

INTER-OFFICE MEMORANDUM

TO: FINANCIAL MANAGEMENT COMMITTEE (FMC) DATE: November 29, 2023

FROM: GENERAL MANAGER LANDS AND FACILITIES FILE: 4230-01

SUBJECT: JAMES COWAN THEATRE REDEVELOPMENT TREE IMPACTS

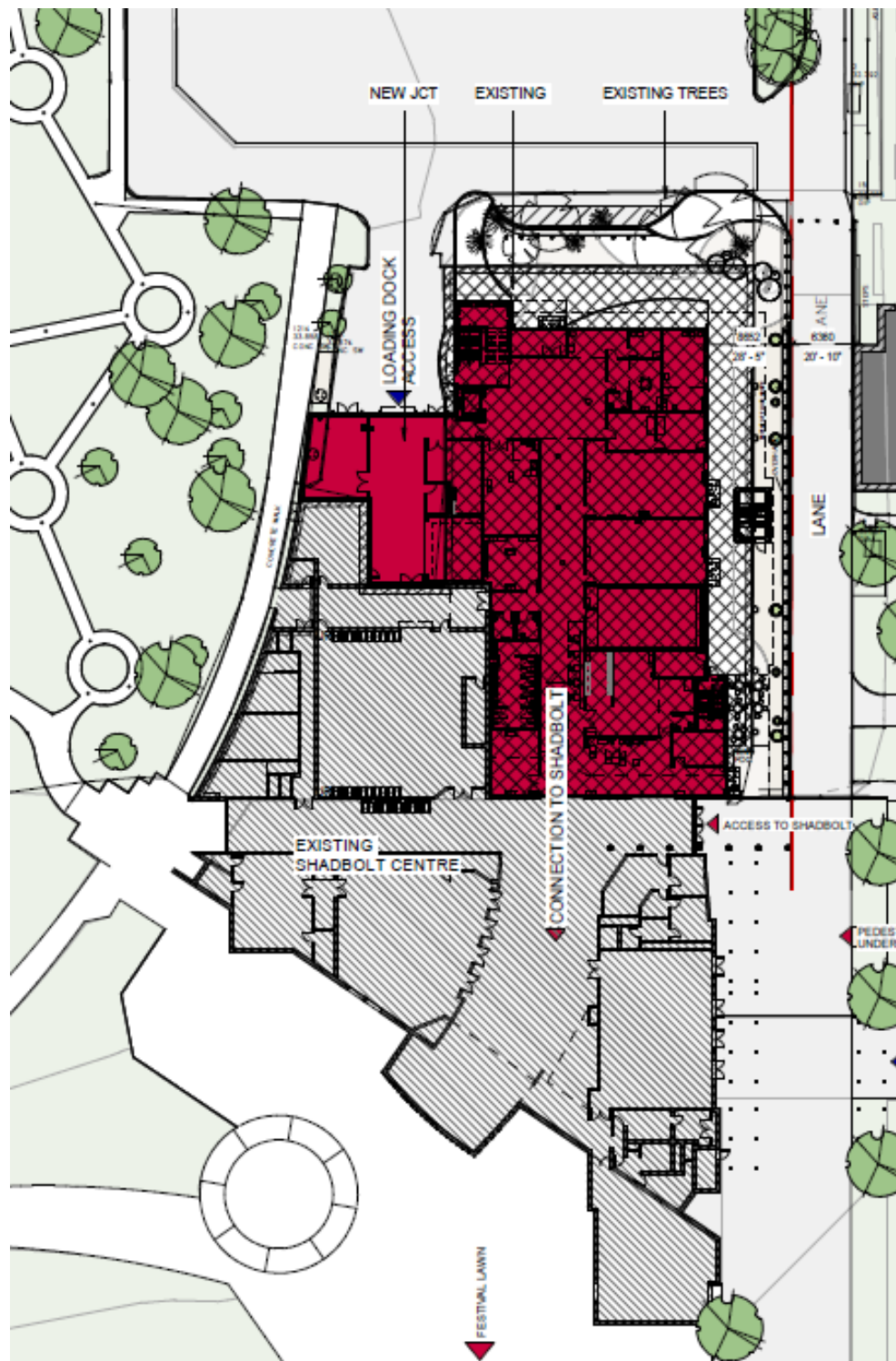
The redevelopment of the James Cowan Theatre includes the design and construction of a new 365-seat theatre at the existing site. The existing space was constructed as a gymnasium in the 1940s and converted into a theatre in 1995. The building is in need of significant upgrades and is past its useful service life. While the new theatre is being designed to accommodate 365 seats as opposed to the existing 280, the proposed footprint is only slightly larger than the existing as shown in Figure 1 and does not impact the existing site significantly.

A tree management plan has been developed with input from the City's Forestry group. A total of eleven (11) trees have been identified for removal due to construction impacts. Nine (9) of these trees are currently just north of the existing theatre and while the proposed footprint does not interfere with them directly, the only possible construction access to the site is from the north of the building. The future theatre entrance will also be accessed from the north. The two remaining trees are just to the west of the current building and will also be impacted by construction works and demolition.

The trees include four (4) large Lombardi Poplars (reasonable condition), four (4) medium sized Cedars (reasonable condition), and two (2) small Magnolias (good condition). Most of the trees have a medium or high retention value. As a result, the majority of the trees have a 3:1 replanting ratio with a select few having a 2:1 replanting ratio. It has yet to be determined where the new trees (28 in total) will be planted. There are nine (9) additional trees to be further surveyed and confirmed as these trees are further from the construction site and could possibly be retained with tree protection measures. Tree protection fencing will be installed for any remaining trees impacted by construction.

James Lota, P.Eng, MBA, MPA
General Manager Lands and Facilities

Figure 1 – Existing (Hatch) & Proposed (Red) James Cowan Theatre Footprints



Our Purpose: To create the city that we all want to live in and be in.

Figure 2 – Impacted Trees for Removal (11)

