



City of Richmond
 Planning and Development Department

Report to Committee

To Council May 8, 2007
To Planning - May 8, 2007

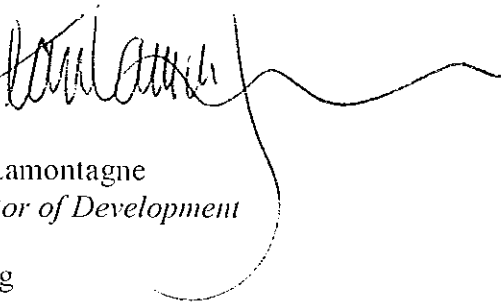
To: Planning Committee
 From: Jean Lamontagne
 Director of Development

Date: April 16, 2007
 RZ 06-344033
 File: 12-8060-20-8238

Re: Application by Polygon Meridian Gate Homes Ltd. for Rezoning at 9200, 9240, 9280, 9300 and 9320 Odlin Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development (CD/186)

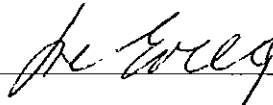
Staff Recommendation

1. That Bylaw No. 8238 to introduce "Comprehensive Development District (CD/186)", and to rezone 9200, 9240, 9280, 9300 and 9320 Odlin Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development (CD/186)", be introduced and given first reading; and
2. That Bylaw No. 8238 be referred to the Public Hearing scheduled for Tuesday, May 22, 2007 at 7:00 PM in the Council Chambers at Richmond City Hall.



Jean Lamontagne
 Director of Development

DN:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Polygon Meridian Gate Homes Ltd. has applied to the City of Richmond to rezone 9200, 9240, 9280, 9300 and 9320 Odlin Road (**Attachment 1**) from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/186)” to permit three (3) four-storey buildings consisting of approximately 259 units over a parking level and an amenity building (**Attachment 2**).

Findings of Fact

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

Surrounding Development

- To the north: Odlin Road and existing single-family dwellings zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. The area north of the site is designated Residential Area 1 (townhouse, low-rise apartments) in the Alexandra Quarter Section – West Cambie Area Plan;
- To the east: A single-family dwelling zoned “Single-Family Housing District, Subdivision Area F (R1/F)”, which is designated Residential Area 1 (townhouse, low-rise apartments) in the Alexandra Quarter Section – West Cambie Area Plan;
- To the south: A single-family dwelling zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. A 6 m (19.6 ft.) portion of new road, Tomicki Avenue, will be introduced along the southern edge of the subject site. The area south of the site, which is separated by the forthcoming road, is designated Mixed-Use (housing over small floor plate retail) in the Alexandra Quarter Section – West Cambie Area Plan; and
- To the west: A single-family dwelling zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. A 6 m (19.6 ft.) portion of new road, Dubbert Street, will be introduced along the southern edge of the subject site. The area west of the site is designated for Business/Office (office over retail) use in the Alexandra Quarter Section – West Cambie Area Plan.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed land use and density are consistent with the plan.

West Cambie Area Plan – Alexandra Neighbourhood

The subject site is designated “Residential Area 1” in the Alexandra Quarter Section - West Cambie Area Plan, and is within Character Area 4 – Medium Density Housing (**Attachment 4**). The proposal complies with the intended land use and the design principles which supports street oriented multi-family housing with ancillary amenities.

The proposed use, building form, and density are consistent with the parameters outlined in the Official Community Plan (OCP) and West Cambie Area Plan – Alexandra Neighbourhood.

Alexandra Way is a feature within the plan area and is intended to facilitate walking and cycling not only within the Alexandra neighbourhood but also within the West Cambie area generally. Alexandra Way is conceptually indicated on the plan; the subject development creates an opportunity to introduce the trail and establish the design details.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses with the exception of new single-family development. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw. Further, maximum noise levels (decibels) within the dwelling units are articulated by proposed Comprehensive Development (CD/186). Issuance of the Development Permit is conditional to receipt of a report and recommendations prepared by a person trained in acoustics, which is to the satisfaction of the City, that the noise levels comply with the permitted maximums.

Affordable Housing Strategy/Density Bonus

The West Cambie Area Plan - Alexandra Neighbourhood is exempted from the Interim Affordable Housing Strategy. The introduction of the area plan included specific provisions developed to support the introduction of affordable housing, which in the case of the Alexandra Neighbourhood, refers to housing that costs no more than 30% of the gross monthly income of households in the lower 2/5th of income categories in Richmond (approximately the equivalent of \$1,000 per month in 2005 terms). A density bonus opportunity is available in exchange for the provision of on-site affordable housing. Developers may increase the permitted density by 0.2 Floor Area Ratio (FAR), which in this case would result in an increase from 1.5 to 1.7 FAR. Allocating 1/3 of the density bonus area as affordable housing and retaining the remaining 2/3 to pay for the provision of affordable housing is an acceptable arrangement.

The applicant has elected not to pursue on-site affordable housing. However, the applicant has offered a voluntary contribution toward the provision of affordable housing at a rate of \$5.10 per buildable ft² (\$ 1,439,834.00) which is also an option in the West Cambie Area Plan. A maximum building density of 1.5 FAR is consistent with the area plan.

Floodplain Management Implementation Strategy

In accordance with the City’s current Flood Management Strategy, the Flood Construction Level (FCL) for the Alexandra Neighbourhood is 2.6 m Geological Survey of Canada (GSC). The

applicant is required to register a flood indemnification covenant on title referencing the minimum habitable elevation, which is 2.6 m (GSC)

Consultation

This rezoning application complies with the Official Community Plan (OCP). The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site.

Staff received a written submission and three telephone calls expressing the following concerns:

- Concern that the removal of trees was not undertaken according to terms of the Tree Protection Bylaw.

(Tree cutting permits were issued in accordance with provisions in the Tree Protection Bylaw 8057 that permit the removal of trees during the development application process; if the tree is identified as a hazard tree and/or obstructs on-site demolition. Attachment 5 provides a synopsis of tree permits that were issued by the City).

- Concern that the large trucks and machinery introduced into the neighbourhood during the demolition and future development process is a hazard to residents, particularly school age children walking to nearby Tomset Elementary School. Further, the absence of sidewalks in the neighbourhood was expressed.

(As a condition of issuance of the Building Permit, a construction parking and traffic management plan to the satisfaction of Transportation Engineering is required. 1.5 m (4.9 ft.) wide sidewalks will be introduced along the street frontages adjacent to the subject site and will be incrementally introduced into the neighbourhood in conjunction with development).

- Interest in tree retention on site, particularly retention of the tree located at the northwest corner of the site.

(Based on the development typology proposed, new roads being introduced into the area, and the required increase in grade combined with consideration of tree health, the Arborist Report recommends removal of trees on site with the exception of a Maple tree located at the northeast corner of the site. The applicant is required to provide a landscaping plan verifying the provision of replacement planting at a ratio of 2:1 in accordance with the Official Community Plan (OCP).

Staff Comments

No significant concerns have been identified through the technical review.

Analysis

Background

- The applicant proposes to develop three (3) four-storey buildings consisting of approximately 259 units over a parking level and an amenity building in two phases (**Attachment 2**).
- The building typology proposed complies with the land use designation in the Official Community Plan (OCP), and the West Cambie Area Plan - Alexandra Neighbourhood.
- The subject site is within Character Area 4 – Medium Density Housing area, which outlines area specific land use, density and design guidelines. The four-storey multiple family building with a maximum density that is no greater than 1.5 floor area ratio (FAR), and design elements that connect the building to the public street complies with the distinguishing characteristics of the character area.

Alexandra's Liveability and Interim Amenity Guidelines

- In addition to requiring a high standard of development within the West Cambie Area Plan – Alexandra Neighbourhood, the provision of an integrated social infrastructure is a requirement of the area plan. The plan requires a response to all elements of well being and liveability articulated in the liveability guidelines.

Public Realm Beautification - Alexandra Way

- Development of Alexandra Way, which is a significant feature of the West Cambie Area Plan – Alexandra Neighbourhood, was undertaken in conjunction with the applicant's Landscape Architect and City Parks and Planning staff and will be introduced along the eastern edge of the subject site. **Attachment 6** is a conceptual plan for the introduction of Alexandra Way, which will be further developed in association with the Development Permit (DP 06-352741) application on the site. The subject development will undertake introduction of the trail concept into the neighbourhood by introducing the pathway along the eastern edge of the site and establishing the detailed design.
- The proposed design for the introduction of Alexandra Way responds to the key elements of the signature trail system outlined in the West Cambie Area Plan – Alexandra Neighbourhood.
- The plan requires Alexandra Way to be an average 13 m (42 ft.) in width, which includes perimeter landscaping, with the exact configuration, location and width being determined at the time of design development. The proposed width of the portion of Alexandra Way being introduced in association with the subject development consists of a 3.5 m (11 ft.) wide pathway that widens into a welcoming plaza area at the north and south ends adjacent to Odlin Road and Tomicki Avenue respectively. The applicant is working with the City to introduce Public Art on-site and the entry points to Alexandra Way have been identified as possible locations for the introduction of Public Art, which would further establish the space as part of the public realm.

- The pathway is to be designed to accommodate pedestrians, cyclists, and other related vehicles. The proposed design includes provisions for accessibility. The change in grade between the road and the elevation of the internal courtyard is approximately 1.5 m (5 ft.). The pathway incorporates a gradual slope; at its crest at the midpoint, it is approximately 0.9 m (3 ft.) higher than at its starting points along Odlin Road and Tomicki Avenue. The slope both creates visual interest for pathway users, and diversifies the interface between the individual units fronting Alexandra Way and the pathway. In addition, it improves connectivity to the courtyard by reducing the number of risers and reducing the slope of the ramp that links the pathway and the courtyard area.
- The area plan stipulates that landscaping will vary over the length of Alexandra Way with consideration to the variation of land use and building character. A combination of trees, shrubs and perennials are proposed and includes the deciduous Silk Tree characterized by its finely divided fern-like leaves and showy, fragrant flowers, which establishes an airy landscaped space while maintaining sunlight and visual permeability.
- The landscaping also includes benches, a distinctive hard surface, decorative tree grates and low light standards that are approximately 95 cm (37 in.) in height to ensure the pathway is safely illuminated while mitigating the effect of light pollution on the dwelling units interfacing with the pathway.
- In order to introduce the pathway, the applicant has undertaken detailed design of Alexandra Way between Odlin Road and Timicki Avenue (**Attachment 6**). The combination of landscaping elements and a pathway, that will ultimately be no less than 3.5 m (11 ft.) in width, will introduce a welcoming, safe pathway for users that facilitates both movement within the neighbourhood and creates a space for resting and interaction. The applicant will install lighting, landscaping, outdoor furniture and will substitute a gravel pathway for the portion of the hard surface indicated on the subject site.
- As articulated in the area plan, Alexandra Way will be a privately owned public-access right-of-way. As a condition of rezoning, the applicant is required to register a public right-of-passage for pedestrians and vehicles (bicycle, motorized wheelchairs, scooters, etc.) that corresponds to the hard surface area to be located on the subject site. As indicated on the attached plan, the area designed to be treated as a hard surface straddles the property line and a result will be installed at the time the adjacent eastern site develops through a Servicing Agreement, thereby permitting works to be undertaken on the subject site by another party. As the hard surface will ultimate straddle property lines, the City will accept maintenance responsibility for the hard surface area. The introduction of a gravel pathway on-site at the time of development is intended to provide a temporary pathway and to ensure residents are cognisant of the pathway system. To address concerns associated with maintenance of the temporary gravel pathway, it will consist of gravel designed to establish a compacted, durable surface. Further, to reduce spill over onto the landscaped area, a pathway edge is required to be installed.

Affordable, rental and special needs housing

- In response to the City's commitment to the provision of affordable, rental and special needs housing, the developer proposes to provide a voluntary contribution toward the provision of affordable housing units based on a rate of \$5.10 ft² based on maximum floor area ratio (FAR) (\$1,439,834.00).

Childcare

- The City of Richmond's Child Care Policy is included in the Official Community Plan (OCP); access to affordable, flexible, quality childcare is a priority. In response, the developer proposes to provide a voluntary contribution toward the provision of childcare facilities at a rate of \$0.60 ft² based on maximum floor area ratio (FAR) (\$169,392.24).

Public Art

- In response to the City's commitment to the provision of Public Art, the developer proposes to work with the Richmond Public Art Commission to introduce Public Art on-site through a voluntary contribution at a rate of approximately \$0.60 ft² based on maximum floor area ratio (FAR) (\$169,392.24).

Community and Engineering Planning Costs

- To assist in paying for community planning and engineering costs to plan community land use, services and infrastructure, the developer proposes to provide a voluntary contribution based on a rate of \$0.07 ft² based on maximum floor area ratio (FAR) (\$19,762.43).

Barrier-free access

- Twenty four (24) F units, which can be easily converted into accessible units, are proposed within the development.
- Further, as a condition of Building Permit issuance, the applicant will be required to demonstrate the incorporation of accessibility measures for aging in place.
- Accessibility provisions have been incorporated and include an elevator to facilitate access to all levels, to provide at grade entry to the amenity building, to include ramps throughout the site and to provide accessible connectivity to Alexandra Way.

Crime Prevention Through Environmental Design (CPTED) and Lighting and signage

- CPTED principles, and lighting and signage details will be reviewed in association with the Development Permit application (DP 06-352741).
- Both the indoor and outdoor amenity space, and Alexandra Way are sited to facilitate passive surveillance. Further, low level lighting proposed along Alexandra Way safely illuminates the pathway while minimizing the effect of light pollution on adjacent dwelling units.
- Individual unit entries along the perimeter of the site establish a strong street presence and again facilitates passive surveillance.

Tree Retention and Replacement

- In collaboration with the City Arborist, the applicant was issued a series of tree cutting permits in the fall of 2006 to remove dead or dying trees, trees that were obstructing demolition, and trees considered short lived species, which was based on review of an Arborist report (**Attachment 7**) provided by the applicant and site inspections. As part of the agreement with the City Arborist, a timeline including dates was submitted determining the sequence for the proposed tree removal. **Attachment 5** lists the complete synopsis of the tree permits that were issued for this project. The trees that remain on-site are predominantly located along the Odlin Road frontage, primarily within the western portion of the site.
- The applicant is required to provide a landscaping plan that verifies the provision of replacement planting at a ratio of 2:1 in accordance with the Official Community Plan (OCP). If the required number of replacement trees cannot be accommodated on the site, the applicant will provide a cash-in-lieu contribution or be required to plant replacement trees on property owned by the City in an alternate location.

Alexandra's Building Sustainability Guidelines

- Similar to the Liveability Guidelines articulated above, the applicant is required to respond to the plan's commitment to long-term environmental, financial and social sustainability.

Sustainability

- Leadership on Education and Energy Design (LEED) is an accepted industry standard for developing high performance, sustainable buildings. The applicant does not propose LEED certification of the building based on the cost of the review process and additional review time associated with the certification process; however, the building includes provisions that would permit its designation as a LEED "certified" building (based on obtaining a point value of 26).
- The applicant has provided a list of the measures proposed to be incorporated into the development (**Attachment 8**). The developer has indicated whether the provision will be included in the development or whether it will possibly be included based on ability to conform to requirements of the BC Building Code and associated costs. The items indicated with a "Y" are LEED pre-requisites.
- Further, the developer has confirmed that the possibility of adopting geothermal heat technology within this development will be investigated.

Proposed Comprehensive Development (CD) Bylaw

- The proposed Comprehensive Development (CD) Bylaw is a tailored version of the "Townhouse District (R2)" zone.
- The density permitted on the site complies with the site's designation in the Alexandra Neighbourhood Land Use Map; the maximum Floor Area Ratio (FAR) shall be 1.5 plus an additional 0.1 FAR to be exclusively used for the provision of amenity space.

- In compliance with the site's designation, a four-storey apartment building on a parking level is proposed and a corresponding maximum height of 20 m (65.6 ft.) is permitted by the proposed Comprehensive Development District (CD/186).
- The building setbacks are based on those of the Townhouse District (R2) zone; however, provision has been included to respond to the site-specific context and permit balcony and entry feature projections and a reduced setback for the parking level.

Parking

- Provision of off-street parking in compliance with Division 400 of the Richmond Zoning and Development Bylaw is proposed on site.
- A total of 441 parking stalls are proposed and the assignment of accessible parking stalls complies with the bylaw.

Road Dedications, Transportation and Upgrades

- At the time the site is consolidated, the applicant is required to dedicate a 10 m wide area as road establishing Dubbert Street and Tomicki Avenue respectively on the west and south side of the subject site in accordance with the West Cambie Area Plan – Alexandra Neighbourhood. Further, a 4 m by 4 m corner cut at the northwest and southwest corners of the site is required.
- The applicant is required to enter a Servicing Agreement for the design and construction of Odlin Road, Dubbert Street, and Tomicki Avenue (**Attachment 10**).
- The applicant is responsible for the design and construction and/or contribution to traffic calming measures at the northwest and southwest corners of the site.

Servicing Capacity and Upgrades

- Utility servicing for this neighbourhood needs a complete upgrade including a sanitary sewer pump station and force main. The preliminary estimated cost for the offsite upgrades is \$9.8 million. The developer proposes a commitment to pay \$5 million in a cost sharing partnership agreement with the City for construction of the off-site (external) improvements to the sanitary and drainage systems, with the City to contribute the remaining portion (approximately \$4.8 million) from existing funds. The City will not borrow to front-end infrastructure costs, in accordance with the policies of the Alexandra Neighbourhood Implementation Strategy. The developer will receive repayments for the front ended amount, less the amount of the developer's DCCs payable in respect of their development, through a Cost Sharing Partnership Agreement with the City. The City would recover the front ended contribution through collection of DCCs from future developments. This approach was endorsed by Council at the April 23rd, 2007 Council Meeting;
- Details of the Cost Sharing Partnership Agreement are to be developed to the satisfaction of the Director of Engineering and the Director of Development prior to final adoption of Zoning Amendment Bylaw No. 8238.

Flood Indemnity Covenant

- In accordance with the Interim Flood Management Strategy, a flood plain covenant, specifying a minimum 2.6 metre elevation for habitable areas, is required to be registered on title as a condition of final adoption.

Aircraft Noise

- The site is affected by Airport Noise contours and is required to register a covenant, prior to final adoption of Zoning Amendment Bylaw No. 8238 to disclose noise restrictions and to engage an acoustical consultant.
- The applicant is required to retain a registered professional qualified in acoustics to prepare a report that recommends site-specific acoustic sound insulation measures as part of the Development Permit (DP 06-352741) review process.
- This report must either substantiate the provision of air conditioning in the construction of the building or substantiate a suitable alternative as determined by a registered professional, in addition to mechanical ventilation, in the construction of the building in order to maintain the acoustic integrity of the building envelope, essential to maintain a highly liveable interior environment when windows are shut, particularly during warm summer months.
- A registered professional is to be retained to certify that any required noise insulation measures have been installed according to the report's recommendations before the building may obtain an Occupancy Permit.

Amenity Space

- The proposed development will provide both indoor and outdoor amenity space on-site in compliance with the Official Community Plan (OCP).
- An amenity building is located within the internal courtyard and consists of a lounge, theatre room, large multi-purpose room, office and storage space, an exercise room, and a concierge and guest suite on the second level. The outdoor pool and children's play area are located adjacent to the building.
- The outdoor courtyard area will be landscaped and include pathways providing linkages between the various buildings, street frontages and Alexandra Way.

Proposed Development Permit

- The proposed form of development both complies with the West Cambie Area Plan, and responds to the guidelines that are specific to the Alexandra Neighbourhood.

- The applicant has incorporated substantive changes to the proposed building in order to respond to both Advisory Design Panel (ADP) and staff comments related to form, character and massing. The development proposal was reviewed by the ADP on November 8, 2006 and again on December 20, 2006. A copy of the relevant excerpt from the December 20, 2006 ADP minutes is attached for reference (**Attachment 9**).
- The applicant is required to provide a landscaping plan that verifies the provision of replacement planting at a ratio of 2:1 in accordance with the Official Community Plan (OCP). If the required number of replacement trees cannot be accommodated on the site, the applicant will provide a cash-in-lieu contribution or be required to plant replacement trees on City-owned property in an alternate location.
- The applicant's Arborist is required to substantiate the feasibility of retaining the Maple tree located at the northeast corner of the site.
- The applicant is required to retain a registered professional qualified in acoustics to prepare a report recommending acoustic sound insulation measures that include consideration of installation of an indoor cooling system to mitigate noise impacts to the satisfaction of the City as a condition of the Development Permit review process.
- Confirmation that two (2) SU-9 loading spaces are provided, with consideration of the proposed phasing pattern.
- Substantiation that parking stall width has been reviewed with consideration of column encroachment.
- Confirmation that garbage and recycling facilities are provided in accordance with City requirements and that turning radii and access is sufficient.

Financial Impact or Economic Impact

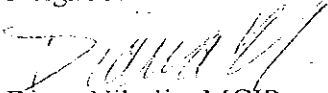
The West Cambie Area Plan – Alexandra Neighbourhood was adopted by Council on July 24, 2006. During the process of preparing the area plan, it was determined that the costs associated with development, which are estimated to be \$9.8 million, would be paid by the development community. In response to concerns expressed by the development community, a report with financing options was forwarded to Council on April 23, 2007. Council concurred with Staff's recommendation that the City enter into a Cost Sharing Partnership Agreement with Polygon Homes Ltd., which would facilitate cost sharing of the design and construction of the required off-site works and services, to permit the area to be developed as planned.

As development occurs within the neighbourhood, the developer will receive re-payment of their contribution, less the amount of the DCCs payable for their development, from the DCCs to be collected from future projects. The City's \$4.8 million contribution to the Agreement originate from funds allocated for the purchase of the DFO Lands that overestimated the cost of the purchase. Repayment to the City's Industrial Use Reserve, which provided the funding for the DFO Lands purchase, will be secured through the collection of DCCs paid by future development.

Establishing a Cost Sharing Partnership Agreement with Polygon Homes Ltd., in conjunction with the acceptance of voluntary amenity contributions, allows the area to develop as planned without financially impacting the City.

