



Proposal: An OCP Amendment from Suburban to Urban. Rezone from RA to CD. Development Permit to permit development of 98 townhouse units.

Recommendation: Approval to Proceed

Location: Portion of 16100 - 32 Ave and 3164 - 160 Street **Zoning:** RA

OCP Designation: Suburban

NCP Designation: Cluster Housing **Owners:** 662347 BC Ltd & 0729734 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: December 19, 2005
Application Revision & Re-submission Date: April 28, 2006
Planning Report Date: June 26, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of 98 townhouse housing units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating all of 3164 - 160 Street and a portion of 16100 - 32 Avenue as shown on the plan attached as Appendix XII from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone all of 3164 - 160 Street and the portion of 16100 - 32 Avenue defined as Block 1 on the plan attached as Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (by-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 294 square metres (3,165 sq.ft.) to 144 square metres (1,550 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7905-0349-00 in accordance with the attached drawings (Appendix III).

6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, 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) final endorsement from the Department of Fisheries and Oceans (DFO) on watercourse protection measures and habitat compensation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) the applicant adequately address the impact of reduced indoor amenity space; and
 - (g) the applicant adequately address Parks, Recreation & Culture requirements related to maintenance and installation of habitat restoration works and landscaping within the linear buffer strips along 32 Avenue.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks: Support (Appendix V).

School District: **School Impacts:**

Projected number of students from this development:

Elementary students = 15 students
 Secondary students = 7 students
 Total new students = 22 students

School Catchment Area/Current Enrollment/School Capacity:

Kensington Prairie Elementary School = 113 enrolled/140 capacity
 Earl Marriott Secondary School = 1,556 enrolled/1,500 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 0 students
 Secondary students = 26 students
 Total new students = 26 students

Approved Capacity Projects and Future Space Considerations

A new elementary school site has also been approved for acquisition in the north west Grandview Area to serve development in the west portions of the North Grandview NCP and Grandview Heights General Land Use Plan area.

The capital plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relive projected capacity shortfall in the long term.

(Appendix VI)

Department of Fisheries and Oceans:

Support. Preliminary approval granted on January 17, 2006.

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwellings and accessory structures to be demolished.
- **Significant Site Attributes** A "red coded" watercourse runs through the site (Wills Brook).
- **East:** Under development application No. 7905-0250-00. Proposed OCP amendment from Suburban to Urban and rezoning from RA to CD to permit subdivision into 50 single family lots, currently at Third Reading, designated Single Detached (4-6 upa) and Larger Transition Lots (2 - 3 upa) in the North Grandview Heights NCP.
- **South:** Single family dwellings and vacant lots, zoned RA-G and RA, designated RA-G in the North Grandview Heights NCP.
- **West:** Across 160 Street, single family dwellings, zoned RA, designated Cluster Housing (6 - 8 upa) in the North Grandview Heights NCP.
- **North:** Across 32 Avenue, Morgan Creek Golf Course and residential community, zoned CD, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Needs amendment to Urban.

NCP Designation: Complies.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP amendment is consistent with the properties' designation in the amended North Grandview Heights NCP, which was approved by Council on September 19, 2005, and calls for "Cluster Housing (6-8 u.p.a)".
- When the amended North Grandview Heights NCP was approved by Council, it was indicated that OCP amendments will be processed along with individual rezoning applications.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of 2 properties, 3164-160 Street, and the western portion of 16100 – 32 Avenue, which are located on the southeast corner of 32 Avenue and 160 Street. The eastern portion of 16100 – 32 Avenue is currently under development application 7905-0250-00 which proposes an OCP amendment from Suburban to Urban, a Rezoning from RA to CD and subdivision into 50 single family residential lots. This neighboring application is currently at 3rd Reading. The subject site is just south of the Morgan Creek Golf Course residential community and is within the North Grandview Heights Neighbourhood Concept Plan (NCP) area.
- Council approved the original North Grandview Heights NCP on January 11, 1999. In September 2003, the Planning & Development Department received an application from Beech Developments Ltd. for an amendment to this NCP. The evolving development patterns in the surrounding area (specifically in Rosemary Heights and in the King George Highway and Highway 99 corridors) in conjunction with the availability of servicing provided rationale for the amendment. The amendment featured redesignation of several sites to densities higher than the one dwelling unit per acre originally proposed.
- The North Grandview Heights NCP amendment process included an extensive Public Consultation process consisting of 3 Community Representative Committee (CRC) meetings and 3 Public Open Houses.
- Council approved the proposed amendment to the North Grandview Heights NCP on September 19, 2005. The amendment redesignated the subject properties for Cluster Housing (6-8 u.p.a).
- The purpose of the Cluster Housing designation is to preserve significant natural environmental features and open space by providing flexibility in land use and the siting of buildings. The amended North Grandview Heights NCP includes several key Cluster Housing Residential policies including the following:
 - Residential units within land designated as Cluster Housing shall be grouped to minimize their impact on the existing landscape and to preserve as much open space as possible.
 - The targeted amount of natural open space recommended to be preserved, on privately owned property (excluding required public park space), is 35-40% of the gross site area. This natural open space is to be protected through a Restrictive Covenant or other comparable measures to ensure the natural features are preserved and maintained.

