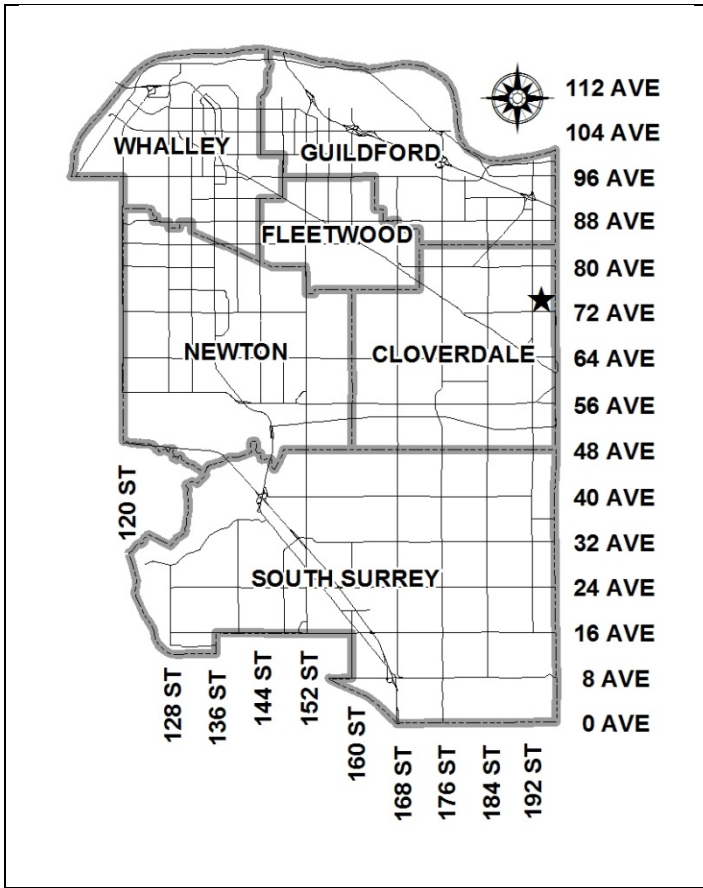


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0254-00

Planning Report Date: March 23, 2015

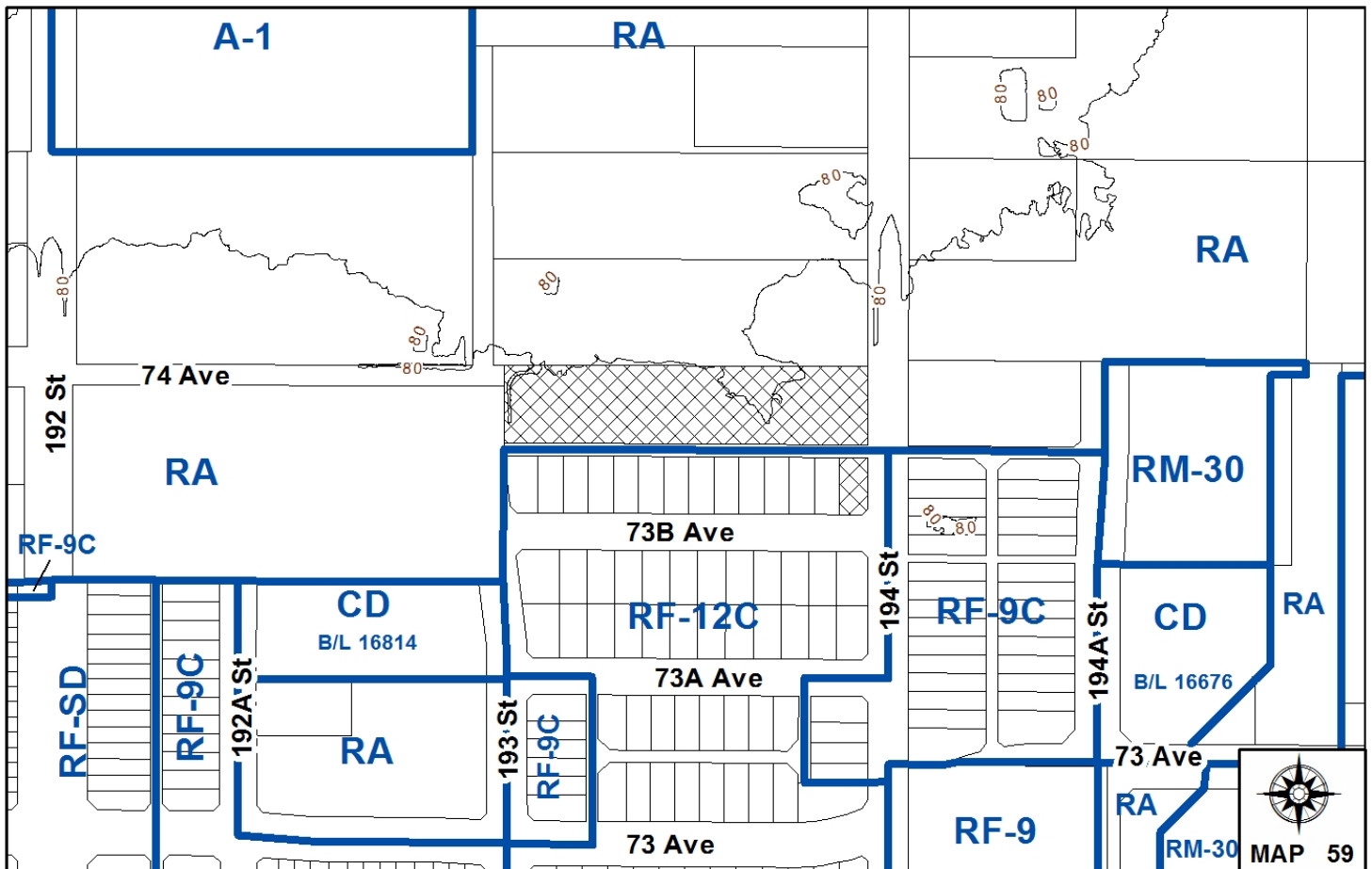


PROPOSAL:

- **OCP Amendment** from Suburban – Urban Reserve to Urban
- **Rezoning** from RA to RF-12

in order to allow subdivision into approximately fifteen (15) small single family lots.

LOCATION: Portion of 19395 - 73B Avenue
OWNER: 0942760 BC Ltd
ZONING: RA
OCP DESIGNATION: Suburban – Urban Reserve
NCP DESIGNATION: Medium Density Residential 10 – 14 upa (Primarily for Detached, Semi-Detached/Duplex) in the West Clayton NCP



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Stage 1 Land Use Concept of the West Clayton Neighbourhood Concept Plan (NCP) approved by Council on December 16, 2013.
- In accordance with Council direction, development applications that comply with the Stage 1 Land Use Concept of the West Clayton NCP can be received and processed, but cannot proceed to final approval until the Stage 2 component of the NCP is completed and approved by Council.
- The applicant is aware that the West Clayton Stage 2 report must be approved by Council prior to this application finalizing.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Suburban – Urban Reserve 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 a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "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, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) discharge of "no-build" Restrictive Covenant BA585447 registered on the subject site.

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:**

6 Elementary students at Clayton Elementary School
3 Secondary students at Clayton Heights School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer, 2016.

Parks, Recreation & Culture:

