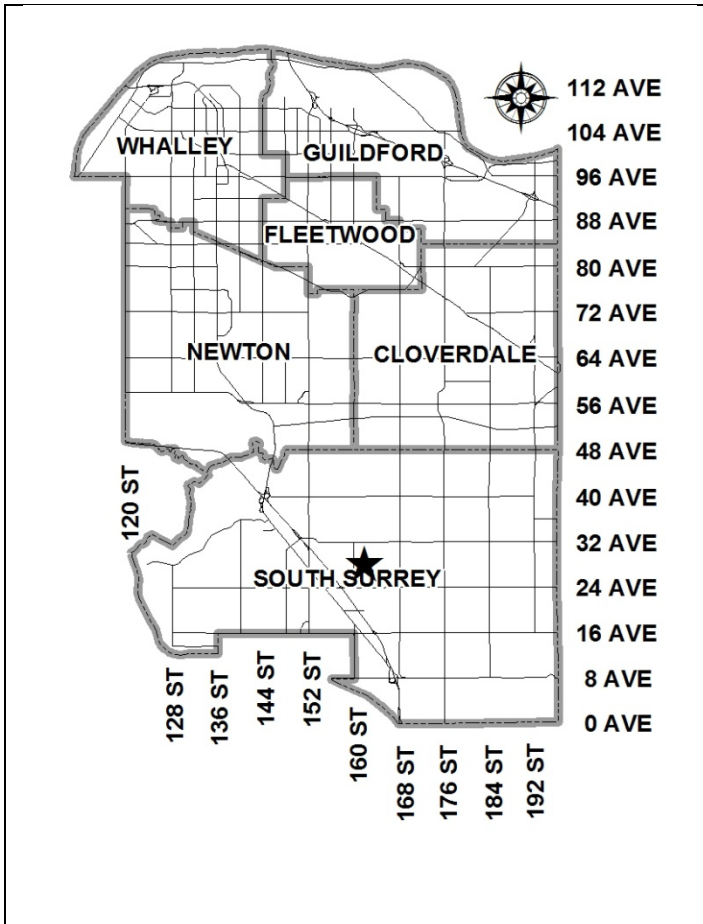


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0153-00

Planning Report Date: September 12, 2011



PROPOSAL:

- **OCF amendment** from Suburban to Urban
- **Rezoning** from RA to RF and RF-12

in order to allow subdivision into 7 single family residential lots.

