

# Proposed Tree Bylaw and Related Policy and Regulatory Amendments

## **RECOMMENDATIONS:**

- 1) That the Sustainability and Environment Committee direct staff to make the following amendments for presentation to Council:
  1. Replace Tree Bylaw, 2005, No. 3474 with a new tree bylaw;
  2. Amend the Official Community Plan policy pertaining to trees;
  3. Amend the Fees and Charges Bylaw to include a new schedule to set permit fees;
  4. Amend the Delegation Bylaw to implement tree permit appeals; and,
  5. Amend the Ticket and Notice Enforcement Bylaws to enforce tree regulations.
- 2) That having given consideration to s.475 of the *Local Government Act*, the following consultation for the proposed Official Community Plan amendment be confirmed:
  - a) the City's 2017 "Let's Talk Trees" program and further public consultation on proposed amendments in 2018, and
  - b) consideration of proposed amendments in open meetings of the Finance and Intergovernmental Committee and the Sustainability and Environment Committee.

## **PREVIOUS COUNCIL/COMMITTEE ACTION**

April 25, 2018 – Sustainability and Environment Committee -

*That the Sustainability and Environment Committee host an open house and meeting to invite public comment on the proposed tree management policies and regulations.*

December 19, 2017 – Finance and Intergovernmental Committee

*That FIG authorize staff to prepare a strategy for a tree canopy target, draft an amended Tree Bylaw, and bring forward work program adjustments for its further consideration.*

June 15, 2017 – Finance and Intergovernmental Committee

*That staff be authorized to consult with the public on ideas to change the City's policies and bylaws related to planting and protection of trees within the City.*

## **REPORT SUMMARY**

This report brings forward recommendations for a comprehensive set of changes to policies, regulations and management practices to better enhance the protection, planting and management of trees within the community. It proposes the replacement of the current tree bylaw with a new bylaw, amendment of tree-related policies in the Official Community Plan, amendment of fees for tree cutting permits, and updating of enforcement bylaws to better enforce tree regulations. These proposed amendments are based on a comprehensive public consultation process including "Let's Talk Trees" in 2017, further consultation with the public in May and June of this year and Committee input throughout the review process. If Committee approves the recommendation, then staff would proceed to finalize the tree bylaw and draft associated bylaw amendments for Council consideration.

## **BACKGROUND**

The City of Port Coquitlam highly values its trees for their environmental, aesthetic and shading benefits. The City promotes the planting of on-site and street trees at the time of major



Report To: Sustainability & Environment Committee  
Department: Development Services  
Approved by: L.L. Richard  
Date: July 25, 2018

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developments; works with home owners and developers to protect trees through its administration of the Tree Bylaw and implementation of Watercourse and Conservation Area Development Permit Area designations; and, sets policies to guide both tree protection and tree planting in its Official Community Plan. It has also endorsed environmental and heritage strategic plans that provide further guidance on matters such as recognition of heritage trees and measures to enhance environmental sustainability.

In 2017, the City embarked on a review of its tree regulations to respond to a number of concerns with respect to retention of the tree canopy, cutting of valued trees, and how the City managed the urban forest. The “**Let’s Talk Trees**” program yielded valuable insight as to public expectations for how the City regulates and manages trees.

A number of potential policy, regulatory and procedural amendments intended to address tree-related concerns were considered by the Finance and Intergovernmental Committee on December 19<sup>th</sup>, 2017. Committee indicated it would support changes intended not only to retain the current tree canopy of 23.8%, but measures which may add up to an enhanced canopy. It did not wish to set a specific target pending identification of measures to be implemented and an evaluation of the effectiveness of these measures. Committee endorsed further consideration of a number of potential changes including increasing permit fees, requiring replanting, expanding the definition of significant trees, and allowing for off-site planting by offering a cash-in-lieu option. After these changes were considered by the Sustainability and Environment Committee, further consultation with the community was undertaken to assess if the proposed amendments would be in line with community expectations.

## **DISCUSSION**

### **A. 2018 Public Input**

The consultation undertaken in May and June included an online survey completed by 157 respondents and an open house (and a lively question and answer session) held at the Outlet on June 14<sup>th</sup>, 2018, which was attended by approximately 20 interested residents. The public involvement and response rate was considerably lower than the input provided by 850 residents in 2017, in part because it did not extend to the larger program that was undertaken in 2017 with staff attending numerous community events and the shorter time frame.

The comments provided by respondents to the survey and participants at the open house are listed in Attachment 2 indicate the majority of respondents express support for the proposed measures. However, a number of respondents indicate they are concerned about the high cost to obtain a tree cutting permit and increasing the role of the city in restricting the cutting of a tree(s) planted by property owners on their own property. Suggestions are made that the City should offer financial incentives to offset the cost of maintaining trees on private properties. There are also comments proposing that funds obtained through the tree permit regulations be allocated to a “tree bank”.

87% of survey respondents (137) support enhancing the policies of the Official Community Plan to encourage tree planting, retention and improved management.

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80% are in agreement with the proposal to require replanting of one tree for each removed, or two replacement trees per significant tree.

71% support owners being required to obtain a tree permit for trees smaller than the size currently required for a permit. Many stressed the need for trees to be protected on adjacent properties during development, and for timeliness in permit processing.

52% of respondents support the proposal to allow for a cash-in-lieu payment instead of replanting a cut tree. In commenting on this proposal, half of those opposed believed the measure unduly weakened replanting objectives, while the other half saw it as an unfair collection of funds by the City. Some suggested it would be important for the City to demonstrate that the cash obtained from the in-lieu option could only be used to fund the planting of more trees that would be additional to trees planted by the City on an annual basis.

83% of respondents are in agreement with defining more trees as significant trees. It was suggested large cottonwood trees be excluded as they can pose a potential hazard.

65% percent of respondents do not object to increasing permit fees - some even suggested the fees would still be low whereas some felt they would be too high, particularly if a property had a number of trees that needed to be cut. The proposed amendment does not include a maximum. It was suggested the City not require owners to pay a permit fee to remove hazardous trees.

78% agree/strongly agree with the proposed penalties for unauthorized tree cutting or non-compliance with the tree bylaw regulations.

10 respondents express concern about the safety of retaining what they perceive to be excessively large trees in an urban area; 15 object to the City restricting the cutting of privately-planted trees growing on privately owned lands.

Other suggestions include:

- offer a property tax credit to offset the high cost of tree maintenance,
- distribute free tree watering bags to promote tree survival
- allocate larger carts and allow additional green waste collection for owners with large deciduous trees on their properties
- provide a list of local arborists to help residents obtain tree services
- ensure appropriate tree species in appropriate locations
- impose higher fees, penalties, and replacement requirements for developers than homeowners
- provide education to promote compliance without resorting to penalties.

### B. Proposed New Tree Bylaw:

As described in previous reports, the current Tree Bylaw regulates the cutting of trees and serves as a mechanism to obtain funding for new trees through the permit issuance process. However, it is not seen as an effective mechanism to prevent tree cutting, an issue that is of particular concern with respect to significant trees, nor does it have sufficient penalties for

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unauthorized tree cutting. Revenues derived from permits are modest, in part due to the provision that owners may cut one tree per year without being required to pay for a permit. A new bylaw is proposed to address these issues as well as public concerns and ensure the city has an up to date, comprehensive regulation.

In summary, the proposed tree bylaw includes the following changes compared to the current bylaw:

- a) Applies permit requirements to more trees by reducing the minimum diameter of a tree for which an owner must obtain a permit to 15 cm from the current 20 cm and applying a height of 5 metres requirement (the bylaw does not currently apply to tall trees with small trunks)
- b) Requires a replacement tree be planted for each tree that is to be removed, as well as for a dangerous tree that has been cut. This regulation is intended to ensure the City will not experience a decline in its tree canopy.
- c) Requires a payment of \$500 cash-in-lieu of planting in cases where planting an on-site replacement tree is not feasible as determined through a consultative process with the resident and the Manager of Parks Services.
- d) Expands the definition of a significant tree to include all trees with a minimum diameter of 60 cm, rather than the current bylaw which applies to native conifers with a minimum diameter of 70 cm or greater. It continues to include all wildlife trees and listed heritage trees. The list of native species has been amended to specify the bylaw would apply to locally rare or endangered trees. The former category “unusual specimen tree” is removed as the City has not identified any such trees that would not also qualify as being significant. Black Cottonwood and Balsam Poplar trees are excluded from being defined as significant as they are common, grow quickly, and can be hazardous.
- e) Allows for trees posing an immediate hazard to be felled at no charge but requires a permit be acquired from the City within 2 days of the cutting. This provision ensures there is a record of the cutting and the replacement of the cut tree.
- f) Provides that a replacement tree is not required if the tree being removed is within 5 m of a mature tree. This is a new provision responding to comments from the public that replacement requirements of 1:1 and 2:1 (for significant trees) would put an undue burden on property owners with treed properties.
- g) Identifies Council as the appeal body for persons wishing to appeal any tree cutting permit application that has been denied.

**C. Proposed Official Community Plan amendment:** The Official Community Plan includes a number of policies pertaining to trees as follows:

- Environmental policies promoting preservation and planting of trees
- Road network policies promoting the planting of street trees when the City undertakes road construction, and

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- Design policies encouraging integration of trees within the streetscape and including trees in new developments.

An assessment of these policies indicates they remain sound, with the primary gap found in their implementation. For example, infrastructure renewal budgets generally do not allow for the City to add the planting of new street trees when existing roads are being improved, and the required road right of way can be limited. However, both new street trees and on-site trees are being achieved at the time of new multi-family, commercial, major institutional and industrial developments. The adoption of the environmental conservation area designation in 2013 has led to increasing attention being paid to planting trees in parking lots, creating shade and reducing the urban heat island effect as well as contributing to the tree canopy. Council recently determined it may consider allowing for infill developments if the proposal would result in a defined benefit, and street trees are included as one of the identified benefits.

A policy gap identified through the tree review relates to retention of trees in new developments. It is a recommendation of this report that a bylaw amendment to the Official Community Plan be prepared that would replace the following Environmental Policy 8,

*“8. Promote the preservation and planting of trees through DPAs and development control, road infrastructure projects<sup>1</sup>, and the Tree Protection Bylaw.”*

with the following policy:

“8. Promote the preservation and planting of trees through:

- i) Adoption of appropriate objectives and guidelines when designating development permit areas,
- ii) Adoption of a tree bylaw that will serve to retain trees when feasible and provide for replanting of cut trees; and,
- iii) Approval of variances to building siting, off-site requirements and parking regulations to facilitate protection of significant trees.

This policy indicates Council would consider tree retention as a community benefit in its decisions where an applicant may be able to retain a tree if approval is given to vary bylaw regulations through the development permit or development variance permit process.

### **D. Proposed Amendment to the Fees & Charges Bylaw:**

It is recommended that a proposed fee schedule be added to the Bylaw that will include the following:

- (1) Setting a permit fee of \$100 per tree. This is higher than the amount currently charged, i.e. \$50 for a permit in a single family zones plus \$20 per tree and \$75 for a permit in other zones plus \$25 per tree. It is also additional to the requirement in the proposed tree bylaw

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<sup>1</sup> In addition, policy 7 within the Road Network Policies section of the Official Community Plan references inclusion of street trees in road infrastructure, making this reference redundant.

