

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7916-0214-00

Planning Report Date: May 8, 2017

PROPOSAL:

- **NCP Amendment** from Townhouse (15 upa max) to Mixed-Use Commercial/Residential.
- Rezoning from RA to CD (based on C-5 and RM-30)
- Development Permit

to permit a Mixed-Use Commercial/Residential development with 8 residential units and commercial and office uses

LOCATION: 14418 - 72 Avenue

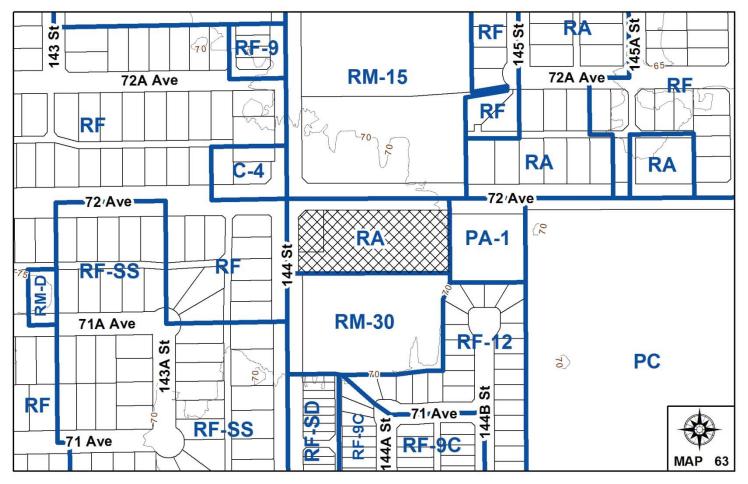
14462 - 72 Avenue

OWNER: Amson Centre 72 Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse (max 15 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval to eliminate indoor and outdoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an amendment to the East Newton South NCP to re-designate the site from Townhouses (15 upa max) to Mixed-use Commercial/Residential.
- Indoor and outdoor amenity space is proposed to be eliminated.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation of the site.
- The proposal introduces neighbourhood-scale commercial development to the area. The proposal is considered appropriate in this location, at the intersection of two arterial roads.
- The proposed building design and site layout is compatible with the neighbourhood context.
- Indoor and outdoor amenity spaces are proposed to be eliminated because of the small number of residential units proposed.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
- 2. Council authorize staff to draft Development Permit No. 7916-0214-00 generally in accordance with the attached drawings (Appendix II).
- 3. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
- 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the residential units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (k) the applicant adequately address the impact of no indoor and outdoor amenity space.

5. Council pass a resolution to amend the East Newton South NCP to re-designate the site from Townhouses (15 upa max) to Mixed-use Commercial/Residential 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:**

o Elementary students at Georges Vanier Elementary School

o Secondary students at Frank Hurt 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 Spring 2018.

Parks, Recreation &

Culture:

No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant 0.73 hectare (1.79 acre) site

Adjacent Area:

Direction	Existing Use	OCP/NCP	Existing Zone
		Designation	
North (Across 72 Avenue):	Townhouses	Urban/ Proposed	RM-15
		Multiple	
		Residential	
		(Townhouse)	
East:	Church buildings	Urban/	PA-1
		Institutional	
South:	Townhouses	Urban/ From	RM-30
		Townhouses (max	
		15 upa) to Medium	
		Density and Single	
		Family Small Lots	
West (Across 144 Street):	Single family	Urban	RF
	dwellings		

JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton NCP designates this property as "Townhouses (15 upa max)". The applicant is proposing an amendment to "Mixed-use Commercial/Residential" in order to permit a Mixed-Use Commercial/Residential development with 8 residential units and commercial and office uses (Appendix VII).
- The proposal will allow for some local serving commercial within the neighbourhood, as well as eight (8) apartment units, which will increase the diversity of housing in the area.
- The proposed mixed-use development is considered appropriate in this location, at the intersection of two arterial roads.
- The proposed building design and site layout is compatible with the neighbourhood context.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The o.73-hectare (1.79-acre) subject site is located on the east side of 144 Street, south of 72 Avenue in East Newton South.
- The subject site is designated Urban in the Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)", and designated "Townhouses (15 upa max)" in the East Newton South NCP.
- The applicant proposes the following:
 - o an amendment to the East Newton South NCP to amend the land use designation from "Townhouses (15 upa max)" to "Mixed-use Commercial/Residential";
 - o rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Neighbourhood Commercial Zone (C-5)" and "Multiple Residential 30 Zone (RM-30)"; and
 - o a Development Permit to permit the development of a Mixed-Use Commercial/Residential development with eight (8) residential apartment units above 2,233 square metres (24,044 sq. ft.) of neighbourhood commercial floor space.
- Two (2) buildings are proposed. Proposed Building 1 contains nine (9) Commercial Retail Units (CRUs) on the main floor and eight (8) residential apartment units on the second floor. Three (3) 2-bedroom units and five (5) 1-bedroom units are proposed. Proposed Building 2 is a one-storey building containing nine (9) CRUs.

Proposed CD Zone

 The Zoning By-law does not have a classification for a mixed-use development of the size and scope that is being proposed; therefore rezoning to a Comprehensive Development (CD) Zone is required.

• The proposed CD By-law (Appendix VIII) is based on the Neighbourhood Commercial Zone (C-5) and the Multiple Residential (30) Zone (RM-30). A comparison of the key criteria of the C-5 Zone, the RM-15 Zone, and the proposed CD Zone is outlined in the table below.

	C-5	RM-30	Cl	D Zone
FAR	0.50	0.9		0.5
Lot Coverage	50%	45%		50%
Building Height	9 metres (30 ft.)	13 m (43 ft.)	9.3	m (31 ft.)
Setbacks	7.5 metres (25 ft.)	7.5 metres (25 ft.)	South 2	24.6 m/81 ft.
			West 3	3 m/10 ft.
			North 2	1 m/13 ft.
			East 3	3 m/10 ft.
Parking	67 spaces required	13 spaces required	79 spac	ces required

- The commercial uses permitted in the development are drawn directly from the C-5 Zone. However, neighbourhood pubs will not be permitted because of the location of the site and the neighbourhood character. The CD By-law does preserve the opportunity for a Food Primary licensed establishment in conjunction with an eating establishment.
- The CD By-law restricts the size of any eating establishment on the site to 150 square metres (1,615 sq. ft.). The proposed development does not have enough parking to accommodate an eating establishment larger than 150 square metres (1,615 sq. ft.), which would require a higher parking ratio.
- A reduction in parking is proposed from the required 80 stalls (as per the C-5 and RM-30 requirements in the Zoning By-law) to 79 stalls. The reduced parking is required to accommodate 3 Douglas Fir trees located on the south east portion of the site. The off-street parking requirements of the CD Bylaw will require parking spaces for the future commercial users to be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey By-law.
- The west (144 Street) setback is proposed to be reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.) and the north (72 Avenue) setback is proposed to be reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.). The proposed street setbacks allow for a more street-oriented neighbourhood commercial development, consistent with the design guidelines in the OCP and the East Newton South NCP.
- The proposed east yard setback, adjacent to an existing church site, is proposed to be reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.).
- While the Multiple Family Residential zones in the Zoning By-law require all residential units to have access to an outdoor amenity area, the site constraints limit the provision of the required 24 square metres / 258 sq. ft. (8 units requiring 3 square metres / 32 sq. ft. each).

PUBLIC CONSULTATION PROCESS

Prior to submitting the development application, the owners retained the Arlington Group to conduct pre-consultation with the surrounding property owners, specifically the owners of the townhouses located to the south of the subject properties and north across 72 Avenue, and representatives of the Punjabi Masihi Church located to the west of the site. Each of these groups was presented with a summary of the proposed NCP amendment, mixed-use development, and overall development context. A summary of these meetings was provided to staff, with key points discussed below.

On October 14, 2015 a meeting was held with members of the Strata Council for 14453 72 Avenue, located to the north of the subject properties. The representatives of the Strata Council were receptive to the proposed neighbourhood-scale commercial development. The proposed mixed use development was received positively, however, it was noted that the final design and mix of uses would be important factors in determining support for the project.

On April 10, 2016 a meeting was held with members of the Strata Council for 7156 144 Street, located south of the subject properties. Strata Council members indicated they were not opposed to a mixed use development with local commercial uses on the site. The introduction of local commercial uses was seen as a potential asset; however, council members noted that some types of commercial uses would pose a concern, such as liquor stores, dispensaries, and 24-hour convenience stores. They also requested that a landscaped buffer be provided on the south boundary of the applicant's property adjacent to the strata development. Finally, the strata members did not want to see the existing internal road on their property extended north to connect with the proposed development.

On March 2, 2016 a meeting was held with the Pastor of the Punjabi Masihi Church located at 14474 72 Avenue . The Pastor was receptive to the proposed mixed used development, noting that proposed multiple family residential uses would provide residential uses in close proximity to the Church. He also indicated that commercial uses could be a welcome addition to the neighbourhood; however, there may be some uses that the church would object to on moral grounds. Finally, he stressed the importance of quality construction and that the redevelopment of the site should not disturb the Church.

PRE-NOTIFICATION

Following submission of the development application, pre-notification letters were sent on November 28, 2016 to 300 properties within 100 metres (328 ft.) of the subject site, including the Panorama Neighbourhood Association, Sullivan Amateur Athletic and Community Association, and the Newton Community Association. A development proposal sign was also installed on the site on January 18, 2017. In response, staff have received 2 emails and 1 phone call. A summary is provided below with staff comments provided in italics:

• 2 respondents requested additional information on the proposal and dates for the Public Hearing.

