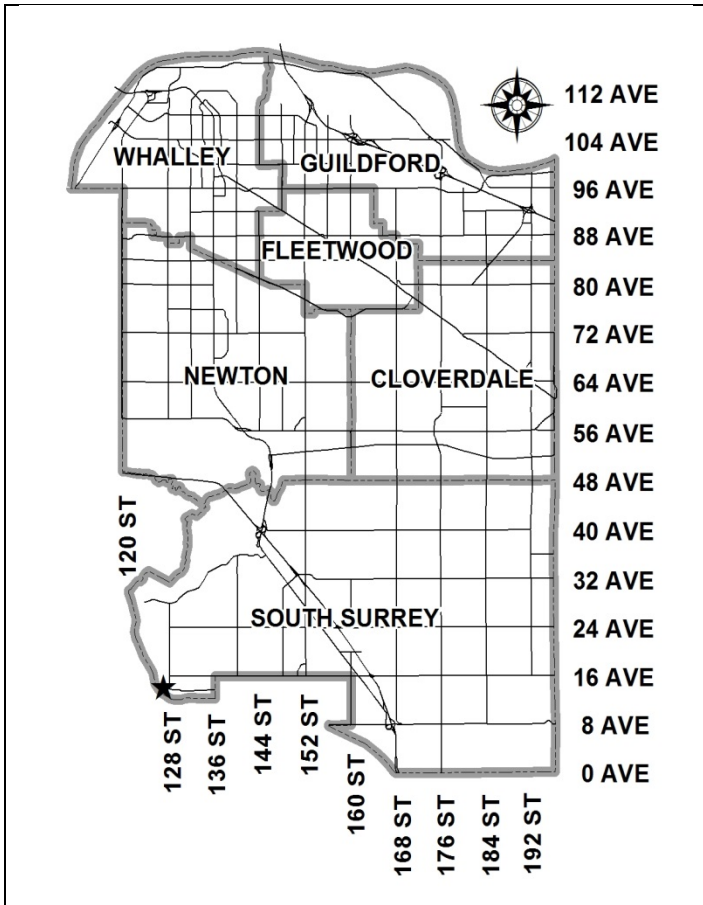


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0073-00

Planning Report Date: February 22, 2016



PROPOSAL:

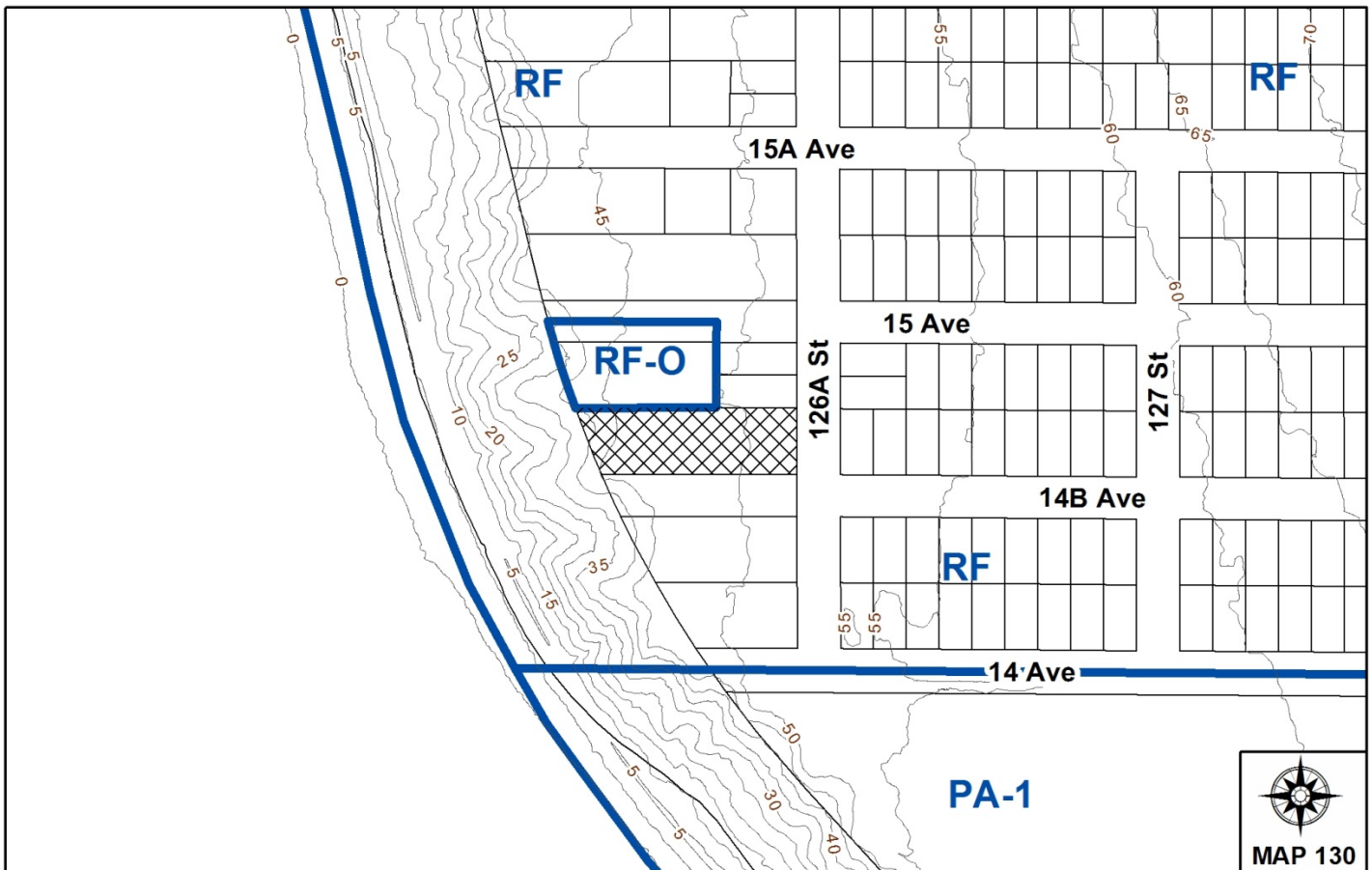
- **Rezoning** from RF to RF-O to permit the development of a new single family dwelling on an oceanfront lot.