- Cluster Housing should include a mix of unit sizes and types, including single units, duplex units, triplex units, and quad-plex units. The variety of units should reflect the location of trees, site features, and environmental watercourses.
 - It is anticipated that Cluster Housing Residential areas could be developed under a comprehensive development (CD) zone with special regulations to reflect the purpose of the Cluster Housing concept.
 - All Cluster Housing developments will require Development Permits to reinforce design and environmental objectives.
- The proposed OCP amendment, rezoning, and townhouse development are all consistent with the Cluster Housing (6-8 u.p.a) designation under the amended North Grandview Heights NCP. The proposed townhouse project is also consistent with the Cluster Housing Residential Policies referenced under the amended NCP.

Proposed Townhouses

- The applicant proposes an OCP amendment from Suburban to Urban, a rezoning from RA to CD, and a Development Permit, to permit development of 98 townhouse units.
- In the spirit of Cluster Housing, the subject site has been assessed by a variety of qualified professionals to identify the environmentally significant features on the site and to determine potential areas for preservation.
- The most significant environmental feature on the site is Wills Brook, a red coded (Class A) watercourse, which flows diagonally in a northeast direction through the site to 32 Avenue. Once it hits 32 Avenue, the watercourse turns east and flows within a roadside ditch for approximately 150 metres before it crosses 32 Avenue through a series of culverts. The applicants retained Enkon Environmental Ltd. to survey the watercourse and to recommend various protection measures and setbacks.
- The environmental report prepared by Enkon Environmental Ltd. was presented to the Department of Fisheries and Oceans (DFO) at the January 17, 2006 ERC meeting. At that meeting it was determined that a minimum environmental setback of 15.0 metres (50 ft.) would be required, with an average setback of approximately 20.0 metres (66 ft.). It was also determined that the portion of Wills Brook currently located within the 32 Avenue roadside ditch would be relocated onto the development site and into the 14.0 metre (46 ft.) 32 Avenue setback area. Relocating this portion of the watercourse will protect it from road run-off and debris. The relocated watercourse will be enhanced with large woody debris, gravel/cobble substrate, pool-riffle complexing, and native trees and shrubs.
- The environmental protection area, including the 13.0 metre to 14.0 metre (43 ft. to 46 ft.) wide linear buffer strips along 32 Avenue, will be dedicated to the City as Park. The Parks, Recreation & Culture Department has agreed to this dedication. The proposed park dedication divides the site into 2 distinct, isolated areas, with no cross-access, which the applicant proposes to subdivide into separate parcels. As a result, the proposed 98-unit townhouse project will consist of 2 separate stratas. The first strata, located west of the dedicated environmental area will consist of 30 units and will have vehicular access from 160 Street. The second strata, located east of the dedicated environmental area will consist of 68 units and will have vehicular access from 161 Street.

