

Final Public and Stakeholder Engagement Summary

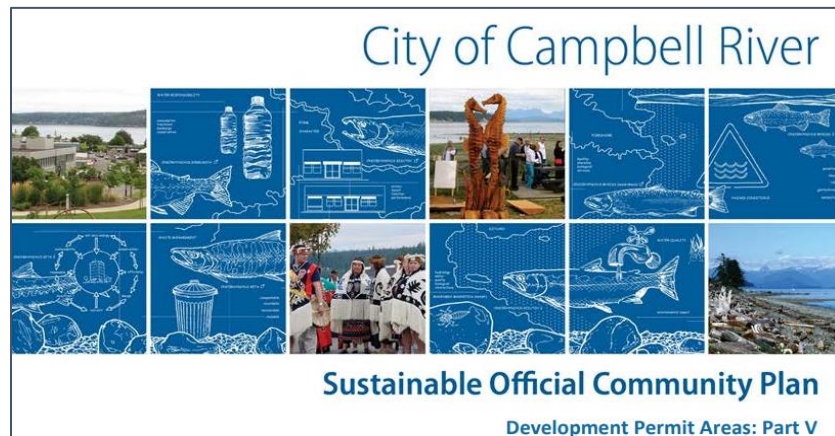
Hazard Conditions (Steep Slopes) Development Permit Area Guidelines - Proposed Development Permit Area Amendments

The City of Campbell River is proposing amendments to the Development Permit Area (DPA) guidelines contained within the **Official Community Plan**. The amendments are for the Hazard Conditions (Steep Slope) Development Permit Area to improve human safety and reduce the risk of landslide. All information about the project is accessible on the City [Website](#).

What is an Official Community Plan?

The Official Community Plan (OCP) is the City’s guiding document for managing land use planning and development within the city’s boundary. Adopted as a bylaw, the OCP includes Development Permit Areas (DPA) that govern what can and cannot be done in certain areas and on private properties within the city. Amendments to the OCP must follow steps outlined in provincial *Local Government Act*.

The OCP amendment process must provide opportunities for public and stakeholder engagement. This report outlines the final results from public and stakeholder engagement on the proposed amendments to the Hazard Conditions (Steep Slope) DPA Guidelines.



What is Being Proposed?

Amendments to the Hazard Conditions (Steep Slope) DPA are being proposed to improve human safety, protect property and reduce the risk of landslides. The existing Development Permit Area guidelines can be viewed in the [Official Community Plan](#): “Hazard Conditions Development Permit Area” (page 72).



Surficial landslide, Murphy Street from the crest of slope to the Island Hwy, January 2020. The slide initiated in an area with 30+ years of historic yard waste dumping during a period of heavy rain.



Surficial landslide, Discovery Drive, January 2021 with approximately 90% of the fully saturated slope failing.

Summary of Key Revisions

Based on the additional public and stakeholder engagement, the following table summarizes key revisions to the proposed amendments to the Hazard Conditions (Steep Slopes) Development Permit Area guidelines.

Development Permit Section 11B Steep Slopes	Rationale for Revision	Original Version followed by Revised Version
<p>Exemptions</p> <p>3) For Trees</p>	<p>In the title for this section, clarify that this section applies to activities on the steep slope only and to identify the need for an exemption form filled out by a certified arborist</p>	<p>Original version For trees</p> <p>Revised version For trees on steep slopes the following are exempt provided an exemption form is filled out by a certified arborist and submitted to the City</p>
<p>Exemptions</p> <p>3) For Trees</p>	<p>For tree removal, to accommodate the desire for greater flexibility in the ability to remove young trees on the slope for viewsapes without unduly increasing landslide risk</p>	<p>Original version Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base);</p> <p>Amended version with new section added: Removal of coniferous trees on the steep slope (such as firs, hemlocks and spruce) where the tree trunk diameter is less than 5cm (measured 1.3m from the base);</p> <p>Removal of deciduous trees on the steep slope (such as alder and maple) where the tree trunk diameter is less than 20cm (measured 1.3m from the base);</p>
<p>Exemptions</p> <p>3) For Trees</p>	<p>For pruning and limbing, the above distinction between tree types and the minimum diameter thresholds needed to be carried</p> <p>A clause was also needed to ensure that certified arborists are using proper pruning practises</p>	<p>Original version Pruning and limbing where the tree trunk diameter is greater than 5cm (measured 1m from the base) subject to a Certified Arborist written opinion stating that the activity will not kill the tree;</p> <p>Amended version Pruning and limbing where the tree trunk diameter is greater than 5cm (measured 1.3m from the base) for coniferous trees, and greater than 20cm for deciduous trees subject to a Certified Arborist written opinion stating that the activity will not kill the tree and that ANSI A300 pruning standards are utilized;</p>
<p>Exemptions</p> <p>3) For Trees</p>	<p>Topping trees above the minimum size thresholds is still not permitted; however, previously topped trees can continue to be topped</p>	<p>No original version</p> <p>New section added Previously topped trees may be re-topped under the direction of a Certified Arborist;</p>