Conclusion

Rezoning of the site complies with the intention of the West Cambie Area Plan – Alexandra Neighbourhood. On this basis, the proposed density and land use is supportable.



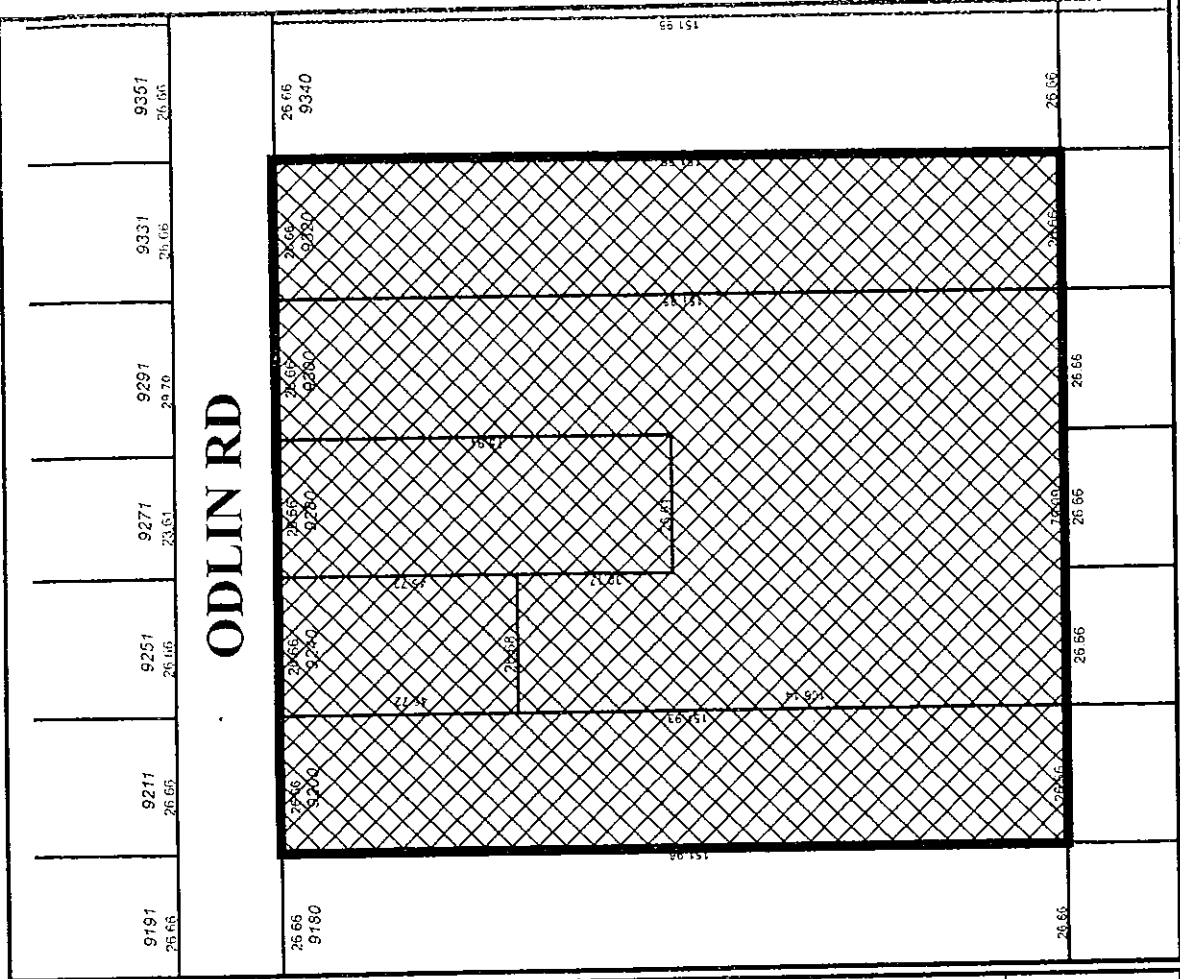
Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

DN:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Land Use Map
- Attachment 5: Tree Permit Synopsis
- Attachment 6: Alexandra Way Conceptual Plan
- Attachment 7: Arborist Report
- Attachment 8: Applicant's Synopsis of Integration of LEED Standards
- Attachment 9: Advisory Design Panel Comments
- Attachment 10: Considerations for Rezoning
- Attachment 11: Letter from the Engineering Department (April 12, 2007) in response to MPT Engineering Capacity Analysis submissions



City of Richmond



RZ 06-344033

Original Date: 08/23/06

Revision Date:

Note: Dimensions are in METRES

CAMBIE RD

GARDEN CITY RD

SUBJECT
PROPERTY

ODLIN RD



RZ 06-344033

Original Date: 08/23/06

Amended Date:

Note: Dimensions are in METRES

Meridian Gate

PROPOSED CONDOMINIUM DEVELOPMENT RICHMOND, BRITISH COLUMBIA (9200, 9240, 9280, 9300, 9320 ODLIN ROAD)

LEGAL: LOTS 1 AND 2, PLAN 82703; LOT 'A', PLAN 22350;
THE EAST HALF OF LOT 3 AND THE EAST HALF OF LOT 5, BLOCK 'B',
PLAN 1224; ALL OF SECTION 35, BLOCK 5 NORTH, RANGE 6 WEST, N.W.D.

PROJECT DATA:

DEVELOPMENT SUMMARY
ODLIN ROAD, RICHMOND, B.C.

JULY 23, 2004

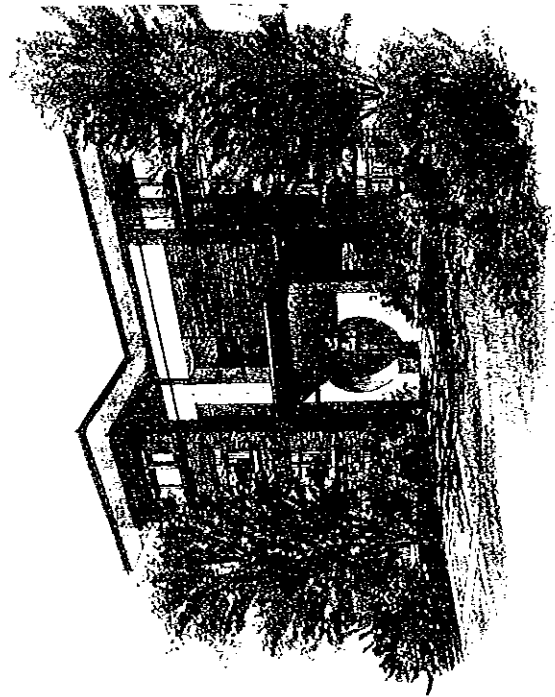
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
VIAIR (UNIT)	1.00	1	114,000	114,000
PERMITTED PARK	1.00	1	200,000	200,000
PROPOSED PARK	1.00	1	27,000	27,000
SITE COVERAGE	1.00	1	2,000,000	2,000,000
PROPOSED DEVELOPMENT	1.00	1	2,168,000	2,168,000
TOTAL PRICE				2,511,000

REQUIRED PARKING

270 Units x 1.5 Spaces/Unit (Minimum)	405 MARK
100% MARKS REQUIRED	405 MARK
PROPOSED PARKING	405 MARK
PROPOSED UNIT MARKS	405 MARK
PROPOSED OFFICE MARKS	0 MARK
TOTAL MARKS PROVIDED	405 MARK

DRAWINGS LIST:

NO.	DESCRIPTION	DATE
A1.0	GENERAL NOTES	07/23/04
A1.1	FOUNDATION PLAN	07/23/04
A1.2	FOUNDATION PLAN	07/23/04
A1.3	FOUNDATION PLAN	07/23/04
A1.4	FOUNDATION PLAN	07/23/04
A1.5	FOUNDATION PLAN	07/23/04
A1.6	FOUNDATION PLAN	07/23/04
A1.7	FOUNDATION PLAN	07/23/04
A1.8	FOUNDATION PLAN	07/23/04
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ATTACHMENT 2

POLYGON

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Fax: (604) 271-1211
http://www.polygon.ca

Meridian Gate

DATE: 07/23/04

SCALE: 1/4" = 1'-0"

NO. OF SHEETS: 40

SHEET NO.: 1

COVER SHEET & INFORMATION

NO. OF SHEETS: 40

SHEET NO.: 1

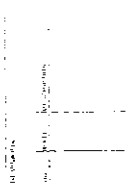
DATE: 07/23/04

SCALE: 1/4" = 1'-0"

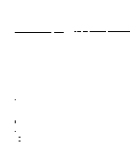
NO. OF SHEETS: 40

SHEET NO.: 1

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4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



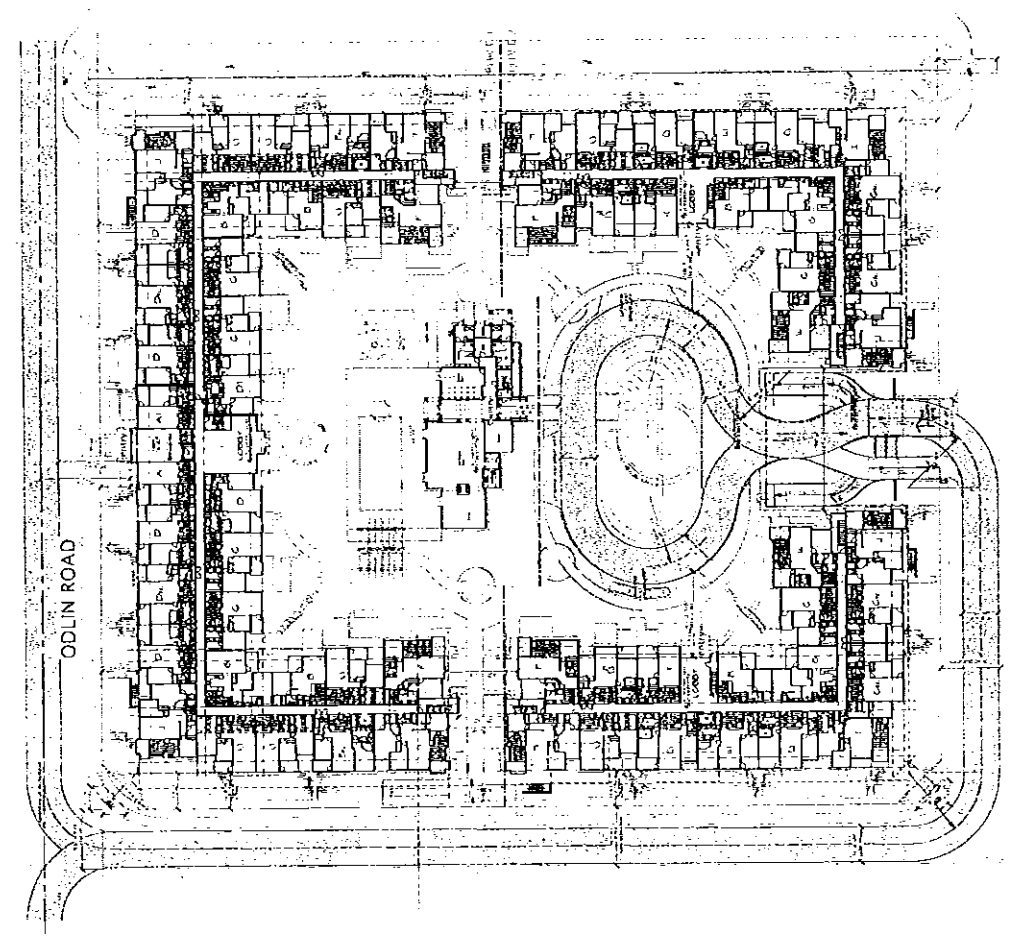
DATE: 01/15/2010
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN



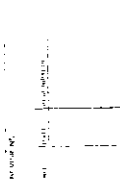
POLYGON
BGA
BRIAN G. BARRON, INC.
200 2339 S. UNIVERSITY AVENUE
SUITE 100
TAMPA, FL 33629
TEL: 813.288.1111
FAX: 813.288.1111
WWW.POLYGONBGA.COM

Meridian Gate

DATE: 01/15/2010	SCALE: AS SHOWN
DRAWN BY: J. HARRIS	CHECKED BY: J. HARRIS
SITE PLAN PIKE ACCESS	
A1.0a	



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.



POLYGON
 POLYGON
 Robert G. Coppa Architecture Inc.
 208 - 2330 Carleton Place
 Toronto, ON
 M3J 1K3
 Tel: (416) 291-1773
 Fax: (416) 291-1774
 www.polygon.ca

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

Meridian Gate

Site: (Insert site name)

DATE: 06/20/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]

**PARKING LEVEL
 OVERALL PLAN**

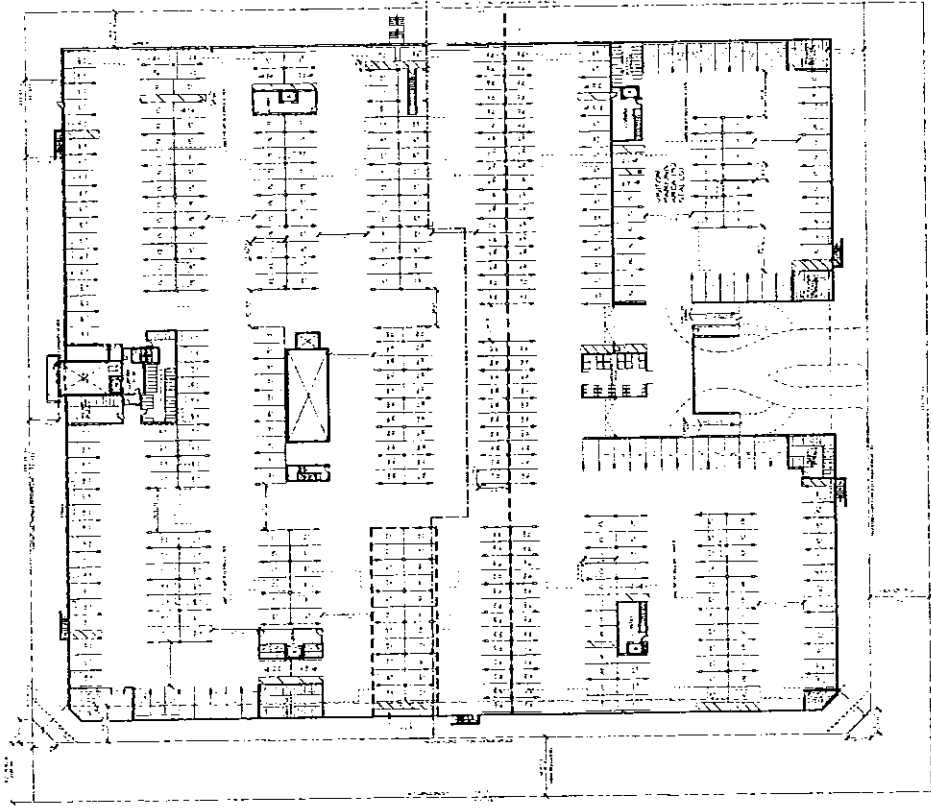
A1.1

PARKING
 THE FOLLOWING DIMENSIONS APPLY FOR ALL PARKING SPACES:
 STANDARD CAR SPACES: 22'0" x 10'0" (MINIMUM)
 STANDARD VAN SPACES: 22'0" x 12'0" (MINIMUM)
 STANDARD BIKE SPACES: 5'0" x 3'0" (MINIMUM)
 STANDARD STORAGE SPACES: 10'0" x 10'0" (MINIMUM)
 STANDARD VISITOR SPACES: 10'0" x 10'0" (MINIMUM)
 STANDARD ACCESSIBLE SPACES: 24'0" x 12'0" (MINIMUM)
 STANDARD VISITOR SPACES: 10'0" x 10'0" (MINIMUM)

Item	Qty
250 Units x 1.5 Storage	441
250 Units x 0.2 Visitor Storage	441
PHASE ONE	
Total Stalls Required	441
Total Stalls Provided	248 (224 required)
Small Car Stalls	60 (70%)
Accessible Stalls	5 (6 required)
Visitor Stalls Provided (Temporary Location)	27 (27 required)
PHASE TWO (COMPLETE PARKING)	
Total Stalls Provided	441
Small Car Stalls	152 (80%)
Accessible Stalls	9 (9 required)
Visitor Stalls Provided	10

STORAGE (BIKE) PARKING 0.27 x 10.00 MS (10'0" x 10'0" FT) SPACES - LEASABLE AREA
 248 (217/10' x 4' x 220' x
 250' x 0.2 VISITOR STORAGE REQUIRED (MINIMUM) 27

BIKE PARKING
 VISITOR BIKE PARKING 0.27 x 10.00 MS (10'0" x 10'0" FT) SPACES - LEASABLE AREA
 248 (217/10' x 4' x 220' x
 250' x 0.2 VISITOR BIKE PARKING REQUIRED (MINIMUM) 27



**PARKING LEVEL PLAN
 102-110**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 4. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
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 7. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 8. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 9. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 10. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE ARCHITECT.
 11. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
 12. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAWING.
 13. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS.
 14. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT DOCUMENTS.
 15. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
 16. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
 17. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
 18. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.
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 20. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE PROJECT MANUAL.

POLYGON
 ARCHITECTS
 700 - 2335 Colburn Street
 Los Angeles, CA 90024
 Tel: (310) 441-4211
 Fax: (310) 441-1141
 www.polygonarchitects.com

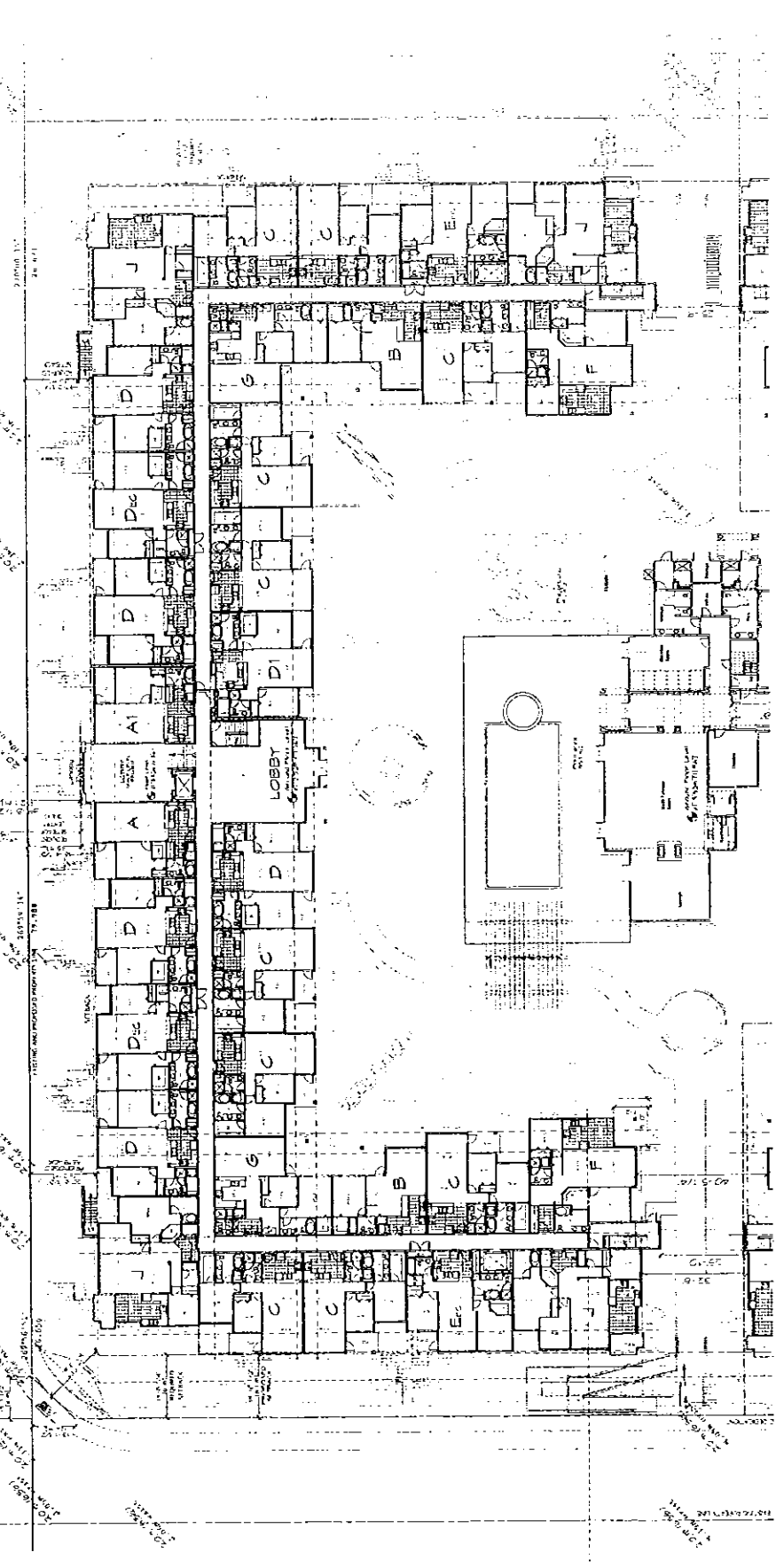


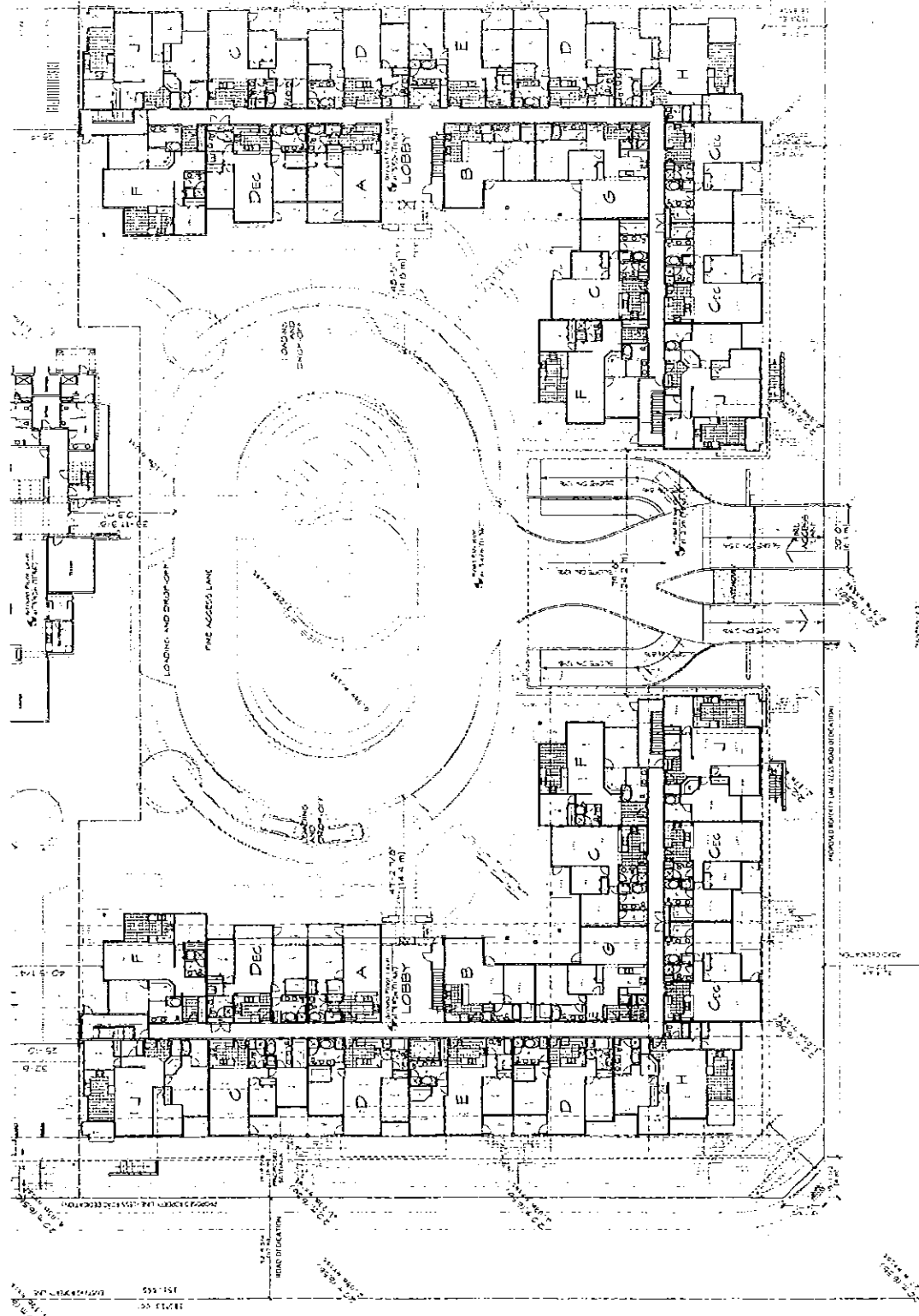
Meridian Gate
 NORTH BUILDING
 GROUND FLOOR
 PLAN

