



**Development Permit Panel
Wednesday, June 29, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

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 June 15, 2016, be adopted.

CARRIED

1. Development Permit 15-703204
(File Ref. No.: DP 15-703204) (REDMS No. 5020234)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7751 Heather Street

INTENT OF PERMIT:

1. Permit the construction of five (5) townhouses at 7751 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Allow one (1) of the required resident vehicle parking spaces to be a small parking space.

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Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., provided background information on the proposed development and highlighted the following:

- the proposed 5-unit townhouse development is located on a residual site;
- the architectural form and character of the proposed development complement the surrounding townhouse developments;
- the proposed single vehicle access point to the site is from Turnill Street;
- the applicant is providing a cash-in-lieu contribution for Affordable Housing in keeping with the rezoning requirements;
- eight resident bicycle parking spaces and a bicycle rack for two visitor bicycles are proposed;
- outdoor amenity space is proposed to be located in the north portion of the site;
- a convertible unit and aging-in-place features for townhouse units are provided; and
- the townhouse units are designed to achieve an EnerGuide 82 rating.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features of the proposed development and noted the following:

- each townhouse unit is provided with a private yard, small patio and shade tree;
- the streetscape is enhanced by a low transparent aluminum fence;
- a six-foot wood fence along the south and west property lines provides privacy to neighbours;
- each townhouse unit is separated by a fence;
- the outdoor amenity space includes a small play area for younger children, a bicycle rack, a bench and mailbox kiosk; and
- permeable paving is introduced at the driveway entrance adjacent to the outdoor amenity space and at the visitor surface parking stall.

Panel Discussion

In response to a query from the Panel, Mr. Cheng confirmed that the proposed small parking space in the garage of the southwest unit, which is subject to a variance request, is larger than a small car parking space, but approximately a foot short of the required length of a standard indoor parking space.

In response to a query from the Panel, Ms. Dimitrova stated that (i) the proposed outdoor amenity space is separated from the concrete sidewalk on the north by a 42-inch tall transparent fence and planting strip and (ii) the applicant will consider the suggestion to introduce permeable pavers adjacent to the visitor parking space to provide an end treatment to the internal drive aisle.

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Staff Comments

Wayne Craig, Director, Development, advised that (i) there will be off-site frontage improvements associated with the proposed development through City Work Order, and (ii) two existing boulevard trees will be relocated within the boulevard.

In response to queries from the Panel, Mr. Craig confirmed that (i) the density of the proposed development is consistent with the Zoning Bylaw and (ii) the applicant is providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund.

Correspondence

Anonymous Residents, 28-7733 Heather St. ([Schedule 1](#))

Mr. Craig stated that the unnamed occupants of the subject residential unit expressed concern regarding the rezoning of the subject site due to insufficiency of parking in the area.

In response to a query from the Panel, Mr. Craig confirmed that the proposed development complies with the Zoning Bylaw's parking requirement, except for the requested variance to the size of one required resident vehicle parking space.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of five (5) townhouses at 7751 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Allow one (1) of the required resident vehicle parking spaces to be a small parking space.*

CARRIED

2. Development Permit 15-716268

(File Ref. No.: 15-716268)(REDMS No. 5036252 v. 3)

APPLICANT: Oris Developments (Hamilton) Corp.

PROPERTY LOCATION: 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway

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INTENT OF PERMIT:

1. Permit the construction of a 69-unit mixed use building on 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway on a site zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to relax the requirement for one (1) on-site, medium size loading space.

Applicant's Comments

Dana Westermarck, Oris Consulting Ltd., provided background information on Oris' Parcels 2 and 3 project, noting that (i) three affordable housing units will be provided in lieu of the affordable housing cash contributions for both Parcels 2 and 3, (ii) a geo-exchange system will be introduced for heating, cooling and recirculation of waste energy in the two buildings in Parcels 2 and 3, (iii) the shared partially below-grade parkade for Parcels 2 and 3 will be accessed from the north side of Parcel 3 off the future New Road, (iv) the interim New Road will extend eastward and ultimately connect to Smith Crescent, and (v) Gilley Road will be raised by up to 8 feet.

Keith Hemphill, Rositch Hemphill Architects, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2), provided an overview of Parcels 2 and 3 and highlighted the following:

- raising the habitable space for the proposed development to a new floodplain level resulted in interim and future conditions and challenges in the project;
- proposed parkades for Parcels 2 and 3 are partially below-grade and will be connected;
- the loading space and fire access are temporarily located on Gilley Road but the loading space will be relocated as part of future developments;
- Gilley Road will be reconstructed to create a High Street with retail spaces facing the road;
- high quality materials will be used for the two buildings in Parcels 2 and 3 which are differentiated through the use of different colours and types of building materials;
- a 2.5-meter grade change at the corner of Gilley Road and Westminster Highway has been addressed through appropriate architectural and landscaping treatments;
- the entrance to the shared underground parkade, vehicle drop-off and pick-up area for residents and loading are proposed to be provided on the north elevation of Parcel 3 which is facing the future New Road; and
- the proposed north-south greenway at the eastern side of the subject site provides a significant pedestrian link within the project.

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Doug Shearer, Hapa Collaborative, noted the main landscaping features for Parcels 2 and 3 and stated the following:

- the landscape design rationale for Parcels 2 and 3 is to revitalize the Hamilton Area and create a vibrant and accessible landscape;
- the two buildings in Parcels 2 and 3 enclose a landscaped central courtyard with shared uses for both parcels and specific uses for each parcel;
- the publicly accessible north-south greenway and the semi-private east-west pathway between the two parcels enhance pedestrian connectivity within the project;
- the proposed landscaping defines the public, semi-private and private spaces in the project;
- Parcels 2 and 3 provide opportunities for residents to gather, play and socialize;
- wide and heavily landscaped terraces provide a buffer to Westminster Highway and an attractive transition to the adjacent streetscape;
- proposed landscaping for Gilley Road High Street includes feature paving and planting of new street trees;
- the High Street Plaza at the southwest corner of Parcel 2 is a place where people could gather and socialize and connects Gilley Road to the north-south greenway;
- a variety of conditions along Westminster Highway provide diversity on the west elevation of the project;
- a secure walkway on the west side of the building in Parcel 3 is provided as an amenity for residents; and
- amenities in the south courtyard for Parcel 3 include, among others, community garden plots, garden shed, seating benches, a gazebo, and a separate private area dedicated for memory ward residents.

Panel Discussion

In response to a query from the Panel, Mr. Hemphill advised that a transparent partition will separate commercial parking from residential parking in the underground parkade.

In response to a query from the Panel, Mr. Westermarck stated that in order to focus the residents' attention to the various program elements in the internal courtyard, a soft building backdrop would be appropriate, thus the red vertical columns found in other elevations need not be integrated in the building façade facing the courtyard.

In response to a query from the Panel, Mr. Westermarck confirmed that a person in wheelchair coming from Westminster Highway can access the internal courtyard through the residential component in Parcel 2 and the accessible building entry in Parcel 3.

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In response to a query from the Panel, Mr. Hemphill and Mr. Westermarck noted that (i) the underground parkade, being a non-habitable space, has a lower floodplain level and (ii) the proposed design of the parkade will minimize damage to the parkade structure in the event of flooding.

In response to a query from the Panel, Mr. Westermarck advised that (i) a future increase in the elevation of Westminster Highway will benefit the project as it will reduce the grade change between the podium level and the sidewalk, and (ii) a five-foot increase in the elevation of Westminster Highway will not adversely impact the parkade wall structure.

In response to a query from the Panel, Mr. Hemphill commented that the shadow analysis reveal that the proposed location of the community garden plots will receive adequate sun exposure.

Staff Comments

Mr. Craig noted that (i) Parcel 2 provides 41 Basic Universal Housing units, and (ii) the three variances requested for Parcel 3 are related to the proposed increase in the permitted height and projection of an architectural feature to add visual interest to the building and reduction of the south interior side yard setback for a garden shed located in close proximity to the shared property line between the two projects.

