



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 11, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-534751
Director of Development
Re: **F ADAB ARCHITECTS INC. has applied to the City of Richmond for permission to amend the Richmond Official Community Plan – West Cambie Area Plan, Alexandra Neighbourhood Land Use Map and to rezone 9251 and 9291 Alexandra Rd from “Residential Single Detached (RS1/F)” to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)” in order to permit a medium-density, four (4) storey residential over small plate commercial development.**

Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw No. 8757 proposing to repeal the existing Alexandra Neighbourhood Land Use Map of Schedule 2.11A (West Cambie Area Plan) and replacing it with “Schedule A attached to and forming part of Bylaw 8757” and amending the relevant maps within the Area Plan; to modify the proposed Area Plan road alignment, be introduced and given first reading.
2. That Bylaw No. 8757, having been considered in conjunction with:
 - the City’s Financial and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
3. That Bylaw No. 8757 having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation;
4. That Bylaw No. 8748, to create “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”, and the rezoning of 9251/9291 Alexandra Road from “Single Detached, (RS1/F)” to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.

Brian Jackson

Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

FOR ORIGINATING DEPARTMENT USE ONLY

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>for Eneg</i>
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

PLN - 35

Staff Report

Origin

F ADAB ARCHITECTS INC. has applied to the City of Richmond for permission to rezone 9251 and 9291 Alexandra Road (**Attachment 1**) from "Single Detached (RS1/F)" to "Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)" in order to develop a 4 storey - 132 unit residential apartment complex over a small plate commercial development on the ground floor. (**Attachment 2**).

Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Across Tomicki Avenue, a 259 unit apartment complex over one level of parking by Polygon Meridian Gate Homes Ltd. as part of RZ 06-644033 and zoned "Low Rise Apartment – Alexandra Neighbourhood (West Cambie) (ZLR20)".

To the South: Across Alexandra Road, several Single Detached Dwellings zoned "Single Detached (RS1/F)" these lots are a part of a larger assembly of lots with an application for a shopping centre (RZ 10-528877).

To the East: Single Detached Dwelling at 9231 and 9191 Alexandra Road zoned "Single Detached (RS1/F)", with the same land use designation as the subject site.

To the West: Single Detached Dwelling at 9311 and 9331 Alexandra Road zoned "Single Detached (RS1/F)", with the same land use designation as the subject site.

Related Policies and Studies

Official Community Plan

OCP designation: West Cambie Area Plan, Schedule 2.11A.

West Cambie Area Plan – Alexandra Neighbourhood

The implementation of this Area Plan, specifically the Alexandra Neighbourhood, enables land assembly patterns for Rezoning and Development Permit applications. The resulting land assemblies for recent development applications are creating challenges for future development projects, with the remaining land being affected by the proposed road alignment currently shown within the Neighbourhood Plan. This proposed OCP amendment is to modify the proposed road alignment to simplify land assemblies in this area while maintaining the original intent of the road network. Further details are outlined in this report.

Land Use Designation for the Subject Site

- Mixed Use: Abutting the High Street, medium density over retail with a 1.25 base FAR. Building Heights low to mid-rise. A maximum 1.50 FAR with density bonusing for affordable housing (**Attachment 4**).

The applicant is proposing a density of 1.55 FAR, which is .05 FAR above the maximum density of 1.50 FAR as indicated in the OCP. To qualify for all this additional density and to satisfy the requirements of the OCP and the ZMU 20 zone, the applicant shall:

1. Provide eight (8) built units for affordable housing which will be secured through a housing agreement; and
2. Submit written confirmation of their intent to connect into the Alexandra District Energy Utility (ADEU) as allowed under the recently adopted OCP amendment Bylaw 8715, allowing in-stream applications an additional density bonus of 4% to hook into the ADEU. This application qualifies for this additional density bonusing as it was in-stream when the Alexandra District Energy Utility Bylaw No. 8688 was adopted by Council on January 24, 2011.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.6 m GSC. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located in OCP Aircraft Noise Sensitive Use (ANSD) Policy Area 2 and is subject to noise mitigation measures and the registration of an OCP ANSD Use Restrictive Covenant prior to final adoption of this rezoning application.

The applicant is also required to retain a registered professional qualified in acoustics to prepare a report that recommends site specific methods of mitigating interior noise levels from external sources such as overhead aircraft and other such noise sources that are generated at Vancouver International Airport. The report is to include methods of air cooling in the summer months to avoid having residents to open doors and windows which would negate these sound measures. ANSD design measures are to keep rooms from exceeding the following noise levels:

Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways and utility rooms	45 decibels

This report is to be submitted to the City for review during the Development Permit Stage.

Affordable Housing

In accordance with the City's Affordable Housing Strategy, the applicant is proposing to provide eight built (8) units for affordable housing that will be secured through a Housing Agreement. Further details are included later in this report.

Consultation

The proposed OCP amendment complies with the City's Policy 5043, regarding OCP consultation and requires no additional consultation beyond that of the Public Hearing process, as it involves only minor map changes (a slight shifting of a road alignment and some land uses), to simplify the implementation of the Area Plan,

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

The proposed OCP amendment does not need to be referred to the School Board; however, a copy of the report will be sent to the School Board for courtesy and information.

As the amendment does not introduce any new residential units into the area where no housing is permitted due to aircraft noise, no comment is needed from the Vancouver International Airport Authority.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

Preliminary Architectural Drawings (site plan, and elevations) are enclosed for reference (**Attachment 2**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The analysis is set out in two parts to clarify the proposed OCP and Rezoning Bylaws.

PART 1 – OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT TO THE WEST CAMBIE AREA PLAN (SCHEDULE 2.1D) ALEXANDRA NEIGHBOURHOOD LAND USE MAP (BYLAW 8757)

The current proposed alignment of Alexandra Road shown on the Alexandra Neighbourhood Land Use Map has always intended to be conceptual with the exact road alignment subject to detailed functional design (**Attachment 4**). As the implementation of the Area Plan has occurred, the land assemblies for new development projects have created complications for those wishing to later assemble land. For example, the current proposed Alexandra Road bisects as many as nine (9) properties as is shown in the southwest corner of this Land Use Map. For the proposed development, the proposed alignment of Alexandra Road would require the removal of an excessive amount of land for the purpose of constructing the road from the southwest corner of the subject site. The proposed OCP amendment will minimize this inefficiency by extending Alexandra Road further west along the current road right-of-way before shifting north to align with the future Leslie Road extension located west of Garden City Road. This proposed realignment reduces the amount of land required from private property owners by rerouting the road using the existing road rights-of-way and existing property lines as much as possible. This is intended to not only lessen the burden of land dedication requirements by the land owners for new road development, but to also make land assemblies easier while still meeting the need to realign Alexandra Road to connect to Garden City and Leslie Road intersection.

The amendment is intended to:

1. Revise the Alexandra Neighbourhood Land Use Map to establish a revised road alignment of Alexandra Road as shown in Schedule A; and
2. Revise the maps listed in the table below be revised to ensure consistency within the 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
23	Section 8.2.1 Character Area 1 – Business Office 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

No text amendments to the Area Plan are needed.

This OCP amendment is being brought forward as the proposed road realignment is significant enough to require an amendment.

PART 2 – PROPOSED REZONING AT 9251 AND 9291 ALEXANDRA ROAD (BYLAW 8748)

Proposed Zoning to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)”

The proposed rezoning from “Single Detached (RS1/F)” to “Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)” is an acceptable increase in density by adding more residential units and a small street front commercial space. The submitted information is in conformance with the West Cambie Area Plan - Alexandra Neighbourhood in its transformation toward a medium density neighbourhood through the development of low-rise apartment buildings. The proposal meets the land use designation within the Area Plan’s Land Use Map, as ‘Mixed Use’ allows for medium density residential over retail up to 1.50 FAR (with density bonusing for affordable housing), and 1.55 FAR with the provision that the applicant also connect to the Alexandra District Energy Utility (ADEU) in accordance with Bylaw No. 8715. The proposal also meets the land use designation by proposing a commercial frontage in accordance with the neighbourhood’s “High Street” provisions.

Site Design

The site layout of this proposal is a creative use of the land by having two separate buildings over one level of parkade (**Attachment 2**). The separation and configuration of the buildings utilize the space available for outdoor amenity space for residents.

The south building, which faces Alexandra Road, contains 62 of the 132 residential units to the complex, as well as the commercial component of the project which addresses the “High Street” commercial frontage of the neighbourhood. The High Street is intended to be a focal point of the neighbourhood by designing a public space that has the ability to draw people to gather, shop, eat, work and socialize throughout the day by promoting safe pedestrian sidewalks and road crossings. Vehicular access to the commercial parking stalls is from Alexandra Road, along the western edge of the site. These stalls are located at behind the commercial unit(s) and also serve as visitor parking stalls to the residential units to the south building. Pedestrian access to the residential units is to the side of the vehicular drive aisle, leading to the main lobby of the building, just off the vehicular turnaround and drop off.

The second building to the north faces Tomicki Avenue, which contains the remaining 70 residential units. Tomicki Avenue serves as the primary vehicular access to the underground parkade for both residents and visitors. The building has its own front lobby off Tomicki Avenue that serves as the main pedestrian access to the building. The ‘U-shaped’ footprint of

the building allows space for the outdoor amenity area, which provides a child's play area, a water feature, seating and lawn space to the whole complex.

The entire eastern edge of the subject site is the pedestrian oriented Alexandra Way, a green thoroughway intended for public access that will be secured through the registration of a privately owned publicly accessible statutory right-of-way (PROP) prior to the adoption of this rezoning application.

Transportation and Site Access

The applicant will be dedicating land along the northern edge of the site for the purpose of continuing the design and construction of Tomicki Avenue in accordance with the neighbourhood plan. Frontage improvements along both Alexandra Road and Tomicki Avenue will be designed and constructed by the developer and will consist of a curb and gutter, boulevard and sidewalk.

Vehicular access to and from the site is off both Alexandra Road and Tomicki Avenue. Access off Alexandra Road will service the commercial space fronting the street and will be shared with visitor parking to the residential units, which is allowed under the parking provisions of Zoning Bylaw No. 8500. Additional vehicle access is via the underground parkade, located off Tomicki Avenue to the north and will serve as the main parking area to both residential and visitor parking. Access to the Tomicki Avenue parkade is made possible by the previous development to the north. This project has dedicated the land and constructed their portion of Tomicki Avenue and Dubbert Street in accordance to the Area Plan. These roads provide the connection to Odlin Road, where it ultimately connects to Garden City Road.

The parkade falls short of meeting the parking requirements of the Zoning Bylaw by about 9.7%. To make up for this shortfall, the applicant has submitted a Transportation Demand Management (TDM) plan that includes the installation of a bus shelter and standing pad along Garden City Road at Alexandra Road. Also, the applicant is to design an ultimate frontage improvement for the designated "High Street" along Alexandra Road that will include the frontage of this project as well as the commercial frontage of the two properties to the west at 9191 and 9231 Alexandra Road (to the future Dubbert Road intersection). This will allow continuity of the sidewalk and frontage design for both projects to promote the "High Street". To help implement this design, the applicant is to provide a interim design for this project in addition to the ultimate final design that will be constructed by the developer of the sites to the west when they are ready for redevelopment. The City's Transportation Department has reviewed the TDM Plan and has accepted this parking variance request upon the condition that these measures be implemented.

The applicant is providing sufficient space for loading bays to the complex. Confirmation of the manoeuvrability of the larger vehicles to and from the loading bays will be provided at the Development Permit stage.

The applicant has provided ample long and short term storage for bikes that meet bylaw requirements.

Affordable Housing

The Area Plan and the Affordable Housing Strategy include specific provisions to establish a density bonus system to encourage the applicant to provide built affordable housing units instead of making a cash-in-lieu payment.

To help encourage the development of on-site affordable housing, a density bonus of 0.25 FAR is allowed to the applicant in exchange for a minimum of one-third (1/3) of the density bonus to be designated for affordable housing units with the remaining two-thirds (2/3) directed to market

housing. These rental units will be secured through an affordable housing agreement with the City, with the terms of the agreement to be in perpetuity.

The Affordable Housing Strategy outlines the requirements for low end market rental units as:

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent ¹ *	Total Household Annual Income ¹ *
Bachelor	37 m ² (400 ft ²)	\$788	\$31,500 or less
One bedroom	50 m ² (535 ft ²)	\$875	\$35,000 or less
Two bedroom	80 m ² (860 ft ²)	\$1,063	\$42,500 or less
Three bedroom	91 m ² (980 ft ²)	\$1,275	\$51,000 or less

Notes:

¹ Rent and Income may be adjusted periodically as provided for under the City's Affordable Housing Strategy.

* Denotes 2009 amounts.