LOCATION: 1489 - 126A Street

OWNER: Ping Wu

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed development complies with the locational criteria of the RF-O Zone.
- The floor area ratio and lot coverage of the proposed single family dwelling are both below the maximum permitted under the RF-O Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from " Single Family Residential Zone" (RF) to "Single Family Residential Oceanfront Zone" (RF-O) 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans;
 - (f) approval and issuance of a Development Permit for Hazard Lands;
 - (g) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report;
 - (h) registration of a Section 219 Restrictive Covenant to ensure that no in-ground irrigation systems are installed; and
 - (i) registration of a Section 219 Restrictive Covenant to ensure tree protection.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Parks, Recreation & Culture:	The Parks, Recreation & Culture Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be removed)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF-O and RF
East (Across 126A Street):	Single family dwellings	Urban	CD Zone (CD By-law No. 18513)
South:	Vacant City-owned lot	Urban	RF
West:	Burlington Northern Railway right-of-way	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 1489-126A Street, along the ocean bluff in South Surrey, backing onto the Burlington Northern Santa Fe Rail right-of-way. It is designated "Urban" in the OCP and is zoned "Single Family Residential Zone" (RF).
- The site is steeply sloped and is therefore identified as being located within a Hazard Lands Development Permit area in the OCP.

Current Proposal

- The applicant is proposing a rezoning to "Single Family Residential Oceanfront Zone" (RF-O) to permit construction of a larger, oceanfront single family dwelling.
- The proposed development complies with the criteria of the RF-O Zone as follows:
 - The property is an oceanfront lot, as it is located such that no residential lots exist between the subject site and the ocean water front;
 - The subject property is 30.8 metres (101 ft.) wide, 90.6 metres (297 ft.) deep, and has a total area 2,985 square metres (0.74 acres); as such it fully satisfies the dimensional and area standards of the RF-O Zone [20 metres (65 ft.) width; 45 metres (150 ft.) depth; 1,000 square metres (10,764 sq.ft.) area]; and
 - The proposed floor area for the new dwelling is below the maximum permitted floor area ratio (FAR) of 0.32 and the maximum permitted Lot Coverage of 25%.
- The existing single family dwelling on the lot will be demolished.

Hazard Land Development Permit (Steep Slope)

- The site is subject to a Development Permit (DP) for Hazard Lands under the new OCP, due to steep slopes at the west end of the subject property. In order to address this requirement, the applicant has submitted a geotechnical report, a preliminary lot grading plan, cross sections of the site, and an arborist report.
- The subject site slopes from east to west, with typical slope elevation differentials of approximately 40 metres (131 ft.) resulting in slope grade of about 1.5H:1V to 2H:1V (horizontal to vertical), which includes the slope that extends past the property line. The overall east to west elevation differential is approximately 9 metres (30 ft.) across the entire length of the property. The proposed single family dwelling is proposed to be located a minimum of 10 metres (33 ft.) away from the crest of the slope.
- The geotechnical report, prepared by GeoPacific Consultants Ltd. on April 2, 2015 states that the site is considered safe for its intended use, and that the existing slope meets the accepted requirements for development under both static and seismic conditions subject to the recommendations included in the report related to disturbance on and around the slope.
- The geotechnical report makes recommendations on building setback, site preparation, building foundation, slab-on-grade floors, seismic design of foundations, lateral pressures on foundation walls, lot grading, landscaping, drainage, and excavation.
- Staff have reviewed the geotechnical report, and found it to be generally acceptable, subject to the geotechnical engineer reviewing and accepting the final building and lot grading designs.
- A preliminary lot grading plan was submitted by John Curran Neville Graham & Associates Engineers Inc. and was found to be acceptable for preliminary planning purposes. However, the lot grading plans will need to be reviewed again at the Building Permit stage.
- The locational requirements, geotechnical study and recommendations, lot grading plans, and house plans will be incorporated into the requirements of the Hazard Lands Development Permit (DP), and registered on title through a restrictive covenant. Issuance of the DP is required prior to final adoption of the rezoning. Restrictive covenants will also be required for pumped sanitary and storm sewer pump maintenance and for underground irrigation. At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.

