



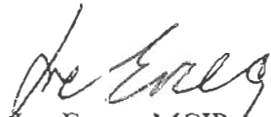
# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee **Date:** August 27, 2012  
**From:** Joe Erceg, MCIP **File:** RZ 10-540839  
General Manager, Planning and Development  
**Re:** **Application by Yamamoto Architecture Inc. for Rezoning at 9980 Gilbert Road and 7011 Williams Road from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (RS1/E) to Low Density Townhouses (RTL4)**

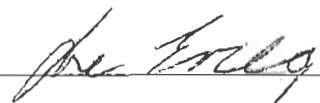
### Staff Recommendation

That Bylaw No. 8942, for the rezoning of 9980 Gilbert Road and 7011 Williams Road from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (R1S/E) to Low Density Townhouses (RTL4), be introduced and given first reading.



Joe Erceg, MCIP  
General Manager, Planning and Development

SB:blg  
Att.

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

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9980 Gilbert Road and 7011 Williams Road (**Attachment 1**) from Two-Unit Dwellings (RD1) and 7031 Williams Road from Single Detached (R1S/E) to Low Density Townhouses (RTL4) zone to develop nine (9) townhouse units. A preliminary site plan and building elevations are contained in **Attachment 2**.

### Findings of Fact

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

### Surrounding Development

To the North: Existing single-family dwellings fronting onto Gilbert Road and Gilhurst Crescent on lots zoned Single Detached (RS1/E);

To the East: A newer single-family dwelling and existing single-family dwellings fronting onto Williams Road on lots zoned Single Detached (RS1/E);

To the South and Southeast: Across Williams Road, a two-family dwelling on a lot zoned Two-Unit Dwellings (RD1), a single-family dwelling on a lot zoned Single Detached (RS1/E) and a 34-unit townhouse complex on a lot zoned Low Density Townhouses (RTL1); and

To the West: Across Gilbert Road, existing single-family dwellings fronting onto frontage road Gilbert Crescent on lots under land use contract (LUC 063).

### Related Policies & Studies

#### The Arterial Road Redevelopment and Lane Establishment Policies

The Arterial Road Redevelopment Policy is supportive of multiple-family residential developments along major arterial roads. Although the subject lot is not explicitly identified on the conceptual map for Multiple-Family Residential Development, the subject site meets the location criteria set out in the policy through its corner location on the Williams local arterial road and Gilbert major arterial road, access to public transit, proximity to a Neighbourhood Service Centre (Broadmoor), and redevelopment potential in the block.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy (e.g. \$21,946).

### Public Art

The City's Public Art Policy does not apply to residential development consisting of less than 10 dwelling units. The proposed nine (9) unit development will not participate in the City's Public Art Program.

### **Public Input**

Informational signage has been installed on the property and no correspondence has been received regarding the subject rezoning application.

### **Staff Comments**

#### Tree Retention and Replacement

	Existing	To be Retained	Compensation
On-site Trees	42	3	Combination of retention and replacement
Off-site on neighbouring properties	6 trees 1 hedge	6 trees 1 hedge	Retain and protect

- A Tree Survey and a Certified Arborist's report were submitted in support of the application; 43 bylaw-sized trees on site, six (6) trees located on neighbouring properties, and one (1) significant hedge were identified and assessed.
- The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the arborist's recommendations to remove 39 bylaw-sized trees onsite, including:
  - 34 trees have all been previously topped;
  - 12 trees have all been previously significantly pruned for BC Hydro clearance, including some that have also been previously topped;
  - One (1) fruit tree is in poor condition with decay;
  - Two (2) trees lean over; and
  - Two (2) trees are in conflict with the proposed site layout.
- Six (6) trees on the adjacent properties to the north and south are to be retained and protected, as well as the significant hedge at the southeast corner of the site (see Tree Preservation Plan in **Attachment 4**).
- The developers have agreed to retain and protect three (3) trees onsite: a Big Leaf Maple (#6705) in the amenity area at northeast corner of the site; a Golden Western Red Cedar (#6721) at the southwest corner of the site; and a western Red Cedar (#6700) in the northwest corner of the site. All three (3) trees are significant and will enhance the Gilbert Road and Williams Road streetscapes.

- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 78 replacement trees are required for the removal of 39 bylaw-sized trees. Considering the effort made by the applicant to retain 3 existing trees on site, staff recommend 6 replacement trees be exempted, for a total requirement of 72 replacement trees. According to the Preliminary Landscape Plan (**Attachment 2**), the developer is proposing to plant approximately 22 replacement trees on site to supplement the 3 retention trees. If the 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 (e.g. \$25,000 for 50 trees). The landscape plan will be further refined through the required Development Permit process.
- The Certified Arborist has been working with the Architect, Landscape Architect and Civil Engineer to ensure the design accommodates the tree and hedge protection. The design will be further reviewed and refined at the Development Permit stage.
- Tree protection fencing is required to be installed to City standards prior to any construction activities occurring on site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone is a requirement of rezoning.

#### Site Servicing

An independent review of servicing requirements has concluded an upgrade to the storm sewer along Williams Road is required to support the proposed development. No upgrade is required to the sanitary sewer at the rear.

An upgrade to the existing storm sewer along Williams Road is required. Approximately 50 m of existing pipe will be upgraded from 600 mm to 900 mm diameter from Gilbert Road (STMH 2258) to the east property line of the subject site (STMH 2301). This includes the removal of the manhole (STMH 2301) from its current location in the middle of the site and replacement with the installation of a new 1500 mm diameter manhole at the east property line of the subject site.

#### Transportation

One (1) driveway off Williams Road at the eastern edge of the development site is proposed for this small development. When future redevelopment occurs to the east, driveways for future development sites will be located further away from the Williams Road and Gilbert Road intersection.

Road dedication and frontage improvements are a requirement of rezoning. The developer is required to dedicate a 2.0 m wide strip of property along the entire Williams Road frontage and Gilbert Road frontage, along with a 4.0 m by 4.0 m corner cut. The developer is also required to enter into a Servicing Agreement for the design and construction of frontage improvements along the entire Williams Road frontage and Gilbert Road frontage. The improvements include, but are not limited to: new 1.5 m wide concrete sidewalks at the new Williams Road and Gilbert Road property lines with grass boulevards and street trees between the new sidewalks and the existing curbs, and a new bus stop pad at the existing Gilbert Road bus stop.

The applicant proposes to contribute \$12,000 towards the upgrade of the traffic signal at Williams Road and Gilbert Road intersection to an enhanced accessible signal.

### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$9,000 as per the Official Community Plan (OCP) and Council Policy.

### Outdoor Amenity Space

The proposed outdoor amenity space size significantly exceeds the Official Community Plan (OCP) guidelines. The proposed location supports tree retention and provides a buffer to the existing neighbouring single-family home to the east. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

### **Analysis**

The proposal is also generally in compliance with the development guidelines for multiple family residential developments under the Arterial Road Redevelopment Policy. The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes. All units immediately adjacent to the neighbouring single-family dwellings to the north have been reduced in height to two (2) storeys. The building along Williams Road has been stepped down from three (3) storeys to 2½ storeys at the corner and the entry driveway. The building height and massing will be controlled through the Development Permit process.

### Requested Variances

The proposed development is generally in compliance with the Medium Density Townhouses (RTL4) zone. The applicant is requesting the following variances for the project:

- Reduced minimum front yard and exterior side yard setbacks to Gilbert Road and Williams Road from 6.0 m to 4.5 m;
- Reduced minimum lot width on major arterial roads (Gilbert Road) from 50.0 m to 37.6 m;
- Allow tandem parking spaces in two (2) of the units; and
- Allow one (1) small car parking stall in each of the side-by-side garages.

The reduced setbacks to Gilbert Road and Williams Road can be considered as they are a direct result of the required road dedication and are consistent with arterial road redevelopment.

The minimum lot width variance can be considered as it is a result of the corner lot configuration. After the required road dedications, the site configuration provides 45.3 m along local arterial Williams Road and 37.6 m along major arterial road. Although the project has been designed to primarily front onto Williams Road, technically the lot width is measured along the narrower side of a corner lot, which is Gilbert Road for this site. The site meets the minimum 40 m width requirement for a local arterial road (Williams Road), but does not meet the minimum 50 m width requirement for a major arterial road (Gilbert Road).

Transportation Division staff have reviewed the variance requested related to parking arrangement and have no concerns. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is a requirement of rezoning.

All of the variances mentioned above will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development is sensitively integrated into the neighbourhood. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

- Detailed review of building form, architectural character and landscaping design;
- Review of the convertible unit and other accessibility/aging in place features; and
- Review of site grade to ensure the survival of protected trees and to enhance the relationship between the first habitable level and the private outdoor space.