Parks, Recreation & Culture has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing vacant acreage parcel hooked to an existing single family small lot with coach house.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Acreage Residential	Suburban – Urban Reserve in the OCP	RA
East (Across 194 Street):	Application 7911-0270-00 for small lot single family residential (at Third Reading)	10 – 15 upa Medium Density (pending)	RA
South (Across lane):	Small lot single family residential with coach houses	6 – 10 upa Low Density	RF-12C
West:	Acreage Residential	10 – 15 upa Medium Density and Medium Density Residential 10 – 14 upa	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is currently zoned "One-Acre Residential Zone (RA)", and is designated "Suburban –Urban Reserve" in the Official Community Plan.
- The subject site is a hooked portion of a lot (19395 – 73B Avenue) created as part of a 119-lot subdivision, approved on October 6, 2006 under Application No. 7905-0003-00. A Section 219 no-build Restrictive Covenant was registered over the subject site, as it was outside of an NCP area and deemed to be beyond the servicing boundary. The "hooked" southern portion, across the lane, was rezoned to RF-12C and a new single family dwelling with coach house was subsequently constructed.
- On December 16, 2013, the West Clayton Neighbourhood Concept Plan (NCP) – Stage 1 Draft Land Use Concept was approved by Council (Corporate Report No. R254;2013). The subject site is designated "Medium Density Residential 10 – 14 upa (Primarily for Detached, Semi-Detached/Duplex)" in the Stage 1 West Clayton NCP (see Appendix VII).

- It is expected that the Stage 2 (Servicing) component of the West Clayton NCP will be completed in the Spring of 2015, and that Council will have the opportunity to consider the West Clayton NCP for final adoption in Summer, 2015. In accordance with Council direction, development applications that conform to the approved Stage 1 plan will be received and processed but will not be finalized until the Stage 2 component is complete and the NCP is given final approval by Council.
- The subject proposal includes an OCP amendment to redesignate the subject site from "Suburban –Urban Reserve" to "Urban" (see Appendix VIII) and rezoning from RA to "Single Family Residential (12) Zone (RF-12)" to permit fourteen (14) single family small lots (see Appendix II). The southern "hooked" lot will remain zoned RF-12C.
- The proposed lots will front onto a new 74 Avenue with driveway access from the existing rear lane.
- All of the proposed new lots conform to the minimum requirements of the RF-12 Zone, with lot areas ranging from 334 square metres (3,595 sq. ft.) to 420 square metres (4,521 sq. ft.), lot widths ranging from 12.5 metres (41 ft.) to 14.6 metres (50 ft.), and lot depths ranging from 26.5 metres (87 ft.) to 30 metres (98 ft.).

Road Dedication Requirements

- The applicant will be required to construct 74 Avenue (south side) and 194 Street (west side) to the through-local standard, and provide cash-in-lieu for 193 Street (east side).
- In order to meet the minimum 11.5-metre (38-ft.) wide half road requirement for the full extent of 74 Avenue fronting the subject site, the applicant will be required to secure a statutory right-of-way on the neighbouring property to the north at 7407 – 194 Street. The proposed road dedication currently ranges from 8.27 metres (27 ft.) to 11.5 metres (38 ft.).

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Apex Design Group Inc. as the single family residential 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 Stage 1 West Clayton NCP suggests that servicing constraints may restrict basements in this area. The proposed lot grading plan provided by the applicant requires further review in conjunction with the detailed engineering design review, once the Stage 2 Servicing component is complete. The ability to achieve basements on the lots will be confirmed at that time.

Parking

- All of the lots will have the ability to provide a minimum of 3 off-street parking spaces. The third off-street parking space is required wherever a secondary suite is proposed.

- Secondary suites are a permitted use in all single family zones. However, as noted above, basements may not be accommodated by the servicing in this area, which may have an impact on the ability to provide secondary suites in these residences. Should secondary suites not be provided, the individual owners can decide whether to install a third parking space for their own purposes.
- In addition, there will be additional opportunities for on-street parking on the proposed 74 Avenue.

PRE-NOTIFICATION

Pre-notification letters were sent on December 17, 2014 and staff received no response. The Cloverdale Community Association was also consulted and has not expressed any concerns to date.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban designation is consistent with the intended land uses in the Stage 1 West Clayton NCP.
- It should be noted that once the NCP is approved for West Clayton, Council will be requested to amend the OCP accordingly.

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.

