



**Development Permit Panel
Wednesday, February 27, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on February 13, 2019 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 18-818762
(REDMS No. 6027231)**

APPLICANT: Christopher Bozyk Architects on behalf of Open Road Toyota
PROPERTY LOCATION: 13100 Smallwood Place

Development Permit Panel

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INTENT OF PERMIT:

1. Permit the construction of two additional floors of parking/vehicle inventory storage overtop of the existing Toyota dealership at 13100 Smallwood Place on a site zoned “Vehicle Sales (CV)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height to accommodate:
 - (a) a parkade rooftop height of 15.1 m;
 - (b) a parapet height of 16.2 m;
 - (c) a stair tower height of 18.0 m; and
 - (d) an elevator over-run height of 19.9 m.

Applicant’s Comments

Keiran Walsh, Christopher Bozyk Architects, Inc., provided background information on the proposed development, noting that the current development application is proposing additional two levels of parkade over the original two-level car dealership building proposed in the previously approved development permit application.

In addition, Mr. Walsh noted that the current development application is proposing changes to the site including (i) the relocation of the garbage and recycling facility to facilitate easier pick-up, (ii) the removal of 20 surface parking spaces to increase landscaping on the site, and (iii) an increase in the number of native species to be planted on-site.

Also, Mr. Walsh reviewed the proposed facade treatment for the additional two levels of parkade, noting that the perforated cadmium white cladding panels integrate well with the existing material and colour palette of the building and allow natural ventilation and lighting into the parkade.

In closing, Mr. Walsh noted that the proposed rooftop solar panels are a significant sustainability feature of the proposed development.

In response to queries from the Panel, Mr. Walsh noted that (i) a height variance is proposed to increase the maximum building height, and (ii) planting along the Westminster Road frontage has been increased.

Staff Comments

Wayne Craig, Director, Development noted that (i) the Servicing Agreement associated with the original rezoning and development permit applications for the site includes frontage works and site service connections, (ii) electric vehicle charging stations are proposed on-site, and (iii) 107 rooftop solar panels will be installed in the proposed development.

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Panel Discussion

In reply to queries from the Panel, Mr. Walsh acknowledged that (i) the location of the rooftop solar panels was determined through a shadow study, (ii) three on-site electric vehicle charging stations are provided for public access, (iii) there will be an increase in shadowing as a result of the proposed increase in building height, although shadowing of the Richmond Nature Park is limited to early morning hours and (iv) the building structure was designed to accommodate the weight of the additional levels of parkade.

In reply to a query from the Panel, Mr. Walsh reviewed the details of the proposed façade treatment for the additional levels of parkade facing the nature park to the west of the subject site, noting that the proposed cladding material is designed to mitigate potential bird strikes on the building.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project and appreciated the proposed façade treatment for the additional levels of parkade and the provision of rooftop solar panels on the building are appreciated.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of two additional floors of parking/vehicle inventory storage overtop of the existing Toyota dealership at 13100 Smallwood Place on a site zoned "Vehicle Sales (CV)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height to accommodate:*
 - (a) a parkade rooftop height of 15.1 m;*
 - (b) a parapet height of 16.2 m;*
 - (c) a stair tower height of 18.0 m; and*
 - (d) an elevator over-run height of 19.9 m.*

CARRIED

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2. DEVELOPMENT PERMIT 18-825006
(REDMS No. 6119296 v. 2)

APPLICANT: IBI Group Architects (Canada) Inc.

PROPERTY LOCATION: 9455 and 9533 Bridgeport Road

INTENT OF PERMIT:

Permit the construction of two hotels at 9455 and 9533 Bridgeport Road on sites zoned “Light Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)”.

Applicant’s Comments

Martin Bruckner, IBI Group Architects, Inc., provided background information on the proposed development, noting that a development permit was previously issued to the proposed two hotels and the adjacent business centre building; however, the current development permit application includes only the two hotels, on which design modifications are proposed to meet the requirements of the hotels’ operator.