Development Permit Section 11B Steep Slopes	Rationale for Revision	Original Version followed by Revised Version
<p>Exemptions</p> <p>3) For Trees</p>	<p>Based on initial feedback from the Environmental Advisory Committee, tree modification to support nesting Bald Eagles was proposed where there is a shortage of replacement nest trees of suitable size. Initially proposed under additional environmental values which have been dropped from the proposed amendments; this section has been retained</p>	<p>No original version</p> <p>New section added Tree modification to support nesting opportunities for Bald Eagles as recommended by a QEP may be considered in areas where recruitment nesting habitat is unavailable and, even if the modifications are not generally recommended by a certified arborist (for example topping large conifers) subject to a Certified Arborist written opinion stating that the activity will not kill the tree;</p>
<p>Exemptions</p> <p>3) For Trees</p>	<p>Homeowners expressed concern about the cost and feasibility of removing cut vegetation from the slope. Through technical review, it was determined that a compromise could be struck provided that the smaller branches left are dispersed in a manner that does not suppress the understorey</p>	<p>Original version All cut vegetation arising from maintenance activities conducted under sections c., d. and e. must be removed from the slope at the time of cutting;</p> <p>New version All cut branches that are 5cm diameter or greater at their base arising from maintenance activities conducted under sections c., d. and e., must be removed from the slope at the time of cutting in a manner that does not create channelized pathways and the remaining branches must be dispersed on the slope so as not to smother vegetation;</p>
<p>Exemptions</p> <p>4) Domestic yard maintenance, gardening and planting</p>	<p>In the title for this section, clarify that this section applies to yard maintenance and gardening activities in the buffer zone</p>	<p>Original version Domestic yard maintenance, gardening and planting including,</p> <p>Revised version Domestic yard maintenance, gardening and planting in the 20 metre buffer area at the crest or the toe of the slope, including</p>

Development Permit Section 11B Steep Slopes	Rationale for Revision	Original Version followed by Revised Version
<p>Exemptions</p> <p>4) Domestic yard maintenance, gardening and planting</p>	<p>To specify and broaden yard maintenance activities that meet the exemption criteria, especially around tree removal</p>	<p>Original version Removing any live or dead trees with a stem diameter less than 5cm (measured 1m from the base), including the root structure provided that exposed soil is repacked, regraded and replanted; provided that yard waste deposition on the slope does not occur.</p> <p>New version Removing any ornamental trees or fruit trees, live or dead of any size, including the root structure provided that exposed soil is repacked, regraded and replanted; provided that the cut vegetation is not deposited on the slope; and</p> <p>Removing any live or dead native trees with a stem diameter less than 15cm (measured 1m from the base), including the root structure is provided that exposed soil is repacked, regraded and replanted; provided that yard waste deposition on the slope does not occur.</p>
<p>Guidelines</p>	<p>To include an assessment of how vegetation on slopes contributes to landslide risk</p>	<p>Original version None</p> <p>New guideline Describe native vegetation on the slope and consider the role of natural vegetation and forest cover on slope stability and how changes to that vegetation, including invasive plant cover would affect slope stability</p>
<p>Guidelines</p>	<p>To include long-term maintenance requirements associated with native vegetation on steep slopes</p>	<p>Guidelines Describe long-term maintenance of any development or mitigative works proposed in relation to the slope</p> <p>Revised version Describe long-term maintenance of any development or mitigative works proposed in relation to the slope including any maintenance that may be required in relation to natural vegetation and forest cover to maintain slope stability</p>

Timeline



Engagement Activities

Direct Mail Out

In January 2022, the City mailed letters informing property owners and residents on steep slopes of the proposed changes. Almost 1,800 letters were delivered. The mail out directed people to the website for more information, contained a frequently asked questions document, and provided contact information so that people could ask further questions.

Public Online Virtual Presentation

The second public online virtual session was held via Zoom on 31 March 2022. In attendance were 32 members of the public and four staff members. The purpose of the session was to discuss key questions and concerns about the amendments heard to date. Most of the discussion focused on permissible activities under the exemption criteria with almost no input voiced on the DPA guidelines themselves. Four poll questions were presented to generate discussion on specific topics that staff wanted additional feedback on, including 1) whether the City should establish a separate environmental DPA over steep slopes to address habitat values, 2) query about drainage experiences on or adjacent to steep slope properties, 3) should land owners be required to address yard waste dumping on slopes prior to being permitted to maintain slope vegetation under the exemption criteria, and 4) the importance of regulatory enforcement. Attachment 2 to this report lists questions and concerns arising from the virtual session.

