

ITEM 7
MANAGER'S REPORT NO. 40
COUNCIL MEETING 90/06/11

RE: LANDSCAPE REHABILITATION
4519/4535 CANADA WAY
REZONING REFERENCE NO. 17/90

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1990 JUNE 05

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: LANDSCAPE REHABILITATION
4519/4535 CANADA WAY
REZONING REFERENCE #17/90

PURPOSE: To provide details regarding the remedial landscaping proposed to replace a natural buffer area cleared during construction.

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RECOMMENDATION:

- 1) THAT this report be received for information.

REPORT

In considering the above-noted rezoning application on 1990 May 28, Council adopted the following motion related to the mistaken clearing of what had been intended as a natural buffer area at the north-east boundary of the site:

"THAT the applicant be advised that before the application proceeds to Public Hearing, Council requires an acceptable plan and timeline for landscape rehabilitation on the development site".

The applicant has now submitted a plan and schedule for remedial landscaping in this regard as outlined in the attached letters dated 1990 June 01 and 1990 May 22. This additional planting specified by the applicant's landscape architect to replace the natural buffer comprises the following:

4	6" caliper Silver Maple @ 30' +
6	4" to 5" caliper Ash @ 20' +
10	2 1/2" caliper Red Sunset Maple @ 15' +
14	2 1/2" caliper Austrian Pine @ 10' +

Together with the planting that had been intended in the previous Comprehensive Development zoning plans to supplement the natural buffer area in any case, these trees will achieve a naturalistic landscape buffer area on the site boundary.

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As noted in the applicant's letter, in order to restore the natural buffer area as quickly as possible, it is intended to plant the Silver Maples at the north-east corner of the property within the next two weeks, and the Ash at the beginning of September 1990. The remaining trees will be planted in Spring 1991.

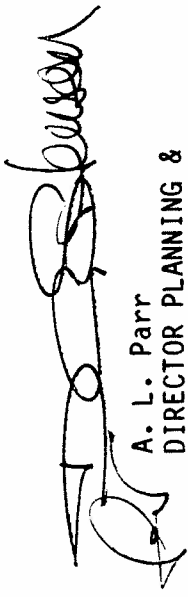
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This is for the information of Council.

ALP.
RR:ap

Attach.

c.c. Landscape Development Technician



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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June 1, 1990

The Dominion Company
Developers, Designers, Builders

Mr. A.L. Parr
Director of Planning
c/o Mr. Robert Renger
CORPORATION OF BURNABY
4990 Canada Way
Burnaby, B.C.
V5G 1N2

Re: B.C. Cellular Offices
Rezoning #17/90
TREE REHABILITATION

Dear Sir:

Your staff has requested my responding to Council's requirements for a scheduling commitment to replace the erroneously destroyed trees on the north-east property line of the subject project as raised at the Council Meeting. For background, I am attaching my letter of May 22, 1990 to the Planning Department.

While I understand Council's desire to see the rectification of this regrettable situation as quickly as possible, I would recommend waiting until at least the fall of this year (1990) before undertaking the proposed remedial work. Tree transplanting has the greatest chance of success while the trees are dormant after leaf drop in the Fall, and/or before bud swelling early in the Spring. Transplanting active or leafed trees runs a much greater risk of failure from shock to the trees' systems.

Nevertheless, it has been suggested that an earlier planting of naturalistic material along the property line should be undertaken immediately to satisfy Council of our commitment. I am able to advise that we can obtain immediately and place within two weeks the four Silver Maple at the corner of the property adjacent to Southlands.

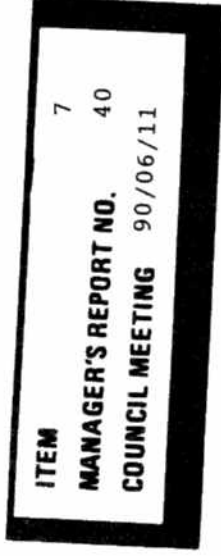
Secondly, and in response to Council's request for additional planting along the 401 property line as soon as possible, I am able to locate several twenty foot and taller Ash (Fraxinus Excelsior or Westhof Glory) which have a natural appearance. These could be placed immediately adjacent to the property line. I would recommend placement upon completion of steel erection (currently 21 August 1990) to avoid risk of construction damage.

