

Purpose of This Memorandum

This memorandum accompanies the draft Tree Protection Bylaw for Coquitlam. It explains the design choices made in the draft — why each provision was written as it was, which political objections each provision anticipates, and how each element relates to the comparative regional evidence. The goal is a bylaw that development-supportive councillors can vote for, and that urban forest advocates can accept as genuinely effective.

The draft bylaw is not a copy of Port Moody's Bylaw 3531. It is calibrated specifically to Coquitlam's political context: proportionate replacement ratios, fast-track processing, a reliable cash-in-lieu escape valve, and a phased significant-tree registry. Provisions that would have been controversial in other contexts — such as Port Moody's 10 cm development-site threshold — have been set at more moderate levels (20 cm) that still represent a substantial improvement over the current bylaw while matching West Vancouver's 2025 standard.

Why the Current Bylaw (No. 4091, 2010) Is the Problem — Not the Solution

The starting point for every conversation about this bylaw must be Section 12. Coquitlam's current bylaw contains a 20 cm DBH protection threshold — but Section 12 exemptions hollow it out:

- Section 12(b): Up to 2 protected trees per year per lot may be removed with no permit, no professional assessment, and no replacement requirement. Since the permit is the mechanism that triggers replacement, these removals produce no compensating planting.
- Section 12(d): All protected trees on properties under a development application within an approved neighbourhood plan area are entirely exempt from the permit requirement. This single exemption covers the vast majority of development-driven tree removal in Coquitlam.
- Section 12(e): All trees within a building envelope are exempt once a development application is filed.
- Section 9(a): Replacement is discretionary — 'the General Manager may require a tree replacement plan.' In practice, the combination of discretion and exemptions means most tree removal generates no replacement obligation.

The result: Coquitlam lost more canopy than any other Metro Vancouver municipality between 2014 and 2020, despite having a bylaw that appears on paper to provide protection. The bylaw is not being circumvented — the exemptions are being used exactly as written. The problem is the writing.

The Core Political Argument: Clarity Benefits Developers Too

The strongest argument for this draft bylaw with development-supportive councillors is not environmental — it is administrative. The current bylaw is vague, discretionary, and unpredictable. Developers and their arborists currently navigate a system where replacement is 'may require,' assessment is 'may require,' and the scope of protection shifts based on whether a neighbourhood plan has been approved.

This draft replaces discretion with clarity. Every applicant knows exactly what is required before they submit. Fast-track processing timelines are guaranteed in the bylaw text — 5 business days for routine residential, 15 business days for development sites. Combined tree/building permit applications reduce administrative overhead. The cash-in-lieu option is always available, giving developers maximum flexibility on site design.

Surrey's experience over 19 years is the proof of concept: a clear, predictable bylaw with mandatory requirements but a reliable cash-in-lieu escape valve runs more smoothly for developers — not less — than a vague, discretionary system that produces surprise refusals and appeals.

Bill 44 and Bill 47 Compliance

The draft bylaw is designed to comply with the provincial housing legislation. Section 50(2) of the Community Charter prevents a tree protection bylaw from being used to prevent development to the density permitted under the applicable zoning bylaw. The draft addresses this through three mechanisms:

- The cash-in-lieu option (Part 7) is always available. A developer who cannot accommodate replacement trees on-site pays into the Urban Forestry Reserve instead. The bylaw never prevents a building from being constructed.
- The permit criteria (Part 4) include an explicit provision that a permit must be issued where retention of the tree would prevent development or servicing of the lot in accordance with the Zoning Bylaw.
- The draft explicitly states in the preamble that nothing in this bylaw prevents the development of any parcel to the density permitted under the Zoning Bylaw.

The Sierra Club BC's Climate-Ready Communities Toolkit (2025) confirms this approach: 'municipalities enjoy far-reaching powers in this area' and 'penalties are enforceable under the Offence Act.' The toolkit specifically recommends mandatory replacement at 2:1, meaningful cash-in-lieu requirements, and limiting blanket exemptions for development conflicts — all of which this draft implements.