Panel Discussion

The Chair commended the applicant for the hard work done on the project and for successfully addressing the challenging condition at Westminster Highway.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 69-unit mixed use building on 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway on a site zoned "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to relax the requirement for one (1) on-site, medium size loading space.*

CARRIED

Development Permit Panel

Wednesday, June 29, 2016

3. Development Permit 15-716274

(File Ref. No.: DV 15-716274)(REDMS No. 5024605 v. 2)

APPLICANT: Oris Developments (Hamilton) Corp.

PROPERTY LOCATION: Parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080, and part of 23100 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of a 130-unit seniors housing building on parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080, and part of 23100 Westminster Highway on a site zoned "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building;
 - (b) Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building; and
 - (c) Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).

Applicant's Comments

(See Applicant's Comments in Item 2 - Development Permit 15-716268 on pages 4-5 of these Minutes)

Panel Discussion

(See Panel Discussion in Item 2 on pages 5 and 6 of these Minutes)

Staff Comments

(See Staff Comments in Item 2 on page 6 of these Minutes)

Correspondence

None.

Gallery Comments

None.

Development Permit Panel
Wednesday, June 29, 2016

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 130-unit seniors housing building on parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080, and part of 23100 Westminster Highway on a site zoned "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Increase the maximum permitted height from 17.0 m (55.77 ft.) to 17.6 m (57.77 ft.) for an architectural feature on the north elevation of the building;*
 - (b) *Increase the maximum permitted projection into the north setback from 0.60 m (2.0 ft.) to 1.07 m (3.5 ft.) for an architectural feature on the north elevation of the building; and*
 - (c) *Reduce the south interior side yard setback for a garden shed from 3.0 m (9.8 ft.) to 0.30 m (1.0 ft.).*

CARRIED

4. **Date of Next Meeting: July 13, 2016**

5. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:34 p.m.

CARRIED

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, June 29, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 29, 2016.

To Development Permit Panel	
Date:	<u>June 29, 2016</u>
Item #	<u>1</u>
Re:	<u>DP 15 - 703204</u>

To: City clerk's office.

On the subject of:

7751 Heather Street

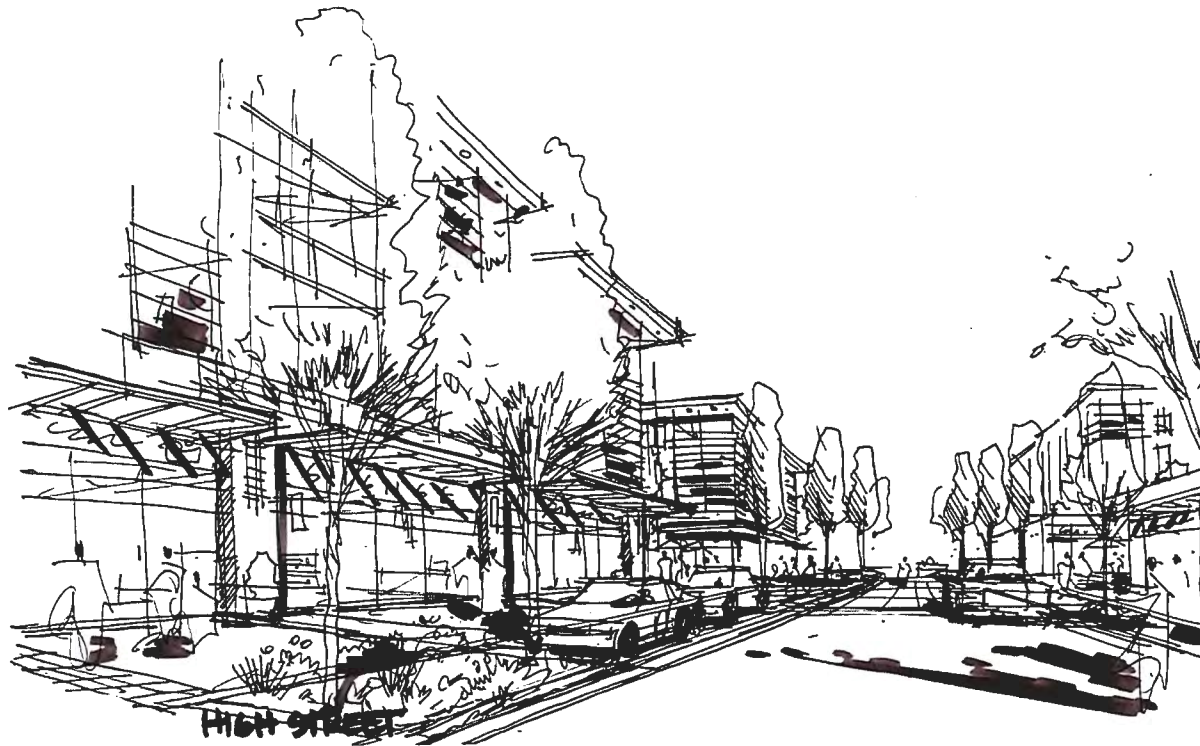
(5) Townhouse development permit panel meeting.

As the owners of unit #28 7733 Heather Street,
we disagree on the subject of rezoning of 5
townhouses in area 7751 due to insufficient parking
near our residence and over development of
townhomes in the area.

Sincerely,

The residents of 28 - 7733 Heather Street.





HAMILTON

Parcels 2 & 3

LANDS

CITYHALL-#5059787-v1

Dr_Panel_Presentation_for_Oris_Parcels 2 & 3

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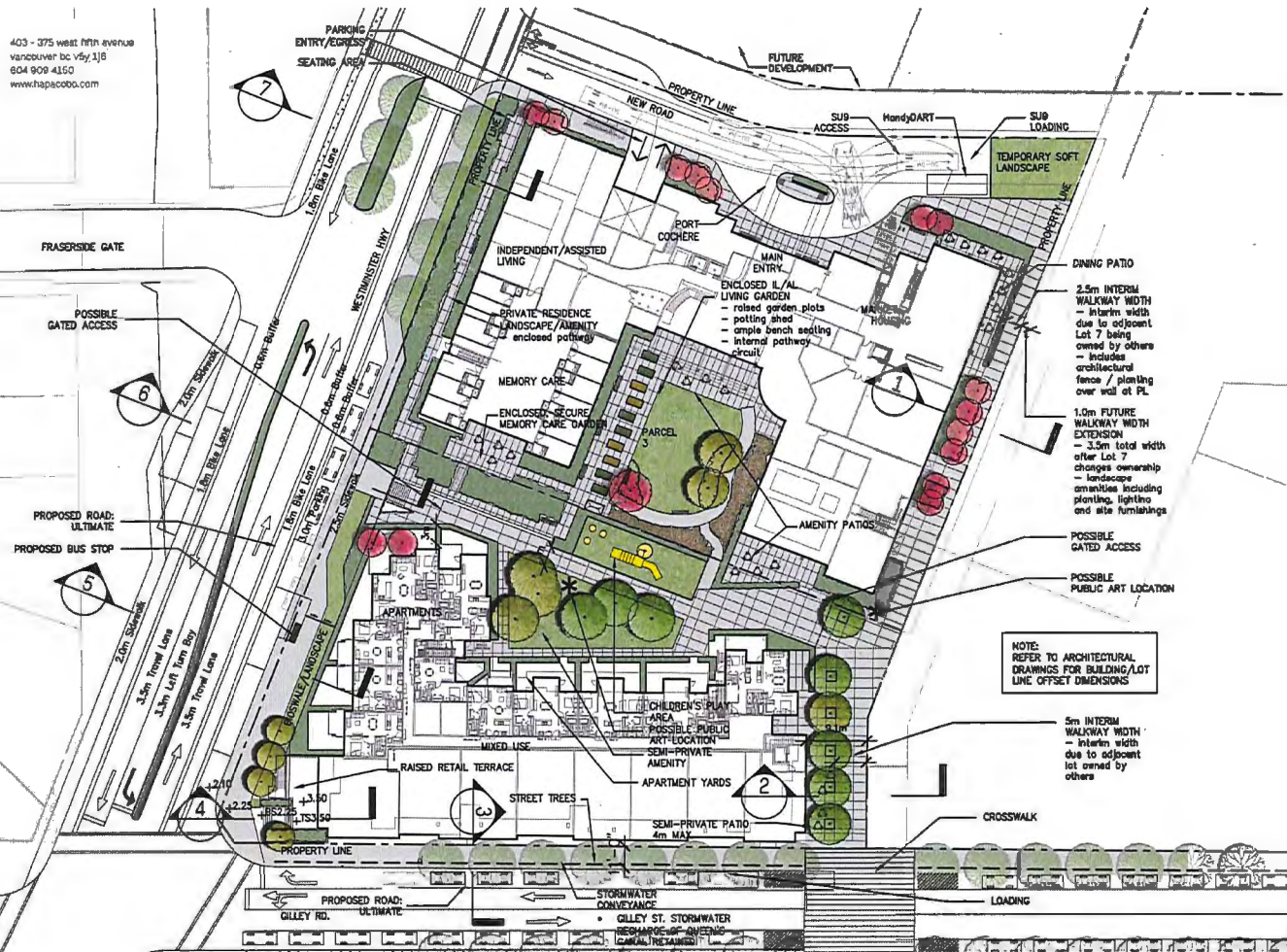


