



Development Permit Panel

Council Chambers

Wednesday, July 25, 2012

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, July 11, 2012.



2. GENERAL COMPLIANCE - REQUEST BY GBL ARCHITECTS LTD. FOR A GENERAL COMPLIANCE RULING AT 9388 ODLIN ROAD (FORMERLY 9340, 9360 AND 9400 ODLIN ROAD)

(File Ref. No.: DP 09-453125) (REDMS No. 3542964)

TO VIEW ePLANS CLICK HERE

APPLICANT: GBL Architects Ltd.

PROPERTY LOCATION: 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)

Manager's Recommendations

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).



3. Development Permit DP 12-601582

(File Ref. No.: DP 12-601582) (REDMS No. 3552687)

TO VIEW ePLANS CLICK HERE

APPLICANT: Brook Pooni Associates Inc.

PROPERTY LOCATION: 8311 Lansdowne Road

INTENT OF PERMIT:

To permit exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA).

Manager's Recommendations

That a Development Permit be issued for exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA).



4. New Business

5. Date Of Next Meeting: Wednesday, August 8, 2012

6. Adjournment



City of
Richmond

Report to Development Permit Panel

Planning and Development Department

To:	Development Permit Panel	Date:	May 28, 2012
From:	Brian J. Jackson, MCIP Director of Development	File:	DP 09-453125
Re:	Application by GBL Architects Ltd. for a General Compliance at 9388 Odlin Road (former 9340, 9360 and 9400 Odlin Road)		

Staff Recommendation

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).

A handwritten signature in cursive script that reads "Brian Jackson".

Brian J. Jackson, MCIP
Director of Development

FM:blg
Att.

Staff Report

Origin

GBL Architects Ltd. has requested a General Compliance regarding the proposed development at 9388 Odlin Road (former 9340, 9360 and 9400 Odlin Road) on a site zoned Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie), which was given favourable consideration by the Development Permit Panel at its meeting held on April 13, 2011 and approved by Council on April 26, 2011. Since approval of the original Development Permit (DP 09-453125), some changes to roof line and building elevations are being considered for the purpose of simplifying facades and moving towards a more sophisticated and contemporary architectural expression of the four-storey residential buildings. Overall site plan layout, typical floor plans and parking provisions have not changed from the approved Development Permit drawings. The applicant is requesting a General Compliance on the proposed changes to building elevations and materials, only.

A copy of the approved elevation plans (**Attachment 1**) and the proposed new elevations plans (dated May 28, 2012) that include the changes to the elevations being sought (**Attachment 2**), are attached to this report.

Findings of Fact

The main changes to the approved Development Permit include:

- Changing the original roof from a shallow slope hip roof form to a flat roof.
- Breaking the continuous line of the fascia and soffit with slightly higher portions of the building, capped with a flat roof and visor extensions.
- Changing the extent and distribution of brick use on building facades (limited to the lower two floors and at a constant height) in the approved Development Permit.
- Introducing strong cornices and reinforcing horizontal lines on building facades.
- Achieving cleaner lines and expressing windows vertically.
- Introducing smooth finish Hardie panels and Easy Trim reglet system as a soft contrast background to the richer texture of the brick, which is proposed to be more dominant in the building elevations.

Analysis

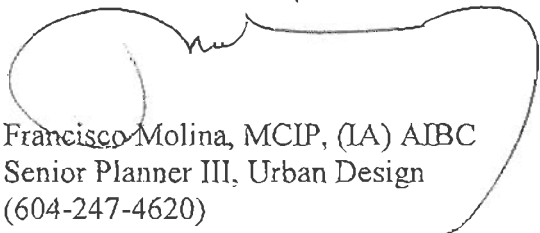
In general, the proposed changes to the building elevations respond well to the general architectural objectives identified through the original Development Permit design review process.

- Changes to the roof lines and strategic use of brick, in contrast with the proposed Hardie panel and Easy Trim reglet system, simplify and achieve a good articulation of façades that add to a playful expression of the building(s).
- The proposed reglet system that contains, and more accurately defines the proposed Hardie panel edges, allows for crisper lines that help reinforce the desirable vertical expression of the windows.
- Changes to the original hip roof form and lines are not noticeable at street level, as both the original low slope hip roof and the revised flat roof being proposed present a flat soffit to views from the street.

- The changes in height of the flat roof design being proposed reinforce the building mass articulation and accentuate its horizontal lines. The addition of stronger cornices that cap the height of the brick accents also contributes to achieving this objective.
- More extensive use of brick accentuate the mass of the corners of the building(s) at both ends of Alexandra Way pedestrian corridor, anchoring and visually identifying the entrances to this public pedestrian corridor at Odlin Road and Tomicki Avenue. This same treatment is also being introduced at the end corner of the buildings that frame the entry area to the interior courtyard from Alexandra Way.
- More extensive use of brick and vertical articulation of flat roof is also used to identify the building(s) front entry and provide interest to the street fronting building facades.

Conclusions

Overall, the proposed changes meet the original massing and architectural form as outlined in the Design Guidelines of the Neighbourhood Plan and retain the general architectural character of the approved Development Permit. The changes being introduced complement, relate well, and respect the character of the immediate built context while adding interest and a playful expression to the building facades. Staff recommends support of this General Compliance request for the purpose of formalizing the proposed changes to the approved Development Permit.



Francisco Molina, MCIP, (IA) AIBC
Senior Planner III, Urban Design
(604-247-4620)

FM:blg

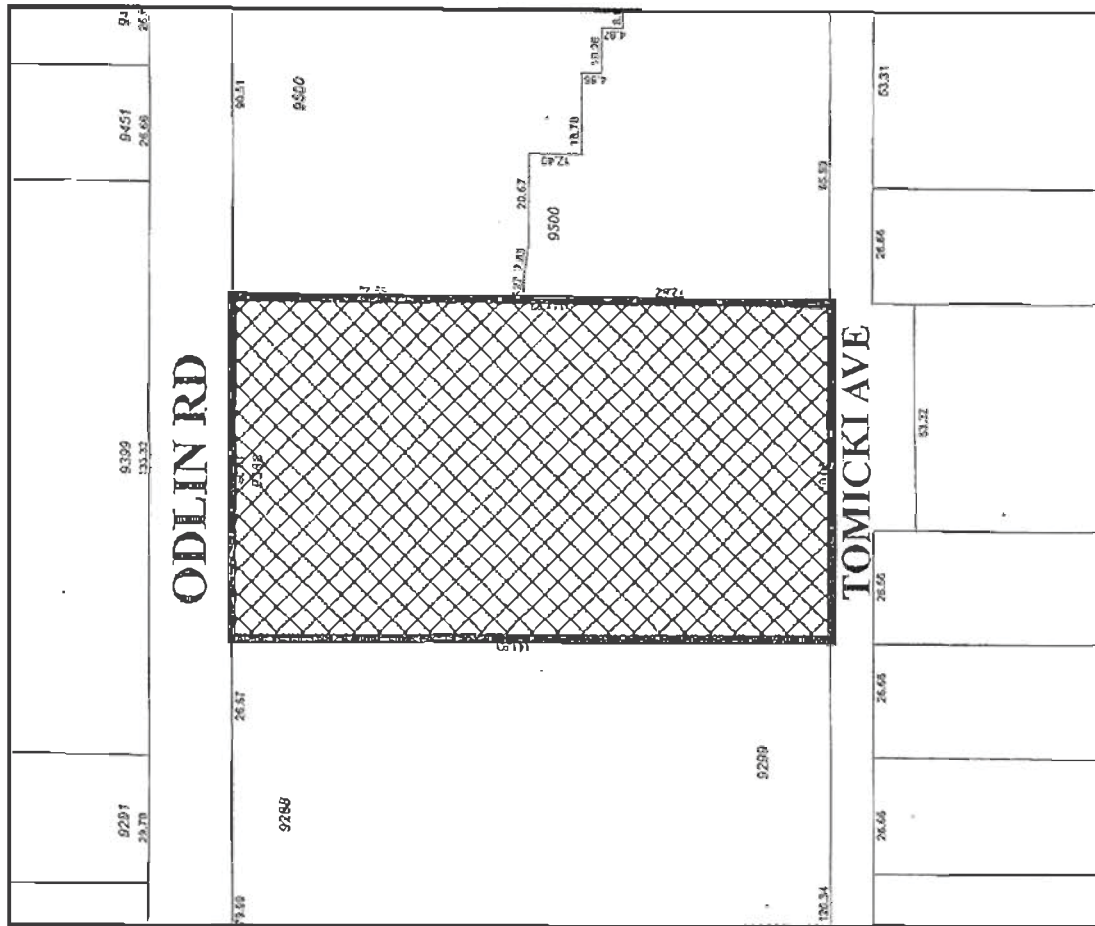
Attachment 1: Approved Development Permit Elevations.
Attachment 2: Changes to Approved Development Permit Elevations.

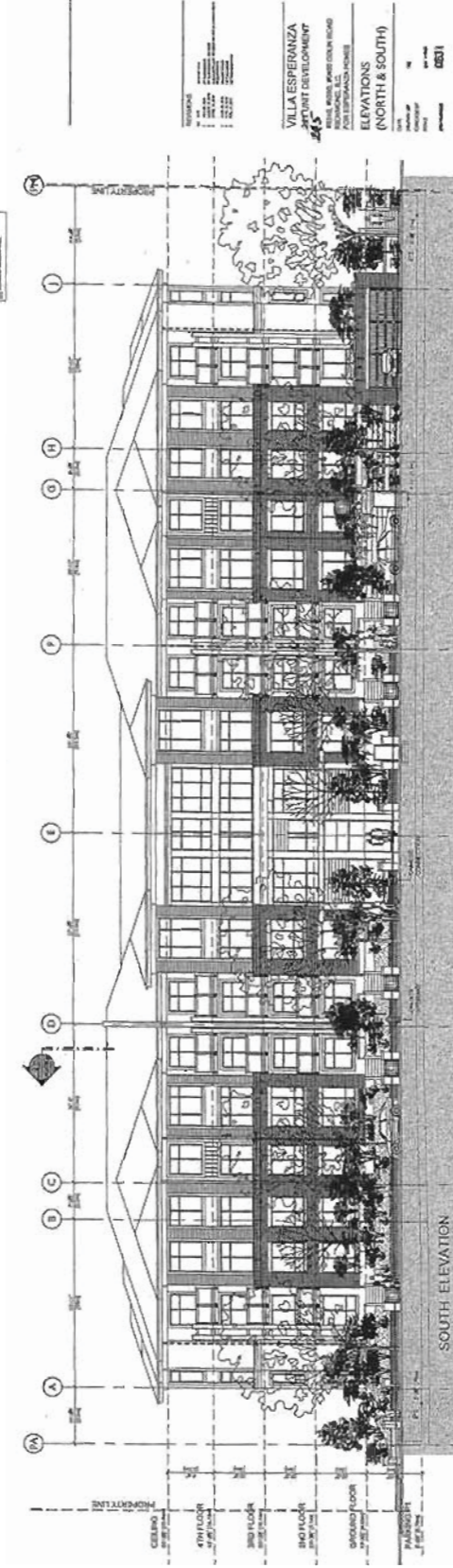
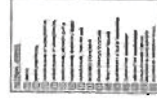
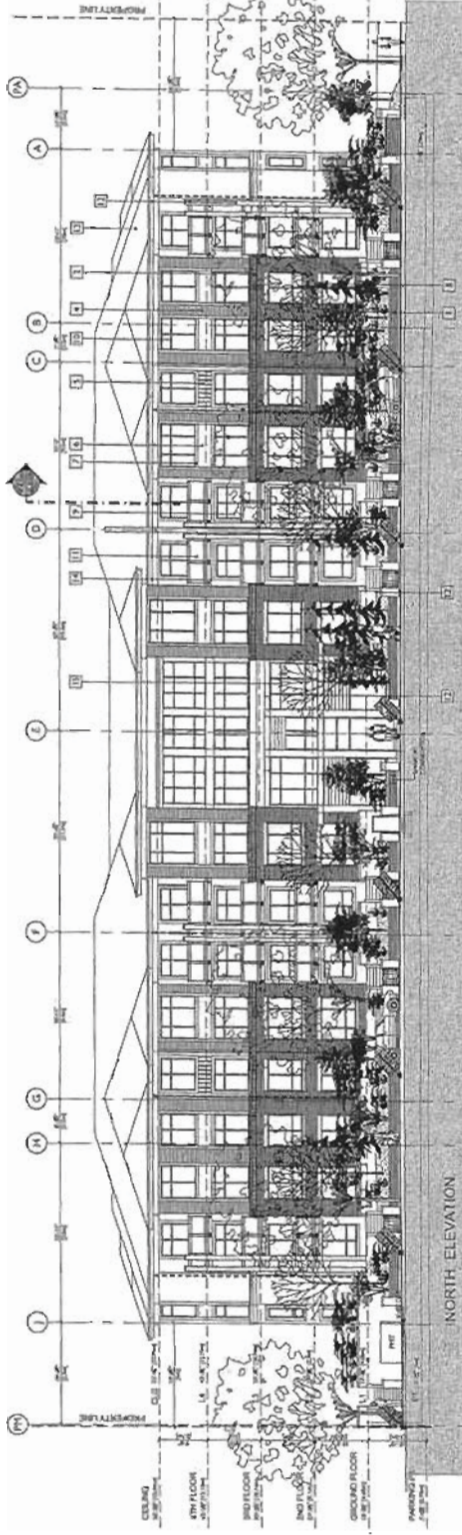


DP 09-453125 GENERAL COMPLIANCE

Revision Date: 03/21/11

Note: Dimensions are in METRES



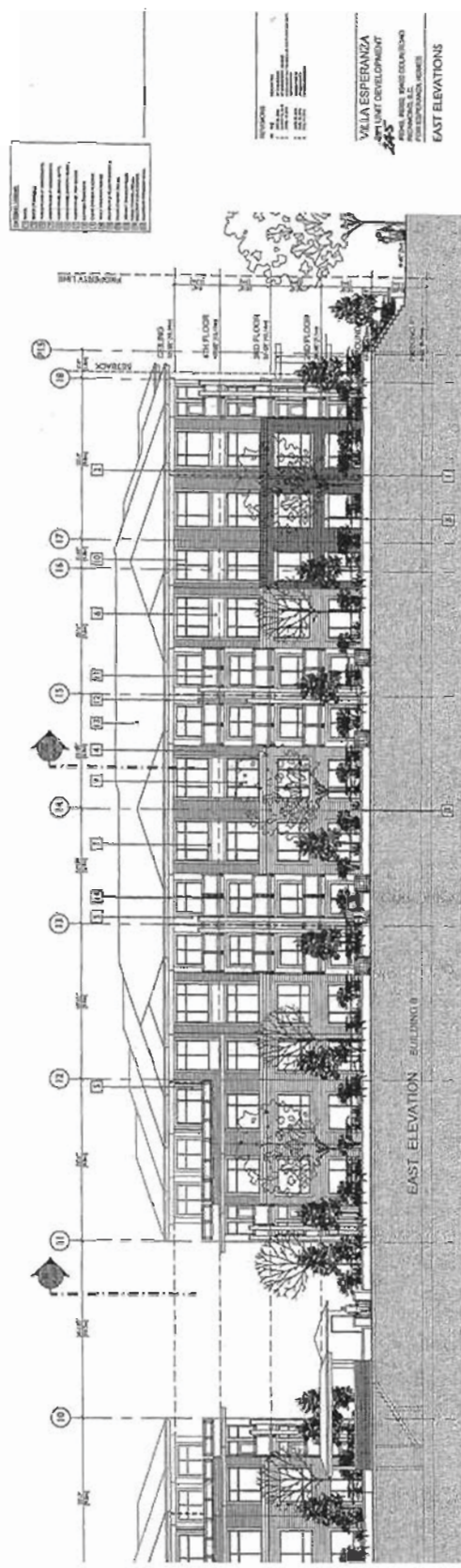
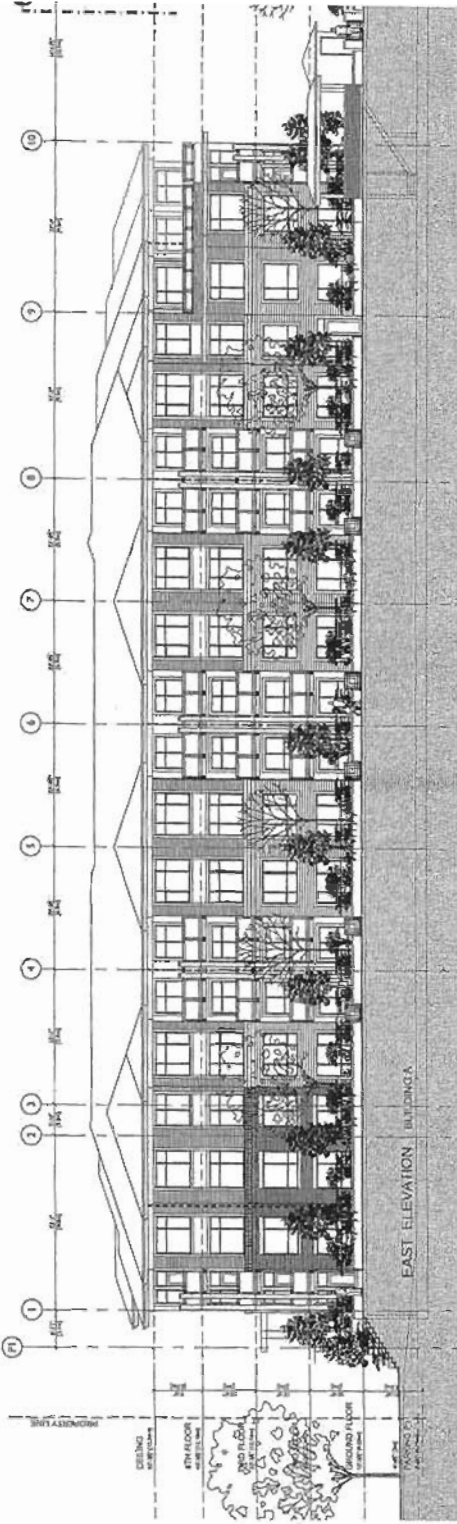