Mr. Bruckner highlighted the following:

- the siting of the two hotels and the business centre remains the same;
- a new north-south road will continue to be constructed on-site, which straddles the two hotels, connects Bridgeport Road and Beckwith Road, and provides vehicle and pedestrian access to the subject site;
- the proposed modifications to the two hotels include minor changes to the external design of buildings, parking, loading and recycling areas, tree retention and landscaping;
- a major proposed change for Hotel 1 (east hotel) is the increase in height from 9 to 10 storeys;
- the proposed modifications will result in an overall increase in the total number of hotel rooms;
- while the overall design of the two hotel buildings continues to be similar and the building design differences remain generally the same, the revised design has reduced the use of exposed concrete and metal panels and increased the amount of glazing; and
- lighting elements have been added to the hotel buildings to improve the public realm and enhance the prominence of the buildings; however, lighting levels will be controlled as a condition of building permit issuance.

Mark van der Zalm, van der Zalm Associates Inc., briefed the Panel on the main landscaping features of the project, noting that the overall landscaping for the current development application has remained generally the same as in the previously approved development permit application.

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In addition, Mr. van der Zalm noted that modifications to the original landscaping include, among others, (i) the use of a more reflective paving material for the new north-south road to reduce heat island effect, (ii) additional planting of trees and other plant materials on-site, and (iii) the addition of comprehensive irrigation to the landscape plans.

Mr. van der Zalm further noted that the current proposal continues to provide, among others, bicycle parking, designated bus layby parking, amenity spaces in the hotels' interior, Live green roofs which can support small shrubs, a tree retention area which will be enlarged, and lighter grade permeable paving for the parking spaces.

In reply to queries from the Panel, Mr. Bruckner acknowledged that a parkade is provided within the business centre in addition to on-site surface parking spaces for shared use between the two hotels and the business centre.

Staff Comments

Mr. Craig noted that (i) the Servicing Agreement associated with the original development permit includes frontage works to Bridgeport Road and Beckwith Road and design coordination with the north-south road through the site, (ii) the tree retention area on the northeast corner of the site includes the retention of a stand of 10 trees, (iii) the tree retention area is expected to be expanded as part of the rezoning application which is currently under review for 9250 Beckwith Road, (iv) there was consultation with the Ministry of Transportation and Infrastructure (MOTI) as Bridgeport Road is under the administration and control of MOTI, (v) through the construction process, additional permits will be required from MOTI as well as Kinder Morgan related to jet fuel line, and (vi) the project has been designed to meet LEED Silver version 4 equivalent standards and ready for future connection to a District Energy Utility (DEU) facility .

Panel Discussion

In reply to queries from the Panel, the design team noted that (i) each hotel is self-sufficient in terms of amenities provided, (ii) on-site surface parking spaces and the parkade within the business centre are for shared use between the two hotels and the business centre, (iii) the tree retention area will be protected and monitored during project construction, (iv) a sod boulevard, concrete sidewalk, and layered planting of trees and shrubs provide an interface to Bridgeport Road, (v) no pedestrian access is provided along Bridgeport Road other than the publicly accessible pedestrian walkways on both sides of the main site entry at the new north-south road, and (vi) no speed bumps are currently proposed for the 24 feet wide north-south road as its scored concrete paving treatment provides a traffic calming feature.

In reply to a query from the Panel, Mr. Craig noted that there is no requirement for electric vehicle charging for the subject site as the City's Zoning Bylaw requires the provision of electric vehicle charging only for residential units and not for commercial uses.

In reply to a further query from the Panel, Mr. Bruckner confirmed that 10 percent of on-site surface parking stalls will be provided with electric vehicle charging.

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Gallery Comments

Mr. Popazivanov, owner of a neighbouring property on Beckwith Road, sought clarification regarding the location of the main access to the subject site, noting that both Beckwith Road and Bridgeport Road are currently experiencing heavy vehicular traffic.

Mr. Popazivanov also expressed concern regarding the congestion of Beckwith Road due to the large number of vehicles parked on both sides of the street due to the proximity of existing commercial developments in the area. He questioned whether the proposed development is necessary considering the presence of existing hotels in the area and its potential to worsen existing vehicular traffic and parking situation on Beckwith Road.