A2.0a



ODLIN ROAD





Robert Peckham Architecture Inc
740 2330 Columbia Street
Vancouver, BC V6L 1A1
Tel: (604) 681-1111
Fax: (604) 681-1111
http://www.rpa.ca

Meridian Gate

DATE: 02.06.06
DRAWN BY: NGA/SLA
CHECKED BY: NGA/SLA

SOUTH BUILDING
GROUND FLOOR
PLAN

Scale: 1:100
A2.06

GROUND FLOOR PLAN - SOUTH BUILDING



ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE PROJECT.

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POLYGON

BRCA

 Robert Bicaza Architects, Inc.

 200 - 2539 Columbia Street

 Cambridge, MA 02142

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 Fax: 617-552-1178

 www.polygonbrca.com

Meridian Gate

 Date: 08/20/2018

 Title: 2D

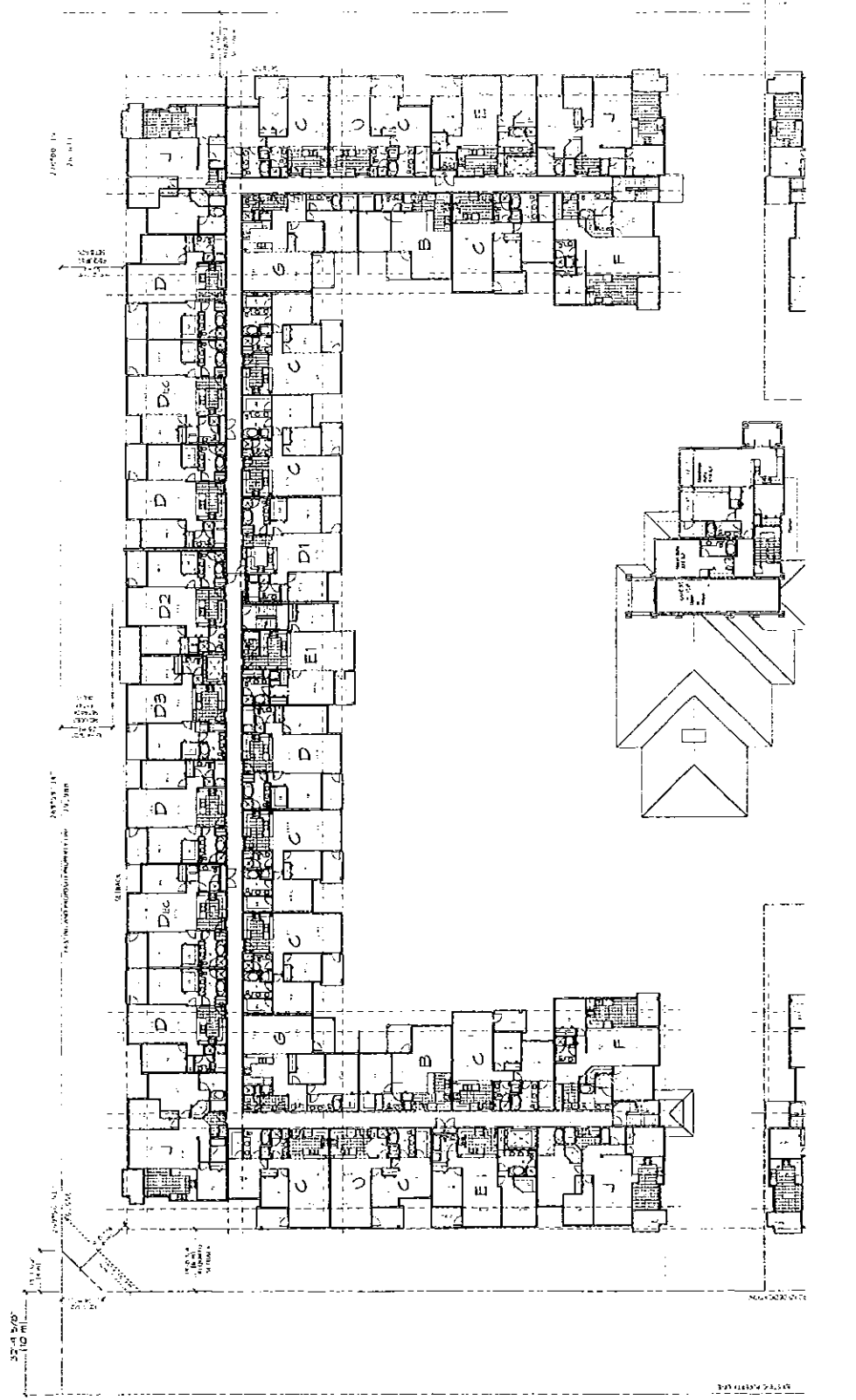
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 NORTH BUILDING

 2ND FLOOR

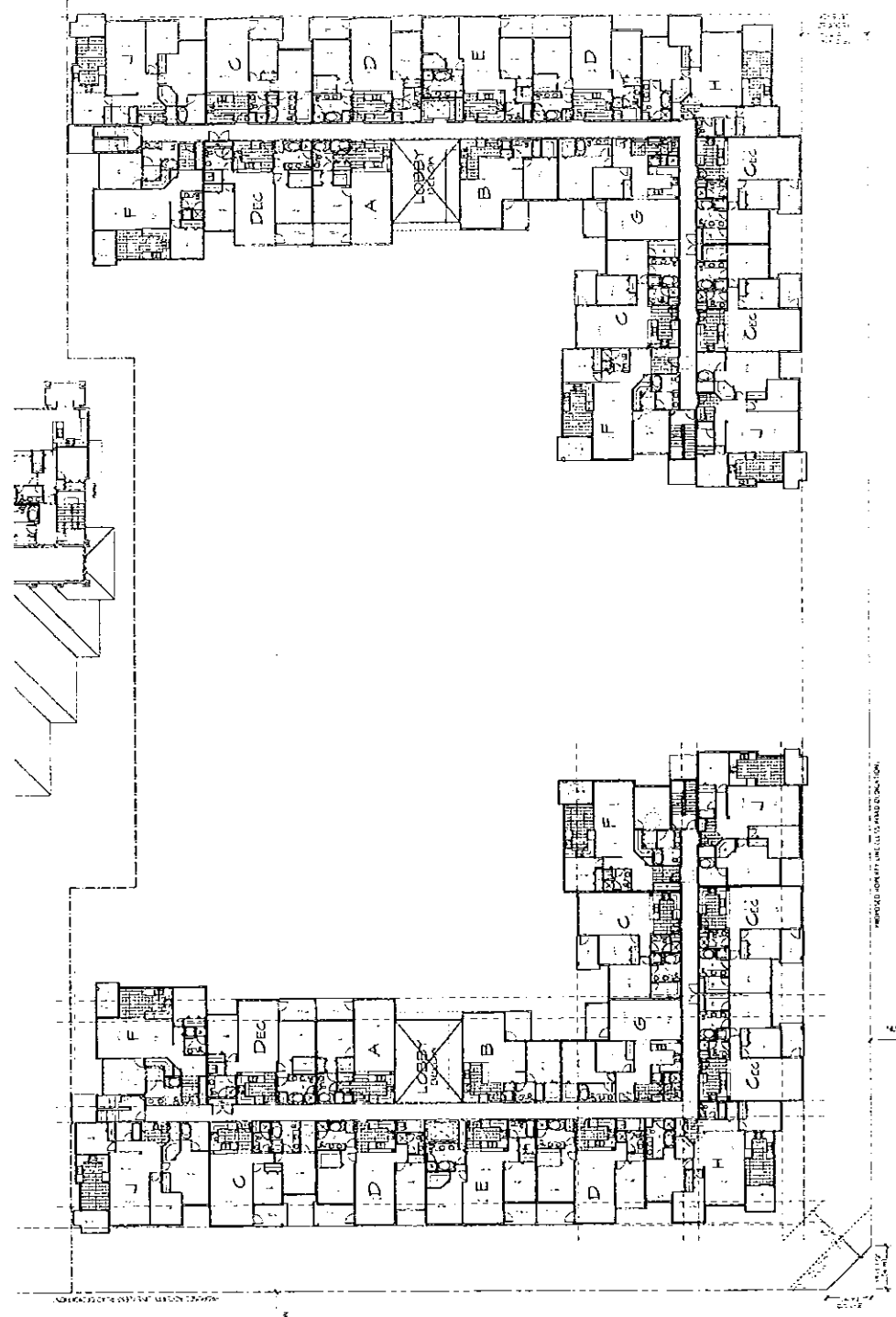
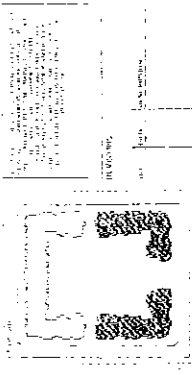
 PLAN

 A2.1a



2ND FLOOR PLAN - NORTH BUILDING

 1/8" = 1'-0"



POLYGON
RGA
 Robert Glotz Architects Inc.
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 Vancouver, BC
 Tel: 604 681 1111
 Fax: 604 681 1111
 Email: info@polygonrga.com
 www.polygonrga.com

Meridian Gate

DATE: JAN 26, 2006
 DRAWN BY: RGA
 CHECKED BY: RGA
 SOUTH BUILDING
 2ND FLOOR
 PLAN

A2.1b

151.255
 151.255
 151.255

N.B.A.
 INDICATION

REMOVED ROOMS ARE LIT IN THIS ELEVATION.

SCALE: 1/8" = 1'-0"

DATE: JAN 26, 2006
 DRAWING NO: 02.1.1b

2ND FLOOR PLAN - SOUTH BUILDING
 151.255



DATE: 01/15/2010
 PROJECT: MERIDIAN GATE
 DRAWING NO.: 100-100000-001
 SHEET NO.: 100-100000-001-001

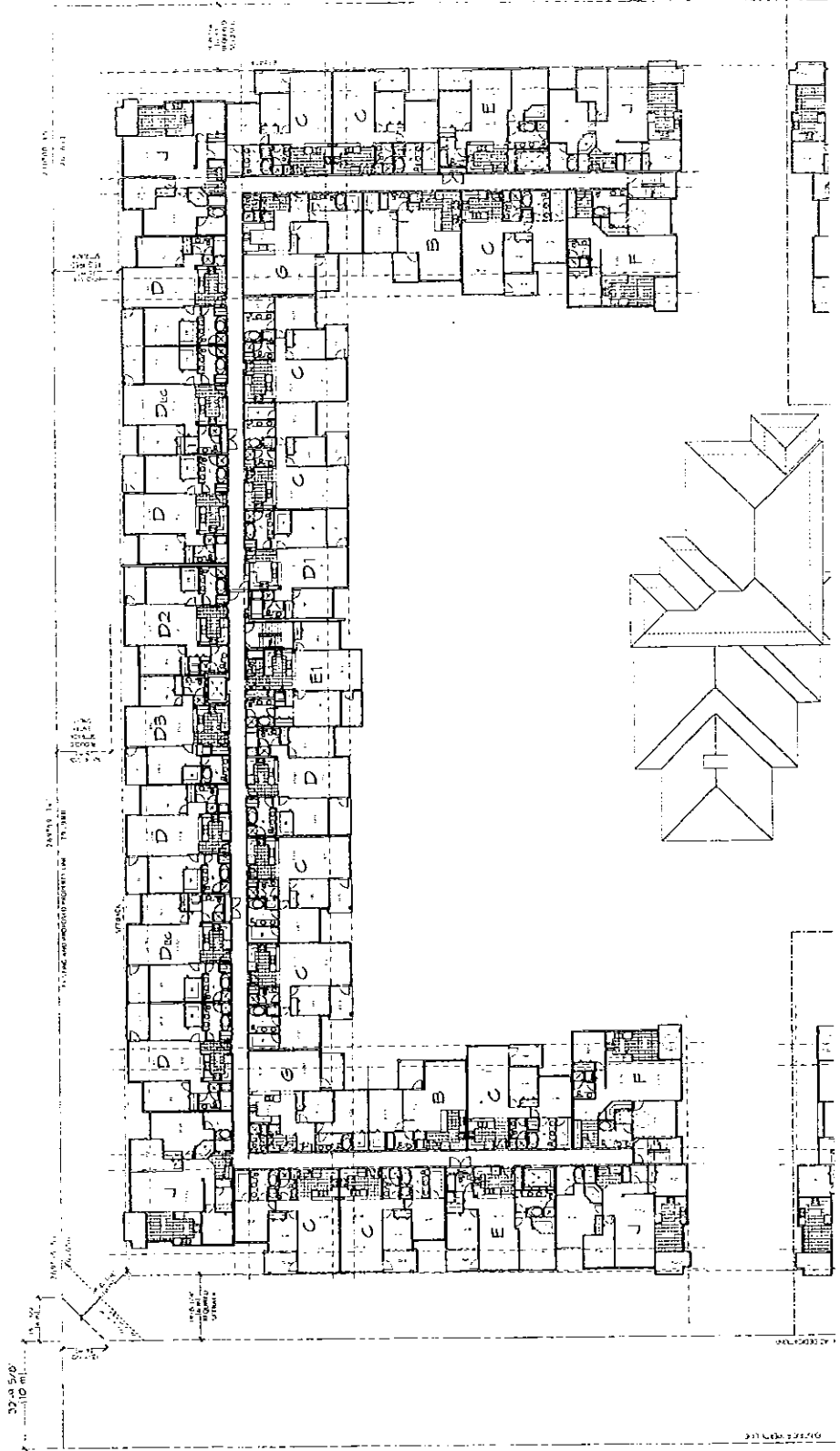
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 PROJECT: MERIDIAN GATE
 DRAWING NO.: 100-100000-001
 SHEET NO.: 100-100000-001-001

POLYGON
ROGA
 Robert Corcoran Architecture, Inc.
 7001-7039 Columbia Street
 Columbia, MD 21046
 TEL: 410-326-4444
 FAX: 410-326-4444
 WWW: WWW.POLYGONROGA.COM

Meridian Gate

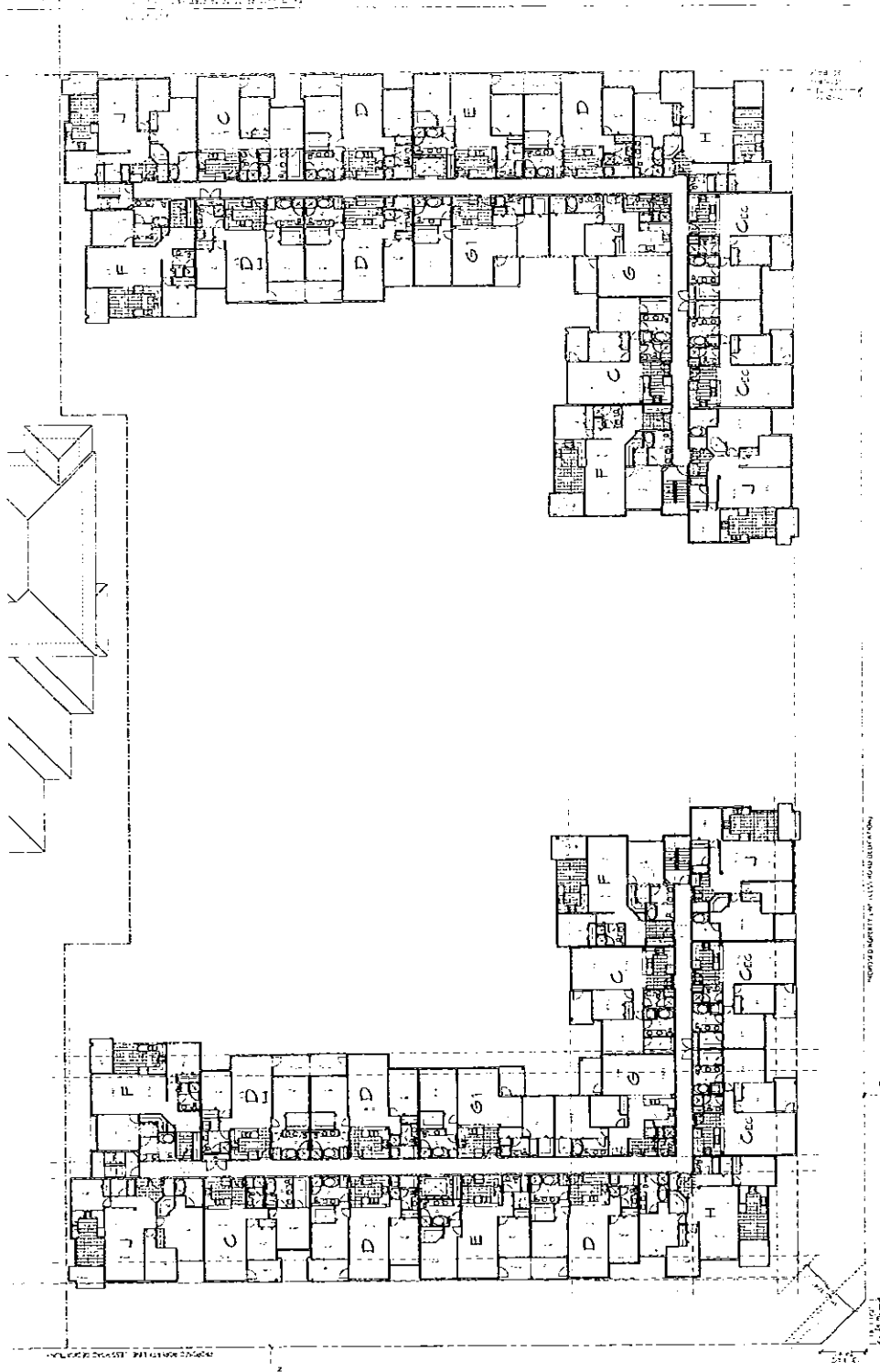
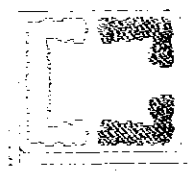
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 PROJECT: MERIDIAN GATE
 DRAWING NO.: 100-100000-001
 SHEET NO.: 100-100000-001-001

100-100000-001-001



3RD FLOOR PLAN - NORTH BUILDING

100-100000-001-001



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BGA
Arthur - Elizabeth Architecture, Inc.
240 - 2339 Columbia Street
Vancouver, BC
V5Z 2V9
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Fax: 604.681.4678
E: info@polygonbga.com

Meridian Gate

3RD FLOOR PLAN - SOUTH BUILDING
PLAN

A2.20

8/1/2017 10:15:15 AM 5027161
05/22/2017

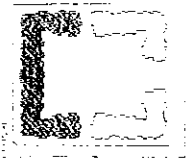
30' 0" DIA
ROUND SIGNATION

NON-STRUCTURAL WALLS AND PARTITIONS

MARKED ROOMS

AS PER A-17
CUSTOM SIGNATURE 11/1/14

3RD FLOOR PLAN - SOUTH BUILDING
11/1/14



DATE: 01/11/2011
PROJECT: POLYGON
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1/8" = 1'-0"

PROJECT: POLYGON
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1/8" = 1'-0"