LOCATION: 16264 - 28 Avenue

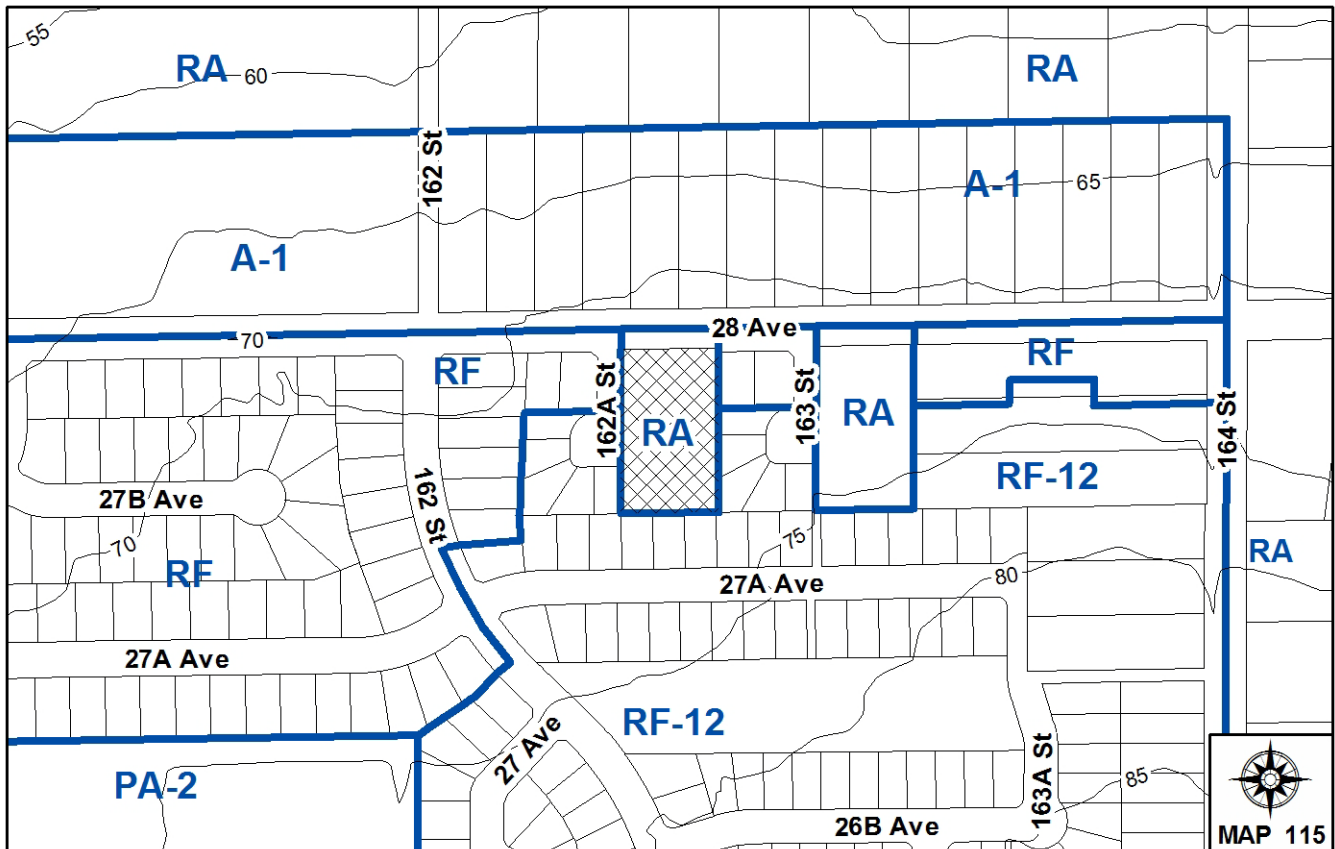
OWNERS: Ajaib Singh Gill
 Devinder Kaur Gill

ZONING: RA

OCF DESIGNATION: Suburban

MORGAN HEIGHTS Low Density (6 - 10 upa)

NCP DESIGNATION:



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires OCP amendment from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- Complies with Morgan Heights NCP designation (low density 6-10 upa).
- Consistent with development pattern established in the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site 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 the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (g) the applicant adequately address the tree replacement deficit;
 - (h) registration of a Section 219 Restrictive Covenant showing the location of driveways on proposed Lots 4, 5 and 7; and
 - (i) registration of a Section 219 Restrictive Covenant for a 4 metre wide landscape buffer along the north property line of proposed lots 1 & 2.

REFERRALS

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

Parks, Recreation & Culture: Parks, Recreation and Culture has no objection to the proposed rezoning.

School District: Projected number of students from this development:
 2 Elementary students at Pacific Heights Elementary School
 1 Secondary student at Earl Marriot Secondary School
 Building construction is anticipated to begin in the spring of 2012.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 28 Avenue):	Single family dwellings.	Suburban/ One-Acre and Half Acre Lots	A-1
East:	Single family dwellings rezoned and subdivided under File No. 7910-0254-00.	Urban/ Low Density (6-10 upa)	RF & RF-12
South:	Single family dwellings rezoned and subdivided under File No. 7905-0126-00.	Urban/ Low Density (6-10 upa)	RF-12
West:	Single family dwellings rezoned and subdivided under File No. 7906-0311-00.	Urban/ Low Density (6-10 upa)	RF & RF-12

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject site is designated Suburban in the OCP and Low Density (6-10 upa) in the Morgan Heights NCP. The applicant proposes to amend the OCP to Urban and rezone to "Single Family Residential Zone (RF)" and "Single Family Residential (12) Zone (RF-12)" to subdivide the land into 7 single family residential lots (5 RF-12 lots and 2 RF lots). The proposed subdivision will mirror the development to the west and will complete the east half of 162A Street and the cul-de-sac bulb.
- All 7 proposed lots conform to the minimum requirements of the RF and RF-12 Zones in terms of lot area, width and depth.
- Proposed lots 1 & 2 are larger RF lots fronting 28 Avenue in order to provide an appropriate transition to the larger half-acre lots on the north side of 28th Avenue, in accordance with the Morgan Heights NCP.

