



# Corporate

 NO: R184

# Report

 COUNCIL DATE: September 16, 2002

<b>REGULAR</b>			
TO:	<b>Mayor &amp; Council</b>	DATE:	<b>September 24, 2002</b>
FROM:	<b>General Manager, Parks, Recreation and Culture</b>	FILE:	<b>0550-20/10</b>
SUBJECT:	<b>Request for Removal of City Street Trees at 13979 – 104<sup>th</sup> Avenue</b>		

## RECOMMENDATION

It is recommended that Council deny Mr. Greco's request to have the City remove the boulevard trees located on the 140 Street road allowance at 13979-104 Avenue.

## BACKGROUND

In a letter dated August 28, 2002, Mr. John Greco wrote to Mayor and Council requesting to appear as a delegation to Council to discuss his request for the removal of trees located on City road allowance adjacent to the property at 13979-104 Avenue. At the Regular Council meeting of September 3, 2002, Council directed staff to prepare a report relative to Mr. Greco's request.

## DISCUSSION

Mr. Greco is the Property Manager of the commercial property complex located at 13979-104 Avenue. Mr. Greco, as well as the owners of the property, Msrs. Phillip and Wong, have made several service requests to the City for enhanced maintenance of the roads, sidewalks and trees adjacent to their property. Generally, their requests for service have been to improve the drainage, tidiness and visibility of their commercial property.

In response to requests to improve drainage at this location, the Engineering Department installed a side inlet storm water catch basin at roadside. The side inlet basin, in combination with the standard catch basin, significantly reduces the probability of storm drains becoming blocked by tree leaves and litter. The drainage improvements carried out by the Engineering Department have alleviated any problems that might otherwise be associated with leaves and debris arising from the trees.

The Parks Division has received numerous requests from Mr. Greco for the removal and pruning of the subject boulevard trees located on the 140 Street road allowance. Since 1997, the trees have been pruned three times in order to increase the exposure of the businesses located in the commercial complex; this is above the City's service level standard for the pruning of young boulevard trees, as outlined in

a letter to Mr. Greco (Appendix 1).

In recent discussions with Mr. Greco, he has expressed continuing concern about the leaves and fruit of the trees creating a nuisance at his complex, and has also expressed concern that tree roots are beginning to lift the paving stones between the sidewalk and store frontages. It was explained to Mr. Greco that the trees are an important part of the streetscape and that the removal of healthy trees because they are considered a “nuisance” is not supported by staff or policy.

The boulevard trees at the subject site were planted at the time of development of the commercial complex to enhance the streetscape and private property in an area that is otherwise devoid of trees. The trees are a purple-leaf flowering plum variety that grows to a height of approximately eight meters with a five meter spread; the trees are now approximately three quarters of their eventual full size. The trees are healthy and contribute significantly to the overall appearance of the area.

Although the paving stones are slightly raised at the base of the trees due to the normal growth of the trees' root crowns, this does not create a public safety or private property risk that would warrant any action by the City at this time. Should the roots create a trip hazard for the public, or begin to damage private property, the City will take the necessary steps to eliminate the hazard. This could include pruning of the roots or regrading of the site to accommodate root growth.

## CONCLUSION

The City has responded to numerous service requests relative to the maintenance of trees, roads and sidewalks adjacent to a commercial property at 13979-140<sup>th</sup> Street by installing additional drainage features and carrying out additional tree pruning at City expense. While Mr. Greco sees the trees as a nuisance, and would like them removed, staff believe that the boulevard trees contribute significantly to the overall appearance of the area, and that they are not a public or private property liability problem at this time. It is recommended that Council deny Mr. Greco's request to have the City remove the boulevard trees located on the 140<sup>th</sup> Street road allowance at 13979-104 Avenue.

Don Hunter, General Manager  
Parks, Recreation and Culture Department

OC:dlg

c.c. - General Manager, Engineering Department

j:\park-rec\wpcentre\corprts\greco corporate report.doc

CMC 9/24/02 1:01

## APPENDIX 1