TREES

- Colin Rombough, ISA Certified Arborist of Mike Fadum and Associates Ltd prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	31	31	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Lombardy Poplar	1	1	0
Paper Birch	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Douglas Fir	4	4	0
Total (excluding Alder and Cottonwood Trees)	7	7	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		28	
Total Retained and Replacement Trees		28	
Contribution to the Green City Fund		\$5,100	

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site, excluding Alder and Cottonwood trees. Thirty-one (31) existing trees, approximately 82 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree removal was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of forty-five (45) replacement trees on the site. Since only twenty-eight (28) replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of seventeen (17) replacement trees will require a cash-in-lieu payment of \$5,100, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 74 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of twenty-eight (28) trees are proposed to be retained or replaced on the site with a contribution of \$5,100 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 17, 2014. 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"> • Within the West Clayton NCP area

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Small lot housing will be provided. • Secondary suites are permitted, and will be provided dependent upon the possibility of providing basements.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and permeable surfaces.
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"> • The development incorporates CPTED principles, such as providing "eyes on 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"> • A Public Hearing for the rezoning and OCP amendment will be held. • The Cloverdale Community Association was consulted by the applicant in the development of the site plan.

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
Appendix VII.	NCP Plan
Appendix VIII.	OCP Redesignation Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

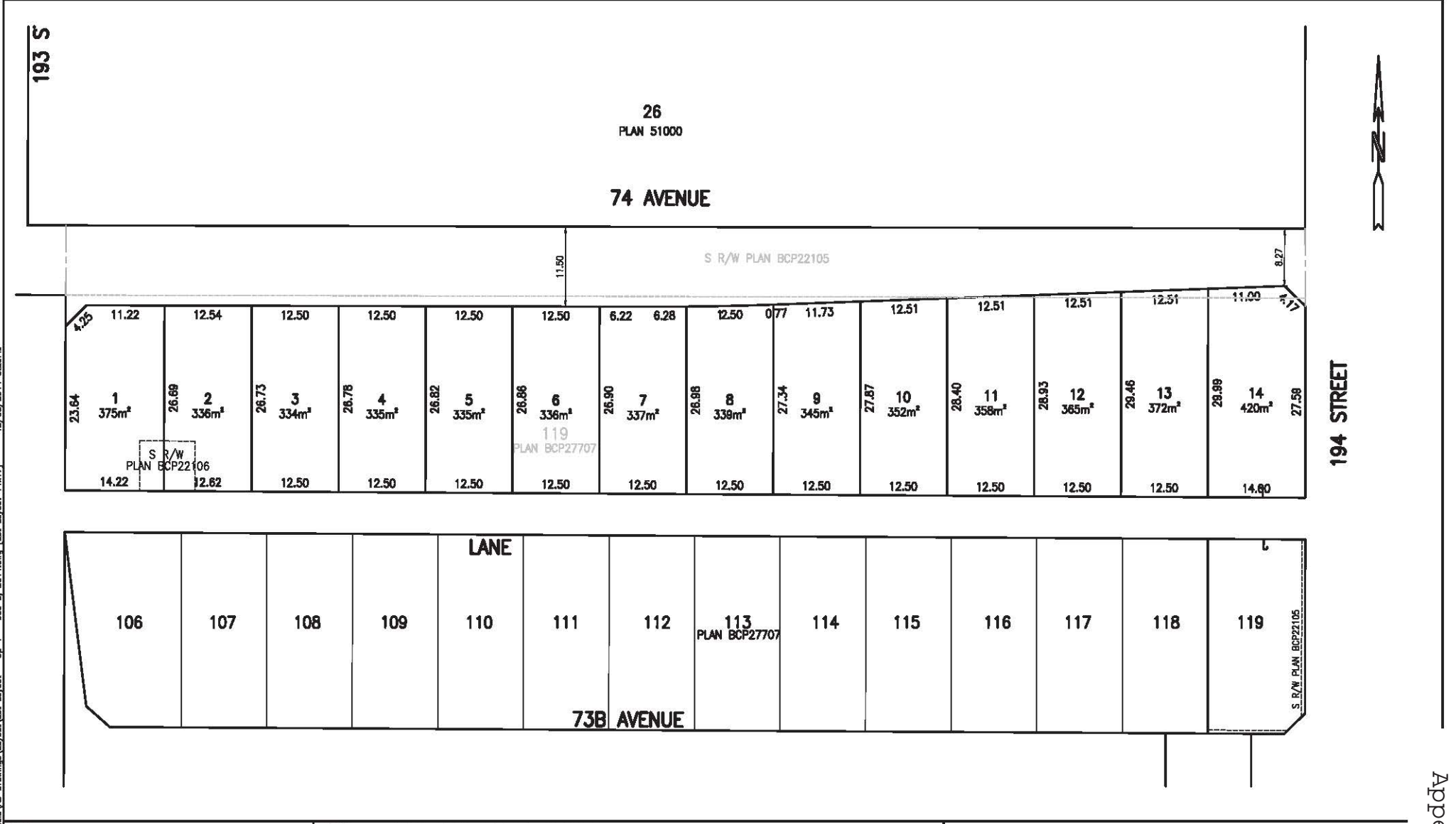
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.78 ac
Hectares	0.72 ha
NUMBER OF LOTS	
Existing	1
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	12.5 – 14.2 m
Range of lot areas (square metres)	334 – 420 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.8 per ha / 8.4 per ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	65%
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
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

