

#### **Report to Committee**

Planning and Development Division

To:

Planning Committee

Date:

February 22, 2017

From:

Wayne Craig

File:

RZ 14-674068

Re:

Director, Development

511L

Application by Matthew Cheng Architect Inc. for Rezoning at 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)"

#### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9537, for the rezoning of 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)", be introduced and given first reading.

Wayne Craig

Director, Development

DB:blg Att. 10

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

ECR JOK FRIEL

#### Staff Report

#### Origin

Matthew Cheng Architect Inc., on behalf of the Tung Cheng Yuen Buddhist Association, has applied to the City of Richmond to rezone the site at 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)" to permit development of a Buddhist temple. The site has been cleared of buildings and is currently vacant. A location map and aerial photograph are included in Attachment 1.

#### **Findings of Fact**

#### Exception from the Agricultural Land Commission (ALC) Act

The subject site is located within in the Agricultural Land Reserve (ALR). The Agricultural Land Commission (ALC) has confirmed (Attachment 2) that because the property was on separate Certificate of Title, and was less than two acres in size as of December 21, 1972 when the ALR was established, it is not subject to the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation). No application or approval from the ALC is required for this development.

#### Project Description

The subject site is 3,416.7 m<sup>2</sup> (36,777.46 ft<sup>2</sup>) in area. The proposed temple building will be a two-storey building, approximately 1,308.07 m<sup>2</sup> (14,080 ft<sup>2</sup>) in floor area. The building will contain parking on the ground level, a dining hall, offices, a library, and a dormitory containing two sleeping units on the main floor; and a worship hall on the top floor. The proposed uses are permitted under the "Assembly (ASY)" zone.

Attachment 3 shows a building elevation plan which fully meets the ASY zone with no variances and 12 m (39.37 ft.) in height. This plan set represents the subject of this Rezoning Application.

Attachment 4 shows a modified building elevation which would exceed the existing ASY zone's 12 m (39.4 ft.) maximum height regulation by approximately 2.09 m (6.86 ft.). The modification would be to accommodate a distinctive roof peak that is more in keeping with traditional Chinese temple architecture. A separate Development Variance Permit (DVP) will be required if the applicant wishes to pursue a variance to the height of the building. A discussion of the issues related to a DVP are discussed more fully later in this report.

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 5.

#### **Surrounding Development**

North: A property owned by the Shia Muslim Community of BC; at

8320 No. 5 Road on a split- zoned site; "Assembly (ASY)" on the westerly 110 m and "Agriculture (AG1)" on the eastern portion, and located within the ALR and the No. 5 Road Backlands Policy area.

East and South:

A property owned by the Shia Muslim Community of BC; at

8580 No. 5 Road on a split-zoned site, "Assembly (ASY)" on the westerly one-third of the property (approximately 1.3 ha) and "Agriculture (AG1)" on the eastern portion. The site is located within the ALR and the No. 5

Road Backlands Policy area.

West:

Directly across No. 5 Road; at 8451 No. 5 Road, is a split-zoned property with "Roadside Stand (CR)" on the front portion and "Agriculture (AG1)" on the back portion. The property is located within the ALR, but is not

located within the No. 5 Road Backlands Policy area.

#### **Related Policies & Studies**

#### 2041 Official Community Plan/No. 5 Road Backlands Policy

The site is designated "Community Institutional" in the 2041 Official Community Plan (OCP) and "Agriculture, Institutional and Public" in the East Richmond McLennan Sub-Area Plan. The proposed development complies with the existing OCP and the Sub-Area Plan land use designation (Attachment 6).

As the entire site is designated "Community Institutional" in the OCP and it is entirely located within 110 m of No. 5 Road; the area designated for institutional uses; the applicant is not required to farm the site.

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain covenant on Title is required prior to final adoption of the rezoning bylaw.

#### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff received two inquiries from the public regarding the application in response to the placement of the rezoning sign on the property. One e-mail was received from a member of the public who wanted to obtain more information about the application; the inquirer did not raise any specific concerns.

The other inquiry was from Shia Muslim Community of BC; which owns immediately neighbouring sites at 8320 No.5 Road (to the north) and 8580 No. 5 Road (to the south and east). The Muslim congregation submitted written comments on May 5, 2016, to express concerns that the height and massing of the building that was originally proposed for the site is out of character with the existing streetscape (Attachment 7). The Buddhist Association's original proposal was for a building that was approximately 6 m (19.68 ft.) over the 12 m maximum height allowed under the ASY zoning.

In response to the concerns raised, the applicant made extensive revisions to their plans; reducing the overall height of the building, altering the shape of the roof peak to reduce the extent of the area requiring a height variance; and moving the building northward and closer to No. 5 Road – effectively moving further away from the adjacent Muslim building.

A revised plan indicating a building of approximately 14.09 m (46.23 ft.) in height was forwarded to the Shia Muslim Community for review and comment on December 20, 2016 and a follow up meeting between staff and representatives of the Shia Muslim Community took place on January 11, 2017. The Muslim representatives were appreciative of the changes, but did ask whether the building height could be reduced further, or that the building be moved to the north. Having reviewed the request, the applicant determined that neither option was possible without significant implications and they have requested the application to proceed. Staff have kept the Muslim Community apprised of this.

Should the Planning Committee endorse the rezoning application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. A separate application will be required to address any variance to the building height. As shown in Attachment 3 the Architect has provided plans showing the ability for the site to be developed in accordance with the ASY zone.

Staff have reviewed the proposed zoning amendments, with respect to the *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

#### Agricultural Advisory Committee (AAC)

The AAC reviewed the application at its meeting held on February 4, 2016, and passed the following motion.

That the rezoning application at 8480 No. 5 Road be supported as presented.

Carried Unanimously

The minutes of the meeting are included in Attachment 8.

#### **Analysis**

#### Vehicular Access and Parking

Vehicle access is provided by a single driveway access from No. 5 Road at the southwest corner of the property. At grade parking is provided along the perimeter of three sides of the site, located away from No. 5 Road.

The applicant has provided a parking study prepared by a transportation consultant to assess the parking needs of the site. The report notes that the proposed temple is expected to have very little activity on weekdays, and the proposed parking spaces to be provided can accommodate the estimated parking demand during weekly peak attendance period and special events. The applicant has also obtained a letter from the neighbour at 8600 No. 5 Road (India Cultural Centre) permitting the proposed temple to use four parking spaces located at 8600 No. 5 Road in case overflow parking is required during high attendance events.

The proposal will provide 75 parking spaces including two handicapped spaces. One medium sized loading stall is also provided in the northeast corner of the property. The provided parking fully meets the required amount of parking under the "Assembly (ASY)" zone.

Transportation staff reviewed the proposed driveway and parking configuration and have no concerns.

#### Site Layout and Design

The temple building is proposed to be located with its main entrance fronting onto No. 5 Road and parking located along the sides and rear of the site. The building will be setback from the front property line by approximately 7.7 m allowing for a landscaped area along No. 5 Road. The perimeter of the site will be landscaped with various trees and shrubs, providing a visual relief from the adjacent properties. Permeable pavers are used for all the parking spaces adjacent to the property boundaries.

The building's design will be reflective of a traditional Buddhist architectural style incorporating symmetry, various traditional ornamental features, and a modified version of the traditional Chinese temple roof design. Handicapped parking stalls are located near the front entrance and near an elevator for individuals who may require assistance to enter the building.

#### Anticipated Variance

As noted at the beginning of this report, Attachment 3 shows a building elevation plan which fully meets the ASY zone with a 12 m (39.37 ft.) in building height and no variances. Attachment 4 shows a modified building design with a building height of 14.09 m (46.22 ft.) that exceeds the existing ASY zone's maximum height regulation by 2.09 m (6.86 ft.).

The applicant has indicated that the taller building design illustrated in Attachment 4 is their strong preference as it accommodates a ceremonial roof peak design that is more reflective of traditional Buddhist temple architecture. Staff have made the applicant aware of concerns raised by the adjacent property owners and indicated that they would need to work with their neighbours if they wish to pursue a variance to the height of the building. Staff note that the applicant has made significant modifications to the site plan and reductions to their building design in response to the concerns raised.

Should the applicant wish to pursue the taller building design in Attachment 4 a separate Development Variance Permit application that will need to be considered by the Development Permit Panel on its own merits and by Council for issuance. Staff will again encourage the applicant to work with the neighbours to address their concerns as part of that application.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report; which identifies on-site and off-site tree species, assesses their condition, and provides recommendations on tree retention and removal in relation to the proposed development. The Report identifies 10 trees located on City property, 14 trees located on the subject site, 14 jointly-owned trees with 8580 No. 5 Road, one jointly-owned tree with 8320 No. 5 Road, 11 trees located on the neighbouring property to the

north at 8320 No. 5 Road, and eight trees located on the neighbouring property to the south at 8580 No. 5 Road.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the report, conducted visual tree assessments and provide the following comments; which are consistent with the Arborist Report submitted:

- 14 on-site trees (Tag #1, 2, 4, 5, 6, 7, 10, 23, 25, 30, 34, 35, 36 and 37) to be removed due to poor condition.
- 14 jointly-owned trees (Tag #9, 11, 12, 13, 14, 16, 20, 21, 22, 24, 26, 27, 28 and 29) to be removed due to poor condition. The applicant has obtained a letter from the neighbour at 8580 No. 5 Road authorizing the removal of these jointly-owned trees.
- Six off-site trees (Tag #15, 17, 18, 19, 31 and 32); located on the neighbour's site at 8580 No. 5 Road to be removed due to poor condition. The applicant has obtained a letter from the neighbour at 8580 No. 5 Road authorizing the removal of these trees.
- 11 off-site trees (Tag # NT4, NT5, NT6, NT7, NT8, NT9, NT10, NT11, NT12, NT13 and NT14) located at 8320 No. 5 Road and one jointly-owned tree (Tag #33) to be protected.
- There are 10 City-owned trees adjacent to the site. Nine City-owned trees (Tag # 8, NT15, NT 16, NT17, NT18, NT19, NT20, NT21 and NT22) to be removed due to poor condition and one City-owned tree (Tag #NT1) to be protected. Tag #8 is only a stump, so no compensation is necessary.
- Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

#### Tree Replacement

The applicant wishes to remove 14 on-site trees (Trees # Tag #1, 2, 4, 5, 6, 7, 10, 23, 25, 30, 34, 35, 36 and 37) and 14 jointly-owned trees (Tag #9, 11, 12, 13, 14, 16, 20, 21, 22, 24, 26, 27, 28 and 29). The 2:1 replacement ratio would require a total of 56 replacement trees. The applicant has agreed to plant a total of 58 trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

DBH of Tree Cut or Removed	No. of Trees Removed	No. of Replacement Trees (2 for 1)	Minimum Height of Coniferous Replacement Tree	Minimum Caliper of Deciduous Replacement Tree
20 - 30 cm	9	18	3.5 m	6 cm
30 – 40 cm	10	20	4 m	8 cm
40 – 50 cm	3	6	5 m	9 cm
50 – 60 cm	4	8	5.5 m	10 cm
60 cm+	2	4	6 m	11 cm

For the removal of the eight City-owned trees, the Parks Department requires the applicant to contribute to the City's Tree Compensation Fund in the total amount of \$4,550; which must be

secured prior to adoption of the rezoning bylaw. As part of the required Servicing Agreement for frontage works, the applicant will also be required to provide trees in the City boulevard.

The preliminary landscape plan submitted with the rezoning application shows 58 replacement trees will be planted on-site. To ensure that a minimum of 56 replacement trees are planted at construction stage and maintained, the applicant is required to submit a Final Landscape Plan; showing at least 56 replacement trees prior to final adoption of the rezoning bylaw. The security for the replacement trees to be planted must be included as part of the overall cost estimate of the landscape security; which must be submitted with the Final Landscape Plan.

#### Tree Protection

Thirteen trees on neighbouring properties or on adjacent City lands are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 9). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a
  Certified Arborist for the supervision of all works conducted within or in close proximity to
  tree protection zones. The contract must include the scope of work required, the number of
  proposed monitoring inspections at specified stages of construction, any special measures
  required to ensure tree protection, and a provision for the arborist to submit a
  post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection
  fencing around all trees to be retained. Tree protection fencing must be installed to City
  standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to
  any works being conducted on-site, and remain in place until construction and landscaping
  on-site is completed.
- To ensure successful retention of the 11 off-site trees located on the neighbouring property at 8320 No. 5 Road and one jointly owned tree, the preliminary drawings show the recommended minimum 4 m tree protection zone.
- To ensure successful retention of the one off-site tree on the City boulevard, the applicant is required to provide Tree Survival Security in the amount of \$1,300. The security will not be released until an acceptable impact assessment report is submitted and a landscaping inspection has been passed by City staff.

#### Environmentally Sensitive Area

The property has a small (approximately 25 m²) Environmentally Sensitive Area (ESA) designation along the north and west property lines, which covers trees on the adjacent property to the north. This area is not be impacted by the proposed development and an ESA Development Permit (DP) will not be required. Additional trees will be planted on the subject site to enhance and buffer the ESA as part of the proposed development. The proposed site plan also incorporates a tree protection zone setback for parking along the northern property boundary to minimize any potential impacts to the trees on the adjacent property.

#### Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant will be required to secure the design and construction of off-site improvements along No. 5 Road through a Servicing Agreement, as stated in Attachment 10. The required works include:

- The design and construction of a 1.5 m wide treed and grassed boulevard and a new 1.5 m wide concrete sidewalk along No. 5 Road.
- Installation of a new water connection complete with meter and meter box.
- Upgrading of approximately 75 m of routing storm sewer.
- Relocation of an existing storm inspection chamber on the west property boundary.
- Installation of new sanitary service connections and inspection chambers along the frontage.
- Assessment of roadway lighting and recommendations for lighting upgrades, etc.

#### **Financial Impact and Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals.

#### Conclusion

The proposal at 8480 No. 5 Road is consistent with the 2041 OCP policies that permit community institutional uses on the subject site. The applicant has made significant modifications to their original site and design plans in order to address concerns raised by the Shia Muslim Community Association representatives as owners of the adjacent property to the south.

Based on the submission to date, staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9537, to rezone 8480 No. 5 Road from "Agriculture (AG1)" to "Assembly (ASY)" to permit development of a Buddhist temple, be introduced and given first reading.

Staff note that the proponents will need to make a separate Development Variance Permit application should they wish to pursue the proposed height variance as shown in their rezoning plans submission.

David Brownlee

Planner 2

(604-276-4200)

DB:blg

Attachment 1: Location Map

Attachment 2: Agricultural Land Commission Act Exemption

Attachment 3: Conceptual Development Plans (Responds to "Assembly (ASY)"

Attachment 4: Conceptual Development Plans with a Height Variance

Attachment 5: Development Application Data Sheet

Attachment 6: East Richmond McLennan Sub-Area Plan Land Use Map

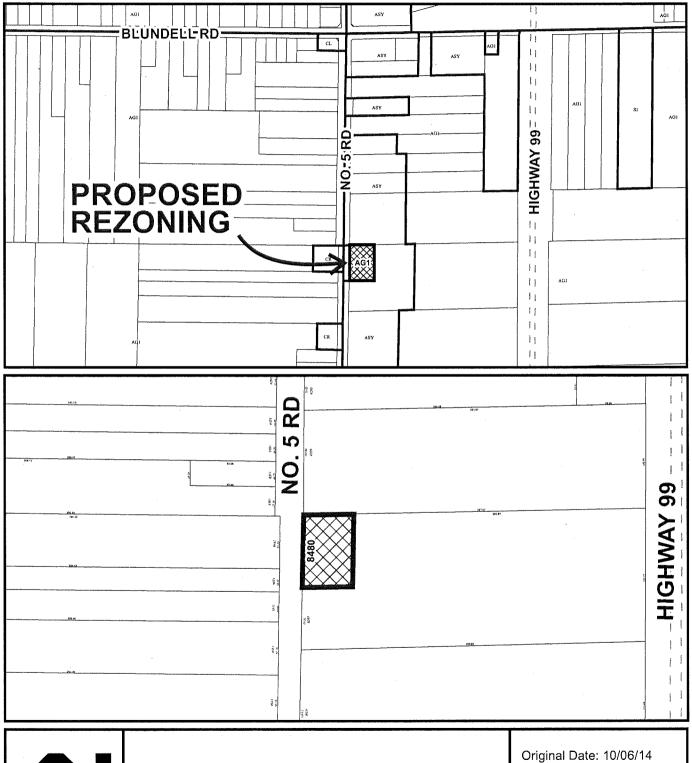
Attachment 7: Written Comments from the Shia Muslim Community of BC

Attachment 8: Excerpt from February 4, 2016 Agricultural Advisory Committee Meeting Minutes

Attachment 9: Tree Retention Plan

Attachment 10: Rezoning Considerations







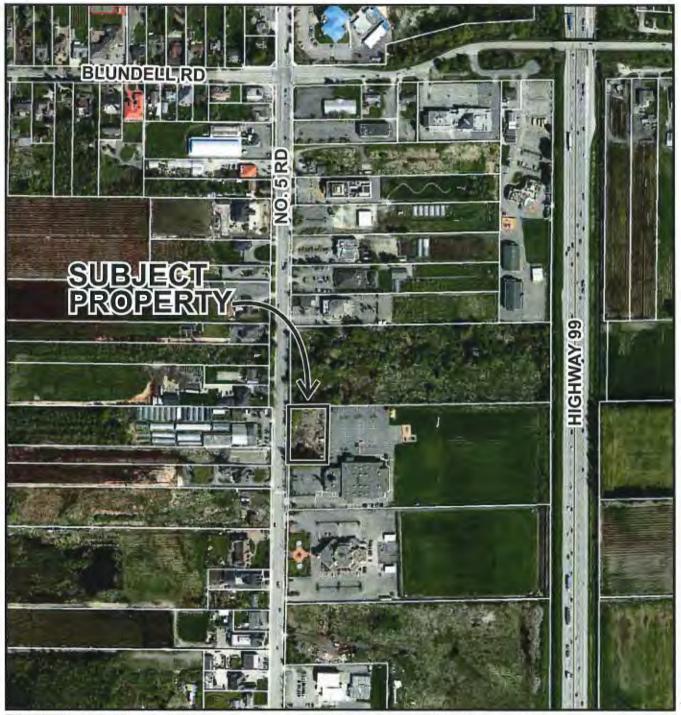
RZ 14-674068

Revision Date: 10/31/16

Note: Dimensions are in METRES



## City of Richmond





RZ 14-674068

Original Date: 10/07/14

Revision Date:

Note: Dimensions are in METRES



January 14, 2015

Minhee Park, Planner City of Richmond

#### **DELIVERED BY ELECTRONIC MAIL**

Dear Ms. Park:

RE: 8480 No. 5 Road, Richmond

This letter is further to correspondence, received by electronic mail on January 14, 2015, from you. The purpose of your correspondence was to confirm that the property is not subject to either the *Agricultural Land Commission Act* or BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation) as per s. 23(1) of the *Agricultural Land Commission Act* which reads:

ATTACHMENT 2

133-4940 Canada Way

Fax: 604 660-7033 www.alc.gov.bc.ca

Burnaby, British Columbia V5G 4K6 Tel: 604 660-7000

Exceptions

.23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

Based on the information provided, the Agricultural Land Commission (the "ALC") has ascertained the following facts:

1. The property is legally described as:

PID: 009-177-884

Lot 14, Section 19, Block 4 North, Range 5 West, New Westminster District, Plan 29706;

- 2. The subdivision plan (Plan 29706) which created the property was deposited at the New Westminster Land Registry Office on July 15, 1966;
- Certificate of Title No. 583213E existed from July 15, 1966 until cancelled on March 16, 1973. During this period of time the property was the only property identified on said Certificate of Title No. 583213E; and
- 4. The property is approximately 0.85 acres in size.

Given the above, the ALC confirms that the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation) do not apply to the property; however, the property remains in the Agricultural Land Reserve.

Further correspondence with respect to this letter is to be directed to Eamonn Watson (Eamonn.Watson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per

Brian Underhill, Deputy Chief Executive Officer

cc: Fred Ngan, 22 - 5729 West Boulevard, Vancouver, BC V6M 3W8

85100-03-2015-MVRD-TungChengYuenBuddhistAssociation

8480 NO.5 ROAD RICHMOND

COVER PAGE

Drawn: RK

MATTHEW CHENG ARCHITECT INC. that the streams which wend the streams of the stream of the streams of the streams of the streams

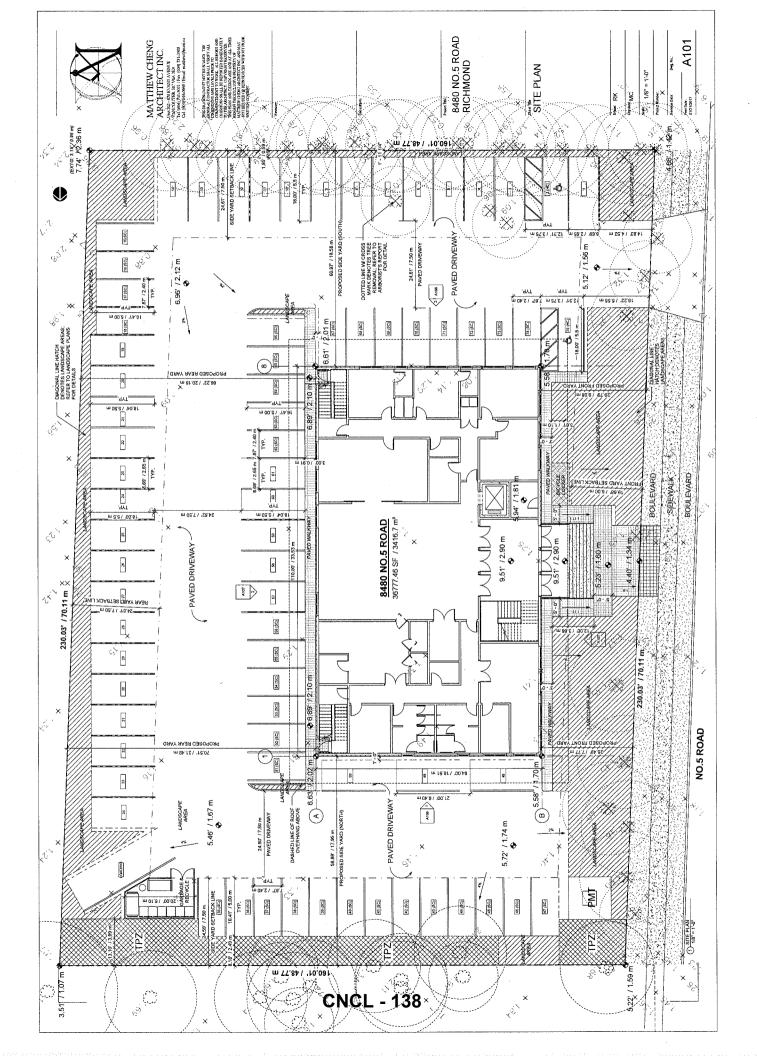
8480 NO.5 ROAD, RICHMOND B.C. JI-GONG BUDDHIST TEMPLE

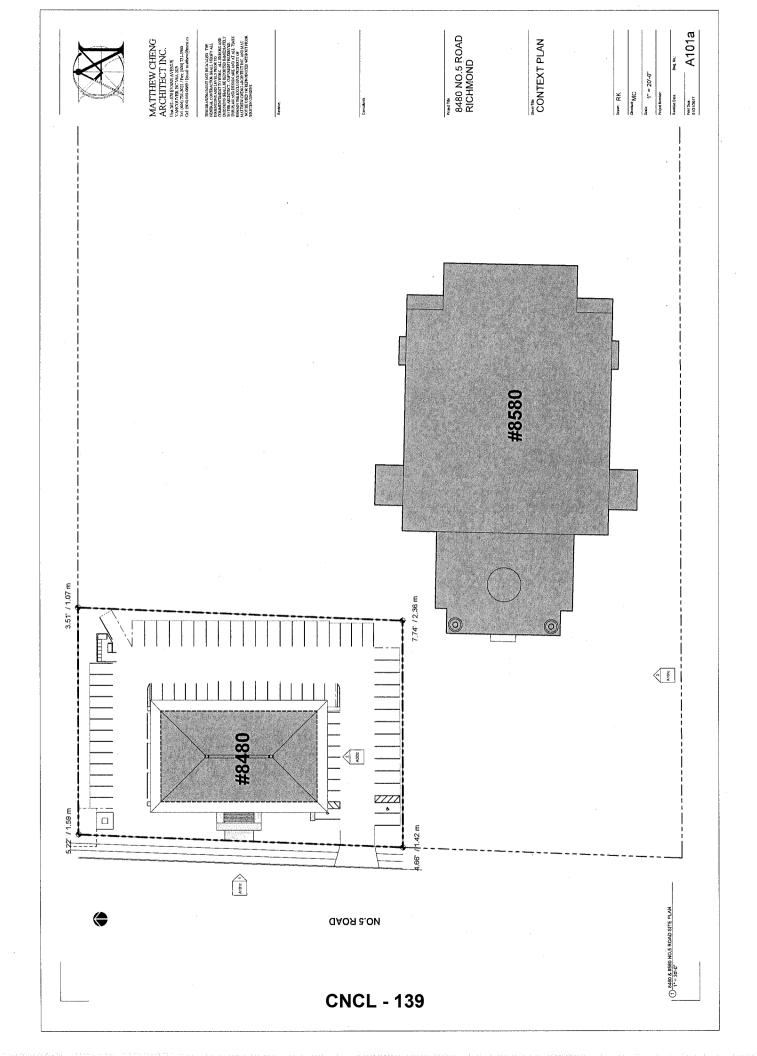
2017 ISSUED FOR PLANNING COMMITTEE

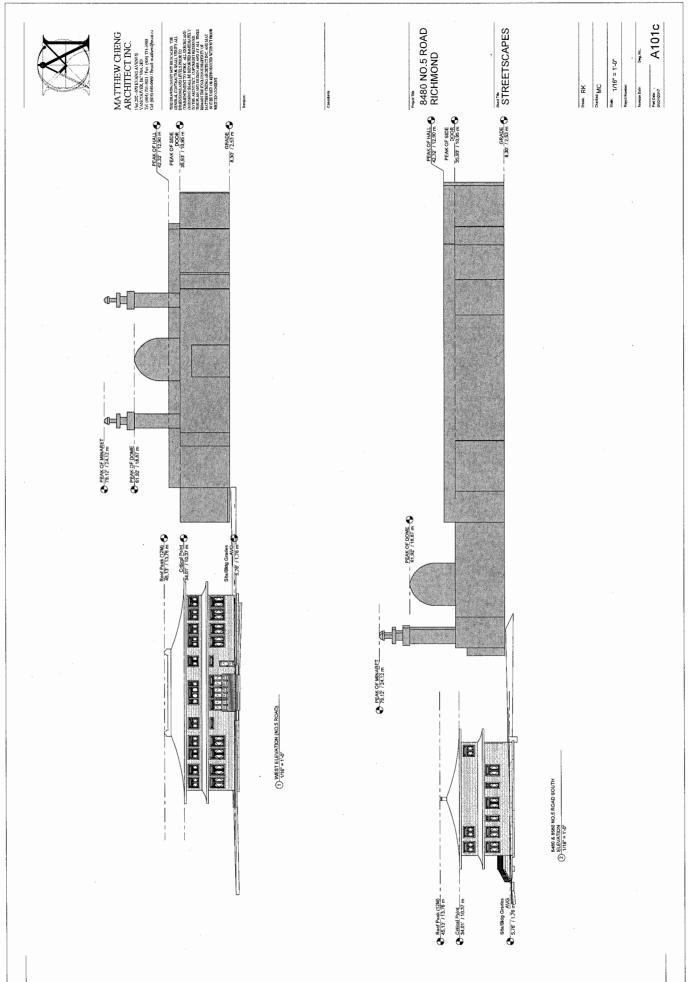
	STREET LIST
Sheet Number	Sheet Name
ADDD	COVER PAGE
A1D1	SITE PLAN
A101a	CONTEXT PLAN
A1016	CONTEXT SHADOW STUDY
A101c	STREETSCAPES
Atold	TURCK TURNING RADIUS PLAN
A102	GRADE FLOOR PLAN
A103	MAIN FLOOR PLAN
A104	UPPER FLOOR PLAN
A105	PARKING CALCULATION OVERLAY
A108	FLOOR AREA OVERLAY
A107	WEST & EAST ELEVATIONS
A108	NORTH & SOUTH ELEVATION
A109	SECTIONS
ADD1	ADDENDUM 14.1M WEST & EAST ELEVATIONS
ADD2	ADDENDUM 14.1M NORTH & SOUTH ELEVATIONS
ADD3	FLOOR AREA OVERLAY ROOF
ADD4	ADDENDUM HEIGHT COMPARISON (WEST ELEVATION
ADDS	ADDENDUM HEIGHT COMPARISON (SOUTH ELEVATIO
- 17	LANDSCAPE PLAN
77	SHRUB PLAN

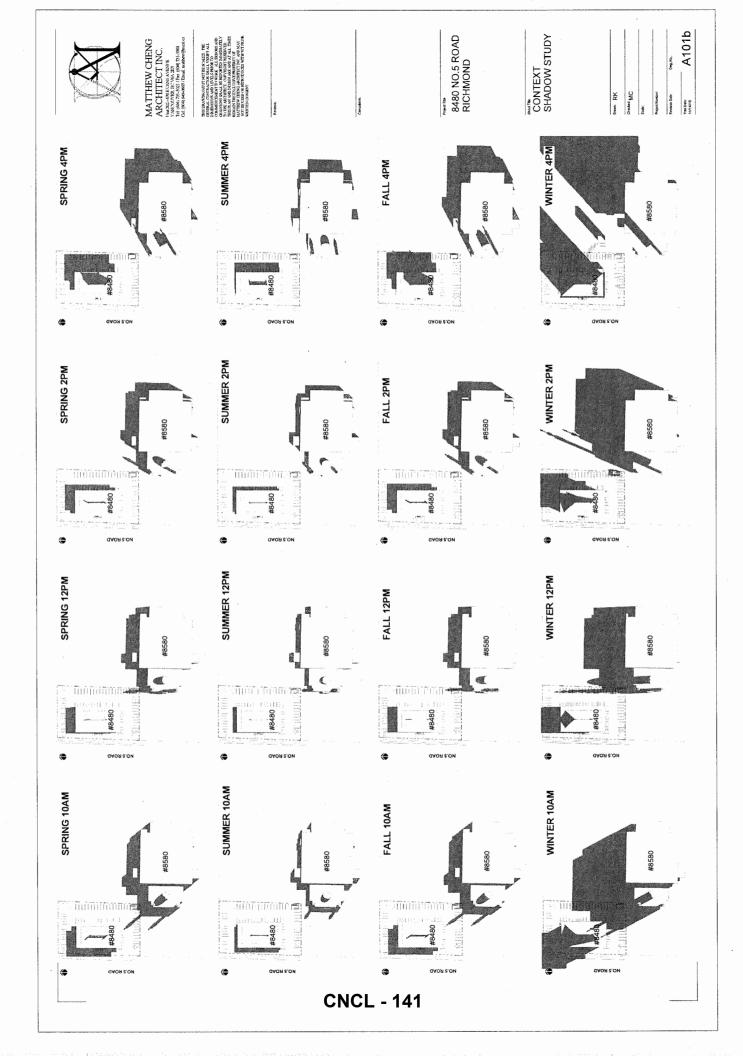
	METRIC (M/SM)	IMPERIAL (F/SF)	METRIC (M/SM)	IMPERIAL (F/SF)
ADDRESS	8480 NG	8480 NO.5 ROAD	8480 NO	8480 NO.5 ROAD
LEGAL DESCRIPPTION	SURVEY PLAN OF	SURVEY PLAN OF LOT 14, SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST, NEW	BLOCK 4 NORTH, RAN	IGE 5 WEST, NEW
		WEST MINSTER LES	WESTMINSTER DISTRICT, PLAN 29/06	
DIO		009-177-884	7-884	
SITE AREA	3,416.7	36,777.46	3,416.7	36,777.46
LAND USE	SINGLE FAMILY HO	SINGLE FAMILY HOUSE & AGRICULTURE	ASSEMBLY	MBLY
OCP DESIGNATION	RESIDENTIAL	RESIDENTIAL & AGRICULTURE	AS	ASY
ZONING	4	AG1	AS	ASY
	REQUIRED	REQUIRED / ALLOWED	PROPOSED	OSED
	METRIC (M/SM)	IMPERIAL (F/SF)	METRIC (M/SM)	IMPERIAL (F/SF)
FLOOR AREA RATIO (FAR)		0.5	0.38	38
FLOOR AREA TOTAL	1,708.37	18,388.73	1,308.07	14,080.00
LOT COVERAGE RATIO	0	0.35	0.	0.19
LOT COVERAGE	1,195.88	12872.11	654.04	7040
Service and servic	-	40.00	77.7	25.49
SEIBACK-FRONT TARD	0	80.51	90'6	29.79
SETBACK-SIDE YARD (NORTH)	7.5	24.61	17.95	58.90
SETBACK-SIDE YARD (SOUTH)	7.5	24.61	18.58	26'09
COST STATE OF STATE O	4 6	24.64	21.49	70.51
SEIBHURNERN INNI	6.7	10.42	20.24	66.40
неівнт	12	38.37	12	39.37
(PREFERRED HEIGHT)			(14.1)	(46.26)