First Nations:

Referral packages were provided 12 April 2022 to Homalco, We Wai Kai and We Wai Kum First Nations that included the proposed DPA amendments, the frequently asked questions and

answers document, and the proposed changes to the *Environmental Protection Bylaw*. No responses have been received at this time, but the City will continue to reach out to the First Nations to obtain feedback prior to sending the Bylaw to Public Hearing.

Additional Enquiries

Throughout the engagement process, telephone calls, email queries and letters were answered and there were a number of follow up discussions with staff as questions arose. Staff also reached out to technical professionals to gather additional information. Attachment 2 provides the results of these discussions and specific outcomes.

Environmental Advisory Committee:

A summary of key revisions to the DPA content arising from the engagement activities were reviewed and endorsed with minor edits by the Environmental Advisory Committee at their May 2022 meeting. Attachment 2 to this report lists questions, comments and additional edits arising from the discussion.

Engagement by the Numbers

Activity	Description and Purpose	Numbers
Environmental Advisory Committee	Proposed amendments to the DPA guidelines and subsequent revisions were reviewed at the May 2022 meeting.	EAC = 5 community members
Public Web Forum	An open online session on 31 March 2022 for anyone interested. Key themes arising from the November 2021 engagement sessions were discussed.	Registered – 42 Attended – 32
Facebook Posts	Post timed and created to be noticeable, and were intended to increase traffic to the City's webpage	4 posts with 5,924+ people reached
City Website	Views between November 1 2021 and May 15 2022	482
Newspaper Ads	Advertisements showing a steep slope and the title "Have Your Say!" were run in two editions of the Campbell River Mirror. The ads directed people to the City website and to register for public web forum.	Ads ran March 16, and 30, 2022
News Releases	News release sent directly to local media, First Nations, school district 72, BIAs and the Regional District with an invitation to participate in the online forum	30+ groups and organizations

	Community Update video with the Mayor that airs on Shaw TV and which talks about the OCP	
Emails, letters and phone calls	Members of the public have been encouraged to provide comments and feedback by submitting a letter or an email, or calling the contact number provided	Enquiries are summarized in Appendix 2 of this document
Direct Mail Out	<p>Property owners and residents who own or live within a steep slope buffer zone anywhere in Campbell River were sent a letter of notification, along with a Frequently Asked Questions sheet.</p> <p>Reasons for returned mail included incomplete address (8); moved/unknown (29); no such address (36); returned to sender (36); unclaimed (1); vacant land (5)</p>	<p>Almost 1,800 letters</p> <p>99 letters were returned</p>

Key Messages That Have Been Heard

As previously communicated to Council, the proposed amendments to address environmental values have been omitted from the guidelines and the exemptions section. Council may wish to reconsider this content as part of a separate environmental steep slope DPA in the future.

Overwhelmingly, public feedback has centered on the proposed DPA exemption criteria specifying the degree and nature of permissible activities to maintain vegetation on steep slopes and in the buffer areas.

Additional common themes arising from the engagement process were:

1. Viewscapes: Broaden the Exemptions to the Greatest Degree Possible

Opinions about the view from the top of the steep slope continued to be strong and mixed during the second round of engagement. For those that have a view, it is highly prized and the belief is that the City should explore every option to ensure that views can be maintained inexpensively, and the process to do so through the exemption criteria should be as unencumbered by City regulations as possible. Those without a view, especially those at the base of the slope value City regulations that prioritize human safety and vegetation retention. A number of residents at the base have experienced slope failures and have been impacted by slide damage. The potential for their lives to be endangered and disrupted, and their property damaged, takes precedence over the views of their ridge top neighbours.

To address this, staff reached out to McQuarrie Geotechnical who conducted the original technical review of the DPA guidelines to determine if there was any room to broaden the exemption criteria. In addition, staff also sought advice from a number of certified arborists concerning practicality, industry standards and the associated expenses of works and cleanup on steep slopes. This resulted in a number of amendments to the DPA exemption criteria for maintaining trees on steep slopes and these are outlined in the Summary of Key Revisions table.

2. Will a DP be Triggered for Yard Maintenance?

This was a common question from callers with yards in the steep slope buffer zone at the crest and base of steep slopes. Also the lack of clarity of what is permitted in the amendments under the DPA exemption criteria was brought forward during the second engagement session. For example, there were concerns that cutting down large fruit trees or other landscaping trees would trigger the DP process with associated expense and time delays. Even if yard maintenance in the buffer zones remained exempt, filling out an exemption form seemed unreasonable and staff lack the capacity to process this additional paperwork.

