Town of Qualicum Beach
M E M O R A N D U M

TO: Luke Sales, Director of Planning **FOR**: Regular Council, October 7, 2020

FROM: Rebecca Augustyn, Planner

SUBJECT: Elizabeth Little Waterfront Park – Tree Assessment and Replanting Plan

RECOMMENDATION

1. THAT Council direct staff to proceed with tree removals and replanting in accordance with the October 7, 2020 Planning memo to Council.

PURPOSE

To provide a report and recommendations on the Tree Assessment and Replanting Plan for the former St. Andrews Waterfront Park.

BACKGROUND

In 2019 staff issued a Request for Proposals (RFP) for a consultant to lead the public consultation and visioning exercise for the former St. Andrews Waterfront Park. Council ultimately awarded the contract to Lanarc and work began on the project in June 2019. Public engagement lasted through the fall 2019 and into the winter.

On January 22, 2020, the draft concept plan was presented to Council at the Committee of the Whole. After consideration of the recommendations from Committee of the Whole, on February 5, 2020 Council adopted several motions addressing the overall plan, existing buildings, name and tree management. Since that time:

- The cabins have all been removed.
- The Town issued a Request for Proposals regarding the future of the former lodge building. As per Town practice, proposals will be reviewed in-camera.
- The name of the park has not yet been finalized and is pending further discussion with Qualicum First Nation.

This memo addresses the request for an arborist report and replanting plan.

DISCUSSION

Two tree assessments have been completed for the Former St. Andrews park. First, a general tree assessment was completed on every tree on the site. Based on recommendations in the first report, a number of trees were identified for a detailed canopy inspection to determine whether they are suitable for retention.
After reviewing the two third-party tree assessments, Town staff have provided recommendations to Council that consider the tree assessments as well as the concept plan that has been adopted by Council. This summary report is attached to this memo.

In summary, staff have recommended:

- 44 trees to be retained
- 10 trees for removal

- A minimum of 10 trees to be replanted, in addition to bushes and shrubs in accordance with the concept plan.

A complete planting plan will be developed and implemented once the following are defined:

- Tree remediation and removal is approved and completed.
- A review of any structures added to the property and their locations.
- All trail networks and their locations are defined as well as the removal of the asphalt driveways. The removal of the asphalt will likely impact the root structure of many of the trees that run along the asphalt edge and may result in the removal of more trees.
- The final decision on whether the lodge will be retained.
- Leveling and landscaping of the site and ensuring that the "no planting zones" laid out in the concept plan are adhered to as well as the removal of all non-native plant and tree species.

Tree removals will take place as soon as the proper competitive procurement process has been followed. Replanting would take place later this fall or winter.

Financial Implications
Tree removals and planting will be covered within this year's existing budget for the park.

Strategic Plan Linkages
This project is identified as part of "Strategic Initiative #2: Engage land for strategic local and regional initiatives". "Strategic Initiatives" are the major undertakings that Council wants to achieve during its term. In developing the strategic plan, Council noted that this project should be completed in a timely manner so that the property can be enjoyed by the public without further delay.

SUMMARY
On February 5, 2020, Council adopted a concept plan for the Former St. Andrews Waterfront Park. One key component of this project was a tree management plan, as described in this report. On the basis of these reports, 10 trees are recommended for removal at this time.

ALTERNATIVES
1. THAT Council provides alternative direction to staff.

Rebecca Augustyn, MCIP, RPP Planner Report Writer	Luke Sales, MCIP, RPP Director of Planning Concurrence	Daniel Sailland, CAO Concurrence

Attachments
\6520 COMMUNITY PLANNING - INDIVIDUAL AREAS\Former St Andrews Park\2020 STAndrewsTreeManagementPlan.docx

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Tree Management Recommendations

Former St. Andrews Lodge

3319 Island Hwy W

Town of Qualicum Beach Operations Department

2020-09-28

Background

The former St. Andrews Lodge was purchased by the Town of Qualicum Beach in 2018, and work has been done to the site over the last few years. The original cabins on the site have been removed and only the main lodge, paved roads, and trees remain on the site. Most of the dominant trees on the property have been topped or altered over the years and many are in poor condition. At Council's direction, a tree inventory and management plan was initiated to evaluate the condition of the trees and provide recommendations on tree treatments and potential for tree removals. A staff arborist reviewed the reports and also provided recommendations on tree treatments.