(Additional information was provided and the respondents were invited to provide comments on the proposal prior to Public Hearing).

• 1 caller expressed opposition to the proposed commercial office/retail component of the development, adding that there is already sufficient commercial space nearby in Newton.

(The resident did not have any additional comments or concerns).

DESIGN PROPOSAL AND REVIEW

Site Layout and Building Design

- The proposal is for a mixed-use commercial/residential development incorporating retail commercial located at the main floor in two (2) buildings, with eight (8) residential units on the second level of proposed Building 1 (Appendix II).
- The proposed buildings are designed to front 72 Avenue. Proposed Building 1 is a 2-storey building, with nine (9) CRUs on the ground floor, fronting 72 Avenue, and eight residential units above. The residential units are purposely located in this building to be away from the busy 144 Street and 72 Avenue intersection. The residential entrance is on the west side of proposed Building 1.
- Proposed Building 2 is a 1-storey building at the corner of 72 Avenue and 144 Street. This building contains nine (9) CRUs, each with an individual access on 72 Avenue. The corner unit also has an access from 144 Street.
- A 5 metre (16 ft.) landscape buffer is proposed along the south property line, to provide a buffer between the proposed development and the existing townhouse site to the south.
- The proposal is designed to be street-oriented and pedestrian-friendly, with a split commercial sidewalk providing street access to individual CRUs, and benches and ornamental street lighting along the street frontages.
- The building massing is compatible with other buildings in the neighbourhood. The architectural style is modern contemporary with clean straight lines accentuated by canopies. The architectural intent is to create a distinctive commercial development while at the same time using colours and materials to help blend the proposed development with the neighbourhood context.
- Materials for the proposed development include brick and hardie with aluminum storefront windows and doors. The colour scheme consists of warm and earth tone colours.
- An acoustical report is required for the residential units facing 144 Street, and recommendations from the report will be incorporated on the drawings before issuance of the Development Permit.

Landscaping

- Landscaping is provided along all property lines.
- A 5-metre (16 ft.) landscape buffer is proposed along the south property line, to be planted with a variety of trees, shrubs and groundcover. Trees within this buffer include Columnar

Bowhall Maple, Pyramidal European Hornbeam, Weeping Nootka Cypress, Dawyck Beech, Purple Fastigiate Beech, Princeton Sentry Maidenhair, Emerald Sentinel Sweet Gum, Worplesdon Sweet Gum, Rosthern Columnar Crabapple, Chanticleer Pear, Fastigiate English Oak, and Western Red Cedar.

- Six (6) Douglas Fir trees are proposed to be retained along the south property line, within the proposed buffer.
- The proposed landscaping includes a variety of plants, including Cherry Bomb Barberry, Little-Leaf Box, Kelsey Dogwood, Russian Laurel, Zables Laurel, Japanese Skimmia, Dwarf English Yew, Emerald Green Cedar, Evergreen Huckleberry, as well as a variety of ground cover, grass and perennials.

Amenity Space

- The Zoning By-law requires 24 square metres (258 sq. ft.) of both indoor and outdoor amenity space for this project, based on 3 square metres (32 sq. ft.) per dwelling unit. The applicant proposes to eliminate the requirement for indoor and outdoor amenity space, and to pay cash-in-lieu instead.
- Due to the low number of residential units proposed, the provision of the required amenity space would not be practical.

Access and Parking

- The site contains two (2) vehicular access points, one on 144 Street and another on 72 Avenue, between proposed Buildings 1 and 2. Both of these accesses are for right-in and right-out access only.
- Parking for the proposed development is located at the rear of the site. 67 of the 79 proposed parking spaces are to be allocated to the commercial uses, and 12 parking spaces are reserved for the residential units. Two (2) accessible parking spaces are proposed.

TREES

Vanessa Melney and Mike Fadum, ISA Certified Arborists of Mike Fadum and Associates
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	49	49	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	6	6	0
Bigleaf Maple	1	1	0
Plum	1	1	0

Tree Species	Exis	ting	Remove	Retain
	Conifero	us Tree	s	
Douglas Fir	2	0	14	6
Falsecypress	1		1	0
Sitka Spruce	1	-	1	0
Total (excluding Alder and Cottonwood Trees)	3	0	24	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			51	
Total Retained and Replacement Trees			57	
Contribution to the Green City Fund			\$18,400	

- The Arborist Assessment states that there are a total of 30 protected trees on the site, excluding Alder and Cottonwood trees. 49 existing trees, approximately 62% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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 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 97 replacement trees on the site. Since only 51 replacement trees can be accommodated on the site, the deficit of 46 replacement trees will require a cashin-lieu payment of \$18,400, representing \$400 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 72 Avenue and 144 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Columnar Bowhall Maple, Pyramidal European Hornbeam, Weeping Nootka Cypress, Dawyck Beech, Purple Fastigiate Beech, Princeton Sentry Maidenhair, Emerald Sentinel Sweet Gum, Worplesdon Sweet Gum, Rosthern Columnar Crabapple, Chanticleer Pear, Fastigiate English Oak, and Western Red Cedar.
- In summary, a total of 57 trees are proposed to be retained or replaced on the site with a contribution of \$18,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 10, 2016. 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)	The subject property is located in the East Newton South NCP.
2. Density & Diversity (B1-B7)	 The development proposes a mix of residential and commercial uses. The residential component of the development proposes a mix of 1 bedroom units (5) and 2 bedroom (3) units.
3. Ecology & Stewardship (C1-C4)	• The proposed development incorporates rain water management design considerations, including absorbent soils, natural landscaping, and permeable pavement/surfaces.
	 The applicant proposes to retain 6 on site trees and plant 51 replacement trees. Recycling and organic waste pickup will be made available.
4. Sustainable Transport & Mobility (D1-D2)	 The proposal includes construction of 173 metres of sidewalks on site. Each CRU has access to a proposed sidewalk fronting 72 Avenue. 4 Bike racks are proposed on site. The applicant proposes a reduction in parking by 1 stall.
5. Accessibility & Safety (E1-E3)	 The design of the site incorporates CPTED principles in the following ways: Shrub planting heights kept below the eye level;
	 Lower branches of trees kept up above eye level; Site lighting & open sightlines for pedestrian pathways; Open sightlines into commercial unit; residential lobby, etc.; All parking & pedestrian areas are well lit with street lighting; and Lights provided along all building faces
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The applicant conducted a pre-consultation process with neighbouring townhouse developments and the adjacent Punjabi Masihi Church.

ADVISORY DESIGN PANEL

• The Advisory Design Panel (ADP) considered the subject application at the January 12, 2017 ADP meeting. The ADP was supportive of the design of the proposed development with some modifications, to be addressed to the satisfaction of the Planning & Development Department. The applicant's response and commitment to address the ADP comments are outlined in Appendix VI.

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. Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective

Appendix III. Engineering Summary
Appendix IV School District Comments

Appendix V. Summary of Tree Survey and Tree Preservation Appendix VI. ADP Comments and Applicant's Response

Appendix VII. NCP Redesignation Map Appendix VIII. Proposed CD By-law

> Jean Lamontagne General Manager Planning and Development

HK/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

ı. (a) Agent: Name: Jessi Arora

DF Architecture Inc

Address: Suite 1205, 4871 - Shell Road

Richmond, BC V6X 3Z6

2. Properties involved in the Application

(a) Civic Address: 14418 – 72 Avenue

14462 - 72 Avenue

(b) Civic Address: 14418 – 72 Avenue

Owner: Amson Centre 72 Ltd.

PID: 004-636-171

Lot "D" Except: Parcel "B" (Bylaw Plan 79820); Section 15 Township 2 Plan 14534

(c) Civic Address: 14462 - 72 Avenue

Owner: Amson Centre 72 Ltd.

PID: 001-678-876

Lot "E" Section 15 Township 2 New Westminster District Plan 14534

- 3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5 and RM-10)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,258.03 m ²
Road Widening area		895.7 m ²
Undevelopable area		
Net Total		6,362.33 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		35%
Paved & Hard Surfaced Areas		3570
Total Site Coverage		
SETBACKS (in metres)		
North	7.5 m	4.0.7
East	7.5 m	4.0 m
South	7.5 m	3.0 m
West	7.5 m	24.7 m
west	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		8.53 m (28 ft.)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		5
Two Bedroom		3
Three Bedroom +		0
Total		8
FLOOR AREA: Residential		724.5 m²
FLOOR AREA: Commercial		
Retail		24,033.4 m ²
Office		
Total		2,957.3 m ²
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		2,957.3 m²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.465
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	24 m²	Cash-in-lieu
Outdoor	24 m²	Cash-in-lieu
PARKING (number of stalls)		
Commercial	67	66
Industrial		
Residential Bachelor + 1 Bedroom	6.5	7
2-Bed	4.5	5
3-Bed		
Residential Visitors	1.6	1
Institutional	n/a	n/a
Total Number of Parking Spaces	80	79
Number of accessible stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on C-5 and RM-10)

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front	4.0 m	4.0 m
Rear	24.7 m	24.7 m
Side #1 (E)		3.0 m
Side #2 (W)	3.0 m	
BUILDING HEIGHT (in metres/storeys)	8.53 m (2 storeys)	6 m (2 storeys)
NUMBER OF RESIDENTIAL UNITS/		
SIZE RANGE		
One Bedroom	5	n/a
Two Bedroom	3	n/a
TOTAL FLOOR AREA	1,772 m ²	1,185 m²
		·

