



Corporate Report

NO: L009_

COUNCIL DATE: July 11, 2005

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: July 4, 2005
FROM: General Manager, Planning and Development FILE: 7904-0136-00
SUBJECT: Tree Preservation in Development at 7025, 7041, 7061 and 7095 - 150 Street – Application No. 7904-0136-00

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to provide information to Council, regarding a review that has been completed in relation to preserving trees within the development proposed on the lots at 7025, 7041, 7061 and 7095 - 150 Street.

BACKGROUND

The Public Hearing for the Rezoning By-law related to development application No. 7904-0136-00 was held on February 7, 2005. The development application includes an NCP Amendment from School, Compact Housing and Single Family Residential to Single Family Residential Small Lots and a rezoning from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) to permit subdivision of the subject parent properties into 64 single family residential small lots and park land, as illustrated in Appendix I. During the Public Hearing, delegations before Council raised concerns regarding tree preservation in the proposed development.

Subsequent to the Public Hearing, Council gave Third Reading to the Rezoning By-law (No. 15628) and adopted the following resolution (RES R05-326):

"That Application No. 7904-0136-00 be referred to staff to work with the applicant to save more trees within the current compact lots and provide a full report back to Council prior to final adoption".

DISCUSSION

Tree Reassessment

Following Public Hearing, the applicant's arborist reassessed the composition, size and condition of the trees on the site; particularly, a dense stand of mixed coniferous/deciduous tree cover in one area. The reassessment confirmed that 95% of the estimated 1,270 mature trees are Alder trees, in poor condition. Alder trees are relatively short-lived trees. The remaining five percent of the trees are primarily Cedar trees, with a few Douglas Fir, Maple, Oak, Spruce, Willow and Cypress trees interspersed. Outside of the area, where there is a dense stand of mixed trees, there are 67 mature trees of various species and size (Appendix II).

Original and Revised Tree Retention Plans

The Planning Report, regarding the subject application, which Council considered at its Regular Land Use Meeting on January 24, 2005, noted that due to the density of the tree stand within which the trees have grown, and therefore the interdependence of the trees, retention of individual trees from the stand is not practical for a majority of the trees. The initial Tree Retention Plan proposed the removal of the dense stand of mixed coniferous/deciduous trees and the retention of eight mature trees that have grown in more open conditions on the site and, therefore, are more likely to survive.

In response to Council's direction, staff has worked with the applicant to explore opportunities to save more trees in the area in the context of the proposed small single family lots. The following four approaches have been reviewed:

1. **Retain trees in the densely treed area**

Both City staff and the applicant's arborist have visited the site and have concluded that there are no further opportunities to preserve undersized trees in this area of the site. However, as a result of this reassessment, three mature conifers in this area will be included in the tree retention plan. These trees are located near 71 Avenue and will be monitored throughout the site grading process. Due to the short life span, shallow root systems and intermingling of roots of the majority of Alders, Cottonwoods and Maples on the site, it is highly improbable that they would survive if they are left as individual trees or in small groups;

2. **Adjust layout and building envelopes**

The overall lot layout and road pattern have been adjusted in the area to create a P-loop road pattern and an open space/park area at the southeast corner of the site (Appendix III). This is discussed in more detail in the next section.

In addition, the Design Consultant has further reviewed the proposed building envelopes and demonstrated that an additional three trees on Lot 18 can be preserved. Moreover, a revised narrower driveway (4.0 metres) on Lot 14 will protect the retention of a Spruce tree;

3. **Incorporation of park space**

A park is being established at the southeast corner of the site in conjunction with the parcel to the south. This park will be approximately 2,358 square metres (0.58 acres) in area. About 818 square metres (8,805 square feet) of the park is from the subject site and the remaining 1,540 square metres (16,577 square feet) will be acquired from the site to the south at the time of development of that site. This park will preserve four additional mature trees on the subject site and a number of additional mature trees will be preserved on the site to the south.

This park will become a part of the open space system established in the NCP that includes an existing park, east of 150 Street, where a significant stand of trees have been preserved (Appendix IV). A comprehensive Rehabilitation Plan for the proposed park will be prepared to reinstate a cleared area with native vegetation; and

4. **Replanting**

As part of the tree replacement plan, the applicant will provide three replacement trees per lot (Appendix V). As a result, a total of 187 replacement trees will be provided on the site, as summarized in the table below.

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Species	Size	Quantity
Yoshing Cherry	7 cm caliper	23
Bloodgood Japanese Maple	4 m	21
Northern Japanese Magnolia	7 cm caliper	20
Western Red Cedar	4 m	33
Grand Fir	4 m	33
Norway Spruce	4 m	57
Total		187

In addition, at least 64 trees will be planted in the street boulevards as part of the development.

Surrey Environmental Partners

In response to a letter submitted to Mayor and Council on February 22, 2005, the applicant and Planning staff met with the Surrey Environmental Partners to discuss tree preservation issues. The group raised questions with respect to environmentally sensitive site planning, adequate tree protection barriers, groundwater analysis, replacement tree requirements and questions concerning Surrey's Tree Preservation By-law review.

During the meeting, the developer confirmed that adequate tree protection barriers would be installed and maintained during construction, as per City requirements.

The group reviewed the Tree Replacement Plan and the additional boulevard trees to be planted along 150 Street. They advised that they were satisfied with the comprehensive plan of replacement trees to be provided in this development.

CONCLUSION

In accordance with Council direction, staff has worked with the applicant to explore opportunities to save more trees in the subject development. A tree reassessment was conducted, the road pattern, lot layout and building envelopes were adjusted, an open space/park area was included in the development and upsized replacement trees are being installed as part of the proposal. These efforts have resulted in an increased number of mature trees being retained, as well as a comprehensive plan to preserve additional trees on the property to the south at the time of its development.

Murray Dinwoodie
General Manager
Planning and Development

LCR/kms/saw

Attachments:

- Appendix I Subject Site
- Appendix II Original Tree Preservation Plan
- Appendix III Revised Subdivision Layout
- Appendix IV Park Dedication East of 150 Street
- Appendix V Revised Tree Retention and Replacement Plans

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Appendix I

City of Surrey

**NCP Amendment
Rezoning**

PLANNING & DEVELOPMENT REPORT

File: 7904-0136-00



Proposal: NCP Amendment from School, Compact Housing and Single Family to Single Family Small Lots and rezoning from RA to RF-12 in order to permit subdivision into 64 single family residential small lots and park.			
Recommendation: Approval to Proceed			
Location:	7025, 7041, 7061 and 7095 - 150 Street	Zoning:	RA
OCP Designation:	Urban		
NCP Designation:	School, Compact Housing & Single Family	Owners:	Kuldip and Kawaljit Chehil et al



Appendix II



Appendix III





Appendix V



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