



City of Richmond

Report to Committee Planning and Development Division

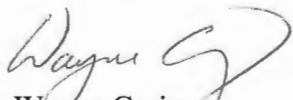
To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 10, 2017
File: RZ 10-552879

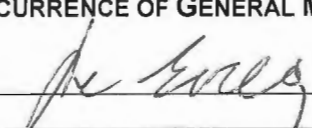
Re: Application by 1002397 BC Ltd. for Rezoning at 9851, 9891/
9911 Steveston Highway and 10931 Southgate Road from Single Detached
(RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

CL:blg
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

1002397 BC Ltd. has applied to the City of Richmond for permission to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of 11 townhouses with vehicle access to/from Steveston Highway (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the South, immediately across Steveston Highway, are large lots zoned “Agriculture (AG1)” that are in the Agricultural Land Reserve (ALR) at 9660 Steveston Highway and 11111 No. 4 Road; one (1) of which contains a single detached dwelling.
- To the East, immediately across Southgate Road, is a small commercial plaza on lots zoned “Community Commercial (CC)” and “Gas and Service Station (CG2)” at 10811 and 10991 No. 4 Road; which contain a group daycare/preschool and a carwash/oil change facility.
- To the West, is an existing dwelling on a lot zoned “Single Detached (RS1/E)” at 9835 Steveston Highway.

Related Policies & Studies

Official Community Plan (OCP)

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This land use designation allows single-family dwellings, duplexes, and townhouses. The proposed development is consistent with this land use designation.

Arterial Road Policy

This rezoning application was originally received in 2010, by a different owner, and involved only two (2) out of the three (3) properties (i.e., 9851 and 9891/9911 Steveston Highway). Under the Arterial Road Policy (2006) in place at that time, the subject site was undesignated, however, it was consistent with the Policy’s location and size criteria under which a townhouse development could be considered (i.e., within 800 m of a commercial service and has a minimum 50 m frontage on a major arterial road).

In 2011, the rezoning application was taken over by a new property owner and the scope of the application increased with the addition of the third lot at 10931 Southgate Road. Due to the lot configuration, site planning has been a challenge and became more so with changes to the townhouse design guidelines adopted under the 2012 Arterial Road Policy. The rezoning application was subsequently taken over by the current property owner in 2015 and the applicant worked with staff to develop and submit an acceptable layout in late 2016.

On December 19th, 2016, City Council adopted an updated Arterial Road Policy. Under the new Arterial Road Land Use Policy, the subject site is designated as “Arterial Road Town House”. The rezoning application at the subject site is consistent with the land use designation under the new Policy.

Agricultural Land Reserve (ALR) Buffer

Consistent with the OCP guidelines for multi-family developments adjacent to ALR lands but separated by a road, the applicant is required to register a covenant on title prior to rezoning to secure a 4.0 m wide landscaped buffer on-site (as measured from the south property line) along the Steveston Highway frontage. The covenant is to identify the buffer area and ensure that landscaping planted within the buffer is maintained and will not be abandoned or removed. The covenant is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.

The conceptual development plans included in Attachment 4 illustrate the proposed off-site landscaping treatment along Steveston Highway, which will include grass, trees, and a new sidewalk within the boulevard, as well as the on-site yard on Steveston Highway, which is also proposed to contain a variety of trees, shrubs and fencing.

An earlier version of this redevelopment proposal was presented to the Agricultural Advisory Committee (AAC) on March 14, 2013, and was supported unanimously. The revised conceptual development plans included in Attachment 4 include a reduction of the number of townhouse units from what was proposed in the earlier version (from 14 units down to 11 units), while maintaining a similar on-site landscaping buffer treatment along Steveston Highway that is large enough to accommodate a variety of trees, shrubs, and fencing.

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 indemnity 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. Other than two inquiries about the status of the rezoning application, received by one of the residents in the immediate surrounding area, staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this 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.

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

Analysis

Site Planning, Access, and Parking

This proposal is to develop 11 townhouse units on a land assembly of 2,506.59 m² (26,980 ft²) in area (after road dedication), located on Steveston Highway and the west side of Southgate Road in the Broadmoor planning area. Prior to final adoption of the rezoning bylaw, the existing three (3) lots at the subject site must be consolidated. Conceptual development plans proposed by the applicant are contained in Attachment 4.

The proposed site layout consists of: two (2) buildings containing a total of seven (7) units along Steveston Highway (three-storeys in height, stepping down to two-storeys at either end), south of a proposed east-west internal drive-aisle that bisects the site; and two (2) two-storey duplexes to the north of the internal drive-aisle and along the interface with the adjacent existing single-family lots. The siting of the buildings enables:

- a) the common outdoor amenity space to be provided in a visible and centrally-located portion of the site opposite the main vehicle access point;
- b) easier on-site vehicle manoeuvring; and,
- c) a treed and landscaped yard along Southgate Road, which provides visual interest to the public realm.

A single vehicle access point to the site is proposed from Steveston Highway, and is positioned approximately mid-block. The internal east-west drive-aisle on-site is intended to provide shared access to future developments to the northeast and to the west. Registration of a Statutory Right-of-Way for public right-of-passage on title is a condition of final adoption of the rezoning bylaw.

Pedestrian access to the site is proposed from Steveston Highway via the internal drive-aisle, and from Southgate Rd via a walkway. Opportunities to enhance the treatment of the drive-aisle to highlight its dual-purpose for both pedestrian and vehicle access will be reviewed as part of the Development Permit application process.

The main pedestrian unit entries for the south buildings are proposed to front onto Steveston Highway. Secondary pedestrian unit entries for the south buildings, and the main pedestrian unit entries for the north buildings, are proposed to front the internal drive-aisle. Ground floor garages are arranged along the east-west internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 22 resident vehicle parking spaces are proposed, all of which are in a side-by-side arrangement. Also consistent with the Zoning Bylaw, a total of three (3) visitor vehicle parking spaces are proposed on-site, one (1) of which is identified for use by disabled persons only.

Also consistent with Zoning Bylaw 8500, a total of 20 resident bicycle parking spaces (Class 1) are proposed within the townhouse units, and a bicycle rack for three (3) visitor bicycle parking spaces (Class 2) is proposed within the common outdoor amenity space between the north buildings.

Future Development Potential – 10911 Southgate Road

The property to the northeast of the subject site, at 10911 Southgate Road is not included in this redevelopment proposal. The applicant has provided a preliminary concept for how the property at 10911 Southgate Road could redevelop for townhouses in the future, a copy of which is on file.

The applicant has provided written confirmation that he has been in contact with the property owners of 10911 Southgate Road to purchase the property and to advise of their future redevelopment potential should they wish to redevelop their site for townhouses in the future, and that they are not interested in redeveloping their property at this time.

To enable potential shared use of facilities at the subject site by 10911 Southgate Rd if it were to redevelop in the future, the following legal agreements are required to be registered on title of the subject site prior to final adoption of the rezoning bylaw:

- a statutory right-of-way for public access over the entire internal drive-aisle for vehicle access to 10911 Southgate Road.
- a legal agreement for shared access to the garbage and recycling room to enable a single point of cart storage and collection for both sites.

Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$11,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site, in a central location between the north buildings. Based on the preliminary design, the proposed 89.25 m² outdoor amenity space exceeds the OCP guideline of a minimum 6 m² per unit (66 m²).

In addition to common outdoor amenity space, private outdoor space is proposed on-site for the use of each unit, which is generally consistent with the minimum size and shape that is encouraged in the OCP guidelines. Private outdoor space is proposed in the form of yards at grade, and balconies/decks on upper storeys. The applicant has carefully considered the proposed size and location of upper balconies/decks to address potential concerns of overlook onto adjacent single-family lots, as shown in Attachment 4.

Variiances Requested

This redevelopment proposal complies with the Zoning Bylaw, with the exception of the variiances noted below.

The applicant requests to vary Richmond Zoning Bylaw 8500 to:

- Allow seven (7) small-sized resident parking spaces.

(Staff is supportive of this variance, as it enables all of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).

- Allow a minimum 5.0 m yard front yard and exterior side yard setback along Steveston Highway and Southgate Road.

(Staff is supportive of this variance request for the following reasons:

- *A reduction in the building setback from the south property line along Steveston Highway enables a wider setback to be provided from the north property line, resulting in a more desirable interface with the existing single-family housing to the north.*
- *A reduction in the building setback from the east property line will create a more desirable public realm along Southgate Road. By shifting the buildings to the east, a wider setback can be provided from the west property line along the interface with the existing adjacent single-family housing, which, in turn, has the added benefit of accommodating the required visitor surface parking, which will be screened from public view.*

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property, and a total of five (5) trees that are either on a neighbouring property or on shared lot lines with neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- 12 trees are in poor condition, as they have been previously topped and/or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions, are dead, dying (sparse canopy foliage), or have been topped by BC Hydro for line clearance (Trees # 1, 2, 3, 4, 5, 10, 13 and 3051, 3054, 3055, 3056, 3057). As a result, these trees are not good candidates for retention and should be removed and replaced.
- Two (2) Spruce trees (# 3058 and 3059) are in fair condition, however, they are located in the center of the development site and will be impacted by both building conflicts and the required raising of the finished grade by approximately 1.0 m from the existing lot grade. These two (2) trees should be replaced with larger caliper coniferous trees (min. 7 m high) located along the street frontage.
- One (1) tree on the neighbouring property at 9835 Steveston Highway (Tree # 11) and One (1) tree on the shared lot with the neighbouring property at 10911 Southgate Road (Tree # 7), are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

- One (1) tree (# 9) located on the neighbouring property at 9860 Southgate Place, and two (2) trees (# 8 and 3061) located on the shared lot line with the neighbouring property at 10911 Southgate Road are recommended for removal in the Arborist report due to their existing poor condition. Prior to removal of these trees, the applicant must obtain written permission from the adjacent property owners with whom the trees are shared, and obtain a valid tree removal permit. If permission to remove the trees is not granted by the adjacent property owners, these trees must be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. (Note: Subsequent to the City's review of the applicant's Arborist report, however, the property owner at 9860 Southgate Place obtained a tree removal permit to remove Tree # 9 from their property).
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The proposed tree retention plan is shown in Attachment 5.

