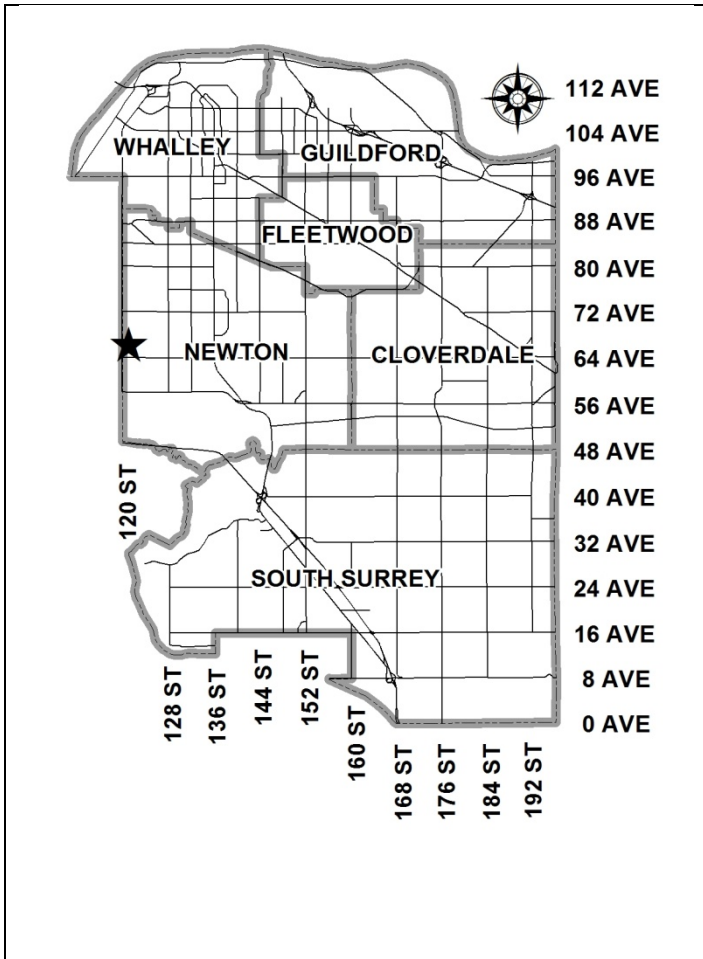


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0035-00

Planning Report Date: July 22, 2013



PROPOSAL:

- **Rezoning** from RA to RF, RF-12 and RF-9

in order to allow subdivision into 16 small single family lots and one single family residential lot.

