

TO: CITY MANAGER

1995 OCTOBER 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SITE CLEARING FOR PARKING EXPANSION
REZONING REFERENCE #27/94
HONG KONG BANK OF CANADA
DISCOVERY PARKS (BCIT) COMMUNITY PLAN

PURPOSE: To inform Council of the status of site clearing on the parking lot expansion for the Hong Kong Bank of Canada site in Discovery Parks (BCIT site).

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

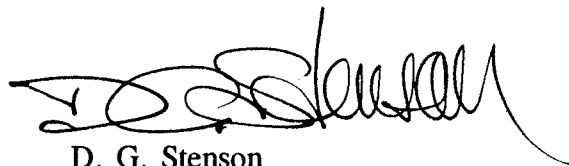
This is with reference to a delegation appearing elsewhere on this agenda regarding site clearing work for the Hong Kong Bank of Canada's parking lot expansion at their Discovery Parks (BCIT) site. The subject of Rezoning Reference #27/94 received Final Adoption on 1995 August 14. Site work began on 1995 September 27 and has been closely monitored by staff.

The adopted site plan incorporates amendments arising from concerns expressed at the 1994 August 03 Public Hearing. A report on the revised plan and an accompanying sketch were conveyed to Council at its 1995 June 05 meeting. Two notable features of the revised plan were the visual and habitat enhancement of the covenanted 66 foot buffer with many extra trees and shrubs of native species and the incorporation of small car spaces to achieve 71 new spaces within an area not greater than that required for 60 full size spaces. Thus an additional 60 feet of treed setback area adjacent to the new parking lot was able to be provided, bringing the total setback to more than 120 feet. The report stated that "within this 60 ft. additional setback approximately 8 feet to 20 feet is to remain in a natural state with supplementary native landscaping while the major portion closest to the building is being landscaped as an open lawn with picnic furniture as a staff amenity area."

The clearing of the areas for the parking lot, grassed staff amenity area and new walkway alignment is now complete. Prior to staff arriving on site, the contractor took an excessively wide access from Gilmore Way, disturbing some native growth that was intended to be kept, which did not include major trees. Staff requested a detailed replanting plan for this area which has been received and satisfactorily reviewed. It specifies 16 large deciduous and coniferous trees as well as 50 one gallon conifers and numerous native shrubs intended to be equal or better in effect than the previous planting. In addition, more existing shrubs between the parking lot and the walkway are being saved than originally specified. Subsequent to the initial visit, the contractors have been most co-operative.

Chain link fencing to protect against intrusions into landscaping areas by construction machines was installed on 1995 October 10. An arborist's hazard assessment on the trees being saved in the additional green amenity area has shown that three of the eight are in poor health and should be replaced either now or at the end of construction. As indicated in the 1995 June 05 report, the area underneath the trees is not to be cleared, except for the removal of blackberry bushes by hand, to allow native shrubs more room to grow. The 6 foot security fence surrounding the parking lot and amenity section of the site is to jog and curve around trees as it separates the conservation buffer from the amenity area. Staff will continue to monitor the site regularly.

This is for the information of Council.



D. G. Stenson
Director Planning and Building

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cc. Chief Building Inspector