Tree Protection

Two (2) trees on the neighbouring properties at 9835 Steveston Highway and 10911 Southgate Road are to be retained and protected. The applicant has submitted a tree retention plan showing the trees to be retained (Attachment 5). 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 dwellings on the subject site, installation of tree protection fencing on-site around the off-site 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.

Tree Replacement & Landscaping

The applicant wishes to remove 16 on-site trees (Trees # 1, 2, 3, 4, 5, 8, 10, 13 and 3051, 3054, 3055, 3056, 3057, 3058, 3059, and 3061), two (2) of which are located on the common property line with 10911 Southgate Road. Consistent with the 2:1 tree replacement ratio specified in the OCP, a total of 32 replacement trees required.

The preliminary Landscape Plan included in Attachment 4 shows that 23 replacement trees are proposed to be planted on-site. Through the Development Permit application review process, opportunities for additional tree planting on-site will be explored. If the total required number of replacement trees cannot be accommodated in the final Landscape Plan at the Development Permit application review stage, the applicant will be required to provide a contribution in the amount of \$500/tree to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$64,754).

Public Art

Consistent with the City's Public Art Program (Policy 8703), the applicant is required to submit a contribution to the City's Public Art Reserve Fund based on the current rate of \$0.81 per buildable square foot prior to rezoning (i.e., \$13,113).

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to providing pre-ducting for solar hot water heating for the proposed development. The applicant has submitted an evaluation report by a Certified Energy Auditor (CEA), which provides details about the construction requirements that are needed to achieve the rating. Specifically, the CEA's report identifies that, in addition to using current common building practices and meeting the minimum requirements of the 2012 BC Building Code, the installation of an Air Source Heat Pump is required to achieve an EnerGuide 82 rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Impacts of Traffic Noise

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

Existing Legal Encumbrances

There are existing statutory right-of-ways for sanitary sewer registered on Title of the subject lots. Encroachments into the right-of-ways are not permitted. The owner is aware of the charges on Title and the proposed conceptual plans do not show any encroachments into the right-of-ways.

There is also an existing restrictive covenant on Title of 9851 Steveston Highway (AB211969) that requires: a) any dwelling on the land to be designed to enable vehicles to enter and leave the property without having to reverse onto the street; and b) that the land not be subdivided to

create lots having a frontage of less than 16 m and that the front yard setback not be less than 9 m. This covenant is required to be discharged from the Title of the lot prior to rezoning.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 4 m x 4 m corner cut road dedication at the northeast corner of the subject site; and,
- Submit a contribution in the amount of \$20,000 towards the future installation of a special crosswalk at the intersection of Southgate Road and Steveston Highway.

Prior to Building Permit issuance, the applicant is required to:

- Enter into a Servicing Agreement for the design and construction of off-site improvements, as well as water, storm and sanitary service connections as outlined in Attachment 6. Generally, the required upgrades and improvements include boulevard improvements along both Steveston Highway and Southgate Road, as well as upgrading the existing open ditch to a storm sewer on Southgate Road and upgrading the storm sewer system on Steveston Highway.

Rezoning Considerations

The list of Rezoning Considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Showing conceptual locations for aboveground street light, traffic signal, Shaw cable, and Telus kiosks, as well as the necessary right-of-way dimensions for these above-ground structures.
- Addressing transitions in lot grading at the property lines within tree protection zones of Trees # 7 and 11 on adjacent properties.
- Ensuring that landscaping does not conflict with the required clearances next to vehicle parking locations.
- Refinement to the design of the internal drive-aisle to enhance on-site permeability, and to highlight its' dual-purpose for both vehicle and pedestrian circulation through the use of varied materials.
- Refinement to landscape design to incorporate larger sized trees on-site and a greater abundance of shrubs and ground cover within the landscaped ALR buffer along Steveston Highway.

- Refinement to the design of the buildings to further articulate façades and break up the building mass.
- Revisions to upper storeys and roof forms of buildings at the transition from three-storeys down to two-storeys.
- Review of the proposed colour palette and exterior building materials to ensure consistency with the OCP design guidelines for townhouses.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features can be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional items may be identified as part of the Development Permit application review process. The Development Permit application must be processed to a satisfactory level prior to rezoning approval.

Financial 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).

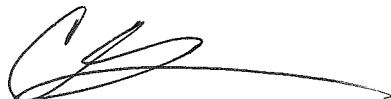
Conclusion

This redevelopment proposal is to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 11 townhouses.

The proposal is consistent with the land use designation contained within the OCP, and is consistent with the location criteria in the OCP for the consideration of townhouses along arterial roads.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9659 be introduced and given first reading.



Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

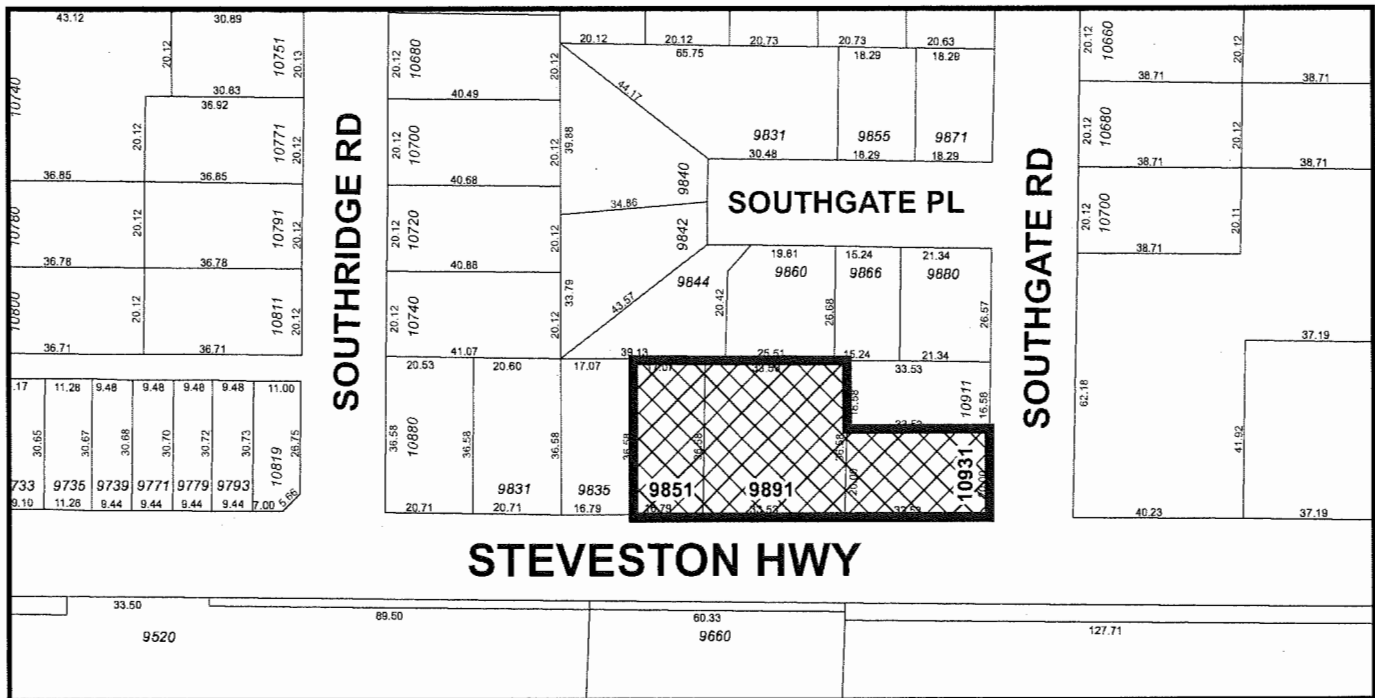
Attachment 4: Conceptual Development Plans

Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations



City of Richmond



RZ 10-552879

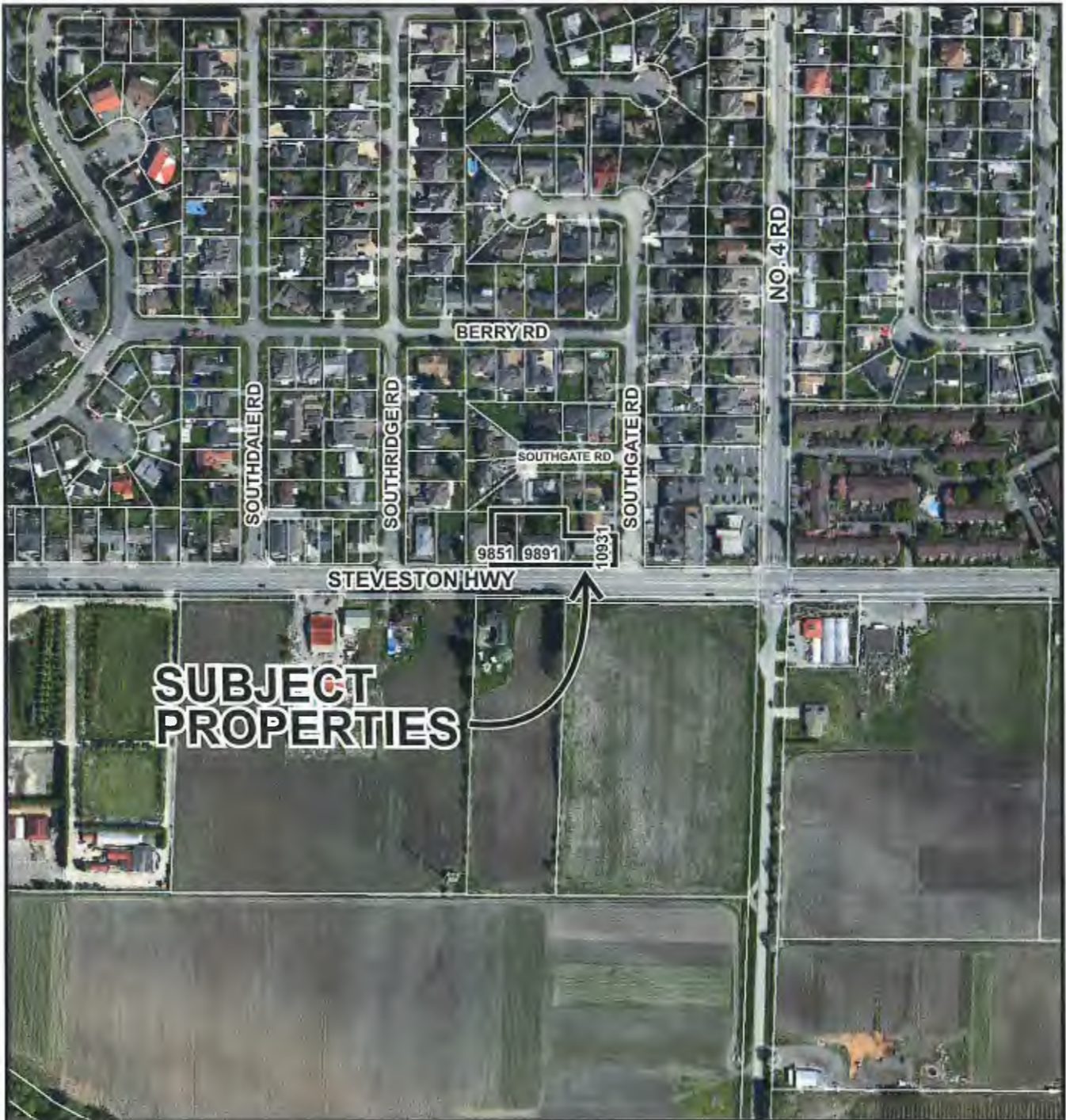
Original Date: 11/30/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 10-552879

Original Date: 11/30/16

Revision Date:

Note: Dimensions are in METRES



RZ 10-552879

Attachment 3

Address: 9851, 9891/9911 Steveston Highway and 10931 Southgate Road

Applicant: 1002397 BC Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	1002397 BC Ltd.	To be determined
Site Size (m²):	Approx. 2,520 m ² (27,125 ft ²)	2,506.59 m ² (26,980 ft ²) after corner cut road dedication
Land Uses:	Single-family and duplex housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	4	11

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	1503.95 m ² (16,188 ft ²)	1503.87 m ² (16,188 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Buildings, Structures and Non-porous Surfaces: Max. 65% Live plant material: Max. 25%	Building: Max. 40% Buildings, Structures and Non-porous Surfaces: Max. 65% Live plant material: Max. 25%	none
Lot Dimensions (m):	Width: N/A (there is no minimum lot width for a corner lot that fronts onto a side street)	Width: N/A	none
	Depth: 35 m	Depth: 67 m	
Setbacks (m):	Front (east): Min. 6.0 m Rear (west): Min. 3.0 m Interior Side (north): Min. 3.0 m Exterior Side (south): Min. 6.0 m	Front (east): Min. 5.0 m Rear (west): Min. 3.2 to 4.4 m Interior Side (north): Min. 4.5 m Exterior Side (south): Min. 5.0 m	Variance requested for 5.0 m front yard & exterior side yard
Height (m):	12.0 m	11.85 m	none
On-site Vehicle Parking Spaces:	Resident (R): 22 (2 per unit)	Resident: 22	none
	Visitor (V): 3 (0.2 per unit)	Visitor: 3	
On-site Vehicle Parking Spaces – Total:	25	25	none
On-site Bike Parking Spaces:	Class 1 (R): 14 (1.25 per unit)	Class 1 (R): 20	none
	Class 2 (V): 3 (0.2 per unit)	Class 2 (V): 3	
On-site Bike Parking Spaces – Total:	17	23	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu at \$1,000 per unit	Cash-in-lieu at \$1,000 per unit Total: \$11,000	none
Amenity Space – Outdoor:	Min. 6 m ² per unit Total: 66 m ²	89.25 m ²	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Development Permit and Building Permit stage.

IMPERIAL ARCHITECTURE
 ARCHITECTS OF AN ARCHITECTURE PRACTICE
 10000 STEVENSON HWY, SUITE 100
 STEVENSON, MD 21154
 TEL: 410-326-1100
 FAX: 410-326-1101
 WWW.IMPERIALARCHITECTURE.COM

ARCHITECT: M. J. PATRICK
 DESIGNER: M. J. PATRICK
 DATE: 12/15/16

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The Contractor shall verify all dimensions, quantities, materials, and notes on the drawings in respect to the construction of the project. It is the Contractor's responsibility to ensure that the drawings are in accordance with the applicable codes and regulations.