Staff agreed that the intent is to allow vegetation yard maintenance and gardening to continue in the buffer zones without triggering a DP or the need to fill out an exemption form. To clarify this, reference to the exemption form was added to the proposed DPA exemption criteria in reference to work on steep slopes only. In addition, and with consultation to technical advisors, the yard maintenance exemptions now specify that landscaping trees of any size can be removed. Some restrictions still apply for the removal of larger native trees in buffer zones. These clarifications are also outlined in the Summary of Key Revisions table.

3. Proposed Amendments Do Not Address Existing Denuded Slopes

This theme was re-emphasized by the City's Environmental Advisory Committee (EAC) and by technical staff and advisors. The concern is that where no trees of significant size currently exist on steep slopes, the proposed (and existing) DPA exemptions allow this condition to continue by permitting small trees to be continually removed. This prevents larger trees, especially conifers, from establishing providing slope stability over time. Additionally, open slopes are readily colonized by invasive plants, such as Himalayan blackberry, which don't have the same soil stabilizing properties. The EAC suggested that all activities on steep slopes including vegetation maintenance permitted under the proposed exemption criteria for trees should trigger the requirement for land owners to submit a vegetation management plan.

The requirement to address vegetation management has been included in the proposed DPA guidelines when development triggers the DP process. Technical advice has been clear that landslide reports must address how vegetation and forest cover contribute to slope stability and as such, direction on vegetation maintenance must also be included. The requirement for vegetation management plans to be submitted when owners want to maintain vegetation on

steep slopes under the exemption criteria was proposed under the content for environmental values that was deferred. Council may wish to revisit this content in the future or the development of a tree bylaw on private land could help to increase tree cover on slopes with no or minimal tree cover.

4. Improve City Stormwater and Drainage Infrastructure

Given the risk that drainage and stormwater have on slope stability, a strong key theme was the recommendation that the City improve drainage infrastructure and provide opportunities for residents living at the top of steep slopes to connect to the City's stormwater system.

There are no quick fixes to the overall drainage system and historically, escalating capital and operating costs to manage drainage infrastructure have had an impact on both infrastructure performance and customer levels of service. City operations is working to prioritize high risk slope areas in terms of responding to drainage service requests and avoiding as much as possible high risk slopes during infrastructure renewal projects.

5. Update and Improve City Steep Slope Mapping

A number of residents in receipt of the direct mail out called to say that they felt the slope near them didn't meet the definition of a steep slope (both 10m high and 30% grade) as defined in the DPA and that the City's mapping was incorrect. As such, would the DPA apply to them? Note that the existing definition of a steep slope remains unchanged under the proposed amendments. Looking at the City's maps, the contour information can be in disagreement with the mapped Hazard Conditions (Steep Slope) DPA. The existing elevation contours on the City's mapping were calculated through LiDAR while the DPA designations were determined using older data with a different resolution as part of the OCP renewal in 2012.

Staff have confirmed that the DPA will not apply to property owners where the slope doesn't meet the definition of a "steep slope" and the proposed amendments would include a disclaimer on that the DPA designation on the OCP Hazard Conditions (Steep Slopes) are for convenience purposes only. The maps will be improved as resources become available to update LiDAR information (a new dataset costs \$50,000 and will be proposed for the 2023 budget) and during the next fulsome OCP review scheduled for 2023.

6. Increase City Yard Waste Service Levels

There was a general sentiment that yard waste service levels should be increased as the current levels of service do not coincide with the onset of the gardening season when most people are generating yard waste. This increases the temptation to dump over the crest of the slope.

Increased yard waste service levels are on the horizon. As the City transitions to curbside organics, curbside pick-up will happen year round. What this looks like moving forward is still to be determined and there may have to be a reasonable increase in fees to cover the expanded service. There may also be tighter restrictions on the materials collected from the yard waste as branches and bushes do require some form of chipping in order to be used. This is still to be determined.

7. Ensure Regulatory Backup

In general, the residents at the bottom of the slope are very concerned when works occur that are non-compliant with DPA guidelines and exemptions given that the consequences of landslide have the potential to be severe. Human safety and property are at risk and when surficial landslides have occurred in the past and some slides have triggered the activation of the Emergency Operations Centre. Currently, when the DPA guidelines and exemptions are ignored, there is little recourse other than the City pursuing non-compliances through the court system. Separately, but concurrently to this process, updates to the *Environmental Protection Bylaw* are being proposed to ensure regulatory back-up for non-compliances. Note that even though the environmental values component of the proposed DPA guidelines have been deferred for potential consideration at a future date, legal advice has confirmed that regulatory back up for Hazard Conditions (Steep Slopes) can be regulated under the *Environmental Protection Bylaw*.

