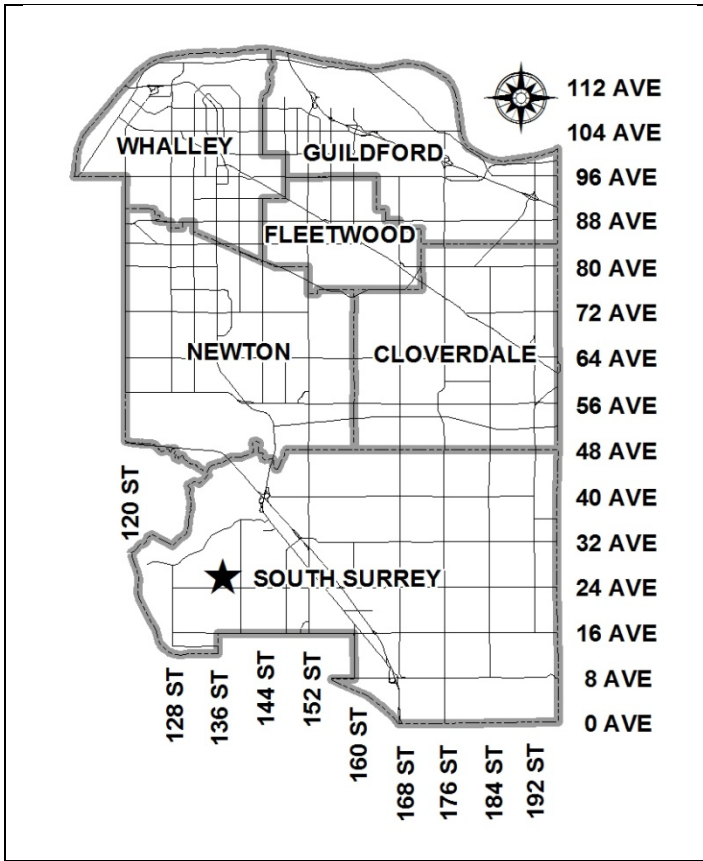


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0220-00

Planning Report Date: April 23, 2012



PROPOSAL:

- **Rezoning** from RA to RH
- **Development Variance Permit**

in order to allow subdivision into two single family half-acre lots, and to relax the lot width requirement of the RH Zone.