- The 5 proposed RF-12 lots range in area from 368 square metres (3,961 square feet) to 393.5 square metres (4,020 square feet). The 2 proposed RF lots are 632 square metres (6,803 square feet).
- The 5 proposed RF-12 lots are 13.4 metres (44 feet) in width. The 2 proposed RF lots range in width from 22.2 metres (72 feet) to 22.4 metres (73 feet).
- The proposed lot areas and widths are consistent with the existing lot sizes in the surrounding area.

Building Design Guidelines & Lot Grading

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed RF and RF-12 lots (Appendix IV).
- The designs for the proposed lots include Neo-Traditional and Classical Modern. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 10:12.
- The only permissible roof materials would consist of black or charcoal grey asphalt shingles in a shake profile with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by Coastland Engineering and Surveying Ltd., has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes will not be permitted.

Trees and Landscaping

- Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix V). The Arborist Report indicates there are 17 trees on the subject site that require protection, all of which are Douglas Firs.
- The applicant conducted an assessment of tree retention and has determined that of the 17 protected Douglas Fir trees, 10 must be removed. All of these trees are being removed due to encroachment into the building envelopes and road right-of-way.

- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees. This will require a total of 20 replacement trees on the subject site. The applicant is proposing to plant 19 replacement trees, therefore the deficit of 1 replacement tree will require a cash-in-lieu payment of \$300 to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.
- The applicant is proposing to plant a 4 metre (13 foot) wide landscape buffer along the north property line of proposed lots 1 and 2 fronting 28 Avenue, which falls within Transition Zone F of the Grandview Heights NCP #1 (Morgan Heights) NCP. The landscape buffer plan assists in softening the transition between the suburban lots on the north side of 28 Avenue and the urban lots on the south side of 28 Avenue.

PRE-NOTIFICATION

Pre-notification letters were sent on August 5, 2011 to 113 households within 100 metres (328 feet) of the subject site. Staff received no comments.

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.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Block Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Landscape Buffer

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Michael Helle
 Coastland Engineering & Surveying Ltd.
 Address: #101 - 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2

 Tel: 604-532-9700 - Work
 604-532-9700 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 16264 - 28 Avenue

 - (b) Civic Address: 16264 - 28 Avenue
 Owners: Devinder K Gill
 Ajaib S Gill
 PID: 000-915-301
 Lot 3 Section 24 Township 1 New Westminster District Plan 68735

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone the property.

