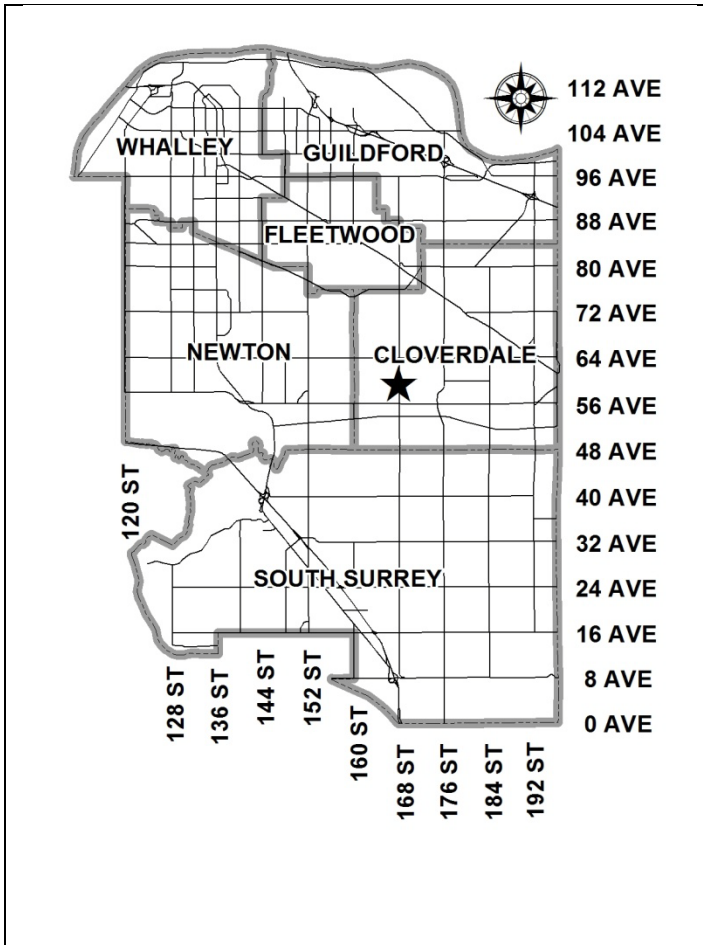


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0286-00

Planning Report Date: November 28, 2011

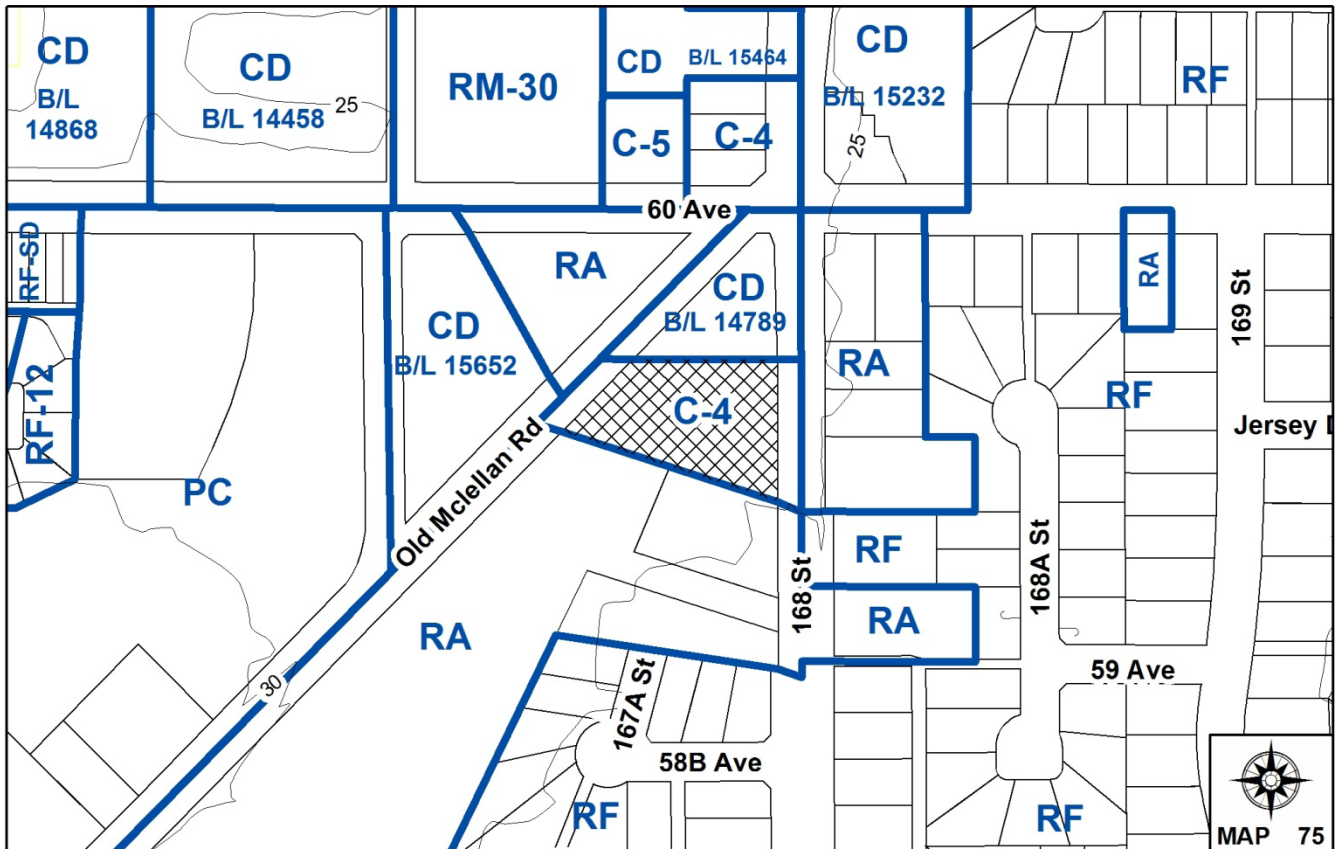


PROPOSAL:

- **NCP Amendment** from Institutional/ Residential to Commercial/ Residential
- **Rezoning** from C-4 to CD (based on C-5)
- **Development Permit**

in order to permit the development of a mixed-used development (commercial and residential uses).

LOCATION: 5967 - 168 Street
OWNER: Bains Pharmacy Ltd., Inc. No. 045205
ZONING: C-4
OCP DESIGNATION: Urban
NCP DESIGNATION: Institutional/Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment of the West Cloverdale South Neighbourhood Concept Plan (NCP) from "Institutional/ Residential" to "Commercial/ Residential."

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed setbacks achieve a more urban, pedestrian streetscape that will support commercial uses and pedestrian movement in the area.
- The proposed building siting along 168 Street will align with the new mixed use development to the north.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Local Commercial Zone (C-4) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space from 24 square metres (258 square feet) to 0 square metres (0 square feet).
3. Council authorize staff to draft Development Permit No. 7910-0286-00 generally in accordance with the attached drawings (Appendix II).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) registration of reciprocal access agreements to permit driveway access with the property to the north at 5989 – 168 Street (replacing an existing access agreement) and future driveway access with the property to the south at 5933 – 168 Street; and
 - (f) the applicant adequately address the impact of no indoor amenity space.
5. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate the land from Institutional/ Residential to 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:**

3 Elementary students at Surrey Centre Elementary School
 1 Secondary student at Lord Tweedsmuir 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 March 2013.

Parks, Recreation & Culture: Parks has no concerns with the proposed development.

Heritage Advisory Commission (HAC): The proposed minor change to the Old McLellan Road right-of-way standard was endorsed by the HAC at its October 19, 2011 meeting. Additionally the HAC recommends that the developer consider giving the development an historical name reflective of the significant heritage elements in the area.

SITE CHARACTERISTICS

Existing Land Use: Vacant commercial lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	2-storey mixed use development	Commercial / Residential	CD (By-law No. 14789)
East (Across 168 Street):	Single family houses	Urban in OCP	RA
South:	West: Parking lot for Surrey Centre Elementary School	School	RA
	East: Single family house on 0.5 acre lot	Institutional/ Residential	RA
West (Across Old McLellan Road):	North: Single family house on 0.7 acre lot	Commercial/ Residential	RA

Direction	Existing Use	NCP Designation	Existing Zone
	South: Townhouse development (file 7904-0127-00 approved on July 18, 2005)	Commercial/ Residential	CD (By-law No. 15652)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the West Cloverdale South Neighbourhood Concept Plan (NCP) to a redesignate the subject site from "Institutional/ Residential" to "Commercial/ Residential."
- In support of the proposed amendment, the applicant has provided the following justification:
 - The proposal is consistent with the NCP which identifies the '5 Corners' area of Old McLellan Road for potential commercial development.
 - The proposal will also complement the property to the north (5989 – 168 Street) both in use, scale and vernacular.
- The original intent of the Institutional/ Residential designation was to support the provision of institutional based seniors-oriented housing in combination with other institutional uses such as a church, assembly hall or care facility.
- The property to the north underwent a similar amendment process (File No. 7901-0180-00), and thus the proposed development would be complementary to its surroundings.
- The proposed NCP amendment will further support the developing commercial node at 60 Avenue and 168 Street through the provision of additional commercial and higher density residential uses.

DEVELOPMENT CONSIDERATIONS

- The subject 0.34-hectare (0.84-acre) site is located adjacent the southwest corner of the 168th Street and 60th Avenue intersection. It is designated Urban in the Official Community Plan (OCP) and is currently zoned Local Commercial (C-4).
- The proposal is for the development of two mixed-use buildings sited along the perimeter streets with surface parking central to the site. The 3-storey eastern building contains commercial retail units on the ground level and 6 dwelling units on the second and third levels. The 2-storey western building has 2 dwelling units fronting Old McLellan Road and 2 commercial retail units facing the internal parking area.
- The application proposes an amendment to the West Cloverdale South NCP from Institutional/ Residential to Commercial/ Residential; rezoning from Local Commercial

Zone (C-4) to Comprehensive Development Zone (CD) based on the Neighbourhood Commercial Zone (C-5); and a Development Permit to facilitate a mixed-use development.

- A total of 8 dwelling units and 9 commercial retail units are proposed.
- The proposal indicates a total floor area of 1,703 square metres (18,331 sq. ft.), representing a net floor area ratio (FAR) of 0.50 and a lot coverage of 32%. This is comparable to the 0.5 FAR and 50% lot coverage permitted in the C-5 Zone.
- The development proposes that no indoor amenity area be provided for the residential component, which is deficient from the Zoning By-law requirement of 24 square metres (258 sq. ft.) based on the standard 3 square metres (32 sq.ft.) per dwelling unit for multiple residential developments.
- The applicant has agreed to pay cash-in-lieu for the deficiency in indoor amenity space in the amount of \$1,050 per dwelling unit in accordance with City Policy.
- The development proposes 24 square metres (258 sq.ft.) of outdoor amenity area be provided which satisfies the requirement of 24 square metres (258 sq. ft.) based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing a total of 36 parking spaces for use by both the residential and retail/commercial components. The proposed parking is deficient by 7 spaces from the standards in the Zoning By-law. The proposed mitigation for this parking deficiency is discussed in the Proposed CD By-law section of this Report.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates Ltd. and dated May 17, 2011, identifies 5 mature trees on the site, all of which are proposed to be removed. The trees will be removed as they are either in poor condition or because they will be affected by the proposed development.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Trembling Aspen	1	0	1
Bitter Cherry	1	0	1
Douglas Fir	1	0	1
Sitka Willow	2	0	2
Total	5	0	5

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 43 replacement trees to be provided, which is 33 more trees than the 10 required under the Tree Protection By-law.

Old McLellan Road / Heritage Advisory Commission

- The application proposes minor changes to the Heritage Character Guidelines for the portion of Old McLellan Road that is adjacent the subject site. Under the existing road right-of-way standards identified in the Heritage Character Guidelines, this section of Old McLellan Road consists of a one-way meandering road with angled parking on one side and 1.5-metre (5 ft.) wide sidewalks on either side of the road.
- While reviewing the current application, staff identified an opportunity to improve the road standard through minor modifications to the right-of-way. The changes will facilitate the following:
 - 4.0-metre (13 ft.) wide multi-use pathway along the eastern edge of the right-of-way;
 - parking pockets adjacent the multi-use pathway; and
 - the retention of the existing trees located along the western edge of the right-of-way (Appendix X) .
- The road right-of-way changes will continue to allow one-way only traffic, northbound.
- The proposed changes were endorsed at the October 19, 2011 meeting of the Heritage Advisory Commission (HAC) (Appendix V).

Proposed CD By-law

- The proposed Comprehensive Development (CD) Zone is based on the Neighbourhood Commercial Zone (C-5) with modifications to the setbacks, building height, and parking standards and permitted uses. The permitted uses have expanded the residential uses from 1 dwelling unit permitted in the C-5 Zone to multiple unit residential buildings and ground-oriented multiple unit residential buildings in addition to the commercial uses associated with the C-5 Zone. The proposed Comprehensive Development (CD) Zone is also similar to CD By-law No. 14789 which regulates the site to the north.
- The C-5 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law provides for some modifications to these setbacks as shown below:

Zone	Front Yard (West)	Rear Yard (East)	Side Yard (North)	Side Yard (South)
Proposed CD By-law	3.4 m (11 ft.) to the deck columns and 4.9 m [6 ft.] to the building face	1.1 m (4 ft.)	1.25 m (4 ft.)	1.4 m (5 ft.)
C-5	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)

- The CD Zone proposes a reduced 1.1-metre (4 ft.) rear yard setback (168 Street), which will help maintain the existing streetscape that was established by the mixed-use development to the north (5989 – 168 Street). The proposed 1.1-metre (4 ft.) setback will result in the building being set back slightly further than the original development to the north and slightly ahead of an addition that was recently added along its southern boundary.

