



# City of Richmond

## Report to Committee

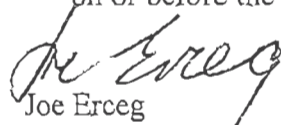
**To:** Planning Committee  
**From:** Joe Erceg  
General Manager, Planning & Development  
**Re:** **West Cambie Natural Park Re-designation**

**Date:** September 7, 2012

**File:**

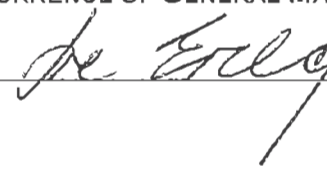


### Staff Recommendation

- 1) That Bylaw 8945, to amend the Richmond Official Community Plan as amended, to re-designate the West Cambie Natural Park area for residential purposes and amend the OCP Aircraft Noise Sensitive Development (ANSND) Map, be introduced and given first reading.
- 2) That Bylaw 8945, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act.
- 3) That Bylaw 8945, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:
  - Vancouver International Airport Authority for comment; and
  - Board of Education, School District No. 38 (Richmond) for informationon or before the Public Hearing on October 15, 2012.



Joe Erceg  
General Manager, Planning and Development  
(604-276-4083)

Att 5

REPORT CONCURRENCE			
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>	
Engineering	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>		
Parks Services	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
<b>REVIEWED BY SMT SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>REVIEWED BY CAO</b>	<b>INITIALS:</b> 

## **Staff Report**

### **Origin**

On March 12, 2012, Council passed the following resolution:

R12/4-5: It was moved and seconded;

- (1) That as per the staff report dated February 15, 2012, titled "West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations", Planning and Parks staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800, 9820 Alexandra Road and 4711, 4731, 4751, 4771 No 4 Road; and*
- (2) That staff provide further information on the designation of the lots on the east side of Garden City Road between Alexandra and Cambie Roads.*

### Purpose of the Report

The purpose of this staff report is to address this referral.

### 2011 – 2014 Council Term goals

The report addresses the following 2011 -2014 Council Term Goal:

- 7. Managing Growth and Development

### **Background**

#### General

On March 12, 2012, Council directed the Planning and Parks staff to lead a planning process to bring forth an Area Plan amendment to remove the Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800 and 9820 Alexandra Road and 4711, 4731, 4751, and 4771 No. 4 Road. The report also noted that staff would consult with the Province regarding on whether or not a DCC program amendment would be required.

#### The 2006 West Cambie Area Plan

Adopted in 2006, the West Cambie Area Plan outlines the goal of having the Alexandra neighbourhood as a "Complete and Balanced Neighbourhood", providing a mixture of opportunities for residents to live, work and play. For open space and recreational use, the Area Plan provides for one park (approximately 5.8 acres), an elementary school and a Natural Park (4.86 hectares; 12 acres) which are to be connected by a pedestrian greenway, connecting Cambie Road and Alderbridge Way.

#### Status of Proposed West Cambie Natural Park

The properties identified in this referral are currently intended for a proposed Natural Park in the south-east corner of the Alexandra quarter section. As the properties are all privately owned, a mechanism in the Area Plan was established to raise funds, from developers during rezonings to acquire the land. In 2006, the value established for the Natural Park acquisition was \$23.6 million.

The City has been acquiring land in the Area for park use, but to date, none of the lands designated for proposed Natural Park have been purchased. Several of the property owners have approached the City willing to sell, as the properties have no development potential for other uses.

After the Area Plan was approved, in 2010, the City bought the 136 acre currently vacant, Garden City Lands (GCL), to the immediate south of the Alexandra quarter section, as a legacy, for long term City benefit. As the GCL are in the Provincial Agricultural Land Reserve (ALR), some of these lands may be available to West Cambie and City residents for a variety of open space and other needs which will be determined through a future City-directed planning and public consultation process.

## **Analysis**

### General

Based on Council's directive and the above information, on July 25, 2012, City staff presented two alternative land use options, at a public open house, at City Hall, for their comment.

### Option 1 – Apartment and Townhouses

This option would allow for:

- Apartment uses along the western half of the subject area, adjacent to the realigned pedestrian parkway to the west;
- Townhouses would be located on the remaining half to the east, adjacent to No. 4 Road;
- Approximately 300 new apartment units and 150 new townhouse units may occur;
- Over 1,000 new residents may occur;
- There would be affordable housing contributions, as per the City's 2007 Affordable Housing Strategy (e.g., cash, or built units);
- A NE pedestrian parkway connection to the south GCLs;
- The existing Environmentally Sensitive Area must remain (e.g., by clustering development);
- OCP Aircraft noise mitigation measures must be provided for all new residential units;
- Geothermal opportunities must be provided for all apartment units; and
- The proposed pedestrian parkway connection.

### Option 2: Townhouses Only

This option would allow for:

- Townhouses throughout the subject site, with the exception with the realigned pedestrian parkway to the west;
- Approximately 240 new townhouse units;
- Approximately 700 new residents;
- There would be affordable housing contributions, as per the City's 2007 Affordable Housing Strategy (e.g., cash, or built units);
- A NE pedestrian parkway connection to the south GCLs;
- The existing Environmentally Sensitive Area must remain (e.g., by clustering development);
- OCP Aircraft noise mitigation measures must be provided for all new residential units;
- There would be no geo-thermal opportunities as such is not practical; and
- The proposed pedestrian parkway connection.

### Consultation Process - Public Open House

City staff hosted an Open House on July 25, 2012 at City Hall to receive public feedback on the two Land Use Options (**Attachment 1**). To advertise the event, public notices appeared in the July 18 and 20, 2012 editions of the Richmond Review newspaper, and invitations sent to owners of the affected properties. The owners included those of the Wishing Tree (9566 Tomicki Avenue and 9533 Tomicki Avenue) and Hennessy Green (9800 Odlin Road) townhouse complexes to the north.

At the Open House, City staff was available to clarify information and answer questions regarding the two proposed Options. Four (4) display boards were presented regarding background information, two possible land use Options, and a survey. Attendees were asked to fill out the survey on separate sheets (**Attachments 2 and 3**).

### Survey Returns and Results

The Open House was attended by 12 people and staff received 21 survey results.

The survey responses were as follows:

Submitted Responses	
Surveys	21
On-line form	1
Direct e-mail	1
<b>Total</b>	<b>23</b>

Respondents who live within the study area	
Yes	0
No	22
Unknown	1
<b>Total</b>	<b>23</b>

Respondents who live in the Alexandra neighbourhood of West Cambie	
Yes	11
No	11
Unknown	1
<b>Total</b>	<b>23</b>

Choices	
Option 1 (apartment and townhouse)	7
Option 2 (townhouse only)	13
Did not specify	3
<b>Total</b>	<b>23</b>

### Survey Response Summary

The survey responses indicate that:

- 20 out of 23 (or 87%) accept change for either Option; and
- Of the 23 responses, 56% prefer Option 2 (townhouse use only).

### Survey Comments Received

Of the 23 survey submissions, 19 comments were received and are summarized in the table below.

General Comments	Number of Comments
Change lands fronting Garden City Road to residential	5
Change lands fronting Garden City Road to mixed-use commercial/residential	4
Less traffic on Alexandra Road next to Walmart	2
Keep the area as park	1
The developer sold units at Wishing Tree townhouses based on this area remaining a park	1
Widen Alexandra Road and avoid shortcutting to Walmart	1
Park space in the area insufficient for resident needs	1
Consider commercial along the west side of the realigned pedestrian walkway	1
Animal Shelter	1
Change zoning on Garden City Road	1
Change land use designation on both sides of Garden City Road between Cambie Road and Alexandra Road to residential	1

#### Additional Survey Respondent and Staff Comments

- Retain The Natural Park: Staff note that the retention of the Natural Park is not an option for consideration.
- Wishing Tree Townhouse Comment: The one comment received from the Wishing Tree townhouse complex, directly north of the subject site, expressed concerns that many owners of the units adjacent to the subject lands were promised that the lands next to it would be protected as a natural park when they made their purchases.
- An Animal Shelter: An animal shelter is not considered to be the best use of these lands and the City is exploring alternate locations for this use.
- Change Other Parts Of The West Cambie Alexandra Community: There were several suggestions to change in the Alexandra quarter, the current Area Plan “Business / Office” which allows office over retail uses (up to 1.25 FAR), to residential use, or residential over commercial uses. Making changes to other parts of the Alexandra quarter were not part of the study referral. The Business / Office area involves 6.43 hectares (16 acres) of land in the north-west portion of the Alexandra quarter along Garden City Road. Since 2006, when the Area Plan was approved, this area has been recognized and designated for a future business park, to provide needed employment lands to assist in achieving a “Complete Community”, where residents can live, work and play in the same neighbourhood. As well, these lands are needed to meet the City’s 2041 long term employment land needs. If this area were to change to residential, or residential and commercial use:
  - (1) the accepted Alexandra “Complete Community Concept would be jeopardized;
  - (2) the displaced business park lands (6.43 hectares; 16 acres) would need to be replaced nearby in the West Cambie area to provide the intended community benefits (e.g., enable business and office uses at attractive and rents; close by jobs and services for residents.



- (3) in keeping with City and YVR co-operation regarding the management of OCP ANSD (e.g., residential, school, hospital, day care uses) lands, the OCP ANSD designation in the business park area which prohibits residential development would need to be removed. In addition, it would need to be replaced elsewhere with an equivalent OCP ANSD area prohibiting residential uses, to achieve a no-net-loss of prohibited OCP ANSD (residential) area; and
- (4) the engineering and financial implication of the change would need to be reviewed.

As well, it is to be noted that, as business park uses may take longer to develop, the land should be retained for this use and not be converted to other uses (e.g., residential), as the City needs these lands to meet its long term 2041 employment lands needs.

For these reasons staff recommend maintaining the Business / Office designation.

#### Recommended Option 2 - All Townhouses

Based on the survey findings and the above analysis, staff recommend that the West Cambie Area Plan "Park" designation in the south east corner be re-designated "Residential Area 2" which complements the existing residential designations to the north.

#### Implications of Option 2 – All Townhouses

The redesignation will have the following implications on the subject lands.

#### Parks

With the removal of the park designation from the subject lands, the objective for Parks is to identify other land not currently included in the DCC program of equivalent size and quality (e.g., ecological value) elsewhere in the City. Until an alternative location is identified, the value of the Alexandra properties will be transferred from the West Cambie Area to the General Category in the City-wide DCC Program. There will be no change to the value of the City-wide DCC program associated with this transfer. Alternative locations to the Alexandra Natural Park will be provided for Council's consideration in the future Park Land Acquisition Strategy update.

Land that has been purchased to date in the Alexandra Neighbourhood for the purpose of park space was done through the borrowing of funds from the City-wide DCC funds. These funds will continue to be replenished by the local DCC funds raised through development projects in the West Cambie Area.

#### Transportation

##### Alexandra Road:

The West Cambie Area Plan identifies the existing Alexandra Road north of the Park as an interim road, which would be downgraded to a service road/lane when the Park was established. However, with the re-designation of the subject lands to accommodate townhouses, it is recommended that Alexandra Road be retained as a local road, to provide access to the proposed townhouses. It is also recommended that vehicular access to the proposed townhouses be restricted to Alexandra Road and not from other fronting roads, such as No. 4 Road, Alderbridge Way, and the future May Drive.

To minimize this section of Alexandra Road being used as a short-cutting route to/from the future commercial/retail uses west of the future May Drive, the following traffic-calming measures are recommended as part of the Alexandra Road upgrades:

- Alexandra Road / future May Drive intersection: a right-in-right-out diverter at the future intersection to permit westbound travel on Alexandra Road to northbound May Drive, and northbound travel on May Drive from Alderbridge Way to eastbound on Alexandra Road, bypassing any opportunity to access the commercial/retail site.
- Alexandra Road / No. 4 Road:
  - South bound traffic on No 4 Road will have a right in access to Alexandra Road;
  - East bound traffic on Alexandra Road:
    - will have right out access to No 4 Road, but
    - will not have a north bound access to No. 4 Road (a raised centre median with landscaping will restrict left turns from Alexandra Road to northbound on No. 4 Road);

As the road and frontage upgrades of the subject section of Alexandra Road are not on the Alexandra Area Roads DCC Program, it is recommended that the Alexandra Road upgrades and frontage improvements be the responsibility of the developer of the subject lands. Such improvements would include:

- sidewalk;
- grassed and treed boulevard;
- curb and gutter; and
- road widening to ensure on street parking and 2-way traffic.

This would not result in any changes to the current Roads DCC program.

Additional frontage improvements along No. 4 Road between Alexandra Way and Alderbridge Way, as well as the frontage along Alderbridge Way between No. 4 Road and the future May Drive intersection will still be required. As these improvements are already listed in the current Roads DCC program, no changes would be required.

#### Engineering

All services to this area were planned with the subject lands being used as park. The redesignation of the park to townhouses will result in an increase to both sanitary and storm flows from the area as well as require additional fire flow requirements to the developed site. Preliminary reviews indicate that existing infrastructure has the capacity to accommodate townhouse use; however a detailed developer assessment will be required to confirm the capacity. Plans for future infrastructure will require updating to include demands from the site.

**Sanitary Service:** The subject lands do not currently have sanitary service and significant work will be required to connect the site to existing sanitary infrastructure.

**Water Service:** The site does have water service, and watermain upgrades will be required to achieve the fire flows required for townhouse land use.

**Drainage Service:** Local storm water system improvements will be required to connect the site and its frontage to the existing storm water system on No. 4 Road.

As the infrastructure to connect these utilities to the subject site will be at the sole cost to the developer, no changes to the Engineering DCC program would be required.

Aircraft Noise Mitigation Implications

The land re-designation from park to townhouse use will require an amendment to the OCP Aircraft Noise Sensitive Development (ANSD) Map. ANSD uses include residential, school, hospital and day care uses and are to be either, prohibited on some areas and allowed with noise mitigation measure in other areas.

The proposal to develop townhouses on the former park site requires the following OCP ANSD designating changes.

- For the proposed townhouse area, the OCP ANSD map designation will be changed from Area 1A which prohibits residential uses, to OCP ANSD Area 2 which will enable townhouse uses (**Attachment 4, Site 1**). Many recent multi-family residential developments in the Alexandra area have the same Area 2 designation. Townhouse developers will be required to mitigate aircraft noise, submit acoustic reports during the Development Permit process to ensure that the building envelope will be designed to meet CMHC indoor noise levels, and register aircraft noise covenants on title.
- As a consideration to YVR, who have expressed concerns over allowing residential units in the OCP ANSD areas, staff recommend following an OCP ANSD “no-net-loss” policy by replacing the above removed ANSD Area 1A designation with an equivalent site which would prohibit residential development. To achieve this no net loss policy, staff propose the site east of the Oak Street Bridge along River Drive which is OCP ANSD designated Area 2 which enables residential uses, be re-designated OCP ANSD Area 1A, to prohibit residential uses. The specific site includes: 9111, 9180, 9211, 9291, 9331 9400, 9460 and 9500 River Drive; and 9851 Van Horne Way (**Attachment 4, Site 2**). Currently, these lands are used for industrial purposes and while they could be OCP designated and rezoned to allow residential uses, recent long term OCP studies indicate that they need to be retained for long term industrial uses to assist in meeting the City’s 2041 employment land needs.

Bylaws Requiring Amendment

The following bylaws will require amendment:

1. OCP (Schedule 1), Aircraft Noise Sensitive Development (ANSD) Map:
  - a.) Removing the ANSD requirement (Area A1) which prohibits residential uses in the proposed West Cambie Park area; and
  - b.) Replacing it by redesignating an equivalent area in the north City Centre area as ANSD Area A1.
2. OCP (Schedule 2.11A), West Cambie Area Plan:
  - a.) Removing the Park designation from the Alexandra Neighbourhood Land Use Map; and
  - b.) Replacing it with Residential Area 2 designation to allow townhouses;
3. OCP (Schedule 2.11A), West Cambie Area Plan :
  - a.) Text amendment to Section 5.2(d), to the remove the wording “particularly for the south-east corner”;
  - b.) Text amendment to Section 8.2.5, to the remove the words “natural park” from the fourth bullet point;



- c.) Text amendment to Section 8.2.5, to replace the words “natural park” with “environmentally sensitive areas”; and
- d.) Replace the other Area Plan maps to reflect the above changes:

<b>West Cambie Area Plan</b>	<b>Section/Map to be amended</b>
9	Section 4.3 - Alexandra Neighbourhood Road Systems Map
13	Section 5.3 - Alexandra Neighbourhood Open Space Systems Map
22	Section 8.2 - Alexandra Neighbourhood Character Areas Map
26	Section 8.2.2 - Character Area 2 – Mixed-Use Map
31	Section 8.2.3 - Character Area 3 – The High Street Map
33	Section 8.2.4 - Character Area 4 – Medium Density Housing Map
36	Section 8.2.5 - Character Area 5 – Low Density Housing Map

#### DCC Bylaw Implications

Upon consultation with the Province there is no requirement to amend the current DCC Bylaw since the change from park to townhouse use does not appear to require any amendments to the current rates. However, this does not infer that staff will not conduct an overall assessment of DCC rates later.

#### Amenity Contribution Implication

No changes are required to Policy 5044 (West Cambie - Alexandra Interim Amenity Guidelines), (**Attachment 5**) that covers developer payments for amenities that complement the West Cambie Area Plan (i.e., affordable housing contributions, community and engineering planning costs, child care; and city beautification).

#### Consultation as per OCP Consultation Policy 5043

Staff have already discussed the Area Plan amendment with the School Board staff. The proposed amendment does not require formal School Board comment as the proposed number of townhouses is 240, and the OCP Consultation Policy 5043 requires formal School Board comment only on amendments which generate 295 or more residential units. Nevertheless, as a courtesy, a copy of the report will be forwarded to the School Board for their information.

#### **Financial Impact**

None

**Conclusion**

The West Cambie Area Plan proposed Park has been re-considered for two alternative residential land use options. After public consultation, Option 2 which enables townhouses to be developed in the former proposed park area is recommended as it provides the most public benefit.



David Johnson,  
Planner 2 (4193)

DJ:cas



Terry Crowe,  
Manager, Policy Planning (4139)

<b>Attachment: 1</b>	Open House Sign-In Sheet
<b>Attachment: 2</b>	Survey Sheet
<b>Attachment: 3</b>	Open House Display Boards
<b>Attachment: 4</b>	Maps showing OCP ANSD Re-designations: <ul style="list-style-type: none"><li>– for Site 1 (Former Alexandra Park to enable townhouses)</li><li>– for Site 2 (in the City Centre along River Drive to prohibit residential uses)</li></ul>
<b>Attachment: 5</b>	Amenity Program for West Cambie

# West Cambie Land Use Amendment from Park

## Purpose

The purpose of this initiative is to seek opinions on what new land use should occur on the following properties that are located at the North West corner of No. 4 Road and Alderbridge Way:

9540, 9560, 9580, 9600, 9626, 9620, 9660, 9680, 9700, 9740, 9800 and 9820 Alexandra Road; and 4711, 4731, 4751, and 4711 No. 4 Road.

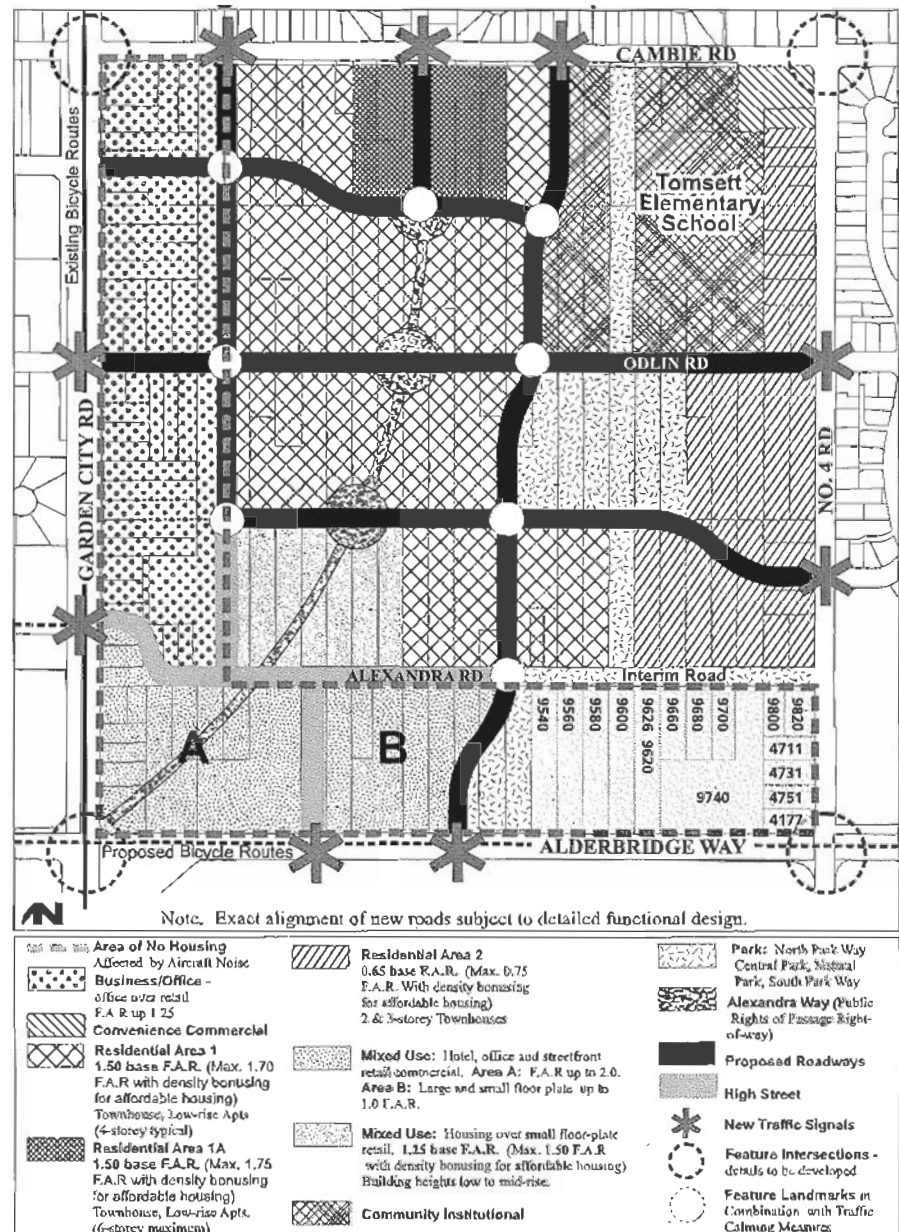
## Background

On March 12, 2012, Council passed the following motion:

*That as per the staff report dated February 15, 2012, titled "West Cambie Area Plan and Alexandra Neighbourhood Natural Park Considerations", Planning and Parks Staff lead a planning process to bring forth an Area Plan amendment to remove the Area Plan Natural Park designation on 9540, 9560, 9580, 9600, 9620, 9660, 9680, 9700, 9740, 9800 and 9820 Alexandra Road and 4711, 4731, 4751, and 4711 No. 4 Road.*

The current Area Plan land use designation of Park is to be removed from these properties and replaced with another. This is the subject of this consultation.

## Alexandra Neighbourhood Land Use Map



# Please Sign In

## West Cambie Open House

July 25, 2012

Name

Address

Kitty Lui

49-9566 Tomicki Avenue

Vincent Ho

35-9566 Tomicki Ave

Graeme Bone

407-9288 Odlin Rd.

Felicity Zhou

402 6611 Eckenstepy Rd

RAE (Wong)

8208-8160 LANSLOWNE RD -

Gary Jinn

# 410 - 9288 Odlin Rd  
and 2nd

Sonia Tang

40-9566 Tomicki Ave

Peter Chan

64-9566 Tomicki Ave

Derek Lai

51-9566 Tomicki Ave

RAY BAINS

6128 RIVERDALE DRIVE

HARMEL BAINS

4126 GARDEN CITY RD

DEJAN CURCIN

9800 ODLIN RD, RICHMOND





City of  
Richmond

**Public Survey – West Cambie Natural Park  
Study Area Redesignation**

6911 No. 3 Road, Richmond, BC V6Y 2C1

**Note: Only one survey per household please.**

The purpose of this survey is to seek your opinion on which Land Use Option you prefer for the subject lands.

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

**1. Do you own property within the study area? (please see over)**

☐ Yes

☐ No

If yes, please indicate which one(s):

☐ 9540, ☐ 9560, ☐ 9580, ☐ 9600, ☐ 9620, ☐ 9626, ☐ 9660, ☐ 9680, ☐ 9700, ☐ 9740, ☐ 9800, ☐ 9820 Alexandra Road

☐ 4711, ☐ 4731, ☐ 4751, ☐ 4711 No. 4 Road

**2. Which Option do you prefer?**

☐ Option 1

☐ Option 2

**3. If you prefer another land use, please tell us:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Thank you for your feedback.** Your comments will be considered by Council.

Please submit your comments to us by **Thursday, August 2, 2012** at 3:00 p.m.

- Fax: 604-276-4052; or
- E-Mail: david.johnson@richmond.ca; or
- Mail or drop this form off at City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1.

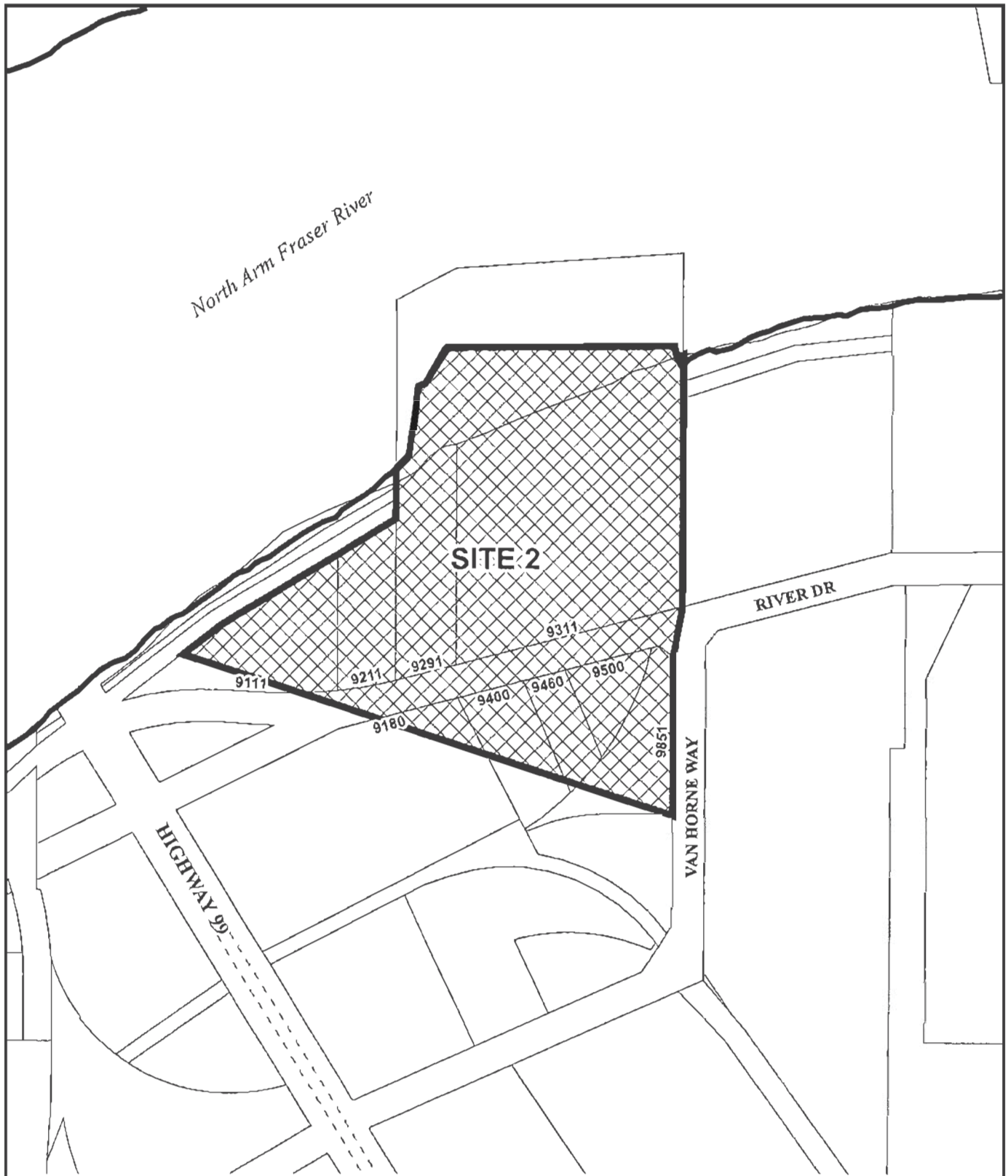


## Site 1 - To become OCP ANSD Area 2 (Pink)

Original Date: 09/04/12

Revision Date: 09/07/12

Note: Dimensions are in METRES



## Site 2 - To become OCP ANSD Area 1A (Red)

Original Date: 09/04/12

Revision Date: 09/07/12

Note: Dimensions are in METRES



## Policy 5044:

**West Cambie- Alexandra Interim Amenity Guidelines****(1.) Purpose**

- The purpose of the West Cambie- Alexandra Interim Amenity Guidelines is to establish guidelines for voluntary developer contributions (elements and rates), for certain non-DCC and other community amenities, to complement West Cambie Area Plan Bylaw No. 8029.
- The West Cambie Alexandra Interim Amenity Guidelines apply, until the City establishes more formal amenity bylaws and policies.

**(2.) Applicable area**

The West Cambie Area Plan - Alexandra neighbourhood, in Richmond.

**(3.) Details****(a.) Affordable Housing [For rezonings involving residential uses]**

Target: Collected Contributions: \$16 Million.

Formulas:

1. In the Multi Family Housing Area (townhouses, apartments)

- If developers choose not to build affordable housing, the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 1.5 FAR.

2. In the Multi Family Housing Area (townhouses)

- If developers choose not to build affordable housing the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 0.65 FAR.

3. In the Mixed Use (housing over small floor plate retail)

- If developers chose not to build affordable housing, the City will accept a developer's financial contribution of \$5.10 per buildable square foot, for affordable housing, based on the proposed FAR in the development. The maximum permitted density will be 1.25 FAR.

**Notes:**

- Staff will monitor the collected amount for affordable housing and advise Council of its options and ability to build affordable housing with any collected dollars.

**(b.) Community and Engineering Planning Costs**

Target: \$365,000

Formula: For each buildable square foot, the City will accept a developer's financial contribution of \$.07, per buildable square foot, based on the proposed FAR in the development, to assist in paying for community planning and engineering costs to plan community land use, services and infrastructure.

**(c.) Child Care**

Target: \$1.8 Million - one child care facility (land and construction)

Formula: For each buildable square foot, the City will accept a developer's financial contribution of \$.60, per buildable square foot, based on the proposed FAR in the development, to assist in paying for child care

**(d.) City Beautification**

Target: \$3.3 Million

Formula: For each buildable square foot the City will accept a developer's financial contribution of \$.60, per buildable square foot, based on the proposed FAR in the development, to assist in paying for city beautification works [e.g. "High Street" streetscaping; public realm, walkways, plazas, feature landscaping].





**Richmond Official Community Plan Bylaw 7100 and Bylaw 9000  
and West Cambie Area Plan (2.11A) Amendment Bylaw 8945**

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

1. Schedule 1 of Richmond Official Community Plan Bylaw 7100, as amended, is further amended:
  - (a) by designating that area shown as “Site 1” on Schedule A attached to and forming part of this bylaw as “Area 2” (Pink) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 7100; and
  - (b) by designating that area shown as “Site 2” on Schedule A attached to and forming part of this bylaw as “Area 1A” (Red) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 7100.
2. Upon adoption of Richmond Official Community Plan Bylaw 9000, Schedule 1 of Bylaw 9000 is amended:
  - (a) by designating that area shown as “Site 1” on Schedule A attached to and forming part of this bylaw as “Area 2” (Pink) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 9000; and
  - (b) by designating that area shown as “Site 2” on Schedule A attached to and forming part of this bylaw as “Area 1A” (Red) on the “Aircraft Noise Sensitive Development Map” attached to and forming part of Schedule 1 of Bylaw 9000.
3. Attachment 1 (Generalized Land Use Map) of Schedule 1 of Richmond Official Community Plan Bylaw 7100, as amended, is further amended by repealing the existing land use designation of that area shown outlined in heavy black on Schedule B attached to and forming part of this bylaw and designating that area in accordance with the land use designations shown on Schedule B attached to and forming part of this bylaw.
4. Upon adoption of Richmond Official Community Plan Bylaw 9000, the City of Richmond 2041 OCP Land Use Map contained in Schedule 1 of Bylaw 9000 is amended by repealing the land use designation of that area shown outlined in heavy black on Schedule C attached to and forming part of this bylaw and designating that area in accordance with the land use designations shown on Schedule C attached to and forming part of this bylaw.
5. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100, as amended, is further amended:

- (a) by repealing the existing “Alexandra Neighbourhood Land Use Map” and replacing it with the map included in Schedule D attached to and forming part of this bylaw;
- (b) by repealing the following maps and replacing them with the corresponding maps included in Schedule E attached to and forming part of this bylaw:

Area Plan Page #	Section/Map to be amended
9	Section 4.3 - Alexandra Neighbourhood Road Systems Map
13	Section 5.3 - Alexandra Neighbourhood Open Space Systems Map
22	Section 8.2 - Alexandra Neighbourhood Character Areas Map
26	Section 8.2.2 - Character Area 2 – Mixed-Use Map
31	Section 8.2.3 - Character Area 3 – The High Street Map
33	Section 8.2.4 - Character Area 4 – Medium Density Housing Map
36	Section 8.2.5 - Character Area 5 – Low Density Housing Map

- (c) at Section 5.2(d) by deleting the words “particularly for the south-east corner”;
- (d) at Section 8.2.5 by deleting the words “natural park” from the fourth bullet point under the heading “Additional Site and Landscaping Considerations”; and
- (e) at Section 8.2.5 by replacing the words “natural park” with “environmentally sensitive areas” in the fifth bullet point under the heading “Additional Site and Landscaping Considerations”.
6. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100 and Bylaw 9000 and West Cambie Area Plan (2.11A) Amendment Bylaw 8945**”.

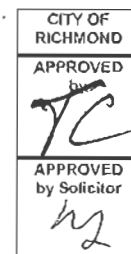
FIRST READING

PUBLIC HEARING

SECOND READING

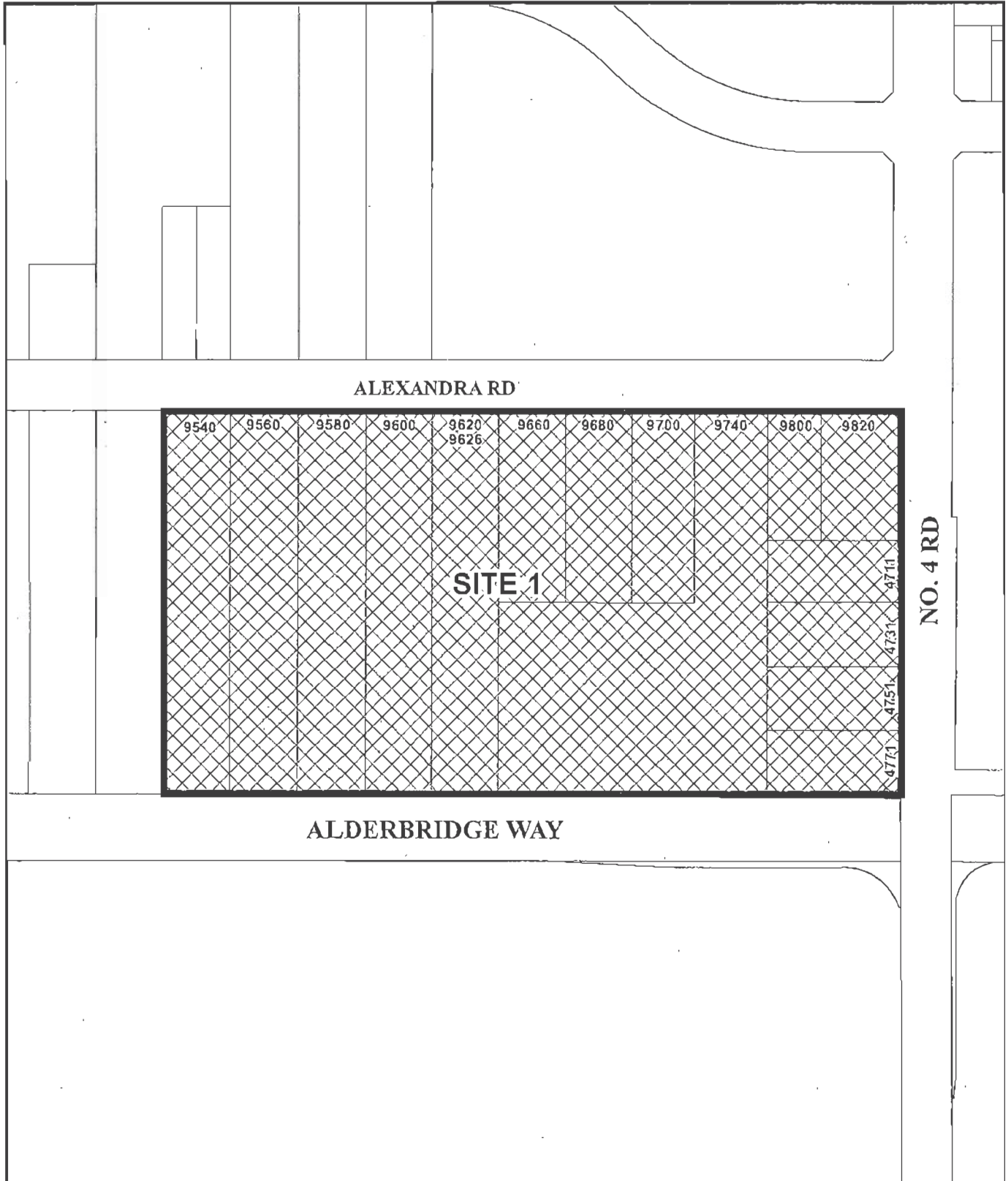
THIRD READING

ADOPTED

**SEP 24 2012**

MAYOR

CORPORATE OFFICER

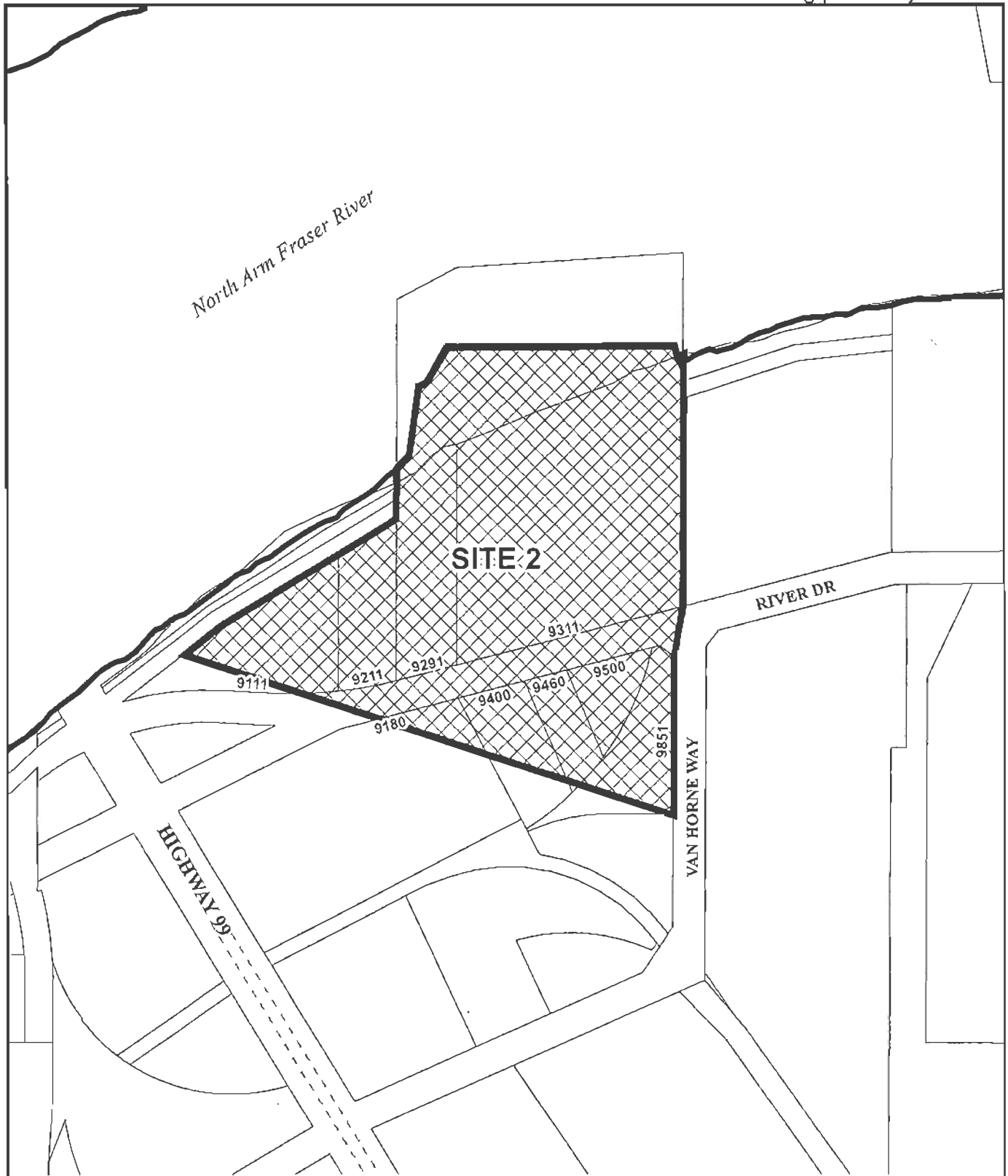


**Site 1 - To become OCP ANSD  
Area 2 (Pink)**

Original Date: 09/04/12

Revision Date: 09/07/12

Note: Dimensions are in METRES



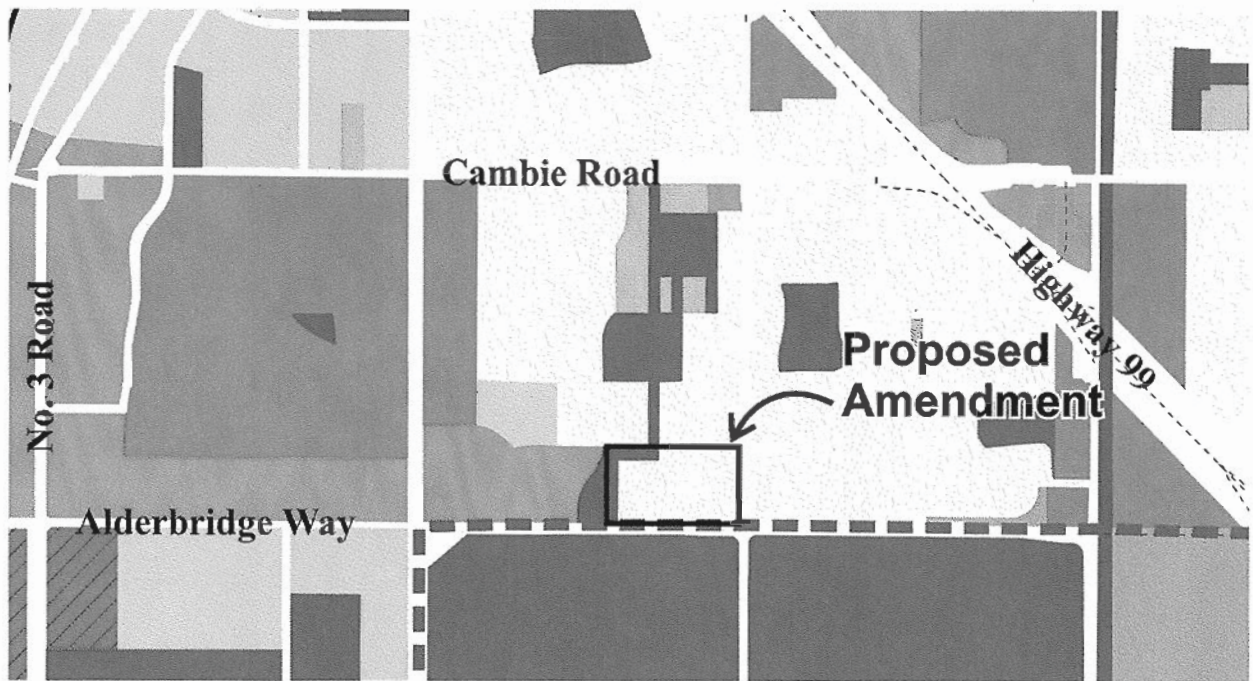
**Site 2 - To become OCP  
ANSD Area 1A (Red)**

Original Date: 09/04/12

Revision Date: 09/07/12

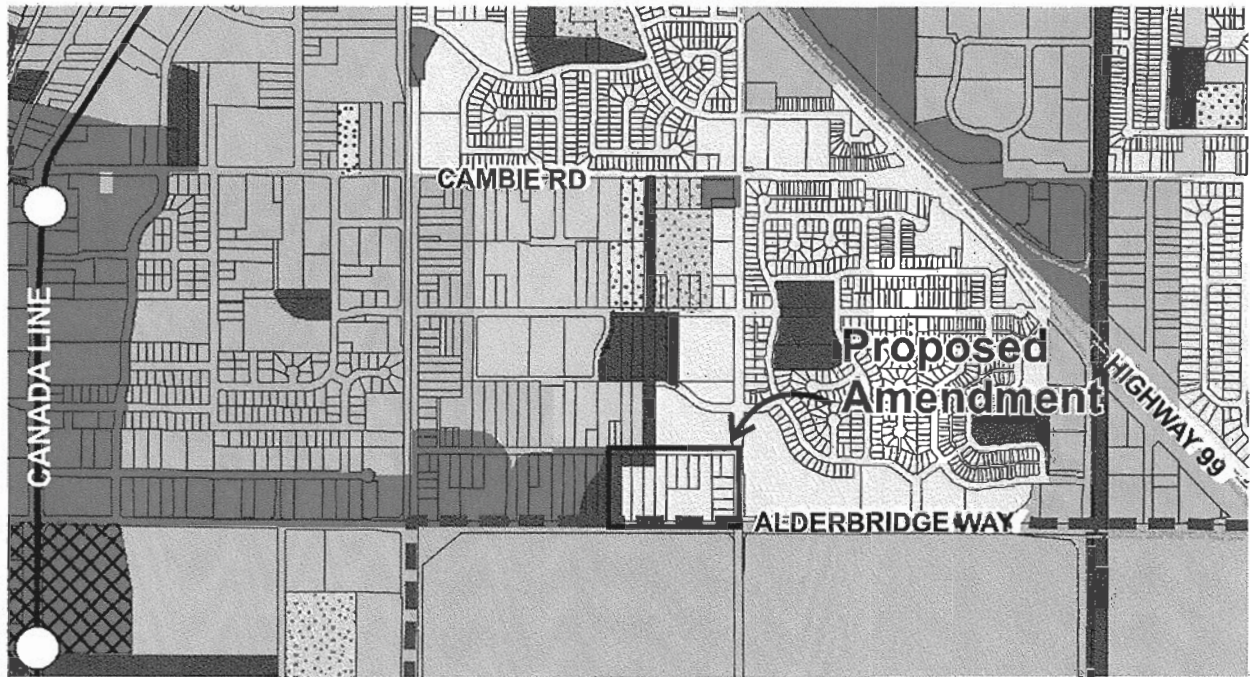
Note: Dimensions are in METRES





### Legend

■ ■ ■ Agricultural Land Reserve Boundary	Commercial
Agriculture	High-Density Mixed Use
Agriculture and Open Space	Mixed Use
Public and Open Space Use	Neighbourhood Service Centre
Conservation Area	Community Institutional
Airport	Neighbourhood Residential
Business and Industry	



### Legend

 Agricultural Land Reserve Boundary

### Land Use

 Agriculture

 Airport

 Apartment Residential

 Commercial

 Community Institutional

 Conservation Area

 Downtown Mixed Use

 Industrial

 Limited Mixed Use

 Mixed Employment

 Mixed Use

 Neighbourhood Residential

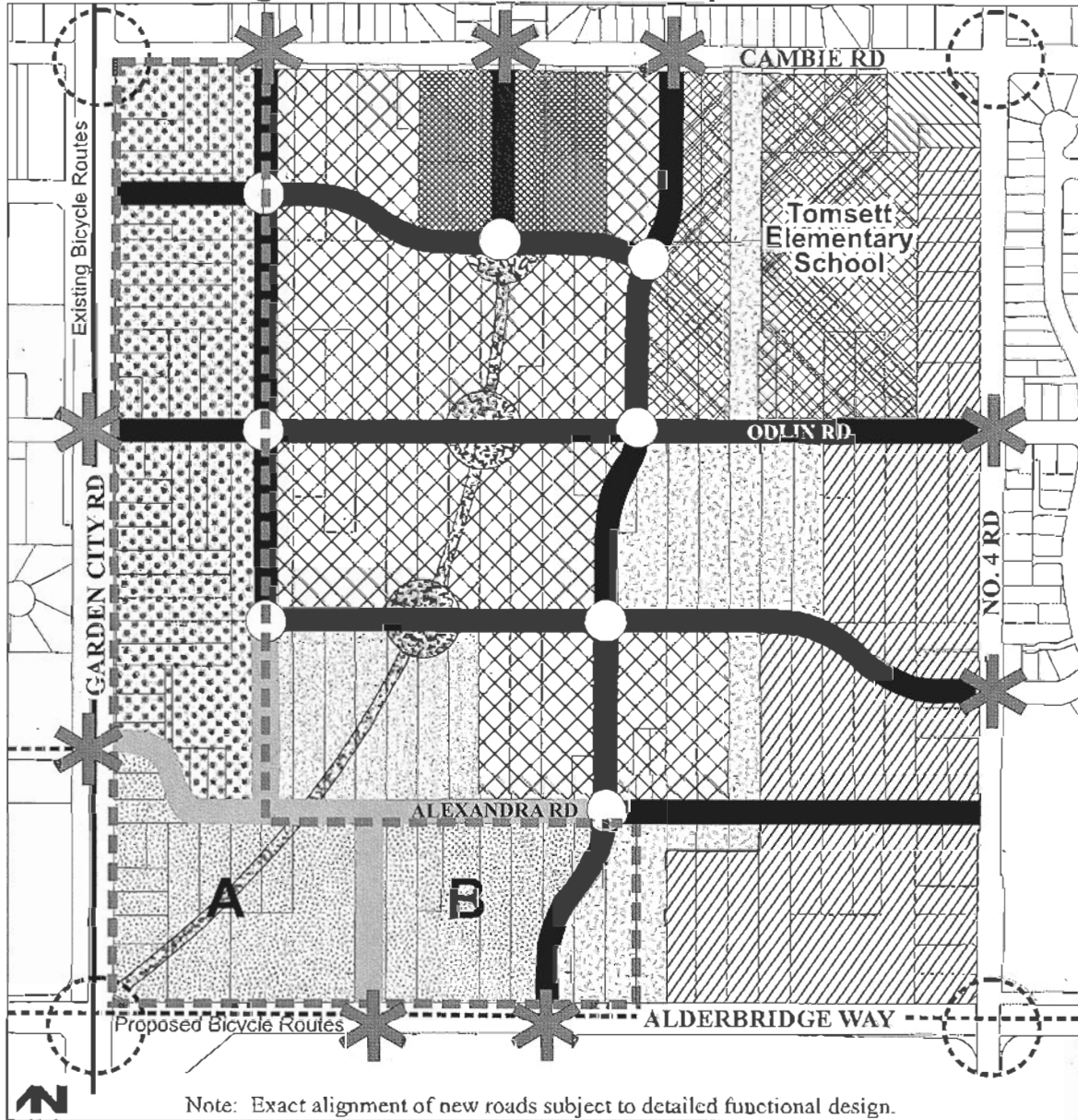
 Neighbourhood Service Centre

 Park

 School



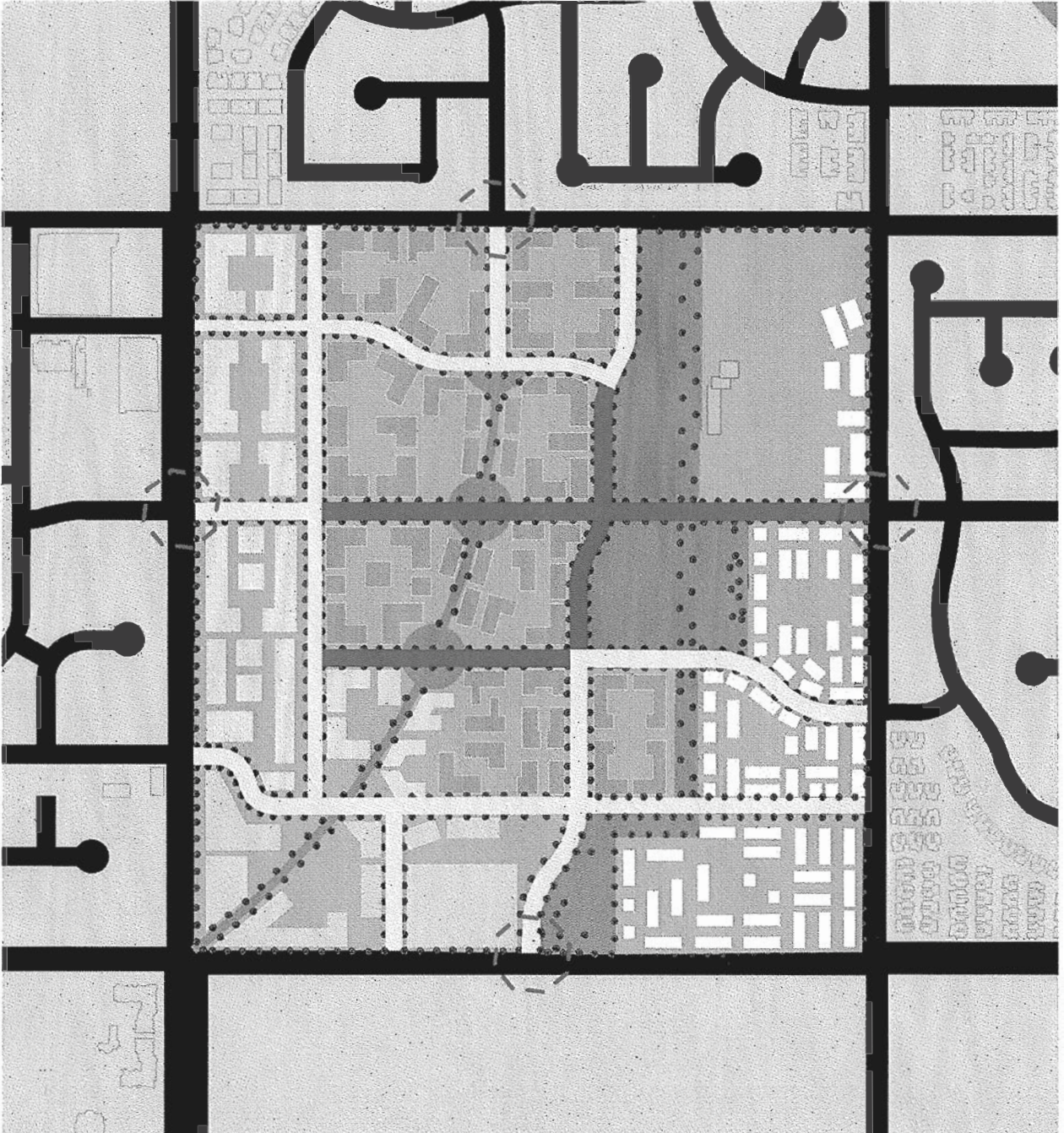
# Alexandra Neighbourhood Land Use Map



	Area of No Housing Affected by Aircraft Noise		Residential Area 2 0.65 base F.A.R. (Max. 0.75 F.A.R. With density bonusing for affordable housing) 2 & 3-storey Townhouses		Park: North Park Way Central Park, South Park Way
	Business/Office - office over retail F.A.R. up to 1.25		Mixed Use: Hotel, office and streetfront retail commercial. Area A: F.A.R. up to 2.0. Area B: Large and small floor plate up to 1.0 F.A.R.		Alexandra Way (Public Rights of Passage Right-of-way)
	Convenience Commercial		Mixed Use: Housing over small floor-plate retail. 1.25 base F.A.R. (Max. 1.50 F.A.R. with density bonusing for affordable housing) Building heights low to mid-rise.		Proposed Roadways
	Residential Area 1 1.50 base F.A.R. (Max. 1.70 F.A.R. with density bonusing for affordable housing) Townhouse, Low-rise Apts. (4-storey typical)		Community Institutional		High Street
	Residential Area 1A 1.50 base F.A.R. (Max. 1.75 F.A.R. with density bonusing for affordable housing) Townhouse, Low-rise Apts. (6-storey maximum)				New Traffic Signals
					Feature Intersections - details to be developed
					Feature Landmarks in Combination with Traffic Calming Measures

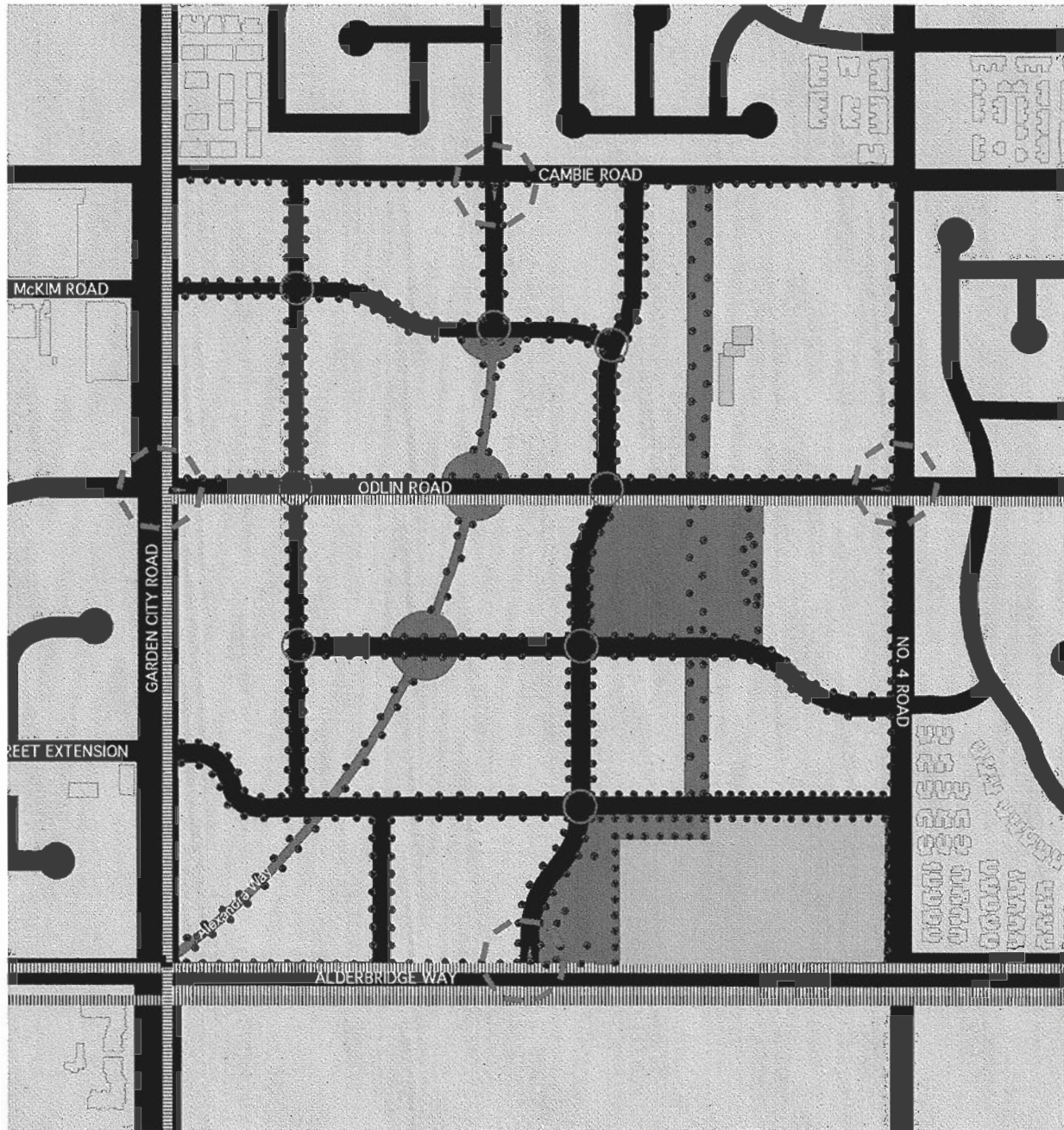


Section 4.3 - Alexandra Neighbourhood Road Systems Map



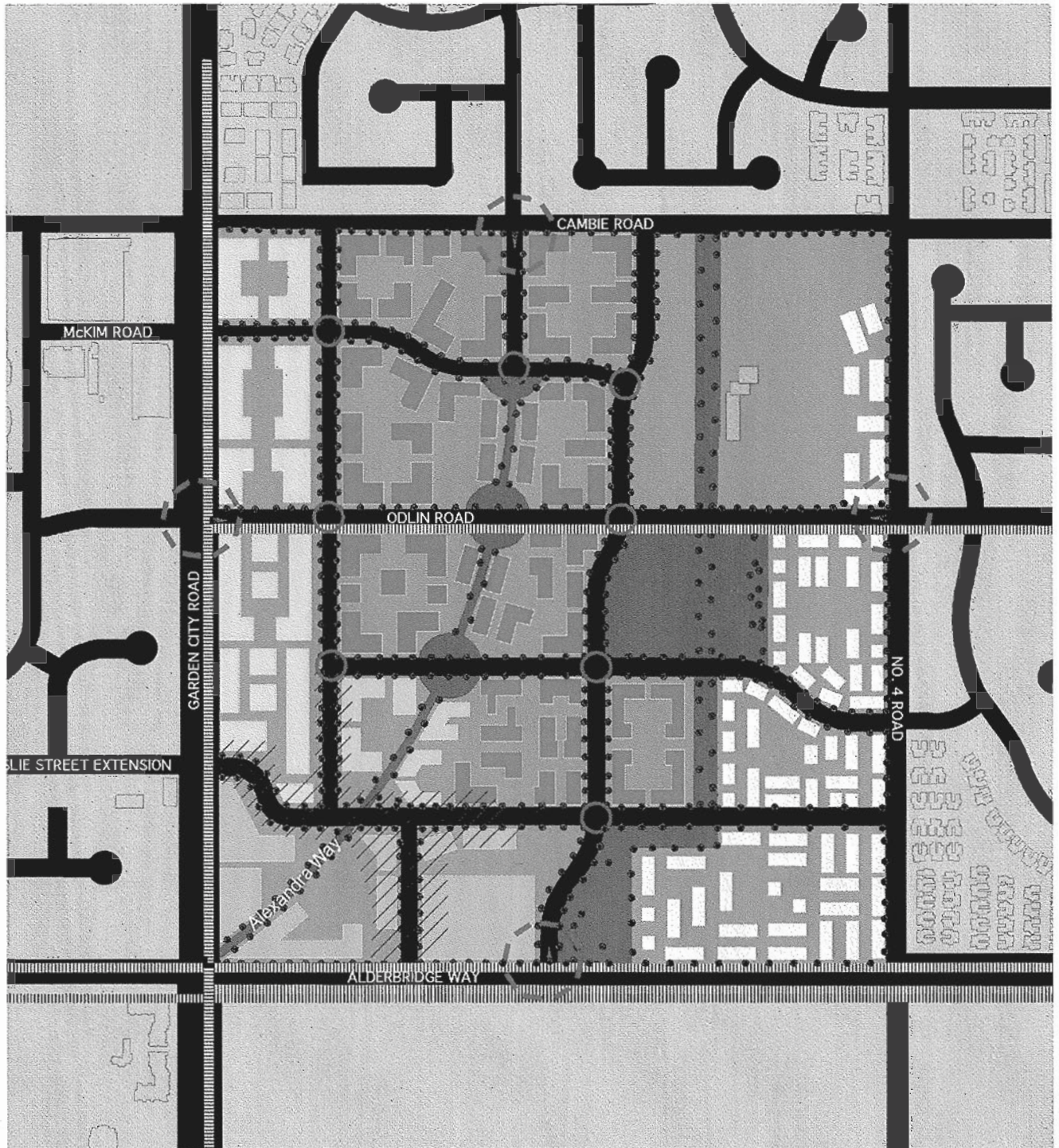


Section 5.3 - Alexandra Neighbourhood Open Space Systems Map





Section 8.2 - Alexandra Neighbourhood Character Areas Map



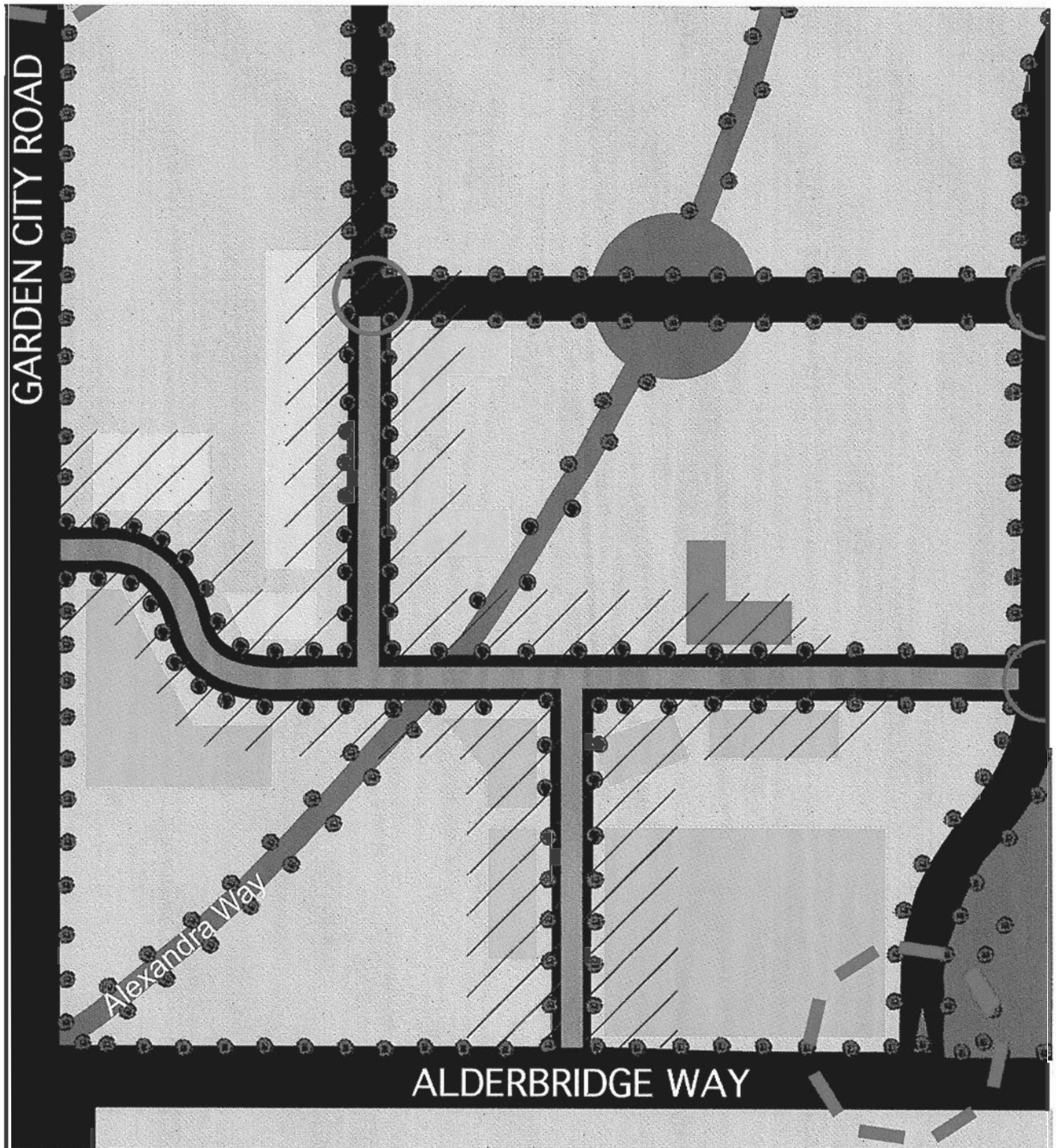


Section 8.2.2 - Character Area 2 – Mixed-Use Map



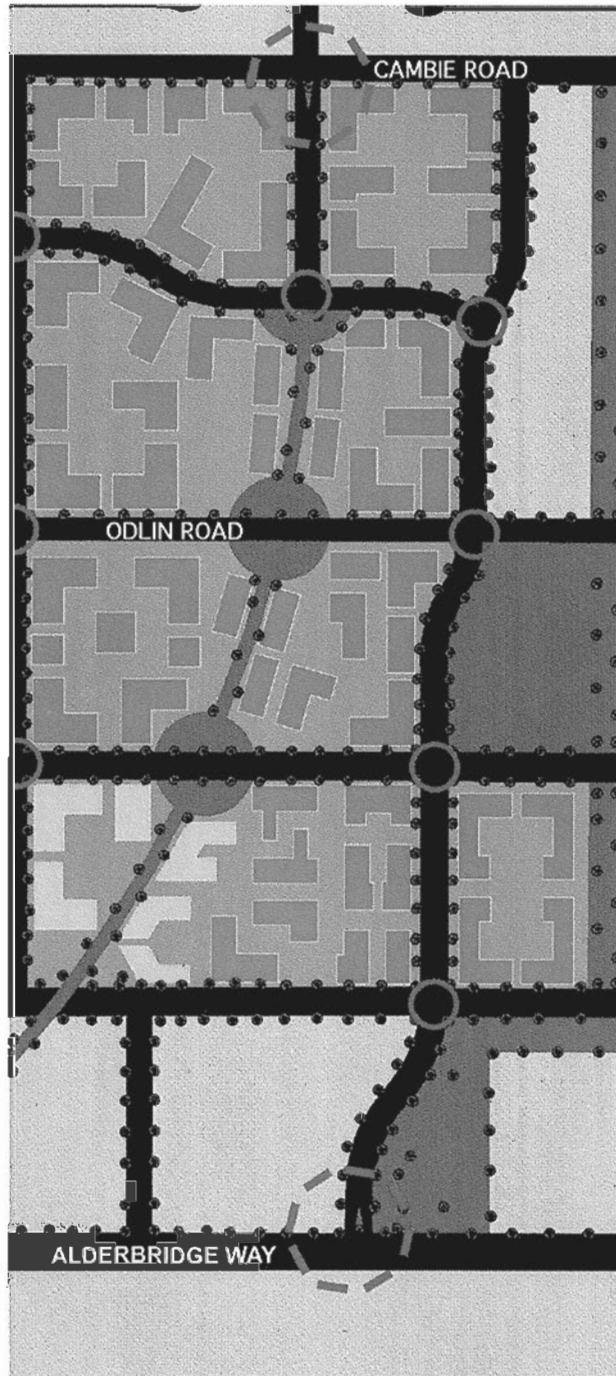


Section 8.2.3 - Character Area 3 – The High Street Map





Section 8.2.4 -Character Area 4 – Medium Density Housing Map





Section 8.2.5 - Character Area 5 – Low Density Housing Map

