



**City of Richmond**  
 Planning and Development Department

**Report to Committee**

*To Council - May 8, 2007*  
*To Planning - May 8, 2007*  
 Date: April 26, 2007

To: Planning Committee

From: Jean Lamontagne  
 Director of Development

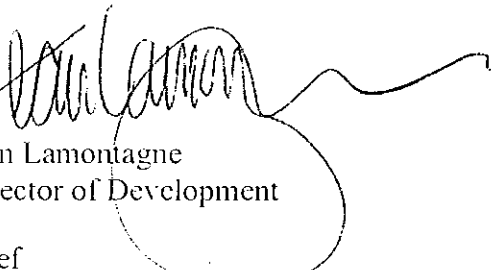
RZ 06-354959

*File: 12-8060-20-8241*

Re: Application by Polygon Development 172 Ltd. for Rezoning at 9680, 9700, 9720, 9740, 9760, 9762, and 9800 Odlin Road from Single-Family Housing District, Subdivision Area F (R1/F) and Two-Family Housing District (R5) to Comprehensive Development District (CD/185) and School & Public Use District (SPU)

**Staff Recommendation**

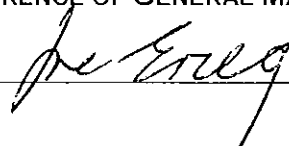
1. That Bylaw No. 8241, to create a new multi-family residential zone, "Comprehensive Development District (CD/185)" and for the rezoning of 9680, 9700, 9720, 9740, 9760, 9762, and 9800 Odlin Road from "Single-Family Housing District, Subdivision Area F (R1/F)" and "Two-Family Housing District (R5)" to "Comprehensive Development District (CD/185)" and "School & Public Use District (SPU)", be introduced and given first reading; and
2. That Bylaw No. 8241 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

JL:ef

**FOR ORIGINATING DEPARTMENT USE ONLY**

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Polygon Development 172 Ltd. has applied to rezone 9680, 9700, 9720, 9740, 9760, 9762, and 9800 Odlin Road (**Attachment 1**) from "Single-Family Housing District, Subdivision Area F (R1/F)" and "Two-Family Housing District (R5)" to "Comprehensive Development District (C/185)" to permit the development of approximately ninety-two (92) three-storey townhouse units.

Additionally, the applicant will deed (dedicate and sell) approximately 0.405ha (1 acre) of land to the City, along the entire western portion of the site, for the future Alexandra Neighbourhood Park, to be rezoned from "Single-Family Housing District, Subdivision Area F (R1/F)" to "School & Public Use District (SPU)".

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

### Surrounding Development

- To the North: Tomsett Elementary School and two single-family homes fronting Odlin Road in an area designated Community Institutional; and single-family homes fronting Odlin Road and No. 4 Road in an area designated for Townhouses;
- To the East: Across No. 4 Road, existing single-family homes in the Odlinwood neighbourhood;
- To the South: Existing single-family homes fronting Alexandra Road and No 4. Road in an area designated for Townhouses; and
- To the West: Existing single-family homes fronting Odlin Road in an area designated for Park.

### Related Policies & Studies

- **Official Community Plan (OCP) designation:** West Cambie Area Plan, Alexandra Neighbourhood, Schedule 2.11A.
- **Alexandra Neighbourhood Land Use Map:** Residential Area 2: 2 & 3-storey townhouses (**Attachment 3**).
- **Density:** Designated for a base density of 0.65 floor area ratio (FAR) to a maximum 0.75 FAR with density bonusing for affordable housing. The subject application is the first proposal in Residential Area 2.
- **Roads:** The Area Plan has established a road system network, with lands to be dedicated and roads constructed through development, by the developer. Roads are to be provided in a complete and timely manner. Development on sites is not to proceed until functional roads are established from arterial roads connecting to the subject site.

- **Park:** The Alexandra Neighbourhood Open Space System includes a central Neighbourhood Park and a Natural Area Park linked by a Park Greenway; and the Alexandra Way Greenway to facilitate walking and cycling links through the neighbourhood. Land has been secured by the City for a significant portion of the future Alexandra Neighbourhood Park (approximately 3 acres). An additional 1 acre area, adjacent to the City owned lots, will be dedicated with this application. Park planning will begin in 2008.
- **Local Area Development Cost Charge (Alexandra DCC):** In addition to City-wide Development Cost Charges (DCCs), the City's Development Cost Charge Imposition Bylaw No. 8024 includes a Supplementary Local Area DCC for the Alexandra Neighbourhood of the West Cambie Area. The purpose of the Local Area DCC is:
  - To provide financing equity for the provision of infrastructure not included in the City Wide DCC Programs, and typically financed by individual development;
  - To fund local north-south roads (including associated infrastructure), supplemental funding for the High Street, to achieve standards over and above the City standard, and the acquisition and development of lands for the Alexandra Neighbourhood Park; and
  - To provide equity in the sharing of costs that would be onerous on individual developments fronting the designated roads and park.
- **Development Permit Guidelines:** The overall objective of the guidelines is:
  - To foster development in the private and public realms that supports an appealing and livable "complete and balanced community";
  - Promote site planning, building design and landscaping that will be more urban than suburban in its character and image, and
  - Encourage all buildings to be designed in a way that reinforces the outward-looking, pedestrian-oriented character of Alexandra.
- **Aircraft Noise Sensitive Land Use Policy:** Developers of all new residential buildings in the Alexandra Neighbourhood are required to:
  - Sign a restrictive Covenant agreeing to have the building designed to incorporate adequate sound measures against aircraft noise, before obtaining a rezoning;
  - Retain a registered professional qualified in acoustics to prepares a report on recommended acoustic sound insulation measures, before obtaining the Development Permit;
  - Agree to incorporate central air conditioning, or an acceptable alternative as determined by a registered professional, in the construction of the building; and
  - Retain a registered professional to certify that any required noise insulation measures have been installed according to the Report recommendations, before obtaining the Occupancy Permit.
- **Alexandra's Livability Guidelines:** Adequate, well-designed and integrated social infrastructure is a critical element of a "complete and balanced" community. Contributing to resident's overall well being and livability. All aspects of social infrastructure should be fully considered at the time of any rezoning and development permit approval, including:

- Affordable, rental and special needs housing;
  - Childcare;
  - Public realm beautification;
  - Barrier-free access;
  - Principles of Crime Prevention through Environmental Design (CPTED);
  - Public and private open space;
  - Tree retention and replacement;
  - Public art; and
  - Heritage.
- ***Building Sustainability Guidelines:*** All developments will be encouraged to take into account the following practices in the interests of long-term environmental, financial and social sustainability:
    - Energy and water use;
    - Stormwater management;
    - Solid waste management; and
    - Construction waste management.
  - ***Alexandra Neighbourhood Implementation Strategy:*** The redevelopment of the Alexandra Neighbourhood will be undertaken primarily through private landowners and developers. In order to achieve the vision for Alexandra set out in the Area Plan, it is necessary to:
    - Establish viable land parcels for development;
    - Coordinate and facilitate the redevelopment of Alexandra through an effective implementation program;
    - Establish rates for payment of development costs to provide predictability and certainty for the development community to finance on-site and off-site improvements, transportation improvements, and parks;
    - Offer density bonusing to developers where they build affordable housing; and
    - Accept contributions from developers for public amenities.

The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan in terms of land use, character, density and road network

### **Public Input**

A development sign has been posted on the subject site to notify the public of the proposed development. To date, no public comments have been received.

### **Staff Comments**

A preliminary site plan, unit plans, and streetscape elevations are enclosed for reference (**Attachment 4**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

## Analysis

### Comprehensive Development District (CD/185)

Comprehensive Development District (CD/185) has been created specifically for new townhouse development within the Alexandra Neighbourhood of the West Cambie Area Plan. It conforms with the Design Guidelines for “Character Area 5 –Low Density Housing” and the “Alexandra Neighbourhood Land Use Map, Residential Area 2” (**Attachment 3**), by providing:

- Maximum Floor Area Ratio: 0.65
- Maximum Lot Coverage: 40%
- Minimum Setbacks from Property Lines:
  - Front Yard: 5.0 m; and
  - Side & Rear Yards: 3 m (9.84 ft.); or
  - In the case where a property line abuts a public road: 5 m (19.69 ft.),
- Maximum Heights: Three **storey buildings**, but not to exceed 12 m (39.37 ft.)
- Minimum Lot Areas: A **building** shall not be constructed on a **lot** which is less than:
  - North of Odlin Road: 0.5 ha (1.24 ac) in size; and
  - South of Odlin Road: 1.0 ha (2.47 ac) in size.
- Off-Street Parking:
  - For Residents: 1.5 Spaces per dwelling unit;
  - For Visitors: 0.7 spaces per dwelling unit; and
  - Tandem Parking permitted.
- Acoustics: An acoustic report is required to recommend acoustic measures to mitigate the impact of aircraft noise, consistent with the OCP Aircraft Noise Sensitive Development Policy.

### Density and Form

The proposal is consistent with the objectives of the West Cambie Area Plan – Alexandra Neighbourhood in terms of unit type, density, scale, and open space. In particular:

- The proposed site layout provides for an attractive pedestrian oriented streetscape of townhouses fronting Odlin and No. 4 Roads, which is consistent with the guidelines for the Alexandra Neighbourhood - Residential Area 2. The size and location of the common open space, within the central portion of the site, is appropriate in providing open landscape and amenity convenient to all of the units, and in increasing the number of units served by a unit entry front door opposite from the vehicular unit entrance;
- At the south portion of the site, the positioning of end walls, driveways, and the increased setback to allow for the provision of individual unit outdoor open space minimizes overlook and overshadowing to the adjacent existing single-family homes, and potential future townhouse development;

- At the western portion of the site, adjacent to the future Neighbourhood Park, duplex units with increased setbacks with individual unit outdoor open space, provides increased openness and an extension of the landscape from the park into the proposed development;
- For the majority of units (66 of 92 total units) unit entries and vehicle entries are on opposite ends of each unit, with access to unit front doors directly from Odlin Road (16 units), No. 4 Road (15 units) or from the internal pedestrian courtyard (35 units).
- The proposed density of 0.65 F.A.R. is an appropriate density for a site at this location, adjacent to the Neighbourhood Park and opposite the elementary school. The proposal does not seek a bonus density above the 0.65 base F.A.R. as an affordable housing bonus density;
- The proposed three-storey height of units is appropriate within this sub-area (3-storey is permitted) to achieve intended urban character envisioned for this area;
- The proposed townhouse street wall expression, which defines the edge of the pedestrian public street, is consistent with the development permit guidelines with respect to massing;
- This development proposes up to 6 townhouses per building block fronting the central open court yard, and rows of two and four units fronting the public streets and adjacent to interior property lines, consistent with OCP Development Permit Guidelines; and
- The proposed three-storey form provides generous outdoor open space (33% site coverage proposed) throughout the site to provide a variety of environments for passive and active recreation.

Staff supports the proposed site design, form of development, and density .

#### Advisory Design Panel

The Advisory Design Panel reviewed the application on February 21, 2007. Staff sought the advice of the Panel on the proposed site design, the relationship to the street and pedestrian realm, and the relationship to the Park. The proposal was unanimously supported, with particular commendation for the central courtyard and architectural character. The ADP recommendations will be incorporated into the Development Permit Application review process.

#### Road and Vehicle Access

- The principal site access is from Odlin Road, aligned with the entry drive to Tomsett Elementary School to minimize vehicular conflicts, with a secondary fire truck emergency access, only, provided to No. 4 Road, and are supported by Transportation;
- The internal traffic loop through the site facilitates circulation of garbage and recycling pick-up and for delivery and moving trucks;
- The applicant has agreed to a 3 m dedication along the entire No. 4 Road frontage of the site and a 4 m by 4 m corner cut required for the intersection of Odlin and No. 4 Road, for road widening and the construction of a left turn bay. The applicant is responsible for designing and building the left turn bay, frontage works along No. 4 Road and signalization at Odlin and No. 4 Roads. Where transportation infrastructure items are included in either the City-wide or Local Area DCC programs (e.g., traffic signals and left-turn bays) the applicant will be eligible for DCC credits;
- Visitor parking is provided at convenient locations throughout the site;

- Cross access agreements are not proposed with this development as the adjacent development site to the south will be accessed from the future extension of Fisher Gate Road. A development concept for the neighbouring development parcel has been prepared and reviewed by Staff, and is on file. Staff have concluded that this proposed development will not unduly restrict development of lands to the south of the subject site;
- Mailboxes are located at a central location within the Amenity Clubhouse, set back from the entrance driveway from Odlin Road;
- Pedestrian routes through the site are provided to Odlin and No. 4 Road, and to the Neighbourhood Park (subject to review by Parks with the Development Permit application); and
- The applicant has agreed to enter into the City's standard Servicing Agreement to design and construct off-site works of both Odlin Road and No 4 Road (**Attachment 7**) including functional roads raised to a minimum 2.0 m geodetic, utilities, curb and gutter, treed boulevard, street lighting, and sidewalks.

Staff supports the proposed road and vehicle access.

#### Park

- The Alexandra Neighbourhood Park and Greenway are to be acquired by the City from funds to be collected through the Supplementary Alexandra Development Cost Charge;
- The existing lot at 9680 Odlin Road, which includes the land designated for the Park, is a unique situation, as part of the lot is designated for Park with the remainder designated Residential, and, therefore, staff recommend that the City enter into an agreement with the Developer to acquire the designated Park area, with the remainder available to the Developer for the proposed Residential development, as follows:
  - The applicant has agreed to deed an area of approximately 1 acre along the entire west frontage of the site adjacent to the City owned lots, for the Park;
  - The Developer is required to provide a 5% land dedication from the gross site for Park (approximately 0.30 acres), and is eligible for a Local Area DCC credit (e.g., approximately \$459,097) towards the cost of this land;
  - Also, at the south west corner of the overall site, and entirely on the lands that will be deeded to the City as a Lot for the future Park, currently 127.2 m<sup>2</sup> (approximately 0.03 acres) of land is to be dedicated for the future Tomicki Avenue;
  - The City will enter into an agreement with the Developer to purchase the remainder of the Park area (approximately 0.67 acres) at Market Value (with funding from the Parks Acquisition Capital Fund); and
  - Funds to be collected for Park Land through the Local Area DCC will be deposited to the Park DCC Reserve, as they are collected.
- This development provides a unique opportunity for the City to acquire this portion of the land needed for the Park; and
- The City will undertake Park development at a future date, to be determined during Park planning, which is scheduled to commence in 2008.

### Local Area Development Cost Charge (Alexandra DCC)

- In addition to City-wide Development Cost Charges (DCCs), the applicant is required to pay a Supplementary Local Area DCC for the Alexandra Neighbourhood, to fund local north-south roads (including associated infrastructure), supplemental funding for the High Street, to achieve standards over and above the City standard, and the acquisition and development of lands for the Alexandra Neighbourhood Park.

### Future Development Permit Application

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character;
- Review of units providing opportunities for enhanced accessibility (including providing blocking in bathroom walls for future installation of grab rails);
- Landscaping design, including the relationship of units to grade;
- Opportunities to vary the site grade, in particular for the internal central courtyard; and
- Ensure that proposed phasing is on compliance with zoning, including access to amenity areas and garbage and recycling collection.

Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 1 of Bylaw 7100 (Section 9.0 Development Permit Guidelines) and in of Schedule 2.11A - West Cambie Area Plan (Section 8.2.5).

### Aircraft Noise Sensitive Land Use Policy

The site is located within the High Aircraft Noise Area. In accordance with the City's OCP Aircraft Noise Sensitive Development Management Policy, an Aircraft Noise Covenant is required as a condition of rezoning approval. In consideration for rezoning, the Developer has agreed to:

- Sign a restrictive Covenant agreeing to have the building designed to incorporate adequate sound measures against aircraft noise, before obtaining a rezoning;
- Retain a registered professional qualified in acoustics to prepares a report on recommended acoustic sound insulation measures, before obtaining the Development Permit;
- Incorporate central air conditioning, or an acceptable 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 livable interior environment when windows are shut, particularly during warm summer months; and
- Retain a registered professional to certify that any required noise insulation measures have been installed according to the Report recommendations, before obtaining the Occupancy Permit.

The proposals to address aircraft noise on this site are consistent with the OCP objectives for public awareness and acoustic mitigation.



