

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: 3450 GILMORE WAY, BURNABY, B.C.
DISCOVERY PLACE LOT 'C'

1997 JANUARY 29

PURPOSE: To provide Council with information relating to the letter from Ms. Parvin Chami, appearing elsewhere on the Agenda.

RECOMMENDATION:

- 1) **THAT** a copy of this report be sent to Ms. Parvin Chami, 3710 Kalyk Avenue, Burnaby, B.C. - V5G 3B2

R E P O R T

1.0 BACKGROUND:

Appearing as an item of correspondence on the Agenda for the 1997 February 03 meeting, is a letter from Ms. Parvin Chami concerning the site clearing that has taken place on Lot 'C' in Discovery Place, the subject of Rezoning Reference # 7/96. The following report provides a response to concerns expressed in that letter, and information for Council on the precautions taken and procedures used to protect the vegetation in the protected areas of the site.

2.0 DISCUSSION:

On 1996 December 09, Council approved a Comprehensive Development zoning based on the M8 (Advanced Technology Research District) zoning for the site, including the deeding of a substantial area of forest to the City as conservation area. (See *attached* sketch). Site development was expected to expose sheltered trees in the conservation area to new wind, light, and water conditions. To mitigate these effects, a 20 foot covenant area adjacent to the conservation area was designated, and between this and the actual development area, a further 10 foot setback strip was designated as indicated on the sketch. Clearing was permitted to the edge of the setback strip.

Staff has worked closely with the Project Arborist and Clearing Supervisor, and to date, only hazard trees and trees affected by sewer construction have been removed within conservation, covenant, and setback areas.

Prior to work on site, the Project Arborist and City Landscape Inspector reviewed the site and thoroughly discussed the clearing process. Site size, type of forest stand, density of understory, building footprint, conservation, covenant and setback areas were all reviewed. It was agreed that clearing should start at the building footprint, with the faller working outwards, tree by tree, stopping at the surveyed and clearly marked edge of the setback area. Logs were to be moved away from the faller and piled by machine in a central area within the future construction footprint. With clearing finished, a hazard tree assessment would be done. When hazard trees had been assessed and removed, the newly exposed edge of the forest would be fenced prior to commencement of construction work to protect it from future activity on the site.

This approach was considered to satisfy the protection of greenspace objectives because:

- ▶ with the site cleared, the Arborist can best assess the condition of trees on the newly exposed forest edge;
- ▶ possible hazard trees within the setback area can be assessed individually and accurately;
- ▶ hazard trees within the setback area can be more precisely and safely removed than with fencing present;
- ▶ fencing can be set more easily, and with less damage to retained understory and tree bark from maneuvering posts and panels.

Before starting work, the Project Arborist and Clearing Supervisor reviewed the edge of the leave strip, and in addition to the surveyor's flagging, "edge of falling area" flagging was used to accentuate the limit of falling.

The City Landscape Inspector had worked previously with both the Project Arborist and Clearing Contractor. A progress meeting on site confirmed his confidence in their understanding of the process, and their ability to follow direction as to limits of clearing. It was reiterated that after clearing, the Project Arborist would assess hazard trees, and marked hazard trees beyond the setback line would be removed. With the newly exposed edge of the forest safe, protection fencing would be installed prior to the start of construction.

The fencing has been installed as required, and as shown on the sketch, prior to the commencement of construction.

Ms. Chami's letter suggests that trees within protected areas were removed because their roots were damaged during clearing. Discussion with the Project Arborist has confirmed that trunk lean, fungal infection, canopy asymmetry and tree growth pattern, rather than root damage, were the causes of Hazard Tree designation. This is consistent with staff expectation of trees on the site, and validates the separation of the covenant area from development by a setback area.

The installation of two sewers on the site has required the removal of trees within the respective rights of way, and has affected adjacent trees. In the case of the storm sewer associated with Site "C", trees very close to the easement have suffered some root damage, but because of their distance from development, will be retained as wildlife trees. The considerable depth of excavation at the sanitary sewer to the north required the removal of eight trees adjacent to the right-of-way. Of these, five were designated as hazard trees prior to sewer work. Replacements have been agreed upon for the remaining three healthy trees that required removal.

A playing field to the north-east of the site encroaches across the property line. This has resulted in an opening in the forest surrounding the site at this location. Infill planting with native species is to be provided by Discovery Parks Incorporated as a condition of the overall rezoning, Rezoning Reference #66/94.

3.0 CONCLUSION:

Staff recognize the dramatic changes on a site during construction, and the concern expressed by local residents that care is taken in development. Staff is also confident that work on the site has progressed in a careful and conscientious manner, following the intent of the approved plan of development to protect the forest stand on the site safely and effectively.

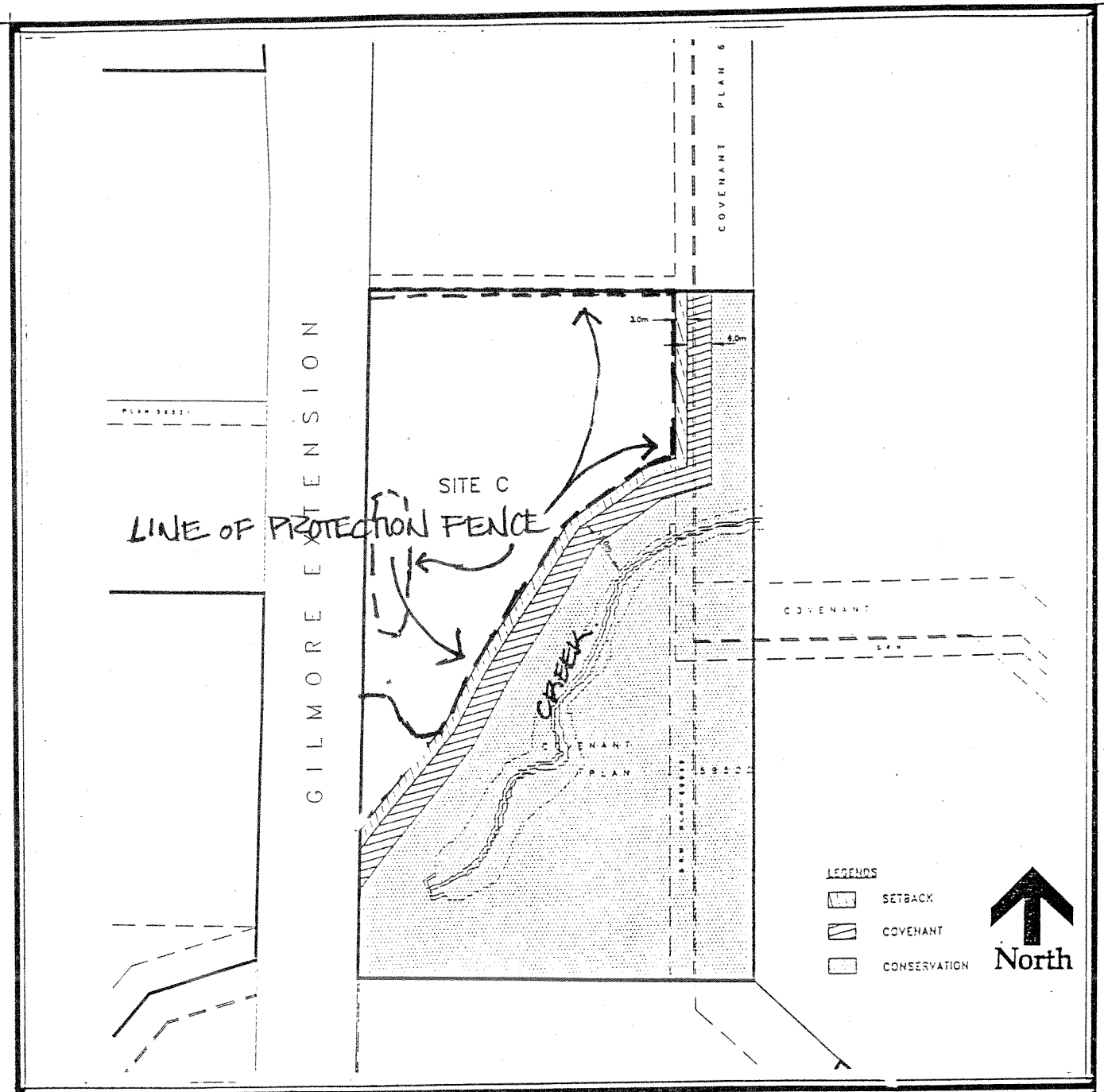


D. G. Stenson, DIRECTOR
PLANNING & BUILDING

WDM
WDM:ap
Attach.

gilmor.rep

cc: Chief Building Inspector
Director Engineering



Date:

Scale:

N.T.S.

Drawn By:



City of
Burnaby

Planning & Building Dept.

REZONING REFERENCE # 7/96
"SITE C CONFIGURATION"

SKETCH # 1