



# Sunshine Hills Neighbourhood Tree Protection Pilot Program

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# Direction from Council

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Engage the Sunshine Hills community to explore the development of a Neighbourhood Tree Protection Pilot Program that may include:

- A Heritage Tree designation for landmark trees of significant size, age, or community value;
- Enhanced tree replacement requirements or higher cash-in-lieu contributions.
- A neighbourhood opt-in mechanism for stronger protection;
- Incentives and education for homeowners to retain mature trees during redevelopment; and
- Enhanced reporting on heritage tree impacts and replacement requirements.



# Key Considerations for Engagement

## Pilot Program Context

- Community Charter limitations regarding development
- Delta Tree Protection and Regulation Bylaw provides framework
- Delta Heritage Register too narrow
- Community interest unclear

## Engagement Topics

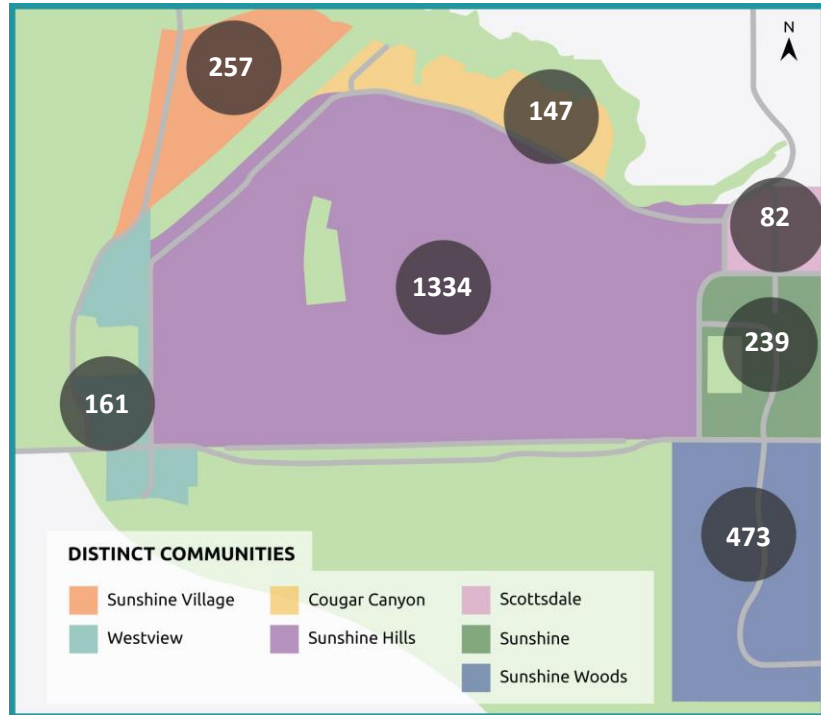
- Increasing fees for removal
- Increasing replacement requirements
- Eliminating removal allowance
- Significant Tree definition
- Covenant option
- Individual interest and impacts
- Other suggestions

# Our Process





# Who We Involved



- Sunshine Hills boundaries unclear
- Opted to be inclusive
- The map shows the number of properties that received a mailout