June



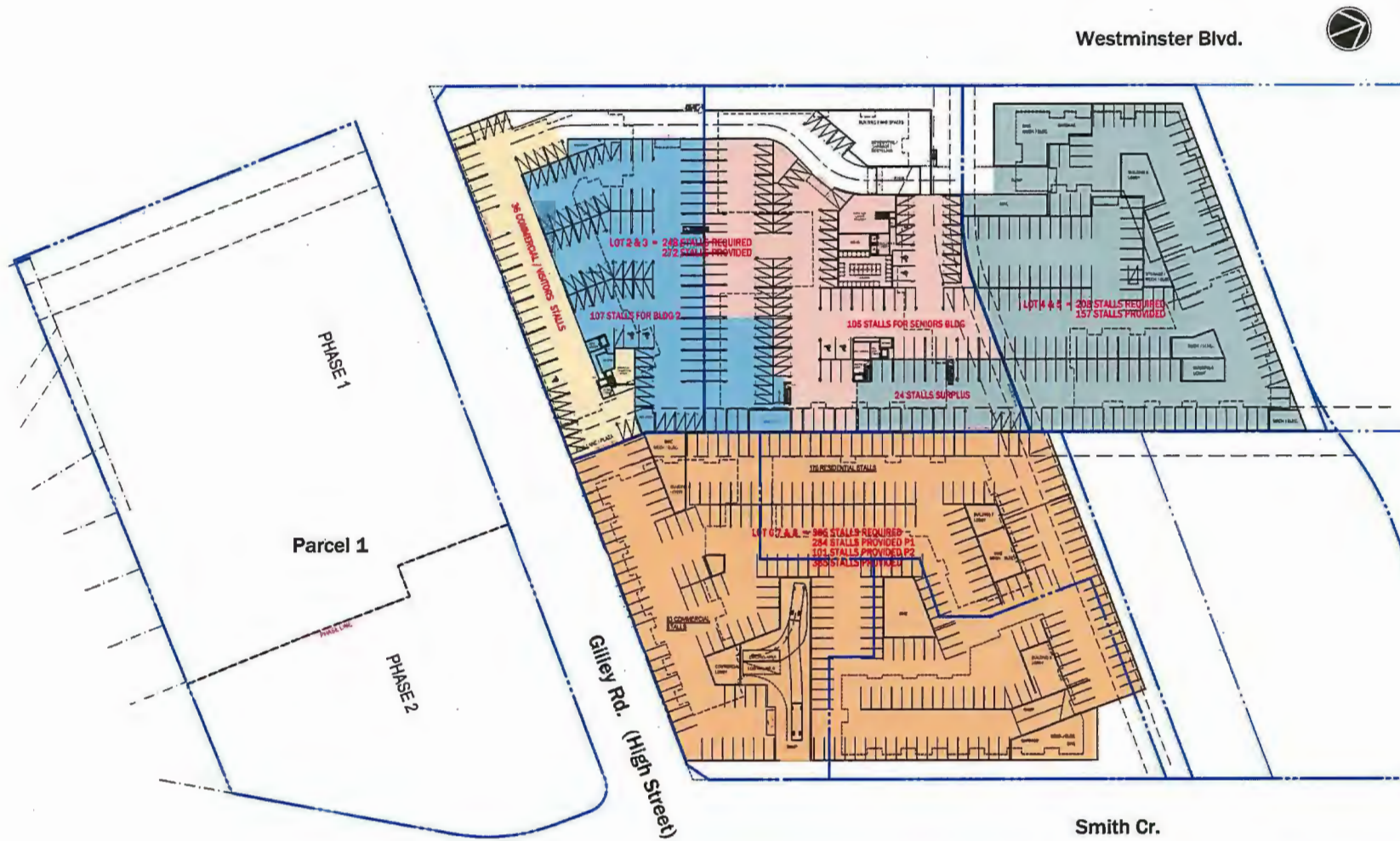
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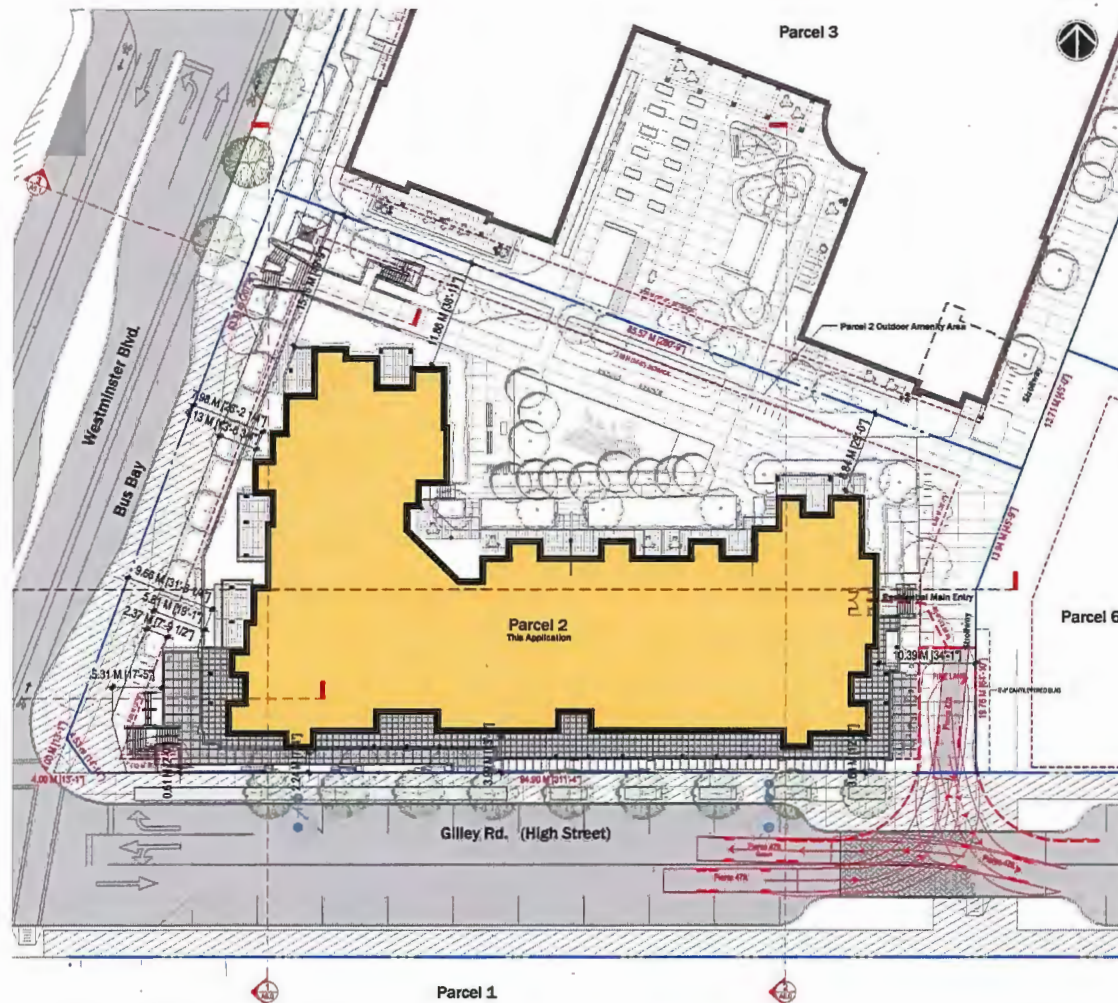
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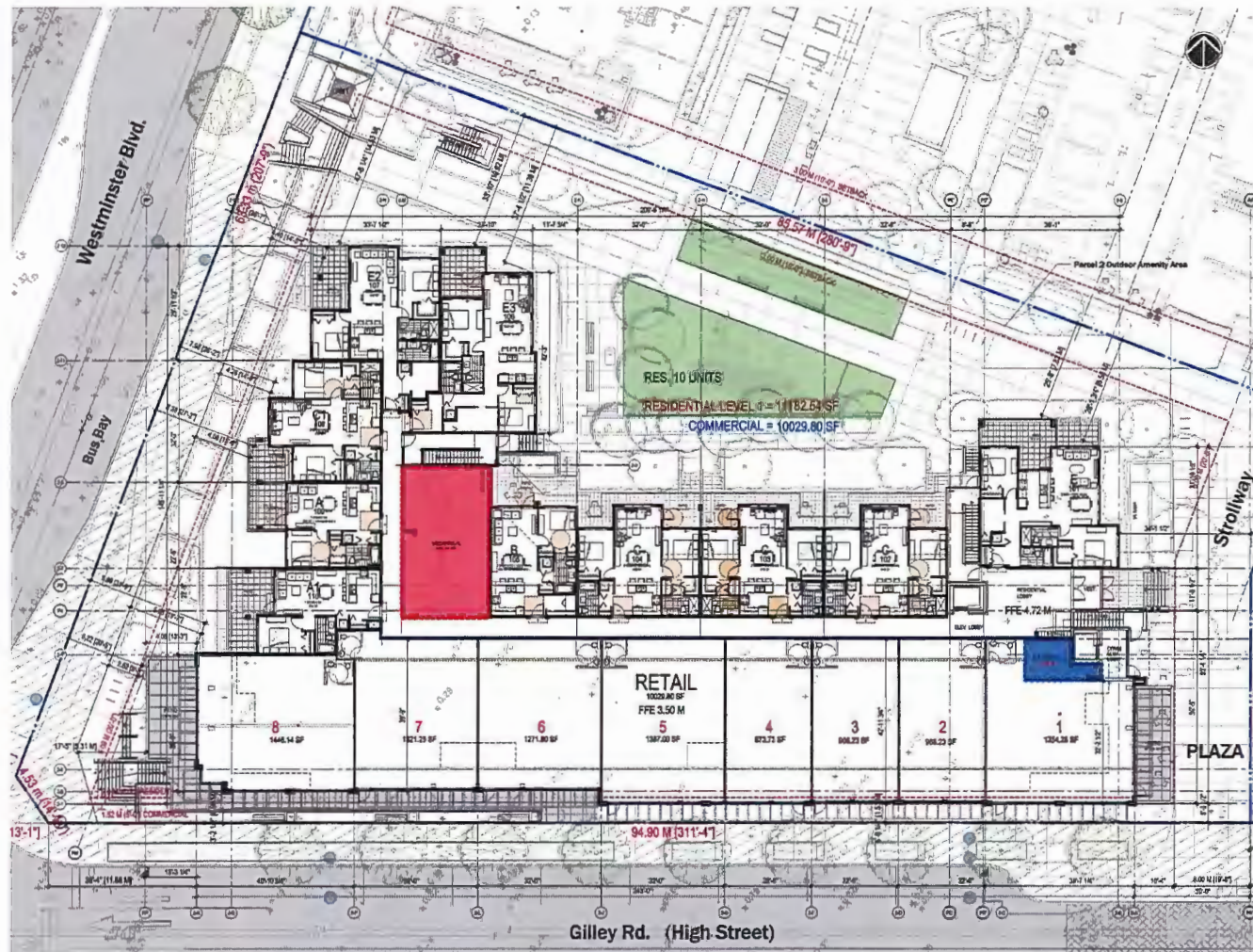


