

**AFFECTS
WARDS 1, 11
12 AND 15**

CITY OF HAMILTON

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Development and Real Estate Division

Report to: Chair and Members Planning & Economic Development Committee	Submitted by: Lee Ann Coveyduck General Manager Planning and Economic Development Department
Date: March 17, 2006	Prepared by: Michael P. Sabelli (905) 546-2424, Ext. 2624

SUBJECT: Tree Removal and Replacement, 21 Norfolk Street South, (Ward 1), "Kopper Meadow - Phase 1" Plan of Subdivision (Ward 11), "Almas Property" Plan of Subdivision (Ward 12), and Site Plan Application DA-03-19 "Trinity Development Group Inc." (PED06086) (Ward 15)

RECOMMENDATION:

- (a) That the removal and replacement of one Municipal street tree along the east side of Norfolk Street South be approved, and that all costs associated with the removal and replacement of the tree by City staff, determined to be \$4,797.00, plus applicable taxes, be at the sole expense of the owners of the lands, known as 21 Norfolk Street South, attached as Appendix "A" to Report PED06086.
- (b) That the removal and replacement of twelve Municipal street trees located on the south side of Kopperfield Lane be approved, and that all costs associated with the removal and replacement of the trees by City staff, determined to be \$10,558.72, plus applicable taxes, be at the sole expense of the owners of the lands, known as "Kopper Meadow – Phase 1", attached as Appendix "B" to Report PED06086.
- (c) That the removal and replacement of thirty-five Municipal street trees located on the north side of Stone Church Road be approved, and that all costs associated with the removal and replacement of the trees by City staff, determined to be \$3,280.50, plus applicable taxes, be at the sole expense of the owner of the lands, known as "Almas Property", attached as Appendix "C" to Report PED06086.

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- (d) That the removal and replacement of two street trees located on the south side of Highway No. 5 (Dundas Street) be approved, and that all costs associated with the removal and replacement of the trees by City staff, determined to be \$4,780.00, plus applicable taxes, be at the sole expense of the owners of the land known as "Trinity Development Group Inc.", attached as Appendix "D" to Report PED06086.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

In order to facilitate the construction of an access driveway at 21 Norfolk Street South, the removal of one street tree is required.

In order to facilitate the development of "Kopper Meadow – Phase 1" plan of subdivision, the removal of twelve street trees is required. In addition, the owner is proposing five replacement street trees to be planted along Kopperfield Lane, located on municipally owned lands.

In order to facilitate the development of "Almas Property" plan of subdivision, the removal of thirty-five street trees is required. In addition, the owner is proposing thirty replacement street trees to be planted along Stone Church Road, located on municipally owned lands.

In order to permit the road work improvements necessary on Highway No. 5 (Dundas Street) to accommodate this proposed development at the south east corner of Highway No. 5 (Dundas Street) and Highway No. 6, the removal of two trees is required.

BACKGROUND:

On May 4, 2005, the Committee of Adjustment approved Land Severance Application HM/B-05:66 at 21 Norfolk Street South, which permitted the conveyance of a vacant parcel of land for single family residential purposes and to retain a parcel of land containing an existing legally established non-conforming three family dwelling for residential purposes. The subject lands are located on the east side of Norfolk Street South, south of Main Street West, within the Ainslie Wood East Neighbourhood of the former City of Hamilton.

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One of the conditions of Land Severance approval requires that the owners enter into a Consent Agreement with the City Of Hamilton in order to deal with grading and drainage.

The submitted grading plan indicates the removal of an existing tree along Norfolk Street South on municipal lands in order to construct an access driveway to the newly created lot. Upon review of the grading plan, the Public Works Department (Forestry and Horticulture Section), advise that removal of the subject tree would require Council approval.

City staff has determined the tree removal cost is \$756.00, and tree replacement cost is \$4,041.00, plus applicable taxes. Removal of the required tree is to be conducted by the Forestry and Horticulture Section, although the removal of the stump shall be the responsibility of the owner.

All costs associated with the removal and replacement is at the sole expense of the owners, Karnail and Balwinder Sandhar.