Building Design

- The proposed new house is designed by Raymond S. Bonter Designer Ltd. The applicant proposes a two-storey dwelling to a height of 9 metres (29.53 ft.) measured to the mid-point of the roof peak, which meets the maximum house height allowed in the RF-O zone. The building plans will be registered on title to ensure that the final construction complies with the approved building plans.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 4, 2015 to 46 households within 100 metres (328 ft.) of the subject property. The development proposal sign was erected on May 13, 2015. Staff received 8 phone calls from 6 neighbouring property owners. The callers expressed the following concerns:
- Two callers expressed concern regarding the potential tree removal associated with the proposed rezoning and redevelopment.

(As part of the Development Application requirements, the applicant provided a tree survey and arborist report, which identified a total of 14 protected trees on the site. The applicant proposes to remove 2 high risk trees for the construction of the proposed new house. Both trees identified for removal were assessed by the arborist as being hazard trees not suitable for retention. The remaining 12 trees will be retained).

- Three callers asked for more information on the proposed development.

(Staff provided information over the phone and via email).

- Four callers expressed concern regarding the size of a proposed home under the RF-O Zone.

(The proposed house designs provided by the applicant show a house size that is less than the maximum floor area (FAR) and the maximum Lot Coverage permitted in the RF-O Zone).

TREES

- Lesley Gifford, ISA Certified Arborist of Urban Grove Tree Care & Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Unknown	2	1	1
Star Magnolia	1		1
Fringe Tree	1		1
European Beech	1		1
Pacific Dogwood	1		1
Norway Maple	1	1	0
Coniferous Trees			
Chinese Fir	1		1
Douglas Fir	5	1	4
Atlantic Cedar	1		1
Total (excluding Alder and Cottonwood Trees)	14	3	11

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	0
Total Retained and Replacement Trees	11
Contribution to the Green City Fund	\$1,800

- The Arborist Assessment states that there are a total of 14 protected trees on the site. It was determined that 11 trees can be retained as part of this development proposal. The proposed tree retention 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 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. Since no replacement trees are proposed for the site, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$1,800, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site with a contribution of \$1,800 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- Appendix II. Site Plan
- Appendix III. Building Drawings
- Appendix IV. Engineering Summary
- Appendix V. Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd., Dated April 12, 2015.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