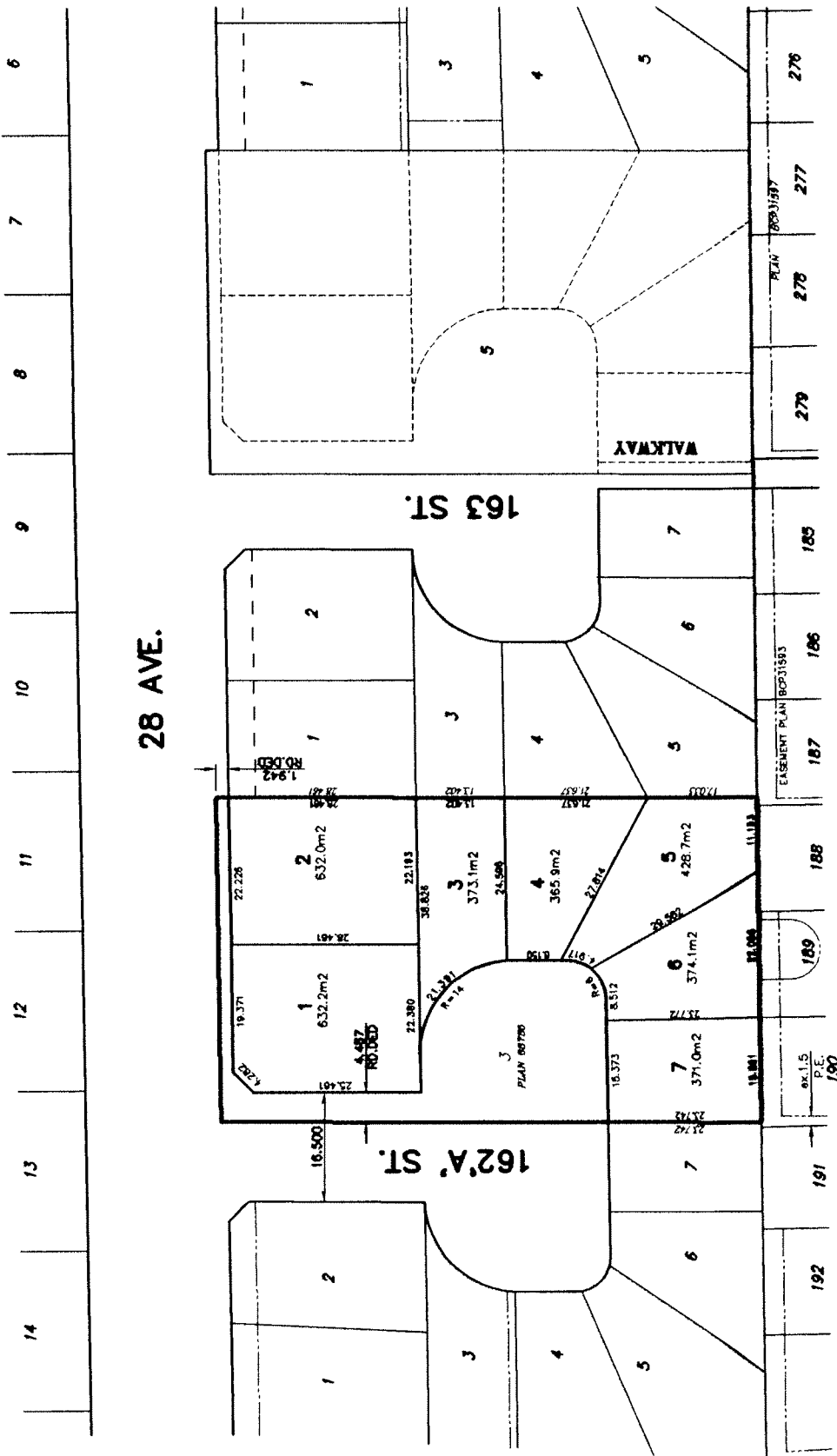
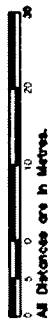
SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF-12

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	0.99		
Hectares	0.40		
NUMBER OF LOTS			
Existing	1		
Proposed	7		
SIZE OF LOTS			
	RF	RF-12	
Range of lot widths (metres)	22.2-22.4	9.47-13.4	
Range of lot areas (square metres)	632	368-373.5	
DENSITY			
	RF	RF-12	Site
Lots/Hectare & Lots/Acre (Gross)	13.4 uph/ 5.4 upa	19.8 uph/ 8.0 upa	17.4 uph/ 7.1 upa
Lots/Hectare & Lots/Acre (Net)	15.8 uph/ 6.4 upa	26.1 uph/ 10.6 upa	22.0 uph/ 8.9 upa
SITE COVERAGE (in % of gross site area)			
	RF	RF-12	Site
Maximum Coverage of Principal & Accessory Building	34.0	37.8	36.4
Estimated Road, Lane & Driveway Coverage	21.2	33.2	28.8
Total Site Coverage	55.2	71.0	65.2
PARKLAND			
Area (square metres)	N/A		
% of Gross Site	N/A		
Required			
PARKLAND			
5% money in lieu	YES		
TREE SURVEY/ASSESSMENT			
YES			
MODEL BUILDING SCHEME			
YES			
HERITAGE SITE Retention			
NO			
BOUNDARY HEALTH Approval			
NO			

PROPOSED SUBDIVISION PLAN OF LOT 3,
SECTION 24, TOWNSHIP 1, N.W.D. PLAN 68735.

SCALE 1:500



DWC ADDRESS
1034 28th AVENUE
SURREY, B.C.

- NOTES:
- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
 - 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
 - 3) DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
engineering & surveying Inc.

#101, 19292 - 60 Avenue
Surrey, B.C. V3S 3M2
Phone: (604) 532-9700
Fax: (604) 532-9701

PROJECT No: #285.38
LAYOUT-A
SCALE: 1:500
DATE: JULY 4, 2011

INTER-OFFICE MEMO

TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department

FROM: Development Project Engineer, Engineering Department

DATE: August 30, 2011 **PROJECT FILE:** 7811-0153-00

RE: Engineering Requirements
Location: 16264 - 28 Avenue

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 1.942 metres fronting 28 Avenue.
- dedicate 4.500 metres fronting 162A Street.
- dedicate 3.0m x 3.0m corner cut at the intersection of 28 Avenue and 162A Street.
- provide 0.500 metre SROWs on 28 Avenue and 162A Street.

Works and Services

- construct 28 Avenue to a collector standard.
- construct 162A Street to a local standard including cul-de-sac.
- provide service connections.
- pay Latecomer, DCC Frontender, and Development Works Agreement charges.
- Pay sanitary SDR fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

LR

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0153-00
Project Location: **16264 – 28 Avenue, Surrey, B.C.**
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed 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 subject site is located within an old growth area in the Morgan Heights area of Surrey. Homes in the vicinity of the subject site include three 40-50 year old Basement Entry / Cathedral Entry type homes, which represent 16 percent of existing homes. These homes range in size from 2300 – 3000 square feet. All are box-like structures with massing designs in which the upper floor is located directly above the lower floor on all four sides of the home, resulting in homes with a simple, high mass, box-like appearance. These homes have simple common gable or common hip roofs at a 4:12-5:12 slope with asphalt shingle roof surface. A variety of wall cladding materials have been used including cedar, brick, and vinyl. These homes do not provide suitable architectural context for a year 2011 development in the Morgan Heights area.

Twenty six percent of homes (5 homes) in this area are small (1000 sq.ft – 1200 sq.ft.), 60 year old low mass, simple rectangular Bungalows with single-mass roofs. These homes are too small to meet the needs of modern homeowners, and have massing designs too simple to be compatible with the massing designs being constructed in nearby developments. Therefore these Bungalows should not be used for context. There is one larger Bungalow, an attractive, wide, 1800 sq.ft. home in a densely forested setting, also not appropriate for context due to the much narrower lot widths proposed at the subject site.

There are two 30-40 year old Two-Storey type homes; a 2800 sq.ft. wide Rural Heritage style home, and a 4000 sq.ft suburban estate "Traditional" home. These homes require large lots and so do not provide suitable architectural context for the subject site.

Forty two percent of homes in this area are "under construction" or less than two years old. These homes are located adjacent to the northeast corner of the area-defining 360 lot single family residential development bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east, identified as Surrey project 7905-0126-00. There is no opportunity to introduce a "new character area" due to the overwhelming influence of the 360 lot development, which is now approximately 95 percent built-out. Homes at the 360 lot site are regulated by a highly prescriptive building scheme, and so "regulations context" for the subject site should be derived from that building scheme. The as-built environment should also be considered. All homes at the 360 lot site are Two-storey type, ranging in size between 2700 sq. ft. including garage to 3200 sq.ft. including garage. The style of all of the homes can

be classified as "Classical Modern" or "Neo-Traditional", near synonymous terms. Design approvals for this area were based on one over-riding philosophy; that the garage should appear clearly subdominant to other elements. To achieve this effect, a DVP was granted on the RF-12 lots to allow the required 20% upper floor offset to be counted from the front and the rear, rather than only from the front. This allowed the creation of a very strong two storey high focal element at the front, on the side opposite the garage – so strong that the garage is not noticed. Many of the homes have full two storey high stone elements, reinforcing the main focal point. Secondly, the front door was made to be the foremost element. High quality, 8 foot high wood doors were required on every home. Thirdly, restrictions were placed on the amount of upper floor that could be constructed above the garage – thus not drawing attention to the garage below. Also, gable ends were prohibited above the garage to further reduce focus on the garage. Ninety percent of homes have a roof slope of 10:12 or greater, and all homes have a dark charcoal grey/black 40 year or better shake profile asphalt shingle roof with raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco, and all have generous quantities of stone. Vinyl has not been used on these homes. Yards are landscaped to a high standard. These homes provide ideal architectural context for the subject site.

There is a recently completed 7 lot subdivision (identified as Surrey project 7906-0311-00) located on the west side of 162A Street, which is a mirror image of the proposed 7 lot subject site on the east side of 162A Street. New homes at the subject site should be consistent in theme, representation, and character with homes already constructed in the aforesaid 7 lot site.

There are two other context sites in the immediate area; a recently approved 7 lot RF12 site (7910-0254-00) adjacent to the east side of the subject site, and a new 21 lot subdivision identified as Surrey project 7910-0057-00 east of the subject site. The regulations for these sites were derived from regulations found in the building scheme for the 360 lot development to the south. Regulations for the subject site should also be "consistent or better" with regulations for the 7 lot and the 21 lot sites.

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

- 1) Context Homes : Homes in the 360 lot site adjacent to the south side of the subject site will provide architectural context for the subject site. Regulations context will be derived from 7905-0126-00, 7910-0057-00, 7910-0254-00, and from 7906-0311-00.
- 2) Style Character : "Neo-Traditional" and "Classical-Modern" styles are characteristic of the 360 lot site, and style context should be derived from the 360 lot site.
- 3) Home Types : Dominance of Two-Storey home type. All context homes in the surrounding area are Two-Storey type. Basement Entry homes are not found in new developments in this area.
- 4) Massing Designs : New homes at the 360 lot site provide desirable massing context. The homes are well balanced and correctly proportioned homes with a bold, stately appearance. Garages are deliberately understated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Hardiplank, cedar, Hardipanel, brick, and stone have been used. Brick and stone have been used very generously.

- 7) Roof surface : Roof surfaces at the 360 lot site are all charcoal grey to black shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.
- 8) Roof Slope : Roof pitch 10:12 or higher on most new homes at the 360 lot site.

Dwelling Types/Locations: at 360 lot site	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

Exterior Treatment /Materials: Context homes are clad in hardiplank (dominant) or stucco, with wood wall shingles or Hardipanel feature areas. There are generous brick or stone feature areas on every home. All fascia is layered with a minimum 1x4 over 1x6 over 2x10 standard.

Roof Pitch and Materials: All homes at context site have a 40 year quality shake profile asphalt shingle roof with raised ridge cap. Most homes have a roof slope of 10:12 or greater.

Window/Door Details: Rectangular dominant.

Streetscape: North of the subject site, homes are 30-60 year old small Bungalows, or box-like Basement Entry homes, or non-context Two-Storey or Split Level homes constructed to an old urban standard. Lots are landscaped to an old urban standard featuring a few mature shrubs and trees and asphalt driveways. At the 360 lot context site to the south there is obvious continuity of appearance. All homes are 2700 – 3200 square foot “Neo-Traditional” or “Classical-Modern” style Two-Storey type. The homes are clearly small-urban-estate quality and exhibit highly desirable massing designs, with strong focal points and deliberately understated garages. The homes are trimmed to a high standard and feature materials have been used generously. Yards are landscaped to a high modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, or “Classical Modern”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey.
- a new single family dwelling *constructed* on any *lot* meets common or better year 2010 design standards (as interpreted by the consultant), which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.

- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” in the 360 lot Morgan Heights subdivision (Surrey project 7905-0126-00). Homes will therefore be “Neo-Traditional” and “Classical-Modern” styles only. Similar home types and sizes. Similar massing characteristics and design. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. **No Vinyl**

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 10:12.

Roof Materials/Colours:

Only 40 year quality or better shake profile asphalt shingles with a raised ridge cap in "charcoal grey" or black will be permitted.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of which not less than 10 shall be of a minimum 24" height, and the remainder shall be of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 21, 2011

Reviewed and Approved by:  **Date:** August 21, 2011



TREE PRESERVATION SUMMARY

Surrey Project No.: 11-153
 Project Location: 16264 28th Ave, Surrey BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: One acre parcel with one residence upon it. Well maintained yard with a pool located in the back yard. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	17	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	10	(C)
Number of Protected Trees to be Retained (A-B-C)	7	(D)
Number of Replacement Trees Required (C-B) x 2	20	(E)
Number of Replacement Trees Proposed	19	(F)
Number of Replacement Trees in Deficit (E-F)	1	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	26	(H)
Number of Lots Proposed in the Project	7	(I)
Average Number of Trees per Lot (H / I)	3.70	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

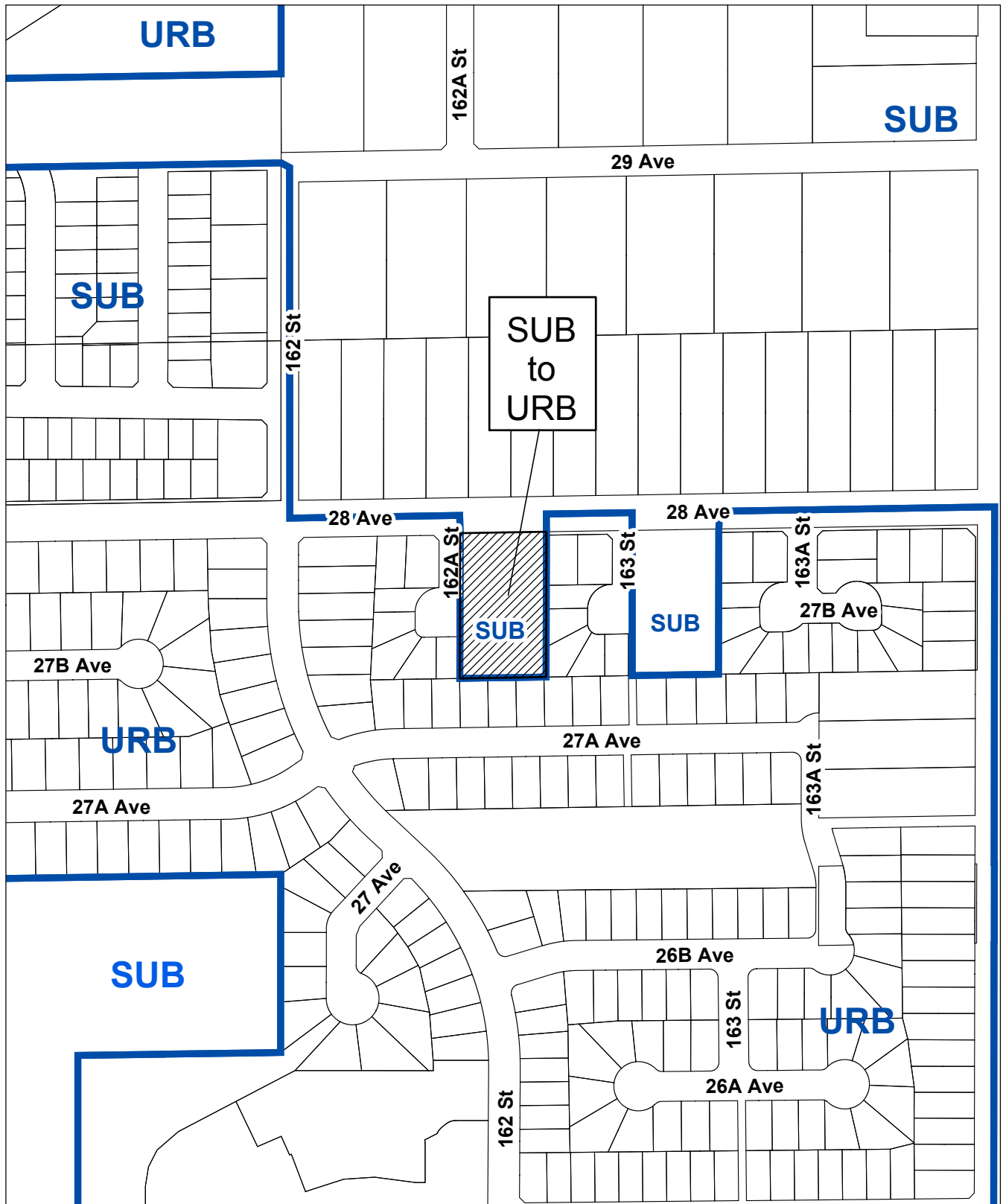
This plan will be available before final adoption

Summary prepared and submitted by:

Arborist

August 15, 2011

Date



OCP Amendment

Proposed amendment from Suburban to Urban