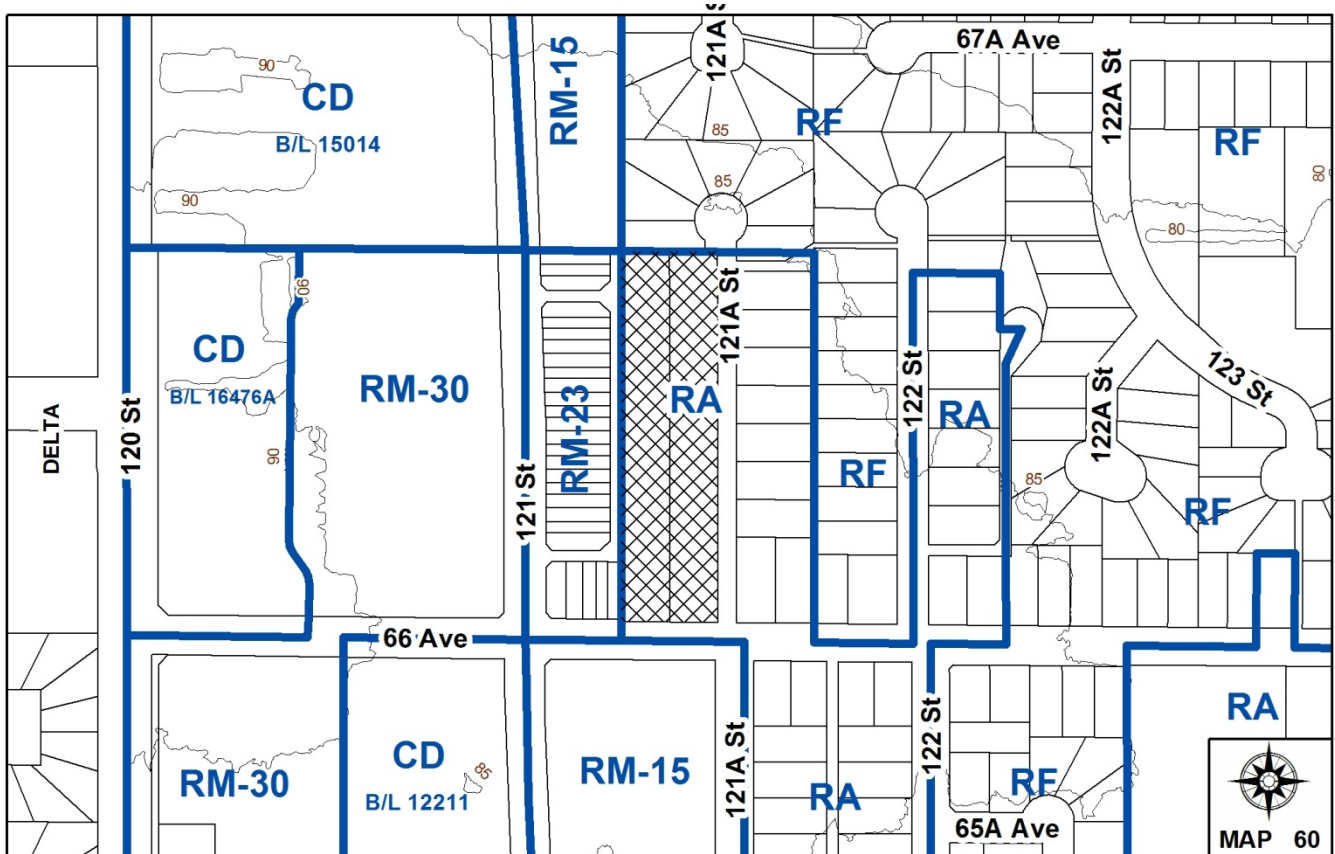
LOCATION: 12131 - 66 Avenue
 12145 - 66 Avenue

OWNER: K D S Holdings Ltd
 Hazel M Randall
 Peter D Reynolds

ZONING: RA

OCF DESIGNATION: Urban

LAP DESIGNATION: Townhouses 8-15 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the West Newton LAP from Townhouses 8-15 upa to Compact Single Family (7.5 upa).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision provides an appropriate transition between the higher density to the west (RM-23) and the single family lots to the east (RA and RF). Proposed Lot 1 (RF) also provides a good transition between the RF lots to the north, and the proposed RF-12 lots to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site as shown on the Rezoning Block Plan (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000);
 - (b) Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000); and
 - (c) Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) 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 existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant to adequately address the shortfall in tree replacement.

3. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from Townhouse 8-15 upa to Compact Single Family 7.5 upa when the project is considered for final adoption.

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:**

9 Elementary students at Beaver Creek Elementary School
 4 Secondary students at Tamanawis Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2014.

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 contact Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings on large lots, to be removed

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North :	Single family dwelling on large lots	Urban/Single Family	RF
East (Across 121A St):	Single family dwelling on large lots	Urban/Single Family	RA
South (Across 66 Ave):	Townhouses, grouped in 2-units and 3-units	Urban/Townhouses 8-15 upa	RM-15
West (Across lane):	Row housing	Urban/Row Housing 23 upa max	RM-23

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of two large properties, currently zoned RA, designated Urban in the OCP, and designated "Townhouse 8-15 upa" in the West Newton Local Area Plan.
- This application proposes rezoning from RA to RF, RF-12, and RF-9, and the subject site to be redesignated from "Townhouse 8-15 upa" to "Compact Single Family 7.5 upa".