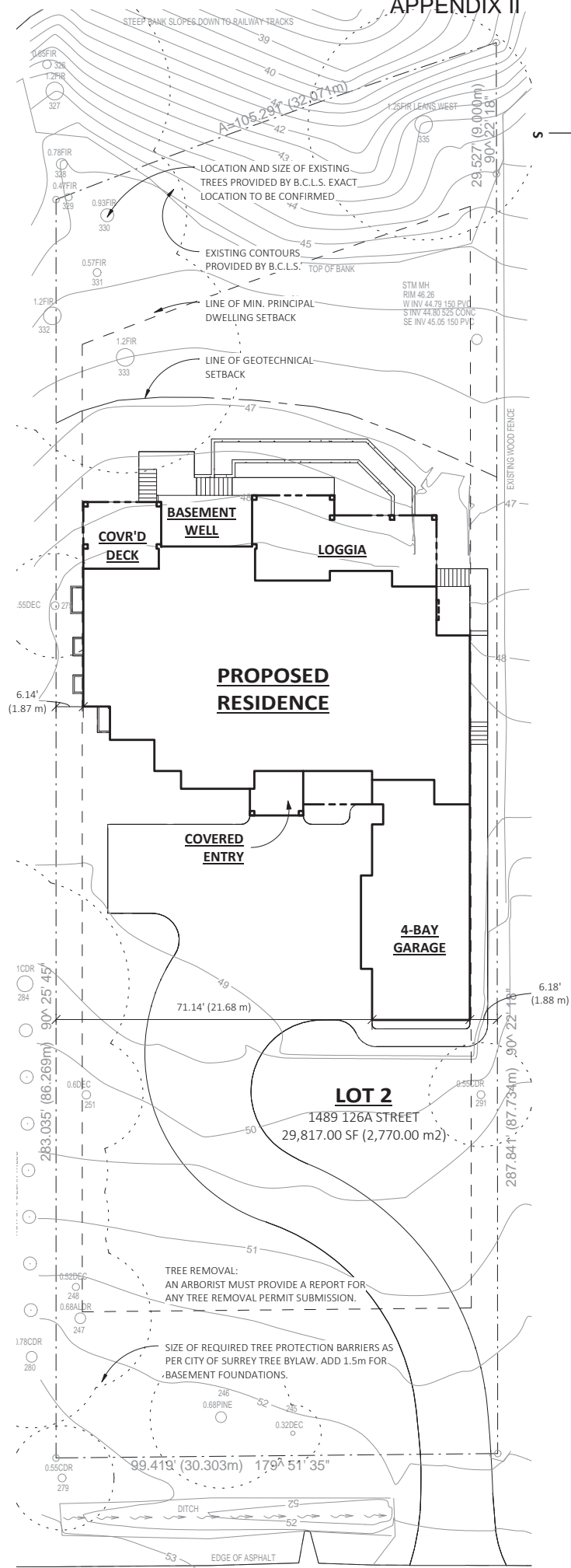
DEVELOPMENT DATA SHEET

Proposed Zoning: RF-O

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,985 m ² (0.74 ac.)
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		20.9%
Paved & Hard Surfaced Areas		
Total Site Coverage	25%	23.6%
SETBACKS (in metres)		
Front	10 m	42 m
Rear	10 m	12.5 m
Side #1 (North)	1.8 m	1.9 m
Side #2 (South)	1.8 m	1.9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	8.9 m
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		5
Total		5
FLOOR AREA: Residential	0.32	0.26
TOTAL BUILDING FLOOR AREA		577.9 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



STEEP BANK SLOPES DOWN TO RAILWAY TRACKS

LOCATION AND SIZE OF EXISTING TREES PROVIDED BY B.C.L.S. EXACT LOCATION TO BE CONFIRMED

EXISTING CONTOURS PROVIDED BY B.C.L.S. TOP OF BANK

LINE OF MIN. PRINCIPAL DWELLING SETBACK

LINE OF GEOTECHNICAL SETBACK

COVER'D DECK

BASEMENT WELL

LOGGIA

PROPOSED RESIDENCE

COVERED ENTRY

4-BAY GARAGE

LOT 2

1489 126A STREET
29,817.00 SF (2,770.00 m²)

TREE REMOVAL:
AN ARBORIST MUST PROVIDE A REPORT FOR ANY TREE REMOVAL PERMIT SUBMISSION.

SIZE OF REQUIRED TREE PROTECTION BARRIERS AS PER CITY OF SURREY TREE BYLAW. ADD 1.5m FOR BASEMENT FOUNDATIONS.

99.41m (326.03m) 179° 51' 35"

DITCH

EDGE OF ASPHALT
126A STREET

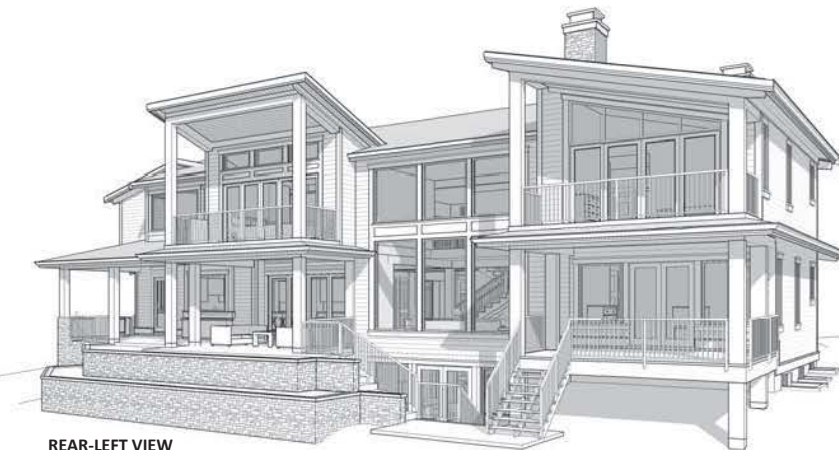
CENTERLINE OF TRAVELLED PORTION



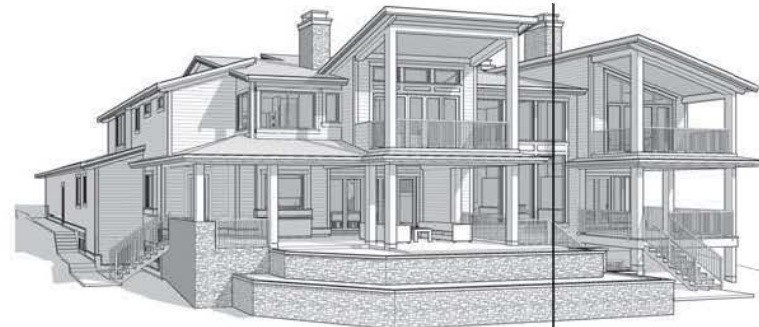
VIEW FROM 126A STREET



FRONT-LEFT VIEW



REAR-LEFT VIEW



REAR-RIGHT VIEW

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PROPOSED YAN-SHELLY RESIDENCE

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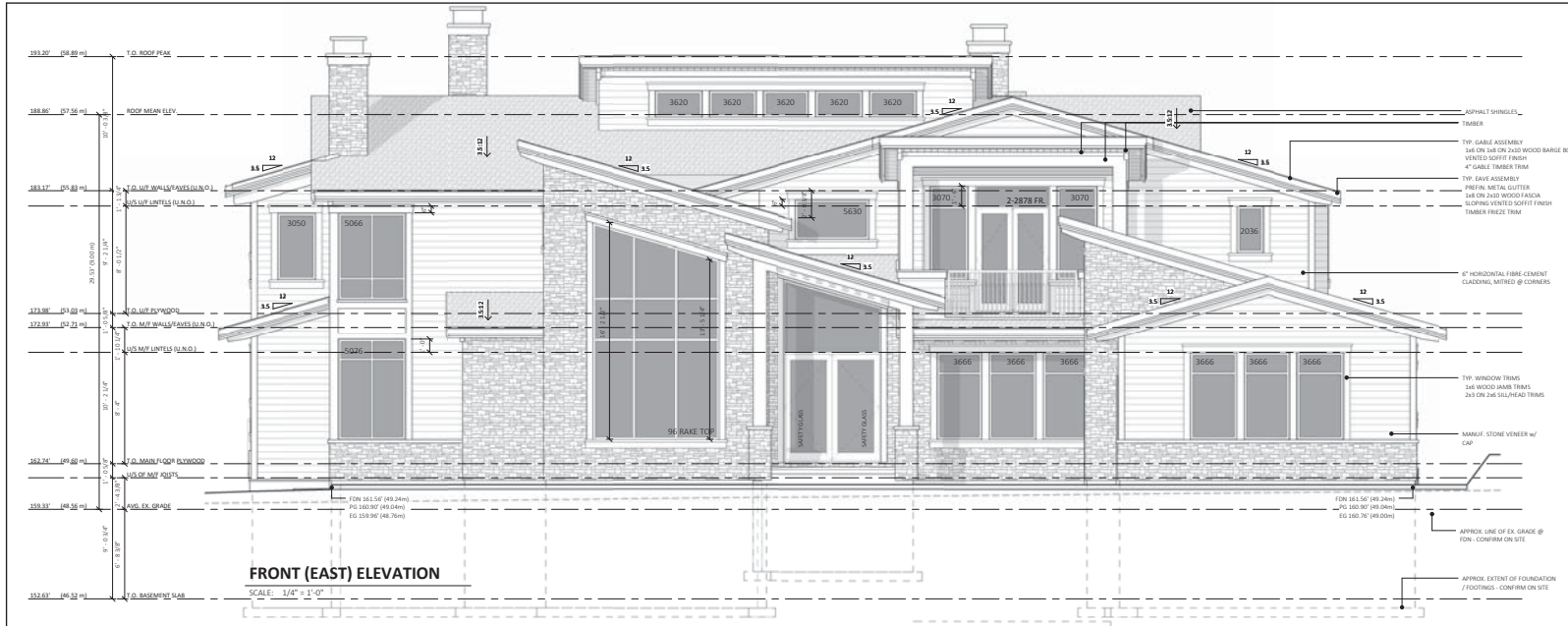
EXTERIOR PERSPECTIVES, GRAPHIC PLANS

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BY: [Signature]