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for an owner to plant a replacement tree or pay \$500 cash-in-lieu in cases where planting a replacement tree is not feasible.

- (2) Not waiving the permit fee for one tree per property per year whereas the current bylaw allows for the fee to be waived.
- (3) Exempting fees for a permit to cut hazardous trees.

### **E. Proposed Amendment to the Bylaw Notice Enforcement Bylaw and Ticket Utilization**

**Bylaw:** It is proposed that these bylaws be amended to impose higher penalties for contravening the bylaw. Current penalties range from \$100 to \$500; proposed fines range from \$200 for failure to display a tree permit, up to \$1,000 for removing a tree without permit, and up to \$4,000 for late payment of a fine for removing a significant tree without permit.

**F. Financial Measures:** A number of residents requested that the City offer financial incentives to promote tree retention on private property, or indicated their concern with the City imposing costs on homeowners to remove trees that they may have originally paid to plant and are obligated to maintain. The possibility of a tree tax credit was investigated but is considered to be difficult and costly to administer as it would require inspection as well as a determination of the size of trees on all properties claiming the credit. The only known example of a tree property tax credit is in the City of Portland, Oregon, and this is limited to a one-time payment for the partial cost of a tree.

It was suggested that the City direct funds from tree permits and cash-in-lieu payments to a “tree bank”. The City’s budgeting process currently provides that permit funds are used for tree planting purposes in both parks and streetscapes and this process will be continued, effectively implementing the desired concept.

Suggestions to explore options to promote tree health such as watering bags and respond to higher green waste generated by trees by enhancing green waste collection options would have a relatively low cost and will be considered by staff separately from this report.

**G. Education:** The City is developing a tree planting guide to assist residents in selecting the right tree type and identifying appropriate planting sites.

### **FINANCIAL IMPLICATIONS**

The proposed increased tree cutting permit fees and cash-in-lieu of replanting, if approved, will increase the amount of funding available to plant new trees, limiting the need for additional, annual funding requests. Based on the adjusted figures, staff have forecasted permit revenues to increase from an average of \$10,000 per year to approximately \$48,000 per year allowing for better species selection at the nursery, improved purchasing power, more strategic planting schedules and timelines, better success and longevity rates and increased canopy densification.

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## OPTIONS

The Sustainability and Environment Committee may:

#	Description
1 	Direct staff to bring forward the following for presentation to Council: <ul style="list-style-type: none"><li>• replace the tree bylaw with a new tree bylaw (per attached) and,</li><li>• amend the policy of the Official Community Plan pertaining to trees;</li><li>• amend the Fees and Charges Bylaw to include a new schedule to set permit fees;</li><li>• amend the Delegation Bylaw to implement tree permit appeals; and,</li><li>• amend the Ticket and Notice Enforcement Bylaws to enforce tree regulations.</li></ul>
2	Request specified changes be made to the proposed bylaw or associated proposed amendments for further consideration by Committee or request that the City undertake additional consultation .
3	Determine that it does not wish to recommend to Council that the City make any changes to the its existing regulations.

Attachment 1: Draft new Tree Bylaw

Attachment 2: Summary of 2018 Consultation

**Lead author(s):** Todd Gross, Neil MacEachern,

**Contributing author(s):** Jennifer Little, Chris Pardek

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Bylaw No. 4074  
*DRAFT DATED JULY 25, 2018*

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The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as “Tree Bylaw, No. 4074, 2018”.

2. REPEAL

City of Port Coquitlam Tree Bylaw, 2005, No. 3474, is hereby repealed.

3. INTERPRETATION

3.1 Schedule “A” contains definitions of words used in this Bylaw.

3.2 Schedule “A”, “B” and “C” are attached to this Bylaw and form part of this Bylaw.

3.3 Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter, SBC 2003, Local Government Act, RSBC 2015*, and *Interpretation Act, RSBC 1996*.

3.4 A reference in this Bylaw to a statute refers to a statute of the Province of British Columbia, and a reference to any statute, regulation, or bylaw refers to that enactment, as amended or replaced from time to time.

3.5 Words in the singular include the plural, and gender specific terms include all genders and corporations.

3.6 Headings in this Bylaw are for convenience only and must not be construed as defining or in any way limiting the scope or intent of this Bylaw.

3.7 A decision by a court that any part of this Bylaw is illegal, void, or unenforceable severs that part from this Bylaw, and does not affect the validity of the remainder of this Bylaw.

4. APPLICATION OF BYLAW

4.1 This bylaw applies to all trees within the City except as provided in section 3.2.

4.2 This bylaw does not apply to:

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- (a) Trees that are cut, removed, or damaged pursuant to the *Railway Safety Act*, SBC 2004, c.8, the *Hydro and Power Authority Act*, RSBC 1996, c.212, or the *Oil and Gas Activities Act*, SBC 2008, c.36; and
- (b) Trees on City-owned property or highways that are cut or removed by the City or its authorized agents in accordance with approved City operations.

5. PROHIBITIONS

- 5.1 No person shall cut, remove or damage any tree, except in accordance with the terms of a tree cutting permit issued under this bylaw.
- 5.2 No person shall remove, conceal, or otherwise interfere with a posted Stop Work Order issued under this bylaw.
- 5.3 No person shall alter, falsify, or otherwise misrepresent any information on or for a tree cutting permit or application.
- 5.4 No person shall fasten any sign, notice, or other object to, around, or through any tree or shrub of any size located on City-owned or occupied land, including any tree or shrub located on a highway.

6. TREE CUTTING PERMITS

- 6.1 An owner may apply to the Manager of Parks Services for a tree cutting permit.
- 6.2 No tree cutting permit is required:
  - (a) To prune a tree in accordance with ISA guidelines; or
  - (b) Where a hazardous tree is in imminent danger of falling and injuring persons or property due to natural causes and it is not possible to obtain a tree cutting permit prior to the tree falling. The owner may cut the tree or have it cut, but shall report the cutting of the tree to the Manager of Parks Services the next business day, along with a photograph of the tree prior to such cutting and shall forthwith apply for a tree cutting permit. The owner shall not remove the tree from the lot until the City has attended at the site. If the Manager of Parks Services determines that the tree was not in imminent danger of falling or was in imminent danger of falling due to reasons other than natural causes, the owner may be subject to the offences and penalties in section 10 of this bylaw.

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6.3 An application for a tree cutting permit must be made in the form prescribed for that purpose, as may be amended from time to time, and must include all of the following:

- (a) The civic address and legal description of the lot or lots on which the trees proposed to be cut or removed are located;
- (b) If the applicant is not the owner of the lot on which the tree proposed to be cut or removed is located, the written consent of all owners of that lot;
- (c) A statement of purpose and rationale for the proposed tree cutting or removal;
- (d) A non-refundable application fee set out in the Fees and Charges Bylaw, 2015, No. 3892;
- (e) A tree replacement plan in accordance with section 6 of this bylaw;
- (f) A security deposit in accordance with section 7 of this bylaw;
- (g) Details of the scale, methods, and timing of the proposed cutting or removal of trees; and
- (h) Where the tree is a shared tree, a letter from the owners of the adjacent lot consenting to the cutting or removal of the shared tree, together with current contact information for each of those owners.

6.4 In addition to the requirements in section 6.3, the Manager of Parks Services may also require an applicant for a tree cutting permit to provide:

- (a) An arborist report, a tree risk assessment, and a tree cutting plan;
- (b) A title search for the lot or lots on which the trees proposed to be cut or removed are located, obtained from the Land Title Office, along with copies of any covenants or similar agreements registered against title to the lot and relating to the use of the lot or the cutting or removal of trees on the lot;
- (c) Where a tree is proposed to be cut for the purpose of a development, the permits associated with the property on which the tree is to be cut; and

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- (d) If the tree cutting permit is sought in respect of a lot in a development permit area identified in the *Official Community Plan, 2013, No. 3838*:
- (i) where applicable, a report from an engineer assessing issues relating to slope stability, flooding, and erosion on the lot, certifying that the proposed cutting or removal of the tree(s) will not destabilize slopes or cause flooding or erosion, and specifying any conditions under which the proposed cutting or removal of the tree(s) may take place, including the appropriate extent, timing, and phasing of the cutting or removal to address public health and safety concerns, minimize impacts to adjacent properties, protect retained trees, and protect other environmental features or functions;
  - (ii) where applicable, proof of approval from the Ministry of Environment & Climate Change Strategy, Fisheries and Oceans Canada, or both for areas protected for fish habitat or flood-proofing purposes; and
  - (iii) where applicable, adherence to the City's Watercourse Development Permit guidelines.

6.5 The Manager of Parks Services may:

- (a) Issue a tree cutting permit; or
- (b) Issue a tree cutting permit subject to terms and conditions with respect to the extent, timing and phasing of tree cutting, removal and replacement; the location of replacement trees to be planted; and proposed methods to access the site, control erosion, manage runoff, and protect retained trees.

6.6 The Manager of Parks Services may refuse to issue a tree cutting permit where:

- (a) The proposed tree cutting would take place during nesting season (March 1 through July 31) of any given year except where:
  - (i) The applicant submits a biological survey prepared by a Qualified Environmental Professional identifying any active nests located upon or in the vicinity of the lot; and

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- (ii) The applicant provides detailed measures to be taken for the protection of such nests in accordance with any requirements under the *Wildlife Act*, RSBC 1996, c.488, and other applicable legislation; or
  - (b) The tree proposed to be cut is a significant tree, unless:
    - (i) The significant tree is a hazardous tree; or
    - (ii) The Manager of Parks Services determines following review of engineering, architectural, or landscaping drawings and an arborist report that cutting is necessary for:
      - A. The construction of or addition to a building;
      - B. The construction of off-street parking or an underground or above ground utility corridor; or
      - C. The construction of roads or services.
- 6.7 The Manager of Parks Services may suspend or revoke a tree cutting permit at any time if the Manager of Parks Services determines that:
- (a) Tree cutting and replacement is not being carried out in accordance with the terms of this bylaw, the tree cutting permit or both; or
  - (b) The information on which the issuance of the tree cutting permit was based is incorrect.
- 6.8 Any owner may appeal a decision made under section 6 for review by Council. Council will review the decision at its next reasonably convenient meeting, at which the owner may present written or oral submissions.
- 6.9 Unless otherwise specified in a tree cutting permit, a tree cutting permit shall expire within one year after the date of issuance.
- 6.10 Every person issued a tree cutting permit shall post a copy of the permit in a conspicuous place at the front of the lot to which the tree cutting permit relates for the duration of the activities permitted in the tree cutting permit.
- 6.11 A tree cutting permit only grants permission pursuant to this bylaw and does not relieve the owner from complying with all other laws, regulations and

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requirements of any public authority having jurisdiction, nor relieve the holder from complying with civil, common law or contractual obligations.

