



Corporate NO: R262

Report COUNCIL DATE: December 4, 2000

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	November 28, 2000
FROM:	General Manager, Planning & Development General Manager, Engineering	FILE:	8287-16100
SUBJECT:	Redwood Trees on Property at 8287 - 161 Street		

RECOMMENDATION

It is recommended that:

1. The six Redwood trees on the property at 8287 - 161 Street be preserved;
2. Trees growing among the subject Redwoods may be selectively removed as approved by the City either if they become hazardous as certified by an arborist or at the time of redevelopment of the property on which the Redwoods are located; and
3. When the south half of 83A Avenue is constructed in the future the parking lane on the south side be eliminated for a sufficient distance in the vicinity of the Redwoods to allow the Redwood trees to be retained.

INTENT

The intent of this report is to advise Council of:

- (a) the ability to preserve six Redwood trees on property at 8287 - 161 Street when the south half of 83A Avenue is constructed in the future;
- (b) the impact that preserving the trees will have on 83A Avenue; and

- (b) an option for the City to take over maintenance of the trees.

BACKGROUND

On September 30, 1999, Mr. Walter Kerr, the owner of the property located 8287 - 161 Street, made application to the City for a permit to remove all the trees on the north side of the subject property including, amongst others, 6 large Redwood trees. Mr. Kerr was concerned with the amount of maintenance that the trees were requiring on a regular basis. The City Landscape Inspector attended the property and determined that most of the trees on the site including the 6 Redwoods were in good health. However, a few trees were considered to be hazardous. Subsequently, a permit was issued on October 11, 1999, to allow removal of the trees deemed to be hazardous. In addition, the applicant was advised that there are approximately 15 trees along the north property line, which are undersized and may be removed without permit. These are trees that are less than 12 inches in diameter.

At the Regular Council Meeting on May 15, 2000, Mr. Kerr appeared before Council to request that Council overturn the decision of the Planning and Development Department to deny the issuance of a Tree Cutting Permit to allow the removal of the trees on the site including the 6 Redwoods. Mr. Kerr again referred to his concern with the amount of maintenance that the trees required. Council resolved that Mr. Kerr could engage a qualified arborist to assess the trees on the site and that, based on that assessment, Council would approve the removal of those trees which represent some measurable risk. To date, Mr. Kerr has not provided any arborist's assessment to the City.

At Regular Council Meeting on September 5, 2000, by resolution, Council requested staff to report on the City's position regarding the preservation of the Redwoods at 8287 - 161 Street in relation to 83A Avenue and its access to 160 Street and how such access will be affected by tree preservation.

DISCUSSION

The six Redwood trees are located approximately 5.5 to 6.0 metres (18 to 20 feet) south of the north property line of 8287 - 161 Street. They are located in a row spaced at approximately 4.4 m (14 feet) between adjacent trees. The trees are approximately 60 years old with a height of 30 metres (100 feet) and have a diameter at their base of between 1.5 and 2.0 metres (5 to 6 feet). The trees are all in good health. Since the trees are rare trees in Surrey and since they are in good health, they should be retained if possible.

83A Avenue, which abuts the north side of 8287 - 161 Street is currently constructed to a half road standard to the west of 161 Street. West of 161 Street this road currently provides access to a condominium complex located on the north side of 83A Avenue (see the site plan attached as Appendix A). The south half of 83A Avenue to the west of 161 Street will be dedicated and constructed in conjunction with the redevelopment of 8287 - 161 Street (Mr. Kerr's property) and will eventually be extended through to 160 Street in conjunction with further redevelopment of the lands to the west of 8287 - 161 Street.

The proposed full road pavement width for 83A Avenue is 11.0 metres (36 feet) contained within a 20 m road dedication. It currently has a pavement width of approximately 6 metres (20 feet) contained within a 10 m road dedication. If the Redwood trees are to be retained, it will not be possible to construct the pavement to an 11 metre (36 feet) width in the vicinity of the trees. If the future parking lane on the south side of 83A Avenue is not constructed in the vicinity of the trees, a pavement width of 8.5 metres (28 feet) can be achieved. This pavement width will still provide for one travelled lane in each direction and a parking lane on the north side of 83A Avenue. If this narrower cross section is constructed, the distance from the south edge of the pavement on 83A Avenue to the base of the trees will be approximately 3.5 metres (11 feet) that is sufficient to allow the

trees to remain in a healthy condition. Four street parking spaces on the south side of the future 83A Avenue widening would not be available based on this proposal. This is not expected to be a problem in the area.