- The proposed front yard (Old McLellan Road) setback (3.4 m (11 ft.)) applies to the columns on the deck for the two ground-oriented residential units along Old McLellan Road. The setback to the building face is 4.9 metres (6 ft.). The reduced setback will allow the development to engage the multi-use pathway and road by bringing the building closer to the public realm.
- Whereas the C-5 Zone allows a maximum building height of 9.0 metres (30 ft.), the proposed CD Zone will allow a slightly higher building height of 11.0 metres (36 ft.). The increased height is specific to the 3-storey building that fronts 168 Street. The second building, which is oriented to Old McLellan Road, will be a 7.11-metre (23 ft.) high 2-storey building.
- The impact from the increased height and/or massing of the proposed eastern building is reduced by the proposed building articulation along 168 Street. The roofline incorporates a mix of gables and shed roofs while the façade provides a continuous wood / glass and metal awning that engages the streetscape.
- The project architect has advised that the proposed building height will allow for a 10:12 roof slope that is more consistent with a heritage vernacular. The roof height is thus required to support the proposed building massing while achieving the desired heritage character from the local context.
- The parking requirements for the commercial portion of the site are proposed to be reduced by 7 spaces. The proposed relaxation is highlighted in the chart below:

	Commercial Retail Units	Residential Units	Total
By-law Requirement	28	15	43
Proposed No. of Spaces	28	8	36
Requested Relaxation	0	7	7

- In support of the proposed relaxation, the applicant has provided a parking management study. The following notes some of the highlights in support of the proposed variance:
 - For mixed-use developments, the peak parking demand generated by the individual uses typically do not overlap. For example, commercial usage tends to be highest during the day for both weekdays and on weekends where the resident demand is typically at its lowest levels;
 - Two of the residential units are ground-oriented and thus require 2.0 spaces per unit as per the Zoning By-law, despite them being one bedroom units. Conversely the remaining units (6) are all 2-bedroom units requiring 1.5 spaces per unit as per the Zoning By-law. As a result, the ground-oriented units require a higher parking standard despite the fact that they are smaller 1 bedroom units;
 - The subject site is located adjacent a transit route (168th Street and 60th Avenue), which will provide additional opportunity for taking transit to and from the site; and
 - The applicant proposes to amend the right-of-way standard for the portion of Old McLellan Road that is adjacent the subject site to include parking pockets. It is expected the proposed changes will provide 4 additional on-street parking spaces. While these spaces will not be for the specific use of the development, it is likely that users of the development will utilize these on-street spaces when available.

- The proposed parking and parking management strategy has been reviewed by the Engineering Department and found acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on September 1, 2011. In response, correspondence was received from 1 resident who identified the following concern:

- The proposed development should be a maximum of 2 storeys in height.

(The development will be 3 storeys in height along 168 Street, with the portion located along Old McLellan Road limited to a 2-storey form. While the built form for the eastern building is 3 storeys, the façade is articulated in such a manner that the effect of the increased massing will be minimized. This is achieved through the provision of gable and shed roofs and with the stepping of the building façade at each residential unit (see Design Proposal and Review section)).

DESIGN PROPOSAL AND REVIEW

- The applicant proposes two mixed-use buildings (commercial/residential), one of which will be a 2-storey building and the other a 3-storey building. A total floor area of 1,705 square metres (18,352 sq. ft.) is proposed, representing a floor area ratio (FAR) of 0.50. A Total of 8 residential units and up to 9 commercial retail units are proposed.
- The development provides a commercial interface at the street level with Building 2 fronting 168 Street and Building 1 fronting Old McLellan Road. Unit entries are provided for both the commercial and residential units along these streets. Of the two buildings, Building 2 fronting 168 Street is much larger in size with most of the commercial units (7 out of 9) and residential units (6 out of 8) provided here.
- The development comprises approximately 940 square metres (10,118 sq. ft.) of commercial space. Unit entries for the commercial units in Building 1 are oriented towards the surface parking area at the centre of the site. The only confirmed tenant is Bains Pharmacy which is expected to be located in one of the commercial units in Building 1.
- Residential space, which totals approximately 765 square metres (8,234 sq. ft.), is provided in the form of 2-storey units (6) above the retail space in Building 2 along 168 Street and as 2-storey, ground-oriented units (2) in Building 1 along Old McLellan Road.
- Residential units range in size from 80 square metres (861 sq. ft.) to 105 square metres (1,130 sq. ft.) and are comprised of a mix of one- and two-bedroom units.
- The residential entrances to Building 2 are located on the 2nd floor and accessed from a stairwell located adjacent the internal driveway along the building's southern façade.

Building Design

- Building 2 is proposed as a 3-storey building consisting of ground level commercial and 2-storey residential units above. Its design includes a series of sloping gable and shed roofs which forms a very unique roof line. The building is recessed at the upper floors of individual units to further break up the massing and to give the building a unique characteristic. The recessing of the building allows roof-top patios to be provided for some of the units along 168 Street.
- Wood and metal and glass canopies are provided at the first floor of the west, south and eastern façades of Building 2 to provide pedestrian weather protection. The design is unique in that it incorporates individual sections of glass and metal with adjoining wood sections. While the materials are divergent in their typical application, together they allow the building to portray a mix of heritage and new elements.
- Building 1 is proposed as a 2-storey building along Old McLellan Road and also incorporates a series of gable roofs that help to articulate the building façade. The commercial portion of the building, which is located internally on the site, will be single storey. Metal roofs are provided over the residential unit entries in addition to patios supported by wood columns with cultured stone to clearly define the space as residential and unique from the commercial entries.
- Commercial frontages for both buildings are defined by expansive glass windows which are supported by the awnings. The glazing is particularly pronounced around unit entries where they essentially extend from floor to ceiling.
- Fascia signage over unit entries will be in the form of channel letters mounted on a metal sign band. A free-standing sign is not proposed.
- Building materials include the extensive use of hardi-panel (muted green) and cementitious shingles (cream) on the upper portions of the buildings with grey cultured stone at the base to define the commercial portion of the buildings as separate from the residential. The roof will be clad in asphalt shingles (charcoal grey) with additional detail provided through the use of cedar-coloured wood brackets and columns.

Site Access and Parking

- Access to the site is proposed from 168 Street with secondary access proposed from the property to the north (5989 – 168 Street) to Old McLellan Road by way of an existing reciprocal access agreement. The location of the existing reciprocal access driveway will be relocated further west to allow the site to function better. The owner of 5989 – 168 Street has expressed support for the relocation of the driveway.
- A separate reciprocal access agreement for the property to the south is required to be secured as part of this proposal to facilitate future access.
- 36 parking spaces are provided, which is comprised of 28 commercial parking spaces and 8 residential spaces (see Proposed CD By-law section).

Public and Private Spaces and Landscaping

- Each residential unit will have either a patio or deck which will provide private outdoor space for residents' use and which will help the development engage with the public realm. For example, the decks for units along Old McLellan Road are located approximately 3.5 metres (11 ft.) from the road.
- Connectivity within and outside the site will be fostered with the inclusion of a paver walkway from the future multi-use pathway along Old McLellan Road. This connection will promote pedestrian movement along the retail frontage of Building 1 and connect by way of a formalized walkway along the southern boundary of the site to Building 2 and the exterior of the site on 168 Street. This walkway will be treated in a combination of paver stone, concrete and stamped concrete at various locations.
- A 1.2-metre (4 ft.) high cedar hedge will be provided along the south property to help visually screen the existing chain link fence employed by the Surrey Centre School site. The hedge will be supported by the planting of a significant number of Katsura and Pine trees (1.8 m (6 ft.) to 2.5 m (8 ft.) in height). The combination of trees with cedar hedging is also used to screen the pad mounted transformer and the garbage enclosure at the northwest corner of the site.
- A series of trellises are provided along the Old McLellan frontage on the neighbouring property to the north. To ensure continuity with this and to add to the heritage character of the street, this theme will be expanded upon with the addition of 4 new trellises along the subject property's Old McLellan Road frontage.
- In keeping with this design concept, the retail frontage along 168 Street will be hard surfaced from the building face to the sidewalk (at the property line), which will foster a pedestrian experience for this neighbourhood.

Indoor and Outdoor Amenity Space

- Under the proposed CD By-law, the applicant is required to provide 24 square metres (258 sq. ft.) of both indoor and outdoor amenity space. This is based on the standard 3.0 square metres (32 sq. ft.) per dwelling unit being required for both indoor and outdoor amenity spaces.
- The required 24 square metres (258 sq. ft.) of outdoor amenity space will be provided adjacent Building 1 and Old McLellan Road. This amenity space will be comprised of a children's play area (a racer and see saw) over grey and black rubber safety pads and a seating area. Additional amenity space was originally proposed on the second floor of Building 2 (behind the residential units) however; this was not considered suitable as functional amenity space.
- Due to only 8 dwelling units being proposed, it is not possible for the applicant to provide any meaningful indoor amenity space on the site. The applicant has agreed to pay cash-in-lieu for the deficient amenity space (8 units) in accordance with City Policy.

ADVISORY DESIGN PANEL

ADP Date: October 13, 2011

This project had few ADP recommendations and was generally supported by the ADP. The applicant has resolved all of the issues to the satisfaction of the Planning and Development Department.

INFORMATION ATTACHED TO THIS REPORT

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Heritage Advisory Committee Minutes
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	ADP Comments
Appendix VIII.	Proposed NCP Amendment Map
Appendix IX.	Proposed CD By-law
Appendix X.	Proposed Road Right-of-Way Concept for Old McLellan Road

INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by EBA, A Tetra Tech Company Dated July 13, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed In CD By-law	Proposed
LOT AREA (in square metres)		
Gross Total		3,674.74 m ²
Road Widening area		292.8 m ²
Undevelopable area		
Net Total		3,381.94 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	32%
Paved & Hard Surfaced Areas		57%
Total Site Coverage		89%
SETBACKS (in metres)		
Front (W)	3.4 m	3.5 m to columns / 4.97 m to building face
Rear (E)	1.1 m	1.2 m
Side #1 (N)	1.25 m	1.36 m
Side #2 (S)	1.4 m	1.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10.89 m (max. 3 storeys)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
One Bed		2
Two Bedroom		6
Total		8
FLOOR AREA: Residential		765.29 m ²
FLOOR AREA: Commercial		
Retail		939.94 m ²
Office		
Total		939.94 m ²
TOTAL BUILDING FLOOR AREA	1,705 m ²	1,705 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed In CD By-law	Proposed
DENSITY		
# of units/Ha /# units/acre (gross)		21.8 upHa / 8.8 upa
# of units/Ha /# units/acre (net)		23.7 upHa / 9.5 upa
FAR (gross)		0.46
FAR (net)	0.50	0.50
AMENITY SPACE (area in square metres)		
Indoor	24 m ²	0 m ²
Outdoor	24 m ²	24 m ²
PARKING (number of stalls)		
Commercial	28	28
Residential Bachelor + 1 Bedroom	2	2
2-Bed	6	6
Residential Visitors		
Total Number of Parking Spaces	36	36
Number of disabled stalls	1	1
Number of small cars	14	9

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

Proposed Zoning CD (based on C-5)

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front (W)	3.5 m	35.45 m
Rear (E)	59.13 m	1.2 m
Side #1 (N)	1.5 m	1.36 m
Side #2 (S)	16.84 m	12.19 m
Building Height (in metres/storeys)	7.11 m (2 storey's)	10.89 m (3 storey's)
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
One Bedroom	2	
Two Bedroom		6
Three Bedroom +		
TOTAL FLOOR AREA	348.3 m ²	1,356.93 m ²



BUILDING 1 - WEST PERSPECTIVE



BUILDING 1 - EAST PERSPECTIVE



MIXED USE DEVELOPMENT

Ankenman Associates Architects Inc. MIXED USE DEVELOPMENT FOR BAINS PLAZA
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

5967 168 STREET, SURREY B.C. RENDERING 1013

A0.0a

SCALE: N/A

4	NAME	IN CHARGE	CITY OF SURREY	DATE
5	PROJECT NO.	DESCRIPTION	DATE	BY
6	PROJECT NO.	DESCRIPTION	DATE	BY



BUILDING 2 - SOUTH EAST PERSPECTIVE



Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7
604.536.1600

MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT FOR BAINS PLAZA

5967 168 STREET, SURREY B.C.

