



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: August 13, 2009
File: DP 08-445014
Re: **Application by Abbarch Architecture Inc. for a Development Permit at
10151 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would permit alteration of a portion of the No. 3 Road façade at the Safeway store and improvements to the pedestrian circulation and landscaping adjacent to No. 3 Road on a site under "Land Use Contract 022 (LUC 022)".

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Abbarch Architecture Inc. has applied to the City of Richmond for permission to make alterations to the existing Richlea Shopping Centre on a site under "Land Use Contract 022 (LUC 022)". The alterations include a portion of the No. 3 Road façade at the Safeway Commercial Retail Unit (CRU); improvements to the landscaping buffer along No. 3 Road; and providing a pedestrian connection to the No. 3 Road sidewalk.

There is no rezoning application associated with the subject Development Permit application.

As no additional building area is proposed, servicing capacity and frontage improvements are not sought at this time. Servicing capacity and the need for frontage improvements through a separate Servicing Agreement will be reviewed with future redevelopment of the site.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The existing development surrounding the subject site is described as follows:

- To the north, fronting onto both No. 3 Road and Williams Road, is an existing one-storey shopping centre commercial property, zoned "Community Commercial District (C3)" and "Neighbourhood Pub (NHP)". Fronting onto Dunoon Drive, is an existing nonconforming duplex, zoned "Community Commercial District (C3)";
- To the east, across No. 3 Road and fronting onto both No. 3 Road and Ryan Road, is a 308-unit, three-storey apartment building complex, zoned "Medium-Density Residential District (R3)";
- To the south, fronting onto both No. 3 Road and Dunoon Drive, is an 87-unit townhouse development, under "Land Use Contract 022 (LUC 022)"; and
- To the west, across Dunoon Drive, is City-owned parkland adjacent to Maple Lane Elementary School, zoned "Land Use Contract 022 (LUC 022)" and "School and Public Use District (SPU)". Fronting onto both Dunoon Drive and Petts Road, are single-family lots, zoned "Single-Family Housing District, Subdivision Area E (R1/E)".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, the limited façade alterations and parking lot landscaping improvements generally comply with the intent of the applicable sections of the Official Community Plan (OCP) and do not introduce any variances to the Land Use Contract 022 (LUC 022).

Advisory Design Panel Comments

The proposed exterior renovation was not presented to the Advisory Design Panel, as the renovation does not impact the overall architectural form, character, massing or site plan of the existing commercial shopping centre.

Analysis

Urban Design and Site Planning

- Pedestrian connections are provided to both frontage roads and the adjacent shopping centre property. There are existing pedestrian connections to Dunoon Drive and the adjacent shopping Centre. The applicant is proposing to provide a much-needed pedestrian connection between the on-site sidewalk that wraps around the existing commercial shopping centre, linking the separate buildings, and No. 3 Road. The new pedestrian path is introduced along the south edge of the surface parking lot, connecting to the No. 3 Road sidewalk in close proximity to the Ryan Road signalized intersection.
- The Richlea Shopping Centre complex building massing, use, floor area, frontage, access and on-site vehicle circulation remain unchanged.
- The shopping centre has existing vehicle access to both No. 3 Road and service vehicle accesses to Dunoon Drive and a City lane connecting to Williams Road, which are not affected by this Development Permit application.
- Commercial parking is provided on-site, accessed from the internal drive aisles, and is not affected by this Development Permit application.

Architectural Form and Character

- The applicant is proposing to update the façade of the existing Safeway CRU, which is in a portion of the existing commercial centre substantially setback from No. 3 Road behind a large surface parking area in the northwest corner of the site. The alterations do not increase the existing floor area. The proposed façade renovations are consistent with Safeway's corporate image, increase visibility from No. 3 Road with a taller corner element, incorporate more visually distinct storefront entry features and add visual interest to the façades. The existing building is setback from No. 3 Road, behind a surface parking area. The proposed improvements will increase the visual prominence of the Safeway store portion of the shopping centre from No. 3 Road.
- The proposed improvements introduce a more contemporary anchor store treatment to the Safeway store portion of the older existing shopping centre. The treatment is distinct from the older style of the existing building and contributes to visually breaking down the massing of the larger shopping centre. The continuation of massing, complementary colours as well as the proposed tower element transition provide compatibility with the existing building.
- The proposed building materials in the façade alteration area are generally consistent with the Official Community Plan (OCP) guidelines. Façade improvements result from the use of: stucco clad parapet element, ledge stone veneer clad columns, and stucco band at roofline. The existing brick cladding and storefront glazing system on the building façade is painted and retained.
- The new colour palette includes painting the existing brick, existing solid storefront panels, and added stucco areas in shades of light tan with light grey painted accents and areas of light tan stone veneer.
- A separate Permit process is required for proposed signage changes.

Landscape Design and Open Space Design

- The applicant is proposing to improve the landscaping buffer that fronts onto No. 3 Road with tree planting in the existing landscaping bed. These new trees will improve the No. 3 Road streetscape by visually reinforcing the street edge of the surface parking area, introducing shaded areas and visually softening the streetscape interface.
- The applicant is proposing to introduce a pedestrian path in the existing landscaping area at the southeast corner of the site to connect the No. 3 Road sidewalk with the on-site storefront sidewalk system. The new path will improve pedestrian safety and circulation.

Tree Management

- The proposal includes the removal of one (1) existing tree along the south edge of the site which is leaning and conflicts with the proposed new No. 3 Road pedestrian connection.
- The applicant proposes to replace the removal tree with the planting of two (2) new trees of the same species to fill in open areas in the same landscaping buffer area.
- Tree Preservation staff have reviewed and support the proposal.

Conclusions

The proposal is for improvements limited to the façade of a portion of the existing shopping centre at the Safeway commercial unit, new tree planting along No. 3 Road and a new pedestrian path connecting to the No. 3 Road sidewalk. These limited improvements do not preclude redevelopment of the overall site and will benefit the No. 3 Road streetscape. The applicant has satisfactorily addressed staff comments regarding the façade improvements and the relationship of the existing building to No. 3 Road. Staff recommend support of this Development Permit application which provides improved pedestrian circulation, updated architectural expression and improved landscaping design facing No. 3 Road on an older established Neighbourhood Service Centre property.



Sara Badyal, MCIP
Planner 1
(604-276-4282)

SB:blg

Prior to forwarding the Development Permit application to Council for approval, the developer is required to provide a Letter-of-Credit for landscaping in the amount of \$ 15,339.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
- Submission of a Construction Traffic and Parking Management Plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 08-445014

Attachment 1

Address: 10151 No. 3 Road

Applicant: Abbarch Architecture Inc.