- In addition to the dedicated environmental area, the proposed townhouse site plan features a large amount of private outdoor amenity space. Under the standard multiple residential zones (e.g. RM-10, RM-15, RM-30) 3.0 square metres (32 sq.ft.) of private outdoor amenity space would be required per dwelling unit. The proposed outdoor amenity space totals 3,268 sq.m. (35,178 sq.ft.) which is approximately 33.0 square metres (360 sq.ft.) per unit. The location of the private outdoor amenity spaces reflects the location of the healthy mature trees on the site.
- The total open space being preserved as part of this project is 23,411 square metres (252,005 sq.ft.), which is 40% of the entire site area. This includes private outdoor amenities areas and part of the park dedication area but excludes undevelopable areas (5 metres – 16 ft. inland from the top of bank of the watercourse). This amount of open space meets the Cluster Housing Residential Policies under the amended NCP which calls for 35 - 40% open space.
- The applicants retained Norman Hol (Arbortech Consulting Ltd.) to conduct a site inspection and prepare an arborist report. The arborist report identifies 202 protected trees on the site (excluding the riparian area) but concludes that few of these trees are worthy of retention. The majority of the trees are pioneer deciduous species such as red alder and cottonwood, which are not well suited for retention on the developable portions of the site. There are also some native landscape trees and conifers located in the area around the existing homes and yards. These landscape trees and conifers range from good to poor in condition and some have severe defects which limit their viability for retention. The report recommends removal of 183 of the 202 trees on the site. The 19 trees to be retained are clustered in the open space areas, rear yards of units, and buffer areas. None of the trees in the riparian area are proposed to be removed because they are valuable habitat.
- The proposed townhouse units are oriented around the open spaces in 3 identifiable clusters/groups. The majority of the units are duplex style but there are also 3 single units, 2 triplex units, and 1 quad-plex unit, to add variety and mix in housing forms. The overall proposed density is 7 units per acre and the overall proposed floor area ratio is 0.39. The proposed overall lot coverage is 25%. All of these components of the proposed townhouse project meet the Cluster Housing Residential Policies under the amended NCP.
- A public walkway is proposed along the east side of the site, which will provide pedestrian access from 161 Street/ 31 Avenue to 32 Avenue. The walkway, and landscaping within the walkway area, will be constructed by the applicant and maintained by the future strata. The design of the walkway will follow Crime Prevention Through Environmental Design (CPTED) principles.

Proposed CD By-law

- The CD Zone divides the subject site into 3 blocks (Blocks A, B, and C) to reflect the proposed subdivision of the site. Block A and Block C will have permitted uses similar to the RM-15 Zone. Block B, which is the proposed park dedication area, will only permit the land to be used as open space. Each Block has different permitted uses, density, lot coverage and amenity space requirements. Note that the density and lot coverage are higher than that specified under the Cluster Housing designation in the NCP because they are based on individual lots and do not include the dedicated park area.

- The following spreadsheet demonstrates the proposed differences between the proposed CD By-law and the standard RM-15 Zone.

	RM-15 Zone	CD Zone Block A	CD Zone Block B	CD Zone Block C
Major Permitted Uses	Ground oriented multiple residential buildings.	Ground oriented multiple residential buildings.	Open space	Ground oriented multiple residential buildings.
Unit Density	15 u.p.a	11 u.p.a	n/a	9 u.p.a
Floor area ratio	0.60	0.58	n/a	0.53
Lot Coverage	45%	34%	n/a	36%
Setbacks	7.5 m	5.0 m	n/a	5.0 m
Principal Building Height	11.0 m	9.5 m	n/a	9.5 m
Outdoor amenity space requirement	3.0 sq.m. per dwelling unit	20.0 sq.m. per dwelling unit	n/a	39.0 sq.m. per dwelling unit

- The proposed unit density, floor area ratio, lot coverage, and building height are all less than the standard RM-15 multiple residential Zone. Similarly, the amount of required open space is significantly higher than the RM-15 Zone which follows the intent of the "Cluster Housing" designation in the amended North Grandview Heights NCP.
- The required setbacks have been reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.), but this only applies to units that back onto the dedicated park areas. The impacts of the reduced setbacks will be minimal in these areas. All other setbacks will meet the 7.5 metre (25 ft.) setback requirement of the RM-15 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on March 23, 2006 and staff received the following comments:

- Staff received 2 phone calls from neighbouring property owners who were concerned that the density was too high and that the project would generate additional traffic on 32 Avenue.