PROJECT DATA

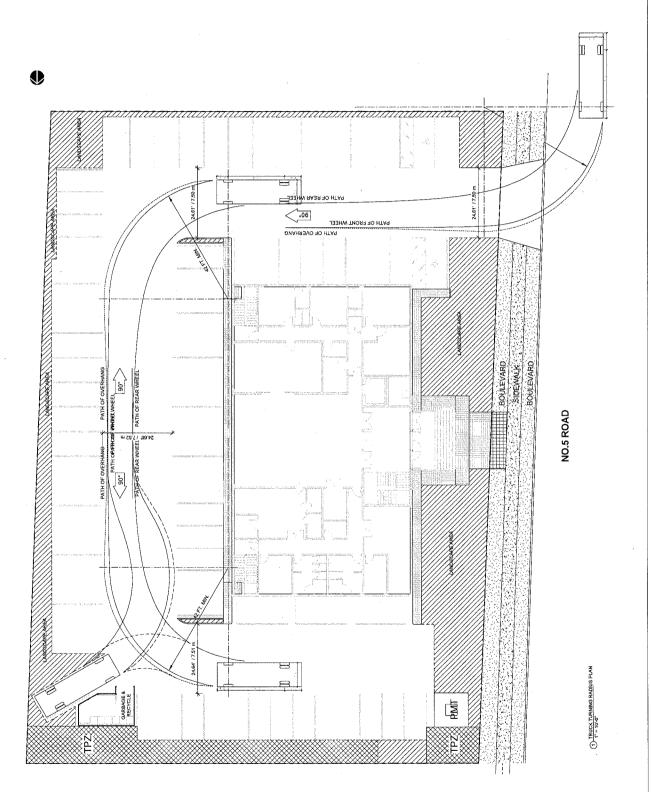


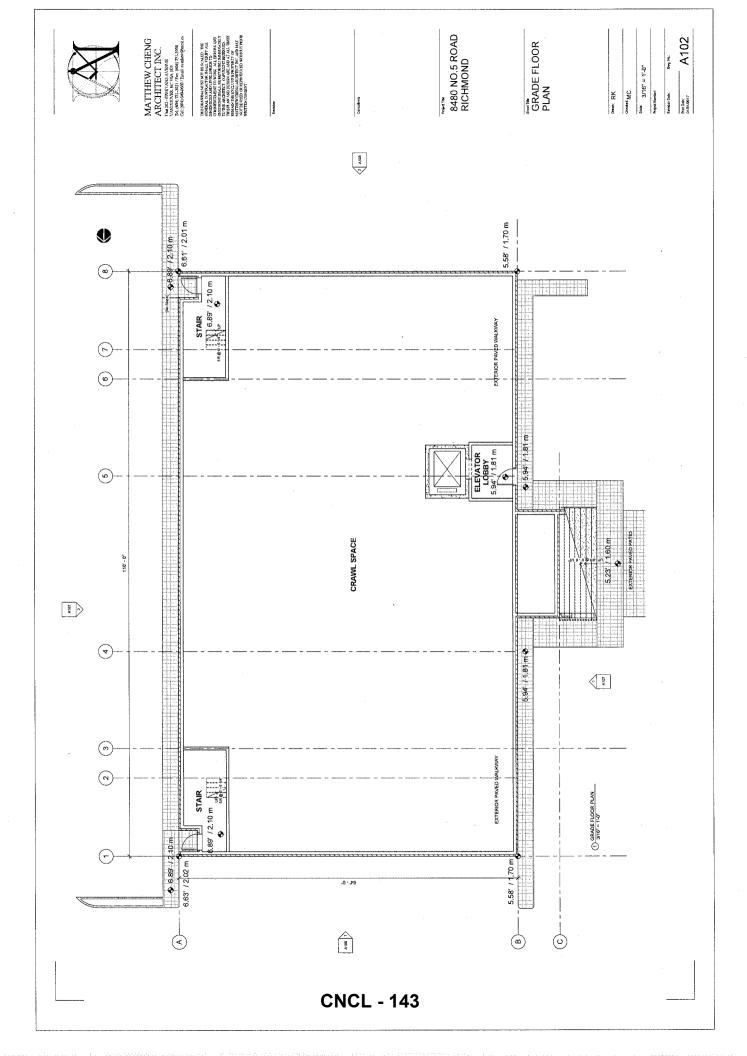


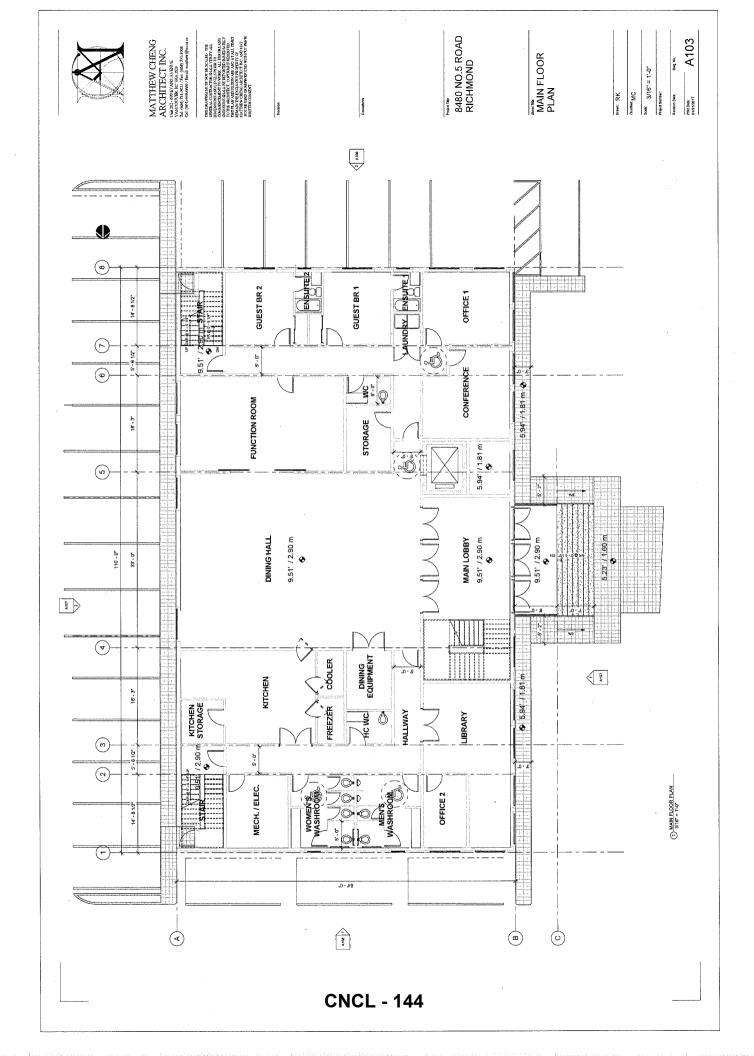


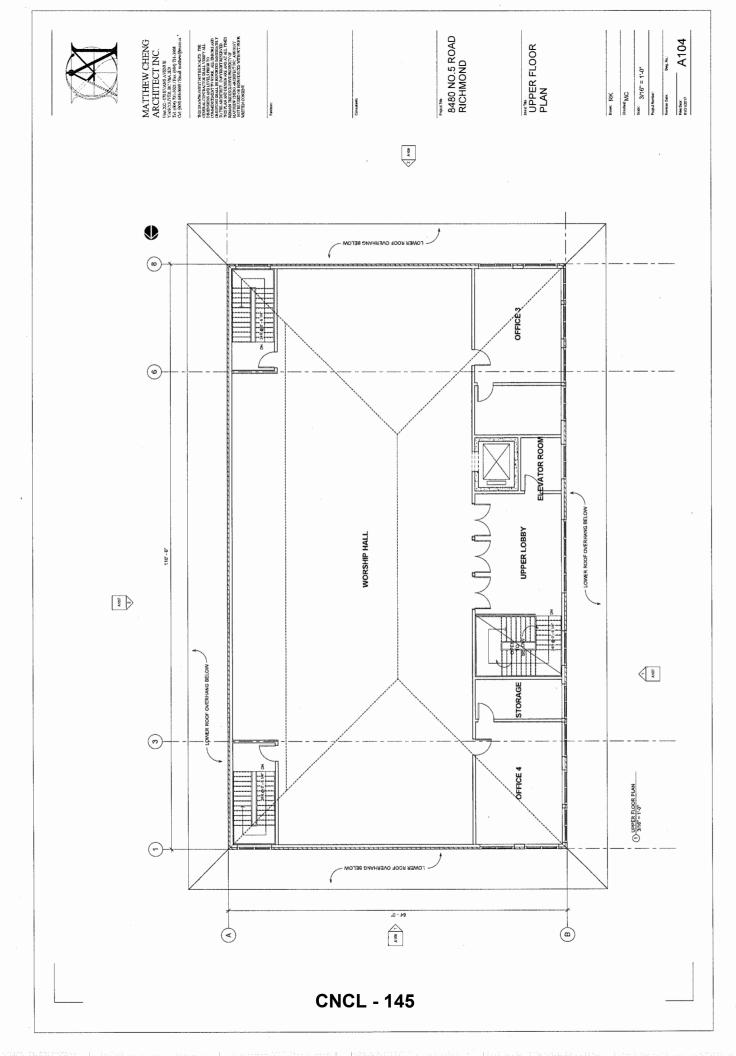




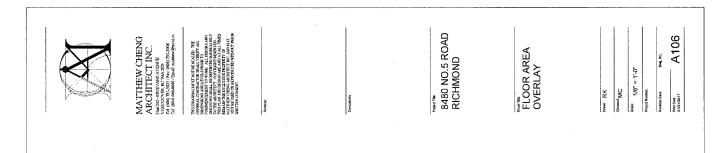


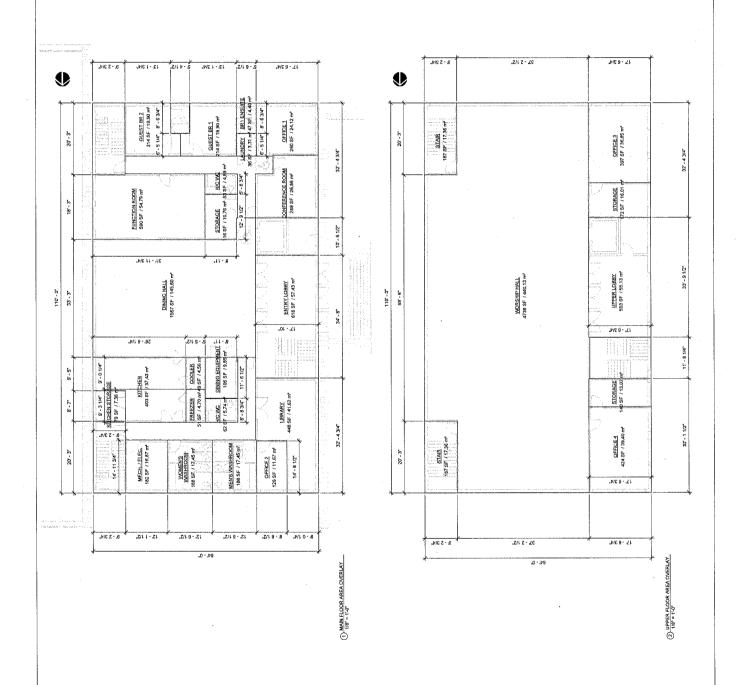


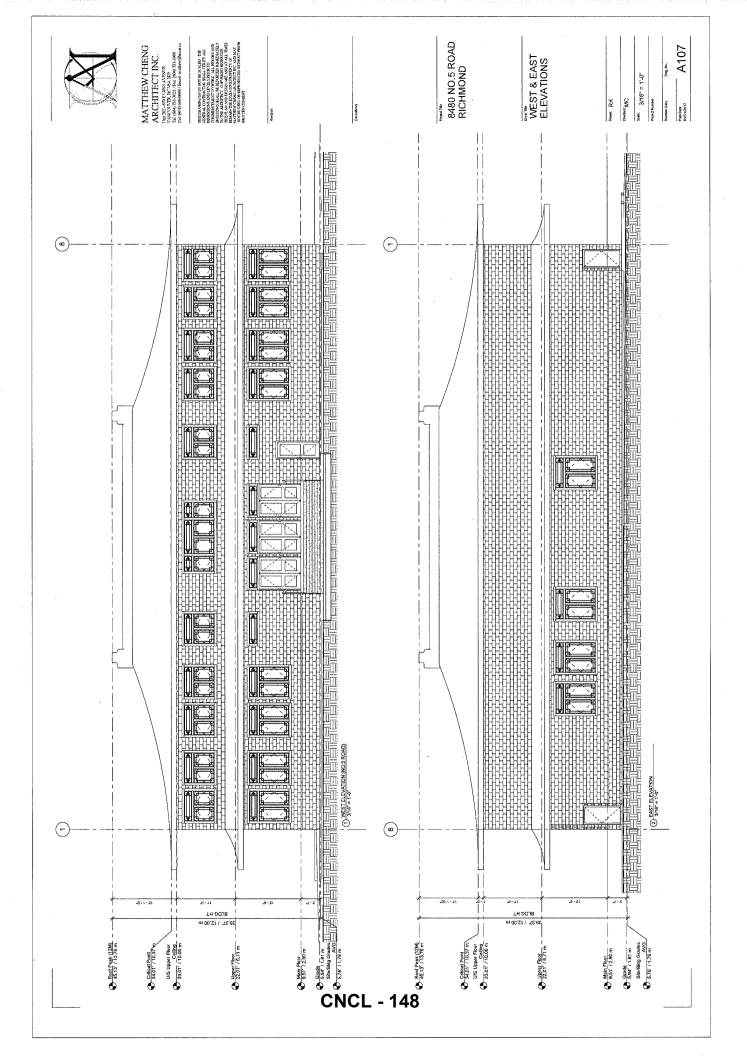


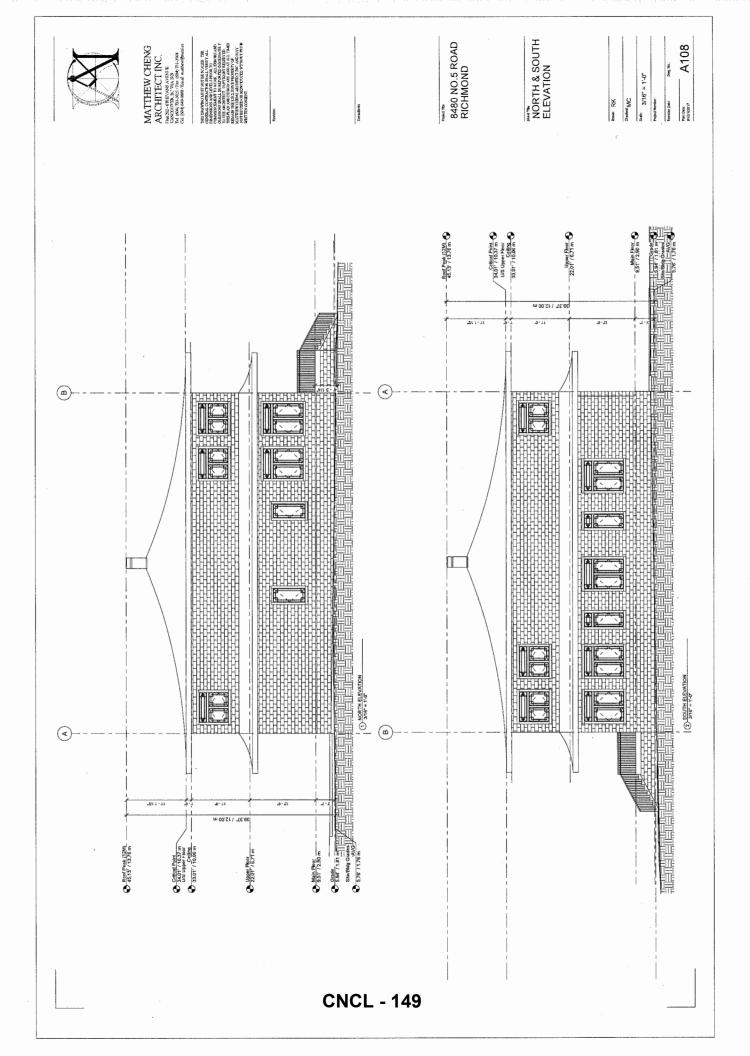


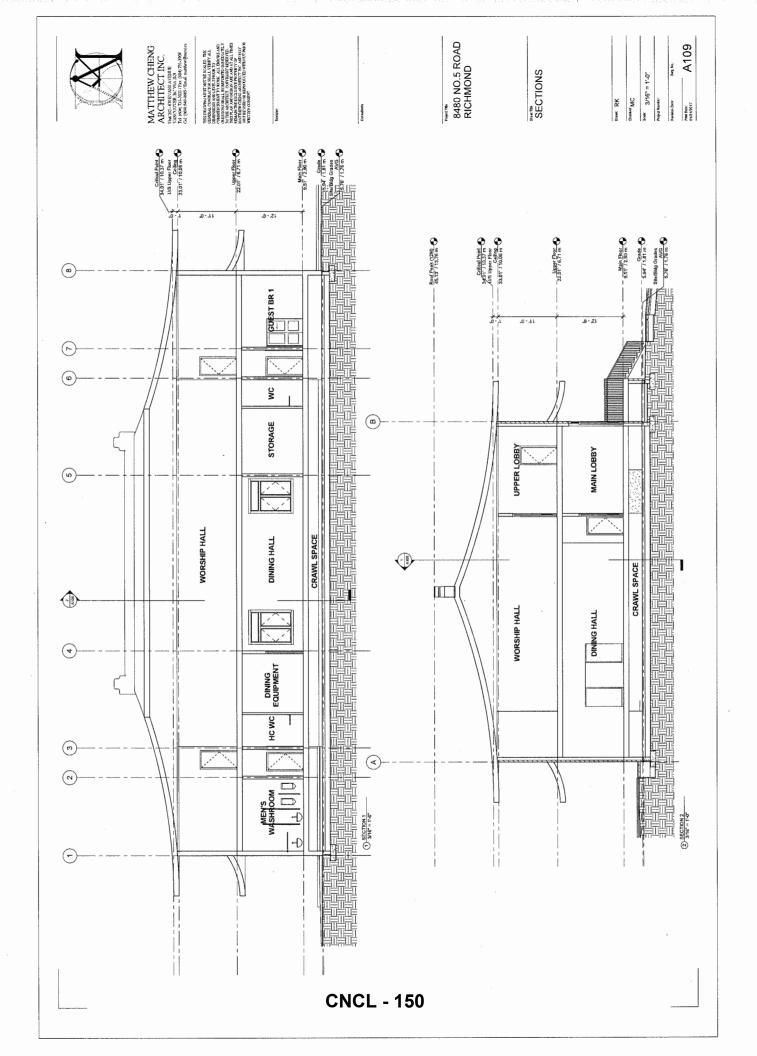


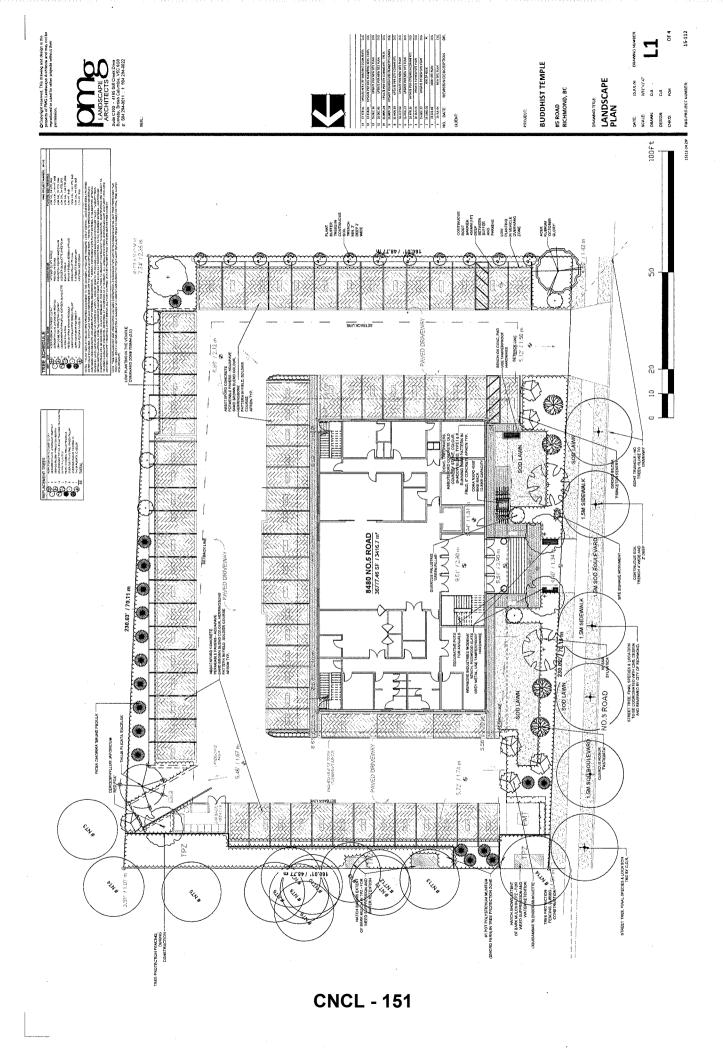


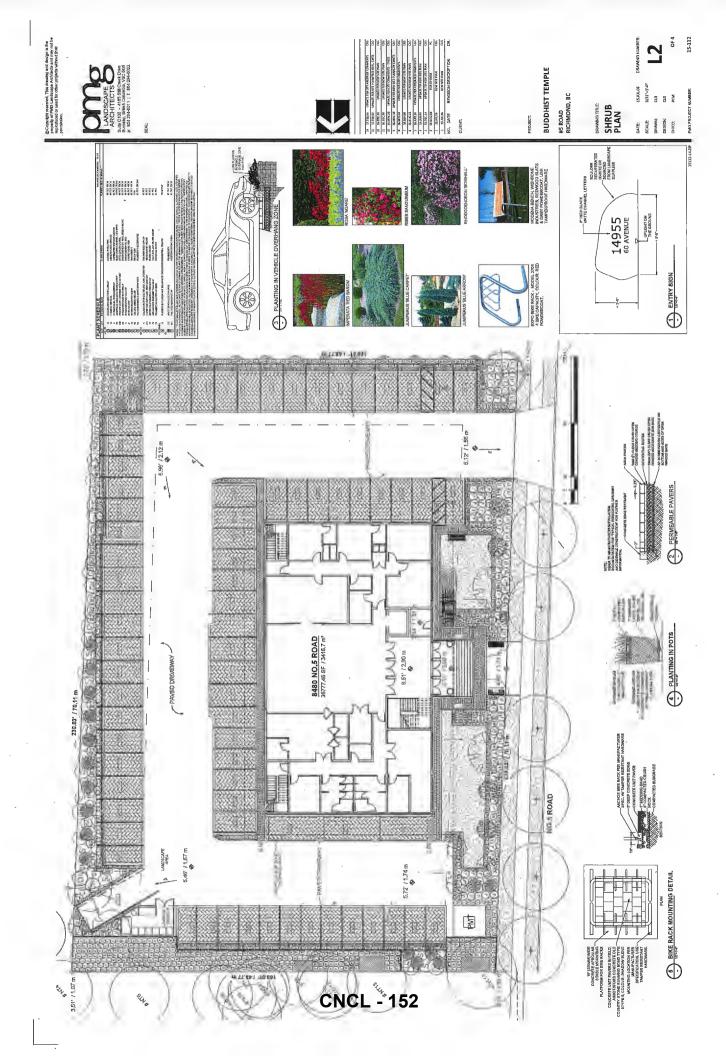


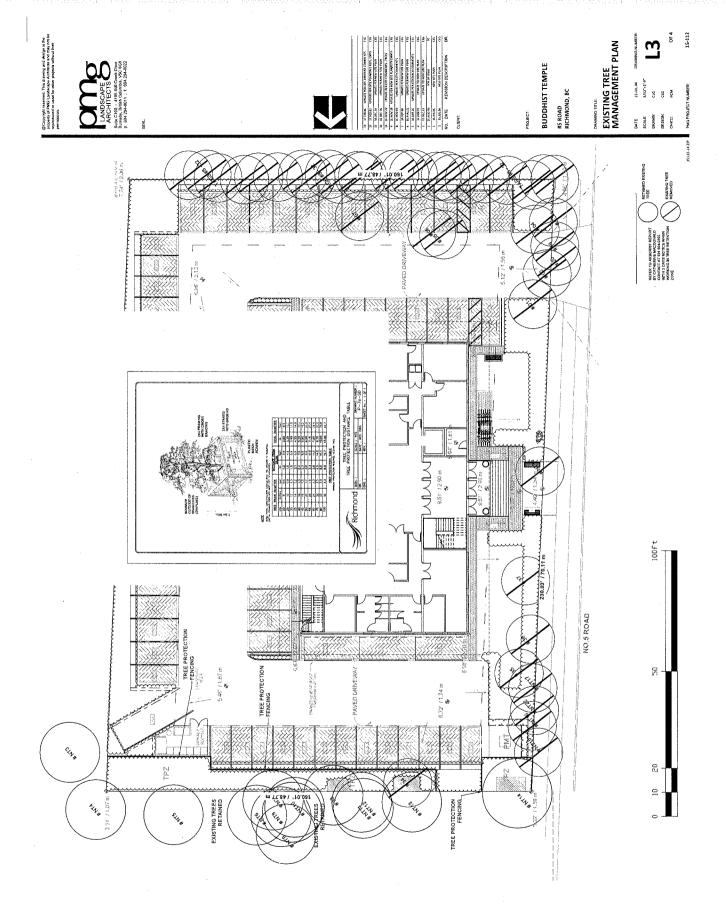










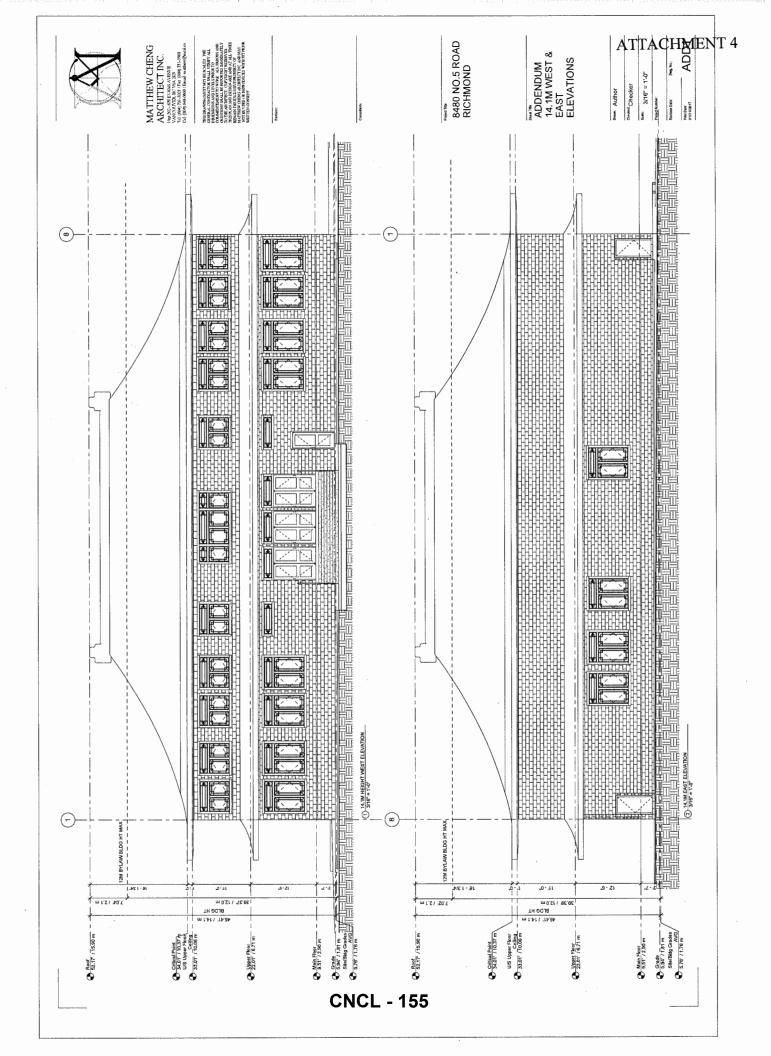


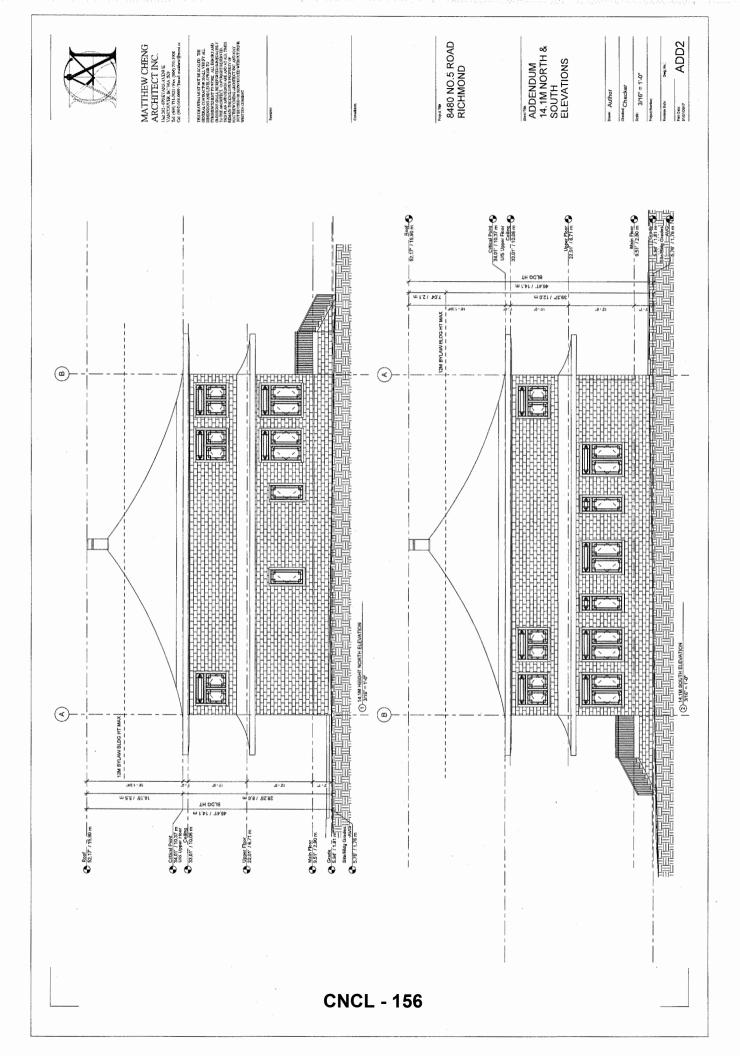
Execution of the control of the cont

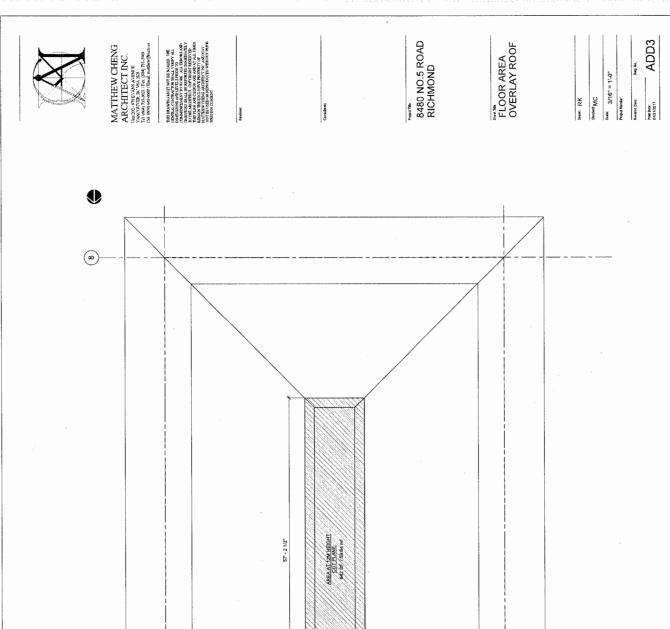
BUDDHIST TEMPLE #S ROAD RICHMOND, BC

DRAWING TITLE
LANDSCAPE
SPECIFICATIONS

ATRACATE OFFICE AT THE OFFICE ATRACT	DARK VIDER - ARE'L LANGE AND THE AMERICA	OLOW SHORE AND AND ROLL ON PER CONT.	ואטב בווטב שמבו הווססטיסב טבנו סמתנוג שסוני.
TAK ONE GENERAL REQUIREMENTS		PARI I INGE SUFI LAMBSUAPE DEVELOPMENI - CON	FART INVEST. SOFT LANDSLANTS DEVELOPMENT - CLONI
) (CS Dec 230) (material at which the American Contract Contract Contract Contract Contract Contract Contract Contract Contract	<ol> <li>Prom to any unit up to the partial behavior from any place of the partial partial and supplementation area.</li> <li>It is some referent that the fields of the freets of area, it treats the most of the freets of a subtiling whether with the fine feet freets.</li> </ol>	11 Vertical in upon 125 between 12 February 12 Februar	and sparels has halfoom to essare halos ratiofalters press.  If when the base har provides for plant automates and has not previous management, the stant or plantment without the section of the section are to delice of one
2. T. Landerger Sterlier And refers, propert by the E. Sterly of Lewinger And St. Landerger Amount Associate, 2005, 31 was not activated.		13. Could benink his when species, any Discountiful build of year and 3.4 which we find a print a county of the common of the six encounts better and the first material texture. 3.4 of the first find and the county of the common of the six encounts better and the first county factor.	The Landship Anthon has different wholes registers to the extending to a fine C. Defector Scotes U. Nextender to the pale. The request authorise states of a series of first first to their Wife in Anthon Scotes U.S. Defector Scotes of the Scotes of the Scotes Scotes of the Scotes of
I MASSE HANTON, DESCRIPTION ESTABLISHMEN STATEMENT AND PROPERTY OF CHARACTERS OF A CHARACTERS OF CHA	3. Ne ambre frest timespele artin expension (etitions) area de model event of frest timest a albest. C. To are pretate use, construction and punit, at extensive automatic medicals preference reference areas.	14.2 Forthern 12. The state of the select comply with trans. 14.2.1 Less Mannes destinates and the select comply with transition of the select complete select the select transition of the select t	In Conference of Suppliations. FIT - Designes from the specifications has compare extremes a title statement by the Landacope Located at
Assessment and the Number of Improved Seminary Company of the Properties Management of Proposition of Proposition of Proposition (Number of Standard) and Language Resolution (Number of Standard) and La		I bergentel metter in quarten ef each at the automit the Campace ace the time they was or by a commonly scorped lyptom of anni-Alberta's when	TA BEHAMILIANECLOS (METHORIES
The same of the property of the same of th	A the Oldrichter, alcoholy deve of typic horizing stable a presented while supplifies relational architectures are secured to the contract of the comment of the contract of t	ATTENDED TO THE WASTER THE STORY IN THE STANDARD THE THE STANDARD AND THE STANDARD	Control and with the first price of their period party and the price of the price o
1). A sortent finel were than max would feel for all gricory undem title used milled airt all treates firents ably part testing by an adoptorum? Extra finishing	De Lastinger kondelen.  The control of control of control of the common of the control of the co	It there is the control of the contr	3. Preside clean and at at through the president base. No Thought, 64, 71, 75e Feel President and stated a three
progressing the analysis along, been given being to that it and the arrest of appears for thems, after a settle or when there is the product.	3 and damps to emiliary regal ston related for preservation will be naised to entitle destruction by as 55. Catified absents sampting Tools for float depresent, liberth belong.	If Transcoure Sign nestrator accelerate date reading and realized for the system Complete Subgrides to Orace Tourses of Alexander Subgrides and The Subgrides Subgrides and Subgrides Subgrides Subgrides and Subgrides Subgrides and Subgrides	A hatel desired entry is a month form at C. Whenke stiends abel Dadil speciel, hatel dans to per manifester's reconscious
To bear praint the right to test to re-itst material. Cultimore responsible to your establish dearst and speckedon.  1) More tasks.	13. Performed planting of mylodes which the Relationers will be required. The could of the registration of the freeze of the requisibility of the George Contents and at the pecualist requisition for the distances.	from their a subsett quotest in meet they perform and all trapest describe reports opens grant soil great despect of it for descr. It is the described in supply solar at the restriction is that best real.	<ol> <li>Chre Patrico De disputs that their deal of early effect in the fact lightly. (Sme ) a steps. (Sine operat of early time piec to plant grown sector.</li> </ol>
<ol> <li>Joy alternate product defined from that cent desire as the central december and the pre-approach by the Landscape Assister.</li> <li>Landscape is reached defined from the control of control december.</li> </ol>	the Promise and Spikes progressing the Principles	3 Activises of the fined from Arry procession of a synthety are parties in the responsibility of the Landing Control from Salary and are remainded that the fined and are landing and the arrangement of the Salary and Arry and the substantial transformed that the Salary and the state of the Arry and the Arry and the Salary and the substantial transformed that the Arry and	6. Then are subject of 35. Shaw it can variet year and here State State.  3. Then presentation to explicate in Texture 33 when her resear author the state in the text details for any logar requiliffer support in after prese.
14 SELECTIVE	THE STATES OF THE STATES OF THE STATES AND APPLIES THE STATES OF THE STA	griving scales, provided that the above combinents for exceptions, as fallithes,	the figurates back error drained begind to provide wantle sections from the real parts by the topology and course with filter failer to Democratic information in the course of the cour
<ol> <li>When the terms of the Landauge Antherit's Gentrals with Na Young sources in Landauge Antherit of the displaced reviews, the Landauge Antherit oil address contribution as the materials in the Vision in Lindauge and the Property of Council and Antherity of the Materials of the Council and Council and Landauge and Landauge</li></ol>	1) SOUNDS.  ) Lover public in prepared is centred to depths specied as Action 3), Commignees to Agency, Neive, Weer public in Personal Present	To Lives all for all and principal for them separate principal property former of property the principal all property to when of them to the principal all property to when the tendence of them to the principal all property all property to the principal all property to the pri	In syldaporesist statistics of services provide provide the subsection of the subsec
1) But he following limes for that there is no set extrance, ameting with the popular extraction to reserving provinces assure, special landings amend and managed reservants.	2. Der degen ar ernen er filt freuen under genannen under der der filt formen er iche Ertij bereicht mittern.	<ol> <li>Ground Harden Compy with Tables 221, General Modern, Prior to author, present an inspection of the General galacter and programmy series by the Landscape According.</li> </ol>	The long can section it to pairly I be spirited if the empetion of feet is now the morte to all the factor effect pairs of the colony for any ideas and understance of the state of the colony for the colony of the state and understance of the colony of the colony of the state of the colony of the
11 Shirt is following Lewinse Grimm of superfield in the train of soon of November (Aspertment and Astronomer and Astronomer (Astronomer, Astronomer, Astronome	<ol> <li>Kendy The pilot complete inhertable point to plated provide makes. No colorities when which it may be constituted providents.</li> <li>Trave, that if parties were receibly conteared the light comprises to fished grate.</li> </ol>	I have of Sealong Seathern layer bit is dividen bit Comiting extensions may be administen procurance of the Lambridge Architect.	(erfysts evis and sea frees, part drafts)  The free and frees and frees and frees and frees and free free frees (defined called free frees).
<ol> <li>Prograf Still Volds. In observe extraction and variational parameters are provided in the rest of the form of the form of the form of the form of the second of the form of the second of the form of the second of the form of the form of the second of the form of the form of the second of the s</li></ol>	C. Dissuit prodes sale the all feeder grace. Prodes a users, the set over cutters and civilians is guide, these as the Lectures Brackey, the set married	4. Sai Sapara (premata ni consistent al O Lingbigge Stonage, Second, N.C. Simparater Tatipana Sai	) Beitre Straderi and Lephinims. If Landscap Stander, Lateri edder, betiken God, M. Pericial Catted Act.
