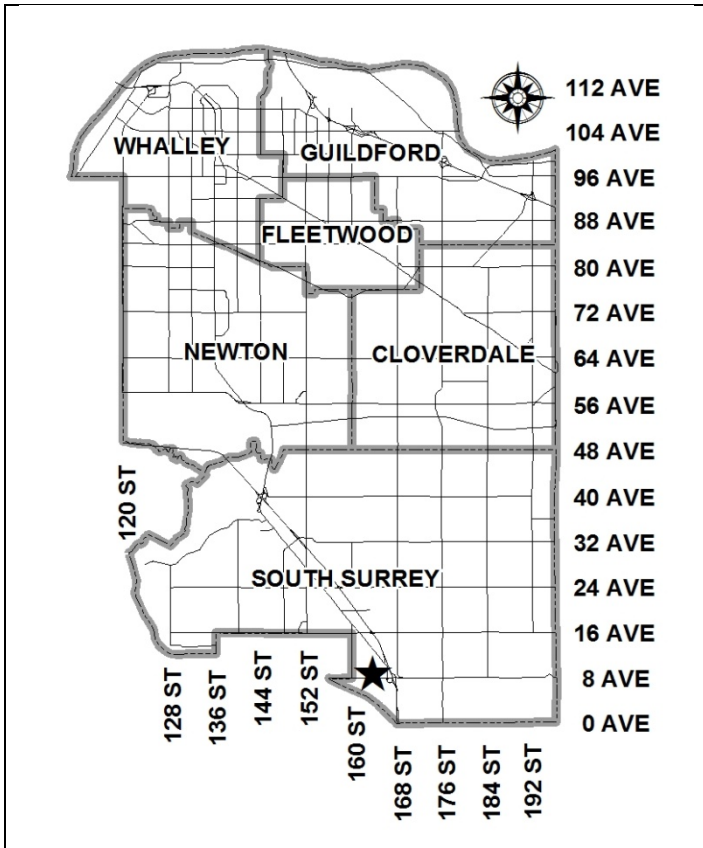


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0097-00

Planning Report Date: November 26, 2012

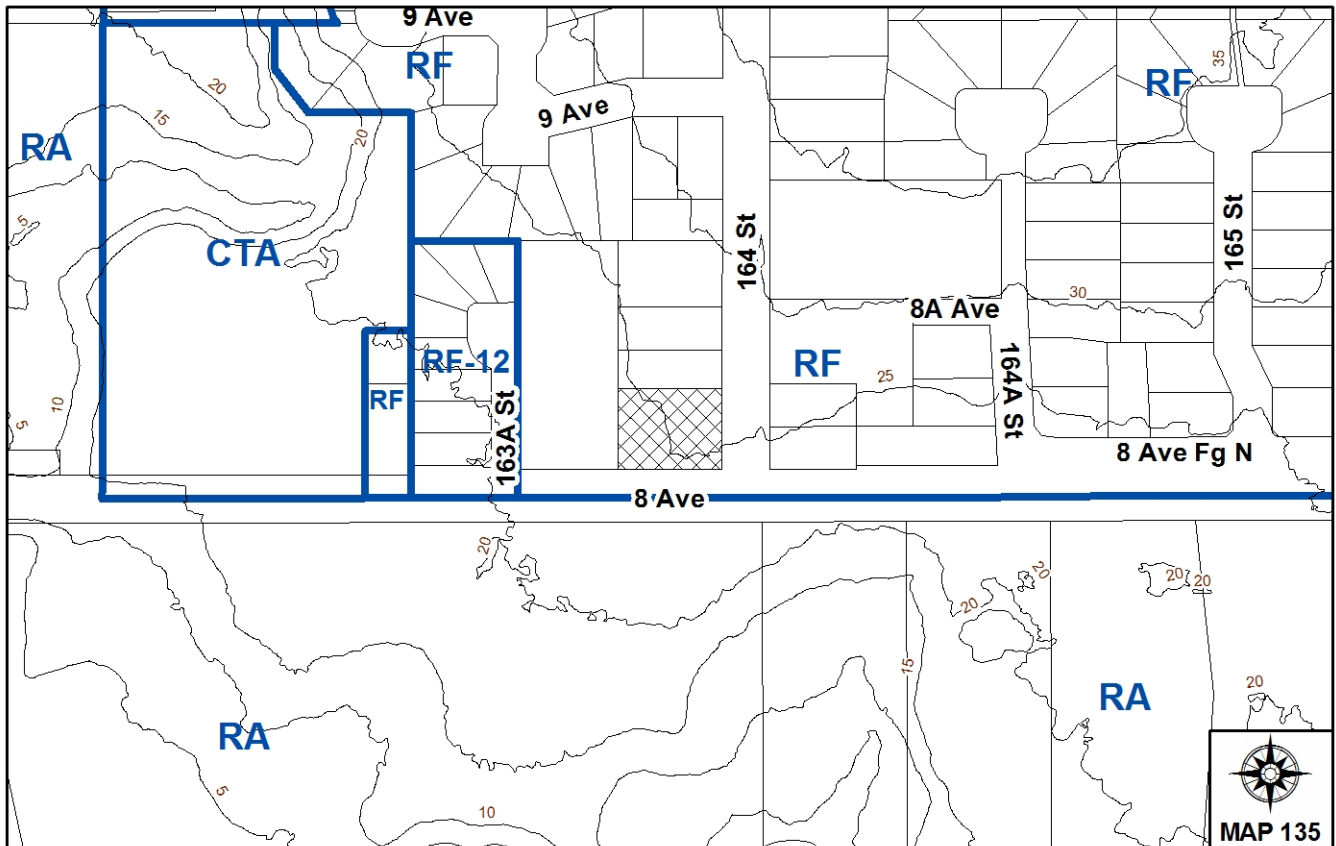


**PROPOSAL:**

- Rezoning from RF to RF-12

in order to allow subdivision into 3 lots.

**LOCATION:** 819 - 164 Street  
**OWNER:** Sieghard Weiss  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Urban Residential (1986 Local Area Plan)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing and Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation (Urban).
- The pattern for small-lot development has been set in the neighbourhood.
- The applicant has shown support from the neighbouring property owner.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Single Family Residential 12 Zone" (RF-12) (By-law No. 12000) and a date be set for Public Hearing.
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) the applicant resolves all issues with respect to tree preservation, site servicing, and construction to the satisfaction of the General Manager, Engineering;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant addresses the deficit in tree replacement;
  - (f) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on the rear 6.0 metres (20 ft) of Lot 1.

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 South Meridian Elementary School

The applicant advises that the units will be constructed and ready for occupancy by the end of 2013.

(Appendix IV)