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CLIENT:	PROJECT: 19395 73B AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 14045	DATE DEC 2014	LEGAL:	MUNICIPAL PROJECT No:
SCALE: 1:500		PRELIMINARY PLAN - SUBJECT TO APPROVAL (S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP
Land Use, Development & Transportation Strategists

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

INTER-OFFICE MEMO

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

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

DATE: **March 3, 2015** PROJECT FILE: **7813-0254-00**

RE: **Engineering Requirements
Location: 19395 73B Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

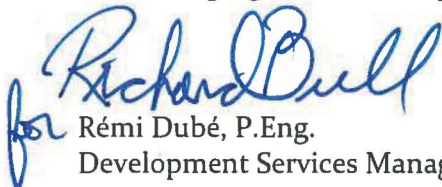
Property and Right-of-Way Requirements

- dedicate 11.5-metres for 74 Avenue to the half local road standard;
- dedicate 3.0-metre x 3.0-metre corner cuts at 74 Avenue and 193 Street and 194 Street;
- register 0.5-metre statutory right-of-way (SRW) along 193 Street, 194 Street, and 74 Avenue; and
- register SRWs for temporary turnarounds on 74 Avenue and the lane.

Works and Services

- construct west side of 194 street to the through local road standard;
- construct south side of 74 Avenue to the through local half road standard;
- construct temporary turnarounds;
- pay cash-in-lieu for the east half of 193 Street including 50% for roadworks, storm, water, and sanitary mains;
- construct storm, water, and sanitary mains to service the development as per West Clayton NCP Stage 2 Servicing Strategy; and
- construct sanitary and storm infrastructure to resolve downstream constraints.

A Servicing Agreement is required prior to Rezone/Subdivision.


for Rémi Dubé, P.Eng.
Development Services Manager

sk



Tuesday, August 19, 2014
Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

13-0254-00

SUMMARY

The proposed 15 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2013 Enrolment/School Capacity

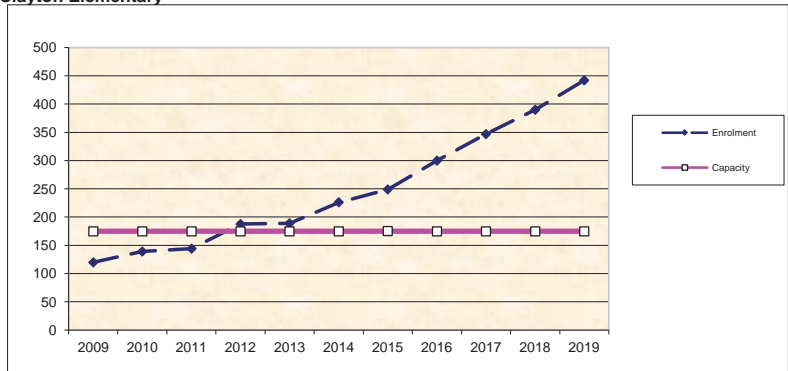
Clayton Elementary	
Enrolment (K/1-7):	43 K + 146
Capacity (K/1-7):	0 K + 175
Clayton Heights Secondary	
Enrolment (8-12):	1262
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

