SUBJECT: Tree Removal and Replacement, Site Plan Application DA-05-188 at 352-362 Park Street West, Dundas (Ward 13) (PED06217)

RECOMMENDATION:

That the removal and replacement of eleven Municipal street trees along the south side of Park Street West and the east side of Bond Street North be approved and that all costs associated with the removal and replacement of the trees by City staff, determined to be $14,410.00, plus applicable taxes, be at the sole expense of the owner of the lands, known as 352-362 Park Street West, Dundas, shown in Appendix “A” to Report PED06217.

EXECUTIVE SUMMARY:

In order to facilitate the development of Site Plan Application DA-05-188 at 352-362 Park Street West, Dundas, the removal of eleven street trees is required. In addition, the owner is proposing three replacement street trees to be planted along Bond Street North and four replacement street trees to be planted along Park Street West, all to be located on municipally owned lands.

BACKGROUND:

On February 15, 2006, the Manager of Development Planning approved the site plan at 352-362 Park Street East (DA-05-188). The subject lands are located on the southeast corner of Park Street West and Bond Street North, within the Central Business District of the former Town of Dundas (See Appendix “A”). The site plan is for the construction of six townhouse units.
One of the conditions of Site Plan approval related to the submission and approval of a Tree Preservation/Enhancement Plan. This plan identified eleven municipal street trees that would need to be removed to accommodate this proposed development. Upon review of that plan, the Public Works Department (Forestry and Horticulture Section), advised that the trees did not meet the criteria for removal and as such, Council approval would be required.

The owner is also proposing to add seven street trees along the Park Street West and the Bond Street North road allowances. By planting these trees, a reduction of $450.00 per tree is granted for a total of $3,150.00.

City staff has determined the tree removal cost is $1,133.44 and the tree replacement cost is $16,560.00, plus 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 owner and shall be removed during the construction process. The tree replacement cost is reduced by $3,150.00, based on credit received for the seven trees to be planted on municipally owned lands. Therefore, the total money owing for tree removal and replacement, less credit granted, is $14,543.44, plus applicable taxes.

All costs associated with the removal and replacement is at the sole expense of the owner, 1333664 Ontario Inc. (Mike Valvasori).

ANALYSIS/RATIONALE:

The proposed tree removals can be supported as it is necessary in order to implement development approved by Site Plan Application DA-05-188. The owner is responsible for all costs associated with removal and replacement and seven new street trees would be planted within municipal property along Park Street West and Bond Street North adjacent of 352-362 Park Street West.

ALTERNATIVES FOR CONSIDERATION:

Should Council not approve the removal of the street trees, the development could not proceed.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

- Financial: Not Applicable
- Staffing: Not Applicable
- Legal: Not Applicable
POLICIES AFFECTING PROPOSAL:
Not Applicable

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
Ecological function and the natural heritage system are protected.

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

:MPS
Attach.(1)
Location Map

File Name/Number: DA-05-188
Date: May 8, 2006
Appendix "A" Scale: N.T.S.
Planner/Technician: MT/MF

Subject Property
352 Park Street West, Dundas

- Tree To Be Removed

Ward 13 Keymap N.T.S.