Additional issues may be identified as part of the Development Permit application review process.

**Financial Impact or Economic Impact**

None.

**Conclusion**

The proposed nine (9) unit townhouse development is generally consistent with the Official Community Plan (OCP) regarding developments along minor arterial roads. With the noted variances above, the proposal generally meets the zoning requirements set out in the Low Density Townhouses (RTL4) zone. Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included as **Attachment 5**, which has been agreed to by the applicants (signed concurrence on file).

On this basis, staff recommends support for the rezoning application.



Sara Badyal, M. Arch, MCIP, RPP  
Planner 2

Attachments

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Preservation Plan
- Attachment 5: Rezoning Considerations Concurrence



Revision Date: 09/04/12

Note: Dimensions are in METRES





RZ 10-540839

Original Date: 08/19/10

Amended Date: 09/04/12

Note: Dimensions are in METRES

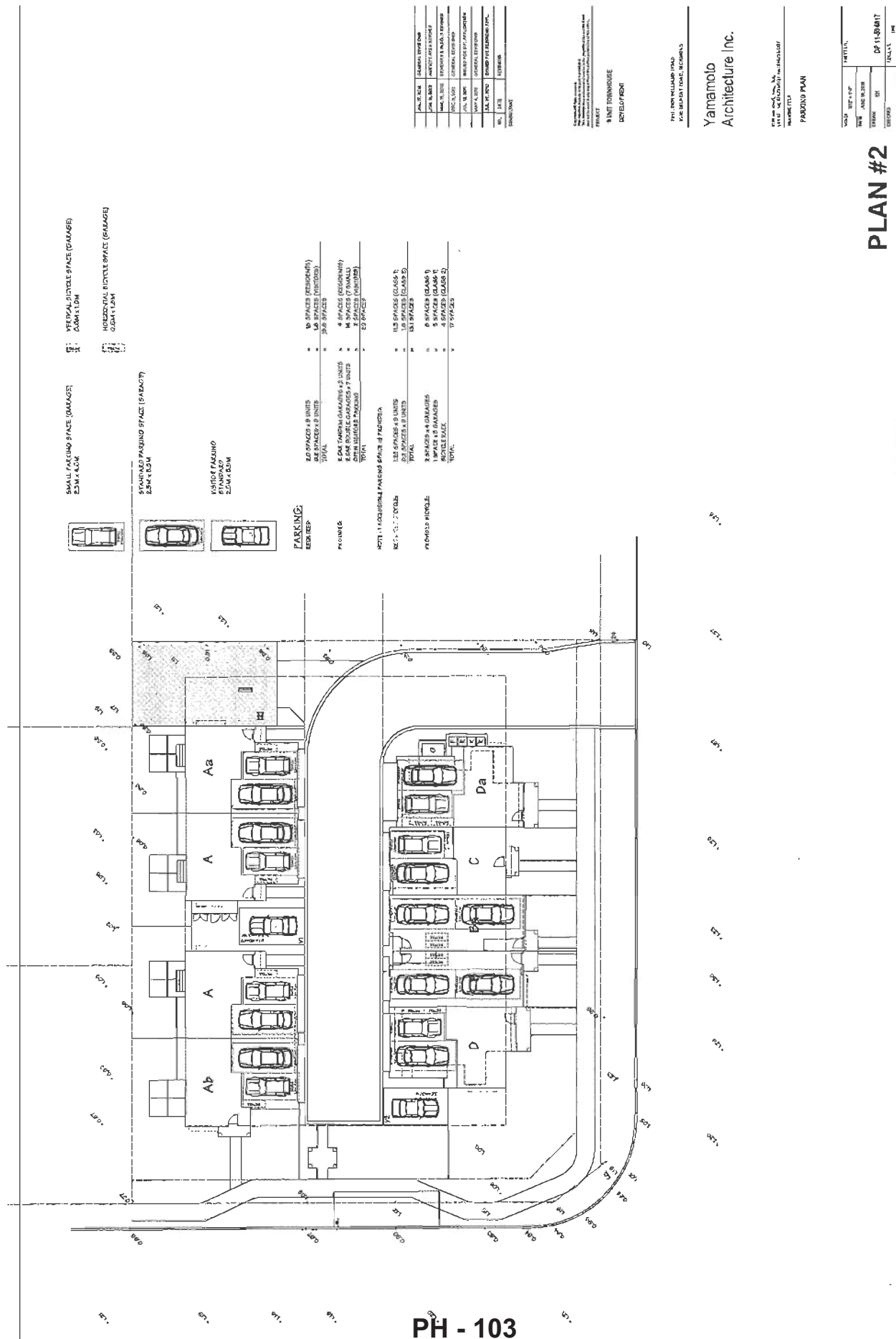