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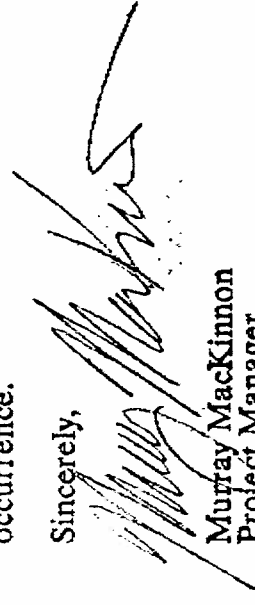
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I will, in any case, abide by your instructions and can only apologize for this unfortunate occurrence.

Sincerely,



Murray MacKinnon
Project Manager

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cc: Robert Renger
Planning Department

BC9104MM.ltr/mppr (file 102.2 on 205.1.1)



May 22, 1990

Burnaby Planning Department
Municipality of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1N2

Attention: Mr. Ken Ito

Dear Sir;

RE: Rezoning #17/90
BCCellular Office Building
4519/4535 Canada Way
EXISTING TREES

As previously discussed, we are submitting under separate cover, a proposal to rectify the regrettable destruction of the existing Alder along the north/east property line of this project.

The original intent, to directed, was to retain a band of indigenous growth within which new trees would be spaced, permitting the new trees time to establish and grow before the Alder died out. We agree with this approach as it eliminates those early naked years evident in most projects.

The incident in this case was caused by a mis-coordination on site. Enclosed you will find Mr. Dan Matsushita's field notes/directions of April 6, 1990. At our request, he had provided a site inspection to fine-tune our excavation along the Willingdon/401 property line to specifically designate trees to be retained from the 50 foot-zone left during the initial site clearing. He also assisted in designating the stock piling of soils for the future berm in that area. Completing that section as far as the north end of Building A, he completed his report, believing as did I that excavation would next occur eastward towards the centre of the site for the Parkade. Mr. Matsushita expected to return at some later date to complete the north-east property line when the excavation schedule warranted.

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170517MM.kt/ceb

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The Dominion Company
Developers, Designers, Builders

↑↑↑↑↑ FEED DOCUMENT THIS DIRECTION ↑↑↑↑↑
IMPORTANT FAX MESSAGE
TO: Ken Ito
COMPANY: Penning
FAX: 604.770.
FROM: Mackinnon.
NO. OF PAGES: 5
RE: Rezoning #17/90.
EXISTING TREES.

Regrettably, neither Mr. Matsushita nor I knew (although I should have known) that a decision had been made by Field Staff from Dominion and the Excavator to shift priorities and expedite the access road on the north-east property line. As Mr. Matsushita had made no mention of that area in his review, they assumed only the designated trees on Willingdon were to be saved.

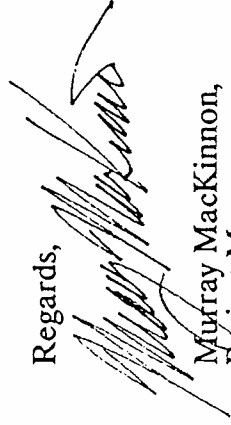
To ameliorate this circumstance we would propose the following:

1. From Willingdon Green to a point opposite the existing 12" - 18" diameter Poplar on Southland's property (A to B on attached sketch) we would propose to add 8 Acer Rubrum "Red Sunset" or equal to match the Maples on Southlands. These would be staggered to allow a denser appearance.
2. Interspersed will be Austrian Pine, Rhododendrons, Laurels, and Cottoneaster.
3. From the Southland Poplar to the old stream bed (B to C) we propose to group a number of Silver Maple (20 to 40 feet). These appear like a Vine Maple, but without the droopy characteristic. They are very natural in appearance which should blend well with the adjacent Southland Alders.
4. From the old stream to the retained small diameter Alder, we proposed to plant more Maples and Austrian Pine.

From this point westward, the original intent remains in place.

Dominion Construction truly regret this incident and sincerely hope this proposal will be acceptable. We directed dmGroup to hand deliver their drawings and letter to Robert Renger for his report. Please advise if we need to provide any further information.

Regards,



Murray MacKinnon,
Project Manager

file: 102.2, cc: 205.1.2.

cc: Mr. Robert Renger/ Burnaby Planning FAX: 294-7710
Dan Matsushita dmGroup FAX: 437-8723