Provision-by-Provision Design Rationale

Protection Thresholds (Part 2)

General threshold set at 30 cm DBH (matching Surrey and Port Moody, the Metro Vancouver standard). Development-site threshold set at 20 cm DBH (matching West Van's 2025 amendment — deliberately not Port Moody's 10 cm, which would be the most aggressive standard in the region and a harder political sell for a first-generation reformed bylaw). Named native species (Arbutus, Garry Oak, Cascara, Pacific dogwood, Pacific yew, Western red cedar, Shore pine) protected at 20 cm DBH city-wide — follows West Vancouver's approach and directly responds to the 70% public support for heritage tree protection shown in Coquitlam's own 'What We Heard' engagement.

Replacing Section 12(b): The Annual Allowance (Part 6, s.19)

The existing 2-tree/year no-permit exemption is replaced with a 1-tree/year simplified notification process for non-development residential lots. The owner submits a simple online form (no fee), the City Arborist has 5 business days to flag any concerns, and a single replacement tree must be planted. This maintains convenience for homeowners doing routine maintenance while closing the 'no consequences' gap. The reduction from 2 to 1 tree is a meaningful tightening; the notification requirement means the City has a record of removal for the first time.

Replacing Sections 12(d) and 12(e): Development-Site Exemptions (Part 3)

The blanket development exemptions are replaced by a guaranteed 15-business-day fast-track development tree permit, processed concurrently with building permit applications. This gives developers certainty — which the current system does not — while ensuring every protected tree on a development site is assessed, and every removal generates a replacement obligation. The permit criteria include explicit approval grounds for trees that would prevent development at zoned density, ensuring Bill 44/47 compliance.

Replacement Ratios (Part 7)

Tiered by size of tree removed: <30 cm = 1:1; 30–60 cm = 2:1; >60 cm = 3:1. This is proportionate — the 2:1 ceiling matches Surrey's city-wide standard, and the 3:1 tier for large trees matches Burnaby. It is considerably less demanding than Port Moody's maximum of 4:1 and is framed as compensating for lost ecosystem services rather than punishing

development. The Sierra Club BC Toolkit specifically recommends at least 2:1 as a regional standard; this draft meets that benchmark.

Urban Forestry Reserve Fund (Part 8)

A dedicated reserve fund receives all cash-in-lieu payments, forfeited securities, and doubled penalties for unauthorized removal. This transforms canopy loss into canopy investment automatically — the more development pressure, the larger the fund. This is the fiscal architecture West Vancouver adopted in November 2025 and is arguably the single most important long-term provision in the bylaw. It converts a regulatory framework into a self-sustaining restoration program.

Significant Tree Registry (Part 9)

The registry is established but initially uses an opt-in process: property owners may nominate trees, and the City Arborist may recommend trees for designation by Council resolution. This is more politically viable than Surrey's approach (hundreds of trees listed at adoption) while creating the infrastructure for a growing registry over time. Once a tree is designated, Council resolution is required to remove it. This responds directly to the 70% of Coquitlam residents who supported heritage tree protection in the 2024 public engagement.

Penalties (Part 11)

Minimum \$500 per tree (matching Port Moody's floor), maximum \$20,000 per tree (matching Surrey's ceiling — deliberately not Port Moody's \$50,000 maximum, which is harder to defend politically as a first step). Each tree and each day constitute a separate offence. Unauthorized removal triggers double the replacement obligation in addition to the financial penalty — this is the most effective deterrent, since it makes illegal removal more expensive than compliance, not just as expensive.