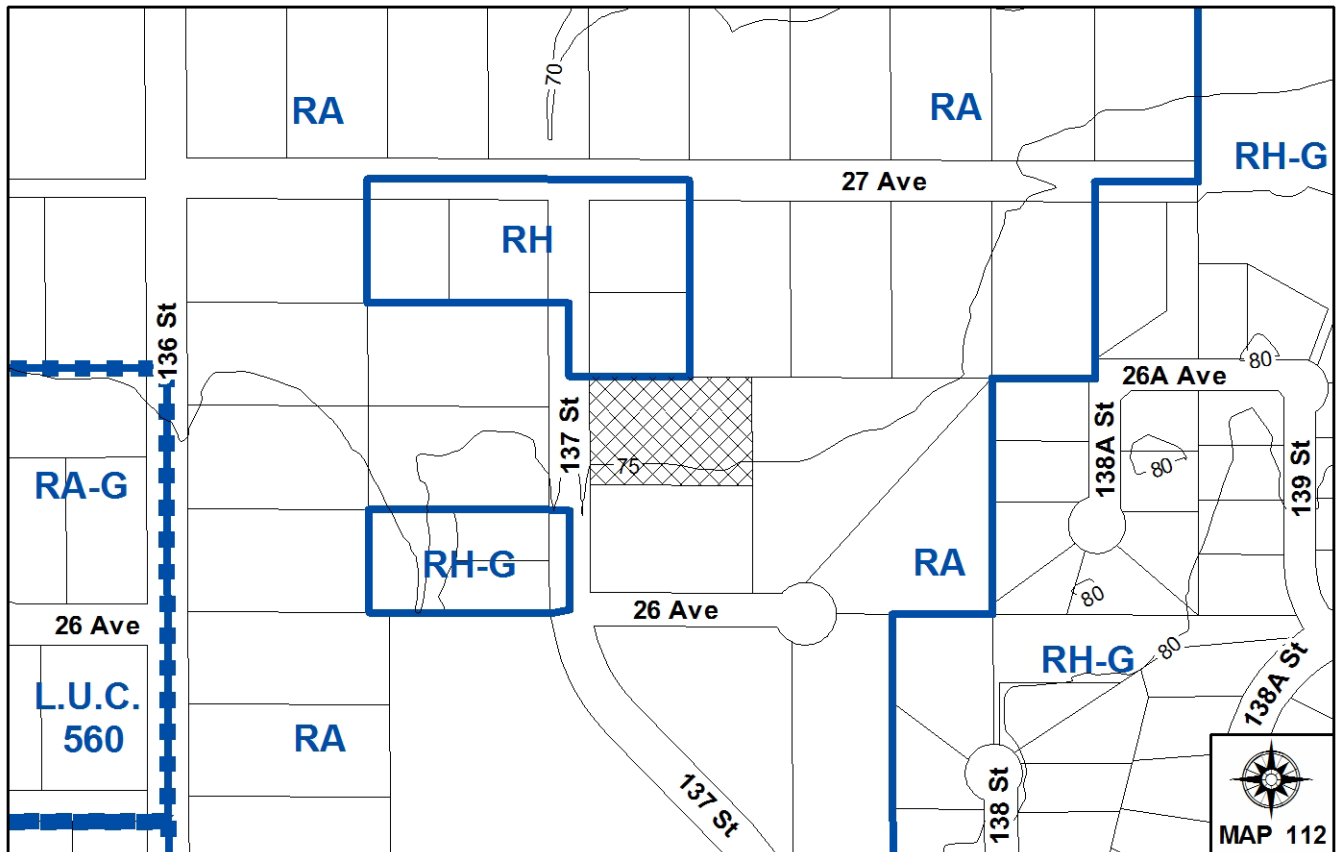
LOCATION: 2650 - 137 Street

OWNERS: Raghbir S Bindra and Lakhbir S Bindra

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Half-Acre Gross Density



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
- Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed variance of lot widths to permit subdivision into two Half-Acre Residential (RH) lots.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Central Semiahmoo Peninsula LAP Designation.
- A neighbouring site on the west side of 137 Street was recently rezoned to RH-G and subdivided into two lots. A DVP was granted to relax lot width, resulting in frontages similar to those proposed under the current proposal.
- The applicant has demonstrated good tree retention on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from One Acre Residential Zone (RA) (By-law No. 12000) to Half-Acre Residential Zone (RH) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0220-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 28.8 metres (94 ft.) for Lot 1; and
 - (b) to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 24.0 metres (79 ft.) for Lot 2.
3. 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 address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of a portion of the existing dwelling and other structures to the satisfaction of the Planning and Development Department;
 - (f) completion of upgrades of the existing dwelling proposed for retention on proposed Lot 1 in accordance with the renovations identified by the Design Consultant and to the satisfaction of the City; and
 - (g) registration of a Section 219 Restrictive Covenant for protected trees (Tree Tag Nos. 415 and 882).

REFERRALS

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

School District: Projected number of students from this development:

1 Elementary student at Chantrell Creek Elementary School
 0 Secondary students at Elgin Park Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2013.