DATE: 01/11/2011
PROJECT: POLYGON
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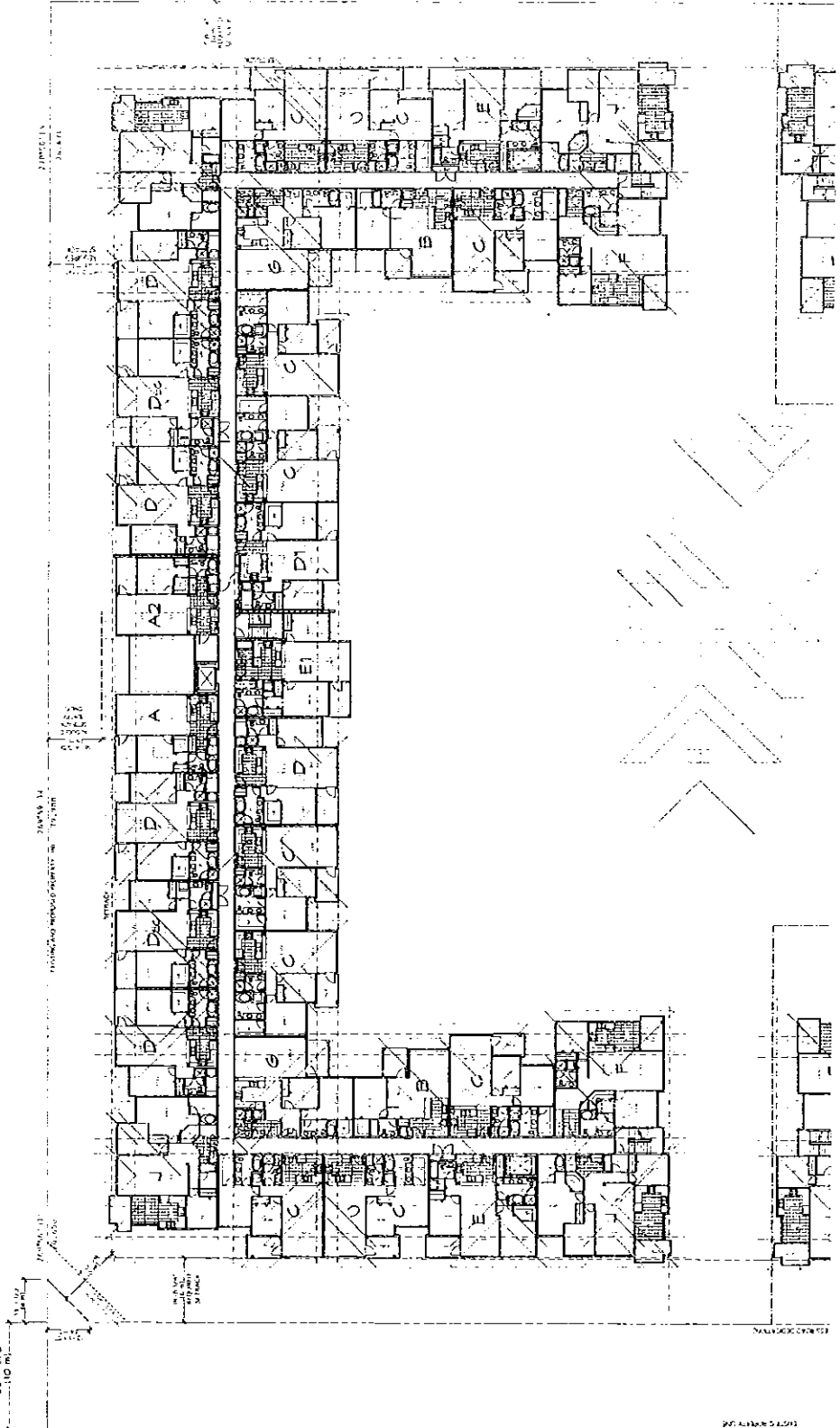


POLYGON
RO/A
Rakesh Gokulakrishnan Architects Inc.
7100 - 2339 Glenhurst Street
Toronto, ON M3J 1K7
Tel: (416) 491-1111
Fax: (416) 491-1112
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Meridian Gate

DATE: 01/11/2011
PROJECT: POLYGON
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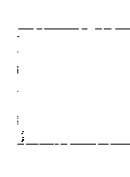


4TH FLOOR PLAN - NORTH BUILDING
PAGE 116

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 4. ALL WINDOWS ARE 48" WIDE UNLESS OTHERWISE NOTED.
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 8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 9. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE ARCHITECT.
 10. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.

DATE: 07/20/2006
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SCALE: AS SHOWN
 PROJECT: SOUTH BUILDING - 4TH FLOOR



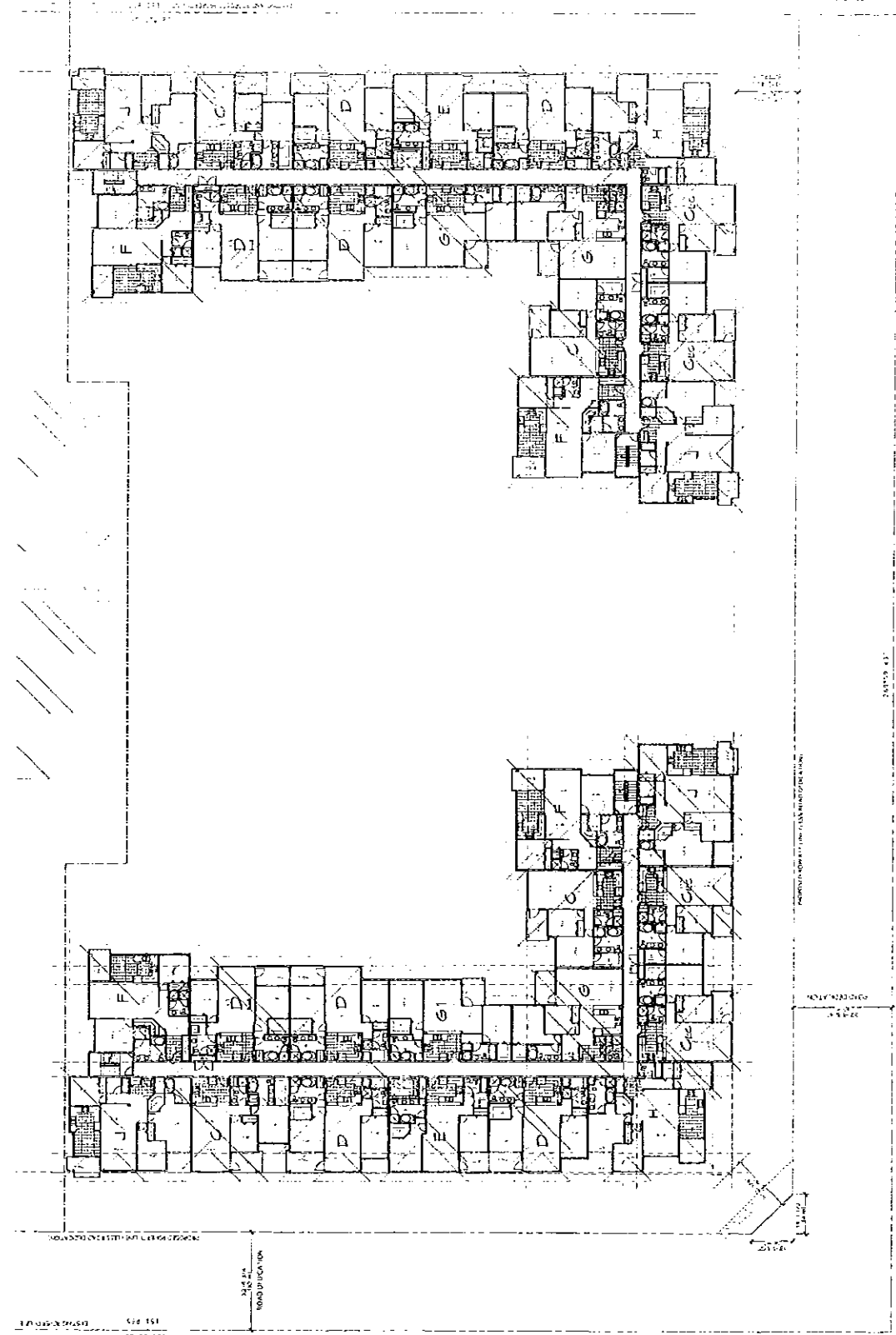
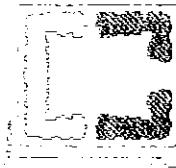
POLYGON BOVA
 Bohne Pecora Architecture, Inc.
 280 - 2339 Glenhurst Street
 Suite 100
 Los Angeles, CA 90004
 Tel: (310) 447-4111
 Fax: (310) 447-5111
 www.polygonbova.com

Meridian Gate

DATE: 07/20/2006
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SOUTH BUILDING
 4TH FLOOR
 PLAN

A2.30



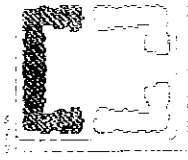
15' 0" 0"

15' 0" 0"

15' 0" 0"

15' 0" 0"

4TH FLOOR PLAN - SOUTH BUILDING
 DATE: 07/20/06



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL CODE BOOK (IMC).

2. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.

3. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL ROOFING CONTRACT DOCUMENTS (IRCD).

5. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL ROOFING CONTRACT DOCUMENTS (IRCD).

6. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL ROOFING CONTRACT DOCUMENTS (IRCD).

7. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL ROOFING CONTRACT DOCUMENTS (IRCD).

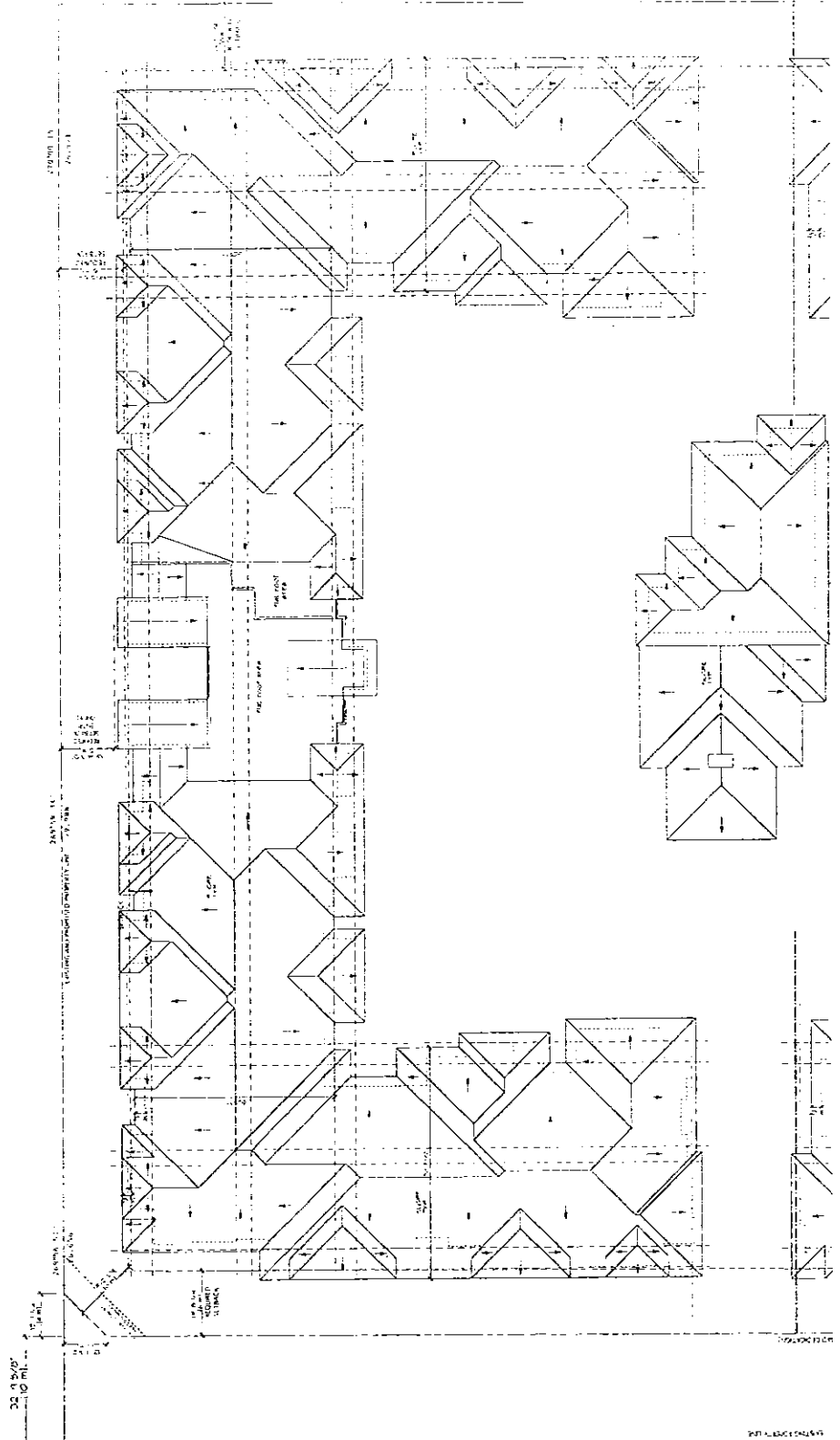
POLYGON
PROVA

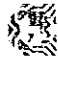
William Edwards Manufacturing, Inc.
 706-7289 Columbia Street
 Winchester, KY 40391
 (606) 728-4444
 Fax: (606) 728-4441
 Email: sales@polyon.com
 Website: www.polyon.com

Meridian Gate

June 27, 2024
 15' x 10' PLAN
 NORTH BUILDING
 ROOF PLAN

A2.4a



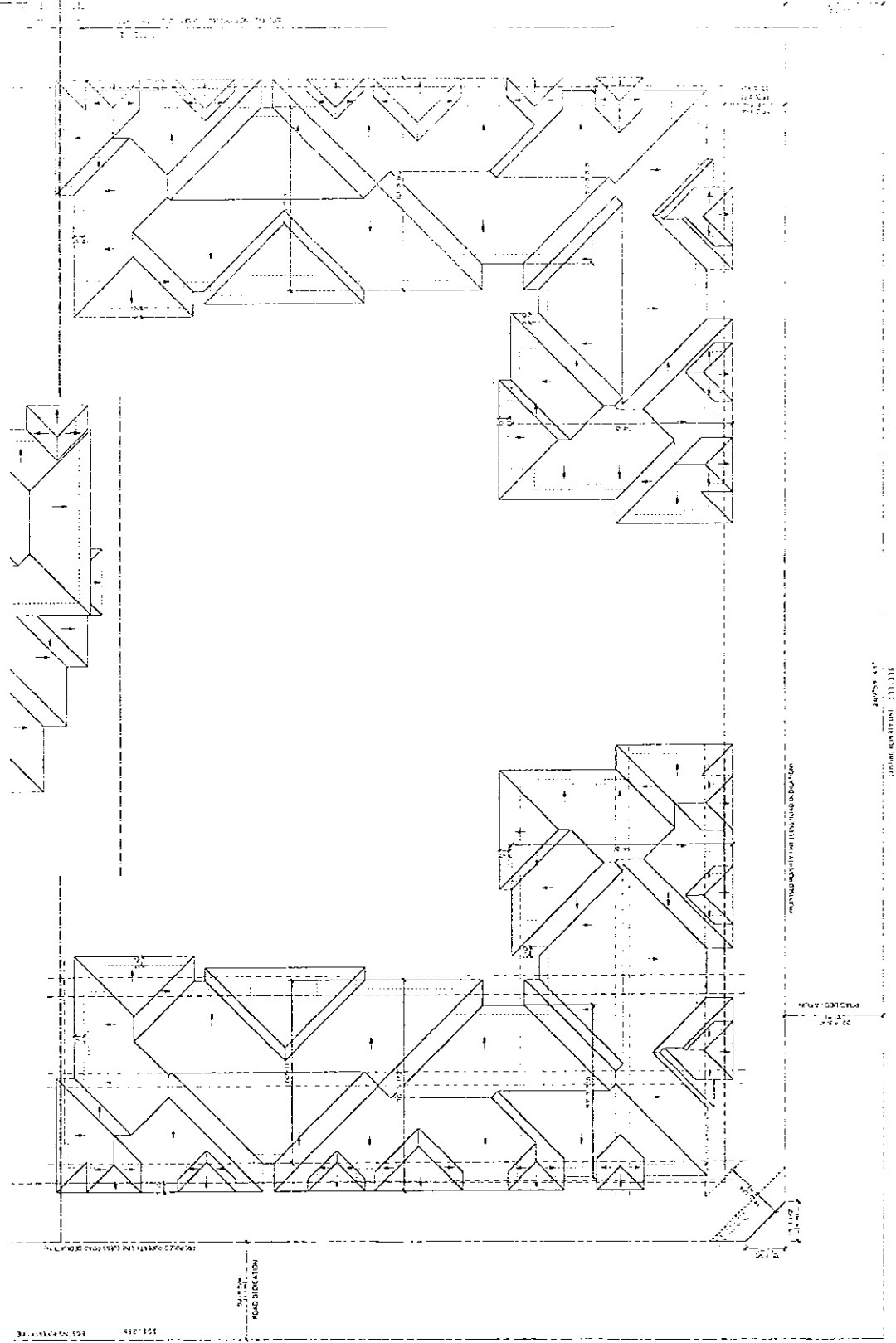
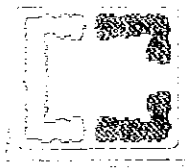


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Robert Duncan Architecture Inc.
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V6P 3X4
Tel: 604.255.4141
Fax: 604.255.6443
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Vancouver, B.C. V5L 2B8

Meridian Gate

Issue No: 007
Scale: 1/8" = 1'-0"
Project Name: SOUTH BUILDING
ROOF PLAN

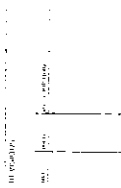
Sheet No: A2.4b



ROOF PLAN - SOUTH BUILDING
DATE: 10/12/12

SCALE: 1/8" = 1'-0"
PROJECT: SOUTH BUILDING 137-135

1. ALL DIMENSIONS ARE IN METERS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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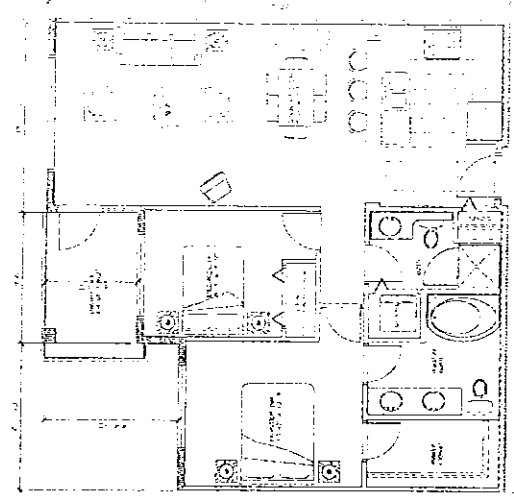


UNIT A - 1 Bedroom
 7.00m x 11.10m
 UNIT B - 1 Bedroom
 7.00m x 11.10m
 UNIT C - 2 Bedroom
 7.00m x 11.10m
 UNIT D - 2 Bedroom
 7.00m x 11.10m
 UNIT E - 3 Bedroom
 7.00m x 11.10m

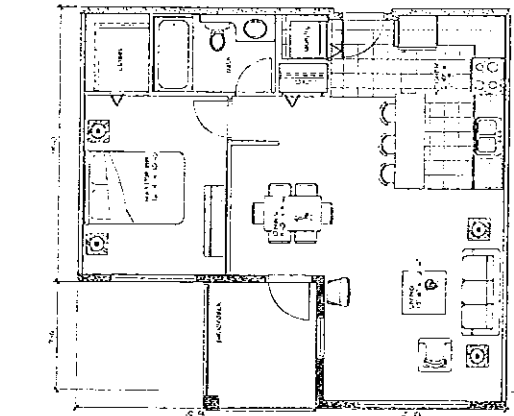
POLYGON
RGA
 Project: Meridian Gate
 709 - 2020 Columbus Street
 Vancouver, BC
 V6J 1K4
 Tel: 604.681.4000
 Fax: 604.681.4001
 Email: info@polygon.com
 www.polygon.com

Meridian Gate
 UNIT PLANS
 UNIT A - 1 Bedroom
 UNIT B - 1 Bedroom
 UNIT C - 2 Bedroom
 UNIT D - 2 Bedroom
 UNIT E - 3 Bedroom

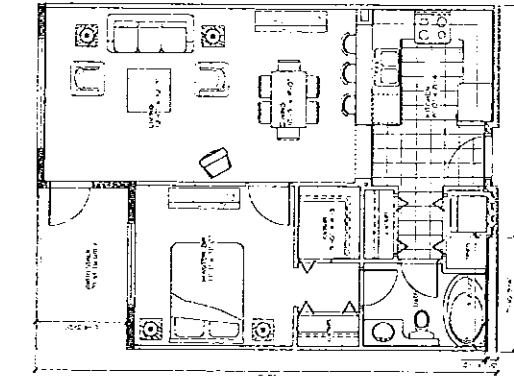
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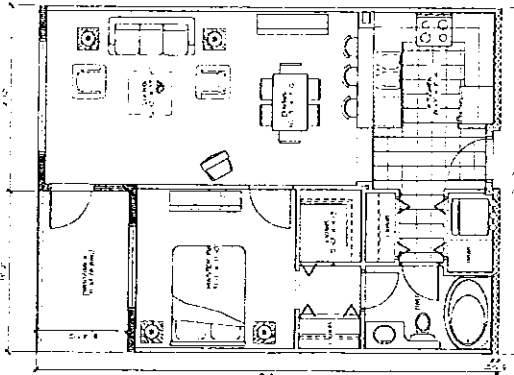
UNIT A - 1 Bedroom
 7.00m x 11.10m