7. TREE REPLACEMENT

- 7.1 Every applicant for a tree cutting permit shall provide a tree replacement plan acceptable to the Manager of Parks Services.
- 7.2 A tree replacement plan shall provide for one replacement tree to be planted for each tree proposed to be cut, except as provided in sections 6.3 and 6.4.
- 7.3 A tree replacement plan shall provide for two replacement trees to be planted for each significant tree proposed to be cut.
- 7.4 No replacement plan shall be required where the largest stem of the tree removed is within a five metre radius of the largest stem of another tree.
- 7.5 Every owner who is issued a tree cutting permit shall plant replacement trees in accordance with the associated tree replacement plan.
- 7.6 Where an owner submits an arborist report that indicates that the subject lot cannot accommodate a replacement tree or replacement trees, the Manager of Parks Services may permit the owner to contribute \$500 to the City's tree planting program in lieu of each replacement tree not planted.
- 7.7 Every owner shall maintain in good health in accordance with sound arboricultural practice every replacement tree planted pursuant to a tree replacement plan for a period of one year after planting.
- 7.8 Where a replacement tree does not survive for one year after planting, the owner shall, within six months, remove the deceased tree and provide a new replacement tree in a location satisfactory to the Manager of Parks Services. The owner shall thereafter maintain the new replacement tree in accordance with section xx.

8. SECURITY DEPOSITS

- 8.1 Every applicant for a tree cutting permit shall submit a security deposit with the application, in the form of cash or irrevocable letter of credit drawn upon a chartered bank in a form acceptable to the Manager of Parks Services, for full

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and proper compliance with all the terms in a tree cutting permit, including the planting and maintenance of all replacement trees.

- 8.2 The amount of security shall be \$500 per required replacement tree.
- 8.3 If at any time an owner fails to comply with the provisions of this bylaw, a tree cutting permit or a tree replacement plan, the City may, by its employees or contractors, enter upon the lot that is the subject of the requirements and fulfill the requirements of the owner and, for such purposes, the City may draw upon the security provided and expend the funds to cover its costs and expenses of so doing.
- 8.4 The City shall release the security provided by an owner in respect of each replacement tree when the Manager of Parks Services determines, at their sole discretion, that a replacement tree has been planted and maintained in good health for a period of one year. In the event that the Manager of Parks Services determines an owner has not maintained a replacement tree in good health for one year, the City may retain the security until the Manager of Parks Services is satisfied that the replacement tree, or a tree planted to replace a deceased replacement tree, is in good health and is expected to grow to maturity.
- 8.5 The Manager of Parks Services may waive the requirement to post security under this section 7, if the owner has provided other security relating to a development on the lot that permits the City to draw down on such security to fulfill the owner's obligations under a tree cutting permit, tree replacement plan and this bylaw.
- 8.6 The Manager of Parks Services may waive the requirement to post security under this section 7 if the owner carries on an institutional or single residential use as set out in the *Zoning Bylaw, 2008, No. 3630*.

### 9. TREE PROTECTION DURING CONSTRUCTION AND DEMOLITION

- 9.1 Where the drip line of a tree is within four metres from any excavation, demolition, construction, fill or engineering works proposed on a lot, the owner shall install a protective barrier around the root protection zone of the tree.
- 9.2 Where the drip line of a tree on an adjacent lot is within four metres from any excavation, demolition, construction, fill or engineering works proposed on a lot, the owner shall, with the consent of the owner of the adjacent lot, install a protective barrier around the root protection zone of the tree. In the event that the

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owner cannot obtain such consent from the owner of the adjacent lot, the owner shall install a protective barrier around the tree to the property line of the owner's lot.

- 9.3 No demolition permit, building permit, or fill permit shall be issued before the owner has provided the City photographs showing protective barriers in place if such barriers are required in accordance with sections 8.1 and 8.2.
- 9.4 A protective barrier must remain in place for the duration of all excavation, construction, demolition, or fill activity on the lot until removal of the protective barrier is approved by the Manager of Parks Services.
- 9.5 No person shall disturb the area within a root protection zone by site grading, deposition or storage of soil or any other material, disposal of any toxic material, access by any vehicular traffic or heavy equipment, use of the area as an amenity space during construction, use of tree trunks as a winch support, anchorage, or temporary power pole or in any other manner.
- 9.6 Notwithstanding sections 9.4 and 9.5, a protective barrier may be temporarily removed or relocated in order to allow work to be done within or near a root protection zone if the owner has, prior to such removal or relocation, provided the City with:
- (a) A report from a certified arborist, satisfactory to the Manager of Parks Services, setting out the reasons and proposed duration for such removal or relocation; and
  - (b) A signed letter of undertaking from a certified arborist, in the form prescribed for that purpose from time to time by the Manager of Parks Services, confirming that the certified arborist will be onsite and supervising all such work,

and thereafter the owner shall only remove or relocate the protective barrier in accordance with the approved report and at those times during which the certified arborist is onsite and supervising all such work.

## 10. INSPECTIONS AND STOP WORK ORDERS

- 10.1 Bylaw enforcement officers may, in accordance with section 16 of the *Community Charter*, enter any lot at all reasonable times without the consent of the owner to

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ascertain whether the requirements of this bylaw or a tree cutting permit are being observed.

- 10.2 No person shall obstruct or attempt to obstruct any bylaw enforcement officer, employee or agent of the City in the exercise of any of that person's duties under this bylaw.
- 10.3 A bylaw enforcement officer may issue a Stop Work Order if any tree is being cut or damaged in contravention of this bylaw or a tree cutting permit. A bylaw enforcement officer may post the Stop Work Order in a conspicuous location near the front of the lot. Upon receipt of a Stop Work Order, the owner and owner's agents shall immediately cease all tree cutting or damaging activities and shall not resume unless authorized by the Manager of Parks Services.
- 10.4 Where a tree has been cut or damaged in contravention of this bylaw or a tree cutting permit, the trunk, limbs, roots and remains of the tree shall not be removed from the lot until an investigation and assessment is complete and the removal is expressly authorized by the Manager of Parks Services.

### 11. OFFENCES AND PENALTIES

- 11.1 A violation of a provision of this Bylaw will result in liability for penalties and late payment amounts established in the City's *Bylaw Notice Enforcement Bylaw, No. 3814, 2013* and *Ticket Information Utilization Bylaw, 1992, No. 2743*.
- 11.2 A violation of any of the provisions identified in this Bylaw will be subject to the procedures, restrictions, limits, obligations, and rights established in the City's current *Bylaw Notice Enforcement Bylaw*, in accordance with the *Local Government Bylaw Notice Enforcement Act, SBC 2003, C. 60*.
- 11.3 A person who contravenes, violates, or fails to comply with any provision of this Bylaw is deemed to have committed an offence under this Bylaw, and is liable on summary conviction to a fine not exceeding \$10,000.00 for each offence.
- 11.4 Each violation of this Bylaw will constitute a separate offence.
- 11.5 If a Bylaw Enforcement Officer has determined that a person has violated a provision of this Bylaw, that person must, when requested by the Bylaw Enforcement Officer, provide their name and address to the officer.
- 11.6 Any person commits an offense where they:

CITY OF PORT COQUITLAM

TREE BYLAW

Bylaw No. 4074

Draft dated July 24, 2018

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- (a) contravene or violate any provision of this bylaw or of a tree cutting permit issued under this bylaw;
  - (b) allow any act or thing to be done in contravention or violation of this bylaw or of a tree cutting permit issued under this bylaw; or
  - (c) fail or neglect to do anything required to be done by this bylaw or a tree cutting permit issued under this bylaw.
- 11.7 Where one or more tree is cut, removed or damaged in contravention of this bylaw or a tree cutting permit, or one or more tree is not replaced or maintained in accordance with a tree replacement plan, a separate offence is committed in respect of each tree.
- 11.8 In addition to any other penalty that may be imposed under this bylaw, where a person cuts, removes or damages, or causes or allows any tree to be cut, removed or damaged in contravention of this bylaw or of any term or condition of a tree cutting permit issued under this bylaw, the owner shall, within 30 days of receiving notice of such requirement from the Manager of Parks Services:
- (a) Submit for the Manager of Parks Service's approval a tree replacement plan prepared by a certified arborist providing for 3 replacement trees to be planted for each tree unlawfully cut and specifying the location of such replacement trees; and
  - (b) Submit security in accordance with section 7 of this bylaw.
- 11.9 Every person who submits a tree replacement plan and security under section 10.5 of this bylaw shall plant replacement trees in accordance with the approved tree replacement plan and sections 6.5, 6.6, 7.3 and 7.4 of this bylaw shall apply to the replacement trees and the security.

READ A FIRST TIME this <XX> day of September, 2018

READ A SECOND TIME this <XX> day of September, 2018

READ A THIRD TIME this <XX> day of September, 2018

ADOPTED this <XX> day of , 2018

CITY OF PORT COQUITLAM

TREE BYLAW

Bylaw No. 4074

Draft dated July 24, 2018

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\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

DRAFT

## SCHEDULE "A"

### Definitions

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In this Bylaw:

"arborist report" means a document indicating the location, species, diameter, height, habitat features, and condition, in addition to relevant site conditions (e.g. infrastructure, watercourses, floodplain, etc.) produced and signed by a certified arborist and/or qualified tree risk assessor, as applicable.

"Bylaw Enforcement Officer" means any person appointed or designated by the Council of the City under the *Community Charter* or *Police Act*, or both, to enforce the provisions of City Bylaws.

"caliper diameter" means the width of the main stem of a juvenile tree, measured at a height of 15 cm above the root ball.

"certified arborist" means a person certified by the International Society of Arboriculture as an arborist.

"City" means the Corporation of the City of Port Coquitlam.

"cut or cutting" means the severing, or knowingly allow to be severed, the trunk or stem of a tree.

"damage" means to conduct, or to knowingly allow to be conducted:

- (a) severing or harming the roots growing inside the root protection zone of a tree;
- (b) placing fill, building materials or structure upon land inside the root protection zone of a tree;
- (c) operating trucks, backhoes, excavators or other heavy inside the root protection zone of a tree;
- (d) denting, gouging or harming the stem of a tree;
- (e) removing bark from a tree;
- (f) depositing concrete washout or other liquid or chemical substances harmful to the health of a tree on land inside the root protection zone of a tree;
- (g) adding or removing soil from land inside the root protection zone of a tree that changes the original soil grade;
- (h) undermining the roots inside the root protection zone of a tree;

## SCHEDULE "A"

### Definitions

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- (i) pruning a tree in such a way that may cause the instability or death of the tree; or
- (j) topping a tree by removing the vertical stem and upper primary limbs of a tree;

"development" means any building modification requiring a building permit from the City.

"diameter" means the width of the stem(s) of a tree, such that:

- (a) the diameter is the circumference of the stem of a tree measured 1.4 metres above natural grade, divided by 3.142;
- (b) where natural grade is sloped, diameter shall be measured 1.4 metres above the mid-point between high and low sides of the natural grade;
- (c) The diameter of a tree having multiple stems 1.4 metres above the natural grade shall be the sum of:
  - i. 100% of the diameter of the largest stem; and
  - ii. 60% of the diameters of each additional stem.

"drip line" means perimeter of the area directly beneath the ends of the outermost branches of a tree.

"hazardous tree" means any tree which due to its condition, health or any other circumstances has been determined by a Qualified Tree Risk Assessor to present a hazard to the safety of persons, private property, or other tree(s).

"ISA" means International Society of Arboriculture.

"location" of a tree means the point at which the main stem of a tree meets the ground.

"lot" means a parcel of land registered in the Land Title Office and includes parcels created by bare land strata subdivision and common property shown on a strata plan.

"Manager of Parks Services" means the person appointed by the City as Manager of Parks Services and any duly authorized delegate of the Manager of Parks Services.