(Appendix IV)

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to discuss an appropriate voluntary park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Single Family dwelling to be retained.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single Family dwelling	Suburban/ Half-Acre Gross Density	RH
East and South:	Single Family dwelling	Suburban/ Half-Acre Gross Density	RA
West (Across 137 Street):	Single Family dwelling	Suburban/ Half-Acre Gross Density and Proposed Parks/Open Space	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the east side of 137 Street in the Semiahmoo Peninsula area. The site is designated “Suburban” in the Official Community Plan (OCP) and “Half-Acre Gross Density” in the Central Semiahmoo Peninsula Local Area Plan (LAP). The subject site is currently zoned “One Acre Residential” (RA).
- Because lot widths along this section of 137 Street are approximately 50 metres (164 ft.) and lack of alternate road/lane access, the proposal cannot accommodate the minimum 30 metre lot width requirement of the RH Zone when subdividing into two half-acre lots. The “Half-Acre Gross Density” LAP designation provides such properties with some flexibility with either area requirements or dimensional requirements, depending on the opportunities and constraints on a site.

- Across 137 Street to the southwest, a previous development application to rezone to “Half-Acre Gross Density (RH-G)” and subdivide into two single family lots (7907-0039-00) was approved July 31, 2008. Under the same application, a DVP was approved to relax lot widths to 25.5 metres (84 ft.) and 24.9 metres (82 ft.) in order to create two RH-G lots.

Proposal

- The applicant is proposing to rezone the subject property from RA to RH in order to subdivide into two half acre lots, while retaining the existing dwelling. A DVP is requested to relax the lot width of proposed Lot 1 from 30.0 (98 ft.) to 28.8 metres (95 ft.), and Lot 2 from 30.0 metres (98 ft.) to 24 metres (79 ft.).
- Both proposed lots exceed the minimum requirements of the RH Zone in terms of lot area and depth. They range in size from 1,901 square metres (20,462 sq. ft.) for Lot 2 to 2,282 square metres (24,563 sq. ft.) for Lot 1 (Appendix II).
- A portion of the two car garage will be removed from the existing dwelling in order to meet the 4.5 metre (15 ft.) side yard setback requirement of the RH Zone (Appendix II).
- Engineering has confirmed that there is no additional road dedication requirement for this application. Proposed Lots 1 and 2 will front onto and take access from 137 Street.

Existing House and Design Guidelines

- The dwelling proposed for retention is in good condition. However, the dwelling is a Rancher style home with no reduction in massing from the main floor to the second floor, and no front entrance visible from the street (Appendix IX). In order to provide an acceptable interface with the rest of the neighbourhood, significant upgrades to the house are required.
- The applicant submitted a plan demonstrating significant upgrades to the articulation of the front of the house and added a row of hedging to the tree replacement plan to show screening between proposed Lot 2 and the neighbouring property.
- The applicant proposes the following upgrades to the exterior of the existing dwelling:
 - Window Trim around all front windows
 - Decorative shutters on the largest window, to create a focal point
 - Roof gable above the picture window, to frame the focal point
 - Decorative posts and trim on and above the carport
 - Horizontal trim board and frieze board to reduce the appearance of vertical massing
- The proposed upgrades have been reviewed by Staff and deemed reasonable. Completion of the upgrades will be a condition of final approval for the rezoning.
- The applicant for the subject site has retained Ran Chahal of Apex Design 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 V).

- The proposed new dwelling is neo-heritage in style with balanced massing, consistency in scale and uses design elements to lower the apparent massing at the front.
- The homes will have moderate pitched hip and gable roof lines/elements.
- Exterior cladding materials include cedar siding and cementitious siding (wood grain look), used with brick/cultured brick, stone/cultured stone, cedar wall shingles.
- Roofing materials include shake profile duroid shingles, cedar shakes/shingles and concrete tiles in natural earth and grey tones.

Lot Grading and Trees

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Glenn Murray prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable. Additional plantings are proposed along the south property line of proposed Lot 2 to provide screening for the neighbour to the south.
- The Arborist Report indicates there are 26 protected trees on the subject site. The report proposes the removal of 5 trees because they are located within the building envelopes, within the footprint of proposed driveways or underground services. The Report proposes 21 trees be retained; 14 on proposed Lot 1, and 7 on proposed Lot 2. Ten (10) replacement trees will be planted for a total of thirty one (31) trees on site, providing for an average of 15.5 trees per lot.

