

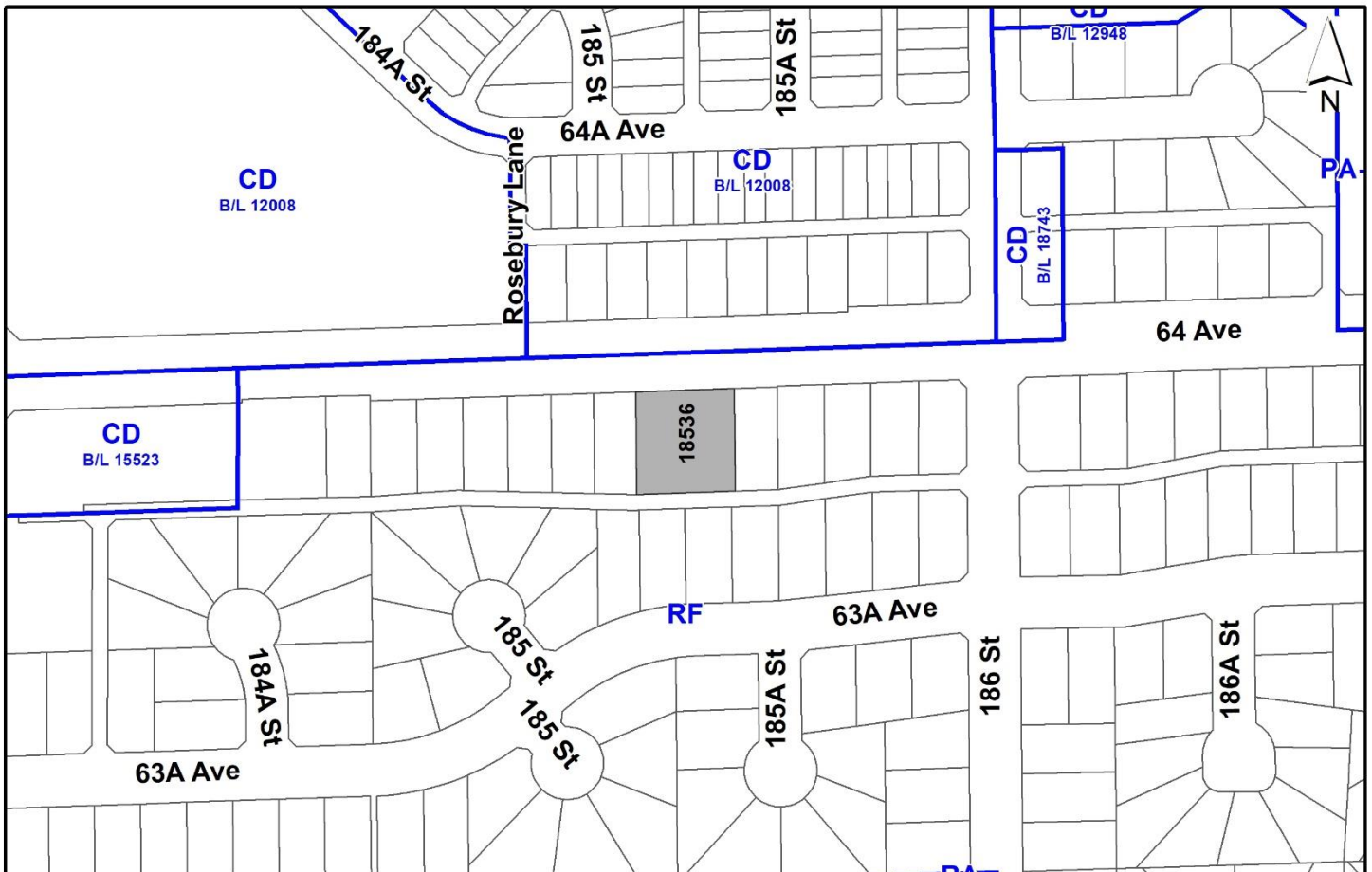
PROPOSAL:

- **Rezoning** from RF to RF-13 to allow subdivision into three small residential lots.