Overview

There were 53 trees inspected by the Viking Tree Care. They are numbered and tagged in the field and a report was submitted for all the numbered trees. The original report contains evaluations of 53 trees, all of which are shown on the map in "Appendix A – Tree Survey", and 30 of the 53 trees required further canopy inspection to evaluate their health. Most of the trees that were inspected have been altered and topped at some point in the past and those practices have created less than ideal conditions for the health of the trees. The remaining trees on the property that are 30cm diameter at breast height (DBH) and smaller were inspected by the Town of Qualicum Beach arborist and recommendations are provided in this report.

"Appendix B – Trees Recommended for Removal" contains a list of the trees to be removed, as well as the observations from the contracted arborist and staff and are based on the findings from the contracted arborist's tree report, canopy survey, and Town of Qualicum Beach arborist site visits. While these are the trees currently recommended for removal, it should be noted that many of the trees were flagged with issues and continual monitoring will be necessary to ensure the health of the trees and safety of the park.

General Tree Management

- There are a number of large-diameter cedars in the centre of the site that have been topped in the past. The consulting arborist did not identify them as currently hazardous, nor did Town staff. However, the history of topping has negatively impacted their health and they may need to be removed in the future in conjunction with other improvements to the site.
- All remaining trees will monitoring, as well as require some form of remediation in the future. This may include pruning or reduction of codominant stems or in some cases, removal.
- Conifers are at a lower risk of whole tree failure, which is the reasoning behind retaining the majority of these trees. Big leaf maples have a higher risk for whole tree failure due their age and the susceptibility to decay and fungus.
- A full inspection of all retained trees should be completed every three to five years.
- Tree protection zones have been recommended to protect the root structures of retained trees when planning structures and trail networks throughout the park. Leaving the soil unaltered around the root structure of all retained trees will be important to their future health.

- Some trees that are recommended for removal may be left as wildlife trees, or snags as suggested in the concept plan on page 41.
- Trees that are under 30cm DBH suggested below.
    - Remove dead Maple in the southeast corner of the property bordering Challoner Rd
    - Remove codominant Western Red Cedar on the north side of the property on the foreshore
    - Retain side by side Western Red Cedar and Douglas Fir on the north side of the property on the foreshore and crown raise
    - Remove Maple, Cedar, Spruce and Fir tree saplings growing on the foreshore. These trees will eventually impede the views of the ocean from the property. Retain and replant trees in other locations if possible.