PROPOSED MIX-USE DEVELOPMENT

14462 72 AVENUE SURREY BC

PROJECT INFO

CIVIC ADDRESS: 14418 & 14462 72 AVENUE SURREY BC

LEGAL ADDRESS: LOT E SECTION 15 TWP 2 PLAN 14534 NWD LOT D SECTION 15 TWP 2 PLAN 14534 NWD EXCEPT PLAN B/L PL 79820

APPLICANTS:

AMTRAC CONSTRUCTION LTD.. 14462 72 AVENUE SURREY BC

ZONING SYNOPSIS

CD BASED ON C5 PROPOSED ZONE

EXISTING DEDICATIONS NET

A - 001

A - 101.1

A - 110.1

A - 110.2 A - 110.3

A - 501

A = 200 1=200 4

A - 301.5-301.7

A - 401.1-401.2

69.610.00 SQ.FT. (6.467.00 SQ.MT) (0.65 HECTARE) 6,845.21 SQ.FT. (6,35.90 SQ.MT) (0.063 HECTARE) 62,764.79 SQ.FT. (5,831.10 SQ.MT) (0.58HECTARE)

PROJECT TEAM

ARCHITECTURAL

COVER PAGE

LINIT LAYOUTS ELEVATIONS

SECTIONS DETAIL SECTIONS

SITE PLAN

CLIENT: AMSON 14462 72 AVE, SURREY, BC CONTACT: AMRIK SAHOTA T 604 782 3040

ARCHITECTURAL: DF ARCHITECTURE INC. 1205 -4871 SHELL ROAD, RICHMOND, B.C. V6X 3Z6 CONTACT: JESSIE ARORA AMRIK.SAHOTA@HOTMAIL.COM T 604 284 5194 iessie@dfarchitecture.ca info@dfarchitecture.ca

COMMERCIAL FIRST FLOOR (BLDG-1) RESIDENTIAL SECOND FLOOR (BLDG-2)

COMMERCIAL FIRST FLOOR (BLDG-2)

CIVIL ENGINEER: HUB ENGINEERING INC. T 604 572 4328 MGK@HUB-INC.COM

WWW.HUB-INC.COM

SUITE 212, 12992 - 76 AVENUE, SURREY, BC V3W 2V6 CONTACT: MIKE KOMPTER DIRECT TEL: 403.843.2547

LANDSCAPE: PMG LANDSCAPE ARCHITECTS C100 - 4185 STILL CREEK DRIVE BURNABY, BC V5C-6G9 CONTACT: BRONWEN JONES MAIN OFFICE TEL: 604.294.0011







MIX-USE DEVELOPMENT 14418 & 14462 -72 AVENUE SURREY BC

14462 72 AVE. SURREY, BC

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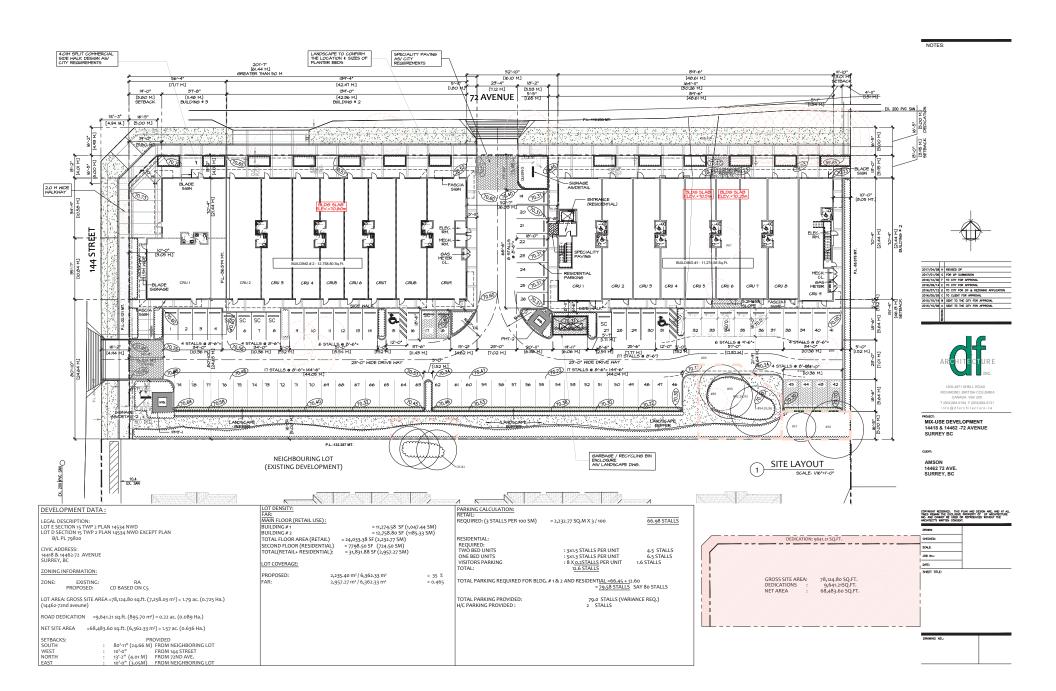
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APPENDIX

A-001 Н

VIEW ALONG 72ND AVENUE









BUILDING - 2 FROM SOUTH-EAST CORNER



BUILDING - 2 FROM SOUTH-WEST CORNER





ENTRANCE FROM 72ND AVENUE



BUILDING - 1 FROM SOUTH-EAST CORNER





T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

MIX-USE DEVELOPMENT 14418 & 14462 -72 AVENUE SURREY BC

CLIENTS

AMSON 14462 72 AVE. SURREY, BC



BUILDING - 2 FROM NORTH-WEST CORNER



BUILDING - 1 FROM NORTH EAST ALONG 72ND AVENUE

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RENDERINGS

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RICHMOND, BRITISH COLUMBU CANADA V6X 3Z6 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca

MIX-USE DEVELOPMENT 14418 & 14462 -72 AVENUE SURREY BC

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AMSON 14462 72 AVE. SURREY, BC



DPANN:	LS
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SCALE:	
408 No.:	SUR - 018
DATE:	FEB 2017

RENDERINGS

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BUILDING - 1 FROM SOUTH-WEST CORNER



AERIAL VIEW - FROM NORTH WEST CORNER



STORE FRONT ENTRANCE-GENERIC



AERIAL VIEW - FROM SOUTH WEST CORNER



BUILDING - 1 FROM SOUTH-EAST CORNER





MIX-USE DEVELOPMENT 14418 & 14462 -72 AVENUE SURREY BC

AMSON 14462 72 AVE. SURREY, BC



ARCHITECT'S	WRITTEN CONSEN
DRAWN	LS
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SCALE:	
408 No.:	SUR - 018
DATE:	FEB 2017
SHEET TO	TLE:

SHADOW ANALYSIS

DRAWING NO.:	
A-308	Н





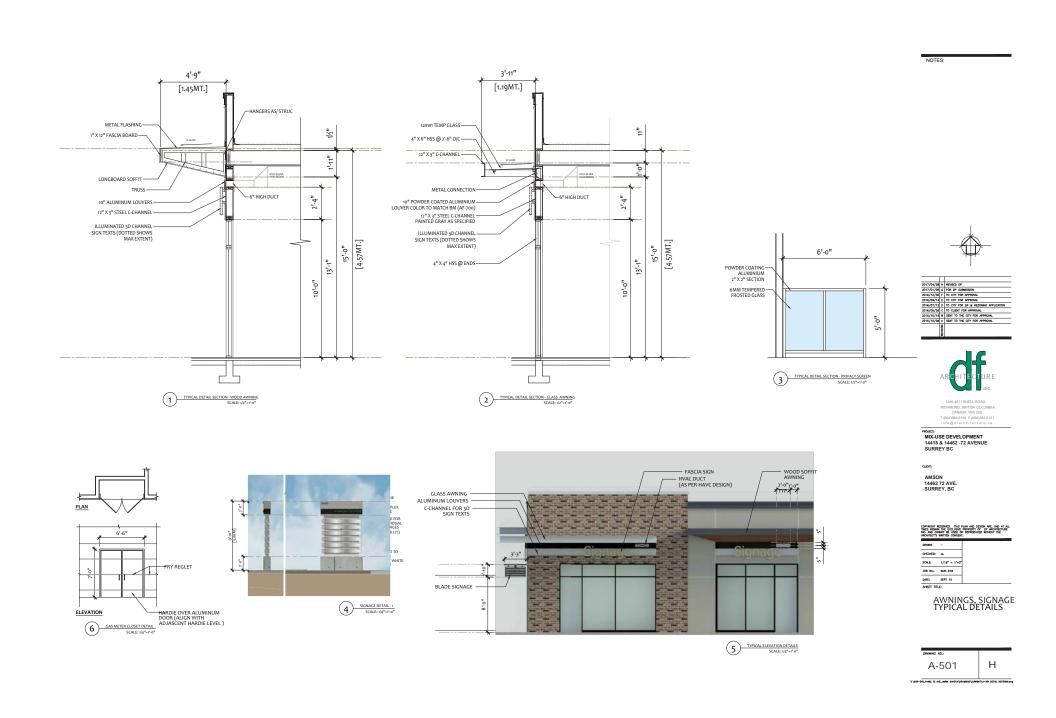


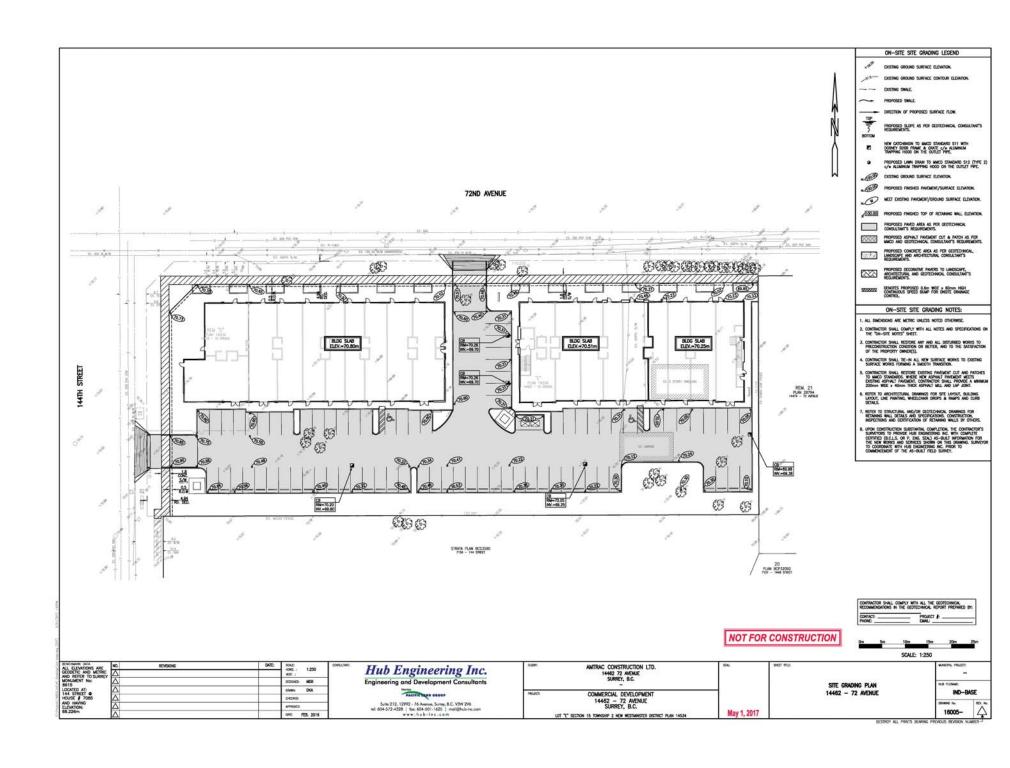


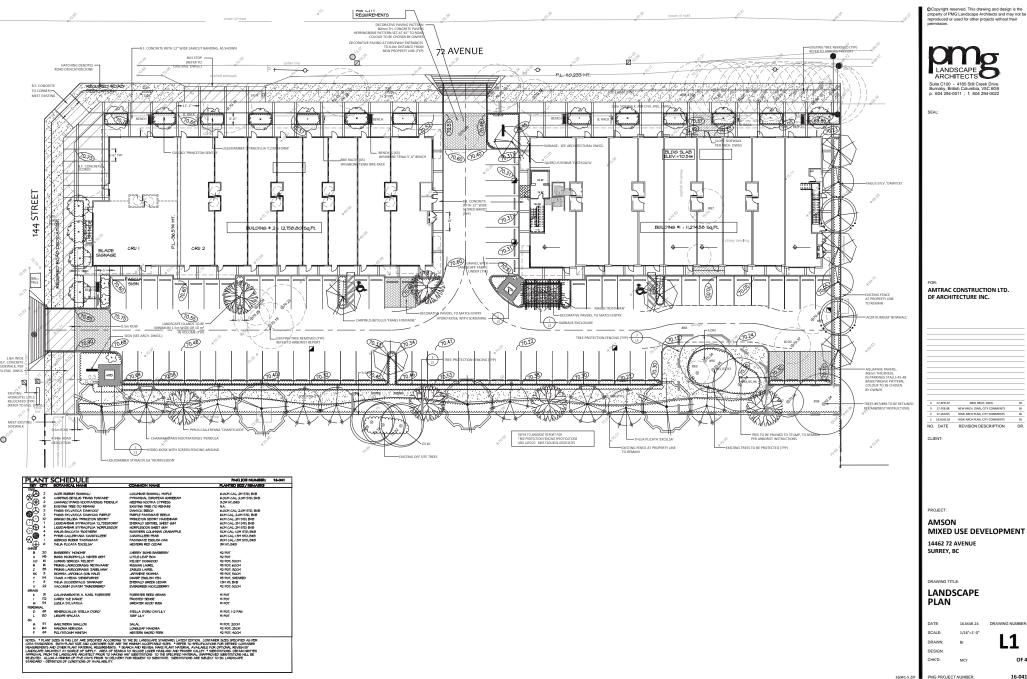


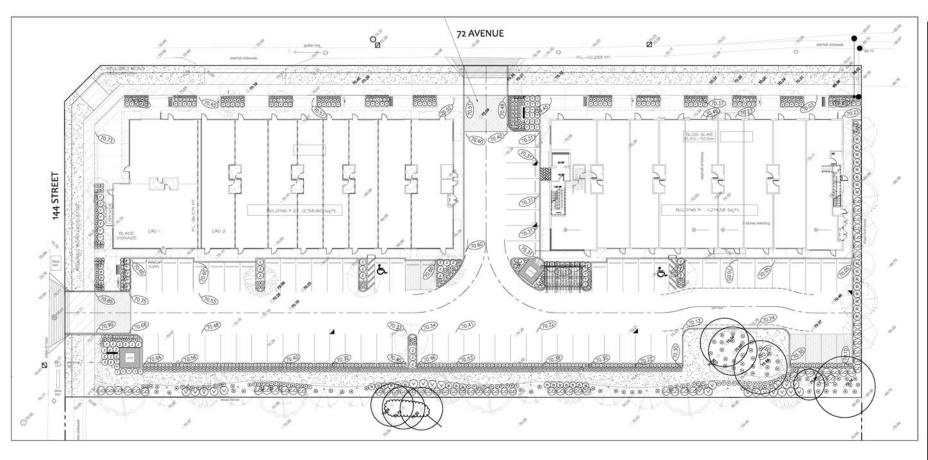
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DF ARCHITECTURE INC.

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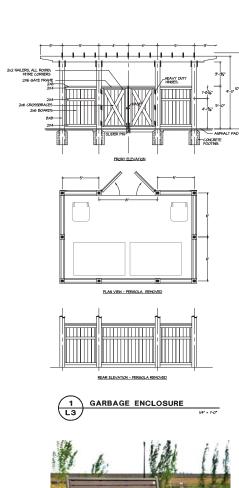
AMSON MIXED USE DEVELOPMENT

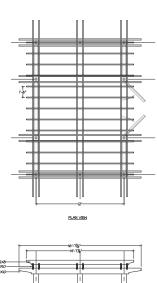
14462 72 AVENUE SURREY, BC

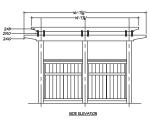
SHRUB PLAN

DATE:	16/10/31	DRAWING NUMBER
SCALE:	1"=10'-0"	
DRAWN:	ВЈ	17
DESIGN:		
CHK'D:		OF

16-041









NOTES - LEAVING DE L'ACCEPT DE



NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED
IN HIGH ENVIRONMENTALLY SENSATIVE AREAS TREE PROTECTION DISTANCE TABLE PLASTIC MESH SCREENIN EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh. *(DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE). NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER



FRONT ELEVATION

SIDE & REAR ELEVATIONS

L3

TREES PROTECTED BY SPECIES

ELECTRICAL KIOSK SCREEN

- I X 6 VERTICALS _ 2 X 4 BRACE

CONCRETE FOOTING

FOOTING

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SEAL:

— POST CAP

AMTRAC CONSTRUCTION LTD. DF ARCHITECTURE INC.

NO. DATE

CLIENT

PROJECT:

AMSON MIXED USE DEVELOPMENT

14462 72 AVENUE SURREY, BC

LANDSCAPE DETAILS

DATE: SCALE: DRAWN DESIGN: CHK'D:

BENCHES: WISHBONE TENAJ 5'-0", OIL RUBBED BRONZE COLOUR SURFACE MOUNT WALNUT PLANKS



BIKE RACKS: WISHBONE TENAJ, OIL RUBBED BRONZE COLOUR SURFACE MOUNT

PART ONE GENERAL REQUIREMENTS 1 COX Dec 2 2008 Comple with all articles 2 B.C. Landscape Shenkeri, "This selfices 2008, progrand by the B.C. Society of Landscape Architects and the B.C. Landscape & Bursary Association, pointly, All work and material seed of standards as not well in the D.C. Landscape Standard usions represented by this specification or as directed by Landscape Architect with written instruction. 3 MATTE HORSEN, DICTORATION & STANDARD SCHALL, 2001 edition, properably the Censuling Engineers of British Calvating, Resolutions and Record Constant Standard Constant Constant Constant Constant Constant Constant Consta 4 STANDARD FOR LANDICAPE BRIGATION SYSTEM, 2009 Propused by the Propulse Industry Association of British Columbia. 3 HANCPAL BYLAYS AND DIENETHING SPECIFICATIONS WHERE WITTED. 3. A spread bud wave thes are award treat for all greating section to be cost on this sits to required. Preads and pay for freating by an independent freating facility per-seprent by the Lentrage Architect. Deliver greating section feel recently to Landange Architect for recents and approved prior to placement. Before to Section 13. Develop include Tarology or procedure. 2 Owner resorves the right he heat or tw-heat nutwislos. Contractor responsible to pay for healing if nutwislos do not need specification. Are offernally products differing these that contained in the contract documents must be pre-approved by the Landscape Architect. 2 Salmittals to consist of product seeple or wavefacturer's product description. INITE EXTENT In their first invested find Landscape Architect's Carloral with the Source and where the Landscape Architect's Carloral and the Source and where the Landscape Architect's Carloral Carlor en montan registration. De Menting, Landwage Central Sf separate) At the start of work with Ower's Representative, Site Separatesiane and Landwage Centralities, a meeting is to be lad to review expected work and in welly the acceptability of the subgrade and general after centifiem to the Landwage Centralities. Provide growing median heat results In bild in review supplied with a wife parties of the supplied or the supplied on the supplied of the west in the supplied of the supp or open and in an interest to the department of the contract o current as deviced to positives. So defined prices for the time supplies of the hisback period, that for completies of definedies. One complete, a Scientia Y will be taked ever required. Marring States their in the completies of the security period (vi.-1) mention of the shource of the Certificate of Completies, review all security period (vi.-1) mention of the shource of the Certificate of Completies, review all security period (vi.-1) mention of the shource of the Certificate of Completies, review all security period (vi.-1) mention of the certificate of Completies, review all security period (vi.-1) mention of the certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Completies, review all security period (vi.-1) mentions of the Certificate of Certificate Discussifierable instructed in the Centract Documents, the preparation of the subgrade shall be the responsibility of the Second Centractor. Placement of graving hodion modified a simplement of the subgrade by the Landauge Centractor. Any subsequent connections to the subgrade regarded are the expansibility of the Landauge Centractor. 2 All wask and superintendence shall be performed by personnel skilled in landscape contracting, in saldflier, all personnel applying herbicides and he positions shall hald commer itemate issued by the appropriate sufferables. Centre lucation of all services before preceding with any work. 5. MoSFV (anthrops Artifliant of any discrepancies, Status purposed from Landscape Artifliant prior to deviation from the plans. 3. Take appropriate accounts to avail conformated damage. Do not damp any works naturals into order bodies. Conform with all federal, produced and local statistics and publishess. 2 Callect and dispose of all didn's wolfer sesson submid from Lautscape reportions. Keep pared surfaces close and repair Savage resulting these Lautscape costs. Repairs are to be completed prior to this accordance. 8. Where now work corrects with existing, and where existing work is alternal, make good to make according anticharbest condition. Surrentee pil neterials and workensmile for a siminar period of one full year from the date of Certificate of Completion. 7. Belonia indicinal parties for contill correction PART TWO SCOPE OF WORK STORE OF MINE Other conditions of Contract may again. Confirm Scape of Work at time of hander. Were includes capity of all related liters and performing all operations necessary to complete the sent in accordance with the drawings and operations and generally constant of the following. sentes e fin elemente de l'actionne de l'act

Applications	Law Truffic Areas. Trees and Large Struke	High Traffic Lave Areas	Planting Areas and Planting
Groving Hedum Types	Z.	2	7
Testure	Person III Dry Wolgli of Total Strong Robus		ng Pedian
Caurse Gravet Sarger Hun Hose	1-18	1-91	1-15
All Gravels larger Han Zone	1-5X	#-5X	1-5%
		Person St Dry Weight of Growing Hedus I	actuding Gravel
Santi Targer than Efficie United than 2 floor	16 - 80%	74 - 105	44 - 90%
targer than 6.000mm studer than 6.000mm	8 - 2x	8 - 5X	9-20
Clay smaller from EMDass	1-258	1-1X	0 - 25N
Clay and SSY Contined	number NX	name fix	norine NX
Dryank Content Scoots	1-10X	1-18	9-30K
Organia Contact Distartorili	3 - 5N	3-5K	5-201
Acidity Selfs	64-16	U-11	43-43
Drainage	Percetation shall be such that no should	ing water is visited 60 minutes after at least	If minutes of contracts to heavy rain or in

- 2 Fertilizer: An ergotic and/or inergotic compound containing Nitrogen SC, Prosphate (25), and Polisch Sudulin 25 is properties recoived by soil feet.
- 3 Like Grand agricultural Impotes. Next regardents of the B.C. Landscape Shadori
- A. Gryanic Addition Commercial compant product to the requirements of the BLC Landscape Standard, Alth a copylians. The Assour-Gurden Products, Finant Robmond Sala S. Flore, Stream Departure Resignation.
- 5 Sant Clour, washed purp sand to sent requirements of the S.C. Lamburge Standard.
- 5 Cospected Sert. Midth: Stee (SFP) stress Fir/Section both clips and files, fire of charles and circle, dark brown in colour and free of all sell, charles or other extraoress section. Freed variety is obtain between the formation section.
- 3 Institutes and Publishes of cool, and conform to all federal, producte and book shadows. Applies must hald correct tissues book by the appropriate and the exist.
- 3 (New Pubm): A new Noting shaded for other Rivering sentimen that will drive the passage of water but not fine sell particles. Such as MRAT NO M., COOLES NO. OR APROXIVES an alternate product pre-suppressibly the Lucinouse Analysis.
- A. Draman Philip Presented Schools MANY makes story.
- .N. Drain Rich: Clean, round, hard, durable, and have a maximum mice of them and containing on material smaller than Men.
- 21 Med Marito. To the registrates of the M.C. Landscape Shankeri. Buller to 3.5, Plants and Planting. All plant material most be provided from a senseure. Provide provided outstiffsallow.
- .E. Set date to infected sections in this specification.
- 35 Suggior and that dies of separate librals with the provide explorant discusses for all value signed and control discusses for all value signed and control discusses of value, and other and the control of the co
- S. Houstoness. Any other submid measury to complete the project as alone on the drawings and described bends

PART THREE SOFT LANDSCAPE DEVELOPMENT 7 A should harde and be befored to delivery make benefities. Before to should be true And IF Add out model of the benefit of t 3 No explica travel formals or within expellation referring proper or under proper of travel to be notified in placed.

- MEDICINA OF DESTINA CREEK.

 J. Prior to any work on side probed belieful trees or plant groupings indicated as noticeed an landscape plant as cognitates not excite a rest.

 J. Except the plantscape for Landscape Architect will be trees or wear to resoul. Socious from returning arous of a sizet-up overlap with the Landscape Architect.
- A. Do not shadgle sell, construction materials, or expected materials within segrination retriction areas.
- 5. So not park, faul or service vehicles within regulation networks areas.
- A. No debris fires, charles fires or trade burning shall be permitted within repetition retailing areas. 3 No expedient, their or service trendes nor any other damption shall be permitted within regulation retention areas without the Landscape Architect.
- Are stronge to solving regulation intensied for preservation will be subject to enstand on the act. Cartified Arterial using the "Note for Plant Appearant", Digith Edition one.

 All Replacement planting of expirations value to the distribution will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the Seneral Contractor and or the personal responsibility for the Seneral Contractor and or the personal responsibility for the Seneral Contractor and or the personal responsibility for the Seneral Contractor and or the personal responsibility for the Seneral Contractor and or the personal responsibility for the Seneral Contractor and or the personal responsibility of the Seneral Contractor and or the personal responsibility of the Seneral Contractor and or the personal responsibility of the Seneral Contractor and the Seneral Contractor a
- .16 In manifold line with specific tree retention/replacement bylane ensure compliance to bylane
- 31. It situations where required construction may distrate existing regulation intended for preservation, control Landscape Artifact for review prior to commonly
- annus.

 I from subgrate is prepared to contine to depths specified in Section 33, Growing Medium Supply, below. Where planting is indicated close to existing three, prepare sublidate planting pockers for external indicated on the planting plan. Shape subgrate to eleberate three of ending outer and contine to the after preting and drainage plan. 2 On oligina in process of \$1 french subgrade across plage to \$50m (67 minimum at 15m (5 ft.) intervals minimum.
- 3 Scortly the entire adequate insentiality prior to placing growing mobile. Re-cultivals where extinsion traffic results in compaction during the configuration of placing areas are assemble configurate failth conjustion to floations growin.
- A Minimals shading union from all fishind grades. Provide a smooth, firm and even confirm to grades above an the Landscape Drawings. Do not exceed excitons and evidence provided to first EL Landscape Shadings.
- 5 Carefrost scales from to like and grade, excells and from of supp or high points. Makeum slope IX, maximum side slopes XX. Accord positive strategy to collection point
- A Stage out to exceed the following nonlinears floogh Grass 54, Louis 44, Londocque plantings 25. 3 Philadel and/maint elevation at building to comply with markipal requirements.
- LARCICAP (Manual)

 3. Related Wate. Growing median and fields Growing, Gross oresis, Trees Strains and Growingsmark, Plantons, Crib Male.
- 3 Vers habited. Die hind gradig und serline direkte, briefdeller ef op reinige system dielde en beskupe plans. Note Cells hallen deven in bedunge plans for semblation men, meller som ef versit prim hall.

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 1. Geschelder dielderde bedungs vers ein hand die die notione, führ in semblating breven, met qualitations for consolition aus die die debugs vers.

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- Specifies

 De trenthing and backfling is experiment with engineering phobal and specifications.

 Les drains an proposed lost, from to line and grade with leverts anouth and from of sugs or high polens. Ensure barrel of each pipe is to contact with last through

- Consent raping speed of shift and prices in contract the shifting.

 The plant is provided that the shifting of the shifting of the shifting of the contract with search burning shifting or shifting of the contract with search burning shifting on shifting shifting or shifting shifting shifting and shifting shifting shifting shifting and shifting shifting

- school 1820; 15306

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 Jacoby Product american School of great school of great american school of great school of great american school of great ame
- ACTION COME V AND IN ACTIONS
- servers record SUPPLY AND PLACEPERS

 3. Supply of growing notion required for the performance of the Centrust. So not load, throughout or spread growing notion when it is no well that its school-less is likely to be demand.