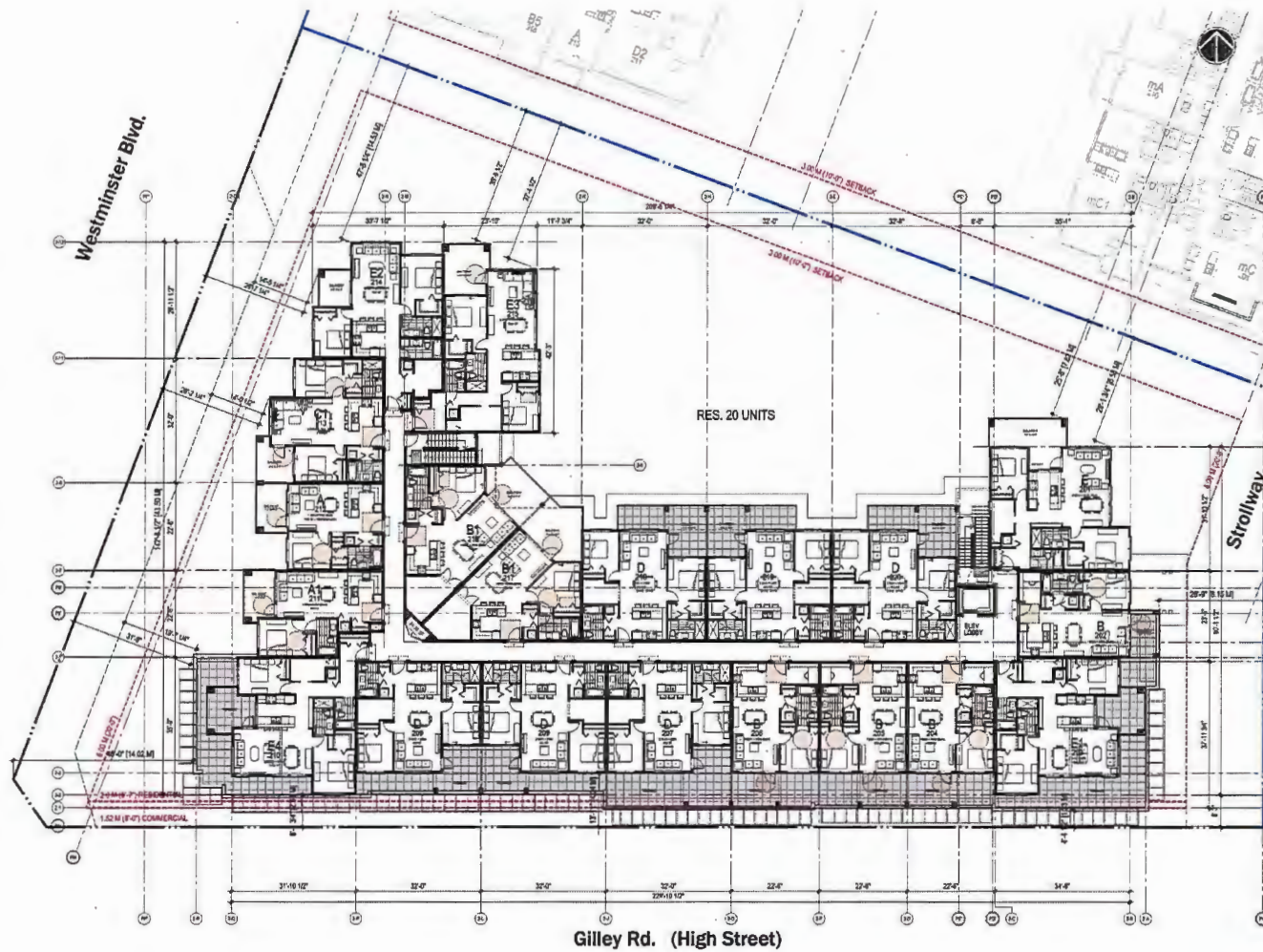
403 - 375 west fifth avenue
vancouver bc v6y 1j8
604 909 4150
www.hapacoba.com