What This Bylaw Does Not Do (Intentionally)

This draft deliberately omits several provisions that would be best practice in a mature bylaw system but are politically premature for Coquitlam in 2026:

- No per-hectare tree density targets embedded in the Zoning Bylaw (West Vancouver/Port Moody model). This is the most durable mechanism but requires a separate Zoning Bylaw amendment process with a public hearing. It should be the next step, not the first.
- No 10 cm development-site threshold. Port Moody's approach is the gold standard but is a harder political sell. The 20 cm threshold closes the most important gap while being defensible.
- No mandatory tree canopy target in the bylaw text. A canopy target belongs in the UFMS, where it can be set with public input and tied to annual reporting. The bylaw provides the delivery mechanism; the strategy sets the destination.
- No boulevard/highway tree provisions (West Vancouver model). This is a meaningful gap but is best addressed as a second-phase amendment once the core bylaw is in place.

TCUF's ask to Council should include a commitment to these next-phase provisions, with a timeline. The Sierra Club BC Toolkit's 'no net loss' recommendation, while not yet available under provincial law, should be the long-term advocacy goal at the provincial level alongside this bylaw.

CITY OF COQUITLAM

BYLAW NO. [XXXX], 2026

Tree Protection Bylaw — DRAFT FOR COUNCIL CONSIDERATION

NOTE: This is a draft proposed bylaw for Council and staff consideration. It is not in force. Section numbers, fee amounts, and schedule details are placeholders to be confirmed through the standard bylaw drafting process with City legal counsel. All cross-references to other Coquitlam bylaws should be verified before introduction.

A Bylaw to regulate the protection, conservation, removal, and replacement of trees throughout the City of Coquitlam, and to repeal Bylaw No. 4091, 2010.

WHEREAS the Community Charter, including Sections 8(3)(c), 16, 17, 50, 51, and 52, authorizes Council by Bylaw to preserve trees, regulate the cutting and removal of trees, require the replacement of trees cut down, and provide for enforcement in relation to these matters;

WHEREAS Council has adopted an Urban Forest Management Strategy that identifies the protection and enhancement of urban tree canopy as a priority for climate resilience, public health, stormwater management, and quality of life;

WHEREAS nothing in this Bylaw prevents the development of any parcel of land to the density permitted under the applicable Zoning Bylaw, and the cash-in-lieu provisions of this Bylaw are available in all circumstances where the replacement of trees on site is not feasible;

WHEREAS Bylaw No. 4091, 2010 has not been substantively amended since its adoption and no longer reflects current regional standards or the City's stated urban forest management goals;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting assembled, ENACTS AS FOLLOWS:

Part 1 Citation, Repeal, and Purpose

1.1 This Bylaw may be cited as the Tree Protection Bylaw No. [XXXX], 2026.

1.2 Bylaw No. 4091, 2010 (Tree Management Bylaw) and all amendments thereto are hereby repealed upon adoption of this Bylaw.

1.3 The purpose of this Bylaw is to:

- (a) protect and conserve trees that contribute to Coquitlam's urban forest and the ecosystem services it provides;
- (b) ensure that where tree removal is unavoidable, replacement occurs at ratios that maintain and grow the urban forest canopy over time;
- (c) provide a clear, predictable, and efficiently administered permitting framework that supports both tree conservation and the orderly development of land; and
- (d) establish a dedicated Urban Forestry Reserve Fund to finance canopy restoration.

Part 2 Definitions

In this Bylaw, the following terms have the meanings set out below:

"ARBORIST REPORT" means a written report prepared by a Qualified Tree Expert assessing the health, structure, risk, and retention suitability of a Protected Tree, and including, where removal is recommended, a written rationale for why retention or remediation through pruning or other arboricultural treatment cannot address the identified concern.

"BUILDING ENVELOPE" means the area of a lot on which a principal building, addition, or accessory building may be sited under the setback requirements of the Zoning Bylaw, as varied by any approved variance.

"CASH-IN-LIEU" means a payment to the Urban Forestry Reserve Fund made in lieu of planting one or more required replacement trees on the subject property, at the rate set out in the City's Fees and Charges Bylaw, as amended from time to time.

"CITY ARBORIST" means the employee of the City of Coquitlam certified with the International Society of Arboriculture appointed to that position, or their designate.