Tree Species Summary

Tree Species	Total No. of Trees	Total Retained	Total Removed
Cedar	3	2	1
Norway Spruce	6	6	0
Douglas Fir	4	4	0
Scot Pine	1	0	1
Hemlock	1	1	0
Bigleaf Maple	3	2	1
Shore Pine	2	2	0
Willow	2	1	1
Black Pine	1	1	0
Cherry	1	0	1
Excelsa Cedar	1	1	0
Red Alder	1	1	0
Total	26	21	5

- Under Tree Protection By-law (16100), tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As no alder or cottonwood trees are proposed to be removed, and five (5) other trees are to be removed, a total of ten (10) replacement trees would be required for this application. The applicant proposes ten (10) replacement trees, resulting in no tree replacement deficit.

PRE-NOTIFICATION

Pre-notification letters were sent on November 21, 2011; Staff received several telephone calls and letters from residents about the proposal.

- Some neighbours expressed concern about the widths of the proposed lots, which are proposed to be narrower than the 30 metre minimum. The perception is that the proposed subdivision will introduce lots significantly narrower than 30 metres, create long, narrow lots, and set a precedent for future development that is inconsistent with the suburban character of the neighbourhood.
 - *(A previous application (No. 7907-0039-00) was completed in 2008 and the resultant lot widths are 25.51 metres and 24.88 metres. A DVP was approved under application No. 7907-0039-00 to allow for the reduced lot widths. The current proposal complies with the land use designation of the LAP, and with the density, area and depth requirements of the RH Zone. The applicant is seeking a variance to reduce the lot widths similar to the variances approved for the two lots on the west side of 137 Street)*
- Several residents commented that recent property sales in the area were one-acre lots purchased with the intent to demolish existing homes and rebuild larger homes. One neighbour expressed opposition to the application because they recently purchased a lot on 137 Street, tore down the existing dwelling, and are building a larger home on their lot. The emerging character of the neighbourhood consists of larger homes on one-acre lots; preserving the current lot size and building a larger home would be more compatible with the neighbourhood.
 - *(The subject property is located within the “Half-Acre Gross Density” designation of the Central Semiahmoo LAP. The proposal is in compliance with this designation. Properties in the immediate vicinity are also eligible in principle for this type of subdivision in the LAP. Those located west of the lots along 137 Street and north of the lots along 27 Avenue are designated for “One-Acre” residential (Appendix VIII). This designation will not change as a result of the present application.)*
- One resident commented that any new housing should be positioned in the same line as the current housing along the east side of 137 Street; no pan-handling and no positioning of the house to the back of the subdivided lots.
 - *(The proposed building envelope and driveway length is consistent with lots along the east side of 137 Street, and panhandle lots are not proposed.)*
- One resident commented that if the proposed development were to proceed, that the existing dwelling should be removed and the lot widths adjusted to 26.4 metres each. In the same letter, it was requested that a landscape buffer and a 2 metre (6 ft.) fence be established along the south property line of proposed Lot 2.

- *(The applicant has indicated that demolishing a dwelling in good condition is inefficient and costly. The proposed building upgrades are improvements which are consistent with the upgrades made to a dwelling retained on a neighbouring site, (Application No. 7907-0036-00); therefore, retention of the existing dwelling is supportable.)*
- *(The developer proposes to plant Emerald Cedar (Smaradg) hedging of minimum 1.5 metre (5 ft.) height along a portion of the south property line of proposed Lot 2 in response to the resident's request for landscape screening, illustrated in Appendix VI. Fencing will be constructed in accordance with the Tree Retention and Replacement Plan, which includes several root protection zones along this property line.)*
- One neighbour commented that 2607-2627 137 street (RH-G subdivision under application No. 7907-0039-00) came about because the creek in the back of the site was deemed of a "redeeming value" for the City to acquire parkland, and that there is no redeeming reason to allow subdivision of 2650 137 Street.
 - *(When a lot is encumbered by a Riparian area, that area is typically dedicated to the City as Park for preservation purposes. The current proposal is not encumbered by a watercourse and would not be subject to additional land dedication.)*

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 28.8 metres (94 ft.) for Lot 1.
- To reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 24.0 metres (79 ft.) for Lot 2.

Applicant's Reasons:

- At 52.8 metres, the parent lot is too narrow to create two 30 metre wide lots; 28.8 metres is needed for proposed Lot 1 in order to retain the existing dwelling. The 24 remaining metres is proposed for the creation of Lot 2.

Staff Comments:

- The subject property is less than 60 metres wide and two 30 metre wide lots cannot be created; however, the proposed lots are very deep at 79.3 metres, which results in a lot area of 2,283 square metres for proposed Lot 1 and 1,903 square metres for Lot 2. Both lots exceed the minimum 1,858 metre area requirement of the RH Zone.

- The applicant is proposing significant upgrades to the existing dwelling, to help address concerns raised by neighbours.
- Additionally, the applicant has taken measures to ensure a sensitive interface with the surrounding properties through the Building Scheme and Tree Replacement Plan. For these reasons, the requested variance can be supported.

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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation, and Tree Replacement Plan
Appendix VII.	Development Variance Permit No. 7911-0220-00
Appendix VIII.	Central Semiahmoo Peninsula Local Area Plan
Appendix IX.	Sketch of Existing Dwelling
Appendix X.	Proposed Building Upgrades to Existing Dwelling

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

NA/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.03
Hectares	0.41
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	24 – 28.8
Range of lot areas (square metres)	1901 – 2282
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	0.515/0.21
Lots/Hectare & Lots/Acre (Net)	0.515/0.21
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	2.5
Total Site Coverage	27.5
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Width	YES