LOCATION: 18536 - 64 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed development is consistent with City Policy 0-52 which provides guidelines for small lot residential zones. The subject application generally complies with the provisions of the RF-12 small lot policy. The RF-12 Zone has now been replaced by the RF-13 Zone. In practice, their zoning criteria is the same.
- All proposed lots exceed the minimum area, width and depth requirements of the "Single Family Residential (13) Zone (RF-13)". The proposed oversized RF-13 lots will provide a complementary transition to the surrounding single family residential properties.
- The proposal responds to the need for additional housing supply and conforms to the goal of allowing sensitive urban infill in an existing neighbourhood.
- In accordance with the Council Procedure By-law (No. 15300), as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the Official Community Plan (OCP) and the proposed zoning and subdivision is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North (Across 64 Avenue):	Single Family Dwellings	Urban; Single Family Residential in the North Cloverdale East NCP	CD (Bylaw No. 12008)
East:	Single Family Dwelling	Urban	RF
South:	Single Family Dwellings	Urban	RF
West:	Single Family Dwelling	Urban	RF

Context & Background

- The 1,502 square metres subject property located at 18536 - 64 Avenue is designated "Urban" in the Official Community Plan (OCP) and currently zoned "Single Family Residential Zone (RF)".
- The subject site is surrounded by single family dwellings to the north, south, east and west. An established commercial plaza is in close proximity west of the site at the intersection of 184 Street and 64 Avenue.
- The proposed development site fronts 64 Avenue, classified as an arterial road in Figure 27 of the Official Community Plan. Driveway access to the proposed lots fronting 64 Avenue will be from a rear lane.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from RF to RF-13 in order to subdivide into three lots.
- All proposed lots exceed the minimum area, width and depth requirements of the "Single Family Residential (13) Zone (RF-13)".
- The development proposal meets City Policy o-52 small lot guidelines. The proposed lots are oversized, therefore providing adequate interface with the adjacent RF lots.
- The City's Official Community Plan (OCP) promotes sensitive infill to avoid situations where new housing forms are not complementary to the existing neighbourhood. The proposed development will maintain the existing residential neighbourhood character while allowing sensitive urban infill. The proposed building design guidelines will provide consistency in theme, representation and character with the context homes identified within the neighbourhood.
- The current proposal would meet the objective of providing additional housing supply while providing a sensitive interface with the existing neighbourhood.
- Three parking spaces must be provided per dwelling unit for the RF-13 Zone in accordance with the provisions identified in Part 5 of the Surrey Zoning By-law, 1993, No.12000.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	1,502 sq. m.
Road Dedication:	135 sq. m.
Undevelopable Area:	N/A
Net Site Area:	1,367 sq. m.
Number of Lots:	3
Unit Density:	20 uph
Range of Lot Sizes	491 sq. m.
Range of Lot Widths	12.6 metres
Range of Lot Depths	39 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 3 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Don Christian Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2025.

Parks, Recreation & Culture: Don Christian Park is the closest active park with amenities including playgrounds, volleyball courts and soccer fields, and is 430 metres walking distance from the development. 69-M Greenbelt is the closest park with natural area and is 1.6 km walking distance from the development.

Transportation Considerations

- Driveway access is not permitted along 64 Avenue. Access for all of the proposed lots will be from the lane at the rear of the subject site.
- As part of the development application, the applicant will be required to provide road dedication along 64 Avenue for future road widening.

- The subject site is along 64 Avenue, which is both an arterial road and a transit route. Approximately 265 metres to the west is 184 Street, also an arterial road and likewise serviced by transit.
- The subject site is approximately 160 metres (2 minutes' walk) from the nearest bus stop along 64 Avenue, east of the property. Bus numbers 364, 395 and 370 service this route eastbound to Langley Centre and Willowbrook Mall.
- Across 64 Avenue approximately 50 metres (1 minute walk) from the property is the westbound bus stop. Bus numbers 364, 395 and 370 service this route westbound to King George Station, Scottsdale Exchange and Cloverdale.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated 'General Urban' under Metro Vancouver's Regional Growth Strategy. The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The subject site is designated 'Urban' in the OCP. The proposal complies with this designation which is intended to support low and medium density residential neighbourhoods in a range of forms such as single detached family dwellings. Densities may range up to 37 units per hectare outside of secondary plan areas.

Themes/Policies

The proposed development complies with the following OCP themes/policies:

- A1.3.c. – Accommodate urban land development according to the following order of growth management priorities: serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The property is already serviced for two lots. There are existing water, sanitary and storm sewer mains along 64 Avenue for one more newly created lot to connect to. The proposed Building Scheme will establish a strong design relationship with the context homes in the neighbourhood.)