"owner" means in respect of a lot:

- (a) the registered owner;
- (b) the holder of the last registered agreement for sale;
- (c) a strata corporation if the lot is common property; or

## SCHEDULE "A"

### Definitions

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(d) an agent authorized in writing by the owner to act on the owner's behalf.

"permit" means a permit issued by the City, including a building permit, demolition permit, development permit, development variance permit, heritage alteration permit, soil removal and deposit permit, temporary use permit, or any other permit deemed applicable by the City.

"protective barrier" means fencing constructed around a tree in accordance with Schedule "C" of this bylaw to protect the tree from damage during site work or construction.

"prune or pruning" means the removal of living or dead parts of a tree, including branches, in order to maintain shape, health, flowering or to regulate growth.

"Qualified Environmental Professional"

"Qualified Tree Risk Assessor" means any person possessing a valid Tree Risk Assessment Qualification from International Society of Arboriculture.

"remove or removing" means to uproot, to cause or allow to be uprooted, to move, or cause or allow to be taken off a lot.

"replacement tree" means a tree with a minimum caliper diameter of 5.0 cm, if deciduous, or a minimum height of 2.0 m, if coniferous, planted on a lot to replace a tree that has been cut down on the same lot.

"retained tree" means a tree on a lot for which a tree cutting permit has been issued, but that is not permitted to be cut.

"root protection zone" means a circular area extending outward from the stem of a tree, whose radius is equal to six times the diameter of the tree.

"shared tree" means a tree with any part of its trunk crossing a property line, including where the adjacent property is a highway, park, or other City-owned property.

"significant tree" means a tree listed and identified in Schedule 'B'.

"snag" means any dead standing tree.

"stem" means a main segment of a tree that grows upward from the ground.

"Stop Work Order"....

## SCHEDULE “A”

### Definitions

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“tree” means a woody perennial plant typically having a single stem or trunk with a diameter of at least 15 cm measured 1.4 metres above natural grade or a height of at least 5 metres, and includes:

- (a) a replacement tree; or
- (b) a tree located on property owned by or in the possession of the City and includes trees located in highways.

“tree cutting permit” means a permit issued by the Manager of Parks Services in accordance with this bylaw, which shall permit the cutting and replacement of trees under the conditions stipulated in the permit.

“tree cutting plan” means a plan based on the tree survey, which shows the trees proposed to be cut.

“tree replacement plan” means a plan that shows the location, size (height and/or caliper diameter) and species of replacement trees to be planted upon a subject lot.

“tree risk assessment” means an analysis of tree hazard that includes documented assessment of site factors, tree health and species profile, load factors, tree defects and conditions affecting the likelihood of failure, risk categorization, and mitigation options.

**SCHEDULE “B”**  
**Significant Trees**

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<u>TYPE</u>	<u>SIZE</u>
<u>Rare Native Tree Species</u>	
• Pacific Dogwood ( <i>Cornus nuttallii</i> )	10 cm diameter
• Arbutus ( <i>Arbutus menziesii</i> )	10 cm diameter
• Western Yew ( <i>Taxus brevifolia</i> )	10 cm diameter
• Western white pine ( <i>Pinus monticola</i> )	10 cm diameter
• Garry oak ( <i>Quercus garryana</i> )	10 cm diameter
• Oregon ash ( <i>Fraxinus latifolia</i> )	10 cm diameter

Wildlife Trees

- Any dead, standing snag used as wildlife habitat.

Heritage Trees

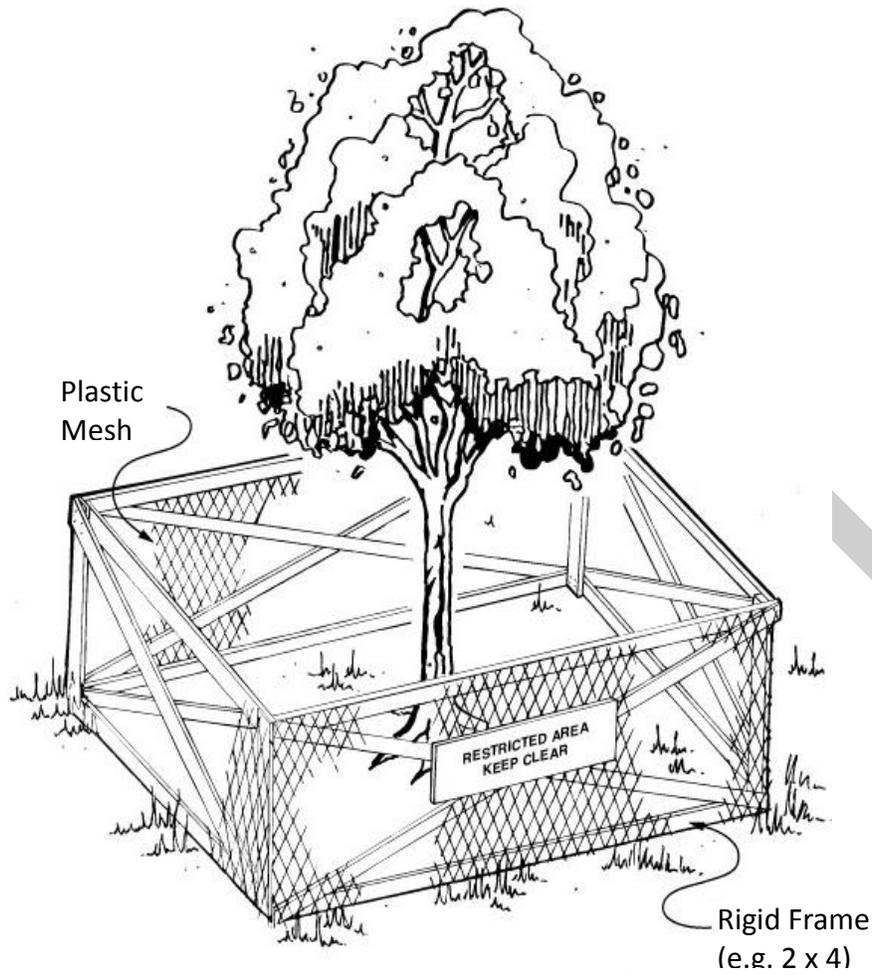
- Any tree designated and registered by size, age or cultural significance that has been entered upon a list of heritage trees.

Specimen Trees

- Any tree with a diameter of 60 cm or greater, excluding Black cottonwood (*Populus balsamifera* ssp. *Trichocarpa*) and Balsam poplar (*Populus balsamifera* ssp. *Balsamifera*).

**SCHEDULE "C"**  
**Protective Barrier**

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Tree Diameter (cm)	20	25	30	35	40	45	50	55	60	75	90	100
Minimum Distance from tree to Protective Barrier (m)	1.2	1.5	1.8	2.1	2.4	2.7	3.0	3.3	3.6	4.5	5.4	6.0

# 2018 CONSULTATION RE TREE POLICIES & REGULATIONS

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## COMMENTS PROVIDED IN THE ON-LINE TREE SURVEY

### Do you have additional thoughts on how we could enhance tree management?

1	Each new development plant a certain amount of green space. Only a certain amount of trees to be taken down by homeowners and a heavy penalty for those who are in fraction of the rule
2	No trees down on private property unless diseased or a hazard. Any tree down needs to be replaced.
3	If someone already has several trees on their lot then reduce the fees or replacement requirements.
4	Incentives for residents to plant certain native tree species in specific areas identified as beneficial to plant to provide various benefits
5	Restrict blanket deforestation on development sites
6	We need trees, but not 50 feet plus.
7	If you want to encourage tree planting then you need to educate people on their value and provide an incentive to people to plant trees i.e. advice on tree species (practically all of the trees on Sutherland were cut down because when mature they dropped 20+ bags of leaves each fall), where to/not to plant and possibly free seedlings and/or small saplings.
8	Tree management is costly (our giant but magnificent maple tree costs us around \$2k every few years to prune) so maybe some tax incentives??
9	City-wide tree data base - could you get a college to take this on as a project?
10	Manage trees on city / public property and leave home owners alone. This is a democratic country not communist.
11	Have residents submit a request for tree removal
12	If a tree is in a way, maybe it should be moved instead of chopped down
13	Unless it is a special tree, I think that trees cut should be replaced, trees grow back remarkably fast
14	No
15	Stop the tree destruction done by the people buying houses to tear everything down and build Monster Homes
16	We need a strong tree policy as we have seen people just chopping them down because and huge fines should be enforced.
17	Implement and adopt a tree program
18	Retain dead trees for bird nesting and foraging opportunities.
19	Seek input from various stakeholders such as Burke Mountain Naturalists, PoCo Tree Save Our Trees Society
20	Ensure new developments have a minimum target for the number of trees that must be planted to help offset carbon emissions of the development. Dedicate more land area to parks, such as what has been done with the Blakeburn Lagoon, and less to industrial land.
21	Watering of young trees is essential
22	Establish a database of drone photographs of neighborhoods showing canopy cover.
23	Ensure trees are not cut during nesting or nurturing of babies. This is not aggressively monitored by the City.
24	Also plant fruit trees through out
25	Ensure new developers do not cut down old growth without trying to relocate trees or replant same on property as not to lose tree canopy
26	That's fine for new development.
27	Better community education.
28	Provide a tax break for every tree a homeowner has planted and maintains and extend that tax break to a home owner who plants a tree and maintains it.
29	Encourage the watering of boulevard or street side trees in drought times by creating an adopt a tree program same as the adopt a street (rubbish removal ) program
30	Provide assistance to residents in choosing trees for their private properties (eg., give tips on choosing trees for shade, small root profile, slow & fast growing etc)
31	I would like to see fines increased for development companies that disregard the tree

	removal/retention bylaws. Too often, developers are willing to pay the additional fines as simply a cost of doing business. \$1000 for removing a tree without a permit may be a large fine for a private property owner to bear but for a developer it may be viewed as a profitable investment, or a way to secure a greater building footprint. The two situations are completely different.
32	If the trees are not a danger to the neighbour's house or not a problem tree that a risk to property, if planted in the neighbour's property without infringing on the neighbours safety or his house.
33	Replace trees that have died, do not allow builders and/or owners to randomly remove trees
34	PLEASE stop planting only male trees as this is the main reason for allergies increasing in a HUGE portion of the public. As currently over 80% are male, pollen is rising significantly and continues to get worse year after year as those trees grow in size. If we plant female trees, they will absorb this pollen and reduce the allergy suffering.
35	Bigger fines for developers that cut down trees they know they shouldn't
36	Encouraging people to plant trees on their private property works better than extracting more money from them
37	Plant young trees further away from house so when they grow large it does not encroach too close to the house and make the tree a safety hazard
38	Let people manage trees on their properties as they see it fit
39	As mentioned, sometimes cutting an overcrowded area and allowing trees to fill out is a better option than not cutting any trees. I would like to see fruit trees (apple, plum, cherry, etc.) planted on public lands so that people may enjoy the fruit and the variety. If the city wants to charge to allow a property owner to cut down trees on their property and either replant a tree (which is counterintuitive), or pay the city \$500 to replant a tree (this cost is punitive) then I suggest property owners be paid a fee by the city in order to continue to care for and maintain the existing trees on their property (based on the number of trees present). Perhaps this sort of positive reinforcement for planting and maintaining trees would be more successful than the proposed punishment for removal.
40	No
41	Trees are dangerous and expensive. An urban forest does not include residents or services.
42	Put some thought to safety vs. beauty
43	Plant more trees along PoCo trail along Pitt River
44	Tree management on public lands should be handled by qualified experienced personnel and/or consultants.
45	You need to have a carrot-and-stick (pun) approach. So far all you want to do is penalize the bad people. How about recognizing the good people who are already protecting native PoCo trees?
46	Incentive via a credit (eg \$100.00) line in the annual property tax statement
47	How come it states trees 6" or more will be included in new bylaw. Then next paragraph states trees under 8" in diameter are exempt? Seems a bit confusing.
48	Free water bags around risk or new trees provided to home owners that sign up then become responsible for keeping the bags filled on and off owners properties. This helps during drought time less risk of trees falling during wind storms and less watering management for the city's crews
49	All trees be considered significant with a 40% tree canopy, fines for disfiguring trees on private land
50	These rules should apply to removal of trees in the public owned lands as well.
51	More trees on neighborhood boulevards
52	City and new development, private homeowners should be allowed to make tree decisions on their own property
53	Yes
54	Many residential trees are getting too large.
55	Define what counts as the tree canopy. Parks are not part of the algorithm. Some trees

	can be moved. Replacing a big tree with a small tree shouldn't be a real exchange, more mature trees can be purchased as a resonable replacment.
56	People should be able to cut down trees on their property if they have too many or they have become too large to manage easier than the permit process
57	Provide a subsidy to owners who have large heritage trees that needs to be maintained.