(The proposed density is consistent with the "Cluster Housing (6-8 u.p.a)" designation under the amended North Grandview Heights NCP. The density is also significantly less than permitted under the standard RM-15 multiple residential Zone. There is no direct vehicular access proposed to 32 Avenue from this townhouse development. The proposed vehicular accesses are to 160 Street and 161 Street. The City's transportation engineer has reviewed the proposal and has no concerns.)

The applicant hosted a Public Information Meeting on Wednesday April 19, 2006 at the Aston Pacific Inn. Display materials at the meeting included site plans, elevations, air photos, landscaping plans, and copies of the NCP land use plan. A sign-in-sheet was provided at the door along with comment sheets. A total of 26 people attended the meeting and 4 comment sheets were completed. Of the 4 comment sheets returned, 2 were in support and 2 were undecided. Concerns raised in these comment sheets, and at the meeting, included the following:

- Condition of roads during construction.

(Builders are required to keep City road clean of their construction dirt. Failure to comply with this requirement will result in a "stop work" order being issued by the Building Department, until the roads are cleaned. If it is necessary to clean the roads by City resources, builders will be billed for these costs.)

- Tree preservation.

(All the trees within the riparian protection area will be preserved. The arborist report prepared for the site states that there are few trees on the developable portion of the site that are worthy of retention due to their species and/or condition. However; the proposed open space areas have been oriented around clusters of healthy mature trees to maximize preservation of retainable specimens.)

- The need to ensure that the proposed density is not exceeded in the future.

(The proposed CD By-law will specify the maximum density for this development. Once the By-law is approved, any attempt to exceed the specified maximum density would require a subsequent rezoning application.)

- The need for a left turn bay on 160 Street into the townhouse development.

(The applicant's engineering consultant is working with the City's Engineering Department to determine whether or not a left turn bay off of 160 Street into the west townhouse development is feasible. The City's transportation engineer has stated that a left turn bay will be considered if it is demonstrated that it can be safely achieved.)

- The need for emergency access to 161 Street and 31 Avenue.

(An emergency access is proposed between 31 Avenue and 32 Avenue as part of the 50-lot subdivision to the east. This emergency access would be removed once a permanent connection to 164 Street is achieved providing an alternative route to 32 Avenue.)

- The need for traffic calming measures on 161 Street and 31 Avenue.

(161 Street will feature 2 raised intersections between 161 Street and 164 Street for traffic calming purposes. These raised intersections will be constructed when the road works are constructed with development of the neighboring properties.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse units have been designed to comply with the General Residential Guidelines specified in the amended North Grandview Heights NCP.
- The proposed units fronting 31 Avenue/ 161 Street resemble the homes in Morgan Creek in terms of massing and scale. They are focused on the street with individual gates and pathway entrances to the street. Each of these units has individualized architectural character to reflect a single-family architectural nature. This meets the design guideline that Cluster Housing projects along a public street and entry points should have a strong Single Detached character.
- All of the units in the project are a maximum of two (2) stories in height as per the expressed desire of the Morgan Creek Residents' Association and as reflected in the NCP. The NCP states that Cluster Housing units along 32 Avenue shall be a maximum of 2 stories (9.5 metres) in height.
- All of the building will be constructed using high quality natural materials including cedar shingles as the roofing material, and a combination of wood siding, cedar shakes, and cultured stone as the primary cladding materials.
- The 2 strata sites will be heavily landscaped with a combination of trees, shrubs, ground covers, and vines. The landscaping plans for both sites also include a variety of highlight features including a pond feature, gazebo, 2 children's play areas, and a rock feature dry creek bed. The applicant also proposes a community entrance feature at the corner of 32 Avenue and 160 Street with sign, metal sculpture, and rock feature. The entrance to each townhouse site will be marked with a decorative entry feature.
- The applicant's landscape architect has also provided landscaping plans for the 2 linear buffer strips along 32 Avenue and for the public pathway between 31 Avenue and 32 Avenue. The proposed landscaping plan for the 2 linear buffer strips includes a berm (approximately 2-3 metres in height) for buffering purposes as referenced in the NCP. Since these areas are to be dedicated to the City as park, these landscaping plans will need to be reviewed by the City's Parks, Recreation and Culture Department. Similarly, since a portion of Wills Brook is proposed to be relocated into the eastern linear buffer strip, it will be necessary to coordinate the landscaping of this area with the environmental consultant and DFO. The landscaping plan, and details regarding the installation and maintenance of the landscaping, will be coordinated and finalized prior to final adoption of the rezoning By-law. The applicant will be required to fund the installation of the landscaping in these areas.
- A 144 square metre (1,550 sq.ft.), 2-storey indoor amenity building is proposed for the 68-unit strata project. There is no indoor amenity space proposed for the 30-unit strata project. The total indoor amenity space provided is less than the 294 square metres (3,165 sq.ft.) required under the CD Zone. The applicant will provide a cash-in-lieu contribution to address the impact of reduced indoor amenity space.