Parks, Recreation & Culture: Parks has concerns over the pressure this development will place on existing parks, recreation and culture facilities in the area.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for one year as of June 6<sup>th</sup>, 2012.

### SITE CHARACTERISTICS

Existing Land Use: One single family residential dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP (1986)	Existing Zone
North:	Single family residential.	Urban/Urban Residential	RF
East (Across 164 Street):	Single family residential.	Urban/Urban Residential	RF
South (Across 8 Avenue):	Semiahmoo Indian Reservation/Federal (Forested Land bisected by Campbell River).	Indian Reserve/Special Study Area	RA
West:	Vacant land.	Urban/Urban Residential	RF and RF-12

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site is located on the corner of 164<sup>th</sup> Street and 8<sup>th</sup> Avenue, an arterial road, approximately 750 metres (2500 ft.) east of the Surrey/White Rock border.
- The subject site is surrounded by well-established RF-zoned neighbourhoods to the north and east developed in the late 1980's and early 1990's.
- West of the subject property is a large, vacant and heavily treed RA zoned parcel, beyond which is a half cul-de-sac 8-lot RF-12 subdivision (developed under application 7910-0232-00). Staff expects that an application to redevelop the RA parcel, mirroring application 7910-0232-00, will ultimately be submitted.
- South of the subject property, across 8<sup>th</sup> Avenue, is the Semiahmoo First Nation Reserve.