 Remarks.
- 2. Spory of growing mellon absolutes as regimed by the sol test. Associal growing mellon and med the quantitation for growing mellon as defined in Table Die for the returns extens.
 2. Sport and present associations into the foll digital of the proving mellon.
 2. Sport are not as required associations in the following mellon and proving mellon.
 3. Sport area on the required of previous districts. Before I as recognition of proving mellon and proving mellon and proving mellon.
- 3. Note the assemble growing medium is all grows and planting areas. Spread growing codium is software layers and exceeding 4" (filters), over well row of schools are all re-

- A films injift of griding seeling proof oil companie in SEE.

 A film-grid of seeling seeling proof oil companie in SEE.

 A film-grid or seeling seeling seeling proof or seeling seeli
- Allo Side
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 A
- 5 Manual's served proving seches/scienting and encord existing trees, should and statuting.
- A to periodic seeded gross areas, feather growing nection out to nothing at edges and bland into extelling grades.

- A DOUGH GRASS ARCA SETTING noner office ASIA - 162000.

 3. General Shoply year areas are trained as the drowlegs an "Rough Great". Tread all areas defined an rough great between 46 gregority lines of the project including all independs in all per
- Properties of furtices: To BC Leadscape Standard Dass 3 Area Blooph gread Section 1115
 Discretifying oilt by exchanical basins of delete over 50es in any discretion.
 Roughly grade surfaces to allow for examinations specified and for positive dischape.
- 3 Take of Seeding Seed from early spring Specially April Intil to Late Ital Supplement Still of each year. Further extensions may be obtained on con
- A Seed Supply & Technip All seed must be stricted from a recognized used supplier and shall be No. 1 great another delinered in containers learning the following information A.3. Author) of the seed stricter. A.2. Prescript of each seed from
- Seal Refore All netwine shall be refed as shrong perference in the Facilit Berthwest and are adjust to client approval. 20X fronging Ref Facuse.
- Furthern Reclusive anning Apply a complete synfection visions for the maximum TSX water solidar altrigen and a formation rule of 18-18-18 36X might are content. TO hybrid State of content of the special content. 3 Seeding: Apply seed at a rate of 100xM (1990s /scre) with a mechanical spreader. Incorporate seed into the top YV* (Seed of sell and lightly compact
- 8 Acceptance Provide adequate protection of the seeded areas until conditions of acceptance have been not. Comply with Section 3.1 Pydrosensing.
- eroscopicas;
 J. May be used as as atternate to nechasical seeding in rough grass areas.
- 2 Nay not be used in areas of laws unless pro-approved by the Landscape Architect prior to bidding.
- 3 Properation and Growing Redom
 31 to areas of Rough Groom Comply with Section 3.5 Rough Groom
 32 Where approved for use in areas of Lovin, comply with Section 3.6 Lovin Annex Section.

- 5. Math shall contact of eight word fibre or recycled poper fibre designed for hydracia useding and dyed for some of monitoring application. If using recycled paper material for most fibre usbatthies are 15th by weight Confere to 6t. Landauge Standard for much requirements.
- A. Water. Shall be tree of any importing that any time as injurious offset on the purpose of seeding or too be bareful to the environment.
- 3. Epigeneti. Die industry standard typitadis seelerhauther opgigend with the test values contribed by an identificative plate or otitier at level to plate view on the explored. The hybridis celerhradder shall be qualle of unfollowing plate in see the explored size in a superpose or service or the substance plane and per exceller shall be copied or appropriate and explored as plane and as shall be copied or appropriate and explored as plane and as shall be copied or appropriate and explored as plane and as shall be copied or appropriate plane and explored as plane and as shall be copied or appropriate plane and as shall be copied or appropriate plane and explored as plane and as shall be copied or appropriate plane and as a shall be copied or appropriate plane and as a shall be copied or appropriate plane and as a shall be copied or appropriate plane and as a shall be copied or appropriate plane.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- Application finite
 St. Special State
 St. See State
 State
- des. If the line of factor provide a complete chart of all components of the nin-proposed building midd, habillar, water als, Sieped after region facilities.
- ALC Fertilizer

 ALC: floop from F a sell probytic is available, comply with results.

 BLC: Loop bloom bedracendar is increased county with and analysis recommendation.
- 3. According assuure the quantities of each of the antivida to be charged into the task either by eace or by a consecting accipated against of most-collectual executivements. The antividad and the adole to the twis while if is being filled with varier, in the following sequence, seed, the follow. Thereuging also into a home path and any other with the secretaria to the adolesce. Even the last darks to be to be to be the first of the Task.
- . Builthade slurry uniformly over the surface of the area to be hydroseeled. Short application into province applications and existing gross areas to form earliers nurface
- 37 George Reservation and other detect resulting from seeding operations from the jet site. 2. Malescore. Sugn continuous immediately offer seading not continue for 60 days offer Substituted Completing and settlements. The sead of three seeds force: Settlement of sufficient purifices in second any processing of the second secon

- Enough Radian Cardy with Section 221, Growing Reduce. Prior to sadding, respect an inspection of the financing said dupts and condition of growing section by the Landscape Architect.
- 3. Time of Solding: Sed tree April hit to October tot. Further entereinne new be obtained on concernance of the
- A. Sed Service Control to all conditions of B.C. Control on State of Section 8 B.C. Constant for Technological

TABLE I SPECIFIED TURNISHASS BY AREA			
Arms	Secryton	Coulty Grade	Hujer Species
3,455 1	Laury, all arress tested on drawings as laure in union development when beliefing booterward gross	Bs. 1 Preside	Kertucky Blue for not, Percues for sha
QASS 2	Grass - public parks, industrial and institutional sites	No.2 Shedded	same
LASS 3	Regit Grass	non hydronousling	1.00
SPECIAL		100000000000000000000000000000000000000	

- 8. Line: The line shall be as defend in Section 223, Maharlais. Apply of nation recommended in required self-text. Refer to Section 3.5 for method.
- Perfilier: Rate to Section 222 Metrolio. Apply specified for filter of rates above in the required soft test. Apply with a mechanical spreador. Cathodo birty growing and not 40 tests prior to solding. Rady supervise from the.
- 3. Solding: Progres a sacoth, fire, even surface for laping set. Lay set of aggreed with sections deseig before, without meetinging or pape, secoth and even with explaining areas and red lightly. Water to obtain existance previousless of 3" to 4" (0" Next. Comply with respiratories of IX Candidape Desided Section 8, IX Shankard for Turbywas Cade.
- 35 Acceptance of Land Areas. The horf stat he rescandily will established, with ne approved dead quits or bore quits and of all he reasonably free of weeds the EC, Landscape Standard, Section Of Section Sec

DITHER ON THE S

- 2 Shi sin approval of Lanticege Architect for layest and proposation of planting prior to connecessant of planting operations
- 1. This side of both will smooth them defined been
- A. The of Planting.

 A.1 Plant of exception and ground over any during periods that are served for such wars an informating load wordline conditions when second conditions are likely to except according to the first one force for any according to the first one force for a second condition of glady to their one force for any according to the first one force for a second condition of glady to their one force for
- Statistics
 A plant askered shall surface to the repairment of the N.C. Lockupe Statistics. The efficient SNRL unknown consoled by through Part Schools or this qualification.
 May be M.C. Lockupe Shalled, Action N. Parts with Particip and in Society S. E.C.M. Shalled for Continue Continue Statistics.
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 Participated Schools are sections for the control schools.
- A. Derine. A.1. Review of the source of supply antifer collection point then not prevent naturapool rejection of any or all planting stock of the site.
- 3. Analysistity.
 3.1 Area of sourch includes the Lower Raisbard and France Yalley. Techn to Plant Schedule for any extension of area.
 3.2 Supply years of the evaluability of the specified plant authoris within 36 days of the years of the Contract.
- 3. Salathraine.
 3.1 Make within approx of the Londongs Architect prior on salaing any salathraines to the specified extends. Non-approxed salathraines will be rejected.
 3.2 Many assessment of Supp series delivery for ingent to salathraine.
 3.2 Salathraines on salages for Sciences Proseful Architect Architect of Londons of Institution.
- shore grads.
 A2 Foot all specified species in the installance of the Santosape drawings. Motify Landosape Architect if conflicting rack or endorproced/mortical services are
- exceptions.
 .13 Describe of gloss planting location will only be allowed after review of the proposed declarion by the Landscape Architect. 3. Exceedings.
 3.2. These and large shrubs: Exceeds a secent shaped has pit to digit of the methall and he all least twice the width of the yoritail. Assure that finished grade is at the eights of sold to have see green at.
- Drainage of Practing Shrine
 Previous of Practing Shrine strates in the strategy conditions, break and the sole of the placing gift in diese ordinage drain drainage. And in fact conditions, record
 Previous Shrine Shrine strategy for the strategy of problems share the delaying black to Balance.
- 7. Planting and Fertilloig Procedures.
 23. Part of three and shade with the results placed in their natural growing peoples. It buringest, lessess amount the top of the ball and and any are fold order. On our publication was the final ball place, and have. For vire belooks, dip and reserve top from more of

- 3. Dataged, Trace.
 3. Starting Price of Section (1997) and the section of the section (1997) and the select that price of the section (1997) and the select that the section (1997) and the section (1997) and
- 3.6 Training
 3.5 Usell proving in the administratory for reserve dead or injuried branches. Preserve the natural character of the plants, do not self the leader. One mily down, stray hairs. Note of last clear and cut for the branch color-leaving no study. Days offsetted areas no self-to-release where. Stories designs and relea.
- 5 Militing

 51 Militing parts with an error layer of mobile 17-107 17 Mil Total dayth. Contine placement of mobile is evan initial "Grandcover layer" on drawings. Makin a

 10 Militing parts provide better a received in the server layer of region of the server layer. The Militing parts provide better a received in the server layer of region of the Militing parts and the server layer of region of the Militing parts.