KEY PLAN

BLDG A
 BLDG B
 BLDG C
 BLDG D

SOUTHGATE ROAD
 STEVENSON HIGHWAY

ISSUED FOR REZONING
 RE-SUBMISSION
 2016-12-05

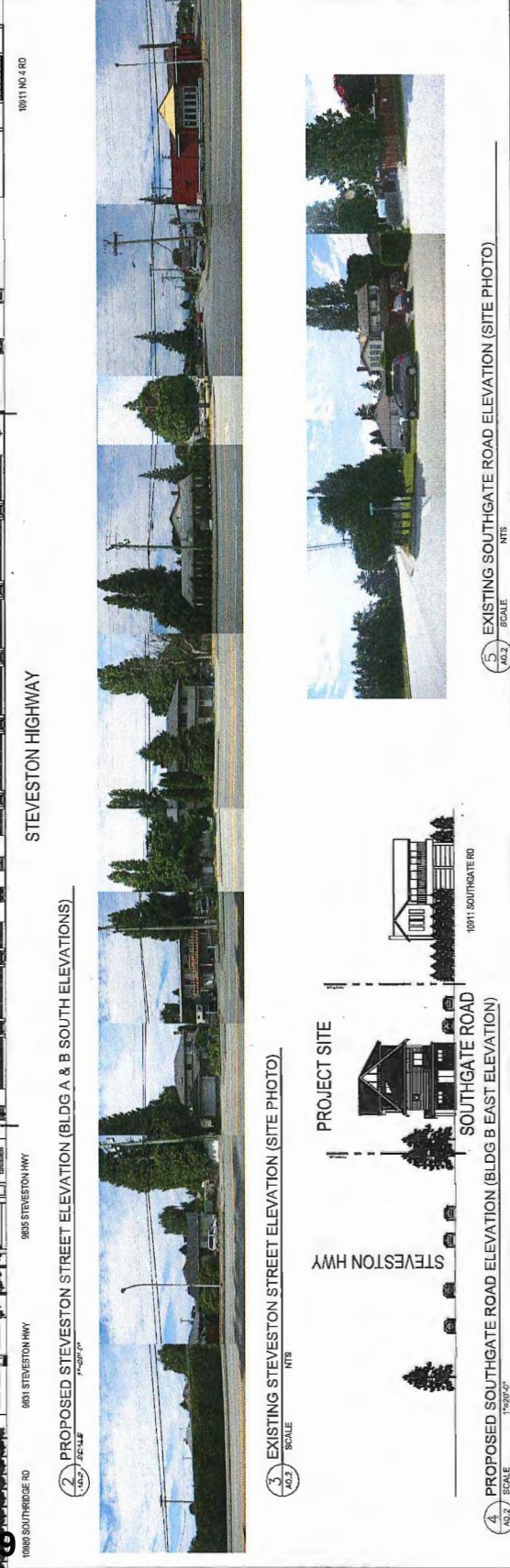
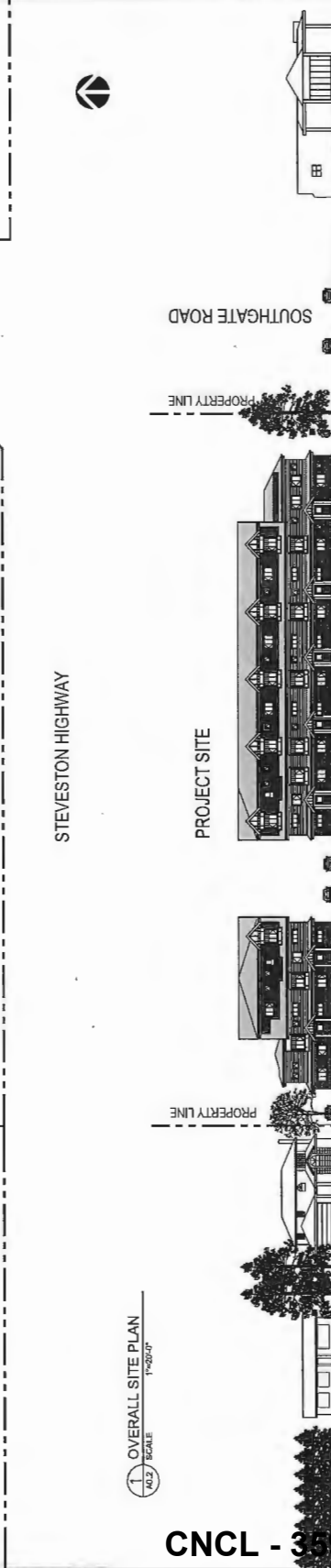
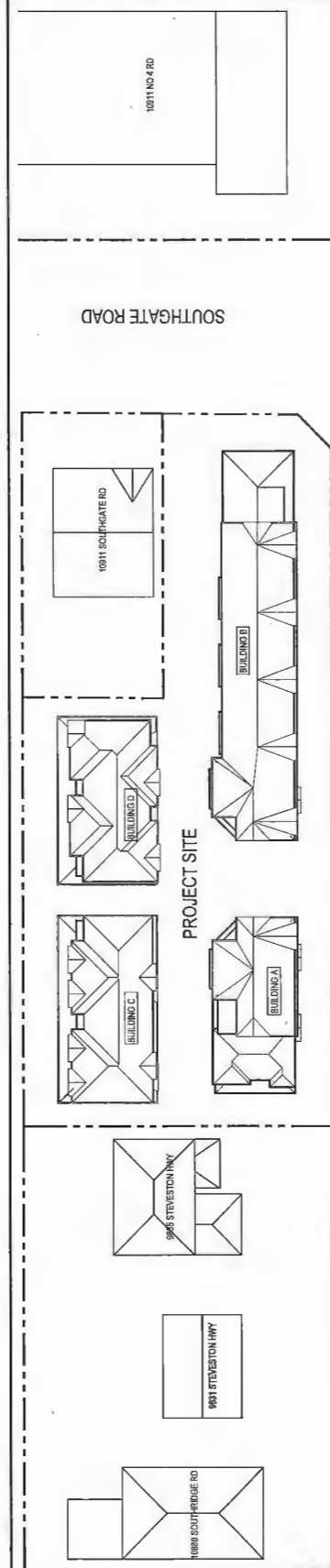
STEVENSON TOWNHOUSE
 DEVELOPMENT FOR

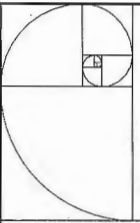
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STREET ELEVATIONS

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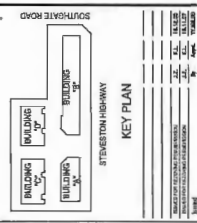
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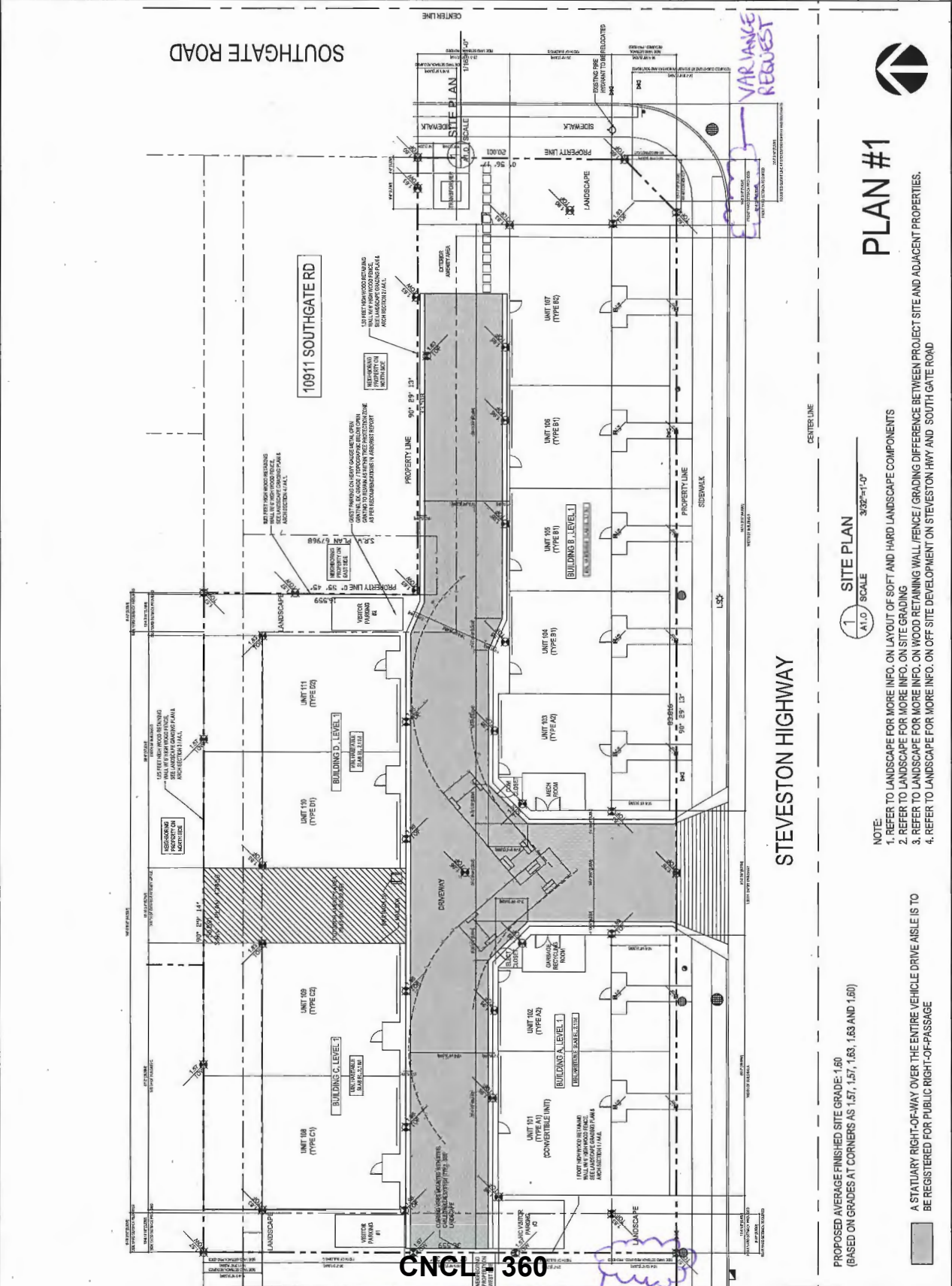
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ISSUED FOR REZONING
 RE-SUBMISSION
 2016-12-05

STEVENSON TOWNHOUSE
 DEVELOPMENT FOR
ih **ASPIN**
 1001 S. STEVENSON HIGHWAY &
 10911 SOUTHGATE ROAD, BETHESDA, MD
 SITE PLAN
 Project No. #8127 Date 3/22/17
 Drawing No. A 1.0



PLAN #1

1 SITE PLAN
 A1.0 SCALE 3/22/17

- NOTE:
1. REFER TO LANDSCAPE FOR MORE INFO. ON LAYOUT OF SOFT AND HARD LANDSCAPE COMPONENTS
 2. REFER TO LANDSCAPE FOR MORE INFO. ON SITE GRADING
 3. REFER TO LANDSCAPE FOR MORE INFO. ON WOOD RETAINING WALL / FENCE / GRADING DIFFERENCE BETWEEN PROJECT SITE AND ADJACENT PROPERTIES.
 4. REFER TO LANDSCAPE FOR MORE INFO. ON OFF-SITE DEVELOPMENT ON STEVENSON HWY AND SOUTH GATE ROAD

PROPOSED AVERAGE FINISHED SITE GRADE: 1.60
 (BASED ON GRADES AT CORNERS AS 1.57, 1.57, 1.63, 1.63 AND 1.60)

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO
 BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

CNCL 360

VARIANCE REQUEST

IMPERIAL ARCHITECTURE
HOLDER OF AN ARCHITECTURE OF PRACTICE
1001 SOUTHWATE ROAD, RICHMOND, VA 23220
TEL: 804.771.1111 FAX: 804.771.1112