- The property to the south has developed under the "Townhouse 8-15 upa" designation, with RM-15 Zoning (application 7993-0199-00). The properties to the west have redesignated the LAP to "Row Housing 23 upa max", and rezoned to RM-23 (application 7905-0265-00).
- The properties immediately to the north are zoned RF, while the properties to the east across 121A Street are zoned RA, and are non-conforming lots of a size closer to RF zoning. These lots are unlikely to be redeveloped, and they are designated as "Single Family" in the West Newton LAP.
- This proposal continues what is an appropriate transition from the higher density to the west and south, to the existing lower density to the east and to the north.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site consists of two properties with a total area of 0.996 hectares (2.46 acres) in area. It is located at the northwest corner of 66 Avenue and 121A Street. It is designated "Urban" in the OCP, "Townhouse 8-15 upa" in the West Newton LAP, and zoned RA.
- Applicant proposed to subdivide the site to create 1 RF lot, 13 RF-12 lots, and 3 RF-9 lots, for a total of 17 lots. The proposed gross density is 17 uph (7 upa), which is consistent with the redesignation to "Compact Single Family 7.5 upa".
- The proposed RF lot (Lot 1) provides a good transition between the higher density of proposed RF-12 and RF-9 lots to the south, and the existing RF lots to the north. Proposed Lot 1 has a reduced width, with 14.47 m instead of 15 m. This reduction is allowed under the General Provisions in the Zoning By-Law (By-Law 12000), Part 4, Section E.21 that allows for a lot in the subdivision to have reduced width (up to 10% reduction), provided it has a larger area. Proposed Lot 1 has 621 m², which is significantly larger than the 560 m² minimum area for RF lots.
- Lots 2 to 14 are proposed RF-12 lots, which are 12 m wide (minimum width), but are deeper at 42.96 m (minimum depth is 26 m), and larger with areas from 417 m² to 516 m² (minimum is 320 m² for Lots 2-13, and 375 m² for Lot 14, which is a corner lot).
- The three proposed RF-9 lots (Lots 15, 16, 17) are wider than the minimum requirement. Minimum width is 9 m, and the proposed lots are 9.67 m, which is closer to the new RF-10 Zone, which requires 9.7 m wide lots for this depth (30.41 m). This additional width will help in accommodating off-street parking.
- All lots are to have their access through the back lane, enhancing the pedestrian environment along 66 Avenue and 121A Street.

Building Scheme and Lot Grading

- The applicant has retained Apex Design Group Inc. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).

- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Tree Preservation

- The applicant has retained Trevor Cox of Diamond Head Consulting Ltd., to provide an arborist report. The report assesses all trees on the subject property.
- The arborist has identified 55 trees on the subject site, and proposed to remove all 55 trees. The majority (34) of trees being removed are Red Alder trees, which have low retention value (one of them was identified as high risk tree). All remaining trees must be removed due to location (within road right-of-way or building envelope). The Douglas Firs are all in poor condition, and not viable for singular retention. Many of the other specimen trees were in poor overall condition.

Tree Species	Total # of Trees	Total Retained	Total Removed	Replacement Ratio	Replacement Trees
Ash	1	-	1	2:1	2
Cascara	4	-	4	2:1	8
Eastern White Cedar	1	-	1	2:1	2
Plum	2	-	2	2:1	4
Lombardy poplar	2	-	2	2:1	4
Douglas-fir	7	-	7	2:1	14
Ellwood cypress	1	-	1	2:1	2
Red Alder	34	-	34	1:1	34
Black cottonwood	1	-	1	1:1	1
Maple (silver)	1	-	1	2:1	2
Western redcedar	1	-	1	2:1	2
TOTAL	55	-	55	-	75

- The applicant is required to provide 75 replacement trees. However, given the size of the lots, no replacement trees can be planted. The applicant will need to provide compensation to the City's Green Fund for the shortfall in replacement trees (75 trees). Tree summary on Appendix VI.

PRE-NOTIFICATION

Pre-notification letters were sent on April 12, 2013 and staff has received 3 phone calls. Two of the callers wanted additional information on the project, but did not oppose it. One of the callers opposed the density higher than RF, and the main concerns were traffic and congestion generated by the increase in density.

The proposal is considered to be an appropriate transition between higher density to the west, and lower density to the east and north. The applicant is also proposing a lower density than the current Townhouse 8-15 upa designation in the West Newton LAP.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 06 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Consistent with OCP, but amending the NCP. • Subject site is in urban infill area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • All residential, with 3 lots (15%) under 370 m² (4,000 sq. ft.), and 14 lots (85%) over 370 m² (4,000 sq. ft.). • All dwellings are proposed to be multi-bedroom (3 or more bedrooms), with private gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • This project proposes dry swales and sediment control devices. • Recycling pick up and organic waste pick up available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Houses facing the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout and Rezoning Block Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. West Newton Local Area Plan Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