**Please explain why if you do not agree [with the policies to enhance tree management]**

1	Too many trees have been taken down by homeowners and the city
2	You should be going after the developers & renovators, NOT regular homeowners.
3	You plant trees that become way too high. You cannot be trusted to plant trees that grow to a reasonable height.
4	I have seen the majority of home owners on my street and surrounding streets cut down their existing trees that were planted when their homes were built. Practically all of them have not opted to replant any trees at all. A change in the bylaw will not affect them at all and will not encourage them to plant a tree.
5	Too strong already
6	My property is private. The City should have no say in my decision to have trees or not. Right now I have about 20 trees that were planted long before I purchased my home in 2002. The trees are very tall and I worry every day about them falling into a neighbour's home during a wind storm.
7	Do not have enough info yet. Will keep reading
8	Port Coquitlam has good bylaws with regards to tree management, adding red tape just means some people will cut them down without permits...
9	Too much regulation
10	I don't see the point in establishing a tree database. It would be costly and useless for the amount spent.
11	It is onerous and bureaucratic and damages private property rights. OK for public property but not private. Will make housing more expensive. We already have enough trees. There are already too many costly rules and regulations. It gives too much power to politicians and bureaucrats rather than citizens.
12	Do you mean the policies now or new policies? I want a policy to enhance tree protection
13	If i have trees in my yard that are dead or dangerous or are invasive to next door why does it cost me \$500 per tree that is removed ? Where does that money go and it does not cost that much to buy and plant another one.!
14	I don't agree with these policies at all. 1) these policy changes financially punish those of us who have spent money planting trees, caring for them and having to haul away green waste from them (bins are way too small) while yielding zero benefit to those have had had trees. Even worse, the policy favours those who have only a grass or paved yard with no trees. They will have no fees and will have to pay absolutely nothing to put trees on their land. If the city values trees (and I do) then the city should provide tax incentives for those with trees or tax breaks for those who plant trees. The system conceived of in this bylaw is cumbersome and costly to current tree owners. I am now contemplating get rid of the trees I have before the bylaw comes in.
15	The trees on private properties were bought and planted, cared for, pruned and paid for by the owner. Most homeowners want trees on their property. The city already has its hand in my pocket if I want to get rid of a tree or top an evergreen tree. People are not as stupid or thoughtless as the city government assumes. Don't tell me at every turn what I can do and on top of that charge me for it.
16	\$100 permit fee for approved cutting a tree is a money grab.
17	I have had to remove trees from my property due to overcrowding and see trees on other properties that are very tall but ugly due to overcrowding or which are blocking a view. It's great to say we are preserving trees but we should also be considering proper management to allow trees to grow healthy and full and that may mean removing a tree to allow for better growth. I also feel that requiring a tree to be replanted on my property after I remove a tree is overstepping; if I remove a tree I do not want to be required to replace it. The idea that I could

	pay the city to plant a tree on public lands is OK, but at \$500? This is a steep price! It cost me well over \$1000 to remove 3 trees from my property (two of which were posing a threat to my house and the other was quite tall but thin and bare due to crowding), then additional costs to have the stumps removed. Requiring me to pay an additional \$500 on top of the expense I had already undertaken is unfair. I am concerned that there will be opinions coming in from residence who do not have to deal with trees on their property either because they are in condos or because they simply do not have trees. In this case, we will have individuals giving opinions on policy that they are not affected by and dictating the laws created for those of us who are affected. I am in favour of trees and forestation and I have acted to preserve and enhance the trees on my own property, but the proposals put fourth are overly punitive and being dictated (at least in part) by those who have no stake in the matter.
18	It appears the city is not really managing the trees but putting them ahead of the safety of the residents.
19	I agree with most, but have a problem with what is considered a significant tree.If a 100' plus tree is located close to a house and 300 lb branches are coming down during storms the only thing significant is the Danger!!
20	Trees on private property are the responsibility of the owner and best to leave it there. The owner should be able to cut and plant trees on private property as desired without government involvement. Education about trees and conservation etc is recommended. Most owners are responsible enough to replace removed trees with new plants/trees.
21	You're going after individuals who may cut down a couple of trees - this is bad enough already. But you don't have any say with developers! Don't you remember the trees in the Dominion Triangle? Go to the parking lot of the Wal-Mart and tell me there shouldn't be a healthier tree-to-cigarette butt ratio.
22	I think there are better ways to spend money than on a city wide tree data base, registering trees and celebrating tree. This is going way too over the top.
23	too strict

### Do you have additional thoughts on how to enhance protection of trees in our community?

1	Monitor new trees. I have seen 50% die in Hyde Creek's new trails
2	This will discourage people from planting trees. I know I would not have planted so many if I knew it would cost me so much later.
3	Ensure the process is timely so people are less likely to obtain necessary licenses
4	We need small trees. Tall trees cause all the problems.
5	Too many regulations already
6	What is the cost to enforce?
7	What happens if trees are 120' high beside a neighbouring residence. It poses dangers to the surrounding area if it continues to grow. These trees should be part of an assessment to determine if they are still safe.
8	Port Coquitlam has good bylaws with regards to tree management, adding red tape just means some people will cut them down without permits...
9	I don't think it's required
10	Protect the forest trees, the park trees, and the trees on city and public properties.
11	Developers should be encouraged to try and utilize existing healthy trees and plants when developing new.
12	Removal should be on an individual basis.
13	I think remove of trees smaller than 8" is OK.
14	You should only remove trees if they are a danger to the community
15	Too much power and eventual funds for the removal of smaller trees
16	Ensure areas where trees are being planted can reasonably sustain the growth of the trees so that new trees are not dying out in their first few years.
17	Watering new trees by city
18	Protect trees on adjacent properties to new development. Make sure they are not being damaged

	by construction.
19	If dangerous trees are removed then there must be a way of finding replacement for them as not to lose tree numbers or canopy.
20	It's a thinly veiled cash grab
21	If permits are required they should be able to be obtained quickly and without undue delays. Perhaps even online.
22	Commit to better public education over the years. Use the local electronic billboards to teach tree facts and the benefits of urban forests sight statistics about how trees save people money regarding air conditioning site how trees add value to homes in neighbourhoods with mature canopies. Keep educating. Put articles in newspapers and magazines push information through social media. Permits just make people act outside the regulations. Educate, educate, educate.
23	The permit fees are way too high and too much. I disagree with lowering the limit. There is nothing wrong with the 8" limit for bylaw exemption.
24	The policy needs to be more specific (listed out) for types of trees that this applies to. Some types of trees are not good horticultural neighbours and dwarf or strangle our native trees those we wish to promote. Be more specific on which trees need permits and less stringent on trash trees to allow large diameter removal of trees that are not beneficial.
25	Every tree has its merits good management is a must to a good neighbourhood .
26	There should be an exemption to this proposal to exempt trees that are within 20' of homes or structures.
27	Don't plant species that attract aphids and other pests; I don't want insect juice all over our kids and cars
28	Leave the small trees alone (no permits for cutting) and actually manage the large trees to keep the dangerous trees in control.
29	Protect the ones on city property and leave those on private property to their owners.
30	We have to watch aging trees as well
31	Education programs
32	I think the city needs a more proactive system to find and remove hazardous trees, something that isn't so bureaucratic. I'd rather skip the permit than have someone killed by a fallen cottonwood because some paunch in the front office is delaying the paperwork.
33	Lessen bureaucratic "red tape" by continuing to exempt hazardous trees from the bylaw. As long as a certified arborist deems the tree hazardous or in imminent danger to people or property, then the city should be satisfied that expertise advise/opinion has been rendered in due course and fair process.
34	The diameter should be smaller (ie., people should have a permit for a 10cm tree or larger)
35	Educate on the value of tree retention
36	Increase fines significantly
37	Lately, it's not often I see a homeowner removing trees on their property but I do see developers completely clear a lot when they tear a home down. There has to be more done to prevent this.
38	Allowing removal but requiring replanting should be required. A home owner should have some control of their property but we can't end up having a treeless landscape either.
39	Increase education on advantages of trees and how to maintain trees
40	Get rid of cottonwood trees. They are invasive and garbage.
41	It would be great if we could specify certain trees by size as some have different root structures that can be more hazard prone than others
42	Managing large trees on personal property is a challenge and costly.

## Do you have additional thoughts on tree replacement?

1	New developments built around trees
2	If a lot has sufficient trees then owner should not be penalized. Go after house with no trees at all. We have most of the trees for the neighbourhood, so I think you need to consider different circumstances per site.
3	Type of tree (species) should be identified to ensure the replacement is appropriately compensated. Consideration should be given to where trees should be purchased from to ensure quality trees are purchased
4	We have amazing views on top of Mary Hill. We do not need to kill these views with 50 foot plus trees.
5	Add tree planting requirement to offset any permit request that pollutes
6	\$200
7	How is it going to be ensured and tracked that the \$500 is actually used for trees and not just added to the general revenue?
8	Maybe a suggested price range or donation minimum is a better option instead of a flat set fee.
9	Trees become a problem when planted too closely to buildings and damage them. There needs to be flexibility in how it's applied
10	Every tree has a natural life span. Having already dealt with a bad neighbour whose tree fell across my property I feel the rules of who's responsible needs to be looked at. I had no say in the diseased tree being there but somehow it was my responsibility after it fell over.
11	Try and keep some of the established tress. As I watch Burke mountain being stripped. Riverview ground trees are being destroyed. We are becoming a pavement town. I have lived in the area my whole life. I am sad to see all the heritage, such as trees being removed
12	Great idea
14	The cash amount could be higher when single family lots are rezoned multiple.
15	Trees should be of equal style or stature at maturity
16	Replacement trees should be selected with wildlife in mind and be relevant. For example. a dwarf Japanese maple is not a replacement for a 40 or 50 cm fir tree, especially if it's pruned to a stub every spring.
17	On private property it should be the will of the owner
18	I would make it 2 per tree cut and 3 if it is a significant tree.
19	Focus more on planting in parks and less on what people do on their private property!
20	Perhaps 2 of the gifted trees from the PoCo garden club that have now died and have been removed from the Blakeburn Lagoons should quietly be replaced.
21	Removal/planting should be handled on a case by case basis. There are situations when policies/by laws do not always align.
22	We need to ensure trees are being replaced in developing areas that will provide suitable shelter for birds and small wildlife.
23	The city must use that cash to replace trees in the city so the numbers are kept up .
24	Tree replacement is fine if it is on city owned land but this is not appropriate to impose on people's private properties. The more paved the yard, the less the penalties. It seems like the city is seeking to penalize people with trees.
25	Protect and look to the Riverview site trees as a source of tree stock replacement seedlings. Demand that these trees be protected so that we have inexpensive access to this replacement stock and keep these trees for their world recognized horticultural seedling values.
26	Who decides if replanting is not feasible?
27	I agree, however, the cost should be flexible based on the tree
28	There are enough trees in and around the city people who like trees should be made to keep them within their own property limits and don't intrude on neighbours property ..
29	Unless the tree is a threat to falling or root damage to house, or is a damaged tree, it should require cash in lieu
30	Plant only female trees until there is a balance in nature.
31	Plant more in public areas don't plant heavily rooted trees that uproot the sidewalk and make the walk way unsafe.

