

Current Tree Protection Processes

A bylaw and permit process would impact a number of existing municipal processes. In some cases, the City already has tree protection requirements in place, but a bylaw and permit process would ensure tree protection is considered consistently any time work may impact public trees. The table below summarizes existing processes that occur close to public trees and how a tree protection bylaw would impact the existing process.

Activities	Department	Current Practice	Future State
Planning applications (Concept Plan Amendments, Rezoning, Lot Subdivision)	Planning and Development	Trees are flagged to the applicant. Applicant is sent information on tree protection.	No change – Tree permit would only apply to situations where work occurs around trees.
Demolition Permits	Building Standards	Applications are reviewed for trees. If trees are present, tree protection requirements are sent to the applicant.	Require a tree permit and permit will identify terms and conditions for working around trees.
Building or equipment moves (Relocation Permits)	Transportation	Permits are circulated to Urban Forestry. Urban Forestry assesses impact to trees and charges for work.	Require a tree permit and permit will identify terms and conditions for working around trees.
Driveway Construction – Vertical Curb (Crossing Permit)	Transportation	Applicant identifies trees. Permits are denied if within three metres of a public tree.	Require a tree permit and permit will identify terms and conditions for working around trees.
Driveway Construction – Rolled Curb	N/A	No permit required.	Require a tree permit and permit will identify terms and conditions for working around trees.
Additions, Vacant Lot Development (Other Building Permits)	Building Standards	No circulation to Urban Forestry.	Require a tree permit and permit will identify terms and conditions for working around trees.
Landscaping – Boulevard Curb Separated from Sidewalk	Sustainability	No permit required. Guidelines require hand digging with three metres of public trees. Do not allow for changes to grade. Do not allow anything to be attached to public trees.	Comply with guidelines – no tree permit required.

Activities	Department	Current Practice	Future State
Landscaping – Continuous Boulevard Curb Adjacent to Sidewalk		No Permit required.	Minor landscaping would not require a permit. Work that involved heavy equipment to remove soil, significant grade changes, excavation, installation of pathways and hardscaping, or artificial turf on City property would require a tree permit and permit will identify terms and conditions for working around trees.

Municipal Infrastructure Close to Public Trees

Curb and Sidewalk Repair and Construction

City departments interact with Urban Forestry on the construction of new curbs and sidewalks to ensure consultation when structural roots may be impacted (roots greater than 3” in diameter) or parts of the tree are impacting grading and require alternative design solutions.

The bylaw would require a permit, which would identify the public trees that may be impacted (and how), outline the approved work, help ensure consistency in tree protection, and clearly outline requirements for general contractors, and subcontractors.

Road Repair and Resurfacing

Pruning is often required to allow equipment to complete road repair and resurfacing. Urban Forestry coordinates with other departments to provide clearance for equipment.

Similar to sidewalk construction and repair, a blanket permit would ensure a consistent approach to tree protection from one year to the next.

Utility Installation and Maintenance

Current practice is for utility providers to contact Urban Forestry when trees are in conflict with a project. The primary source of conflict is space for equipment or infrastructure. The current state is primarily directed by tree-utility conflicts encountered in the field with potential for below and above ground conflicts (e.g., power lines).

The bylaw would require utility providers to acquire a permit unless provincial or federal legislation would not allow the City to require a permit. This would enable earlier communication on project design to minimize conflicts and increase collaboration.

Major Projects

Major projects interact with Urban Forestry to identify tree conflicts. Depending on the nature of the impact, different options are considered. Options include design alterations, changes to equipment specifications, and/or compensation/replanting agreements.

Work Done By the City

Where work is done by the City, the updated Trees on City Property Policy will require that the department doing the work does so with approval from the General Manager of Community Services, or their designate. This approval would be similar to the approval process for non-City entities done through the bylaw.

Estimated Number of Permits by Category for Work Close to Trees

Permit Categories	Number per year	Permit Type
Relocation	5 - 10	Tree Permit
Demolition	50 - 70	Tree Permit
Crossings (primarily driveway construction)	50 - 70	Tree Permit
Other Building Permits	60 - 85	Tree Permit
Landscaping	25 - 50	Tree Permit
Park Upgrades	10 - 25	Tree Permit
Road Resurfacing	50 - 70	Blanket Tree Permit
Water and Sewer	50 - 70	Blanket Tree Permit
Curb and Sidewalk	50 - 70	Blanket Tree Permit
Utility installation and maintenance	25 - 30	Blanket Tree Permit
Major Projects	5 - 10	Blanket Tree Permit
TOTAL	375-550	

The Trees on City Property Policy has effective mechanisms to help preserve trees and the tree protection bylaw will have many similar mechanisms, while other elements will be introduced to better align with other internal processes, best practices or stakeholder feedback.

	Trees of City Property Policy C09-011	New Tree Protection Bylaw
Authority	No authority identified	Authority identified
Tree Definition	50% or more on City property	50% or more on City property
Compensation calculation	Trunk Formula Method	Trunk Formula Method
Compensation	Damage Deposit or Insurance to cover the cost of tree damage	Insurance to cover cost of tree damage
Fines	No ability to fine for intentional damage or non-compliance	Ability to fine
Stop Work Orders	No ability to stop work	Ability to stop work
Permit Process	No	Yes