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- S. Acceptance S.J. The exhibitionest of all plant waterful is the responsibility of the Landscape Centractor.
- 5. Plant Related Sections 5.

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 10. Various Section Section Section Section 3.3. Various gas of proving in a binner Section Section

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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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SEAL

AMTRAC CONSTRUCTION LTD.

DE ARCHITECTURE INC

3 17.FEB.08 NEW ARCH. DWG, CITY COMMENTS 2 17.JAN.05 NEW ARCH PLAN, CITY COMMENTS 16 AUG 02 NEW ARCH PLAN CITY COMMENTS

NO. DATE REVISION DESCRIPTION

CLIENT

PROJECT AMSON MIXED USE DEVELOPMENT

SURREY, BC

14462 72 AVENUE

SOFT LANDSCAPE SPECIFICATIONS

DATE-16 SER 12 DRAWING NUMBER SCALE: DRAWN-DESIGN: CHK'D:

16041-5.ZIP PMG PROJECT NUMBER:

16-041



INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

Development Services Manager, Engineering Department

DATE:

May 3, 2017

PROJECT FILE:

7816-0214-00

RE:

Engineering Requirements (Mixed use Residential/Commercial)

Location: 14462 72 Avenue and 14418 72 Avenue

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 m on 72 Avenue for the ultimate 30.0 m Arterial Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at intersection of 72 Avenue and 144 Street.
- Dedicate 4.942 m on 144 Street for the ultimate 30.0 m Arterial Road allowance.
- Register 0.5 m SRWs on 144 Street and 72 Avenue for service connections and maintenance access to sidewalk.

Works and Services

- Construct driveway letdowns on 144 Street and 72 Avenue, and remove all existing, unused, driveways and reinstate boulevard, sidewalk, and curb and gutter.
- Confirm downstream drainage system capacity, upgrade if required.
- Provide on-site sustainable drainage works to account for higher impervious coverage than approved in the NCP and to meet the Integrated Stormwater Management Plan requirements.
- Extend sanitary sewer on 72 Avenue to service the development.
- · Construct adequately-sized metered water service connection for the development.
- Construct adequately-sized sanitary and storm service connections complete with inspection chamber, for the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Rémi Dubé, P.Eng.

Development Services Manager

ΙKı

NOTE: Detailed Land Development Engineering Review available on file



December-05-16

Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

16 0214 00

SUMMARY

The proposed 8 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	0
Secondary Students:	0

September 2016 Enrolment/School Capacity

Georges Vanier Elementary	
Enrolment (K/1-7):	68 K + 453
Capacity (K/1-7):	40 K + 600

Frank Hurt Secondary

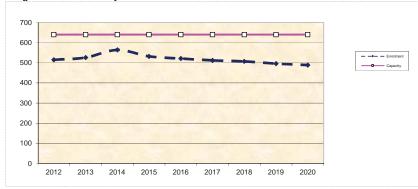
Enrolment (8-12):	1215
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12);	1350

School Enrolment Projections and Planning Update:

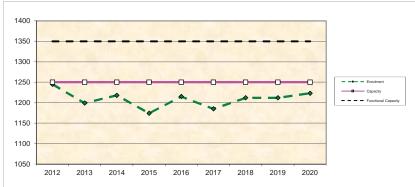
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Georges Vanier Elementary or Frank Hurt Secondary. Capacity in the table below is adjusted for the inclusion a 'Strongstart' program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex with a capacity of 150 at Frank Hurt Secondary.

Georges Vanier Elementary



Frank Hurt 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.

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0214-00

Address: 14462 - 72 Avenue, Surrey, BC

Registered Arborist: Mike Fadum and Vanessa Melney

On-Site Trees	Number of Trees
Protected Trees Identified	
(on-site and shared trees, including trees within boulevards and proposed streets	79
and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	73
Protected Trees to be Retained	6
(excluding trees within proposed open space or riparian areas)	В
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 49 X one (1) = 49 - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	97
Replacement Trees Proposed	51
Replacement Trees in Deficit	46
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	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
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: April 26, 2017	





Accessibility

• No comments provided specific to Accessibility.

Sustainability

No comments provided specific to Sustainability.

2. 6:00 PM

File No.: 7916-0214-00

New or Resubmit: New Last Submission Date: N/A

Description: NCP Amendment from "Townhouses (max 15

upa)" to "Mixed-Use" Commercial/Residential"; Rezoning from RA to CD (based on C-5); and detailed DP for 2 buildings. The proposed development will consist of one 1-storey

commercial building and one 2-storey mixed-use building with commercial uses on the ground

floor and 8 residential units above.

Address: 14418 & 14462 72 Avenue

Developer: Amrik Sahota, Amson Centre 72 Ltd. **Architect:** Jessi Arora, DF Architecture Inc.

Landscape Architect: Mary Chan/Bronwen Jones, PMG Landscape

Architects Ltd.

Planner: Ryan Gilmore **Urban Design Planner:** Nathan Chow

The Urban Design Planner provided the following comments:

- Staff is supportive of the commercial residential development as this could be a commercial node to serve the neighbourhood.
- A 6 m buffer is generally sought; however, the applicant is showing a 5 m buffer which is considered sufficient.
- A split commercial sidewalk is proposed along the street frontages.
- Staff has no specific concerns.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

• The proposed project is for 2 separate buildings on the site. The easterly building is a 2-storey structure with retail units on main floor and residential units on upper floor. The westerly building is 1-storey with commercial.

• A 5 m landscape buffer has been provided which is in addition to the 7.5 m setback of the existing residential to the south.

The **Landscape Architect** presented an overview of the landscape plans and noted the following:

- Existing trees will be retained including a large Douglas Fir at the intersection and corner of the site and several trees in the south edge to provide screening to the neighbours.
- Storm water component is that 5% will be pervious pavers.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

NCP Amendment from "Townhouses (max 15 upa)" to "Mixed-Use" Commercial/Residential"; Rezoning from RA to CD (based on C-5); and detailed DP for 2 buildings. The proposed development will consist of one 1-storey commercial building and one 2-storey mixed-use building with commercial uses on the ground floor and 8 residential units above. File No. 7916-0214-00

It was Moved by M. Vance

Seconded by M. Ehman

That the Advisory Design Panel (ADP)

recommends A – that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

Building Form and Character

- The residential entrance way is meager. Suggest removal of a parking stall to create an entry way covering half the width of the stairs to sidewalk. If a parking stall cannot be removed to open the area up, the area could be specially paved or include something to help mark the area as special. The building entry could be indented more.
- Suggest the roof terraces be more ample, extending up to the edge of the roof.
- Suggest lowering the parapet for the south residential units' balconies.
- Should provide details of privacy screens between south terraces.
- Recommend canopies be placed low enough to provide sufficient weather protection.
- Consider accentuating changes in materials where it transitions to another on the same plane.
- Consider location of garbage enclosure related to residential.

Landscaping

- Recommend adding structural soil to planting islands to accommodate trees with larger canopies.
- Suggest selecting trees that are more broad canopied types.
- Consider more trees in the parking lot.
- Recommend providing an improved storm water management response.
- Consider a little more aligning with planting beds with doors to give it a more structured feel on the 72 Avenue frontage.

CPTED

No comments provided specific to CPTED.

Accessibility

- Recommend the parking space in the commercial area be moved one space closer to 144 Street so the right hand side is the opening. (mirroring parking space in residential building)
- Washrooms are well designed.
- Recommend using power doors where possible.
- Recommend call button in lobby and power doors by the elevator.

Sustainability

• No comments pertaining to Sustainability.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, January 26, 2017.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:55 p.m.			
Jane Sullivan, City Clerk	Leroy Mickelson, Chairman Advisory Design Panel		

RESPONSE TO URBAN DESIGN COMMENTS

Nonspecific to Urban Design Comments:

• For the southeast cluster of trees to retain, show the correct Tree Protection Zone (TPZ) as established by the arborist.

The TPZ zone matches the most current Arborist report drawing layout. Refer A-110.1 & L1

- At the two driveway entrances, delete any speciality paving outside of the property line. Speciality paving outside the property line is removed. Refer A-100.1 & L1
- Show all signage with place holder text as "Signage." Show any proposed blade, fascia and free standing signs.

Purposed signages are marked as blade, fascia & free standing sign. Refer A-100.1 & A-501

• Reduce the height of the proposed free standing sign is to be within the 3 m limit, as per the East Newton South NCP, Appendix C, 1.0 Design Guidelines, Landscaping, Signage, Screening and Pedestrian Linkages.

Free standing signage height have been revised to 3.0 M as per the East Newton South NCP, Appendix C, 1.0 Design Guidelines. Refer A-501

Urban Design Comments:

• Revise the residential entry by setting back the façade and showing speciality paving treatment.

Residential entry have been recessed by 1'-0" and specialty paving showed. Refer A-100.1 & A-110.1

- Maximizing glazing along 72 Avenue by reducing the width of the façade columns. Glazing size has been increased by keeping 4'-0" wide structural legs in-between two glazing, after consultation with Structure consultant
- Provide details of the weather protection canopy. Show the wood soffit canopies extended to 1.5 m and the glass canopies extended to 1.2 m.

Done. Refer A-501

 Show that the gas metres are screened and located away from public interfaces. Provide details of the alcove in combination with flush-with-building custom screening.

Gas meters are screened now. Refer A-100.1 & A-501

• On the elevation drawings, show the louvers/grille work proposed on the street facing facades and indicate where the functional ducts are located.

Refer A-501 for typical elevation detail

- Show a note on the drawings prohibiting roof top mechanical units on the drawings. Noted. Refer A-110.2
- Show the colours of the trim system used with the hardie panels.

Noted. Refer A-303 & A-304

- There are discrepancies between the architectural site plan, landscape and civil plans in the depiction of the sidewalk along 144 Street. Please coordinate:
 - Correct curb, boulevard and sidewalk locations.
 - Done. Refer A-110.1
 - As shown in the architectural site plan, coordinate the starting point of the inground planters along 72 Avenue at the corner cut with the Landscape plans.
 Done. Refer A-110.1 & L-1

- Relocate benches and bicycle racks to the ends of alternating planter beds and orientate towards the walkthrough openings rather than facing the street.
- Done. Refer A-100.1 & L-1
- Show that the split commercial sidewalk has slopes > 5% from the property line to the CRU doors along 72 Avenue. The northeast corner of the site appears to have unresolved grading; show any necessary changes to the main floor elevation or stepping foundation slabs.

 Grades have been revised by keeping the slope under 5%. Refer A-100.1
- At the northwest corner of Building 2, show seating around the tree to be retained and the extent of the weather protection canopy going around it with a walkway along the building. A continuation of the east-west walkway on the south of this building should connect to the 144 Street sidewalk. The setback area should be shown with speciality paving matching those on 72 Avenue.

The spruce shown is removed with approval from the City Planning department. A plaza area with scored broom finish concrete is shown. Refer A-100.1 & L1

• As with concerns of light bleed or glare into the neighbouring residential, show site lighting using wall scones and light bollards instead of lamp standards.

Noted. We have used downlighting; Wall scones and downward facing low parabolic street lights to reduce light bleed or glare.

RESPONSE TO ADP MINUTES

Building Form and Character

The residential entrance way is meager. Suggest removal of a parking stall to create an entry
way covering half the width of the stairs to sidewalk. If a parking stall cannot be removed to
open the area up, the area could be specially paved or include something to help mark the area
as special. The building entry could be indented more.

Noted. Refer A-100.1

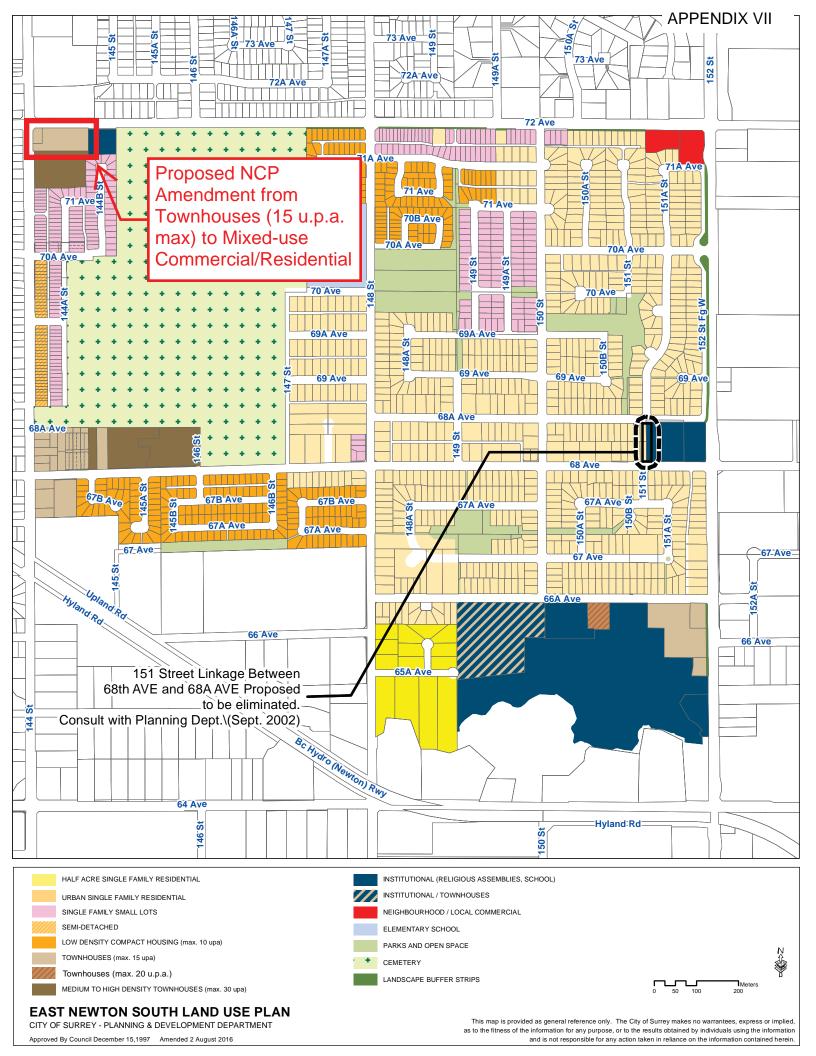
Noted. Refer A-501

- Suggest the roof terraces be more ample, extending up to the edge of the roof.

 Residential units have sufficient depth of balconies as discussed with City Architect.
- Suggest lowering the parapet for the south residential units' balconies.
 Done.
- Should provide details of privacy screens between south terraces.
- Noted. Refer A-501
 Recommend canopies be placed low enough to provide sufficient weather protection.
- Consider accentuating changes in materials where it transitions to another on the same plane.
 Noted.
- Consider location of garbage enclosure related to residential.
 We recommend to keep it away from Neighboring Townhouse Development

Accessibility

- Recommend the parking space in the commercial area be moved one space closer to 144 Street so the right hand side is the opening. (mirroring parking space in residential building)
 Noted, Refer A-100.1
- Washrooms are well designed.
- Recommend using power doors where possible.
- Recommend call button in lobby and power doors by the elevator.
 Noted



CITY OF SURREY

BYLAW NO.	
-----------	--

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the <u>Local Government Act</u>, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-678-876 Lot "E" Section 15 Township 2 New Westminster District Plan 14534

14462 - 72 Avenue

Parcel Identifier: 004-636-171 Lot "D" Except: Parcel "B" (Bylaw Plan 79820); Section 15 Township 2 Plan 14534

14418 - 72 Avenue

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate a mixed-use development consisting of neighbourhoood commercial uses and *multiple unit residential buildings* developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses provided such uses are part of a *comprehensive design*:

- 1. *Multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot*.
- 2. The following uses are permitted, provided that any one of these uses, or a combination thereof, are ancillary to a use permitted under Section B.1 of this Zone:
 - (a) Retail stores excluding adult entertainment stores and auction houses and secondhand stores and pawnshops;
 - (b) *Personal service uses* limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;
 - (c) Eating establishments excluding drive-through restaurants, provided that the gross floor area of each individual business does not exceed 150 square metres [1,615 sq. ft.];
 - (d) Office uses excluding social escort services and methadone clinics;
 - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle* rentals;
 - (f) Indoor recreational facilities;
 - (g) Community services; and
 - (h) *Child care centres.*

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The *unit density* shall not exceed a *floor area ratio* of 0.1. The maximum density may be increased to a *floor area ratio* of 0.50 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback Use	Front Yard	Rear Yard	Side Yard South	Side Yard on Flanking Street
Principal Buildings	3.0 m	3.0 m	5.0 m	4.0 m
	[10 ft.]	[10 ft.]	[16 ft.]	[13 ft.]
Accessory Buildings and	3.0 m	3.0 m	24.0 m	4.0 m
Structures	[10 ft.]	[10 ft.]	79 ft.]	[13 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 1. <u>Principal buildings</u>: The building height shall not exceed 9.3 metres [31 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height shall not exceed 4.0 metres [13 ft.].

H. Off-Street Parking

- 1. Refer to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended for uses in Sections B.1. and B.2.
- 2. Notwithstanding Section H.1, a minimum of 12 *parking spaces* shall be provided for all uses listed in Section B.1.
- 3. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. The boulevard areas of *highways* abutting a *lot* shall be hard-surfaced within the *lot* on the side of the *highway* abutting the north side of the *Lands*, and provided with a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width within the *lot* abutting the west side of the *Lands*.

- 3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
- 4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
- 3. Balconies are required for all dwelling units and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq. ft.] per dwelling unit, whichever is greater.
- 4. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth	
2,000 sq. m.	30 metres	30 metres	
[0.5 acre]	[100 ft.]	[100 ft.]	

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
- 8. Building permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for the residential portion and the C-5 Zone for the commercial portion.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- Provincial licensing of *child care centres* is regulated by the <u>Community Care and Assisted Living Act</u> S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3.	Amendment By-law,		rposes as "Surrey ."	y Zoning By-law	v, 1993, No. 1	2000,
PASSE	D FIRST READING on	the th	day of	, 20 .		
PASSE	D SECOND READING	on the	th day of	, 20 .		
PUBLI	C HEARING HELD the	ereon on the	th day or	f	, 20 .	
PASSE	D THIRD READING o	n the t	h day of	, 20 .		
	NSIDERED AND FINA rate Seal on the	LLY ADOPTE th day of	D, signed by the	e Mayor and Cle	erk, and seal	ed with the
		-				MAYOF
		-				CLERK