The architectural drawings show a traditional Chinese building with a tiled roof and a courtyard. The perspective view on the left shows the building's exterior with a large tree in the foreground. The cross-section on the right shows the internal structure, including the roof, walls, and floor. Dimensions are provided for various parts of the building, such as the height of the walls and the width of the courtyard.

SITE SECTION - C

DATE	1974.11	NO.	108
NAME	DJ-11-58-4517		
SEX	M		
BIRTH DATE	1926		
AGE	48		
HEIGHT	5' 10"		
WEIGHT	170		
HAIR	BRN		
EYES	BLU		
TEETH	FULL		

**PLAN #10**



PH - 103

## PLAN #2

DATE	REV	BY	APP	DESCRIPTION
05/11/2017	01	YAMAMOTO	YAMAMOTO	PLAN #2
05/11/2017	02	YAMAMOTO	YAMAMOTO	PLAN #2
05/11/2017	03	YAMAMOTO	YAMAMOTO	PLAN #2

Yamamoto  
Architecture Inc.

PROJECT: PH-103  
SHEET: 02 OF 03  
DATE: 05/11/2017

PROJECT: PH-103  
SHEET: 02 OF 03  
DATE: 05/11/2017

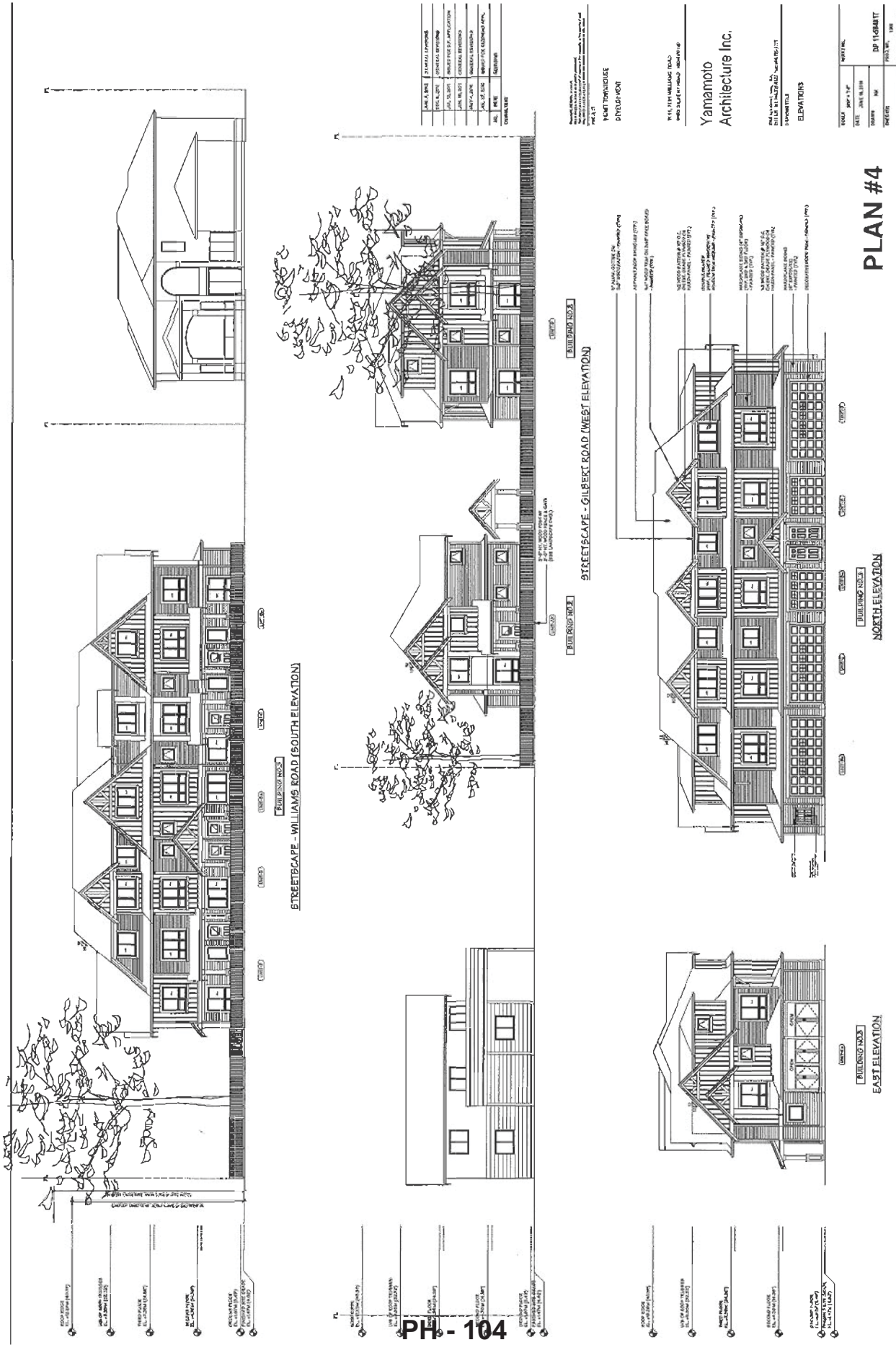
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Yamamoto  
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PROJECT: PH-103  
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PROJECT: PH-103  
SHEET: 02 OF 03  
DATE: 05/11/2017