One of the conditions of approval for the draft plan of subdivision, "Kopper Meadow – Phase 1", is that the owners agree to submit a Tree Preservation Study and Plan. This plan identifies a total of twelve municipal street trees that would need to be removed to facilitate the development of this plan of subdivision. Upon review of the plan, the Public Works Department (Forestry and Horticulture Section), advises that removal of three of the total twelve trees to be removed are less than 100mm in diameter and may be removed without fee or Council approval. The remaining nine trees would require Council approval prior to removal.

City staff has determined the tree replacement cost is \$19,215.00, plus applicable taxes. A weighting factor taking into account the condition of the trees to be removed has been applied, which has reduced the replacement cost by \$6,406.28, resulting in a reduced cost of \$12,808.72. A further cost reduction on a diameter basis for newly planted landscape trees on Kopperfield Lane at this site has been applied against the replacement charge. The five new trees proposed by the owners have added a further reduction of \$2,250.00. Therefore, the total cost associated with the removal and replacement of the trees by City staff is \$10,558.72, plus applicable taxes. The removal of the stumps shall be the responsibility of the owner and shall be removed during the construction process.

All costs associated with the removal and replacement is at the sole expense of the owners, Antonio and Maria Barleta and Albert Dieno.

One of the conditions of approval for the draft plan of subdivision, "Almas Property", is that the owner agrees to submit a Tree Preservation Study and Plan. This plan identifies a total of thirty-five municipal street trees that would need to be removed to facilitate the development of this plan of subdivision. Upon review of the plan, the Public

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Works Department (Forestry and Horticulture Section), advises that removal of the subject trees would require Council approval prior to removal.

City staff has determined the tree removal cost is \$19,480.50, plus applicable taxes, which is 65% of the \$29,970.00 cost for trees in excellent condition. A cost reduction on a diameter basis for newly planted landscape trees on Stone Church Road at this site has been applied against the replacement charge. The thirty new trees proposed by the owner have added a further reduction of \$16,200.00. Therefore, the total cost associated with the removal and replacement of the trees by City staff is \$3,280.50, plus applicable taxes. The removal of the stumps shall be the responsibility of the owner and shall be removed during the construction process.

All costs associated with the removal and replacement is at the sole expense of the owner, Triple F Developments Inc. (Paul Silvestri).

On July 14, 2005, the Manager of Development Planning approved the site plan for the proposed development known as RIOCAN Power Centre. The subject lands are located at the south east corner of Highway No. 5 (Dundas Street) and Highway No. 6. The site plan is for the development of a commercial/retail centre.

One of the conditions of Site Plan approval related to the submission and approval of a Tree Conservation Plan. This plan identified two municipal street trees that would need to be removed to permit the road works necessary on Highway No. 5 (Dundas Street) to accommodate this proposed development. Upon review of that plan, the Public Works Department (Forestry and Horticulture Section), advised that the two trees did not meet the criteria for removal and, as such, Council approval would be required.

City staff has determined the tree removal cost is \$280.00 and the tree replacement cost is \$4,500.00, plus applicable taxes. The removal of the stumps shall be the responsibility of the owner and shall be removed during the construction process.

All costs associated with the removal and replacement is at the sole expense of the owner, Trinity Development Group Inc.

ANALYSIS/RATIONALE:

The proposed tree removals can be supported as it is necessary in order to implement development approved by Land Severance Application HM/B-05:66, the plans of subdivision known as "Kopper Meadow – Phase 1" and "Almas Property" and Site Plan Application DA-03-19. In each development, the owners are responsible for all costs associated with removal and replacement of the municipal street trees.

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ALTERNATIVES FOR CONSIDERATION:

Should Council not approve the removal of the street trees, the developments 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?