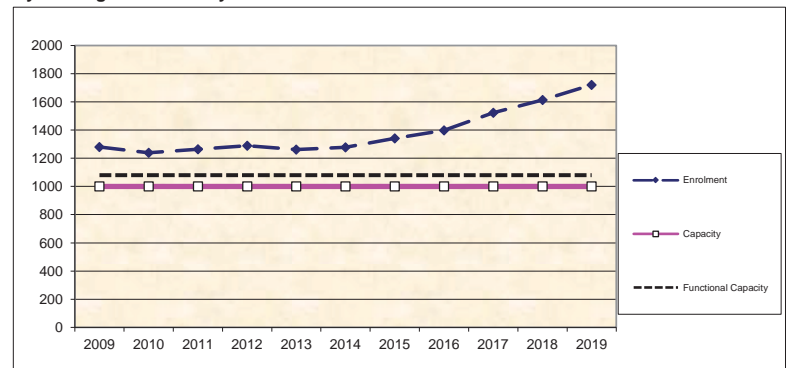
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Hazelgrove Elementary Site #203) opened in September 2009 resulting in enrolment moves from Clayton/East Clayton. Enrolment from Clayton Elementary catchment is projected to grow due to the expansion of Clayton NCP Area and anticipated growth of the West Clayton NCP Area (NCP has phase I approval). The school district is completing the construction of a new elementary school (Katzie Elementary) on Site #201 in the E. Clayton NCP Area, which is anticipated to open after spring break in March 2014. The new Katzie Elementary will relieve overcrowding at Hazelgrove Elementary. In addition to the three existing schools, Clayton, Hazelgrove and Katzie, the district is projected to need three new Elementary schools to serve the long term residential build out and population growth in Clayton Area. The school district has requested capital project approval for constructing a new elementary school (Site #184-Clayton North Area Elementary) as a high priority in the 2013-2017 Five Year Capital Plan (Priority #7). The school district has received capital project approval for a new North Clayton Area Secondary (Site #215). Although the new secondary school is supported as a capital project by the Ministry the project remains in the planning stage (the requested size of the new school is awaiting funding approval by the Ministry of Education before the School District can proceed to design stage). The new secondary school will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary. The construction of future new elementary schools are also subject to capital funding approval by the Province. The proposed NCP amendment will have a minor impact on the long term projections. The projections below are preliminary and somewhat speculative as the timing of West Clayton Area NCP buildout and estimated enrolment growth from the NCP is only an estimate and is dependent upon how quickly this area is serviced and developed with various forms of housing.

Clayton Elementary



Clayton Heights 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.: 13-0254-00 (0942760 BC Ltd.)
Property Location: 19395-73B 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 2000-2600sf.

Most of the existing homes have mid to mid-massing characteristics with 71% 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 being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Cedar Siding 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)”	19.0%
	“Split Levels”	0.00%
Dwelling Sizes/Locations: (Floor Area and Volume)	Size range:	19.00% under 2000 sq.ft excl. garage 81.00% 2001 - 2600 sq.ft excl. garage 0.00% over 2601 sq.ft excl. garage
Exterior Treatment /Materials:	Cedar: 19.0% Stucco: 0.0% Vinyl: 81.0%	Brick or stone accent on 0.00% of all homes
Roof Pitch and Materials:	Asphalt Shingles: 100.0% Cedar Shingles: 0.00%	Concrete Tiles: 0.00% 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 Vinyl and 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:
(Floor Area and Volume)** Two-Storey or Split Levels - 2000 sq.ft. minimum
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:** Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, RD. AIBC, CRD, Design Consultant
Apex Design Group Inc.