- B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

(The existing homes in the neighbourhood reflect design characteristics that are relevant in the current context. Modern design, massing and finishing standards will be incorporated into the proposed design. The new homes will have covered verandas and generous sized built-up posts at the front of the homes along 64 Avenue. There will be trim details on all doors and windows facing 64 Avenue.)

- B4.31 - Limit direct access to arterial roads by supporting the use of rear lanes to provide private property vehicle access.

(Access to the proposed properties will be from the rear lane. No driveway access will be allowed from 64 Avenue.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 uph	20 uph
Yards and Setbacks		
Front Yard:	6.0 metres	6.0 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	N/A	N/A
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size (interior):	336 sq. m.	491 sq. m.
Lot Width:	12 metres	12.7 metres
Lot Depth:	28 metres	39 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

- All proposed lots exceed the minimum area, width and depth requirements of the "Single Family Residential (13) Zone (RF-13)".

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).

- Styles recommended for this site include “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” which would all be compatible with the existing study area homes. The houses will be modestly sized two-storey, bungalow or split level type homes constructed in the 2000s standard. Roof pitch would be a minimum 3:12 with roofing materials in cedar shingles, asphalt shingles in a shake profile in grey, brown or black tones only. Exterior materials would be stucco, cedar, vinyl, hardiplank, brick and stone in “neutral” and “natural” colours. “Primary” and “warm” colours are not permitted on cladding. Trim colours would be shade variation on main colour, complementary, neutral or subdued contrast.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated March 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272 per new lot.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 13, 2023, and the Development Proposal Signs were installed on March 9, 2023. Staff received no responses from neighbouring properties.
- The subject development application was reviewed by the Cloverdale Community Association and Cloverdale District Chamber of Commerce. Staff received no responses from any of the associations.

TREES

- Chris Booth, ISA Certified Arborist of Greenwood Tree Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	1	1	0
Weeping Willow	1	1	0
Sweet Chestnut	1	1	0
Norway Maple	1	1	0
Bitter Cherry	1	0	1
Black Lombardi	2	0	2
Coniferous Trees			
Sawara Cypress	1	1	0
Western Red Cedar	2	2	0
Douglas Fir	3	3	0
Total (excluding Alder and Cottonwood Trees)	13	10	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees Proposed		9	
Estimated Contribution to the Green City Program		\$7,700	

- The Arborist Assessment states that there are a total of **13** mature trees on the site, there are no Alder or Cottonwood trees. The applicant proposes to retain **3** trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 20 replacement trees on the site. The applicant is proposing 6 replacement trees, not meeting City requirements. The deficit of 14 replacement trees will require a contribution of \$7,700 (or \$550 per tree) to the Green City Program.
- In summary, a total of 9 trees are proposed to be retained or replaced on the site with an estimated contribution of to \$7,700 the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Aerial Photo

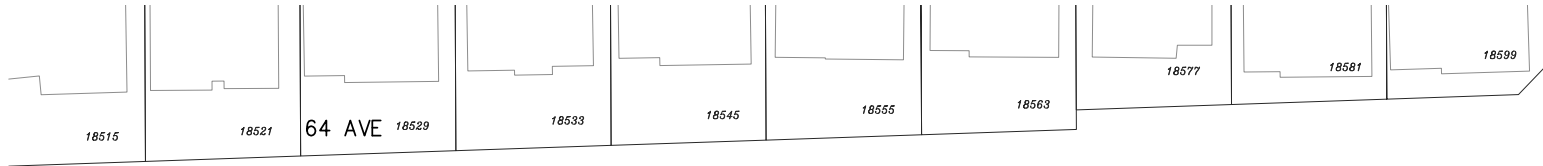
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

DQ/ar



Appendix I



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



1298956 BC LTD.
 12060-90A AVENUE, SURREY, BC V3V 1J7 Email: tripowerdrywall@hotmail.com Ph: 604-825-3851

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18536-64 AVENUE, SURREY

Scale:	1:250
Drawn:	WM
Designed:	JK
P.U.:	
Approved:	

Mun. Proj. No.	Dwg. No.
Mun. Dwg. No.	A
Job No. 22-4722	Of
Date NOV/2022	Revision
destroy all prints bearing previous number	

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INTER-OFFICE MEMO

TO: **Director, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **November 14, 2023** PROJECT FILE: **7822-0351-00**

RE: **Engineering Requirements
Location: 18536 64 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.598m along 64 Avenue.
- Register 0.5m SRW along 64 Avenue.