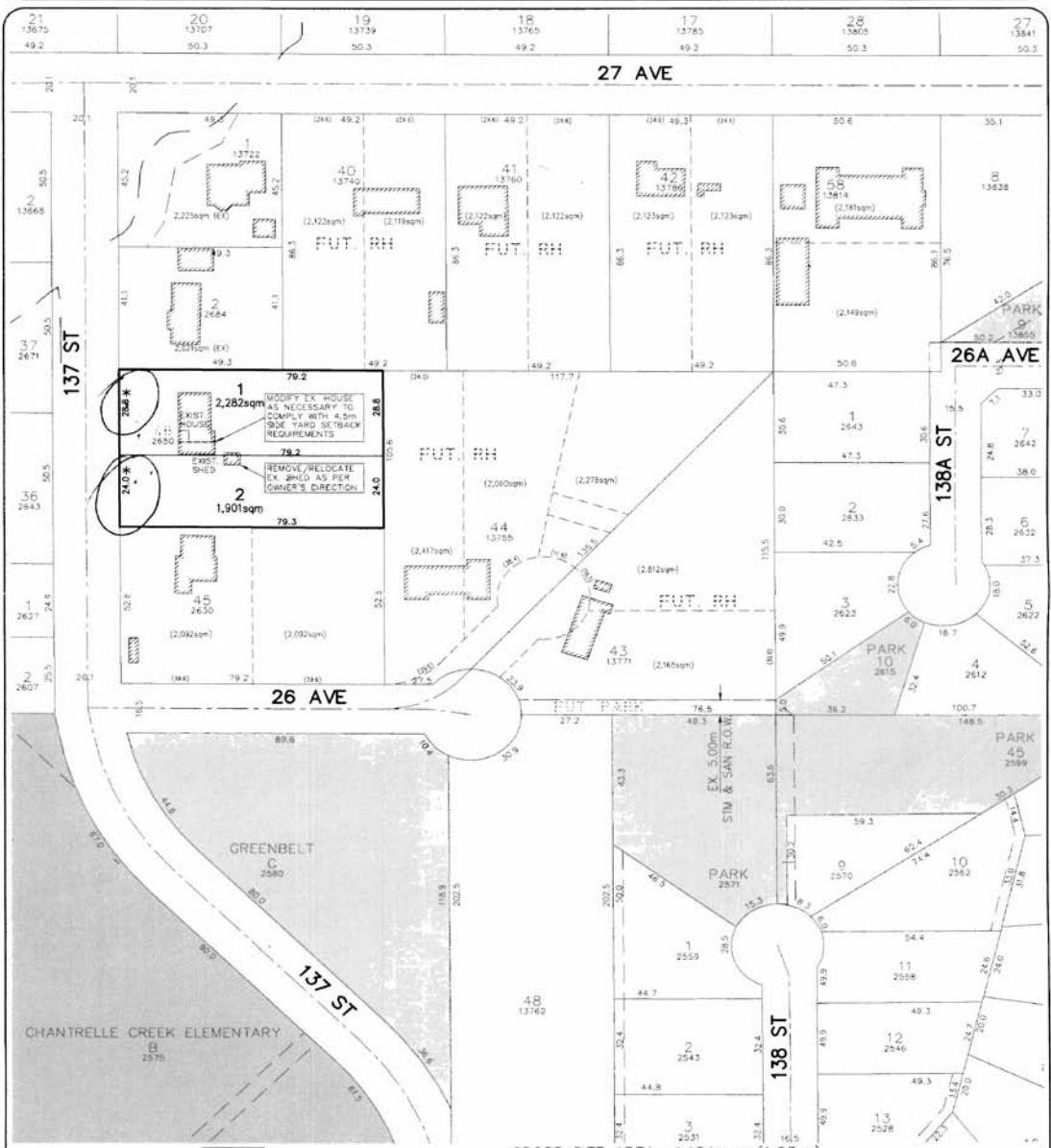


Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 79-0-00
 MAP #: 112
 EXIST. ZONE: RA
 PROP. ZONE: RH



CIVIC ADDRESS: 2650 - 137 ST., SURREY, BC
LEGAL: LOT 46, SECTION 21, TOWNSHIP 1, N.W.D., PLAN 36817



HY. ENGINEERING LTD.
 • #200-9128-152nd St, Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 4,184sqm (1.03ac)
 NOTE: D.V.P. MAY BE REQUIRED TO REDUCE THE MINIMUM LOT WIDTHS FROM 30.0m TO 28.8m (LOT 1) AND 24.0m (LOT 2)
 NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:113390 | ALTERNATIVE#01 | DATE: 20 JUL/11 | SCALE : 1:1,250

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\113390\PLANNING\AL 101.DWG

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **December 22, 2011** PROJECT FILE: **7811-0220-00**

RE: **Engineering Requirements
Location: 2650 137 St.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- There is no additional road dedication required.

Works and Services

- Construct 137 Street to a modified Urban Forest standard;
- Construct storm sewer main on 137 Street;
- Pay sanitary sewer connection fee.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Monday, November 14, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0220 00

SUMMARY

The proposed 2 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

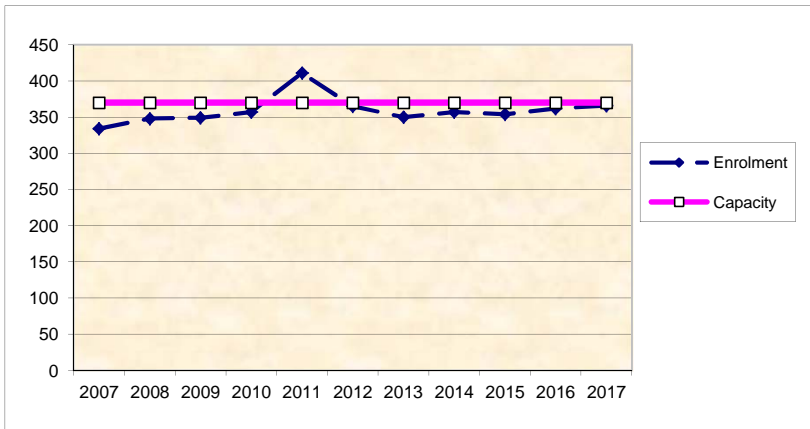
Chantrell Creek Elementary	
Enrolment (K/1-7):	46 K + 365
Capacity (K/1-7):	20 K + 350
Elgin Park Secondary	
Enrolment (8-12):	1258
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