DATE: 10/10/2018	PROJECT: 104
DESIGNER: YAMAMOTO ARCHITECTURE INC.	CLIENT: 104
ARCHITECT: YAMAMOTO ARCHITECTURE INC.	ENGINEER: 104
STRUCTURAL: 104	ELECTRICAL: 104
Mechanical: 104	Plumbing: 104
Fire Protection: 104	Life Safety: 104
Other: 104	Other: 104

Yamamoto  
Architecture Inc.  
1111 17th Avenue, Suite 100  
Boulder, CO 80502  
Phone: 303.440.1000  
Fax: 303.440.1001  
www.yamamotoarch.com

DATE: 10/10/2018	PROJECT: 104
DESIGNER: YAMAMOTO ARCHITECTURE INC.	CLIENT: 104
ARCHITECT: YAMAMOTO ARCHITECTURE INC.	ENGINEER: 104
STRUCTURAL: 104	ELECTRICAL: 104
Mechanical: 104	Plumbing: 104
Fire Protection: 104	Life Safety: 104
Other: 104	Other: 104

DATE: 10/10/2018	PROJECT: 104
DESIGNER: YAMAMOTO ARCHITECTURE INC.	CLIENT: 104
ARCHITECT: YAMAMOTO ARCHITECTURE INC.	ENGINEER: 104
STRUCTURAL: 104	ELECTRICAL: 104
Mechanical: 104	Plumbing: 104
Fire Protection: 104	Life Safety: 104
Other: 104	Other: 104

# PLAN #4









**RZ 10-540839**

**Attachment 3**

Address: 9980 Gilbert Road, 7011 and 7031 Williams Road

Applicant: Yamamoto Architecture Inc.

Owners: Max World Enterprises Ltd. & Yuen Ching Wu

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Site Size (Approx.):</b>	9980 Gilbert/ 7011 Williams 1,038 m <sup>2</sup> 7031 Williams 833 m <sup>2</sup> Total 1,871 m <sup>2</sup>	Development site 1,699 m <sup>2</sup> Road dedication 172 m <sup>2</sup> Total 1,871 m <sup>2</sup>
<b>Land Uses:</b>	Single-family & Two-family dwelling Residential	Multi-family Residential
<b>OCP Designation:</b>	Low Density Residential	Complies
<b>Zoning:</b>	Two-Unit Dwellings (RD1) and Single Detached (R1S/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	3 dwelling units	9 dwelling units

On Future Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None permitted
Lot Coverage – Building:	Max. 40%	35%	None
<b>Lot Size:</b>	Min. 40 m width (Williams) <b>Min. 50 m width (Gilbert)</b> Min. 35 m depth	45.3 m <b>37.6 m</b> 45.3 m	None <b>12.4 m reduction</b> None
<b>Setback:</b> Gilbert Rd Williams Rd Side Yard (north) Rear Yard (west)	Min. 6 m Min. 6 m Min. 3 m Min. 3 m	Min. 4.5 m Min. 4.5 m Min. 3.75 m Min. 7.5 m	<b>1.5 m reduction</b> <b>1.5 m reduction</b> None None
Height (m):	12 m (3 storeys)	11 m (3 storeys)	None
Off-street Parking Spaces: Resident Visitor Accessible Total	18 2 (1) 20	18 2 (1) 20	None
<b>Tandem Parking Spaces:</b>	Not permitted	<b>4 spaces in 2 units</b>	<b>4 tandem spaces</b>
<b>Small Car Parking Spaces:</b>	Not permitted	<b>7 spaces in 7 units</b>	<b>7 Small Car spaces</b>
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 54 m <sup>2</sup>	87 m <sup>2</sup>	None

# Appendix 1

## Arborist Site Plan

(Revision 1 for DP Application)

Arborist NOTES & ANNOTATION BY VanArbor,  
June 25, 2012

○ Tree in good condition (PRESERVE)

○ Tree REMOVAL symbol (40 trees)

- 43 on-site trees in inventory (10 dead)
- 40 trees proposed for removal (10 dead)
- 3 on-site trees proposed for preservation
- # 6700, 6705, 6721
- 6 off-site trees to be preserved
- # OS1 - OS5, OS6708

— Barrier fence

— Hydra-vac

- Cover TPZ areas with 10 cm standard bark mulch
- See Civil Engineering detail for driveway entry retaining wall & perimeter drainage plan

PROJECT  
project-1  
project-2

address-1  
address-2

Yamamoto  
Architecture Inc.

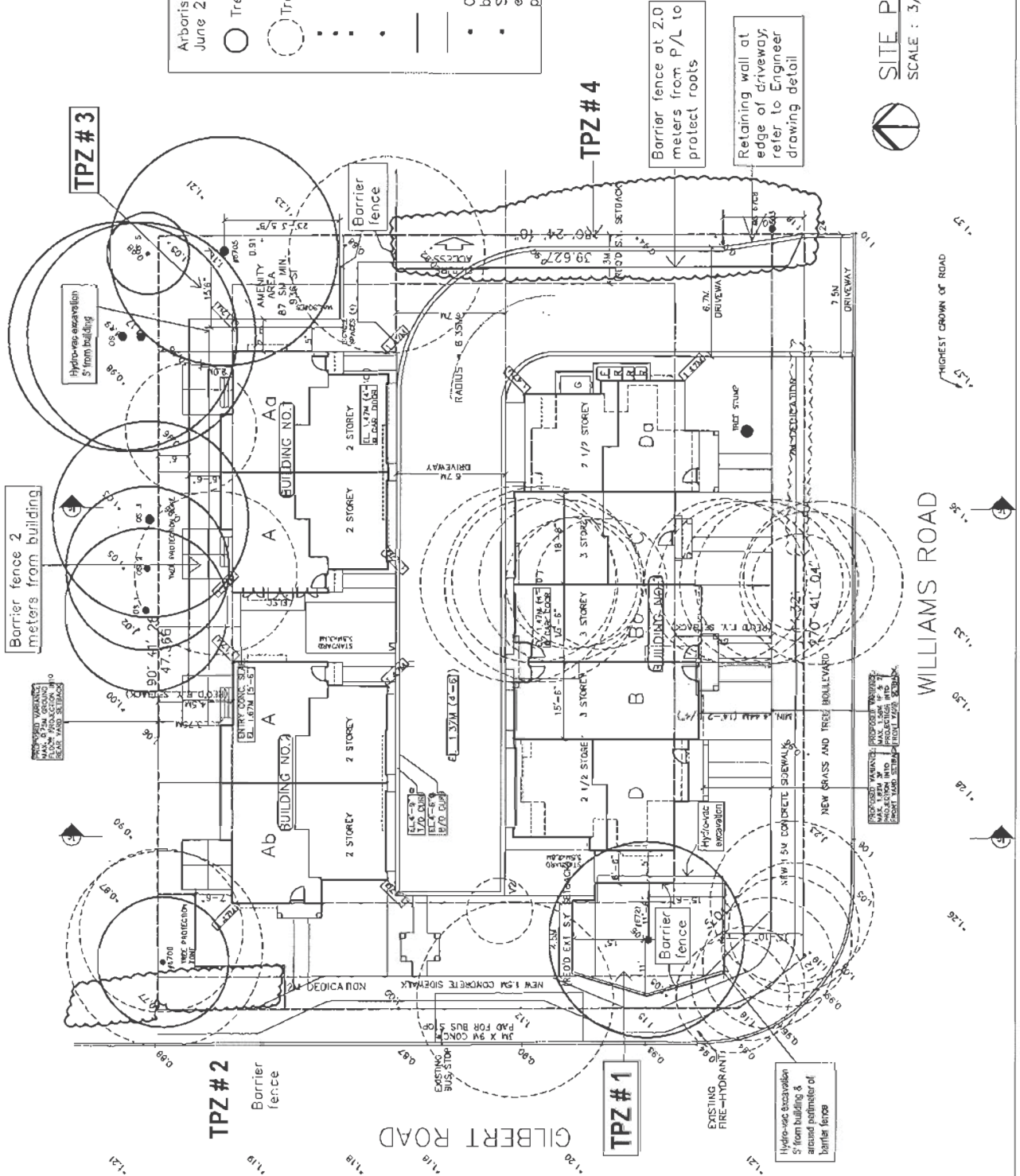
PROJECT  
PROJECT-1  
PROJECT-2  
drawing title-1  
drawing title-2