For the subject application, the applicant is taking advantage of the density bonusing provision that will increase the allowable density from 1.25 FAR to 1.50 FAR. The minimum affordable housing requirement will require the developer to construct and register at least one-third of the 0.25 FAR density bonus of residential floor space within the complex as affordable housing. This works out to be 6,793 ft² (631.1m²). Out of the 132 proposed residential units, the applicant has identified eight (8) affordable units that will be spread out amongst the two buildings as shown on the attached floor plans (**Attachment 2**). The units are identified on the attached plans as shaded units. The following table breaks down the proposed number of units into types and locations:

	Unit Type	No. Of Bedrooms	Floor Level	Unit Area	No. Of Units
Building 1	E	2	ground floor	871.5 ft ²	1
	C	2	second floor	917 ft ²	1
	E	2	third floor	871.5 ft ²	1
Building 1 Total:				2,660 ft²	3
Building 2	E	2	ground floor	871.5 ft ²	2
	A-HC	1	second floor	647 ft ²	1
	E	2	second floor	871.5 ft ²	2
Building 2 Total:				4,133 ft²	5
Total:				6,793 ft² (6,793 ft ² required)	8

Trees

An Arborist Report and survey plan (**Attachment 6**) was submitted to assess the condition and location of the trees both on the subject site and in the immediate area.

Tree inventory Summary:

- There are three existing individual trees on site. An additional tree on the neighbouring property to the east has an impact on this site and will require retention and protection.
 - Of the 3 trees on the site, none are in a condition or in a location to recommend retention. (**Attachment 6**)
- Two street trees located on the Alexandra Way roadway fronting this site.

The submitted development drawings show that the commercial building fronting Alexandra Road is located in the area where two of the three on-site trees are located and will require

dedication area required for the development of Tomicki Avenue. The two street trees were examined by the Parks Department and they do not recommend retention.

The applicant is to provide replacement for the on-site trees at a minimum 2:1 replacement ratio. Compensation of the street trees is through a contribution to the Tree Compensation Account for \$1,300.00 for new tree planting. A specific count of how many trees that will need to be planted will be a part of the Development Permit review process.

Amenity Space

The proposal provides for both indoor and outdoor amenity space for its residents.

The main outdoor amenity space is located within the courtyard of the North Building, and offers a water feature, ample lawn areas, children's play area and seating opportunities. Internal pathways are also provided to direct people to and from the outdoor areas within the complex as well as providing access to the Alexandra Way thoroughway. Access to this outdoor area is through both buildings as well as from Alexandra Way. More details on landscaping will be provided during the Development Permit review.

Indoor amenities are provided within Building 1 and are located just off the main lobby. Details to the function of this space will follow in the upcoming Development Permit application.

A separate legal agreement is required as a condition of final adoption to ensure the occupants of the affordable housing units enjoy full and unlimited access and use of the indoor amenity space provided on-site.

Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to:

- Provide upgrades to the frontage to improve the storm system as per City requirements. No sanitary upgrades are required.
- Submit fire flow calculations to meet the City's requirements at the time of applying for Building Permit.

Servicing Agreement

The applicant is to enter into a separate servicing agreement prior to rezoning adoption. Works include, but not limited to:

- Road design along Tomicki Avenue is to be coordinated with the offsite works completed with the development site to the north (RZ 06-344033).
- Frontage improvements for Alexandra Road in accordance with City standards. This is to include providing an ultimate design for the commercial frontage of the sites immediate to the west at 9191 and 9231 Alexandra Road to the satisfaction of the Director of Transportation.
- Design and construct an interim north-south portion of Alexandra Way, including intersection improvements at the intersection of both Alexandra Road and Tomicki Avenue.
- Provide a ultimate design of Alexandra Way is required to include lands along the western edge of 9231 Odlin Road when this site becomes ready for redevelopment..

Local Area Development Cost Charges (DCC)

The implementation of the Alexandra Area has some unique challenges given the current state of the neighbourhood, mainly in regards to the lack of services in the immediate area. As part of

the implementation of the Area Plan, Local Area DCC fees were established to help offset the costs of providing appropriate infrastructure to the increased density the approved Area Plan has in store. These fees are a supplement to the city-wide DCC program and are payable at the time of Building Permit.

Alexandra Neighbourhood Development Agreement

In accordance with the West Cambie Alexandra Neighbourhood Development Agreement, the applicant will be making a contribution of \$1,836.72 per unit (plus applicable interest) towards the total cost of infrastructure upgrades to the neighbourhood. Payment is due prior to the issuance of the Building Permit.

Advisory Design Panel

The proposal was presented to the Advisory Design Panel (ADP) at the March 23, 2011 meeting for a preliminary review. **Attachment 5** outlines the Panel's comments as well as the Architect's reply in addressing the comments. Overall, the panel supports the direction the project is taking.

Alexandra's Liveability Guidelines

In addition to guidelines regulating design standards within the West Cambie Area Plan-Alexandra Neighbourhood, the provision of an integrated social infrastructure is a requirement of the Area Plan. The Plan requires development proposals to respond to elements of well-being and liveability articulated in the guidelines.

Childcare

The City of Richmond's Child Care Policy is included in the Official Community Plan (OCP); access to affordable, flexible, quality childcare is a priority. In response, the developer proposes a voluntary contribution toward the provision of childcare facilities at a rate of \$0.60/ft² based on the maximum floor area ratio (FAR) in the amount of \$75,807.09, in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

Public Art

In response to the City's commitment to the provision of Public Art, the developer is considering providing a piece of public art to the site. Another option is to provide a voluntary contribution at a rate of \$0.60/ft² based on the maximum floor area ratio (FAR) that can be built. This amount comes to \$75,807.09 for the entire project and is payable prior to the adoption of the rezoning application. The rate is based due to the application being made prior to January 1, 2011 when the rate per developable square footage increased to \$0.75/ft².

Community and Engineering Planning Costs

To assist in paying for community planning and engineering costs to plan community land use, services and infrastructure, the developer proposes to provide a voluntary contribution based on a rate of \$0.07 /ft² based on maximum FAR in the amount of \$8,844.16, in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

City Public Realm Beautification

To assist in paying for City beautification works, such as High Street landscaping, public realm, walkways, plazas, and feature landscaping, the developer proposes to provide a voluntary contribution based on a rate of \$0.60/ft² based on maximum FAR in the amount of \$75,807.09, in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines). As the applicant will be supplying a design for the fully complete portion of Alexandra Way, the cost of this engineering design work can be incorporated into this payment as determined by the Director of Development.

Universal Access

To assist in assuring that aging in place is an option for residents of the Alexandra area, the applicant is supplying 20 out of the 132 residential units for conversion to Universal access for wheelchair accessibility. **Attachment 2** of this report identifies which units have this designation with the asterisk (*) next to the unit type. Some of the items that are included during the construction are:

- providing wider doors to facilitate wheelchair movement through the unit.
- installing additional blocking for future installation of grab bars.
- ensure greater clearances for easier access to bathroom fixtures.

To help compensate for the additional costs associated with the construction, the Zoning Bylaw allows for an additional 20ft² per unit to be excluded from the FAR calculations.

Alexandra's Building Sustainability Guidelines

Similar to the Liveability Guidelines articulated above, the applicant has incorporated a response to the Area Plan's encouragement to long-term environmental sustainability.

District Energy Utility (DEU)

The City encourages efforts to implement environmentally responsible services. Areas of interest include the Alexandra area of West Cambie where infrastructure to support a District Energy Utility is being implemented by the City. Staff has encouraged and the developer has agreed to designing and connecting into the City run DEU once the service is available at the time of building occupancy.

Sustainability Features

In addition to connecting to the DEU, the applicant will be providing the following additional sustainability features to the project.

- Water saving faucets and Energy Star appliances.
- Building efficiency measures (increased insulation ratings, weather stripping, incorporation of LED light fixtures).
- Conscientious on-site storm water management (landscaping plant selection).
- Controllable energy systems (individual room temperature controls).
- Low-emitting materials (selective use of water based paints and low volatile organic compounds (VOC) interior paints).
- Construction waste management (management of supplier and trades waste) will be provided at the time of making Building Permit application.
- Provisions to support alternative transportation is provided by the construction of Alexandra Way along the western edge of the property.

Alexandra Way Walkway

Development of Alexandra Way is a significant feature of the West Cambie Area Plan – Alexandra Neighbourhood and is intended to promote and facilitate accessibility and the movement of pedestrians, cyclists and wheelchairs, through West Cambie by a landscaped walkway. The Land Use Map (**Attachment 4**) identifies the conceptual location of Alexandra Way, which is shown as bisecting through the neighbourhood. It is understood that the actual location of the Walkway can be adjusted based on the amount and arrangement of land assembled for each project and to make the land use and building layout patterns more efficient. City staff work with developers to determine how the path can best be located. In this case, it is proposed that the Walkway run between development projects in a north-south direction, along

the eastern edge of the property. This approach works and provides flexibility to future land assembly for development projects.

As articulated in the Area Plan, Alexandra Way will be a privately owned publicly accessible statutory right-of-way (PROP). As a condition of rezoning, the applicant is required to register a 5.0 meter PROP along the eastern edge of the subject property. In addition, the PROP is to widen at both ends of Alexandra Way, resulting in a wider PROP at both ends of the block to allow for greater visibility and access to the corridor. This extra width is reflected in the Land Use Map in **Attachment 4** where circles represent the widening of the walkway when it intersects the road, and is intended to provide design enhancements at the end of each block to act as a welcoming gateway. In addition, appropriate signage to indicate the permanent nature of this PROP at each end of the block will be a condition of rezoning.

The implementation of the walkway in this case will be for the developer to contribute half of the required full width along the eastern edge of the site. The developer will design and construct a temporary path along the eastern edge in addition to the registration of a PROP to allow public access. The applicant is to also provide a final design that will incorporate the western half of the site directly to the east to give the developer direction for the full and complete construction of the path when the assembly of sites to the east is ready for redevelopment.

The design of this section of Alexandra Way was undertaken in conjunction with the applicant's Landscape Architect and City Parks and Planning staff. The landscaping drawing in **Attachment 2** shows the current plan for the temporary appearance of the walkway that will be constructed to allow public use.

The applicant has undertaken an interim design of Alexandra Way between Alexandra Road and Tomicki Avenue on the submitted landscape plan (**Attachment 2**). Although this is to be a temporary design, the combination of landscaping elements and a pathway will introduce a welcoming and safe pathway for users that facilitates both movement within the neighbourhood and creates a space at the mid-way point for resting and interaction. More detailed information will be provided at the Development Permit stage of the application process.

Overall, the proposed interim design of Alexandra Way meets the design intent of the neighbourhood plan while meeting the functional purpose of the development.

Development Permit

The applicant is to submit a separate application for a Development Permit. Staff are willing to work with the applicant on these items, which include but are not limited to:

1. The interim and final design of the Alexandra Way thoroughfare. These designs are to include:
 - a) Connection with the units fronting the thoroughway;
 - b) Connection with the access to the central courtyard;
 - c) Intersection design at both Alexandra Road and Tomicki Avenue;
2. The overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard;
3. An illustration to show the manoeuvrability of single unit truck (SU9) vehicles to and from the loading bays;
4. The design of a child's play area within the outdoor amenity area;
5. The overall appropriateness to the form and character of the buildings and the interaction to the street;
6. The submission of a noise mitigation report for the proposed buildings;

7. The finish of the exposed parkade wall along the western edge of the site; and
8. The inclusion of direct pedestrian access to the ground floor units fronting Tomicki Avenue.

Financial Impact


None expected.

Conclusion

The applicant proposes to rezone the subject site to construct a 132 unit apartment complex over a small plate commercial over one level of underground parking.

The proposal meets the requirements of the Area Plan, but will require an amendment to it, to realign the current proposed configuration of Alexandra Road which is shown on the south west corner of the Alexandra Neighbourhood Land Use Map. This realignment will simplify the land assembly options for developers by better utilizing the existing road rights-of-way and existing property lines while still achieving the same road network objectives.

The design requirements meet the Area Plan neighbourhood character guidelines and staff are confident the outstanding conditions will be met prior to final adoption, and therefore recommend that rezoning application RZ 10-537689 proceed to first reading.