Works and Services

- Construct south side of 64 Avenue.
- Construct on-lot mitigation requirements.
- Construct driveway access to lane for each lot.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable RCs as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY

Department: **Planning and Demographics**
Date: **June 14, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0351 00**

The proposed development of **3** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

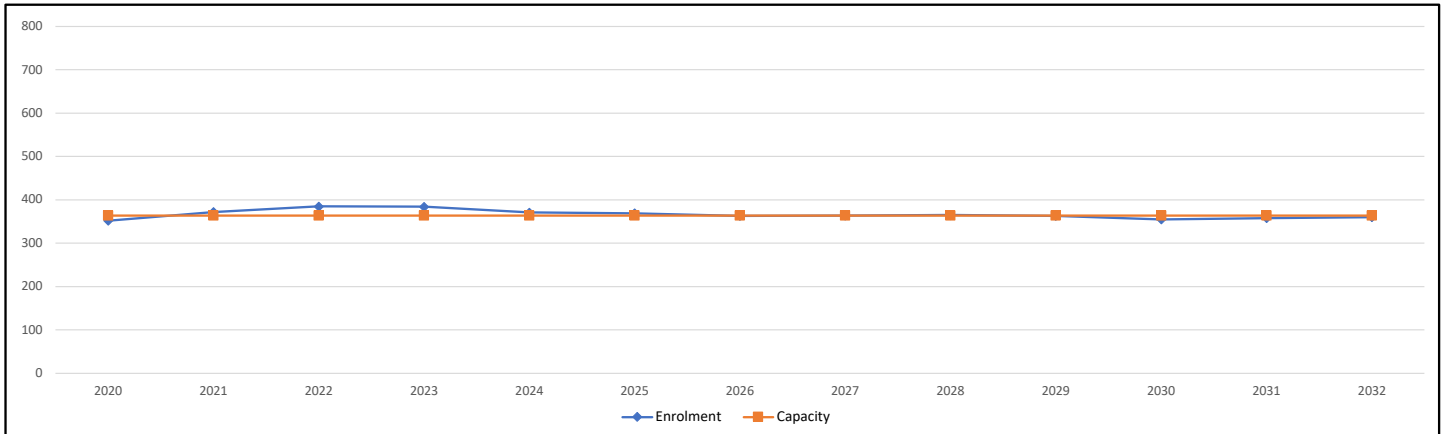
Current Enrolment and Capacities:	
Don Christian Elementary	
Enrolment	385
Operating Capacity	364
# of Portables	1
Lord Tweedsmuir Secondary	
Enrolment	1757
Operating Capacity	1400
# of Portables	10

Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

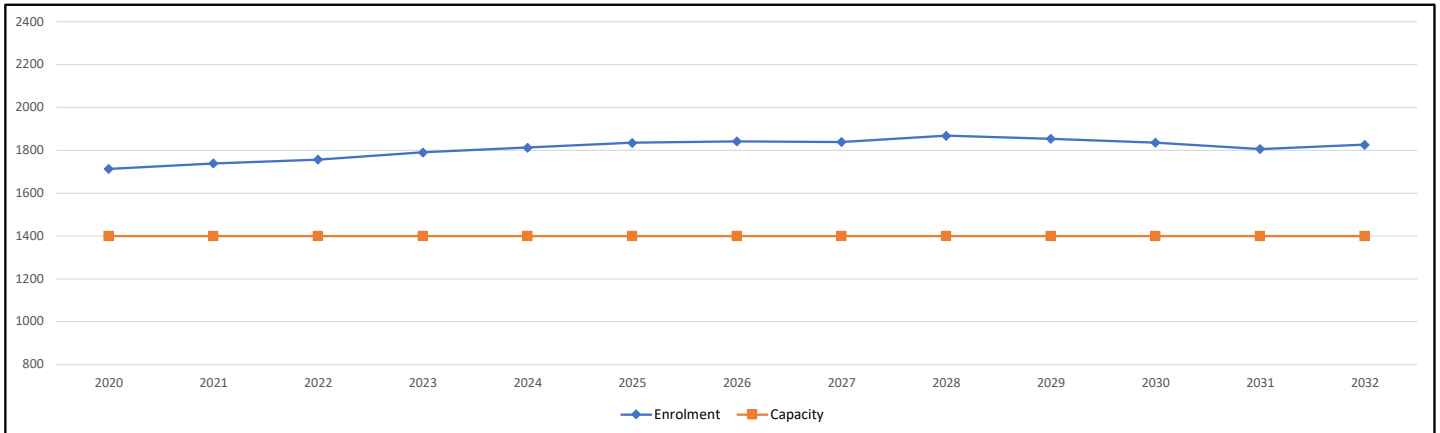
Don Christian's catchment is made up of maturing Cloverdale neighbourhoods. It is a unique catchment as it also encompasses the Cloverdale Fairgrounds along with a light commercial/industrial area. The 10 year enrolment projections show steady enrolment. There are currently no plan to increase the capacity of the school.