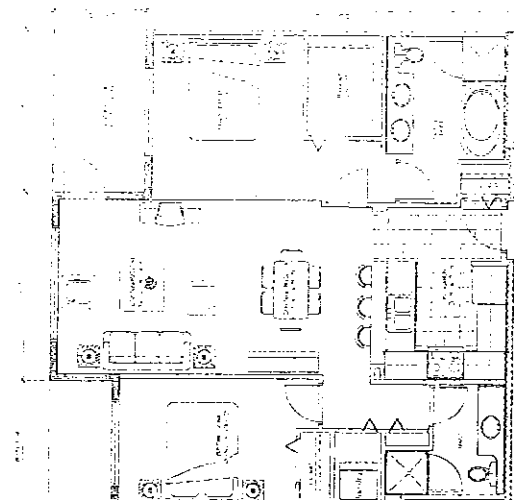
UNIT B - 1 Bedroom
 7.00m x 11.10m



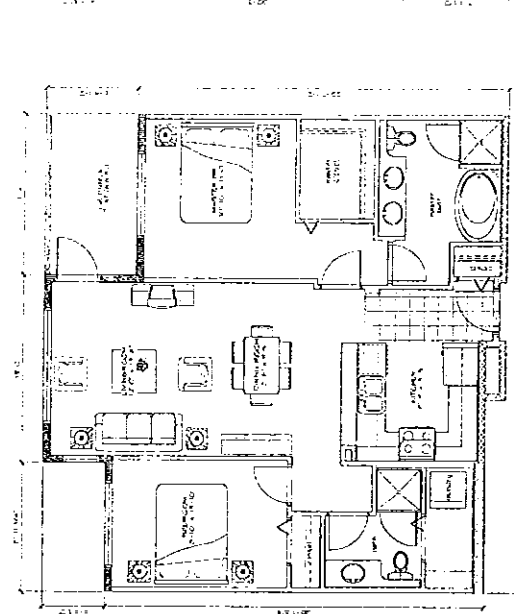
UNIT C - 2 Bedroom
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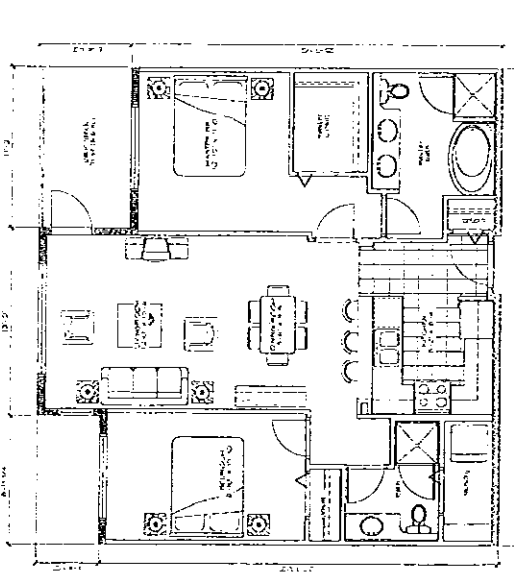
UNIT D - 2 Bedroom
 7.00m x 11.10m



UNIT E - 3 Bedroom
 7.00m x 11.10m



UNIT A - 1 Bedroom
 7.00m x 11.10m



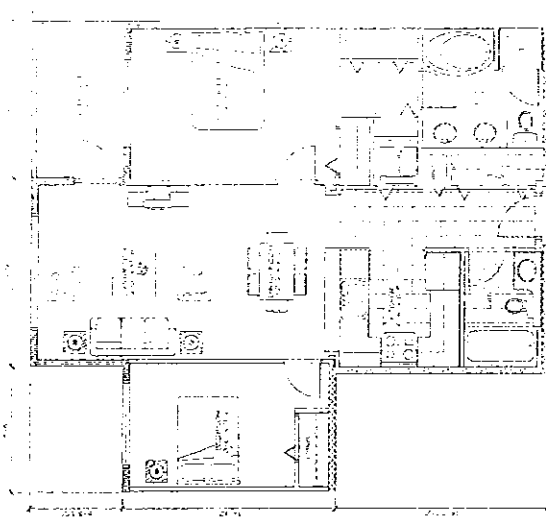
UNIT B - 1 Bedroom
 7.00m x 11.10m

1. ALL DIMENSIONS ARE IN METERS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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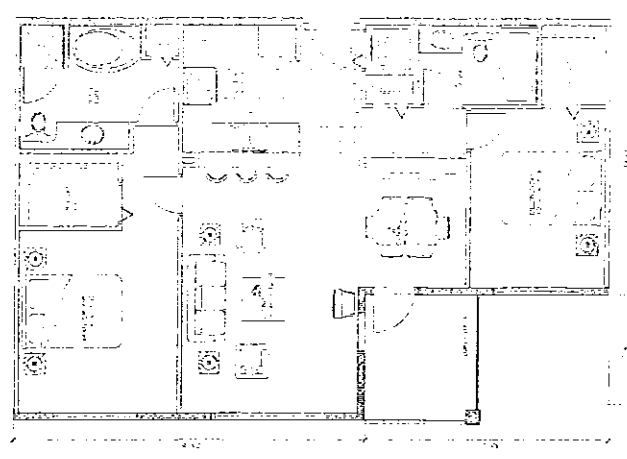
POLYGON
PC/A
 POLYMER CONCRETE ARCHITECTURE INC.
 2006 - 2330 Columbia Street
 Vancouver, B.C.
 V5Z 2S3
 Tel: 604.275.4711
 Fax: 604.275.4711
 www.polygon.ca

Meridian Gate
 UNIT PLANS
 SCALE: 1/4" = 1'-0"
 DATE: 11/11/11

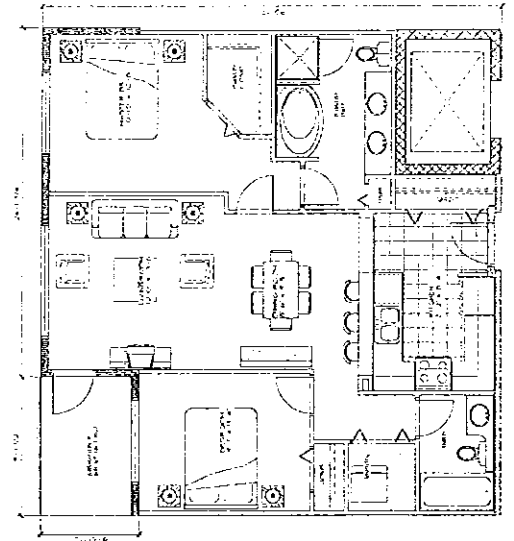
A2.6



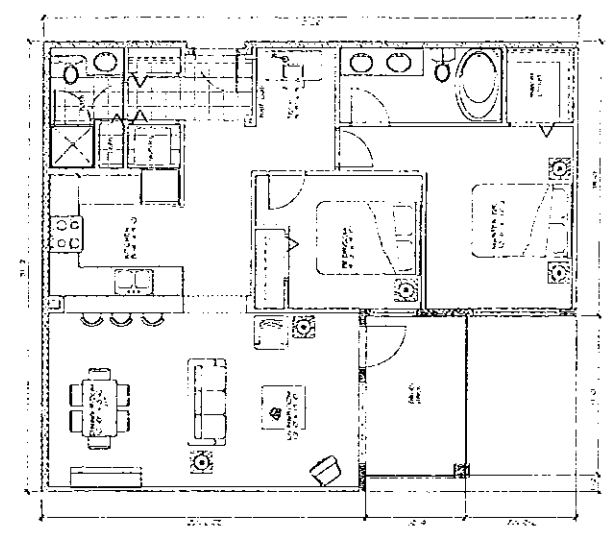
Unit D-1 - 3 Bedroom
Scale: 1/4" = 1'-0"



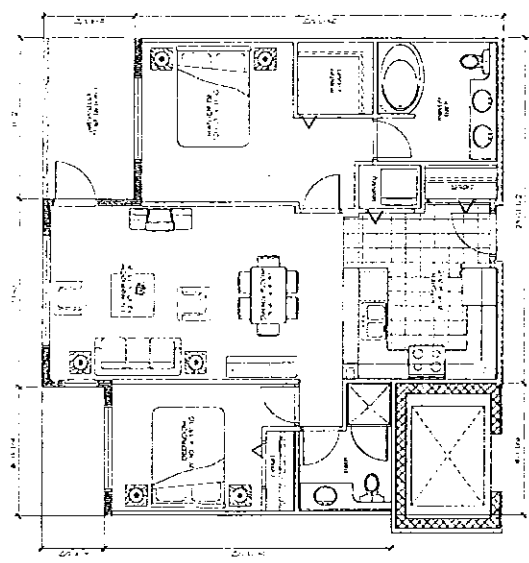
Unit D-2 - 2 Bedroom
Scale: 1/4" = 1'-0"



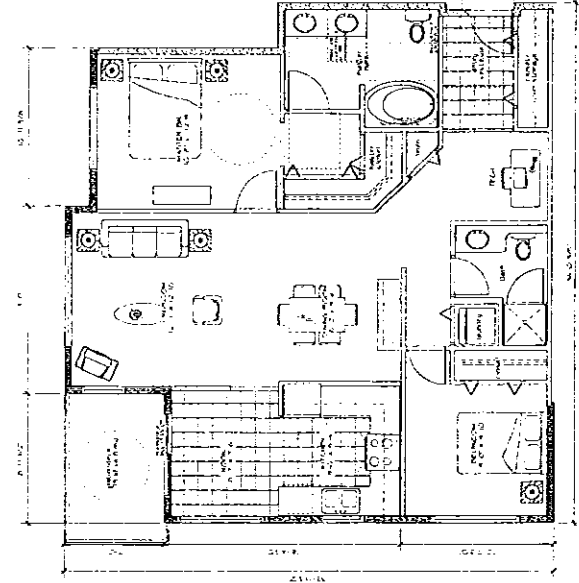
Unit D-3 - 3 Bedroom
Scale: 1/4" = 1'-0"



Unit D-4 - 2 Bedroom
Scale: 1/4" = 1'-0"

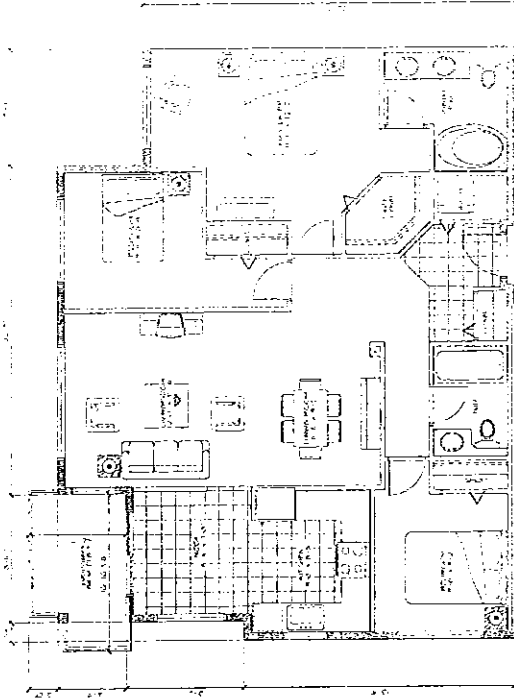


Unit E-1 - 3 Bedroom
Scale: 1/4" = 1'-0"

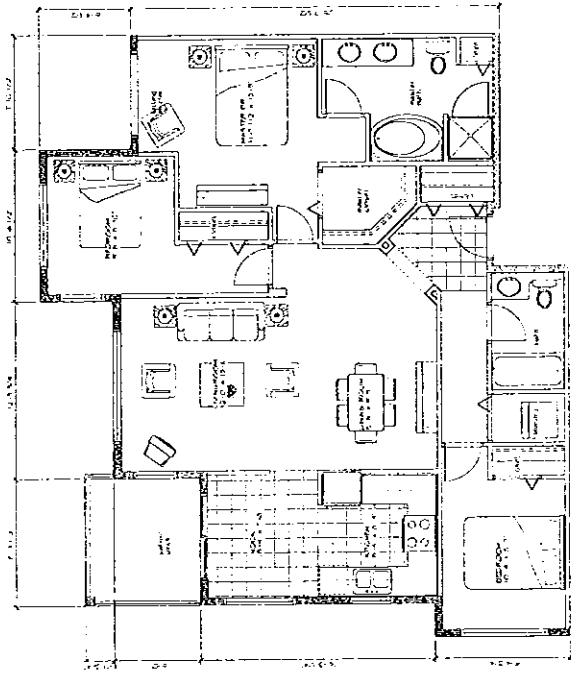


Unit E-2 - 2 Bedroom Ascending Unit
Scale: 1/4" = 1'-0"

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. SEE NOTES ON OTHER SHEETS FOR FINISHES AND MATERIALS.
 4. SEE NOTES ON OTHER SHEETS FOR MECHANICAL AND ELECTRICAL REQUIREMENTS.
 5. SEE NOTES ON OTHER SHEETS FOR SCHEDULING AND SEQUENCING.
 6. SEE NOTES ON OTHER SHEETS FOR CONSTRUCTION METHODS AND DETAILS.
 7. SEE NOTES ON OTHER SHEETS FOR SPECIAL NOTES AND CONDITIONS.
 8. SEE NOTES ON OTHER SHEETS FOR GENERAL NOTES AND CONDITIONS.
 9. SEE NOTES ON OTHER SHEETS FOR SPECIFICATIONS AND NOTES.
 10. SEE NOTES ON OTHER SHEETS FOR CONTRACT DOCUMENTS AND CONDITIONS.



UNIT 2 - 2 BED ROOM
 1000 SQ FT (91.50 M²)



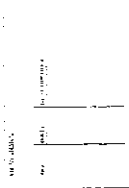
UNIT 1 - 2 BED ROOM
 1000 SQ FT (91.50 M²)

POLYGON
PROVA
 Polymer Concrete Architecture, Inc.
 6100 - 2339 Cabaniss Street
 Jacksonville, FL 32217
 Tel: 904-387-1111
 Fax: 904-387-1111
 www.polygonarch.com

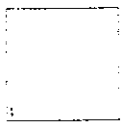
Meridian Gate

UNIT PLANS
 A2.7

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS OF THE STATE OF MARYLAND AND THE NATIONAL BUILDING CODES AND SPECIFICATIONS.



2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

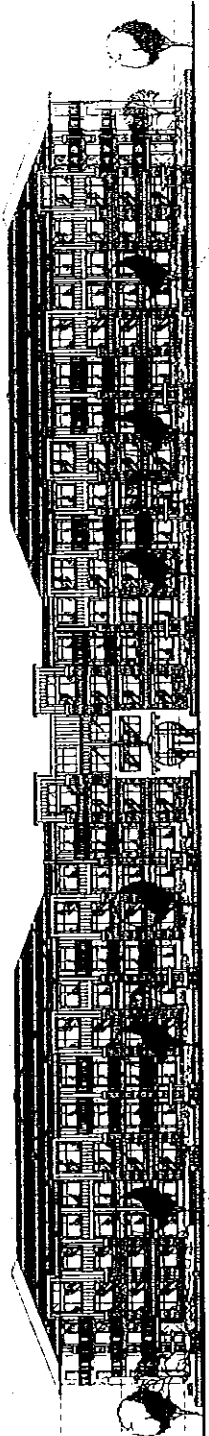


**POLYGON
ROCA**
 Robert Uzzoni Architecture Inc.
 200 West Calver Street
 Washington, DC 20004
 Tel: (202) 462-7441
 Fax: (202) 462-7441
 E-mail: ruz@roca.com
 www.roca.com

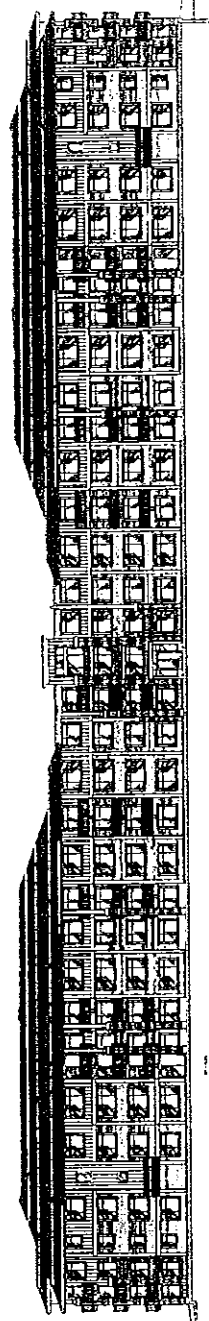
Meridian Gate

DATE: 06.28.2007
 DRAWING NO.: 100-100
 SHEET NO.: 100-100

ASIO



1 NORTH ELEVATION - NORTH BUILDING
 1/8" = 1'-0"

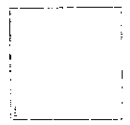


2 SOUTH COUNTAND ELEVATION - NORTH BUILDING
 1/8" = 1'-0"

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS OF THE STATE OF MARYLAND AND THE NATIONAL BUILDING CODES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
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- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

POLYGON
 ROCA
 Robert Ciccozzi Architecture Inc.
 200 - 2339 Colbourne Street
 Vancouver, BC
 V6V 1T5, CAN
 Tel: (604) 681-4611
 Fax: (604) 681-4613
 www.polygonroca.com

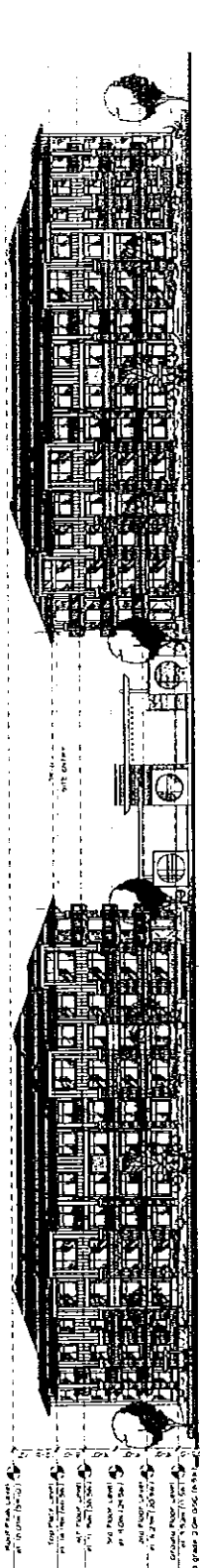
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 CLIENT: _____
 PROJECT: _____
 DRAWING NO.: _____



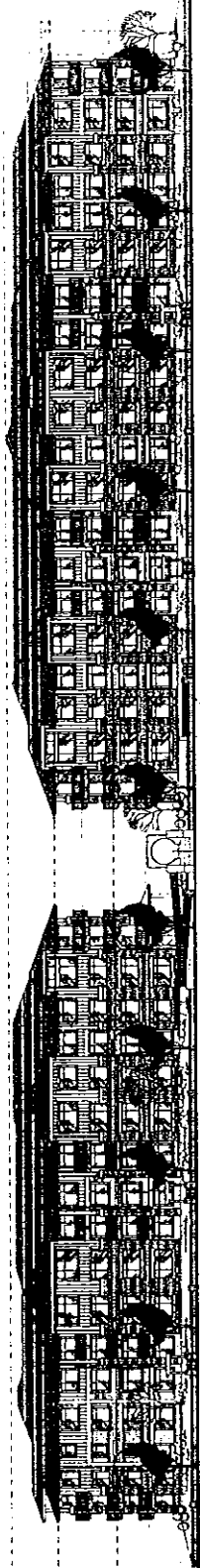
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Meridian Gate

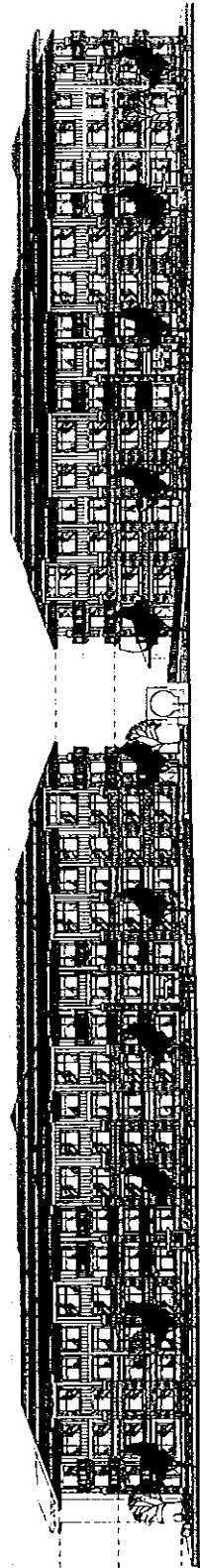
BUILDING
 ELEVATIONS
 AS.1



1 SOUTH ELEVATION - SOUTH BUILDING AND SITE ENTRY
 1/16" = 1'-0"

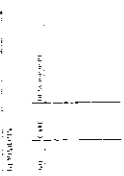


2 WEST ELEVATION - NORTH AND SOUTH BUILDING
 1/16" = 1'-0"



3 EAST ELEVATION - SOUTH AND NORTH BUILDING
 1/16" = 1'-0"

PROJECT NO. 2019-0001
 DATE: 11/15/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



DATE: 11/15/2019
 PROJECT: 2019-0001
 DRAWING: 2019-0001-01

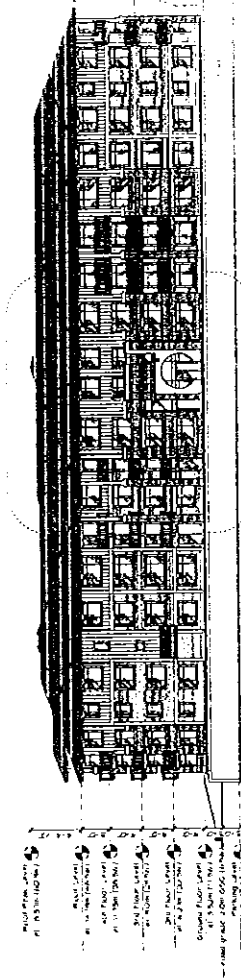


POLYGON ROA
 Robert Brickett Architects Inc.
 2019 - 2020 Columbus Street
 Columbus, Georgia
 404-525-1234
 www.robertbrickett.com