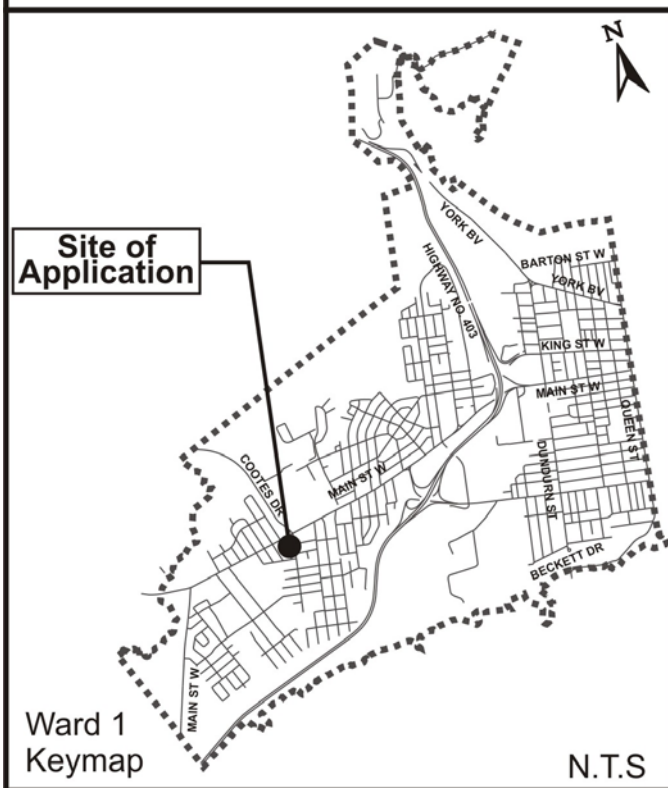
Yes No


Do the options you are recommending make Hamilton a City of choice for high performance public servants?

Yes No


:MPS


Attachs. (4)




 Planning and Economic Development Department
Location Map

File Name/Number: 21_Norfolk_St	Date: February 21, 2006	
Appendix "A"	Scale: N.T.S	Planner/Technician: PS/NB

 **Subject Property**
21 Norfolk Street South

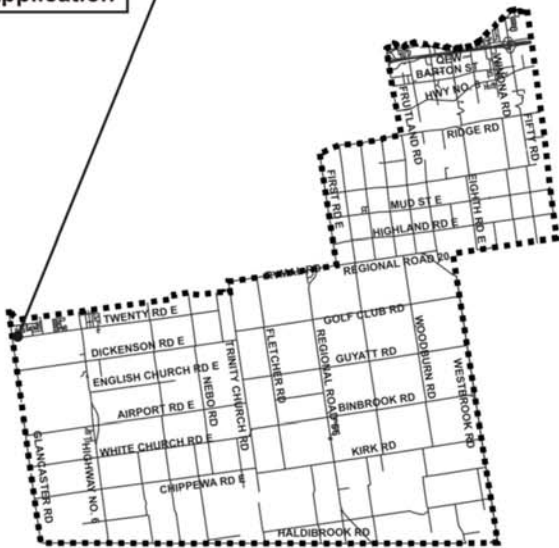
 **Tree to be removed**

N.T.S

T&C File Name:



Site of Application



Ward 11 Keymap

N.T.S.