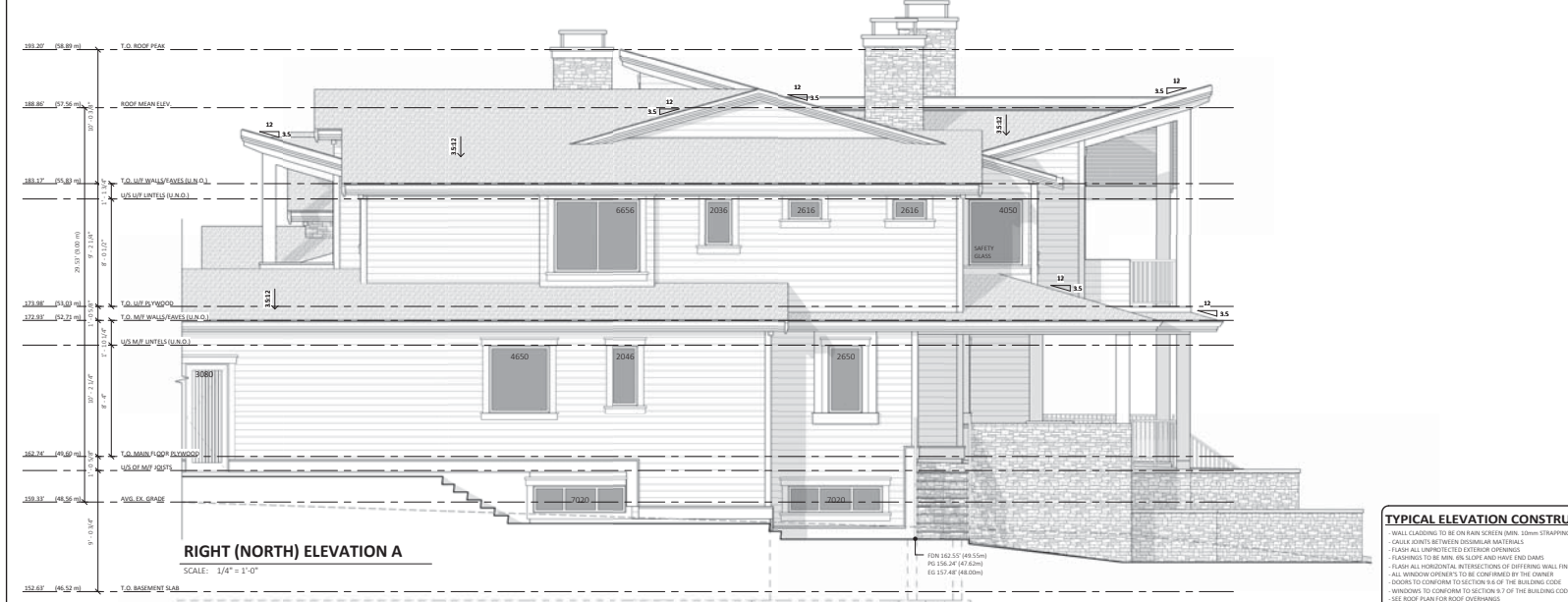
SCALE: SHEET: 2 OF 13

#88 - 1959 152nd STREET
SOUTH SURREY, B.C. V4A 9E3
PHONE: 604-535-3322 FAX: 1-866-454-4271
EMAIL: info@raymondbonterdesigner.ca

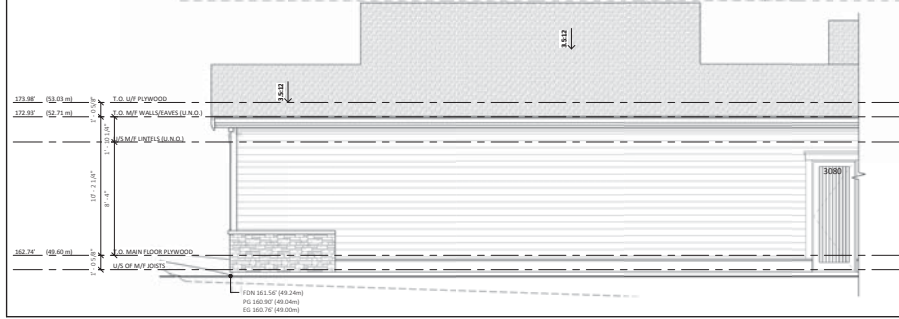
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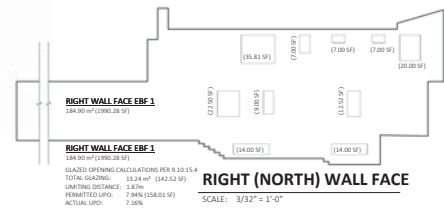
FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT (NORTH) ELEVATION A
SCALE: 1/4" = 1'-0"



RIGHT (NORTH) ELEVATION B
SCALE: 1/4" = 1'-0"



RIGHT (NORTH) WALL FACE
SCALE: 3/32" = 1'-0"

RIGHT WALL FACE ERF 1
 (84.90 SF) (1,995.28 SF)
RIGHT WALL FACE ERF 2
 (84.90 SF) (1,995.28 SF)
 GLAZED OPENING CALCULATIONS PER 9.10.1.5.1
 TOTAL GLAZING: 53.24 SF (114.52 SF)
 LIMITING DISTANCE: 2.87m
 PERMITTED UPG: 2.86% (158.01 SF)
 ACTUAL UPG: 2.86%

TYPICAL ELEVATION CONSTRUCTION NOTES

- WALL CLADDING TO BE ON RAFT SCREEN (MIN. 10mm STRAPPING U.A.O.)
- GABLE JOINTS BETWEEN DISSIMILAR MATERIALS
- FLASH ALL PERPENDICULAR OPENINGS
- FLASHINGS TO BE WITH 4% SLOPE AND HAVE END DAMS
- FLASH ALL HORIZONTAL INTERSECTION OF DIFFERENT WALL FINISHES
- ALL WINDOW OPENERS TO BE CONFIRMED BY THE OWNER
- DOORS TO CONFORM TO SECTION 9.7 OF THE BUILDING CODE
- WINDOWS TO CONFORM TO SECTION 9.7 OF THE BUILDING CODE
- SEE ROOF PLAN FOR ROOF OPENINGS
- ALL HANDRAILS & GUARDS TO B.C.C. 2012 SEC. 9.7 AND 9.8
- ALL SLOPES WITHIN 2.0% OF THE PROPERTY LINE TO BE USED UNVENTED
- SOFFIT PER B.C.C. 9.10.1.5.1.5.10 (2012)
- ALL EXTERIOR WINDOWS AND DOORS TO COMPLY WITH NORTH AMERICAN FENESTRATION STANDARDS AS PER B.C.C. 2012 SECTION 9.7.4.2

