

Attachment 8  
*City-led Consultation*  
*Summary*

# Project Report

29 October 2020 - 11 April 2022

## Be Heard New West City 122 Eighth Avenue



### Visitors Summary

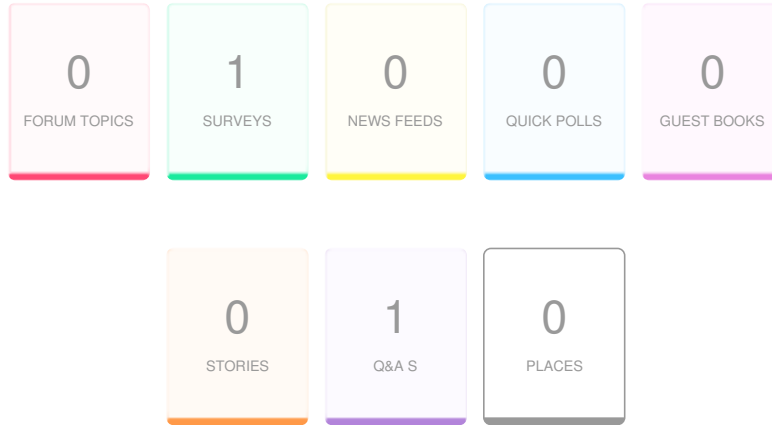


### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
152	17	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
2	43	114

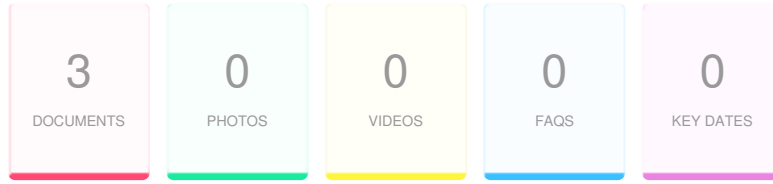
Aware Participants	114	Engaged Participants	2		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	114	Contributed on Forums	0	0	0
Informed Participants	43	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	40	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	1	1	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	40				
Contributed to a tool (engaged)	2				

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Do you have a questions about 122 Eighth Avenue?	Published	5	1	1	0
Survey Tool	122 Eight Avenue Comment Form	Published	2	0	0	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	122 Eighth Ave - Drawing Package.pdf	33	36
Document	122 Eighth Ave - Updated Drawing Package - March 2022.pdf	10	10
Document	122 Eighth Ave Council Report - January 10, 2022	6	6

## QANDA

### Do you have a questions about 122 Eighth Avenue?

Visitors <b>5</b>	Contributors <b>2</b>	CONTRIBUTIONS <b>4</b>
-------------------	-----------------------	------------------------

Q

variedthrush

27 January 22

I have a question regarding a mature cherry tree located at the southeast corner of the 122 8th Ave property, adjacent to the alley. I notice that the re-zoning application proposes removing this tree to build a carport, "due to poor health and location". I live in the area and this tree outwardly appears quite healthy to me. It produces a full leaf canopy and a large amount of fruit each spring, which seem provide substantial ecosystem services and habitat values (particularly for songbirds). Since this vicinity lacks other mature deciduous trees of this size and structure, it seems that removing this tree could substantially degrade conditions for wildlife. Has this tree been assessed by a city arborist? And has consideration been given to revising the design of the carports to protect and retain this tree?

A

Publicly Answered

Thank you for your question and for sharing your personal knowledge of this tree. The City considers all applications for tree removals very carefully, taking into account different considerations such as their location, health, species, size and contribution to the local ecosystem. Though this tree may appear outwardly healthy, the City arborist has confirmed that over time, poor pruning has made this tree susceptible to disease and decay, and we are now starting to see signs of decline. As a result, the City feels that it would be best to request two new replacement trees in exchange for its removal. The size and species of these trees will be specified by the City arborist, who considers urban biodiversity and the suitability of trees to the local climate and context in his recommendations.

## QANDA

### Do you have a questions about 122 Eighth Avenue?

Q

variedthrush

02 February 22

Follow-up question about the specimen tree near the back alley: Has the city discussed the option of pruning the cherry tree and monitoring it for stabilizing/improving health with the arborist? This may be less disruptive to urban forest ecosystem biodiversity than replacing such a mature tree with younger age classes already common in the neighborhood.

A

Publicly Answered

As this tree is located on private property, one of the other important considerations for the City is the risk and financial burden that the tree would pose to the property owner if it were retained. As this tree is large and in active decline, retaining it would pose a risk to the health and safety of the property owner and residents, while its remediation would be a considerable responsibility for new owners. Instead, the City has concentrated on preserving the mature and healthy Douglas fir, which will require almost no maintenance and poses little risk to people and property, and to selecting and placing two new trees. These new trees will become contributors to the urban forest and their long-term benefits should exceed the benefits this cherry will provide in its last years.

## QANDA

### Do you have a questions about 122 Eighth Avenue?

Q

variedthrush

13 February 22

Has the City arborist confirmed that this tree poses significant safety risk? As per page 14 of the Urban Forest Management Strategy: "A single well-placed large tree delivers up to sixteen times the benefit of a small tree, including air quality improvement, stormwater interception, carbon sequestration and building energy cost savings. Medium to large street trees need to live for 40 to 50 years before making returns on their investment. Retaining existing large trees in the landscape is often better than trying to re-establish canopy cover with new trees; because the existing tree is already providing benefits and the costs associated with establishing that large stature tree have already been expended." With this in mind, it seems that a tree of this size would have to pose a substantial hazard (that cannot be mitigated with maintenance efforts) in order to come close to offsetting its ecological, economic, and human health-related benefits. These benefits are exponentially greater for a tree of this size in "its last years", which the City states as being particularly important due to statistically low urban canopy cover in New West. I think it would be helpful for the City to outline the arborist's specific safety concerns to residents. It would also be helpful to explain why these cannot be mitigated to allow this tree to continue providing its ecosystem services to the community.

A

Privately Answered

Thank you for your question and for your dedication to the City's urban forest; City Staff share this dedication and work every day to try and find a balance between valuable tree retention and providing other key needs such as family friendly housing. I'm sure you can appreciate this is often difficult, particularly when it comes to private property development. Much of the language and recommendations in the Urban Forest Management Strategy pertains to City lands specifically, and to private lands secondarily as it is more difficult to dictate what happens on privately-owned property. It's true that to achieve our canopy and climate action goals the two need to work in conjunction, but the management of City trees is much less constrained by the rights of private property owners. You are absolutely correct about the value of large, mature trees – this is why Staff have prioritized the retention of the healthy and structurally-sound Douglas-fir tree on the property. With respect to this tree, City Arborists denied the request for removal of the Douglas-fir and asked for design modifications instead to incorporate this valuable tree and its extensive root spread into the plans. Further to that end, we asked for a protection and remediation plan for the Douglas-fir to be written into the arborist report which will ensure this tree receives fertilization, aeration, mulching and watering to improve its chances of remaining a viable and valuable asset for many years to come; this tree is still relatively young in terms of species profile, while the Prunus is considered over-mature. When it comes to the large, over-mature Prunus emarginata there are a number of reasons why retention was not sought, despite being a large and old tree. First, as mentioned previously, the City is not of the opinion that new property owners should be burdened with a tree that is in decline or poses a risk to people and property. Nor does the City want to ask owners to design their property around such a tree that has reached its anticipated life expectancy in the urban environment and is in a gradual state of decline. No amount of industry-standard pruning would reduce this risk, or reverse the deterioration associated with age and decay and it is then a better decision to work with the developer and property owner to find suitable replacement trees that will hopefully one day replace the canopy lost with this significant cherry tree. The project arborist has assessed this tree as 'low' value due to its condition, and the City concurs. We want to assure you that the arborist team in the Climate Action, Planning and Development Department reviews every tree removal application with the intention of saving and preserving as many trees as possible. Our focus remains on large and mature trees that provide magnitudes of order more benefits to the community and City than smaller trees. However, many large and mature trees are in various states of decline and we have to prioritize which trees provide the greatest benefit in retention and which trees are better to be removed and start anew. With this development proposal, we are able to dictate the protection measures of the

Douglas-fir tree, as well as the species and location of replacement trees; we utilize our expertise to identify which trees will provide the maximum long-term benefits to the community and City as a whole. Thank you again for your questions and dedication to growing the urban forest. For clarity, this response has been prepared by the City Arborist.



## QANDA

### Do you have a questions about 122 Eighth Avenue?

Q

lynne mossey

21 March 22

Wondering about the other tree behind the house. I believe its a cedar, Very large. will it be kept?

A

Publicly Answered

Thank you for your question. Yes, the large Douglas Fir tree at the rear of the property behind the house will be retained. To this end, the City Arborist has required the property owner implement a number of measures to ensure the design of the duplex has little impact on the tree, and that it receives the proper care needed to remain a healthy and valuable tree long after the duplex is built.

# Survey Responses

29 October 2020 - 11 April 2022

## 122 Eight Avenue Comment Form

# Be Heard New West City

Project: 122 Eighth Avenue



VISITORS					
2					
CONTRIBUTORS			RESPONSES		
0			0		
0	0	0	0	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

No Responses