# How We Informed



**24,468**  
Reach of 3 Social  
Media Posts



**6,463**  
E-blast  
Recipients

**2,693**

Postcards Mailed to  
Sunshine Hills Area  
Property Owners

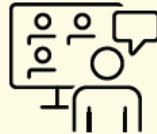


**90**

Yard Signs Installed  
Across the Sunshine  
Hills Area



**1,800**  
Let's Talk  
Delta Visits



**36**  
Attendees at  
1 Online  
Information Session





# How We Engaged



**564**

Surveys  
Completed



**23**

Comments  
Received Through  
Let's Talk Delta

**Sunshine Hills Tree Protection Pilot Program**

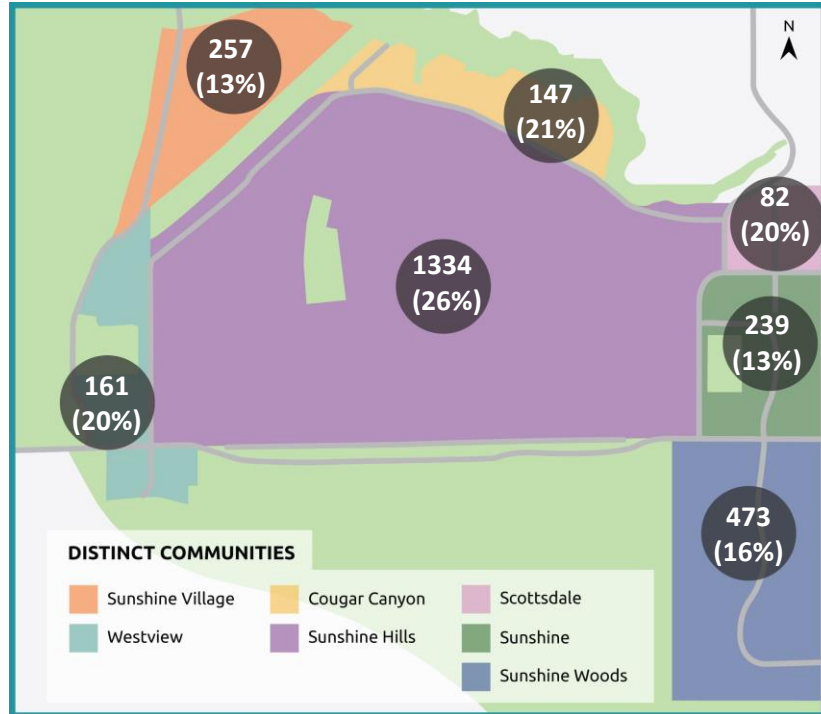
**CANADA POSTES**  
**POST CANADA**

Postage paid / Port payé  
Personalized / Cotéletter  
Mail / personnelisé  
1239163

**Property Owners – Have Your Say**  
*Complete your survey today!*



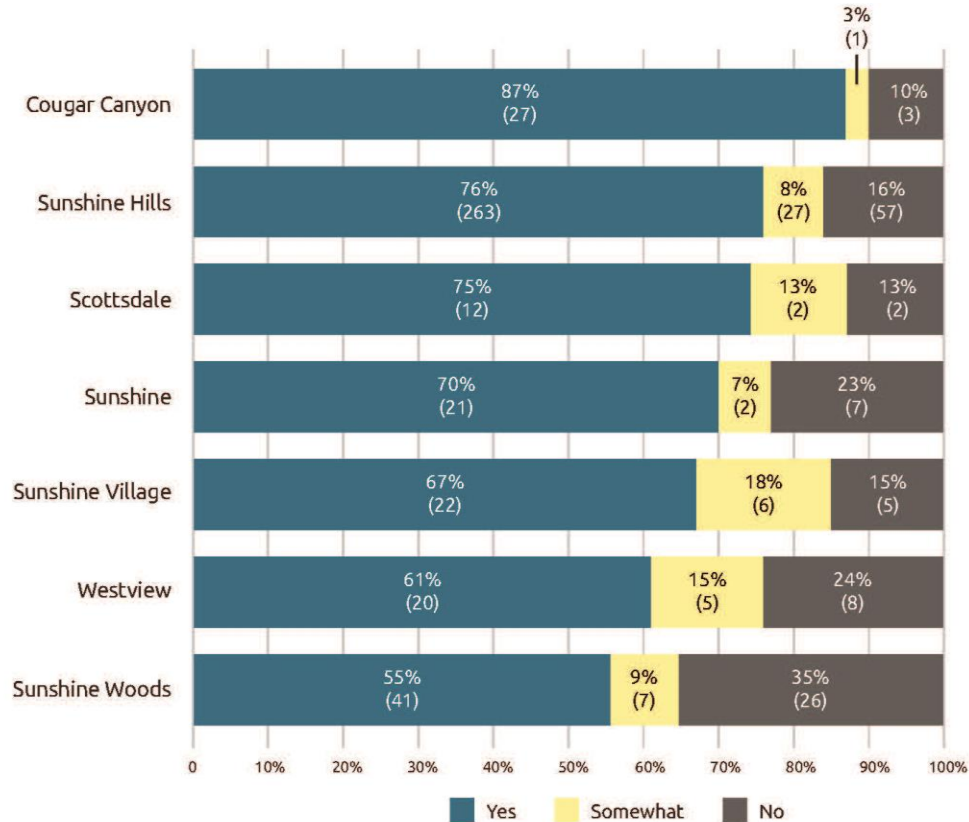
# Who We Heard From



- The map shows the percentage of properties that responded to the survey in each neighbourhood.
- Sunshine Hills, Cougar Canyon, Westview and Scottsdale had the highest levels of participation at >20%.



# What We Heard – Interest in Pilot





# What We Heard – Pilot Options

- Mixed support:
  - Increasing cash-in-lieu fees
  - Replacement requirements
- Majority support:
  - Redefining what qualifies as a “large” tree
  - Removing allowance for one large tree removal every 24 months without arborist report
  - Creating a Significant Tree Definition

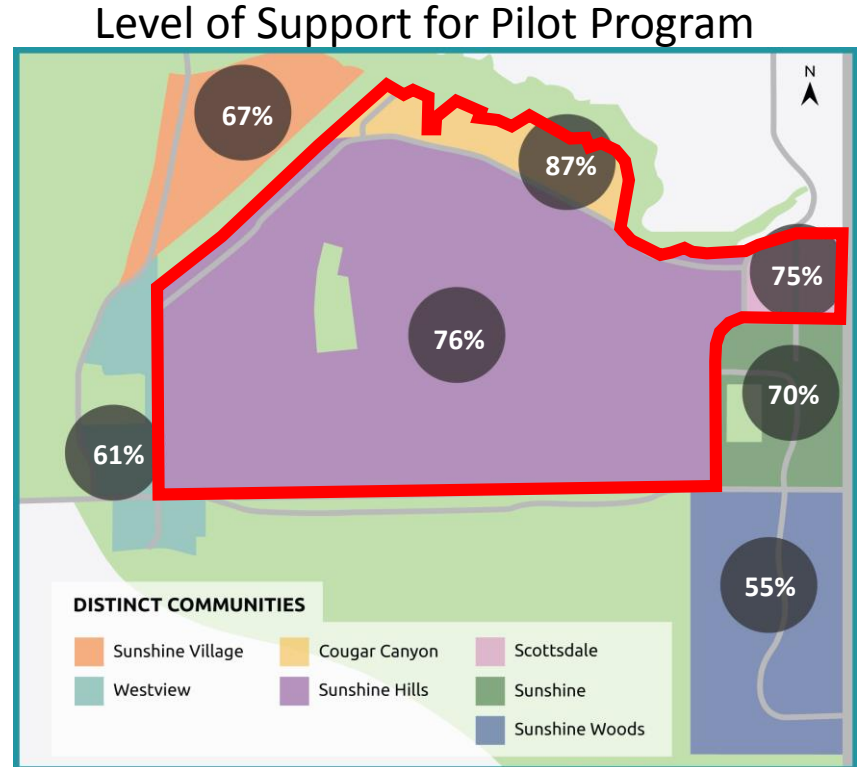
## Other Key Themes:

- Incentivization and education
- Low awareness of Provincial legislation
- Preservation first and layered approach
- Prevention of redevelopment-related 'clear-cutting'
- Enhanced monitoring and enforcement
- Homeowner autonomy and property rights
- Practical exemptions for hazardous or unsafe trees

# Identified Neighbourhoods



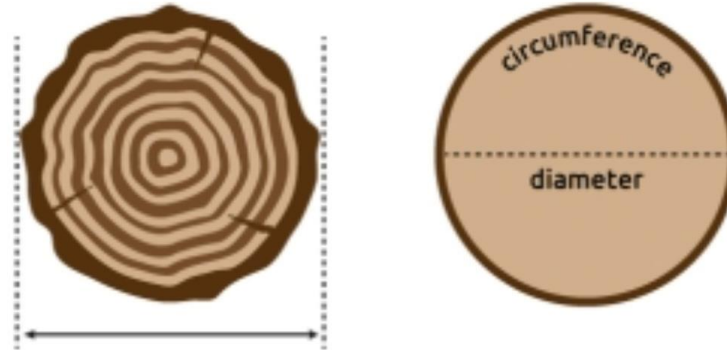
- Propose to introduce pilot program:
  - Sunshine Hills
  - Cougar Canyon
  - Scottsdale
- Neighbourhoods identified as:
  - At least 20% response from neighbourhood
  - At least 75% of respondents in support



# 1. Large Diameter Trees



- Amend the definition of a “large diameter” tree to include trees with a diameter of 50 cm or greater
- More trees would be considered large diameter, resulting in more replacement trees being required for trees with a trunk diameter between 50 and 59 cm

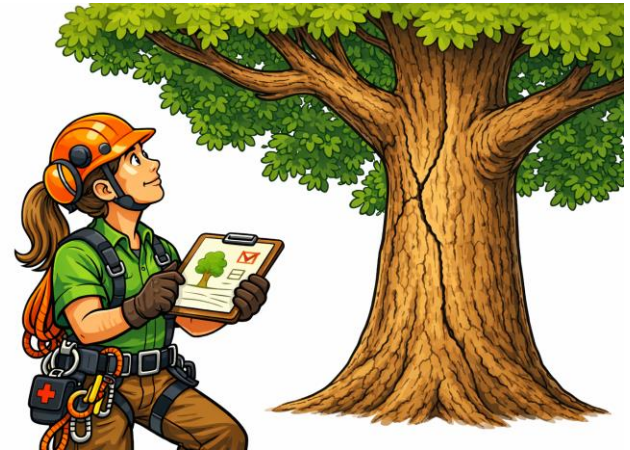


~~60 cm~~ 50 cm diameter

## 2. 1-in-24 Months Allowance



- Removing the “1 tree in 24 months” allowance to remove a tree for any reason
- All tree removals would require an arborist report with supporting rationale for removal, and tree replacement



# 3. Significant Tree Designation



- Establishing a “Significant Tree” designation, defined as:
  - any tree with a trunk diameter of 70 cm or greater; and
  - one of the following 5 species: Douglas Fir, Western Red Cedar, Himalayan Cedar, Norway Spruce and Giant Redwood
- Proposed protection measures for a Significant Tree:
  - Reviewing development applications to assess whether reasonable design changes could accommodate tree retention
  - Doubling the tree removal permit application fee for a Significant Tree from \$100 to \$200; and
  - Tripling replacement requirements and cash-in-lieu amounts for proposed removals of five or more Significant Trees.



# Key Outcomes of Pilot Program

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- Introduce new definitions and regulations pertaining to Large Diameter and Significant Trees
- Higher costs to remove Large Diameter and Significant Trees
- More trees being planted in Delta (replacements)
- Verifying with a qualified professional that trees actually need to be removed
- More emphasis on protection of Significant Trees during redevelopment reviews
- Changes can be made to the bylaw relatively quickly

# Next Steps



- Conduct Phase 2 of Engagement
- Confirm direction of pilot program with identified communities
  - ∅ Mailout to affected properties
  - ∅ Online feedback form
  - ∅ In-person opportunity
- Bring forward bylaw amendments for consideration
- Report on outcomes after two years