32	I am concerned that there will be opinions coming in from residents who do not have to deal with trees on their property either because they are in condos or because they simply do not have trees. In this case, we will have individuals giving opinions on policy that they are not affected by and dictating the laws created for those of us who are affected.
33	No
34	One out, two in. :)
35	If somebody is trying to get rid of a nuisance tree why are you forcing them to grow another one in place. Also.... How are you going to find space for the trees cut for commercial lots?
36	There seems to be no mention of using native trees. Or does Council like having hundreds of invasive cottonwoods that snap in the wind over the highway?
37	This needs to be enforceable, and backed up by Council and Bylaws and actually enforced!
38	Depends on how many trees the property contains. One could remove a nuisance tree and still have many more significant trees on their property.
39	Replacement trees on property ought to be vetted by city so invasive or useless trees are not planted to skirt the new bylaws
40	If I can plant one tree on my property after cutting down a significant tree, can I pay \$250 to plant the 2 <sup>nd</sup> tree elsewhere? What if someone cuts down a significant tree, then replaces it with two trees and doesn't care for them, essentially letting them die in a year. Where does that get us?
41	Common sense case-by-case instead of strict blanket policy
42	Properties that are being developed (I mean single family home lots where a home is torn down and a huge one takes its place) need to have special care taken regarding tree removal and replanting. From what I see on the north side of PoCo, many of the new homes are so huge and take up so much of the lot that this isn't enough space for a tree to grow to its maximum. This is a shame because then you may end up with a lot of dwarf trees which only provide a low canopy. For these instances, I think the replacement building needs to be built so that enough of the lot is left to allow a regular-sized tree to grow.
43	Some trees shouldn't be replaced due to over planting
44	Love this idea
45	In some locations, trees are too close together
46	Trees can be moved, larger trees can be bought for replacements.

**Do not agree [with requiring replacement trees]? Please explain why.**

1	Should only be if they do not have several other trees already
2	Yes we need new trees but not ones that grows to 50 plus feet in height.
3	It's my choice as a home owner if I want to replace trees.
4	Can it be replaced with a fruit tree?
5	Most trees are cut down due to the home owner wanting more room in their backyard or to avoid intruding roots. if a tree is in a locating that is unsafe too. So why would we need to plant another tree...especially if we wanted more of a back yard for the kids to play in?
6	Port Coquitlam has good bylaws with regards to tree management, adding red tape just means some people will cut them down without permits... or avoid paying the cash in lieu.
7	Each case is different and a replacement tree may not be feasible.
8	I would agree except in instances where trees that were meant to be small have been allowed to grow large and have become an untidy mess or eyesore and the land under and around unusable, they should be able to be cut and a few planted in their place.
9	I would need more info before I could support this. If the requirement is another tree in the exact same spot then no I do not support it.
10	We live in the Mary Hill area where the trees are getting huge. We need to take out numerous trees because of their size and we would not want to replace them because there are already so many others in the yard. We love our trees but are at a point where we have to take some out. I think this should be handled on a case by case basis.
11	Buying a house is expensive enough that we should be allowed to manage our land.
12	People come to this region to look at our nature. We wouldn't be able to show this aspect of our country if we don't replace the trees.

13	Only on city property
14	Too costly
15	Personal properties should not be required to adhere to your personal ideas of what neighbourhoods need to look like. Trees in parks should be protected but trees on personal property is not the cities responsibility and is an overreach.
16	Replacing a tree should be on a case by case basis. If a tree had to come down due to safety reason or the tree was dying, then replacing should be exempted. If someone is clearing a lot to build a monster home and removes significant trees, then yes replacement trees should be enforced or pay cash in lieu.
17	That is an enormous sum of money to pay for someone who has different ideas for landscaping their yard. It is an intrusion onto our properties and a very obvious cash grab.
18	As long as it is practical. Do not require a replacement tree if the area or soil or environment will not promote a health tree growth.
19	I agree that the replacement tree scenario works for developers, particularly for large developments. How is this fair for individual property owners? Those who have multiple trees on their properties will always be required to have the same number of trees or more, but those who have never had trees will not be required even one tree?
20	Trees planted before the home owner moved in have no value to the new homeowner and are left to fend for themselves causing grief for the neighbours because the new homeowner does not care for his property .
21	I agree with the premise, but If I plant a tree on my property, why does this become ownership of the city?
22	If I am removing a tree from my property, it's because I do not want the tree. Requiring me to replant a tree on my property is counterintuitive.
23	Trees are being removed for commercial lands and the residents are being penalized. We are forced to keep trees while more land is being paved over for commercial businesses.
24	Sometimes a tree is diseased and it needs to be cut down but the stump would not allow replacement trees
25	Leave it to the owner.
26	But... where do these trees come from? Will they be cared for or allowed to die?
27	If tree is on owner property they should not be liable for replacing..
28	I very much like the idea of ensuring of replacement trees for those cut down. But I am unclear of some parts. If I had to cut down the significant tree on my property, but there wasn't enough room for two trees to be planted, where could I plant the second tree? Putting two trees too close to a building or too close together makes for unhealthy trees. Maybe specify an option of planting a tree somewhere else in the area. Also, what kind of trees are being planted? Can someone cut down an 80 foot tree and replace it with a variety that only grows to 20 feet? What size of tree is required for the replacement to start with? Is there any requirement to replant the tree if it succumbs in the initial growing period?
29	In new developments overplanting causes trees that grow too large for the development. Thinning out and removal of some trees is necessary for maintenance of underground pipes and foundations.
30	Fee too low. A replacement tree cost needs to be in line with the market rates. I cut down a big tree and replace with 2 saplings doesn't make sense. Onsite bylaw assessments need to be part of the process.
31	Should only be if they do not have several other trees already

**Do not agree [with providing a cash-in-lieu of replanting option]? Please explain why.**

1	Developers etc would use this as a loop hole. too weak.
2	Penalty for those who planted trees already
3	Just a tax on trees we planted years ago that got too big for the lot.
4	Trees not money
5	If there is a legitimate reason why a tree needs to be removed and cannot be replaced making a person pay \$500 seems unfair. If it is a choice to not replace then the fee make sense. A policy would need to be made on what situations qualify for no fees though.
6	We are doing reno's next year and following this plan we would have to pay \$2500.00!! YIKES!!
7	No way to buy their way out
8	It's just another cash grab. Again, it is my property. I pay my taxes to the city for services not to be dictated to. If I wanted to live in a strata, I would have chosen to rather than buying a home.
9	I agree, but the price is too high
10	I don't know of any tree that costs \$500.00. if the cost of that cash in lieu was lower then you can add that cost to the process of a permit and the city can buy another tree and plant it elsewhere. I say max of \$100.00
11	Port Coquitlam has good bylaws with regards to tree management, adding red tape just means some people will cut them down without permits...
12	Home owners having to pay for a permit an arborist and a replacement fee is a lot. If there is a mandatory fee then unhealthy and dangerous trees may not be removed because of the cost.
13	We pay enough as it is.
14	Enforcing a fine would be an added cost. Some people will not care about the fine.
15	Trees are good for the environment, air filtration. Cash is definitely not the right incentive. Cash instead of trees is ridiculous.
16	Trees are more important along with the wildlife that will live there.
17	Case by case seems logical.
18	Cash grab
19	Developers would take advantage of this
20	It's simply a cash grab to attempt to bully people into decorating their yards so that they meet your idea of what neighbourhoods look like. This would simply penalize individuals who simply want their homes to look and feel the way they want it to.
21	Developers should be replacing trees that have been cut down. The cash in hand would be used to pay off another bill. People should be able to replace trees at a discounted price, and have proof that a developer has paid for it.
22	Depends on the case. I think cases need to have a VERY GOOD reason to not replace a tree, not just superficial.
23	Only agree with cash in lieu if person is removing trees to build monster homes, let in more sun, improve view and does not want trees in their yard.
24	I don't feel that planting a tree on public lands ensures forested areas in neighbourhoods
25	Plan for trees
26	The new tree should be planted
27	Design around the requirement to replace trees. It can be done. and it demonstrates the developer's commitment to meeting the community's objectives. The cash instead approach lets developers off the hook for maintaining the feel of the neighbourhood. So they have to work harder. We all work hard.
28	This is a money grab by the city and a very pricey one at that.
29	Cash is by nature a buy off. Allowing a buy off will not provide replacement trees especially if the payment goes into general city revenues.
30	The cash in-lieu should not be seen as an alternative to replacement in my opinion
31	It should be a tree for a tree, not for cash.
32	Cash-in-lieu for development companies will only be seen as a cost of doing business. Cut down all the trees & pay cash-in-lieu; they can probably build easier & profit more with less trees to deal with anyways. Individual property owners with multiple trees will have to pay to let a little sunshine into their card, while their neighbour with no trees pays nothing. Explain how this is

	fair?
33	I feel like people will just pay the fee to avoid the hassle of replanting
34	It may appear like it's another form of tax or revenue stream
35	its just another expense for people who dont give a dam about their yard .
36	Cash in lieu is just a tax grab. If it's not feasible why further punish a tax payer?
37	Because rich developers don't care and will just pay to ruin our trees
38	Cash grab
39	You just love to collect money, don't you
40	Paying the city \$500 to plant a tree is incredibly punitive!
41	Too easy to cut tree, if I have a million dollars for house, I can't care less to pay a small fine to get a tree out
42	It should be mandatory, people have the money to the fine, they don't care. Replacing the tree will obligate the house owner to keep trees. Some community have more rocks on their front yard then green area. It looks horrible and defies the purpose of new regulations
43	Money won't replace trees. It is like selling a non-refundable asset
44	Not necessary
45	Developers are cutting down far more trees than citizens. All the developers will do is pass on their costs to the residents.
46	Unless there is demonstrated extenuating circumstances, property owners should not have the lee-way to "buy" their way out of the bylaw.
47	If tree is on property owner should not have to pay to replace it.
48	Not feasible for private property. Developers will only pass cost along to already unaffordable housing prices.
49	Unless the money is being used to replace the tree somewhere else it defeats the purpose of ensuring we maintain our ecological footprint.
50	Sounds like a cash cow for the city manager who is already paid too much
51	It's the easy way out.
52	Replacement should be the rule. Cash \$\$\$\$\$ and a higher fee only in exceptions. What rules and guidelines does the city need to follow?
53	Cash grab

### Do you have additional thoughts about significant trees?

1	Removed for development? Ridiculous!!!
2	There may be cases where significant trees are worth keeping and development should plan around them or accommodate their protection
3	Trees that pre-exist should be protected if possible.
4	Put a plaque at each "significant" tree to explain this significance.
5	Developer could poison the tree, to make it hazardous
6	love them
7	Port Coquitlam has good bylaws with regards to tree management, adding red tape just means some people will cut them down without permits...
8	They should be in parks or public land only. For example, my neighbor has several very large trees that are likely damaging the drainage around his house. If he chooses to remove them, he should be allowed.
9	Once it's deemed historic you'd never be able to remove it. The protesters would wait until iyt fell and killed somebody before they'd admit it needed to be removed.
10	I don't think they should be allowed to cut them for development.
11	Protect instead of destroy
12	I feel that retaining significant mature trees such as Douglas firs can backfire when a lot is redeveloped because within 10 years or so they may be removed because they grow too close to the new building. Perhaps this works for different types of tree.
13	Significant trees shouldn't be looked at as individuals but rather as forests
14	Yes, let's stop cutting them down everywhere.
15	Should not be the city's say

16	Cottonwood trees should be considered a hazardous tree
17	Our home is 50 years old. The original owners lined the backyard with trees. These trees (Douglas Fir) now sit on the property line, and one tree on the end is a cedar, with its trunk split in two. It needs to be taken down, however, I am worried that the trees sitting next to it will be impacted by this loss, and will need to come down as well. One of the Douglas Firs looms straight over our bedroom. The additional thought about these trees is the fact that our green waste is 2-3-4 times the amount that new yards have, and yet we do not have the green waste collection long enough to deal with the constant needles/limbs that break off.
18	Home owners and developers removing significant trees need to either replace or pay for the replacement tree within the city
19	Who decides what is a "wildlife" tree? I think this specification is too vague.
20	The current definition is more than adequate.
21	Before a significant tree is approved to be removed for financially motivated development the development's design should be subjected to a peer review to ensure that the development could not go forward while retaining the tree. The development should also be of some significant societal value if multiple significant trees are to be removed. Not just monetary returns.
22	Should there be stronger laws about preserving significant trees if possible in a new development area?
23	Native trees are ok not imported trees like Christmas trees that are not native to the area
24	Different species grow at different rates, a 2' diameter pine tree is significantly older than a 2' diameter Cottonwood Poplar. The proposed premise is good but some species should have different rules.
25	The species must be identified
26	I have a large tulip tree in my yard. It is not a native tree. We planted it 44 years ago. I still enjoy it and apparently other people too. That doesn't mean I want the city to tell me what I can do with it. I don't remember the city helping me pay the thousands of dollars I have paid over the years for pruning.
27	Big large trees if not properly maintain are a hazard during wind storms and winter.
28	I agree that we should protect rare and historic trees. However, dictating that any tree with a base diameter of 60cm be deemed "significant" is not good policy. Quite frankly, this coupled with the proposed \$500/tree also proposed appears to be a money-grab. Absolutely make policy for new developments, but for those of us in established homes, this is restrictive and punishing.
29	Who determines what is meant by "Significant"? If you can afford it any tree can be declassified. Not a significant piece of legislation .
30	Some trees are a great nuisance in that they fill gutters and drop over the yard. An owner should be able to remove any tree from his own property without the interference of city hall who keeps encroaching on our freedoms. If more trees are wanted then plant them on city property.
31	the diameter should be even smaller.
32	What are the guidelines for removing a significant tree for development of a garage, laneway home, residential addition?
33	All trees declared significant
34	Can we encourage significant trees in other ways besides just discouraging people from removing the existing trees? What about a reward for planting and nurturing native trees? What deems an unusual specimen tree?
35	I love that this is being proposed because once these trees are removed it would take years (or even a generation or two) for replacement trees to achieve the benefits of what was lost.
36	Cash in lieu is just a tax grab. If it's not feasible why further punish a tax payer?
37	Because rich developers don't care and will just pay to ruin our trees
38	Cash grab
39	You just love to collect money, don't you

### Do you have additional thoughts on tree permit fees?

1	Should not be allowed to cut any trees on your property unless diseased. Your property is shared with neighbors and the community. If city must allow a cut fee should be much, much higher and with the \$ new trees planted, somewhere.
2	Fee too high, penalty for those with trees
3	New Fees are too high. You are penalizing those who have always planted trees.
4	Fee seems a bit high and might deter people applying for one
5	Developers should pay higher fee if removing multiple trees particularly larger trees.
6	Property owners should be able to remove 1 tree per year w/o exorbitant city fees
7	Could be higher
8	I don't think it should cost money every single time you want to remove a tree. Home owners should be able to easily manage one tree on their property without having to jump through hoops and deal with red tape. This seems overly restrictive.
9	I would suggest \$50/per tree
10	Port coquitlam has good bylaws with regards to tree management, adding red tape just means some people will cut them down without permits... to avoid paying high fees
11	It can already be challenging dealing with neighbours that have large trees and don't deal with them because of the cost of an arborist, adding more fees will add to the problem
12	Just a tax grab. Why do I pay taxes?
13	I do not agree with the increase in fees because we have a yard full of trees and some must come out. It is very expensive to get a tree removed. I think the city should continue with the one free tree per year policy and the existing fees.
14	Cutting a tree is already very expensive, requiring higher fees for a permit is just hitting people harder and discouraging them to ask for a permit.
15	The fee seems a little high if it is incorporated with the replanting proposal.
16	Cash grab for looking after your own property. Permits yes, fees no
17	I think all trees should have a fee
18	Higher fee for removal of more than one tree. \$20 or \$25 is not much.
19	Price should be 150
20	Removing trees should be a few as well as having a reason and not just wanting to. However if a tree is endangering your property then the cost should be covered by the city.
21	Enforcement. Discourage the notion that violating the bylaw is trivial.
22	Exhausting policy is adequate.
23	On private property there should not be a need for a permit to dispose of a tree
24	You must be joking----more fees for chopping down your own tree
25	This needs to be enforced and the funds need to be used effectively to offset the carbon emissions produced from cutting down trees.
26	Fees should be higher
27	This is a cash grab. I have 20 + trees in my backyard that I would really like to see the bulk of them gone, and have them replaced. I cannot believe for a second it takes this amount of money for processing permits. I also do not agree with the city tree planting and subsidizing the developers' pockets. There should be development charges placed on developers to replant trees where they have scalped the land.
28	Although if the tree is deemed hazardous the fee should be waived. It's not fair to charge someone for something out of their control.
29	I feel the trees should also stay in the city as the fee is so minimal and the trees can be used in our classrooms
30	Fees for more than one tree per year is fair
31	I am not sure if we should have a fee for a city service that should be paid for with our property taxes. Could we have one free tree every 5 years, every 10 years?
32	The current system is fine and there is no need for the city to bloat its bureaucracy and grab more fees from us. This part of BC is already insanely expensive to live in.
33	The fee will make sure that the owner even if residential really believes that the tree needs to be removed or replaced. Sober second though trigger is good.

34	Why no distinction between single-family lots and development lots. \$100 per tree is insignificant for developers, not insignificant for single-family lots. Also, penalizes those who already have multiple trees, no penalty for those who have never had trees. Why?
35	There should be a way to get problem trees removed the city should check trees that are causing concern like growing through service wires to neighbours house and to street lights
36	I don't believe 100 dollars is enough of a problem for people or developers who want to remove a tree. It could be more.
37	Higher permit fees just cause people to not get permits. If you want compliance, keep the fees lower. Also, I don't care what other municipalities are doing. Maybe charge \$100 but give free dumping with a signed permit?
38	This is tough, what if it's a problem tree
39	I agree with the higher fee but feel the one free tree per year should still be part of the new plan.
40	Retain existing fee
41	As I said before, who's got the money?
42	First tree should be without cost. It is going to be expensive to have an arborist cut the safely dispose of the tree already.
43	Money grab
44	Again, I fear community feedback is inappropriate here as the feedback is being given by those unaffected by the policy. Current permitting system is sufficient.
45	No
46	The costs are too high. Working people pay the same for some scrubby piece of bush as a Douglas Fir. Just silly !
47	The more power is centralized in city hall the more it costs their residents. It is not necessary for city hall to be in control of trees that are on private property.
48	Current by-law is fine
49	No permits needed.
50	People are cutting trees quickly now to avoid the fee. A phase in would have been smarter. Also, these fees are punitive. Developers will simply pass them on to the residents who buy their properties. That, and there are no incentives to care for trees, just City Hall cracking the whip against our backs.
51	Without a fee people will not think twice about cutting down a tree - even though the fee is small compared to the worth of the tree, it might make them stop and think.
52	Should depend on how many trees are on the property.
53	Permit fees should be in the thousands of dollars especially for fruit bearing trees
54	It is really confusing what is a bush and a tree. I think you should clarify the bylaw, I have rhodos that are tree like according to the bylaw.
55	An unreasonable fee for private property owners. Getting too controlling of what a person can do on their property in Port Coquitlam. Time could be better spent on more disturbing things than removing a tree!
56	The development properties need to be charged more for tree removal.
57	Fee is too small
58	It is too high
59	Increase fines for failure to get permits
60	Cash grab

### Do you have additional thoughts on tree bylaw compliance?

1	\$4000 for a late payment? Why would a drunk driver have less of a slap on the wrist? Doesn't this seem a little high?
2	How is this enforced, neighbours telling the city? Cannot rely on this.
3	Costs too high
4	Again penalizing those with trees.
5	Double fines for repeat offenders increasing with future contravention events
6	What about City employees? Are they exempt? I hate what they did to the Wilson Centre trees.
7	Seriously just another cash grab.
8	Thank you
9	Thing is, PoCo is terrible about bylaw enforcement. So this is a good proposal but are there actually resources to enforce?
10	For developers this is ok but not for homeowners
11	Our trees are being thinned out. I can only hope we can save some significant trees sooner than later
12	it is to bad the city did not adhere to its own policy at the new res center, should have to pay massive fines
13	The fine must be significant and much higher, \$1000 is pocket change to a developer, make it \$10,000 for illegal removal.
14	Cash grab
15	Make it 5. Port Coquitlam should aim to become a leading city on this topic.
16	Penalties need to be rethought too harsh
17	It happened last year in Vancouver & recently in Surrey, where trees where cut down and they should not have been. How about accountability with the tree company & with a city official that the trees planned for removal are in fact the correct trees. As well, the trees cannot be cut down until the fee is paid in advance to the city. Again, this is a huge cash grab for late payment. How about we fine the folks that can be bothered to lock up their garbage cans, that would be some real money in the cities pockets.
18	Businesses (tree cutting companies and developers) should lose ability to operate in the city if they continue to violate bylaws. Greater fines should be in place for cutting trees during nesting season.
19	Fines need to be high, a developer won't care
20	Another cash grab
21	I don't really agree but I am not going to say that. What I will say is : A fine for not displaying a permit????? \$4000 late fee??? First. Fines like these punish wealthy people much more than less fortunate people. This is a regressive approach. Do the hard work of educating people as to why there are rules. Educate people about the importance of trees and why the city wants to go this way.
22	It is ridiculous that a simple homeowner who has had trees for decades faces the same penalties as the wealthy developers. A person selling drugs on a first offence suffers a lesser penalty than a homeowner.
23	No
24	Who decides what's a significant tree .
25	I think the penalty should be higher for better enforcement
26	Lower the fees on permits and less people will break the rules.
27	The city hasn't enough staff or budget to enforce this. Waste of tax money
28	Drop the bylaw
29	The government is to look after vegetation on public land on behalf of the people the government employees serve.

30	Fines are too low for no permission tree removal. For oversea buyers a 1000 dollars is nothing to the total cost of house building.
31	Fines should be much higher
32	I think that education is important. Contractors that operate in the city should be required to inform residents when getting quotes for removal.
33	Fine tree removal companies as well as the property owner. Too many companies deem the tree hazardous for no reason

### Do you have additional comments on this topic?

1	My mind is full of additional comments on this topic but lets start with the feedback already given.
2	if neighbour has to report non-compliance it must be anonymous.
3	would be better to have an open conversation, supply an arborist to explain if tree should not be removed
4	You should be going after those with no trees.
5	Please publicize the changes, especially Make clear when a permit is needed. I recall many years ago as a new homeowner it never occurred to me that I would have to apply for a permit to cut down a tree on my own property. (I get it now)
6	On top of Mary Hill the city has planted some trees that have grown to ridiculous heights. Yes we need trees but why plant trees that grow to 50 plus feet?
7	Tree planting credit for non-profits, to be applied to various fees.
8	We love trees and we have plenty however, it should not be up to the city to decide what we do with our trees that we own on our property.
9	Higher fine
10	Again, ensuring that the money collected is actually used for trees and not something else
11	Maybe we can try and save the Maple Creek again. Just before the newer building on Burleigh was built. There was salmon in there finally. The development took out the river rocks and placed decorative rocks and took all the foliage out. Before that the owners of the property on Bedford were fined for cleaning up the creek. They contributed to the creek being accessible. No one cared then once the soil was turned for the new building and tax dollars. The salmon have not come back. It is at the end of the line.
12	Do not agree with cost-in-lieu program. Too easy for tree cutters and hard to track dollars given to City.
13	No
14	It is great that PoCo is taking action with this very important issue. Deforestation and tree removal is a large contributor to climate change. We should not hesitate to put these policies into action.
15	the city should financially help residents remove large trees from their property and add cost to tax bill as some residents cannot afford the costs yet the tree could be hazardous
16	Please understand, the reason Coquitlam has the tree it does is because everyone wanted to live close to city center. Now that's no longer feasible Coquitlam and other surrounding districts are becoming densified. Don't make Coquitlam another Vancouver
17	No
18	Why are there no exemptions or limits for single-family lots which already contain multiple trees? Example, my property has at least 6 trees which would fall within the new bylaws. Maintaining these trees, removing them when required, even when they age & become hazardous, will require fees, arborist visits and replacement trees. My neighbour, on an identical lot, has no trees, only grass. They will never be required to contribute to the tree canopy requirements of the city in any way. This is illogical? Why are tree-owners being penalized but those who have never had trees not being required to contribute?
19	City should contact property owners in reference to trees that infringe on other peoples' property .
20	The bylaw needs to be widely advertised so homeowners know.
21	As a thirty year home owner in Port Coq. I believe that too much time and money has been wasted on this topic.
22	Implement an annual tree buying program for PoCo residents just like in the city of Vancouver where residents can buy from the City an approx. 5 feet tree (several species to choose from) for

	only \$10 (you carry).
23	Good luck on following through with the bylaws. Currently there is little to no bylaw enforcement.
24	The new policies do not go far enough to protect trees and our health
25	There is too much emphasis on penalties for removal. There should be more reward and encouragement for planting and maintenance.

### TREE OPEN HOUSE SUMMARY OF KEY COMMENTS

- Most attendees supportive of most or all of proposed measures
- Some perception that current procedures inadequate to prevent tree canopy cover loss
- Proposed amendments may increase liability/cost of current homeowners with trees
- City funding to assist those affected was suggested
- Increased protection of trees important to maintain air and water quality
- Concern raised of increased regulation of private lands
- Questions raised over whether cash-in-lieu funds would be used for planting
- Lower fees suggested for single tree removal with substantially higher fees for additional trees
- More City tree planting requested
- Higher penalties suggested for repeated contraventions of Bylaw
- 3:1 replanting requirements raised as an option to increase canopy
- More aggressive canopy targets recommended

### OTHER CORRESPONDENCE: Input from PoCo Heritage Tree Group submitted November 5, 2017, resubmitted June 19, 2018

#### Tree Management Policy for the City of Port Coquitlam

##### Public Lands

A comprehensive Tree Policy, including a Tree Management Plan should be developed for the management of trees on public lands within the City of Port Coquitlam. Public lands may include but not be limited to: parks, natural and riparian areas, road allowances and boulevards, easements and all other public holdings. The public urban forest includes all trees present on public lands. The Tree Policy must first and foremost recognize the importance of trees on public lands as a valued public resource.

##### Canopy Cover and Tree Retention

The Tree Management Plan should endeavour to ensure preservation, health, and long-term sustainability of trees in the public urban forest and strive to attain a minimum overall canopy coverage within the City of Port Coquitlam of 30% by 2035.

A verifiable measure of canopy coverage should be generated and reviewed annually.

An action plan should be generated with respect to tree planting on public lands to ensure the canopy coverage goal will be met or exceeded.

Diversity and sustainability of the public urban forest should be enhanced by planting a variety of species suitable for each specific location.

Maximizing tree retention should be a priority in the planning stages of development on public lands. Transparent processes and decision strategies should be implemented and should include respectful and meaningful stakeholder consultation.

##### Tree Inventory and Maintenance

A comprehensive tree inventory for the purposes of tree maintenance, management and replacement should be developed.

An inventory for Trees of Significance and Heritage Trees should be developed. Such trees should be subject to routine monitoring and maintenance.

An inventory of public lands designated as 'alternate areas' for suitable for tree planting should be developed. A list of suitable trees for each location should be developed.

### **Tree Pruning and Removal**

Removal of any tree(s) on public land is permissible if they pose a hazard or are at risk of failure. A certified arborist's report should be generated and be made publicly available.

Tree(s) on public lands may be removed during development, only after options for maximizing tree retention have been considered and determined not to be viable.

The value of any tree(s) removed must be assessed and factored into the cost of development and be publicly disclosed.

All information concerning removal of trees on public lands and value of such trees should be communicated to Mayor and Council and made publicly available prior to development plans proceeding. Mayor and Council shall then make the final decision regarding approval of such development plans.

All decisions with respect to tree removal on public lands should be recorded and maintained on file for a minimum of seven years.

Where tree removal on public lands is deemed necessary, appropriate replacement trees should be planted either on-site or in a designated 'alternate area'. The goal of the replacement tree(s) should be to meet or exceed current canopy coverage.

Risk of impact on trees in proximity to development should be mitigated through well established procedures to ensure protection. Staff should be competent in use of such protective procedures.

City staff or contractors carrying out work including pruning (aerial or root) or any other action which directly or indirectly impacts trees, must be competent and use only approved methods.

### **Trees of Significance and Heritage Trees**

A clear definition of and criteria for 'Trees of Significance' and 'Heritage Trees' should be established and formally recognized by the City of Port Coquitlam.

A procedure should be established to enable nomination and formal recognition of such trees. Recognition of Trees of Significance and designation of Heritage Trees should be recommended by the PoCo Heritage Tree group and approved by Mayor and Council. A list of Trees of Significance and designated Heritage Trees should be made publicly available.

Trees of Significance and designated Heritage Trees should be inventoried, and receive adequate and routine monitoring and maintenance.

Such trees should merit a higher level of protection and should only be removed if deemed to be a hazard, or under exceptional circumstances. Exceptional circumstances for removal of Trees of Significance or designated Heritage Trees should be presented to Mayor and Council and be made publicly available for review. Mayor and Council should make the final decision regarding removal of any Tree of Significance or designated Heritage Tree.

### **Compliance and Enforcement**

Penalties should be imposed for the unauthorized removal, pruning or damage of any tree(s) on any public lands.

Compliance should be achieved firstly by way of education, awareness and incentives, and secondly by way of penalties and enforcement.

Sufficient City staff and resources should be allocated to carry out all actions with respect to tree planting, maintenance, and compliance.

### **Tree By-laws for Private Lands**

Tree By-laws should be reviewed, and amended if required, every three years.

### **Tree Removal and Pruning**

Trees on private properties may be considered for removal if they are deemed to be a hazard to safety, damaging to infrastructure, an extreme nuisance or under exceptional circumstances as supported by a certified arborist's report.

The cost associated with the loss of healthy trees, tree removal and tree replacement must be factored into the overall cost analysis of development projects. Options for maximizing tree retention must be considered at the time of application.

All trees to be retained on the development site, as well as potentially impacted trees on adjacent properties or boulevards must be protected.

Allowing a fee to be paid in lieu of retaining trees should be considered only after options to maximize retention have been considered and deemed not to be viable.

### **Permits**

Permits should be required for removal of any tree(s) (of a minimum designated size) from private land. Permits should not be waived in any case as they provide an indication of the number of trees removed over time.

Permits should be required for pruning of any Tree of Significance or designated Heritage Tree. Permit fees should be waived and pruning should be carried out by a certified arborist using approved methods.

Permit fees should be waived in the case of removal of trees deemed to be hazardous by a certified arborist.

An arborist's report is required to make a development permit application.

### **Tree Retention**

Any tree removed from private lands must be replaced with a tree or trees generating an equivalent or greater canopy coverage. If it is not appropriate to replace at the original site, then trees may be planted at a designated alternate site approved by the City. The legal owner of the property from which the tree was removed shall bear all costs associated with replacement.

Incentives should be offered by the City to encourage the planting of trees on private property. Such incentives could include provision of appropriate trees to the legal owner at cost and services associated with planting and establishment of the tree(s).

### **Compliance and Enforcement**

Penalties should be imposed for the unauthorized removal of any tree(s) (of a minimum designated size) on any private land. Increased penalties should be considered for unauthorized removal of Trees of Significance or designated Heritage Trees.

Penalties should be applied for the inappropriate pruning or damage to any Tree(s) of Significance or designated Heritage Tree(s) on any private lands.

Developers must pay a deposit with funds to be used if necessary to replace damaged trees. The value of the deposit must be correlated to value of the trees on-site. Subsequent infractions should result in increased penalties.

Compliance should be achieved firstly by way of education, awareness and incentives, and secondly by way of penalties and enforcement.

Sufficient City staff and resources should be allocated to carry out all actions with respect to tree planting, maintenance, and compliance.

All monies generated by permitting and enforcement actions should directly support the City of Port Coquitlam's Tree Management Plan.

### **Trees of Significance or Designated Heritage Trees**

Procedures to allow private land owners to place a covenant on legally owned properties to protect Trees of Significance or designated Heritage Trees should be established. Such a covenant would be initially established on a voluntarily basis and would remain in place for the life of the tree(s).

An inventory of Trees of Significance and designated Heritage Trees should be maintained by the City.