

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: February 27, 2023

From: Jackie Teed
Acting Director, Climate Action,
Planning and Development
File: REZ00229

Item #: 2023-144

Subject: Development Variance Permit – 311 Ash Street – Update on Tree Removal and Replacement

RECOMMENDATION

THAT Council receive this report for information

PURPOSE

To provide Council with an update on trees that would be removed and replaced through the proposed development.

DISCUSSION

Appearing on tonight's agenda is the approval of a Development Permit Variance and Final Adoption of a Housing Agreement, which would facilitate the conversion of parking spaces to additional market rental units at 311 Ash Street.

At the meeting of February 13, 2023, Council approved notification that a development variance would be considered at the subject site but expressed concerns about potential tree loss. This report provides an on-table update regarding the removal and replacement of trees in association with the Development Variance Permit and subsequent delegated Development Permit.

The development proposal involves the conversion of portions of the underground parkade to five residential units. Given that the new units would be mostly below grade,

excavation would be required in front of the new units to create patio space and access to natural light to ensure livability.

The applicant originally proposed to remove five trees but staff have worked with the developer to retain two of the five. Since the February 13 meeting, Staff have reviewed the plans again and have concluded that the removal of the three trees would be necessary to create livable residential units. The three trees proposed for removal are semi-mature Austrian Pines which are estimated to be 40-70 years of age, in sound health and structure and, are located on the Third Avenue frontage.

Should Council approve the variance, the developer would be required to replace the removed trees at a 2:1 Ratio (six new trees), as required by the City's tree protection bylaw. The City's arborist would work with the developer to select appropriate species to provide adequate tree canopy, however, it should be noted that it will likely take several years before the replacement trees could provide similar community benefits to the existing trees.

APPROVALS

This report was prepared by:
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This report was approved by:
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Lisa Spitale, Chief Administrative Officer