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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KEY PLAN

STEVESTON HIGHWAY
SOUTHWATE ROAD

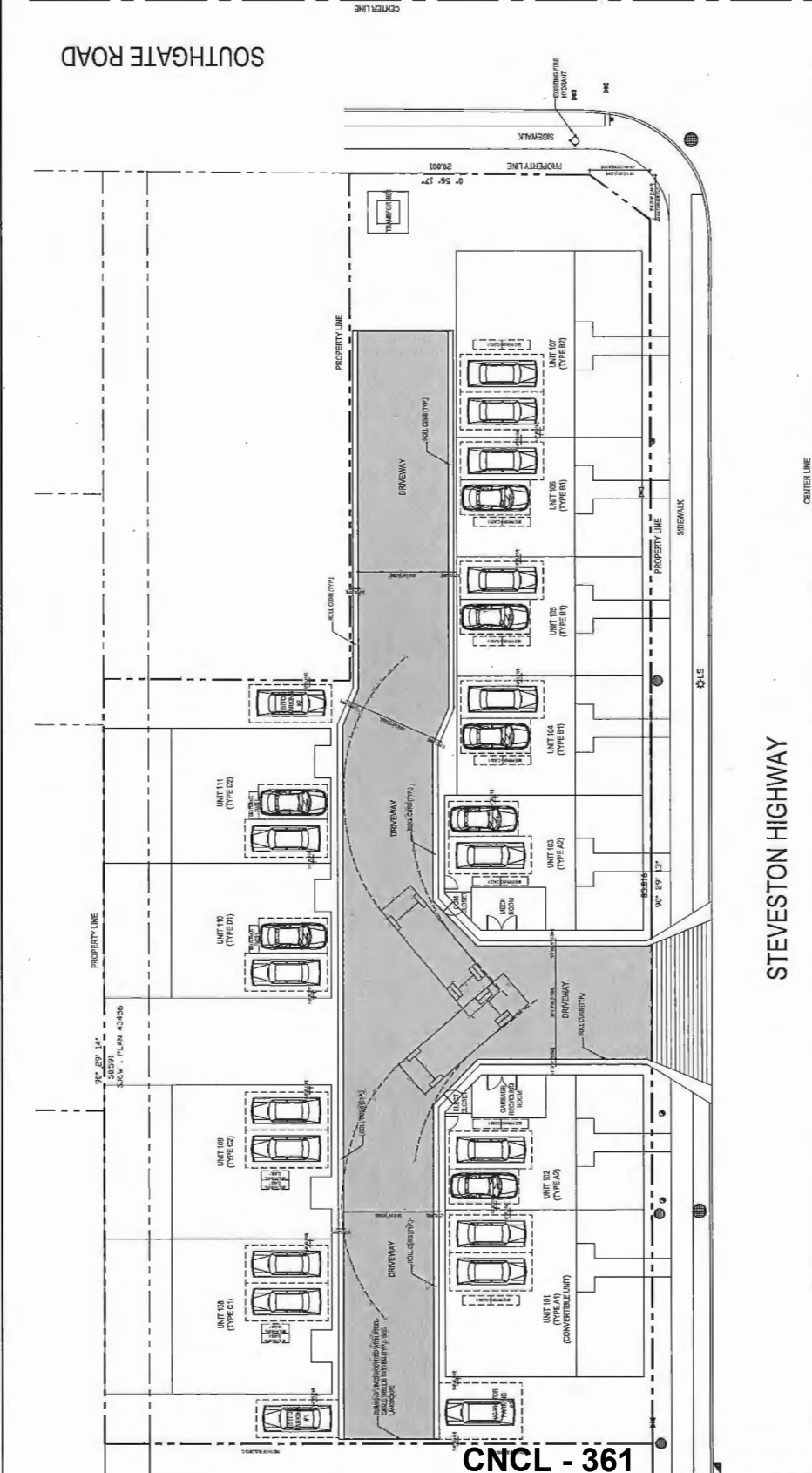
Building symbols: BUILDING, DRIVEWAY, MECH ROOM, STAIR, ELEVATOR, etc.

ISSUED FOR REZONING RE-SUBMISSION
2016-12-05

STEVESTON TOWNHOUSE DEVELOPMENT FOR
KONIE ARCHITECTURE & PLANNING
1001 SOUTHWATE ROAD, RICHMOND, VA 23220

PARKING PLAN

Project No. #8127
Drawing No. A.1.1



PLAN #2

STEVESTON HIGHWAY

1/8" = 1'-0" SCALE
3/32" = 1'-0" SCALE

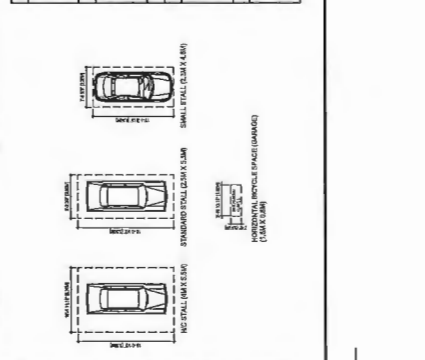
PARKING PLAN

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

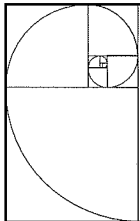
VARIANCE REQUEST

PARKING CALCULATION	
REQUIRED:	2 SMALL UNIT X 11 UNITS = 22 SPACES
PROVIDED:	15 STANDARD + 7 SMALL VEH SPACES (VARIANCE REQUIRED TO ALLOW SMALL UNITS) = 22 SPACES
REQUIRED:	15 STANDARD + 7 SMALL VEH SPACES (VARIANCE REQUIRED TO ALLOW SMALL UNITS) = 22 SPACES
PROVIDED:	15 STANDARD + 7 SMALL VEH SPACES (VARIANCE REQUIRED TO ALLOW SMALL UNITS) = 22 SPACES

BICYCLE PARKING CALCULATION	
REQUIRED:	15 STANDARD + 7 SMALL VEH SPACES (VARIANCE REQUIRED TO ALLOW SMALL UNITS) = 22 SPACES
PROVIDED:	15 STANDARD + 7 SMALL VEH SPACES (VARIANCE REQUIRED TO ALLOW SMALL UNITS) = 22 SPACES



CNCL - 361



IMPERIAL ARCHITECTURE
 REGISTERED ARCHITECTS
 1001 SOUTHGATE ROAD, RICHMOND, BC
 V6V 2G6
 TEL: (604) 273-8888
 FAX: (604) 273-8889
 WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURE
 INTERIOR
 PLANNING

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Dimensions:
 The Contractor shall verify all dimensions, with the exception of those noted on this drawing, before commencing construction. Do not rely on the grid dimensions.



KEY PLAN

NO.	DESCRIPTION	DATE	BY	CHKD	SCALE

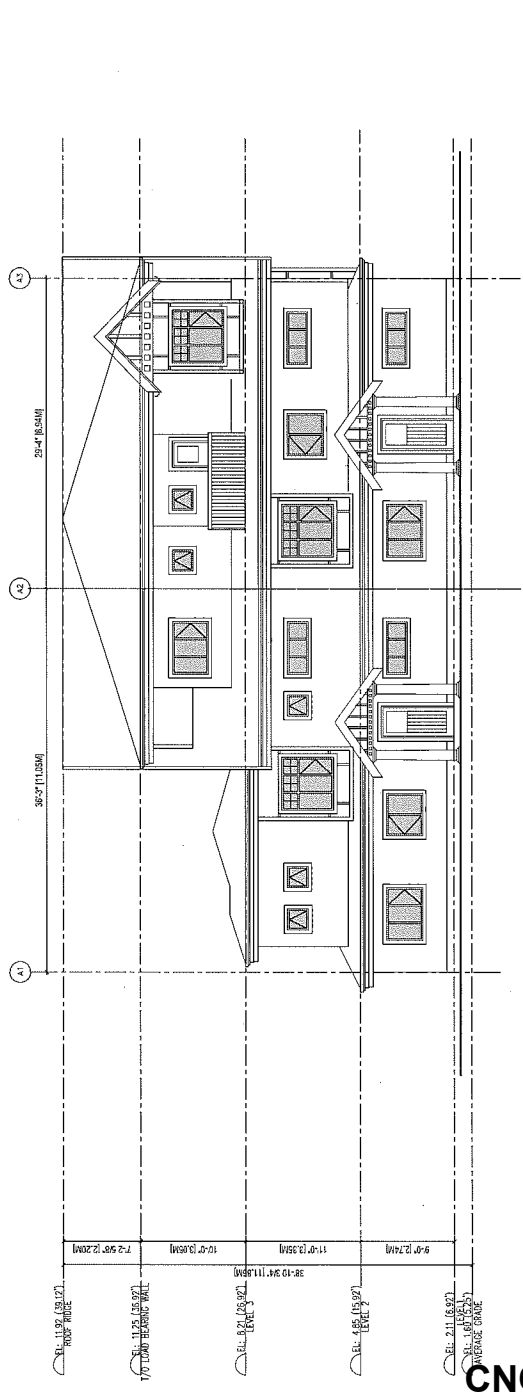
ISSUED FOR REZONING
 RESUBMISSION
 2016-11-07