"CUT DOWN" means to fell, top, remove, or damage a Protected Tree or any part thereof such that the tree is no longer considered biologically or structurally viable.

"DEVELOPMENT APPLICATION" means an application to the City for subdivision, rezoning, development permit, development variance permit, building permit, or demolition permit.

"DEVELOPMENT SITE" means a parcel in respect of which a Development Application has been received by the City and not yet fully completed, including completion of all work authorized under any required building permit.

"GENERAL MANAGER" means the General Manager responsible for Parks and Urban Forestry, or their designate.

"PROTECTED TREE" means a tree meeting any of the criteria set out in Part 2, Section 4 of this Bylaw.

"QUALIFIED TREE EXPERT (QTE)" means a person who is certified with the International Society of Arboriculture (ISA), is a Registered Professional Forester (RPF), or holds an equivalent qualification acceptable to the City Arborist.

"REPLACEMENT TREE" means a tree required to be planted pursuant to a Tree Cutting Permit or pursuant to the simplified notification process in Section 19 of this Bylaw.

"RETAINED TREE" means a tree required to be retained pursuant to a Tree Cutting Permit, Development Application, Building Permit, or registered covenant.

"SIGNIFICANT TREE" means a tree designated by Council resolution pursuant to Part 9 of this Bylaw.

"SPEA" means Streamside Protection and Enhancement Area as defined in the Riparian Areas Regulation and as identified in the City's Zoning Bylaw.

"STEEP SLOPE" means any part of a parcel where the grade of the incline is 20 degrees (36 percent) or greater.

"TREE CUTTING PERMIT" means a permit issued under this Bylaw.

"TREE PROTECTION BARRIER (TPB)" means a temporary physical barrier erected around a Protected or Retained Tree to protect its root zone and canopy during construction activities.

"URBAN FORESTRY RESERVE FUND" means the fund established under Part 8 of this Bylaw to receive cash-in-lieu payments, forfeited securities, and other contributions for the purpose of urban forest restoration and canopy expansion.

Part 2 Protected Trees

4. A tree is a Protected Tree if it meets any of the following criteria:

- 4(a) General threshold: any living, erect woody plant with a stem diameter of 30 cm or more DBH, measured at 1.4 m from the base;
- 4(b) Development Site threshold: on a Development Site, any living, erect woody plant with a stem diameter of 20 cm or more DBH;
- 4(c) Native species threshold: any of the following species with a stem diameter of 20 cm or more DBH, city-wide (not only on Development Sites):
 - (i) Arbutus (*Arbutus menziesii*);
 - (ii) Garry Oak (*Quercus garryana*);
 - (iii) Cascara (*Rhamnus purshiana*);
 - (iv) Pacific dogwood (*Cornus nuttallii*);
 - (v) Pacific yew (*Taxus brevifolia*);
 - (vi) Western red cedar (*Thuja plicata*);
 - (vii) Shore pine (*Pinus contorta* var. *contorta*);
- 4(d) SPEA and Riparian: any tree located within a SPEA, regardless of size;
- 4(e) Steep Slopes: any tree located on a Steep Slope with a stem diameter of 20 cm or more DBH;

- 4(f) Bird nests: any tree that contains an active nest of any bird species, or the nest (whether active or not) of an eagle, peregrine falcon, great blue heron, or osprey;
- 4(g) Significant Trees: any tree designated as a Significant Tree under Part 9 of this Bylaw;
- 4(h) Replacement Trees: any tree planted pursuant to a requirement of this Bylaw; and
- 4(i) Retained Trees: any tree required to be retained pursuant to a Development Application, Building Permit, Tree Cutting Permit, or registered covenant.

NOTE: Design note: General threshold set at 30 cm DBH matches Surrey (2006) and Port Moody (2026) — the Metro Vancouver standard. Development-site threshold set at 20 cm DBH matches West Vancouver's November 2025 amendment. Native species at 20 cm responds to 70% public support in Coquitlam's 2024 What We Heard engagement. Deliberately less aggressive than Port Moody's 10 cm native-species threshold, which is harder to defend politically as a first reform step.