Alexandra's Livability

The applicant proposes to address issues of livability as follows:

**Livability and Amenity Provisions**

Item	Developer's Proposal	Staff Comment
<b>Affordable, rental and special needs housing</b>	<ul style="list-style-type: none"> <li>• Affordable, rental or special needs housing is not included with the proposed development.</li> <li>• The applicant has volunteered a cash contribution to the City's Affordable Housing Reserve Fund of \$5.10 per buildable sq. ft. (e.g., approximately \$707,370) which is also an option in the West Cambie Area Plan.</li> </ul>	Support
<b>Childcare</b>	<ul style="list-style-type: none"> <li>• Child care facilities have not been included with this proposed development.</li> <li>• The applicant has volunteered a cash contribution to the City's Child Care Reserve Fund of \$0.60 per buildable sq. ft. (e.g., \$83,220).</li> </ul>	Support
<b>Public realm beautification</b>	<ul style="list-style-type: none"> <li>• The proposed site is not adjacent to the special public realm beautification areas in Alexandra (High Street, Alexandra Way), and, as such, will not be constructing these works with the development.</li> <li>• The applicant has volunteered a cash contribution to the Public Realm Beautification Reserve Fund of \$0.60 per buildable sq. ft. (e.g., \$83,220).</li> <li>• Additionally, the development will be providing frontage improvements to No. 4 Road and Odlin Road, including sidewalks and grass and treed boulevards, through a Service Agreement.</li> </ul>	Support
<b>Barrier-free access</b>	<ul style="list-style-type: none"> <li>• The City's proposed Basic Universal Housing Guideline Policy does not require townhouse units to be made accessible.</li> <li>• The developer proposes to modify units at no additional cost if requested by purchasers with special accessibility requirements.</li> <li>• The applicant has proposed forty-four units that are designed to provide opportunities for enhanced accessibility for residents or visitors. These units (Types D and E) include a flexroom and three-piece bathroom at the ground floor.</li> <li>• Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Application stage.</li> </ul>	Support
<b>Principles of Crime Prevention through Environmental Design (CPTED)</b>	<ul style="list-style-type: none"> <li>• The design of the central outdoor amenity area, including the children's play area and amenity clubhouse, are well positioned for good visual surveillance from surrounding units.</li> </ul>	Support

Item	Developer's Proposal	Staff Comment
	<ul style="list-style-type: none"> <li>• The pedestrian friendly residential edges and overlook to the park provide "eyes on the street" for improved safety.</li> <li>• Proposed project lighting for interior walkways will be further reviewed with the development permit application.</li> </ul>	
<p><b>Public and private open space</b></p>	<ul style="list-style-type: none"> <li>• Outdoor amenity space is proposed within the on site at a central location, and satisfies the OCP requirements for size, location, visual surveillance and access. It includes an area to be designed for active children's play and an area for passive recreation.</li> <li>• The design of the children's play area and landscape details will be refined as part of the Development Permit application.</li> <li>• Each townhouse unit is provided with private outdoor open space at grade and a useable outdoor balcony at the second floor, adjacent to the kitchen or family room spaces.</li> <li>• A centrally located and generously sized amenity clubhouse is proposed, and satisfies the OCP requirements for size and use. It features a lounge, games area, exercise room, kitchen, two accessible washrooms, and an outdoor patio/barbeque area.</li> </ul>	<p>Support</p>
<p><b>Tree retention and replacement</b></p>	<p>An Arborist Report and tree survey have been submitted (<b>Attachment 5</b>). Staff have conducted a site survey and have reviewed the reports, and provide the following comments:</p> <ul style="list-style-type: none"> <li>• The Arborist's preliminary findings have identified approximately one-hundred and three (103) by-law sized trees within the site including six (6) located off-site on the property to the west. The majority of the trees are identified as in poor to very poor condition, and the six significant trees identified as in good health lie within the proposed Odlin Street frontage improvement and the road widening for the No 4 Road left turn bay. No trees are proposed for retention.</li> <li>• Where retention is not possible, an equivalent compensation value in replacement trees is recommended.</li> <li>• Compensation for the loss of the ninety-seven (97) trees is assessed at one-hundred ninety-six (196) new trees. A Landscape Plan (<b>Attachment 6</b>) proposes a total of 308 new trees, of varying sizes, and an additional 568 hedge cedars, with the new development, therefore additional compensation is not sought. A Landscape Security is a requirement of the Development Permit.</li> <li>• All remaining trees located on the adjacent properties to the west and south are to be protected prior to demolition and during construction.</li> </ul>	<p>Support</p>

Item	Developer's Proposal	Staff Comment
	<ul style="list-style-type: none"> <li>• <b>No trees are to be removed without approval.</b></li> </ul>	
Public art	<ul style="list-style-type: none"> <li>• The applicant proposes a voluntary cash contribution to Public Art of \$0.60 per buildable sq. ft. (e.g., \$83,220) in accordance with the Public Art Program Policy for residential projects containing a minimum of 20 units.</li> </ul>	Support
Community and Engineering Planning Costs	<ul style="list-style-type: none"> <li>• The applicant has volunteered a cash contribution to the City's Community and Engineering Planning Reserve Fund of \$0.07 per buildable sq. ft. (e.g., \$9,709).</li> </ul>	Support

Staff support the developer's proposals to achieve an integrated social infrastructure. The proposed design features and the cash contributions will support the community's overall well being and livability.

Building Sustainability Guidelines

The applicant proposes to address the interests of long-term environmental, financial and social sustainability in the following ways:

- The developer will not provide an irrigation system for site landscaping thus reducing consumption of potable water. Manual irrigation will be required if necessary.
- Storm water management is addressed on site through the relatively low site coverage proposed (34%) to reduce impervious surfaces, the provision large landscaped areas and permeable ground cover, and the inclusion of a pond within the central amenity area;
- A garbage and recycling enclosure is provided on site for the management of solid waste;
- Further, the developer has confirmed that the possibility of adopting geothermal heat technology within this development will be investigated; and
- During construction, appropriate erosion and sediment control practices will be required.

Alexandra Neighbourhood Implementation Strategy

The applicant addresses the Implementation Strategy for the redevelopment of the Alexandra Neighbourhood as follows:

- The proposed development site area (approximately 2 ha) exceeds the minimum assembly size (minimum 1 ha) for viable land parcels;
- The site extends from the Neighbourhood Park to No. 4 Rd, eliminating potential orphaned lots along the Odlin Road frontage;
- Lots to the south, fronting Alexandra Road, are of sufficient size to assemble as viable developments. The applicant has prepared a future development scenario (on file) to demonstrate their development potential;
- The applicant has retained engineering consultants to prepare a servicing capacity analysis for the entire quarter section;
- Frontage improvements to Odlin Road and No. 4 Road will be undertaken by the applicant through a Service Agreement;

- Additionally, the applicant will dedicate land along the entire No. 4 Road frontage for a left turn bay, including traffic signals at the intersection of Odlin and No. 4 Roads;
- Payment of both City-wide and Supplementary Local Area Development Cost Charges (DCCs), with the Building Permit, will finance improvements to the external services (storm and drainage system upgrades, traffic improvements, and parks) and internal services (traffic improvements, and parks) required as a consequence of the anticipated development;
- 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 amount through a Cost Sharing Partnership Agreement with the City. The City would recover the front-ended amount, less the amount of the developer's DCCs payable in respect of their development contribution through collection of DCCs from future developments. This approach was endorsed by Council at the April 23<sup>rd</sup>, 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. 8241.
- The developer proposes a voluntary contribution of \$5.10 per buildable sq. ft (e.g., approximately \$707,370) in lieu of building affordable housing with the development;
- The developer has proposed cash contributions for public for Child Care, Streetscape Beautification, and Community Planning and Engineering Costs, as detailed in the preceding Table; and
- 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 Plain Covenant on title referencing the minimum habitable elevation, which is 2.6 m (GSC), as a condition of rezoning.

Staff support the proposals by the developer to provide roads, services, infrastructure and amenities to support the development of the Alexandra neighbourhood.

### **Financial Impact**

Development of the Alexandra Neighbourhood is to be developer driven and the financing is to be developer led. Developers are required to construct all necessary works and services to a local standard on their frontages, at their sole cost. The City has established a Supplementary Local Area DCC within Alexandra to provide equity amongst the developers in providing improvements that have an area wide benefit (e.g., north-south roads, traffic calming, parks).

The provision of one acre for Park land, to be acquired through this application, is financed partly through Local Area DCC credits from this development (for the 5% Park dedication

requirement), and through a sales agreement for the remainder (less 5% Park dedication and a road dedication of 127.7 m<sup>2</sup>) from the Parks Acquisition Capital Fund.

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 off-site (external) infrastructure costs associated with development, which are estimated to be \$9.8 million, would be paid and financed 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.

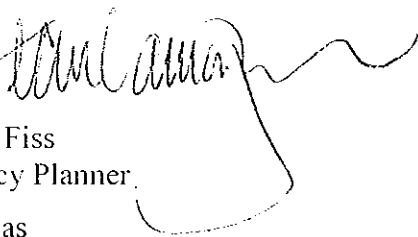
As development occurs within the neighbourhood, the developer will receive re-payment of their contribution, less the amount of the Development Cost Charges (DCCs) payable from the DCCs to be collected from future projects. The City's \$4.8 million contribution to the Agreement originates from funds 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

The proposal to develop townhouses is consistent with the objectives of the West Cambie Area Plan in terms of land use, character, density, road network, and provision of Amenities.

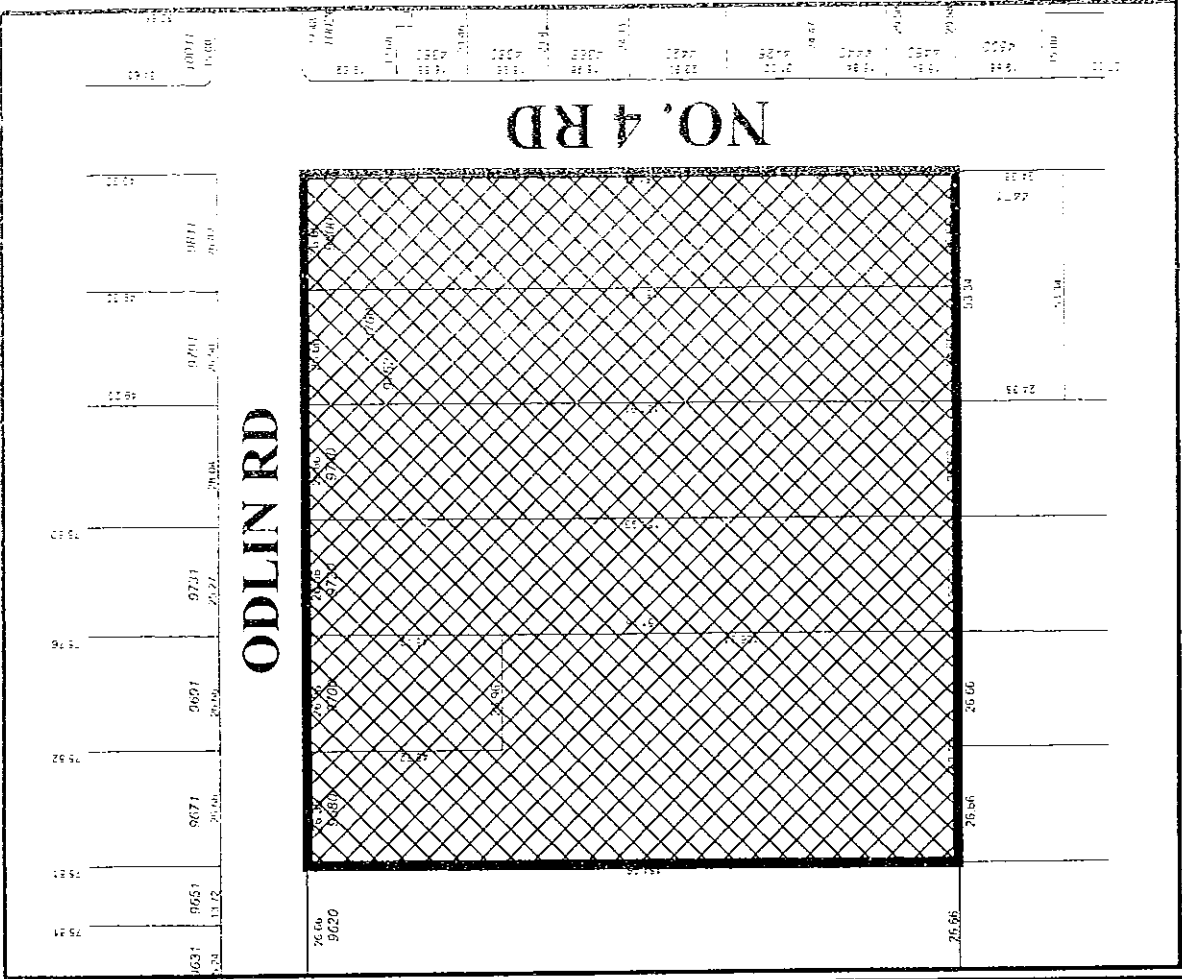
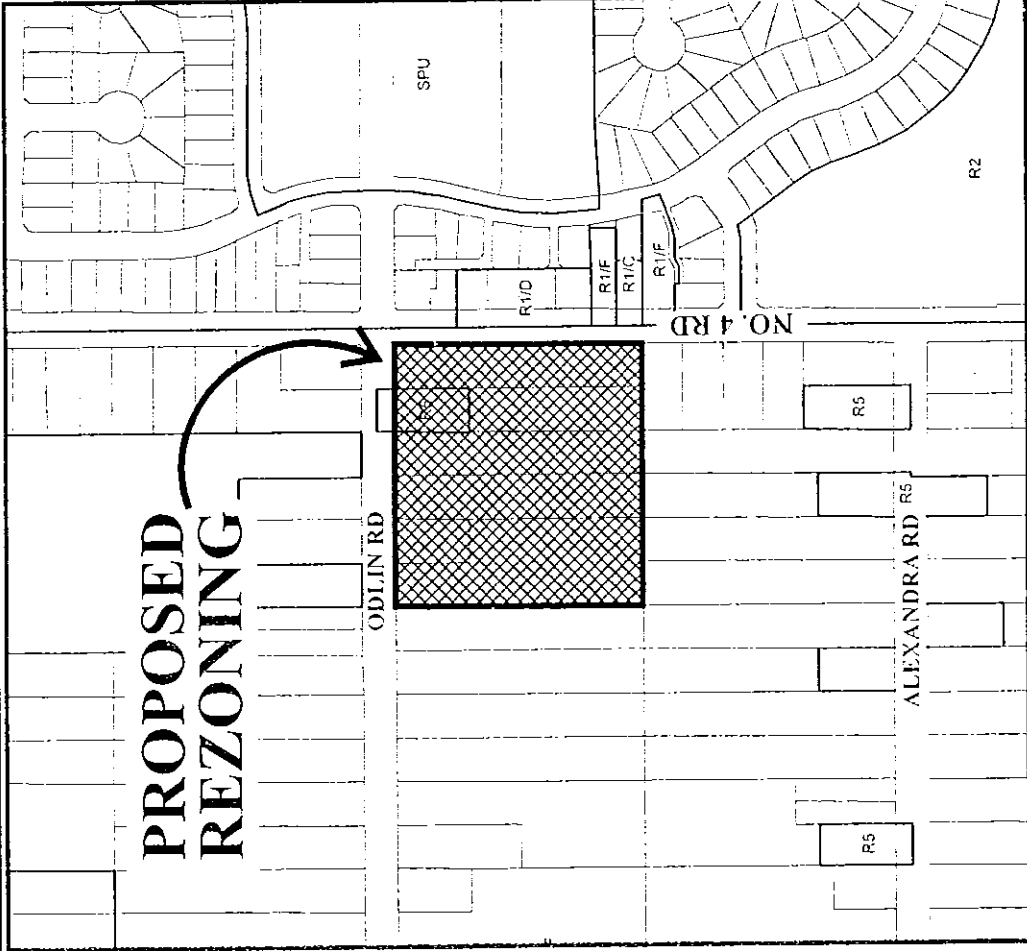
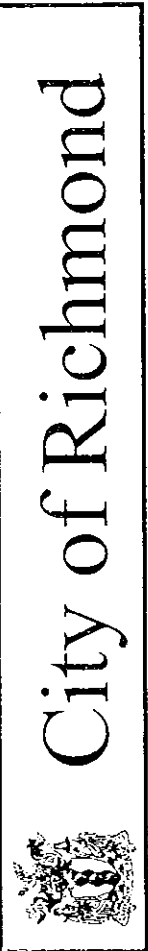
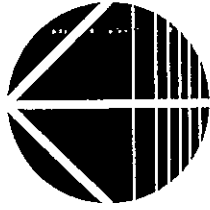
The subject proposal is in conformance with city-wide, and West Cambie objectives for development and population growth, and the establishment of a "complete and balanced community". The proposed use of Comprehensive Development District (CD/185) is consistent with the West Cambie Area Plan. The proposal for a significant financial agreement with the City for the establishment of the off-site infrastructure network supports the vision for this area. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.

*For:*   
Eric Fiss  
Policy Planner  
EF:cas

See Attachment 7 for legal and development considerations agreed to by the applicant and to be completed prior to final adoption of the Zoning Amendment Bylaw.

**List of Attachments**

- Attachment 1: Location Map and Site Context - GIS 2005 Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: West Cambie Area Plan – Alexandra Neighbourhood Site Context
- Attachment 4: Preliminary Site Plan, Streetscape Elevations, and Reference Floor Plans
- Attachment 5: Arborist Report and Tree Survey
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Rezoning Considerations Concurrence
- Attachment 8: Letter from the Engineering Department on April 12, 2007 in response to MPT Engineering Capacity Analysis submissions of March 7, 2007

RZ 06-354959

Original Date: 01/15/07  
Revision Date:  
Note: Dimensions are in METERS



RZ 06-354959

Original Date: 01/15/07

Amended Date:

Note: Dimensions are in METRES





## City of Richmond

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

## Development Application Data Sheet

Address: 9680, 9700, 9720, 9740, 9760, 9762 and 9800 Odlin Road

Applicant: Polygon Development 172 Ltd.

Planning Area(s): West Cambie Area Plan (Schedule 2.11A) Alexandra Neighbourhood

<b>Owner:</b>	162828 Properties Ltd.; Bella Bruce; Gerald Murdock Bruce and Margaret Louise Bruce; Polygon Development 172 Ltd.; Rose Goertzen; and Sih Chung Hao	Polygon Development 172 Ltd.
<b>Site Size (m<sup>2</sup>): (by applicant)</b>	24,298 m <sup>2</sup> (261,550 ft <sup>2</sup> )	19,823.3 m <sup>2</sup> (213,383.2 ft <sup>2</sup> ) Reduced by: 4,010.8 m <sup>2</sup> for Park dedication; 455.9 m <sup>2</sup> for No. 4 Rd dedication; and 8 m <sup>2</sup> for corner cut at Odlin Rd and No. 4 Rd.
<b>Land Uses:</b>	Single-Family Residential and Two-Family Residential	Townhouse
<b>OCP Designation:</b>	Residential	No change
<b>Area Plan Designation:</b>	Residential	No change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area F (R1/F)" and Two-Family Housing District (R5)	Comprehensive Development District (CD/185) and School & Public Use (SPU)
<b>Number of Units:</b>	6 Residential Units	92 Townhouse Units
<b>Other Designations:</b>	Aircraft Noise Sensitive Development Policy Area 2	No change

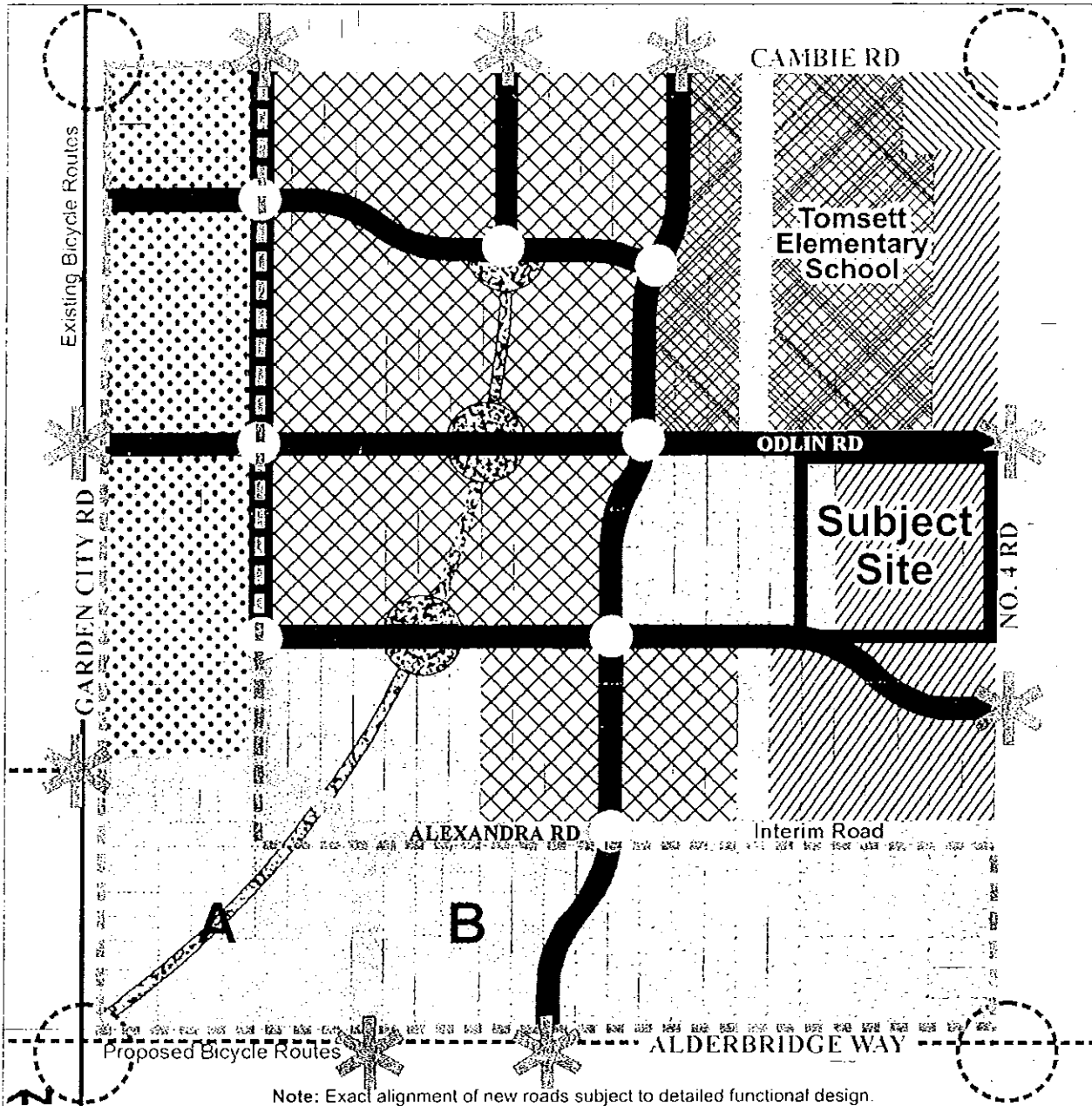
<b>Density (units/acre):</b>	N/A	19 upa	none permitted
<b>Floor Area Ratio:</b>	Max. 0.65 FAR (additional 0.10 FAR bonus density with affordable housing)	0.65 FAR (on-site affordable housing not provided)	none permitted
<b>Lot Coverage – Building:</b>	Max. 40%	33%	none

ATTACHMENT 2

Lot Size (min. area):	1 ha (2.47 acres)	1.98 ha (4.89 acres)	none
Setback – Public Road (m):	Min. 5 m	Min. 5 m	none
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 4.2 m	none
Height (m):	Max. 12 m and 3-storeys	11.9 m and 3-storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) spaces/unit X 92 = 138 and 0.2 (V) spaces /unit per unit x 92 = 19	2.2 (R) spaces/unit X 92 = 184 (R) and 0.2 (V) spaces /unit per unit x 92 = 19	none
Off-street Parking Spaces – Total:	157 spaces	203 spaces	none
Tandem Parking Spaces:	Permitted for Resident spaces, only	100 Resident spaces	none
Accessible Parking Spaces	2% of Visitor spaces = 1 space	1 space	none
Amenity Space – Indoor:	70 m <sup>2</sup> (753.5 ft <sup>2</sup> )	149 m <sup>2</sup> (1,604 ft <sup>2</sup> )	none
Amenity Space – Outdoor:	6 m <sup>2</sup> /unit x 92 = 552 m <sup>2</sup> (5,942 ft <sup>2</sup> )	2,080 m <sup>2</sup> (22,390 ft <sup>2</sup> )	none

Other: Tree replacement compensation required for loss of existing trees.

# 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 &amp; 3-storey Townhouses</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>
<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>	

**ODLIN TOWNHOMES**  
 Odlin Road, Markham, ON L3R 0Y7

**SITEPLAN**

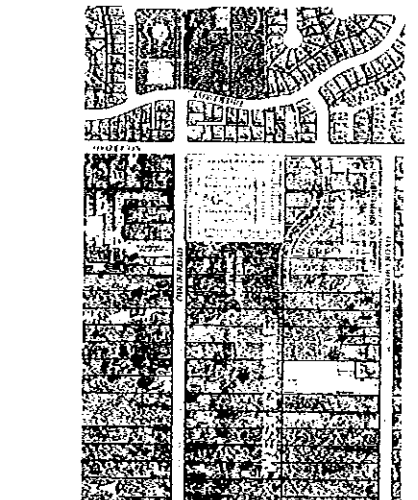
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**RCA**  
 Robert O'Connell Architecture Inc.  
 200 - 2300 Columbia Street  
 Markham, ON L3R 0Y7  
 Tel: (905) 947-7777  
 Fax: (905) 947-4641  
 website@roconnellarchitecture.com

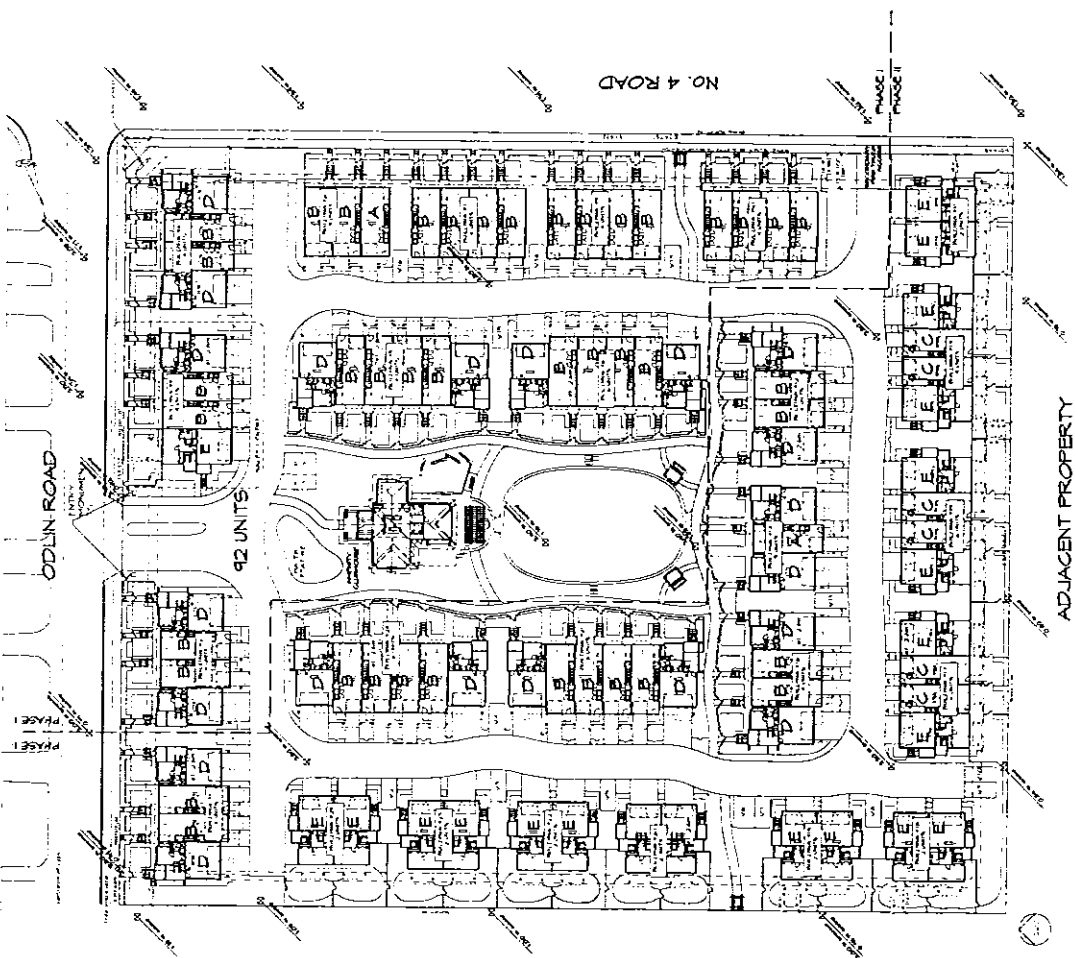
**POLYGON**

**Project Markers**

MARKER	DESCRIPTION	COORDINATES (Easting, Northing)
1	Corner of Odlin Road & Parkland	10000.00, 10000.00
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3	Corner of Odlin Road & Phase 2	10000.00, 10000.00
4	Corner of Odlin Road & Phase 3	10000.00, 10000.00
5	Corner of Odlin Road & Phase 4	10000.00, 10000.00
6	Corner of Odlin Road & Phase 5	10000.00, 10000.00
7	Corner of Odlin Road & Phase 6	10000.00, 10000.00
8	Corner of Odlin Road & Phase 7	10000.00, 10000.00
9	Corner of Odlin Road & Phase 8	10000.00, 10000.00
10	Corner of Odlin Road & Phase 9	10000.00, 10000.00
11	Corner of Odlin Road & Phase 10	10000.00, 10000.00
12	Corner of Odlin Road & Phase 11	10000.00, 10000.00
13	Corner of Odlin Road & Phase 12	10000.00, 10000.00
14	Corner of Odlin Road & Phase 13	10000.00, 10000.00
15	Corner of Odlin Road & Phase 14	10000.00, 10000.00
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26	Corner of Odlin Road & Phase 25	10000.00, 10000.00
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91	Corner of Odlin Road & Phase 90	10000.00, 10000.00
92	Corner of Odlin Road & Phase 91	10000.00, 10000.00
93	Corner of Odlin Road & Phase 92	10000.00, 10000.00



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(future development)



ADJACENT PROPERTY  
(future development)

PARKLAND

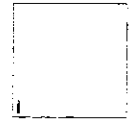
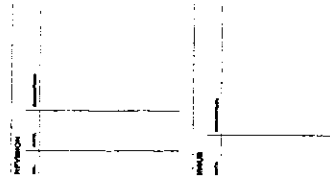
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 email: rco@rcaodlin.com



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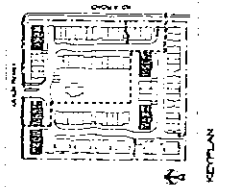
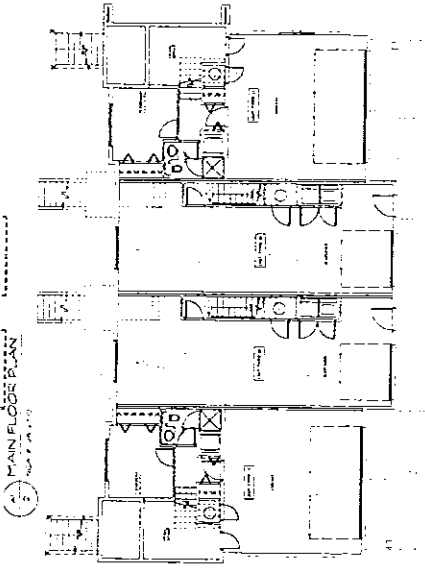
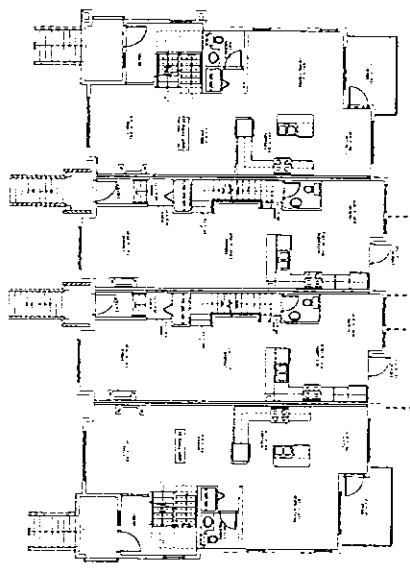
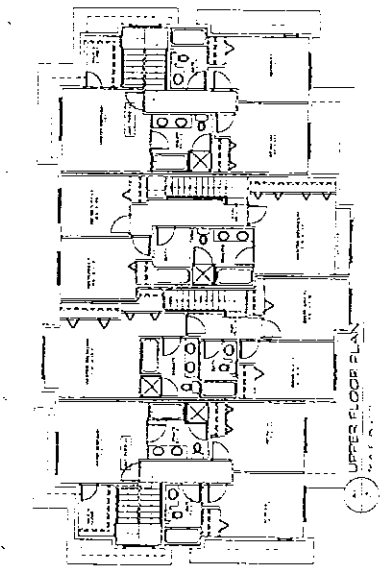
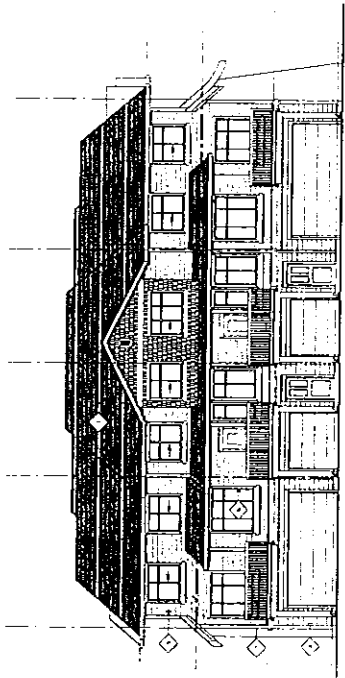
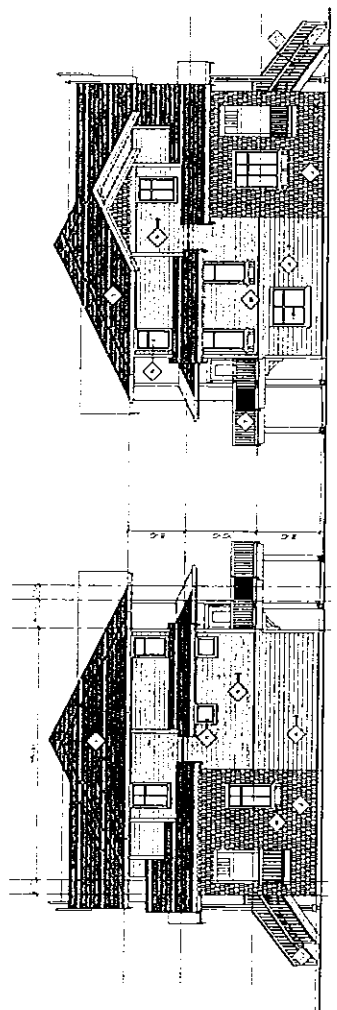
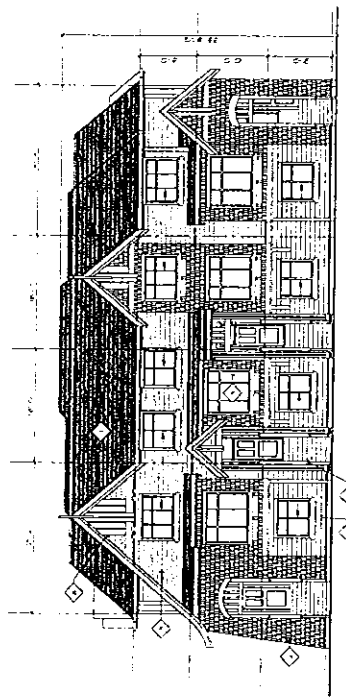
**ODLIN  
TOWNHOMES**

Urban Street, Annapolis, MD

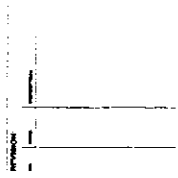
**BUILDINGS 1, 2,  
4, 12, AND 16**

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  - 3. WINDOW - 1/2" x 6" GLASS
  - 4. WINDOW - 1/2" x 6" GLASS
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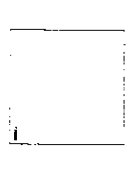


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5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.



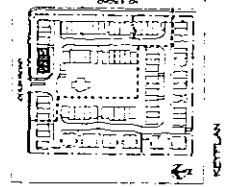
**RCA**  
 Robert Cloutier Architecture Inc.  
 200 - 2228 Columbia Street  
 Ottawa, Ontario K1L 1A1  
 Tel: (613) 897-4741  
 www.rca.ca

**POLYGON**

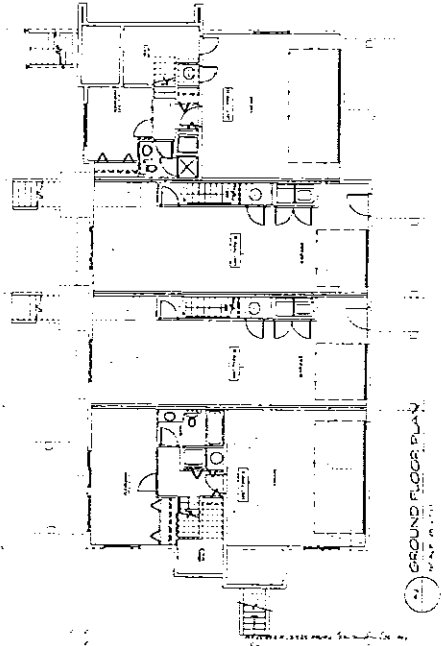
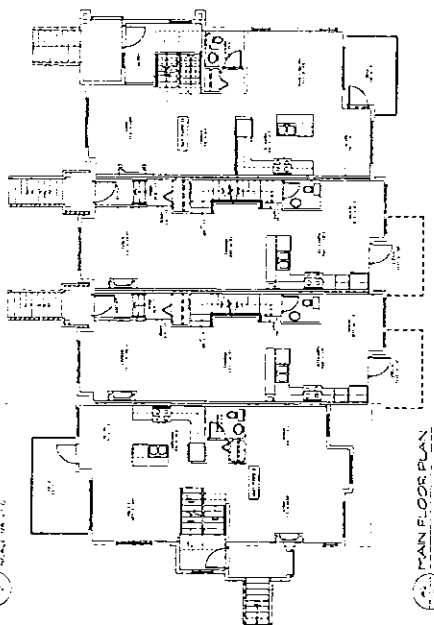
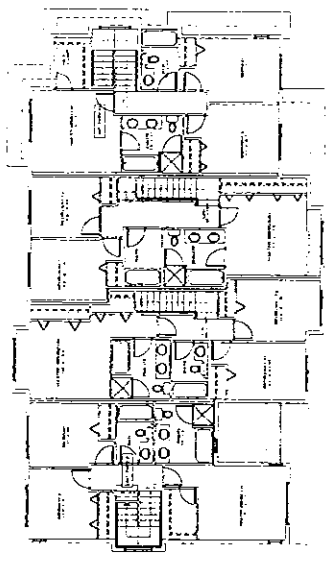
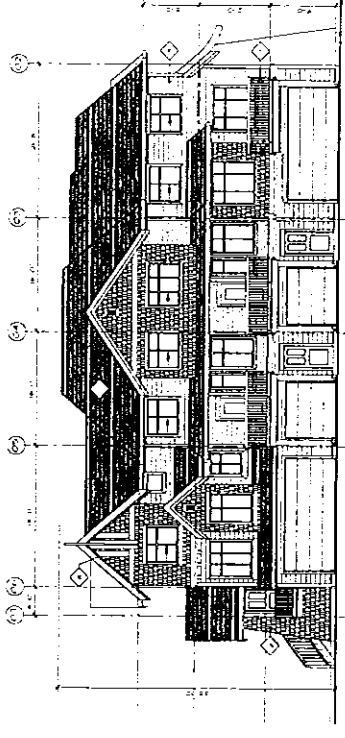
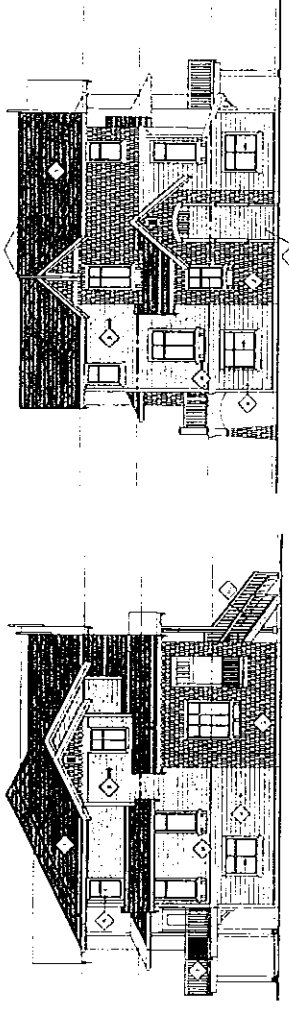
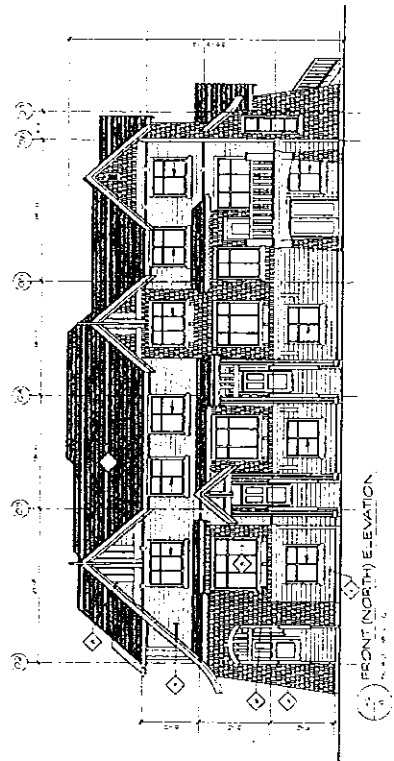
**ODLIN TOWNHOMES**  
 6300 - 10th St. NW, Edmonton, AB

**BUILDING 3**

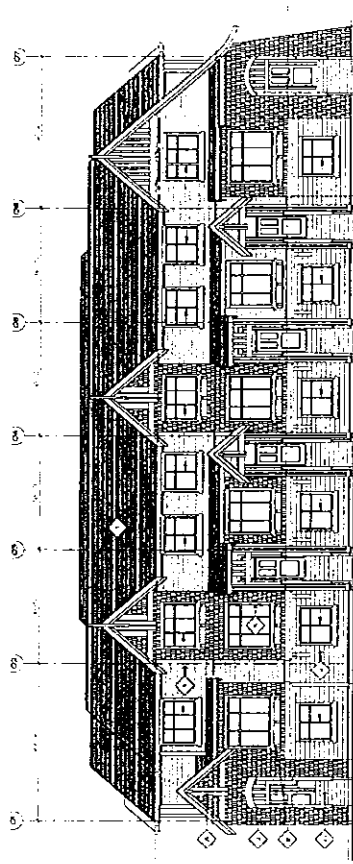
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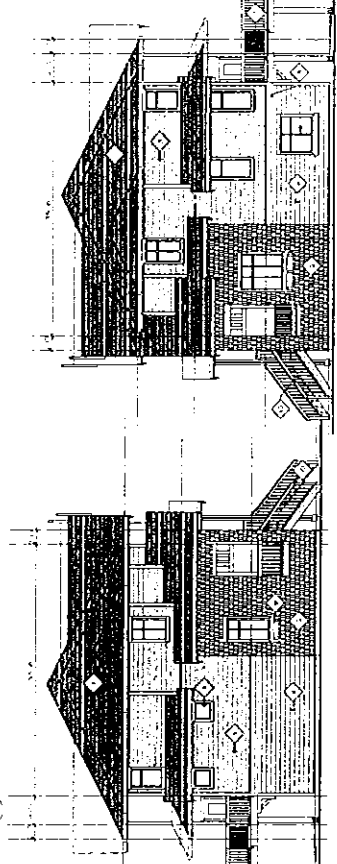
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  - 3. SIDING
  - 4. METAL
  - 5. GLASS
  - 6. WOOD
  - 7. CONCRETE
  - 8. TERRAZZO
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  - 152. TERRAZZO
  - 153. GRANITE
  - 154. MARBLE
  - 155. SLATE
  - 156. TERRAZZO
  - 157. GRANITE
  - 158. MARBLE
  - 159. SLATE
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  - 191. SLATE
  - 192. TERRAZZO
  - 193. GRANITE
  - 194. MARBLE
  - 195. SLATE
  - 196. TERRAZZO
  - 197. GRANITE
  - 198. MARBLE
  - 199. SLATE
  - 200. TERRAZZO



1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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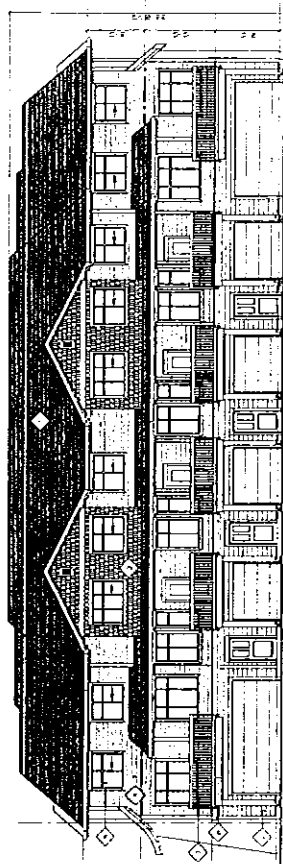


FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"

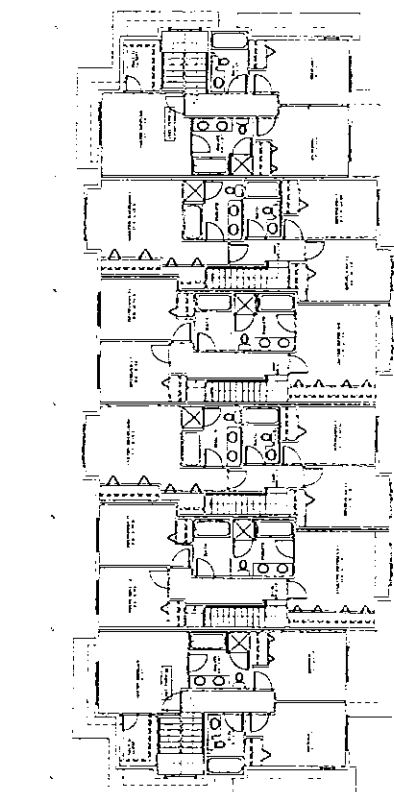


SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"

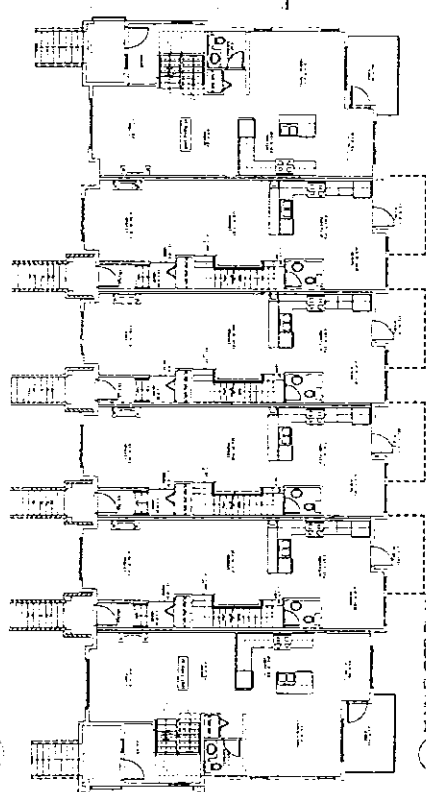
SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



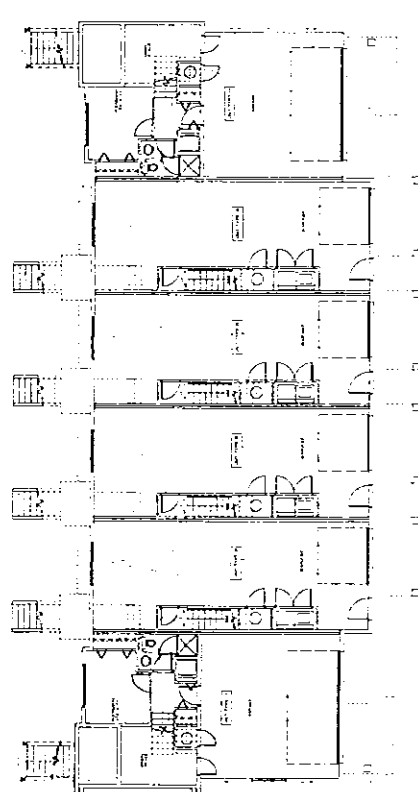
REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



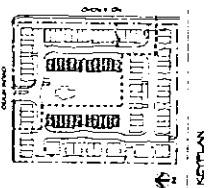
UPPER FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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

CLADDING MATERIAL KEY

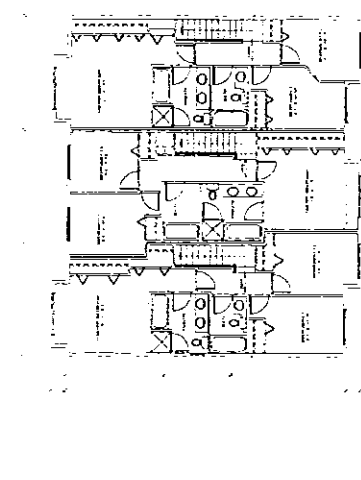
- ◆ BRICK
- ◆ STUCCO
- ◆ SIDING
- ◆ SHINGLES
- ◆ METAL ROOFING
- ◆ ASPHALT ROOFING
- ◆ CONCRETE
- ◆ TERRAZZO
- ◆ GRANITE
- ◆ MARBLE
- ◆ SLATE
- ◆ QUARTZ
- ◆ CEMENT
- ◆ GROUT
- ◆ TILE
- ◆ GLASS
- ◆ WOOD
- ◆ VINYL
- ◆ LINOLEUM
- ◆ CARPET
- ◆ PAINT
- ◆ PLASTER
- ◆ GIPSUM
- ◆ FIBERGLASS
- ◆ POLYURETHANE
- ◆ POLYESTER
- ◆ POLYPROPYLENE
- ◆ POLYETHYLENE
- ◆ POLYVINYL CHLORIDE
- ◆ POLYIMIDE
- ◆ POLYACRYLIC ACID
- ◆ POLYURETHANE
- ◆ POLYESTER
- ◆ POLYPROPYLENE
- ◆ POLYETHYLENE
- ◆ POLYVINYL CHLORIDE
- ◆ POLYIMIDE
- ◆ POLYACRYLIC ACID

**RCA**  
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 200 - 2200 Columbia Street  
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 Fax: (604) 987-2641  
 www.rcaarchitects.com

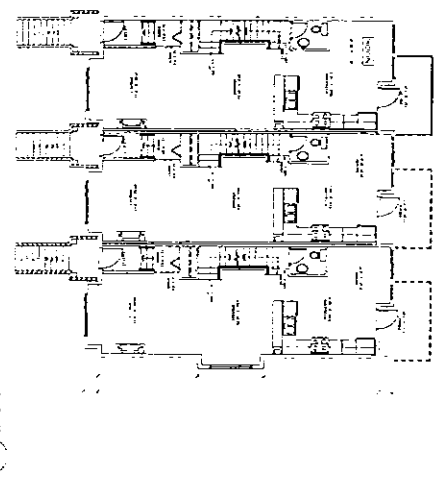


**ODLIN TOWNHOMES**  
 6100 East 41st Street, Vancouver, BC

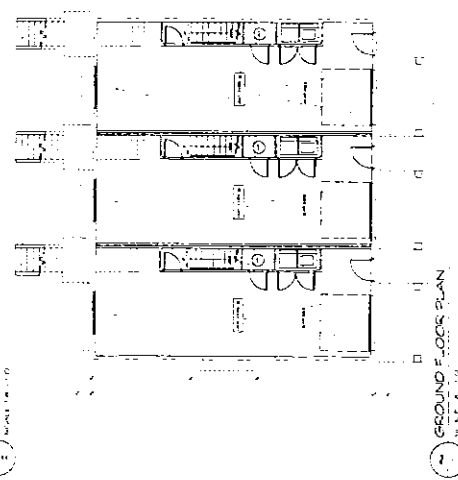
**BUILDING 5, 6, 21, AND 24**  
 A3



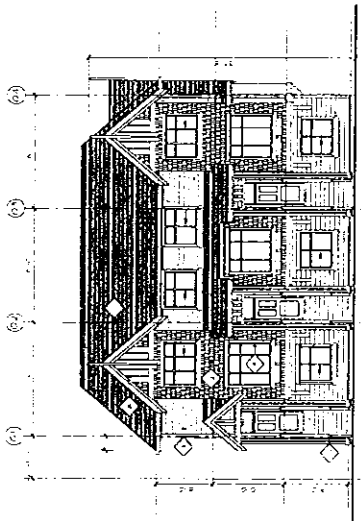
UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



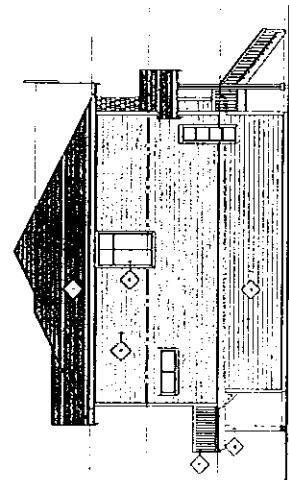
MAIN FLOOR PLAN  
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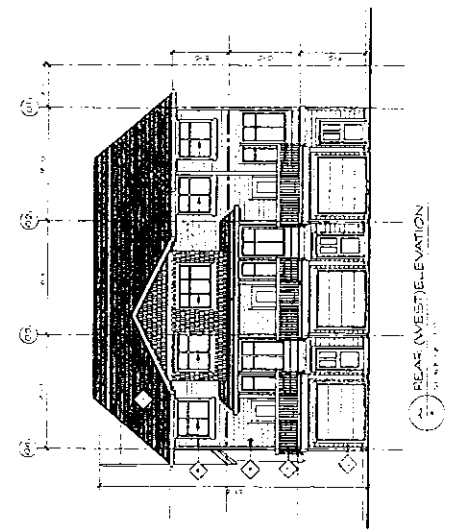
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



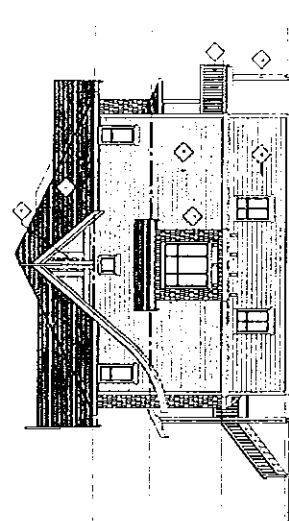
FRONT (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



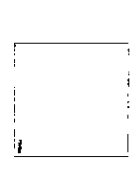
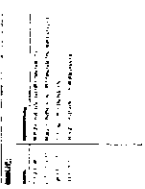
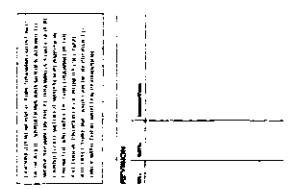
REAR (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

**CLADDING MATERIAL KEY**

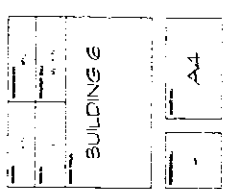
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2. STUCCO
3. SIDING
4. SHINGLES
5. METAL
6. GLASS
7. WOOD
8. CONCRETE
9. TERRAZZO
10. GRANITE
11. MARBLE
12. SLATE
13. QUARTZITE
14. SANDSTONE
15. LIMESTONE
16. GNEISS
17. SCHIST
18. SLATE
19. QUARTZITE
20. SANDSTONE
21. LIMESTONE
22. GNEISS
23. SLATE
24. QUARTZITE
25. SANDSTONE
26. LIMESTONE
27. GNEISS
28. SLATE
29. QUARTZITE
30. SANDSTONE
31. LIMESTONE
32. GNEISS
33. SLATE
34. QUARTZITE
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37. GNEISS
38. SLATE
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197. GNEISS
198. SLATE
199. QUARTZITE
200. SANDSTONE



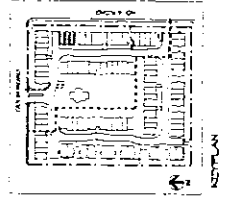
**RCA**  
Robert Ciccazi Architecture Inc.  
200 - 2288 Columbia Street  
Vancouver, B.C.  
V6J 1R6  
Tel: (604) 277-2751  
Fax: (604) 277-2751  
www.rca-architects.com



**POLYGON**  
CD-IN  
TOWNHOMES



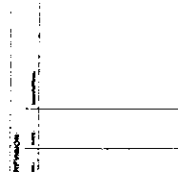
BUILDING 6  
A4



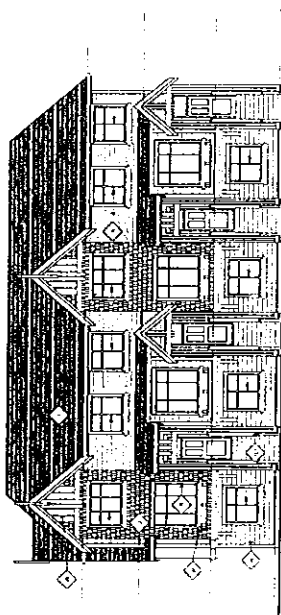
NORTH



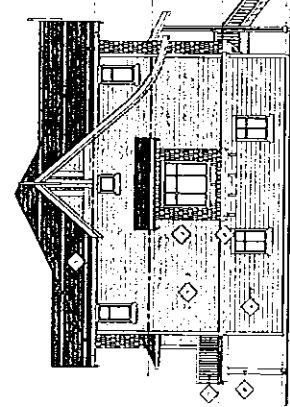
1. APPROVED FOR ALL PERMITS AND ALL NEIGHBORHOOD REVIEW REQUIREMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COORDINATING ALL NECESSARY REVIEW REQUIREMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COORDINATING ALL NECESSARY REVIEW REQUIREMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COORDINATING ALL NECESSARY REVIEW REQUIREMENTS.



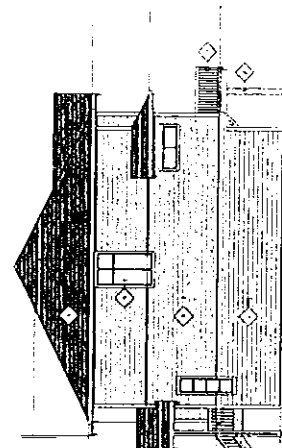
- CLADDING MATERIAL KEY**
- ◆ 1/2" x 4" VERTICAL SLATS
  - ◆ 1/2" x 4" HORIZONTAL SLATS
  - ◆ 1/2" x 4" VERTICAL SLATS WITH SHINGLE
  - ◆ 1/2" x 4" HORIZONTAL SLATS WITH SHINGLE
  - ◆ 1/2" x 4" VERTICAL SLATS WITH SHINGLE AND BRICK
  - ◆ 1/2" x 4" HORIZONTAL SLATS WITH SHINGLE AND BRICK
  - ◆ 1/2" x 4" VERTICAL SLATS WITH SHINGLE AND BRICK AND SHINGLE
  - ◆ 1/2" x 4" HORIZONTAL SLATS WITH SHINGLE AND BRICK AND SHINGLE



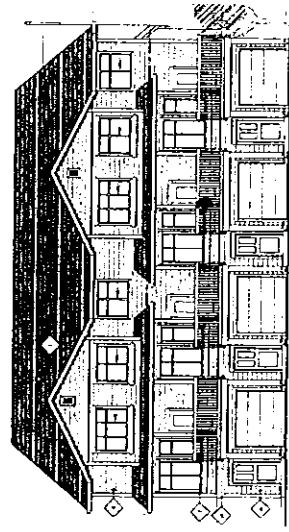
1 FRONT (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"



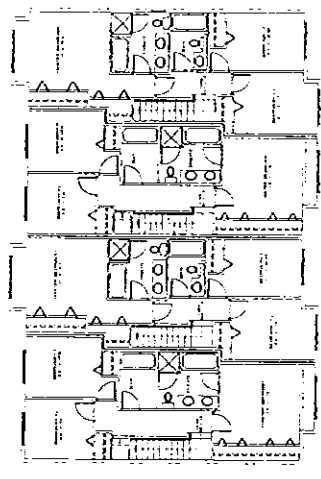
2 SOUTH SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



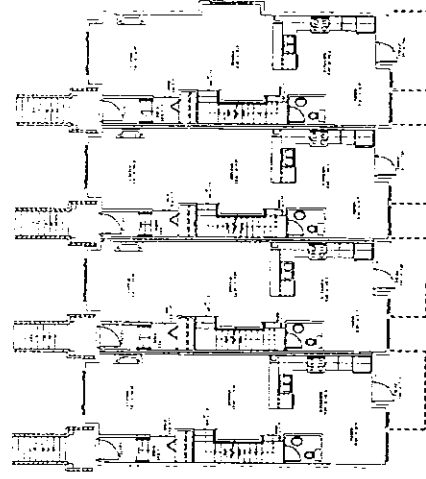
3 NORTH SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



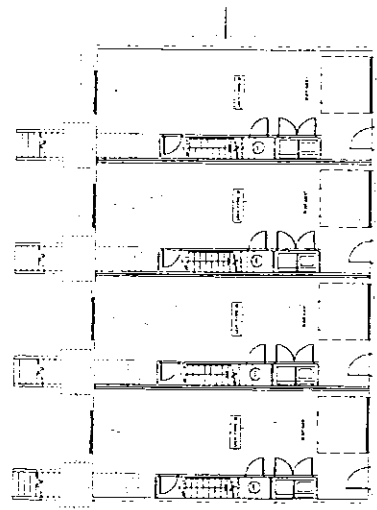
4 REAR (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



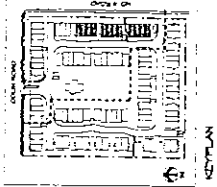
5 UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



6 MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



7 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



8 SITE PLAN

**RCA**

Robert Abbott Architecture, Inc.  
200 - 2808 Columbia Street  
Columbus, Ohio 43215  
Tel: (614) 487-2741  
rabi@robertabbottarchitecture.com



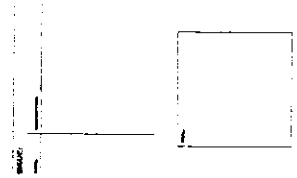
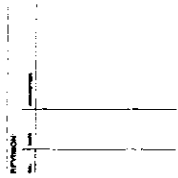
**POLYGON**

**OCLIN TOWNHOMES**  
CLARK COUNTY, OHIO

**BUILDING 7, 9, AND 10**

**A5**

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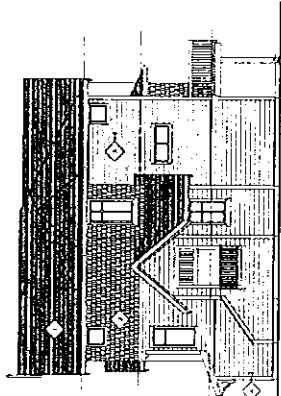
**BCA**  
 Robert Chiodo Architecture Inc.  
 200 - 2308 Columbia Street  
 Vancouver, BC V6J 1Y3  
 Canada V5V 2Y3  
 Tel: (604) 687-4741  
 Fax: (604) 687-4741  
 info@robertchiodoarchitecture.com



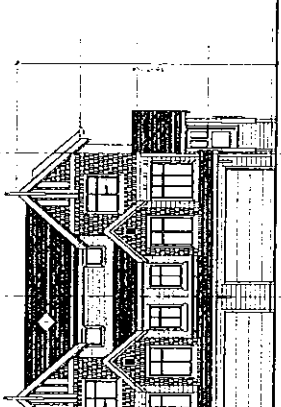
**POLYGON**  
 ODIN  
 TOWNHOMES  
 C. de Ruyt, Burnaby, BC

BUILDING 11, 15,  
 20, 22, 23, & 25  
 AG

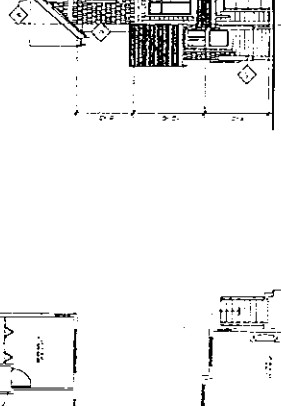
- CLADDING MATERIALS**
- 1. BRICK
  - 2. STUCCO
  - 3. SIDING
  - 4. METAL PANELS
  - 5. WOOD SHAKES
  - 6. WOOD SIDING
  - 7. WOOD SHAKES
  - 8. METAL PANELS
  - 9. WOOD SHAKES
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  - 12. WOOD SHAKES



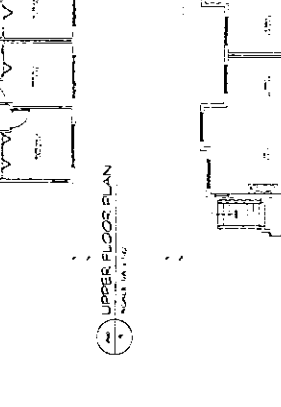
**FRONT ELEVATION**  
 SECTION 11-11



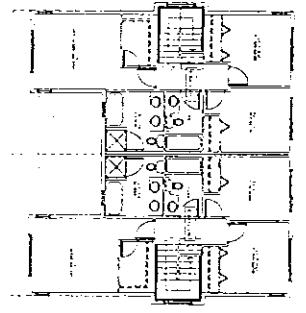
**SIDE ELEVATION**  
 SECTION 11-11



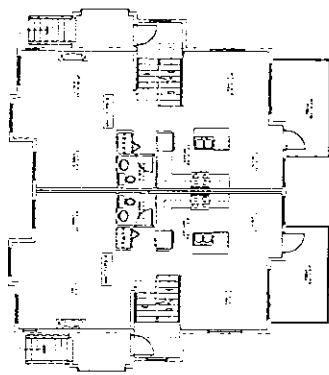
**REAR ELEVATION**  
 SECTION 11-11



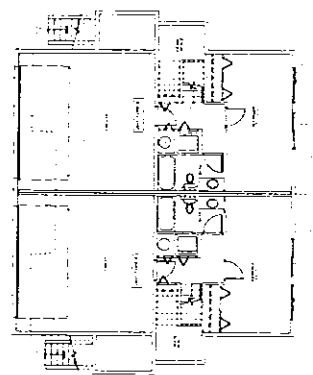
**SIDE ELEVATION (INSIDE)**  
 SECTION 11-11



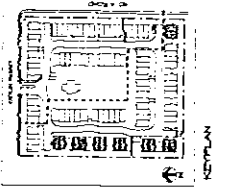
**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

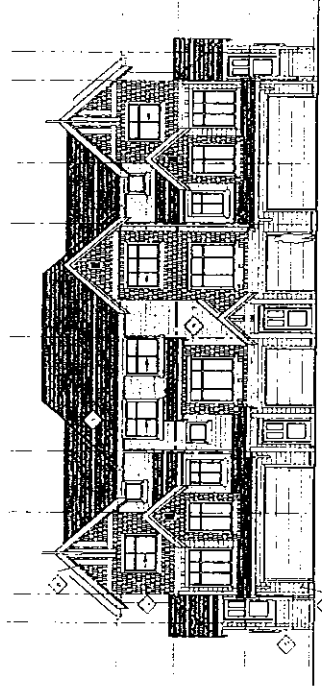


**SITE PLAN**

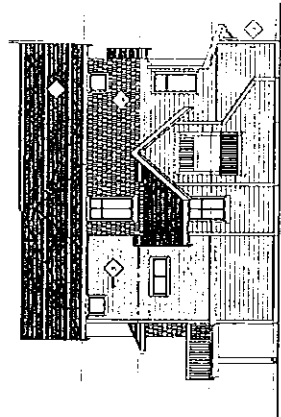
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL FINISHES ARE TO BE AS SHOWN IN THE FINISH SCHEDULE.  
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK.  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK.  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK.  
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK.  
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK.  
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK.  
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**GLAZING MATERIAL KEY**

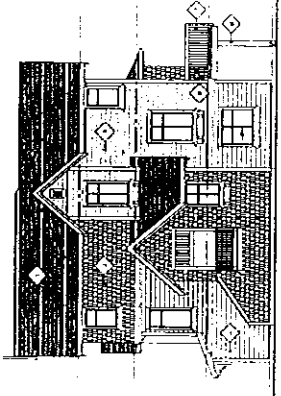
1	1/2" CLEAR GLASS
2	1/2" CLEAR GLASS
3	1/2" CLEAR GLASS
4	1/2" CLEAR GLASS
5	1/2" CLEAR GLASS
6	1/2" CLEAR GLASS
7	1/2" CLEAR GLASS
8	1/2" CLEAR GLASS
9	1/2" CLEAR GLASS
10	1/2" CLEAR GLASS



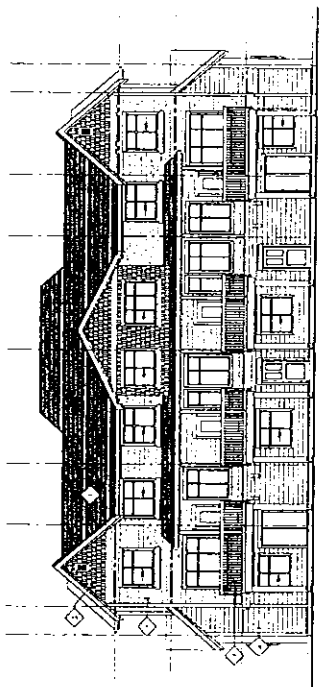
FRONT (NORTH) ELEVATION  
SCALE: 1/8" = 1'-0"



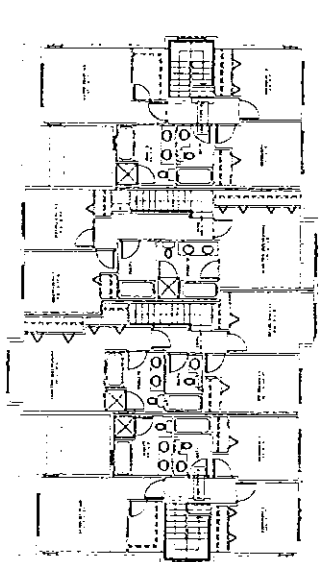
SIDE ELEVATION (INSIDE)  
SCALE: 1/8" = 1'-0"



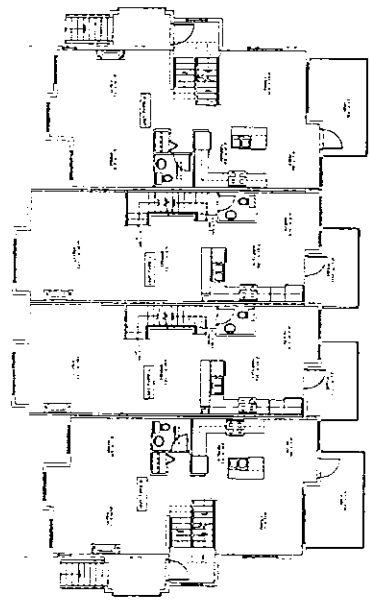
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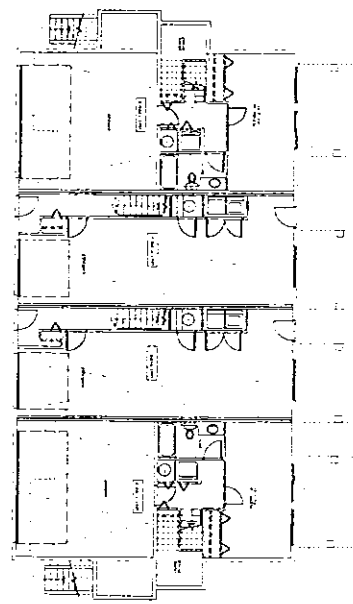
REAR (SOUTH) ELEVATION  
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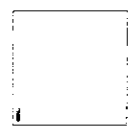
UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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 Vancouver, B.C.  
 Canada V7V 3V5  
 Tel: (604) 887-4641  
 Fax: (604) 887-4641  
 www.rccarchitecture.com

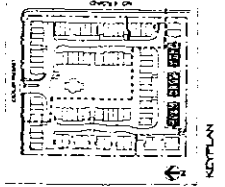


**POLYGON**

**ODLIN TOWNHOMES**  
 2200 Columbia Street, Vancouver, B.C.

BUILDING 13, 15,  
AND 17

A7

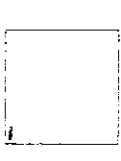


NOT PLAN

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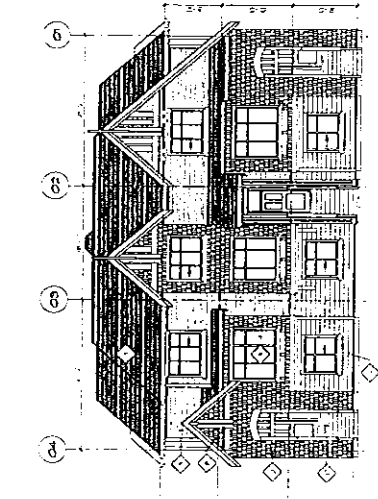


**CDLIN TOWNHOMES**  
 Cedar City, BC, Canada

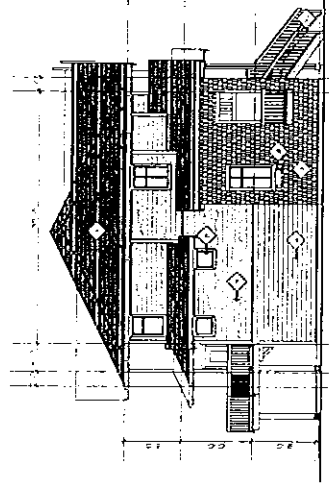
**BUILDING 14**

**A8**

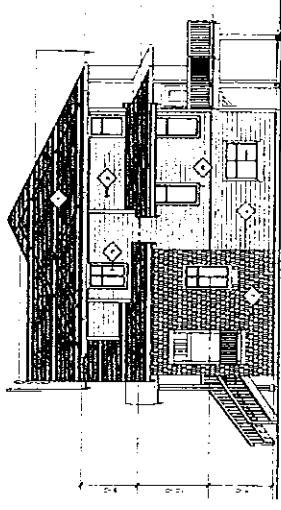
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  - 2. 2x4x8 Cedar Siding
  - 3. 2x4x8 Cedar Siding
  - 4. 2x4x8 Cedar Siding
  - 5. 2x4x8 Cedar Siding
  - 6. 2x4x8 Cedar Siding
  - 7. 2x4x8 Cedar Siding
  - 8. 2x4x8 Cedar Siding
  - 9. 2x4x8 Cedar Siding
  - 10. 2x4x8 Cedar Siding
  - 11. 2x4x8 Cedar Siding
  - 12. 2x4x8 Cedar Siding
  - 13. 2x4x8 Cedar Siding
  - 14. 2x4x8 Cedar Siding
  - 15. 2x4x8 Cedar Siding
  - 16. 2x4x8 Cedar Siding
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  - 18. 2x4x8 Cedar Siding
  - 19. 2x4x8 Cedar Siding
  - 20. 2x4x8 Cedar Siding



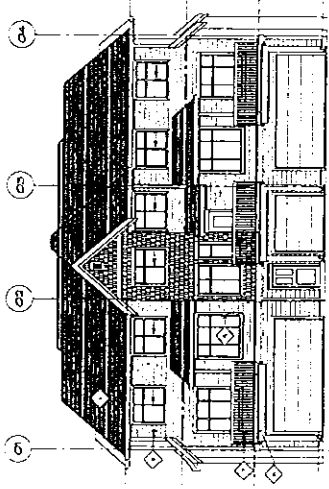
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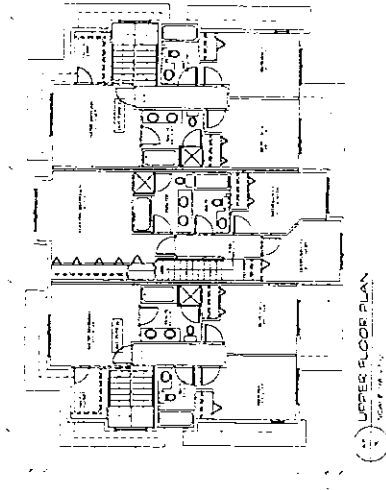
**SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



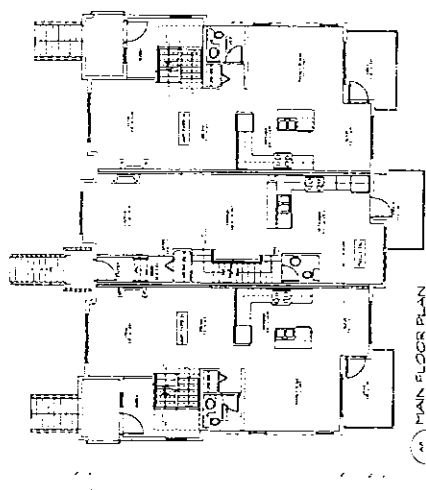
**SIDE ELEVATION**  
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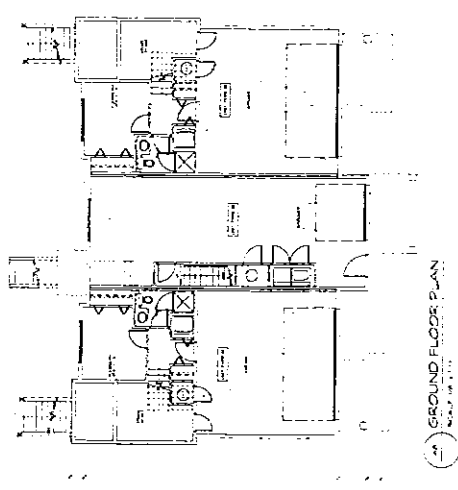
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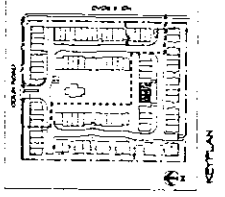
**UPPER FLOOR PLAN**  
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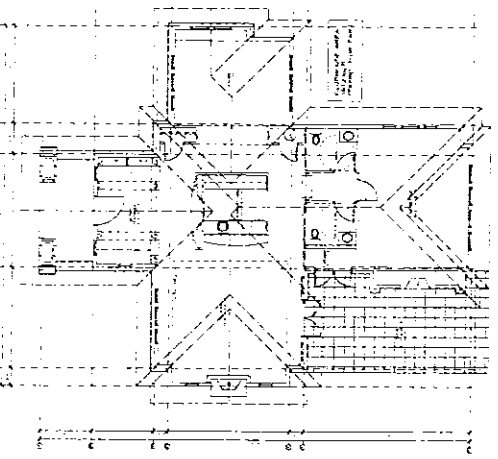
**MAIN FLOOR PLAN**  
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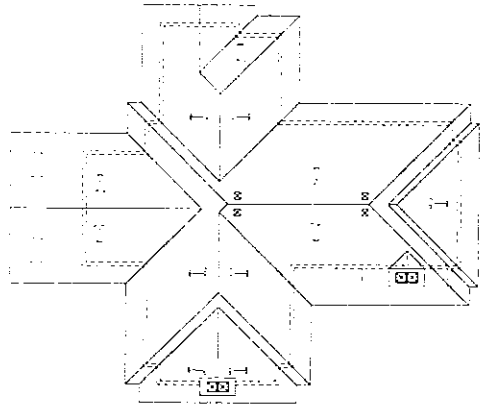
**GROUND FLOOR PLAN**  
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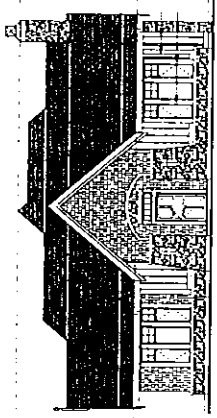
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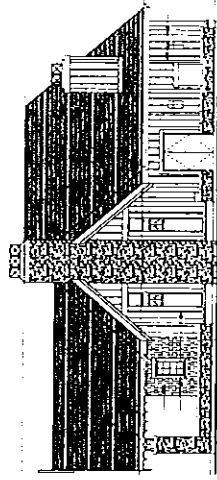
(A1) CLUBHOUSE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



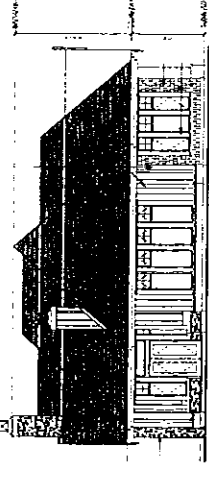
(A2) CLUBHOUSE ROOF PLAN  
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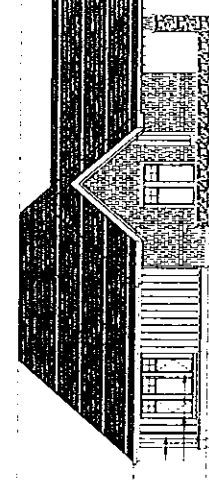
(A3) CLUBHOUSE NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



(A4) CLUBHOUSE WEST ELEVATION  
SCALE: 1/8" = 1'-0"

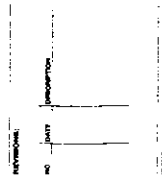


(A5) CLUBHOUSE SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



(A6) CLUBHOUSE EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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DATE: 10/20/2007  
DRAWN BY: J. GARDNER  
CHECKED BY: J. GARDNER  
SCALE: AS SHOWN



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**Odlin Road Townhomes**

Odlin Road, Richmond, B.C.

NO.	1000
DATE	MAY, 2007
SCALE	AS SHOWN
PROJECT	ODLIN RD

AMENITY CLUBHOUSE PLANS & ELEVATIONS

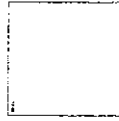
A9

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DATE: 01/11/2007

PROJECT: ODIN ROAD TOWNHOMES  
 CLIENT: POLYGON  
 ADDRESS: 200 - 2358 COLUMBIA STREET  
 VINTAGE, VIRGINIA

SCALE: AS SHOWN  
 SHEET: A10



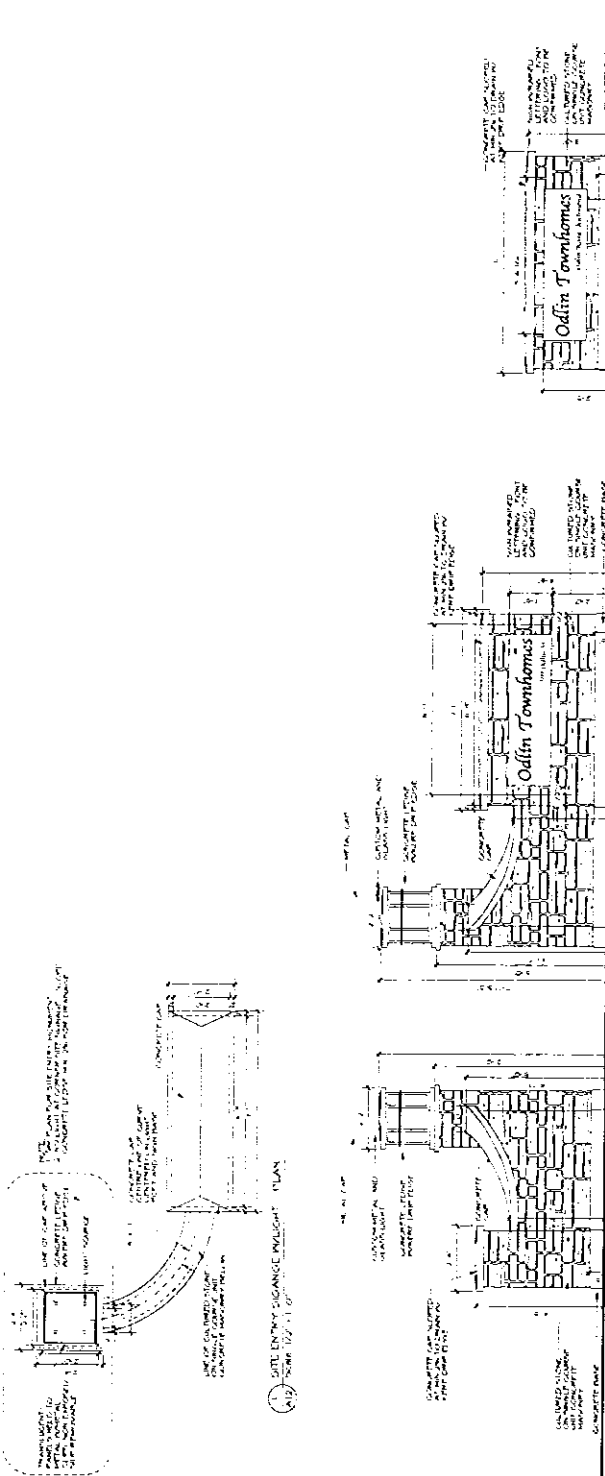
POLYGON

Robert Ciccato Architecture Inc.  
 200 - 2358 Columbia Street  
 Vintage, Virginia  
 Tel: (800) 447-4741  
 Fax: (800) 447-4141  
 admin@polygonva.com

Odin Road Townhomes

Odin Road, Richmond, VA

DATE	1/11/07
NO.	001
BY	ASB
CHKD BY	ASB
DATE	1/11/07
Site Features	
A10	



Michael J Mills Consulting  
Urban Forestry & Arboriculture

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**Preliminary Arboricultural Review  
Proposed 94 Unit Townhouse Project  
#9680, 9700, 9720, 9740, 9760, 9780 & 9800 Odlin Road, Richmond**

Study completed for Polygon 172 Ltd.  
MJM File #651                      November 23, 2006

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**1.0 Introduction:**

Michael J Mills Consulting was retained by Polygon 172 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 rezone the subject properties to allow for a multi family residential development. We were provided with a preliminary site (Option D) plan prepared by Robert Ciccozzi Architects that indicates 94 townhouse units are proposed to be developed on these properties.

This summary report identifies the significant natural features occurring on the property and those with potential to be affected by associated road works for the purpose of informing the site planning process. Tree survey information was provided by Olsen and 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 November 21st, 2006.

**2.0 Observation:**

The subject site is located on the south side of Odlin Road to the immediate west of #4 Road. The combined properties are reported to be approximately 2.3 hectares in size. The area is presently comprised of six single family lots. Most of the homes are in a very poor state of repair and the landscape improvements are minimal. Single family residential properties are located to the immediate east and south and across Odlin Road to the north and #4 Road to the east. Access to FA Tomset Elementary School is located across Odlin Road in the north west corner. The property to the immediate west of the site is designated on the site plan as future park.

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 the street presently maintains open ditch drainage and as such no formal street trees have been installed along this section of Odlin Road.

The majority of the trees within the subject area are located within the south east corner of the site where there is an open stand of mixed Birch, Alder and Cherry. The dominant tree within this stand is the Paper Birch. The Birch Borer infestation common to this species in Richmond is considered extreme in this stand with all tree heavily infested and many near dead. The Alder and Cherry are relatively small and considered to be of low landscape value.

The Odlin Road frontage has several larger trees and a hedge row of Cedars that present the most significant landscape feature on the site. Many of these trees are positioned within the road allowance.

We provide the following brief summary of the surveyed trees for the on site area and for the trees on adjacent properties with potential to be affected by this proposal. Tree ID# corresponds with the metal tree tags applied to the trees in the field by the land surveyor. Refer to the appended modified survey plan for all referenced tree locations:

2.1 Tree Table:

Tree ID#	Species	Size	Comments
142	Big Leaf Maple	90cm	Off Site Tree - Large Maple growing just south of the ditch along Odlin on the property to the west. Good single stem tree, some dead wood but overall in good health.
143	Big Leaf Maple	2 x 35cm	Off Site Tree – Located just west of the site, small multi stem specimen of poor form and low landscape value.
144	Big Leaf Maple	2 x 35cm	Off Site Tree – Similar to tree 143. Located just west of the site, small multi stem specimen of poor form and low landscape value.
168	Western Red Cedar Hedge Row	Varies	Tag 168 - Signifies the west end of the Cedar hedge row along the Odlin Road frontage. Multiple stems, very densely packed with resulting poor individual form. Good as a hedge. See Tree #289 for east end of row.
198	Western Red Cedar Hedge Row	Varies	Off Site Trees - Tag 198 - Signifies the north end of the Cedar hedge row along the west property line. Multiple stems, very sparse and in poor health, low value plants. See Tree #199 for south end of row.
199	Western Red Cedar Hedge Row	Varies	Off Site Trees - Tag 199 - Signifies the south end of the Cedar hedge row along the west property line. Multiple stems, very sparse and in poor health, low value plants. See Tree #198 for north end of row.
200	Pin Cherry	3 x 20cm	Multi stem native cherry, poor form and condition.
201	Red Maple sp.	40cm	Off Site Tree – located on the property to the west of the site. Good upright single stem form. Impacted to some extent by the existing fence. Overall in good condition.
256	Douglas Fir	85cm	Large Douglas Fir located at the intersection of Odlin and #4 Road. Surrounded by a hedge of English Laurel. Tree is in good health but has been topped with resulting multiple top form. Base elevation of tree low in comparison to grades of #4 Road.
257	Horse Chestnut	40 cm	Chestnut along east property line near #4 Road. Low spreading form. Good overall health, could be improved with selective pruning. Base elevation of tree low in comparison to grades of #4 Road.



259	Horse Chestnut	45 cm	Chestnut along east property line near #4 Road. Larger than tree #257. More typical upright wide spreading form. Good health, could be improved with selective pruning. Base elevation of tree low in comparison to grades of #4 Road.
260	Silver Poplar	80cm	Large old specimen that has largely died. Two sucker shoots continue to thrive off the decaying main trunk. Very poor condition.
269	Paper Birch	40cm	Broken top form. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
272	Paper Birch	4 x 45 cm	Located close to south property line. Multi stem tree in the south east corner near #4 Road. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
277	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
278	Paper Birch	20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
280	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
281	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
282	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
283	Paper Birch	20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
284	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
289	Western Red Cedar Hedge Row	Varies	Tag 289 - Signifies the east end of the Cedar hedge row along the Odlin Road frontage. Row terminates at drive access to 9700. Multiple stems, very densely packed with resulting poor individual form. Good as a hedge. See Tree #168 for west end of row.
290	Western Red Cedar and Douglas Fir	varies	Tag 290 - Signifies the west end of the Cedar hedge row along the Odlin Road frontage. Hedge row extends along Odlin to the east property line of 9700. Hedge then turns south and extends along the full length of the existing lot line terminating at Tag #307. A section of the hedge along the east side is comprised of Douglas Fir. Multiple stems, very densely packed with resulting poor individual form.
291	Big Leaf Maple	60cm	Maple along Odlin frontage, in full decline, almost dead.
292	Big Leaf Maple	80cm	Maple along Odlin frontage, good single stem form, large tree with some top die back but otherwise a good quality specimen.
293	Big Leaf Maple	85cm	Maple along Odlin frontage, good single stem form, large tree with some top die back but otherwise a good quality specimen.

305	Big Leaf Maple	2 x 20cm	Small multi stem Maple along Odlin frontage, poor quality tree.
307	Western Red Cedar and Douglas Fir	varies	Tag 307 - Signifies the south end of the Cedar / Fir hedge row that extends along the full length of the existing lot line and turning west at Odlin Road extending west, terminating at Tag #290. A section of the hedge along the east side is comprised of Douglas Fir. Multiple stems, very densely packed with resulting poor individual form.
311	Apple sp.	45 cm	Large old Apple in very poor condition.
313	Fruiting Cherry	35 cm	Old fruiting Cherry, very poor condition.
319	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
320	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
322	Apple	30cm	Ok condition, not well maintained in recent years with resulting branch extensions.
323	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
324	Paper Birch	2 x 20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
328	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
329	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
330	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
331	Paper Birch	40cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
332	Douglas Fir	40cm	Good health and vigour but with broken top form. Crooked main stem resulting in less than specimen form.
348	Paper Birch	3 x 30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
349	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
350	Paper Birch	35cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
352	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
353	Paper Birch	2 x 20cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
356	Alder	20cm	Small Alder in the Birch forest, low value tree.
357	Paper Birch	20 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
358	Paper Birch	20 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.

359	Paper Birch	25 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
360	Paper Birch	25 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
361	Paper Birch	30cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
367	Silver Maple	90cm	Off Site Tree – Large multi stem ornamental Maple located on the adjacent property to the south. Topped form with notable lean to the south.
368	Paper Birch	25 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
369	Paper Birch	20 cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
370	Paper Birch	4 x 25cm	Located close to south property line. Multi stem tree, Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
371	Paper Birch	20 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
375	Paper Birch		Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
376	Paper Birch	20cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
377	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
378	Paper Birch	25 & 35cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
379	Paper Birch	25cm	Located close to south property line. Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
380	Paper Birch	20cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
381	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
382	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
383	Paper Birch	25cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
388	Horse Chestnut	65 cm	Older specimen with poor form due to multiple co dominant main stems.
389	Cottonwood	40 cm	Good open grown tree close to Odlin Road. Species limitations.

390	English Laurel	Multi	Remnant of a larger hedge. Sparse spreading form. Low value.
391	Cottonwood	40 cm	Tall thin form, good health Species limitations.
392	Cottonwood	40 cm	Tall thin form, good condition. Species limitations.
393	Mountain Ash	Multi	Small multi stem tree close to the building @ 9740. Poor form and condition.
437	Apple	30cm	Small open grown Apple. Poor form due to lack of maintenance.
441	Pin Cherry	50 cm	Co dominate main stem form. Low value landscape tree.
476	Fruiting Plum	20 cm	Small fruiting plum to the rear of the house @9760. Low value tree.
477	Fruiting Cherry	25 cm	Severe topped form, good health but with poor form.
478	Fruiting Cherry	30 cm	Good open grown tree, good condition for species.
479	English Oak	3 x 45 & 20 cm	Open grown Oak with multi stem form from the ground. Wide spreading form due to competition for light. Good health but considered a low value tree due to multi stem form.
482	Big Leaf Maple	80 cm	Good condition with multiple main stems. Surrounded by asphalt beside house @ 9740. Not considered to be of high value.
484	Big Leaf Maple	Multi	Poor quality multi stem tree.
492	Alder	40 cm	Small Alder among the Birch.
493	Paper Birch	40 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
494	Alder	25 cm	Small Alder among the Birch.
495	Paper Birch	35 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.
496	Paper Birch	35 cm	Part of the forest area in the south east corner, extreme Birch Borer infestation. Near dead.

### 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. The extent of grade change that will be required to address water and drainage issues is not known by the arborist at this time and we assume that some degree of preloading or other pre development site soil stabilization techniques typical to the Richmond area will be required. All of these engineering issues tend to adversely affect tree preservation potential.

The majority of the existing tree resource is considered to be of poor to very poor quality. Several of the larger single stem Big Leaf Maples (tree #292 & 293) represent the best of the trees along the Odlin frontage, but they are positioned within the right of way and directly beside the ditch that is expected to be replaced with curbs and sidewalks that would preclude preservation opportunity. The only other trees of merit are the Douglas Fir (tree #256) at the north east corner and the two Chestnuts (tree # 257 & 259) along the east edge

of the site. The limiting factor in this area is that they appear to be +/- 1.5 metres below the established elevation of #4 Road.

No existing trees considered to be of landscape value are positioned within the central open space indicated on the site plan.

#### 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.

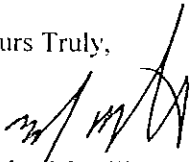
This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the general condition of all trees reviewed. The assessment was completed based on visual review only. 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.

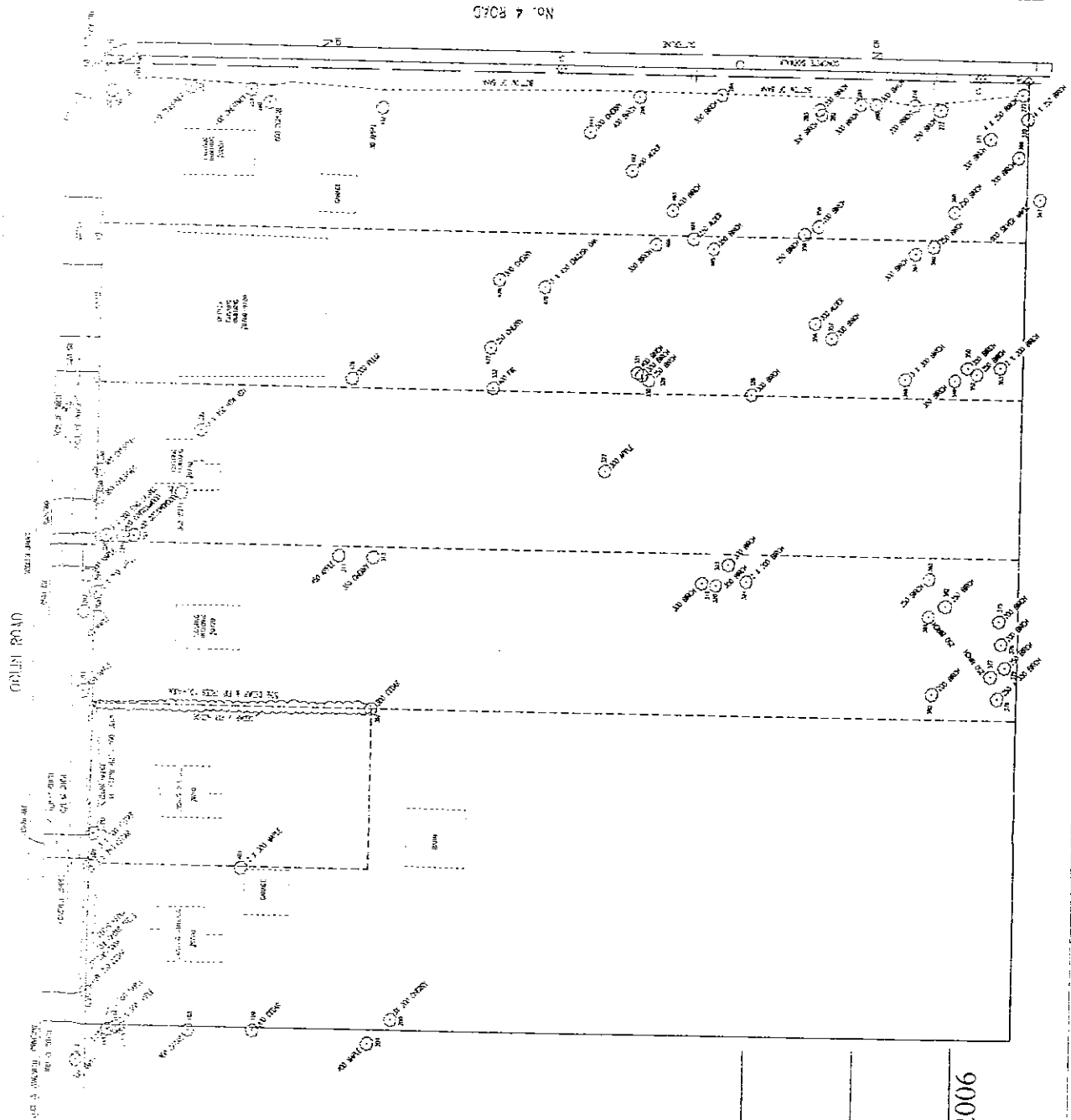
Please contact the undersigned if you have any questions or concerns regarding this matter.

Yours Truly,

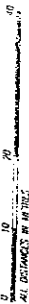


Michael J Mills  
ISA Certified Arborist PN #0392A

Attachment: Appendix #1 Modified Tree survey plan



SCALE - 1:500



LEGEND

10 1000 100 (circle with code) = TREE (Diameter (cm) and STICKS)

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIMENSIONS. THEY INDICATE LOCATION ONLY.

Tree information provided by: COLUMBIA LAND SURVEYORS

SITE AREA = 24298 sq.m.

Michael J. Mills Consulting

8226 Sunshine Coast Highway, Roberts Creek, BC V0N 2W5  
 ph 604 886-2756 fr 604 886-2778

EXISTING TREE ASSESSMENT  
 SUMMARY PLAN

APPENDIX #1

9680 - 9800 Odlin Road, Richmond

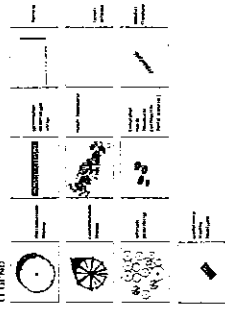
MJM File # 651 November 23, 2006



ODLIN ROAD HOMES  
RICHMOND B.C.  
ARCHITECT RQA ARCHITECTURE INC  
DEVELOPER POLYGON

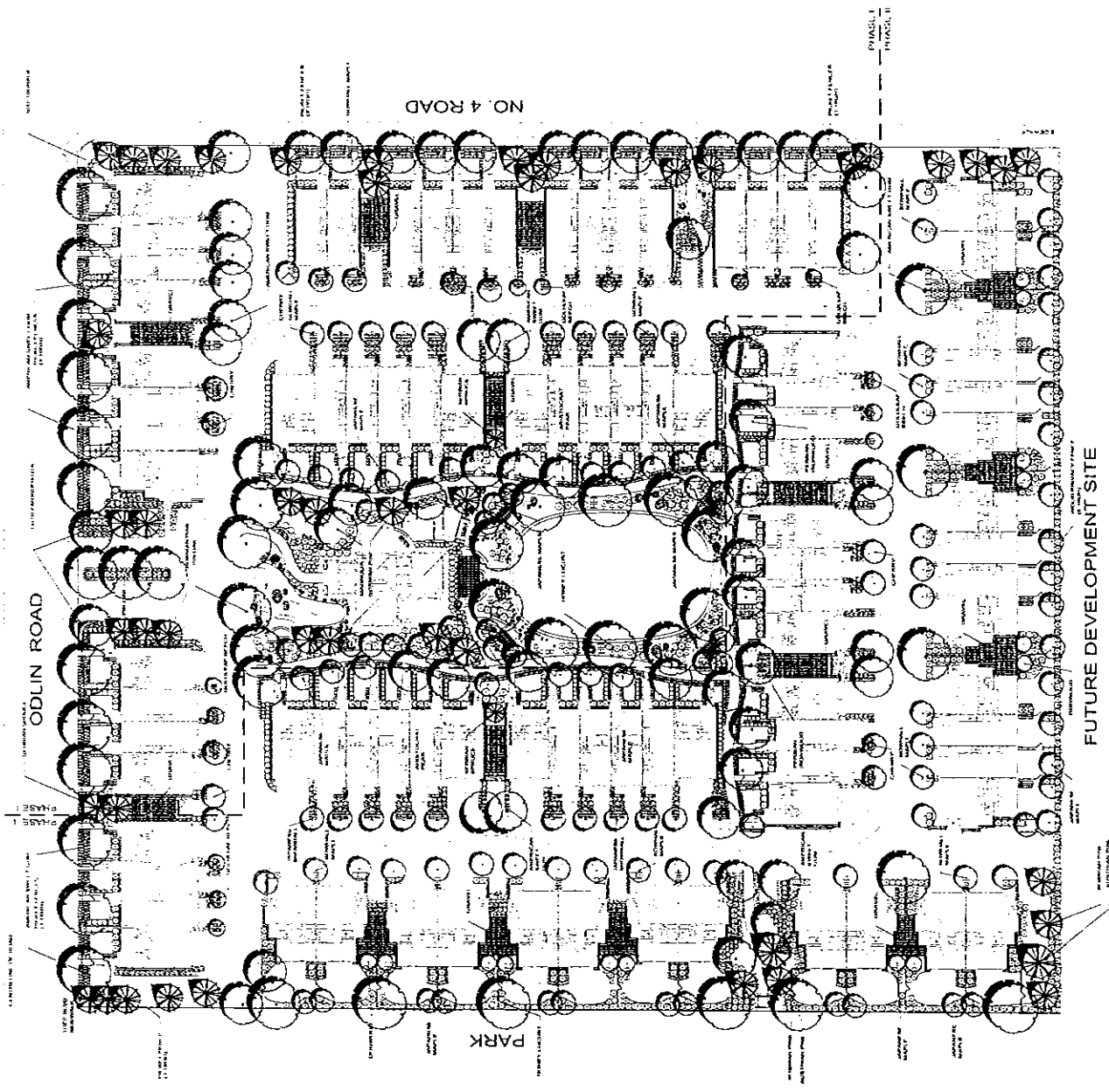
PROJECT: [unreadable]  
DATE: 04/11/2011  
SCALE: 1:1  
SHEET NO: 1

SITE PLAN: LANDSCAPE  
SCALE: 1:1



PLANT LIST

NO.	SYMBOL	PLANT NAME	PLANT CODE
1	[Symbol]	PLANT NAME	PLANT CODE
2	[Symbol]	PLANT NAME	PLANT CODE
3	[Symbol]	PLANT NAME	PLANT CODE
4	[Symbol]	PLANT NAME	PLANT CODE
5	[Symbol]	PLANT NAME	PLANT CODE
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**Rezoning Considerations**  
**9680, 9700, 9720, 9740, 9760, 9762 and 9800 Odlin Road**  
**RZ 06-354959**

Prior to final adoption of Zoning Amendment Bylaw 8241, the developer is required to complete the following:

1. Consolidation of all the six lots into one development parcel. With the consolidation plan:
  - (a) A 3 m wide Road Dedication is required along the entire No 4 Road edge, complete with 4 m x 4 m corner cut at the intersection of No 4 and Odlin Roads, for creation of a northbound to westbound left turn lane;
  - (b) Also, at the south west corner of the overall site, currently 127.2 m<sup>2</sup> (approximately 0.03 acres) of land is to be dedicated for the future Tomicki Avenue. A sketch of the road alignment is in the file.
  - (c) Prior to consolidation, demolition of the existing buildings on the site and dissolution of Strata Plan NW2390, with the exception of the duplex at 9762 and 9768 Odlin Road. A Demolition Permit is required for the future demolition, following adoption of the Bylaw, with a Security Payment of \$10,00 to guarantee completion of the demolition; and
  - (d) Approximately one acre from the west portion of the lot at 9680 Odlin Road, less the portion to be dedicated for Tomicki Avenue, to be deeded to the City for future Park, with approximately 0.3 acre to be dedicated in accordance with the 5% park land dedication requirement (with DCC credits against the Park Land Acquisition component of the Local Area DCC payable) and the remaining approximately 0.67 acre to be acquired by the City at Market Value. A Purchase and Sales Agreement is required to complete the transaction.
2. Complete a comprehensive plan with Development Applications and Engineering Staff concurrence, identifying how the West Cambie Neighbourhood can be serviced and funded;
3. Enter into a Partnership Agreement for (a) below, and enter into the City's standard Servicing Agreement \*(SA) to design and construct off-site works, (b) to (e) below, including works on both Odlin Road and No. 4 Road. Off-site infrastructure must be constructed prior to issuance of an Occupancy Permit. Works include, but are not limited to:
  - (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 five million dollars, 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 adoption. 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. Included are design and construction of the sanitary sewer pump station, force main and gravity lines to service the current applications. Other issues including perimeter road (including new left turn lanes, etc) and traffic signal improvements, and downstream storm sewer upgrades will need to be prioritized. There are many details, which will need to be resolved, prior to any development applications being adopted by Council.

- (b) **Odlin Road.** “Two-thirds” road upgrades are required, from No 4 Road, west to the west edge of 9680 Odlin Road. This will establish a functional road that meets appropriate design requirements and guidelines. The current crown of Odlin Road at No 4 Road is approximately 1.5 m geodetic. The road elevation must be a minimum of 2 m geodetic, so will taper up heading west from No 4 using TAC guidelines. The upgraded asphalt road width must be a minimum of 6m, plus a 1m 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 2m concrete sidewalk that abuts the Property Line. Street lights 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 No 4 Road. The new gravity sanitary sewer also needs to run towards No 4 Road. Complete and functional systems for BC Hydro, Telus, Terasen and Shaw, must be included in the infrastructure.

- (c) **No 4 Road.** Three metres are being dedicated along this entire edge. Per Transportation Department, the Developer is responsible for designing the ultimate road design including the left turn bay and signalization at Odlin and No 4 Roads. The Developer is just responsible for constructing the immediate frontage works along 4 Road, from the new traffic lane southbound, the new curb and gutter to the new Property Line (PL). Also required is signal modification to the existing pedestrian signal and pre-ducting for the ultimate traffic signal. The signalization is to be a full traffic signal with vehicle detectors and pedestrian push buttons. The cross section from the new West Property Line across No 4 Road, is to be designed as follows:

- 2.0 m concrete sidewalk
- 1.5 m grass & treed boulevard, with relocated davit arm street lights
- 0.15 m curb and gutter
- 3.5 m lane - southbound
- 3.2 m lane - southbound
- 3.3 m left turn lane (no median - only painted lines defining lane)
- 3.2 m lane – northbound
- 3.5 m lane - northbound

- (d) **Storm & Sanitary Upgrades:** As identified in the Letter from the Engineering Department on April 12, 2007 in response to MPT Engineering Capacity Analysis submissions of March 7 & 30, 2007 (**Attachment 8**).

- (e) **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 SA for the proposed development.
- (f) **DCC Credits:** City wide and Local Area DCC credits will apply to some of the works identified above, to be designed and constructed via the Servicing Agreements. Specific details on applicable DCC credits will be resolved as part of the SA.
4. Registration of a Flood Plain Covenant on title referencing the minimum habitable elevation for the area, which is 2.6 m (Geodetic);
  5. Registration of an Aircraft Noise Sensitive Land Use Covenant on title;
  6. Registration of a Covenant on title to prohibit the conversion of Tandem Parking Spaces into Habitable Space;
  7. City acceptance of a voluntary contribution of \$5.10 per buildable sq. ft. (e.g., \$707,370) towards the City's Affordable Housing Reserve Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
  8. City acceptance of a voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$83,220) towards the City's Public Art Program Fund and execution of a legal agreement confirming the terms of the contribution and provision of the Public Art;
  9. City acceptance of a voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$83,220) towards the City's Child Care Reserve Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
  10. City acceptance of a voluntary contribution of \$0.60 per buildable sq. ft. (e.g., \$83,220) towards the City's Alexandra Public Realm Beautification Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
  11. City acceptance of a voluntary contribution of \$0.07 per buildable sq. ft. (e.g., \$9,709) towards the City's Community and Engineering Planning Reserve Fund and execution of a legal agreement confirming the terms of the contribution and provision of the contribution;
  12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development;
  13. Ministry of Transportation approval; and
  14. Discharge of the Registered Covenants Nos. AE11704 and AE11705, on the two dwelling units at 9760 and 9762 Odlin Road, limiting each lot to a one-family dwelling only, and any other discharges as required by the City to complete the Rezoning, prior to Rezoning adoption.

Then, prior to issuance of the Building Permit\*:

1. Provision of a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCO Traffic Regulation Section 01570 (<http://www.richmond.ca/services/ttp/special.htm>).

\* Note: This requires a separate application.

[Signed original on file]

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Signed

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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 - 9680 to 9800 Odlin Rd (RZ 06-354959)**

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 along Odlin Rd from approx. 35m west of the west property line of #9680 Odlin Rd to No.4 Rd (MH-8 to MH-10 as shown on your drawing) to be designed and constructed.
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 along Odlin Rd from No.4 Rd to the proposed Pump Station to be designed and constructed. This includes the last pipe segment into the Pump Station as well. 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 #2 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:

Lilian Arishenkoff, Polygon Development 172 Ltd.  
Bill Jones, AScT, Supervisor, Infrastructure Planning  
Paul Sandhu, Engineering Technician - Utilities  
Reg Adams, Engineering Technician - Utilities  
Erland Carlson, Engineering Technician, Development & Contract Operations  
Eric Fiss, Policy Planner



---

**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8241 (RZ 06-354959)  
9680, 9700, 9720, 9740, 9760, 9762 AND 9800 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 291.185 thereof the following:

**“291.185 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/185)**

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

**291.185.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.185.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio: 0.65; PLUS**

- a) an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) per **dwelling unit** for use as **accessory buildings** and off-street parking;
- b) 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for:
  - (i) covered areas of the principal **building** which are open on one or more sides; or
  - (ii) enclosed balconies provided that the total area of such enclosed balconies does not exceed 50% of the total area permitted by section 291.185.2.01.(b), above; and
- c) an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.40 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.64 ft<sup>2</sup>) per **dwelling unit** which is to be **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

**291.185.3 MAXIMUM LOT COVERAGE: 40%**

**291.185.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Front Yard setback: 5.0 m (19.69 ft.), EXCEPT THAT:**

- a) portions of the principal **building** which are more than 5 m (16.40 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** for a distance of not more than 1.5 m (4.92 ft.); and
- b) bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (1.97 ft.).

.02 **Side & Rear Yards: 3 m (9.84 ft.); or in the case where a property line abuts a public road: 5 m (19.69 ft.), EXCEPT THAT**

- a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (1.97 ft.) and the **rear yard** for a distance of not more than 1.8 m (5.91 ft.).

**291.185.5 MAXIMUM HEIGHTS**

.01 **Buildings & Structures: Three storeys but not to exceed 12 m (39.37 ft.)**

.02 **Accessory Buildings: 5 m (16.40 ft.).**

**291.185.6 MINIMUM LOT SIZE**

.01 North of Odlin Road: A **building** shall not be constructed on a **lot** which is less than 0.5 ha (1.24 ac) in size; and

.02 South of Odlin Road: A **building** shall not be constructed on a **lot** which is less than 1.0 ha (2.47 ac) in size.

**291.185.7 OFF-STREET PARKING**

.01 Off-street parking shall be developed and maintained in accordance with DIVISION 400 of this bylaw, EXCEPT THAT:

- a) Off-street parking shall be provided at the rate of:
  - (i) For residents: 1.5 spaces per **dwelling unit**; and
  - (ii) For visitors: 0.2 spaces per **dwelling unit**.
- b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.

**291.185.8 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.

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

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 area and by designating it **SCHOOL & PUBLIC USE DISTRICT (SPU)**.

That area shown cross-hatched and labelled as "Area A" on "Schedule A attached to and forming part of Bylaw No. 8241"



- 3. 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 area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/185)**.

That area shown cross-hatched and labelled as "Area B" on "Schedule A attached to and forming part of Bylaw No. 8241"

- 4. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8241".

FIRST READING

MAY 08 2007

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

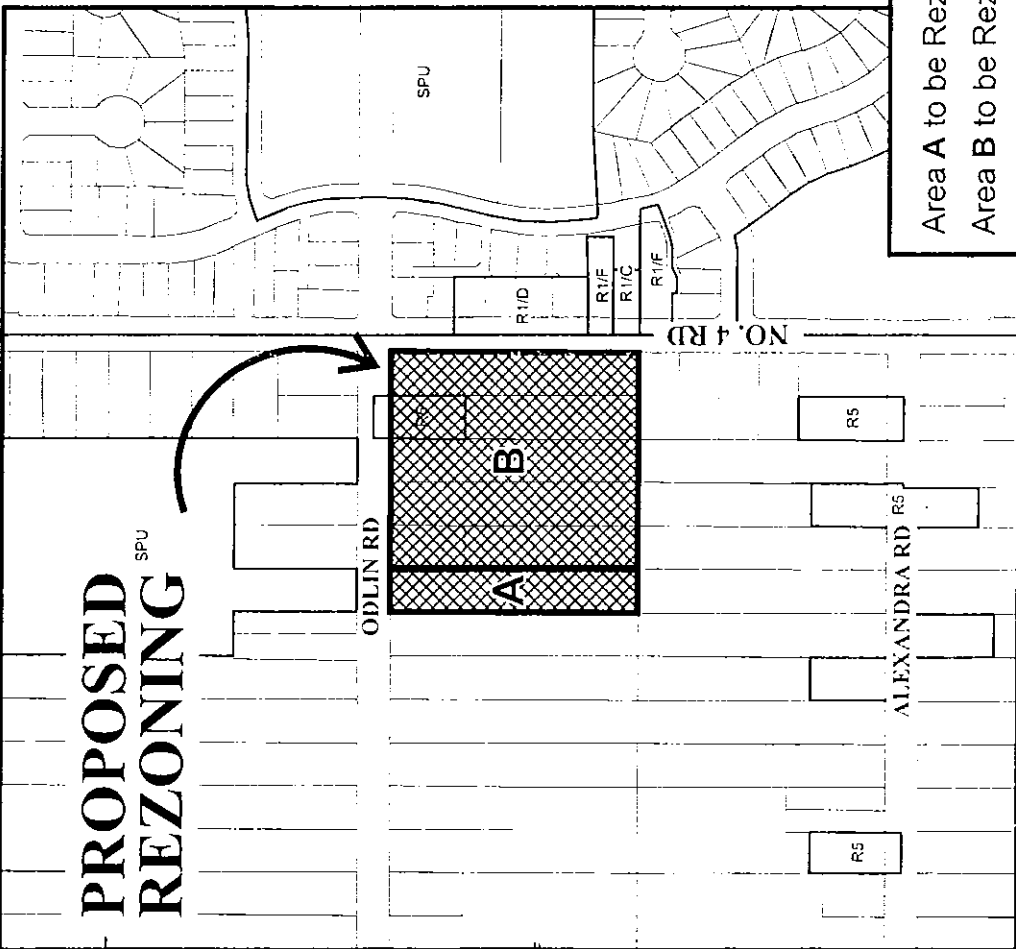
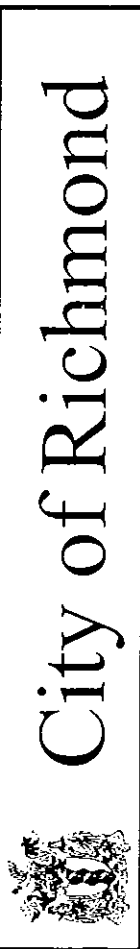
OTHER REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**PROPOSED  
REZONING** <sup>SPU</sup>

**NO. 4 RD**

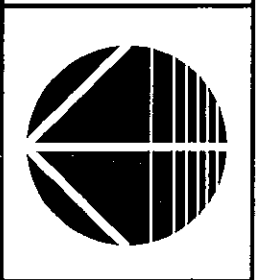
**ODLIN RD**

26.35 m

**A**

**B**

Area A to be Rezoned to SPU  
Area B to be Rezoned to CD/185



**RZ 06-354959**

Original Date: 01/15/07  
Revision Date: 04/16/07  
Note: Dimensions are in METRES