Should the amendments to the *Environmental Protection Bylaw* proceed, automatic ticketing is not the City's default approach to non-compliance. Each case is evaluated on the site specifics with the goal to bring sites into compliance and address damages/risk as required. In some instances, tickets are warranted.

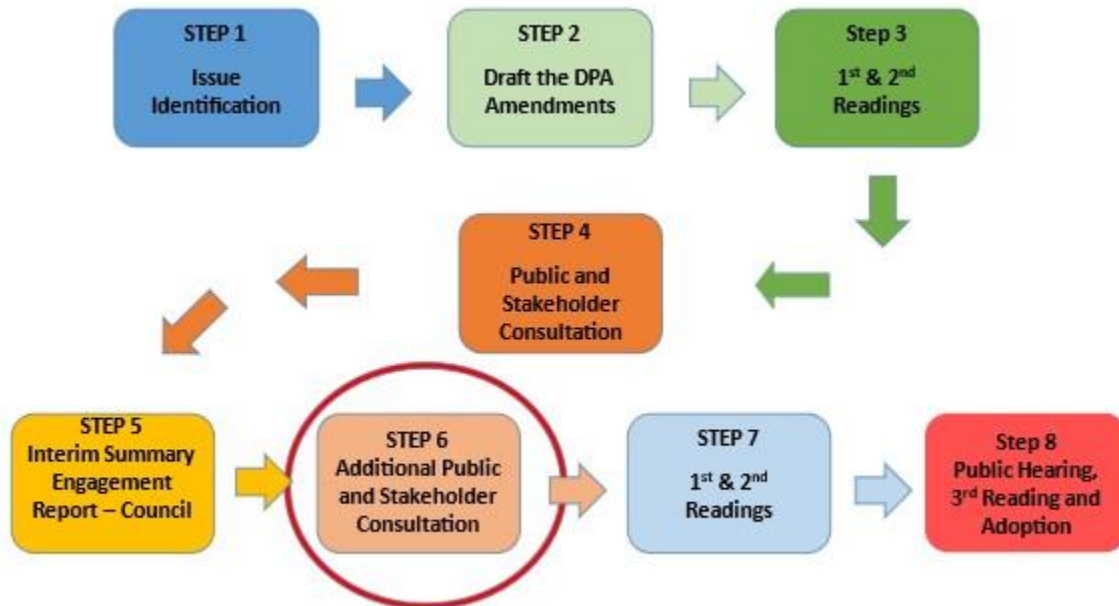
Next Steps

How we are responding to what we heard:

1. After the additional engagement opportunities and review by stakeholders, a number of revisions were made to the proposed amendments to the Hazard Conditions (Steep Slope) DPA guidelines and exemptions and these have undergone legal review. A summary of the

key revisions appear at the start of this report and were expanded on in the section, additional information on key messages.

2. Once received by Council at the 13 June 2022 Council meeting, this engagement summary will be posted to the City’s website along with the updated mark-up of the proposed DPA amendments.
3. If Council chooses to direct staff to proceed to a public hearing in July, the date would be advertised on the City website, newspaper and through social media. Additional public feedback would be received as part of that process and added to the written record. This new information may result in additional amendments.
4. Third reading and adoption would occur in August or September.



ATTACHMENT 1:

[Interim Public Engagement Report](#)

ATTACHMENT 2:

Additional Public and Stakeholder Engagement: Comments, Concerns and Questions

Hazard Conditions (Steep Slope) Development Permit Area Guidelines – Proposed Amendments

March 2022

SOURCE & TOPIC	SPECIFIC DETAILS	OUTCOME
Greenways Land Trust (letter): General support	Greenways wrote to Council in Sept 2021 support the proposed DPA content provided “appropriate and recognized environmentally approved techniques are used”; encouraged the development of a tree bylaw and continued implementation of the Urban Forest Management Plan	Letter was submitted to Mayor and Council
Public (phone call) re mail out: General disagreement	Caller wanted to know how to oppose the amendments	Details provided on engagement opportunities to submit feedback
Public (phone call) re mail out: Drainage and mapping	Overall description of amendments requested; she is concerned about drainage coming from Petersen Rd and flooding her basement; doesn’t think her slope is significant enough to be in the DPA	Proposed amendments discussed; she was encouraged to continue to work with Dogwood Operations concerning stormwater runoff from Petersen Rd; internal mapping contour information shows that her property is not likely in the DPA and therefore works wouldn’t trigger the permit process even if the DPA is marked on the maps
Public (phone call) re mail out: General discussion	Resident familiar with the Park Rd slide shared additional details including the amount of water in the area; previous slides were also discussed	General discussion
Public (phone call) re mail out: Tree trimming, yard waste and cleanup	Questions about dumping yard waste on the slope, trimming trees and the requirements to clean up afterwards; comment that bears use the area; QEP list requested	The issues with yard waste and clean up were discussed noting that owners would still be able to complete some tree maintenance on slopes provided that a certified arborist completes an exemption form certifying that the works are consistent with the DPA exemption criteria; QEP list sent

SOURCE & TOPIC	SPECIFIC DETAILS	OUTCOME
Public (phone call) re mail out: Concerned about tree cutting	Real estate agent very concerned with tree cutting on slopes; has called the police when trees were cut without permission on a slope for firewood and to create views	Discussion about the importance of due diligence in relation to steep slope landslide risk
Public (phone call) re mail out: Clarifications requested; drainage concerns	Caller stressed that trees and vegetation should be left on slopes; concern that older homes direct stormwater to rock pits and not connected to City storm drain system; he has experienced a slough; pump systems are expensive; is he allowed to maintain his cedar hedge	General discussion about existing drainage concerns generally; maintenance of existing landscaping in the steep slope buffer areas would not require filling out a DP exemption form
Public (phone call) re mail out: Mapping concern	Concern that his home is shown in the DPA but he doesn't feel the slope is steep to qualify and is worried that the map designation may encumber development plans in the future	Clarified that the proposed amendments specify that a DP is not required if the ground conditions don't meet the definition of a steep slope; it will take some time to update the mapping
Public (phone call) re mail out: Mapping concern	Caller's property is marked in the buffer zone but feels confident that the property should not be within the DPA as it not steep enough	City contours indicate the slope is <5m; clarified that the proposed amendments specify that a DP is not required if the ground conditions don't meet the definition of a steep slope
Public (phone call) re mail out: Mapping concern	Caller's property is in the corner of the buffer zone and does not own any of the slope; since he has no plans to cut trees and doesn't direct any drainage towards the slope he wonders if the amendments would apply to him	Confirmed that for day to day activities the proposed amendments would not affect his property
Public (phone call) re mail out: Support for amendments; wildlife information; landscaping questions	Lives at top of slope and supports the amendments; asked if existing landscaping in the yard above the slope crest would be effected; he does spiral prune 4 perch trees on the slope; use City yard waste service, bear and deer use the slop	General discussion and confirmed that existing landscaping in the buffer zone would not trigger the DPA and can be maintained; spiral pruning on the slope would require the submission of an exemption form by a certified arborist
Public (phone call) re mail out: Severity of landslide risk	How is the severity of a slope connected to the DPA and would a tennis trigger an assessment?	The DPA designation is related to slopes that are both at least 10m high and 30 degrees and if triggered, a landslide assessment would determine the risk; a new tennis court developed in the buffer zone would trigger the DPA

SOURCE & TOPIC	SPECIFIC DETAILS	OUTCOME
Public (phone call) re mail out: Drainage; invasive plans	Expressed concern that since natural gas came through, the ditch in front of his property is not maintained and water comes on the property; he regularly prunes blackberries on the slope – will that be exempt	Clarification provided that blackberries would fall under the size threshold in the exemption criteria for vegetation maintenance on the slope
Public (phone call) re mail out: Applicability of DPA	Caller has a slope less than 10m with an engineered retaining wall and completes no pruning for view; would he be subject to the DP process	Clarification provided that since his slope does not meet the definition of a “steep slope”, the DPA would not apply to his property even if it is mapped in error
Public (phone call) re mail out: Tree trimming	Neighbour is asking the caller if they can trim a large maple on his portion of a steep slope to improve their view; is this allowable now and after the proposed amendments	Clarification provided that trimming the maple to improve the view is permitted now. In the future trimming under the exemption criteria would require sign off from a certified arborist and timing windows for breeding birds and site clean-up would be additional requirements under the proposed amendments
Public (Zoom): Regulatory process	Little confidence in the regulatory process; concerns about bureaucracy; the affects to the houses on the ridge and the exemption criteria for single family lots	Discussion on the triggering the DP process and landslide assessments versus regular maintenance on existing properties; the amendments would restrict a former exemption allowing for DP to be waived if a technical assessment comes in at the building permit stage – this will only be permitted for single family developments on an existing lot
Public (Zoom): Development versus maintenance	Development and management are two different things; digging into bank as opposed to trimming vegetation	Discussion that the two are quite different with construction triggering the DP process under comprehensive guidelines; owners at top of slope who want to trim vegetation to maintain their views would still have this ability under the exemption criteria; note that development in ecological terms is defined as soil and vegetation removal – it’s a matter of scale
Public (Zoom): Drainage	Drainage is being diverted from one property to another and elevations are changing; this becomes a private owner issue and the City is not managing that	Discussion that the City encourages developers to work with and talk to neighbours but we can’t require it

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Public (Zoom): City easements along the slope	No storm drains or catch basins anywhere on the slopes for properties to connect into; City easements are in dangerous location; local government is exempt from DP guidelines	Discussion that while the City is exempt from the DP process it is our practice to meet the guidelines where possible and although we are striving to apply best management practices and improve on past standards
Public (Zoom): Drainage	Along Ash Street there is only sanitary, no storm; City needs a proactive approach and should run storm drains when there is new development connecting drainage at the top to the systems at the base of the slope even if it is a surface mounted system	Discussion, staff will see if this is possible with Operations
Public (Zoom): Yard waste	Requiring the removal of yard waste on the slope prior to managing vegetation under the exemptions is going too far; people have house insurance for that; focus on education and yard waste dumping going forward	Discussion that we could include an educational message about yard waste on the vegetation maintenance exemption form
Public (Zoom): Tree branch removal	How do you envision removing tree branches from the slope and will this cause even more slope disturbance; I have 20 firs to maintain and removing the branches would require a yarder; branches fall naturally too during southeasters	his is up to the tree professional to work out; minor amounts are not too concerning but large amounts of debris can affect slope stability according to professional technical advice; staff will check back to see if there is any room for compromise
Public (Zoom): Retroactive yard waste removal	Are you asking homeowners to be responsible for debris someone dumped down the slope 45 years ago?	Technical review (and most geotechnical reports) reference that is critical to not dump yard waste and to remove debris from slopes; staff will follow up
Public (Zoom): Yard waste pick up	Yard waste pick up doesn't start early enough in the year; what do I do with all the debris (some from City streets) before the program starts.	Will talk to Operations to see if there is ability to expand the program/ service level
Public (Zoom): Retroactive yard waste; tree topping	I've been dumping a small amount of yard waste not knowing it was an issue and removing it would be a nightmare, from now on I won't do it; can I top trees have already been topped?	Yes, we will have to allow for previously topped trees to be maintained; staff will reconsider cleanup of existing yard waste when residents apply under the exemption criteria
Public (Zoom): Liability	The City is over regulating and requiring too much technical expertise which increases everybody's liability	The proposed amendments have already have preliminary legal review and the final proposed amendments will also be legally reviewed

SOURCE & TOPIC	SPECIFIC DETAILS	OUTCOME
Public (Zoom): Complexity; drainage	The exemption process has to be straightforward and simple in order for people to buy in; my interpretation is that the Park Rd slide was the result of triple the amount of storm drainage – I don't know the tree came down	Staff are trying to make the exemption process easier to administer while ensuring they are still technically sound; at Park Rd, a high rain event coupled with inappropriate drainage and previous tree removal were all contributing factors to the slide
Public (Zoom): Yard waste	There are many properties, here and over the world, that don't have a slope to dump their waste over and yet they manage; there's no excuse for people continuing to do that	Reinforced that staff would speak with Operations about increased service levels for yard waste pick up
Public (Zoom): DP process	It looks like any work on a tree over 5cm in diameter triggers the DP process; how long does the process of obtaining a DP take and what is the cost?	Clarification that pruning and limbing and some other works would still be permitted under the exemptions as would most yard waste maintenance; a DP takes approximately 3-4 months by the time all the documentation is collected, the report is written and the permit issued; the cost is \$750
Public (Zoom): DP process; geotechnical evaluations	If you're working on the slope, there is a rationale for doing in properly but the City has no business regulating what I do in my yard above the slope; I can't remove a tree in my own yard while geotechnical investigation for development wouldn't have to pay for a DP – I have a problem with that	Clarification that once development is informed by the results of the geotechnical evaluation, then the full DP process and fees would apply; the exemption criteria for preliminary geotechnical evaluations under QEP oversight is to prevent the need for obtaining a DP in order to get a DP
Public (Zoom): Yard maintenance	The way the bylaw is written, I would have to pull a permit in order to cut a weeping birch by my house that is over 5cm	No that is not the intention; we will circle back to our technical experts to improve the bylaw language for yard maintenance works in the buffer zone; we do need to put some restrictions on the removal of large native trees in the buffer area, especially those near the slope crest
Public (Zoom): Extra requirements	As a lawyer, I'm concerned about the extra requirements, time delays and costs for home purchasers as well as the potential for tickets	It is important that the City hears this perspective and it is our intention to streamline the exemptions as much as possible while improving human safety outcomes; we also hear from people living at the bottom of the slope about how worried they are when trees are cut contrary to the current exemption process and with no permit in place

SOURCE & TOPIC	SPECIFIC DETAILS	OUTCOME
Public (Zoom): Old infrastructure	The problems on Murphy Street are largely due to old and antiquated City service lines	Staff will consult with Operations
Public (Zoom): 5cm limit	If the consultants stress the importance of older conifers, what is the scientific basis for the 5cm limit?	Staff will check back with McQuarrie to determine if there is any room for improvement
Public (Zoom): City process	The average citizen won't know how to maneuver this; the \$750 and the 3-4 months is misrepresented; there's 6 months of consultation that takes place, \$10,000 of consultant fees to get to the \$750 in some cases, then you have to do your work within the nesting window; you can be 2-3 years before you can top a 4 ½" maple or alder.	City has started a new process that when people call and inquire, we walk them through the process of what the application process looks like and we have a better application form now that has a checklist of everything you need and all the information you should include including information from consultants which is the responsibility of the applicant
Public (Zoom): Better process needed	Long time developers and most homeowners understand the seriousness of the steep slopes but there are some homeowners that have caused a problem for people living below them; we need something different than the current plan in place and enforcement when the rules aren't followed	Environmental Protection Bylaw will allow for enforcement if the DP guidelines and exemption criteria are not followed
Public (phone call): Zoom follow up; support for amendments	Attended the Zoom session as a manager of 7 strata developments at the base of the slope; members tend to have less money than those living at the top and are at greater risk if the slope should fail; damages wouldn't necessarily be covered by insurance; very appreciative of efforts and stricter guidelines	Redirected caller to the information posted on the City website for strata members to reference
Public (email): Zoom follow up; broaden exemptions; drainage	Thank you for agreeing to look at broadening the exemptions; I've had issues with drainage during sudden rain/ hail / melting of piled snow events and have worried about the slope especially where a neighbour has removed and landscaped the slope; public works has installed larger catch basins nearby; views are important though and tall buildings below the slope have an impact on those views; please continue to advertise and work on yard waste service options	Reported that a number of amendments have been proposed to broaden the exemptions after additional consultation with staff and technical experts; no immediate answers to repair ageing infrastructure and to increase yard waste options

SOURCE & TOPIC	SPECIFIC DETAILS	OUTCOME
Public (letter): exemptions for deciduous trees; landslide risk; clean up; views; set up a multi-disciplinary review panel	Request to exempt deciduous trees and permit their removal on the slope; is there a genuine risk of landslide?; requiring retroactive yard waste clean-up is unreasonable; the importance of views should not be underestimated; set-up a multi-disciplinary review panel	Staff confirmed that the environmental values content had been removed; the exemptions in relation to tree removal was under consideration and will be broadened; confirmed that surficial slides are indeed a human safety risk; yard waste considerations will be re-examined; recognized that views are very important to the community; additional technical review is underway
Environmental Advisory Committee (EAC) meeting: tree measurements	In the exemptions, increase the height that trees are measured from 1m to 1.3 metres (to conform with diameter at breast height)	Change made and supported by City arboriculture technician
Environmental Advisory Committee (EAC) meeting: vegetation management plans	Require vegetation management plans prior to any works on the slope including vegetation maintenance under the exemption criteria to improve views especially on slopes where no tree cover exists; the current exemptions do not address slopes that have already been denuded	When the DPA is triggered, new guideline content would require assessment of how vegetation, tree cover and invasive plants affect slope stability along with any vegetation maintenance requirements post development; additional vegetation management was proposed under the environmental values content under both the DP guidelines and exemption criteria but this content has been deferred; greater vegetation management could be addressed through a separate environmental DPA for steep slopes, a public tree bylaw and/or continued implementation of the urban forest management plan
Environmental Advisory Committee (EAC) meeting: fire hazard	Concern that branch and vegetation debris left on the slope could be a fire hazard	The proposed requirement to remove the larger branch material would help to offset this risk
Environmental Advisory Committee (EAC) meeting: branch removal	Would chipping branches and leaving the debris on the slope be acceptable?; there is a risk that dragging branches to the toe could create channelized paths that would concentrate stormwater	If the branches can be hauled to the chipper from the steep slope then they should be removed altogether and not redeposited in any form on the slope; branch removal must be done in a way that does not create channelized pathways

SOURCE & TOPIC	SPECIFIC DETAILS	OUTCOME
<p>Public (email): views; tree maintenance; topping trees; debris removal; permitting</p>	<p>The current process of obtaining an arborist opinion to support maintenance is sufficient; proposed amendments will make maintaining views impossible; 5cm limit for tree removal above the slope should be at least tripled; topping should be allowed to continue; removing branch material from the slope is impractical and dangerous; extra permitting required will overload City staff</p>	<p>Staff have clarified the exemption criteria and many activities will still be permitted with the sign off a certified arborist; in yards, landscaping trees of any size can be removed without a permit or exemption form while the permissible size for removal of native trees in yards and buffer zones has been increased 15 cm diameter; only large branches greater than 5cm will have to be removed from the slope; to clarify, exemption forms will only apply to work on steep slopes and no permits or exemption forms are required for work in people’s yards</p>