The row of Redwoods is located a sufficient distance from both 160 Street and 161 Street so that the parking lane on the south side of 83A Avenue can be constructed in both directions from the Redwoods (See the attached Appendix B). This design is considered to be safe from the perspective of good engineering practice.

Other more common species of trees are interspersed with the Redwoods on the subject property. Selective removal of these other trees at the time of redevelopment of the property on which the Redwoods are located may be appropriate to allow the Redwoods to remain healthy.

Option to Address Mr. Kerr's Tree Maintenance Concern

The property owned by Mr. Kerr at 8287 – 161 Street is within the Fleetwood Town Centre Plan area. It is designated for future redevelopment to medium density townhouses. As was mentioned earlier in this report, when the property redevelops the developer will be required to dedicate and construct the south half of 83A Avenue along the full length of the property. When that occurs the subject Redwoods will be located within the road allowance and will be the responsibility of the City to maintain. Since these Redwood trees are healthy and relatively old, one option that could be considered would be to allow Mr. Kerr the option of dedicating the south half of 83A Avenue at this time. This would involve the dedication of the northerly 10 m width of the property abutting the existing 83A Avenue road allowance. If such a dedication were to take place, the City would then have ownership of the road allowance and be responsible for the maintenance of the trees in the road allowance. This option would not normally be put forward for consideration but in this circumstance it is considered reasonable given the unique nature and good health of the subject trees and the fact that the City will ultimately inherit them in conjunction with the dedication of the south half of 83A Avenue when redevelopment of the lot on which the trees are located takes place.

If Council is interested in pursuing this option with Mr. Kerr, it is recommended that it only be considered on the basis of Mr. Kerr dedicating the 10m road allowance at no cost to the City except for legal survey and registration costs that the City could absorb.

The City's Landscape Architect has advised that Redwood trees are low maintenance trees since they are not prone to shedding their branches like other coniferous trees more common to Surrey. As such, the regular maintenance related to these trees should not be onerous. There are other trees located around the Redwoods that are more prone to shedding branches that will require some regular maintenance after windstorms.

CONCLUSION

Since Redwood trees are a relatively rare species in the City and given that the 6 Redwoods on the property at 8287 – 161 Street are relatively old and large trees, it is considered desirable to retain them. At the present time 83A Avenue is constructed to a half road standard and the pavement is located approximately 6 metres (20 feet) away from the base of the Redwood trees. However, in the future in conjunction with the redevelopment of the site on which the Redwoods are located, 83A Avenue will be need to be widened on the south side (i.e. toward the Redwoods) to a full road cross-section width of 11 metres (36 feet). To allow the Redwoods to remain when the widening of 83A Avenue takes place, it will be necessary to reduce the width of 83A Avenue in the immediate vicinity of the Redwoods by 2.5 metres (8 feet) to a width of approximately 8.5 metres (28 feet). This reduction in pavement width will be possible by eliminating the parking lane on the south side of 83A Avenue. The safety and general function of 83A Avenue will not be compromised by this narrowing since the parking lane can be re-established in both directions well in advance of the nearest intersections which are 160 Street to the west and 161 Street to the east (see the attached Appendix B). It is, therefore, recommended

that the 6 Redwood trees on the property at 8287 – 161 Street be preserved. It is further recommended that other trees growing among the Redwoods be selectively removed either as they become hazardous as determined by a qualified arborist or, alternatively, as approved by the City in conjunction with redevelopment of the property on which the Redwoods are located.

Council may wish to consider offering the property owner the option of dedicating the south half of 83A Avenue to the City at this time which would place the trees under the City's responsibility. Such a dedication if it is pursued should be at no cost to the City except for survey and land registry costs.

Jorgen Johannsen, P. Eng.	Murray D. Dinwoodie
General Manager	General Manager
Engineering Department	Planning & Development Department

KJL/kms/M8016

Appendix A - Site Plans and Cross Section

Appendix B - Proposed Road Layout Plan

v:\wp-docs\building\00data\oct-dec\11200919.kjl.doc

SIA 12/5/00 11:51 AM