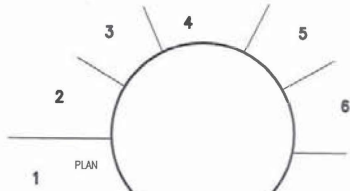
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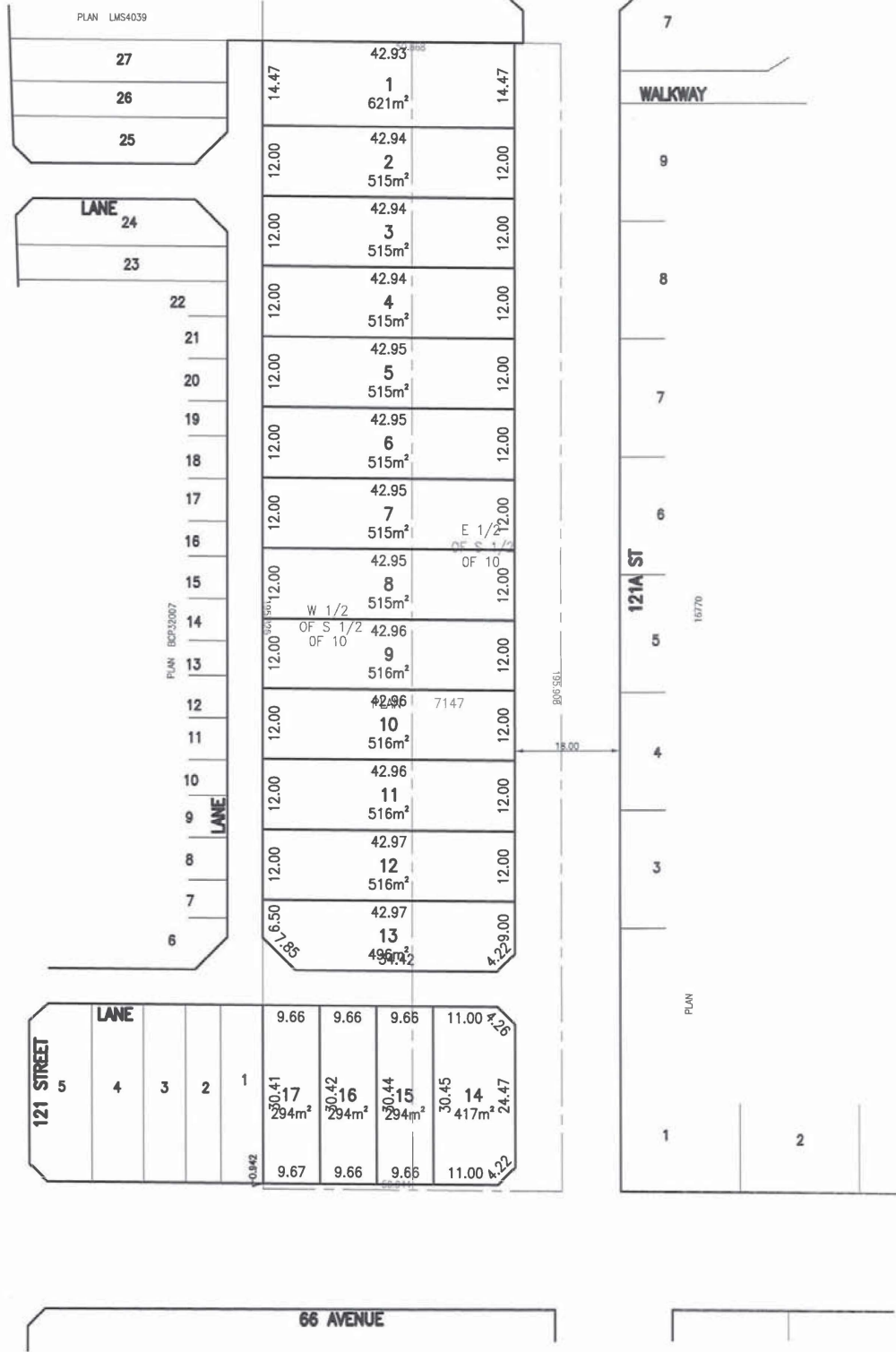
SUBDIVISION DATA SHEET

Proposed Zoning: RF, RF-12, RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.46
Hectares	0.99
NUMBER OF LOTS	
Existing	2
Proposed	17
SIZE OF LOTS	
Range of lot widths (metres)	9.66 m to 14.5 m
Range of lot areas (square metres)	294 m ² to 621 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.2 u.p.h. / 6.9 u.p.a.
Lots/Hectare & Lots/Acre (Net)	20.3 u.p.h. / 8.2 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50.2%
Estimated Road, Lane & Driveway Coverage	11%
Total Site Coverage	61.2%
PARKLAND	
Area (square metres)	- (cash-in-lieu)
% of Gross Site	- (cash-in-lieu)
Required	
PARKLAND	
5% money in lieu	YES
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
Others	YES (lot width)



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Hub Engineering Inc.
Engineering and Development Consultants
Member
PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT	-	PROJECT	12131 & 12145 - 66 AVENUE	SCALE	1:750	
DRAWING TITLE	22 LOT SUBDIVISION				DATE	MAY 15, 2013
DATE	-	REVISION / PROJECT NO.	-	DRAWN BY	13011	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW
NO. _____ OVER THE WEST HALF AND EAST HALF
BOTH OF THE SOUTH HALF LOT 10 BLOCK 1 SECTION 18
TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 7147**