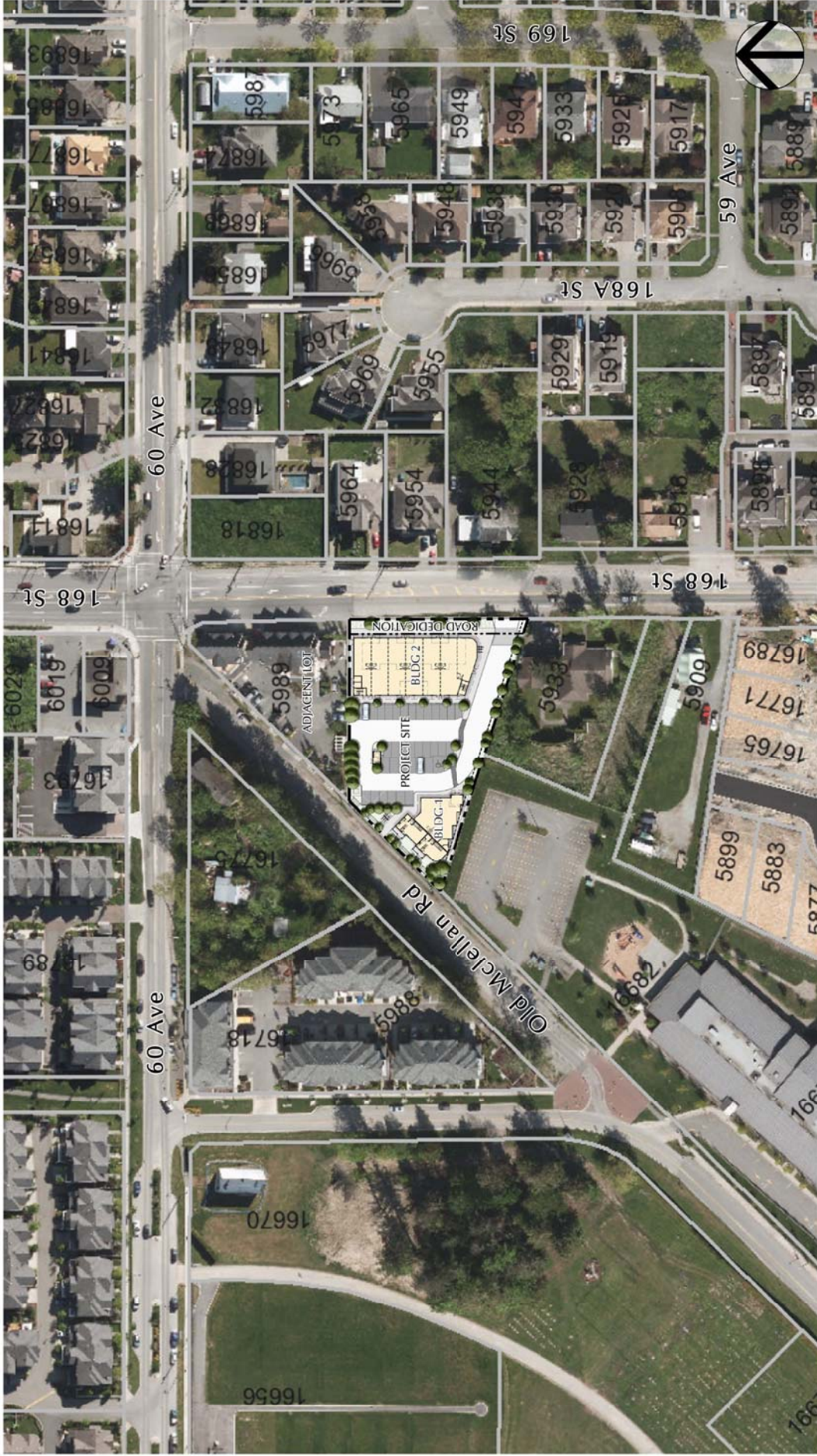
RENDERING

1013

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SCALE: N/A

REV.	DATE	DESCRIPTION	BY
4	NOV. 14, 2014	CITY OF SURREY ZONING AND USE REVIEW	ML
3	FEB. 04, 2014	CITY OF SURREY ZONING AND USE REVIEW	ML
2	FEB. 04, 2014	ENVIRONMENTAL REVIEW	ML
1			BO



REV	DATE	DESCRIPTION
1	OCT 16, 2011	ISSUED FOR ACP REVIEW
2		
3		
4		

A0.1

MIXED USE DEVELOPMENT 5967 168 STREET, SURREY B.C. CONTEXT PLAN 1013

MIXED USE DEVELOPMENT FOR BAINS PLAZA

Ankenman Associates Architects Inc. 12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536.1600

SCALE: 1"=50'-0"





NO.	DATE	CITY OF SURREY	PROJECT NAME	MAP
1	DEC 16, 2011	CITY OF SURREY	5967 168 ST	ML
2	DEC 16, 2011	CITY OF SURREY	5967 168 ST	ML
3	DEC 16, 2011	CITY OF SURREY	5967 168 ST	ML
4	DEC 16, 2011	CITY OF SURREY	5967 168 ST	ML

A0.2

5967 168 STREET, SURREY B.C. CONTEXT PHOTOS 1013

SCALE: N/A

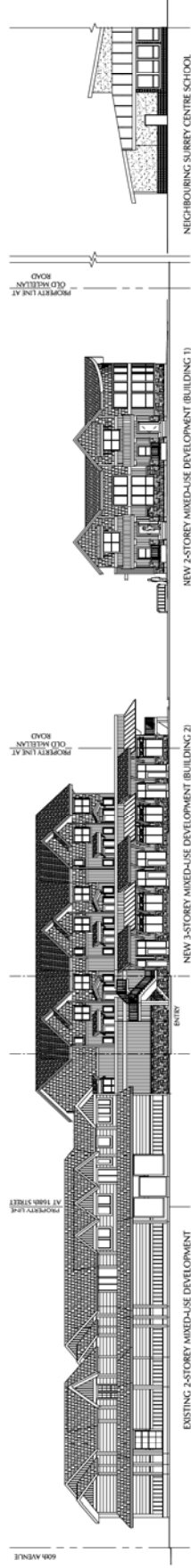
MIXED USE DEVELOPMENT

Ankenman Associates Architects Inc. MIXED USE DEVELOPMENT FOR BAINS PLAZA
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536-1600





1 168th STREET ELEVATION
SCALE: 1/16" = 1'-0"



2 OLD McLELLAN ROAD ELEVATION
SCALE: 1/16" = 1'-0"

*NOTE: EXISTING 2-STORY MIXED-USE BUILDING AND BUILDING 2 ARE ANGLED VIEWS ALONG OLD McLELLAN ROAD

REV	DATE	DESCRIPTION
4	NOV. 14, 2011	UPDATE PER REVISIONS AND D.P.
3	OCT. 08, 2011	UPDATE PER P.O.P. REVIEW
1		



1013 A0.3

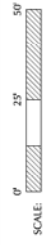
STREETSCAPES

5967 168 STREET, SURREY B.C.

BAINS PLAZA

MIXED USE DEVELOPMENT FOR

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7
604.536.1600



SCALE: 1/16" = 1'-0"

SYNOPSIS

ZONING
 CD-COMPREHENSIVE DEVELOPMENT
CIVIC ADDRESS
 5967 168TH STREET, SURREY B.C.

LEGAL DESCRIPTION
 LOT A EXCEPT: PARCEL "ONE" (EXPLANATORY PLAN 14652)
 LOT 12 SOUTHEAST QUARTER SECTION 12 TOWNSHIP 2
 N1W WESTMINSTER PLAN 1752

SITE AREA
 GROSS SITE AREA = 3674.74SM (39 554 SF)

SITE COVERAGE
 COMMERCIAL RETAIL AREA/RESIDENTIAL AREA = 1082.69 SM (11 654 SF)

PROPOSED SITE COVERAGE = 1082.69 SM / 3674.74 SM = 0.294

FLOOR AREA

C.R.U. 01-02 = 181.3 SM (1 951.5 SF)
 C.R.U. 03-09 = 758.64 SM (8 166 SF)
 RESIDENTIAL UNIT 01-02 LOWER FLOOR TOTAL = 105.90 SM (1 140 SF)
 RESIDENTIAL UNIT 03-08 LOWER FLOOR TOTAL = 61.10 SM (658 SF)
 RESIDENTIAL UNIT 01-08 LOWER FLOOR TOTAL = 308.62 SM (3 322 SF)
 STAIR AREA/ OPEN TO BELOW EXCLUDED FROM UPPER FLOOR CALC. AT RES. UNITS = 289.67 SM (3 118 SF)

TOTAL FLOOR AREA = 1 705.3 SM (18 355.5 SF)

FLOOR AREA RATIO

PROPOSED = 1 705.3 / 3 674.74 SM = 0.464
 1 705.3 / (3 674.74 SM - 292.8 SM (ROAD DEDICATION)) = 0.504

PARKING REQUIREMENTS

RETAIL PARKING:
 940 SM/100 SM X 3

RESIDENTIAL PARKING:
 8 UNITS X 1 PER UNIT

TOTAL
 28 STALLS

SMALL CARS: 9
 MAX. 25% OF REQUIRED PARKING CAN BE SMALL CARS = 36 X 25% = 9 SMALL CARS

SETBACKS

NORTH
 1.36 M (4.47 FT) ← TO BUILDING 2 STRUCTURE
SOUTH
 1.5 M (4.92 FT) ← TO BUILDING 1 STRUCTURE
EAST
 1.2 M (4.0 FT) ← ROAD DEDICATION TO BUILDING 2 STRUCTURE
WEST
 3.5 M (11.42 FT) ← TO BUILDING 1 STRUCTURE COLUMNS AT PO
 4.97 M (16.33 FT) ← TO BUILDING 1 STRUCTURE EXTERIOR WALL

NO.	DATE	REVISION / DESCRIPTION
1	NOV. 15, 2011	ISSUED DRAFT OF NUMBER
2	NOV. 15, 2011	REVISIONS TO NUMBER
3	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
4	NOV. 15, 2011	REVISIONS TO NUMBER
5	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
6	NOV. 15, 2011	REVISIONS TO NUMBER
7	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
8	NOV. 15, 2011	REVISIONS TO NUMBER
9	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
10	NOV. 15, 2011	REVISIONS TO NUMBER
11	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
12	NOV. 15, 2011	REVISIONS TO NUMBER
13	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
14	NOV. 15, 2011	REVISIONS TO NUMBER
15	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
16	NOV. 15, 2011	REVISIONS TO NUMBER
17	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
18	NOV. 15, 2011	REVISIONS TO NUMBER
19	NOV. 15, 2011	ISSUED FOR PERMITS AND P.A.
20	NOV. 15, 2011	REVISIONS TO NUMBER



1 SITE PLAN
A1.1 SCALE: 1/16" = 1'-0"

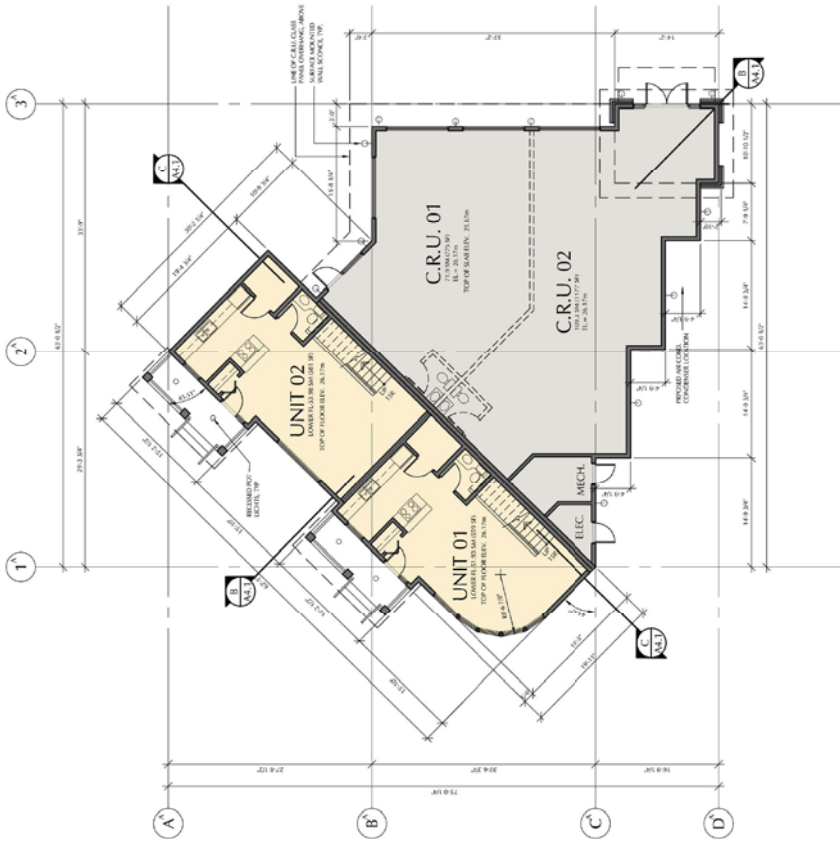
MIXED USE DEVELOPMENT
 5967 168 STREET, SURREY B.C.
BAINS PLAZA
 MIXED USE DEVELOPMENT FOR
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536-1600