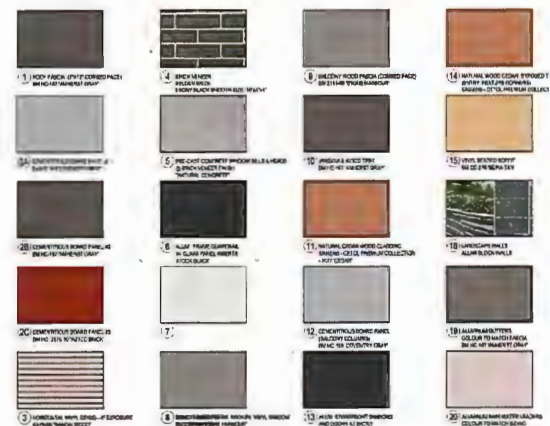








FINISH SCHEDULE		
MATERIALS		COLOR
1. ROOF FINISH (V-Z COATED)	1. V-Z	BRICK RED CONCRETE
2. EXTERIOR WALL FINISH (V-Z)	2. V-Z	BRICK RED CONCRETE
3. EXTERIOR WALL FINISH (V-Z)	3. V-Z	BRICK RED CONCRETE
4. EXTERIOR WALL FINISH (V-Z)	4. V-Z	BRICK RED CONCRETE
5. EXTERIOR WALL FINISH (V-Z)	5. V-Z	BRICK RED CONCRETE
6. EXTERIOR WALL FINISH (V-Z)	6. V-Z	BRICK RED CONCRETE
7. EXTERIOR WALL FINISH (V-Z)	7. V-Z	BRICK RED CONCRETE
8. EXTERIOR WALL FINISH (V-Z)	8. V-Z	BRICK RED CONCRETE
9. EXTERIOR WALL FINISH (V-Z)	9. V-Z	BRICK RED CONCRETE
10. EXTERIOR WALL FINISH (V-Z)	10. V-Z	BRICK RED CONCRETE
11. EXTERIOR WALL FINISH (V-Z)	11. V-Z	BRICK RED CONCRETE
12. EXTERIOR WALL FINISH (V-Z)	12. V-Z	BRICK RED CONCRETE
13. EXTERIOR WALL FINISH (V-Z)	13. V-Z	BRICK RED CONCRETE
14. EXTERIOR WALL FINISH (V-Z)	14. V-Z	BRICK RED CONCRETE
15. EXTERIOR WALL FINISH (V-Z)	15. V-Z	BRICK RED CONCRETE
16. EXTERIOR WALL FINISH (V-Z)	16. V-Z	BRICK RED CONCRETE
17. EXTERIOR WALL FINISH (V-Z)	17. V-Z	BRICK RED CONCRETE
18. EXTERIOR WALL FINISH (V-Z)	18. V-Z	BRICK RED CONCRETE
19. EXTERIOR WALL FINISH (V-Z)	19. V-Z	BRICK RED CONCRETE
20. EXTERIOR WALL FINISH (V-Z)	20. V-Z	BRICK RED CONCRETE
21. EXTERIOR WALL FINISH (V-Z)	21. V-Z	BRICK RED CONCRETE
22. EXTERIOR WALL FINISH (V-Z)	22. V-Z	BRICK RED CONCRETE
23. EXTERIOR WALL FINISH (V-Z)	23. V-Z	BRICK RED CONCRETE
24. EXTERIOR WALL FINISH (V-Z)	24. V-Z	BRICK RED CONCRETE
25. EXTERIOR WALL FINISH (V-Z)	25. V-Z	BRICK RED CONCRETE





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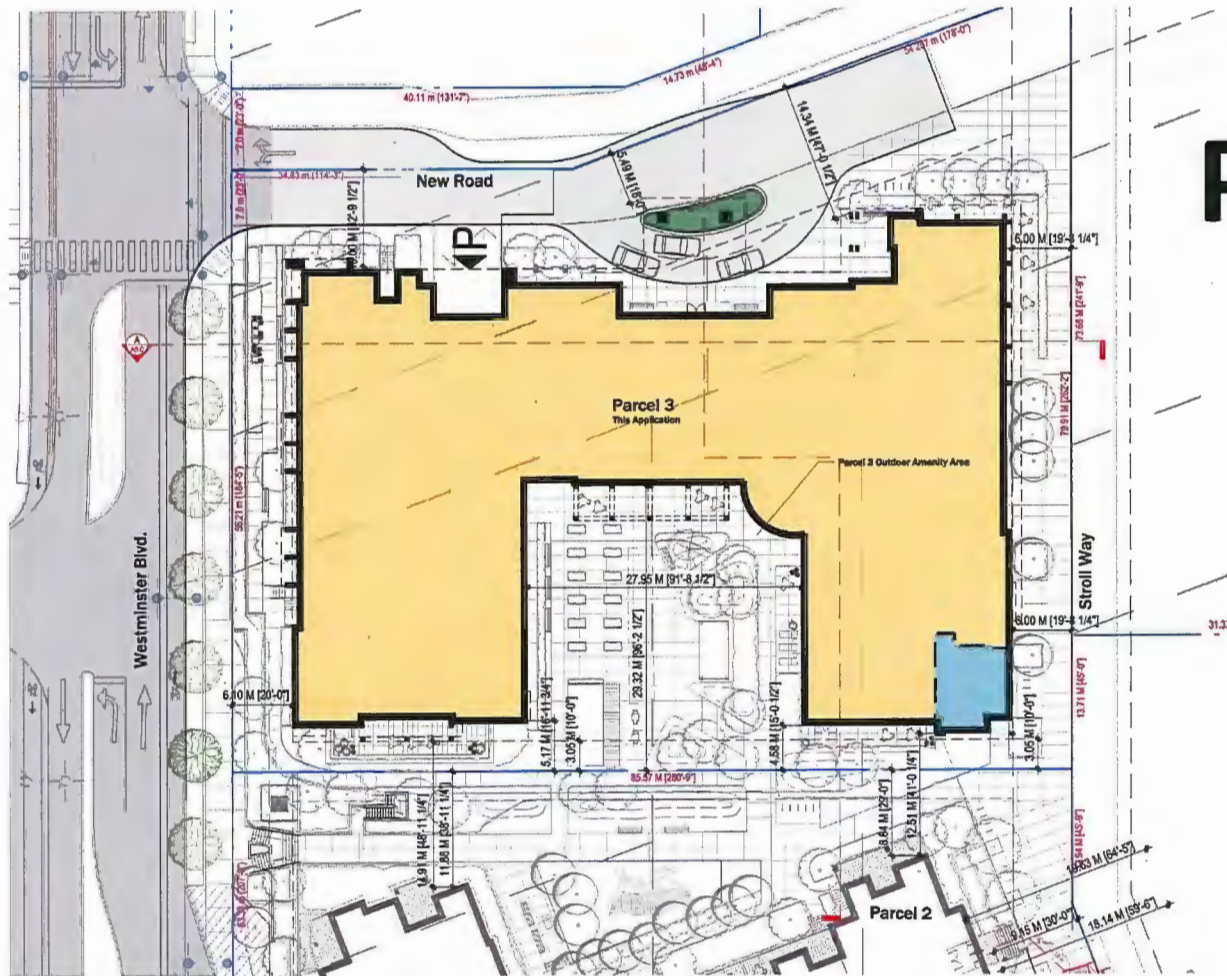


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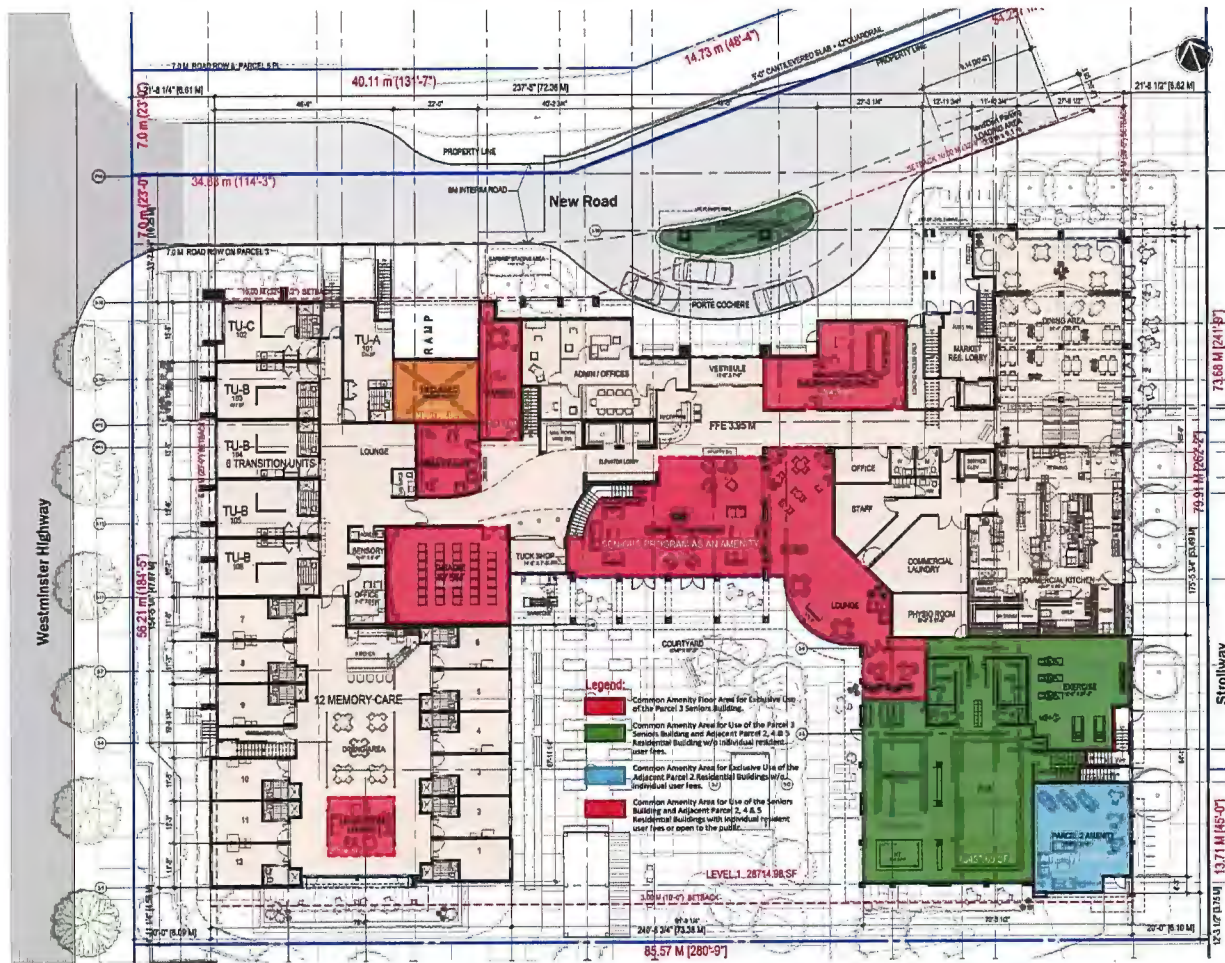


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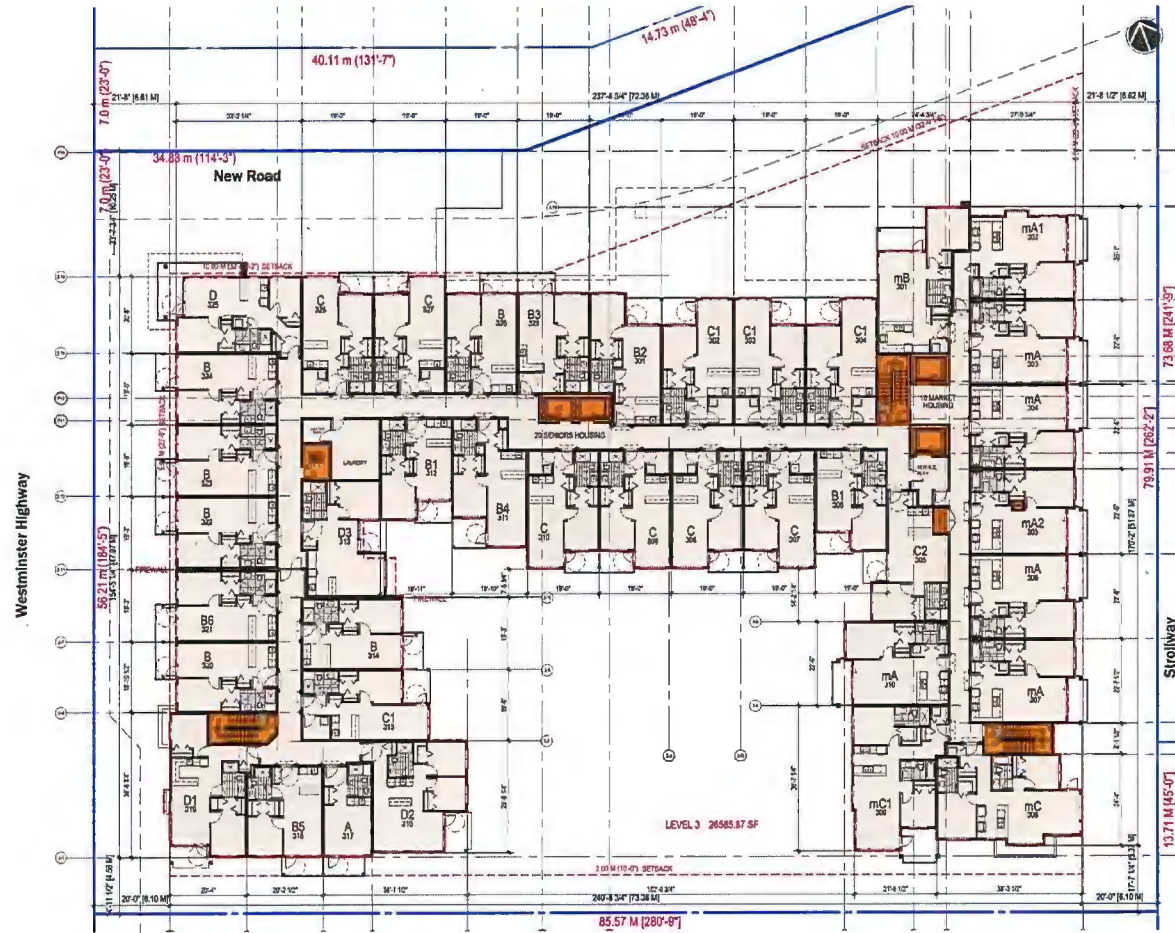
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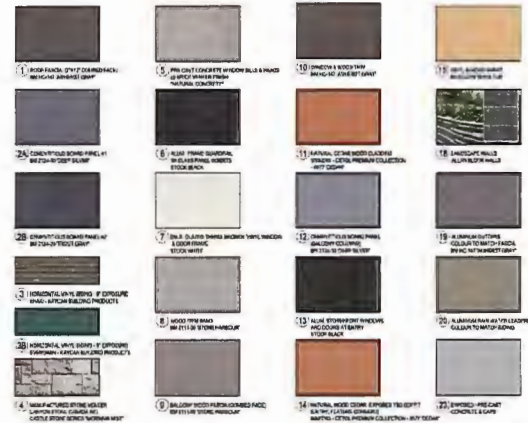
PARCEL 3







FINISH SCHEDULE			
MATERIALS		COLOR	
1. ROOF PANEL, STEEL CORROSION RESISTANT	FINISH	BRICK-RED SANDSTONE GRAY	
2. CONCRETE/STONE MASONRY	2A	FINISH	BRICK-RED SANDSTONE GRAY
3. CONCRETE/STONE MASONRY	2B	FINISH	BRICK-RED SANDSTONE GRAY
4. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
5. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
6. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
7. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
8. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
9. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
10. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
11. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
12. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
13. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
14. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
15. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
16. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
17. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
18. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
19. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
20. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
21. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
22. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
23. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
24. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
25. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY
26. HORIZONTAL, WOOD, 1" x 6" x 10"	FINISH	FINISH	BRICK-RED SANDSTONE GRAY







View at Westminster Hwy & New Road (Mid-Aerial View)



View at Westminster Hwy & New Road



CITYHALL #5059787-v1-
 HAMILTON LANDS Parcel 2 & 3 - Rezoning for Oris Parcels 2 & 3
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Landscape Rationale

Area Revitalization

As part of the revitalization of the Hamilton Lands the mixed use development on Parcel 2 and neighbouring Parcel 3 seniors' housing facility provide improvements to pedestrian connections, high quality streetscapes and enhancements to the open space network. A hierarchy of open spaces has been introduced for both parcels that provides a rich environment of private and public landscape types. For Parcel 2 the following landscape types are proposed: boulevards, street trees and adjacent soft landscape on Westminster Highway; Gilley as a high street with ample pedestrian realm; soft landscape and connections to ground floor commercial spaces; a pocket plaza at the south end of the north-south stroll way; and a green space with a play area connecting to the east-west walkway between Parcel 2 and 3.

Pedestrian Connectivity

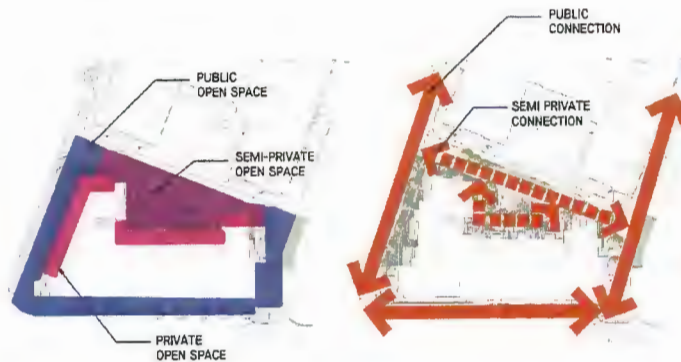
The north-south strollway on the east side of the site will improve pedestrian connectivity within the greater development as it is built out. The east-west pathway between the two parcels provides further connectivity for those living in the Parcel 2 & 3 buildings.

Defining the Edge between Public and Private

Layers of groundcovers, perennials, grasses, shrubs and evergreen climbing plants softly screen walls and fences that define the edges between public space and private patios on Westminster Highway. Gates located at the east and west access points delineate the transition from public space to the semi-private common outdoor amenity area. Landscape plantings further buffer residential patios facing on to the outdoor amenity area with gates marking the transition from semi-private to private patio space.

Programming, Amenities and Opportunities for Play

A cluster of Raywood Ash trees on grassed borms form an "outdoor room" in the common amenity area adjacent to the east-west walkway bordering the neighbouring parcel. The outdoor room features a barbecue, gathering area and a children's play area, which provide opportunities for socialization and play. Public art is proposed at key locations on Parcel 2. Bike parking has also been accommodated for residents, visitors, and commercial users.



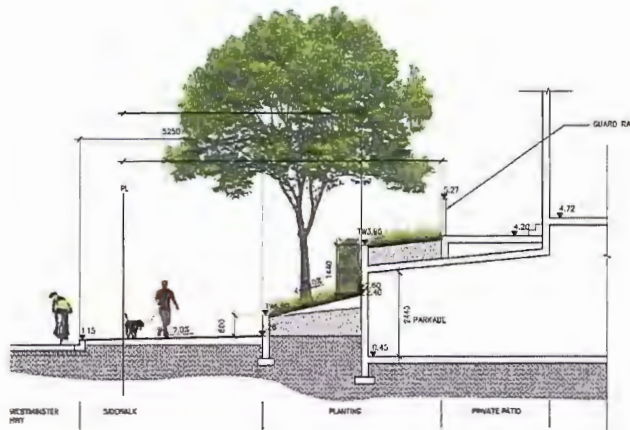


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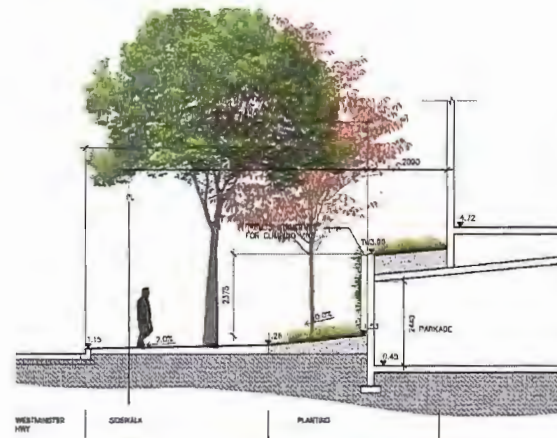


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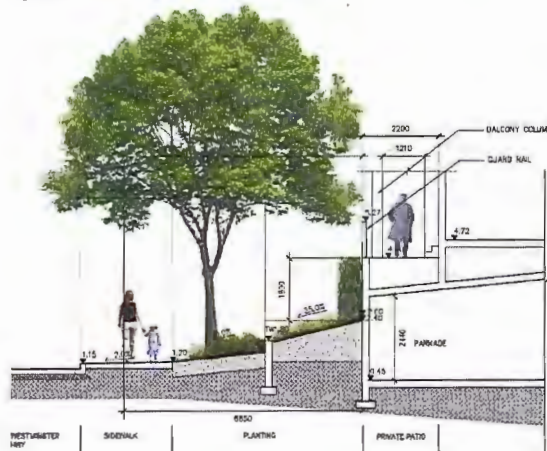




1 Residential Frontage at Westminster Highway Condition 1
1:50



2 Residential Frontage at Westminster Highway Condition 2
1:50



3 Residential Frontage at Westminster Highway Condition 3
1:50



4 Residential Frontage at Westminster Highway Condition 4
1:50

Landscape Rationale

Area Revitalization

As part of the revitalization of the Hamilton Lands the development of the seniors' housing facility on Parcel 3 and neighbouring Parcel 2 mixed use development provide improvements to pedestrian connections, high quality streetscapes and enhancements to the open space network. A hierarchy of open spaces has been introduced for both parcels that provides a rich environment of private and public landscape types. For Parcel 3 the following landscape types are proposed: boulevards, street trees and adjacent soft landscape on Westminster Highway; a south facing, well programmed secure courtyard space; and secure perimeter walking route.

Pedestrian Connectivity

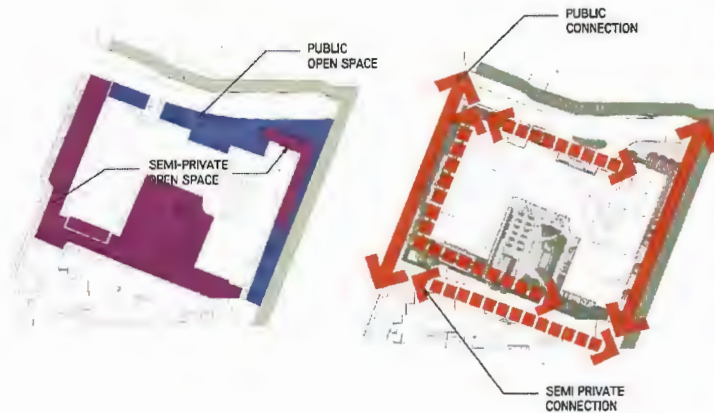
The north-south strollway on the east side of the site will improve pedestrian connectivity within the greater development as it is built out. The east-west pathway between the two parcels provides further connectivity for those living in the Parcel 2 & 3 buildings. A secure walkway on the west side of the building provides amenity for residents.

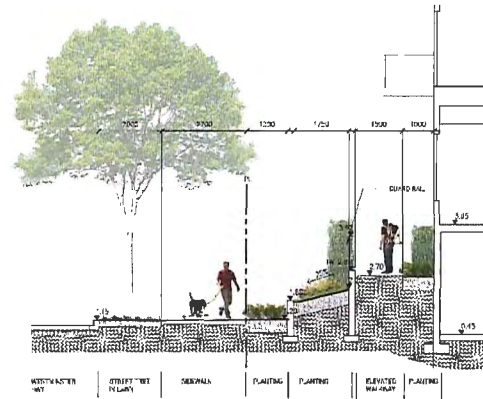
Defining the Edge between Public and Private

Layered plantings screen walls and fences that define the edges between public space and private space on Westminster Highway. Gates located at the north, east, west and south access points delineate the shift from public space to the internal courtyard. To the south planted boms and fencing mark the transition between the Parcel 3 courtyard and walkway to the adjacent parcel. The internal courtyard and west strollway are secure, as is the memory garden, which is separate from all the other spaces.

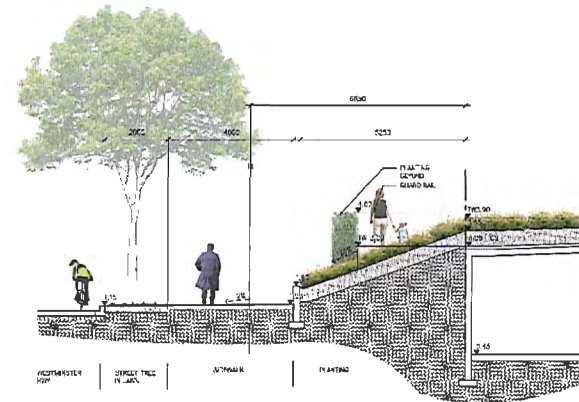
Programming and Opportunities for Recreation

The well programmed secured courtyard space provides recreation, socialization and activity space for Parcel 3 residents. Urban agriculture planters and a potting shed provide residents with the facilities for gardening activities for Parcel 3 residents. The shuffle board and gazebo provide opportunities for recreation and socialization within the courtyard. The landscaped walking route extends from the courtyard and following the south and west perimeter of the building providing residents with access to recreation.

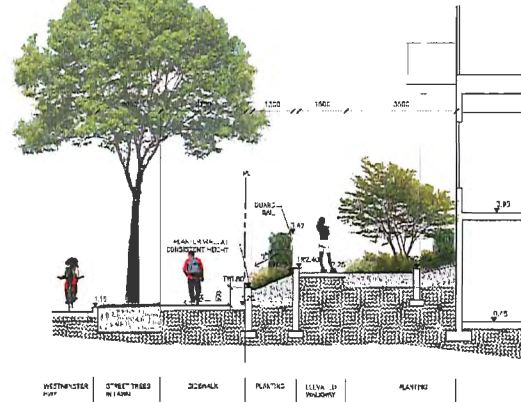




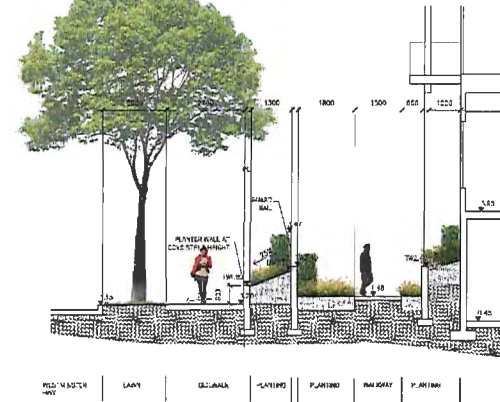
1 Seniors' Housing Frontage at Westminster Highway
1/10 1:50



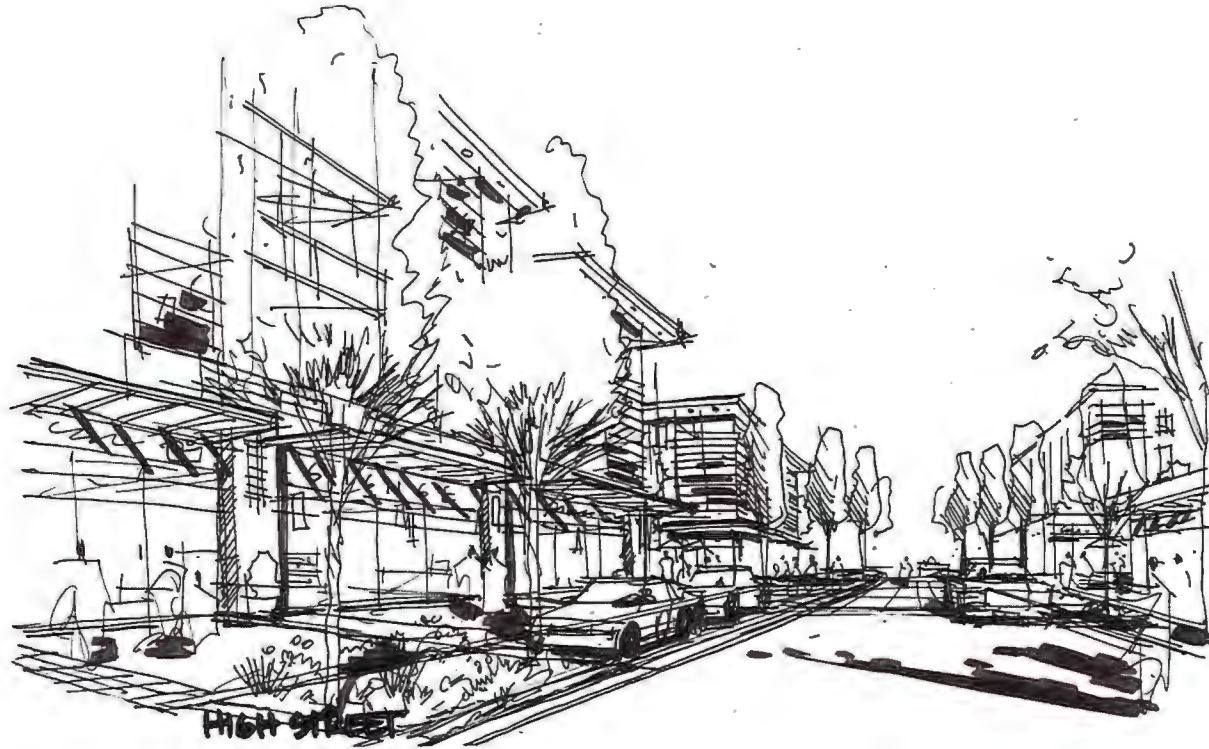
2 Planting at Stairs Between Parcel 2 & 3 at Westminster Highway
1/10 1:50



3 Seniors' Housing Frontage at Westminster Highway - South
1/10 1:50



4 Seniors' Housing Frontage at Westminster Highway - North
1/10 1:50



HAMILTON

THANK YOU

LANDS

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