In closing, Mr. Popazivanov also expressed concern regarding the potential shadowing of the proposed development on his property and the damage to his property caused by pre-construction activities being undertaken in the area.

Todd Harris, 9451 Beckwith Road, expressed concern regarding (i) the use of Beckwith Road to access the subject site during construction as it would pose a safety concern for pedestrians, (ii) airborne dust and other debris generated by pre-construction and construction proper activities which pose a health concern to residents in the area, and the (iii) the damage to his property such as cracked concrete floors as a result of ground shaking generated by pre-construction activities in the subject site.

In addition, Mr. Harris queried whether (i) there is a precedent in the City for a large development causing damage to neighbouring properties due to pre-construction activities, and (ii) a sprinkler system could be installed on the subject site to mitigate the impact of dust pollution to neighbouring properties during project construction especially during the dry season.

In closing, Mr. Harris suggested that speed bumps be installed on the proposed north-south road on the subject site and was of the opinion that it is a more effective traffic calming measure than scored concrete paving treatment for speeding vehicles accessing the north-south road to get onto Beckwith Road.

In response to the concerns raised by Mr. Popazivanov and Mr. Harris, the Chair advised that their construction-related concerns are covered by relevant City bylaws and outside the jurisdiction of the Panel; however, they could be assisted by appropriate City staff to address their constructed-related concerns.

With regard to vehicular traffic concerns on Beckwith Road and Bridgeport Road, Mr. Craig noted that a traffic volume and traffic impact assessment was conducted as part of the original rezoning application for the subject site and the applicant has demonstrated that there is sufficient capacity for adjacent road networks to handle traffic to be generated from the subject site.

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Mr. Craig further noted that (i) there will be improvements on Beckwith Road and Bridgeport including road widening along the frontage of the subject site, (ii) the sidewalk along the subject site's Beckwith Road frontage will extend eastward up to the driveway on Airport Gateway Plaza to the east of the subject site, (iii) there are currently no parking restrictions on Beckwith Road; however, the City's parking bylaw prohibits parking on private residences for more than three hours during the day, and (iv) the City's Community Bylaws Department is addressing parking concerns on Beckwith Road.

With regard to the proposal to install speed bumps on the new north-south road, Mr. Craig advised that staff will work with the applicant to ensure that speed bumps will be included in the road design prior to Council consideration of the subject development permit application.

With regard to the query regarding access to the subject site, Mr. Craig advised that all driveway access to the subject site will be from the new north-south road.

With regard to parking concerns on Beckwith Road, Mr. Craig further advised that (i) 107 surface parking stalls and 70 parking stalls in the parkade within the business centre building are provided for the two hotels, (ii) a total of 436 parking spaces are provided for the overall development, including the office building, and (iii) staff will refer the proposal for a residents' only parking restriction on Beckwith Road to the City's Transportation Division for their consideration.

With regard to potential shadowing on adjacent properties along Beckwith Road, Mr. Bruckner reviewed the shadow impact study provided by the applicant.

The Panel noted that the shadow diagrams may not be accurate and directed staff to review the shadow study and confirm whether the shadows beyond the hotel will not extend beyond Beckwith Road.

In response to a query from the Panel, the project's contractor acknowledged that (i) access to the hotel sites during construction is from Bridgeport Road and (ii) the business centre building site is accessed from Beckwith Road during construction.

Correspondence

Ramon Carfrae, neighbouring property (no address provided) ([Schedule 1](#))

Seana Alexander, 9431 Beckwith Road ([Schedule 1](#))

Miles Smart, 9571 Beckwith Road and 2271 No. 4 Road ([Schedule 2](#))

Sharon Betker (on behalf of Naidae Betker), 9400 Beckwith Road ([Schedule 3](#))

Vera Smart, neighbouring property (no address provided) ([Schedule 4](#))

Todd Harris, 9451 Beckwith Road ([Schedule 5](#))

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Mr. Craig summarized the concerns expressed by neighbouring residents, noting that majority of their concerns are related to traffic, parking and construction-related impacts.

Panel Discussion

The Panel expressed support for the project, noting that (i) appropriate City staff could assist residents on construction-related impacts, (ii) the developer and contractor are expected to adhere to construction-related bylaws and address construction-related impacts to neighbouring properties, (iii) speed bumps could be installed on the new north-south road as a traffic calming measure, (iv) more accurate shadow diagrams need to be provided by the applicant to address shadowing concerns, (v) parking provision for the proposed development is adequate as confirmed by the traffic study, and (vi) minor changes to the original design of the project including landscaping meet the City's requirements.

In addition, the Panel expressed appreciation for (i) the form and character of the proposed development, (ii) the proposed colour scheme, (iii) the proposed landscaping including the provision of green roofs, and (iv) the applicant's response to address the City's concerns regarding the proposed development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two hotels at 9455 and 9533 Bridgeport Road on sites zoned "Light Industrial, Office and Hotel (Z110) – Bridgeport Village (City Centre)".

CARRIED

3. Date of Next Meeting: March 13, 2019

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:50 p.m.

CARRIED

Development Permit Panel
Wednesday, February 27, 2019

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 27, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
February 27, 2019.

To Development Permit Panel
Date: <u>FEBRUARY 27, 2019</u>
Item # <u>2</u>
Re: <u>DP 18-825006</u>

To Mark.

I agree as well that the construction site traffic enter and exit off Bridgeport road.

At the present time we are working with Richmond Bylaws to have no parking signs installed in front of our homes. We get choked off regularly by Costco shoppers parking here and we know the limitations of our small street. I feel that many large vehicles on our street would be a hardship for ourselves and our neighbours.

Best regards
Ramon Carfrae

-----Original Message-----

From: Seana Alexander <seana.lynn@hotmail.com>

Sent: February 26, 2019 5:19 PM

To: mmcmullen@richmond.ca

Cc: vsmart@mac.com; toddharris@me.com; mudflutter@gmail.com; Seana Alexander <seana.lynn@hotmail.com>; Ramon Carfrae <info@richmondcedarworks.ca>; Ellen Bodnarik <evilsockhaven@shaw.ca>; Jennifer Schmidt <jenniferschmidt@hotmail.com>; bpopaziv@shaw.ca; qualicum_tom@hotmail.com

Subject: Resident concerns on development permit number 18-825006

Dear Mark,

Thank you for taking my call today and hearing my concerns regarding some of the safety issues that I feel need to be heard and addressed at the upcoming meeting of the major development of 9455 and 9533 Bridgeport Road. We have all been long time residents of this small residential street of Beckwith Road East of the Oak bridge. Resident family members have built their homes here and the some of oldest residents being in their 90's who walk and around our small neighbourhood. I walk my child to school and my concern as well as others who will be contacting is the the large dump trucks coming down Beckwith. There is no side walk and we have to be carful as it is and we would like to be able to walk safely in our neighbourhood.

We all are very aware that this area is under much development. However, we request that the developers acknowledge and make a safety traffic plan alongside with the city to keep our all of our residents safe with these very large moving vehicles.

We strongly request that the dump trucks, large trucks, excavators and or vehicles enter/exit off Bridgeport access point.

Sincerely,

Seana Alexander
9431 Beckwith Road
604-442-9663

CityClerk

From: McMullen, Mark
Sent: Wednesday, 27 February 2019 08:54
To: CityClerk
Cc: Craig, Wayne; Lin, Fred; Agawin, Rustico Romualdo
Subject: FW: Resident concerns on development permit number 18-825006 (Three Emails For Feb. 27/19 DP Panel)

The following includes emails sent in chain-form from three residents.

From: Miles Smart [mailto:qualicum_tom@hotmail.com]
Sent: Tuesday, 26 February 2019 19:03
To: McMullen, Mark
Cc: vsmart@mac.com; toddharris@me.com; Ellen Bodnarik; Jennifer Schmidt; bpopaziv@shaw.ca; Seana Alexander; Ramon Carfrae
Subject: Resident concerns on development permit number 18-825006

Mark,

I operate Cherry Lane Farm at the end of Beckwith Rd. and have some concerns that I need to voice about the development occurring on our street.

Me and Mr Carfrae regularly have problems entering and exiting with our work trailers due to the poor parking skills and lack of courtesy given by the slew of people who park their vehicles on Beckwith while shopping at Costco. Something needs to be done not only about this, but also keeping construction traffic limited to entering and exiting off of Bridgeport. Our ability to run our businesses (and keep our sanity) is limited by the existing buffoonery and we just can't cope with the extra traffic.

Also, Seana mentioned in a previous email that the lack of sidewalks pose a hazard—are the developers going to be required to install a sidewalk on the south side of Beckwith? I seem to recall that the townhouse complex and condos in the making at No 4 Rd and River Road (North Arm of the Fraser) were required to build a sidewalk up No 4 Rd. to join up to Bridgeport. Should they be required to build this sidewalk, wouldn't it make sense to build it over the existing ditch and widen the road?

Thank you very much for your time,

Miles Smart
9571 Beckwith Rd. & 2271 No 4 Rd.

To Development Permit Panel
Date: <u>FEBRUARY 27, 2019</u>
Item # <u>2</u>
Re: <u>DP 18-825006</u>

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From: Ramon Carfrae <info@richmondcedarworks.ca>
Sent: Tuesday, February 26, 2019 5:26 PM
To: Seana Alexander; mmcmullen@richmond.ca
Cc: vsmart@mac.com; toddharris@me.com; mudflutter@gmail.com; Ellen Bodnarik; Jennifer Schmidt; bpopaziv@shaw.ca; qualicum_tom@hotmail.com
Subject: RE: Resident concerns on development permit number 18-825006

CityClerk

From: McMullen, Mark
Sent: Wednesday, 27 February 2019 09:02
To: CityClerk
Cc: Craig, Wayne; Lin, Fred; Agawin, Rustico Romualdo
Subject: FW: Development permit for 9455 and 9533 Bridgeport Road 18-825006 (For Feb. 27/19 DP Panel)

From: Sharon Betker [<mailto:mudflatter@gmail.com>]
Sent: Tuesday, 26 February 2019 19:39
To: McMullen, Mark
Cc: Seana Alexander
Subject: Development permit for 9455 and 9533 Bridgeport Road 18-825006

Let me start off with some background. My father built our home at 9400 Beckwith Road over 60 years ago. Over that time a good piece of our land was taken to build the Oak Street Bridge and again in recent years we were threatened again with losing more land for the development of the Massey Bridge project. The property next to us had been covered over with gravel to allow a short lived container storage. The fill did not allow our property to drain resulting in 6 inches of water covering our back yard and threatening to enter the house. They opened up a small ditch and left the premises to "rot". Now we are faced with 8 foot high blackberry brushes that have destroyed our hedges and invaded our yard making it unusable.

This morning I wake up to the sounds of earth moving equipment on the other side of our property for a so-called staging area for the hotel development. More worries that we will be flooded out again during the next major rainstorm. This development has brought more than one concern. Cracked walks due to the constant shaking of the site preparation, an outside door which now jams and will have to be sanded down in order to open it safely, blowing sand onto all our vehicles and entering the home, and now the worry about increased traffic on an already congested deadend road. The road is very narrow with a ditch on one side so the Costco shoppers who regularly descend on our street often park, not on the boulevard, but well onto the road limiting access to and from our properties. Now it appears that even more traffic in the way of construction vehicles will also be using our street! I implore council to consider redirecting this additional traffic off Beckwith Road. Not only is there a huge safety issue with access limited to emergency vehicles but we, ourselves, have to deal with the constant congestion in a family neighbourhood.

I hope to attend the meeting on Wednesday if my health permits.

Sincerely,

Sharon Betker on behalf of Naidae Betker
9400 Beckwith Road
Mudflatter@gmail.com

To Development Permit Panel
Date: <u>FEBRUARY 27, 2019</u>
Item # <u>2</u>
Re: <u>DP 18-825006</u>

CityClerk

From: McMullen, Mark
Sent: Wednesday, 27 February 2019 09:04
To: CityClerk
Cc: Craig, Wayne; Lin, Fred; Agawin, Rustico Romualdo
Subject: FW: Development permit #18-825006 (For Feb. 27/19 DP Panel)

-----Original Message-----

From: vera smart [mailto:vsmart@mac.com]
Sent: Tuesday, 26 February 2019 21:58
To: McMullen, Mark; seana.lynn@hotmail.com; evilsockhaven@shaw.ca; jenniferschmidt@hotmail.com;
bpopaziv@shaw.ca; toddharris@me.com; mudflutter@gmail.com; qualicum_tom@hotmail.com
Subject: Development permit #18-825006

Dear Mr. McMullen,

I am writing you today in regards to this development that is happening on Bridgeport Rd. (# 18-825006) Many of us long time residents are concerned about safety and quality of living in the neighbourhood. Especially for our 3 elderly ladies in their late 80's and 90's. And our youngest resident, a young 7 year old.

All of them actively use Beckwith road, As does Miles at Cherry Lane farm and Ramon C. (and Richmond's Flame Heating)

Many are hoping that construction traffic is not permitted to impact them, their businesses, farms or their safety. Many residents have been here since the 1950's and 1960's and are hoping that you take our/ their concerns seriously. Thank you for your attention to this. As we all hope to have a pleasant, neighbourly relationship. Having Beckwith not included as a construction road would help with our concerns. We aren't wanting to complain- just want our safety concerns heard.

Thank you for your time.

-Vera Smart

Sent from my iPhone

To Development Permit Panel
Date: <u>FEBRUARY 27, 2019</u>
Item # <u>2</u>
Re: <u>DP 18 - 825006</u>

From: McMullen, Mark
Sent: Wednesday, 27 February 2019 10:49
To: CityClerk
Cc: Craig, Wayne; Reis, Joshua; Lin, Fred; Dhaliwal, Bill; Agawin, Rustico Romualdo
Subject: FW: Resident concerns on development permit number 18-825006 (For Feb 27/19 DP Panel)

From: Todd Harris [mailto:toddharris@me.com]
Sent: Wednesday, 27 February 2019 10:43
To: McMullen, Mark
Cc: Cc: vsmart@mac.com; toddharris@me.com; mudflatter@gmail.com; Seana Alexander <seana.lynn@hotmail.com>; Ramon Carfrae <info@richmondcedarworks.ca>; Ellen Bodnarik <evilsockhaven@shaw.ca>; Jennifer Schmidt ; bpopaziv@shaw.ca; qualicum_tom@hotmail.com
Subject: Re: Resident concerns on development permit number 18-825006

Hello Mark,

My name is Todd Harris and I am also a concerned resident of 9451 Beckwith Rd. I have lived here since 1986.

1- From a safety perspective Beckwith Rd. Should not be used as construction access to this building site.

There are dozens of pedestrians that use Beckwith Rd. To commute from 4rd. area to sky train/Costco/casino. Bridgeport rd is not a good/safe option for them. The Bridgeport pathway to the north is isolated and not lite.

2- What will be done to limit the airborne pollutants, some of which could be toxic from drifting towards our residents. The wind is predominant towards us.

Will there be Constant sprinklers to keep the dust down. This would be a MAJOR health concern. I'm sure there would be a similar Precedent on this concern.

3- We are experiencing constant seismic activity from this development. My front concrete stairs have cracked as has the foundation. The constant shaking is ruining my house.

Mark, is there any precedent that you know of in City of Richmond for major development damaging older residential property's/ Infrastructure due to shaking the ground constantly? Or where could I find this out? I am very concerned.

Thank you,

Sincerely

Todd Harris

Sent from my iPad

To Development Permit Panel
Date: <u>FEBRUARY 27, 2019</u>
Item # <u>2</u>
Re: <u>DP 18-825006</u>