Lord Tweedsmuir continues to grow as it serves the majority of the Cloverdale community. The school's capacity is 1400. As part of the District's 2024/2025 Capital Plan, the District is requesting a 600-capacity addition targeted to open in 2029. The project has not been approved by the Ministry.

Don Christian Elementary



Lord Tweedsmuir Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 22-0351 Ken S
Property Location: 18536 64 Avenue, Surrey, B.C.

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #202- 8484 -128 Street, Surrey, BC V3W 4G3
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character**1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The area surrounding the subject site is an urban area built out in the 1900's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf. and over.

Most of the existing homes have mid massing characteristics with 90.00% of the homes have one storey front entry, 5% having one and one half storey front entry and 5% having two storey front entry.

Roof pitch varies from economical low pitch of 5-6/12 to 9/12 and over common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Stucco, Hardi and Cedar. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 70.00% of the homes having Brushed Concrete driveways.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

The majority of the existing homes in the study area 30+ years old but do reflect some characteristics we would be in favor of today. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types:	“Two-Storey”	90.00%
	“Basement /Cathedral Entry”	0.00%
	“Rancher (Bungalow)”	10.00%
	“Split Levels”	0.00%
Dwelling Sizes: (Floor Area)	Size range: 10.00% under 1500 sq.ft excl. garage	
	45.00% 1500 - 2000 sq.ft excl. garage	
	45% over 2000 sq.ft excl. garage	
Exterior Treatment /Materials:	Vinyl: 70.00% Stucco:15.00% Hardi:10.00% Cedar: 5.00%	
	Brick or stone accent on 25.00% of all homes	
Roof Pitch / Materials:	Asphalt Shingles: 55.00% Cedar Shingles: 0.00%	
	Concrete Tiles: 45.00% Clay Tiles: 0.00%	
	80.00% of homes have a roof pitch of 4-6:12 and	
	20.00% have a roof pitch of 7:12 and greater.	
Window/Door Details:	85.00% of all homes have rectangular windows	
Streetscape:	A variety of simple “Two Story”, 30 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Vinyl, Stucco, Hardi and Cedar.	
Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas and trim detail around all street facing windows and doors.	

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).	
Dwelling Sizes:	Two-Storey or Split Levels -	2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry -	2000 sq.ft. minimum
	Rancher or Bungalow -	1400 sq.ft. minimum
	(Exclusive of garage or in-ground basement)	

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 3:12
Roof Materials/Colours:	Cedar shingles, asphalt shingles in a shake profile. Grey, brown or black tones only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



 Ran Chahal, Design Consultant
 Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.

May 30, 2023
 Date

4.2 Tree Preservation Summary

Surrey Project No: TBD

Address: 12704 107A0 St, Surrey, BC

Registered Arborist: Chris Booth PN7309A– Greenwood Tree Consulting

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	13
Protected Trees to be Removed	10
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	3
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 20	20
Replacement Trees Proposed	6
Replacement Trees in Deficit	14
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Municipal Trees	Number of Trees
Total No. of "Inventoried trees" proposed for removal	0
Total No. of "Non-Inventoried" trees proposed for removal	0
Total No. of Protected Municipal Trees proposed for removal (Permission required from C.O.S.)	0

Summary, report, and plan prepared and submitted by:


(Signature of Arborist) Date: April 7th, 2023

