

ITEM 22  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING 93/01/25

TO: CITY MANAGER 1993 JANUARY 20  
FROM: ACTING DIRECTOR PLANNING AND BUILDING  
SUBJECT: PURSUE DESIRE FOR ADDITIONAL TREE PLANTING  
REZONING REFERENCE #47/92 - 3700 GILMORE WAY  
PURPOSE: To respond to a Council enquiry for staff to discuss with the rezoning applicant a desire for more tree planting near the Sanderson and Gilmore Ways intersection.

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**RECOMMENDATION:**

1. THAT the following be established as an additional prerequisite (i) to the completion of Rezoning Reference #47/92:
  - (i) The provision of supplemental tree planting in the vicinity of the Sanderson and Gilmore Ways intersection.

**R E P O R T**

At its meeting of 1992 December 14 a report regarding Rezoning Reference #47/92 was considered by Council and the rezoning application was advanced to a Public Hearing on 1992 January 26. At that time, staff was also requested to examine and discuss with the applicant a desire for the planting of more trees on the subject site near the intersection of Sanderson and Gilmore Ways to the west of the existing Discovery Parks Multi-tenant Facility, similar to the planting treatment of trees, primarily conifers, around the MacMillan Bloedel Research Facility on the west side of Sanderson Way. Staff have pursued discussion of this matter with the applicant.

The applicant has expressed some concerns regarding this request as follows:

- a) The primary focus of the rezoning from his viewpoint has been a surface parking component on the east side of the existing building and it was not intended to otherwise change the existing development, in particular to the west of the building.

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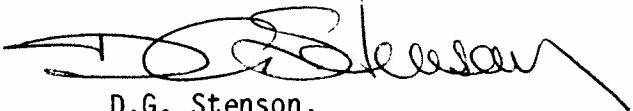
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- b) The existing major open space is considered an essential design feature of the overall Discovery Parks concept as a contrasting counterpoint to the heavier treed approach in other areas of Discovery Parks.
- c) The major proposed user does not consider that heavy tree screening of the architecturally striking, high quality, "high-tech" design of the existing building would be appropriate.
- d) The proposed major research-oriented user has expressed concern that it is under fiscal constraints and is unable to meet costly additional landscape provisions.

While staff are sympathetic to the points raised by the applicant and the proposed major research user, it was considered that a cost-effective, yet appropriate landscape proposal could be pursued. A combination of judiciously clustered and scattered trees is considered desirable which would not "screen" the existing building but provide some potential visual softening, and would not detract from the major open space but rather help to enhance and define the edges of the open space. The planting of a number of smaller trees was considered a cost-effective approach which would achieve desired effects over time.

The applicant has indicated a willingness to provide some further tree planting in line with this approach, and a brief description of the applicant's specific proposal will be outlined in the Third Reading memo related to rezoning prerequisites.

At this time, it is therefore considered appropriate to establish an additional prerequisite to the completion of the rezoning for the provision of supplemental tree planting in the vicinity of the Sanderson and Gilmore Ways intersection to the west of the existing building.



D.G. Stenson,  
Acting Director  
Planning & Building

KI/ds

cc: City Clerk