Parking spiral material delinear employment of targeting superiors, plan later, marking banking protice and open; bath broughts System, Boy Engerich, Enchmarker, and the primarie of the MC Enchman where the Latering April 19 the Application Common such as Prince States.		f. Teperited inciperately were figures to their Theire.	4. The Brown is substituted to the superiors of substitution compution, at feed proper, then applicable, and of the processing processing there where
THOUGH AND INTERCOLOURS WITH A PROPERTY OF ACCOUNTS AND A	6. Steps and in record the fideway manners thangs from E3, Love C5, Lawriczon physiology, 23.	Ant   Smorther	reversible to the control of the con
Confidence and make the central of the handway person their immediate of defrances. Here consisted, I show that it has been expected the management of the formal of the management of the consistency of the formal of the management.	2. Policial rational building to confit with market replements	to Diego.	<ol> <li>Someway Prepart a standar of anticipate of stand in conjugate (representative entance) you have such to carrie our presentation for an expension of the part of the part of the part of the representation of the part of the</li></ol>
AT WENTERFRENCE FOR THE RESISTANCE OF the League of the League of the Conference of the Conference of League of Leag	3 Inform Landacique Accident of comparison of terming wades princ to processor of sook, and princip or males.	CASTS Gren - public public editativa and natificated after Mr. Standard State CASTS Programmed Transfer CASTS Programmed State CASTS Prog	6 Hairmann Levil Compt with B. C. Leviloupe Standard, Section N., Table N., Hairmann Level T. Termont.
t) volvestrices	<ol> <li>LUDGACH Skunde</li> <li>Faller Hert. Greeg actes and Find Sinding Dess aren, Steel Produced Green Green, Charlett, Urb. Mills.</li> </ol>	NIM N	<ol> <li>Instruction (compay with Part Tare of this specifications</li> <li>Instruction (compay with Part Tare of the St. Linestone Standary Formacións) and repain de travail bentas.</li> </ol>
is the second managers from the properties, and properties from the properties of the contraction of the con	2. Verb Bedabet, Die feinde geden und und der der meigen. Bestätlichen der gebengen gefenst der die der der der der der der der der der de		Parintegraf frightness
2. All votes and regarded control by government to previously difficient behavior of the address. All previously deploying behavior positions shall have a	2) Compared a literature of the state of the compared form to deposit of the state	<ol> <li>Immisser Belgest Schland St. Apply specified letfame at rates shaunt the request of test. Apply with a nechanical spreader private public to adding Apply sprantial from Mat.</li> </ol>	<ol> <li>When you have be for proven upon, which we plant all bear every ten fill him between John to and any fall, and every bearing the and serieshed TAN, this and by places per free per applicable. Design the accord proving series, a state we plant all hear overy bearing and we have been and and bearing the accordance and accor</li></ol>
3. A set with the required to second classific with set introduction and not set and with an expensed for second classification and not second control of with.	is a prince to the profession of the profession	I feeleng fregen a moorh, finn, one mariner he impressed to got tempered with national error goted or supplying a gary, womit and not an impress	and acceptance amount to the department of the and design and that the contractions is the formal and contraction to the formal and many and as a second of the formal and many and as a second of the formal and many and as a second of the formal and many and as a second of the formal and many and as a second of the formal and many and as a second of the formal and many and as a second of the formal and many and as a second of the formal and many and as a second of the formal and the
	3 fercien		12. Need Notice actions for the six and other ment deep forms.  13. Need (need Bosse all uses for all uses of their good forms.)  14. Need (need Bosse all uses for all uses of their levels for their levels and their levels for
	<ol> <li>O temporary and market above with experiment details and involved from.</li> <li>Ley details as produced by the laters and peads with exercit search and force in tags or help provide. Description: Produced and peads with exercit search and force in tags or help provide.</li> </ol>		receivery by the sea of hemicoles.  12. They are Shares (copies, happed his princip prays the posts and destrict personalists and a shall every has made already by the season of the personal shares by an expensated
_	33. Conserve capage per all exists and proceeding special and the second special and the se	effection executes to sealth software. Now you so at higher chapter in 1977 fluid and 1996 flood. However, and the seal seal speed design and the best and to be not because flood of a speed of sealing and the seal seal seal of the sea	person (Any) and fest that the description of the fest of description of the fest of description and the fest of description of the fest of description of the fest of the fes
Const and employed all behind ancies corest malient treatment and specialists from behind received from Landing from Landing from Landing from Landing Landing from Landing Landing Landing Landing Landing Landing Landing	23. This i path this is accessed with manifestivents decrease. 34. David alone water for this through the piper during a satestivenes except as approved by Loyever.		In spines of the Leading Artifact of the Period and the edge of the Period and the Control of the Control of the Period and th
	<ol> <li>Note electrical consistent on money from, here we make previous where detected or is described transfer.</li> <li>Requirement on the previous and the money of the second of the seco</li></ol>	LOCALD MAKE A MORE THAN IN THE CAME CONTINUE AND A STATE OF THE PROPERTY OF THE CONTINUE OF THE CONTINUE OF THE PARTY AS. AT IT THE LOCAL MAKE THE PARTY OF A STATE OF THE CONTINUE OF THE PARTY AS. AT IT THE LOCAL MAKE THE PARTY OF A STATE OF THE PARTY O	is the just, Carry and objects or shaping with treatment and contract contract in specific varieties or confidence.  23. Fortisting this carry the books aren't provide it guidates to exist contract to have a presented to sail and you reparement.
		- [	5 Part And Carallebrary
1.1 ACCOUNTS AND	N. STATEGISTAL AND STATEGISTAL	3.1 Custom to discontinued as shown on produces flows.	without and the parts of approach to the man arrange and the result in a result in the control of the parts o
Table 1	) C Grown right listed	2. Other appress of Labellings Articles for layers and proparations of planting from its consequences of planting specialisms.	lies apoly in the full aphie this group and an Apply sales span when the value makes 25 or held apoly.  12. Very, head and because destrait haped great actor and has they are sewed for weed, intel peals, and dequate and treat property to appropriate.
PART THE SCORE OF WORK	To the institute of the second process of the second popular to the second process to the second to the second process to the second process to the second process to the second popular to the second process to the second process to the second process to the second popular to the second process to the second process to the second process to the second popular to the second process to the second process to the second process to the second popular to the second process to the second process to the second process to the second popular to the second process to the second process to the second process to the second popular to the second process to the second process to the second process to the second popular to the second	Make copy at here, with same in these defend then	NAME AND MALE OF THE CAS OF CHANGES IN COMPLEASE WHITH IS COLAIGED AND AND STRAKEN IN SECURISED THIS PRODUCE OF A PRINCE WITH A SPECIAL PRODUCE AND
	17. Addity Plant qualities of line are unlock requests to history unlock specified range. 33. Publicat benefit all procepts and from otherwise and recommendations for request out assemblers.	4. Describbation	13 Section Agreement and Agree
	31. Caranithispotem 33. Sibusis intonspaper und Practician	esser particular degrades of plant to their are the law.	<ol> <li>American Francisco De Crist des cals studies a duzay relies par enere, Euros ayan ripping halt to reserve affer and not. The all sprand error alls attented a relief ment when the error results both of them, from a sheet of them, from the studies of the error and or the ribbits.</li> </ol>
The sent or accommence with the descript and specificatives and processly	I depty all grows makes report for the performance of the Carboson, board theat, strategist or special proving makes when it as not that its otherwise is bady to be demayed.	5. Standards 5.1 All plant actions that content to the repairment of the 3.1 Landards Standard, This colon 775, where extremely standard PLAN Schaudar at the sportcollers	Present by and depopy with rands and. 35. Justiles, Application required in the final product product woman control of the con
	2. Supply all growing purdents designated you sail that. And and growing modes must receive a process medical and the teachers are not as an extension of day for the process are not as an extension of the teachers are not as a second of the teach	And the manufactured attention, prime and remaining the manufactured prime in the content of the manufactured by the following the prime and completely approximately the content of the c	depose them is the femoments of the constraints of residence and the constraints to the nervades are deposed in the constraint of the nervades are deposed in the constraints of the nervades are deposed in the constraints of the constraints o
American programmer in small.  2. Indicate district or small control to the small.	<ol> <li>Thermuthy are requested assistance unto the facility for any problem.</li> <li>Special shall require the vertical positions. Solve to despise at the facility facility.</li> </ol>	· Print	
and incorporation of authors to deal representation to sold table for .	3 Pate the gament grandy maken and grant and planting grees. Spraint grands and and realistics and secretarily ("Hittall, are unitrue subgran from all	A.). Refer at the course of supply and/or collections page does not person independs rejection of any or all purities critical at the con-	
2.1 Temporales of comparison o	The section of the se	A Associated in Control that have the designed and fractor Variety. Since the Basic close for any extension of area.  [3] Supplemental of the mediately for committee that a substitute of the State of the Control.	
2. Welchart of parts and seried backet area and accepted been	At Change and printing of the control of the change of the		
2.0 China (Mail Vine University Linear) 2.0 China van Vine van Vine University (Mail Vine Vine Vine Vine Vine Vine Vine Vine	A.D. farestimet and a gradient	13. Dies erffen gesennt is die Landsqua despleti pour zusaberg an anderschust in die profesionische Besagne erst substitutions wilde trycht. 12. Mitte answenn die Gegen des Geberg fest tegent to sabelikate.	
12 partitions 1	A 16. Time Living strate port	(1) Marketines er selpel til K. Lendsrege Stendere – effension til Gendlens si Acadadety.  De stat Scotler i sestem	
1 Ground Stricks. Confere to M. Lamings Transmittee to define and imported and spiciely reports. Parist the transmittee to the strick of the s	A21 Impression STORM	1. Their species a busines.  1. Their species compare of the buging paper and their persons and the number public plan plant where the development that them I Their their public persons to the person of the species of the person of the pers	
LARLE DEL MATERIELO DE ANOMON TRANSTER LA MONTO ANO L'ILLE MONTO ANO L'ILLE MONTO CONTRA L'ANOMON DEL MATERIA DE L'ANOMON SERVICION DE L'ANOME SERVICION SERVICI	A.2. Seministra service of the Committee	JOHN PROSENTE GREEK BOND BOURS AS MAKEN OF THE LANGUAGE BONDY LANGUAGE AND AND THE PRODUCTING WITHOUT WAS WARRENGTON OF THE LANGUAGE AND	
Approaches the falls forth forth the facts and fight shade the facts and fight shade the facts and fight shade the facts and fight shades the facts and figh	A.E. Store of proceeding a feet to the comment of the comment and to deposit the found to the feet feet free fundament.  A.E. Store of proceeding a feet free fundament of columns and to deposit the feet free fundament.	33. Sendine of given plackey location will night to differed after review of the proposed deviation by the Landarday decidents.	
Consequence in the consequence of the consequence o	A27 Norman III fighth ground before except white sendided for three tonic chimal profit.	(B. Emerstein) (M.) Tereconductor strongs Except a summer analysis frequed to the depth of the continuity of the continuity of source that financing papers at	
Statute Court State Court State Court State Stat	5. Hambly strend graving residual planting suit around recting terres, strends and obstanting	the ariginal space the tree was grown at	
		<ol> <li>Wender blinding in their regions is an dozen towards from an their plating pit to have because their triple, and a flat confirms, proved to the treatment of their because their triple, and a flat confirms, proved to the treatment of the plating to their triple, and a flat confirms, and a flat confirms.</li> </ol>	
Period California (Cewaria Status Calebras, Series	2. Entired guide, while testings in the electrical defendability and shopflers.	to the control of the	
See	as monatories man a surface to temps at Temp Kann". Feel M, insus solves a map year between the property west of the project evaluation and the project evaluation and the project evaluation and the project evaluation and the project evaluation.	<ol> <li>The property of desired with the state year of present the managed, from a stand to the of the table and of seat of the state of the st</li></ol>	
	2. Programme Sertices 1485 (approve Strates) Area Share Share 13.03	wite. 12 filling partiest hears by party from the grown souther not system is 1' then layon. Saths the cut with water. Add not as expected to mail fourth	-
Imper handeline 615X 615X 4-2X	2). Class calcifies seed by neck-assistancies of section awar Status many describes.  22. Enquisity grads sections to allow the mack secure appropriate and the position deskupeg.	prof. Lives as a veta. Man 20 of the signal has been fund, any fortierne in comments by the majorate as that it they specified a list. (2) "Some graphers in believed the selection been as to profession the majorate profession and their comments and the selection of the comments of the selection that their profession that their comments are also the selection of	
	3. The of Seeling Seel from secil spread presently spet NVI is like to Uspiceon. Bits of each per. Jentos estenden may be observed in concentrate of the Landwider annihilation.	. S. Stateger Ferror	
Strings 25 strings 52	A. See Supply I listing All seed and he software from a respical and supply and being special and seem transpiller behaving all nearlines.	. The The DVP States when supervised by manupatements for states around 10, is said the set their state from provided.  10.2. Learnth free instally writed.	-
Copied General External 3 - 155 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A) badyin altracepe waters	(3) To still pro-approved commerced, that weres polygraphime delicited, become with their Birk Lapined, products of sorting from Deep Basis. (3) Conference from series is requisible of sorting from Particle Conference and the first competitive beautiful price gradual and the sorting products.	
Acetypes (1-1) v1-20 (5-65	5. Neet Namer all connections to create as create an orman performers in the Paulic Methods and ever subject to deart approved. THE Comment for freedy	(1) Fart at gey were with eatlet flagging material.	
Constitution of the consti	SIX Street Format For	<ol> <li>Promp</li> <li>List punct, the means received to specification. Proceeds about a house, the second to make, the selection, they</li> </ol>	
<ol> <li>Stradt an open despite temperature of temperature and temperature and properties reported temperature.</li> <li>State Brand agraphic filterature. The first temperature of the first and temperature.</li> </ol>	SS Contacts Employees To Millioner Ares on a million of Millioners with higher Proposition (Institute Millioners) with Society or pre-amplement districts.	The control of the angle of the control of the cont	
6. Ogne Andler (smerrial respect product to the responserior of the El Lewiscop Standard, for other any proved by the Lawforge Archest, Marmondel	6. Fertiten: Neublich nacht, fejen zeingen ungeheit werende betreum alle denem Mit weite seinen mitten mit Gemaltien nach flicht. Mit under den eine Gemaltien nach flicht. Mit under den eine Fertilier nach der flicht. Mit	(8) Milk alignostic article configuration of main 142-173 - This - This is the process of the second of the analysis of the second of the seco	
replace. To county to the Profest, from Statement and a first, figure Separate Namemons.  ( And Statement and the same manimum of the MT interests Statement.)	3. Seeding Apply 144 of 27 Libert William Combiners and with Sender's Prospecie steel entire by VI. Money of Labor and Legal, steepers.	A Augustave	
5 (Appetite Days, Dave Delt) along forthward has gone and foot, they if theirs and nits, and become order and they should senten	\$ Acceptance Previous adopted protection of the scands are an office will have been considered to be protected of the processing of the pr	The Policy Section in	
enfrances autifie. Fresh wings in refere has not be experied.	1) The Section of the Company of	. (1.) Hadina di jaw halessi for di daya alim hadinaya wan has mobieta e diminato di dayahina. . (1.) "Asimina, Lambar balik Lambaraya Shakara, Safam (3.3) - wamaya ang yamang ya fiman.	
<ol> <li>Perform and Problems. If well, many surface by the Problems and the destroys. Applies southed general browns arred by the appropriate surface or the arts.</li> </ol>	2 Pay and the stand of Phare and east person agreement by the Lombarges Architect prime to Malday	(12) When to applicant advantant to taking the palenteer states in 1962 in 962 or 1964 spale; Water to find helingshed the rest sees that the The American International Conference on the Proceedings of the Procedings of the Procedings of	
<ol> <li>One flate, a sentimetrophythane in the officing pathons that off about the pathony of unit had not use particle. Duck to refull for its, dish that is, of a policy bit, or alternate present of the baseloom whereoft.</li> </ol>	2) Popularia and Greeny Roberts 21) Americal Basel Green's Series Schools Gent	1/2 Young spraw account to the party in section weight from all the party and the party and the party of the party and the party	
		(2) Takelian area contributed years from Lightware Level 2, 6.C. Levels upon 5 parkers (Lighter 5). (2) Takelian and this specified supplies.	
W. Brait Bade (Brait mad, best, defines a marken ofter of the mad customers) weather than the contract of the	<ul> <li>Finding that the state of the s</li></ul>	<ol> <li>Plant Warranty</li> <li>Referent in Control of Co</li></ol>	
MALEY THE FOREST ESTATEMENT AND ASSESSMENT A		the second managers of present the state of the second managers and the second managers and the second managers of the second managers and the second	
<ol> <li>And the restriction on the vertication.</li> <li>Product and analysis of the vertication of the restriction of the site of the restriction of the re</li></ol>	A Meles build free of my separate that my have an approached at the entre of second or may be named by the confidence.	(4) They find, desified at hery other secret the family desirted and day to the set, specified by the tandage desirties and notated the last state of the family desired to the national desired to the set of	
D. Topic be all ten's in Spiels into cells in this inspection and upon a ten in per an about the property of the spiels of the s		CONTENT, IN THE LITS STATES AND A PROGRAMMENT OF A PROPERTY OF THE PARTY OF THE CONTENT OF THE PARTY OF THE P	