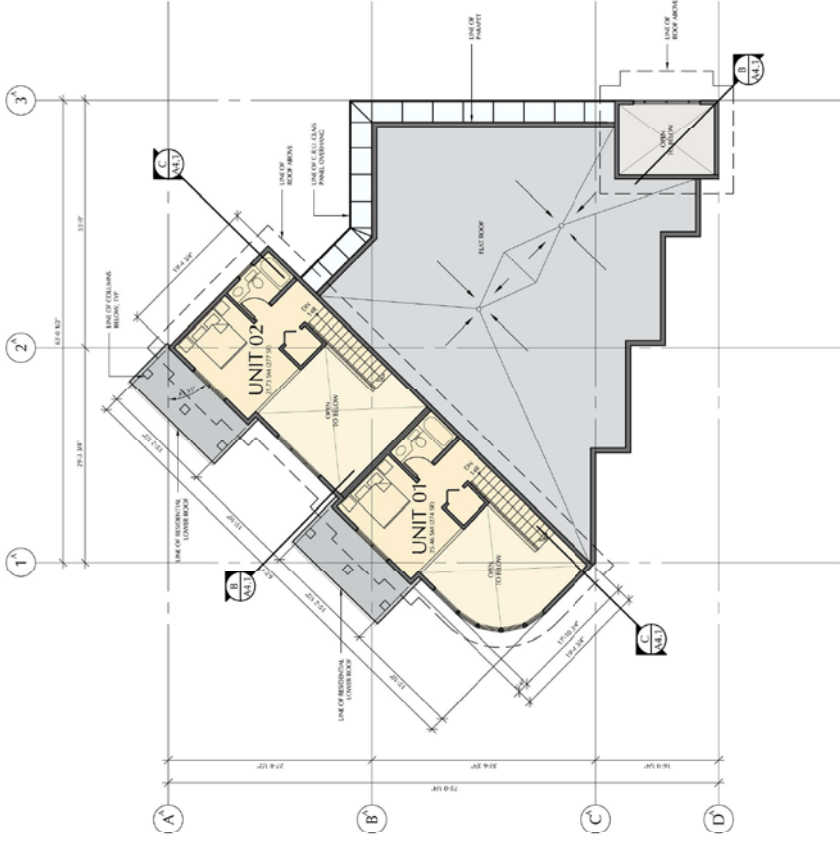
1013 A1.1

SITE PLAN





1 BLDG 1 - MAIN LEVEL RESIDENTIAL/ C.R.U. LEVEL PLAN
 A2.1 SCALE: 1/8" = 1'-0"



2 BLDG 2 - UPPER RESIDENTIAL FLOOR PLAN
 A2.1 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	NOV 16 2011	CITY OF SURREY
2	NOV 16 2011	CITY OF SURREY
3	NOV 16 2011	CITY OF SURREY
4	NOV 16 2011	CITY OF SURREY
5	NOV 16 2011	CITY OF SURREY
6	NOV 16 2011	CITY OF SURREY
7	NOV 16 2011	CITY OF SURREY
8	NOV 16 2011	CITY OF SURREY
9	NOV 16 2011	CITY OF SURREY
10	NOV 16 2011	CITY OF SURREY
11	NOV 16 2011	CITY OF SURREY
12	NOV 16 2011	CITY OF SURREY
13	NOV 16 2011	CITY OF SURREY
14	NOV 16 2011	CITY OF SURREY
15	NOV 16 2011	CITY OF SURREY
16	NOV 16 2011	CITY OF SURREY
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18	NOV 16 2011	CITY OF SURREY
19	NOV 16 2011	CITY OF SURREY
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23	NOV 16 2011	CITY OF SURREY
24	NOV 16 2011	CITY OF SURREY
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97	NOV 16 2011	CITY OF SURREY
98	NOV 16 2011	CITY OF SURREY
99	NOV 16 2011	CITY OF SURREY
100	NOV 16 2011	CITY OF SURREY



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 12321 Beecher St., Crescent Beach, BC V4A 3A7
 604-536.1600

MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT FOR
 BAINS PLAZA

5967 168 STREET, SURREY B.C.

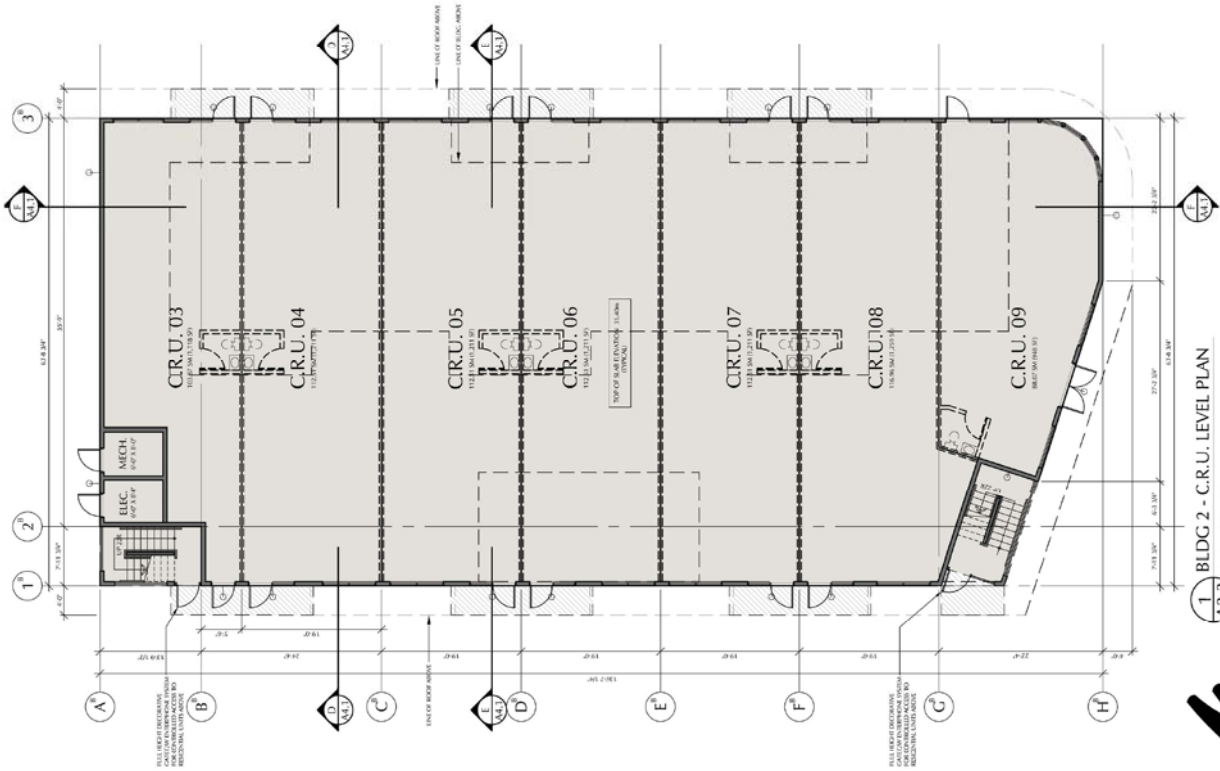
FLOOR PLANS - BLDG 1

1013
 A2.1



SCALE: 1/8"=1'-0"





1 BLDG 2 - C.R.U. LEVEL PLAN
A2.3 SCALE: 1/8" = 1'-0"



2 BLDG 2 - RES. MAIN FLOOR PLAN
A2.3 SCALE: 1/8" = 1'-0"

6	JAN 16 2011	CITY OF SURREY	REVISION AND SET	VAL
5	FEB 16 2011	CITY OF SURREY	REVISION AND SET	VAL
4	FEB 16 2011	CITY OF SURREY	REVISION AND SET	VAL
3	MAR 2011	FOR SURREY PERMITS	REVISION AND SET	VAL
2	MAR 2011	FOR SURREY PERMITS	REVISION AND SET	VAL
1	MAR 2011	FOR SURREY PERMITS	REVISION AND SET	VAL
REV	DATE	BY	DESCRIPTION	BY



A2.3

1013
SCALE: 1/8" = 1'-0"

FLOOR PLANS - BLDG 2

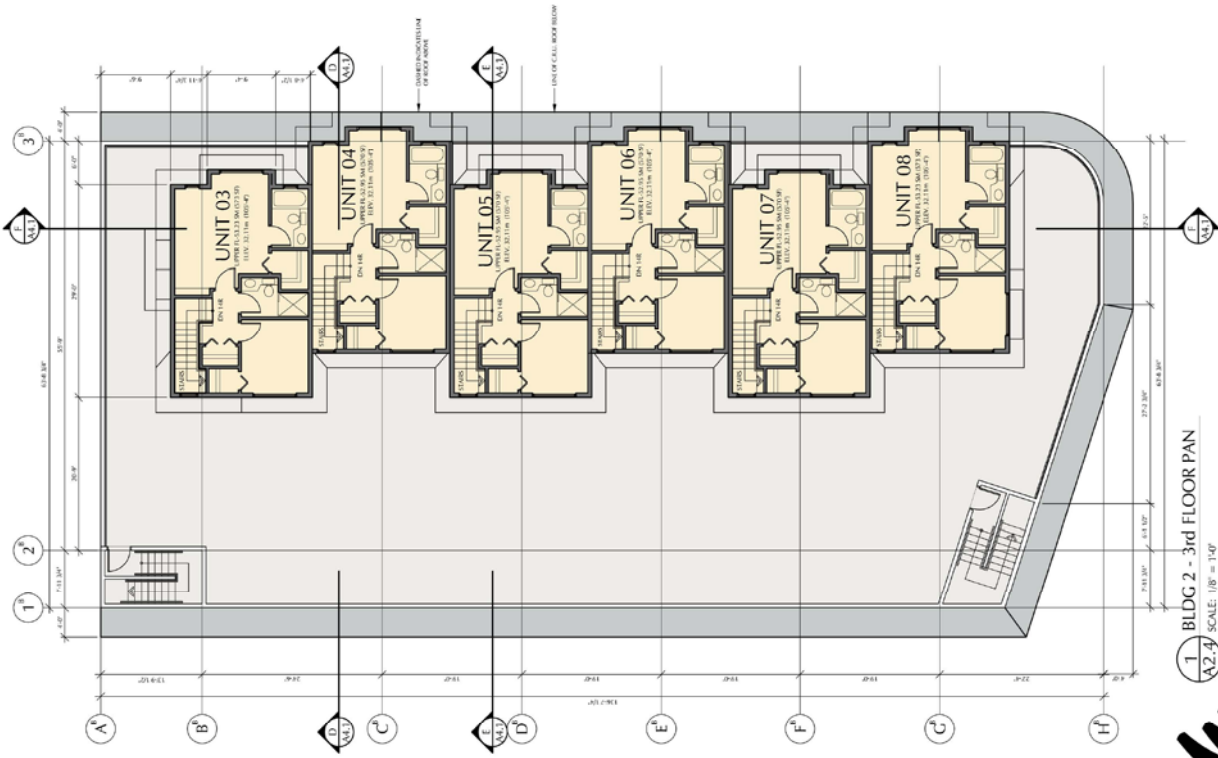
5967 168 STREET, SURREY B.C.

BAINS PLAZA

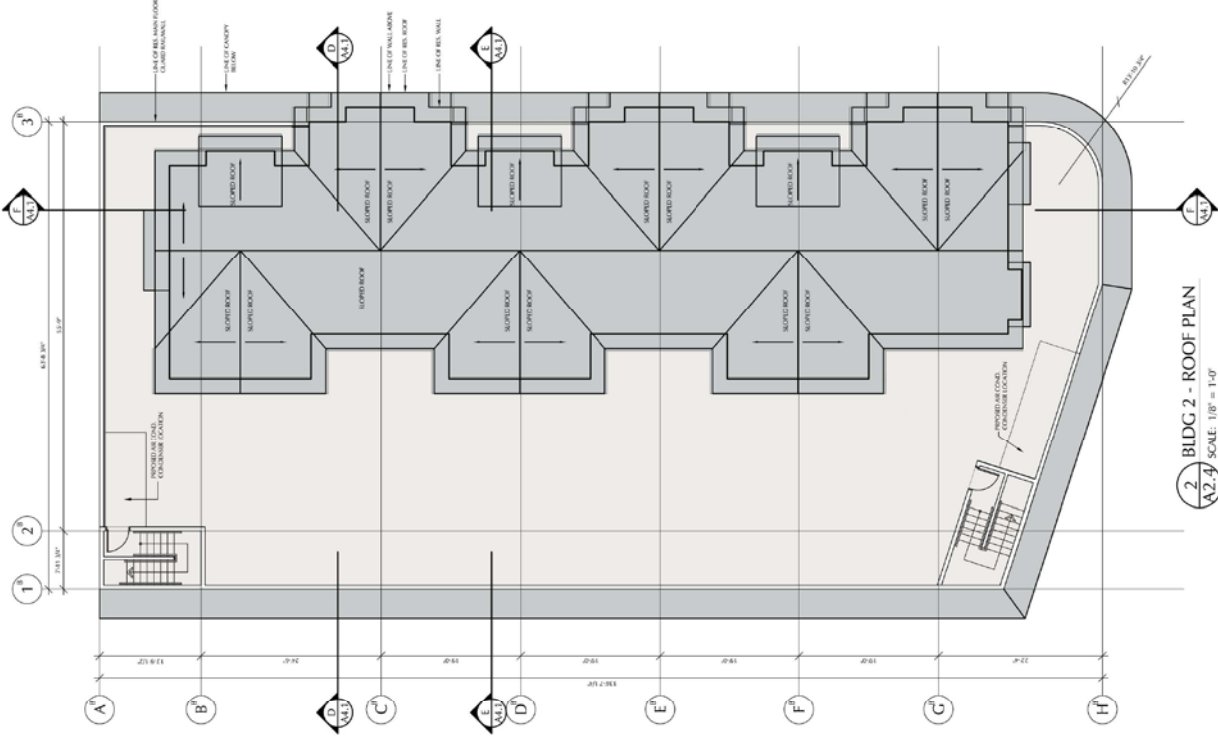
MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT FOR

Ankenman Associates Architects Inc. 12321 Beecher St., Crescent Beach, BC V4A 3A7
604-536.1600



1 BLDG 2 - 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 BLDG 2 - ROOF PLAN
SCALE: 1/8" = 1'-0"

MIXED USE DEVELOPMENT

Ankenman Associates Architects Inc. MIXED USE DEVELOPMENT FOR BAINS PLAZA
12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536.1600

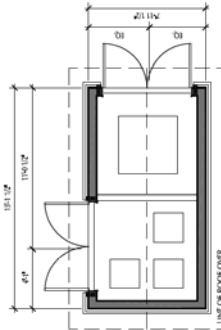
5967 168 STREET, SURREY B.C. ROOF PLAN - BLDG 2

1013 A2.4

SCALE: 1/8"=1'-0"

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3	MAR 20 2014	REVISED PER PERMITS	ML
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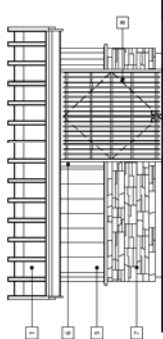


1 CARRIAGE ENCLOSURE PLAN
SCALE: 1/8\"/>

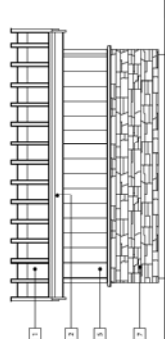


ELEVATION KEYNOTES

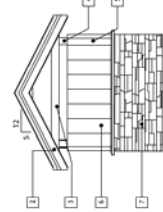
- 1 3 X 12 WOOD TRUSS
- 2 BUILT UP WOOD LAGNA
- 3 COLOUR TO MATCH
- 4 WOOD BRAM
- 5 WOOD MATCH
- 6 WOOD COLUANS
- 7 COLOUR TO MATCH
- 8 CONCRETE FINISH FRAMES (BORER)
- 9 CONCRETE FINISH SILLING (1/2\"/>



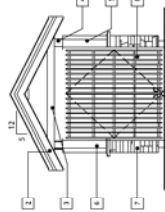
2 NORTH ELEVATION
SCALE: 1/8\"/>



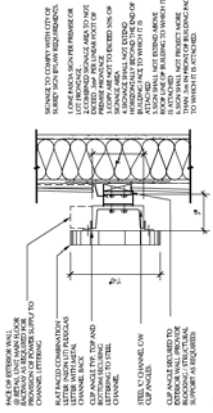
4 SOUTH ELEVATION
SCALE: 1/8\"/>



3 EAST ELEVATION
SCALE: 1/8\"/>



5 WEST ELEVATION
SCALE: 1/8\"/>



6 SIGNBAND DETAIL
SCALE: 1/8\"/>

MIXED USE DEVELOPMENT

Ankenman Associates Architects Inc. MIXED USE DEVELOPMENT FOR BAINS PLAZA
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

5967 168 STREET, SURREY B.C.

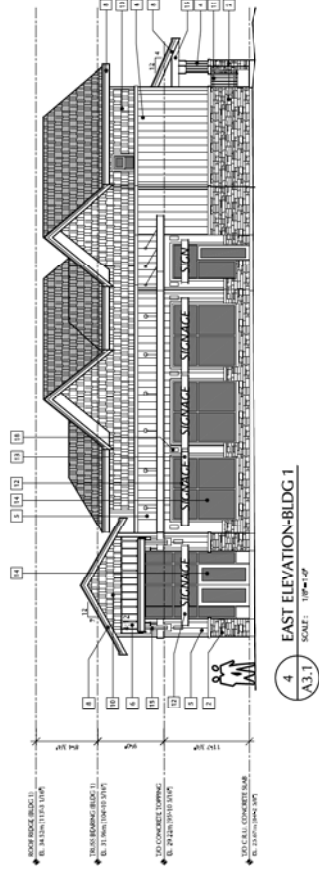
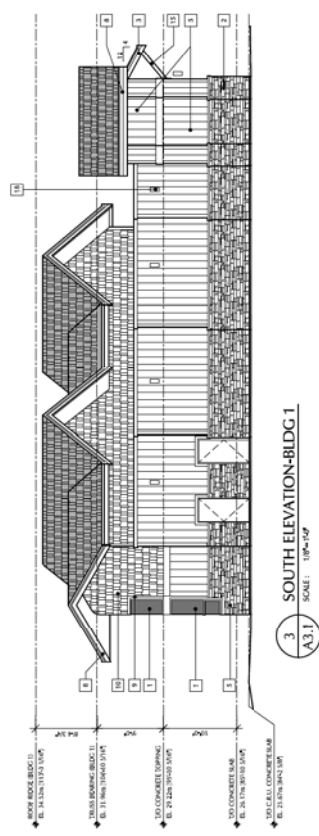
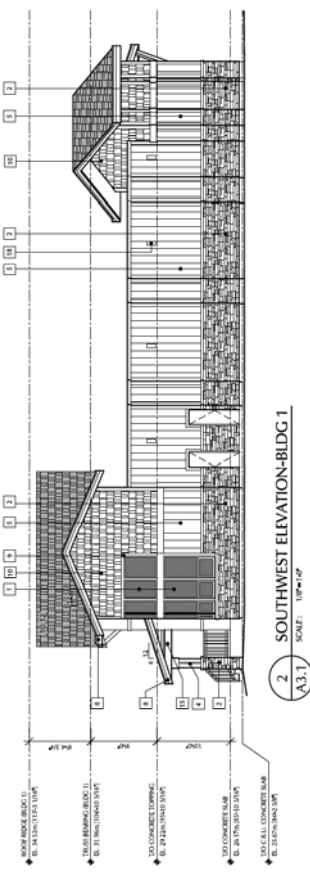
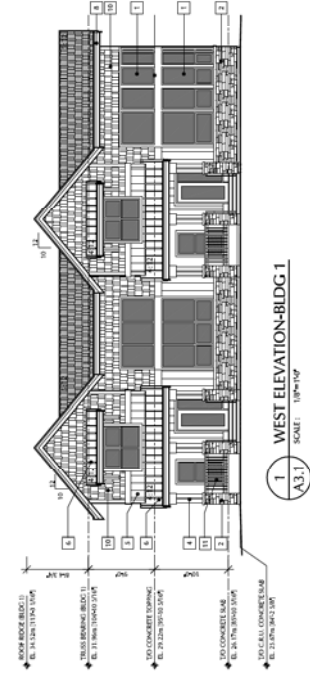
MISC. DETAILS

1013

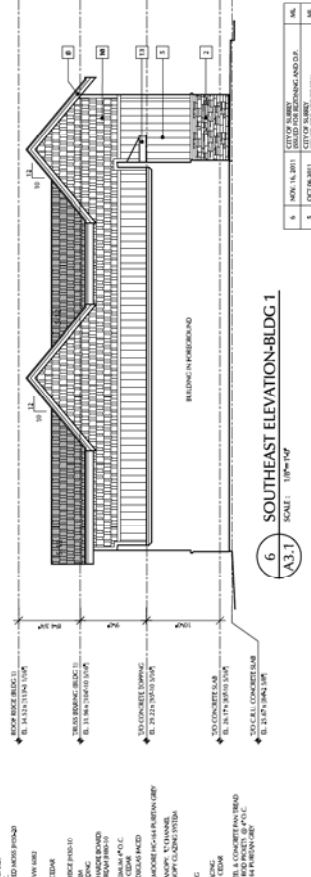
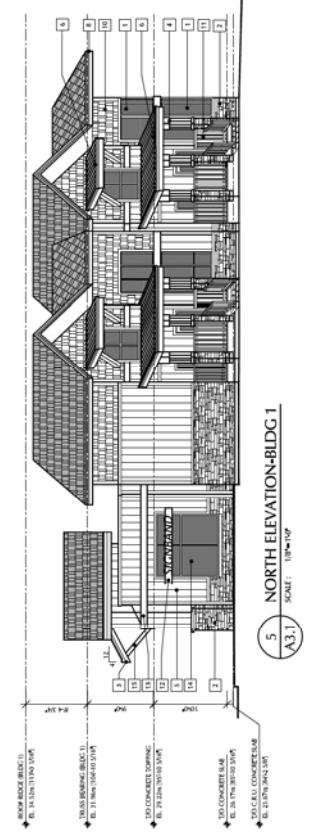
A2.5

SCALE: AS SHOWN

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2	FEB 24 2011	ISSUE FOR PERMITTING AND D.F.
3	MAR 2011	ISSUE FOR PERMITTING AND D.F.
4	MAY 17 2011	ISSUE FOR PERMITTING AND D.F.
5	OCT 18 2011	ISSUE FOR PERMITTING AND D.F.
6	NOV 16 2011	ISSUE FOR PERMITTING AND D.F.



- ELEVATION KEYNOTES**
- 1 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 2 EXTERIOR WHITE
 - 3 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 4 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 5 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 6 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 7 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 8 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 9 EXTERIOR FINISHING ON EXTERIOR WALLS
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 - 14 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 15 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 16 EXTERIOR FINISHING ON EXTERIOR WALLS
 - 17 EXTERIOR FINISHING ON EXTERIOR WALLS



1	NOV 14 2011	CITY OF SUDBURY
2	OCT 08 2011	CITY OF SUDBURY
3	AUG 17 2011	CITY OF SUDBURY
4	JUL 23 2011	CITY OF SUDBURY
5	JUL 23 2011	CITY OF SUDBURY
6	JUL 23 2011	CITY OF SUDBURY
7	JUL 23 2011	CITY OF SUDBURY
8	JUL 23 2011	CITY OF SUDBURY
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12	JUL 23 2011	CITY OF SUDBURY
13	JUL 23 2011	CITY OF SUDBURY
14	JUL 23 2011	CITY OF SUDBURY
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16	JUL 23 2011	CITY OF SUDBURY
17	JUL 23 2011	CITY OF SUDBURY



MIXED USE DEVELOPMENT

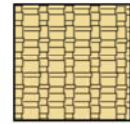
5967 168 STREET, SURREY B.C.

A3.1

MIXED USE DEVELOPMENT FOR BAINS PLAZA



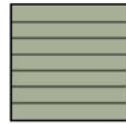
SCALE: 1/8"=1'-0"



1 CEMENTITIOUS SHINGLE SIDING (HARDIE BOARD)
- JAMES HARDIE
- HARRIS CREAM JH80-10



6 ALUMINUM STOREFRONT THERMALLY BROKEN FRAME C/W DOUBLE GLAZING
- CLEAR ANODIZED



2 CEMENTITIOUS PANELS (HARDIE BOARD) C/W VERTICAL BATTENS
- JAMES HARDIE
- HEATHERED MOSS JH50-20



7 VINYL WINDOW / DOOR FRAME C/W DOUBLE GLAZING
- WHITE



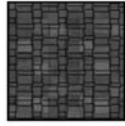
3 CULTURED FINISH AT COLUMNS & BASE
- CULTURED STONE: GREY LEDGESTONE



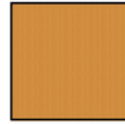
8 'C' CHANNEL SIGN BAND C/W JEL PLEXIGLAS FACED METAL CHANNEL LETTERING
- BENJAMIN MOORE HC-164 PURITAN GRAY



4 BUILT-UP WOOD FASCIA
- JAMES HARDIE
- NAVAJO BEIGE JH30-10



9 ASPHALT ROOF SHINGLES
- IKO: CHARCOAL GREY



5 BUILT-UP WOOD COLUMNS & BRACKETS
- SIKKENS CETOL 1/23
- COLOUR: 077 CEDAR



10 PROFILED METAL ROOF
- VICWEST REGERT GREY
- VW 6082



REV.	DATE	DESCRIPTION	BY
8	N/A	REVISED PER CITY OF SURREY CITY OF SURREY DEVELOPMENT PERMITS AND DP	ML
5	DEC 06, 2011	REVISED PER CITY OF SURREY DEVELOPMENT PERMITS AND DP	ML
1	NOV 05, 2011	REVISED FOR RFP REVIEW	ML



Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536.1600

MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT FOR BAINS PLAZA

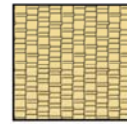
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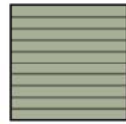
1013

A3.3

SCALE: N/A



1 CEMENTITIOUS SHINGLE SIDING
(HARDIE BOARD)
- JAMES HARDIE
HARRIS CREAM JH80-10



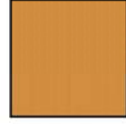
2 CEMENTITIOUS PANELS (HARDIE BOARD)
C/W VERTICAL BATTENS
- JAMES HARDIE
HEATHERED MOSS JH50-20



3 CULTURED FINISH AT COLUMNS
& BASE
- CULTURED STONE:
GREY LEDGESTONE



4 BUILT-UP WOOD FASCIA
- JAMES HARDIE
NAVAJO BEIGE JH30-10



5 BUILT-UP WOOD COLUMNS
& BRACKETS
- SIKKENS CETOL 1/23
COLOUR: 077 CEDAR



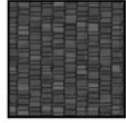
6 ALUMINUM STOREFRONT
THERMALLY BROKEN FRAME
- CLEAR ANODIZED



7 VINYL WINDOW / DOOR FRAME
C/W DOUBLE GLAZING
- WHITE



8 'C' CHANNEL SIGN BAND C/W
PLEXIGLAS FACED METAL CHANNEL
LETTERING
- BENJAMIN MOORE HC-164
PURITAN GREY



9 ASPHALT ROOF SHINGLES
- IKO: CAHRCOAL GREY

NO.	DATE	DESCRIPTION	BY
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2	2023.08.10	ISSUED FOR PERMIT	ML
3	2023.08.10	ISSUED FOR PERMIT	ML



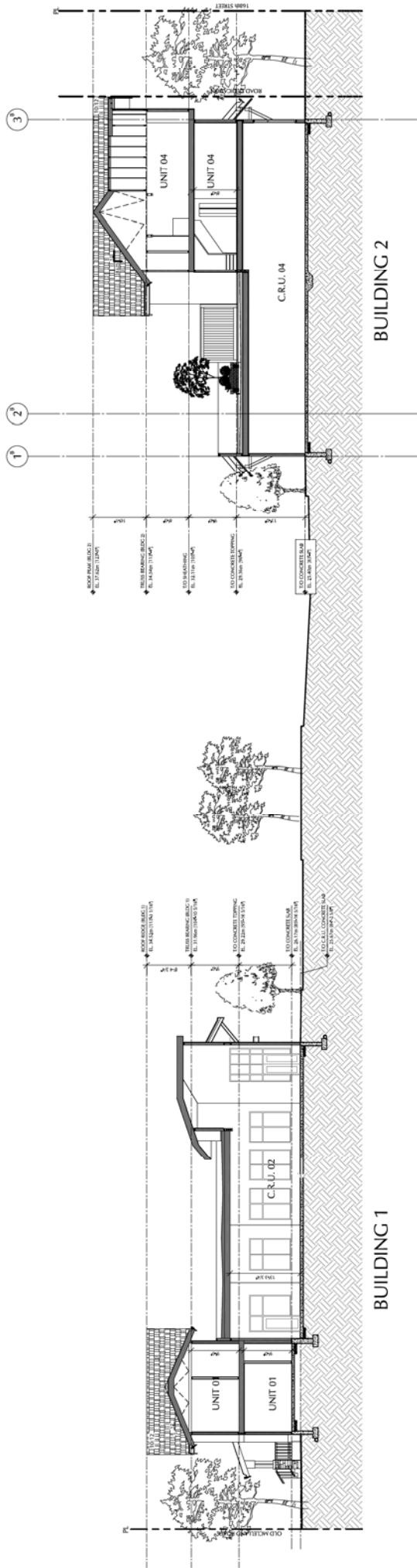
Ankenman Associates Architects Inc. 12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536.1600

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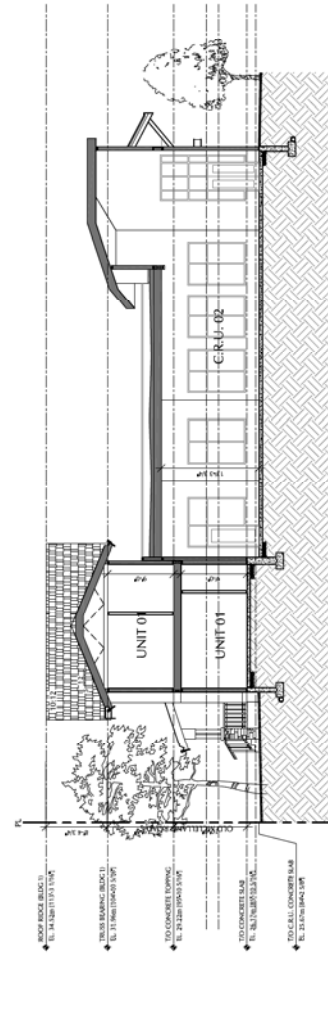
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A3.4

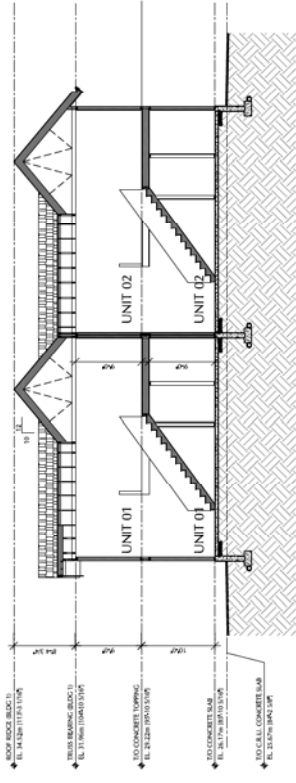
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A SECTION THROUGH SITE
A1.1 SCALE: N.T.S.



B BLDG 1 - SECTION
A2.1 SCALE: 1/8" = 1'-0"



C BLDG 1 - SECTION
A2.1 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
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2	FEB 23 2018	ISSUED FOR PERMITS AND D.P.
3	MAR 2018	ISSUED FOR PERMITS AND D.P.
4	AUG 13 2018	ISSUED FOR PERMITS AND D.P.
5	OCT 16 2018	ISSUED FOR PERMITS AND D.P.
6	NOV 16 2018	ISSUED FOR PERMITS AND D.P.

A4.1

1013
 SCALE: 1/8" = 1'-0"

SECTIONS

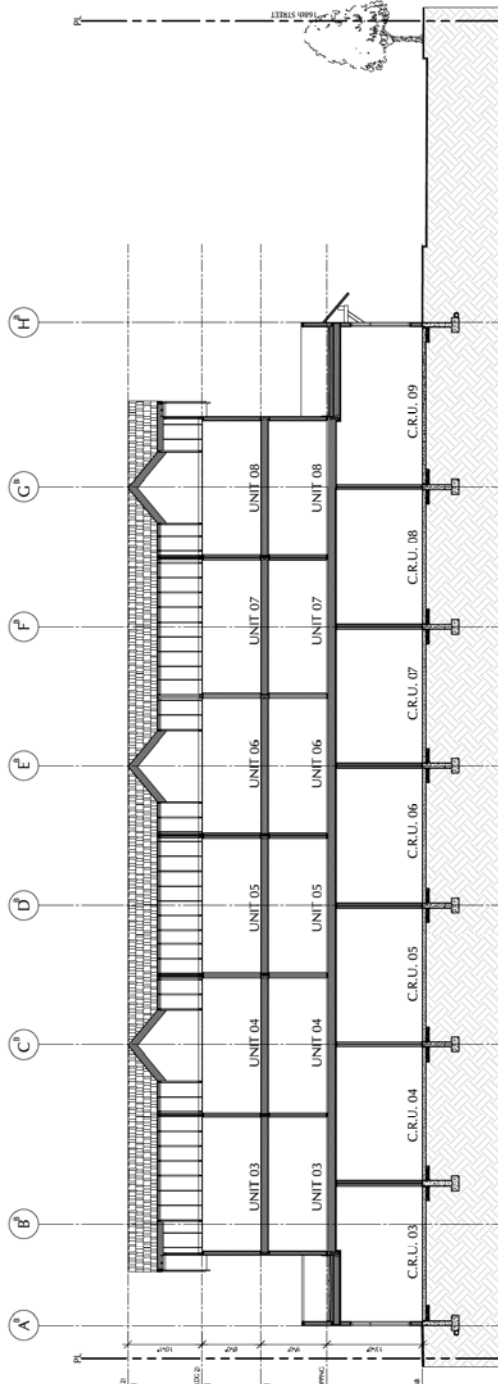
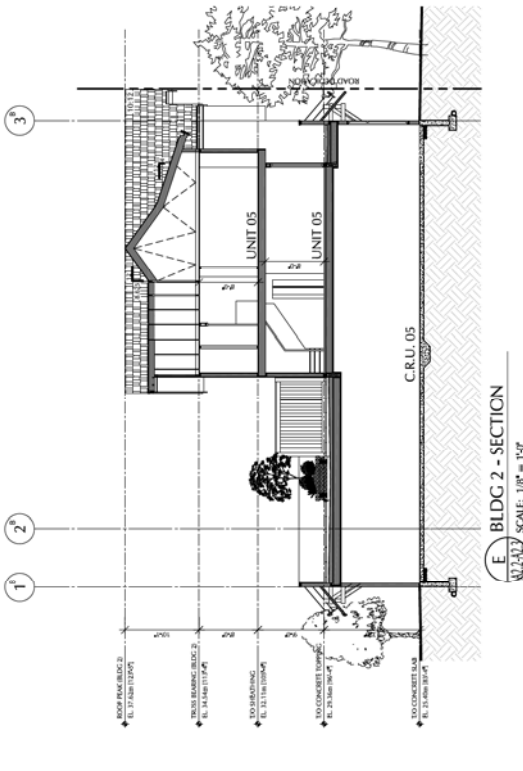
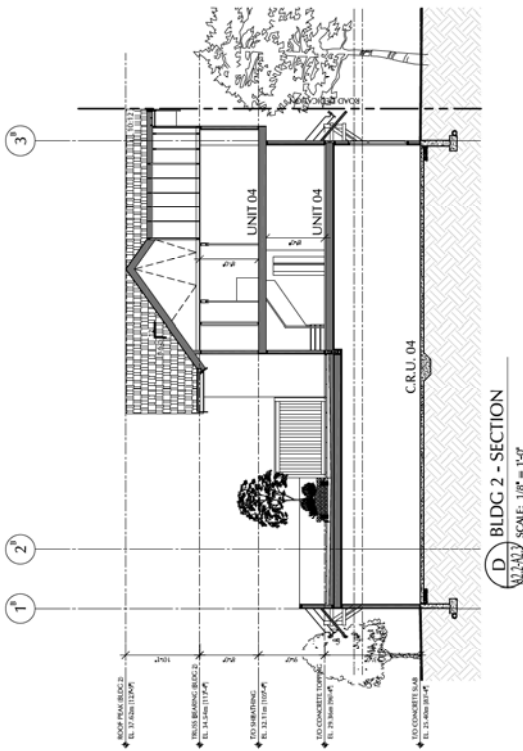
5967 168 STREET, SURREY B.C.

MIXED USE DEVELOPMENT

BAINS PLAZA



Ankenman Associates Architects Inc. MIXED USE DEVELOPMENT FOR
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600



REV	DATE	DESCRIPTION
1	NOV 19 2019	ISSUED FOR PERMITS AND D.P.
2	FEB 23 2011	ISSUED FOR PERMITS AND D.P.
3	MAR 2011	ISSUED FOR PERMITS AND D.P.
4	AUG 11 2011	ISSUED FOR PERMITS AND D.P.
5	OCT 16 2011	ISSUED FOR PERMITS AND D.P.
6	NOV 16 2011	ISSUED FOR PERMITS AND D.P.



MIXED USE DEVELOPMENT

Ankenman Associates Architects Inc. MIXED USE DEVELOPMENT FOR BAINS PLAZA

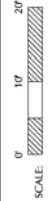
5967 168 STREET, SURREY B.C.

SECTIONS - BLDG 2

1013

A4.2

SCALE: 1/8"=1'-0"



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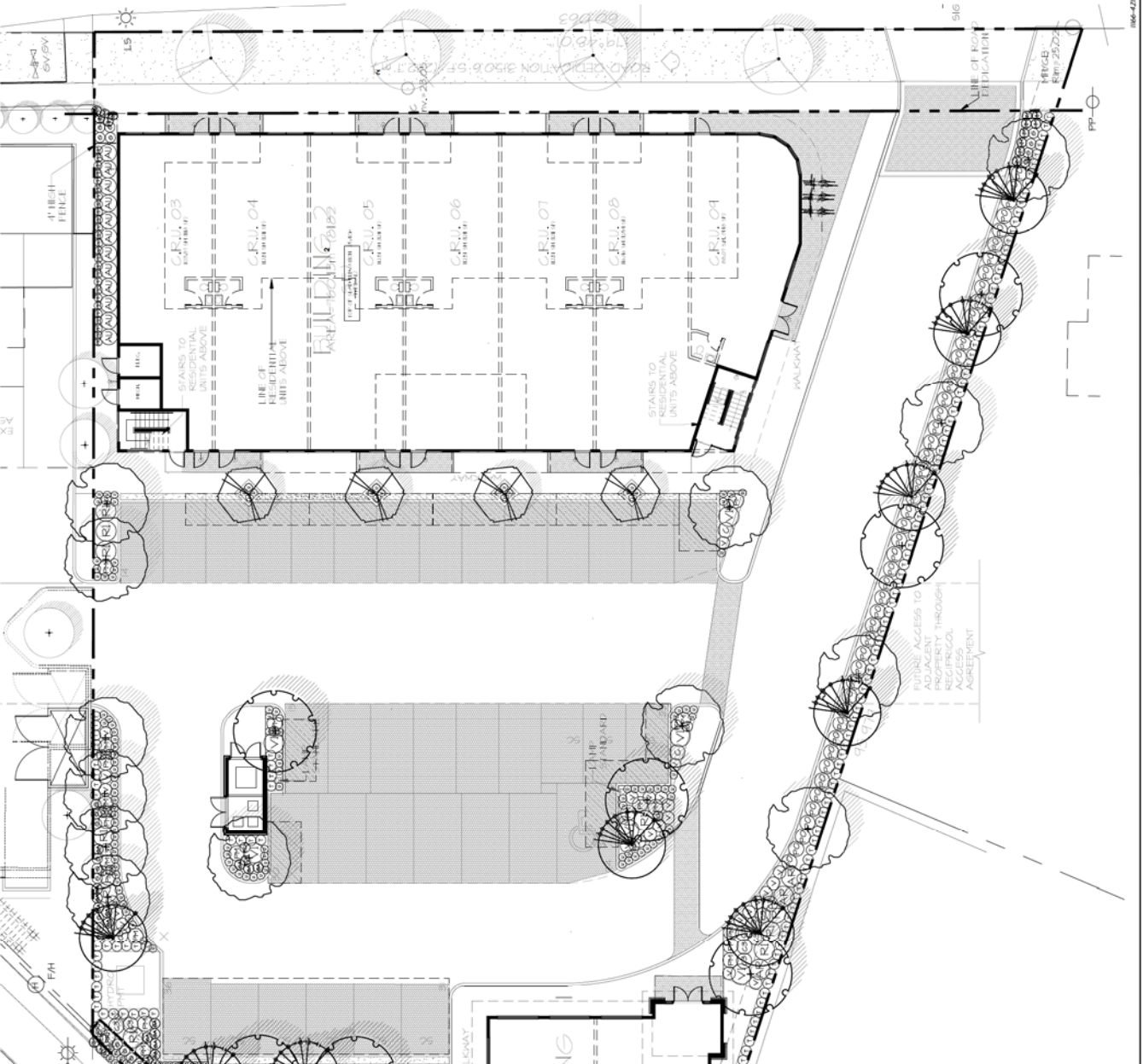
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landscape architects
A Partnership of
J.D. Wilson & Associates Ltd.
Mary Chan T.Y. Consultants Ltd.
Sara D. Lee, 1875 Glen Drive
Burnaby, B.C. V5A 1K6
Tel: 604-437-3062 Fax: 437-8723

PRODUCT: **MIXED USE DEVELOPMENT**
5967 168TH STREET
SURREY, BC

DRAWING TITLE: **SHRUB PLAN**

DATE:	14/08/16	DRAWING NUMBER:	L2
SCALE:	1"=10'-0"	DESIGN:	GH
DRAWN:	GH	CHECK:	ZPH
DMG PROJECT NUMBER:	T1-166		



SHRUB SCHEDULE

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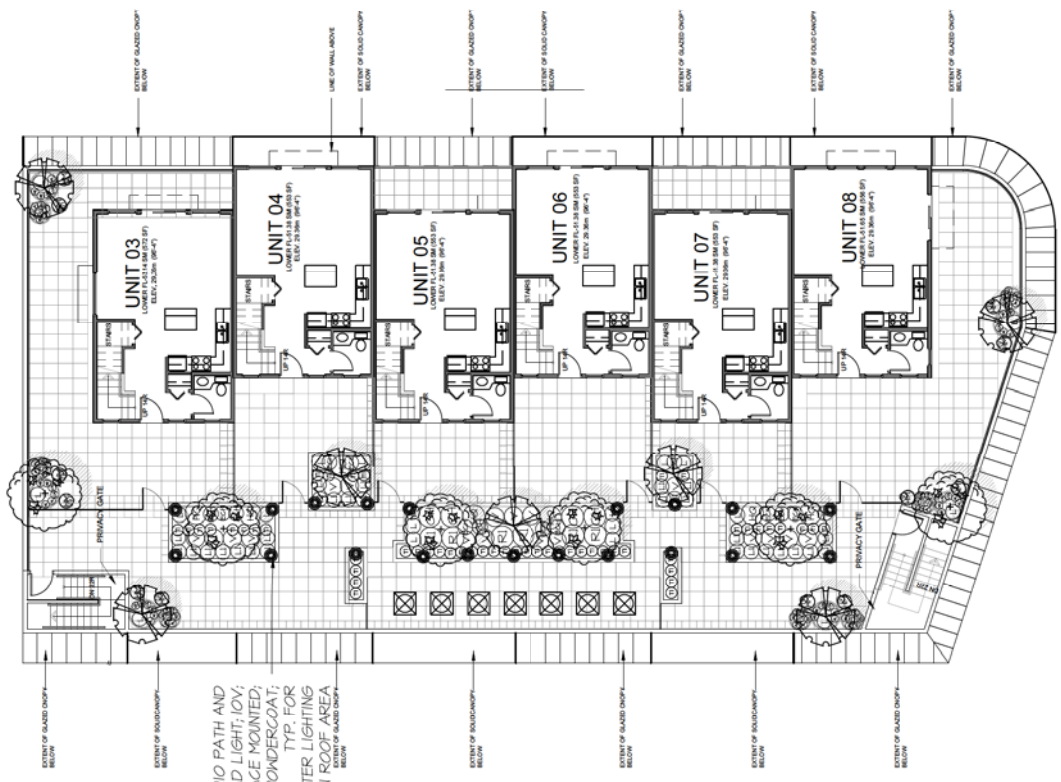


J.D. Mitchell & Associates Ltd.
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1000 West Beaver Creek Road
Richmond Hill, Ontario L4B 1N2
Canada
Tel: (905) 882-1111
Fax: (905) 882-1112
www.dmg.ca

PROJECT
MIXED USE DEVELOPMENT
5997 168TH STREET
SURREY, BC

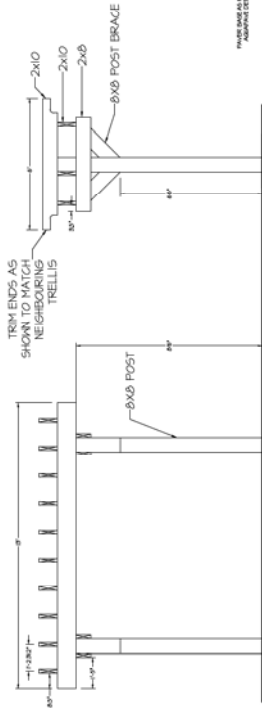
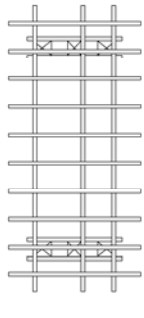
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ROOFTOP SHRUB PLAN

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DESIGN	GH	CHECKED	JPH
DMG PROJECT NUMBER	11-565	OF	6



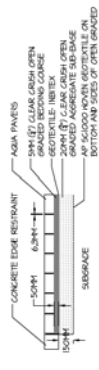
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19	18	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	18 FT	
20	19	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	19 FT	
21	20	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	20 FT	
22	21	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	21 FT	
23	22	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	22 FT	
24	23	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	23 FT	
25	24	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	24 FT	
26	25	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	25 FT	
27	26	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	26 FT	
28	27	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	27 FT	
29	28	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	28 FT	
30	29	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	29 FT	
31	30	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	30 FT	
32	31	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	31 FT	
33	32	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	32 FT	
34	33	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	33 FT	
35	34	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	34 FT	
36	35	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	35 FT	
37	36	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	36 FT	
38	37	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	37 FT	
39	38	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	38 FT	
40	39	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	39 FT	
41	40	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	40 FT	
42	41	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	41 FT	
43	42	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	42 FT	
44	43	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	43 FT	
45	44	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	44 FT	
46	45	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	45 FT	
47	46	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	46 FT	
48	47	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	47 FT	
49	48	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	48 FT	
50	49	DRUM HOUSTONIA VITICIFOLIA	DRUM HOUSTONIA	49 FT	

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATIONS UPON REQUEST.

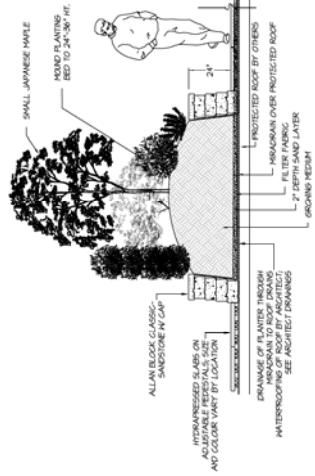


- NOTES:
1. ALL WOOD ROUGH FINISH CEDAR
 2. ALL HARDWARE GALVANIZED HOT-DIPPED
 3. WOOD STAINED 2 COATS STAIN TO MATCH NEIGHBORING PROPERTY

1. TRELLIS ALONG OLD MCLELLAN ROAD



2. PERMEABLE PAVERS



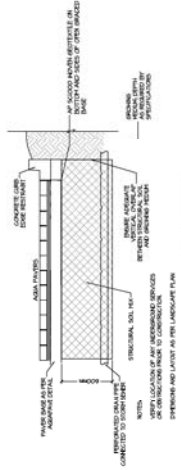
3. SECTION THROUGH PLANTER

NOTE: PLANTER LENGTH AND WIDTH VARIES; REFER TO ROOFTOP PLAN FOR DIMENSIONS
ALL MATERIALS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS

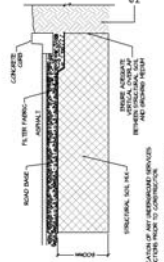
4. ROOFTOP ALLAN BLOCK PLANTER



5. INSHORE INDUSTRIES FULL FRAME BENCH SAND COLOUR RECYCLED PLASTIC BOARD; BLACK POWDERCOAT FRAME



3. SECTION THROUGH STRUCTURAL SOIL (NON-PERMEABLE PAVING)



4. SECTION THROUGH STRUCTURAL SOIL (NON-PERMEABLE PAVING)



5. VINTL IMAGE INSOAP ON PINT HEDGE IMAGE; MUST BE APPROVED BY AND COORDINATED WITH BC HYDRO



6. TEXADA INTERCOMBRESSED SLABS 24\"/>



MAGLIN BIKE RACK

8. MAGLIN BIKE RACK MEROZZ SURFACE MOUNT BLACK POWDERCOAT



15. KOPFAN RACER ELE400002E



16. KOPFAN ALBATROSS-SEE SAN 144511P



9. BARKMAN - OXFORD PLANTER EBONY COLOUR; 4'X30\"/>



MAGLIN BIKE RACK

10. MAGLIN BIKE RACK MEROZZ SURFACE MOUNT BLACK POWDERCOAT

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NO.	DATE	REVISION DESCRIPTION	DR.
1	REV. AS PER CLIENT COMMENTS	GH	
2	REV. AS PER CLIENT COMMENTS	GH	
3	REV. AS PER CLIENT COMMENTS	GH	
4	REV. AS PER CLIENT COMMENTS	GH	
5	REV. AS PER CLIENT COMMENTS	GH	
6	REV. AS PER CLIENT COMMENTS	GH	
7	REV. AS PER CLIENT COMMENTS	GH	
8	REV. AS PER CLIENT COMMENTS	GH	
9	REV. AS PER CLIENT COMMENTS	GH	



A member of
J.D. Mitchell & Associates Ltd.
1000 West Broadway
Vancouver, BC V6C 3E8
PH (604) 437-5962 FAX 437-8723

MIXED USE DEVELOPMENT
5967 168TH STREET
SURREY, BC

DETAILS

DATE	1/18/18	DRAWING NUMBER	
SCALE	VARIES		
DRAWN	GH		
DESIGN	GH		
CHKD.	ZPH		
DMG PROJECT NUMBER	11-565	OF 6	

1664-72P



Tuesday, September 06, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0286 00

SUMMARY

The proposed 8 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2010 Enrolment/School Capacity

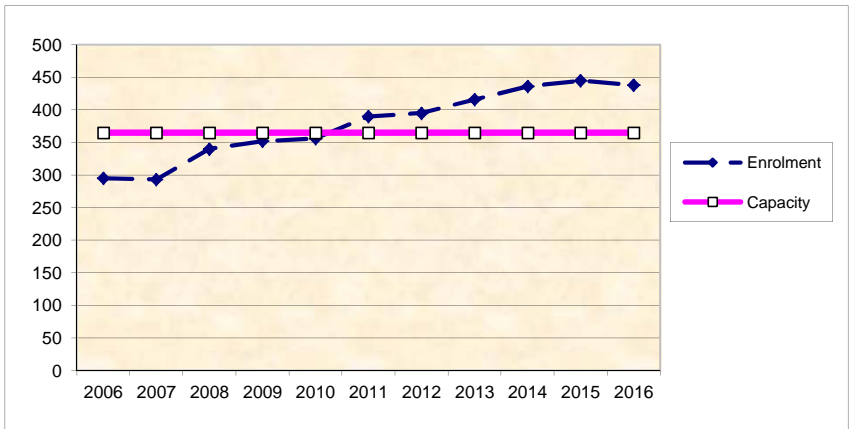
Surrey Centre Elementary	
Enrolment (K/1-7):	54 K + 302
Capacity (K/1-7):	40 K + 325
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

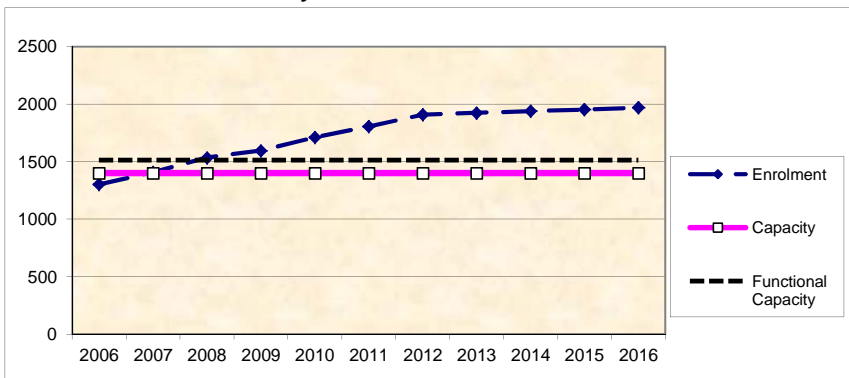
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The school district has included a proposed addition to a neighbouring school, AJ McLellan Elementary in year three of its 2009 - 2013 Five Year Capital Plan submission. There are no approved capital projects for additional secondary school space in the area, although the school district is in the process of assembling land for a future Clayton North Area secondary school site, with construction of a new secondary school proposed in year four in capital plan (subject to future funding approval by Ministry) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed development will not have an impact on these projections.

Surrey Centre Elementary



Lord Tweedsmuir 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.



Surrey Heritage Advisory Commission – Minutes (DRAFT)

Park's Meeting Room #1
City Hall
14245 - 56 Avenue, Surrey, B.C.
WEDNESDAY, OCTOBER 26, 2011
Time: 5:10 p.m.

Chair:

Councillor Steele

Absent:

Commissioner Tannen

Staff Present:

D. Luymes, Planning & Development
O. Croy, Parks, Recreation and Culture
E. Schultz, Planning & Development
T. Mueller, Legislative Services

Vice-Chair:

R. Hart

Guests:

B. Williams
G. Zaklan & Family

Commissioners:

B. Farrand
B. Hol
J. Turner

D. NEW BUSINESS**1. PLANNING & DEVELOPMENT****(e) Proposed Mixed Use Development at 5967 168 Street**

File: 7910-0286

It was Moved by Commissioner Farrand
Seconded by Commissioner Hart
That the Surrey Heritage Advisory
Commission recommends that the developer of 5967 168 Street consider
giving the development a historical name reflective of the significant
heritage elements in the area.

Carried

It was Moved by Commissioner Hart
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory

Commission:

1. Receive the Proposed Mixed Use Development at 5967 168 Street report as information.
2. Endorse the proposed change to the Old McLellan Road Right-of-Way Standard.

Carried

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 10-0286-00
Project Location: 5967 - 168 Street
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The tree resource consists of a mixture of native broadleaf and coniferous species that have colonized the south perimeter. The trees are generally of moderate structure and health with signs of decline, likely due to the saturated soil conditions.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 5
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 5
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (0 alder and cottonwood X 1 and 5 others X 2)	(E) 10
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) (J) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

Date: May 17, 2011





Advisory Design Panel Minutes - DRAFT

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURS, OCTOBER 13, 2011
Time: 4:00 pm

Present:

Chair – L. Mickelson

Panel Members:

R. Ciccozzi
B. Worden
R. Myers

Guests:

Jagmohan Singh, DIVERSEcity
Maciej Dembek, Barnett Dembek Architects
Meredith Mitchell, DMG Landscape
Architects

Mark Lesac, Ankeman Associates Architects
Darshan Uppal, Owner

Balraj Mann, Manorlane Homes Inc.
Ranj Sangra, Manorlane Homes, Inc.
Manjit Chatha, Manorlane Homes, Inc.

Colin Hogan, Focus Architects
Clark Kavolinas, C. Kavolinas & Associates Inc.

Staff Present:

T. Ainscough, City Architect - Planning &
Development

H. Bello, Senior Planner - Planning &
Development

M. Rondeau, Planning & Development
H. Dmytriw, Legislative Services

B. SUBMISSION

5:00 PM

2.	File No.:	7910-0286-00
	New or Resubmit:	New
	Description:	NCP Amendment, Rezoning and a Development Permit to facilitate the development of 2 mixed use buildings (commercial & residential)
	Address:	5967 - 168 Street, Cloverdale
	Developer:	Bains Pharmacy Ltd.
	Architect:	Ankenman Associates Architects, Mark Ankenman
	Landscape Architect:	DMG Landscape Architects, Meredith Mitchell
	Planner:	Shawn Low
	Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- Old McClelland Road is a heritage road that led to Surrey Centre in Cloverdale. A heritage building is on axis with this angled road. The road will become one-way north with a 4 meter multi-use pathway and a wide boulevard with pocket parking as shown on the drawings. The row of trees was retained along the west side of the road.

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

- Building 1 has two residential units facing Old McLellan Road and a commercial portion facing 168th.

- Building 2 main floor will be exclusively commercial with six residential units above with recessed patios, and common amenity area at back portion.
- 4.9 M road dedication along 168th with a 4 foot setback.
- Context has significant heritage in the area.
- Existing development to the north is two storey mixed use. Surrey centre school on south and townhouses on west.
- Access to site through adjacent site negotiated with north neighbour; main access from 168 Street.
- Sidewalks are provided through the site for wheelchair accessibility.
- Both buildings incorporate canopies on three sides over pedestrian access and along commercial portions.
- Design – heritage nature – cultured stone, hardie panel and shingle siding identify the units.
- Signage is backlit channel letters.
- Sustainability – energy efficiency – air to air heat pumps in CRU units. Electric baseboard in residential units. Use of residential windows in commercial to achieve efficiency and enhance performance of building. Explanation of some points being pursued based on the LEED checklist.

The **Landscape Architect** reviewed the landscape plans and highlighted the following:

- Trellis along Old McLellan Road interface to provide residential character.
- Extra trees in parking lot. The sideyard has been fenced off at the north sideyard between commercial buildings.
- Bike racks and hydro kiosk fully screened.
- Permeable paving in all parking stalls which will allow wheelchair access. Residential entries, amenity areas and retail entries have concrete pavers.
- Roof amenity area has Allan block planters and a tiled kids play area with full fencing for safety.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

5967 168 Street, Cloverdale

File No. 7910-0286-00

It was

Moved by R. Ciccozzi

Seconded by B. Worden

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and revise and resubmit to Planning Department.

Carried

STATEMENT OF REVIEW COMMENTS

Form and Character

- Well presented and executed project. Colours are appropriate. Materials at base and consistency carried around to back of buildings.

(No action required.)

- The project relates well to context.
(No action required.)
- Nice example of neighbourhood mixed use.
(No action required.)
- Would like more projects like this in Surrey - a step in right direction. Gives the neighbourhoods a good view.
(No action required.)
- Building 2, 168 Street elevation should be simplified - it doesn't have the country simplicity of building 1, broken gables seem a bit alpine as opposed to country.
(The materials and finish colours are reversed from the original submission to provide a strong building base. The broken gables are retained to maintain articulation at the roof.)
- South east elevation on perspective is a bit unresolved. Don't need two forms of canopies. Quiet it down a bit.
(The two canopy forms are being retained. The materials at the 2nd floor have been changed to match those at the first floor which simplifies the elevations. The two canopy types provide visual interest at the pedestrian level.)

Landscaping

- Large amount of hard surface with minimal landscaping. The need for parking is recognized but there needs more richness in with soft landscape particularly given the residential uses.
(Additional soft landscaping is provided at the south west corner of the site.)
- Increase size of trees with closer spacing and an additional bank of trees in the parking would greatly improve the site.
(The tree caliper size is increased.)
- Add soft materials to upper deck area of building 2.
(3 different coloured pavers are used with additional trees and planting added.)

Landscape - written comments from D. Lee:

- Provide unit paving or colour concrete in pedestrian walkways, particularly at plaza areas and locations assigned for outdoor seating.
(Landscape drawings have been revised accordingly.)

- Parking stall dimensions appear inconsistent with wider dimensioned stalls on the west side of the site and narrower stalls on the east side of the site. Consider a more consistent stall layout with consistent widths.

(Site plans modified accordingly.)

- Consider tree diamonds with curbing down the centre set of stalls to provide improved shading in the surface parking area.

(Not possible as the trees cannot be adequately protected.)

- Applaud the applicant for the use of aqua pave permeable pavers for the parking stalls.

(No action required.)

- Provide information on post top lighting for the surface parking and pedestrian areas. Could also consider banners affixed to light poles to provide additional colour and interest to the surface parking areas and plazas.

(Information is provided on the landscape drawings.)

- Building 2 Residential Patios - Provide additional trees to help screen the play area from private patios immediately adjacent to it. There appears to be some space to carve into the play area while maintaining the clearances for the fall zones here.

(The play area has been removed. Additional planting is provided at the upper deck area.)

- Provide tonal changes in ground plane to delineate private patio spaces from communal areas on the second floor residential terrace of Building 2.

(3 paver colours in 2 paver sizes are used to define spaces.)

Accessibility

- Recommend/move wheelchair parking space to be located closer to walkway and be a minimum of 12' wide.

(Accessible stall has been relocated.)

- At walkway through 168th to building 1 – move disabled stall to other side closer to sidewalk to allow access to residential, CRU and McClelland Road. Add another disabled stall to building 2.

(Not possible due to the site's configuration. See note above re: relocation.)

- Ensure sidewalks are sufficient width.

(See note below.)

- Doors open outwards on building 2. Ensure nothing blocks sidewalk to impede access.

(Sidewalk widths as designed to provide adequate width for doors to open and allow for wheelchair clearance.)

- Building 1 Retail - encourage them to use power doors into units for easy access.

(To be provided at the construction documentation stage.)

Sustainability - written comments from K. Newbert:

- Submission shows that there has been some attention and thought put into incorporating sustainability into the project.

(No action required.)

- Although I would prefer to see hot water heat rather than electric heat the fact that there will be heat recovery ventilation in each suite does compensate somewhat for that.

(No action required.)

- Air to air heat pumps in retail is a good selection.

(No action required.)

- I would be interested to know what the R-value in the stud cavity will be increased to as I believe industry standard is to utilize 6: studs and R-20 batt insulation.

(Mineral wool insulation will be used to increase the R value to R-22 at the stud cavity.)

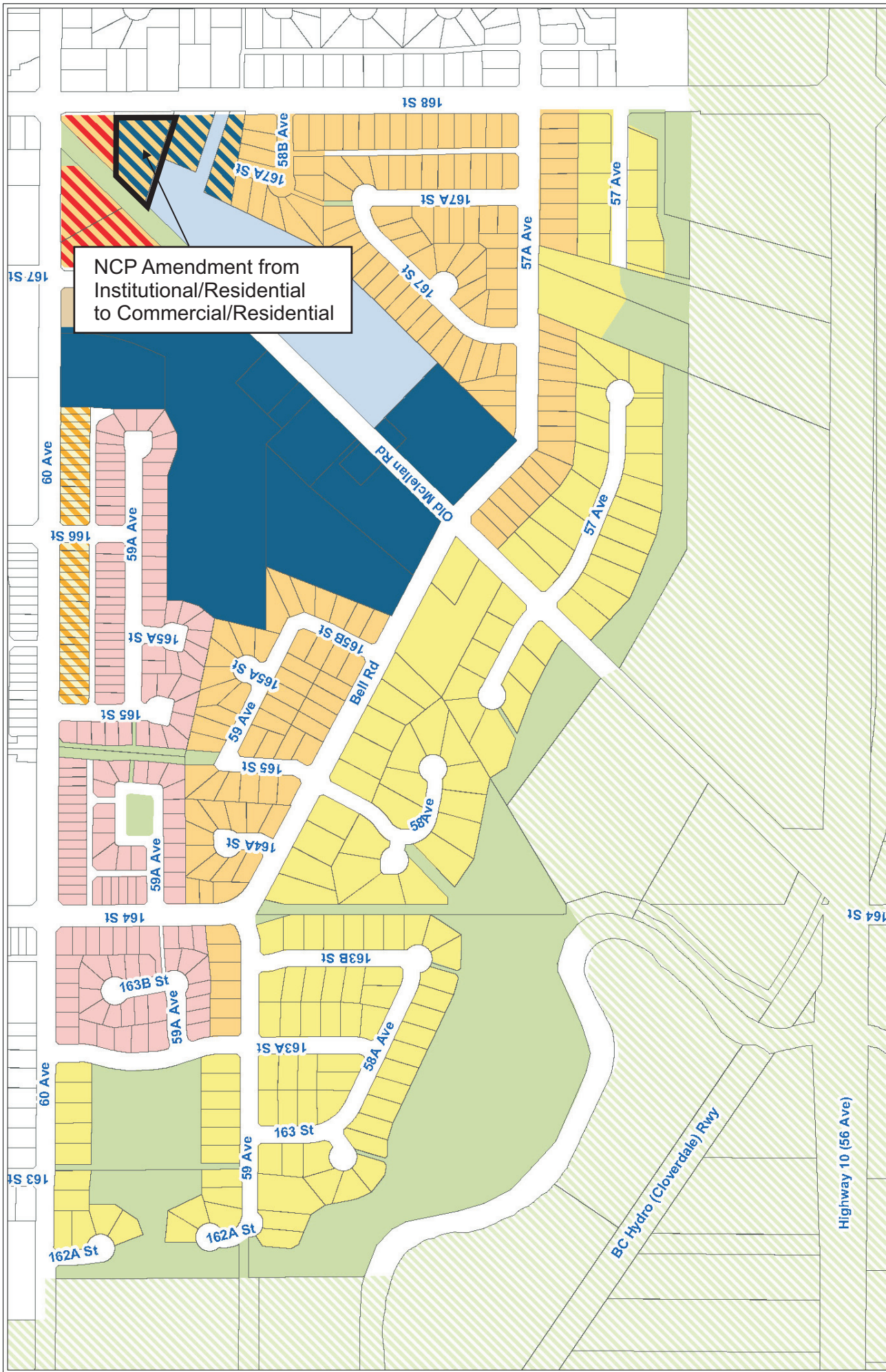
- I'm not sure how you combine 2 individual residential frames in the storefront glazing and would like an explanation or detail.

(The use of the residential vinyl frame will provide increased performance over aluminum store front window.)

The Architect made the following comments:

- R value of walls – two ways to approach: R22, R20 is standard. This would increase R value. Other option - add additional layer of 1.5” insulation on outside but this more expensive.
- Aluminum store front windows lose a lot of heat; vinyl residential windows put together increases the R factor. Landscaping – will take a look at and possibly add a trellis. Can add larger planters and plant materials. Can look at ground plane and larger species to get larger canopy.













- Limited of area on ground plane; applicant asked to maximize the sq. ft. of commercial space; will look at alternatives.
- Elevations on 168 – Colours are the reverse of building 1. That may affect the perception of the elevations.



NCP Amendment from Institutional/Residential to Commercial/Residential

WEST CLOVERDALE SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

-  1 Acre Cluster
-  Urban Single Family
-  Small Lots
-  Semi-Detached Residential
-  Rowhouse (10)
-  Rowhouse (15)
-  Institutional
-  Parks / Open Space
-  Institutional / Residential
-  Commercial / Residential
-  A.L.R.
-  School



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information, and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

BY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, 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: LOCAL COMMERCIAL ZONE (C-4)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-436-181

Lot "A", Except: Parcel "One" (Explanatory Plan 14652), Lot 12 South East Quarter
Section 12 Township 2 New Westminster District Plan 1752

5967 168 Street

(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 neighbourhood commercial uses and *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* with related *amenity spaces* developed in accordance with a *comprehensive design*, where *density bonus* is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. The following uses are permitted provided that the gross *floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.]:

- (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*;
 - (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*.
2. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres [3,230 sq. ft] whichever is smaller. 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) 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*:

- 1. *Front Yard (West)*: 3.4 metres [11 ft.] to the deck columns and 4.9 metres (6 ft.) to the building face;

2. *Rear Yard (East)*: 1.10 metres [4 ft.];
3. *Side Yard (North)*: 1.25 metres [4 ft.]; and
4. *Side Yard (South)*: 1.4 metres [5 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. *Principal buildings*: The *building height* shall not exceed 11.0 metres [36 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.0 metres [13 feet].

H. Off-Street Parking

1. Notwithstanding the requirements in Part 4 of Surrey Zoning By-law, 1993, No. 12000, as amended a minimum of 36 *parking spaces* shall be provided for all uses listed in Sections B.1 and B.2
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. A maximum of 2 *parking spaces* may be located within the *front yard*.

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 seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. 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
 - (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:
- (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* or patios 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.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	30 metres [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, by-laws, 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 C-5 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 By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, 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 uses permitted under Section B.1.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__.

READ A THIRD TIME ON THE _____ th day of _____, 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__.

_____ MAYOR

_____ CLERK