FOR THE PURPOSE OF REZONING

BCGS 92G.016

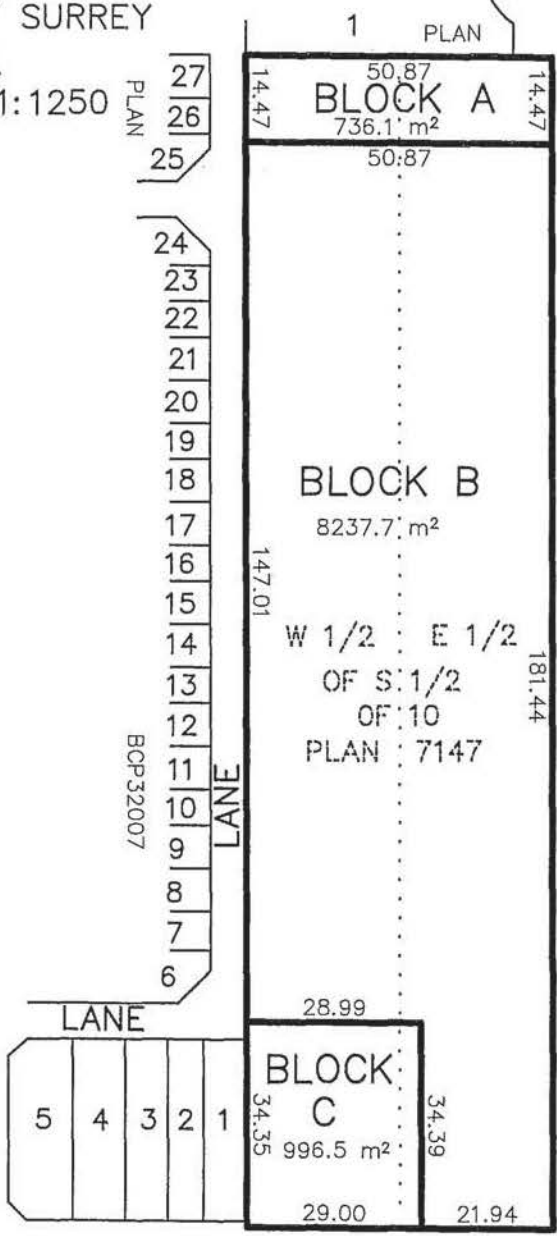
CITY OF SURREY

LEGEND

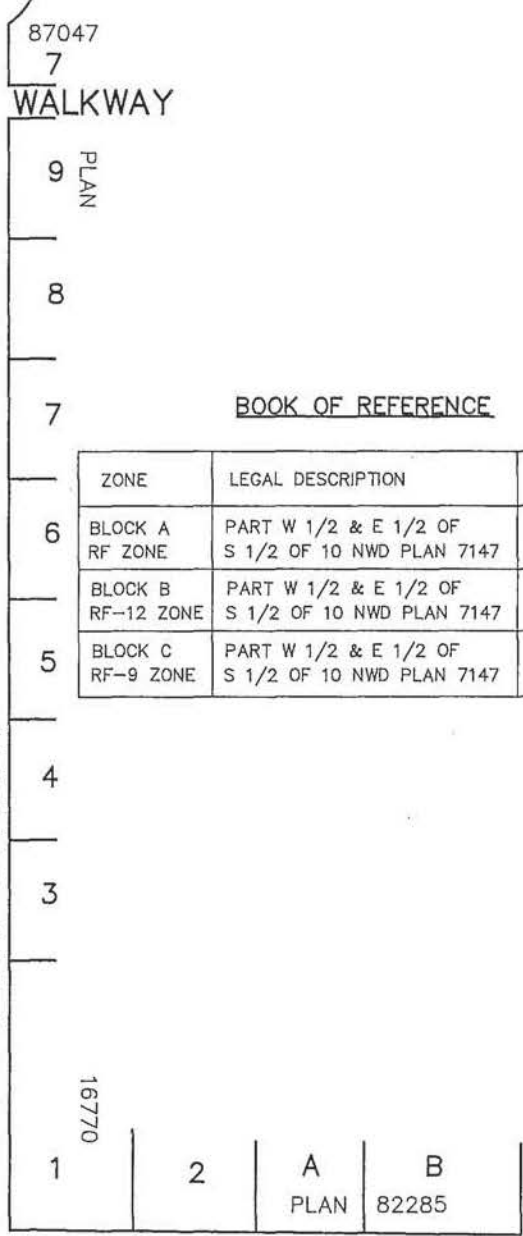
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121ST STREET



PLAN 27
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BCP32007
LANE



BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
6 BLOCK A RF ZONE	PART W 1/2 & E 1/2 OF S 1/2 OF 10 NWD PLAN 7147	736.1 m ²
5 BLOCK B RF-12 ZONE	PART W 1/2 & E 1/2 OF S 1/2 OF 10 NWD PLAN 7147	8237.7 m ²
4 BLOCK C RF-9 ZONE	PART W 1/2 & E 1/2 OF S 1/2 OF 10 NWD PLAN 7147	996.5 m ²

1	2	A PLAN	B 82285
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66th AVENUE

© COPYRIGHT

DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 1303001-Z01.DWG

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

Certified correct according to field survey:
this 15th day of July, 2013.

Gene Paul Nikula
SEAL
GENE PAUL NIKULA J.R.S. 803 B.C.L.S. 803

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

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

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

DATE: **July 15, 2013** PROJECT FILE: **7813-0035-00**

RE: **Engineering Requirements
Location: 12131 and 12145 66 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 metre on 66 Avenue for the ultimate 22.00 metre local road.
- Dedicate 7.942 metre on 121A Street for the ultimate 18.00 metre local road and provide 3.00 metre x 3.00 metre corner cut at 121A Street and 66 Avenue.
- Dedicate 6.00 metre east-west lane, and 5.50 m x 5.50 m corner cuts at north-south lane.
- Provide 0.50 metre Statutory Right of Way (SRW) along Street frontages.

Works and Services

- Construct north side of 66 Avenue to the Through Local standard, with ultimate 11.00 m pavement, 2.0 m wide street tree and lighting strip, and 1.50 m wide sidewalk.
- Construct west half of 121A Street to the Limited Local standard, 8.50 m pavement, 1.50 m concrete sidewalk, and 4.25 m boulevard.
- Construct a 2.00 m wide curb extension at 121A Street and 66 Ave. for offset intersection.
- Replace the existing speed hump on 66 Avenue.
- Construct the 6.00 metre wide residential lane and speed hump.
- Construct storm systems to service the proposed lots.
- Provide enhanced topsoil on all pervious areas as required in the Cougar Creek ISMP.
- Construct frontage sanitary sewers to service the proposed lots.
- Provide water, sanitary and storm services to each proposed lot.
- Pay \$2,200.00 for one Sanitary Connection Fee (SDR) relative to project 7897-0216-00;
- Pay Local Area Service Charge (Bylaw 17587) for a Sidewalk Project 5011-1010.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file



Thursday, May 02, 2013
Planning

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 new capital projects proposed at Beaver Creek Elementary and no new capital projects identified for Tamanawis Secondary. The overcrowding at Tamanawis was alleviated with the opening of the new Panorama Ridge Secondary School in September 2006. An expansion to Panorama Ridge Secondary (to increase capacity from 1,100 to 1,400) has been approved and is expected to be completed by 2014. The said expansion is expected to provide some relief to the projected overcrowding at Tamanawis Secondary. The proposed development will not have a significant impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #:

13 0035 00

SUMMARY

The proposed **17 Single family with suites** are estimated to have the following impact on the following schools:

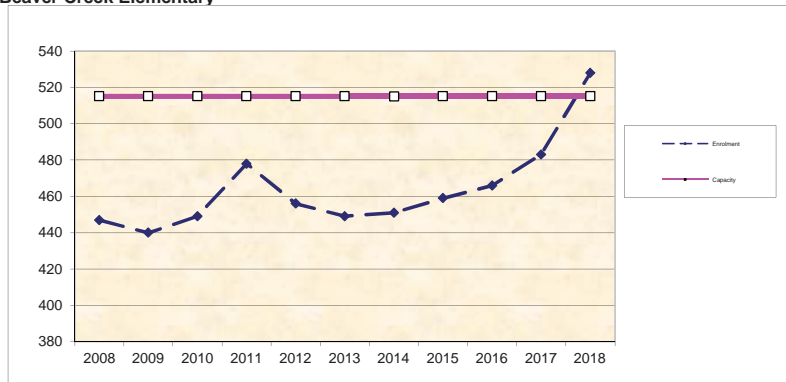
Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

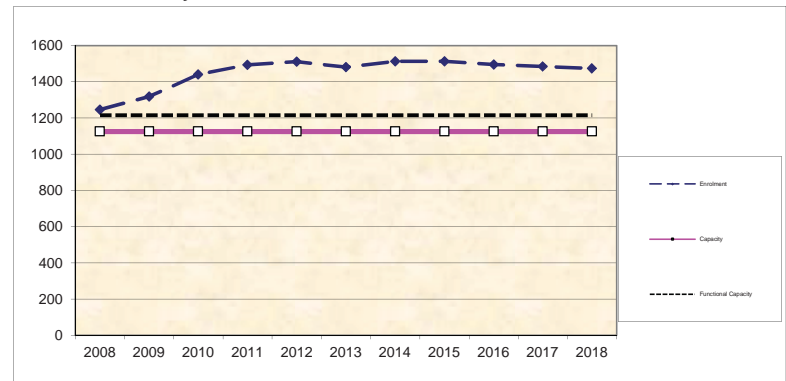
September 2012 Enrolment/School Capacity

Beaver Creek Elementary	
Enrolment (K/1-7):	39 K + 417
Capacity (K/1-7):	40 K + 475
Tamanawis Secondary	
Enrolment (8-12):	1511
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12):	1215

Beaver Creek Elementary



Tamanawis 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.2.0

Surrey Project no.: 13-0035-00 (Evershine Land Group)
Property Location: 12131 & 12145 - 66 Ave, 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 to mid-massing characteristics with 77% 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 Roof Tiles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Vinyl and Cedar 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 81% 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” 81.0%
 “Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 19.00%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 19.00% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 81.0% 2001 - 2500 sq.ft excl. garage
 0.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Cedar: 22.0% Stucco: 40.0% Vinyl: 38.0%
 Brick or stone accent on 50.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 65.00% Cedar Shingles: 0.00%
 Concrete Tiles: 35.0% 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”, 10-50 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 Roof Tiles on most of the homes. Most homes are clad in Vinyl.

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 /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 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:	Required number of trees plus a minimum of 17 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.

July 16, 2013
 Date

TREE PRESERVATION SUMMARY

Project Location: 12131 and 12145 66 Avenue 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: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>55</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>1</u>	(B)
Number of Protected Trees to be removed		<u>55</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>0</u>	(D)
Number of Replacement Trees Required	(xx @ 1:1 plus xx @2:1)	<u>75</u>	(E)
Number of Replacement Trees Proposed		<u>49</u> 0	(F) RE
Number of Replacement Trees in Deficit	(E-F)	<u>26</u> 75	(G) RE
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>49</u> 0	(H) RE
Number of Lots Proposed in the Project		<u>17</u> ✓	(I)
Average Number of Trees per Lot	(H / I)	<u>2.90</u> 0	RE