July 25, 2014
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 13-0254-00

Address: 19395 - 73B Avenue, Surrey, BC

Registered Arborist: Colin Rombough (PN7552A)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	38
Protected Trees to be Removed	38
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 31 X one (1) = 31 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14 	45
Replacement Trees Proposed	28
Replacement Trees in Deficit	17
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0 	1
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

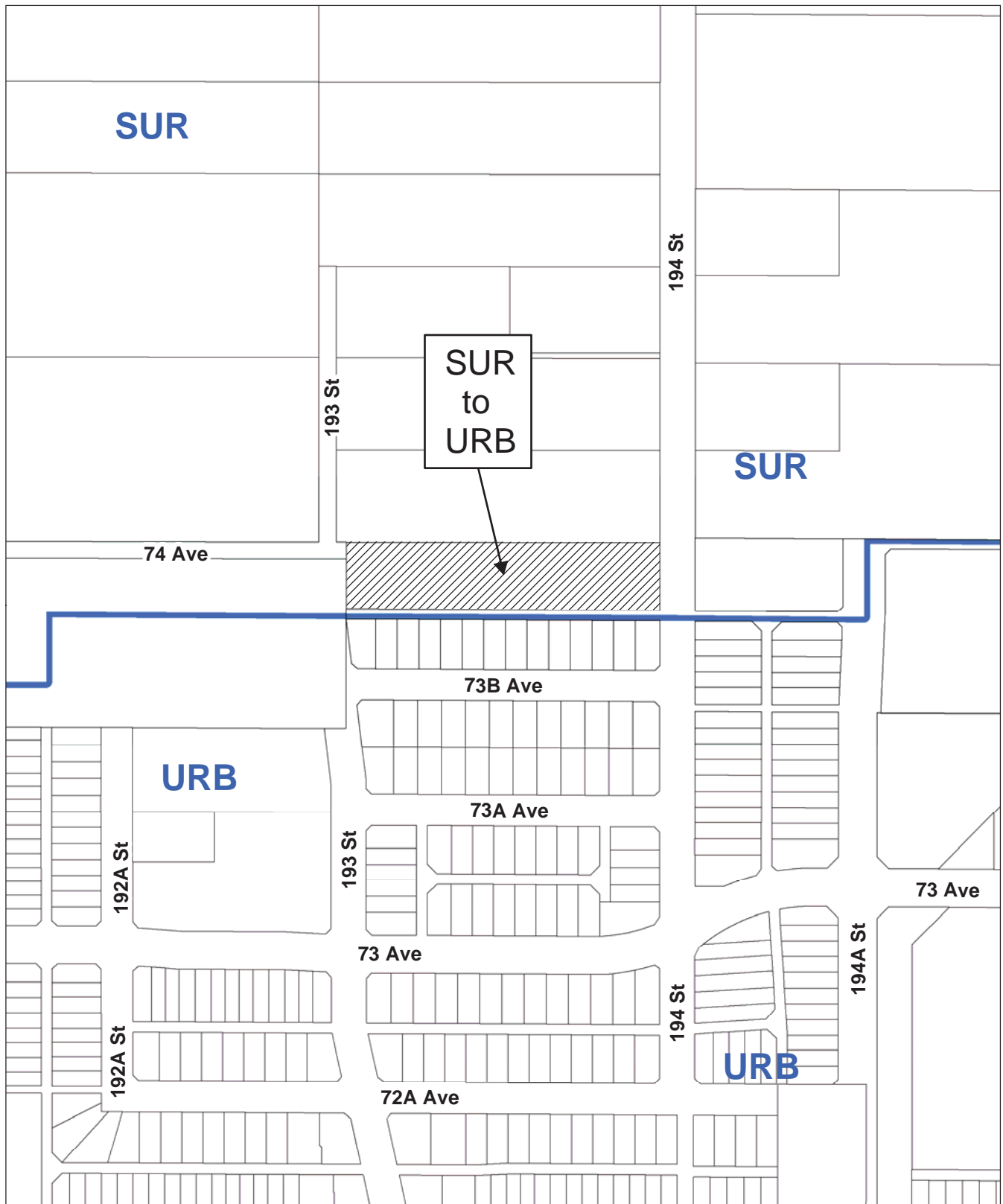
Signature of Arborist:

Date: January 22, 2015



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





OCP Amendment 7913-0254-00
Proposed amendment from Suburban-Urban
Reserve to Urban