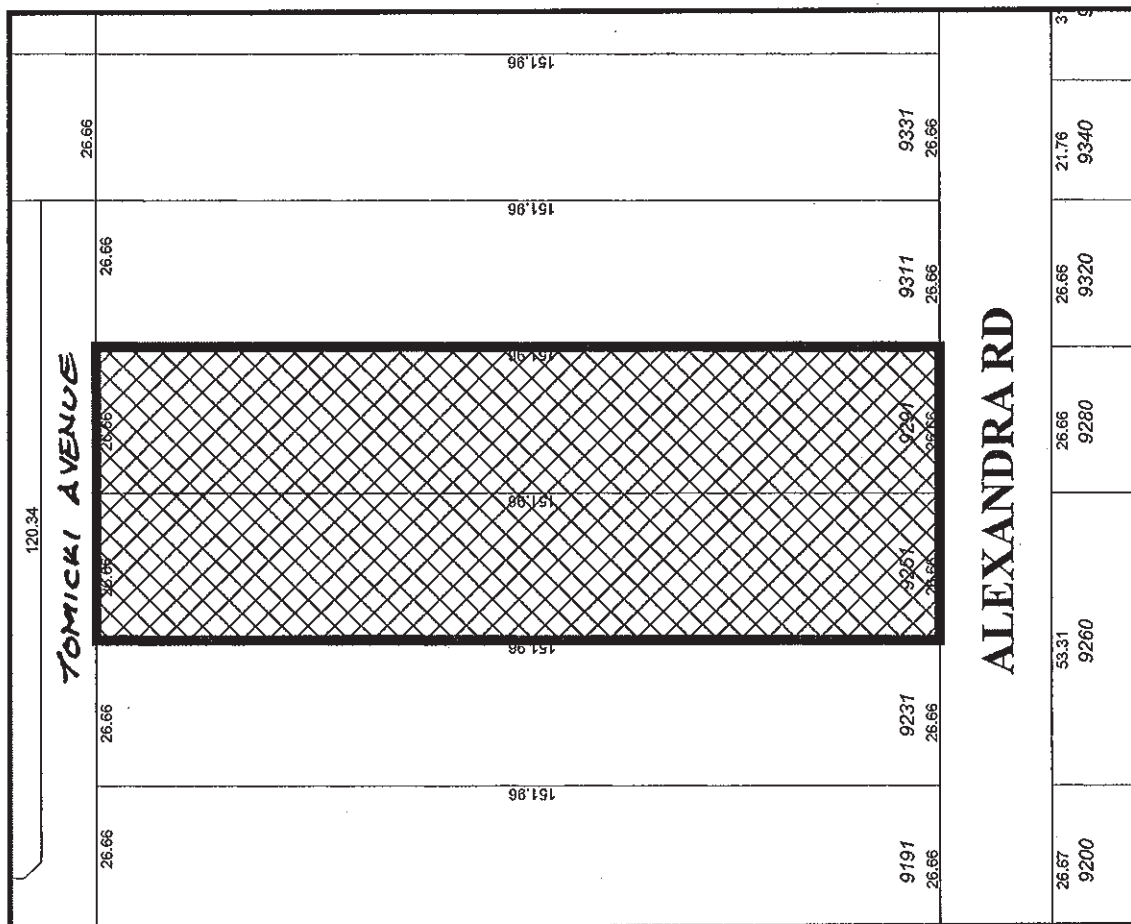
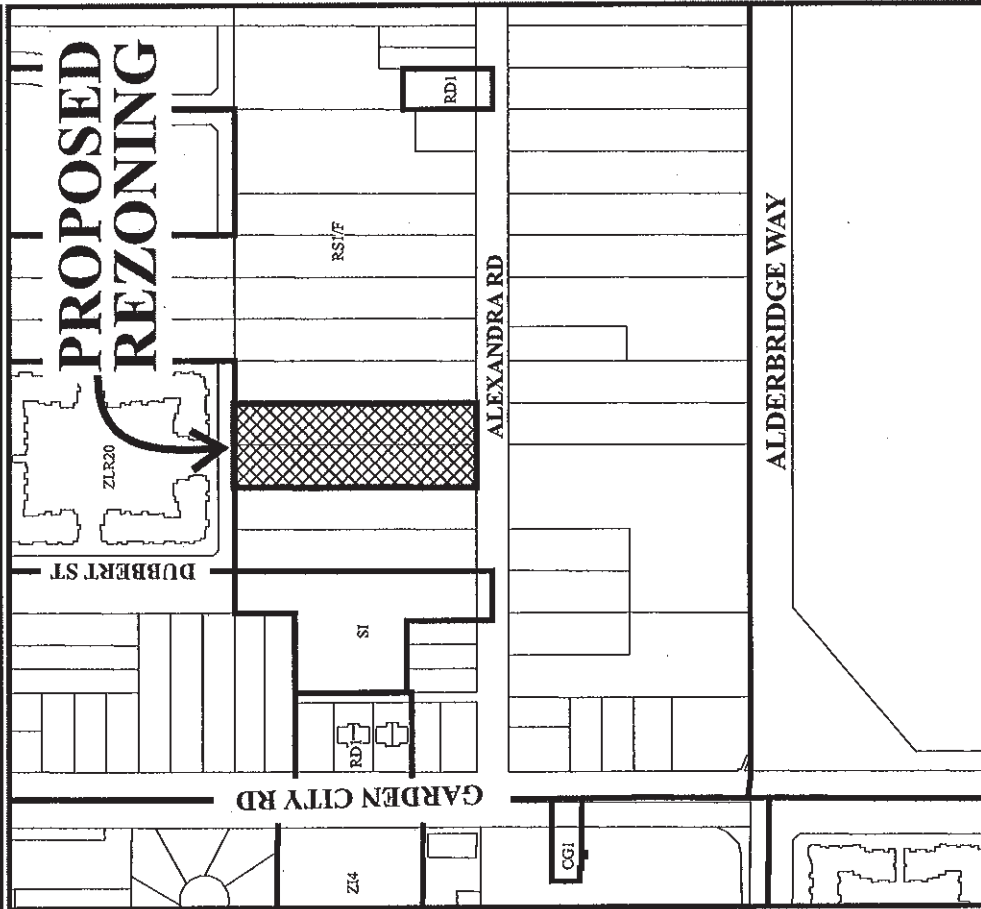


David Johnson
Planner 2
(604-276-4193)

DJ:cas

List of Attachments

Attachment 1	Location Map, Zoning Site Map and Site Context
Attachment 2	Preliminary Architectural Drawings (Site plan, Elevations)
Attachment 3	Development Application Data Sheet
Attachment 4	West Cambie - Alexandra Area Land Use Map
Attachment 5	Advisory Design Panel Comments and the applicant's response from the March 23, 2011 meeting of the Advisory Design Panel
Attachment 6	Arborist Report - Tree Survey Plan
Attachment 7	Conditional Rezoning Requirements



RZ 10-534751

Original Date: 06/16/10

Revision Date:

Note: Dimensions are in METRES



RZ 10-534751

Original Date: 06/16/10

Amended Date:

Note: Dimensions are in METRES

F. ADAB ARCHITECTS INC.



110-100 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3H4
TEL: (604) 987-3033 FAX: (604) 987-3033

This drawing is the property of F. Adab Architects Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of F. Adab Architects Inc. This drawing is the property of F. Adab Architects Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of F. Adab Architects Inc.

9251-9291 ALEXANDRA ROAD, RICHMOND MIXED-USE DEVELOPMENT

DRAWING LIST:

- A-0.0 COVER SHEET
- A-1.0 PROJECT DATA
- A-2.1 PARKING PLAN
- A-2.2 FIRST FLOOR PLAN
- A-2.3 SECOND FLOOR PLAN
- A-2.4 THIRD & FOURTH FLOOR PLAN
- A-2.5 ROOF PLAN
- A-3.1 ELEVATIONS
- A-4.1 SITE SECTION
- A-5.1 STATISTIC FOR ADJACENT LOT
- A-5.2 CONCEPT PARKING PLAN FOR ADJACENT LOT
- A-5.3 CONCEPT GROUND FLOOR PLAN FOR ADJACENT LOT
- A-5.4 CONCEPT TYPICAL FLOOR PLAN FOR ADJACENT LOT

CONTACT LIST:

CLIENT:
0761289 BC LTD. &
MAPLE RIDGE ORGANIC FARM
203-5188 Westminister Hwy.
Richmond, B.C. V7C 5S7
Tel: 604.537.5989

CITY OF RICHMOND:
5911 No. 3 Road
Richmond, B.C. V6Y 2C1
Tel: 604.276.4000
Fax: 604.276.4052

ARCHITECT:
F. ADAB ARCHITECTS INC.
Suite 130, 1000 Roosevelt Crescent
North Vancouver, B.C. V7P 3R4
Tel: 604.987.3003
Fax: 604.987.3033

LANDSCAPE ARCHITECT:
VAN DER ZALM & ASSOCIATES
1-8938 192nd Street
Surrey, B.C. V4N 3W8
Tel: 604.882.0024
Fax: 604.882.0042

GEOTECHNICAL:
GEO PACIFIC CONSULTANTS LTD.
215-1200 West 73rd Avenue
Vancouver, B.C. V6P 6G5
Tel: 604.439.0922
Fax: 604.439.9189

ARBORIST:
FROGGERS CREEK TREE CONSULTANTS
7763 McGregor Avenue
Burnaby, B.C. V5J 4H4
Tel: 604.721.6002
Fax: 604.437.0970

PLN - 49

DATE: JUN 2009		SHEET NO.	
PROJECT NO.		DRAWING NO.	
DESIGN: RA		SCALE: N.T.S.	
A-0.0			

DRAWING TITLE: COVER SHEET

FOR: 0761289 BC LTD. & MAPLE RIDGE ORGANIC FARM
ADDRESS: 9251-9291 ALEXANDRA ROAD RICHMOND, BC
PROJECT TITLE: MIXED-USE DEVELOPMENT

NO.	DATE	REVISION / ISSUES
1	JUN 14, 2009	APPROVAL
2	FEB 22, 2009	REVISED FOR SUBMISSION OF
3	MAY 20, 2009	REVISED FOR PLAN COMMITTEE

PROJECT STATISTICS

DATA SUMMARY

TOTAL GROSS SITE AREA OF LOT 1 AND LOT 2 :	87,254.00 SQ. FT.
ROAD DEDICATION:	6741.00 SQ. FT.
TOTAL NET AREA OF LOT 1 & 2 (AFTER DEDICATION):	81,513.00 SQ. FT.
GROSS AREA OF BUILDING 1:	62,179.49 SQ. FT.
GROSS AREA OF BUILDING 2:	87,946.03 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2:	130,123.52 SQ. FT.
TOTAL EXCLUDED AREA FROM FAR FOR BUILDING 1 AND BUILDING 2:	3,436.20 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2 LESS AREA EXCLUDED:	126,687.32 SQ. FT.
BONUS FOR HANDICAP UNIT @ 20 SQ.FT. EACH; 20 X 21 UNITS =	420 SQ.FT.
FAR CALCULATIONS	
LOT AREA:	81,513.00 SQ. FT.
ALLOWABLE AREA:	81,513.00 X 1.55 = 126,345.15 SQ. FT.
FAR :	ALLOWED: 1.55 PROVIDED: 1.549
NUMBER OF MARKETABLE UNITS:	124 UNITS
NUMBER OF AFFORDABLE UNITS:	8 UNITS
TOTAL NUMBER OF UNITS:	132 UNITS
OUTDOOR AMENITY AREA :	REQUIRED: 64.59 SQ. FT. X 132 UNITS 8,525.88 SQ. FT. PROVIDED: 8,587.00 SQ. FT.
INDOOR AMENITY AREA :	1,076.42 SQ. FT. 1,084.00 SQ. FT.

FSR CALCULATION

BUILDING 1

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	AMENITY	EXEMPTED AREA ELEVATOR	STAIRS	SERVICE	TOTAL EXEMPTED AREA	TOTAL NET AREA
1F	10482.45	-	2000	10482.45	1084.28	-	-	234.86	1319.24	11163.21
2F	16565.68	-	-	16565.68	-	63.00	257.20	-	320.20	16245.48
3F	16565.68	-	-	16565.68	-	63.00	257.20	-	320.20	16245.48
4F	16565.68	-	-	16565.68	-	63.00	257.20	-	320.20	16245.48
				62179.49					2279.84	59899.65

BUILDING 2

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	SERVICE	EXEMPTED AREA ELEVATOR	STAIRS	TOTAL EXEMPTED AREA	TOTAL NET AREA
LOBBY	657.80	-	-	657.80	-	-	-	-	657.80
1F	15798.27	-	-	15798.27	-	-	-	-	15798.27
2F	17197.32	-	-	17197.32	-	128.00	280.10	388.12	16811.20
3F	17197.32	-	-	17197.32	-	128.00	280.10	388.12	16811.20
4F	17197.32	-	-	17197.32	-	128.00	280.10	388.12	16811.20
				67946.03				1158.36	66787.67

UNIT STATISTICS

	UNIT TYPE										TOTAL UNITS
BUILDING 1	A	A1	B	B1	B2	C	D	E			
1F	1	0	1	0	0	2	3	1			8
2F	4	1	4	1	1	2	4	1			18
3F	4	1	4	1	1	2	4	1			18
4F	4	1	4	1	1	2	4	1			18
TOTAL	13	3	13	3	3	8	15	4			62
BUILDING 2											
1F	2	1	2	0	0	4	6	2			16
2F	2	2	2	0	0	4	6	2			18
3F	2	2	2	0	0	4	6	2			18
4F	2	2	2	0	0	4	6	2			18
TOTAL	8	7	8	0	0	16	23	8			70

PARKING REQUIREMENTS

RESIDENTIAL MARKET UNITS	REQUIRED 1.5 PER UNIT
AFFORDABLE UNITS	1.0 PER UNIT
MARKET UNITS	124 UNITS
AFFORDABLE UNITS	8 UNITS
TOTAL STALLS FOR MARKABLE UNITS	188.0
TOTAL STALLS FOR AFFORDABLE UNITS	8.0
TOTAL STALLS FOR ALL RESIDENTIAL UNITS	194.0
RESIDENTIAL VISITOR (COMBINE WITH COMMERCIAL PARKING)	
STALLS (0.2 of TOTAL NUMBER OF UNITS)	26.4
TOTAL RESIDENTIAL STALLS:	220.4
COMMERCIAL (COMBINE WITH RESIDENTIAL VISITOR PARKING)	
3 SPACES PER 100 SQ.M. UP TO 350 SQ.M., PLUS	
4 SPACES FOR EACH ADDITIONAL 100 SQ.M.	6

BIKE REQUIREMENTS

COMMERCIAL LONG-TERM SUGGESTED AS PER POLICY - CLASS 1 (0.27 SPACES PER 1,076.43 SQ. FT.)	1
SHORT-TERM SUGGESTED AS PER POLICY - CLASS 2 (0.4 SPACES PER 1,076.43 SQ. FT.)	1
RESIDENTIAL LONG-TERM SUGGESTED AS PER POLICY - CLASS 1 (1.25 SPACES PER UNIT)	163.75
SHORT-TERM SUGGESTED AS PER POLICY - CLASS 2 (0.2 SPACES PER UNIT)	26.0

SITE COVERAGE

BUILDING 1 SITE COVERAGE	
18,880.84 SQ. FT./81,513.00 SQ. FT. (BUILDING 1 FOOTPRINT/TOTAL NET SITE AREA)	22.89%
BUILDING 2 SITE COVERAGE	
17,197.32 SQ. FT./81,513.00 SQ. FT. (BUILDING 2 FOOTPRINT/TOTAL NET SITE AREA)	21.10%
TOTAL SITE COVERAGE	
(18,880.84 SQ. FT.+ 17,197.32 SQ. FT.)/81,513.00 SQ. FT. (TOTAL BUILDING FOOTPRINT/TOTAL NET SITE AREA)	43.99%

SETBACKS

	PROVIDED
FROM TOMICKI ROAD :	(RESIDENTIAL) 8.04M = 19'-10" (PARKING) 2.87M = 9'-9"
FROM ALEXANDRA ROAD :	(RESIDENTIAL) 1.83M = 6'-0" (COMMERCIAL) 0.0M (PARKING) 23.47M = 77'-0"
WEST SIDE YARD :	(RESIDENTIAL) 5.03M = 16'-6" (COMMERCIAL) 12.85M = 42'-2"
EAST SIDE YARD :	(RESIDENTIAL) 7.49M = 24'-7" (COMMERCIAL) 7.67M = 25'-2"

BUILDING HEIGHT

	PROVIDED
BUILDING 1 :	15.14M = 49'-8 1/4"
BUILDING 2 :	18.26M = 59'-10 3/4"



F. ADAB ARCHITECTS INC.

1130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3P4
TEL: (604) 981-3009 FAX: (604) 981-3003
EMAIL: info@f-adab.com

This drawing, as instrument of service, is the property of F. Adab, Architects Inc. and may not be reproduced without the permission of the firm. This office will be informed of any discrepancies and revisions shown on drawing.

These design documents are prepared solely for the use by the party who shows the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party who uses the design professional's work not entered into a contract.

AFFORDABLE UNITS

REQUIRED:	PROVIDED:
MIN. 7 UNITS & 6305 SF.	8 UNITS & 6436 SF.
	TYPE A1 582 SF x 2 = 1164 SF
	TYPE C 917 SF x 1 = 917 SF
	TYPE E 871 SF x 5 = 4356 SF
	TOTAL 8 UNITS: 6436 SF

AFFORDABLE UNITS: (6% OF TOTAL NO. OF UNITS): 8
MARKETABLE UNITS: 124

PROVIDED

175
(89 SMALL CAR PROVIDED = 47.4% OF RESIDENTIAL PARKING)
(13 TANDEM PARKING PROVIDED = 7.42% OF RESIDENTIAL PARKING)
24 (11 SMALL CARS & PARTIALLY INCLUDED IN COMMERCIAL PARKING)
199 (9.71% REDUCTION)
6 (NOT INCLUDED IN ACTUAL CALCULATION OF TOTAL NUMBER OF PARKING)

3	MAR 30, 2011	ISSUED FOR PLAN COMMITTEE
2	FEB 22, 2011	ISSUED FOR SUBMISSION OF ADP
1	JUN 11, 2010	ISSUED FOR RETURNING APPLICATION
NO	DATE	REVISION / ISSUE

PROJECT TITLE:
9251-9281 ALEXANDRA MIXED-USE DEVELOPMENT

ADDRESS
9251-9281 ALEXANDRA ROAD
RICHMOND, BC

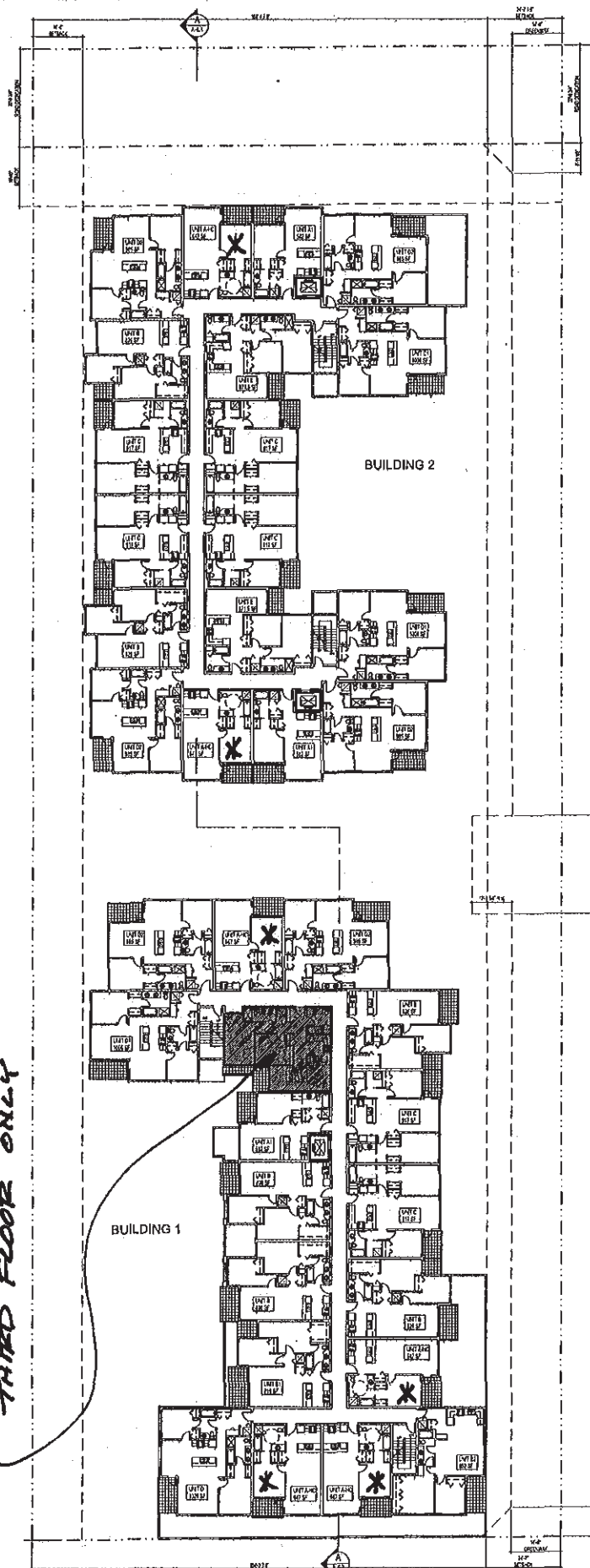
FOR:
0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:

SITE PLAN

DATE:	JAN 2010	SHEET NO:
SCALE:	N.T.S.	
DESIGN:	FA	
DRAWN:	DA	
PROJECT NO:		A-1.0

AFFORDABLE HOUSING UNIT
THIRD FLOOR ONLY



PLN - 54



**F. ADAB
ARCHITECTS
INC.**

4130-1027 ADAMS STREET CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 681-3393 FAX: (604) 681-3393
E-MAIL: fadab@fadamarchitects.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without the permission of F. Adab, Architect Inc. for the use of this specific project only and shall not be used elsewhere without written permission from this office.

Contractors shall verify and be responsible for all dimensions on the plan. This office shall be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party who shows the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party who shows the design professional has not entered into a contract.

3	MAR 30, 2018	ISSUED FOR PLAN COMMITTEE
2	FEB 22, 2018	ISSUED FOR SUBMISSION OF ADP
1	MAR 11, 2018	ISSUED FOR REZONING APPLICATION
NO	DATE	REASON / ISSUED

PROJECT TITLE:
9251-9281 ALEXANDRA
MIXED-USE DEVELOPMENT

ADDRESS
9251-9281 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:
3RD & 4TH FL. PLAN

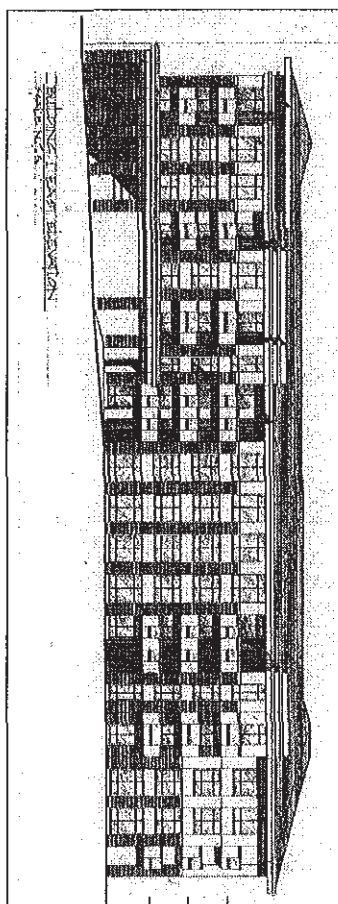
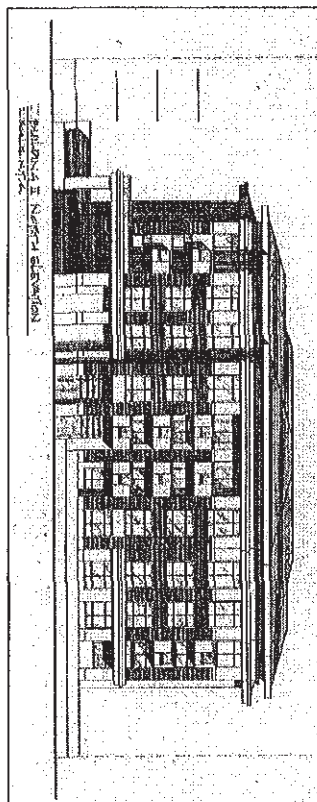
DATE:	JAN 2019	SHEET NO:	A-2.4
SCALE:	1/8" = 1'-0"		
DESIGN:	FA		
DRAWN:	DA		
PROJECT NO:			



This drawing, or instrument of service, is the property of F. Add. Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and shall not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



3	MAR 30, 2011	ISSUED FOR PLAN COMMITTEE
2	FEB 22, 2011	ISSUED FOR SUBMISSION OF ADP
1	JUN 15, 2010	ISSUED FOR REZONING APPLICATION
NO.	DATE	REVISION / ISSUED

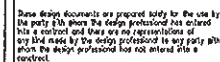
PROJECT TITLE:
9261-9291 ALEXANDRA
MIXED-USE DEVELOPMENT

ADDRESS
9251-9291 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:
**BUILDING 1 & 2
ELEVATIONS**

DATE: JUN 2010	SHEET NO:
SCALE: 1:1.5	A-3.1
DESIGN: FA	
DRAWN: DA	
PROJECT NO:	

**PLN - 57**

DATE: JUN 2010	SHEET NO:
SCALE: 1/20' = 1'-0"	A-4.1
DESIGN: FA	
DRAWN: GA	
PROJECT NO:	

PROJECT STATISTICS

DATA SUMMARY

TOTAL GROSS SITE AREA OF LOT 1 AND LOT 2 :	87,226.39 SQ. FT.
ROAD DEDICATION:	17255.69 SQ. FT.
TOTAL NET AREA OF LOT 1 & 2 (AFTER DEDICATION):	69970.70 SQ. FT.
GROSS AREA OF BUILDING 1:	51,742.00 SQ. FT.
GROSS AREA OF BUILDING 2:	57,401.00 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2:	109143.00 SQ. FT.
TOTAL EXCLUDED AREA FROM FAR FOR BUILDING 1 AND BUILDING 2:	4,206.00 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2 LESS AREA EXCLUDED:	104,937.00 SQ. FT.
FAR CALCULATIONS	
LOT AREA:	69,971.59 SQ. FT.
ALLOWABLE AREA:	69,971.59 X 1.5 = 104,957.39 SQ. FT.
FAR :	ALLOWED: 1.5 PROVIDED: 1.4937
NUMBER OF MARKETABLE UNITS:	98 UNITS
NUMBER OF AFFORDABLE UNITS:	5 UNITS
TOTAL NUMBER OF UNITS:	103 UNITS
OUTDOOR AMENITY AREA :	REQUIRED: 64.59 SQ. FT. X 103 UNITS 6,652.27 SQ. FT. PROVIDED: 12,700.00 SQ. FT.
INDOOR AMENITY AREA :	1,076.42 SQ. FT. 1,118.00 SQ. FT.