Client: STEVENSON TOWNHOUSE
 DEVELOPMENT FOR
4 H. KOMIS
 6550 STEVENSON HWY &
 1001 SOUTHGATE ROAD, RICHMOND, BC
 V6V 2G6

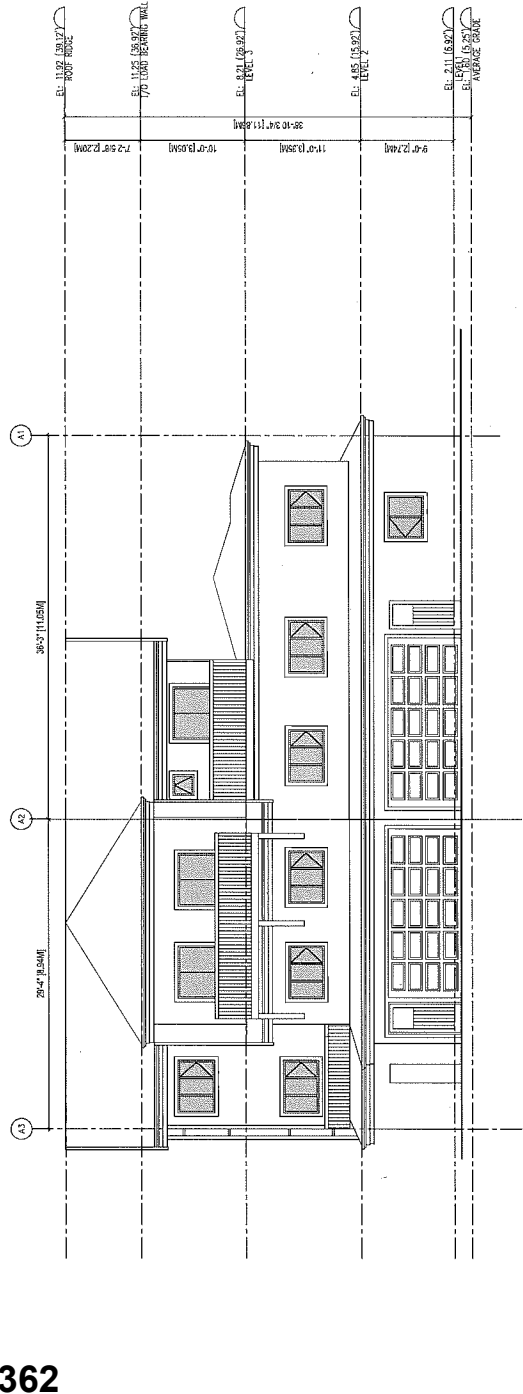
BLDG A ELEVATIONS

Project No.: #6127
 Drawing No.: Sheet
 Scale: 3/16"=1'-0"

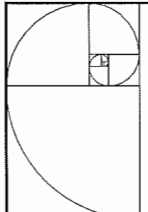
A 3.0



1 BUILDING A SOUTH ELEVATION
 SCALE 3/16"=1'-0"
 A 3.0



2 BUILDING A NORTH ELEVATION
 SCALE 3/16"=1'-0"
 A 3.0



IMPERIAL ARCHITECTURE
 BOARD OF AN ARCHITECTURE OF PRACTICE
 1000 W. WASHINGTON AVENUE, SUITE 100
 RICHMOND, VIRGINIA 23220
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 www.imperialarch.com

ARCHITECTURAL EXTERIOR FINISHES

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Exhibitions
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Notes
 1. The Contractor shall verify all dimensions, particularly those that are critical to the building's structural integrity, before construction begins.



ISSUED FOR REZONING RE-SUBMISSION 2016-12-05

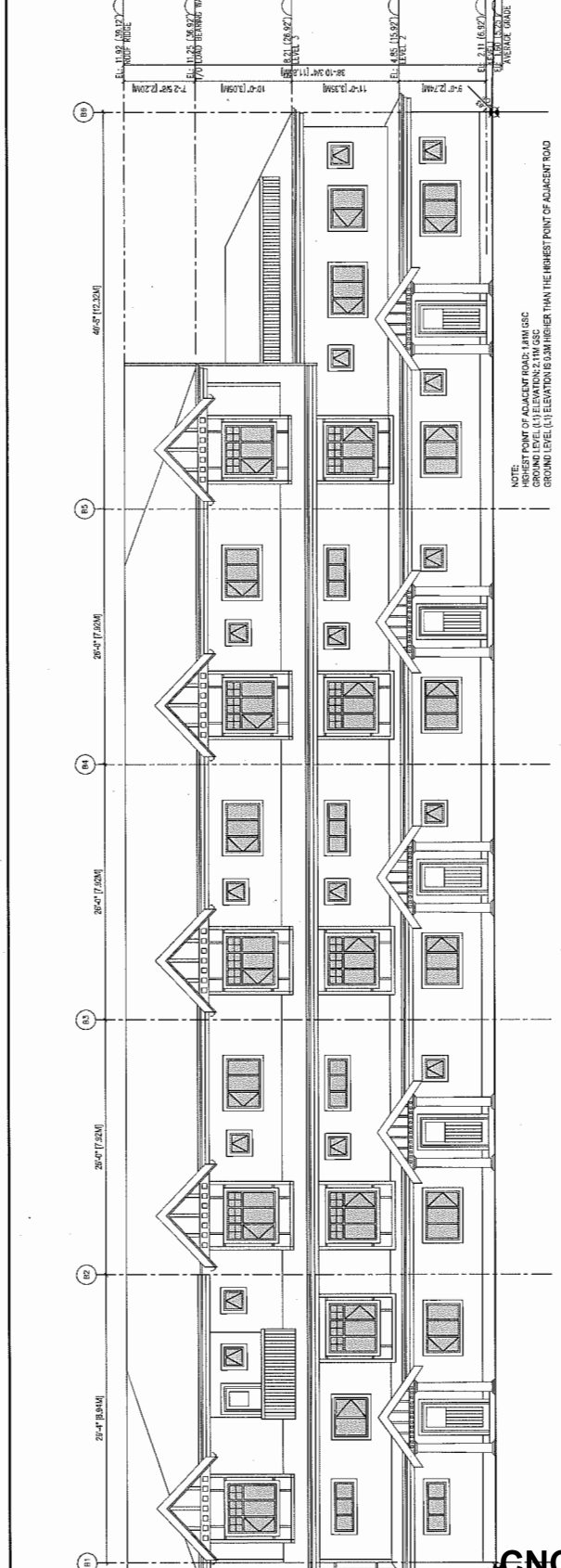
311 WESTON TOWNHOUSE DEVELOPMENT FOR

AKS
 8841 W. STATION LANE &
 10031 SOUTHCREE ROAD, RICHMOND, VA

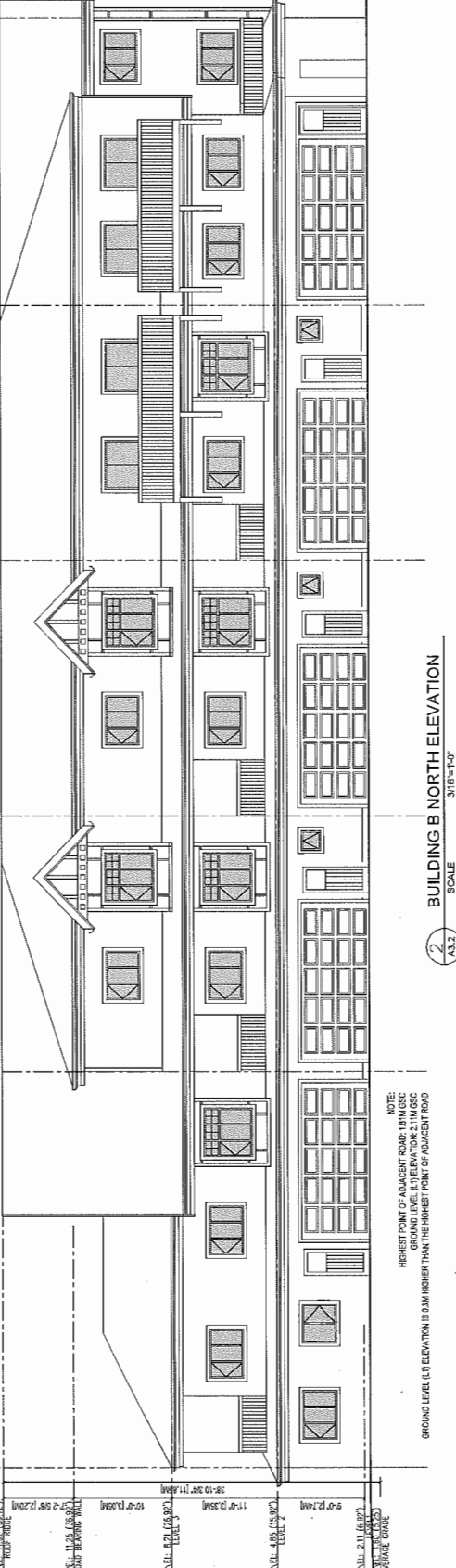
BLOG B ELEVATIONS

Project: #8127
 Sheets: 1 of 1
 Scale: 3/16"=1'-0"
 Date: 11/14/16

A 3.2



BUILDING B SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



BUILDING B NORTH ELEVATION
 SCALE: 3/16"=1'-0"