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Location Map



File Name/Number:
25T200409

Date:
February 21, 2006

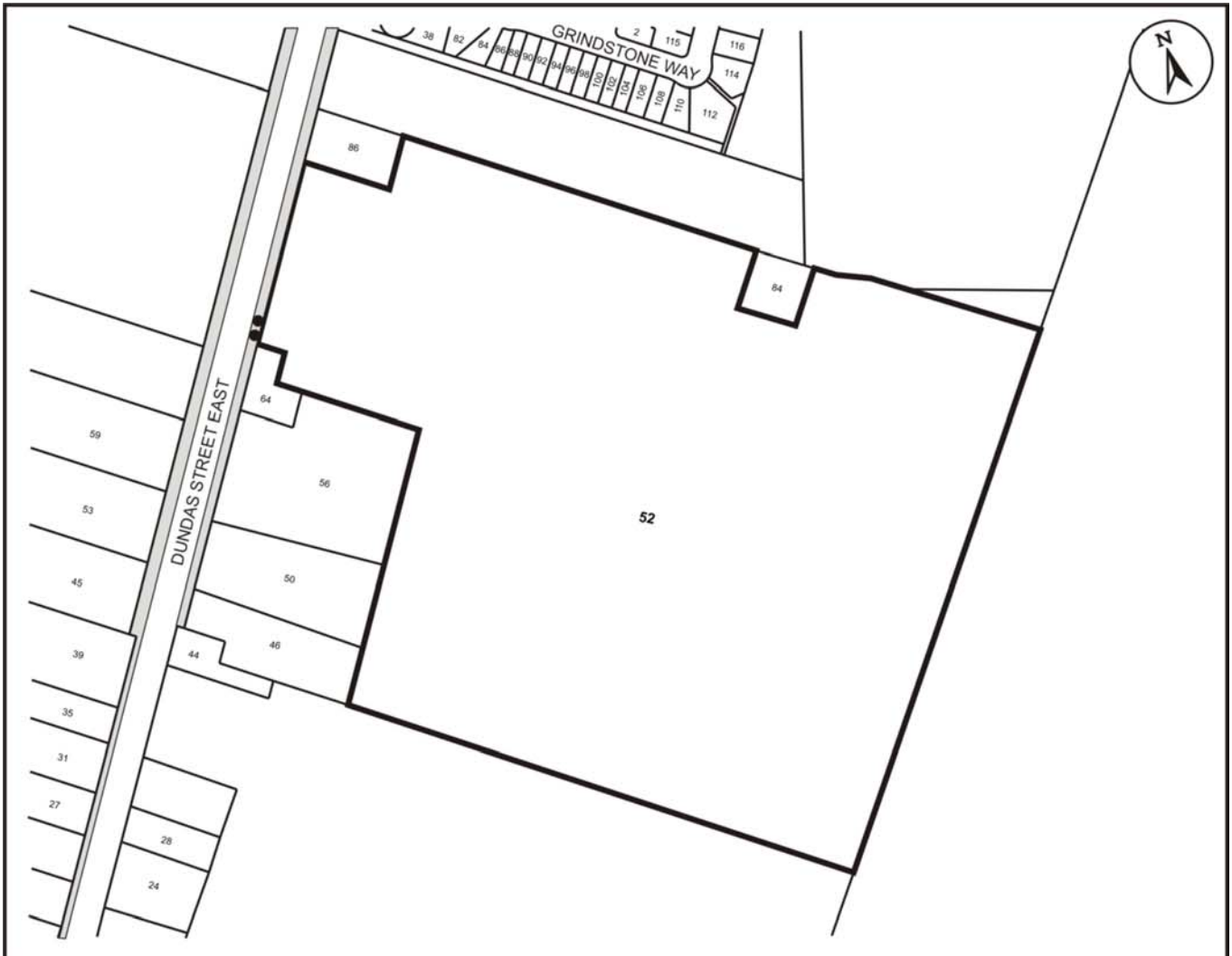
Appendix "B"

Scale:
N.T.S.

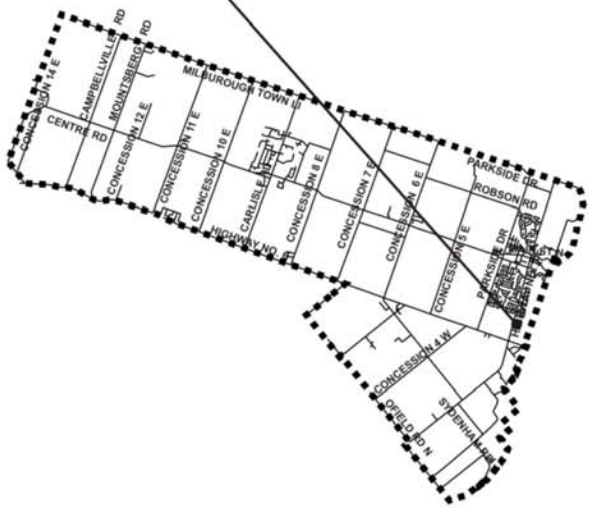
Planner/Technician:
MT/MF

Subject Property
9906 & 9890 Twenty Road West

Tree To Be Removed



Site of Application



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



Location Map

File Name/Number:
25T200404

Date:
February 28, 2006

Appendix "D"

Scale:
N.T.S.

Planner/Technician:
CA/MF

-  **Subject Property**
Dundas Street East, Flamborough
-  Road Allowance
-  Tree To Be Removed

Ward 15 Keymap

N.T.S. 