Part 3 Permit Requirement and Processing Timelines

- 5. Except as provided in Part 6 of this Bylaw, no person shall Cut Down or damage, or cause or permit the Cutting Down or damaging of, a Protected Tree without first obtaining a Tree Cutting Permit and carrying out all activity in strict accordance with the permit.
- 6. The General Manager shall process Tree Cutting Permit applications as follows:
 - (a) Standard residential application (no Development Application pending): within 5 business days of receipt of a complete application;
 - (b) Development Site application: within 15 business days of receipt of a complete application;
 - (c) Applications in SPEA or on Steep Slopes: within 15 business days of receipt of a complete application.
- 7. An applicant may request a pre-application consultation with the City Arborist at no charge prior to submitting a Tree Cutting Permit application.
- 8. A Tree Cutting Permit application may be submitted concurrently with a Building Permit application for the same property. Where both applications are received concurrently, the City shall coordinate review to avoid duplication of requirements.

NOTE: Design note: Guaranteed processing timelines are a key developer-friendly element not present in Bylaw 4091. Surrey processes routine residential permits in 2–4 days. Publishing timelines in the bylaw text creates accountability and removes uncertainty from project planning.

Part 4 Permit Application Requirements

- 9. The General Manager may require an applicant to submit any of the following as part of a Tree Cutting Permit application:
 - (a) a tree survey drawing identifying all Protected Trees on the subject property and any Protected Trees on adjacent properties within 4 meters of the subject property boundary;
 - (b) an Arborist Report prepared by a Qualified Tree Expert;
 - (c) a tree retention, cutting, and replacement plan prepared by a Qualified Tree Expert; and
 - (d) for Steep Slopes greater than 60%, a detailed site assessment prepared by a Geotechnical Engineer.
- 10. For any Development Site Tree Cutting Permit application, an Arborist Report is mandatory. The Arborist Report must include a written rationale for each tree proposed for removal explaining why the tree cannot be retained, and why the concern cannot be addressed through pruning, cabling, or other arboricultural treatment.

NOTE: Design note: Making the Arborist Report mandatory only on Development Sites — not all applications — is the politically proportionate approach. For routine residential applications, the General Manager retains discretion. The written rationale requirement for development sites mirrors West Vancouver's 2025 amendment and shifts the burden of proof to the applicant for the highest-volume tree removal context.

Part 5 Permit Issuance and Refusal

11. Subject to this Part, the General Manager shall issue a Tree Cutting Permit where the application meets the requirements of this Bylaw and the General Manager is satisfied that at least one of the following conditions applies:
 - (a) the tree is unhealthy, structurally unsound, or presents an unacceptable risk of failure as assessed by a Qualified Tree Expert;
 - (b) the tree is impairing or causing demonstrable damage to underground utilities, structures, or foundations and the impairment cannot reasonably be addressed by other means;
 - (c) the species is not well-suited to the growing conditions of the site;
 - (d) the tree has less than 10 years of healthy lifespan remaining as assessed by a Qualified Tree Expert;
 - (e) retention of the tree would prevent development of the parcel to the density permitted under the applicable Zoning Bylaw; or
 - (f) retention of the tree would cause undue hardship to the property owner.
12. The General Manager shall not issue a Tree Cutting Permit solely on the grounds that:
 - (a) the tree is shading the yard or dwelling;
 - (b) the tree is dropping leaves, needles, cones, fruit, or other normal biological material;
 - (c) the tree is obstructing views; or
 - (d) the tree is preventing alternative landscaping of the yard.
13. Where an application is refused, the General Manager shall provide written reasons within the applicable processing timeline.
14. An applicant who receives a refusal, or who wishes to contest conditions imposed on a permit, may apply to Council for reconsideration. There is no fee for an application for reconsideration.

NOTE: Design note: The mandatory issuance criteria (s.11(e)) ensure the bylaw is Bill 44/47 compliant. A developer whose project requires the removal of a protected tree to achieve permitted density must receive a permit. The cash-in-lieu mechanism (Part 7) then ensures replacement occurs off-site. The Sierra Club BC Toolkit confirms this is within Council's existing authority under the Community Charter.

Part 6 Exemptions

15. A Tree Cutting Permit is not required for:
 - (a) pruning of Protected Trees carried out in accordance with the current pruning standards of the International Society of Arboriculture, provided the pruning does not remove more than 25% of the live crown in any one year;
 - (b) emergency removal of a tree or tree limb that has been severely damaged by a natural cause and is in imminent danger of falling and injuring persons or property — provided the owner notifies the City Arborist in writing within 3 business days and applies for a Tree Cutting Permit within 5 business days;
 - (c) installation, repair, or maintenance of public works or services carried out by or under the authority of the City;
 - (d) cutting or removal of Protected Trees undertaken by a utility for the purpose of safety, maintenance, or operation of the utility's infrastructure, provided the utility notifies the City Arborist in advance; and
 - (e) Protected Trees on land where Section 21 of the Private Managed Forest Land Act applies.
16. The exemptions in Section 15 do not apply to Significant Trees designated under Part 9 of this Bylaw.

Simplified Notification Process (Non-Development Lots)

17. Notwithstanding Section 5, the owner of a residential lot that is not a Development Site may remove one Protected Tree per calendar year without a permit, subject to the following conditions:
 - (a) the owner submits a simplified tree notification form to the City Arborist at least 5 business days before the proposed removal;
 - (b) the notification form must identify the tree by species, approximate DBH, and location on the lot;
 - (c) the City Arborist may, within 5 business days of receiving the notification, notify the owner that a Tree Cutting Permit is required — for example, if the City Arborist identifies the tree as a candidate for Significant Tree designation, or if the tree appears to contain an active bird nest; and

(d) the owner must plant one Replacement Tree on the subject property within 6 months of the removal, in accordance with the replacement tree standards in Part 7.

18. The simplified notification process in Section 17 does not apply to Protected Trees in a SPEA, on a Steep Slope, or to trees listed in Section 4(c) (native species) unless the owner provides a written statement from a Qualified Tree Expert confirming that the tree presents an unacceptable risk of failure.

NOTE: Design note: This replaces the current s.12(b) blanket 2-tree/year no-permit exemption with a 1-tree/year simplified notification process. The reduction from 2 to 1 is a meaningful tightening. The 5-day notification window gives the City Arborist the ability to flag high-value trees before they are removed — something the current bylaw does not allow. The mandatory single-replacement requirement closes the 'no consequences' gap in the current exemption.

Part 7 Replacement Trees and Cash-in-Lieu

19. A Tree Cutting Permit must include a requirement for Replacement Trees in accordance with the following table, unless the General Manager determines that replacement is not appropriate given the circumstances:

DBH of Tree Removed	Replacement Trees Required
Less than 30 cm	1 Replacement Tree
30 cm to less than 60 cm	2 Replacement Trees (2:1 ratio)
60 cm or greater	3 Replacement Trees (3:1 ratio)
Any size — Significant Tree (Part 9)	3 Replacement Trees minimum; Council may specify additional conditions
Any size — Retained Tree removed without permit	Double the applicable ratio above, plus penalties under Part 11