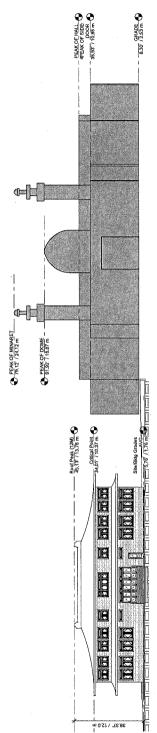




MATTHEW CHENG ARCHITECT INC. In a 22 - OX VASS AND IN VANCATURE & VAS TE (609 77) - XVI Fee (609 70 - 1500 C4 (601 69 1000 1 - 1500 I and seeding a car THE DAY WHA LINTS WATER CALLED. THE SHARP SHALL WHAN THE SHALL WHAN THE CHARGESTER WATER ALL WESTER ALL WESTER WATER WA

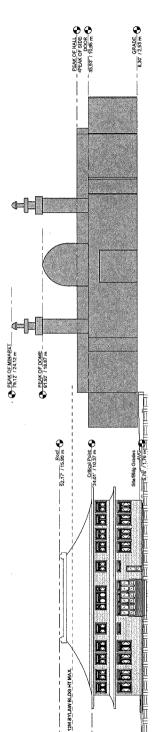
Revision

# PROPOSED HEIGHT / 12M



HT COMPARISON - 12M HIP ROOF
(1) (PROPOSED)
(1) (1/16" = 1'-0"

# PREFERRED HEIGHT / 14.1M



m 1.61 \ '16.86

8480 NO.5 ROAD RICHMOND

ADDENDUM HEIGHT COMPARISON (WEST ELEVATIONS)

HT COMPARISON - 14.1M HIP ROOF

(2) (PREFERRED)

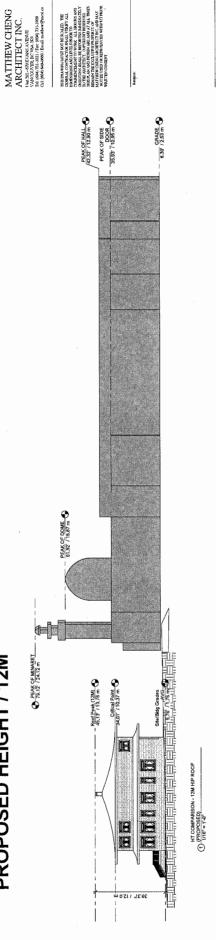
(3) 1/16" = 1'-0"

ADD4

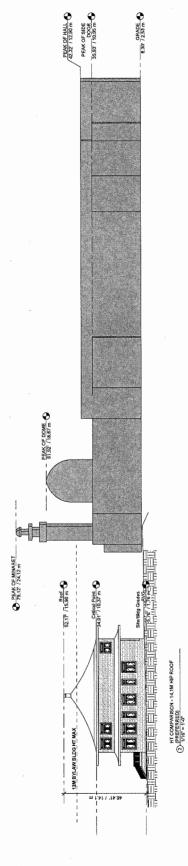
омия: RK Оменей МС 824K 1116" = 1°-0"



# PROPOSED HEIGHT / 12M



PREFERRED HEIGHT / 14.1M



8480 NO.5 ROAD RICHMOND

ADDENDUM HEIGHT COMPARISON (SOUTH ELEVATIONS)

ADD5

Dwg. No.

State: 1/16" = 1'-0" Checke MC Drawn: RK



#### **Development Application Data Sheet**

**Development Applications Department** 

RZ 14-674068 Attachment 5

Address: 8480 No. 5 Road

Applicant: Matthew Cheng Architect Inc.

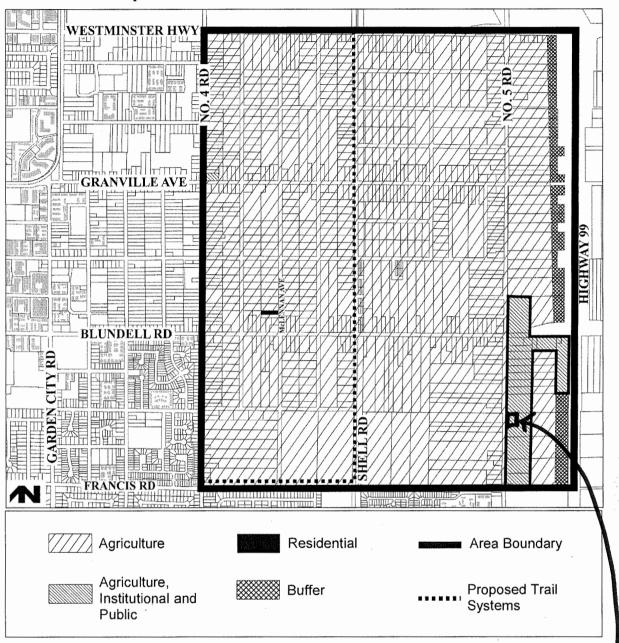
Planning Area(s): East Richmond – McLennan Sub-Area

	Existing	Proposed
Owner:	Tung Cheng Yuen Buddhist Association	No Change
Site Size (m²):	3,417.05 m <sup>2</sup>	No Change
Land Uses:	Vacant	Institutional
OCP Designation:	Community Institutional	No Change
Area Plan Designation:	Agriculture, Institutional and Public	No Change
Zoning:	Agriculture (AG1)	Assembly (ASY)
Other Designations:	ESA	ESA DP not required

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	0.4	none permitted
Lot Coverage – Building:	Max. 35 %	19 %	none
Setback – Front Yard (m):	Min. 6 m	7.7 m	none
Setback - North Side Yard (m):	Min. 7.5 m	17.95 m	none
Setback – South Side Yard (m)	Min. 7.5 m	18.58 m	none
Setback – Rear Yard (m)	Min. 7.5 m	20.24 m	none
Height (m):	12 m	12 m	none*
Off-street Parking Spaces – Total:	75	75	none
Accessible Parking Spaces	2	2	none
Loading Spaces	1 medium	1 medium	none
Bicycle Spaces	Class 1: 3 Class 2: 8	Class 1: 3 Class 2: 8	none .

<sup>\*</sup> The applicant may wish to pursue a development variance application to accommodate a height variance for a more traditional peaked roof design. A separate application will be required.

### Land Use Map Bylaw 8791 2012/09/10



Subject Property

#### Park, Minhee

From:

Riyaz Devji <riyaz@DEVJI.CO>

Sent:

Thursday, 5 May 2016 17:41

To:

Park, Minhee

Cc:

Riyaz Devji; Mohamed Ladak - VAN CITY SAVINGS CREDIT UNION

(mohamed\_ladak@vancity.com); Ebrahim Rehmtulla; Shaheen Rashid

Subject:

Proposed Building at 8480 Number 5 Road

**Attachments:** 

20160505\_0920098378.pdf

Minhee,

It was a pleasure speaking with you yesterday and I hope you are keeping well. Here is the note we chatted about and I will send you some further information at the beginning of the week.

As we discussed, our Community (Shia Muslim Community of B.C.) owns the land on both sides of 8480 Number 5 Road (Lot 14), at 8580 Number 5 Road (Lot 20) and 8320 Number 5 Road (Sec 19). We have been advised of the proposed development of Lot 14 and have been provided with what we understand to be preliminary designs of the proposed building to be constructed on Lot 14. While we support the proposed use of Lot 14 for assembly purposes, we are gravely concerned about the size, massing and height of the building proposed to built on Lot 14. We have no objection to the proposed use of the property for institutional or assembly purposes. All three lots are zoned for assembly use, and we are currently using Lot 20 for that same use. However, Lot 20 is approximately 9.8 acres or 3.91 hectares in area, and Sec 19 is approximately 8.26 acres of 3.34 hectares in area. Lot 14 is only .84 acres or .34 hectares, a very small lot for assembly use particularly given the parking requirements for such use.

We have reviewed the design of the building and have significant concerns with respect to the proposed design. Our particular objection is the fact that the current plans show a building that will have a solid roof line approximately six-storeys in height. Moreover the design shows that virtually entire lower level will consist of parking. This is presumably due to the small size of the lot and the parking spaces required. The Lot 14 Owner has achieved the required park spaces by designing a building that includes a full floor of above ground parking, thereby raising their building that already has a large mass for a small lot such that it greatly exceeds the scale of the other buildings along No. 5 Road. By including a full floor of parking, they have raised their building by an extra 12 or more feet along it entire width. Then they have added a high architectural roof structure that add another 20 feet to the height. In reality they are trying to build a building that is too big for the land they have purchased.

A building of this height is very much out of character with the other buildings along No. 5 Road. Those buildings are all either one or two-storeys of height if they are located near the front of their properties (for example the Richmond Jewish Day School or the Subramaniya Swamy Temple). Others are taller if they are set back from No. 5 Road or are on larger lots. The proposed building is very much out of character of the neighbouring assembly buildings. While other lots may have domes or minarets that are higher, they are on buildings that are set back from No. 5 Road and do not continue along the entire length of the buildings. Thus they do not have the imposing mass that is so untenable with the proposed design.

We have been trying to meet with the Lot 14 Owner to develop other options for their site. We have indicated our willingness to do a land swap with the proponents by having them locate at the North end of the property at 8320 Number 5 Road, and licence or lease them portions of our sites for parking stalls at no cost so they need not build that lower floor. As we discussed, by not building the lower floor they could probably build the same building size they are requesting without needing a height variance. Despite a number of attempts to discuss these issues with the Lot 14

Owner, they have been rebuffed to date stating they would like to build the Centre as soon as possible and making any changes would delay their construction.

Again, we wish to formally record our strong objection to the proposed design and in particular to any variance or relaxation of any City bylaws or policies that may be granted by the City to allow a building of this mass and height, or any rezoning of Lot 14 to allow a building of such mass or height.

Please feel free to reach out to us if we can be of any further help. Take care and thanks for your help and support.

Riyaz R. Devji, 3103—667 Howe Street Vancouver, British Columbia, Canada V6C 0B5

Direct Line: 604-657-1898 Cell Number: 360-420-7861 E-mail: riyaz@devji.co

### Excerpt from the Minutes from The Agricultural Advisory Committee Meeting

Thursday, February 4, 2016 – 7:00 p.m. M.2.002 Richmond City Hall

#### 4. Development Proposal - Rezoning 8480 No. 5 Road

Staff provided a brief overview of the rezoning application at 8480 No. 5 Road to develop a new Buddhist temple. The Chair invited the applicants and the project architect to the table.

The Committee had the following questions and comments:

- The Committee asked further information about the site context and properties around the site.
- In response to the Committee' question regarding the capacity of the temple and its parking needs, the applicant noted that regularly there will be only approximately 20 people in the temple but for a special event, they anticipate approximately 100 people.
- The Committee asked about the height variance, and asked how the proposed building will fit into the context. In comparison, staff noted that the proposed height is slightly lower than the height of the existing Thrangu Monastery building at 8140 No. 5 Road.

As a result of discussion, the Committee passed the following motion:

That the rezoning application at 8480 No. 5 Road be supported as presented.

Carried Unanimously



#### **Rezoning Considerations**

Development Applications Department 6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8480 No. 5 Road File No.: RZ 14-674068

### Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9537, the developer is required to complete the following:

- 1. Submission of a Final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - Include a mix of coniferous and deciduous trees.
  - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
  - Include the 56 required replacement trees with the following minimum sizes:

DBH of Tree Cut or Removed	No. of Trees Removed	No. of Replacement Trees (2 for 1)	Minimum Height of Coniferous Replacement Tree	Minimum Caliper of Deciduous Replacement Tree
20 - 30 cm	9	18	3.5 m	6 cm
30 – 40 cm	10	20	4 m	8 cm
40 – 50 cm	3	6	5 m	9 cm
50 – 60 cm	4	8	5.5 m	10 cm
60 cm+	2	4	6 m	11 cm

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

- 2. City acceptance of the developer's offer to voluntarily contribute \$ 4,550 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- 3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 4. Submission of a Tree Survival Security to the City in the amount of \$1,300 for the City-owned tree (Tag #NT1) to be retained. The security will not be released until an acceptable impact assessment report is submitted and a landscaping inspection has been passed by City staff.
- 5. 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.
- 6. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.

#### Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Enter into a Servicing Agreement\* for the design and construction of off-site improvements. Works include, but may not be limited to:

Water works:

• Using the OCP Model, there is 404.8 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on the proposed development, the subject site requires a minimum fire flow of 250.0 L/s.

Initial:	

- The Developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for on-site fire protection.
- At the Developers cost, the City is to:
  - Cut and cap the existing water service connection on No. 5 Road.
  - Install a new water connection complete with meter and meter box.

#### Storm Sewer Works:

- The Developer is required to upgrade approximately 75 m of fronting storm sewer using a 600 mm diameter pipe from STMH4224 located approximately 4.0 m south of the south property line, up to the north property line
- At the Developers cost, the City is to:
  - Cut and cap the existing storm service connection at the properties northwest corner, while retaining service to 8320 No. 5 Road.
  - Cut, cap and remove the existing storm sewer service connection and inspection chamber (IC) approximately 33 m south of the north property line.
  - Relocate the existing storm IC located on the west property line, approximately 57 m south of the north property line onto the City boulevard c/w a new service connection to meet the City's engineering standards.

#### Sanitary Sewer Works:

• At the Developers cost, the City is to install a new sanitary service connection complete with a new IC along proposed development frontage.

#### Frontage Improvements:

- The Developer is required to:
  - Provide a 1.5 m wide treed and grassed boulevard and a new 1.5 m wide concrete sidewalk along No. 5 Road.
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground the proposed Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
  - Complete a roadway lighting assessment and recommend lighting upgrades during the service agreement.

#### General Items:

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or
  Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be
  required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering,
  drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that
  may result in settlement, displacement, subsidence, damage or nuisance to City and private utility
  infrastructure.
- A sediment and control plan is required.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
  Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
  proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
  Transportation) and MMCD Traffic Regulation Section 01570.

	1	
[nitia]		

3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

#### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants
  of the property owner, but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed	Date



#### Richmond Zoning Bylaw 8500 Amendment Bylaw 9537 (RZ 14-674068) 8480 No. 5 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "ASSEMBLY (ASY)".

P.I.D. 009-177-884 Lot 14 Section 19 Block 4 North Range 5 West New Westminster District Plan 29706

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9537".

FIRST READING	R	CITY OF ICHMOND
A PUBLIC HEARING WAS HELD ON	A	PPROVED by
SECOND READING	b	PPROVED y Director
THIRD READING		r Solicitor
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	