#### Proposal

- The applicant proposes to rezone the property to RF-12 to allow subdivision into 3 lots, resulting in a net density of 20 units per hectare (8.1 units per acre).

- All 3 proposed lots meet the minimum width, depth, and area requirements of the RF-12 zone.

### Vehicle Access

- As 8<sup>th</sup> Avenue is an arterial route, no direct driveway access is permitted onto this street. The applicant will be required to dedicate a 6.0 metre wide laneway connecting to 164<sup>th</sup> Street to provide rear vehicle access to all 3 proposed lots.
- The lane will terminate at the eastern property line of proposed Lot 1. The applicant will be required to register a 'no-build' covenant and statutory right-of-way across the rear 6.0 metres of proposed lot 1, to allow for vehicle turn-around. This is acceptable to staff, as there is no foreseeable need for the laneway to extend any further west. Any redevelopment that occurs at 16359 8<sup>th</sup> Avenue will have driveway access from the eastern half of 163A Street cul-de-sac.
- The applicant has provided a letter of support from the property owner immediately to the north with respect to the location of the laneway.

### Building Design Guidelines & Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines. The proposed guidelines have been reviewed by staff and found to be generally acceptable; a summary is contained in Appendix V.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. has been reviewed by staff and found to be generally acceptable.

### Tree Preservation

- Peter Mennel, certified arborist with Mike Fadum and Associates Ltd, prepared the Arborist Report, Tree Protection Plan and Tree Replacement Plan for the subject site.
- The report indicates that there are a total of 36 mature (bylaw protected) trees affected by the proposed development, of which 28 are proposed to be removed. The table below identifies the trees by species and identifies those that are proposed to be removed:

Tree Species	Total No. of Trees Surveyed		Trees to be Removed		Retained	
	On-Site	City	On-Site	City	On-site	City
Douglas Fir	11	15	7	15	4	
Fir, Grand		1		1		
Golden Chain		1		1		
Hawthorn		1		1		
Laurel		1		1		
Maple, Bigleaf	1		1			
<b>Totals</b>	<b>12</b>	<b>19</b>	<b>8</b>	<b>19</b>	<b>4</b>	<b>0</b>

- The small lot configuration of the subject property severely inhibits the potential for tree retention. All of the trees onsite proposed to be removed are significantly affected by either building excavation areas or proposed road construction. Staff, the applicant, and

the applicant's arborist have explored the possibility of retaining more trees, however this is very likely to result in a severe compromise of tree health, resulting in hazards.

- The majority of trees located on City property are below power lines and have been aggressively pruned, thus having little long-term retention potential. The remaining trees on City property conflict with building envelopes as well as works and services.
- The tree survey and Arborists summary report also include 4 off-site trees on neighbouring properties, 1 of which is to proposed be removed for failing health and 3 of which are to be retained. Permission from the affected neighbour will be required in order for any off-site tree to be removed.
- 54 replacement trees are required as per the City's Tree Protection Bylaw; the applicant proposes 9 replacements as well as a \$13,500 contribution to the City Green Fund to address the deficit of 45 replacement trees. This yields an average of 3 replacement trees per new lot, consistent with the City's standards for lots of this size.
- There is an active bald eagle's nest located in a tree to the south of the subject site. Consistent with Ministry of Environment standards and the provincial *Wildlife Act*, the City has identified a 300 metre (1000 ft.) radius 'noise buffer', within which the property falls, for habitat protection. The applicant has submitted a Nest Management Plan, and will be required to have a qualified environmental professional conduct routine inspections during construction to ensure that no nest disturbances occur. The City's Environmental Officer has reviewed the Nest Management Plan and found it to be acceptable.