CNCL - 364

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M2 LANDSCAPE ARCHITECTURE
 #230 - 26, Lords Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604-553-0044
 Fax: 604-553-0045
 Email: office@m2la.com

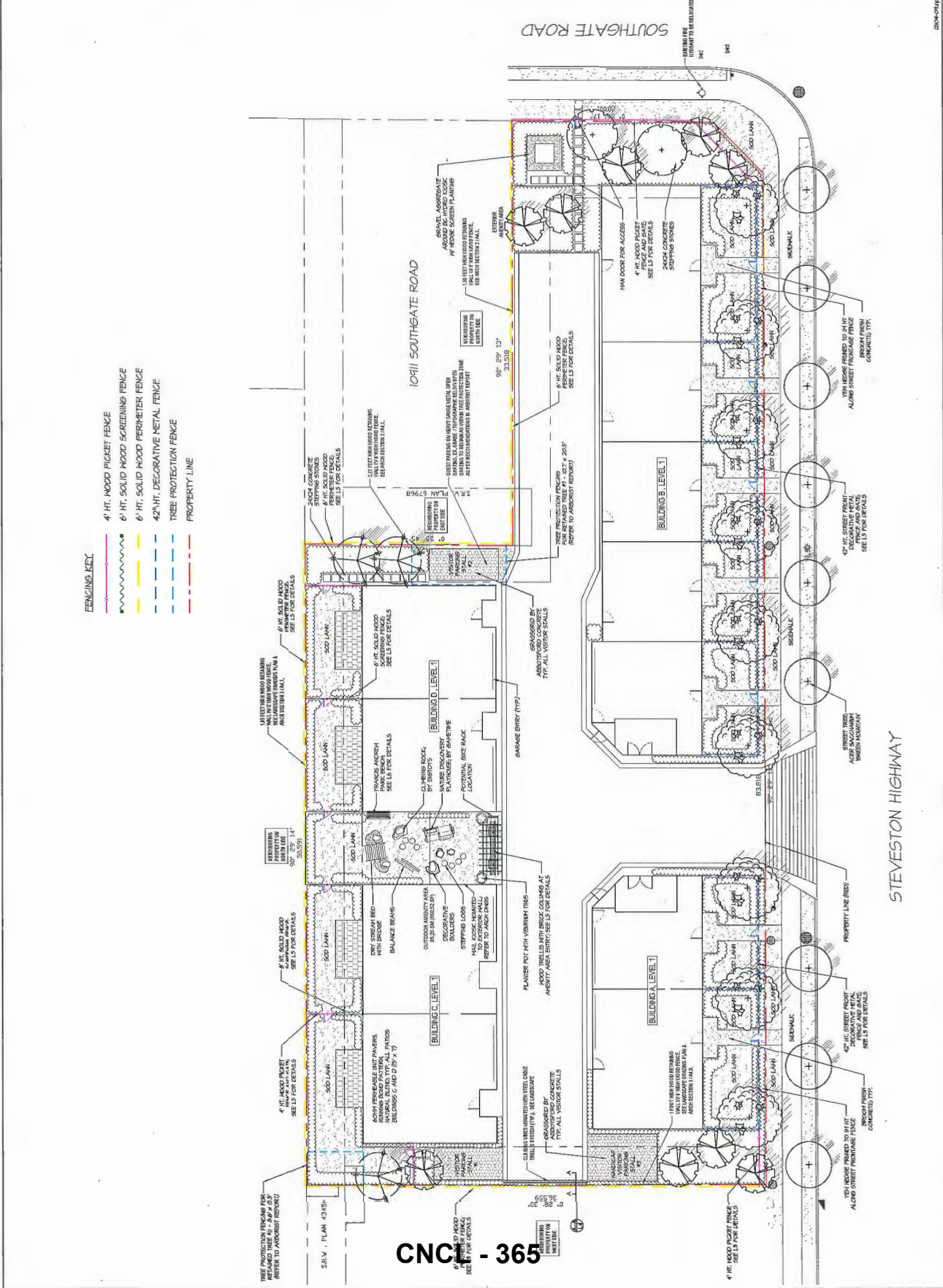


PROJECT: **MULTI-FAMILY DEVELOPMENT**
 8851 AND 8859 STEVESTON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: MARCH 14
 SCALE: 3/32" = 1'-0"
 DRAWN: PNT
 CHECKED: PNT
 PROJECT NUMBER: **L1**
 SHEET NUMBER: **OF 7**
 M2LA PROJECT NUMBER: **22-001**

NO.	DATE	REVISION DESCRIPTION	BY
1		ISSUED FOR PERMITS	PNT
2		ISSUED FOR PERMITS	PNT
3		ISSUED FOR PERMITS	PNT
4		ISSUED FOR PERMITS	PNT
5		ISSUED FOR PERMITS	PNT
6		ISSUED FOR PERMITS	PNT
7		ISSUED FOR PERMITS	PNT
8		ISSUED FOR PERMITS	PNT
9		ISSUED FOR PERMITS	PNT
10		ISSUED FOR PERMITS	PNT



- FENCING KEY**
- 4' HT. WOOD PICKET FENCE
 - 6' HT. SOLID WOOD SCREENING FENCE
 - 6' HT. SOLID WOOD PERIMETER FENCE
 - 42" HT. DECORATIVE METAL FENCE
 - TREE PROTECTION FENCE
 - PROPERTY LINE

CNCL - 365

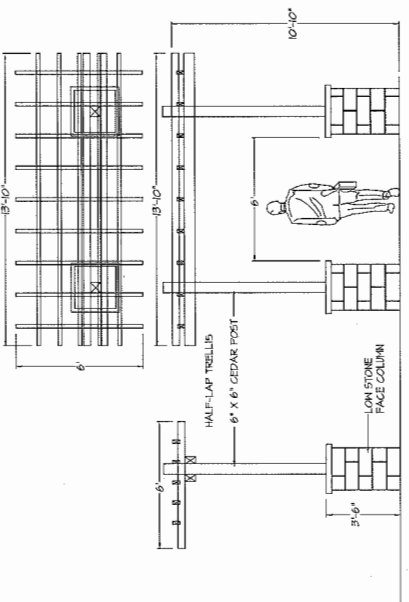
2004-0019

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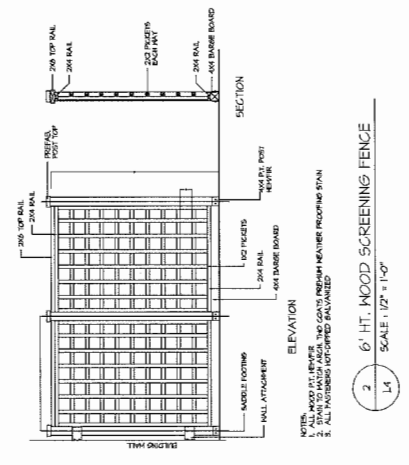
M2

LANDSCAPE ARCHITECTURE

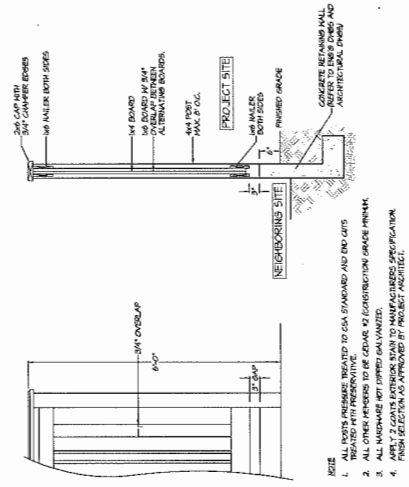
#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Email: office@m2la.com



3 WOOD TRELLIS WITH BRICK COLUMNS AT AMENITY AREA ENTRY
 SCALE: 3/8" = 1'-0"

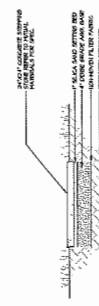


2 6' HT. WOOD SCREENING FENCE
 SCALE: 1/2" = 1'-0"



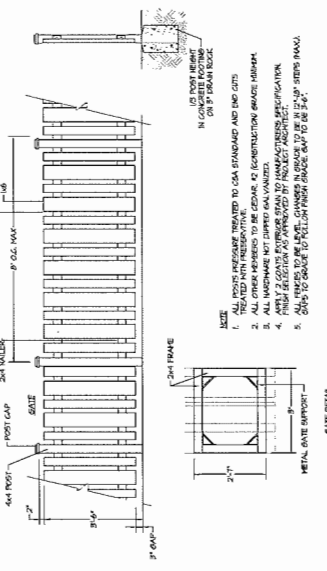
1 6' HT. SOLID WOOD PERIMETER FENCE
 SCALE: 3/8" = 1'-0"

CNCL - 366

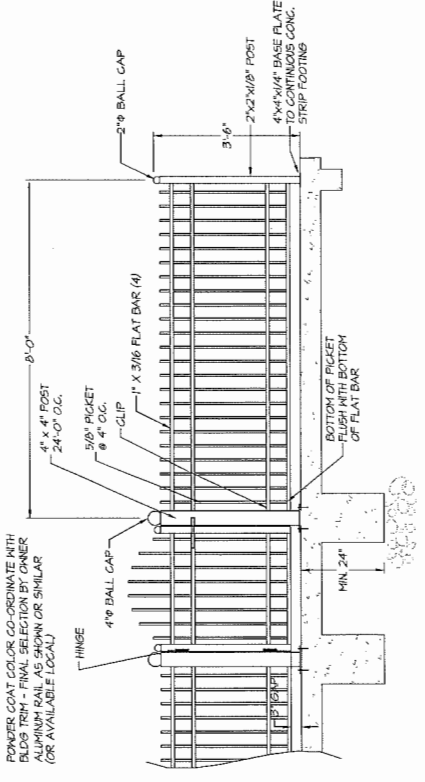


5 STEPPING STONES
 SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



4 42" HT. WOOD PICKET FENCE & GATE
 SCALE: 1/2" = 1'-0"



7 42" HT. DECORATIVE METAL FENCE AND GATE (STREET FRONTAGE)
 SCALE: 3/8" = 1'-0"

PROJECT: MULTI-FAMILY DEVELOPMENT
 8801 AND 8801 STEVENSON HIGHWAY,
 RICHMOND, BC

DRAWING TITLE: LANDSCAPE DETAILS

DRAWING NUMBER: L5

DATE: MONTH YEAR YEAR
 SCALE: AS SHOWN
 DRAWN BY: PNT
 CHECKED BY: PNT
 DATE: MONTH YEAR YEAR

PROJECT NUMBER: 15-104
 DRAWING NUMBER: 15-104



Address: 9851, 9891/9911 Steveston Highway and 10931 Southgate Road **File No.:** RZ 10-552879

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, the applicant is required to complete the following:

1. Consolidation of all lots at the subject site (9851, 9891/9911 Steveston Highway & 10931 Southgate Road) into a single parcel (which will require the demolition of the existing dwellings).
2. Dedication of a 4 m x 4 m corner cut as road at the southeast corner of the subject site (at the intersection of Steveston Highway and Southgate Road).
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 off-site trees to be retained (i.e., Trees # 7 and # 11). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Contribution of \$1,000 per dwelling unit in-lieu of providing on-site indoor amenity space (i.e. \$11,000).
5. The City's acceptance of the applicant's voluntary contribution of \$4.00 per buildable square foot to the City's Affordable Housing Reserve Fund (i.e. \$64,754).
6. The City's acceptance of the applicant's voluntary contribution of \$20,000 towards the future installation of a special pedestrian crosswalk at the intersection of Southgate Road and Steveston Highway.
7. Discharge of restrictive covenant (AB211969) from title of 9851 Steveston Highway.
8. Registration of a flood indemnity covenant on Title.
9. Registration of a statutory right-of-way (SRW) on Title for public-right-of-passage over the entire internal drive-aisle to provide legal means of public access to future developments located both northeast and west of the subject site. (the drive-aisle is to be constructed and maintained by the property owner).
10. Registration of a legal agreement on title to enable shared use of the garbage and recycling room by any future townhouse complex at 10911 Southgate Road, to enable a single point of cart storage and collection for both sites.
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
12. Registration of a legal agreement on title to ensure that a 4.0 m wide landscaping buffer planted on-site along Steveston Highway (as measured from the south property line) is maintained and will not be abandoned or removed. The legal agreement is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
13. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates traffic noise from Steveston Highway to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

14. The submission and processing of a Development Permit* application completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* application being forwarded to the Development Permit Panel for consideration, the developer is required to:

- Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- Complete a townhouse energy efficiency report and recommendations, prepared by a Certified Energy Advisor, which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's OCP.

At Demolition Permit* stage, the applicant must complete the following requirements:

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development (Trees # 7 and 11) prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.

At Building Permit* stage, the applicant must complete the following requirements:

- Enter into a Servicing Agreement* for the design and construction of off-site improvements, as well as water, storm, and sanitary service connections. Works include, but are not limited to:

Water Works

- Using the OCP Model, there are 518 L/s of water available at 20 psi residual at the hydrant at the south side of Steveston Highway and 284 L/s of water available at 20 psi residual at the hydrant at the northwest corner of the Steveston Highway and Southgate Road intersection. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage designs.
- At the applicant's cost, the City will:
 - Cut and cap at the main the existing water service connections at the Steveston Highway frontage.
 - Install a new water connection to service the proposed development. Connection to the existing 500 mm diameter watermain along the north side of Steveston Highway is not permitted. Details of the new water service shall be finalized via the Servicing Agreement design review process.
 - Relocate the existing fire hydrant at the northwest corner of Steveston Highway and Southgate Road intersection to match the required frontage improvements (as identified by the City's Transportation Department).

Storm Sewer Works

- The applicant is required to upgrade the existing ditch along Southgate Road to a single 1050 mm storm sewer at road centerline. The length of the ditch upgrade shall match the extent of the required frontage

improvements (as identified by the City's Transportation Department). Tie-ins of the proposed 1050 mm storm sewers shall be as follows:

- The south end of the new 1050 mm storm sewer at Southgate Road centerline shall tie-in to the existing storm sewer alignment along the north side of Steveston Highway via a new manhole.
- The north end of the new 1050 mm storm sewer shall tie-back to the existing drainage systems along the east and west sides of Southgate Road via new manholes and/or storm sewer inlet structures.
- o The applicant is required to upgrade the existing 525 mm diameter storm sewer to 750 mm diameter (approximately 102 m long) along Steveston Highway from the proposed site's west property line to the existing manhole STMH2902 (located at the northeast corner of Steveston Highway and Southgate Road). The storm sewer upgrade along Steveston Highway shall include (but is not limited to) the following:
 - Removal of existing manholes STMH2801 and STHMH 2803.
 - Provide new manholes at the west property line and at the junction of the proposed 750 mm diameter storm sewer along Steveston Highway with the proposed 1050 mm diameter storm sewer along Southgate Road.
- o The applicant is required to upgrade the existing 600 mm diameter storm sewer to 1050 mm diameter (approximately 8 m long) from the new manhole at the junction of Steveston Highway and Southgate Road and tie-in to the existing manhole STMH2902 via a reducer. Existing manhole STMH2902 shall be replaced if it is found to be in poor condition.
- o The applicant is required to install a new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the Servicing Agreement design review process.
- o At the applicant's cost, the City will:
 - Extend the existing drainage connections at the Southgate Road frontage of 10811 No. 4 Road to Southgate Road centerline and connect it to the new 1050 mm storm sewer.
 - Plug the existing pipe opening at the north side of manhole STMH2902.

Sanitary Sewer Works

- o The applicant is required to provide a sanitary service connection to the proposed site off of the existing sanitary main at Southgate Road.
- o At the applicant's cost, the City will cap at the property line the existing sanitary service connections for 9851 and 9891 Steveston Highway and 10931 Southgate Road.

Frontage Improvements

- o The applicant is required to coordinate with BC Hydro, Telus, and other private communication service providers to:
 - Underground the existing overhead service lines along the Steveston Highway frontage.
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Development Permit application design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-way dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

BC Hydro PMT – 4 m W X 5 m (deep)	Traffic signal UPS – 2 m W X 1.5 m (deep)
BC Hydro LPT – 3.5 m W X 3.5 m (deep)	Shaw cable kiosk – 1 m W X 1 m (deep)
Street light kiosk – 1.5 m W X 1.5 m (deep)	Telus FDH cabinet – 1.1 m W X 1 m (deep)
Traffic signal kiosk – 1 m W X 1 m (deep)	

- The applicant is required to upgrade the boulevard along Steveston Highway to the ultimate condition, including (but not limited to) installation of a treed/grass boulevard at the existing curb and a 1.5 m wide concrete sidewalk at or near the south property line of the subject site.
- The applicant is required to upgrade the road and boulevard along Southgate Road, including (but not limited to): road widening to achieve a minimum pavement width of 11.2 m (note: examination of the existing road base is also required to determine if new road base construction is required); installation of curb and gutter, a 1.5 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at or near the east property line of the subject site. The curb return at the southeast corner of the subject site is to have a 9.0 m radius.
- The applicant is required to provide street lighting along Steveston Highway and Southgate Road frontages.

General Items

- If pre-load is required, the applicant is required to:
 - Provide, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary mains along the north property line and existing 150 mm diameter watermain along Southgate Road frontage), proposed utility installations, the existing houses along the north property line, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or prior to pre-load.
- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of noise attenuation measures in Building Permit (BP) plans as outlined in the acoustical and thermal report and recommendations prepared by the appropriate registered professional as part of the Development Permit application, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements (as per the noise covenant registered on Title prior to rezoning).
- 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 original on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9659 (RZ 10-552879)
9851, 9891/9911 Steveston Highway and 10931 Southgate 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 "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 012-213-471

Lot "B" Section 34 Block 4 North Range 6 West New Westminster District Plan 79419

P.I.D. 004-871-715

Lot 43 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

P.I.D. 000-614-688

The South 20 Metres of Lot 42 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9659".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER