

**From:** "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>  
**To:** "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>  
**Date:** 3/16/2016 9:26:32 AM  
**Subject:** Avalon Dairy Site

Dear Mayor and Council,

A number of Councillors have received emails regarding the Avalon Dairy Site development. In total, there are 13 trees on the site. Of these, 7 were approved for removal, with 6 retained and protected. As well, 3 adjacent property trees are retained and protected. The following outlines the steps that are followed in assessing trees on a site being considered for redevelopment and how this particular development relates to the steps. There was extensive efforts taken to save trees on and adjacent to this site.

- Pursuant to Protection of Trees Bylaw and Urban Forest policies, staff seek to retain and protect as many healthy trees as possible, while allowing viable developments as per Zoning and Development bylaws;
- For sites that undergo rezoning, opportunities for tree retention are considered early in the process along with a thorough review of Arborist Reports.
- At the time of actual development application, staff further consider opportunities for tree retention and review Arborist Reports. This particular development permit was received in November 2014 and issued November 2015. There have been numerous arborist reports by Frogger's Creek Tree Consultants, dated: January 2014, March 2014, August, 2015 and October, 2015. The tree that has raised concerns is a Douglas fir that is inside the excavation zone (building envelope) of the site and is rated in "fair" shape, having been topped and having a defect on the trunk at 30' high. The two City trees on Wales St are both rated "in decline" and slated also to be removed due to a proposed change in grade of three feet, which would preclude retention. The Park Board did not hesitate to approve removal of these two trees.
- The neighbourhood is notified of the proposed development. Public notification was conducted as usual, prior to the application going forward, in winter of 2015.
- A detailed design review takes place, including comments received from notification.
- The Director of Planning makes a decision on whether to grant approval of the development, subject to satisfaction of certain conditions (such as tree retention, replacement planting, and landscape and open space design requirements. Prior-to conditions were sent out in April, 2015 and are accessible for public viewing. One difference between the originally submitted plan and the approved plan is the retention of one additional tree which was required as a condition to the permit. In total, there are 13 trees on the site. Of these, 7 were approved for removal, with 6 retained and protected. As well, 3 adjacent property trees are retained and protected.
- The final tree protection strategy is determined at the time of final approval for the development permit. The tree protection barriers must be installed and approved prior to building permit issuance.
- Standard condition of approval includes arborist site supervision during any excavation into tree protection zones.

Staff will be reaching out to the neighbors who have expressed concerns to explain the process.

Best,  
Sadhu

Sadhu A. Johnston  
Acting City Manager  
City of Vancouver

[sadhu.johnston@vancouver.ca](mailto:sadhu.johnston@vancouver.ca)  
o. 604.873.7627  
twitter: sadhuajohnston  
[www.vancouver.ca](http://www.vancouver.ca)