### PRE-NOTIFICATION

Pre-notification letters were mailed out on June 5<sup>th</sup>, 2012 to 38 households within 100 metres (328 feet) of the subject site. Staff received 2 responses:

- An unidentified caller, identifying themselves only as a 'neighbouring resident' left a voicemail message for City staff. The resident expressed concern over the small size of the proposed lots, and further stated that the proposed laneway would be an oddity in the neighbourhood.

*(Staff attempted to return this call, however received no response to follow-up messages).*

- A neighbouring resident called for further information.

*(Staff provided all information that the caller requested).*

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

INFORMATION AVAILABLE ON FILE

- Bald Eagle Management Plan Prepared by Envirowest Consultants Ltd. (Dated July 6<sup>th</sup>, 2012).
- Support Letter from owner of 827 - 164 Street (Dated March 28, 2012).

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/kms

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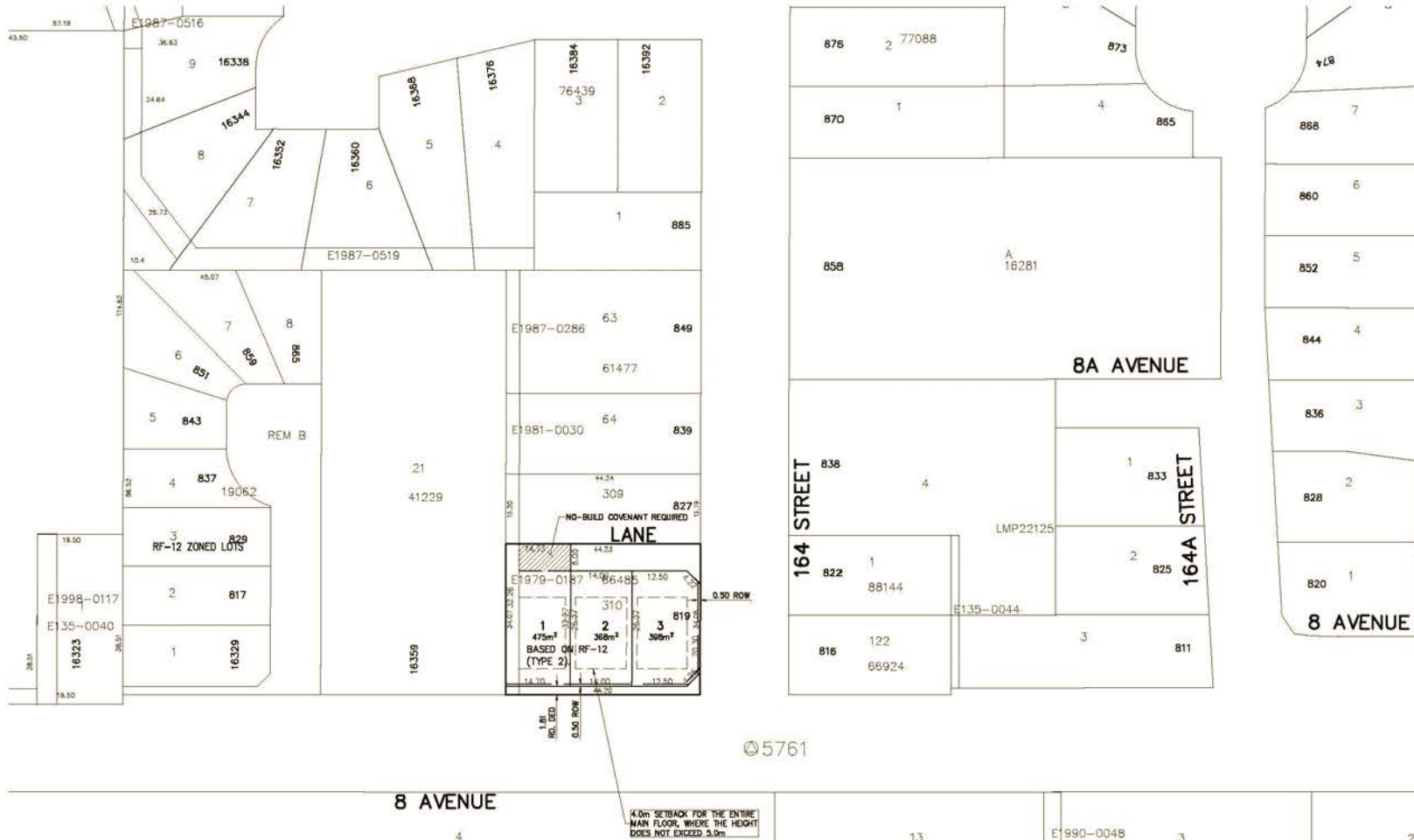




## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.37
Hectares	0.15
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14.0 – 15.5
Range of lot areas (square metres)	351 – 457
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19.9/8.06
Lots/Hectare & Lots/Acre (Net)	24/5.7
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50
Estimated Road, Lane & Driveway Coverage	30
Total Site Coverage	80
<b>PARKLAND</b>	
Area (square metres)	-
% of Gross Site	-
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



4.0m SETBACK FOR THE ENTIRE MAIN FLOOR, WHERE THE HEIGHT DOES NOT EXCEED 5.0m

- 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



**SIEGHARD WEISS**  
 16198 - 90 AVENUE, SURREY, BC V4H 2Z9 PH: 604-563-5298  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 819 - 164 ST., SURREY

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: SS	Job No. 12-2927	Of
P.W. P.U.	Date APR/12	Revision
Approved:		

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

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

**DATE: November 20, 2012**

**PROJECT FILE: 7812-0097-00**

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**RE: Engineering Requirements  
Location: 819 164 St.**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 1.750 metres on 8 Avenue for a total of 24.000 metres;
- Dedicate 6.0 metre wide east-west lane;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 164 Street and 8 Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 164 Street and the lane;
- Provide 0.5 metre wide SROW along 164 Street and along 8 Avenue

#### *Works and Services*

- Construct 164 Street to a Through Local standard;
- Construct east-west lane;
- Construct storm sewer mains to service the development;
- Provide additional 1.85 metre wide statutory right-of-way;
- Provide restrictive covenant for footings and roof overhang.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



Thursday, June 07, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0097 00

**SUMMARY**

The proposed 3 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

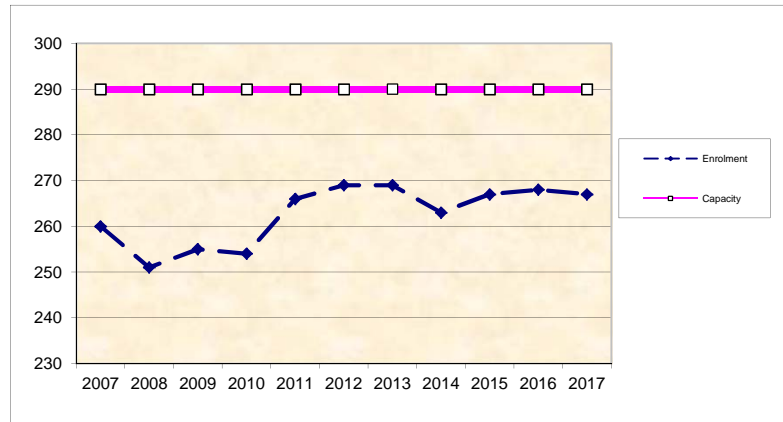
<b>South Meridian Elementary</b>	
Enrolment (K/1-7):	24 K + 242
Capacity (K/1-7):	40 K + 250
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1904
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12);	1620

**School Enrolment Projections and Planning Update:**

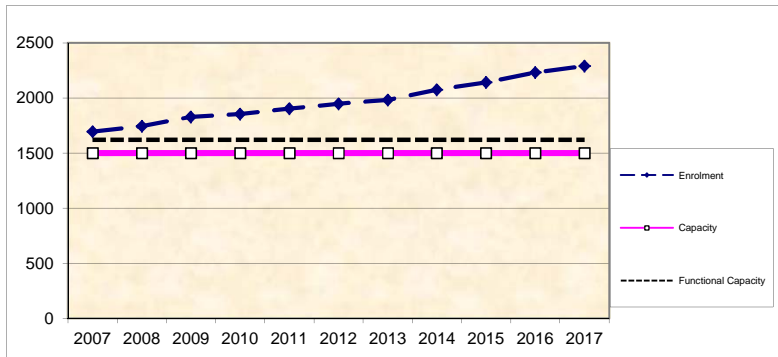
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no projects identified at South Meridian in the Capital Plan. The Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term. The proposed development will not have an impact on these projections.

**South Meridian Elementary**



**Earl Marriott 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

Surrey Project no: 7912-0097-00  
 Project Location: 819 - 164 Street, 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:

This area was built out over a time period spanning from the early 1950's to present (there are numerous homes currently under construction). The age distribution from oldest to newest is : 60 years old (13%), 40 years old (63%), 30 years old (13%), under construction (13%). Most homes are in the 1000-1500 sq.ft. size range. Home size distribution in this area is as follows: 1000-1500 sq.ft. (38%), 1501-2000 sq.ft. (13%), 2001-2500 sq.ft. (13%), 2501-3000 sq.ft. (25%), 3001-3550 sq.ft. (13%).

Styles found in this area include : "Old Urban" (13%), "West Coast Traditional (English Tudor emulation)" (13%), "West Coast Traditional" (25%), "West Coast Modern" (13%), "Heritage (Old B.C.)" (13%), "Traditional Cape Cod" (13%), "Neo-Traditional" (13%). Home types include: Bungalow (38%), 1½ Storey (13%), Basement Entry (25%), and Two-Storey (25%).

The massing scale found on neighbouring homes ranges from "low mass" structures to structures with high scale, box-like massing. The massing scale distribution is: low mass structures (38%), mid-scale structures (25%), mid-to-high-scale structures (13%), high scale structures with box-like massing (25%). All homes in this area have a single storey high front entrance.

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (41)%, moderate slope (6:12 to 7:12) = (8)%, steeply sloped (8:12 and steeper) = (50)%. Main roof forms (largest truss spans) include: common hip (25%), common gable (38%), Dutch hip (13%), Boston gable (13%), Flat (13%). Feature roof projection types include: none (13%), common hip (13%), common gable (50%), Dutch hip (13%), Boston gable (13%). Roof surfaces include: tar and gravel (13%), interlocking tab type asphalt shingles (25%), rectangular profile type asphalt shingles (13%), shake profile asphalt shingles (50%).

Main wall cladding materials include: aluminum siding (25%), horizontal vinyl siding (13%), stucco cladding (63%), Feature veneers on the front façade include : no feature veneer (20%), brick (40%), stone (40%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (22%), Natural (earth tones) (67%), Primary derivative (red, blue, yellow) (11%). Covered parking configurations include: Double carport (14%), Single vehicle garage (14%), Double garage (71%).

A variety of landscaping standards are evident ranging from none (under construction) to "high quality" featuring numerous shrubs and trees. Driveway surfaces include: asphalt (50%), broom finish concrete (17%), exposed aggregate (17%), stamped concrete (17%).

Although there are no objectionable homes in this neighbourhood, there are no homes that provide ideal architectural context for a year 2012 RF-12 zone development. Several homes are under construction at a new RF-12 development to the south identified as Surrey project 7910-0232-00. The homes are not sufficiently advanced to provide specific architectural context. However, "regulations context" can be derived from the building scheme from the adjacent site, and at this time this is the best available context.