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

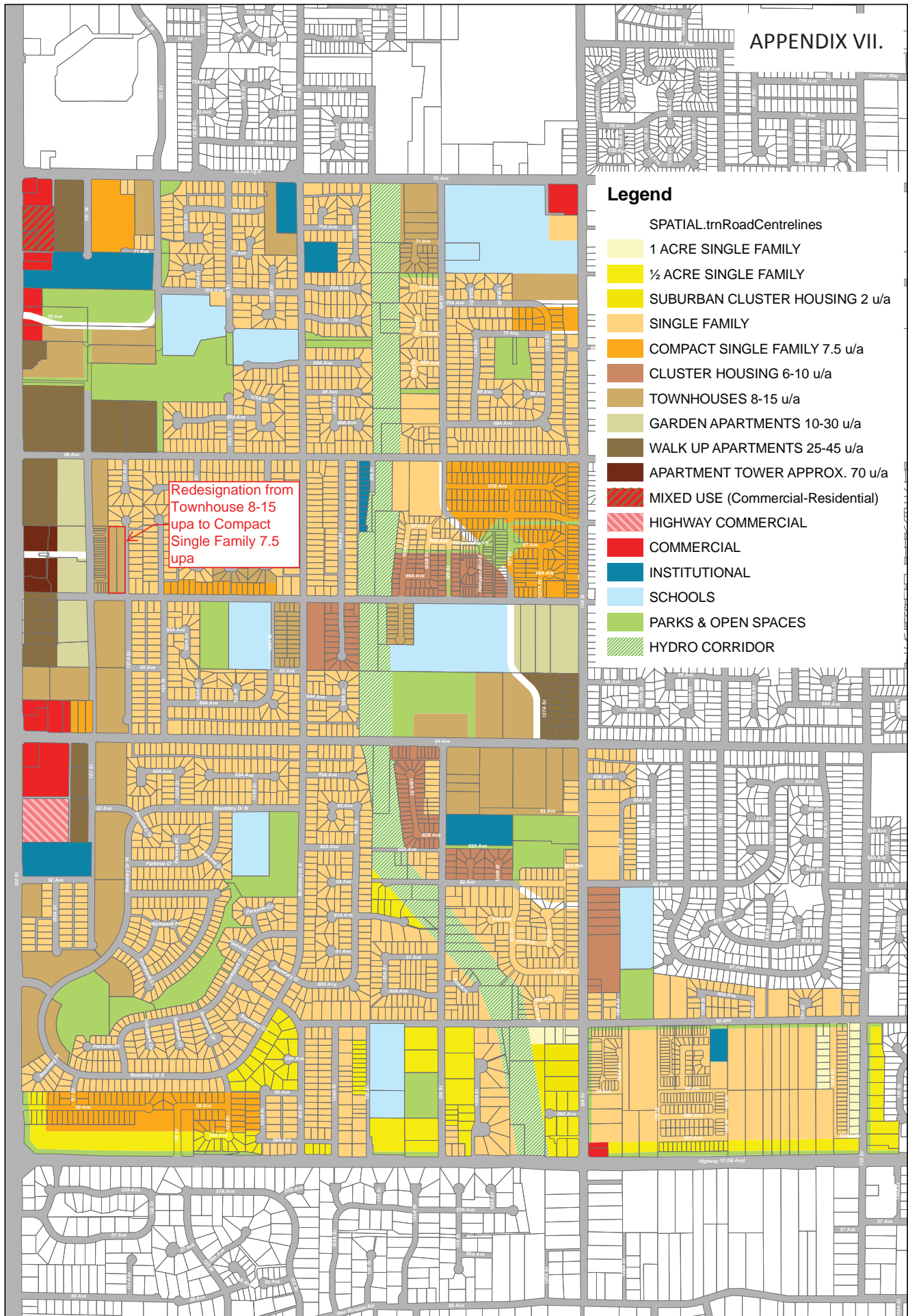
Summary prepared and submitted by:

Arborist



June 25, 2013

Date



Redesignation from
Townhouse 8-15
upa to Compact
Single Family 7.5
upa

Legend

- SPATIAL.trnRoadCentrelines
- 1 ACRE SINGLE FAMILY
- 1/2 ACRE SINGLE FAMILY
- SUBURBAN CLUSTER HOUSING 2 u/a
- SINGLE FAMILY
- COMPACT SINGLE FAMILY 7.5 u/a
- CLUSTER HOUSING 6-10 u/a
- TOWNHOUSES 8-15 u/a
- GARDEN APARTMENTS 10-30 u/a
- WALK UP APARTMENTS 25-45 u/a
- APARTMENT TOWER APPROX. 70 u/a
- MIXED USE (Commercial-Residential)
- HIGHWAY COMMERCIAL
- COMMERCIAL
- INSTITUTIONAL
- SCHOOLS
- PARKS & OPEN SPACES
- HYDRO CORRIDOR

WEST NEWTON PLAN 1993