DP 09453125 rev. 9

A-5.01

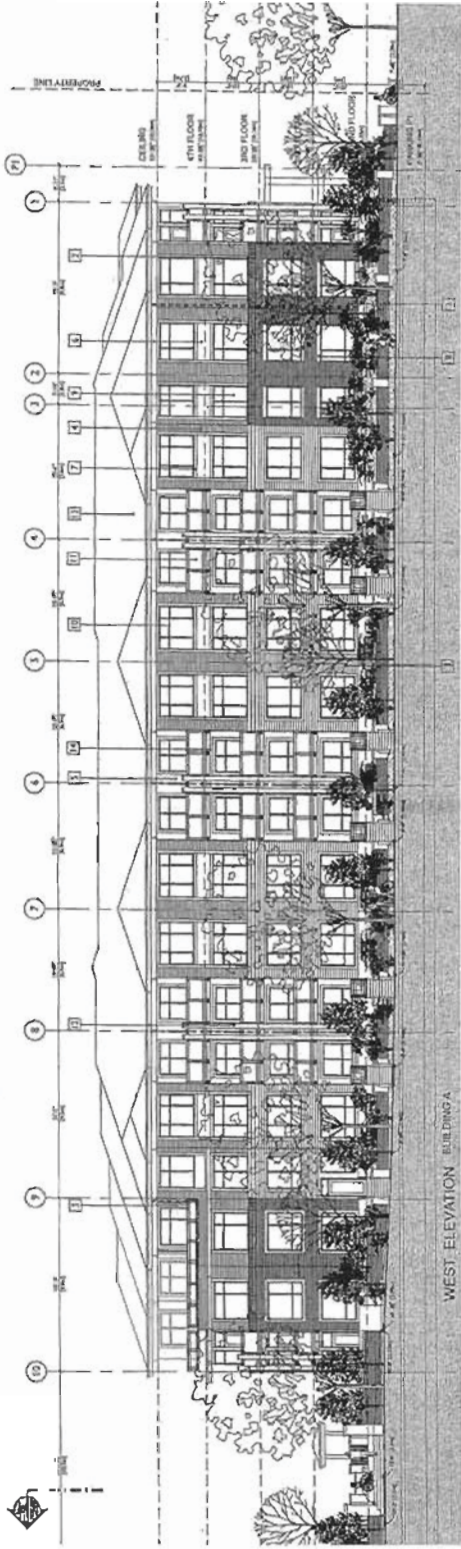


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3. PROJECT TYPE	APARTMENT DEVELOPMENT
4. PROJECT PHASE	PHASE 1

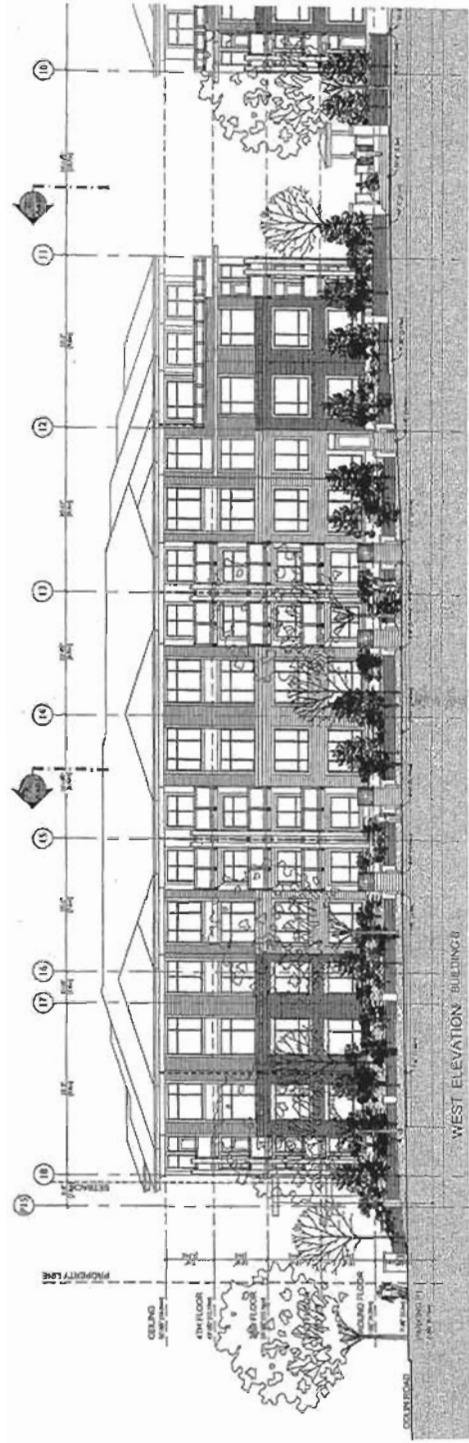


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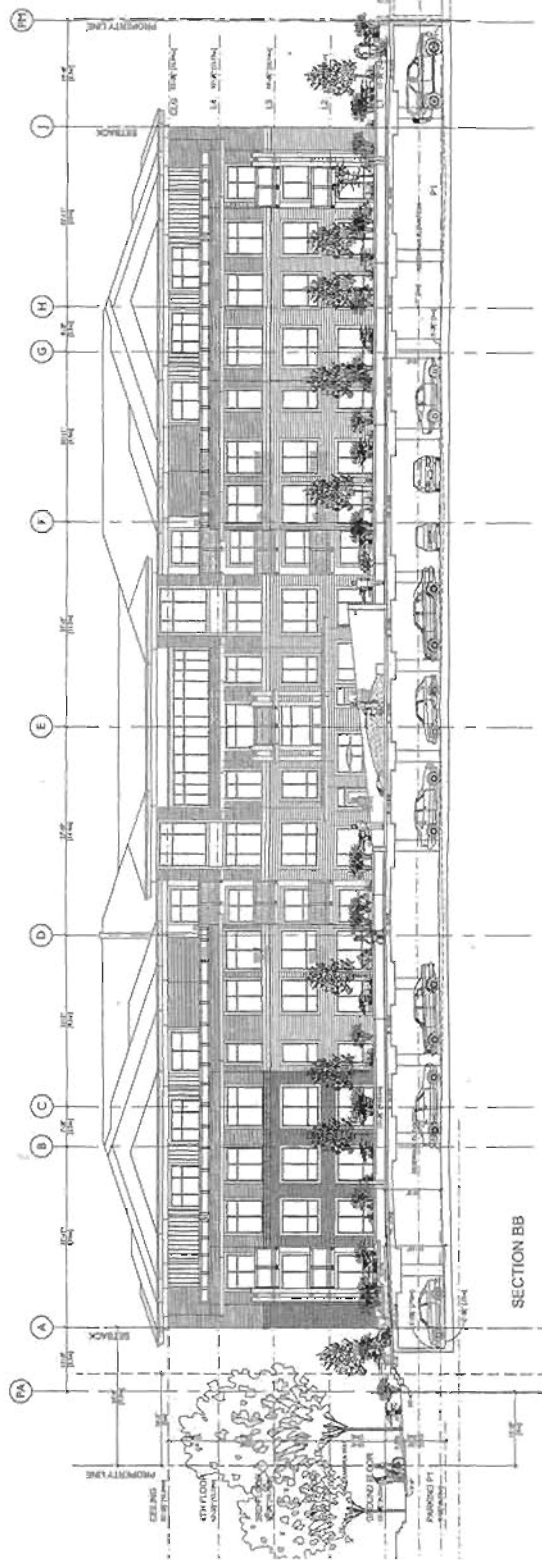
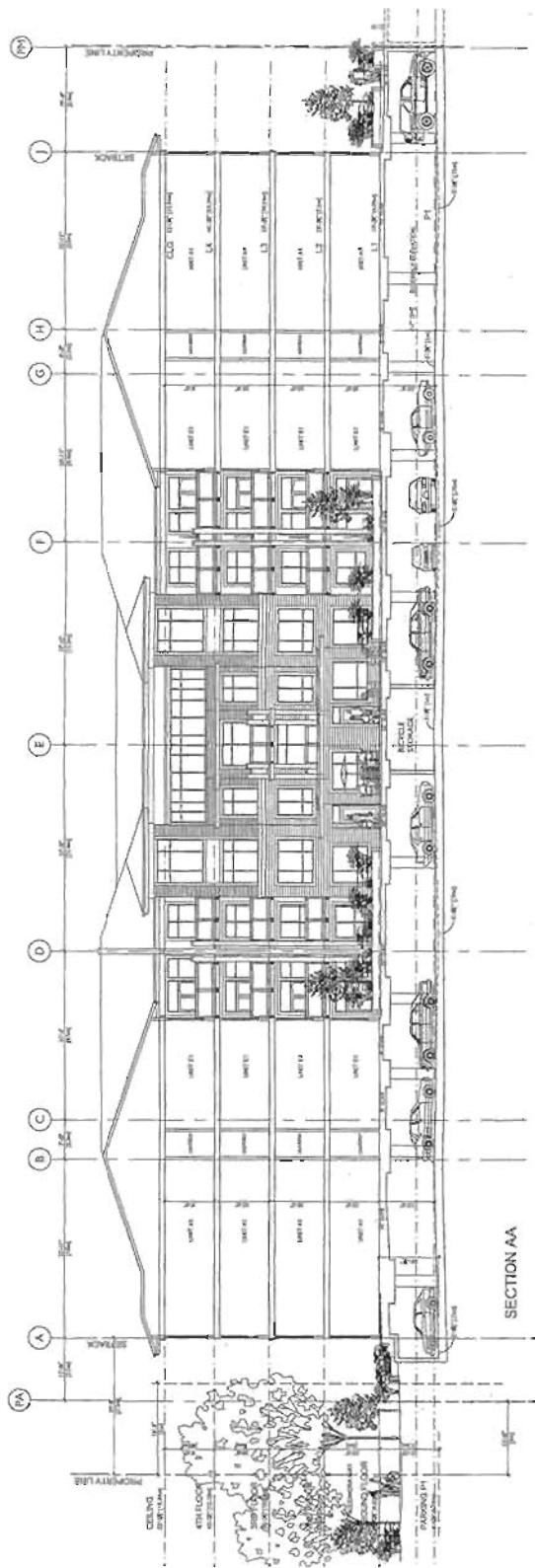
DP 09453125 Rev. 10 A-5.02



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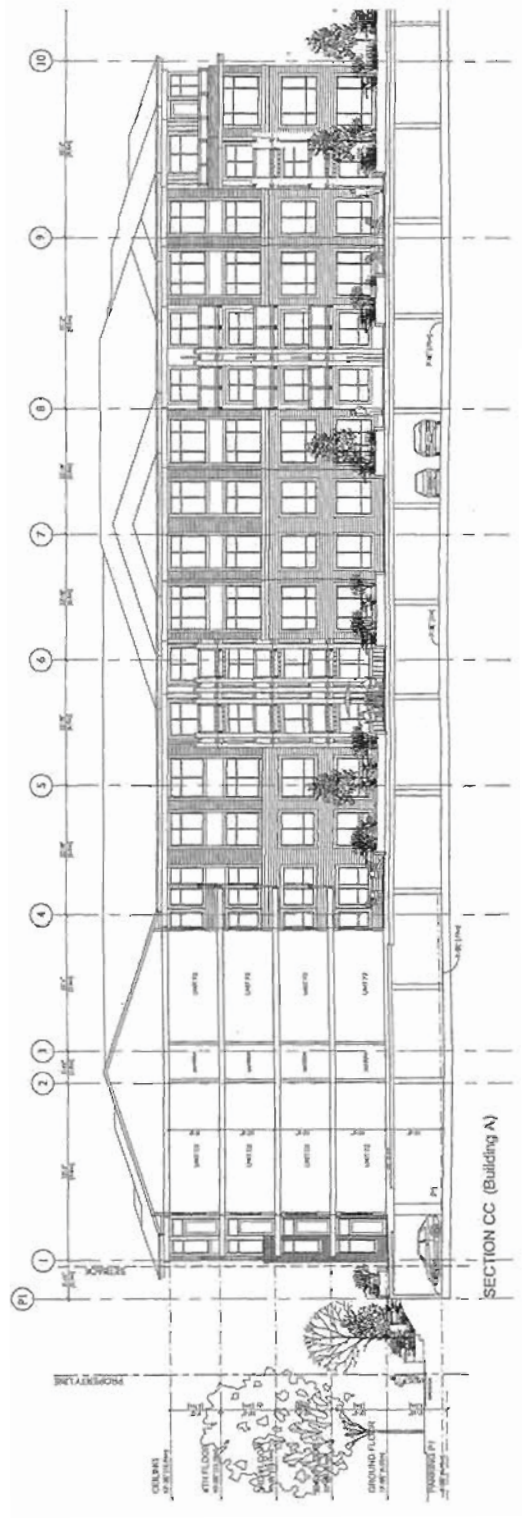
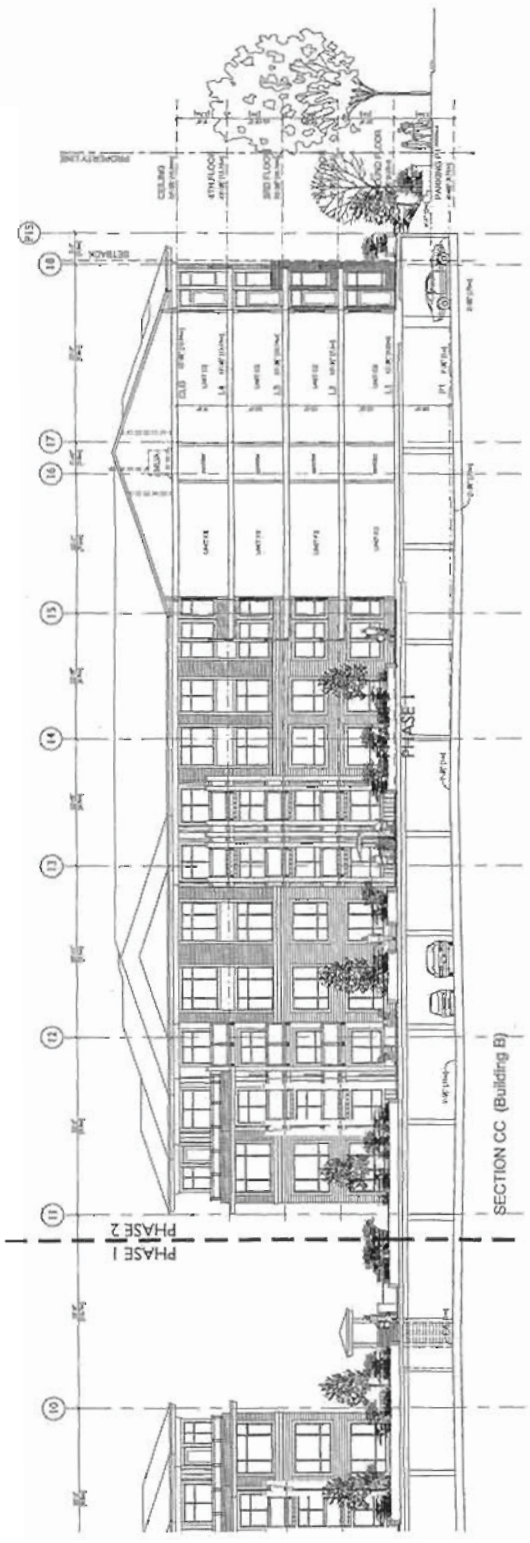
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DP 09453125
 Pg. #12

VILLA ESPERANZA
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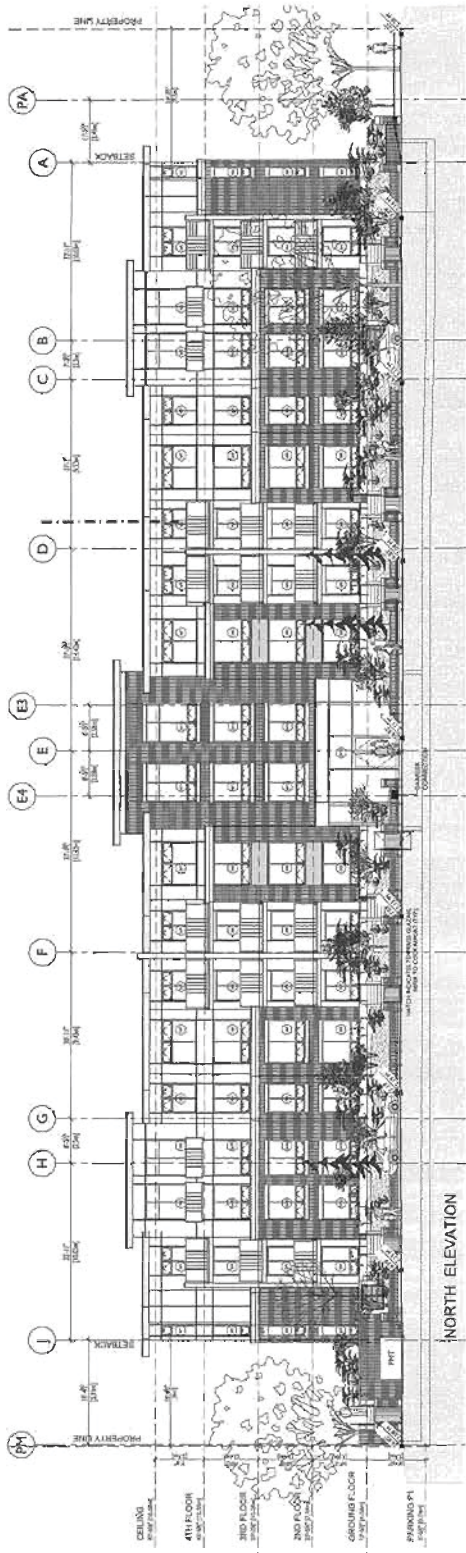
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DP 09453125
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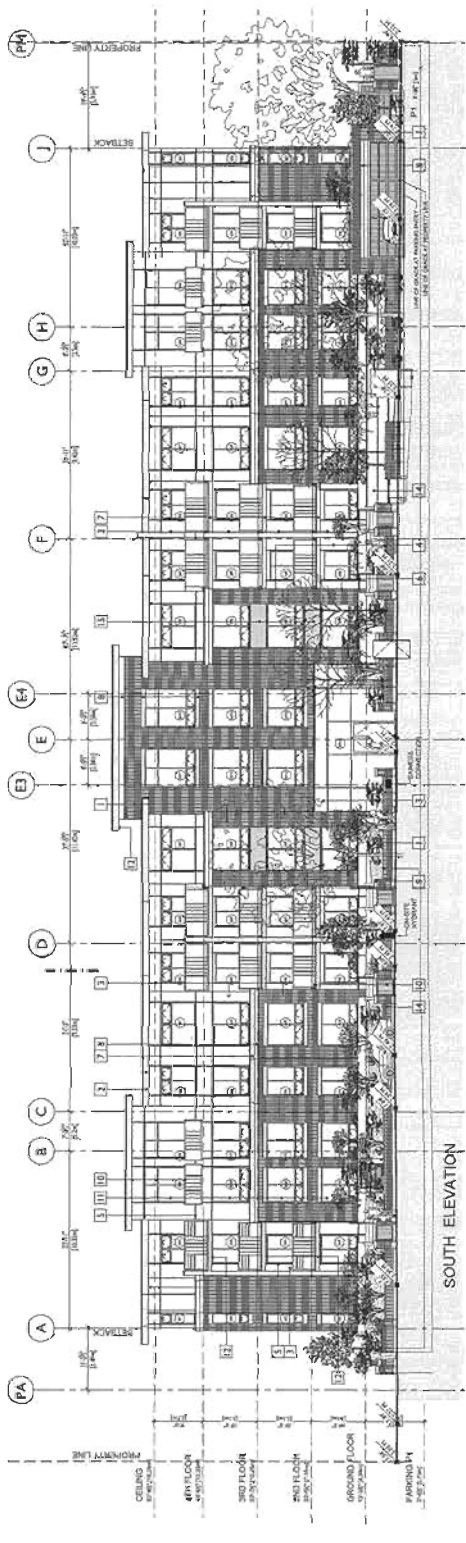


*General Compliance
SP 09-453125*



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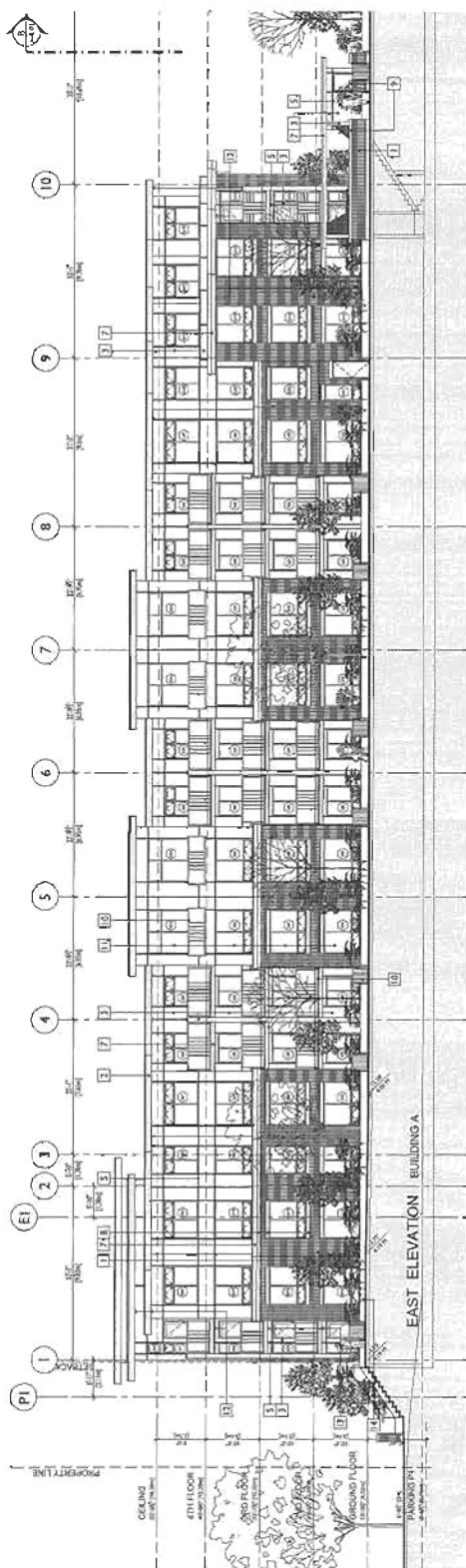
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DATE: 09-10-2012
ELEVATIONS (NORTH & SOUTH)
BY: [Signature]
CHECKED: [Signature]
0831
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General Compliance
DP 09-453125

[illegible]

SECTION ELEVATION

Overall height: 10' 0" (3.05 m)
 Overall width: 12' 0" (3.66 m)
 Window height: 6' 0" (1.83 m)
 Window width: 4' 0" (1.22 m)
 Door height: 6' 0" (1.83 m)
 Door width: 4' 0" (1.22 m)
 Wall height: 4' 0" (1.22 m)
 Wall width: 4' 0" (1.22 m)
 Roof height: 2' 0" (0.61 m)
 Roof width: 4' 0" (1.22 m)
 Foundation height: 1' 0" (0.30 m)
 Foundation width: 4' 0" (1.22 m)

OMEGA

UNIT DEVELOPMENT

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Journal of Internal Medicine 255: 105–112

[illegible]

EAST ELEVATIONS

10

[illegible]

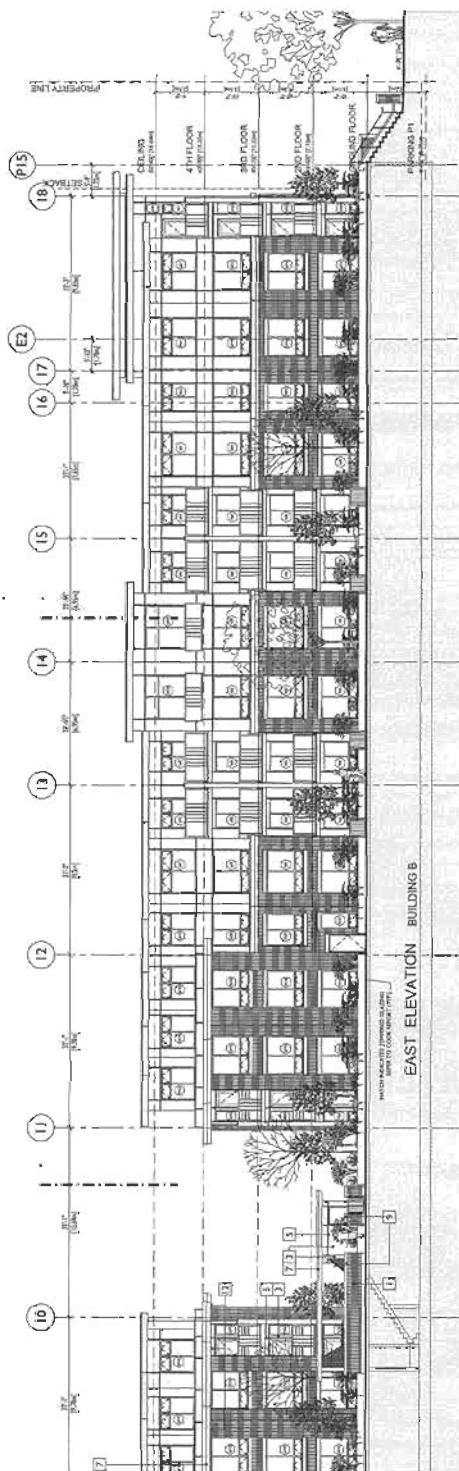
Project	1997-98
DepEd Division Office - Marikina	

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A-5.0.

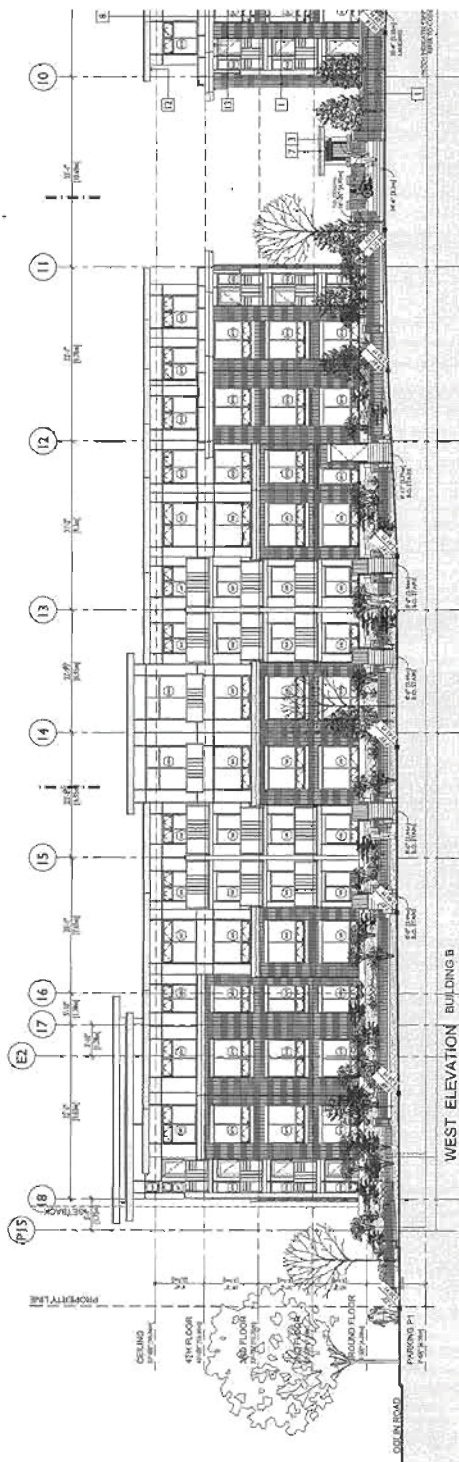
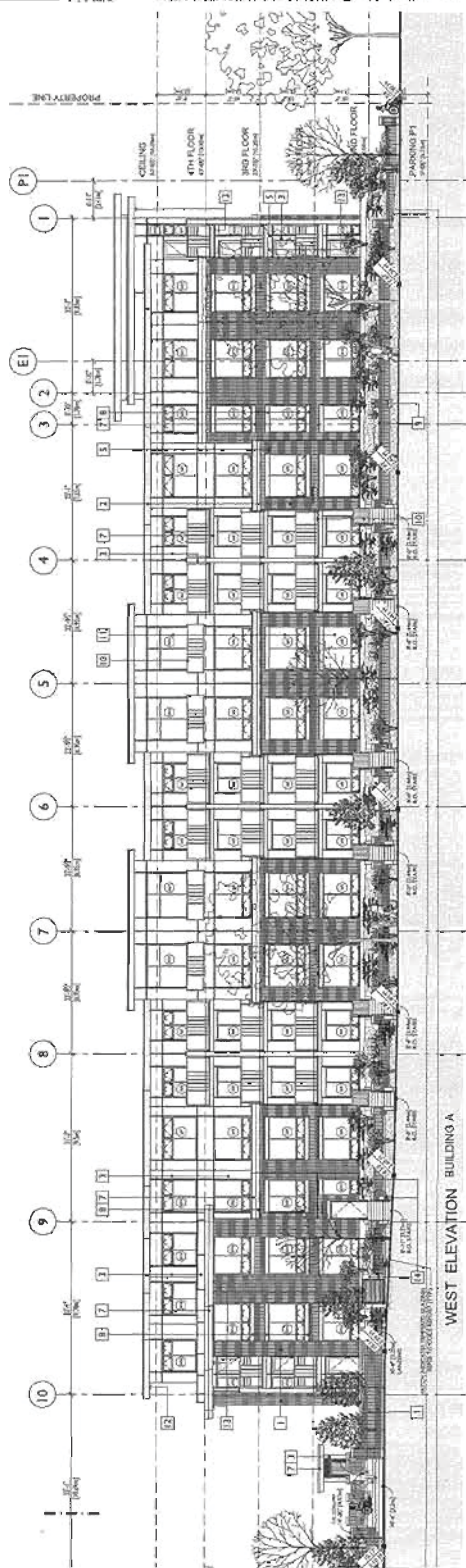
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general compliance
DP 07-453125

DP 09-453125



1991. 4. 8 ZU12

CROSS SECTION OF MULTI LAYER PCB

Legend:

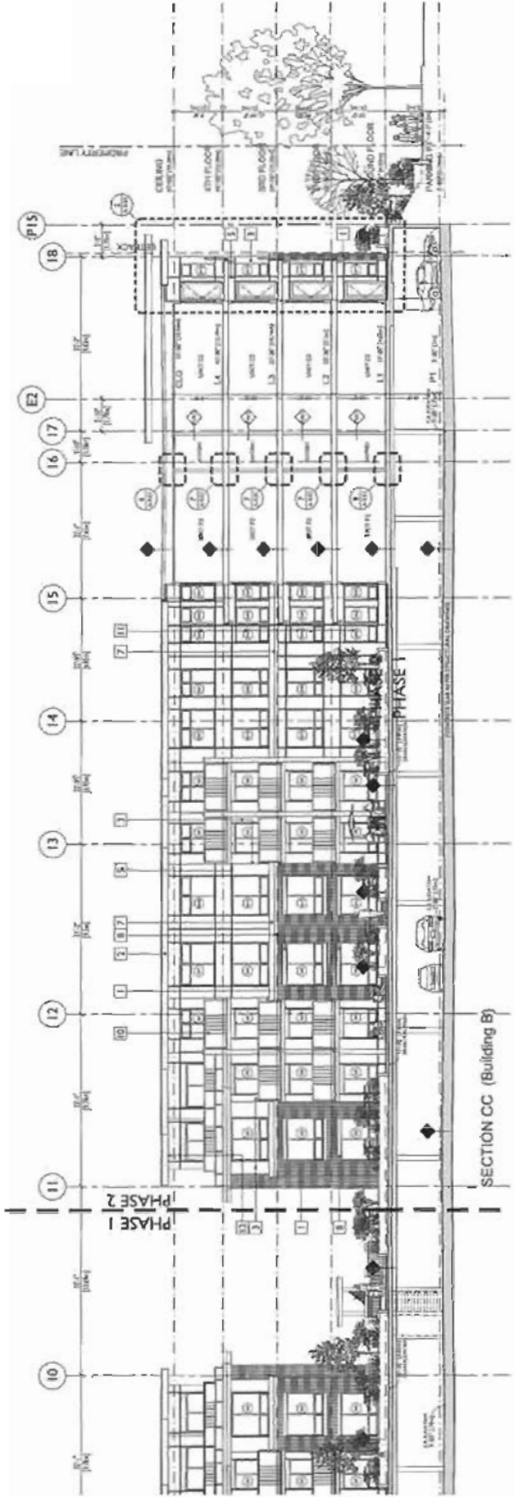
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OMEGA
245 UNIT DEVELOPMENT

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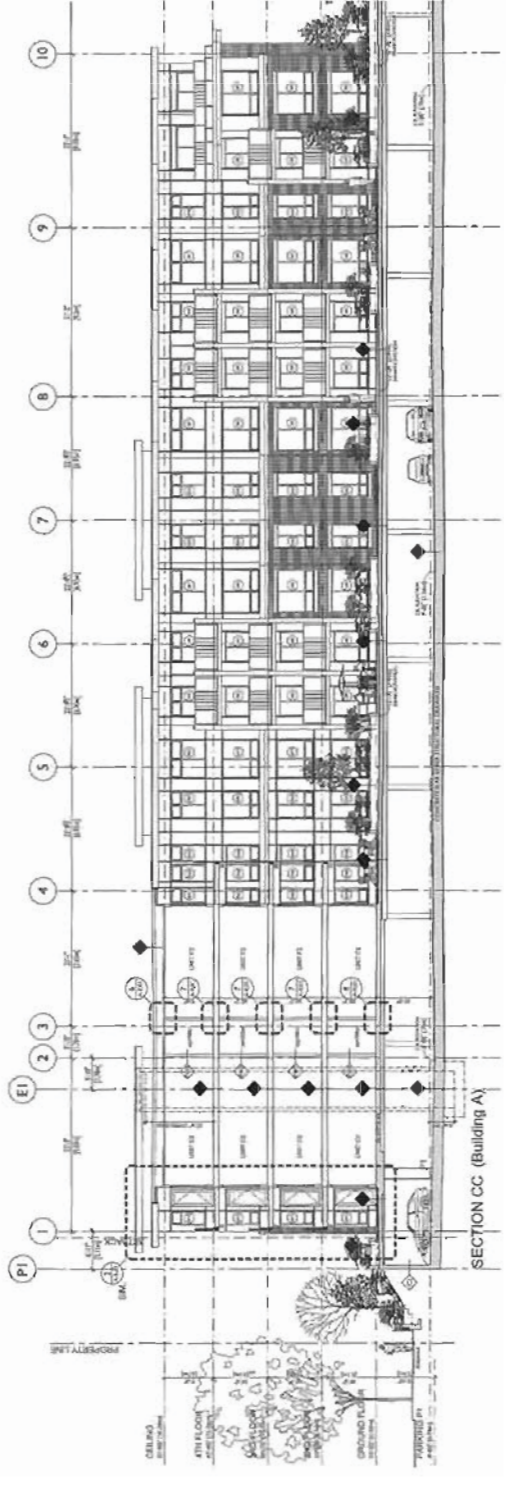
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General Compliance
 DP 09-453125

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RECEIVED
 MAY 26 2012



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OMEGA
 2012 UNIT DEVELOPMENT
 1000 LAKESHORE DRIVE, SUITE 100
 FARMINGTON, CT 06031
 SECTION CC



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: June 29, 2012
File: DP 12-601582
Re: Application by Brook Pooni Associates Inc. for a Development Permit at
8311 Lansdowne Road

Staff Recommendation

That a Development Permit be issued for exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA).

Brian J. Jackson, MCIP
Director of Development

BJJ:bg
Att. 1

Staff Report

Origin

Brook Pooni Associates Inc., has applied to the City of Richmond for permission to make exterior alterations to the Lansdowne Centre at 8311 Lansdowne Road which would permit a Target store at the former Zellers store location on a site zoned Auto-Oriented Commercial (CA). The site is not being rezoned.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Context

Development surrounding the subject site is as follows:

- | | |
|---------------|---|
| To the north: | Alderbridge Road and beyond retail-commercial land uses zoned Auto-Oriented Commercial (CA), Land Use Contract 040 and Pub and Sales (CP1); |
| To the east: | Kwantlen Street and beyond Kwantlen College zoned School & Institutional Use (SI) and mixed-use, limited commercial and residential high-rise uses zoned Residential/Limited Commercial (RCL1); |
| To the south: | Lansdowne Road and beyond mixed-use commercial and multi-family residential uses zoned Downtown Commercial (CDT1) and Medium Density Low Rise Apartments (RAM1) and |
| To the west: | No. 3 Road and beyond retail-commercial uses zoned Auto-Oriented Commercial (CA), Office Commercial (ZC8) and (ZC9) Lansdowne Village (City Centre). |

Background

In 2002, Selwyn Dodd, Vanprop Investments Ltd., and Bull Housser & Tupper applied for a Development Permit (DP 02-203391) in order to locate the Future Shop and Home Outfitters in the northwest corner of the Lansdowne Centre (where Zellers used to be located).

At that time, staff agreed to forego some of the requirements they would have liked to see addressed on the understanding that Lansdowne Centre would apply for an overall development permit for the entire site.

The intent of the overall Development Permit was for the:

- City to expedite future exterior renovations via a general compliance ruling rather than having to run each and every proposal over \$50,000 in value through the development permit process; and
- Applicant to bring the Lansdowne Centre into compliance with the City's Development Permit guidelines (e.g., sidewalk construction along fronting streets and improvements to the exterior of the building).

On this basis, the Development Permit Panel supported this application and Council agreed to issue the Development Permit (DP 02-203391). Unfortunately, although the applicants agreed to this understanding, a formal Development Permit application for the entire site was never submitted. Subsequently, the same applicants applied for a Development Permit (DP 05-291006) in 2005 for exterior renovations to accommodate a Best Buy store in the location formerly occupied by Safeway as well as an addition to the floor area for a new Commercial-Retail Unit (CRU) to accommodate a restaurant. Through this Development Permit process Vanprop Investments Ltd., was required to provide an asphalt walkway along the entire south side of the existing parking lot along the north side of Lansdowne Road.

In the meantime, the City completed the restoration of No. 3 Road following the completion of the Canada Line by TransLink. City initiated and funded streetscape improvements along the No. 3 Road frontage of the Lansdowne Centre included the Lansdowne Station pedestrian plaza, wide boulevard sidewalks, guideway column enhancements, new pedestrian and roadway lighting, crosswalk upgrades, public art installations, decorative furnishings, various soft landscape improvements and special effect lighting.

The applicant for the currently proposed tenant improvements is Brook Pooni Associates Inc., on behalf of the tenant (Target). The proposed tenant alterations are limited to exterior and interior renovations of the CRU but with no additions to the CRU floor area. This CRU is an anchor tenant within Lansdowne Centre located at the southeast corner of the shopping mall with frontages along both Lansdowne Road and Kwantlen Street. There are no perimeter sidewalks along the shopping centre west property line (on Kwantlen Street) or the north property line (on Alderbridge Way).

City staff continue to believe that perimeter sidewalk improvements around the entire property are necessary and Target has agreed to pay for perimeter sidewalk improvements along those portions of their proposed CRU frontage that currently do not have a perimeter sidewalk. Initially the property owner (Vanprop Investments Ltd.) would not authorize the tenant (Target) to make these site improvements but eventually the owner has agreed to allow Target to make these partial perimeter sidewalk improvements. Accordingly, Target has submitted a landscape plan and landscape cost estimate prepared by a registered landscape architect to installing a 2m wide asphalt sidewalk in the following locations:

- a north-south sidewalk within the parking lot connecting the south entry of the Target store with the existing 2m wide asphalt sidewalk along the south side of the parking lot (approximately 60 m in length), and
- a north-south sidewalk along the Kwantlen Street boulevard (at the back of curb) connecting the southeast corner of the site with an existing east-west sidewalk that links Kwantlen Street with the walkway around the perimeter of the shopping centre (approximately 190 m in length).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application and it generally complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Auto-Oriented Commercial (CA) zoning.

Advisory Design Panel Comments

Because of its minor nature, and in order to expedite the proposed building renovations, this application was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- There are minor changes to the existing location of the pedestrian crossing in the vicinity of the Target store south entry, which will avoid the current situation with the pedestrian crossing that leads directly into a drive aisle in the parking lot.

Urban Design and Site Planning

- There are no significant changes to the urban design quality or the site planning of the Lansdowne Centre proposed by this application.

Architectural Form and Character

- The proposed tenant improvements primarily focus on interior renovations. Exterior alterations to the building cladding include the introduction of ashlar concrete and EIFS cladding along the base of the building however Target has agreed to retain more than half of the existing brick cladding along the lower portion of the building. Retention of this brick cladding maintains an architectural element of continuity around the exterior shopping centre. The existing cladding materials along the top half of the building will be completely replaced with EIFS that will create a separate but compatible design identity for this anchor store within the envelop of the Lansdowne Centre.

Landscape Design and Open Space Design

1. The owner/developer (Vanprop Investments Ltd.) is not the applicant but Vanprop has granted the applicant permission to make pedestrian and landscape improvement within the parking lot and around a portion of the site perimeter. Target supports the requested pedestrian and landscape improvements within the parking lot and partially around the perimeter of the site and now has the authorization to construct these sidewalk improvements, which are valued at approximately \$31,750.00 based on a cost estimate prepared by a landscape architect.
2. These requested pedestrian and landscape improvements include:
 - a) future parking lot re-striping to slightly reduce the parking lot drive aisle width immediately south of the Target store south entry and increase the number of small car parking stalls (i.e., on both sides of this drive aisle),
 - b) provision of a 2m wide asphalt sidewalk in the following locations:
 - future north-south sidewalk within the parking lot connecting the south entry of the Target store with the existing 2m wide asphalt sidewalk along the south side of the parking lot (approximately 60 m in length), and

- future north-south sidewalk along the Kwantlen Street boulevard (at the back of curb) connecting the southeast corner of the site with an existing east-west sidewalk that links Kwantlen Street with the walkway around the perimeter of the shopping centre (approximately 190 m in length).

Crime Prevention Through Environmental Design (CPTED)

- The Lansdowne Centre employs a security company, the parking lot is highly visible from surrounding streets and is well lit at night.

Conclusions

Target will install the landscape and pedestrians improvements along the proposed Target store CRU frontages of the Lansdowne Centre. Target represents a major new retailer in Richmond with a positive reputation and staff anticipate that the residents will welcome this new store. Accordingly, staff supports this Development Permit application.



Brian Guzzi, MCIP, MCSLA
Senior Planner - Urban Design

BG:cas

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Receipt of a landscape letter of credit for landscape and site improvements in the amount of \$31,750.00 for perimeter sidewalk improvements based on a landscape cost estimate prepared by a registered landscape architect. The landscape letter of credit will be released after confirmation that the requested landscape and site improvements have been installed to the satisfaction of the Director of Development and the Director of Transportation.

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

1. 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.
2. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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.

Signed

Date



DP 12-601582

Attachment 1

Address: 8311 Lansdowne Road

Applicant: Brook Pooni Associates Inc. Owner / Leaseholder: Vanprop Investments Ltd. / Target

Planning Area(s): City Centre – Lansdowne Village

Floor Area Gross: 68,965 m² (no additional floor area) Floor Area Net: 56,725 m²

	Existing		Proposed
Site Area:	Lansdowne Centre: 202,069 m ²		same
Land Uses:	Lansdowne Centre Mall		High Density Mixed Use, Mixed Use and Park
OCP Designation:	Urban Centre T6 (45m), Urban Centre T5 (25m) and Park		same
Zoning:	Auto-Oriented Commercial (CA)		same
Number of Units:	Not Applicable		same
	Bylaw Requirement	Existing	Variance
Gross Floor Area: (approx. from 2005)	-	68,965 m ²	none
Net Floor Area: (approx. from 2005)	max. 101,035 m ²	56,725 m ²	none
Target Floor Area (Leasehold CRU):	Not Applicable	12,902 m2	no change
Floor Area Ratio - FAR:	0.5 FAR	0.28	none permitted
Lot Coverage: (from 2005)	Max. 50%	27%	none
Setback – Road:	Min. 3.0 m	no change	none
Setback – Side & Rear Yard:	Min. 3.0 m	N/A	none
Setback – Rear Yard:	Min. 3.0 m	no change	none
Height (m):	Max. 12.0 m	no change	none
Off-street Parking Spaces –	2,269	(3,361 – 8) 3,353	none
Loading Spaces (Medium and Large):	12 and 11	16 and 11	no change
Accessible Parking Spaces:	46	32	no change
Total off-street Spaces:	2,338	3,412	none
Tandem Parking Spaces	not permitted	none	none



No. DP 12-601582

To the Holder: BROOK POONI ASSOCIATES INC.
Property Address: 8311 LANSDOWNE ROAD
Address: SUITE 410, 535 THURLOW STREET
VANCOUVER, BC V6E 3L2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$31,750.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 12-601582

To the Holder: **BROOK POONI ASSOCIATES INC.**

Property Address: 8311 LANSLOWNE ROAD

Address: SUITE 410, 535 THURLOW STREET
VANCOUVER, BC V6E 3L2

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

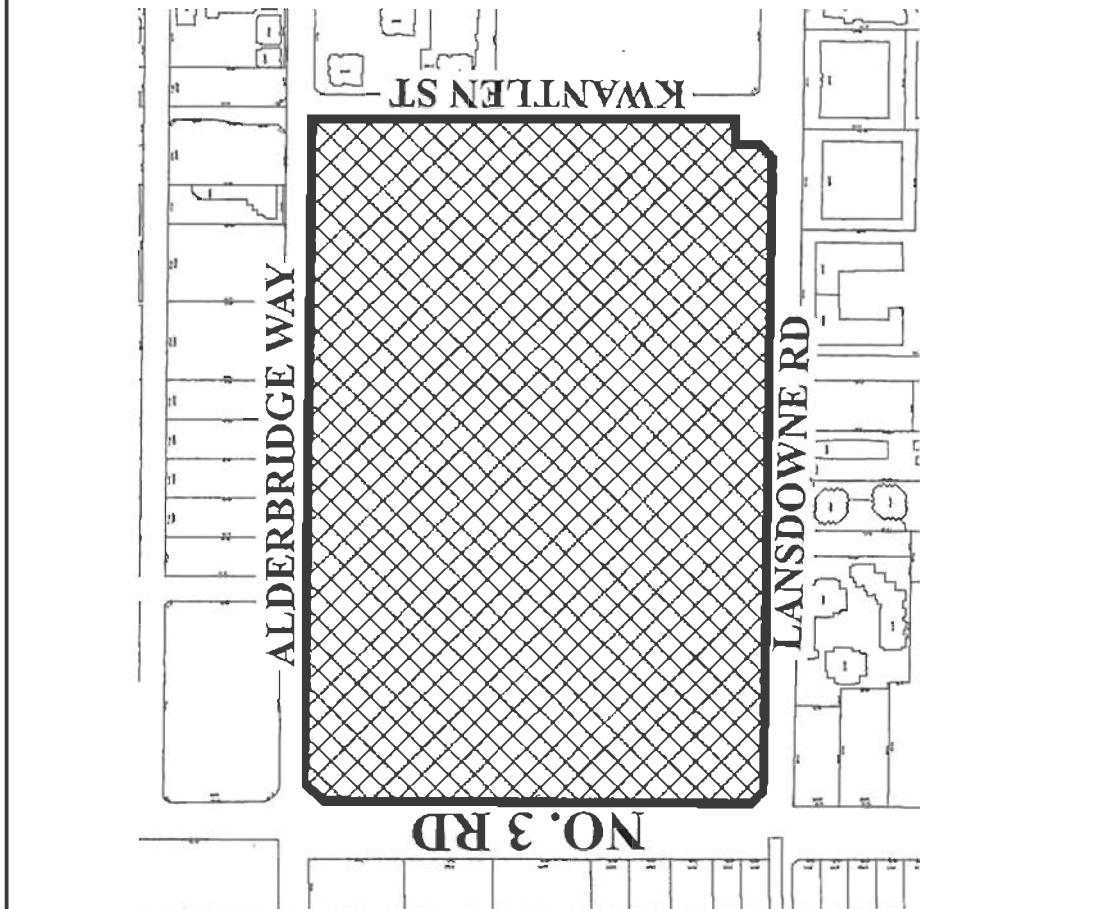
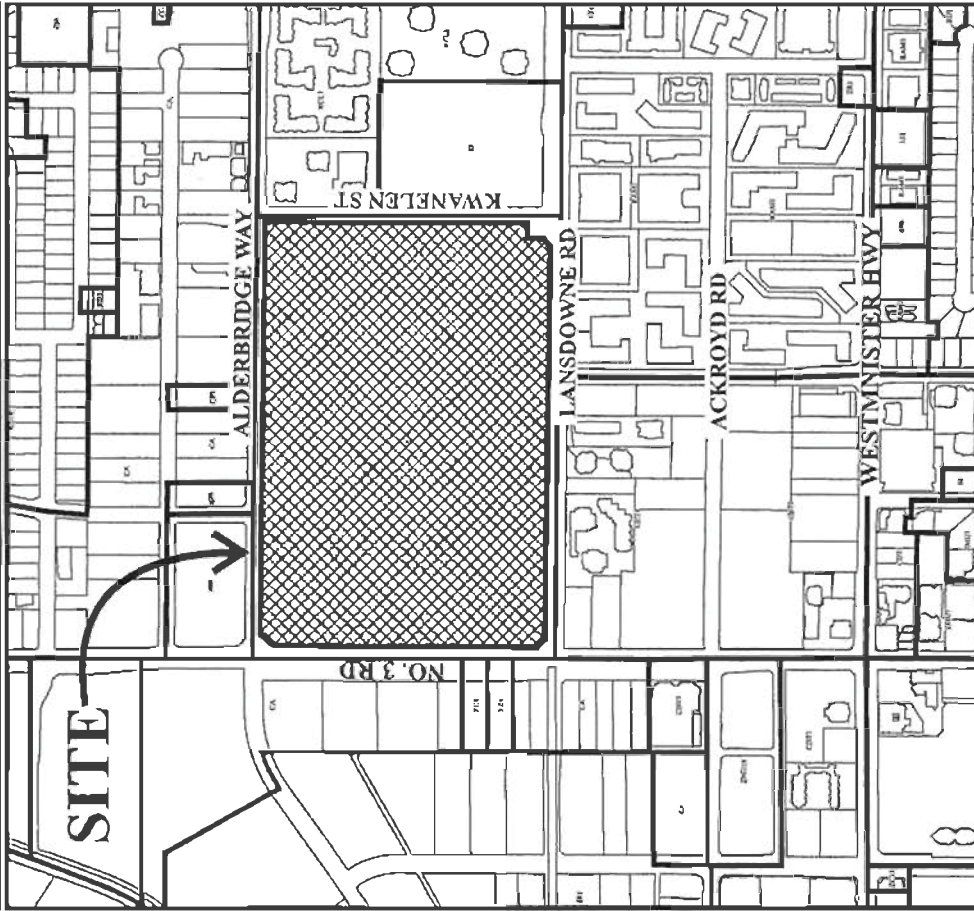
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DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



DP 12-601582 SCHEDULE "A"

Original Date: 03/01/12

Revision Date:

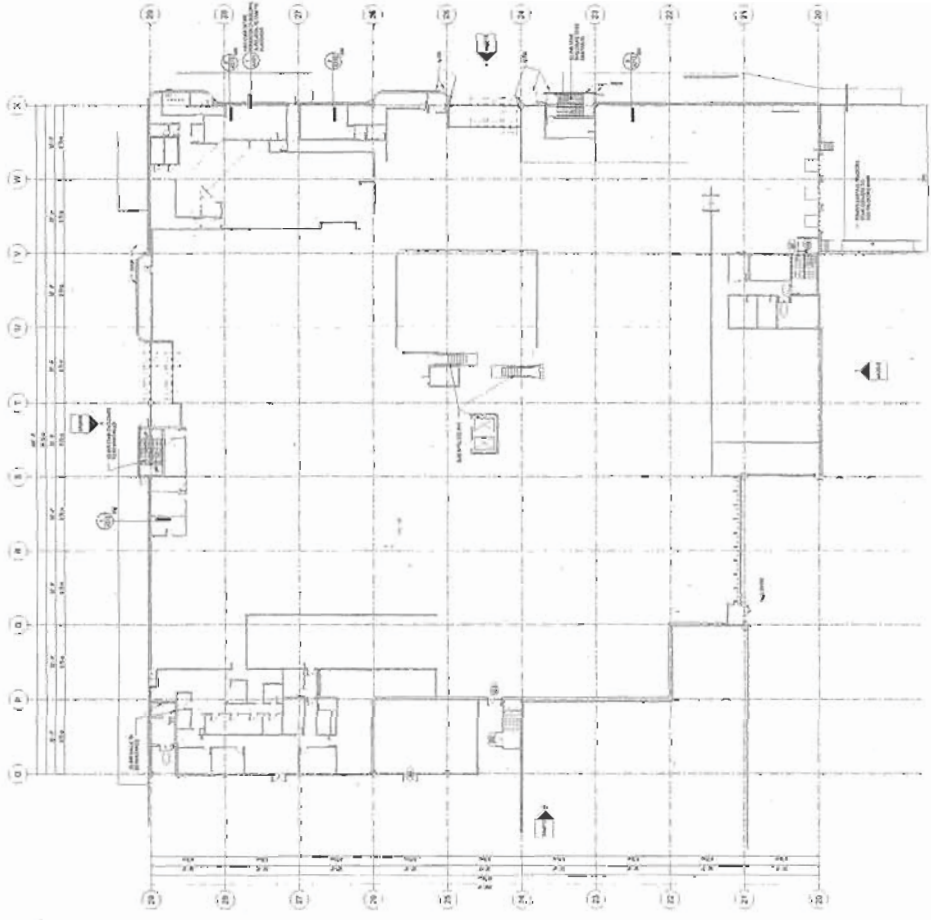
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FLOOR PLAN - LEVEL 4

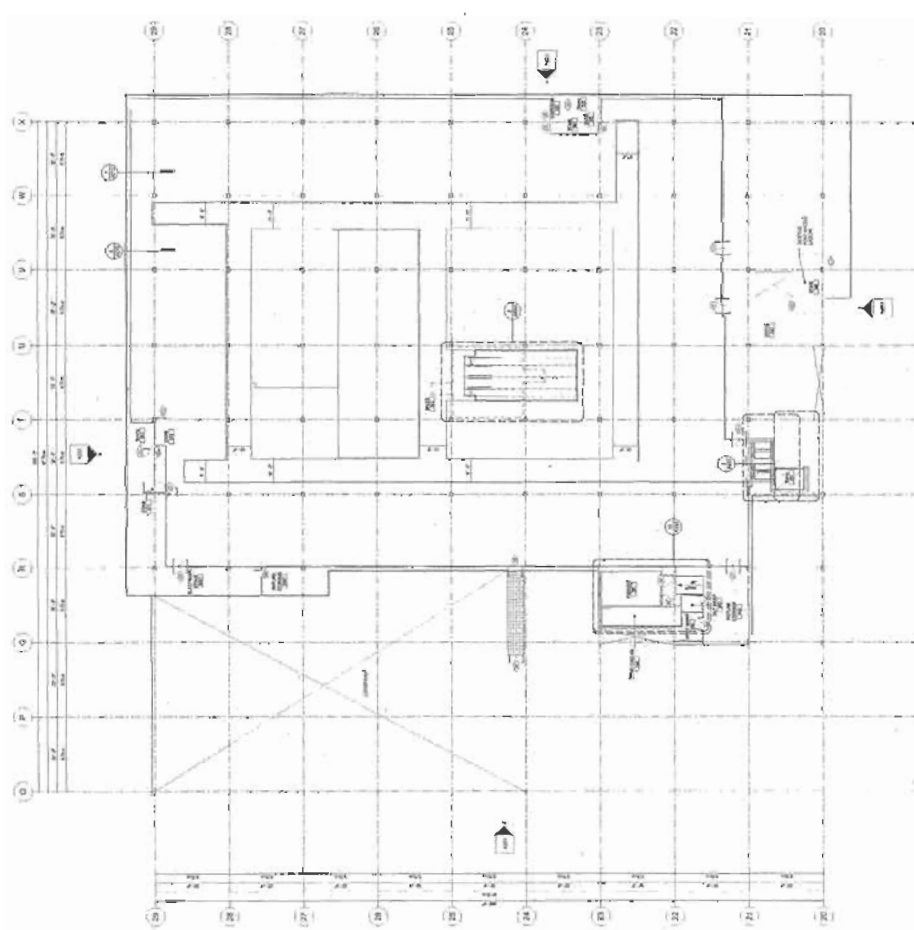
Project Number	T-3534		
Available From	Company Vols	Exhibit 11	Author
Given By			

TARGET
RICHMOND, BC
Landdowne Center
Richmond, BC


Stantec[illegible][illegible]

[illegible]

GENERAL NOTES





Stantec

1100 - 110 Richmond Street
Richmond, BC V6V 1A1
Tel: 604.276.4400
Fax: 604.276.4401
stantec.com

Project Number: 10072005-0126

Date	Rev.	Description
2012.05.17	1	Issue for Construction
2012.05.17	2	Revised for Construction
2012.05.17	3	Revised for Construction
2012.05.17	4	Revised for Construction
2012.05.17	5	Revised for Construction
2012.05.17	6	Revised for Construction
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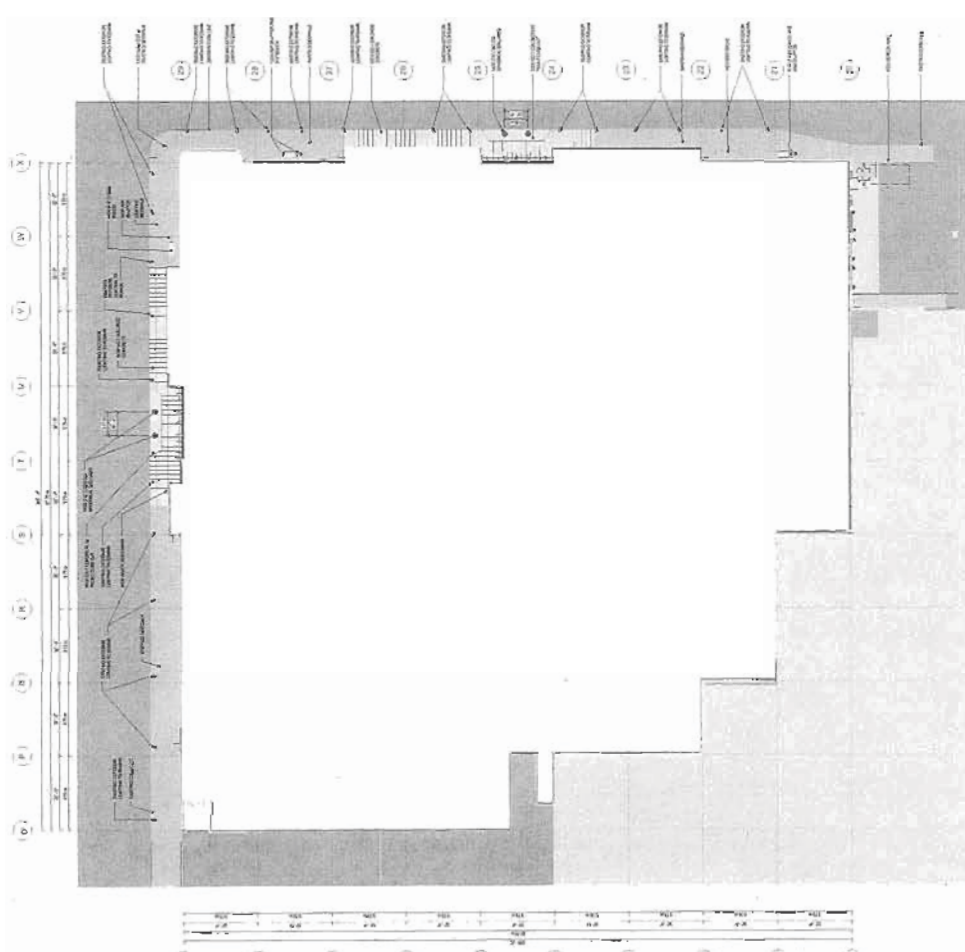
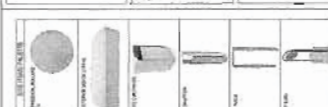
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Landdown Center
Richmond, BC

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Revision: 1
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Checked By: [Name]
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Sheet: A151C



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JUN 29 2012

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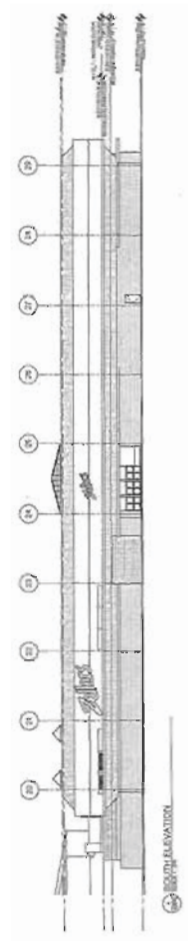
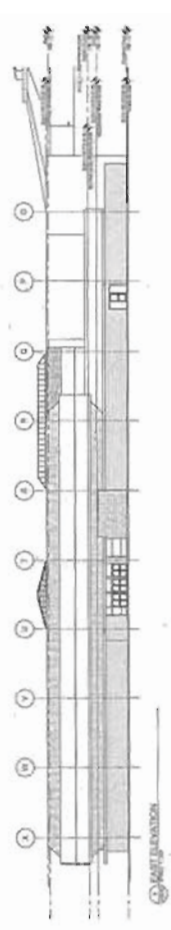
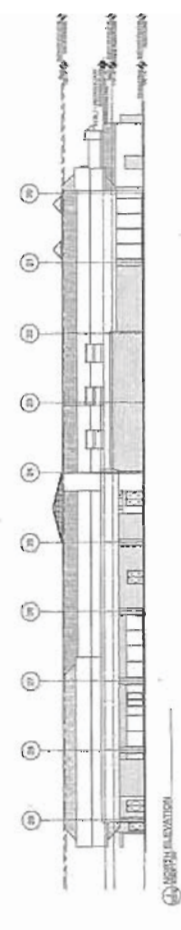
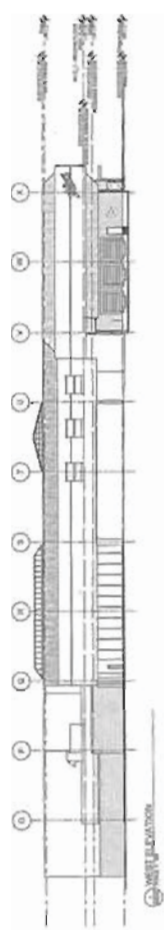
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Account Number	T-3534
Product Code	10000000000000000000
Order By	Account
Shipped By	CHICAGO

EXISTING
ELEVATIONS

A201E

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JUN 29 2012

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FOUNDED BY TARGET
FOR REFERENCE
EQUIPMENT

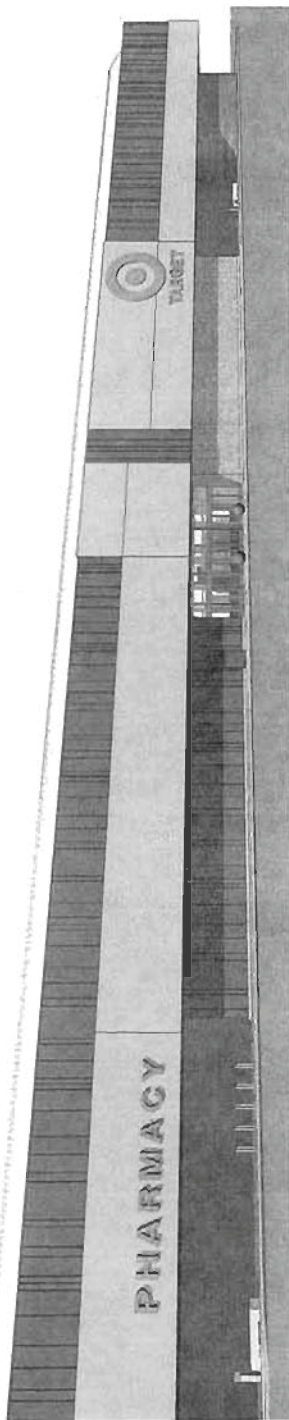
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RICHMOND, BC
Lindaswaine Center
Richmond, BC

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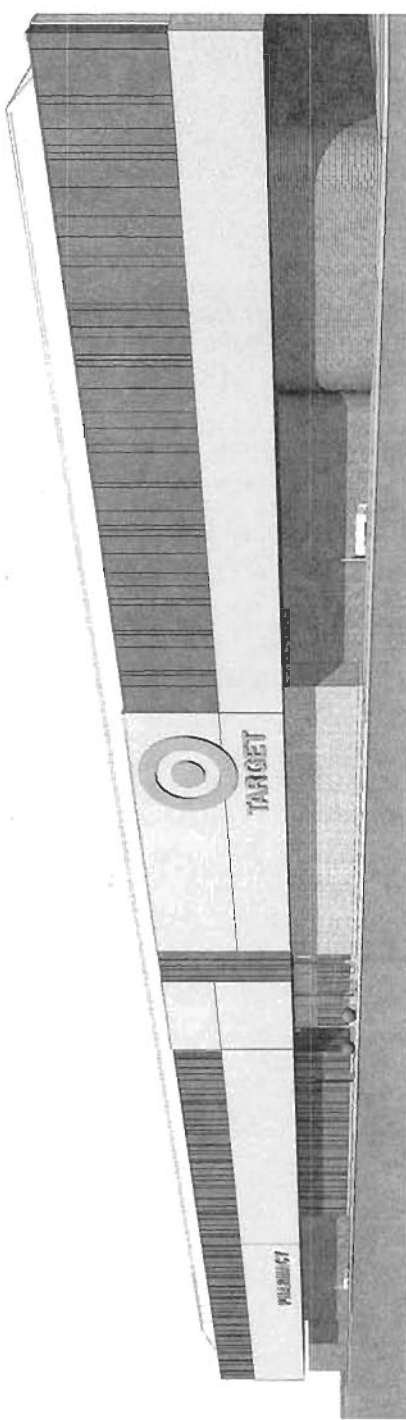
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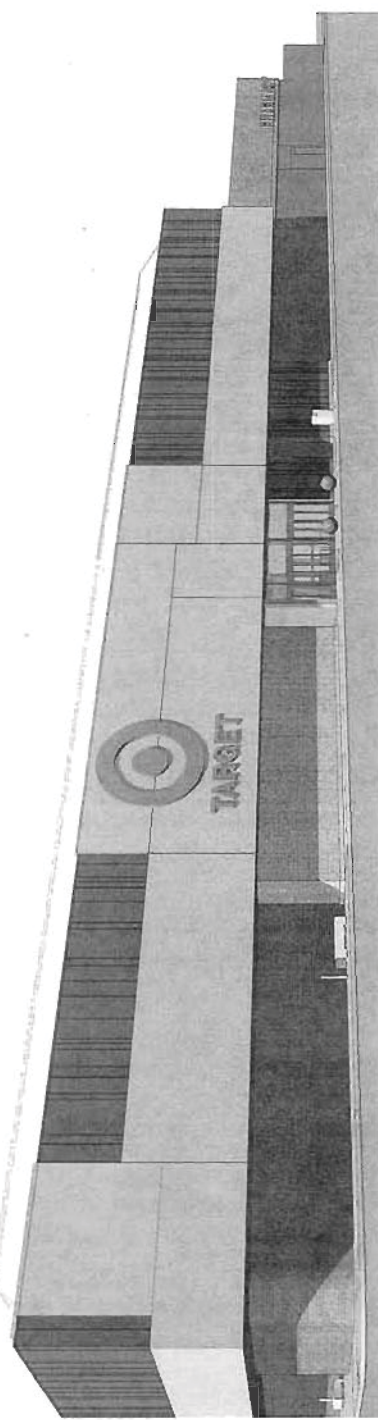
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2 FRONT ENTRY PERSPECTIVE



① FRONT-ENTRY PERSPECTIVE



7. FRONT-ENTRY PERSPECTIVE



TARGET
 1600 WEST 10TH AVENUE
 RICHMOND, BC V6X 3E9

DATE 11/11/11
PROJECT Target for Richmond Power
PROJECT NO. 12601582
DATE 11/11/11
PROJECT NO. 12601582

Date	Issue	Description
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11/11/11	2	Issue for Richmond Power
11/11/11	3	Issue for Richmond Power
11/11/11	4	Issue for Richmond Power
11/11/11	5	Issue for Richmond Power
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11/11/11	7	Issue for Richmond Power
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FOR THE TARGET
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 BUILDING
 PROVIDED BY TARGET
 FOR THE REFERENCE ONLY

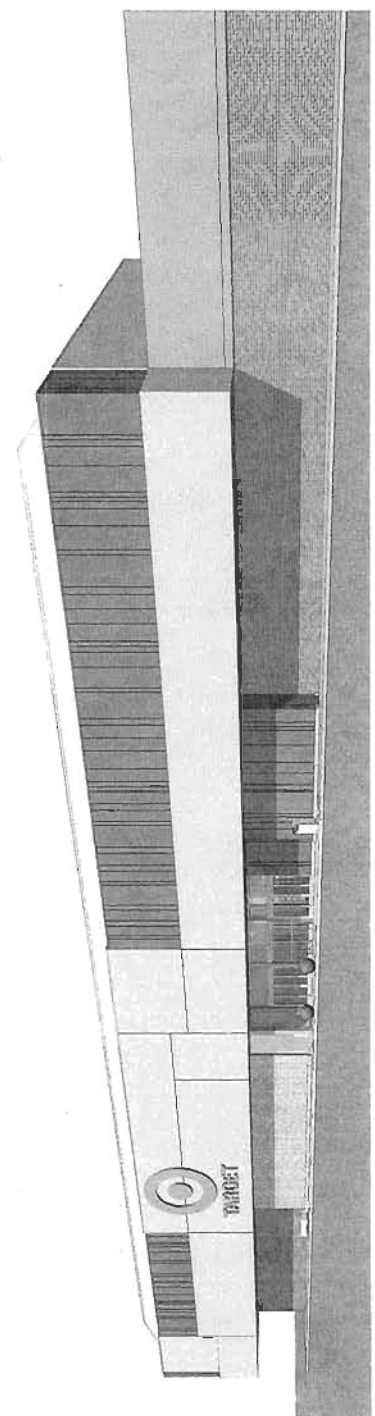
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T-3534
 Project Number
 Project Name
 Project Location
 Project Date

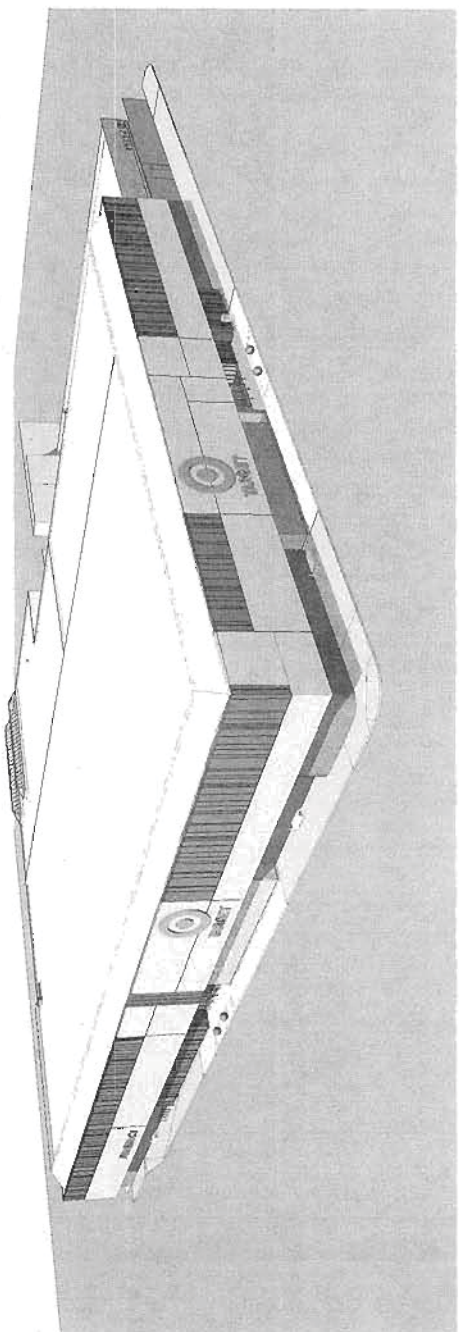
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A202P

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FRONT ENTRY PERSPECTIVE



SIDE BUILDING PERSPECTIVE

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JUN 29 2012

12601582

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