- The applicant is committed to incorporating sustainable design principles and features into the project. The applicants have engaged a professional sustainability consultant (Stantec) to ensure that the principles of green building and development are incorporated into the design, construction and operation of the cluster housing project. Stantec hosted a Design Charrette on November 22, 2005 at the Morgan Creek Golf Course to introduce the key players in the project to sustainable principles and to develop sustainability goals for the project.
- The applicants, along with their sustainability consultant (Stantec), are working with the City's Engineering Department and Building Division to incorporate low impact design features and development strategies, at the site and building levels, and through landscaping solutions. Some of the key goals of the project are as follows:
 - To minimize the creation of hard surfaces by using permeable pavement and pavers for roads and driveways;
 - To implement a multitude of natural ways to reduce storm water run-off and return it to natural hydrological pathways;
 - To establish a recycling centre on site; and
 - To utilize a geo-thermal heating/cooling system (if feasible).
- The target is to have the only impermeable surface of the site be the roofs of the homes, although the water draining from these roofs will run through disconnected roof downspouts into infiltration areas. Subject to City review and approval, the following storm water-related development practices are also being explored:
 - Reduced pavement widths ;
 - Landscaped features along roadways for rain gardens and swale sections;
 - Infiltration trenches to dissipate run-off;
 - Percolating catch basins to exfiltrate run-off into the ground;
 - Rain gardens and other infiltration soak-aways incorporated into the landscaping; and
 - Rain barrels on site.
- In addition, the residential buildings are being designed to meet the LEED (Leadership in Energy and Environmental Design) residential standard (in the process of being accredited). Some of the building features and practices are:
 - Construction materials, paint, interiors, etc., will be sourced and manufactured/produced locally where possible;
 - All materials such as paints and carpet will be ecologically-friendly;
 - Building materials will, to the great extend possible, be from renewable resources (i.e. bamboo floors); and
 - Energy efficient appliances and fixtures will be installed.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found satisfactory with the exception of some minor design issues which will be addressed before final approval, including:

- landscaping and fencing details; and
- minor architectural details.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Tree Retention and Replacement Plan
Appendix IX.	CD By-law
Appendix X.	Block Plan Accompanying a Rezoning By-law
Appendix XI.	Amended North Grandview Heights Neighbourhood Concept Plan (NCP)
Appendix XII.	OCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated May 18, 2006.
- Tree Survey Plan and Retention Plan dated June 5, 2006.
- Arborist Report dated June 6, 2006.
- Environmental Report prepared by Enkon Environmental Ltd. dated December 2005.
- Soil Contamination Review Questionnaire prepared by Norman Porter dated September 22, 2005.

How Yin Leung
Acting General Manager
Planning and Development

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed Overall
LOT AREA* (in square metres)		
Gross Total		61,110 sq.m.
Road Widening area		1,906 sq.m.
Undevelopable area		
Net Total		59,204 sq.m.
LOT COVERAGE (in % of net lot area)		25%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		5.0 m min.
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		9 m
Accessory		9 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		98
Total		98
FLOOR AREA: Residential		22,876
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		22,876

**** If the development site consists of more than one lot, lot dimensions pertain to the entire site.***

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		17 uph/7 upa
# of units/ha /# units/acre (net)		
FAR (gross)		0.39
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	294 sq.m.	144 sq.m.
Outdoor	294 sq.m.	23,819 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	196	196
Residential Visitors	20	20
Institutional		
Total Number of Parking Spaces	216	216
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