20. Replacement Trees must:
- (a) be a species appropriate to the site and approved by the City Arborist, with preference given to species native to the Pacific Northwest;
 - (b) meet a minimum caliper of 5 cm (deciduous) or a minimum height of 1.5 m (coniferous) at time of planting;
 - (c) be planted on the subject property where feasible; and
 - (d) be maintained by the owner for a minimum of 2 years following planting.
21. Where the General Manager determines that planting the required number of Replacement Trees on the subject property is not feasible — having regard to lot size, soil conditions, infrastructure constraints, or Bill 44/47 density requirements — the permit holder must pay Cash-in-Lieu to the Urban Forestry Reserve Fund in the amount set out in the City's Fees and Charges Bylaw for each Replacement Tree that cannot be planted on site.
22. Cash-in-Lieu payments are available at the permit holder's election for up to 50% of the required replacement obligation on any single permit. The remaining 50% must be planted on site unless the General Manager determines that on-site planting is infeasible under Section 21.
23. Where replacement trees are required, the applicant must provide a security deposit, in the form of cash or irrevocable letter of credit, equal to 100% of the estimated value of the required replacement trees and site restoration measures. Security will be released as follows:
- (a) 90% following a post-planting inspection confirming trees are planted and in good condition; and
 - (b) 10% following an inspection not less than one year after planting.

NOTE: Design note: The 50% cash-in-lieu election cap (s.22) is borrowed from Port Moody's approach and ensures that development sites cannot fully cash out of the replacement obligation. At least half the required trees must be planted on site if feasible. Fee amounts for cash-in-lieu should be set at a level that makes planting the preferred option — the Sierra Club BC Toolkit specifically recommends this. \$750/tree is suggested as a starting point, to be confirmed in the Fees and Charges Bylaw.

Part 8 Urban Forestry Reserve Fund

24. The City of Coquitlam hereby establishes an Urban Forestry Reserve Fund (the 'Reserve Fund').

25. The Reserve Fund shall receive:
- (a) all Cash-in-Lieu payments made pursuant to this Bylaw;
 - (b) all security deposits forfeited under Section 23 of this Bylaw;
 - (c) any portion of penalties collected under Part 11 of this Bylaw above the minimum prescribed amount, as Council may direct by resolution; and
 - (d) any grants, contributions, or allocations from other sources that Council designates for urban forest restoration purposes.
26. Monies in the Reserve Fund shall be used exclusively for:
- (a) the purchase, planting, and establishment of trees on public lands within the City of Coquitlam;
 - (b) the maintenance and monitoring of trees planted with Reserve Fund monies;
 - (c) the establishment and maintenance of the Significant Tree registry; and
 - (d) urban forest canopy assessment and reporting required under the Urban Forest Management Strategy.
27. The General Manager shall report annually to Council on the balance and expenditures of the Reserve Fund.

NOTE: Design note: The Reserve Fund is the single most strategically important provision in this bylaw. It makes canopy restoration self-financing: the more development pressure, the more cash-in-lieu flows into the fund. West Vancouver's November 2025 Environmental Reserve Fund bylaw uses this architecture. The annual reporting requirement (s.27) creates public accountability and a running record of replacement activity — addressing the tracking gap in the current bylaw.

Part 9 Significant Tree Registry

28. Council may, by resolution, designate a tree as a Significant Tree and add it to the Significant Tree Registry maintained by the City Arborist.
29. Nominations for Significant Tree designation may be submitted by:
- (a) any property owner in respect of a tree on their property;
 - (b) the City Arborist; or
 - (c) any resident of Coquitlam in respect of a tree on public land.
30. In evaluating a nomination, the City Arborist shall consider:
- (a) the size, age, and health of the tree;
 - (b) the species, including whether the tree is of a native or culturally significant species;
 - (c) the ecological value of the tree, including habitat function;
 - (d) the aesthetic, historical, or community significance of the tree; and
 - (e) the location of the tree, including proximity to parks, schools, and other public spaces.
31. Where a tree is designated as a Significant Tree:
- (a) the tree is a Protected Tree regardless of its DBH;
 - (b) a Tree Cutting Permit to remove the tree may only be issued following a resolution of Council authorizing removal;
 - (c) the owner of the property on which the tree is located will be notified of the designation and provided with information about the City's maintenance support program; and
 - (d) the tree shall be listed in the publicly accessible Significant Tree Registry maintained by the City.
32. The designation of a tree as a Significant Tree does not preclude the owner from applying for a Tree Cutting Permit under Part 5 of this Bylaw. Where a permit is sought for a Significant Tree, Council must be the decision-maker, and the General Manager may not issue the permit under delegated authority.