Owner: 0704477 BC Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Site Area:	Approx. 16,929 m ²	No change
Land Uses:	Commercial Centre	No change
OCP Designation:	Neighbourhood Service Centre	No change
Zoning:	LUC 022	No change
Number of Units:	27 units (CRU & office)	No change
Gross Leasable Area:	Approximately 6,250.5 m ²	No change
Parking:	Commercial 232 Accessible (6)	No change
Small Car Parking:	6% (14 spaces)	No change
Total Parking Spaces:	232	No change



No. DP 08-445014

To the Holder: ABBARCH ARCHITECTURE INC.
Property Address: 10151 NO. 3 ROAD
Address: C/O MR. MICHAEL BURTON-BROWN
 ABBARCH ARCHITECTURE INC.
 1830 BENTALL ONE, 505 BURRARD STREET
 VANCOUVER, BC V7X 1M6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$15,339.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 08-445014

To the Holder: ABBARCH ARCHITECTURE INC.
Property Address: 10151 NO. 3 ROAD
Address: C/O MR. MICHAEL BURTON-BROWN
 ABBARCH ARCHITECTURE INC.
 1830 BENTALL ONE, 505 BURRARD STREET
 VANCOUVER, BC V7X 1M6

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

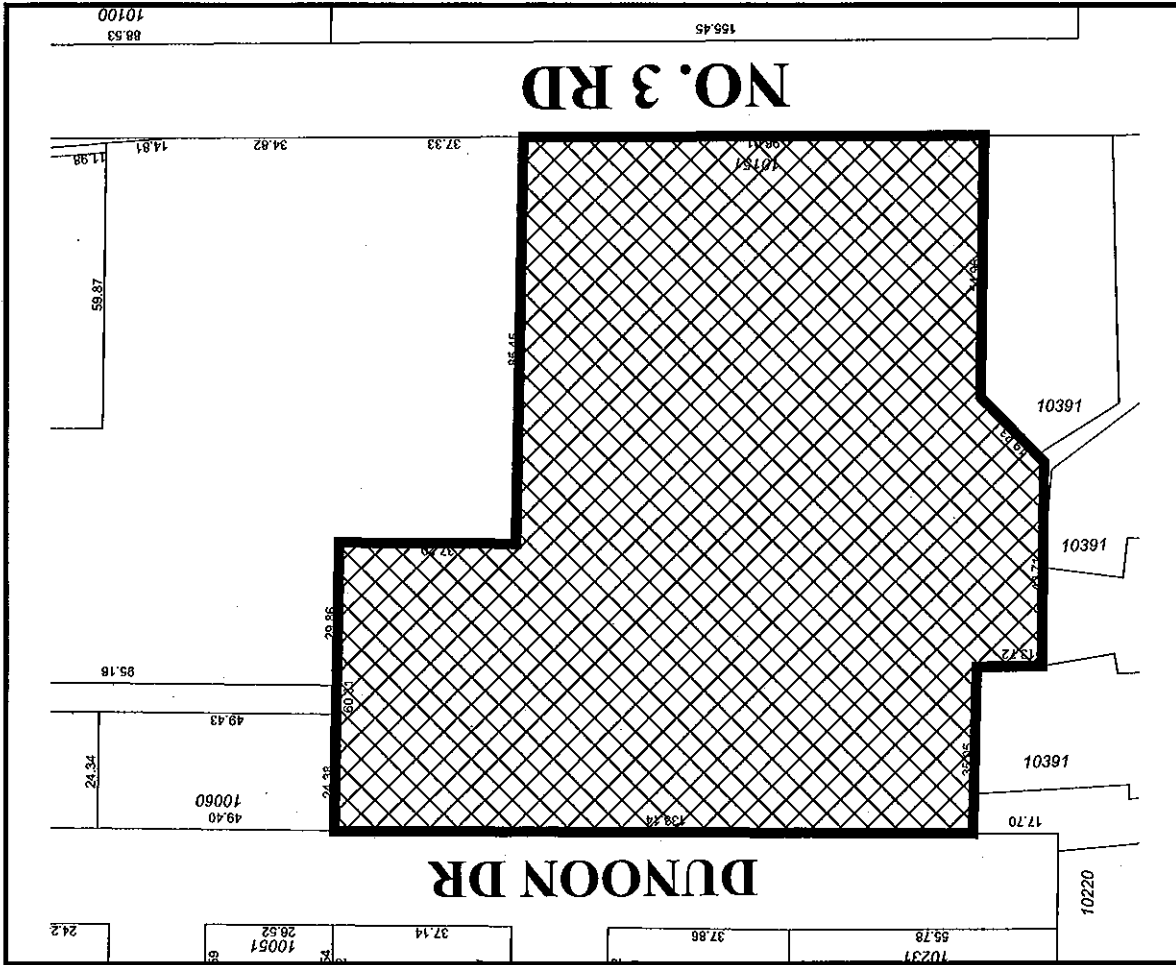
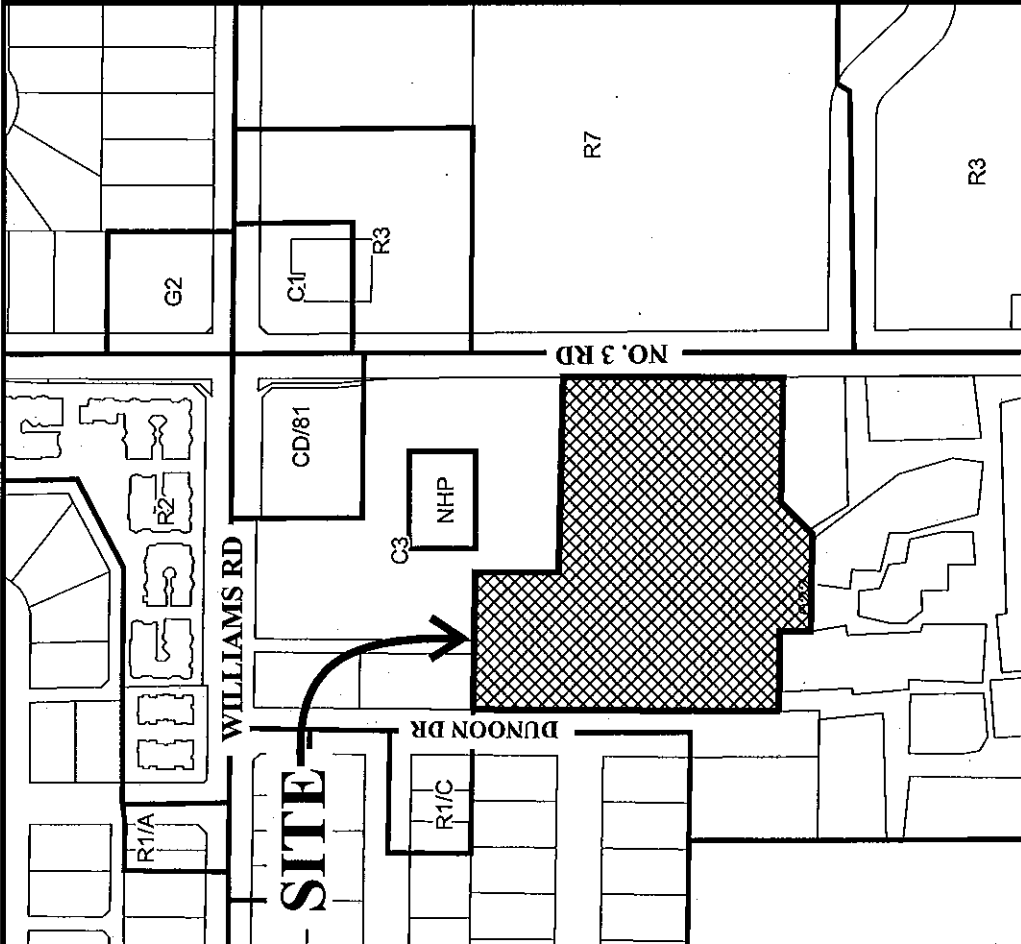
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