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE



SITE PLAN

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





**Address:** 9980 Gilbert Road, 7011 and 7031 Williams Road

**File No.:** RZ10-540839

**Prior to final adoption of Zoning Amendment Bylaw 8942 , the developer is required to complete the following:**

1. 2 m wide road dedication along the entire Williams Road and Gilbert Road frontages, with 4 m x 4 m corner cut.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Granting of 1 m wide by 9 m long public-rights-of-passage statutory-right-of-way along the Gilbert Road frontage at the existing bus stop location to accommodate a bus stop pad, to the satisfaction of the Director of Transportation.
4. Registration of a flood indemnity covenant on title (Area A).
5. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
6. Dissolve Strata Corporation pertaining to two-family dwelling at 7011 Williams Road and 9980 Gilbert Road.
7. Discharge two-family covenant registered on Title to 7011 Williams Road and 9980 Gilbert Road (RD29390)
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$21,946) to the City's affordable housing fund.
9. City acceptance of the developer's offer to voluntarily contribute \$12,000 to go towards the upgrade of the existing traffic signal at Williams Rd. and Gilbert Rd. intersection to an enhanced accessible signal (Account 1051-40-000-00000-0000).
10. Provision of on-site indoor amenity space or contribution of cash-in-lieu (e.g. \$9,000 for 9 townhouses).
11. Provision of replacement trees for trees removed from the site at a 2:1 replacement ratio as per the OCP, but with a reduction of 6 replacement trees in consideration of efforts made to retain 3 existing trees (e.g. 72 new replacement trees to compensate for the removal of 39 trees) or contribution of cash-in-lieu for the planting of replacement trees within the City (e.g. \$500 for each replacement tree not planted onsite).
12. 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.
13. 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.
14. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement\* for the design and construction of frontage improvements along Williams Road and Gilbert Road frontages. Works include, but may not be limited to:
  - a) Gilbert Road frontage: Provide a new 1.5 m wide sidewalk at the new property line and grass boulevard with street trees behind the existing curb. Provide a 3 m wide x 9 m long concrete bus pad at the existing bus stop location on Gilbert Road (eastern portion of bus pad located onsite in required 1 m by 9 m SRW).
  - b) Williams Road frontage: Provide a new 1.5 m wide sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
  - c) Storm sewer upgrade: Upgrade the existing 600 mm diameter storm sewer to 900 mm diameter along Williams Road, from Gilbert Road to manhole STMH 2301 at the east property line of the subject site. This includes the relocation of manhole STMH 2301 from its current location (approximately 30 meters east of STMH 2258) to the east property line of the subject site, with a new 1500 mm diameter manhole.
  - d) Capacity analysis calculations for storm and sanitary sewers.

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

16. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
17. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
18. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
19. 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 Division 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.

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Signed

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Date



Richmond Zoning Bylaw 8500  
Amendment Bylaw 8942 (RZ 10-540839)  
9980 Gilbert Road, 7011 and 7031 Williams 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. 001-806-131

Strata Lot 1 Section 29 Block 4 North Range 6 West New Westminster District Strata Plan NW1471 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 001-806-301

Strata Lot 2 Section 29 Block 4 North Range 6 West New Westminster District Strata Plan NW1471 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 005-350-760

Lot 2 Section 29 Block 4 North Range 6 West New Westminster District Plan 15612

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8942**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

SEP 24 2012



MAYOR

CORPORATE OFFICER