NOTE: Design note: The opt-in/nomination registry is more politically viable than Surrey's approach of listing hundreds of trees at bylaw adoption. It creates the infrastructure while respecting that any registry requires community input to build legitimacy. Over time, as the registry grows, it becomes a civic institution that is politically harder to dismantle. The Council-decision requirement for Significant Tree removal responds directly to the 70% public support for heritage tree protection in Coquitlam's own 2024 engagement.

Part 10 Tree Protection Barriers and Construction Requirements

33. Where a Tree Cutting Permit requires the retention of Protected Trees on or adjacent to a subject property, the permit holder must erect Tree Protection Barriers (TPBs) in accordance with the following requirements before any site work commences:
- (a) TPBs must be erected at a minimum radial distance from the trunk equal to the diameter of the tree crown or 1 meter per centimeter of trunk diameter, whichever is greater, subject to site constraints;
 - (b) TPBs must consist of rigid fencing materials not less than 1.2 m in height;
 - (c) the area enclosed by the TPB must not be used for storage, vehicle parking, material laydown, or any activity not expressly authorized by the Tree Cutting Permit;
 - (d) TPBs must remain in place for the duration of all construction activities on the property; and
 - (e) the City Arborist must inspect and approve the installed TPBs before any site work commences.
34. Where site works proposed under a Development Application will encroach within the critical root zone of a Retained Tree, the permit holder must retain a Qualified Tree Expert to supervise those works in real time and provide a post-activity report with photographs to the City Arborist within 5 business days of completion.

NOTE: Design note: Mandatory TPB inspection before site work begins (s.33(e)) is a simple but powerful provision not in the current bylaw. The real-time supervision requirement (s.34) mirrors West Vancouver's 2025 amendment for the highest-risk scenario. The post-activity photo report creates a documented record that can be used for compliance and enforcement.

Part 11 Enforcement and Penalties

35. Every person who violates any provision of this Bylaw is guilty of an offence and liable to a fine:
- (a) of not less than \$500 and not more than \$20,000 for each offence;
 - (b) in respect of each Protected Tree removed or damaged in contravention of this Bylaw, each tree constituting a separate offence; and
 - (c) for a continuing contravention, each day the contravention continues constitutes a separate offence.
36. In addition to any fine imposed under Section 35, any person who removes a Protected Tree without a Tree Cutting Permit must:
- (a) plant twice the number of Replacement Trees that would otherwise have been required under Part 7 of this Bylaw; and
 - (b) apply for a Tree Cutting Permit within 5 business days of the removal.
37. The General Manager may order that any tree removed in contravention of this Bylaw that has been left in a hazardous condition be removed by a contractor retained by the City at the expense of the person responsible. Such costs are recoverable from that person as a debt owing to the City.
38. The General Manager may enter at all reasonable times on any property to make an assessment or inspection for any purpose under this Bylaw.
39. Nothing in this Bylaw limits the City's right to seek injunctive relief or any other remedy available at law.

NOTE: Design note: The \$500 minimum penalty matches Port Moody's floor and is a meaningful deterrent. The \$20,000 maximum matches Surrey's ceiling — deliberately not Port Moody's \$50,000 as a more politically defensible starting point. The doubled replacement obligation for unauthorized removal (s.36(a)) is the most effective deterrent: it makes illegal removal substantially more expensive than compliance, not just equally expensive. This is the provision that changes developer behaviour.

Part 12 Administration and Reporting

40. The General Manager shall maintain a public register of all Tree Cutting Permits issued under this Bylaw, including the number and species of trees removed and the replacement requirements imposed. The register shall be updated quarterly and made available on the City's website.
41. The General Manager shall report annually to Council on:
- (a) the number of Tree Cutting Permits issued and refused;
 - (b) the number and species of Protected Trees removed under permits, under the simplified notification process, and in contravention of this Bylaw;