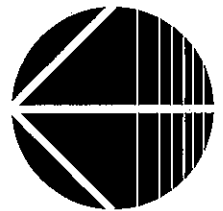


Original Date: 11/05/08

Revision Date:

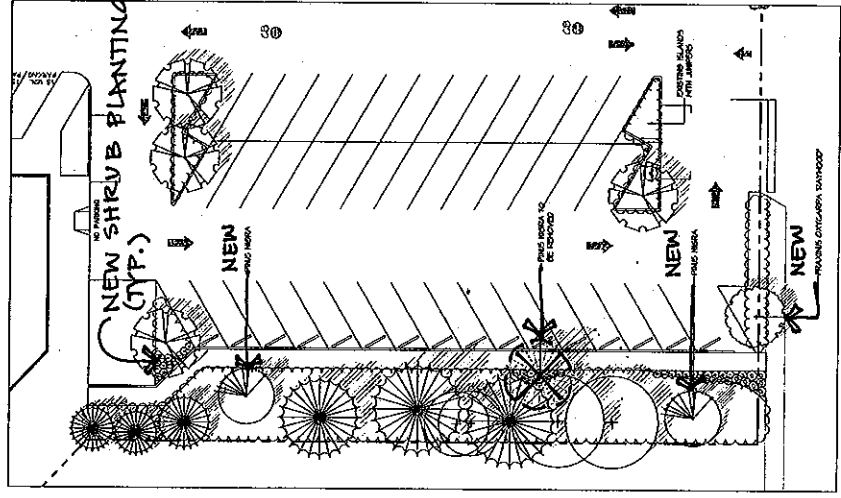
Note: Dimensions are in METRES

DP 08-445014 SCHEDULE "A"



AUG 14 2009

45014

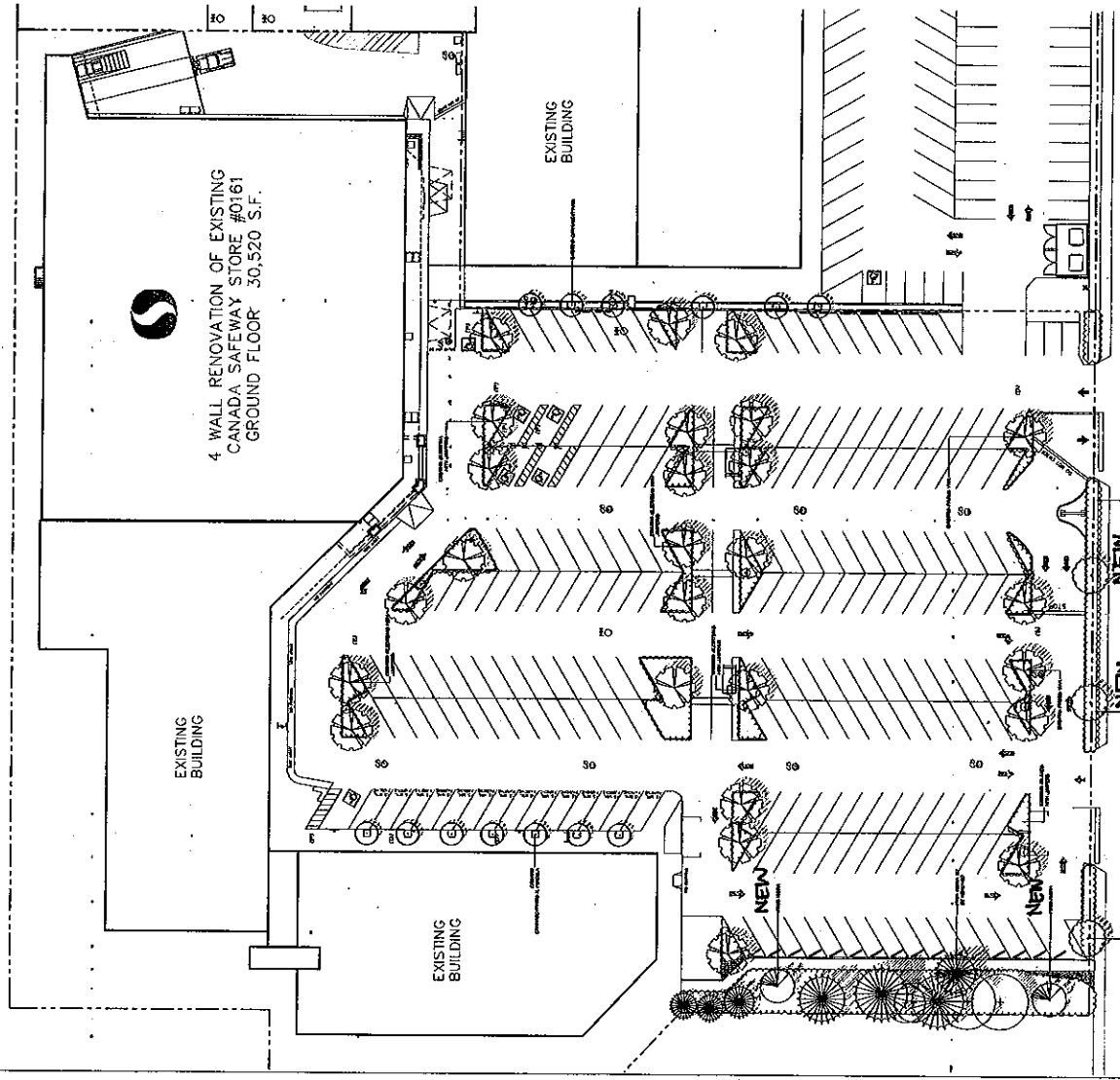


ENLARGEMENT
SCALE 1"=10'-0"

PLAN # 2
DP084

PLANT SCHEDULE	
SYMBOL	PLANT NAME
⊗	NEW SHRUB PLANTING (TYP.)
⊙	NEW PLANTING
⊕	NEW PLANTING
⊖	NEW PLANTING
⊗	NEW PLANTING
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⊕	NEW PLANTING
⊖	NEW PLANTING

DUNOON DRIVE



SITE PLAN
SCALE 1"=10'-0"

NO. 3 ROAD

SAFEMAN CONSULTANTS
 1000 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.SAFEMAN.COM

SAFEMAN CONSULTANTS
 1000 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
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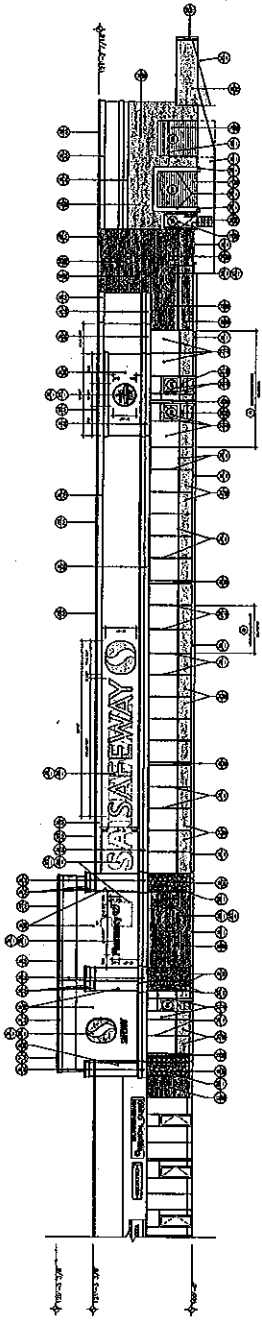
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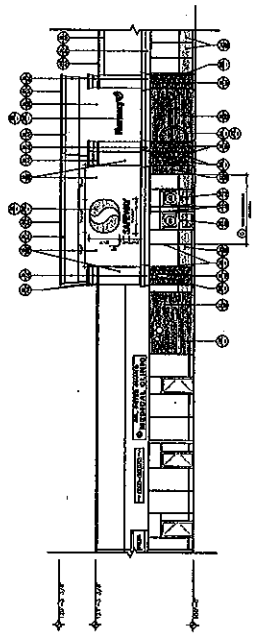
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 DENVER, CO 80202
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 WWW.SAFEMAN.COM

6 REVISIONS MATERIALS, FINISHES, AND COLOR SCHEME
 1. ALL MATERIALS, FINISHES, AND COLOR SCHEME TO BE AS SHOWN ON THESE SHEETS UNLESS OTHERWISE NOTED.
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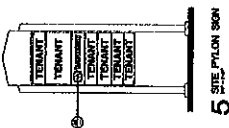
ISSUED FOR CONSTRUCTION
 AUG 14, 2009
 PLAN # 3
 DP08445014
 A-201



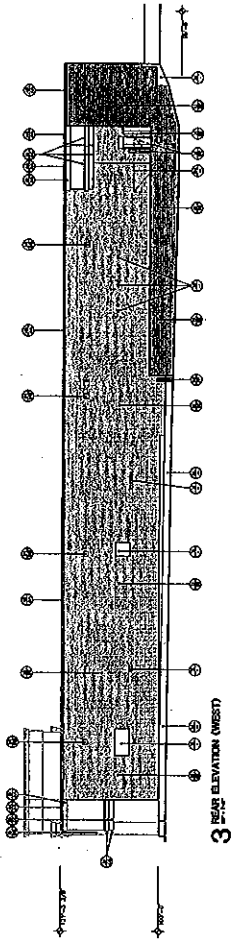
1 FRONT ELEVATION (EAST)



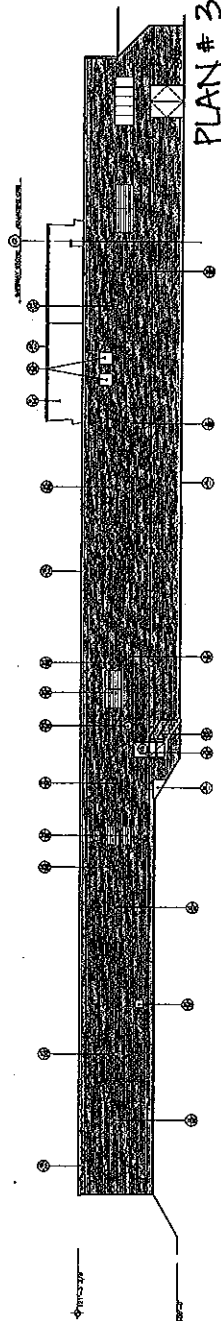
2 LEFT ELEVATION (SOUTH)



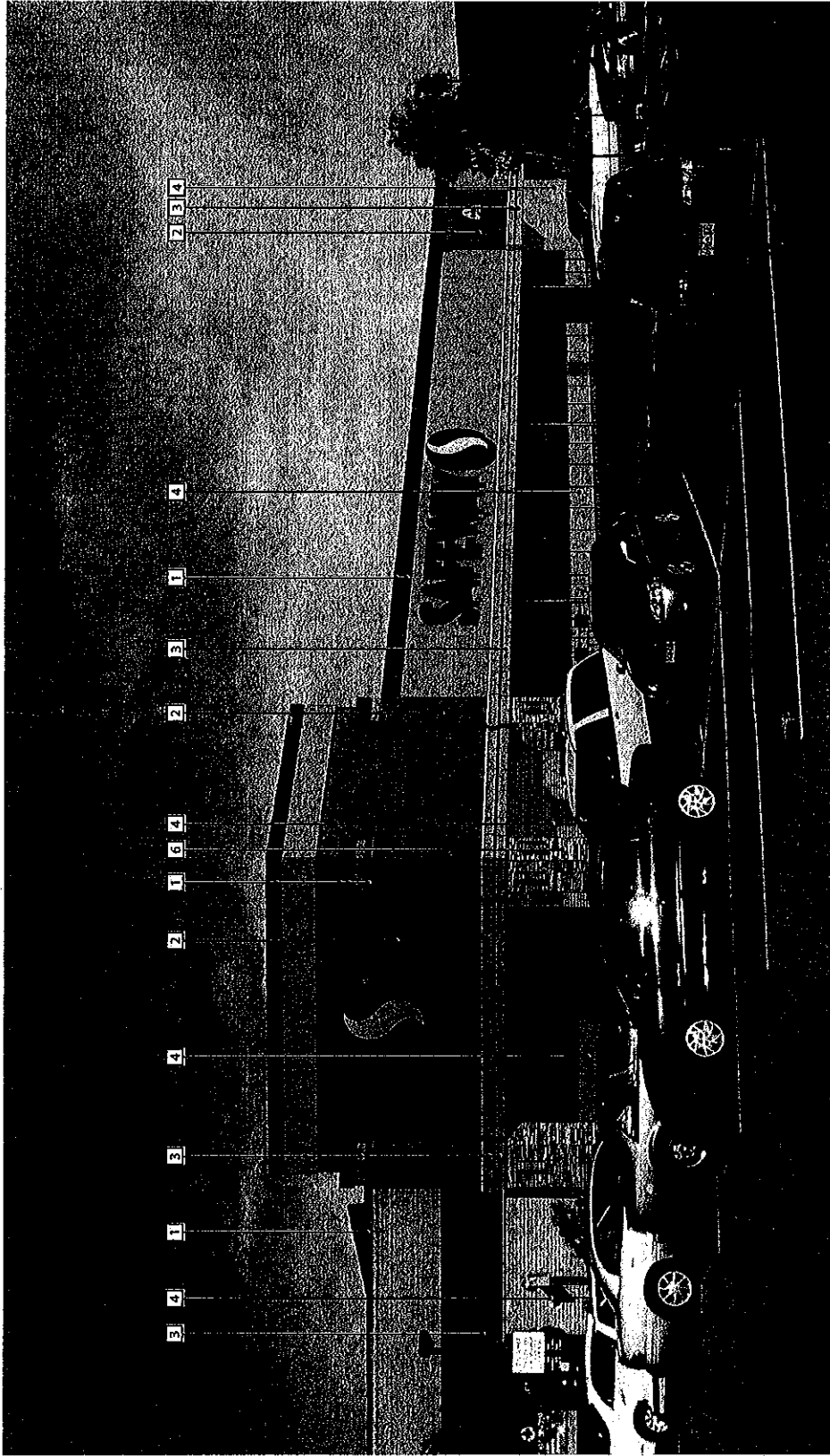
5 SITE PYLON SIGN



3 REAR ELEVATION (WEST)



4 RIGHT ELEVATION (NORTH)



PLAN # 4
 AUG 14 2009
 DP 08445014

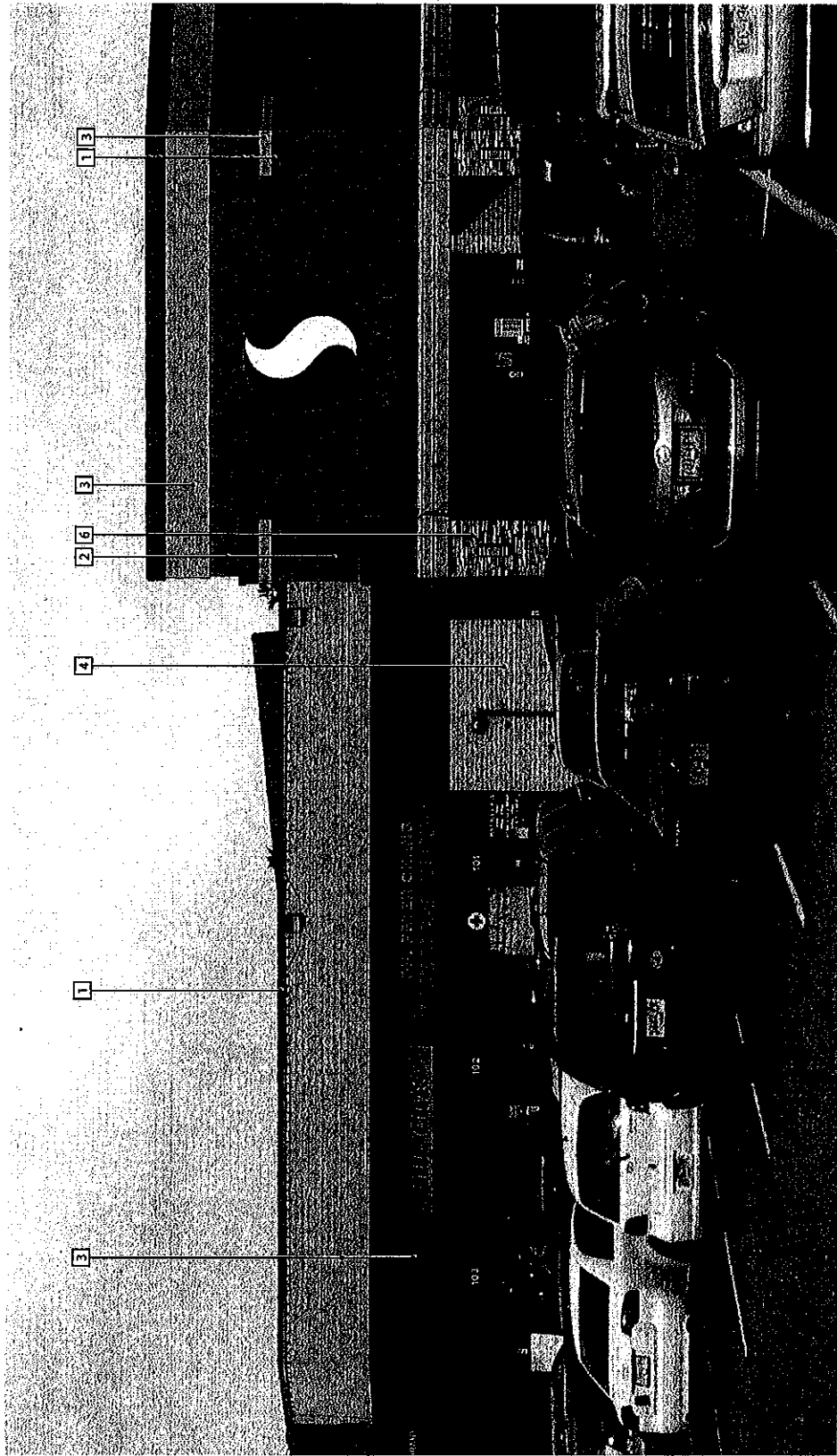
Notes

- Safeway compact sign, 1'-4" text
- Pharmacy sign, 1'-6" text
- Safeway horizontal sign, 6'-0" text
- Signature Café sign, 5'-0" diameter
- Existing pylon sign to be rebranded

Legend: Paint Color Scheme

1	2	3	4
5	6	7	8

SAFEWAY
 Store #161 Richmond, BC
 Store Design - Canada
 Proposed Scheme 1R8
 Aug. 6, 2009



Store #161 Richmond, BC

Store Design - Canada

Proposed Scheme 1R8

Aug. 6, 2008

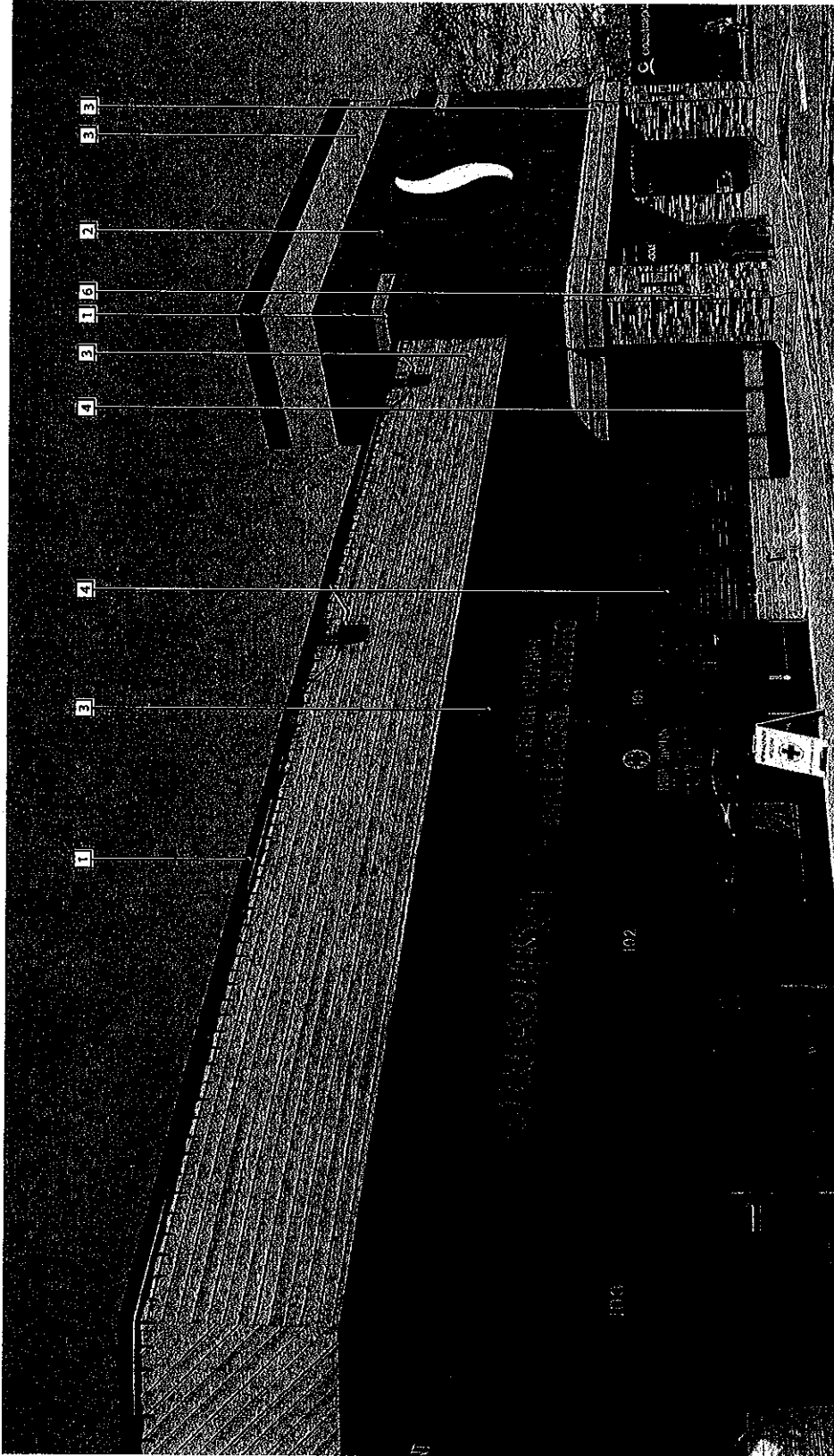
Legend: Paint Color Scheme

1	Gargoyle - BM 1546 (Benjamin Moore Paint)	3	Bungalow Taupe - DE 6172 (Dunn Edwards Paint)	5	Black - DEA 187 (Dunn Edwards Paint)
2	Desert Gray - DEC760 with 25% darkener (Dunn Edwards Paint)	4	Grant Beige - BM HC-83 (Benjamin Moore Paint)	6	Stone Dry stacked natural ledgerstone (thin veneer)

Notes

- Safeway compact sign, 1'-4" text
- Pharmacy sign, 1'-6" text
- Safeway horizontal sign, 6'-0" text (right elevation)
- Signature Café sign, 5'-0" diameter (right elevation)
- Existing pylon sign to be rebranded

PLAN #5
 DP08445014
 AUG 14 2008



PLAN # 6
 AUG 14, 2009
 DP08445014

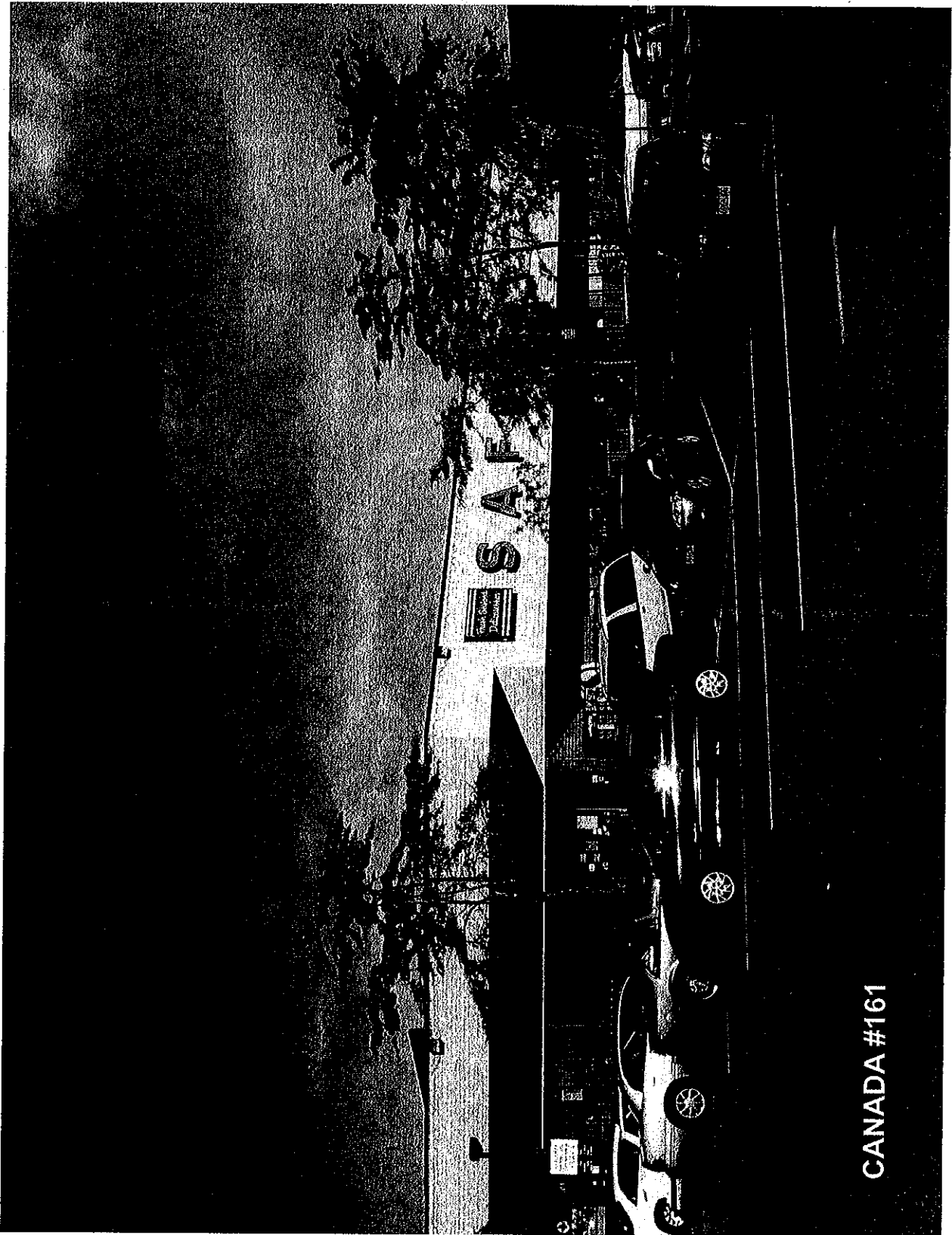
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- Signature Café sign, 5'-0" diameter (right elevation)
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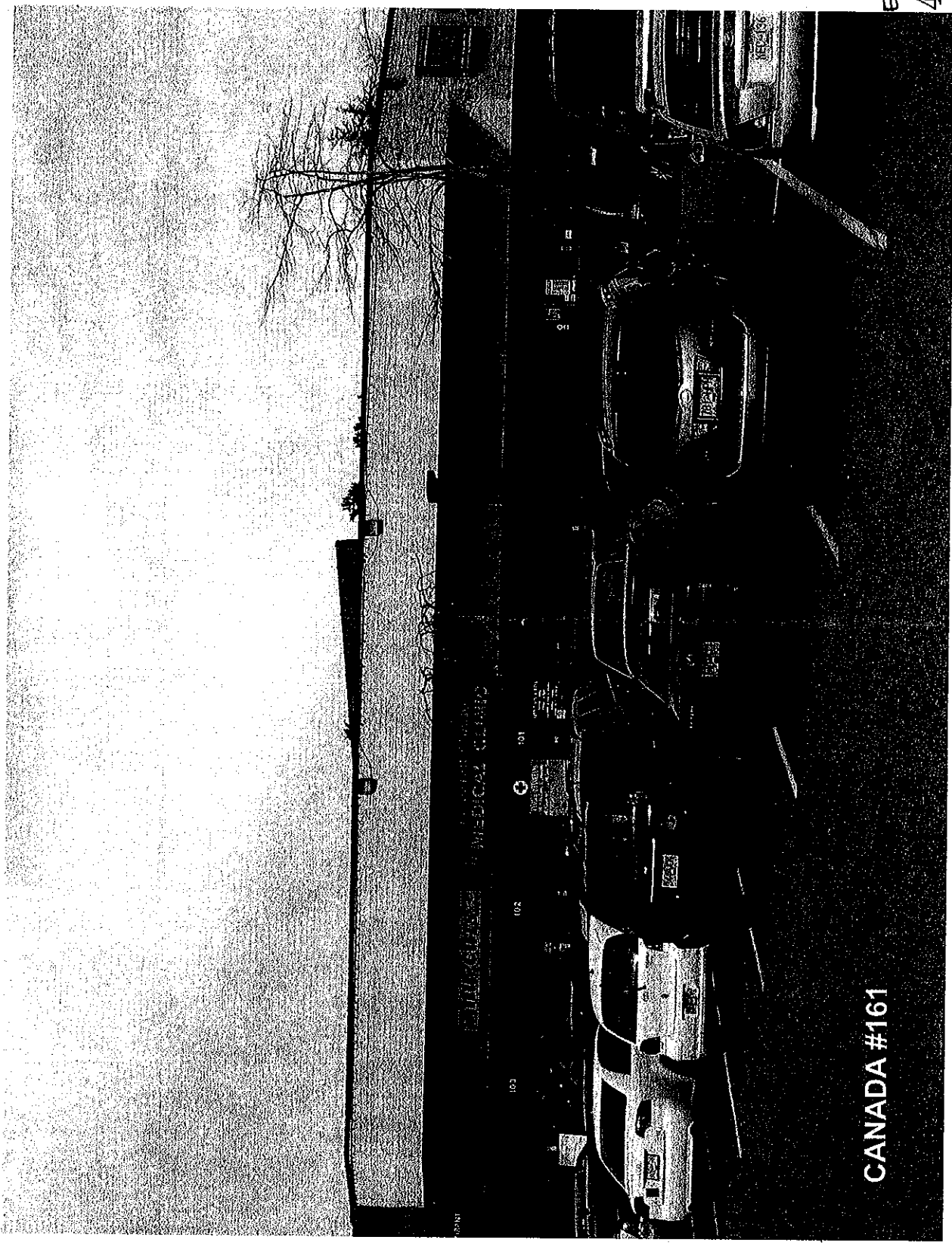
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SAFEWAYSM
 Store #161 Richmond, BC
 Store Design - Canada
 Proposed Scheme 1R8
 Aug. 6, 2009



CANADA #161



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CANADA #161

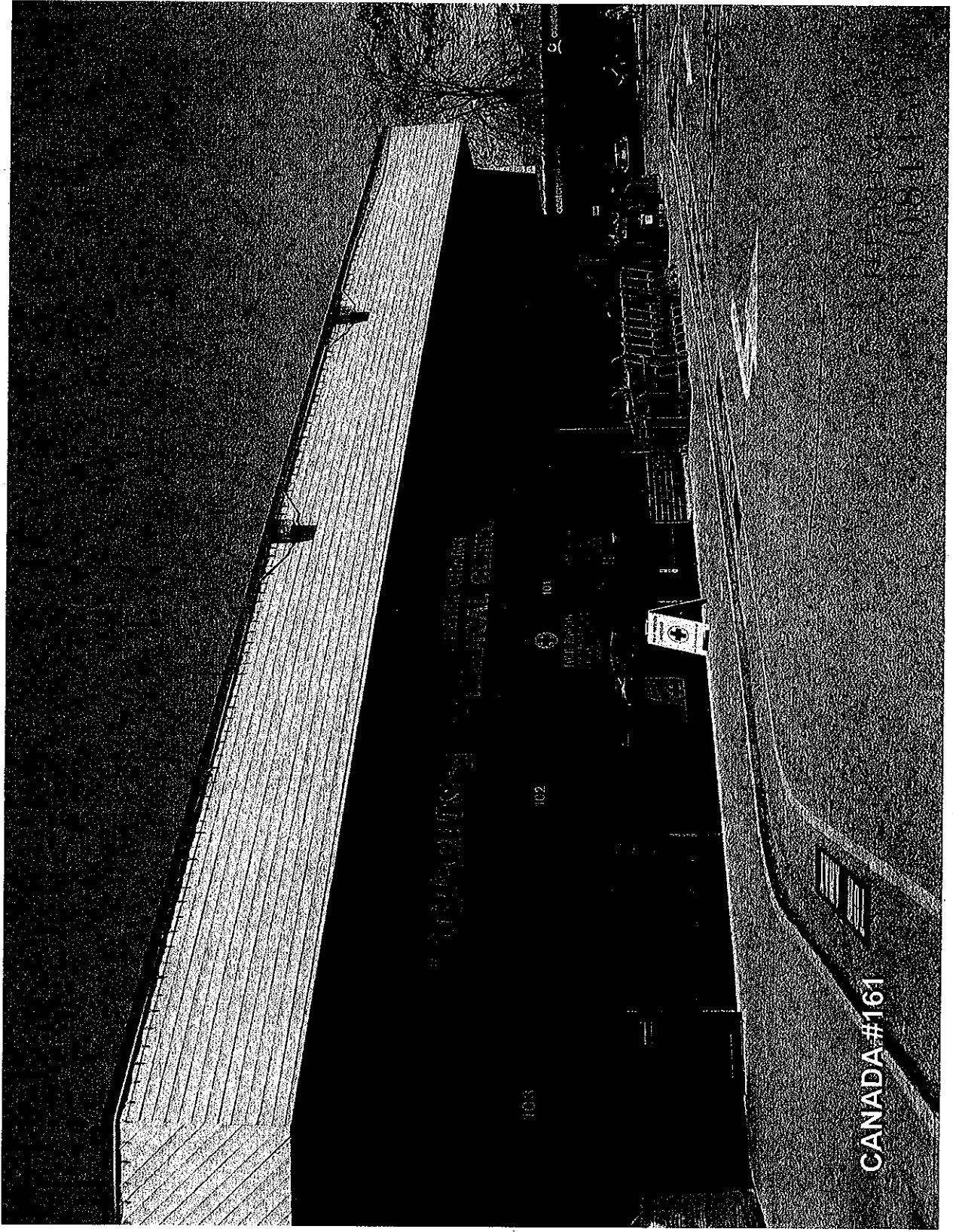
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102

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101



CANADA #161

SAFeway STORE #0191
 RICHMOND, BRITISH COLUMBIA
 12001 NO. 3 ROAD - RICHMOND SQUARE
 ADM #11 - 01-01-00-0024



2 REVISION NOTES

- 1. CORRECTED TO REFLECT THE CHANGES TO THE INTERIOR WALLS AND PARTITION WALLS AS SHOWN ON SHEET A-101.
- 2. CORRECTED TO REFLECT THE CHANGES TO THE INTERIOR WALLS AND PARTITION WALLS AS SHOWN ON SHEET A-101.
- 3. CORRECTED TO REFLECT THE CHANGES TO THE INTERIOR WALLS AND PARTITION WALLS AS SHOWN ON SHEET A-101.
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- 10. CORRECTED TO REFLECT THE CHANGES TO THE INTERIOR WALLS AND PARTITION WALLS AS SHOWN ON SHEET A-101.
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- 19. CORRECTED TO REFLECT THE CHANGES TO THE INTERIOR WALLS AND PARTITION WALLS AS SHOWN ON SHEET A-101.
- 20. CORRECTED TO REFLECT THE CHANGES TO THE INTERIOR WALLS AND PARTITION WALLS AS SHOWN ON SHEET A-101.

3 SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL BUILDING CODE OF CANADA AND THE 2006 BRITISH COLUMBIA BUILDING CODE.

3. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL PLUMBING CODE OF CANADA AND THE 2006 BRITISH COLUMBIA PLUMBING CODE.

4. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL ELECTRICAL CODE OF CANADA AND THE 2006 BRITISH COLUMBIA ELECTRICAL CODE.

5. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL MECHANICAL CODE OF CANADA AND THE 2006 BRITISH COLUMBIA MECHANICAL CODE.

6. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL FIRE AND MARINE PROTECTION CODE OF CANADA AND THE 2006 BRITISH COLUMBIA FIRE AND MARINE PROTECTION CODE.

7. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL ENVIRONMENTAL AND CLIMATE CHANGE ACT AND THE 2006 BRITISH COLUMBIA ENVIRONMENTAL AND CLIMATE CHANGE ACT.

8. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT AND THE 2006 BRITISH COLUMBIA OCCUPATIONAL SAFETY AND HEALTH ACT.

9. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL LABOR RELATIONS ACT AND THE 2006 BRITISH COLUMBIA LABOR RELATIONS ACT.

10. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL ACCESSIBILITY ACT AND THE 2006 BRITISH COLUMBIA ACCESSIBILITY ACT.

11. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL CULTURAL HERITAGE ACT AND THE 2006 BRITISH COLUMBIA CULTURAL HERITAGE ACT.

12. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL HISTORIC MONUMENTS ACT AND THE 2006 BRITISH COLUMBIA HISTORIC MONUMENTS ACT.

13. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL ARCHITECTURAL ACT AND THE 2006 BRITISH COLUMBIA ARCHITECTURAL ACT.

14. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL LANDSCAPE ARCHITECTURE ACT AND THE 2006 BRITISH COLUMBIA LANDSCAPE ARCHITECTURE ACT.

15. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL ENVIRONMENTAL ASSESSMENT ACT AND THE 2006 BRITISH COLUMBIA ENVIRONMENTAL ASSESSMENT ACT.

16. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL INFRASTRUCTURE ACT AND THE 2006 BRITISH COLUMBIA INFRASTRUCTURE ACT.

17. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL TRANSPORT ACT AND THE 2006 BRITISH COLUMBIA TRANSPORT ACT.

18. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL ENERGY ACT AND THE 2006 BRITISH COLUMBIA ENERGY ACT.

19. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL FINANCIAL INSTITUTIONS ACT AND THE 2006 BRITISH COLUMBIA FINANCIAL INSTITUTIONS ACT.

20. ALL WORK IS TO BE ACCORDING TO THE 2006 NATIONAL TELECOMMUNICATIONS ACT AND THE 2006 BRITISH COLUMBIA TELECOMMUNICATIONS ACT.

REFERENCE AUG 14 2008
 DP08445014