Tree Planting

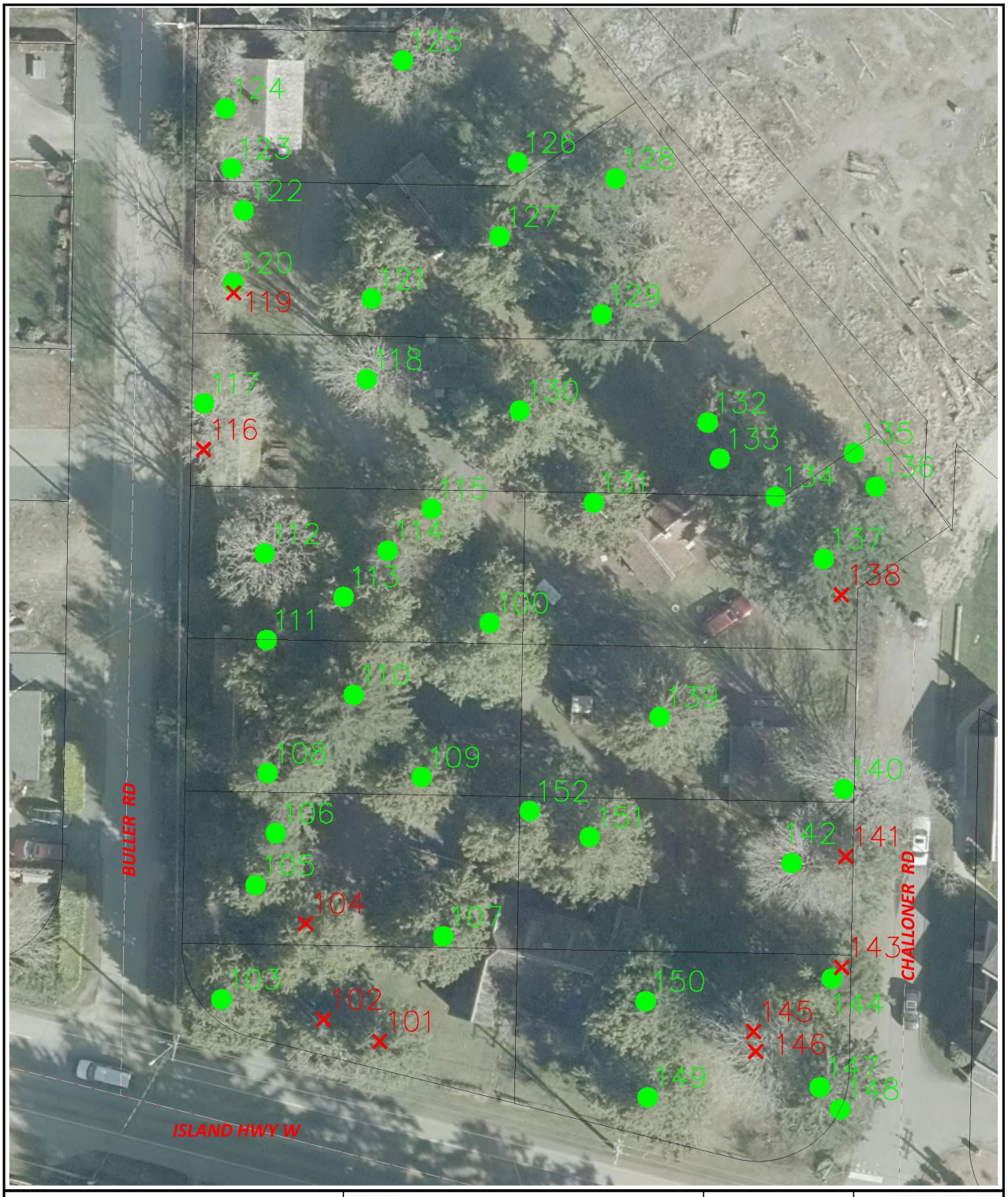
- A complete planting plan will be developed and implemented once the following are defined:
    - Tree remediation and removal is approved and completed.
    - A review of any structures added to the property and their locations.
    - All trail networks and their locations are defined as well as the removal of the asphalt driveways. The removal of the asphalt will likely impact the root structure of many of the trees that run along the asphalt edge and may result in the removal of more trees.
    - The final decision on the lodge.
    - Leveling and landscaping of the site and ensuring that the “no planting zones” laid out in the concept plan are adhered to as well as the removal of all non-native plant and tree species.
- The west side of the park provides an opportunity to add larger variety of native trees where there are gaps from cabin removal. When planning for new vegetation, CPTED (Crime Prevention through Environmental Design) principles will be considered. A stepped planting style would be appropriate, including trees, shrubs and understory planting such as:
    - Pine, Balsam Fir, Douglas Fir, and Dogwood that will grow to provide a large canopy and provide more variety to the park.
    - Currents, Ocean Spray, Huckleberry, and other shrubs that would provide an intermediate height.
    - Ground cover understory plantings would be Salal, Nootka Roses, Sword ferns, Dune Grass.
- The south and west sides of the property run along Buller Rd. and 19A and have hydro and communication lines that run along the perimeter of the property. Native trees/plants will be planted along the highway that will not grow any higher that 3-5 meters and any planting should not significantly hinder views into the park.
- All trees that are approved for removal will be replaced with trees to establish a continuous canopy over time, as stated on page 41 of the Concept plan.

Preferred Plant Species

The preference is to replant native species in the park and the following table shows some of the potential recommendations for future plantings:

St. Andrew Tree and Plant List Suggestions	
Botanical Name	**Common Name**
Trees	
Acer macrophyllum	Big Leaf Maple
Acer circinatum	Vine Maple
Cornus sericea	Red Osier Dogwood
Thuja plicata	Red Cedar
Shrubs	
Holodiscus discolor	Ocean Spray
Gaultheria shallon	Salal
Mahonia nervosa	Dull Oregon Grape
Mahonia aquifolia	Tall Oregon Grape
Vaccinium ovatum	Evergreen Huckleberry
Ribes sanguinium	Red Flowering Current
Rosa gymnocarp	Baldhip Rose
Rosa nootka	Nootka Rose
Symphoricarpus alba	Snowberry
Vaccinium parvifolium	Red Huckleberry
Fern	
Blechnum spicant	Deer Fern
Polystichum munitum	Sword Fern
Perennials	
Achlys triphyla	Vanilla Leaf
Ground cover	
Arctostaphylus uvi ursi	Kinnickinick
Cornus Canadensis	Creeping Dogwood/Bunchberry
Fragaria chiloensis	Coastal Strawberry
Similacina racemose	False Soloman'
Bulbs	
Camassia quamash	Common Cammas

Appendix A – Tree Survey



201 - 660 PRIMROSE ST PO BOX 130 QUALICUM BEACH BC V9K 1S7 P: (250) 752-6921 F: (250) 752-1243 www.qualicumbeach.com TOWN OF QUALICUM BEACH	PROJECT: APPENDIX A TREE SURVEY DRAWING TITLE: QUALICUM BEACH FORMER ST. ANDREWS LODGE	DRAWN: ars | DATE: 2020-09-28 SCALE: 1 : 500 | REV: PROJECT: DRAWING NAME: 2018 ORTHO FILE NAME: STANDREWSTREES.DWG

Appendix B - Trees Recommended for Removal

Tree #	Species and DBH	Contractor Observations	Contractor Recommendation	Canopy Survey Comments	Staff Recommendation
101	Western Red Cedar 72cm	Healthy with no signs of decay, has been severely topped in the past, has many multiple leaders, with branch weight toward NE and the building.	Canopy inspection; if possible leave one terminal leader and subordinate remaining stems by half.	Reduce by 1/3 - new growth tops. No strong central leader. Reduce all to a strong lateral. Sunscald and dead branches over power lines observed. Remove deadwood.	Removal recommended based its proximity to tree #102 which is slated for removal, its current condition, its proximity to the main entrance, as well as considering the designated view corridor potential
102	Western Red Cedar 74cm	Major dieback on south facing side due to heavy reduction and power line trimming, heavy lean toward entrance road, obvious signs of decay in upper crown.	Removal		Remove, based on contractor recommendations.
104	Western Red Cedar 119cm	Healthy tree - has had multiple roots severed in the past to facilitate the development of the road, though the tree has recovered well. Tree severely topped in the past and contains at least 12 codominant stems	Canopy inspection, reduce stems by 1/3	Large, previous topping point 2' across, some decay, severe Sunscald on all laterals, high amount of deadwood 2" +. No obvious candidate for central leader. New growth tops reduced to laterals at 1/3. Remove deadwood.	Remove based on the presence of a hollow trunk, deadwood, and being a fast growing species. Re-assess.
116	Big Leaf Maple 60cm	Mostly healthy crown with some dieback, a heavy lean to the east, small open cavity in old pruning wound	Check for substantial decay in cavity, remove deadwood, retain and monitor	Severe Sunscald on north side of tree. 2 large, dead overhanging power lines and road. Sunscald and decay on lower left-hand	Remove

				side. Previous heavy pruning over power lines, loss of epicormic growth. Remove.	
119	Big Leaf Maple 42cm	Heavy lean to the south, slight dieback of central leader, possible trunk decay	Retain and monitor		Deadwood which was not mentioned in the remediation for this tree. Remove for future planting of a replacement tree of similar species.
138	Scouler Willow 66cm	Overall good health. Heavy lean to north with multiple codominant leaders, multiple excavated supporting roots around 70% of tree.	Tree has good branch structure and connection, tree is thick with epicormic growth due to poor pruning practices. Hollow portions detected with mallet in trunk, no major causes for concern		Consider removal based on the presence of a hollow trunk, epicormic growth and being a fast growing species. Re-assess.
141	Western Red Cedar 95cm	Large codominant stems that protrude out towards the south, overhanging beach access rd. and condo building. No major signs of decay or major defects on lower portion of stem	Canopy inspection, reduce if necessary	Old topping point has substantial decay, but largest codominant stem protrudes well below decay point and has sufficient reaction wood and a good connection to the main stem. Due to heavy lean towards parking lot, suggestion of reduction of 1/4 required on all codominant stems.	Remove based on observation comments and site location
143	Grand Fir 73cm	Large codominant stems overhanging to east over beach access rd. and condo building. Observable signs of	Remove as soon as possible		

		decay at old topping point with nesting holes. No observable signs of defects in lower portion of tree.			
145	Grand Fir 59cm	Tall codominant stems with very poor attachments and no live crown below topping point	Remove as soon as possible		
146	Big Leaf Maple 85cm	Healthy with no signs of decay or major defects in lower portion of stem. Splits off into 3 main stems at 15 ft. A large included bark seam is present between two of the stems.	Cable and brace recommended to preserve integrity of tree	Some dieback that should be pruned in upper canopy. Overall good, healthy canopy. Westernmost codominant stem has an unfavourable “V” connection to other main stem and contains included bark. Should be cabled and braced using non-invasive system at height of 2/3 or whole tree removed.	Remove, based on observation comments