



To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 9, 2020
File: RZ 18-835042

Re: Application by Westmark Developments (Camosun) Ltd. for Rezoning at 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" Zone to the "Low Rise Apartment (ZLR43)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10219 to create the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" zone to the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Westmark Developments (Camosun) Ltd. (Incorporation number: BC1017998; Directors: Harmel Singh Bains and Ravjot Singh Bains) has applied to the City of Richmond for permission to rezone 9300 and 9320 Cambie Road (Attachment 1) from the “Single Detached (RS1/F)” zone to a new site specific zone; “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)”, in order to develop a five-storey multi-family apartment building over a parking structure.

Project Description

The site would be bisected to accommodate the east-west extension of McKim Way. The northern section of the site is proposed to be developed into a residential building containing approximately 128 apartment units including five affordable housing units. The southern section would be developed into a private outdoor amenity space. The site’s context in the Alexandra Neighbourhood Land Use Map is shown in Attachment 2. Conceptual Development Plans are provided in Attachment 3.

The project is required to connect to the City’s District Energy Utility. A Servicing Agreement will be required for this development for new fire hydrants, watermain and storm sewer upgrades, frontage improvements along Cambie Road, full road construction of McKim Way, and greenway extension. The Servicing Agreement requirements are included in the Rezoning Considerations (Attachment 4).

Findings of Fact

A Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 5.

Subject Site Existing Housing Profile

9300 Cambie Road is currently vacant and 9320 Cambie Road has an existing house on the property. The applicant has advised that there is no secondary suite in the house, and the house is currently tenanted.

Surrounding Development

The subject site is located on the south side of Cambie Road approximately centred between Dubbert Street to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area.

To the North: Across Cambie Road, lots zoned “Single Detached (RS1/B)” that back onto Cambie Road.

To the South: Across McKim Road, two low-rise residential apartment complexes (four to six storeys) on site specific zones.

To the East: A six-storey residential apartment block with a day care centre on a site specific zone.

To the West: A recent completed three-storey townhouse development on a site specific zone.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation is “Apartment Residential (APT)” which supports multiple family housing in the form of townhouses and apartment building forms. The proposed five-storey apartment development complies with the Official Community Plan (OCP).

West Cambie Area Plan

The subject site is designated “Residential Area 1” in the West Cambie Area Plan - Alexandra Neighbourhood (Attachment 2), and is within “Character Area 4 – Medium Density Housing” which permits street-oriented townhouses and apartments. The proposal complies with the intended land use.

Character Area 4 – Medium Density Housing

“Character Area 4 – Medium Density Housing” specifies a minimum lot area requirement of 1.0 ha (2.47 ac). The subject site does not meet the minimum lot area requirement as it is an orphaned lot; all adjacent properties have been redeveloped into townhouses or apartments.

The permitted base density at the subject site is 1.50 floor area ratio (FAR), and the density may be increased to a maximum of 1.70 FAR provided that built affordable housing units with a total floor area equals to 1/3 of the density bonus are included in the development. The proposed development includes five built affordable housing units with a total floor area of 449 m² (4,834 ft²), which is equal to 1/3 of the density bonus of 0.2 FAR, is consistent with the West Cambie Area Plan’s Affordable Housing Policies and the City’s Affordable Housing Strategy. More detailed discussion on affordable housing is provided in the Staff Comment section below.

Character Area 4 permits building height up to six storeys, provided that no additional overshadowing of neighbouring properties occurs and increased outdoor amenity space is provided.

- The massing of the proposed five-storey building is designed to minimize the impact on the adjacent developments to the east and west:
 - A central portion of the proposed building is pulled away from adjacent six-storey building to the east, which provides more building separation between direct-facing units, thus improving unit overlook privacy for both buildings, as well as reducing shadowing in both directions.
 - A larger building setback from the west property line is proposed to reduce shadowing of the three-storey townhouses to the west.
 - A Shadow Analysis is provided in Attachment 6.
- The extra building height also contributes to the provision of a large outdoor amenity space on the western portion of the site. The proposed outdoor amenity space on site, including the area on the south side of McKim Way, is approximately 1,146 m² (12,338 ft²), which is approximately 49% more outdoor amenity space than required under the Official Community Plan (i.e., 768 m² or 8,266 ft²).

- The overall common outdoor space proposed on site is approximately 2,766 m² (29,781 ft²), which is approximately 41% of the net site area.

Accordingly, the proposal complies with the height conditions outlined in the West Cambie Area Plan Character Area 4.

Developer Contributions – Public Amenities

In compliance with section 9.3.2 of the West Cambie Area Plan the City will accept required developer contributions as follows:

- Child Care: \$7.75 per m² (\$0.72 per ft²) estimated at \$88,756.20 based on the submission.
- City Beautification: \$7.75 per m² (\$0.72 per ft²) estimated at \$88,756.20 based on the submission.
- Community and Engineering Planning Costs: \$0.86 per m² (\$0.08 per ft²) estimated at \$9,861.80 based on the submission.

These contributions have been included in the Rezoning Considerations (Attachment 4).

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Areas Policy

The subject site is located within a “high aircraft noise area” as defined under the Official Community Plan (OCP). Registration on title of a restrictive covenant, plus the submission of an Acoustic Report as prepared by a qualified professional and the incorporation of noise mitigation measures into the construction. The development will need to be designed to meet CMHC guidelines for interior noise levels and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living.

Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2018’s rate) at the proposed development to the City’s Public Art Reserve fund; for a total contribution in the amount of \$100,509.10. The amount is based on 118,246 ft² net floor area (excluding Affordable Housing) at \$0.85/ft².

Public Consultation

Two rezoning signs have been installed on the subject property (one facing Cambie Road and one facing McKim Way). Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The proposed development is a five-storey building constructed on top of a single-level, half-storey sunken, concrete parkade. The proposal provides a transition between the 6-storey apartment block to the east and the three-storey townhouse complex to the west. The top floor (fifth floor) will be stepped back at both the north and south ends to lower the frontage building street walls to four-storey tall. While the main (central) mass of the building is shifted away from the west property line to provide better sunlight penetration opportunities to the townhouse units to the west; an ample building to building separation with the apartment building to the east is proposed.

The project proposes a contemporary architectural style featuring strong horizontal floor and roof lines with stacked balconies creating a vertical visual rhythm. Some portion of the roof would be raised to add ceiling height to the top floor living areas, while creating visually interesting roof lines.

The parking structure is proposed to be screened from view from Cambie Road and McKim Way with tiered retaining walls and bermed landscaping beds. Access to the parkade and loading/service areas would be provided from McKim Way at the southwest corner of the site. The interior courtyard is proposed to be accessible from the apartment building as well as stairways connecting to both McKim Way and Cambie Road.

The preliminary design is consistent with West Cambie Area Plan's Medium Density Housing (Character Area 4) and compatible with developments in the surrounding area.

Existing Legal Encumbrances

There are existing Statutory Right-of-Ways (SRWs) on-site for existing sanitary sewer lines and future district energy utility (DEU) corridors. The existing SRW located within the required McKim Way road dedication alignment may be discharged from the title of the subject site with the dedication of McKim Way.

Road Dedication and Site Access

Road dedication along the site's Cambie Road frontage is required to accommodate frontage improvement works. This dedication will start at a width of approximately 3.5 m at the west property line and taper down to approximately 1.5 m at the east property line. In addition, a 20 m wide road dedication is required to accommodate the east-west extension of McKim Way through the site.

No vehicular access off Cambie Road will be allowed. The vehicle parkade entrance is proposed to be located at the southwest corner of the apartment block, on the north side of McKim Way. One loading space will be provided. No vehicle access is proposed to the private outdoor amenity space on the south side of McKim Way.

The City has received preliminary approval for the rezoning by the Ministry of Transportation and Infrastructure (MOTI) for this project. The Rezoning Considerations include a requirement of final approval by MOTI prior to adoption of the Rezoning Bylaw.

Vehicle and Bicycle Parking On-site

The conceptual design plans (Attachment 3) provide for 171 resident parking spaces, 24 visitor parking spaces, and one medium size loading space. The proposed number of parking spaces is consistent with the Zoning Bylaw 8500 requirements subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The following TDM measures are to be secured through registration of a legal agreement on title prior to final adoption of the rezoning bylaw:

- Provision of monthly transit passes (2-zone for one year) to 25% of the market units and 100% of affordable units.
- Provision of a bicycling maintenance and repair room in the development.
- Provision of 120V electric plug-ins for electric bikes; one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in will be provided for each compound).
- Allocate a minimum of two parking spaces within the residential visitor pool of parking for car-share vehicles, with SROW registered in perpetuity to ensure such a space is publicly accessible. The car-share space is to be equipped with an electric vehicle (EV) quick-charge (240 V) charging station for the exclusive use of car-share vehicles parked in the required car-share space.
- Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000 in total);
- Voluntary cash contribution of \$15,000 toward the construction of multi-modal wayfinding signs in the West Cambie area; and
- Voluntary cash contribution of \$2,500 towards cycling-related infrastructures in the West Cambie area.

A total of 28 resident parking spaces will be in a tandem arrangement, which is permitted under the provision in the Parking and Loading section of Richmond Zoning Bylaw 8500. Prior to final adoption, the applicants are required to enter into a number of legal agreements to ensure that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.

Regarding the provision of bicycle spaces, the conceptual plans include 166 Class 1 spaces and 26 Class 2 spaces, which exceed the bylaw requirements. All the Class 1 spaces will be contained in bicycle storage rooms in the parking structure with a maximum of 40 bicycle spaces per room, which is in compliance with provisions of Zoning Bylaw 8500. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- Conversion of any of the bicycle storage room in this development into habitable space or general storage area is prohibited.
- All of the bicycle parking storage rooms must remain available for shared common use and for the sole purpose of bicycle storage.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 22 bylaw-sized trees, as well as one street tree on City property and three trees located within the road dedication areas.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Three bylaw-sized trees (specifically tag# 507, 508, 509) located within the required road dedication area are in poor condition and in conflict with the frontage improvement works along Cambie Road. These trees should be removed.
- One City tree (specifically tag# 754) is identified in poor condition and is in conflict with the required frontage improvement works along Cambie Road. This tree should be removed.
- Three bylaw-sized trees located on the development site (specifically tag# 755, 756, 757), are identified in poor condition and are in conflict with the proposed building footprint. These trees should be removed and replaced.
- Two Cedar hedgerows (specifically tag# 511 and 512, comprised of 27 trees, in which 19 of them are bylaw-sized trees) located on the development site, are in good condition but fall within the middle of the proposed building envelope. These trees should be removed and the bylaw-sized trees should be replaced.

A Tree Management Plan is presented in Attachment 7.

Tree Replacement and Compensation

A cash compensation in the amount of \$4,550 to Parks Division's Tree Compensation Fund is required for the removal of the four trees located along the Cambie Road frontage.

The 2:1 replacement ratio would require a total of 44 replacement trees for the removal of 22 bylaw-sized trees on site. The conceptual development plans (Attachment 3) include the planting of 70 new trees on-site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.

Affordable Housing Strategy

The rezoning application seeks a density of 1.70 including a density bonus of 0.2 FAR with the provision of affordable housing, secured by the City's standard Housing Agreement. Under the West Cambie Area Plan, 1/3 of the density bonus of 0.2 FAR (i.e., approximately 449 m²/4,834 ft²) must be provided for affordable housing. The conceptual development plans indicate that an area of approximately 452.5 m² (4,870 ft²) of floor space is proposed to be allocated for affordable housing creating a total of five affordable units. The proposed unit types and sizes are shown in the table below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2	2BR	69 m ² (741 ft ²)	69.1 m ² (744 ft ²)	\$1,218	\$46,800 or less
3	3BR	91 m ² (980 ft ²)	106.7 m ² (1,149 ft ²)	\$1,480	\$58,050 or less
Total: 5			Total: 452.5 m ² (4,870 ft ²)		

** May be adjusted periodically as provided for under adopted City Policy.

The proposed unit types and sizes have been reviewed and supported by Affordable Housing staff. All proposed affordable housing units meet the minimum floor space requirements as outlined in the Affordable Housing Strategy (AHS). It is also noted that all affordable housing units are designed to meet the Basic Universal Housing (BUH) standards.

Sustainability and Renewable Energy

The subject site is within the Alexandra District Energy Utility (ADEU) service area and connection to the utility will be required for this development. The rezoning considerations include requirements for the registration of legal agreements ensuring that the building is designed with the capability to connect and be serviced by the utility, and ensuring that the service connection will be made prior to occupancy.

The developer has committed to design the subject development to meet the City's Step Code requirements (i.e., Step 3). A commitment letter is presented as Attachment 8. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Amenity Space

The proposed “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone provides for additional 0.1 FAR provided that it is used entirely for amenity space. The conceptual development plans include 515 m² (5,536 ft²) of indoor amenity, which will meet the minimum requirements in the Official Community Plan (OCP). The proposed indoor amenity includes a multi-purpose room, a fitness room, and library on the main floor, as well as five study lounges (one on each floor).

The outdoor amenity courtyard covers approximately 853 m² (9,183 ft²) on top of the parking structure and will contain an open lawn area, a picnic & BBQ area, table tennis tables, and approximately 384 m² (4,137 ft²) of children’s play area. The size of the children’s play area complies with the Official Community Plan Policies and is proposed to include a variety of play structures.

The southern section of the site (i.e., the triangular parcel on south side of McKim Way) will be developed as a private outdoor amenity space, which will be maintained by the future strata of the proposed apartment block on the northern section of the site. Taking maintenance, security and liability concerns into considerations the developer is proposing to develop this area into an open area with garden plots for the exclusive use of the residents in the apartment block. Detailed design will be reviewed as part of the Development Permit application.

Greenway Extension

Located to the southeast of the triangular parcel is an existing greenway developed as part of the adjacent low-rise apartment developments to the south at 9388 McKim Way and 9233 Odlin Road. The developer is required to extend the 10 m wide greenway north to McKim Way. Prior to final adoption of the rezoning bylaw, the developer is required to register a PROP (Public-Right-of-Passage) SRW (Statutory Right-of-Way) over the greenway extension area on the south side of McKim Way, and enter into a Servicing Agreement for the design and construction of this greenway extension.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct McKim Way through the site, frontage beautification works on the site’s Cambie Road road frontage, as well as water and storm sewer upgrades and service connections (see Attachment 4 for details). All works are at the client's sole cost (i.e., no credits apply).

Prior to Building Permit Issuance payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood will be required. The payment will be based on \$7.56 per ft² net buildable (estimated at \$931,940.10).

The developer is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), TransLink DCC's, School Site Acquisition Charge and Address Assignment Fee.

Latecomer Agreement

The proposed development is within the Alexandra Neighbourhood Development Agreement area and is therefore subject to a latecomer charge (\$1,836.72) for each unit constructed plus applicable interest in accordance with that agreement, which must be paid prior to Building Permit issuance.

Development Permit

A Development Permit processed to a satisfactory level for the proposed development is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines, City bylaws and policies.
- Refinement of the site plan to ensure all the above-ground utility infrastructure improvements for this development proposal will be located at the appropriate location and screened from street view.
- Ensure the site grade of the outdoor amenity space on the parking podium will match or set at a lower elevation than the private yard spaces of the existing townhouse units to the west.
- Review of retaining wall designs and minimize proposed retaining wall height where possible.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the children's play area; ensure that the play equipment design includes "realistic" fall zones.
- Review of the design of the private outdoor amenity area on the south side of McKim Way.
- Review of aging-in-place features in all units and the designs of BUH units.
- Review of roof design; confirm rooftop mechanical equipment, if any, are screen from the ground and from surrounding buildings to prevent diminishment of both the architectural character and the skyline.
- Review of a sustainability strategy for the development proposal.
- Verify that non-monetary TDM measures are incorporated into the design.

Additional issues may be identified as part of the Development Permit application review process.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets \$5,000.00. This will be considered as part of the 2022 Operating Budget.

Conclusion

The proposed rezoning is to accommodate approximately 128 residential apartment units, including five on-site affordable housing units within a five-storey wood framed apartment buildings over a common parking podium. The proposal generally conforms to the Official Community Plan (OCP), the West Cambie Area Plan and the Alexandra Neighbourhood Land Use Map designations. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines, and would be further refined in the Development Application review process.

The list of Rezoning Considerations, which must be completed by the applicant prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, is included in Attachment 4.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, to create the “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9300 and 9320 Cambie Road from the “Single Detached (RS1/F)” to the “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone, be introduced and given first reading.



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Planner 2
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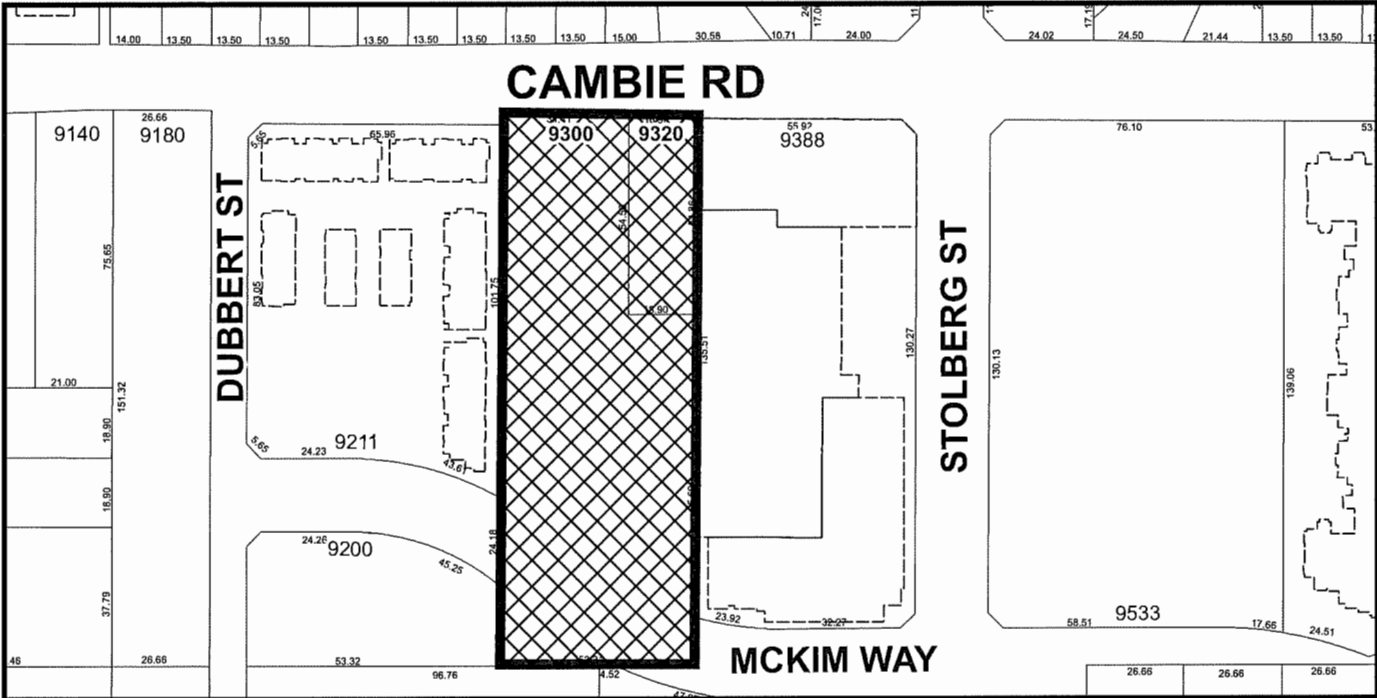
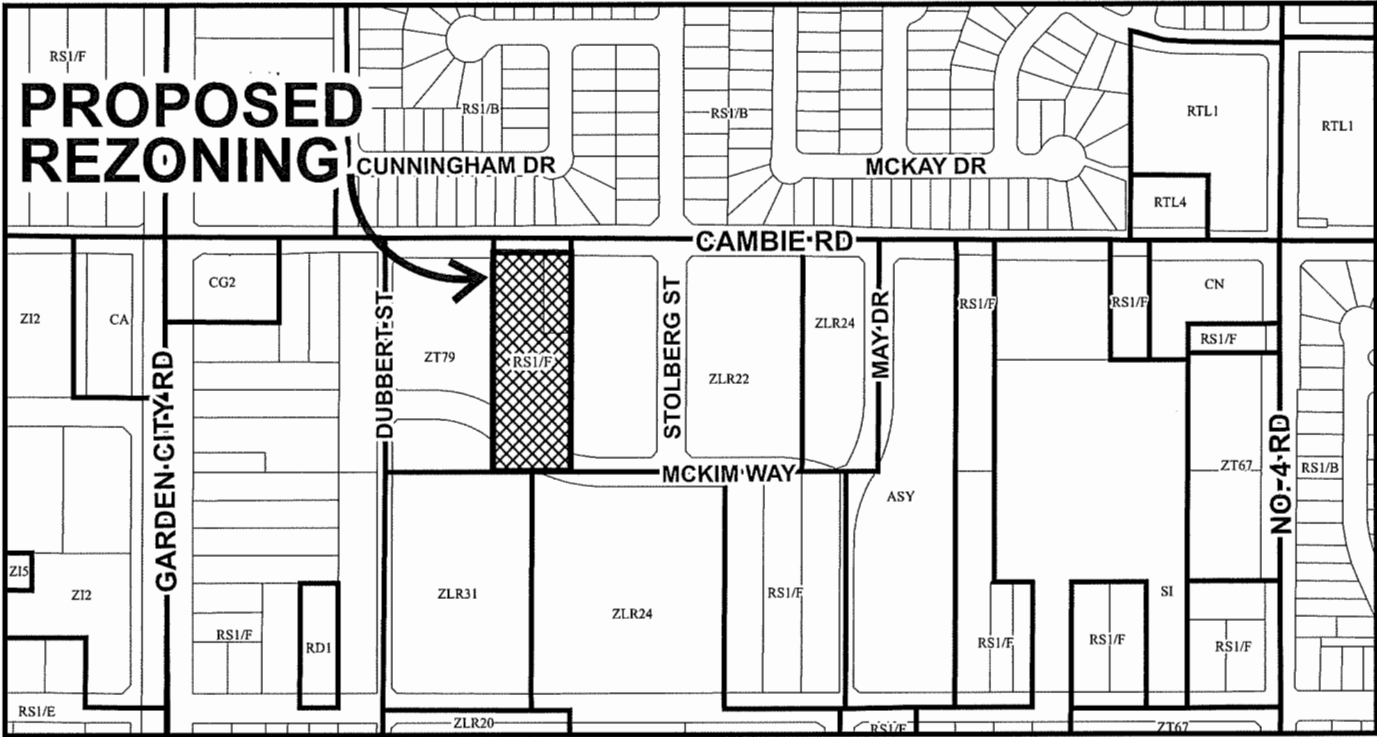
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Alexandra Neighbourhood Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations
- Attachment 5: Development Application Data Sheet
- Attachment 6: Shadow Analysis
- Attachment 7: Tree Management Plan
- Attachment 8: Letter from Developer regarding Step Code Requirements



City of Richmond



RZ 18-835042

Original Date: 09/13/18
 Revision Date: 11/04/20
 Note: Dimensions are in METRES



City of
Richmond



RZ 18-835042

Original Date: 09/13/18

Revision Date:

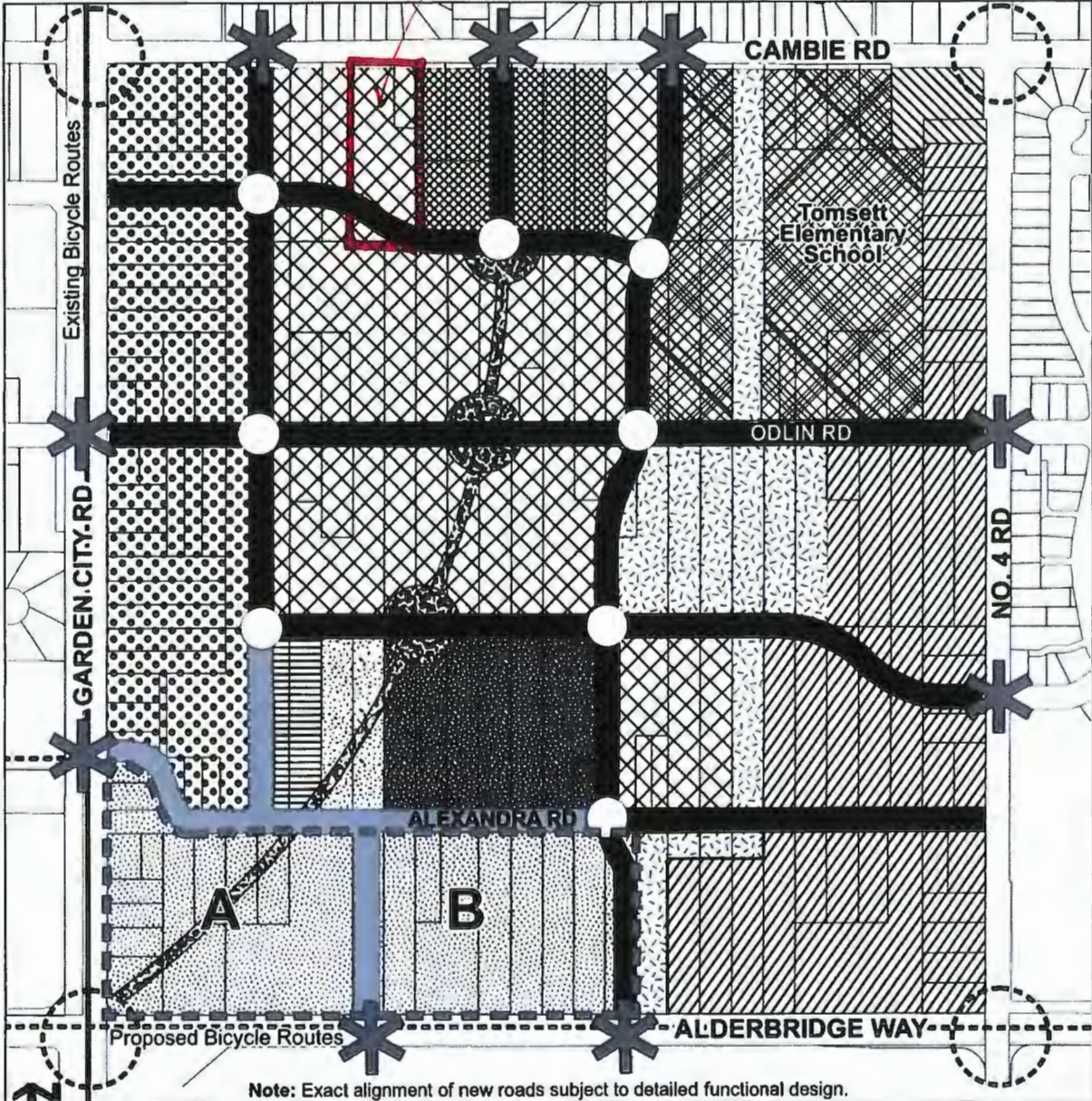
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City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9121
2015/06/15

SUBJECT SITE



Note: Exact alignment of new roads subject to detailed functional design.

Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max 0.75 FAR with density bonusing for affordable housing) 2 & 3-storey Townhouses	Mixed Use: • abutting the High Street, medium density residential over retail, • not abutting the High Street medium density residential 1.25 base FAR Building heights low to mid-rise (Max 1.50 FAR with density bonusing for affordable housing)
Mixed Use Employment – Residential (Minimum 0.52 FAR Employment space) - base FAR of 0.52 (Maximum 1.8 FAR, subject to Section 8 2 1)	Residential Mixed Use • a mix of low to medium density residential with low to medium density residential over retail or live/work uses Max. 1.25 FAR Building heights low to mid-rise (Max. 1.50 FAR with density bonusing for affordable housing)	New Traffic Signals
Convenience Commercial	Residential Area 1 1.50 base FAR (Max 1.70 FAR with density bonusing for affordable housing) Townhouse, low-rise Apts (4-storey typical)	Feature Intersections - details to be developed
Residential Area 1A 1.50 base FAR (Max 1.75 FAR with density bonusing for affordable housing) Townhouse, low-rise Apts (6-storey maximum)	Residential Area 1B 1.68 base FAR (Max 1.88 FAR with density bonusing for affordable housing) (6-storey maximum)	Feature Landmarks in Combination with Traffic Calming Measures
Residential Area 1B 1.68 base FAR (Max 1.88 FAR with density bonusing for affordable housing) (6-storey maximum)	Mixed Use: Hotel office and streetfront retail commercial Area A: Min 0.60 FAR up to 2.0 Area B: Large and small floor plate up to 1.0 FAR	Community Institutional
	Community Institutional	Park: North Park Way, Central Park, South Park Way
	Park: North Park Way, Central Park, South Park Way	Alexandra Way (Public Rights of Passage Right-of-way)
	Alexandra Way (Public Rights of Passage Right-of-way)	Proposed Roadways
	Proposed Roadways	High Street
	High Street	

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

REZONING APPLICATION RZ-18-835042 - OCTOBER 30, 2020

128-UNIT MID-RISE MULTI-FAMILY DEVELOPMENT

9300 & 9320 CAMBIE ROAD, RICHMOND BC



DRAWING LIST

ARCHITECTURAL

- A100 PROJECT INFORMATION
- A101 SITE SURVEY & OFFSITE SERVICES
- A102 PRELIMINARY
- A103 PRELIMINARY
- A201 FLOOR PLAN - PARADE
- A202 FLOOR PLAN - L3
- A203 FLOOR PLAN - L4
- A204 FLOOR PLAN - L5
- A205 FLOOR PLAN - L6
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CIVIL ONSITE

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REVISIONS
OCT 26, 2020 Approved for RZ 7
OCT 27, 2020 Approved for RZ 8
SEP 25, 2020 Approved for RZ 5
JUL 23, 2020 Approved for RZ 5
MAY 26, 2020 Approved for RZ 4
Aug 25, 2019 Approved for RZ 3
Mar 17, 2019 Approved for RZ 2
Feb 07, 2018 Pre & L1, L20, L300, L4000
CONSENT 2017

INTERFACS
 11000 Cambie Road
 Richmond BC
 V6X 1A2
 Tel: 604-275-5444
 Fax: 604-275-5444
 www.interfacstructure.com

PROJECT	128-Unit Mid-Rise Multi-Family Development 9300 & 9320 Cambie Road Richmond BC
PROJECT NO.	1804002
SCALE	As Shown
DATE	OCT 26, 2020
DESIGNED BY	JY B.A.L.
CHECKED BY	JY B.A.L.
PROJECT TITLE	COVER SHEET
DRAWING	A1.00

Transportation Engineer BLUNT & ASSOCIATES ENGINEERING LTD. 1500 WEST FRASER STREET VANCOUVER, BC V6E 2P7 Tel: 604-683-5779 Fax: 604-683-5778 Email: info@blunteng.com	Civil (Onsite, Offsite) CORE GROUP CONSULTANTS 4220 119th FRASER COURT BURNABY, BC V5J 2H8 Tel: 604-295-2029 Fax: 604-295-2029 Email: info@coregroup.com	Geotechnical Engineer TERRACON CONSULTANTS 1770A 35th AVENUE VANCOUVER, BC V6P 4P2 Tel: 604-281-8189 Fax: 604-281-8189 Email: info@terracon.com	Surveyor J.C. TAM AND ASSOCIATES 1000 WEST FRASER STREET RICHMOND, BC V6V 2Z7 Tel: 604-274-6959 Fax: 604-274-6928 Email: info@jc-tam.com	Acoustics ARBORTECH CONSULTING LTD. 4200 2900 DUTHIAS STREET VANCOUVER, BC V6J 2L5 Tel: 604-275-5444 Fax: 604-275-5954 Email: norm@arbortech.com
Envelope	Energy	Energy	Energy	Acoustics
PROJECT CONTACTS	Architect INTERFACS ARCHITECTURE INC. 4720 119th CAMBIE ROAD RICHMOND, B.C. V6X 3S3 Tel: 604-271-1146 Fax: 604-271-1146 Email: info@interfacstructure.com	Landscape Architect LAWSON ARCHITECTURE SUITE 1000-4185 BELL CREEK DRIVE BURNABY, BC V5C 5C9 Tel: 604-294-0071 Fax: 604-294-0071 Email: info@lawsonarch.com	Structural Engineer TLSE ENGINEERING INC. 206 1530 MIDLAND ROAD VANCOUVER, BC V7P 1Y3 Tel: 604-871-1152 Fax: 604-871-1152 Email: info@tlse.com	Mechanical & Electrical Engineer WILLIAMS ENGINEERING 206 1530 MIDLAND ROAD VANCOUVER, BC V7P 1Y3 Tel: 604-871-1152 Fax: 604-871-1152 Email: info@williamsengineering.com

REVISIONS	
	OCT 20, 2020 1st-issued for RZ
	OCT 27, 2020 1st-issued for RZ
	SEP 23, 2020 1st-issued for RZ
	JUL 23, 2020 1st-issued for RZ
	MAY 29, 2020 1st-issued for RZ
	AUG 28, 2019 1st-issued for RZ
	MAY 27, 2019 1st-issued for RZ
	FEB 07, 2018 1st-issued for RZ
CONSULTANTS	PLN + PM + ELD/dec

INTERFACE:
11200 Cambridge Road
Charlotte, NC 28226
P 704.651.1142
F 704.521.1148
www.interfacecharlotte.com

PROJECT	120-Unit Mid-Rise Multi-family Development 11200 Cambridge Road Charlotte, NC
PROJECT NO.	
SCALE	As Shown
DATE	OCT 20, 2020
DRAWN BY	JY H.K.
CHECKED BY	
PROJECT INFORMATION	SHEET TITLE PROJECT INFORMATION
DRAWING	

ACTIVITIES SUCH AS MUSIC LESSONS, BIRTHDAY PARTIES, ETC. TO BE OVERSEEN BY THE BUILDING OWNER. THE BUILDING WILL BE DESIGNED TO ALLOW FOR FLEXIBLE USES AND WILL BE PROVIDED WITH LEVEL 2 FAST CHARGE OUTLETS FOR ELECTRIC VEHICLES, A CAR WASH SPACE, A DOG WASH ROOM, AND A STAYING ROOM FOR MOVING TRUCK TRAILER HOUSING SPACE.

ZONING BYLAW COMPLIANCE
THE PROPOSED DEVELOPMENT WILL ABIDE WITH A CUSTOM ZONING DISTRICT SCHEDULE, BUT THE DEVELOPMENT WILL BE SUBJECT TO THE ZONING DISTRICT SCHEDULE. THE DEVELOPMENT WILL BE SUBJECT TO THE ZONING DISTRICT SCHEDULE. THE DEVELOPMENT WILL BE SUBJECT TO THE ZONING DISTRICT SCHEDULE. THE DEVELOPMENT WILL BE SUBJECT TO THE ZONING DISTRICT SCHEDULE.



LOW-DENSITY RESIDENTIAL UNITS: THE PERMITTED FAR-BUSINESS DENSITY WILL BE APPLICABLE TO 20 UNITS, 117M² OF PROJECT, 187-200 UNITS, 7.9M² PER UNIT, 30.7% 2BR/1BA UNITS, 18.7M². IN THIS MIX, 37 MIXED-USE HOUSING UNITS ARE DISTRIBUTED THROUGHOUT THE PROJECT. THESE UNITS WILL BE MIXED WITH THE OTHER UNITS TO PROVIDE A MIXED-USE DEVELOPMENT. THE MIXED-USE HOUSING UNITS WILL BE MIXED WITH THE OTHER UNITS TO PROVIDE A MIXED-USE DEVELOPMENT. THE MIXED-USE HOUSING UNITS WILL BE MIXED WITH THE OTHER UNITS TO PROVIDE A MIXED-USE DEVELOPMENT.



SITE INFORMATION / PROJECT DESCRIPTION
9300, 9320 CAMBRIDGE ROAD, RICHMOND, BC
(1) LOTS 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 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REVISIONS
OCT 26, 2020 Plan Issued for RZ.7
OCT 27, 2020 Plan Issued for RZ.8
SEP 23, 2020 Plan Issued for RZ.9
JUL 29, 2020 Plan Issued for RZ.5
Mar 20, 2020 Plan Issued for RZ.4
Aug 25, 2018 Plan Issued for RZ.2
Mar 27, 2019 Plan Issued for RZ.2
Feb 07, 2019 Plan Issued for RZ.2
Feb 07, 2019 Plan Issued for RZ.2

CONSULTANTS

INTERPAGE
 11800 Cambie Road
 Richmond BC
 Canada V6V 1G2
 Tel: 604 273 1142
 Fax: 604 273 1142
 www.interpagearchitecture.com

PROJECT
 120-Unit Mid-Rise
 Multi-Family Development
 9300 Cambie Road
 Richmond, BC

PROJECT NO.
 16040020
 SCALE
 1/8" = 1'-0"
 DATE
 OCT 26, 2020
 DRAWN BY
 JY K.A.L.
 CHECKED BY
 NYC
 SHEET TITLE
 SITE PLAN

DATE
 OCT 26, 2020

SCALE
 1/8" = 1'-0"

DATE
 OCT 26, 2020

DRAWN BY
 JY K.A.L.

CHECKED BY
 NYC

SHEET TITLE
 SITE PLAN

DATE
 OCT 26, 2020

SCALE
 1/8" = 1'-0"

DATE
 OCT 26, 2020

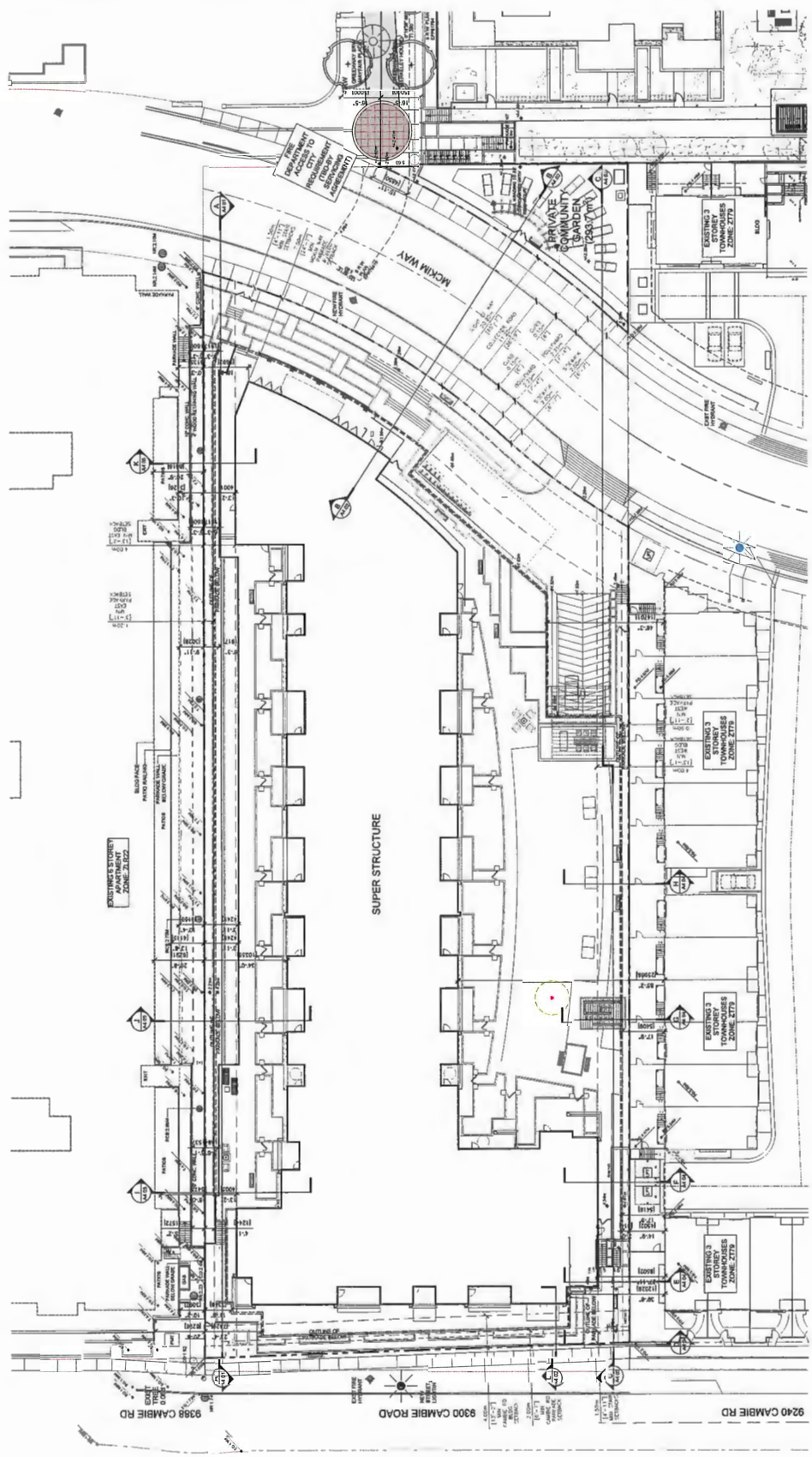
DRAWN BY
 JY K.A.L.

CHECKED BY
 NYC

SHEET TITLE
 SITE PLAN



A1.03



REVISIONS

DEC 19, 2018	Revised Per RZ 2
DEC 17, 2018	Revised Per RZ 2
SEP 25, 2018	Revised Per RZ 2
JUL 21, 2018	Revised Per RZ 2
MAY 29, 2018	Revised Per RZ 2
AUG 29, 2018	Revised Per RZ 2
MAY 21, 2018	Revised Per RZ 2
FEB 17, 2018	Per - Fire & BLDG codes
CONSULTANTS	

INTERFACE:
 1100 Cambie Road
 Richmond BC V6X 2S5
 P 604.631.1463
 F 604.631.1448
 www.interfacebc.com

PROJECT
 128-Unit Mid-Rise
 Multi-Family Development
 800 & 820 Cambie Road
 Richmond BC

PROJECT NO: I18M01Q2
 SCALE: 1/8" = 1'-0"
 DATE: OCT 30, 2020
 DRAWN BY: JY HALL
 CHECKED BY: RYC
 SHEET TITLE: FLOOR PLAN
 PARQUE

DATE: OCT 30, 2020
 DRAWN BY: JY HALL
 CHECKED BY: RYC
 SHEET TITLE: FLOOR PLAN
 PARQUE

SEAL

The Professional Engineer's Seal and Stamp is required for the registration of this drawing. The Professional Engineer's Seal and Stamp is required for the registration of this drawing. The Professional Engineer's Seal and Stamp is required for the registration of this drawing.

PROJECT NO: I18M01Q2
 SCALE: 1/8" = 1'-0"
 DATE: OCT 30, 2020
 DRAWN BY: JY HALL
 CHECKED BY: RYC
 SHEET TITLE: FLOOR PLAN
 PARQUE

1. PARKING MIX

MARKING	MARKING	MARKING	MARKING	MARKING	MARKING
MARKET AFFORDABLE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
1.0	5.0	5.0	5.0	5.0	5.0
0.2	170	170	26	24	24
REPLACE 2 STANDARD VISITOR STALLS PER CITY REQUEST					
TOTAL VISITOR					24
TOTAL PARKING REQUIRED					198

2. STALL TYPES

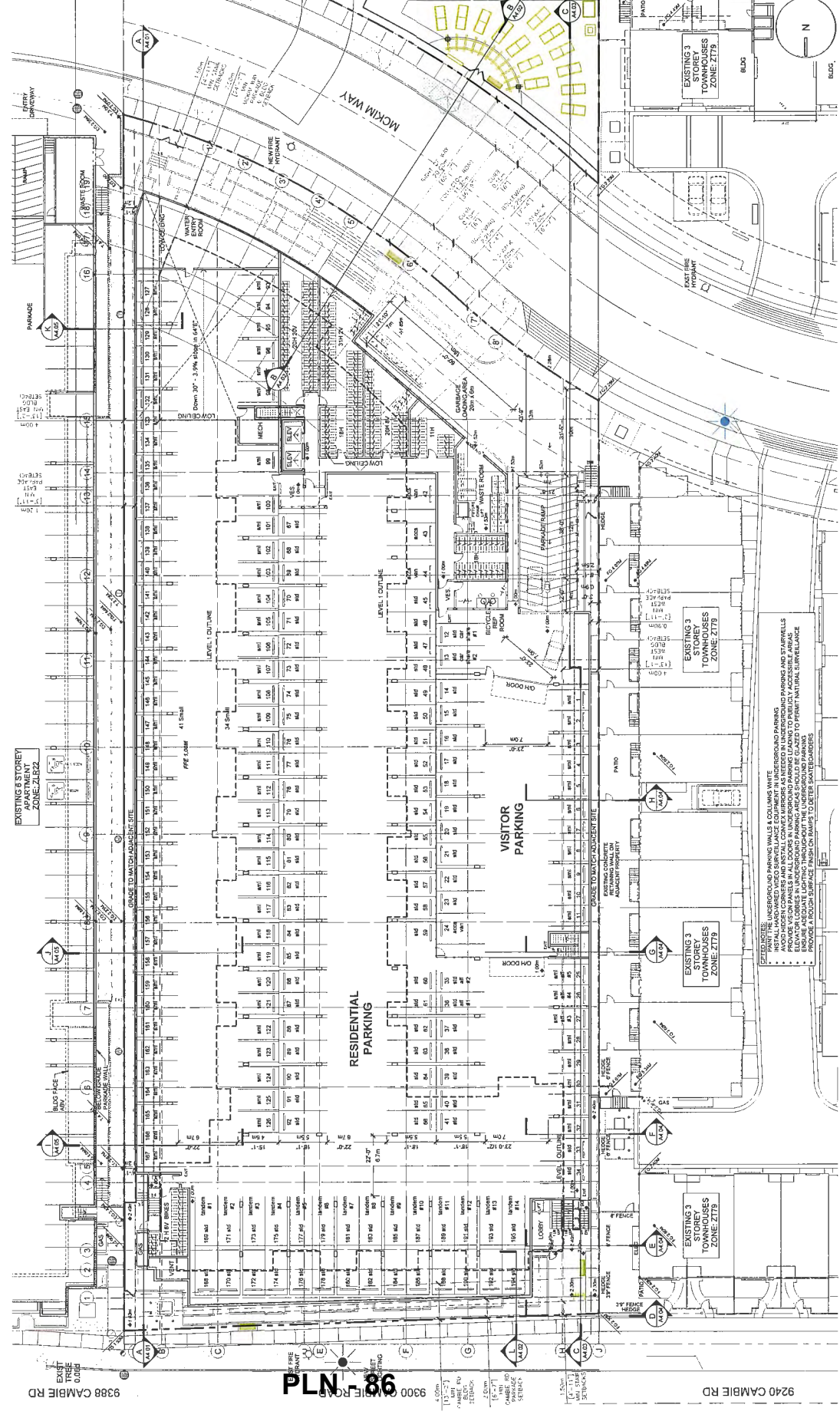
ACCESSIBLE STALLS (STANDING & VAN)	STANDARD	SMALL	HORIZONTAL BIKE	VERTICAL BIKE	
11'-2" x 5'-0" (1000)	8'-6" x 4'-6" (1000)	6'-0" x 4'-6" (1000)	2'-0" x 6'-0" (1000)	2'-0" x 6'-0" (1000)	
3	170	26	24	24	
TOTAL PARKING REQUIRED					198

3. STALL TYPE MIX

STALL TYPE	REQUIRED	PROPOSED
TOTAL - ACCESSIBLE STALLS	3	3
TOTAL - STANDARD STALLS	170	170
TOTAL - SMALL STALLS	26	26
TOTAL - VISITOR STALLS	24	24
TOTAL - BIKE STALLS	48	48
TOTAL - TOTAL STALLS	198	198

4. BIKE STALLS

BIKE STALL CLASS	REQUIRED	PROPOSED
TOTAL - CLASS 1	10	10
TOTAL - CLASS 2	38	38
TOTAL - CLASS 3	10	10
TOTAL - CLASS 4	10	10
TOTAL - CLASS 5	10	10
TOTAL - CLASS 6	10	10
TOTAL - CLASS 7	10	10
TOTAL - CLASS 8	10	10
TOTAL - CLASS 9	10	10
TOTAL - CLASS 10	10	10
TOTAL - CLASS 11	10	10
TOTAL - CLASS 12	10	10
TOTAL - CLASS 13	10	10
TOTAL - CLASS 14	10	10
TOTAL - CLASS 15	10	10
TOTAL - CLASS 16	10	10
TOTAL - CLASS 17	10	10
TOTAL - CLASS 18	10	10
TOTAL - CLASS 19	10	10
TOTAL - CLASS 20	10	10
TOTAL - CLASS 21	10	10
TOTAL - CLASS 22	10	10
TOTAL - CLASS 23	10	10
TOTAL - CLASS 24	10	10
TOTAL - CLASS 25	10	10
TOTAL - CLASS 26	10	10
TOTAL - CLASS 27	10	10
TOTAL - CLASS 28	10	10
TOTAL - CLASS 29	10	10
TOTAL - CLASS 30	10	10
TOTAL - CLASS 31	10	10
TOTAL - CLASS 32	10	10
TOTAL - CLASS 33	10	10
TOTAL - CLASS 34	10	10
TOTAL - CLASS 35	10	10
TOTAL - CLASS 36	10	10
TOTAL - CLASS 37	10	10
TOTAL - CLASS 38	10	10
TOTAL - CLASS 39	10	10
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TOTAL - CLASS 68	10	10
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TOTAL - CLASS 95	10	10
TOTAL - CLASS 96	10	10
TOTAL - CLASS 97	10	10
TOTAL - CLASS 98	10	10
TOTAL - CLASS 99	10	10
TOTAL - CLASS 100	10	10



NOTES:
 1. LEVEL 2 CHARGING ON ALL PARKING STALLS
 2. PROVIDE 10% ELECTRIC PULGING FOR EVERY BIKE ROOM STORAGE COMPARTMENTS

EXISTING 3 TOWNHOUSES ZONE: Z179
 EXISTING 3 TOWNHOUSES ZONE: Z179
 EXISTING 3 TOWNHOUSES ZONE: Z179

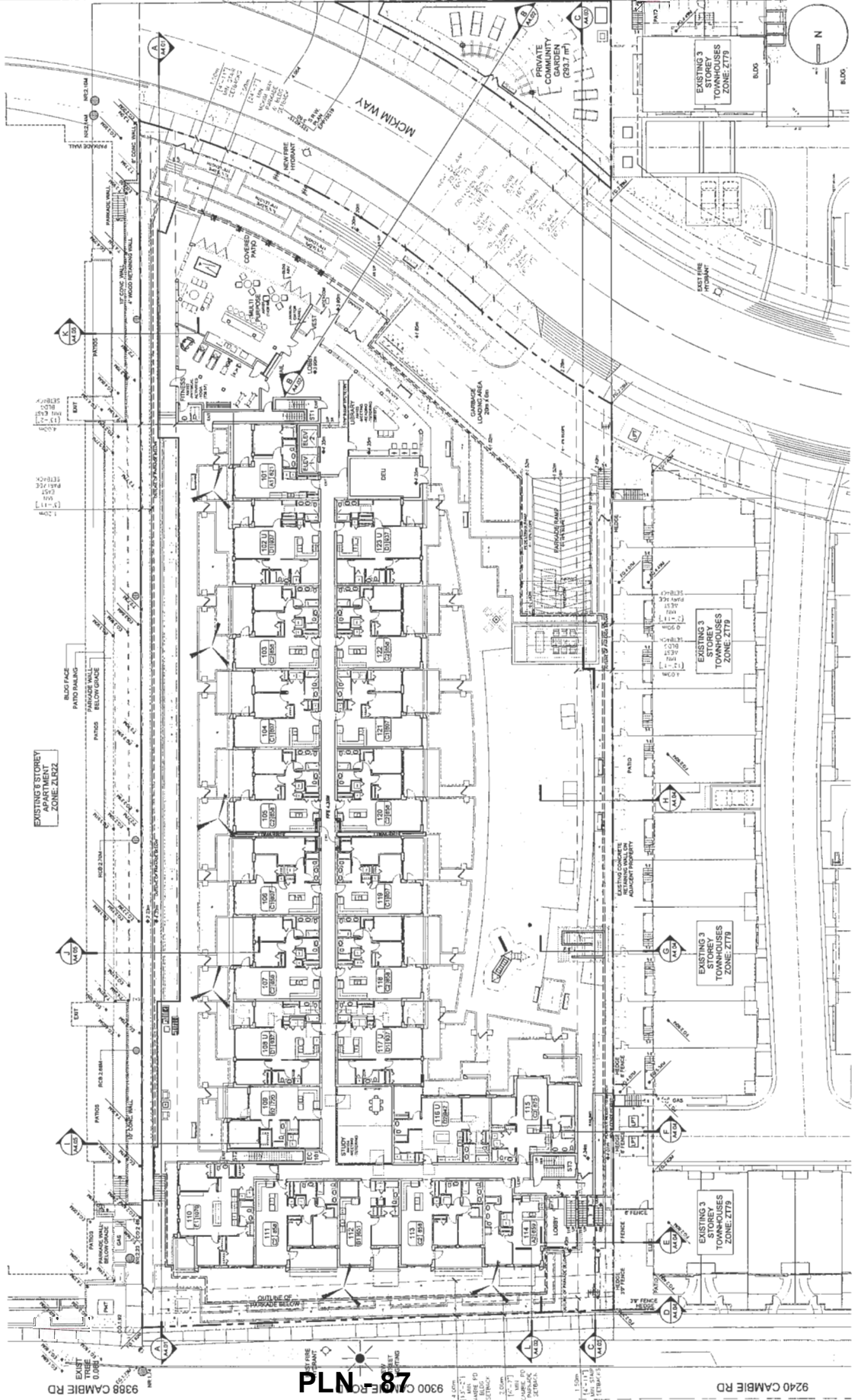
REVISIONS

NUMBER	DATE	DESCRIPTION
1	OCT 19, 2022	Revised for RZ 7
2	OCT 19, 2022	Revised for RZ 6
3	SEP 25, 2022	Revised for RZ 5
4	JUL 21, 2022	Revised for RZ 5
5	MAR 25, 2022	Revised for RZ 4
6	AUG 25, 2018	Revised for RZ 3
7	MAR 27, 2018	Revised for RZ 2
8	FEB 07, 2018	Pre-Fin & SUDS sheets

CONSULTANTS

UNIT TAG

NUMBER	DESCRIPTION
1	As Affected Area
2	Basic
3	Optional
4	Area



INTERFACE:
 15900 Cambie Road
 Richmond, BC V6X 2S5
 T 604 271 1182
 F 604 271 1148
 www.interfacearchitect.com

PROJECT
 123-Unit Mid-Rise
 Multi-Family Development
 Richmond, BC

PROJECT NO. 159MCH2
 SCALE: 1/8" = 1'-0"
 DATE: 23.03.2022
 DRAWN BY: XY & A.L.
 CHECKED BY: KYC
 SHEET TITLE: L1 FLOOR PLAN
 DRAWING

PLN 87

9240 CAMBIE RD

9388 CAMBIE RD

REVISIONS		
NUMBER	DESCRIPTION	DATE
1	AS APPROVED	
2	AS APPROVED	
3	AS APPROVED	
4	AS APPROVED	

REVISIONS	
OCT 15, 2022	Revised for RZ 7
OCT 01, 2022	Revised for RZ 8
SEP 28, 2022	Revised for RZ 8
JUL 21, 2022	Revised for RZ 8
MAR 25, 2022	Revised for RZ 4
AUG 23, 2018	In revised for RZ 1
MAR 27, 2018	Revised for RZ 2
FEB 07, 2018	Per PTA & SLDG data

CONSULTANTS

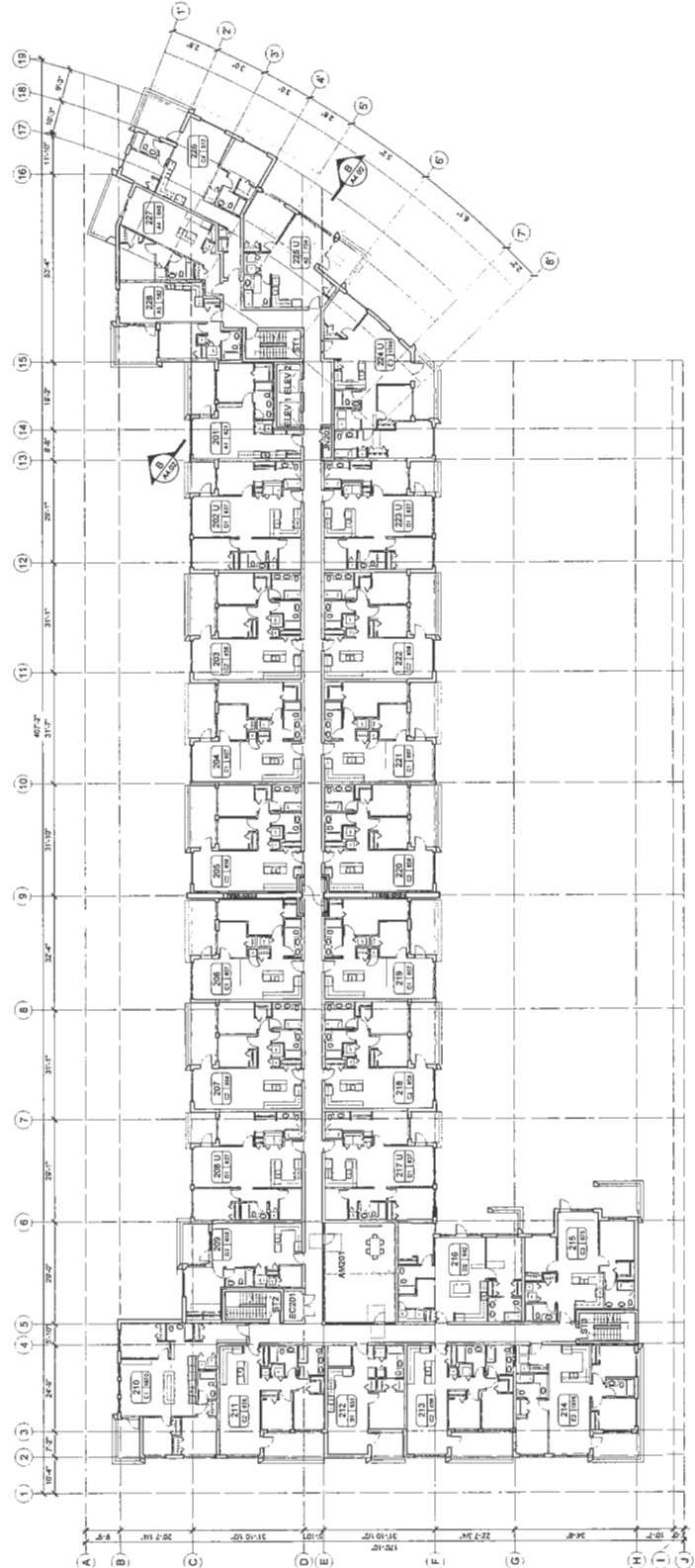
DATE: 07/18/2022
 DRAWN BY: J. B. B. B. B.
 CHECKED BY: J. B. B. B. B.
 PROJECT NO: 1904M22
 SCALE: 1/8"=1'-0"
 DATE: 07/26/2022
 PROJECT: 122-Unit Mid-Rise Multi-Family Development
 11920 Carmel Road, Raleigh, NC

INTERFACE:
 11920 Carmel Road
 Raleigh, NC 27615
 P 919 211 1443
 F 919 211 1148
 www.interfacestructure.com

PROJECT
 122-Unit Mid-Rise Multi-Family Development
 11920 Carmel Road, Raleigh, NC

PROJECT NO: 1904M22
SCALE: 1/8"=1'-0"
DATE: 07/26/2022
PROJECT: 122-Unit Mid-Rise Multi-Family Development
CHECKED BY: J. B. B. B. B.
PLOT: PTC
SHEET TITLE: FLOOR PLAN
DRAWING: A2.03

ATTACHMENT 3



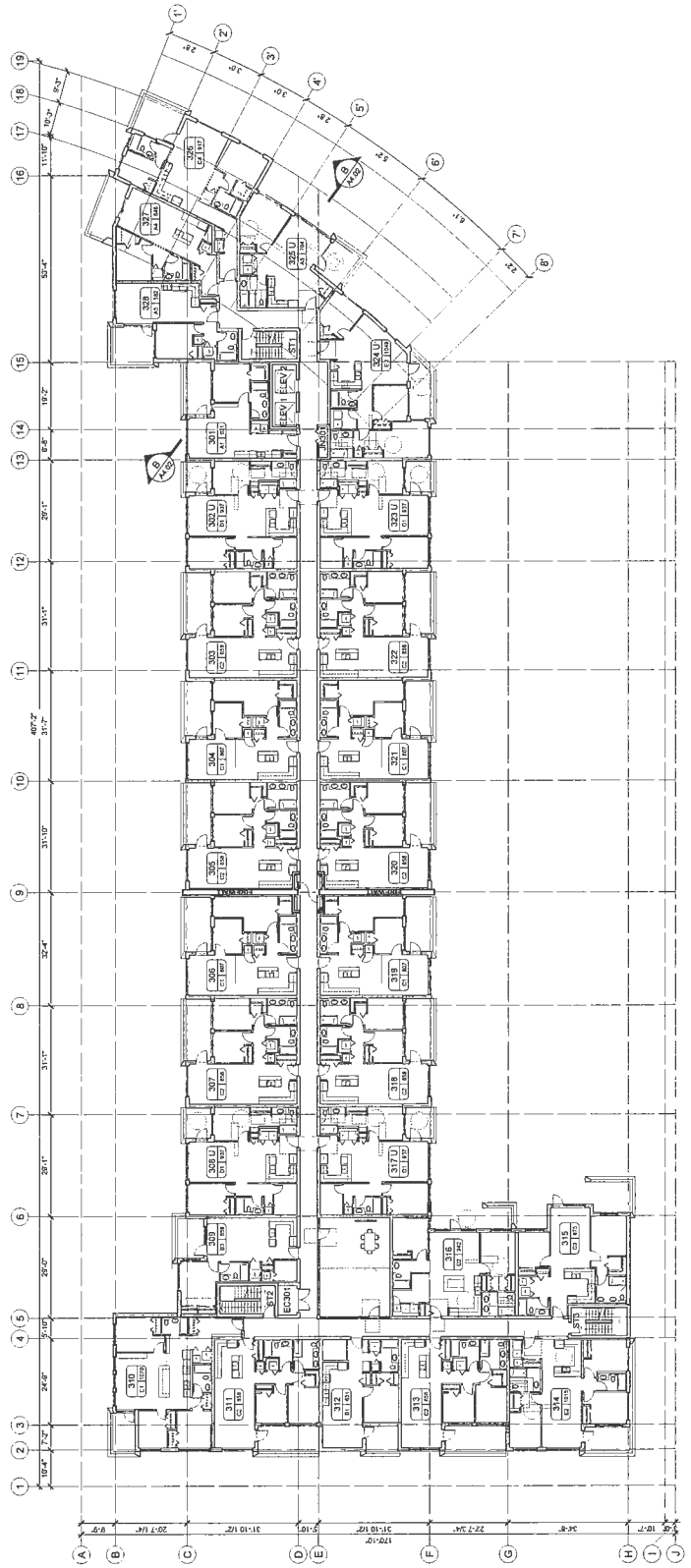
PLN - 88

REVISIONS
OCT 30, 2009 Rechecked for R2.7
OCT 02, 2009 Rechecked for R2.8
SEP 25, 2009 Rechecked for R2.9
JUL 23, 2009 Rechecked for R2.5
MAR 20, 2009 Rechecked for R2.4
AUG 20, 2010 Rechecked for R2.3
MAR 27, 2010 Rechecked for R2.2
FEB 07, 2010 Pre-Fire & BLDG. about
CONSULTANTS

REVISIONS
OCT 30, 2009 Rechecked for R2.7
OCT 02, 2009 Rechecked for R2.8
SEP 25, 2009 Rechecked for R2.9
JUL 23, 2009 Rechecked for R2.5
MAR 20, 2009 Rechecked for R2.4
AUG 20, 2010 Rechecked for R2.3
MAR 27, 2010 Rechecked for R2.2
FEB 07, 2010 Pre-Fire & BLDG. about
CONSULTANTS

INTERFACE:
 11500 Cambria Road
 Columbia, MD 21046
 T 410.521.1182
 F 410.521.1148
 www.interfacecontractors.com

PROJECT NO.	120-14th Mid-Rise
SCALE	As Shown
DATE	OCT 30, 2009
DRAWN BY	XY & AL
CHECKED BY	JKC
SHEET TITLE	FLOOR PLAN
DRAWING	A2.04



PLN - 89

REVISIONS
OCT 26, 2009 Released for RZ 7
OCT 07, 2009 Released for RZ 6
SEP 22, 2009 Released for RZ 5
JUL 23, 2009 Released for RZ 5
MAR 26, 2009 Released for RZ 4
AUG 26, 2010 Released for RZ 3
MAR 27, 2010 Released for RZ 2
FEB 07, 2010 Pre-File & BLDG class
CONSULTANTS

REVISIONS
OCT 26, 2009 Released for RZ 7
OCT 07, 2009 Released for RZ 6
SEP 22, 2009 Released for RZ 5
JUL 23, 2009 Released for RZ 5
MAR 26, 2009 Released for RZ 4
AUG 26, 2010 Released for RZ 3
MAR 27, 2010 Released for RZ 2
FEB 07, 2010 Pre-File & BLDG class
CONSULTANTS

INTERFACE:
 1500 Cambridge Road
 Richmond, BC V6V 2G5
 T 604 857 1143
 F 604 857 1148
 www.interfaceinc.com

PROJECT:
 12B-Unit Mid-Rise
 Multi-Family Development
 12B-Unit Mid-Rise
 Richmond, B.C.

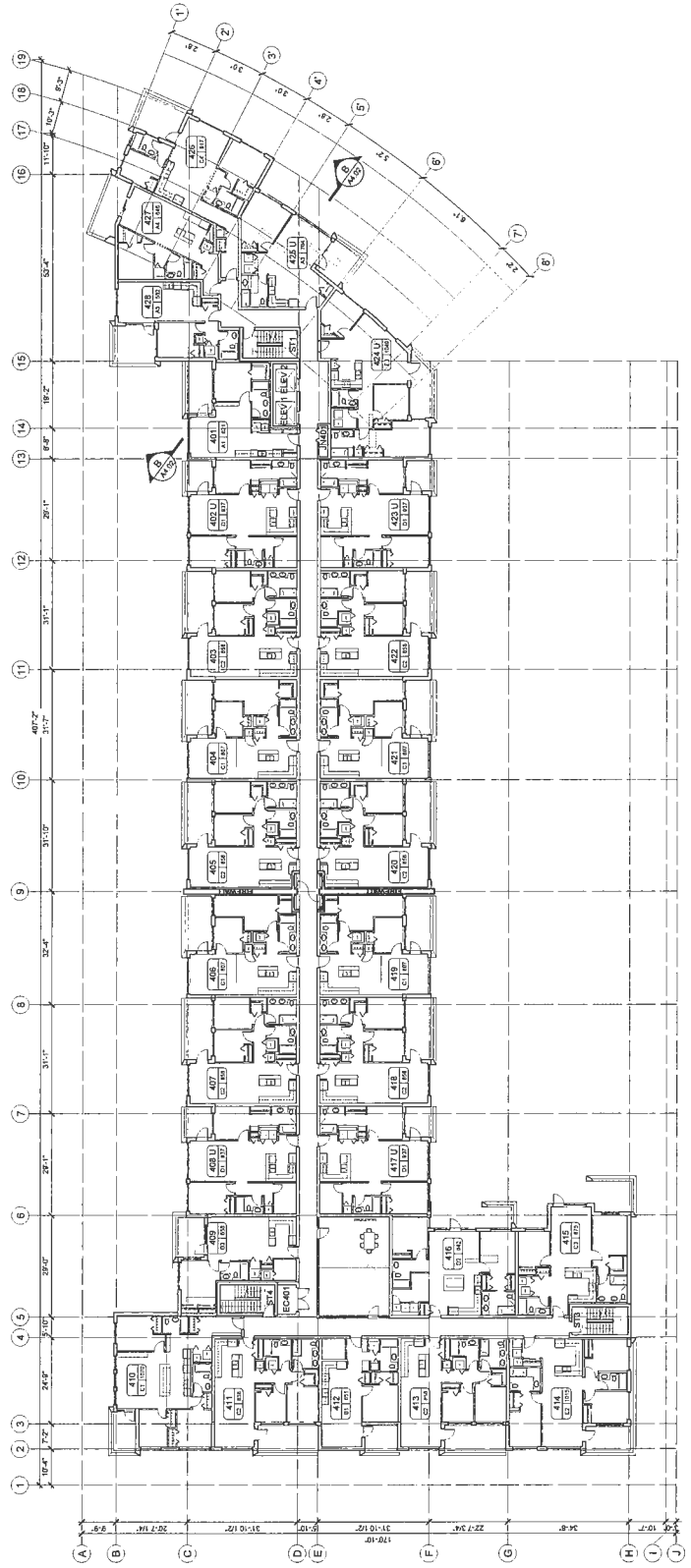
PROJECT NO: 12B/MR/C2
SCALE: 1/8" = 1'-0"
DATE: 03/20/2020
DATE PLOTTED: 03/24/2020
BY: JAL
CHECKED BY: NYC
PROJECT TITLE: FLOOR PLAN
SHEET: L4

INTERFACED:
 1500 Cambridge Road
 Richmond, BC V6V 2G5
 T 604 857 1143
 F 604 857 1148
 www.interfaceinc.com

REVISIONS
OCT 26, 2009 Released for RZ 7
OCT 07, 2009 Released for RZ 6
SEP 22, 2009 Released for RZ 5
JUL 23, 2009 Released for RZ 5
MAR 26, 2009 Released for RZ 4
AUG 26, 2010 Released for RZ 3
MAR 27, 2010 Released for RZ 2
FEB 07, 2010 Pre-File & BLDG class
CONSULTANTS

ATTACHMENT 3

A2.05



PLN - 90

NUMBER	DATE	BY	DESCRIPTION
1	08/21/18	JYB	ISSUED FOR PERMITS
2	08/21/18	JYB	ISSUED FOR PERMITS
3	08/21/18	JYB	ISSUED FOR PERMITS
4	08/21/18	JYB	ISSUED FOR PERMITS
5	08/21/18	JYB	ISSUED FOR PERMITS
6	08/21/18	JYB	ISSUED FOR PERMITS
7	08/21/18	JYB	ISSUED FOR PERMITS
8	08/21/18	JYB	ISSUED FOR PERMITS
9	08/21/18	JYB	ISSUED FOR PERMITS
10	08/21/18	JYB	ISSUED FOR PERMITS
11	08/21/18	JYB	ISSUED FOR PERMITS
12	08/21/18	JYB	ISSUED FOR PERMITS
13	08/21/18	JYB	ISSUED FOR PERMITS
14	08/21/18	JYB	ISSUED FOR PERMITS
15	08/21/18	JYB	ISSUED FOR PERMITS
16	08/21/18	JYB	ISSUED FOR PERMITS
17	08/21/18	JYB	ISSUED FOR PERMITS
18	08/21/18	JYB	ISSUED FOR PERMITS
19	08/21/18	JYB	ISSUED FOR PERMITS

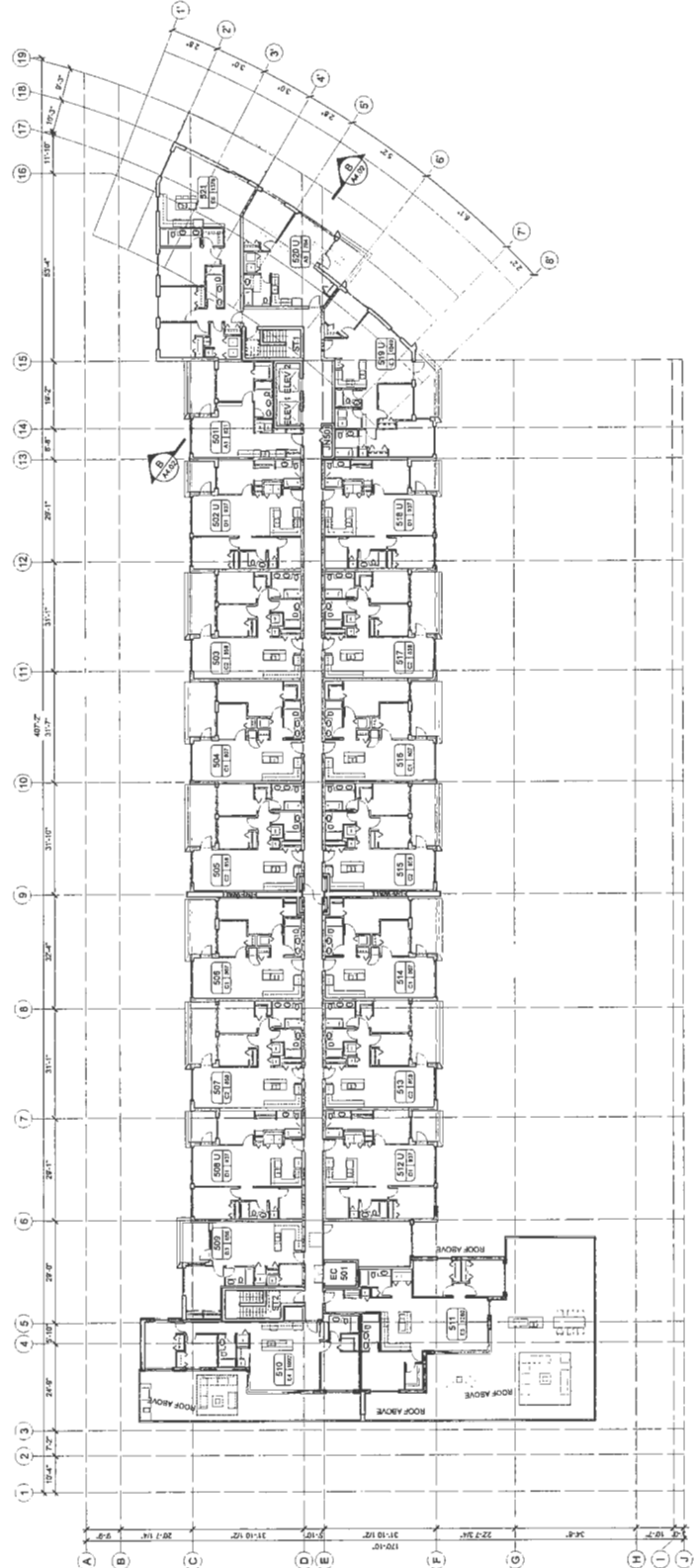
REVISIONS
OCT 07, 2020 Reissued for RZ.6
SEP 29, 2020 Reissued for RZ.6
AUG 23, 2020 Reissued for RZ.5
MAY 29, 2020 Reissued for RZ.4
AUG 25, 2019 Reissued for RZ.3
MAY 17, 2018 Increased for RZ.2
FEB 07, 2018 Pre-Permit & RZ.00 Issues
AUG 27, 2018 Issued for RZ Application

CONSULTANTS

INTERFACE:
 11500 Cambridge Road
 Baltimore, MD 21235
 T: 410-511-1142
 F: 410-511-1148
 www.interfacearchitects.com

PROJECT:
 125-Unit Mid-Rise
 Multi-Family Development
 12500 Cambridge Road
 Baltimore, MD

PROJECT NO: 1804002
SCALE: 1/8"=1'-0"
DATE: 08/21/2020
DRAWN BY: JYB
CHECKED BY: KYC
PROJECT TITLE: FLOOR PLAN
SHEET NO: L3



PLN - 91



A2.07

REVISIONS
OCT 26, 2020 Released for RZ.7
OCT 27, 2020 Released for RZ.6
SEP 29, 2020 Released for RZ.8
JUL 21, 2020 Released for RZ.5
MAR 25, 2020 Released for RZ.4
APR 23, 2019 Released for RZ.3
MAR 27, 2018 Released for RZ.2
FEB 07, 2016 Pre-PA & SLD04.docx

CONSULTANTS

INTERFAC: ARCHITECTS
 1150 Cambridge Road
 Richmond BC
 V6V 1Y5
 T 604 271 1142
 F 604 271 1148
 www.interfacarchitecture.com

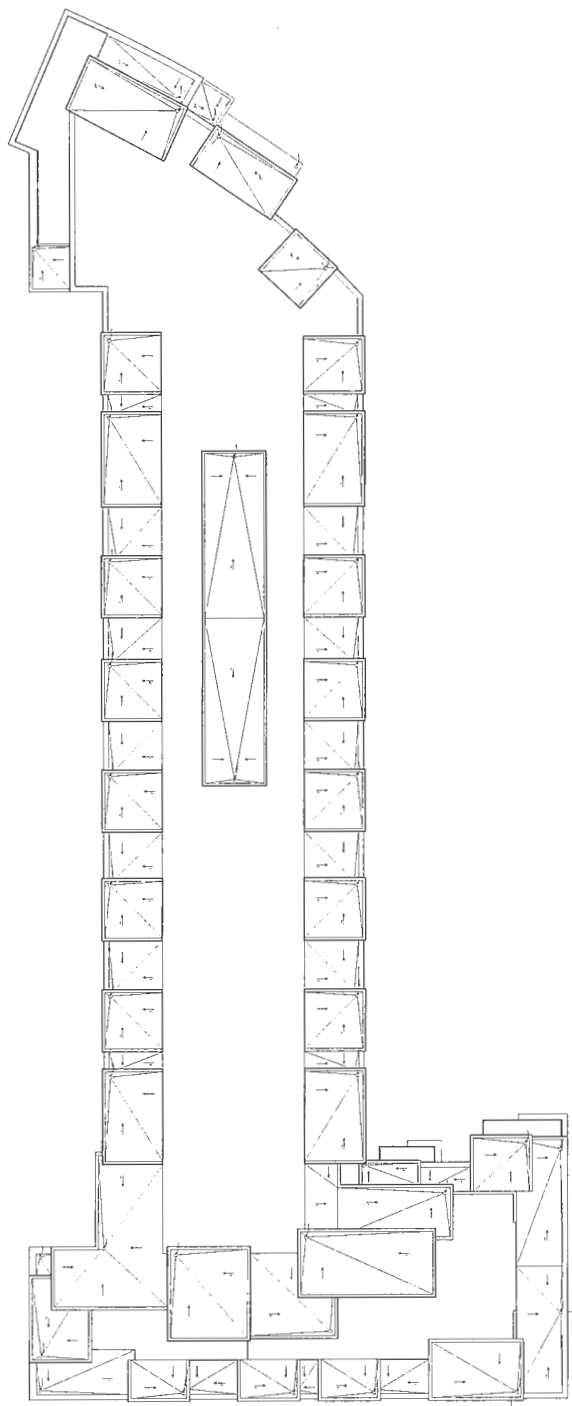
PROJECT
 126-Unit Mid-Rise
 Multi-Family Development
 12600 Cambrian Road
 Richmond, B.C.

PROJECT NO. 1804M02
 SCALE 1" = 10'

DATE 07/15/2020
 DRAWN BY JY & A.L.
 CHECKED BY KYC
 SHEET TITLE ROOF PLAN

DRAWING

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<p>123-Unit Mid-Rise Multi-family Development Baltimore, B.C.</p> <p>PROJECT NO: 19060001 SCALE: 1/8" = 1'-0" DATE: 03/20/2020 DRAWN BY: JY & A.L. CHECKED BY: RYC SHEET TITLE: BUILDING ELEVATIONS DRAWING: A3.01</p>	<p>PROJECT: 123-Unit Mid-Rise Multi-family Development Baltimore, B.C.</p> <p>DATE: 03/20/2020</p> <p>DRAWN BY: JY & A.L.</p> <p>CHECKED BY: RYC</p> <p>SHEET TITLE: BUILDING ELEVATIONS</p> <p>DRAWING: A3.01</p>
--	--



EAST FRONTAGE



WEST FRONTAGE



SOUTH FRONTAGE - ALONG MCKIM WAY



NORTH FRONTAGE - ALONG CAMBIE ROAD

INTERFACE:
 5100 Cambie Road
 Vancouver, BC
 Canada V6C 2Z5
 T: 604.271.1142
 F: 604.271.1148
 www.interfacearchitect.com

8300 CAMBIE PROJECT SITE

8300 CAMBIE PROJECT SITE

8300 CAMBIE PROJECT SITE

8300 CAMBIE PROJECT SITE

REVISIONS
OCT 18, 2020 Reissued for RZ 7
OCT 17, 2020 Reissued for RZ 3
SEP 21, 2020 Reissued for RZ 4
JUL 23, 2020 Reissued for RZ 5
MAR 26, 2020 Reissued for RZ 4
AUG 26, 2019 Reissued for RZ 3
MAR 27, 2019 Reissued for RZ 2
FEB 07, 2018 Pre-Fin & BLDG Specs

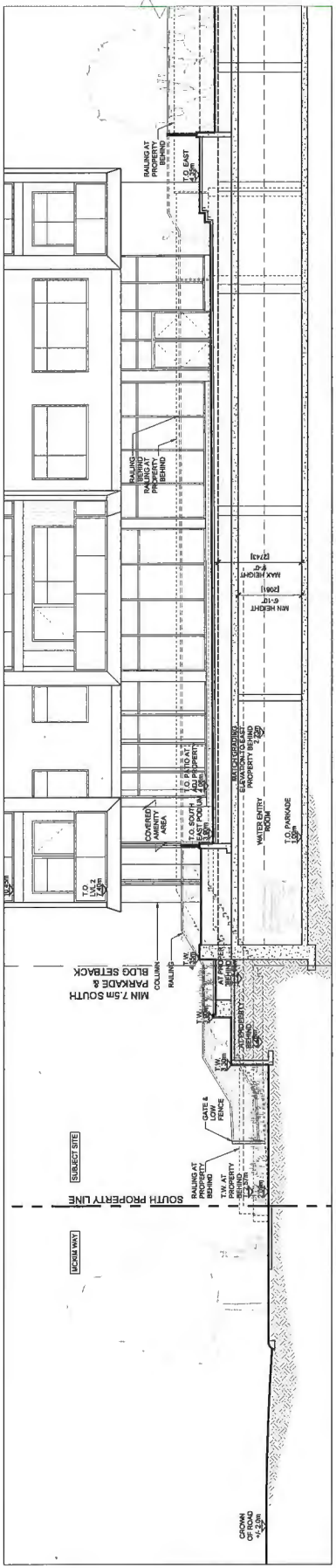
CONSULTANTS

INTERFACE:
 Suite 230
 11992 Cambria Road
 Charlotte, NC 28226
 T 804.621.1182
 F 804.621.1148
 www.interfacearchitects.com

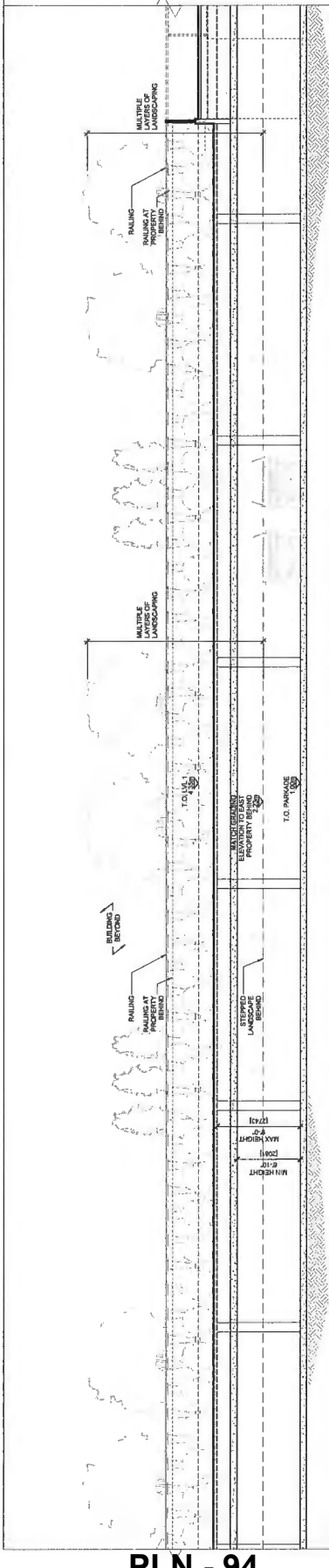
PROJECT	125 Unit Mid-Rise Mid-Rise Development at the Four Northwest, N.C.
PROJECT NO.	1604002
SCALE	1/8"=1'-0"
DATE	OCT 30, 2020
DRAWN BY	RY H.A.
CHECKED BY	MYC
SHEET TITLE	SECTION A
DRAWING	

ATTACHMENT 3

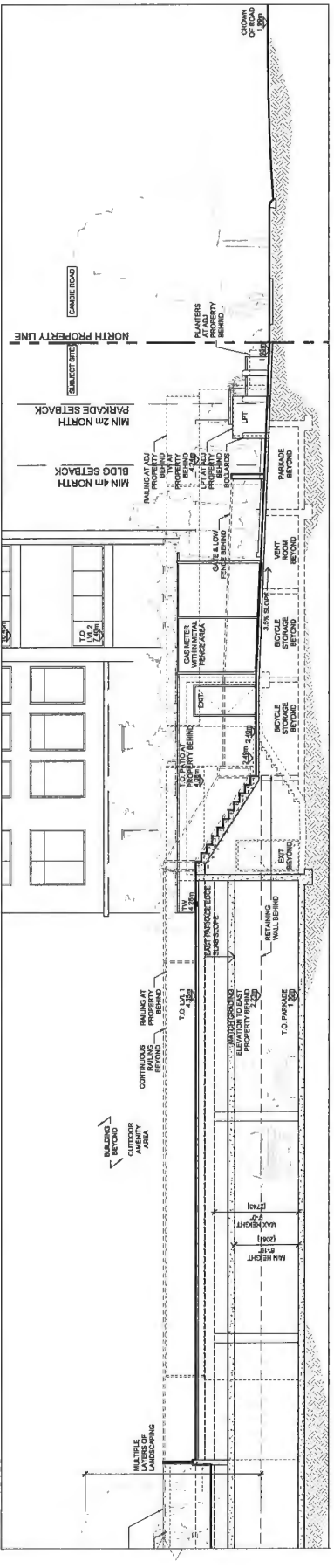
A4.01



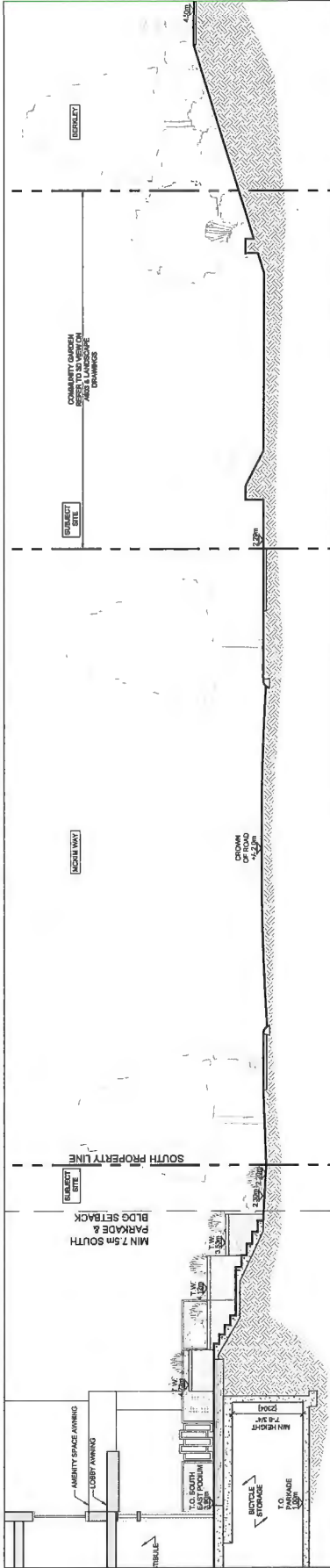
SECTION A: AT SOUTH PL LOOKING WEST
SCALE: 3/16"=1'-0"



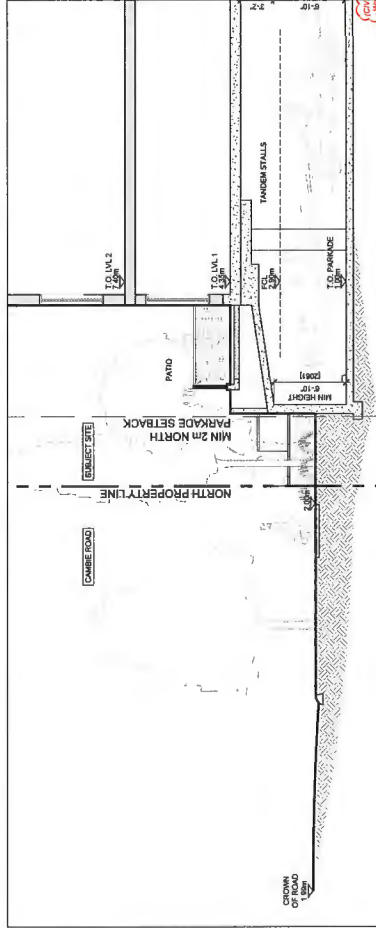
SECTION A: AT CENTER PL LOOKING WEST
SCALE: 3/16"=1'-0"



SECTION A: AT NORTH PL LOOKING WEST
SCALE: 3/16"=1'-0"



SECTION B: LOOKING EAST
SCALE: 3/16"=1'-0"



SECTION L: LOOKING EAST
SCALE: 3/16"=1'-0"

REVISIONS
OCT 26, 2020 Released for RZ 7
OCT 07, 2020 Released for RZ 8
SEP 24, 2020 Released for RZ 5
JUL 20, 2020 Released for RZ 5
MAY 20, 2020 Released for RZ 4
APR 26, 2019 Released for RZ 3
MAR 27, 2019 Released for RZ 2
FEB 07, 2018 Pre-Plan & BIDD Specs
CONSULTANTS

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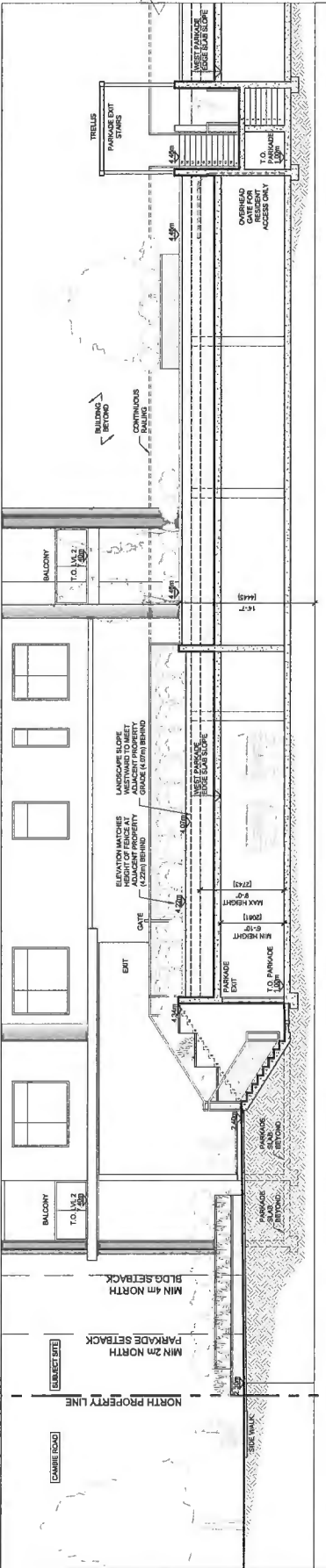
INTERFACE:
1100 Cambridge Road
Baltimore, MD
21201-1100
Tel: 410.521.1140
www.interfacearchitecture.com

PROJECT NO	1804MPC2
SCALE	3/16" = 1'-0"
DATE	OCT 26, 2020
DRAWN BY	ML
CHECKED BY	NYC
SHEET TITLE	SECTION B & L
DRAWING	

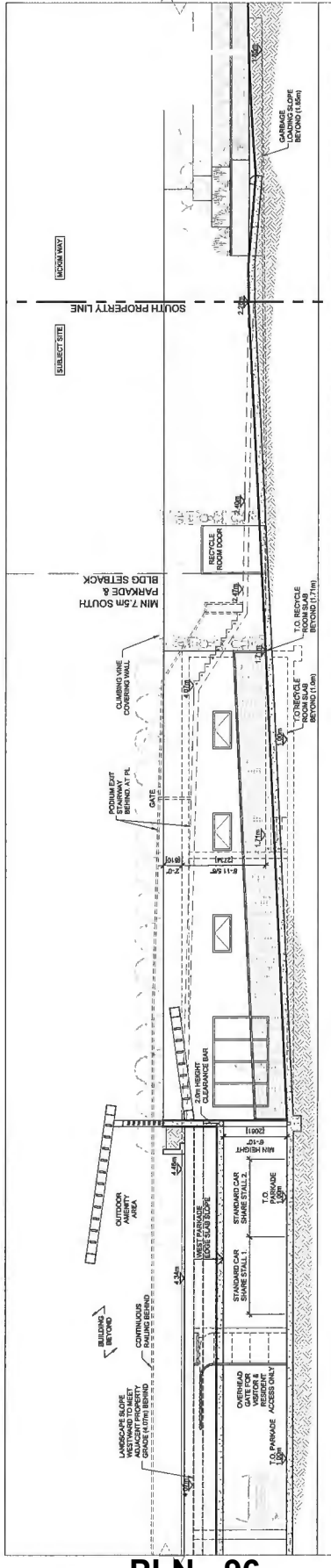
REVISIONS
OCT 26, 2020 Reissued for RZ.7
OCT 07, 2020 Reissued for RZ.8
SEP 23, 2020 Reissued for RZ.8
JUL 23, 2020 Reissued for RZ.3
MAR 25, 2020 Reissued for RZ.4
APR 26, 2019 Reissued for RZ.3
MAR 27, 2019 Reissued for RZ.2
FEB 07, 2019 Pre-Pre & BLDG above
CONSULTANTS
<p>INTERFACE: 15500 Cambridge Road Richmond BC Canada V6V 2G5 P 604 271 1148 F 604 271 1148 www.interfacestructure.com</p>

PROJECT:
 126-Unit Mid-Rise
 Multi-Family Development
 15500 Cambridge Road
 Richmond, BC

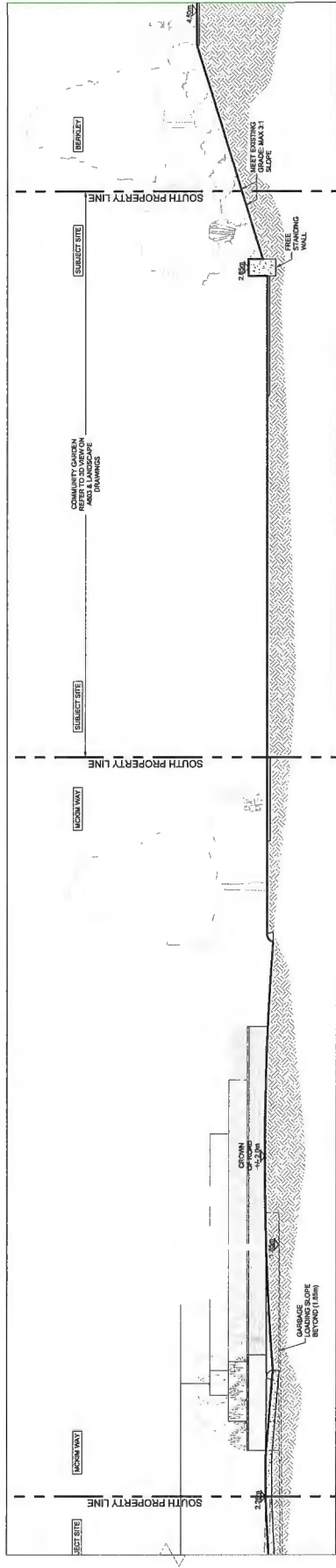
PROJECT NO: 15500CAM02
SCALE: 3/8" = 1'-0"
DATE: OCT 26, 2020
TRACED BY: JY HALL
CHECKED BY: JVC
SHEET TITLE: SECTION C
DRAWING:



SECTION C: AT NORTH PL LOOKING EAST
 SCALE: 3/16"=1'-0"



SECTION C: AT SOUTH PL LOOKING EAST
 SCALE: 3/16"=1'-0"



SECTION C: AT SOUTH PL LOOKING EAST
 SCALE: 3/16"=1'-0"

REVISIONS
OCT 26, 2018 Re-issued for RZ.7
OCT 17, 2018 Re-issued for RZ.6
SEP 25, 2018 Re-issued for RZ.5
APR 25, 2018 Re-issued for RZ.5
MAR 21, 2018 Re-issued for RZ.4
AUG 25, 2018 Re-issued for RZ.3
MAR 27, 2018 Re-issued for RZ.2
FEB 07, 2018 Plan, PA & SUDS sheets
CONSULTANTS

INTERFACE:
 11000 Cambridge Road
 Richmond BC
 Canada V6V 1K5
 T 604 271 1145
 F 604 271 1148
 www.interfacestructure.com

PROJECT
 124-Unit Mid-Rise
 Multi-Family Development
 800 & 8200 Cambie Road
 Richmond, BC

SCALE
 3/16" = 1'-0"

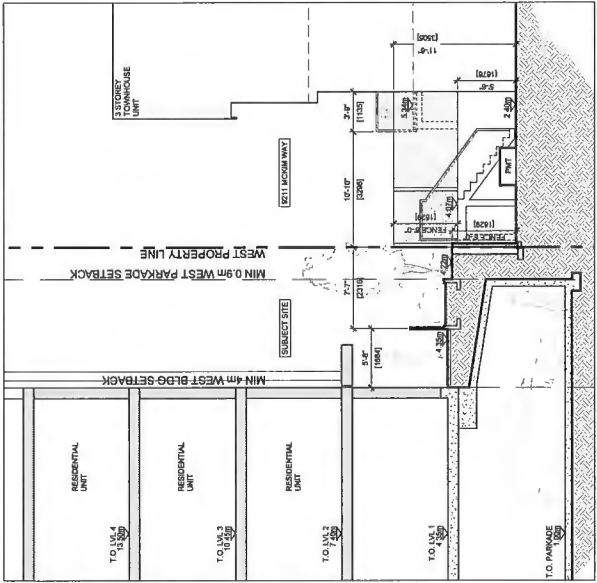
DATE
 OCT 26, 2018

DRAWN BY
 JY WAI

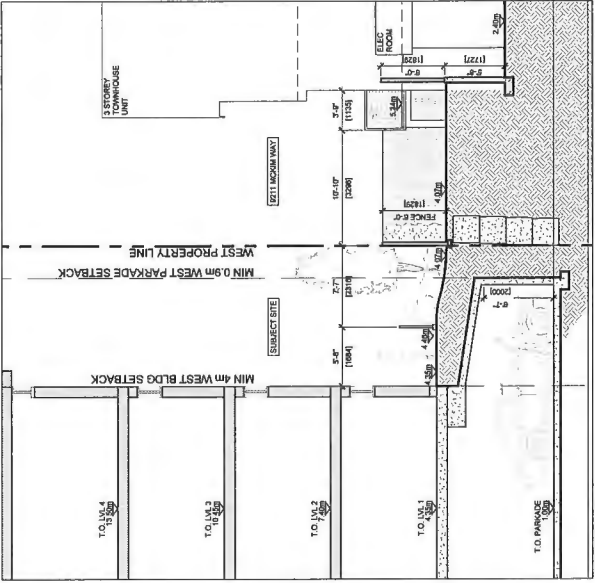
CHECKED BY
 PVC

SHEET TITLE
 SECTION D, E, F, G & H

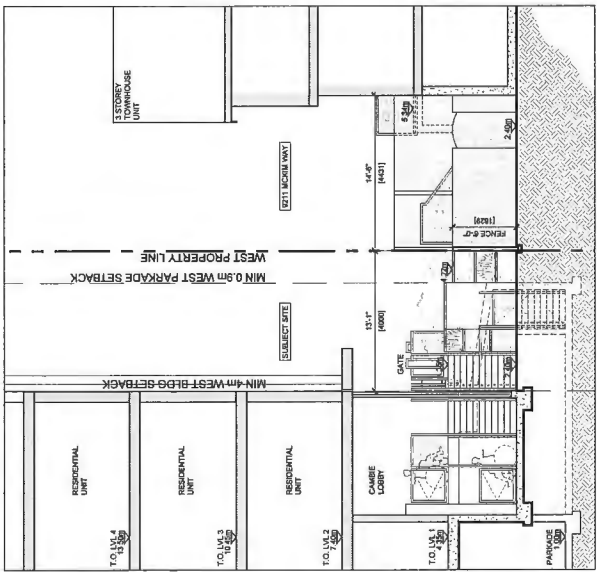
DRAWING
A4.04



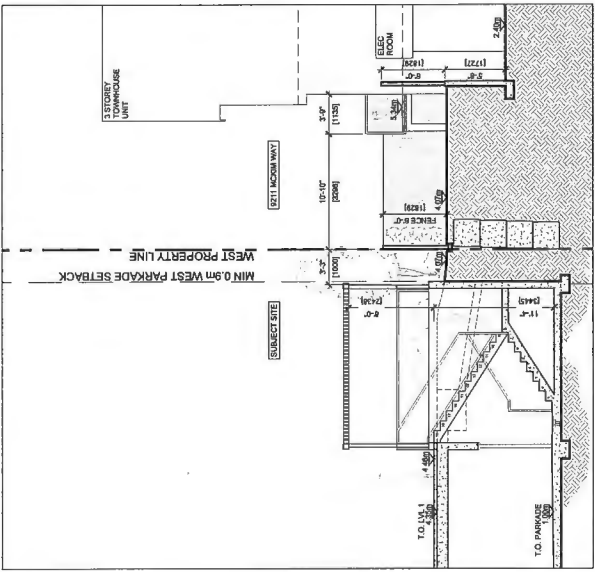
SECTION F: LOOKING SOUTH
 SCALE: 3/16"=1'-0"



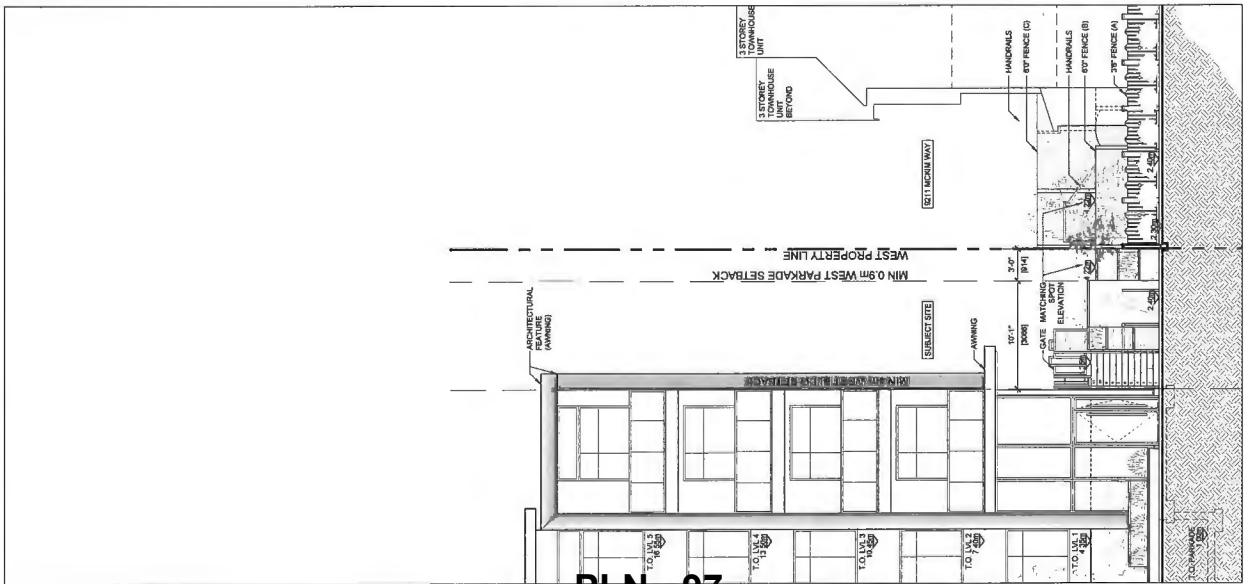
SECTION H: LOOKING SOUTH
 SCALE: 3/16"=1'-0"



SECTION E: LOOKING SOUTH
 SCALE: 3/16"=1'-0"



SECTION G: LOOKING SOUTH
 SCALE: 3/16"=1'-0"



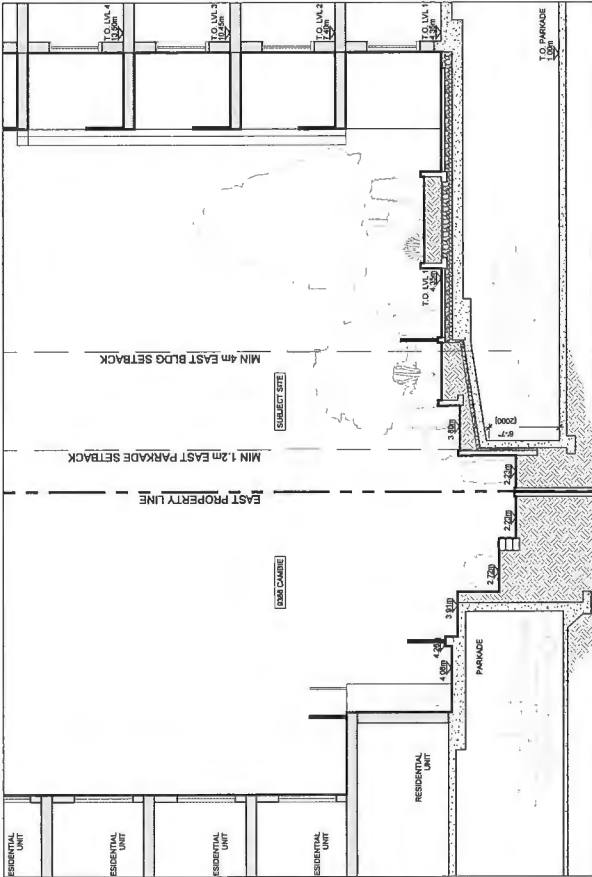
SECTION D: AT NORTH PL LOOKING SOUTH
 SCALE: 3/16"=1'-0"

REVISIONS
OCT 26, 2023 Re-issued for RZ 7
OCT 17, 2023 Re-issued for RZ 8
SEP 25, 2023 Re-issued for RZ 5
JUL 23, 2023 Re-issued for RZ 5
MAR 21, 2023 Re-issued for RZ 4
AUG 25, 2019 Re-issued for RZ 2
MAR 27, 2019 Re-issued for RZ 1
FEB 07, 2019 Pre-PA & BLDG above
CONSULTANTS

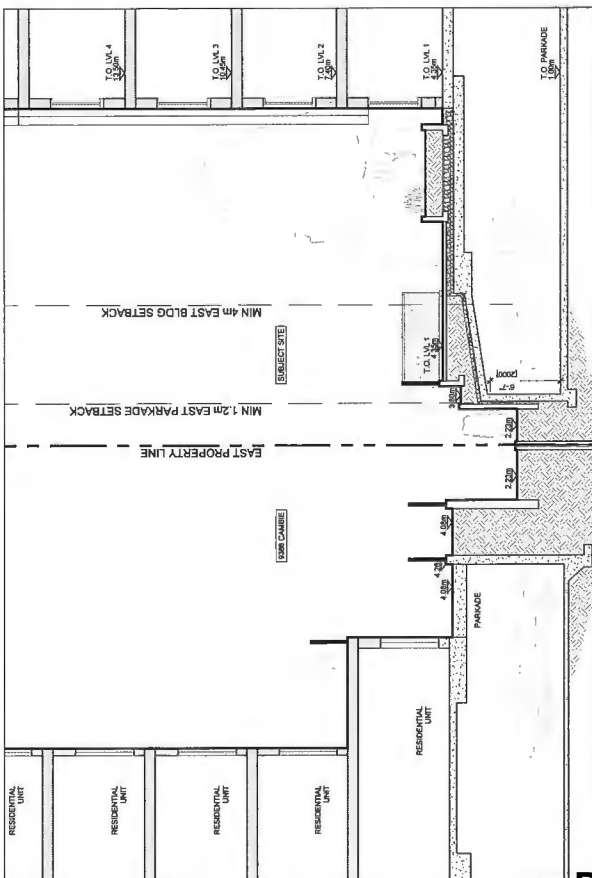
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 Richmond BC
 V6V 1K5
 T 604 271 1142
 F 604 271 1148
 www.interfacearchitect.com

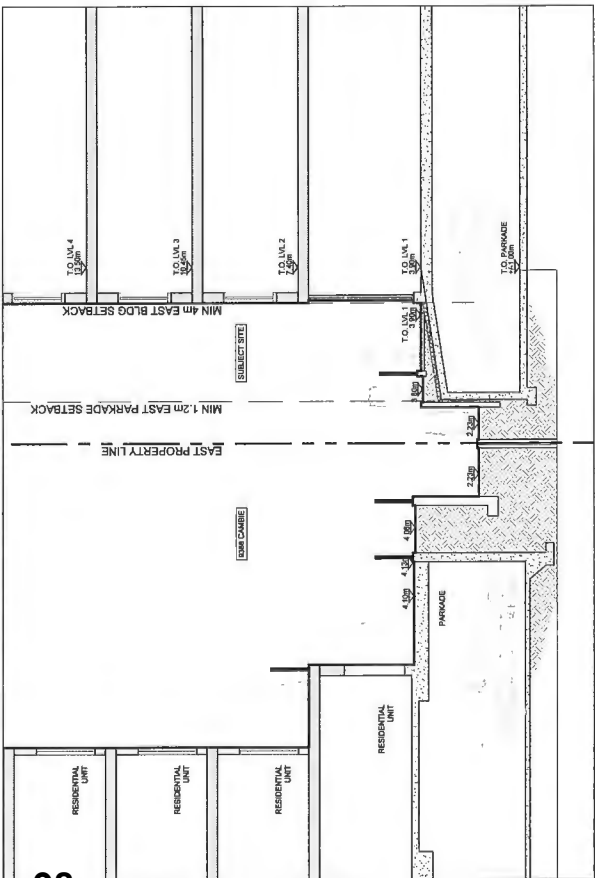
PROJECT	120-Unit Mid-Rise Multi-Family Development 11900 Cambie Road Richmond, B.C.
PROJECT NO.	18MM102
SCALE	3/16" = 1'-0"
DATE	OCT 10, 2020
DESIGNED BY	XY & A.L.
CHECKED BY	RYC
SHEET TITLE	SECTIONS I, J, & K
DRAWING	



SECTION J: LOOKING SOUTH
SCALE: 3/16"=1'-0"



SECTION I: LOOKING SOUTH
SCALE: 3/16"=1'-0"



SECTION K: LOOKING SOUTH
SCALE: 3/16"=1'-0"

REVISIONS
OCT 15, 2020 Rebased for RZ 7
OCT 17, 2020 Rebased for RZ 6
SEP 25, 2020 Rebased for RZ 6
JUL 23, 2020 Rebased for RZ 5
MAR 25, 2020 Rebased for RZ 4
AUG 26, 2019 Rebased for RZ 3
MAR 27, 2019 Rebased for RZ 2
FEB 07, 2019 Pre-Pre & RLOU shown

CONTRACTORS

INTERFACE:
 6000 Hwy
 11900 Cambie Road
 Richmond, BC V6X 2C9
 T 604.821.1183
 F 604.821.1148
 www.interfacebc.com

PROJECT

128-Unit Mid-Rise
 Mid-Penny Development
 Richmond, B.C.

PROJECT NO.	1806002
SCALE	
DATE	NOV 2020
DRAWN BY	XY JAL
CHECKED BY	
SYMBOLS	
SHEET TITLE	3D AERIAL VIEWS
DRAWING	



AERIAL VIEW - LOOKING FROM SOUTH WEST



AERIAL VIEW - LOOKING FROM NORTH WEST



AERIAL VIEW - LOOKING FROM SOUTH EAST



AERIAL VIEW - LOOKING FROM NORTH EAST

REVISIONS
OCT 26, 2020 R1-Issued for RZ 7
OCT 27, 2020 R1-Issued for RZ 8
SEP 24, 2020 R1-Issued for RZ 8
JUL 22, 2020 R1-Issued for RZ 5
Mar 24, 2020 R1-Issued for RZ 4
Aug 26, 2019 R1-Issued for RZ 3
Mar 27, 2019 R1-Issued for RZ 2
Feb 07, 2019 Pre-Plan & BLDG design

CONSULTANTS

INTERFACE:
 Suite 200
 11800 Cantilero Road
 Charlotte, NC 28225
 T 704.827.1182
 F 704.827.1182
 www.interfacearchitect.com

PROJECT:
 125-Unit Mid-Rise
 Multi-Family Development
 11800 Cantilero Road
 Richmond, S.C.

PROJECT NO: 1806M02
 SCALE: 1/8"=1'-0"
 DATE: 03.30.2020
 DRAWN BY: AT & AL
 CHECKED BY: RVC
 SHEET TITLE: 3D STREET VIEWS
 DRAWING



MICKIM WAY SOUTH EAST FRONTAGE



CAMBIE ROAD NORTH WEST FRONTAGE



EAST PROPERTY LINE INTERFACE



MICKIM WAY SOUTH WEST FRONTAGE



CAMBIE ROAD NORTH EAST FRONTAGE



WEST AMENITY AREA

REVISIONS
DCT 26, 2020 Released for RZ 7
DCT 27, 2020 Released for RZ 6
SEP 25, 2020 Released for RZ 5
JUL 23, 2020 Released for RZ 5
MAR 20, 2020 Released for RZ 4
Aug 26, 2019 Released for RZ 3
MAR 27, 2019 Released for RZ 2
FEB 07, 2018 Pre-Fin & ELOD done

CONSULTANTS

SEAL

INTERFACE:
 11800 County Road
 Richmond, VA 23235
 P 804 621 1143
 F 804 621 1148
 www.interfacehvac.com

126-Unit Mid-Rise
 Multi-Family Development
 11800 County Road
 Richmond, VA

PROJECT NO. 1806M2
 SCALE 1/8"=1'-0"
 DATE 03, 2020
 DRAWN BY JY JAL
 CHECKED BY JVC

SHEET TITLE
 COMMUNITY GARDEN
 AERIAL VIEWS &
 AERIAL VIEWS

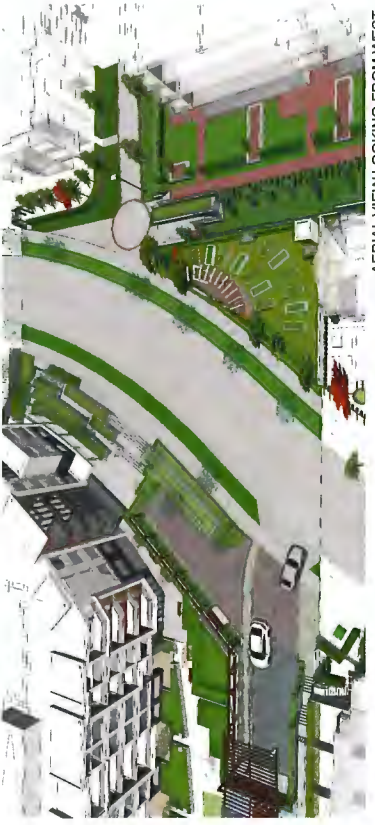
DRAWING



COMMUNITY GARDEN LOOKING FROM NORTH WEST



AERIAL VIEW LOOKING FROM EAST



AERIAL VIEW LOOKING FROM WEST



COMMUNITY PARK FRONTAGE



AERIAL VIEW LOOKING FROM NORTH



AERIAL VIEW LOOKING FROM SOUTH

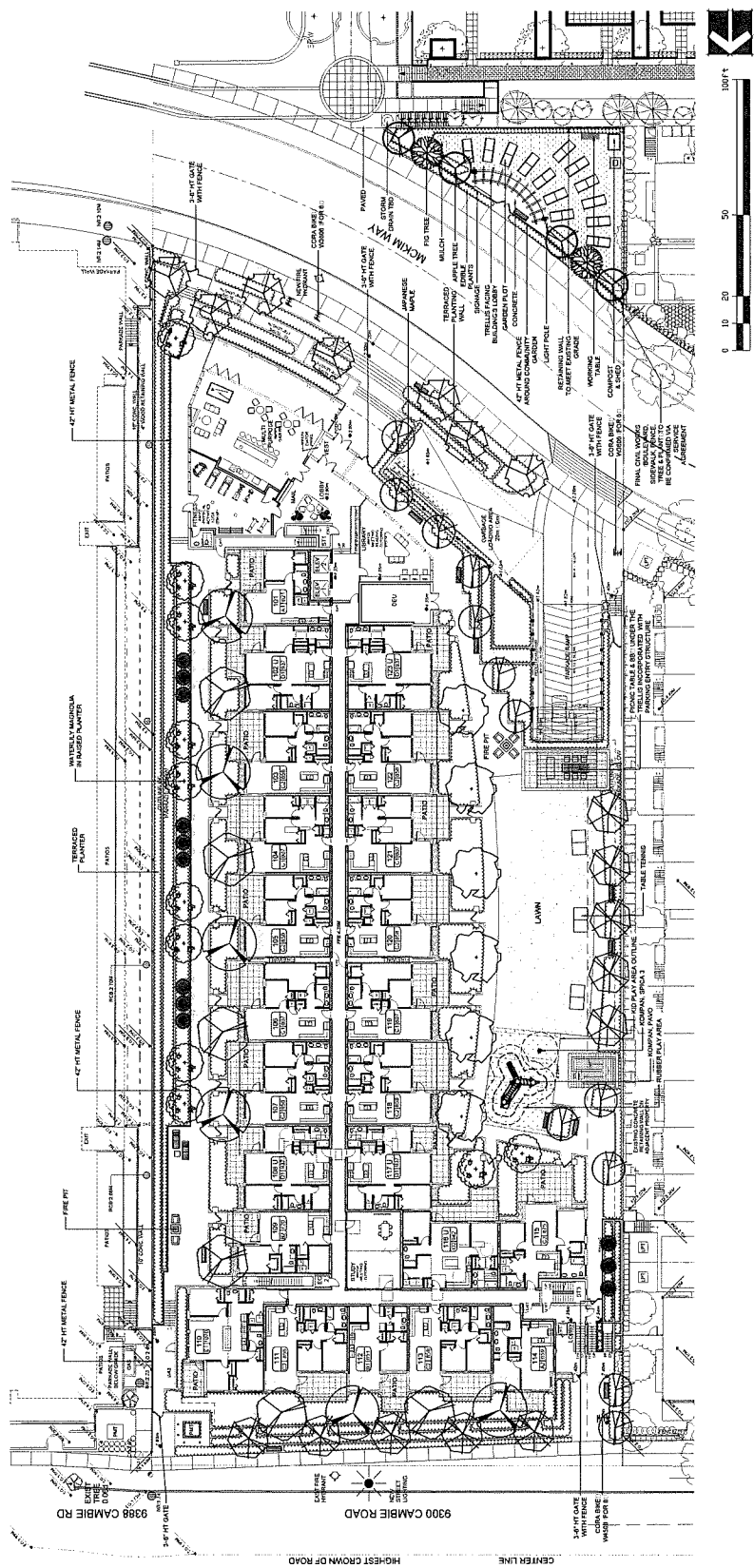
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LANDSCAPE ARCHITECTS
Suite 1100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 0G9
Phone: 778-494-8671 | Fax: 778-494-0022

SCALE:

PLANT SCHEDULE - ON-SITE	PLANT SCHEDULE - COMMUNITY GARDEN
<p>PLANT SCHEDULE - ON-SITE</p> <p>PLANT SCHEDULE - COMMUNITY GARDEN</p>	<p>PLANT SCHEDULE - COMMUNITY GARDEN</p> <p>PLANT SCHEDULE - COMMUNITY GARDEN</p>

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PLN - 102

PROJECT:
RESIDENTIAL DEV.
9308 & 9309 CAMBIE RD.
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 20/01/27
SCALE: 1/2"=1'-0"
DRAWN: YH
DESIGN: YH
CHECK: MCT

PMG PROJECT NUMBER: 19181-22P

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 LANDSCAPE ARCHITECTS
 Suite C102 - 4185 Silt Creek Drive
 Durham, North Carolina, NC 27702
 P: 919.286.0111 | F: 919.286.9922

SEAL:

NO.	DATE	REVISION DESCRIPTION	BY	CHKD.
1	2/20/2020	NEW SITE PLAN, COMMUNITY PARKING	AK	
2	2/20/2020	NEW SITE PLAN, PLANTING COMMENTS	AK	
3	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	
4	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	
5	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	
6	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	
7	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	
8	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	
9	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	
10	2/20/2020	UPDATE SITE PLAN, PLANTING COMMENTS	AK	

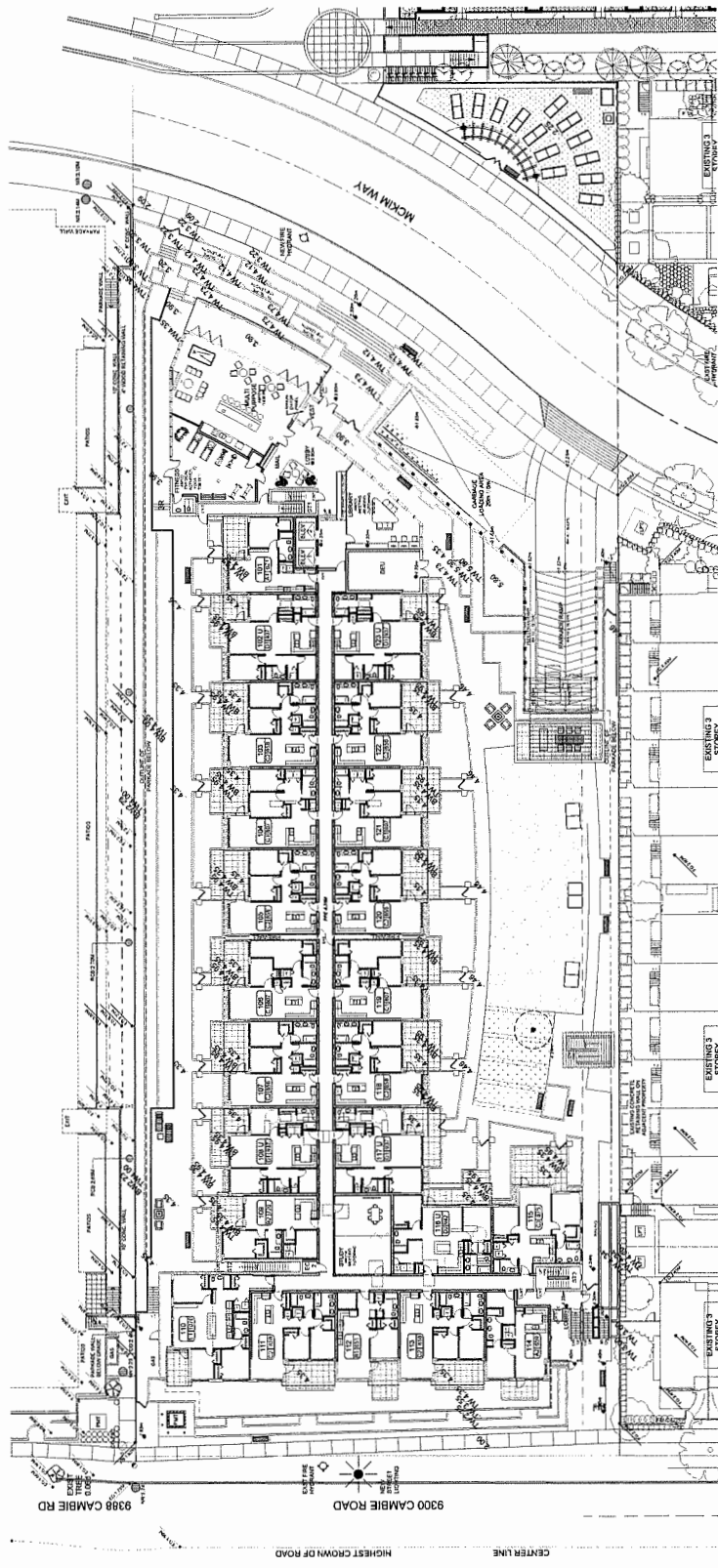
ATTACHMENT 3

PROJECT:
RESIDENTIAL DEV.
9300 & 9320 CAMBIE RD.
 RICHMOND, NC

DRAWING TITLE:
GRADING PLAN

DATE: 20 FEB 27
 SCALE: 1/2"=1'-0"
 DRAWN: TR
 DESIGN: VA
 CHECK: MCV

PROJECT NUMBER:
 19-151



PLN - 103

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LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 4G2
P: 604-291-1111 | F: 604-291-2222

SCALE:

NO.	DATE	REVISION DESCRIPTION	BY
1.	2008/07/27	NEW SITE PLAN, COMMUNITY GARDEN	PL
2.	2008/07/27	NEW SITE PLAN AND CITY ORDINANCES	PL
3.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL
4.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL
5.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL
6.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL
7.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL
8.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL
9.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL
10.	2008/07/27	REVISIONS TO CITY ORDINANCES	PL

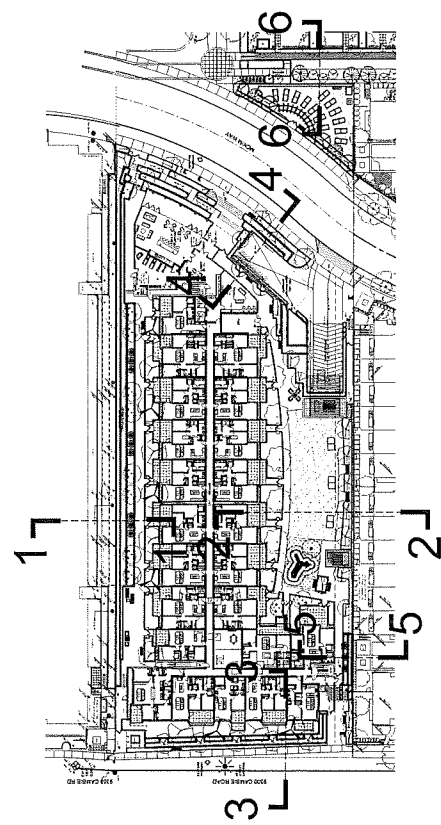
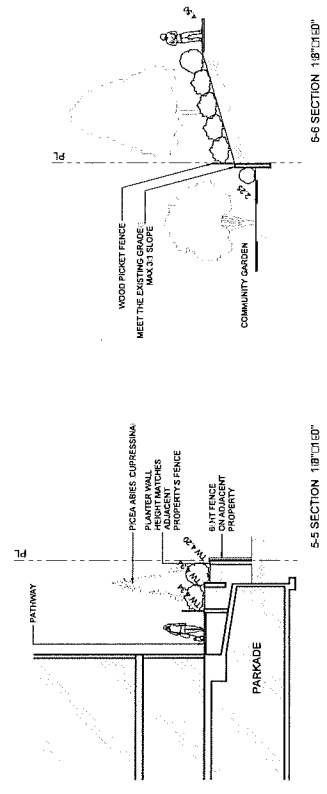
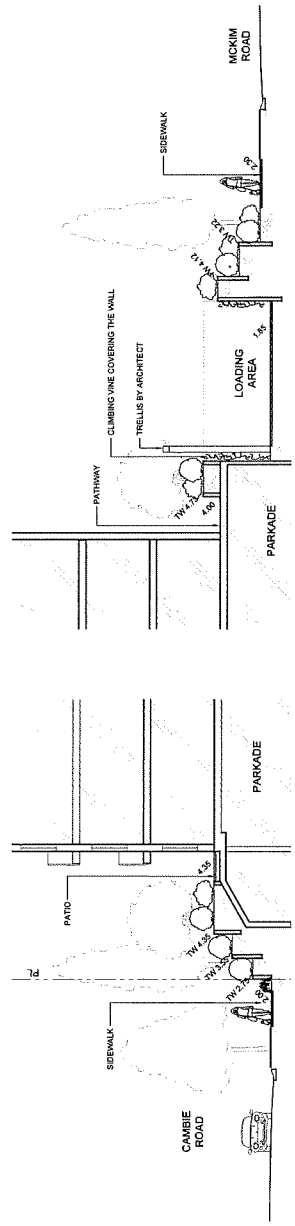
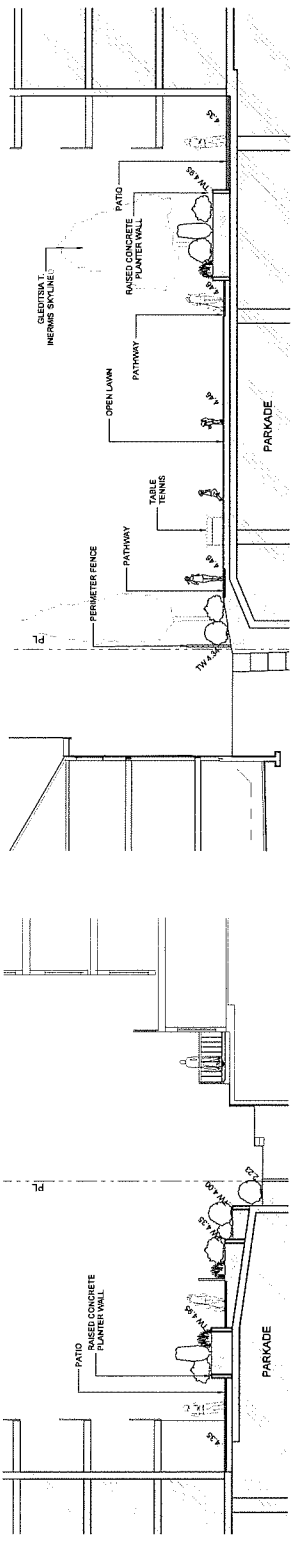
ATTACHMENT 3

PROJECT:
RESIDENTIAL DEV.
9300 & 5320 CAMBIE RD.
RICHMOND, BC

DRAWING TITLE:
SECTIONS

DATE: 20/08/27
DRAWING NUMBER: L33
SCALE: 1/8"=1'-0"
DRAWN: TR
DESIGN: ACJ
CHECK: ACJ

PMG PROJECT NUMBER:
1915-22P



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LANDSCAPE ARCHITECTS
Suite C100 - 4185 SMI Street, Drive
Vancouver, BC V6V 2G6
P: (604) 294-0011 F: (604) 294-0022

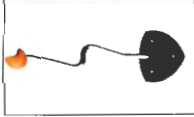
SCALE



DINING TABLE



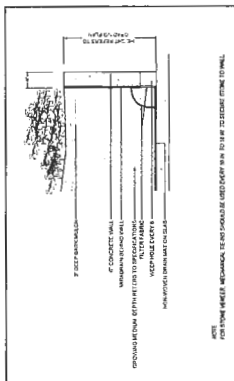
DINING TABLE
HAUSSEE
HARVEST TIP EXTENSION TABLE



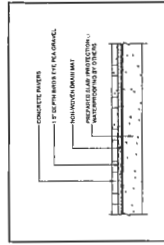
COMPAN
SPICAL



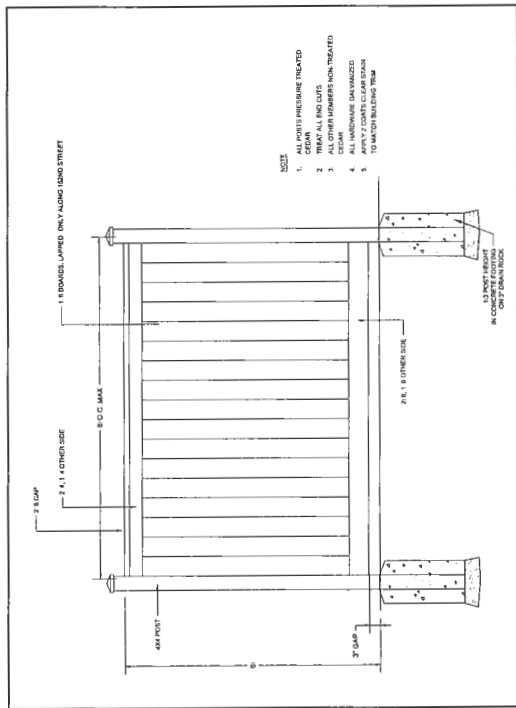
COMAN
PAVO



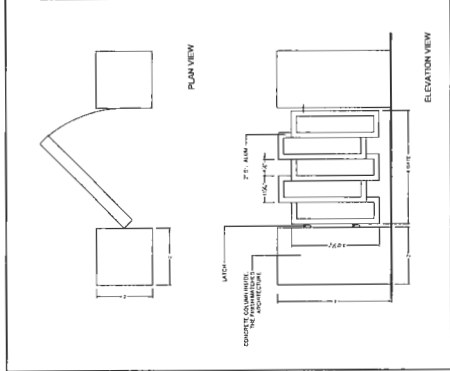
1 CONCRETE RETAINING WALL ON SLAB
SCALE: 3/4"=1'-0"



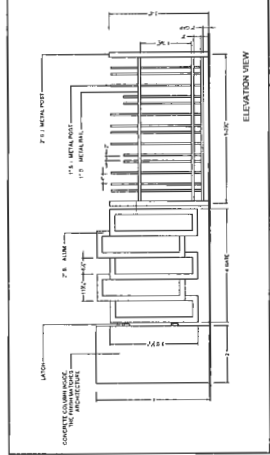
2 PAVING ON SLAB
SCALE: 1/2"=1'-0"



3 6 FT HEIGHT SOLID FENCE
SCALE: 3/4"=1'-0"



4 42" HIGH METAL GATE WITH COLUMNS
SCALE: 1/2"=1'-0"



5 42" HIGH METAL GATE WITH FENCE
SCALE: 1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DS
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PROJECT:
RESIDENTIAL DEV.
9300 & 9320 CAMBIE RD.
RICHMOND, BC

DRAWING TITLE
DETAILS

LATE: 25 FEB 27
SCALE: 1/2"=1'-0"
DRAWN: YK
DESIGN: YK
CHK'D: MCF
DRAWING NUMBER: L4T
PROJECT NUMBER: 15-151

ATTACHMENT 3



Address: 9300 and 9320 Cambie Road

File No.: RZ 18-835042

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. A road dedication along the entire Cambie Road frontage to accommodate the road design described under the Servicing Agreement section below. This road dedication will start at a width of approximately 3.5 at the west property line and taper down to approximately 1.5 m at the east property line. Exact width is to be confirmed with survey information to be submitted by the applicant.
3. A 20 m wide road dedication to accommodate the development of a new east-west road (McKim Way) through the site as described under the Servicing Agreement section below.
4. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwelling(s)). Portion of the site located to the south of McKim Way must be hooked to the portion of the site located to the north of McKim Way and the site is not allowed to be subdivided into two individual parcels.
5. Discharge of Statutory Right of Way (Utilities) Covenant CA 6479925 and utilities SRW CA6479926 (Plan EPP 75519).
6. Granting of a statutory right-of-way with public right of passage (PROP) over the northeast corner of the portion of the site located south of McKim Way for the purposes of a greenway extension. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the construction, maintenance and liability will be the responsibility of the developer and future strata. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
8. Registration of an aircraft noise sensitive use covenant on title. Languages should be included in the legal document that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
9. Registration of the City’s standard Housing Agreement to secure five affordable housing units, the combined habitable floor area of which shall comprise at least 1/3 of the density bonus of 0.2 FAR as outlined in the West Cambie Area Plan. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2BR	2	69 m ² (741 ft ²)	\$1,218	\$46,800 or less
3BR	3	91 m ² (980 ft ²)	\$1,480	\$58,050 or less

** May be adjusted periodically as provided for under adopted City policy.

10. Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC).
 - c) If a DEU is available for connection, and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i. the building is connected to the DEU;
 - ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
 - d) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing); and
 - iii. The owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
11. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
12. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - c) The required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
13. Registration of a legal agreement on title ensuring that:
 - a) conversion of any of the bicycle parking storage rooms into habitable space or general storage area is prohibited; and
 - b) all of the bicycle parking storage rooms are available for shared common use and for the sole purpose of bicycle storage.
14. The applicant shall provide the following TDM measures to support the 10% vehicle parking rate reduction for the residential uses:
 - a) Registration of a legal agreement on Title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
 - i. Provide 1 year of two-zone compass cards for 25% of the market units and 100% of affordable units;

- ii. extend the program, should it not be fully subscribed within one year, until the equivalent of the costs of the full one year transit pass program has been exhausted;
 - iii. provide for administration by TransLink or a management company on behalf of the strata council;
 - iv. notify the residents of the availability of the transit pass program;
 - v. indicate the availability and method of accessing the transit program in sales/rental contracts; and
 - vi. submit a Letter of Credit prior to Development Permit issuance to secure the owner's commitment to provide the transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration). The remaining funds in the LOC will be released to the Owner/Developer when the 2-zone one year transit pass program is fully subscribed.
- b) Registration of a legal agreement on Title to ensure provision of a bicycling maintenance and repair room in the development, including the following terms:
- i. the required bicycling maintenance and repair room is available for the common use of residents to this development;
 - ii. selling, leasing, assigning, or designating any of the required bicycling maintenance and repair room to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - iii. conversion of the required bicycling maintenance and repair room into habitable space or storage space is prohibited.
- c) Registration of a legal agreement on Title to ensure provision of 120V electric plug-ins for electric bikes, one for every 40 bicycle storage racks. If there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in shall be provided for each compound.
- d) Registration of a restrictive covenant and statutory right of way on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide car share space to a car share operator or the City, the terms of which shall be generally as follows:
- i. A minimum of two car share parking spaces, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner's cost. The car share space is:
 - Located on-site and provision of space to maneuver on-site;
 - Designated to be safe, convenient and universally accessible;
 - Provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit process;
 - Provided with one EV quick-charge (240 volt) charging station for the exclusive use of car-share vehicles parked in the required car-share spaces; and
 - Accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost 365 days a year for a time period equalling the lengthiest combination of standard business hours and standard operating hours of local rapid transit.
 - ii. Registration of a public right of passage statutory right of way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor and to the satisfaction of the Director of Transportation, including provisions for:
 - The owner's ability to close a portion of the right of way to public access to facilitate maintenance or repairs to the right of way, provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
 - Maintenance at the sole cost of the owner except as may be negotiated through a private agreement with the car share provider; and
 - Building encroachment below finished grade (e.g. below grade parking structure).
 - iii. In the event that the car share parking spaces are not operated for car share purposes as intended (e.g. operator's contract is terminated or expires), control is transferred to the City, at no cost to the City, with the understanding that the City, at its sole discretion, without penalty or cost, shall determine how the parking spaces shall be used going forward.

- e) Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000 in total);
 - f) Voluntary cash contribution of \$15,000 toward the construction of multi-modal wayfinding signs in the West Cambie area; and
 - g) Voluntary cash contribution of \$2,500 towards cycling-related infrastructures in the West Cambie area.
15. City acceptance of the developer's offer to voluntarily contribute \$0.72 per buildable square foot (e.g. \$88,756.20) to the City's child care fund.
16. City acceptance of the developer's offer to voluntarily contribute \$0.72 per buildable square foot (e.g. \$88,756.20) to the City's beautification fund.
17. City acceptance of the developer's offer to voluntarily contribute \$0.08 per buildable square foot (e.g. \$9,861.80) to community and engineering planning costs, as set out in the West Cambie Area Plan.
18. City acceptance of the developer's voluntary contribution in the amount of \$100,672.30 (i.e., \$0.85/ft² of buildable area excluding affordable housing) to the City's public art fund.
19. City acceptance of the developer's offer to voluntarily contribute \$4,550.00 to Parks Division's Tree Compensation Fund for the removal of eleven trees located on the city's boulevard in front of the site and within the required road dedication areas.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.

20. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
21. Enter into a Servicing Agreement* for the design and construction of frontage improvements along Cambie Road, a new east-west road (McKim Way) through the site (including a new fire hydrant), a new publicly accessible green space on the south side of McKim Way, as well as water and storm sewer upgrades and service connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- Using the OCP Model, there is 357 L/s of water available at a 20 psi residual at the Cambie Road frontage and 260 L/s of water available at 20psi along the McKim way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. The Developer is required to:
 - 1. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - 2. Existing fire hydrants along McKim Way are over 100m apart; therefore a new hydrant is to be installed in a central location of the properties' McKim Way frontage.
 - 3. Install approximately 60m of new 200mm PVC watermain along future McKim Way frontage and tie-in to the watermain on either side of property.
 - 4. Provide right of way for water meter, exact dimensions and location of the right of way shall be finalized at the servicing agreement process.
- At the Developer's cost, the City will:
 - 1. Cut and cap at the main the existing water service connections at the Cambie Rd frontage.
 - 2. Install a new water service connection at McKim Way frontage, complete with water meter and meter chamber in a right-of-way onsite which will be provided by the developer

Storm Sewer Works:

- The Developer is required to:
 1. Upgrade the existing 450mm storm sewer to a 600mm PVC pipe along the proposed site's Cambie Road frontage. Tie in to existing manholes on either side; remove the existing manhole centered in front of lot 9300 Cambie Rd. and dispose of properly.
 2. Install a new 600mm storm sewer along the proposed site's entire McKim Way frontage and tie-in to the adjacent storm sewers. Manhole placement shall be as per City's Engineering specifications.

Sanitary Sewer Works:

- At Developer's cost, the City is to install a new sanitary service lateral connected to the manhole on the eastern side of property complete with inspection chamber.

Frontage Improvements:

- The Developer is required to:
 1. Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 2. Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 1mW X 1m (deep)
 - Traffic signal UPS – 2mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 3. Design and construct the frontage improvements, and the associated land dedication, as noted below:
 - i. Cambie Road:
 - a. Land dedication to accommodate the following ultimate road cross-sections (measured from the existing curb/gutter along the north side of Cambie Road):
 - 3.5m wide westbound through lane
 - 3.2m wide westbound through lane
 - 3.3m wide left-turn lane
 - 3.2m wide eastbound through lane
 - 3.5m wide eastbound through lane
 - 0.15m wide curb/gutter
 - 1.5m wide boulevard
 - 2m wide sidewalk

Note: Subject to the functional design and detailed survey to be prepared by the developer, it is estimated that the above would require a strip of land along the Cambie Road frontage, measuring at approximately 3.5m at the western limit and tapers to approximately 1.5m at the eastern limit of the site.

- b. Design and construct road improvements along the Cambie Road frontage to an interim road standard which includes a new 2m wide sidewalk at the new property line, a treed/grassed landscaped boulevard between the new sidewalk and the existing curb/gutter.
- ii. New east/west road (McKim Way) through the site:
 - a. Require 20m wide land dedication.
 - b. Full road construction to a collector road standard, including an 11.2m wide pavement, and on both sides of the street, 2m wide sidewalk, 1.5m wide boulevard and 0.15m wide curb/gutter.
- 4. Provide street lighting along the Cambie Road and McKim Way frontages of the proposed site.

Publicly Accessible Greenway Extension:

- The Developer is required to design and construct the Publicly Accessible Greenway Extension to the satisfactory to the Parks Department. The purpose of the greenway extension is to connect the existing greenway developed as part of the “Berkeley” development to the south at 9213 and 9233 Odlin Road directly north to McKim Way.

General Items:

- The Developer is required to:
 1. Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations.
 2. Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood based on \$7.56 per ft².
4. Payment of the latecomer multifamily dwelling unit per unit charge (\$1,836.72) plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.

5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



RZ 18-835042

Attachment 5

Address: 9300 and 9320 Cambie Road

Applicant: Westmark Developments (Camosun) Ltd.

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

	Existing	Proposed
Owner:	Westmark Developments (Camosun) Ltd.	No Change
Site Size (m²):	8,019.5 m ²	6,736.7 m ²
Land Uses:	Residential	No Change
OCP Designation:	Apartment Residential	No Change
Area Plan Designation:	Residential Area 1. 1.50 base FAR (Max. 1.7 FAR with density bonusing for affordable housing). Townhouse, low-rise Apartments (4-storey typical).	No Change
Zoning:	Single Detached (RS1/F)	"Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	Two vacant lots	128 apartment units
Other Designations:	n/a	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	1.7 FAR with five affordable housing units plus 0.08 FAR for amenity	None permitted
Lot Coverage (% of lot area):	Max. 40%	40%	None
Setback – Cambie Road: (Building/Parking structure)	Min. 4.0 m / 2.0 m	4.0 m / 2.0 m	None
Setback – McKim Way: (Building/Parking structure)	Min. 7.5 m / 7.5 m	7.5 m / 7.5 m	None
Setback – Side Yard (east): (Building/Parking structure)	Min. 4.0 m / 1.2 m	4.0 m / 1.2 m	None
Setback – Side Yard (west): (Building/Parking structure)	Min. 4.0m / 0.9 m	4.0m / 0.9 m	None
Height (m):	Max. 19.5 m (5 storeys)	19.5 m (5 storeys)	None
Lot Size:	Min. 6,700 m ²	6,736.7 m ²	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Residential:	1.5 (Apartment Housing) + 1.0 (Affordable Housing) = 171 with TDM	171 with TDM	Rate reduction included in the zone schedule
Off-street Parking Spaces – Visitor:	0.2 (V) per unit = 24 with TDM	24	None
Off-street Parking Spaces – Total:	195	195	None
Tandem Parking Spaces:	Permitted	28	None
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on-site (195 x Max. 50% = 97)	94	None
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (195 x 2% = 4 spaces)	4	None
Bicycle Parking Spaces – Class 1:	1.25/unit = 160	166	None
Bicycle Parking Spaces – Class 2:	0.2/unit = 26	26	None
Bicycle Spaces (totals)	186	192	None
Amenity Space – Indoor:	Min. 100 m ²	514.3 m ²	None

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

REVISIONS
OCT 06, 2020 Re-based for RZ7
OCT 07, 2020 Re-based for RZ6
SEP 24, 2020 Re-based for RZ6
AUG 28, 2020 Re-based for RZ5
Mar 20, 2020 Re-based for RZ4
Aug 05, 2019 Re-based for RZ3
Mar 27, 2019 Re-based for RZ2
Feb 07, 2019 Pre-PA & RLOD deems
CONSULTANTS
<p>INTERFACED ARCHITECTURE, INC. 11800 Cambridge Road Richmond, VA 23235 T 804 621 1142 F 804 621 1148 www.interfacearchitecture.com</p>

INTERFACE:
 11800 Cambridge Road
 Richmond, VA 23235
 T 804 621 1142
 F 804 621 1148
 www.interfacearchitecture.com

PROJECT	138-Unit Mid-Rise Multi-Family Development 8000 & 8200 Cambridge Road Richmond, VA
PROJECT NO.	19MM0202
SCALE	1/8" = 1'-0"
DATE	OCT 30, 2020
DATE OF SCALE	NOV 14, 2020
CHECKED BY	RYC
SHEET TITLE	SHADOW STUDY: MARCH & JUNE

DRAWING
A8.01



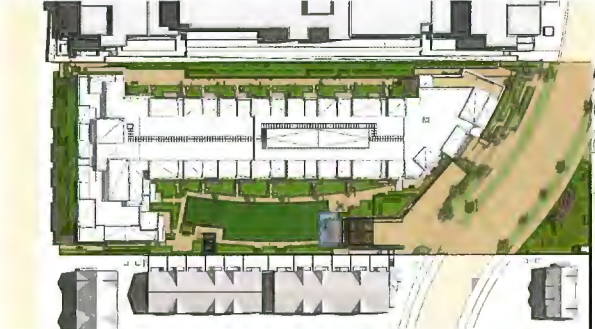
MARCH 21, 3 PM



JUNE 21, 3 PM



MARCH 21, 12 PM



JUNE 21, 12 PM



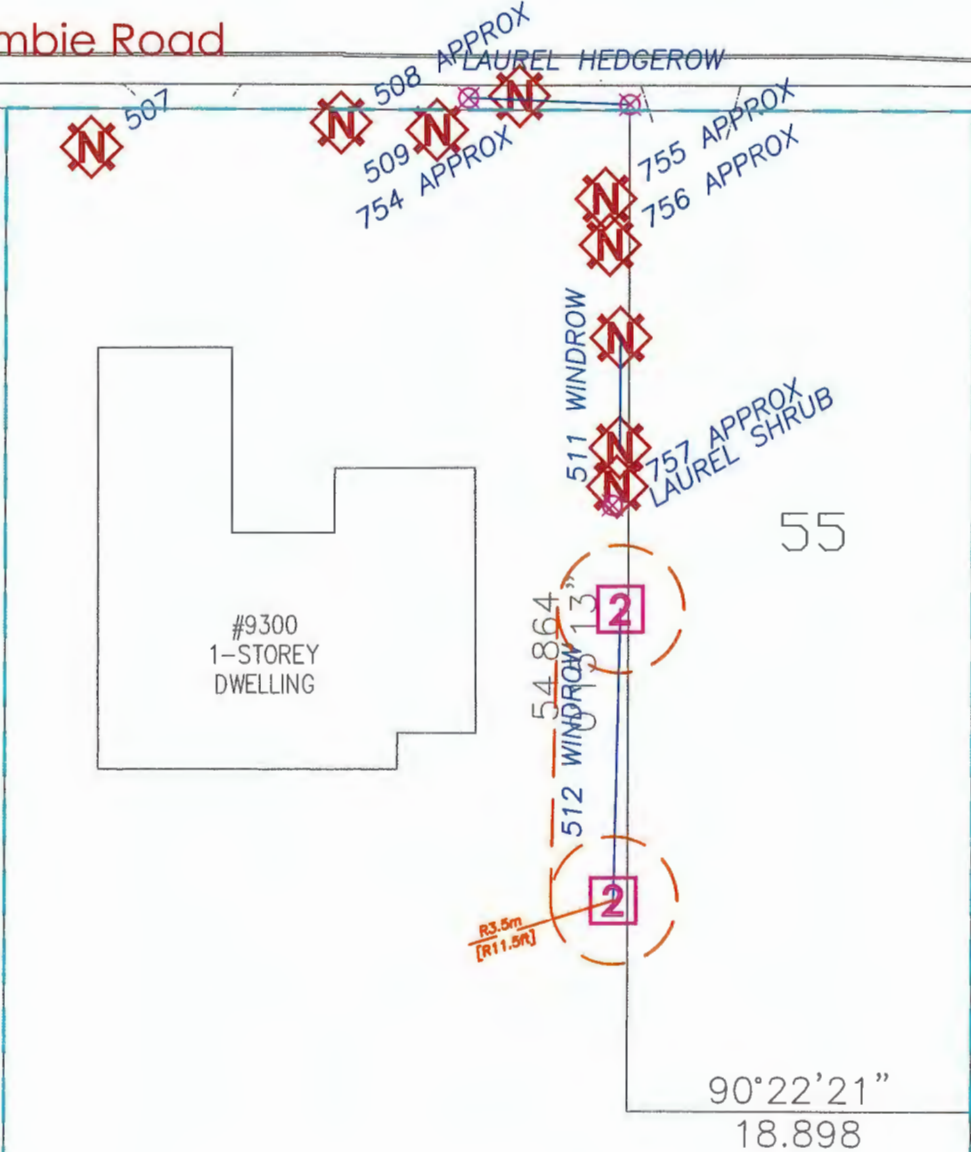
MARCH 21, 9 AM



JUNE 21, 9 AM

C A M B I E R O A D

Cambie Road



BREAK LINE



TREE MANAGEMENT DRAWING (ASSESSMENT) CITY LETTER SIZE SHEET 1/5

acigroup.ca

ARBORTECH
ACL GROUP CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND		
CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN		
CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020

BREAK LINE

REM. 5

95.374
0°15'13"

630
'32"

McKim
Way



TREE MANAGEMENT DRAWING - (ASSESSMENT) CITY LETTER SIZE SHEET 2/5



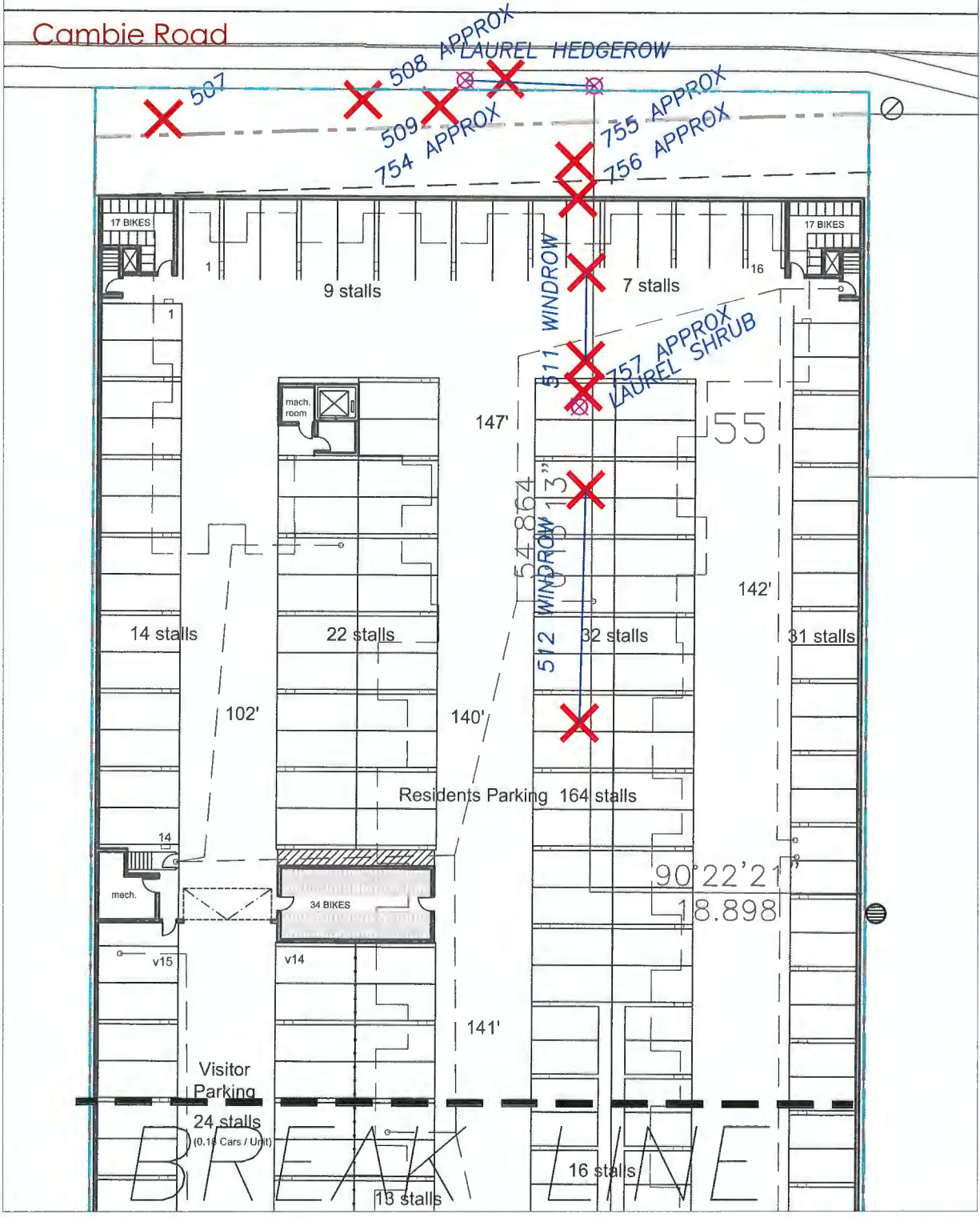
ARBORTECH
ACL GROUP CONSULTING

acigroup.ca
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

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ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND		
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CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020

C A M B I E R O A D

Cambie Road



TREE MANAGEMENT DRAWING (MANAGEMENT) - CITY LETTER SIZE SHEET 3/5

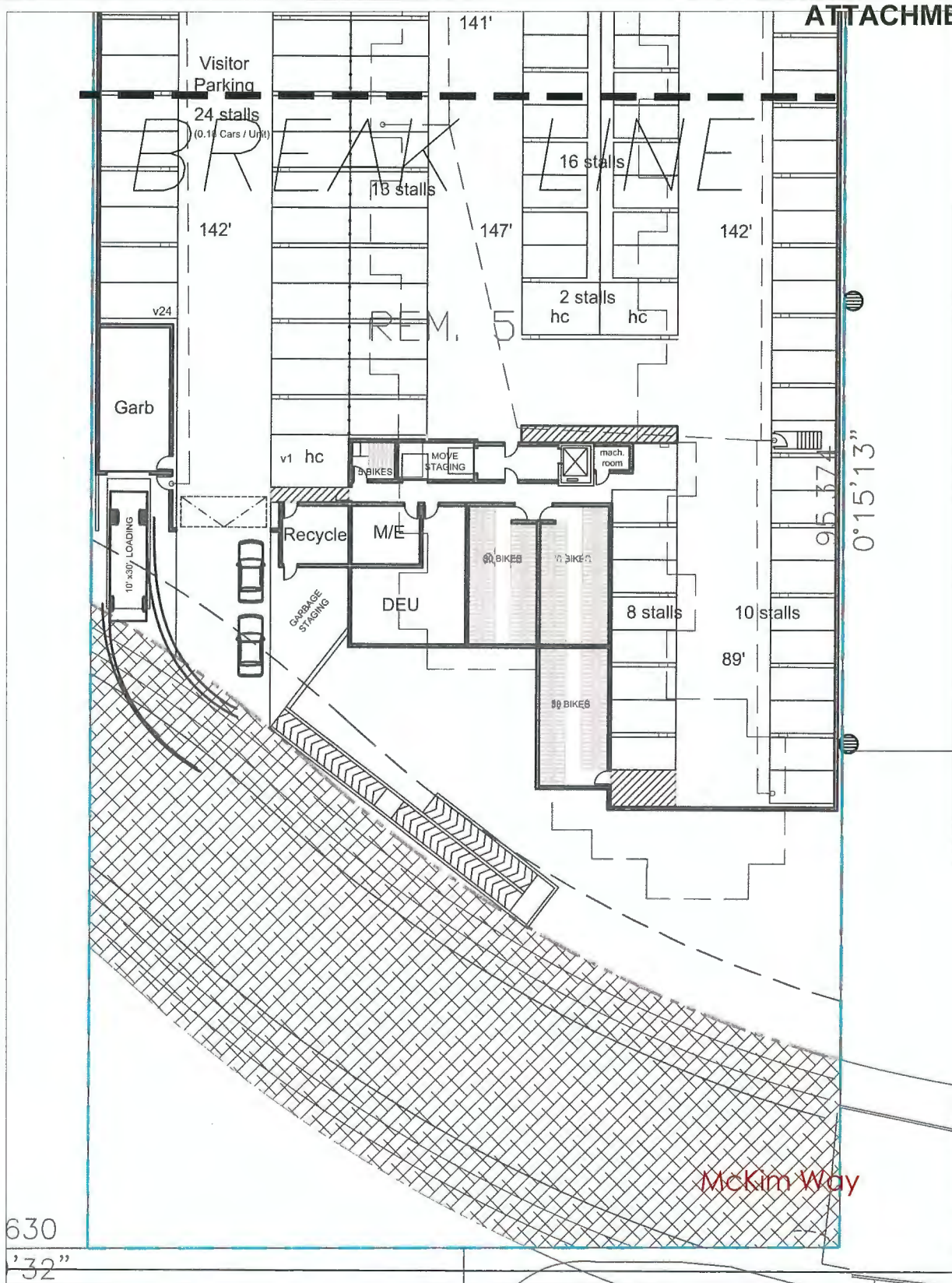
ARBORTECH
CONSULTING

ACL GROUP

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

aclgroup.ca

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND		
CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN		
CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020



TREE MANAGEMENT DRAWING (MANAGEMENT) - CITY LETTER SIZE SHEET 4/5

ARBORTECH CONSULTING
 ACL GROUP
 SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

aclgroup.ca

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND		
CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN		
CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020

INTER

ATTACHMENT 8

COMMUNICATION

November 6, 2020

City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1
Attn: Edwin Lee, Planner 2

Edwin:

Re: 9300/9320 Cambie Road – Confirming Energy Step Code 3 Compliance

We are applying for a Rezoning to permit a 128-unit, 5-storey, multi-family development at the subject address [RZ18-835402].

After reviewing the current bylaws and discussing with Nicholas Heap today, we can confirm that this project will be required to comply with **Energy Step Code Level 3**, as well as being connected to the West Cambie District Energy Utility.

As the Architect & Coordinating Registered Professional (CRP) for this project, I am confident that the proposed building design will be able to meet the Energy Step Code when we apply for BP.

We expect to be applying for a Building Permit next year in 2021.

Respectfully,



Ken Chow, Architect AIBC

Cc: Harmel Bains, Westmark Developments Ltd.
Rav Bains, Westmark Developments Ltd.

INTERFACE ARCHITECTURE INC.

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PLN - 121



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10219 (RZ 18-835042)
9300 and 9320 Cambie Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 18.43 thereof the following:

“18.43 Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)

18.43.1 Purpose

The **zone** provides for medium density residential apartment **development** with a **density bonus** for the construction of affordable housing.

18.43.2 Permitted Uses

- **housing, apartment**

18.43.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

18.43.4 Permitted Density

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.43.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if, prior to first occupancy of a **building**, the **owner**:
 - a) Provides on the **lot** not less than five **affordable housing units** having a combined **habitable space** of at least 1/3 of the “0.2” **floor area density bonus**; and
 - b) Enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

18.43.5 Permitted Lot Coverage

1. Maximum **Lot Coverage** is 40% for **buildings**.

18.43.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a. 4.0 m from Cambie Road; and
 - b. 7.5 m from McKim Way.
2. The minimum **side yard** is 4.0 m.
3. Notwithstanding Sections 18.43.6 .1 and 18.43.6.2, a parking **structure** may project into the Cambie Road **road setback** or the **property line setback** provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than:
 - a. 2.0 m to a **lot line abutting** Cambie Road;
 - b. 1.2 m to the east **side lot line**; and
 - c. 0.9 m to the west **side lot line**

18.43.7 Permitted Heights

1. The maximum **height** for **buildings** is 19.5 m and 5 habitable **storeys**.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

18.43.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot size** is 6700 m².

18.43.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.43.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.43.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW RISE APARTMENT (ZLR43) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**.

P.I.D. 004-916-301

Lot 5 Except: Plan 45079, Block “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 000-579-769

Lot 55 Section 34 Block 5 North Range 6 West New Westminster District Plan 45079

- 2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10219”**.

FIRST READING

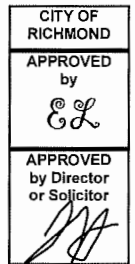
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER