SUBJECT: Tree Removal and Replacement, 145, 147, and 149 Green Road (Stoney Creek) (PED06008) (Ward 10)

RECOMMENDATION:

That the removal and replacement of six Municipal street trees along the west side of Green Road be approved, and that all costs associated with the removal and replacement of the trees by City staff, determined to be $13,074.00, including applicable taxes, be at the sole expense of the owner of the lands known as 145, 147, and 149 Green Road.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

In order to facilitate the construction of an access driveway, decorative fence with masonry columns, and sidewalk for the subject lands, the removal of six street trees is required. In addition, the owner is proposing six replacement street trees to be planted along the front of the property located on municipally owned lands.

BACKGROUND:

On December 1, 2004, the Manager of Development Planning approved the site plan for 145, 147, and 149 Green Road (DA-04-178). The subject lands are located on the west side of Green Road, south of Hwy 8, and north of Carla Avenue within the Corman Neighbourhood of the former City of Stoney Creek (See Appendix “A”). The site plan is for the construction of 32 townhouse units (See Appendix “B”).
One of the conditions of Site Plan approval related to the submission and approval of a Tree Conservation Plan. This plan identified seven municipal street trees, one of which is dead, that would need to be removed to accommodate a driveway, decorative fence with masonry columns, and sidewalk (see Appendix “C”). Upon review of that plan, the Public Works Department (Forestry and Horticulture Section), advised that the six living trees did not meet the criteria for removal and, as such, Council approval would be required.

The owner is also proposing to add six street trees along the frontage of the property to be located on municipally owned lands. By planting these trees, a reduction of $450.00 per tree is granted for a total of $2,700.00.

City staff has determined the tree removal cost is $924.00 and tree replacement cost is $14,850.00, including applicable taxes. Removal of the required trees is to be conducted by the Forestry and Horticulture Section, although the removal of the stumps shall be the responsibility of the developer. The tree replacement cost is reduced by $2,700.00, based on credit received for the six trees to be planted on municipally owned lands. Therefore, the total money owing for tree removal and replacement, less credit granted, is $13,074.00, including applicable taxes.

All costs associated with the removal and replacement is at the sole expense of the owner, Valery Homes (Clemente Valeri).

**ANALYSIS/RATIONALE:**

The proposed tree removals can be supported as they are necessary in order to implement development approved through Site Plan Control Application DA-04-178. The owner is responsible for all costs associated with removal and replacement, and six new street trees would be planted within municipal property in front of 145, 147, and 149 Green Road.

**ALTERNATIVES FOR CONSIDERATION:**

Should Council not approve the removal of the municipal trees, the development of the property could not proceed in accordance with the approved site plan.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial – Not Applicable.

Staffing – Not Applicable.

Legal – Not Applicable.

**POLICIES AFFECTING PROPOSAL:**

With the construction of the access driveway, decorative fence with masonry columns, and sidewalk, the removal of six street trees will be required.
RELEVANT CONSULTATION:

- Public Works Department (Forestry and Horticulture Section).

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
Public services and programs are delivered in an equitable manner, coordinated, efficient, effective and easily accessible to all citizens.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Ecological function and the natural heritage system are protected.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Infrastructure and compact, mixed use development minimize land consumption and servicing costs.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No

:GM
Attachs. (3)