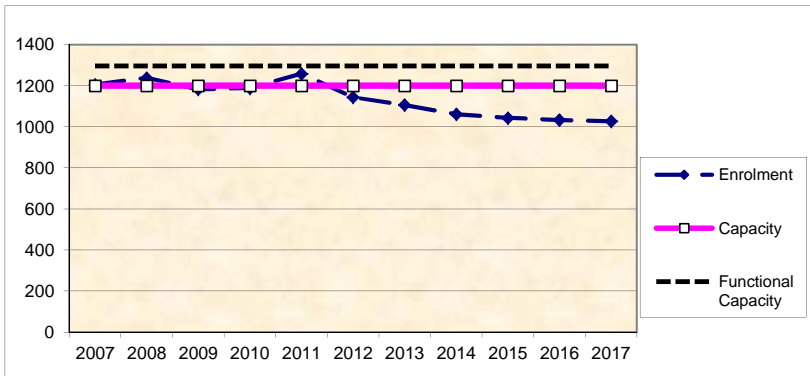
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

Chantrell Creek Elementary



Elgin Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 11-0220-00
Property Location: 2650 – 137 Street, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 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 old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid-scale massing characteristics with 82% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with Asphalt shingles being most common.

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

Landscaping is of a moderate planting standard with 28% of the homes having exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. 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/Locations: "Two-Storey" 82.0%

"Basement Entry/Cathedral Entry" 0.00%
 "Rancher (Bungalow)" 18.0%
 "Split Levels" 0.00%

Dwelling Sizes/Locations: Size range: 8.00% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 64.00% 2001 - 2500 sq.ft excl. garage
 28.0% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 57.0% Stucco: 35.0% Vinyl: 8.0%
 /Materials: Brick or stone accent on 55.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 82.0% Cedar Shingles: 0.00%
 Concrete Tiles: 18.0% Tar & Gravel: 0.00%
 50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple "Two Story", 10-40 year old "West Coast Traditional" homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles on most of the homes. Most homes are clad in Cedar.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which 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/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

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

Exterior Treatment No specific interface treatment. However, all permitted
 /Materials: styles including: "Neo-Traditional", "Neo-Heritage",

#

2

"Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.

Exterior Materials Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in
 /Colours: "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 7:12

Roof Materials/Colours: Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown 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. 40 shrubs (min. 5 gallon pot size).

Compliance Deposit: \$ 5,000.00

Summary prepared and submitted by:


 Ran/Chahal, CRD, Design Consultant
 Apex Design Group Inc.

October 17, 2011
 Date

#

3

TREE PRESERVATION SUMMARY

Surrey Project No:

Project Location: 2650 137th Street, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. General assessment of the site and tree resource:

The site is a very large lot with the trees scattered throughout the property. There are a total of 44 "Protected Trees" inventoried with 26 of them within the current property boundaries. The trees are in mixed condition, some of the trees have been topped in the past.

2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	26
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	5
D	Number of Protected Trees to be Retained	21
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	10
F	Number of Replacement Trees Proposed	10
G	Number of Replacement Trees in Deficit (E-F)	0
H	Number of Retained and Replacement Trees on Site (D+F+3)	31
I	Number of Lots Proposed in the Project	2
J	Average Number of Trees per Lot (H/I)	15.5

3. Tree Protection and Tree Replacement Plans

- X The Tree Protection Plan is attached.



Dated: March 28, 2012

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.