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

- 1) Context Homes: Homes at the "under construction" RF-12 site nearby to the west will eventually provide suitable architectural context for other new homes in this area. These homes are being constructed in observance of building scheme regulations for Surrey project 7910-0232-00. For continuity, the recommendation is to utilize building scheme regulations at the subject site that are similar to those used in the aforesaid nearby site to the west which will result in consistency in the emerging neighbourhood character.
- 2) Style Character : New homes under construction are likely to appear as "Neo-Traditional" and "Neo-Heritage" styles. A compatible style range therefore is "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage".
- 3) Home Types : All new homes at the adjacent context site to the west (Surrey project 7910-0232-00) are Two-Storey home type. It is highly likely that homes at the subject site will also be Two-Storey type with in-ground basements.
- 4) Massing Designs : New homes at the context site to the west provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : All homes in this area have a single storey high front entrance porticos. A single storey high entrance is recommended. However, the building scheme for the context site to the west permits a 1 ½ storeys high front entrance which can be suitable for RF-12 designs, and so a 1 ½ storey front entrance height limit is reasonable, providing it is not the dominant element on the front facade.
- 6) Exterior Wall Cladding : A wide variety of wall cladding materials have been used in this area, including vinyl, stucco, cedar, and aluminum. Stucco, cedar, vinyl, and fibre-cement board (Hardi) should all be permitted, subject to use of high quality wall cladding accent materials including, brick or stone, wood wall shingles, cedar or Hardiplank.
- 7) Roof surface : Only asphalt shingles or concrete roof tiles have been used on neighbouring homes. The building scheme for the nearby context site permits cedar shakes, shake profile concrete roof tiles, asphalt shingles, and new shake profile "eco-products". Similar materials are recommended for the subject site.
- 8) Roof Slope : Roof pitch 8:12 or higher on homes under construction. The context site building scheme has an 8:12 minimum roof slope. To preserve views for residents to the north, the recommendation is to limit the slope on the main trusses at the upper floor to no more than 8:12. Steeper slopes would be permitted on feature elements providing that the ridge height for the feature elements does not exceed the ridge height of the main roof structure at the upper floor.
- 9) Absorbant Soils: 450mm minimum absorbant soils installed in front and rear yards, as specified in the building scheme for the nearby site to the west.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There are a wide variety of existing homes ranging in age from 60+ years to "under construction". Older homes include simple small 1100 sq.ft. Bungalows, and old urban and "West Coast Traditional" style Two-Storey and Basement Entry type. There is a wide range of massing design standards from "simple small" to "high mass, box-like". There is significant variation in roof forms, roof slope, and roof surface materials.

One block to the west, there is a new subdivision under construction. There are several vacant lots, and several new homes under construction, and no new homes completed. The building scheme for that development (7910-0232-00) will ensure that new homes will have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The new homes will have high quality wall cladding and feature finishing materials and will be trimmed and detailed to a high standard. Landscapes will meet 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: "Traditional", "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage". 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.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, 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 new homes under construction in the 800 block of 163A Street, within a new 8 lot RF-12 project (Surrey project 7910-0232-00). Homes will therefore be "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“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, or forest green 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 8:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal or better than the aforesaid roofing products. Grey, black, brown only.

**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 Lot 3:** 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 17 shrubs of a minimum 3 gallon pot size. Corner lot 3 shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted 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: June 26, 2012

**Reviewed and Approved by:**



Date: June 26, 2012



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 12-0097-00  
Project Location: 819 - 164 Street, Surrey, BC  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes poorly structured and conditioned Douglas-fir on City property flanking 8 Avenue and along the west property line. Many appear to have been topped previously and have significant ivy infestation (up to 100%).

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 31
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 27
Number of Protected Trees to be retained (A-C)	(D) 4
Number of Replacement Trees required (0 alder and cottonwood X 1 and 27 others X 2)	(E) 54
Number of Replacement Trees proposed	(F) 9
Number of Replacement Trees in deficit (E-F)	(G) 45
Total number of Prot. and Rep. Trees on site (D+F)	(H) 13
Number of lots proposed in the project	(I) 3
Average number of Trees per Lot	(H/I) (J) 4.3

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: July 5, 2012  
Revised: October 2012