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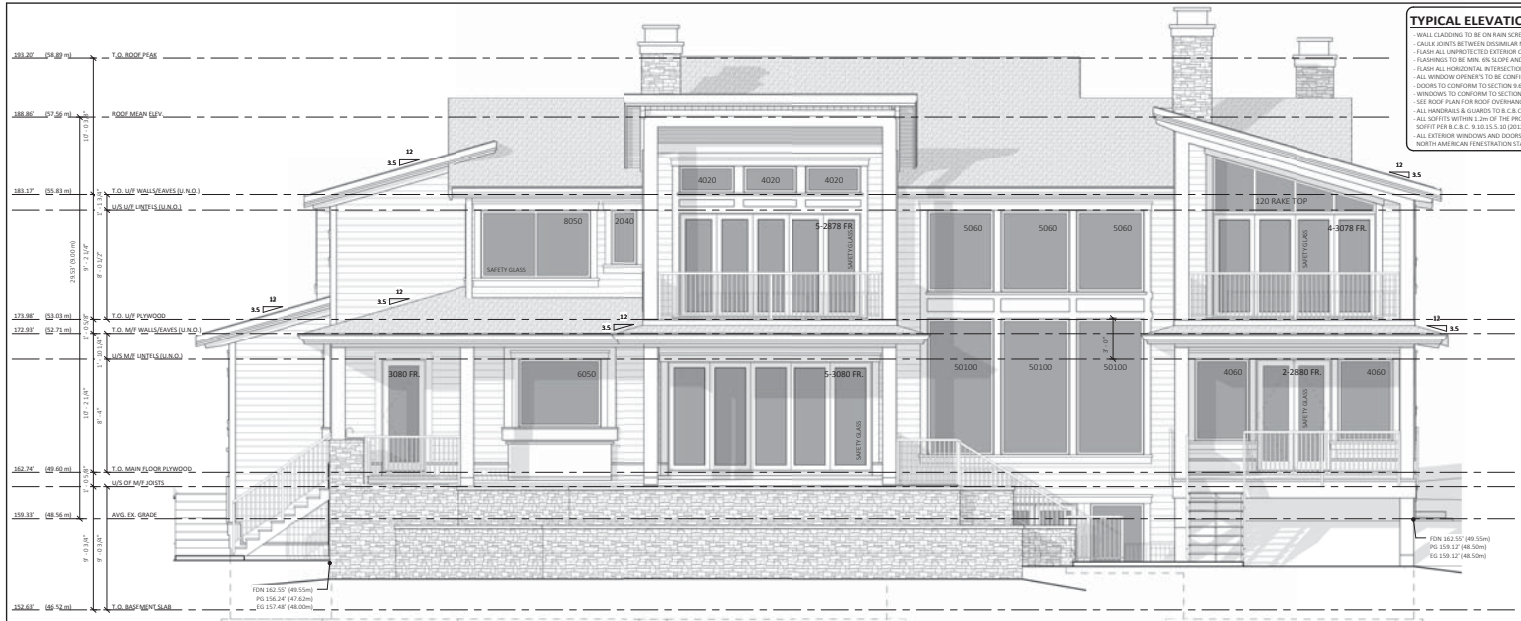
EXTERIOR ELEVATIONS - FRONT & RIGHT

TYPICAL ELEVATION CONSTRUCTION NOTES

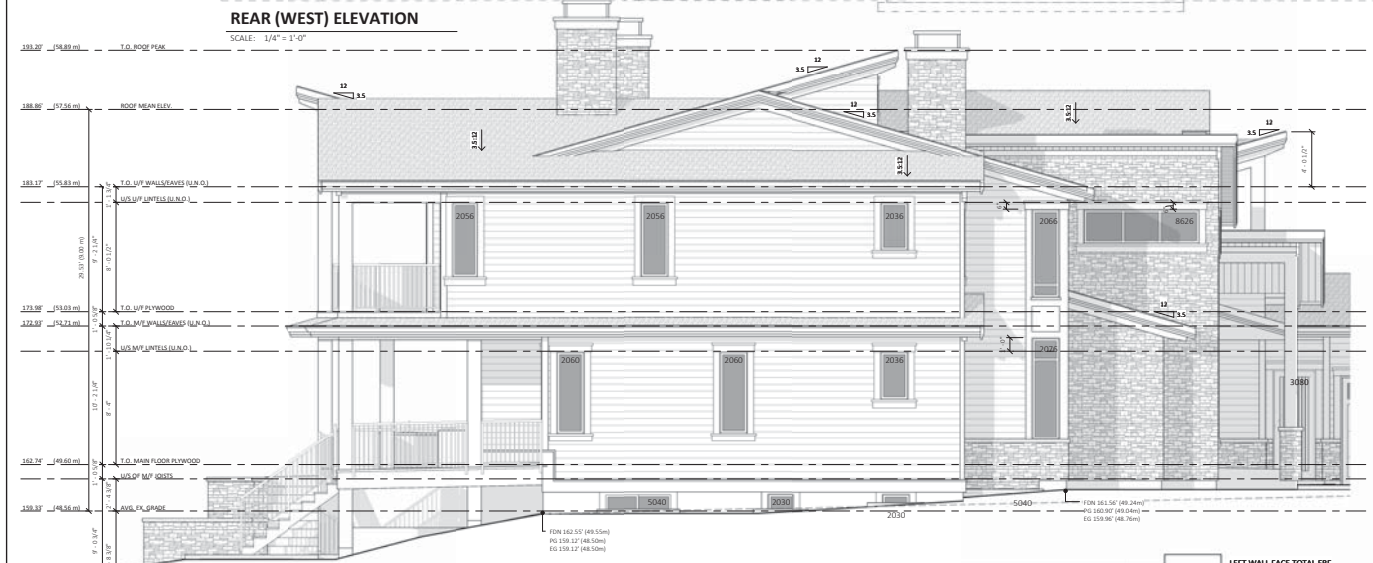
WALL CLADDING TO BE ON RAIN SCREEN BATT (DOWN STRAPPING) U.N.O.
 GABLE JOINTS BETWEEN DISSIMILAR MATERIALS
 FLASHINGS TO BE WITH 4% SLOPE AND HAVE END DAMPS
 FLASH ALL HORIZONTAL INTERSECTIONS OF DIFFERING WALL FINISHES
 ALL WINDOW OPENERS TO BE CONFIRMED BY THE OWNER
 DOORS TO CONFORM TO SECTION 9.4 OF THE BUILDING CODE
 SEE ROOF PLAN FOR ROOF OVERHANGS
 ALL HANDRAILS & GUARDS TO B.C.C. 2012 SEC. 9.7 AND 9.8
 ALL SLOTTES WITHIN 2.0m OF THE PROPERTY LINE TO BE SLOTTED UNVENTED
 SLOTTED PER B.C.C. 9.10 U.S.S. 10 (2012)
 ALL EXTERIOR WINDOWS AND DOORS TO COMPLY WITH
 NORTH AMERICAN PENETRATION STANDARDS AS PER B.C.C. 2012 SECTION 9.7.4.3

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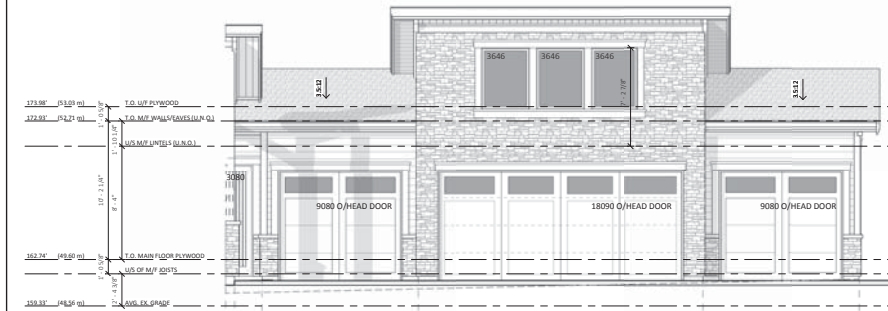
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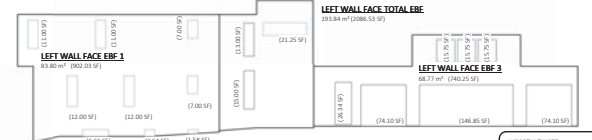
REAR (WEST) ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT (SOUTH) ELEVATION A
 SCALE: 1/4" = 1'-0"



LEFT (SOUTH) ELEVATION B
 SCALE: 1/4" = 1'-0"



LEFT WALL FACE EBF 1	LEFT WALL FACE EBF 2	LEFT WALL FACE EBF 3
GLAZED OPENING CALCULATIONS PER 9.10.15.4	GLAZED OPENING CALCULATIONS PER 9.10.15.4	GLAZED OPENING CALCULATIONS PER 9.10.15.4
TOTAL GLAZING: 11.80 m² (127.01 SF)	TOTAL GLAZING: 45.37 m² (488.24 SF)	TOTAL GLAZING: 68.77 m² (740.25 SF)
LIMITING DISTANCE: 1.87m	LIMITING DISTANCE: 3.75m	LIMITING DISTANCE: 30.50m
PERMITTED UPD: 7.34% (71.62 SF)	PERMITTED UPD: 11.42% (562.75 SF)	PERMITTED UPD: 100%
ACTUAL UPD: 7.86%	ACTUAL UPD: 11.09%	ACTUAL UPD: 49.80%

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EXTERIOR ELEVATIONS - REAR & LEFT



INTER-OFFICE MEMO

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

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

DATE: **February 17, 2016** PROJECT FILE: **7815-0073-00**

RE: **Engineering Requirements
Location: 1489 126A Street**

REZONE***Works and Services***

- construct west half of 126A Street to the Local Road standard.
- construct storm sewer on 126A Street.
- provide service connections.

A Servicing Agreement is required prior to rezoning.

Robert Cooke, Eng.L.
Development Project Engineer

LR

Appendix D – Tree Summary Tables.

Table 3: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	n/a		
Cottonwood	n/a		
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Unknown	2	1	1
Star Magnolia	1		1
Fringe Tree	1		1
European Beech	1		1
Pacific Dogwood	1		1
Norway Maple	1	1	
Coniferous Trees			
Chinese Fir	1		1
Douglas-fir	5	1	4
Atlantic cedar	1		1
Total (excluding Alder and Cottonwood Trees)	14	3	11
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		11	