FSR CALCULATION

BUILDING 1

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	AMENITY	EXEMPTED AREA ELEVATOR	STAIRS	TOTAL EXEMPTED AREA	TOTAL NET AREA
1F	1131.00	-	7661.00	8792.00	-	-	-	0.00	8792.00
2F	1300.00	-	-	1300.00	-	63.00	372.00	435.00	13365.00
3F	1300.00	-	-	1300.00	-	63.00	372.00	435.00	13365.00
4F	1300.00	1150.00	-	2450.00	-	63.00	372.00	435.00	14715.00
				51742.00				1305.00	50437.00

BUILDING 2

	GROSS RES. AREA	LOFT AREA	NET COMM. AREA	TOTAL GROSS AREA	AMENITY	EXEMPTED AREA ELEVATOR	STAIRS	SERV. RM.	TOTAL EXEMPTED AREA	TOTAL NET AREA
1F	13660.00	-	-	13660.00	1118.00	-	-	433	1551.00	12109.00
2F	13557.00	-	-	13557.00	-	126.00	324.00	-	450.00	13107.00
3F	13557.00	-	-	13557.00	-	126.00	324.00	-	450.00	13107.00
4F	13557.00	3010.00	-	16567.00	-	126.00	324.00	-	450.00	16177.00
				57401.00					2901.00	54500.00

UNIT STATISTICS

NUMBER OF UNITS:	
BUILDING 1:	45 UNITS
BUILDING 2:	58 UNITS
TOTAL:	103 UNITS
AFFORDABLE UNITS REQUIRED (5% OF TOTAL NO. OF UNITS):	5
MARKETABLE UNITS:	98

PARKING REQUIREMENTS

RESIDENTIAL	REQUIRED	PROVIDED
MARKET UNITS	1.5 PER UNIT	
AFFORDABLE UNITS	1.0 PER UNIT	
MARKET UNITS	98 UNITS	
AFFORDABLE UNITS	5 UNITS	
TOTAL STALLS FOR MARKETABLE UNITS	147.0	152
TOTAL STALLS FOR AFFORDABLE UNITS	5.0	(17 SMALL CAR PROVIDED = 31% OF RESIDENTIAL PARKING)
TOTAL STALLS FOR ALL RESIDENTIAL UNITS	152.0	(7 TANDEM PARKING PROVIDED = 4.6% OF RESIDENTIAL PARKING)
RESIDENTIAL VISITOR (COMBINE WITH COMMERCIAL PARKING)		
STALLS (0.2 OF TOTAL NUMBER OF UNITS)	20.6	21 (PARTIALLY INCLUDED IN COMMERCIAL PARKING)
TOTAL RESIDENTIAL STALLS:	172.6	173
COMMERCIAL (COMBINE WITH RESIDENTIAL VISITOR PARKING)		
3 SPACES PER 1,076 SQ. FT. PLUS		
4 SPACES FOR EACH ADDITIONAL 1,076 SQ. FT.	23.2	11 (COMBINE WITH RESIDENTIAL VISITOR PARKING)
TOTAL PARKING STALLS	200.8	184.0



F. ADAB ARCHITECTS INC.

#136-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3000 FAX: (604) 987-3033
EMAIL: info@f-adab.com

This drawing, or treatment of service, is the property of F. Adab Architects Inc. and may not be reproduced without its permission. All information shown on this drawing is for the use of this specific project only and shall not be used for any other project without written permission from F. Adab Architects Inc.

Contractors shall verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and revisions shown on drawing.

These design documents are prepared solely for the use by the party who the design professional has entered into a contract and there are no representations or any kind made by the design professional to any party when the design professional has not entered into a contract.

1	MAR 30, 2018	ISSUED FOR PLAN COMMITTEE
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
9251-9291 ALEXANDRA
MIXED-USE DEVELOPMENT

ADDRESS:
9251-9291 ALEXANDRA ROAD
RICHMOND, BC

FOR:
0761289 BC Ltd. &
MAPLE RIDGE ORGANIC FARM

DRAWING TITLE:
STATISTIC
FOR ADJACENT LOT

DATE:	JUN 2018	SHEET NO:	
SCALE:	3/8" = 1'-0"		
DESIGN:	FA		A-5.1
DRAWN:	DA		
PROJECT NO:			

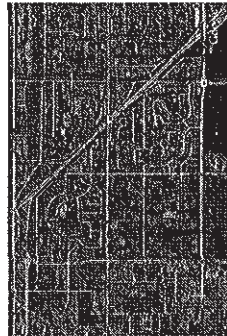
Alexandra Road Mix-Use Development Phase II - Landscape Development:

Project:
9251-8291 Alexandra Road
Mixed-Use Development
Phase II

Client/Owner:
0781239 BC Ltd. & Maple Ridge Organic Farm

Architect:
F.A.D.A.B. Architects Inc.
10000 104th Ave. S.W.
Richmond, BC V6X 1A6
Tel: 604-271-1000
Fax: 604-271-1001
www.fadab.com

Landscape Architect:
van der Zalm + associates Inc.
10000 104th Ave. S.W.
Richmond, BC V6X 1A6
Tel: 604-271-1000
Fax: 604-271-1001
www.vdz.com



Project Location

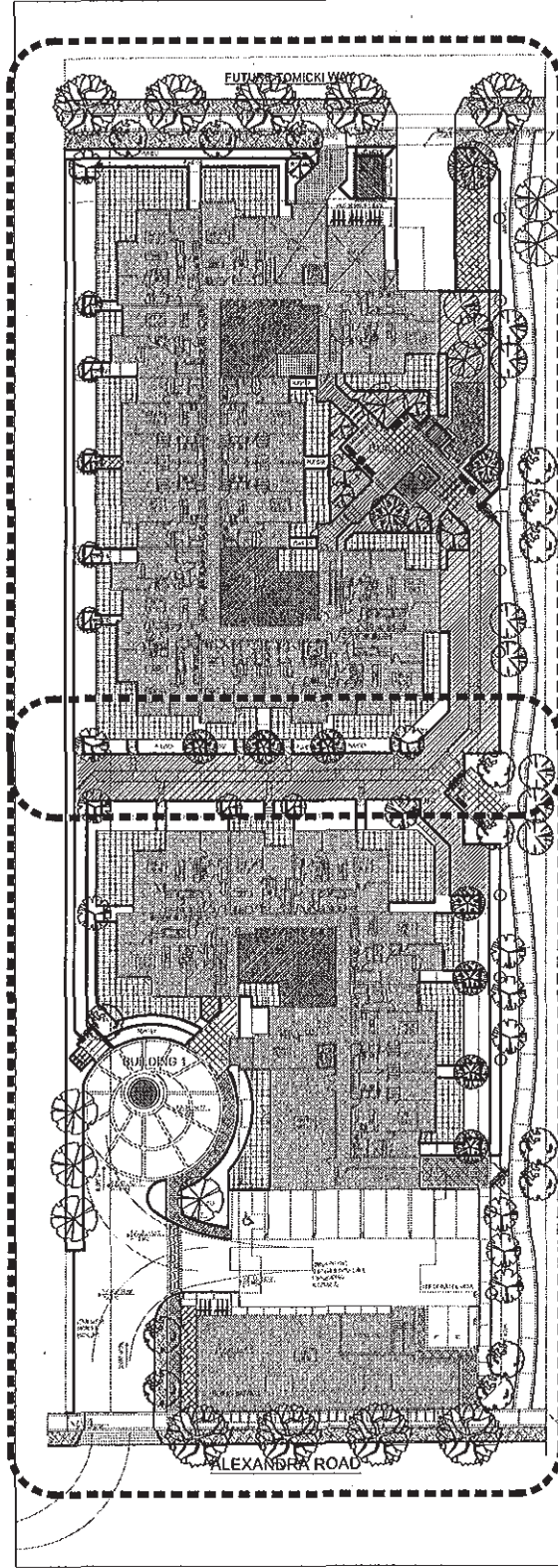


1. CONTEXT PLAN
N15

GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. The contractor shall avoid all existing utilities underground and overhead where applicable. Where underground utilities exist, their adjustments must be approved by the landscape architect prior to construction.
3. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.
4. Material quantities shown are for contractor convenience only. The Contractor must verify all material and specify sufficient materials to complete the job per plan.
5. Work shall conform to BC/LANA Standards.
6. The landscape architect reserves the right to inspect trees and shrubs either at time of growth or at the time of planting, for compliance with requirements of quality, size and quality.
7. The landscape architect reserves the right to reject landscape material on site whether stock piled or installed in place.
8. All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replaced accordingly at no additional expense to the owner.
9. The grass, lawns and softscape at disturbed areas within the construction limits as shown. All areas shall be completely and shall not pond nor puddle.
10. Where planting beds meet turf areas, the contractor shall provide a cultivated edge. Much all shrub beds to be as shown.
11. All trees planted in turf areas, provide a 1 meter diameter mulch ring (remove existing turf) at 2" thick with 1/4" of mulch depth.
12. An approved landscape plan shall be applied in all planting beds as a reference by manufacturer for each plant variety.
13. Contractor shall secure and post for all permits, fees, and transactions necessary for the proper execution of this work and comply with all codes applicable to this work.

City of Richmond Number	Sheet Number	Sheet Title
Plan #3	L-01	COVER SHEET
Plan #3A	L-02	LANDSCAPE REFERENCE PLAN
Plan #3B	L-03	TREE PLAN
Plan #3C	L-04	SHRUB PLANTING PLAN
Plan #3D	LD-01	LANDSCAPE DETAILS I
Plan #3E	LD-02	LANDSCAPE DETAILS II



2. SITE PLAN
SCALE: 1:250

1. LANDSCAPE PLAN A / TREE PLAN A
SHRUBS AND GROUND COVER PLAN A

2. LANDSCAPE PLAN B / TREE PLAN B
SHRUBS AND GROUND COVER PLAN B

van der Zalm + associates Inc.
Landscape Architect
10000 104th Ave. S.W.
Richmond, BC V6X 1A6
Tel: 604-271-1000
Fax: 604-271-1001
www.vdz.com

F.A.D.A.B. ARCHITECTS INC.
Architect
10000 104th Ave. S.W.
Richmond, BC V6X 1A6
Tel: 604-271-1000
Fax: 604-271-1001
www.fadab.com

Project:
9251-8291 Alexandra Road
Mixed-Use Development

Client/Owner:
0781239 BC Ltd. & Maple Ridge Organic Farm

Project No.:
DP2011 - 12

Drawing No.:
L-01

Scale:
1:250

Date:
MAR. 2011

Author:
JG

Checker:
JG

Project:
9251-8291 Alexandra Road
Mixed-Use Development

Client/Owner:
0781239 BC Ltd. & Maple Ridge Organic Farm

Project:
9251-8291 Alexandra Road
Mixed-Use Development

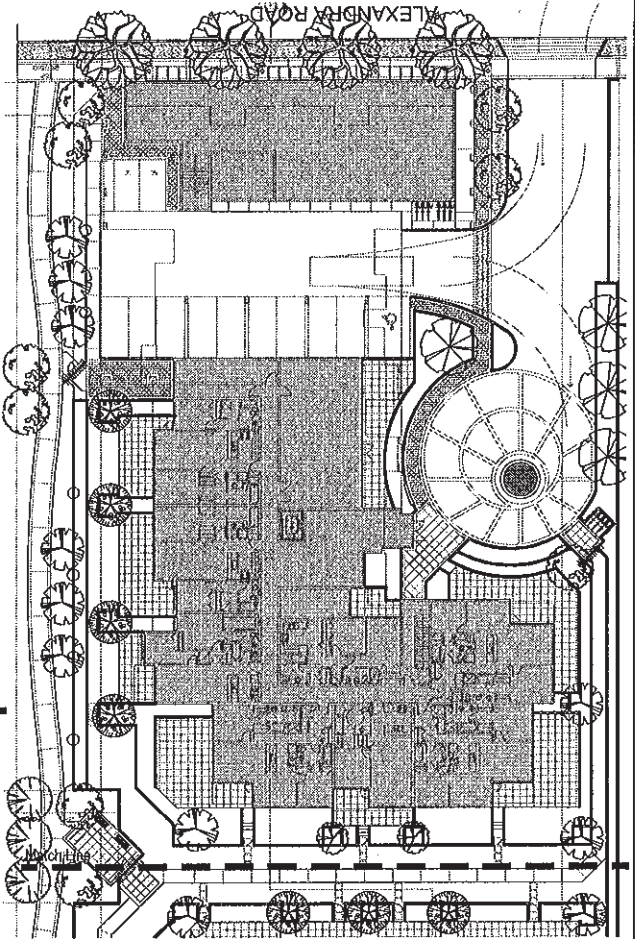
Client/Owner:
0781239 BC Ltd. & Maple Ridge Organic Farm

Project No.:
DP2011 - 12

Drawing No.:
L-01

Scale:
1:250

Date:
MAR. 2011



Trees	Botanical Name	Common Name	Size	Spacing
1	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
2	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
3	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
4	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
5	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
6	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
7	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
8	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
9	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
10	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
11	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
12	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
13	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
14	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
15	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
16	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
17	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
18	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
19	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'
20	Acer glabrum	Maple	10-12' H x 10' W	10' x 10'

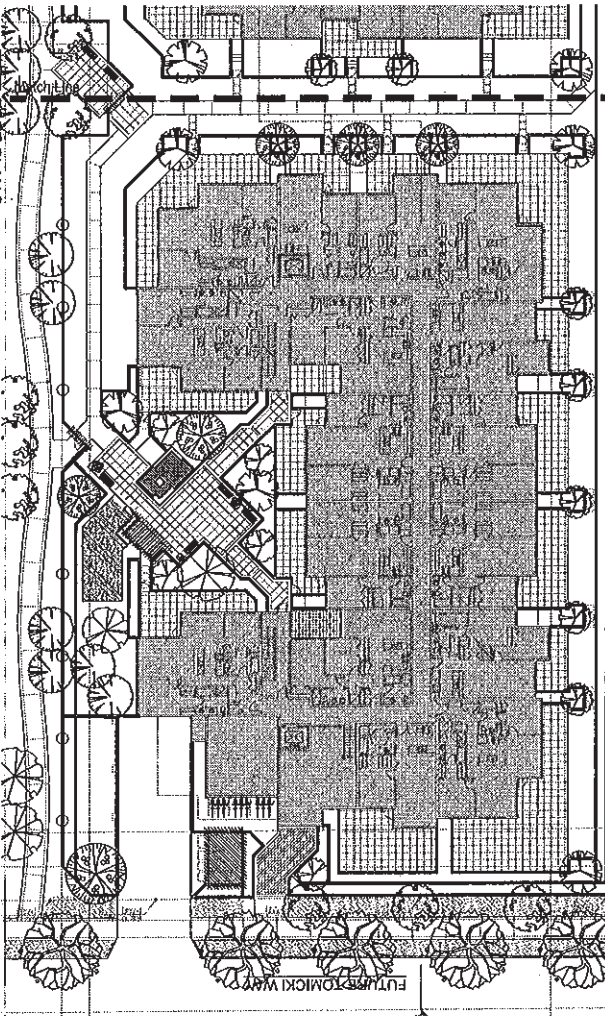
1 TREE PLAN A
SCALE: 1:200

2 TREE PLANTING DETAIL
SCALE: 1:50

3 TREE PLANTING ON SLAB DETAIL
SCALE: 1:75

4 TREE PLANTING ON SLAB DETAIL
SCALE: 1:75

5 TREE PLAN B
SCALE: 1:200



Plan #3B

FADAB
ARCHITECTS
INC.

PROJECT: 9251-9231 Alexandra
Mixed-Use Development
LOCATION: 9251-9231 Alexandra Road
Richmond, BC

DATE: MAR. 2011

L-03

PROJECT NO. DP2011 - 12

DRAWING TITLE

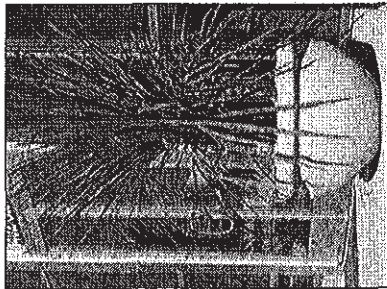
PLAN - 61
TREE PLAN

[illegible][illegible][illegible]

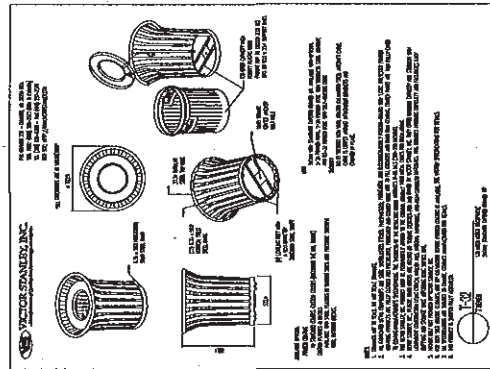
*Install per manufacturer's specifications
*Location of Bollards to be coordinated with Electrical, Mechanical, and Building Envelope consultants.

[illegible]

*Install per manufacturer's specifications
*Location of Bollards to be coordinated with Electrical, Mechanical, and Building Envelope consultants.



3 - SCALE: PARK VUE BENCH BY LANDSCAPE FORMS NTS

[illegible]

5 - FLO BIKE RACK BY LANDSCAPE FORMS NTS SCALE

<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <p>DRAWN</p> <p>JG</p> <p>ENVELOP</p> <p>JG</p> </div> <div style="width: 20%; text-align: center;"> <p>APPROVED</p> <p>NAV</p> </div> <div style="width: 40%;"> <p>CLAD FILE</p> <p>1324 LORANGE BLVD</p> </div> </div>	<p>SCALE</p> <p>1:250</p> <p>DATE</p> <p>MAR. 2011</p>
---	--



City of Richmond

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

Development Application Data Sheet

RZ 10-534751

Address: 9251 and 9291 Alexandra Road

Applicant: Fred Adab Architects Inc..

Planning

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

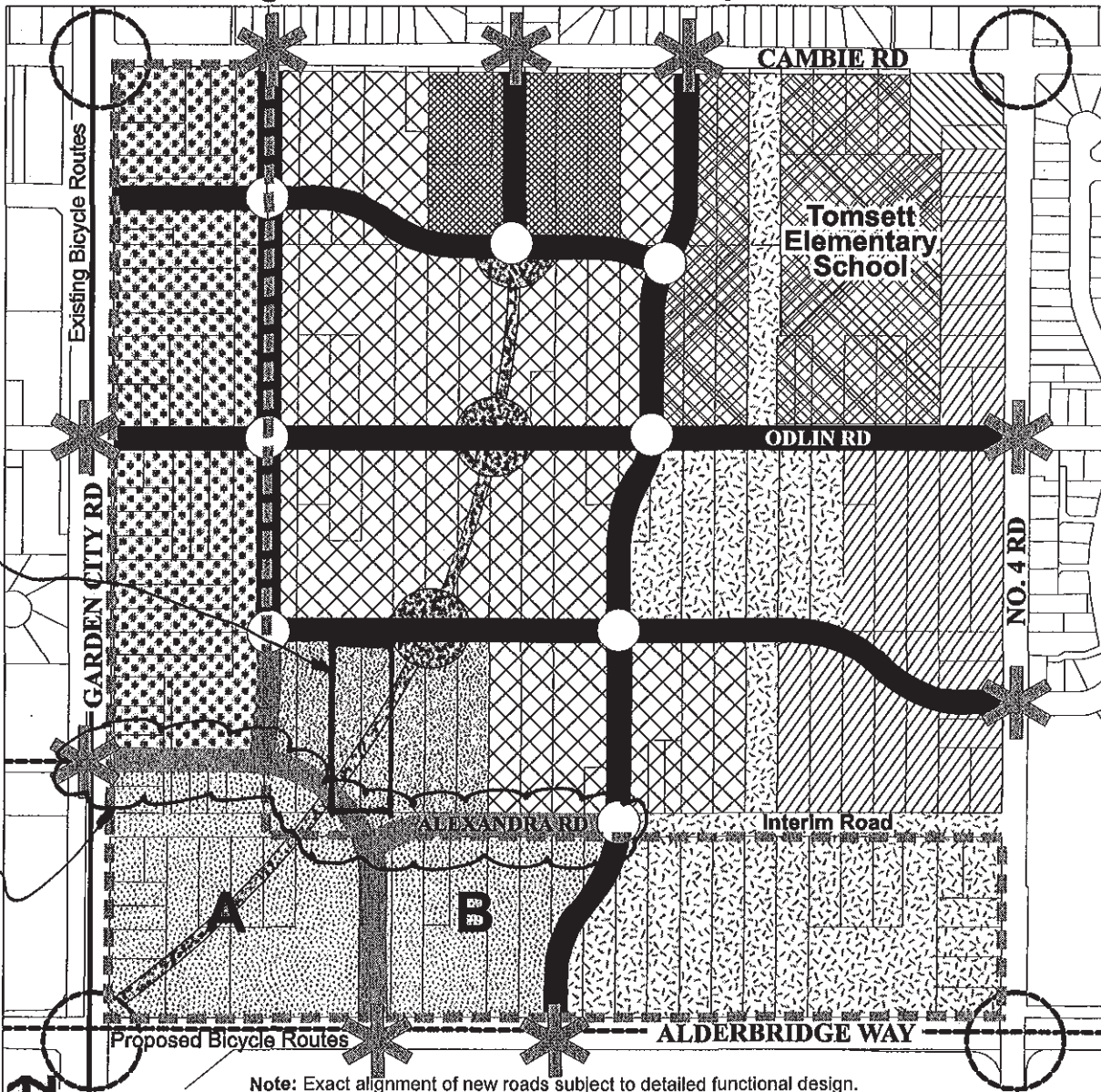
	Existing	Proposed
Civic Address:	9251 Alexandra Road 9291 Alexandra Road	To Be Determined
Owner or Applicant:	Fred Adab Architects Inc.	No Change
Site Size (m²):	8,106.16m ²	7,572.8m ² (after land dedication for Tomicki Road)
Land Uses:	Single Detached	Apartment Residential over Small Plate Commercial
OCP Area Plan Designation:	Mixed Use – 1.25 base FAR (Max. 1.50 FAR with density bonusing for affordable housing) Medium Density over Retail	No Change
Zoning:	Single-Detached Housing District (RS1/F)	"Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)" Permits Apartments at 1.55 F.A.R. with Density Bonusing if affordable housing units are provided as well as committed connection to the Alexandra District Energy Utility
Number of Units:	1 Single-Detached Dwelling per existing lot.	132 Apartment Units plus 185.8m ² of commercial on a consolidated lot.

	Bylaw Requirement ZMU20	Proposed	Variance
Density (FAR):	Site Area = 8,106.16m ² (1.55) = 11,737.8m ²	11,730.6m ² (1.55 FAR)	none permitted
Lot Coverage – Building:	45% Max.	44%	none

Lot Size:	No lot size requirements	N/A	N/A
Front Road Setback - Alexandra Road (min)	0.0m for commercial 1.5m for residential 7.0m for parking structure	0.0m (commercial) 1.83m (residential) 23.5m (parking structure)	none
Front Road Setback - Tomicki Avenue (min)	6.0m for residential 2.6m for parking structure	6.0m (residential) 2.67 (parking structure)	none
Setback – Alexandra Way (min)	7.5m for residential 8.0m for commercial 5.0m for parking structure	7.5m (residential) 8.0m (commercial) 5.0m (parking structure)	none
Height:	20.0m (max.)	17.3m	none
Off-street Parking Requirements:	Resident – 194 (includes 8 stalls for affordable housing units) Visitor – 27 Commercial: - 6 227 spaces required (min.)	Resident: - 175 (includes 8 stalls for affordable housing units) Visitor – 24 Commercial: - 6 205 spaces provided	22 parking spaces (9.7%) TDM report required
Tandem Parking Spaces	Residents only	13 tandem spaces (26 parking stalls)	none
Small Car Ratio:	50% (min.) to be standard size spaces	52.6% standard size spaces	none
Amenity Space – Indoor:	100.0m ² or cash-in-lieu payment	100.7m ²	none
Amenity Space – Outdoor:	6 m ² minimum per unit x 132 units = 792.0m ²	797.8m ²	none

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 8715
2011/03/21

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

RZ 10-534751 – MIXED USE RESIDENTIAL AND COMMERCIAL

ARCHITECT: F. Adab Architects

PROPERTY LOCATION: 9251/9291 Alexandra Road

Panel Discussion*Comments from the Panel were as follows:*

- the project is a typical four-storey format in the area;
- massing and hip-roofs are working well;
- design development is needed for the commercial component facing Alexandra Road; looks like a long and blank piece; should reflect a residential character;

Our intent, as the design develops, is to provide further details and introduce secondary elements in a form such that the character of the buildings will be clearly expressed. The materials that will be used (metal, concrete, glass decorative fascias, bricks and concrete panels) will enrich the architectural image.

- design development is needed for building elevations facing Alexandra Way to provide a strong interface to it; elevations should look like entry gates;

Acknowledged. The architectural expression of the two buildings is intended to provide the observer with the variety of stimuli that will enrich the experience of the users of the greenway. Furthermore, an actual physical and formal strong connection will be established between the greenway and the development locating gates and features that will highlight key locations and functions.

- vehicular entries on both ends of the site need more work; commercial and visitor parking space should provide other opportunities for use by the residents such as bike racks; will mitigate the appearance of vehicular parking space adjacent to a pedestrian realm; parking ramp access on the north side is close to Alexandra Way and should either be relocated or enhanced through design;

It is undoubtedly true that further development of the design needs to be created to complete the architectural and landscape expression. On the other hand, elements already present in the design (i.e. second floor terraces and areas offering opportunities for reach landscaping and installation of features) constitute a good base on which improvements can be based.

- design development is needed for the south elevation of Building 1 facing Alexandra Way; there is one long stretch of hip roof along this elevation; has potential for three distinct tower forms with individual hips; more texture can be added consistent with the building vocabulary;

Acknowledged. This aspect will be reviewed in conjunction with the further development of the design.

- overall image of the buildings' facade works well; however, the central segment of the east elevation is too repetitive; vertical plasters need to be modified; buildings should have a base, middle, and top hierarchy;

Acknowledged

- Alexandra walkway needs more work; should have a strong urban presence; spines will hold together the disparate developments in the area; consider connections to adjacent developments in design development; look at precedent in Dover Crossing;

The reference will be explored.

- applicant needs to provide more explanatory drawings; create more sections to understand the transitions from the terraces to the common and public spaces;

During the Development Permit Process these drawings will be produced.

- consider a stronger urban treatment of the Alexandra Road entry; also consider permeability of the parking stalls adjacent to the commercial building;

Attention will be given to both aspects of the project.

- provide unique identity to the development; needs to be distinguished from other similar developments in the City; consider marketing and design aspects;

Noted.

- provide context in the presentation of the project to understand how the architecture and landscape relates to a theme;

Additional drawings will be provided. A section that has been shown intended to give a sense of the articulation of the design.

- project is moving in the right direction;
- generally, project design is good and mass suits the context
- parking space between the commercial and residential buildings is a shaded area; consider architecturally lighting up the area by introducing glazing in the commercial building;

The commercial glazing is intended to be maximized as far as the code allows it.

- consider introducing public art related to the building architecture and landscaping of the project;

We will explore the possibility to introduce art in the development. It should be noted that on the Alexandra Road side a water feature already is planned. Perhaps this element can provide the opportunity to include an artistic expression.

- building forms and design of the subject development are not different from other developments in the area; Building 2 is a traditional four-storey building in the Alexandra neighbourhood; Building 1 needs to address some issues such as the CPTED issue in the parking lot between this building and the commercial building; address also the impact of the operation of the restaurant in the commercial building to the residential units above it; will affect the liveability of these residential units;

Attention will be given to providing a safe environment in the parking area between the commercial and the residential. The area of 2000 sq. ft. could be suitable for a small restaurant with some limited sitting. This aspect of the program for the development has not been established. However, if this use will be included in the project program, attention will be given in providing a technical solution that would not affect the residential portion of the project.

- loading and garbage behind the commercial building will affect the appearance of the parking lot and heat pumps, fans, loading, etc will affect the space, Alexandra Way and the residential units; a difficult part of the project;

Through the design and careful consideration of these aspects we intend to overcome these potential negative factors that can lower the quality of the environment.

- consider design development of turnaround to address the inconvenience of residents when they drop off people in Building 1 but are unable to access the resident parking;

The turnaround is an added urban feature. The building does function even if the turnaround is eliminated. Convenient access to the building is provided through the underground parking. Users will access the turnaround according to their needs. The concept of splitting the residential traffic from the commercial flow of cars is based on two major reasons:

- A) Not to overload one side, which in case of the commercial area along Alexandra Road will be already quite busy (when the shopping centre and Wall Mart construction will be completed)*
- B) The entrance to the development on the Alexandra side is close to a T intersection*

- buildings need a distinct definition of base, middle and top; cornice design at the top is too rich; consider reducing richness to lighten the building towards the top; consider also stepping back the top floor to soften the massing and provide relief to the building; materiality of the building is very rich; needs to be toned down;

The above aspects will be considered.

- overall form and development is fine;

- pleased to see the inclusion of affordable and accessible units in the development; design and lay-out of one-bedroom units are suitable;
- consider design development of some two-bedroom units to provide accessible features; older residents with an extended family may need more than one bedroom; will enhance the marketability of the project;

This aspect will be explored

- the site lay-out is clever; site is very challenging as it is very narrow and deep; appreciate the two-core treatment of the site; a linear lay-out would have resulted in a long building mass; landscape treatment of the two cores with two different languages is successful;
- south elevation that faces Alexandra Road is the weakest among the four elevations in terms of architectural design; needs more attention;

The further development of the design will articulate the architectural vocabulary

- treatment of the landscape between the two buildings needs further design development to provide more uses to the residents; a walking area within the development will improve the design and marketability of the project;

Presently, within the property, a system of trails is already shown. However, opportunities for activities and/ gathering areas will be considered.

- would like to see more context to the drawings when the project is presented again to the Panel; also provide more detail on how the buildings look from Alexandra Way;

The presentation did not include all the elevations and additional drawings will be provided as the design becomes more defined.

- commercial building is embedded in the residential component of the project; needs to be separated to avoid conflicts; and

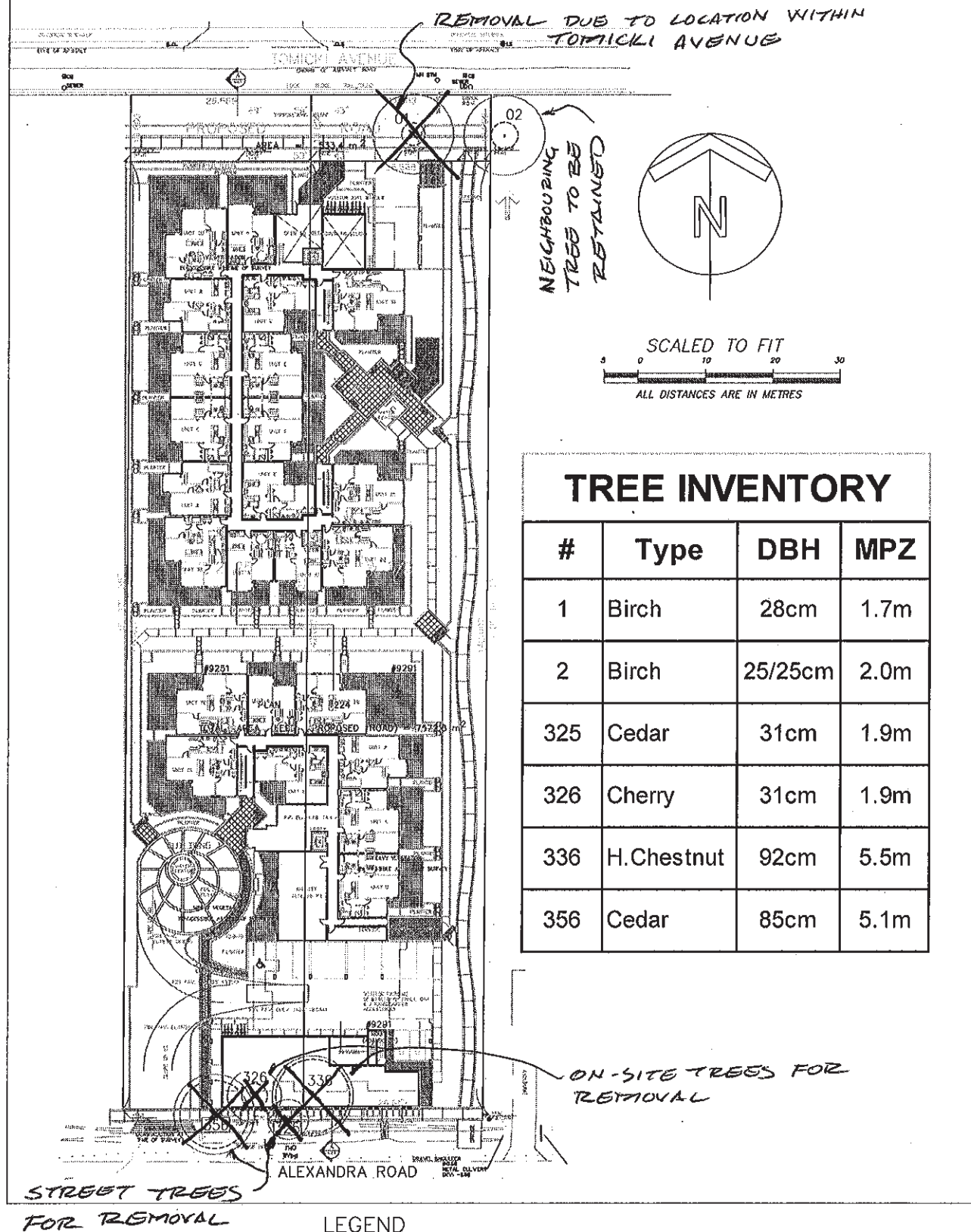
The residential component is clearly set back from the façade of the commercial part of the building. This provides a clear definition between the residential and commercial parts of the construction.

Having stated the above, the introduction of some materials, further definition of the commercial canopy and the already existing extensive glazing will increase the distinction and define the unique character of the two components.

- relationship of the parking area with the adjacent walkway needs to be further examined; consider how the parking area will look from the walkway.

Noted

APPENDIX 2 TREE PROTECTION PLAN



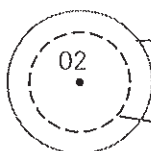
TREE INVENTORY

#	Type	DBH	MPZ
1	Birch	28cm	1.7m
2	Birch	25/25cm	2.0m
325	Cedar	31cm	1.9m
326	Cherry	31cm	1.9m
336	H.Chestnut	92cm	5.5m
356	Cedar	85cm	5.1m

STREET TREES
FOR REMOVAL

LEGEND

CITY TREE



CANOPY

MINIMUM PROTECTION
ZONE (MPZ)TREES PROPOSED
FOR REMOVAL

PLN - 72

PAGE 6

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER MATSON PECK & TOPLISS SURVEYORS & ENGINEERS
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd2783 McGregor Avenue Burnaby BC V5J 4M4
Telephone: 604-721-6002 Fax: 604-437-0970

9281-91 ALEXANDRA ROAD, RICHMOND BC

TREE PROTECTION PLAN

THE DRAWING PLOTS ALL TREES, THEIR CANOPIES AND MINIMUM PROTECTION ZONES (MPZ) IN RELATION TO PROPOSED LAYOUT

DRAWN BY: GM
MAY 28, 2011

**Conditional Zoning Requirements
9251 and 9291 Alexandra Road
RZ 10-534751**

Prior to adoption of Zoning Amendment Bylaw 8748, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidate the TWO lots into one development parcel.
2. Make a land dedication for road of up to ten (10) meters wide along the northern end of the subject property to allow for the continued development of Tomicki Avenue. The exact amount of land dedication required will be confirmed as part of the Servicing Agreement with the City.
3. Registration of a Public Right of Passage (PROP) Right-of-Way (ROW) that is to include:
 - a) A 5.0 meter wide PROP ROW along the entire eastern edge of the subject property (after land dedication) for the development of Alexandra Way;
 - b) A PROP ROW is to be registered at the intersection of Alexandra Road for an additional 3.0 meter wide PROP at the south property line to angle into the property at 45 degrees until it meets with the 5.0 meter width;
 - c) A PROP ROW is to be registered at the intersection of Tomicki Avenue for an additional 3.0 meter wide PROP at the north property line (after land dedication) to angle into the property at 45 degrees until it meets with the 5.0 meter width; and
 - d) In addition to the 5.0 meter PROP ROW outlined in (a) above, an additional 10.0 meter wide and 4.0 meter deep PROP ROW is to be registered at the midpoint, between the two buildings and at the access point to the outdoor space to the complex.

After satisfactory completion, the City will maintain the hard surfacing of the walkway, with the Strata Corporations will maintain the soft landscaping on their property. Installation of signage at both ends of the block is to be installed to notify users that the path is available for public use.

4. Registration of a Flood Plain Restrictive Covenant specifying a minimum habitable floor level of 2.6 GSC.
5. Registration of an Aircraft Noise Sensitive Use Covenant for Mixed Use.
6. Registration of the City's standard Housing Agreement(s) to secure eight (8) affordable housing units consisting of 7 - two-bedroom units and 1 -- one bedroom units scattered over the two buildings. The terms of the Housing Agreement(s) will include date from the following chart.

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent ¹ *	Total Household Annual Income ¹ *
Bachelor	37 m ² (400 ft ²)	\$788	\$31,500 or less
One bedroom	50 m ² (535 ft ²)	\$875	\$35,000 or less
Two bedroom	80 m ² (860 ft ²)	\$1,063	\$42,500 or less
Three bedroom	91 m ² (980 ft ²)	\$1,275	\$51,000 or less

Notes:

¹ Rent and Income may be adjusted periodically as provided for under the City's Affordable Housing Strategy.

* Denotes 2009 amounts.

The term of the agreement is in perpetuity.

This agreement shall include provisions to ensure the occupancy of the Affordable Housing Units enjoy full and unrestricted access and use of the indoor amenity space.

7. Voluntary contribution of \$75,807.09 towards the provision of West Cambie child care facilities to the City.
8. Voluntary contribution of \$75,807.09 towards the provision for City Beautification works within the Alexandra Neighbourhood (West Cambie). A reduction to this fee for the engineering design costs of the Alexandra Way throughway is to be determined by the Director of Development.
9. Voluntary contribution of \$8,844.16 to assist in the Planning and Engineering costs for the Community Planning and Engineering services and infrastructure costs of the West Cambie Neighbourhood plan.
10. Provision of Public Art along Alexandra Way in accordance with City Policy, or a contribution toward the City's public Art Statutory Reserve Fund in the amount of \$75,807.09.
11. Voluntary contribution of \$1,300.00 towards the City's Street Tree Compensation Fund to replace the street trees fronting the property that are identified for removal.
12. Registration of a legal agreement(s) regarding the developer's voluntary commitment to connect to the West Cambie District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering.
13. Enter into the City's standard Servicing Agreement to design and construct offsite upgrades. Works include, but are not limited to:
 - a) Improvements to the storm system to infill the existing ditch fronting Alexandra Road in favour of an interim drainage system to alleviate potential downstream flooding issues and install their portion of the ultimate storm sewer alignment in the centre of Alexandra Road, to the extent of the two properties.
 - b) Raising the grade height of Alexandra Road to a minimum of 2.0m GSC.
 - c) Road widening and frontage improvements along the north side of Alexandra Road to the following ultimate cross section (from north to south):
 - 2.0m sidewalk
 - 1.5m boulevard to consist of either grass and tree boulevard or a tree lined paved surface.
 - 0.15m curb and gutter
 - min. 6.2 meter wide road pavement
 - appropriate side slope and tie-in to the properties to the south.
 - d) Road design and construction of the Tomicki Avenue to complete the ultimate road cross section, including:
 - 2.0m sidewalk on the south side
 - 3.6m grass boulevards and curb and gutter on both north and south sides, and widening asphalt pavement to a minimum of 8.5m wide.
 - e) Provide an interim design for Alexandra Way Greenway for the period of time until the site to the east (9311 Odlin Road) is set for redevelopment that will complete the full width of the path. Also the applicant is to provide a finished design to guide the final construction, including grading, lighting and pavement as determined by the Director of

Transportation. Treatment of the 3.5 meter wide path to consist of red stamped concrete border along the edge of the pavement with scored concrete in between. Treatment of the intersection at each end is to be determined at the Development Permit review.

- f) Construction of a bus shelter with a standing concrete pad near the corner of Garden City Road and Alexandra Road.
14. The submission and processing of a Development Permit** completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to prove information pertaining to:
- a) Design of the interim and final design of the Alexandra Way thoroughfare. These designs are to include:
 - i. Connection with the units fronting the throughway;
 - ii. Connection with the access to the central courtyard;
 - iii. Intersection design at both Alexandra Road and Tomicki Avenue;
 - b) Overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard.
 - c) Provide an illustration to show the manoeuvrability of SU9 vehicles to and from the loading bays.
 - d) Design of a child's play area within the outdoor amenity area.
 - e) Overall appropriateness to the form and character of the buildings and the interaction to the street.
 - f) Submission of a noise mitigation report for the proposed buildings.
 - g) Finish of the exposed parkade wall along the western edge of the site.
 - h) The inclusion of direct pedestrian access to the ground floor units fronting Tomicki Avenue.

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

- a) A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>);
- b) Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails;
- c) The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. Contact Building Approvals Division at 604-276-4285.
- d) Fire flow calculations based on the Fire Underwriter Survey confirming adequate available flow is required at the Building Permit stage;
- e) Demonstration of compliance with all terms outlined in Section 4.16 of the Zoning Bylaw to permit floor area exclusion in lieu of the provision of dwelling units with basic universal housing features;
- f) Certification by a registered professional that any required noise insulation measures may be installed according to recommendations in the required acoustic report;
- g) Payment of \$1,836.72 per unit plus applicable interest towards the Alexandra Neighbourhood Development Agreement; and
- h) Payment of the Supplementary Development Cost Charges for the Alexandra Area.

**** Note:** This requires a separate application

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

Signed

Date



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8748 (RZ 10-534751)
9251 and 9291 Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 8500 is amended by inserting as Section 20.20 thereof the following:

20.20 "Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)"

20.20.1 PURPOSE

The **zone** provides for mixed residential/commercial **development** with a **density bonus** for affordable housing.

20.20.2 PERMITTED USES

- child care
- health service, minor
- housing, apartment
- office
- restaurant
- retail, convenience
- retail, general
- service, financial
- service, personal

20.20.3 SECONDARY USES

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

20.20.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 1.25.
2. Notwithstanding Section 20.20.4.1, the reference to "1.25" is increased to a higher **density** of "1.50" if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.083 of the total maximum **floor area ratio**; 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.
3. Notwithstanding Section 20.20.4.2, the reference to "1.50" is increased to a higher **density** of "1.55" for the following **site** if, prior to the first occupancy of the **building**, the **owner** provides the amenity of a reduction in greenhouse gas emissions by connecting, or committing to connect in a manner satisfactory to the **City**, and **buildings** on the lands to the Alexandra District Energy Utility pursuant to Bylaw No. 8641.

9251 Alexandra Road
P.I.D 004-222-431

East Half Lot 25 Block "B" Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

9291 Alexandra Road

P.I.D 000-635-987

West Half Lot 24 Block B Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

4. A minimum of 0.024 of the total **floor area ratio** must be used for non-residential **uses**. The maximum non-residential area on the **lot** can not exceed 0.14 of the total **floor area ratio**.

20.20.5 **MAXIMUM LOT COVERAGE**

- .01 Maximum **Lot Coverage**: 45%

20.20.6 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road Setback**:

- a) Alexandra Road: 0 m for non-**residential** use and 1.5 m for **residential** use
 - i. unenclosed patios may encroach into the **public road** setback; and
 - ii. the parking **structure** is setback 7.0 m.
- b) Tomicki Avenue: 6.0 m
 - i. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 2.6 m. Such encroachments must be architecturally treated and landscaped by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

.02 **Side Yard setback**:

- a) 8.0 m for non-**residential** use and 6.0 m for **residential** use;
- b) unenclosed balconies may project into the **side yard** setback for a maximum distance of 1.2 m; and
- c) a parking **structure** may project into the **side yard** setback. Such encroachments must be landscaped or screened by a combination of landscaping and parking structure treatment as specified by a Development Permit approved by the City.

20.20.7 **MAXIMUM HEIGHTS**

- .01 **Buildings**: 20 m

- .02 **Accessory Buildings & Structures**: 5 m

20.20.8 **SUBDIVISION PROVISIONS/MINIMUM LOT SIZE**

- .01 There are no minimum **lot width**, **lot depth** or **lot area** requirements.

20.20.9 **OFF-STREET PARKING AND LOADING**

- .01 Off-street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 8500.

20.20.10 **SIGNAGE**

PLN - 78

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Neighbourhood Commercial (CN)" district.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it "**Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)**".
- P.I.D 004-222-431
East Half Lot 25 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224
- P.I.D 000-635-987
West Half Lot 24 Block B Section 34 Block 5 North Range 6 West New Westminster District Plan 1224
3. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8748**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICE



**Richmond Official Community Plan Bylaw 7100
McLennan South Sub Area Plan (2.10D)
Amendment Bylaw 8757**

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

1. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing "Alexandra Neighbourhood Land Use Map", and replacing it with "Schedule A attached to and forming part of Bylaw No. 8757" and similarly amending the following related maps identifying the road in the Area Plan:

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
23	Section 8.2.1 Character Area 1 – Business Office 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

2. This Bylaw may be cited as "Official Community Plan Bylaw 7100 (Schedule 2.10D – McLennan South Sub-Area Plan), Amendment Bylaw 8757".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED



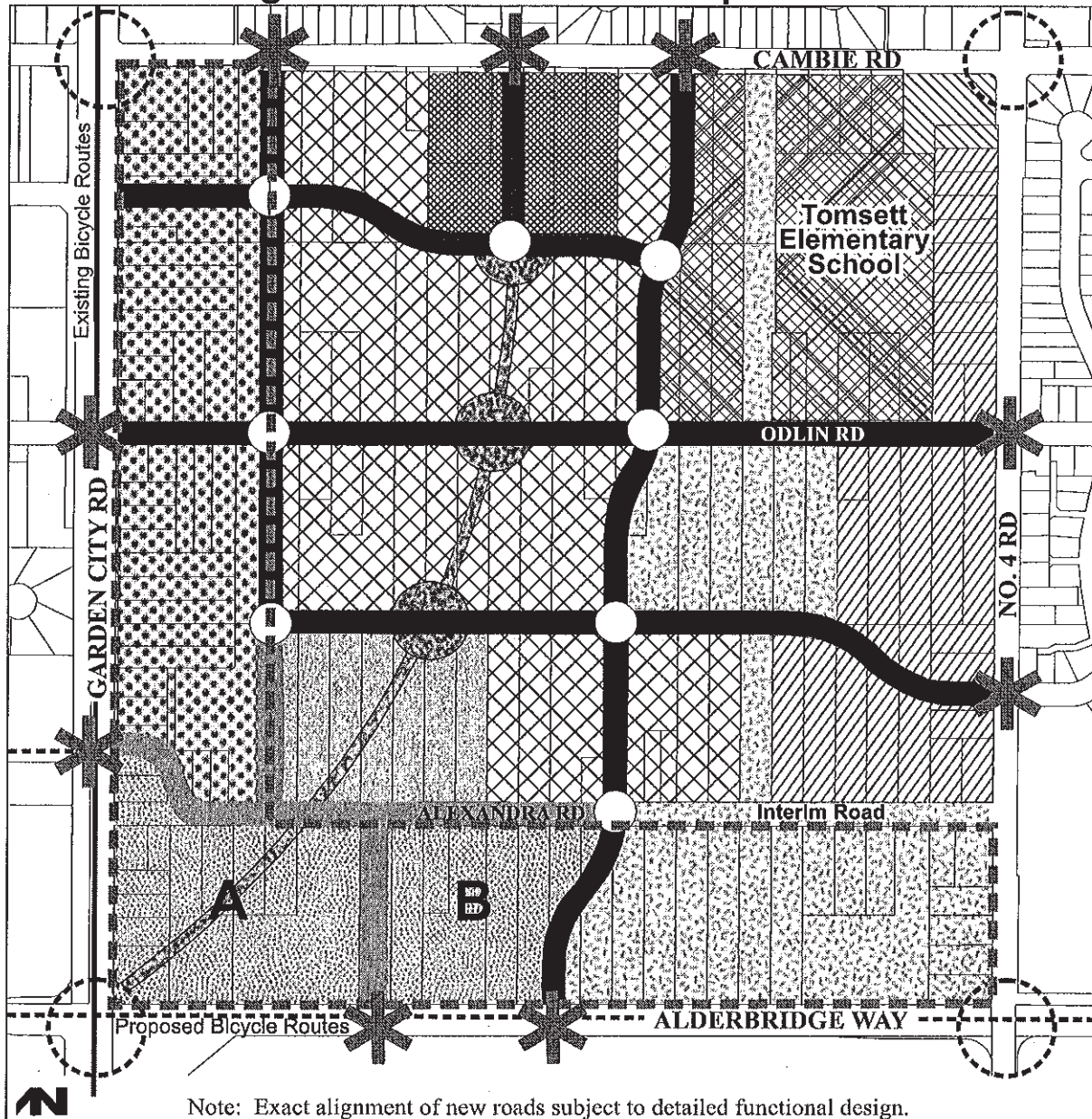
ADOPTED

MAYOR

CORPORATE OFFICER

City of Richmond

Alexandra Neighbourhood Land Use Map



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 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, Natural 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