Meridian Gate

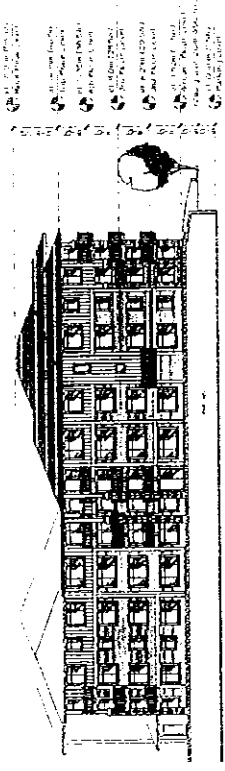
BUILDING ELEVATIONS

A3.2



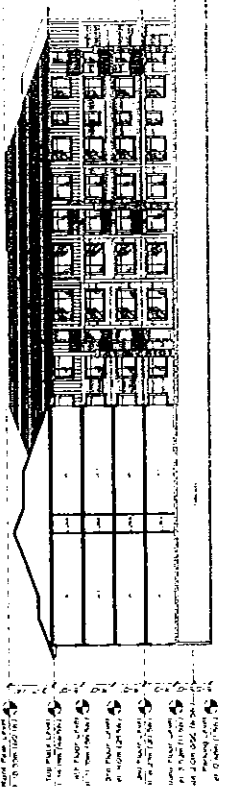
1 EAST ELEVATION - SOUTH BUILDING ENTRY
 1/8" = 1'-0"

- 1. 1st Floor Level
- 2. 2nd Floor Level
- 3. 3rd Floor Level
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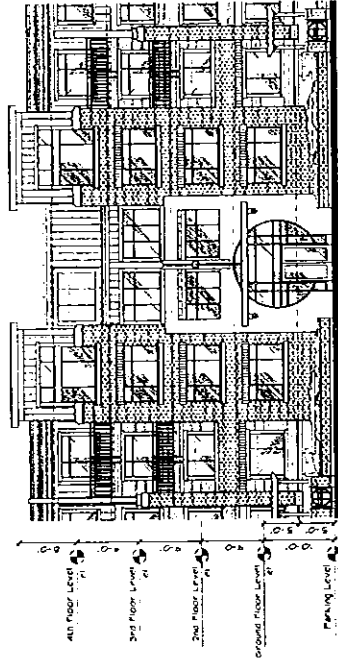
2 NORTH ELEVATION - SOUTH BUILDING
 1/8" = 1'-0"

- 1. 1st Floor Level
- 2. 2nd Floor Level
- 3. 3rd Floor Level
- 4. 4th Floor Level
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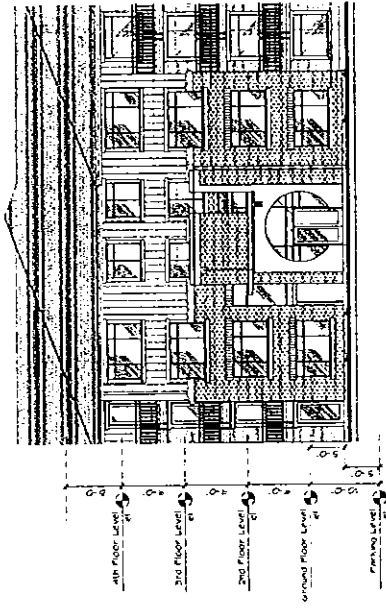
3 WEST COURTYARD ELEVATION (EAST COURTYARD ELEVATION MIRRORED) - NORTH BUILDING
 1/8" = 1'-0"

- 1. 1st Floor Level
- 2. 2nd Floor Level
- 3. 3rd Floor Level
- 4. 4th Floor Level
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- 99. 99th Floor Level
- 100. 100th Floor Level



4 NORTH ELEVATION - NORTH BUILDING ENTRY DETAIL
 1/8" = 1'-0"

- 1. 4th Floor Level
- 2. 3rd Floor Level
- 3. 2nd Floor Level
- 4. Ground Floor Level
- 5. Parking Level



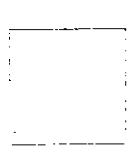
5 EAST ELEVATION - SOUTH BUILDING ENTRY DETAIL
 1/8" = 1'-0"

- 1. 4th Floor Level
- 2. 3rd Floor Level
- 3. 2nd Floor Level
- 4. Ground Floor Level
- 5. Parking Level

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES.
 ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
 ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES.
 ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.

CONTRACT NO. 100-100-100-100
 PROJECT NO. 100-100-100-100
 SHEET NO. 100-100-100-100

DATE: 10/10/2000
 DRAWN BY: [Name]
 CHECKED BY: [Name]



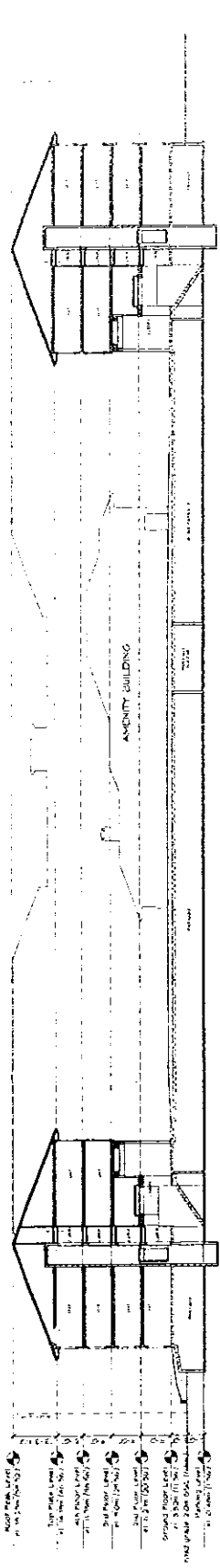
POLYGON
PQA
 Robert Cooper Architecture Inc.
 208 - 2533 Dalhousie Street
 Vancouver, B.C.
 V6V 1T5
 Tel: (604) 681-1011
 Fax: (604) 681-1012
 www.polygonpqa.com

Meridian Gate

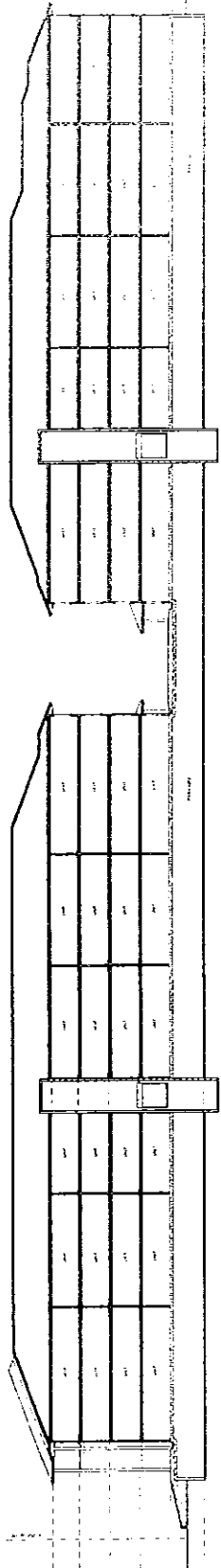
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 CHECKED BY: [Name]

SECTIONS

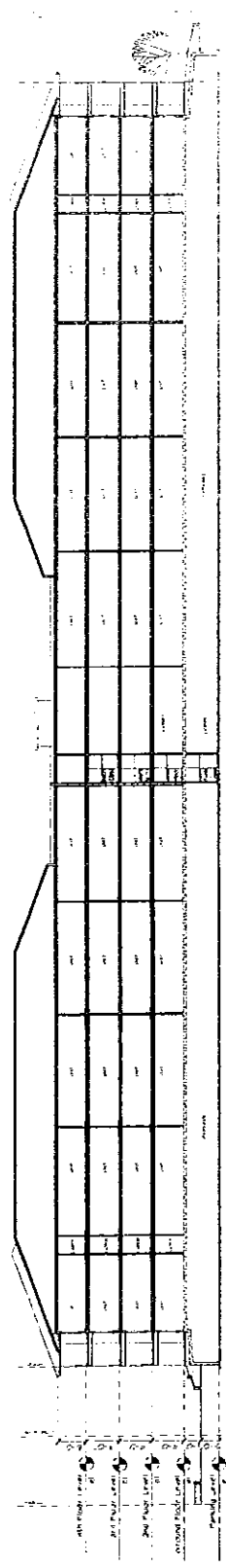
A3.3



SECTION LOOKING NORTH - CENTRAL BUILDING
1/8" = 1'-0"




SECTION LOOKING EAST - CENTRAL BUILDING (SECTION LOOKING EAST SIMILAR)
1/8" = 1'-0"



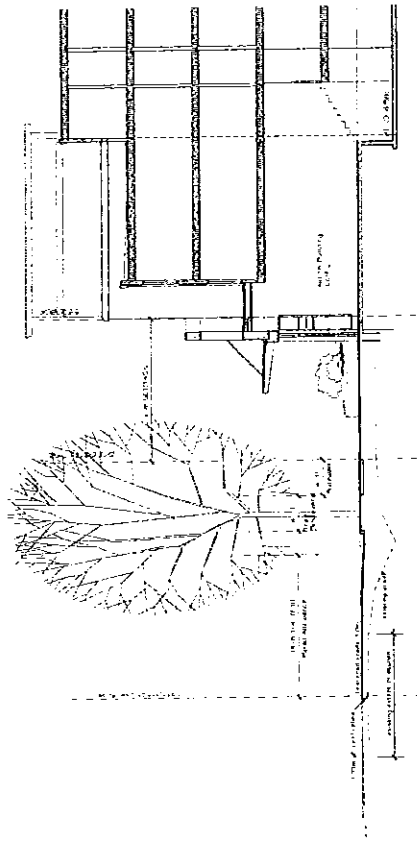
SECTION LOOKING SOUTH - NORTH BUILDING
1/8" = 1'-0"

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. FINISH GRADE IS INDICATED BY A DOTTED LINE.
 4. FINISH FLOOR IS INDICATED BY A DASHED LINE.
 5. FINISH CEILING IS INDICATED BY A DASHED LINE.
 6. FINISH EARTH IS INDICATED BY A DOTTED LINE.
 7. FINISH GRADE IS TO BE MAINTAINED AT ALL TIMES.
 8. FINISH GRADE IS TO BE MAINTAINED AT ALL TIMES.
 9. FINISH GRADE IS TO BE MAINTAINED AT ALL TIMES.
 10. FINISH GRADE IS TO BE MAINTAINED AT ALL TIMES.

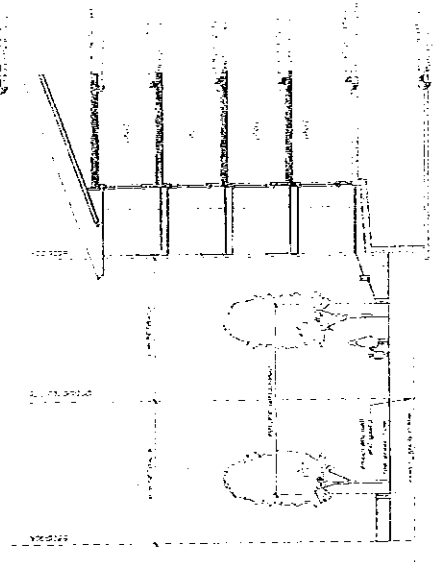


POLYGON BOA
 Robert McCreary Architects Inc.
 7411 - 2339 DePaulina Street
 Vancouver, BC
 Tel: 604-275-1111
 Fax: 604-275-1112
 www.polygonboa.com

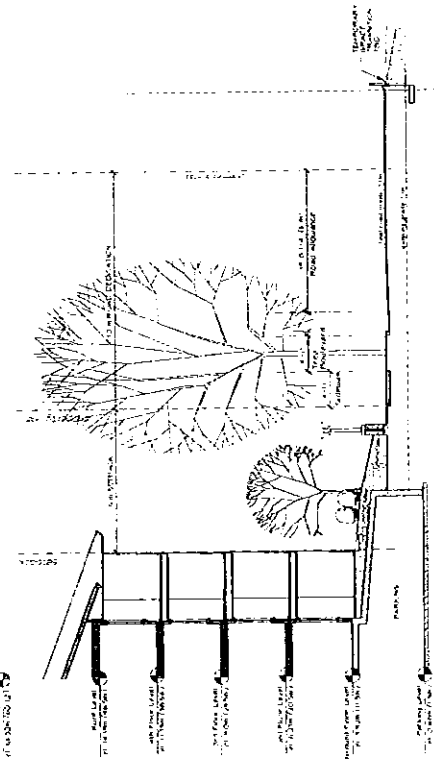
Meridian Gate
 Scale: 1/8" = 1'-0"
 Date: 10/10/11
 Drawing No: A3.4
 ADJACENCY SECTIONS



SECTION AT ODLIN ROAD AT ENTRY TO NORTH BUILDING



SECTION AT PROPOSED GREENWAY



SECTION AT NEW ROAD AT WEST OF SITE

DATE: 10/10/68
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
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POLYGON
ROGA

60100 (Circular) Inc.
 245 S. 4th Street
 Milwaukee, WI

10/10/68
 E. R. [illegible]
 L. [illegible]

0/10/10/68

Meridian Gate

NO. [illegible]
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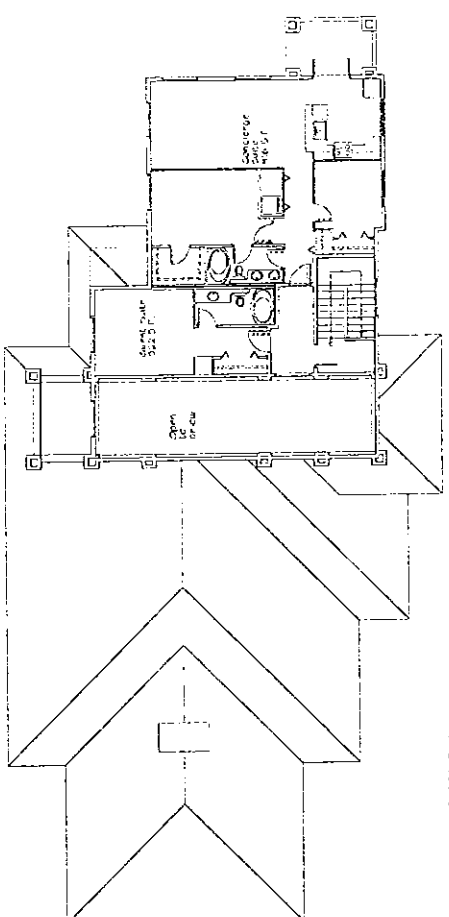
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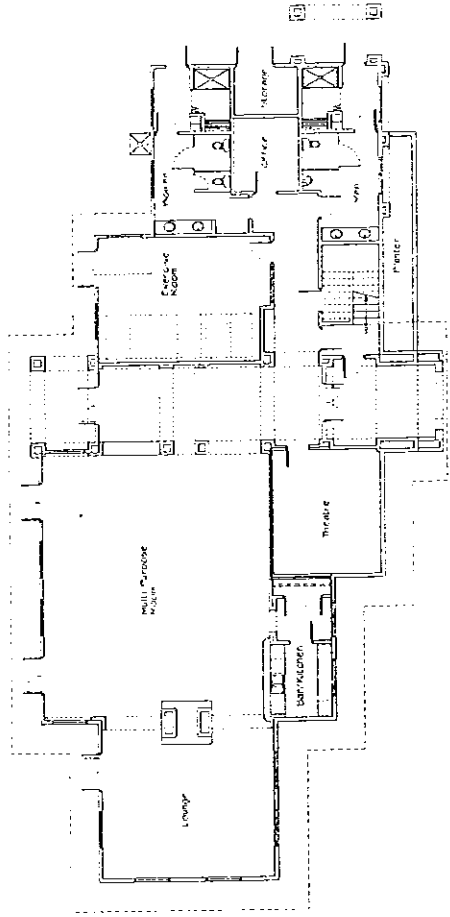
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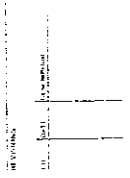


1 UPPER FLOOR PLAN
 A4.3



2 GROUND FLOOR PLAN
 A4.2

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK TO BE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENVIRONMENTAL PROTECTION ACT AND ALL APPLICABLE LOCAL ORDINANCES.



1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
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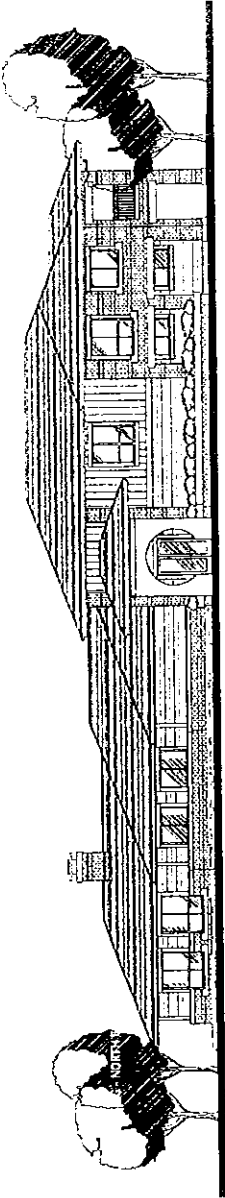
**POLYGON
ROGA**

Robertson & Associates Inc.
 700 - 10th Avenue, Suite 100
 Calgary, Alberta, Canada
 T2C 1A1
 Tel: (403) 243-1111
 Fax: (403) 243-1112
 www.robertson.ca

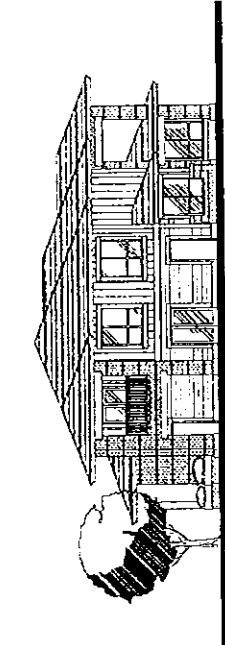
Meridian Gate

100-1101
 NCA 04
 AMENITY BUILDING
 ELEVATIONS

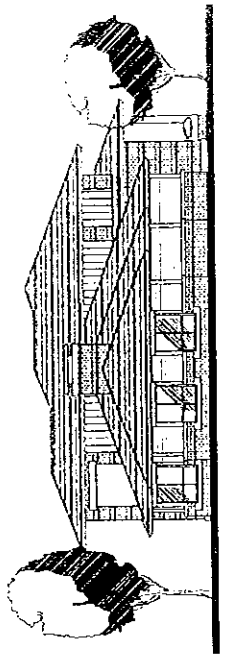
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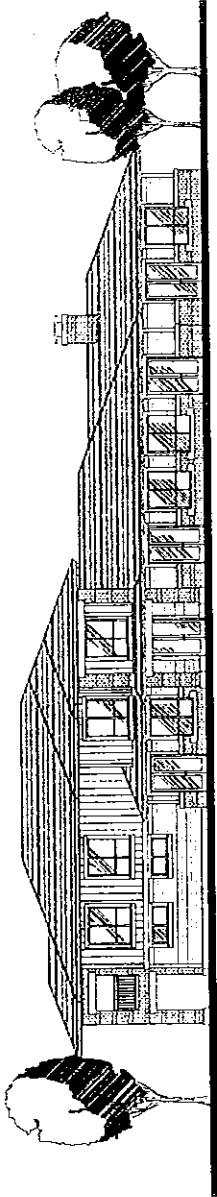
1. SOUTH ELEVATION
A4.1



2. EAST ELEVATION
A4.1



3. WEST ELEVATION
A4.1



4. NORTH ELEVATION
A4.1



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 06-344033

Attachment 3

Address: 9200, 9240, 9280, 9300 and 9320 Odlin Road

Applicant: Polygon Meridian Gate Homes Ltd.

Planning Area(s): West Cambie Area – Alexandra Neighbourhood

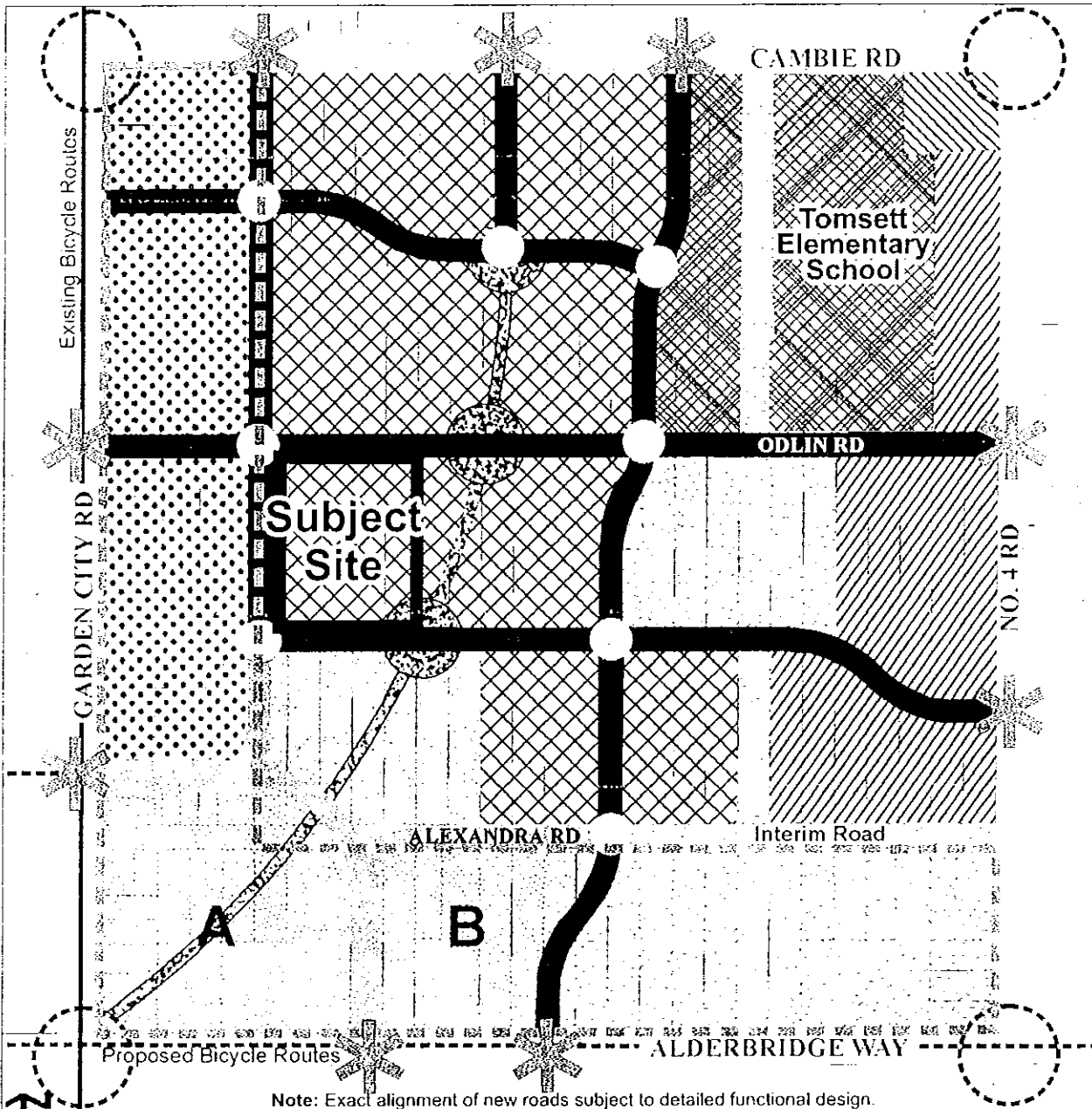
	Existing	Proposed
Owner:	Polygon Meridian Gate Homes Ltd.	Polygon Meridian Gate Homes Ltd.
Site Size (m ²):	20, 250 m ² (2.025 ha)	17,482 m ² (1.75 ha)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential Area 1	Residential Area 1
Zoning:	Single Family Housing District (R1/F)	Comprehensive Development District (CD/186)
Number of Units:	Originally 5 single-family houses	259

On Future Subdivided Lots	C/D Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.5	1.46	none permitted
Lot Coverage – Building:	Max. 40%	39.3%	none
Lot Size (min. dimensions):	2.47 acres (1 ha) m ²	2.47 acres (1 ha) m ²	none
Road Setback:	6 m balconies may project 0.65 m common entry features may project 1 m parking structure setback: 3.5 m	6 m provided (face of building and parkade) Balconies project 0.65 m 5 m provided at entry.	none
Side Yard Setback:	6 m balconies may project 0.65 m parking structure setback: 5 m	6 m provided (face of building and parkade) Balconies project 0.65 m	none
Height building: Accessory structures:	20 m 11.5m	18.35 m 7 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	389 (R) and 52 (V) per unit	389 (R) and 52 (V) per unit	none

On Future Subdivided Lots	C/D Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	441	441	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	378.5 m ²	408.6 m ²	none
Amenity Space – Outdoor:	1,554 m ²	2,232 m ²	none

Other: Tree replacement compensation required for loss of significant trees in good health.

Alexandra Neighbourhood Land Use Map



<p>Area of No Housing Affected by Aircraft Noise</p> <p>Business/Office – office over retail FAR up to 1.25</p> <p>Convenience Commercial</p> <p>Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, Low-rise Apts. (4-storey typical)</p> <p>Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses</p>	<p>Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 1.25 FAR up to 2.0. Area B: Large and small floor plate up to 1.0 FAR.</p> <p>Mixed Use: Housing over small floor-plate retail. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).</p> <p>Community Institutional</p> <p>Park: North Park Way, Central Park, Natural Park, South Parkway</p> <p>Alexandra Way (Public Rights of Passage Right-of-way)</p>	<p>Proposed Roadways</p> <p>High Street</p> <p>New Traffic Signals</p> <p>Feature Intersections – details to be developed</p> <p>Feature Landmarks in combination with Traffic Calming Measures</p>
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Attachment 5

Tree Permit Synopsis

Tree Permit #	Subject site	Date and Status
06 350619	9240 Odlin Road	October 13, 2006 Requested number of trees to be removed: 6
06 351259	9280 Odlin Road	October 24, 2006 Requested number of trees to be removed: 5
06-351261	9240, 9280, 9300 Odlin Road	October 24, 2006 Requested number of trees to be removed: 50
06-351263	9320 Odlin Road	October 24, 2006 Requested number of trees to be removed: 41 Permit cancelled: November 7, 2006
06-353485	9200 Odlin	November 17, 2006 Requested number of trees to be removed: 4
06-355088	9320 Odlin	December 18, 2006 Requested number of trees to be removed: 4

Permits were issued on the basis that trees were either identified as hazard trees or prevented demolition of existing structures on-site.

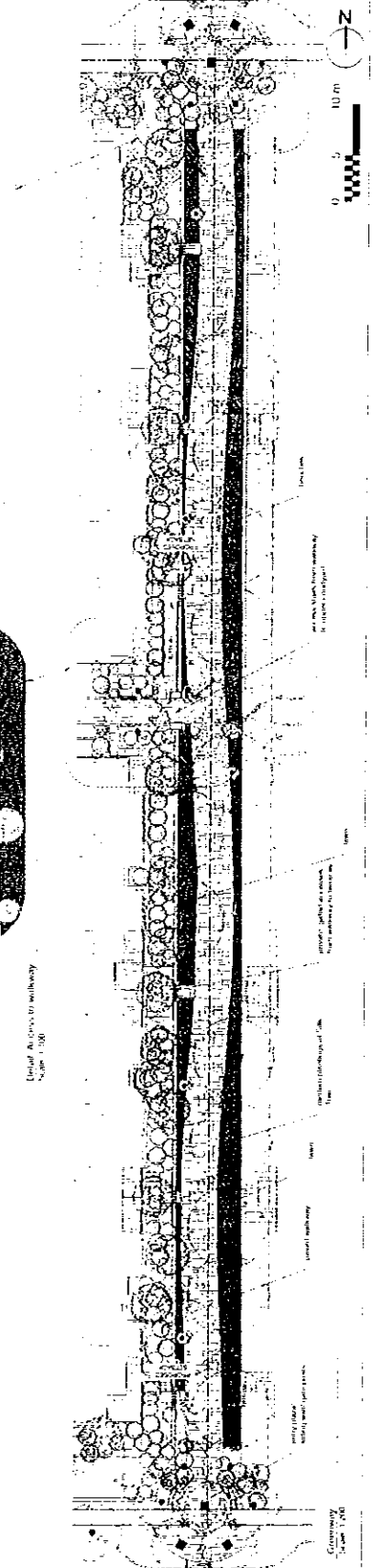
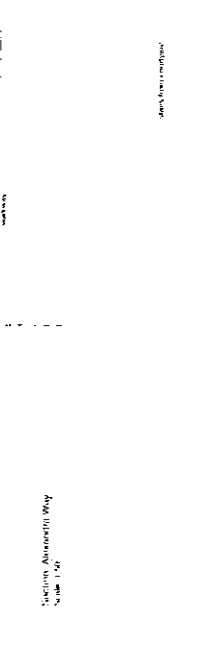
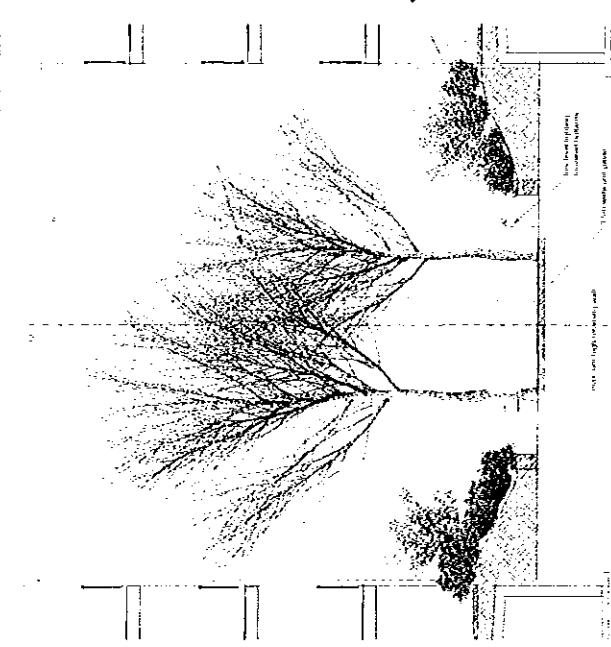
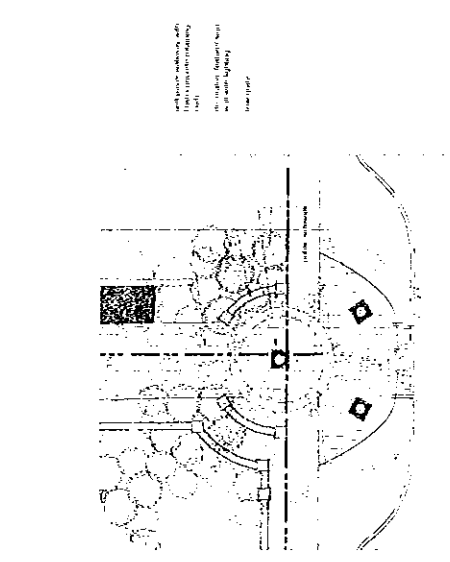
Project Name	Alexandra Way
Client	City of Vancouver
Location	1100-1150 West 4th Avenue, Vancouver, BC
Scale	1:100
Date	2014

Author	[Name]
Reviewer	[Name]
Project Manager	[Name]
Client Representative	[Name]

**Alexandra Way
walkway
prototype**
Scale: 1:100

**landscape
concept**

Sheet No.	L1
Scale	1:100
Date	2014



City of Vancouver
Landscape Architecture
Scale: 1:50

Michael J Mills Consulting
 Urban Forestry & Arboriculture

Preliminary Arboricultural Review
 Proposed Multi Family Residential Complex
 #9200, 9240, 9250, 9300 & 9320 Odlin Road, Richmond

Study completed for Meridian Gate Homes Ltd.
 MJM File #649 October 17, 2006
 City of Richmond File RZ06 344933

1.0 Introduction:

Michael J Mills Consulting was retained by Meridian Gate Homes Ltd. to undertake an assessment of the existing tree resource within the above noted addresses in Richmond. We understand that application has been made to the City of Richmond to redevelop these properties into a four storey apartment complex with associated underground parking. We understand that this proposal will include improvements to Odlin Road and the development of new half roads to the south and west sides of the site. A green belt is proposed for the eastern edge of the site.

Tree survey information was provided by Olsen & Associates BCLS. The tree survey has identified all trees as required by the City of Richmond Tree Preservation By Law #8014.

A reduction of the tree survey information has been appended to this report (Appendix # 1). The appended survey plan has been modified slightly by the arborist for report clarity and species / size corrections. Refer to the appended modified tree survey plan for the location of all trees referenced in this report.

Our review of the site was completed on October 16, 2006. Bob Brewster, site superintendent for Meridian Gate Homes Ltd was in attendance during our review and provided background information.

We were advised that the City of Richmond has reviewed this application with respect to tree preservation and have acknowledged that individual tree preservation will not be possible due to the need to provide pre load for soil consolidation purposes combined with the need to raise existing grades over the full site area. As such, all individual trees on the site were not reviewed in detail. Our scope of work was limited to the following:

- o Review of the trees located in perimeter areas with specific interest in potential for impact to trees located on neighbouring properties.
- o A summary of the number of trees that will be removed.
- o Tree preservation recommendations and associated protection measures.
- o Opinion with respect to overall tree preservation potential and chances for success.

2.0 Observation:

The subject site is located on the south side of Odlin Road west of Garden City Way. The combined properties are reported to be 2.025 hectares (5 acres) in size. The area is presently comprised of five single family lots. Single family residential properties with future development potential are located to the immediate east and west and across Odlin road to the north. Open un developed pasture land is located to the immediate south of the site.

The majority of the trees within the subject area are located within the north half of the site in the general proximity of the existing homes. The southern half of the site was covered in a dense thicket of Himalayan Blackberry. The blackberries have just been scraped away as the first part of the site clearing has commenced.

The site is level with no distinct grade changes. No permanent water courses or other significant natural features were identified. No obvious wildlife values were observed. The south side of Odlin Road presently maintains an open ditch drainage and as such no formal street trees have been installed along this section of the street. Preliminary site clearing was in progress at the time of our site visit. No trees have been removed. One Birch tree near the south property line had been impacted by an excavator. This tree is infested with Birch Borer and is positioned in the road right of way where it would not have been considered for retention.

A total of 117 trees were identified on the survey plan. The most common trees are the Lombardy Poplars that line the property line to the east and west of 9300 Odlin. The most significant trees are the specimens that line the Odlin Road frontage. We observed Spruce, Pine, Birch, Maple, Chestnut, Black Locust and Cedar in this area. The most individually significant tree is considered to be tree #390, the Red Maple located at the north east corner of the site. This tree is identified on the survey plan on the neighbouring property to the east; however, we believe that the large trunk diameter will probably result in this tree being considered to have joint ownership between the neighbouring property, the subject site and the City of Richmond.

3.0 Comment and Preliminary Recommendation:

The Odlin Road area of Richmond is in the early stages of re development and we understand that most of the single family residential properties along this section of the street will change over to multi family use within the next few years. On this site, the entire property will be raised by 2.0m geodetic for reasons of flood indemnity. The site will also have to be pre loaded to a depth of 4.6 metres for at least four months to ensure soil consolidation. As such tree preservation opportunity will not be possible over most of the site.

No high value trees were located on the neighbouring properties that surround the site.

- o 9180 Odlin to the west has several small Cypress near the existing home and a single small Purple Leaf Plum in the rear yard that may be affected by the pre load. There is also a cluster of small diameter Willow located in the south east corner of the lot close to the development area. All of these trees will eventually be affected by the proposed perimeter road system.
- o No trees of value were observed on the property to the immediate south of the development area.
- o 9340 Odlin has a number of trees located close to the development area, but only the large Maple (tree #390) and the Black Locust (tree #392) located close to Odlin Road are considered to be trees of significance. There are several moderate size Cottonwood, 2 - 8" diameter Spruce, 2 small Pines (poor condition) and several clusters of Hazelnut located on or near the property line where there is potential for development impact.

Tree preservation will not be possible over most of the site due to site coverage and grading issues. Our preservation recommendation is limited to further study with respect to the possible preservation of the large Maple (tree #390) located at the north east corner of the site near Odlin Road. This tree maintains three large trunks (3 x 45 cm) with notable inclusion between the stems. The canopy is full and wide spreading with good health and vigour throughout. A side from the multi stem form, this tree is considered to be attractive and of high landscape value. There is significant ivy growth throughout the tree that would need to be cut away.

Access to the trees for detailed examination was restricted by dense vegetation surrounding the base of the trees. Without the benefit of detailed examination or engineering information with respect to road and servicing improvements proposed for Odlin Road, our recommendation to retain is conditional on further study. There is also a large Black Locust (tree #392) located on the adjacent property that has developed in close association with the Maple. We do not know what the future plans are for the adjacent property, however, it would be desirable from an aesthetic point of view to retain both of these trees in this high profile location near Odlin Road.

Our immediate recommendation is to retain the large Maple and to protect the surrounding area of the site from any disturbance during demolition until such time as further discussion related to the preservation potential of this tree can be determined with certainty. Care should also be taken to ensure all trees on neighbouring properties are protected from the impact of pre loading activity.

New tree planting as part of the landscape development for the project is viewed as the best long term approach to tree management on this site.

4.0 Limitations:

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

This Arboreal field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the general condition of all trees reviewed. The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Michael J Mills Consulting or their employees that the trees reviewed and referenced in this report are safe given all conditions. Trees can be managed, but they cannot be controlled. To live work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Site servicing and lot grading information was not provided to us for review. The opinions expressed in this report are valid for a period of one year only. Any trees retained should be reviewed on a regular basis to ensure reasonable safety.

The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Michael J Mills Consulting. This report is to be used in its entirety and for its stated purpose only.

Please contact the undersigned if you have any questions or concerns regarding this matter.

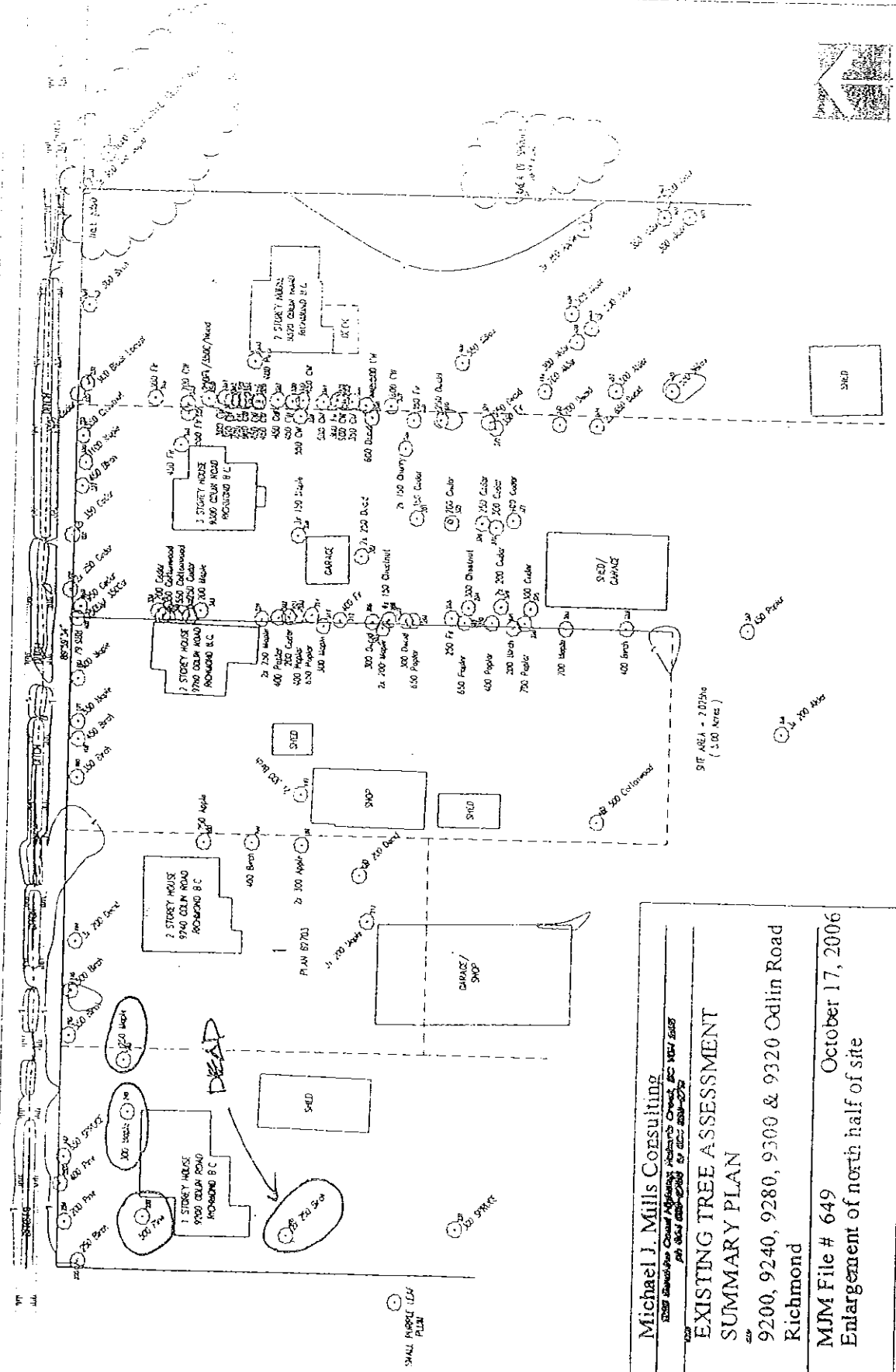
Yours Truly,

Michael J Mills
ISA Certified Arborist PN #0392A

Attachment: Appendix #1 Modified Tree survey plan

NON. 10/17/06

ODLIN ROAD



Michael J Mills Consulting
 2008 Standish Court, Richmond, Virginia 23260
 804-270-0000

**EXISTING TREE ASSESSMENT
 SUMMARY PLAN**

9200, 9240, 9280, 9300 & 9320 Odlin Road
 Richmond

MJM File # 649
 October 17, 2006
 Enlargement of north half of site

Meridian Gate - 9300 Odlin Road, Richmond
 Polygon LEED (Equivalent) Scorecard:

10-Apr-07

Total Project Score 56

	Points	Likely	Possible	Unlikely
Sustainable Sites	14			
PR1 Erosion & Sedimentation Control	Y			
SS1 Site Selection	1	1		
SS2 Development Density	1	1		
SS3 Redevelopment of Contaminated Sites	1	1		
SS4.1 Alternative Transportation - Public Transportation Access	1	1		
SS4.2 Alternative Transportation - Bicycle Storage & Changing Room	1	1		
SS4.3 Alternative Transportation - Fuel Refueling Stations	1		1	
SS4.4 Parking	1	1		
SS5.1 Open Space	1			
SS5.2 Footprint	1			1
SS6.1 Stormwater Management - 25% reduction in rate & quantity	1			1
SS6.2 Stormwater Management - Treatment	1			1
SS7.1 Landscape & Exterior Design to Reduce Heat Islands - Non-roof	1	1		
SS7.2 Landscape & Exterior Design to Reduce Heat Islands - Roof	1			1
SS8 Light Pollution Reduction	1		1	
subtotal		7	1	5
Water Efficiency	4			
WE1.1 Water Efficient Landscaping - Reduce by 50%(No Irrigation)	1		1	
WE1.2 Water Efficient Landscaping - No Potable Use or No Irrigation	1			1
WE2 Water Use Reduction - 20% Reduction	1			1
WE3 Water Use Reduction - 30% Reduction	1			1
subtotal		0	1	3
Energy & Atmosphere	7			
PR1 Fundamental Building Systems Commissioning	Y		Y	
PR2 Minimum energy Performance	Y		Y	
PR3 CFC Reduction in HVAC&R Equipment	Y	Y		
EA1 Optimize Energy Performance - 29%New/20% Existing	2		2	
EA2 Optimize Energy Performance - 38%New/29% Existing	1			1
EA3 Best Practices Commissioning	1		1	
EA4 Ozone Depletion	1	1		

EA5	Measurement & Verification			1		1		
EA6	Green Power			1		4		2
Material & Resources				11				
PR1	Storage & Collection of Recyclables	Y						
MR1	Building Reuse (N/A)							1
MR2.1	Construction Waste Management - Divert 50%	1						1
MR2.2	Construction Waste Management - Divert 75%	1						1
MR3	Resource Reuse	1						1
MR4.1	Recycled Content - Specify 7.5%	1						1
MR4.2	Recycled Content - Specify 15%	1				1		
MR5.1	Local/Regional Materials - 10% Extracted & Harvested Locally	1						1
MR5.2	Local/Regional Materials - 20% Extracted & Harvested Locally	1						1
MR6	Rapid Renewal	1						1
MR7	Certified Wood	1						1
MR8	Durable Building	1						1
subtotal				4		1		6
Points				15				
PR1	Minimum IAQ Performance	Y				Y		
PR2	Environmental Tobacco Smoke(ETS) Control	Y						
EQ1	Carbon Dioxide (CO2) Monitoring	1						1
EQ2	Ventilation Effectiveness (N/A)	1						
EQ3.1	Construction IAQ Management Plan - During Construction	1						
EQ3.2	Construction IAQ Management Plan - Before Occupancy	1				1		
EQ4.1	Low-Emitting Materials - Adhesive & Sealants	1						
EQ4.2	Low-Emitting Materials - Paints	1						
EQ4.3	Low-Emitting Materials - Carpet	1						
EQ4.4	Low-Emitting Materials -Composite Wood	1						1
EQ5	Indoor chemical & Pollutant Source Control	1						
EQ6.1	Controllability of Systems - Perimeter	1						
EQ6.2	Controllability of Systems - Non-Perimeter	1						
EQ7.1	Thermal Comfort - Comply with ASHRAE 55-1992	1						
EQ7.2	Thermal Comfort - Permanent Monitoring System	1						1
EQ8.1	Daylight & Views - Daylight 75% of Spaces	1						
EQ8.2	Daylight & Views - Views of 90% of Spaces	1						
subtotal				11		1		3
Points				5				
Innovation & Design Process								

Innovation in Design - Exemplary Water	1	1		
Innovation in Design - Green resident handbook	1		1	
Innovation in Design - Specific Title	1	1		
Innovation in Design - Specific Title	1	1		
Leed™ Accredited Professional	1		1	
subtotal		3	2	0

TOTALS		26	10	19
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Attachment 9

Excerpt from the Minutes from
The Advisory Design Panel Meeting
December 20, 2006

(applicant's comments follow in bold text)

2. **RZ 06-344033 / DP 06-352741**
Robert Ciccozzi Architecture Inc.
9200/9240/9300/9320 Odlin Road
(Re-submission)

Diana Nikolic, Planner noted that the project had been seen by the Panel on November 8, 2006. Upon her review of the staff comments and updates, a copy of which are attached as Schedule 1 and form part of these minutes, she highlighted the design revisions made by the applicant in consideration to the previous Panel comments.

Ms. Nikolic spoke about the balconies; massing; introduction of accessible ramps; and grading changes. She also noted that the ultimate development of Alexandra Way is still being discussed. Initially, it was thought that an emergency access would be required along the eastern edge of the site. At the time the proposal was initially reviewed by the ADP it was suggested that the hard surface portion of Alexandra Way would be introduced as part of this application. Following further consideration, it has been determined that introduction of a sufficient hard surface will need to be physically introduced at the time the adjacent eastern property develops. The applicant has been asked to develop the ultimate design plans, register a Public Rights of Passage on the area on which the hard surface will be introduced, and introduce a temporary gravel path on the subject site to ensure the intent of a pathway is clearly understood by future residents. Installation of the hard surface will be undertaken in the future by the adjacent eastern site by way of a servicing agreement.

Referring to a model and various renderings, Mr. Robert Ciccozzi reviewed the design revisions and provided comments about the following:

- *development of the elevations and roof lines;*
- *reconfiguration of balconies and the articulation and addition of privacy screens;*
- *raising of the ceilings and enlarging the windows for corner accentuation;*
- *introduction of gateway elements highlighted with trellis;*
- *introduction of lighter materials within the courtyard, softening of the curves, and enlargement of the entrances to the parkade to provide more visibility;*
- *additional brick has been introduced at the building corners;*
- *use of the moon gate element as a landscape feature in the courtyard and along the outer edge of the development, to define the entries;*
- *minimization of vehicular traffic in the driving oval of the courtyard, which is required for fire truck access.*

Mr. Daryl Tyacke spoke about the introduction of trellises and gates around the perimeter of the site; development of in the hard surface treatment of the turn around; the pedestrian accesses to all units facing the streets; the incorporation of a ramp to make the courtyard wheelchair accessible; and the process of design development of Alexandra Way, which includes an increase to the grade at the mid point of the pathway.

General questions from the Panel were as follows:

In response to a question about the paving materials, advice was given that random asphalt patterned concrete pavers will be used for the pedestrian accesses; more modular and uniform pavers will be used for the vehicular driveway; and that it is proposed that Alexandra Way will have concrete pavers.

In response to a query about the width of the pathway, Diana Nikolic advised that the width is yet to be determined, the plans show 2.5 meters; however, the City strongly prefers a minimum width of 3 metres.

In response to a query about the large size of the courtyard entry into amenity building, clarification was provided that the access is the required minimum (fire truck within 15 meters of a unit; 45meters for a fire hydrant) and that the applicant is exploring raising the lower element of the main entry gate to ensure sufficient vehicle clearance.

In response to a query about the colour of the concrete gate, the motif, and cast, it was advised that grey coloured concrete with the possibility of some sandblast will be cast in place; and that the moon gate pattern will be repeated throughout the development with metal gates and trellises.

Comments from the Panel were as follows:

- *huge improvement since the last presentation, appreciate the additional effort and the articulation and detail of the entry. Concerned about the landscape and suggested the use of hedging to block the glare of headlights to the individual patios.*
- *great improvement over last time, articulation has been dealt with attractively.*
- *the previous concerns have been addressed and the project looks good.*
- *good unit entry features, appreciate the design changes made to address the long exterior balconies, and the minor change to the north elevation is very effective. Concerned about the roof size, consider making the eaves treatment as interesting as possible.*
- *congratulations on the effort put forth, appreciate the gateways and can visualize further potential for development of the moon gate into an art concept.*
- *pleased to see the ramp included in the courtyard and accessibility increased, and that F units can be modified to be fully accessible to a person with a disability.*
- *consider integrating the moon gate theme into the amenity building particularly to the west and east façade of the building. A wider pathway is preferable along Alexandra Way, as it is shared with bikes and connects to a major intersection. The ends of Odlin Road need to be wide to invite public use.*

Mr. Steve Jedreicich commented that the measurements for the drive aisle were provided by the Fire Department upon a review of the requirements. The minimum access requirements are: 15 metres to an enunciator panel and 45 metres to a fire hydrant. The applicant is also exploring the options of raising the element of the exit gate.

The Panel comments were then summarized as follows:

- address concern of impact of headlights into the units:

We are committed to hedging for bedrooms in the units along the turnaround to protect from headlight glare. We would prefer to use a higher growing shrub to avoid a rigid geometry taking over. We already have a number of shrubs in these areas; it would take a minimal effort to bump them up in size or switch with a larger growing one. Keep in mind that a totally enclosed terrace welcomes intruders.

- Extend the Asian moon gate theme to other aspects of the project including the amenity building and the ends of Alexandra Way:

We already have a sizable moongate theme at the amenity building; we want to be careful that the moongate is not overused and through selective use maintain its gateway role and sculptural quality. The ends of Alexandra way are more a public passage and should be themed along with the other parts of the greenway. It may be possible to tie the moongate theme into the public art (at the end of Alexandra Way) but we think Alexandra Way should be internally consistent and non-thematic enabling the future pedestrian walkways in other areas to be a cohesive whole.

- consider improving and minimizing the large roof:

Our reduced decks have created opportunities for additional breaks in the eaves, but these are hard to achieve without making the roof excessively complicated. We are having another look to take whatever opportunities we can, but there are limits to how much change we can realistically expect. All of the roofs were smaller at the second ADP than they were at the first and we have created quite a bit of articulation with projecting bays etc.

- create a wider pathway along Alexandra Way:

Widening the pathway from 2.5m to 3m will reduce planting, but is acceptable. Additional landscaping would need to be installed at a later date by the neighbouring developer when the temporary path is taken out. Anything greater than 3m in width becomes too wide and will take up almost all of the greenway (negating the green aspect).

It was moved and seconded

That RZ 06-344033 / DP 06-352741 subject to consideration proceed to the Development Permit Panel.

CARRIED

Considerations for Rezoning

9200, 9240, 9280, 9300 and 9320 Odlin Road

SEC 34 BLK5N RG6W PL 1224 Lot E1/2-5, Suburban Block B. **PID:** 003-523-161
2 SEC 34 BLK5N RG6W PL 82703 **PID:** 015-738-817
A SEC 34 BLK5N RG6W PL 22350 **PID:** 003-097-056
1 SEC 34 BLK5N RG6W PL 82703 **PID:** 015-738-809
SEC 34 BLK5N RG6W PL 1224 Lot E1/2-3, Suburban Block B. **PID:** 004-247-523

RZ 06-344033

Staff support for the final adoption of Zoning Amendment Bylaw 8238 is based on the following considerations:

1. Registration of a Flood Plain Covenant on title referencing the minimum habitable elevation for the area, which is 2.6 m (geodetic);
2. Registration of an Aircraft Noise Sensitive Use Covenant on title;
3. City acceptance of a voluntary contribution of \$1,439,834.00 toward affordable housing and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
4. City acceptance of a voluntary contribution of \$ 169,392.24 toward the provision of childcare facilities and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
5. City acceptance of a voluntary contribution of \$ 19,762.43 toward community and engineering planning costs and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
6. City acceptance of a voluntary contribution of \$ 169,392.24 to Public Art and execution of a legal agreement confirming the terms of the contribution and provision of the Public Art;
7. Process a Development Permit application to a satisfactory level as determined by the Director of Development, which includes substantiating tree replacement at a 2:1 ratio or otherwise complying with the requirements of tree replacement as required by the Official Community Plan (OCP);
8. Consolidation of the subject site (9200, 9240, 9280 and 9320 Odlin Road) into one (1) legal parcel;
9. Dedication for road at the time of consolidation as described below:
 - a) 10 m wide road dedication along the west property line to introduce Dubbert Street;
 - b) 10 metre wide road dedication along the south property line to introduce Tomicki Avenue; and

- c) A 4 m x 4 m corner cut from the new property lines at the northwest and southwest corners of the site;
10. Registration of a Public Rights of Passage Right of Way along the entire east edge of the development site corresponding to the area designated to be treated with a hard surface within the Alexandra Way pathway. The exact dimensions of the right of way will be agreed upon between the developer and the City and will include a plaza area at the south east and north east corners of the site. The developer is responsible for the full and ultimate design of Alexandra Way between Odlin Road and Tomicki Avenue, and implementation on the subject site with the exception of substitution of gravel for hard surface treatment for the public walkway. The eastern adjacent property, at the time redevelopment is undertaken, will be responsible for the installation of hard surface on both sites according to the plan;
11. Complete a comprehensive plan with Development Applications and Engineering Staff concurrence, identifying how the West Cambie Neighbourhood can be serviced and funded. Off-site infrastructure must be constructed prior to issuance of an Occupancy Permit. This entails entering into a Partnership Agreement for (a) and entering into a City Standard Servicing Agreement to design and construct the following. Works include but are not limited to:

Partnership Agreement

- a. **West Cambie Infrastructure Construction & Upgrades.** This is relating to the identified improvements required via the OCP to adequately service the applications in this redevelopment area. The original estimate for these works was \$9.8 million. A report was endorsed by Council on April 23, 2007, in which Polygon proposed to front \$5 million, with the City covering the balance. The City and Polygon will enter into a Partnership Agreement between the City and Polygon, which must be executed prior to rezoning. The Partnership Agreement will specify, inter alia, who will construct the infrastructure, the schedule of completion, and what works must be constructed prior to occupancy of the rezoned lands.

City Service Agreement

- b. **Odlin Road.** "Two-thirds" road upgrades are required, from, at the option of the City, as far west as Garden City Road, east to the east edge of this development site. This is to establish a functional road that meets appropriate design requirements and guidelines. Such a functional road would be required to connect to an arterial road (in this case, Garden City Road) as per Area Plan, and would be capable of supporting the traffic generated by the development. Across the development frontage and adjacent Dubbert Street, the road elevation must be a minimum of 2 m geodetic. West from Dubbert Street, the elevation is to transition down to match the existing grade towards Garden City Road, with 6% being the maximum slope. The upgraded asphalt road width must be a minimum of 6 m plus a 1 m gravel shoulder before the cross fall to the north, to be designed as per TAC guidelines, to meet the existing surface.

From the back of the new curb and gutter, a 2.5 m grass and treed boulevard is to be created, with a 2 m concrete sidewalk that abuts the Property Line. Streetlights for *all* internal West Cambie streets, are to be Type 1 luminaires (Spec L12.5) powder coated black and spaced tighter to ensure pedestrian safety. Under this new construction are new storm sewer and upgraded PVC watermain, both connecting out to Garden City Road. The new gravity sanitary sewer also needs to run towards Garden City Road, with all three systems also connecting south onto Dubbert Street. Also for all three new roads, complete and functional systems for BC Hydro, Telus, Terasen and Shaw, must be included in the infrastructure.

- c. **Dubbert Street.** 10 m is being dedicated, of which 6 m needs to be asphalt, with additional allowance for grade differential at the west edge. The ultimate road elevation must be a minimum of 2 m geodetic. An interim road with the ultimate sidewalk is a good option. This includes the 2 m concrete sidewalk at the Property Line, with a minimal grass strip (0.6 m+/-) including Type 1 street lights, an asphalt curb and gutter, swaled 6 m of asphalt with the IC's ideally being placed where the future ultimate curb and gutter will be poured, with an engineered retaining wall along the west Property Line. Under this interim road, new watermain, storm and gravity sanitary sewer systems are required. Ultimately, when the full 20 m road can be completed, the sidewalk will remain, with a 2.25 grass and treed boulevard created, the street lights relocated closer to the new curb, with a 11.2 m asphalt surface;
- d. **Tomicki Avenue.** Same design and construction issues as (c) Dubbert Street. Of the 10 m dedicated for road, 6 m is required for interim road, with allowance for grade differential along the south edge. The 2 m concrete sidewalk along the north Property Line is permanent, with an interim minimal grass strip (0.6 m+/-) including Type 1 street lights, an asphalt curb and gutter, swaled 6 m of asphalt with the IC's ideally being placed where the future ultimate curb and gutter will be poured, with an engineered retaining wall along the south Property Line. A storm sewer and watermain will also be required, but based on current knowledge, a gravity sanitary sewer line is not required on Tomicki Avenue at this time. The ultimate cross-section for Tomicki Avenue, should be almost identical to Dubbert Street, as both are 20 m roads with 11.2 m asphalt. The ultimate road elevation for Tomicki Avenue must also be a minimum of 2 m geodetic.

(Frontage improvements along the south (Tomicki Avenue), west (Dubbert Street) and north (Odlin Road) property lines are to include but are not limited to a minimum of 6 m wide pavement, 1 m wide shoulder, curb and gutter, tree boulevard (1.5 m) and sidewalk (1.5 m) along each frontage);

- e. Provisions for the design and construct and/or contribution of traffic calming measures (at the northwest and southwest corners of the site); and

- f. **Storm & Sanitary Upgrades:** as identified in the letter from the Engineering Department on April 12, 2007 in response to MPT Engineering Capacity Analysis submissions to the City (**Attachment 11**).
- g. **Water Upgrades:** submission of a Water Analysis to the satisfaction of the Engineering Department. Any identified upgrades as a result of the Analysis must be included in the Service Agreement for the proposed development.
- h. **Development Cost Charge (DCC) Credits:** DCC credits may apply to some of the works identified above that are required to be designed and constructed via Servicing Agreement. Specific details on applicable DCC credits will be resolved as part of the Servicing Agreement process.

Latecomer details on any excess servicing will need to be resolved directly with our Engineering Department, as the Servicing Agreement process proceeds.

It should be noted that while the comments above are intended to provide “guidance” to the consultant in preparing the Servicing Agreement drawings, the exact frontage works required of the development would be subject to the Servicing Agreement designs to be prepared by the consultant and reviewed/approved by the City.

Prior to issuance of a Building Permit^{*}, the developer is required to complete the following requirements:

1. A construction parking and traffic management plan to be provided including loading for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times and durations), and proper traffic controls per Traffic Control manual for works on Roadways (by BC MoT).

^{*} denotes that a separate application to the City is required

[Signed original on file]

Signed

Date

Engineering
Telephone: (604) 276-4289
Fax: (604) 276-4197

April 12, 2007
File: 10-6000-20-INBOX/Vol 01

MPT Engineering Co. Ltd.
#210-8171 Cook Road
Richmond, B.C. V6Y 3T8

Attention: Al Gerrebos, P.Eng.

Dear Mr. Gerrebos:

Re: Storm and Sanitary Results - 9200 to 9320 Odlin Rd (RZ 06-344033)

The City has reviewed your assessments and letters dated March 30, 2007 and makes the following comments:

Storm

1. According to your assessment, the proposed Storm Sewer system has the adequate capacity for the 'Ultimate Development' (OCP) condition.
2. According to your assessment there is no flooding at the development site or at the downstream properties from the development site to the main conveyance.
3. The City requires the proposed Storm Sewer system listed below to be designed and constructed.
 - a. Tomicki Way – from the east property line of #9320 Odlin Rd to Dubbert St (approx. 30m east of MH-8 to MH-9 as shown on your drawing)
 - b. Dubbert St - from Tomicki Way to Odlin Rd (MH-9 to MH-10 as shown on your drawing)
 - c. Odlin Rd – from approximately the east property line of #9340 Odlin Rd to Garden City Rd (MH-3 to MH-12 as shown on your drawing)
4. The City accepts your findings and requires the calculations & the storm works as indicated in item #3 be included in the Servicing Agreement Drawings.

Sanitary

1. According to your calculations the proposed Sanitary Sewer system has sufficient capacity for the 'Ultimate Development' (OCP) condition with the maximum flow for any pipe section being \leq 50% full.

2. The City requires the proposed Sanitary Sewer system listed below to be designed and constructed.
 - a. Dubbert St – from Tomicki Way to Odlin Rd (MH-1 to MH-3 as shown on your drawing)
 - b. Odlin Rd – from Dubbert St to the proposed Pump Station. This includes the last pipe segment into the Pump Station as well, unless it is constructed via. RZ 06-35-4959. Since the location of the proposed Pump Station has not been determined, the extent of the sanitary works is subject to change.

3. The City accepts your findings and requires the calculations & the sanitary works as indicated in item #3 be included in the Servicing Agreement Drawings.

If you have any further questions regarding this issue please call me at 276-4075 or Paul Sandhu at 276-4055.

Yours truly,

Siu Tse, M.Eng., P.Eng.
Manager, Engineering Planning
ST:ps

pc:

Steve Jedreicich, Polygon Meridian Gate Homes Ltd.
Bill Jones, AScT, Supervisor, Infrastructure Planning
Paul Sandhu, Engineering Technician - Utilities
Reg Adams, Engineering Technician - Utilities
Erland Carlson, Engineering Technician, Development & Contract Operations
Diana Nikolic, Planner 2



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8238 (RZ 06-344033)
9200, 9240, 9280, 9300 AND 9320 ODLIN ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.186 thereof the following:

“COMPREHENSIVE DEVELOPMENT DISTRICT (CD/186)

The intent of this zoning district is to accommodate multiple-family dwellings in the Alexandra Land Neighbourhood (Section 34-5-6).

291.186.1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses** and **Multiple-Family Dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding **secondary suites**.

291.186.2 PERMITTED DENSITY

.01 Subject to subsection .02, herein, the maximum **Floor Area Ratio** shall be 1.5; plus

- (a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.

.02 **Floor Area Ratio** excludes the following:

- (a) **buildings** or portions of a **building** that are **used** exclusively for off-street parking & loading, bicycle storage, or garbage & recycling facilities;
- (b) common stairwells and elevator shafts above the ground floor level;
- (c) common mechanical and electrical storage rooms, provided that the total floor area of these facilities does not exceed 225 m² (2,421ft²); and
- (d) unenclosed balconies.

291.186.3 MAXIMUM LOT COVERAGE

.01 **Maximum Lot Coverage:** 40%

291.186.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Public Road Setback:** 6 m (19.5 ft.);

- (a) balconies may project into the **public road** setback for a maximum distance of 0.65 m (2 ft.);
- (b) common entry features may project into the **public road** setback for a maximum distance of 1.0 m (3.2 ft.); and
- (c) the parking **structure** may project into the **public road** setback for a maximum distance of 2.5 m (8 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

.02 **Side Yard & Rear Yard Setback:** 6 m (19.5 ft.);

- (a) balconies may project into the **side yard & rear yard** setback for a maximum distance of 0.65 m (2 ft.); and
- (b) the parking **structure** may project into the **side yard & rear yard** setback for a maximum distance of 1.0 m (3 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

291.186.5 MAXIMUM HEIGHTS

.01 **Buildings:** 20 m (65.6 ft.).

.02 **Accessory Buildings & Structures:** 11.5 m (37.7 ft.).

291.186.6 MINIMUM LOT SIZE

.01 A building shall not be constructed on a lot of less than 1 ha (2.47 acres).

291.186.7 OFF-STREET PARKING AND LOADING

.01 Off street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300.

291.186.8 ACOUSTICS

- .01 A development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the aircraft noise levels in those portions of the **dwelling units** listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the **dwelling units**. For the purposes of this section, noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

<u>Portions of the Dwelling Units</u>	<u>Noise Level (decibels)</u>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways, and utility rooms	45

291.186.9 SIGNAGE

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Townhouse District (R2)".
2. The Zoning Map of the city of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/186)**.

P.I.D. 004-247-523

East Half Lot 3 Block "B" Section 34 Block 5 North Range 6 West New Westminister District Plan 1224

P.I.D. 015-738-809

Lot 1 Section 34 Block 5 North Range 6 West New Westminister District Plan 82703

P.I.D. 003-097-056

Lot "A" Section 34 Block 5 North Range 6 West New Westminister District Plan 22350

P.I.D. 015-738-817

Lot 2 Section 34 Block 5 North Range 6 West New Westminister District Plan 82703

P.I.D. 003-523-161

East Half Lot 5 Block "B" Section 34 Block 5 North Range 6 West New Westminister District Plan 1224

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8238".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAY 08 2007

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER