



## City of Richmond

## Report to Committee

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**To:** Planning Committee **Date:** June 10, 2010  
**From:** Brian J. Jackson, MCIP **File:** RZ 09-453123  
Director of Development  
**Re:** PAUL GOODWIN (GBL ARCHITECTS) has applied to the City of Richmond for permission to rezone 9340, 9360 and 9400 Odlin Road from Single Detached (RS1/F) to Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie) to develop 221 Apartment Units, including 10 Affordable Housing Units, over one level of parking.

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### Staff Recommendation

That Bylaw 8610 for the rezoning of 9340, 9360 and 9400 Odlin Road from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie), be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

DJ:blg

| FOR ORIGINATING DEPARTMENT USE ONLY |  |                                       |
|-------------------------------------|--|---------------------------------------|
| <b>ROUTED TO:</b>                   | <b>CONCURRENCE</b>   | <b>CONCURRENCE OF GENERAL MANAGER</b> |
| Affordable Housing .....            | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> |                                       |

## Staff Report

### Origin

Paul Goodwin (GBL Architects) has applied to rezone 9340, 9360 and 9400 Odlin Road (**Attachment 1**) from Single Detached (R1S/F) to Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) to permit the development of two buildings to contain a total of 221 residential apartment units, including 10 affordable housing units over one level of underground parking (**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 Odlin Road, several Single Family Houses zoned “Single Detached, (RS1/F)”. The site is designated “Residential Area 1 – Base Density 1.5 FAR” in the West Cambie Area Plan - Alexandra Neighbourhood.

To the East: A Development Permit was recently issued to Polygon Development 222 Ltd. for a 228 unit, 4 storey apartment complex over one level of parking on a site zoned “Low Rise Apartment – West Cambie Area (ZLR24)” as part of DP 08-432218.

To the South: Single Family Houses on lots zoned Single Detached (RS1/F) and have been designated for both Mixed Use (1.25 base FAR) and Residential Area 1 (1.5 base FAR). Two of these lots have received third reading for a Mixed Use (138 unit apartment and 350m<sup>2</sup> ground floor retail) development to be zoned “Residential/Limited Commercial (ZMU16)” as part of RZ 08-410760.

To the West: A 259 unit apartment complex over one level of parking by Polygon Meridian Gate Homes Ltd. as part of DP 06-352741 and zoned “Low Rise Apartment – Alexandra Neighbourhood (West Cambie) (ZLR20)”.

### Related Policies and Studies

#### Official Community Plan (OCP)

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

#### West Cambie Area Plan

- Residential Area 1 – 1.50 base FAR (1.70 with density bonusing for affordable housing) Townhouse, low rise apartments (4 storey typical).
- Character Area 4 – Medium Density Housing.

The applicant is taking advantage of the density bonusing option to increase the density to 1.70 FAR by supplying 10 affordable housing units.

The submitted information for this development complies to the requirements for rezoning within the Area Plan. A detailed review of the project's form and character, including the site's landscaping will be conducted during the Development Permit stage when more detailed design information is provided.

#### 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 Plain Covenant is to be registered on title prior to final adoption.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located in Area 2 of the policy area of the ANSD map and the project is subject to noise mitigation measures and the registration of an Aircraft Noise Sensitive Use Restrictive Covenant prior to final adoption of the 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 should include methods of air cooling in the summer months to avoid having residents to open doors and windows which would make these sound measures irrelevant. 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 |

#### Affordable Housing Strategy/ Density Bonus

The applicant will be providing 10 Affordable Housing Units within the complex. Details of the arrangement are later outlined in this report.

#### **Consultation**

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

#### **Public Input**

A notice board is posted on the subject property to notify the public of the proposed development. Staff have received two calls from the public but none had concerns over the proposal and were more curious as to what was being proposed. Should this application receive first reading, a public hearing will be scheduled.

#### **Staff Comments**

No significant concerns have been identified through the technical review.

## Analysis

### Proposed Zoning to Low Rise Apartment – Alexandra Neighbourhood (West Cambie) ZLR24

The proposed rezoning from RS1/F and ZLR24 represents an increase in density by allowing more residential units on the site. 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 apartment buildings. No amendment is required to the OCP or the Neighbourhood Land Use Map as the subject site is listed as 'Residential Area 1' which allows apartment buildings up to 1.7 FAR (with density bonusing for affordable housing) and up to 4 stories in height.

### Proposed Site Assembly

The applicant has succeeded in meeting the minimum lot size requirements for this area (1 ha). There were no opportunities to acquire further adjacent sites as Odlin Road and the future Tomicki Road border the north and south sides of the site respectively. Two recent developments by Polygon to the east and west of the subject site left these remaining three sites that are the subject of this application.

The applicant has used the site well to integrate the two buildings on the site while adding Alexandra Way to the mix. The proposal may need a small variance to the site coverage as indicated in the ZLR24 zone that will be looked at further in the Development Permit stage.

### Transportation and Site Access

1. The proposal will be dedicating 10 meters of land on the southern edge of the property for the purpose of constructing the future Tomicki Avenue in accordance with the neighbourhood plan. Frontage improvements along both Odlin Road and Tomicki Avenue are to be constructed by the developer and will consist of a curb and gutter, boulevard and sidewalk. Details to the improvements are subject to a separate Servicing Agreement (**Attachment 7**).
2. Vehicular access to and from the site is off the future Tomicki Avenue to an underground parkade. Access along Tomicki Road is made possible by the adjacent Polygon development to the west (Meridian Gate - DP 06-352741) where a road was developed connecting Odlin Road to a north-south street (Dubbert Street) along its western edge to the east-west Tomicki Avenue at the south to allow vehicular access to the subject site. The Polygon development to the east of the subject site will also provide access to the future Tomicki Avenue when it builds the north-south May Drive along its eastern boundary.
3. The parkade is large enough to supply the required vehicles for both residents, visitors and bicycles. Some of the parking stalls are in a tandem configuration and a covenant will be required to secure that the tandem stalls are assigned to a single unit. A small variance to the number of vehicular parking stalls may be required at the Development Permit stage (see Parking section which follows).
4. A loading stall is proposed at the southern end of the site with access off Tomicki Avenue at the same point as vehicular access. The number of loading bays meet the requirements of Zoning Bylaw No. 8500.

### Parking

A total of 370 stalls are being proposed with 316 for residents, 44 for visitors and 10 allotted for the affordable housing units. A variance to two stalls will be required during the Development Permit approval stage as the total number does not meet the minimum requirements as outlined in the Zoning Bylaw and Transportation staff support the small variance. Restrictions to the extent of the underground parking structure was due to the Public Right-of-Passage (PROP) statutory right-of-way for the development of Alexandra Way, which restricts encroachments for underground facilities such as parking.

To meet the challenges of providing this many stalls the applicant is proposing that 34 of these stalls be supplied in a tandem configuration. While acceptable under the Zoning Bylaw, a covenant will need to be registered to ensure that each of these tandem stalls be allocated to a single unit to ensure ease of movement within the parkade.

### Affordable Housing Strategy

The Affordable Housing Strategy includes specific provisions to establish a density bonus system to encourage the applicant to provide on-site affordable housing units instead of providing a cash-in-lieu payment.

To help encourage development of on-site affordable housing, a density bonus of 0.2 FAR is allowed to an applicant in exchange for 1/3 of the bonus to be designated as low end market rental units through an affordable housing agreement with the City, with the terms of the agreement in perpetuity. The remaining 2/3 of the bonus can be used for market units to help offset the costs of providing the affordable units.

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

| Unit Type     | Minimum Unit Sizes                       | Maximum Monthly Rent* | Total Household Annual Income <sup>1</sup> * |
|---------------|--|-----------------------|--|
| Bachelor      | 37 m <sup>2</sup> (400 ft <sup>2</sup> ) | \$580                 | \$26,000 or less                             |
| One bedroom   | 50 m <sup>2</sup> (535 ft <sup>2</sup> ) | \$650                 | \$30,500 or less                             |
| Two bedroom   | 80 m <sup>2</sup> (860 ft <sup>2</sup> ) | \$770                 | \$36,000 or less                             |
| Three bedroom | 91 m <sup>2</sup> (980 ft <sup>2</sup> ) | \$930                 | \$42,000 or less                             |

Notes:

<sup>1</sup> Household income may be increased annually by the Consumer Price Index.

\* Denotes 2009 amounts.

For the subject application, the applicant is taking advantage of the 0.2 FAR density bonusing that will increase the allowable density from 1.5 FAR to 1.7 FAR. By taking the 1/3 of the 0.2 density bonus, the applicant is to construct and register 8,186 ft<sup>2</sup> of residential floor space within the complex as affordable housing. The units are scattered among the two buildings and are a mixture of one and two bedroom units. The floor plans (**Attachment 2**) identify which units will be dedicated to affordable housing.

Out of the 221 proposed units, the applicant has identified 10 affordable units that will be spread out amongst the two buildings as follows:

|                | Unit Type | No. Of Bedrooms | Floor Level  | Unit Area | No. Of Units |
|----------------|-----------|-----------------|--------------|-----------|--------------|
| North Building | A         | 1               | ground floor | 665       | 2            |
|                | F1        | 2 plus den      | second floor | 971       | 1            |
| South Building | A         | 1               | ground floor | 665       | 3            |
|                | F1        | 2 plus den      | second floor | 971       | 1            |
|                | F2        | 2 plus den      | second floor | 977       | 1            |
|                | F1        | 2 plus den      | third floor  | 971       | 1            |
|                | F2        | 2 plus den      | third floor  | 977       | 1            |

As the development is to be built in a single phase, no phasing agreement is required.

### 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:**

- 82 existing individual trees on site. **Note:** Tree tag #390 (110cm caliper Western Red Cedar) is located at the northern end of the site and is on the City's Significant Tree Inventory list, but is not listed as a Bylaw tree.
- 39 additional trees located on site (illustrated on the legal survey) as comprising a hedgerow
- 2 trees located on City Property (under Parks Department jurisdiction)

### **On-site trees**

Of the 82 trees on the site, four (4) can be identified as having a significant visual impact on Odlin Road:

| Tree Tag Number | Type               | Calliper            |
|-----------------|--------------------|---------------------|
| 397             | English Oak        | 33cm (13 inches)    |
| 396             | Norway Spruce      | 56cm (22 inches)    |
| 389             | Douglas Fir        | 31cm (12.2 inches)  |
| 390             | *Western Red Cedar | 110cm (43.3 inches) |

\*The Western Red Cedar is on a list of significant trees but not on a list of Bylaw trees.

The submitted development drawings show that an underground parkade will cover most of the site that will result in many on-site trees being removed. Grade increases outside of the development footprint would also result in the remaining trees dying off due to the lack of water penetrating the root system. This results in the removal of the tree before the grade changes occur.

Of the four trees identified along Odlin Road, the surrounding site conditions will have a great impact on the survival of these trees. The proposed grade increase of 1.0 meter at the sidewalk and an increase of 0.5 meters at the crown of the road is consistent with the grade increases necessary to manage flood conditions in accordance with City policy. Typically, mature trees require a large tree protection area of undisturbed soil (maintained at the existing grade) to ensure their long term viability. In addition, larger trees are more intolerant to disturbance of the critical root plate (typically defined by the drip line). Another challenge facing the survival of these four trees is the east-west drainage ditch which would suggest that the root system is directed toward the site instead of evenly spreading out onto City property.

The proposed development drawings show that the walls of the underground parkade are approximately 5.5 meters (18'-0") from the property line, resulting in a 4.3 meter (14'-0") setback from Tree Tag #390 (significant tree). This tree, having a calliper of 110 cm (43.3 inches), would require a 14.3 meter (47'-0") undisturbed tree protection area outward from the base of the tree in all directions. To retain this significant tree, the parkade and the building above will need to be set back a further 14.3 meters (47'-0"), which would result in significant impacts to the current development proposal in addition to affecting the flood management measures that are required in the Alexandra area.

The applicant is willing to compensate for the loss of these four trees along the Odlin Street frontage through a tree replacement security in addition to the standard security for landscaping to ensure the planting of 4 new specimen conifer trees at a minimum of 9 meters high (30'-0") be included as part of the Odlin Road frontage improvements. The security will be collected prior to the issuance of the Development Permit. Suggested tree species are Giant Sequoia, Sitka Spruce and Western Red Cedar. Staff research has confirmed that 9 meter high trees of this variety are currently available.

#### **Trees located on City property**

Two trees are located on City property as follows: tag# 395 (28cm caliper Maple tree) and tag# 387 (41cm cal Willow tree). Both trees have structural defects and will be impacted by the proposed development. As a result, these trees are not viable for long-term retention. In light of the proposed development, they have been approved by the Parks Department for removal. Compensation for the loss of each tree has been determined to be \$1000 / tree. These monies will be paid to the Richmond Parks Department Tree Compensation fund prior to the release of the Development Permit and will be used for new tree planting on City property.

The applicant is to provide replacement trees at a 2:1 replacement ratio. 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.

Outdoor amenity space is provided in a central courtyard between the two buildings and offers seating opportunities and internal pathways directing people to and from the central feature that offers a variety of interests including a curvature wall that serves for a water feature, a raised central berm for the purpose of a children's slide, stepping pads and a innovative child's play area. Access to this area is through the main lobbies of each building and at the midway point along Alexandra Way. More details on landscaping will be provided at the Development Permit review.

Indoor amenities are located across from the lobby areas of both buildings and include common usage areas such as gathering and entertainment rooms as well as a guest suite in each building. A covenant is to be registered on title to specify that the guest suites are to be identified as common area within the strata to prevent the future sale or conversion of these units.

Public Art

In response to the City's commitment to the provision of Public Art, the developer has initiated discussions with the City's Public Art Planner to locate a public art piece at the midpoint of the western side of the property along Alexandra Way. The option is to provide a voluntary contribution at a rate of approximately 0.5% of total development costs to secure participation in the program. This amount comes to \$124,477.20 and is payable prior to the adoption of the rezoning application.

Utilities and 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.
- Submit fire flow calculations to the City's requirements at the time of applying for Building Permit.
- Connect pipes to the Odlin West sanitary pump station.

Servicing Agreement

The applicant is to enter into a separate servicing agreement with the City. Works include, but not limited to:

- Connecting works done to Meridian Gate to the west (SA 07-365378) and Cambridge Park to the east (SA 08-439201).
- Road improvements on Odlin Road with a 2 meter sidewalk and 2.5 meter boulevard with trees and street lighting. Building and raising about 2/3 of the road to match existing works.
- Construction of road and frontage of Tomicki Avenue including extending the works from SA 08-439201 which includes a 2 meter sidewalk, and build interim boulevard/extended curb and 6 meters of asphalt with storm and sanitary works as required.
- Ultimate design and construction of Alexandra Way is required.

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 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.

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 and Proposed Development Permit (DP 09-453125)

The proposal was presented to the Advisory Design Panel (ADP) at the January 6, 2010 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.



The project went to a formal presentation to the ADP at its May 5, 2010 meeting where it received unanimous support from the members in taking it through to Development Permit Panel (DPP). The Architect is currently working on the latest sets of comments and will provide his response when the project goes to DPP.

### **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/ft<sup>2</sup> based on the maximum floor area ratio (FAR) (\$124,669.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

#### 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 /ft<sup>2</sup> based on maximum FAR (\$14,545.00) 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/ft<sup>2</sup> based on maximum FAR (\$124,669.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

#### Universal Access

To assist in assuring that aging in place is an option for residents of the Alexandra area, the applicant is supplying 198 out of the 221 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, the Zoning Bylaw allows for an additional 20ft<sup>2</sup> 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 plan's commitment to long-term environmental sustainability.

District Energy System (DES)

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 System is being proposed by the City. Staff has encouraged and the developer has agreed to seriously consider designing and building the proposal to facilitate a connection to a City run DES once the service is available at the time of building occupancy. This is the first rezoning in the West Cambie Area to agree to consider connecting to the District Heating and Cooling system should it prove to be feasible.

Staff have asked the applicant, to provide a letter of confirmation that they will design the buildings to incorporate DES as a condition of rezoning bylaw approval.

Sustainability Features

- The applicant has indicated that all of the units in this complex will have 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 systems (individual room temperature control).
- Low-emitting materials (selective use of water based paints and low 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 and the eastern portion of the property to the west.

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 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, connecting at both ends to the streets that run east-west, all while maintaining the original intent of the Walkway. This approach works and provides flexibility to future land assembly for development projects.
- The full Walkway will be shared between this developer and the developer to the west, the Meridian Gate project (Polygon as part of RZ 06-344033). Just as the Meridian Gate developer provided a public right-of-passage (PROP) for half of the Walkway, this applicant will do the same.
- 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 Walkway that will be incorporated with the land provided by Polygon.

- Note that Polygon has already constructed an temporary path to enable initial public Walkway access. This temporary path will ultimately be replaced to the proposed full width and completed by the developer of the subject site.
- 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 western edge of the subject property that corresponds to the previously registered PROP on the eastern edge of the Meridian Gate project to the west. In addition, the PROP is to widen at both ends of Alexandra Way, resulting in a 8 meter wide PROP at the north and south property line (after land dedication), angling in at 45 degrees westward to meet with the 5 meter width. 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 Development Permit requirement.
- The applicant has undertaken detailed design of Alexandra Way between Odlin Road and Tomicki Avenue on the submitted landscape plan (**Attachment 2**). The combination of landscaping elements and a pathway will introduce a welcoming, safe pathway for users that facilitates both movement within the neighbourhood and creates a space at the mid-way point for resting and interaction. The applicant will install lighting, landscaping, outdoor furniture and will substitute the gravel pathway, currently on the Meridean gate site with hard surfacing that will straddle along both sites.
- The proposed design for the introduction of Alexandra Way responds to the key elements of the signature trail system outlined in the West Cambie Area Plan – Alexandra Neighbourhood. The pathway incorporates a gradual slope; at its crest at the midpoint, is approximately 0.9m (3 ft.) higher than at its starting points along Odlin Road and Tomicki Avenue. The slope creates visual interest for pathway users and diversifies the interface between the individual units on both the subject site and the Meridian Gate site that front Alexandra Way. In addition, it improves connectivity to both courtyards by reducing the number of risers and reducing the slope of the ramp that links the pathway and the private courtyard area.
- The current proposal shows landscaping that will vary over the length of Alexandra Way with consideration to the variation of building character. A combination of trees, shrubs and perennials are proposed which establishes an airy landscaped space while maintaining sunlight and visual permeability. It will also include benches, a distinctive hard surface, decorative tree grates and low light standards that are approximately to ensure the pathway is safely illuminated while mitigating the effect of light pollution on the dwelling units interfacing with the pathway.
- Overall, the proposed design of Alexandra Way meets the design intent of the neighbourhood plan while meeting the functional purpose of the development.

### **Development Permit**

A separate Development Permit application has been applied for (DP 09-453125) and many of the detailed designed and landscaping items that would be required are currently being finalized. Staff are working with the applicant on the following items:

1. Design of the Alexandra Way thoroughfare.

2. Overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard.
3. Design of a child's play area within the outdoor amenity area.
4. Overall appropriateness to the form and character of the buildings and the interaction to the street.
5. Providing a security deposit for the removal of 4 large trees fronting Odlin Road at \$10,000 per tree.
6. Compensation for the removal of two trees on City property at a rate of \$1,000 per tree removed payable to the Richmond Parks Department Tree Compensation Fund.


**Financial Impact**

None expected.

**Conclusion**

The proposed 221 unit apartment complex meets the requirements of the OCP through its Neighbourhood Plan which includes ten units of affordable housing over one level of underground parking. It is the first development in the West Cambie area to agree to connect to the City's District Energy system. A variance to the parking regulations and to the building's site coverage will need to be completed at the Development Permit stage, but otherwise the project meets the requirements of the Zoning Bylaw.

The design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption, and therefore recommend that rezoning application RZ 09-453123 proceed to first reading.



David Johnson  
Planner  
(604-276-4193)

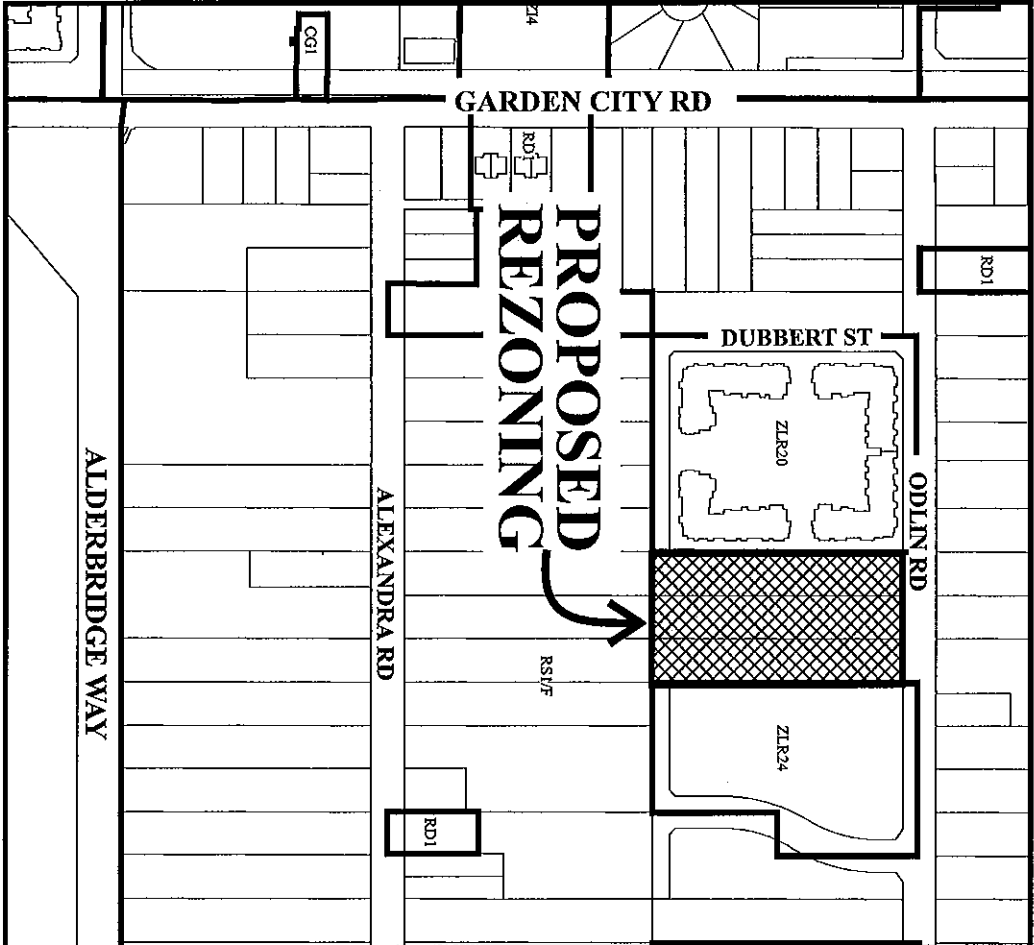
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**List of Attachments**

|              |   |
|--------------|---|
| Attachment 1 | Location Map, Zoning Site Map, Site Context and Aerial View of the Site   |
| 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 January 6, 2010 meeting of the Advisory Design Panel |
| Attachment 6 | Arborist Report - Tree Survey Plan  |
| Attachment 7 | Conditional Rezoning Requirements   |

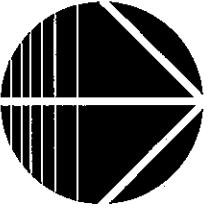
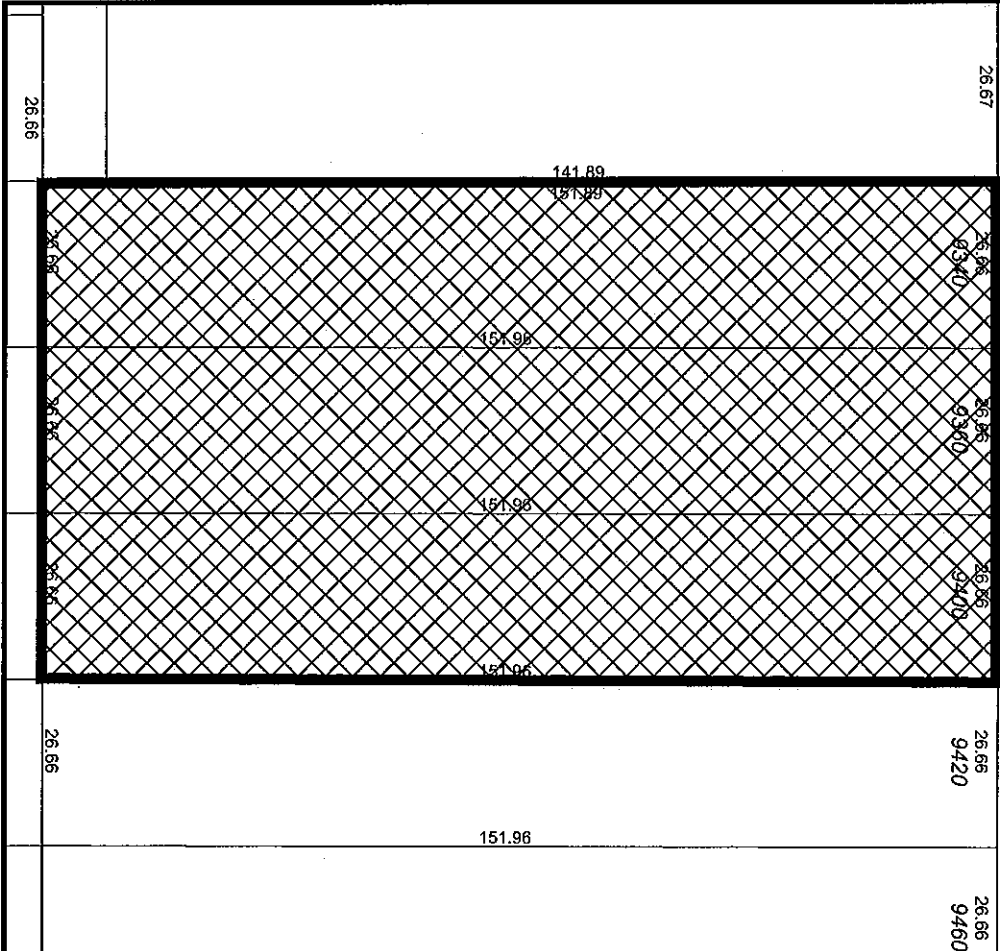


# City of Richmond



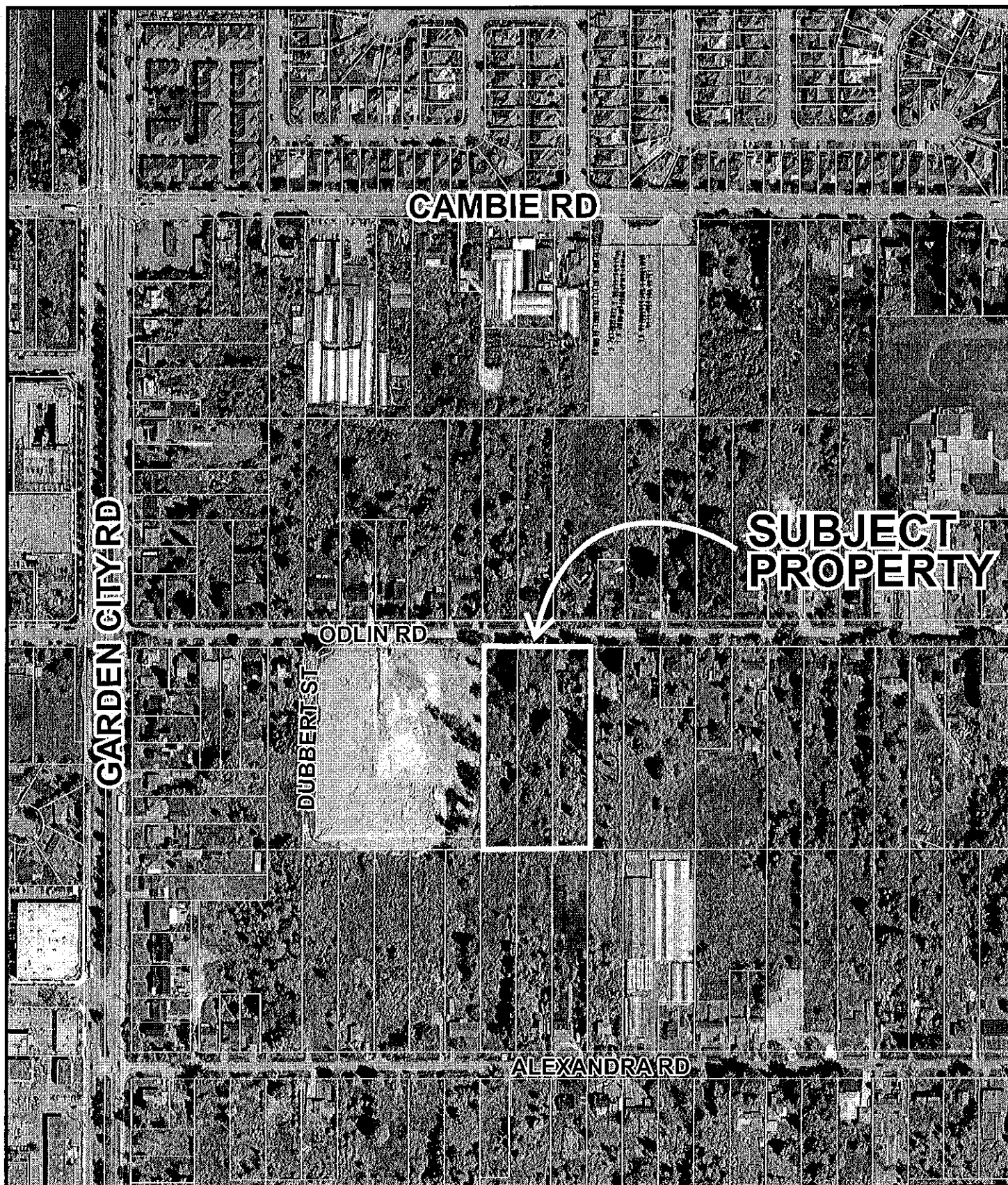
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## ODLIN RD



RZ 09-453123

Original Date: 01/27/09  
 Revision Date: 06/14/10  
 Note: Dimensions are in METRES



RZ 09-453123

Original Date: 01/28/09

Amended Date: 06/14/10

Note: Dimensions are in METRES



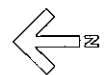
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221 RESIDENTIAL UNITS AT ODUN ROAD



**A-0.01**





NOTES

TECHNICAL

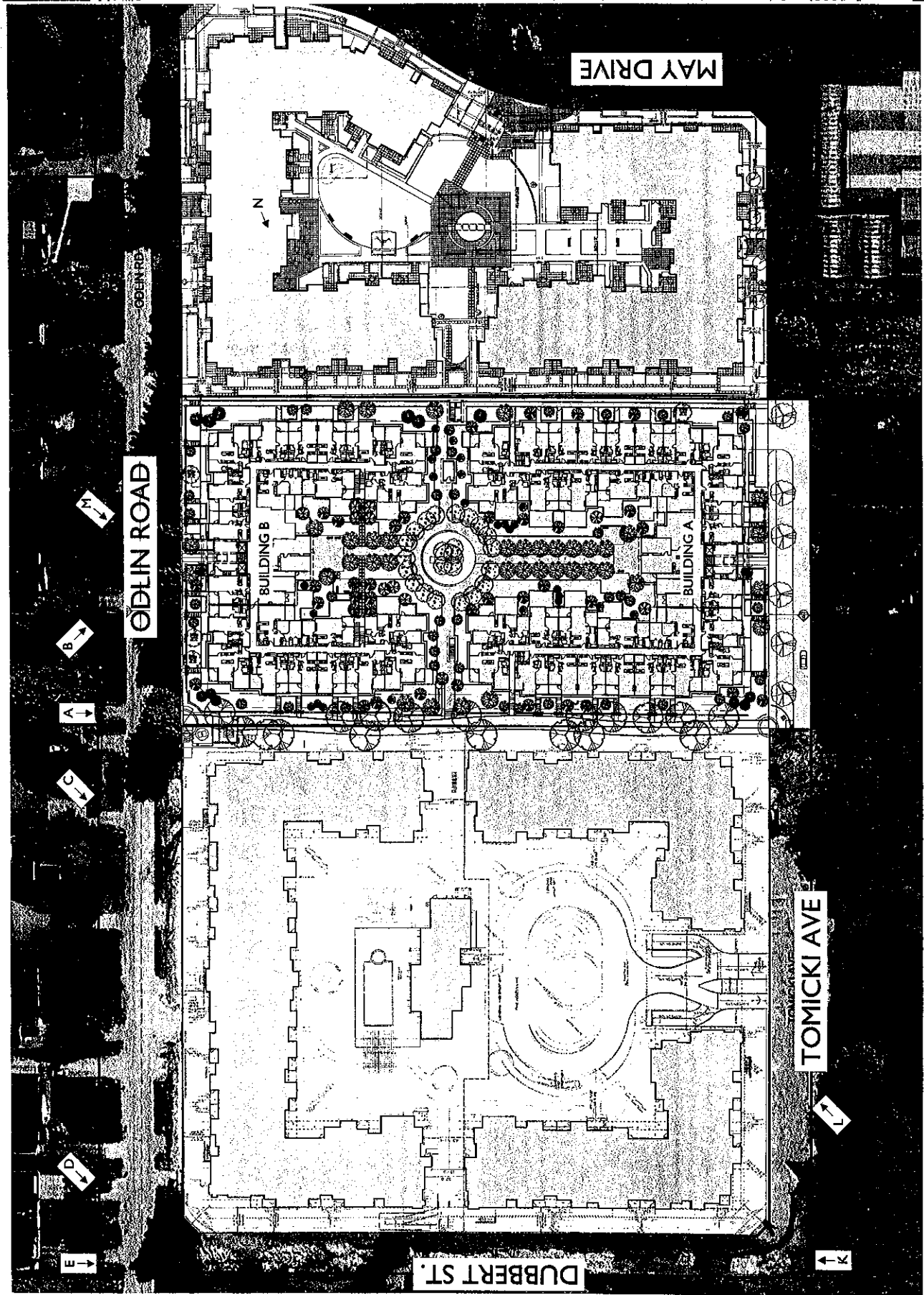
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 221 UNIT DEVELOPMENT

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 RICHMOND, B.C.  
 FOR AUDUBON VENTURE CAPITAL LTD.

CONTEXT PLAN 2

DATE: 08/01/2008  
 DRAWN BY: JPS  
 CHECKED BY: JPS  
 SCALE: 1" = 100'  
 JOB NUMBER: 0831

**A-0.03**



E

D

A

B

M

ODLIN ROAD

ODLIN RD.

MAY DRIVE

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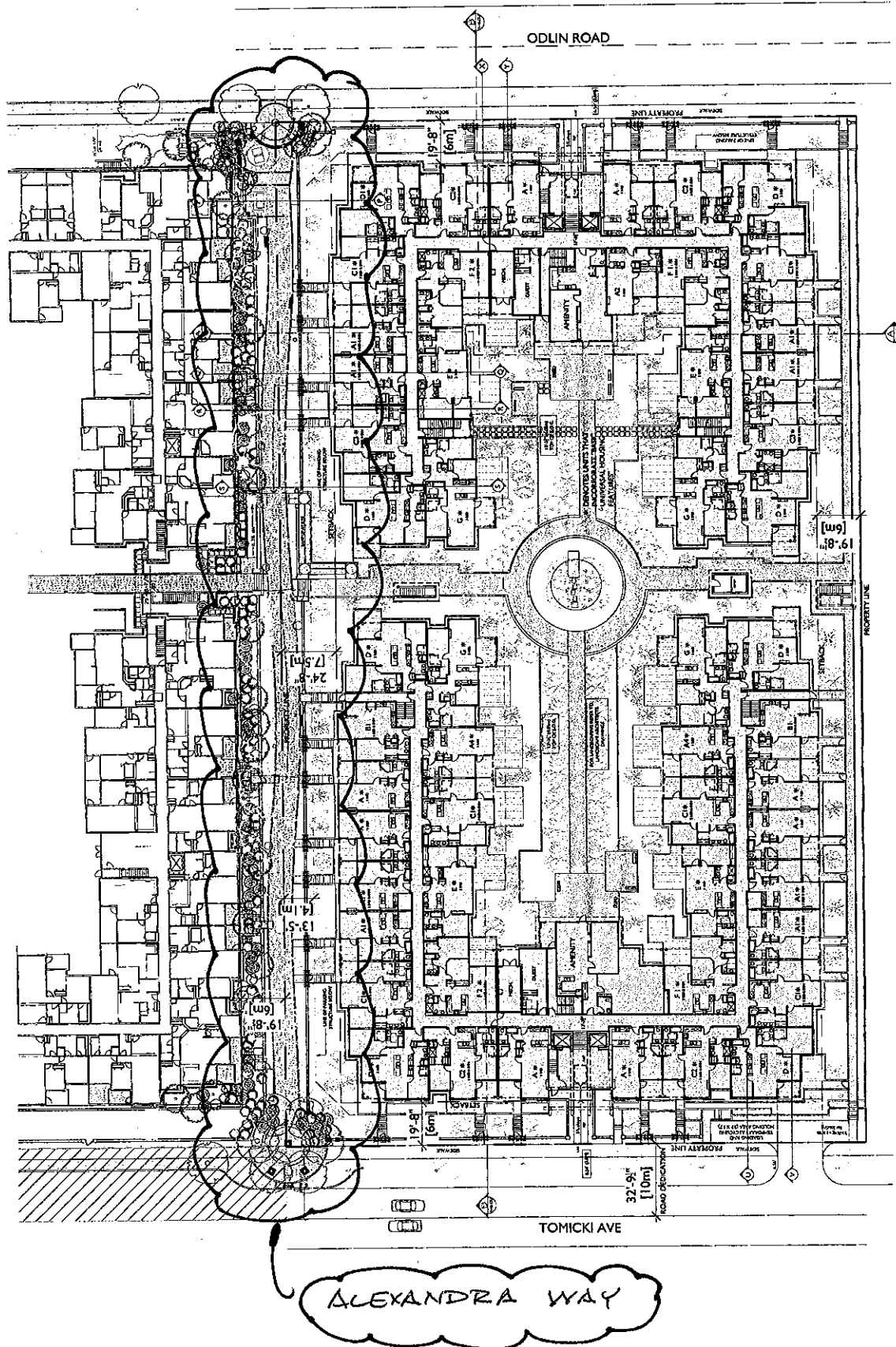
BUILDING B

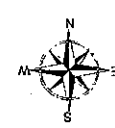
BUILDING A

TOMICKI AVE

DUBBERT ST.

K





REVISIONS

| NO. | DATE    | DESCRIPTION       |
|-----|---------|-------------------|
| 1   | 10/1/10 | ISSUED FOR PERMIT |
| 2   | 10/1/10 | ISSUED FOR PERMIT |
| 3   | 10/1/10 | ISSUED FOR PERMIT |

Seals Landscape Architecture  
10000 W. 10th Avenue  
Suite 100  
Denver, CO 80202  
Tel: 303.733.1100  
Fax: 303.733.1101  
www.sealslandscape.com

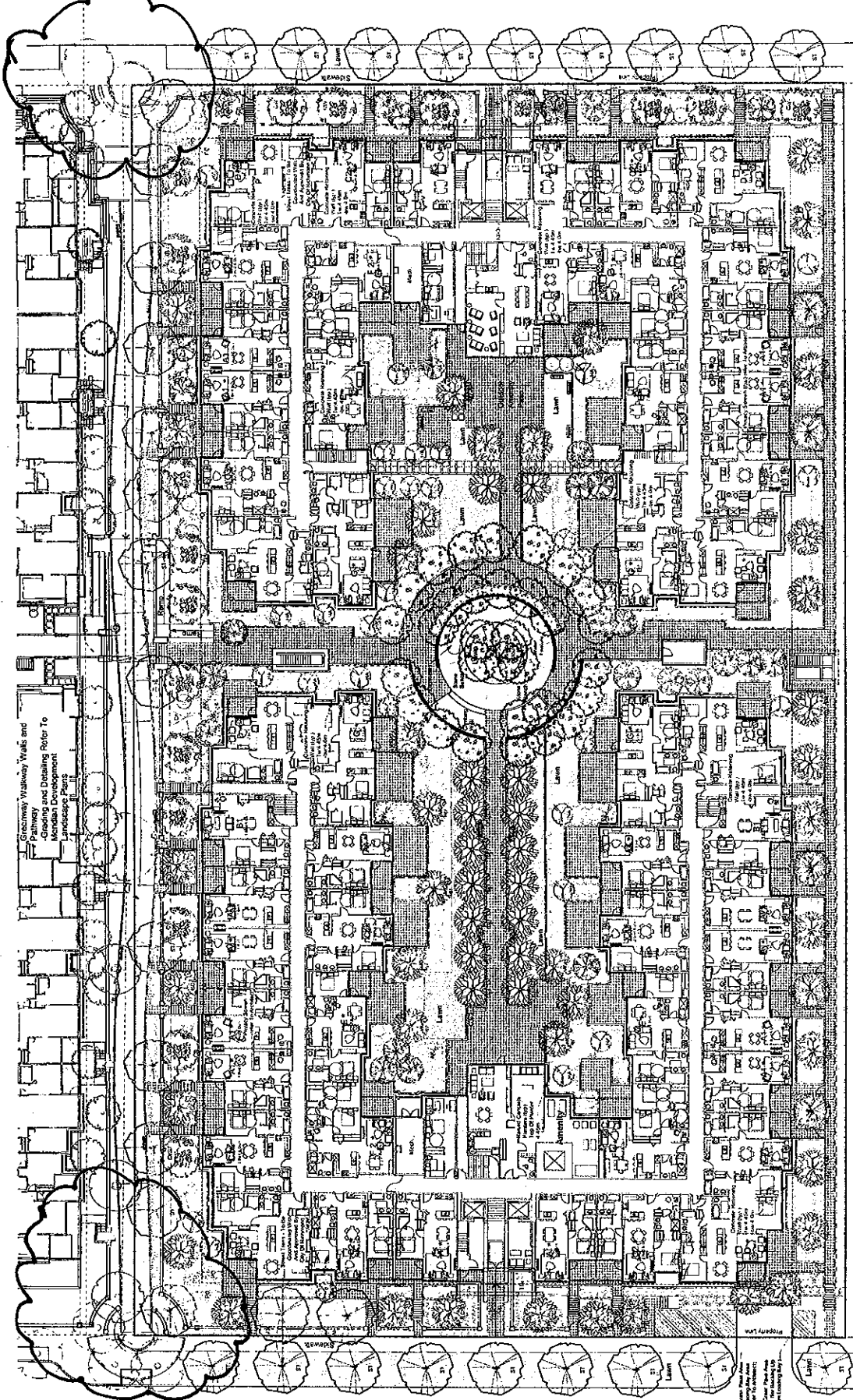
Project Name:  
ODLIN ROAD  
206 UNIT DEVELOPMENT  
20600 20th Avenue Odlin Road  
Richmond, VA  
FOR: GCLTD

PROJECT DESCRIPTION  
LANDSCAPE PLAN

Scale

| Scale      | As Shown | As Built |
|------------|----------|----------|
| Horizontal | 1" = 40' | 1" = 40' |
| Vertical   | 1" = 4'  | 1" = 4'  |

L1



NOTES

1. All notes and references to the plans shall be in accordance with the latest edition of the Manual of Style for the City of Richmond, Virginia, and the latest edition of the Manual of Style for the City of Fairfax, Virginia, and the latest edition of the Manual of Style for the City of Loudoun, Virginia.

2. The landscape plan shall be in accordance with the latest edition of the Manual of Style for the City of Richmond, Virginia, and the latest edition of the Manual of Style for the City of Fairfax, Virginia, and the latest edition of the Manual of Style for the City of Loudoun, Virginia.

3. The landscape plan shall be in accordance with the latest edition of the Manual of Style for the City of Richmond, Virginia, and the latest edition of the Manual of Style for the City of Fairfax, Virginia, and the latest edition of the Manual of Style for the City of Loudoun, Virginia.

4. The landscape plan shall be in accordance with the latest edition of the Manual of Style for the City of Richmond, Virginia, and the latest edition of the Manual of Style for the City of Fairfax, Virginia, and the latest edition of the Manual of Style for the City of Loudoun, Virginia.

5. The landscape plan shall be in accordance with the latest edition of the Manual of Style for the City of Richmond, Virginia, and the latest edition of the Manual of Style for the City of Fairfax, Virginia, and the latest edition of the Manual of Style for the City of Loudoun, Virginia.

Legend

|   |   |
|---|---|
| Concrete Unit Pavement - Refer to Detail Sheet L3 | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |
| Proposed Landscaping - Refer to Detail Sheet L3   | Proposed Landscaping - Refer to Detail Sheet L3 |

WIDER PROP.  
AT THE END OF  
THE BLOCK TO  
PROVIDE GATEWAYS  
TO ALEXANDRA WAY



17 JAN 2011

NOTES

REVISIONS

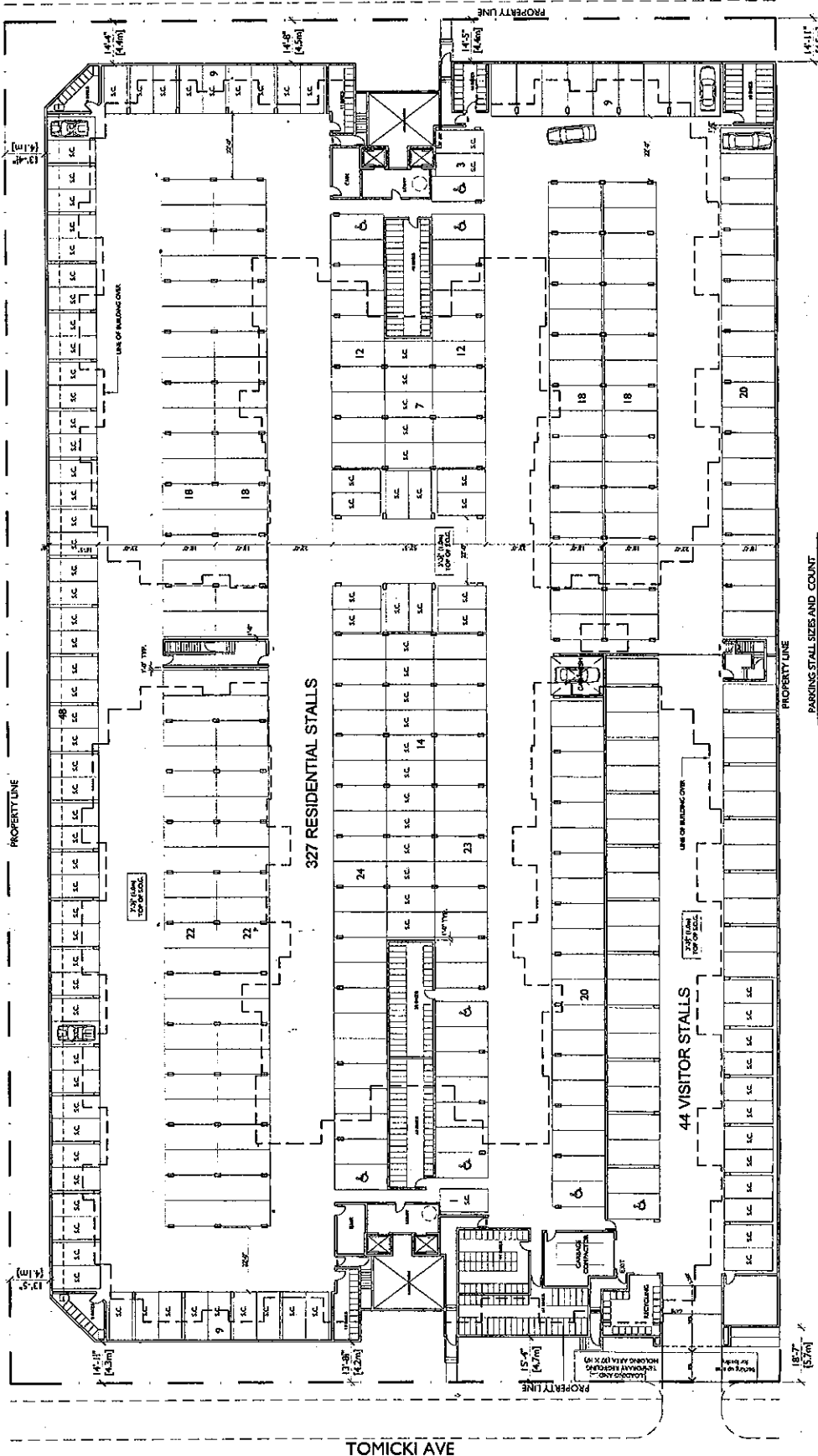
ODLIN ROAD  
 Z21 UNIT DEVELOPMENT

#3340, #3350, #3400 ODLIN ROAD  
 RICHMOND, B.C.  
 FOR AUDLIN VENTURE CAPITAL L.P.

PARKING PLAN

DATE: 08/01/09  
 DRAWN BY: PS  
 CHECKED BY: JLB  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO: 0831

**A-2.01**



PARKING STALL SIZES AND COUNT

STANDARD CAST STALLS  
 18' x 10' (5.5m x 3.0m)

SMALL CAST STALLS  
 12' x 10' (3.7m x 3.0m)

STANDARD CAST STALLS  
 18' x 10' (5.5m x 3.0m)

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STANDARD CAST STALLS  
 18' x 10' (5.5m x 3.0m)

SMALL CAST STALLS  
 12' x 10' (3.7m x 3.0m)



*AFFORDABLE  
HOUSING  
UNITS*

ODLIN ROAD

| NOTES  |
|--|
| 1. SEE SHEET A-3.01A FOR SITE PLAN.                    |
| 2. SEE SHEET A-3.01C FOR UNIT FLOOR PLANS.             |
| 3. SEE SHEET A-3.01D FOR MECHANICAL FLOOR PLAN.        |
| 4. SEE SHEET A-3.01E FOR ELECTRICAL FLOOR PLAN.        |
| 5. SEE SHEET A-3.01F FOR PLUMBING FLOOR PLAN.          |
| 6. SEE SHEET A-3.01G FOR FINISHES SCHEDULE.            |
| 7. SEE SHEET A-3.01H FOR MATERIALS SCHEDULE.           |
| 8. SEE SHEET A-3.01I FOR LIGHTING SCHEDULE.            |
| 9. SEE SHEET A-3.01J FOR FURNITURE SCHEDULE.           |
| 10. SEE SHEET A-3.01K FOR LANDSCAPE PLAN.              |
| 11. SEE SHEET A-3.01L FOR SIGNAGE PLAN.                |
| 12. SEE SHEET A-3.01M FOR CONSTRUCTION SPECIFICATIONS. |
| 13. SEE SHEET A-3.01N FOR GENERAL NOTES.               |

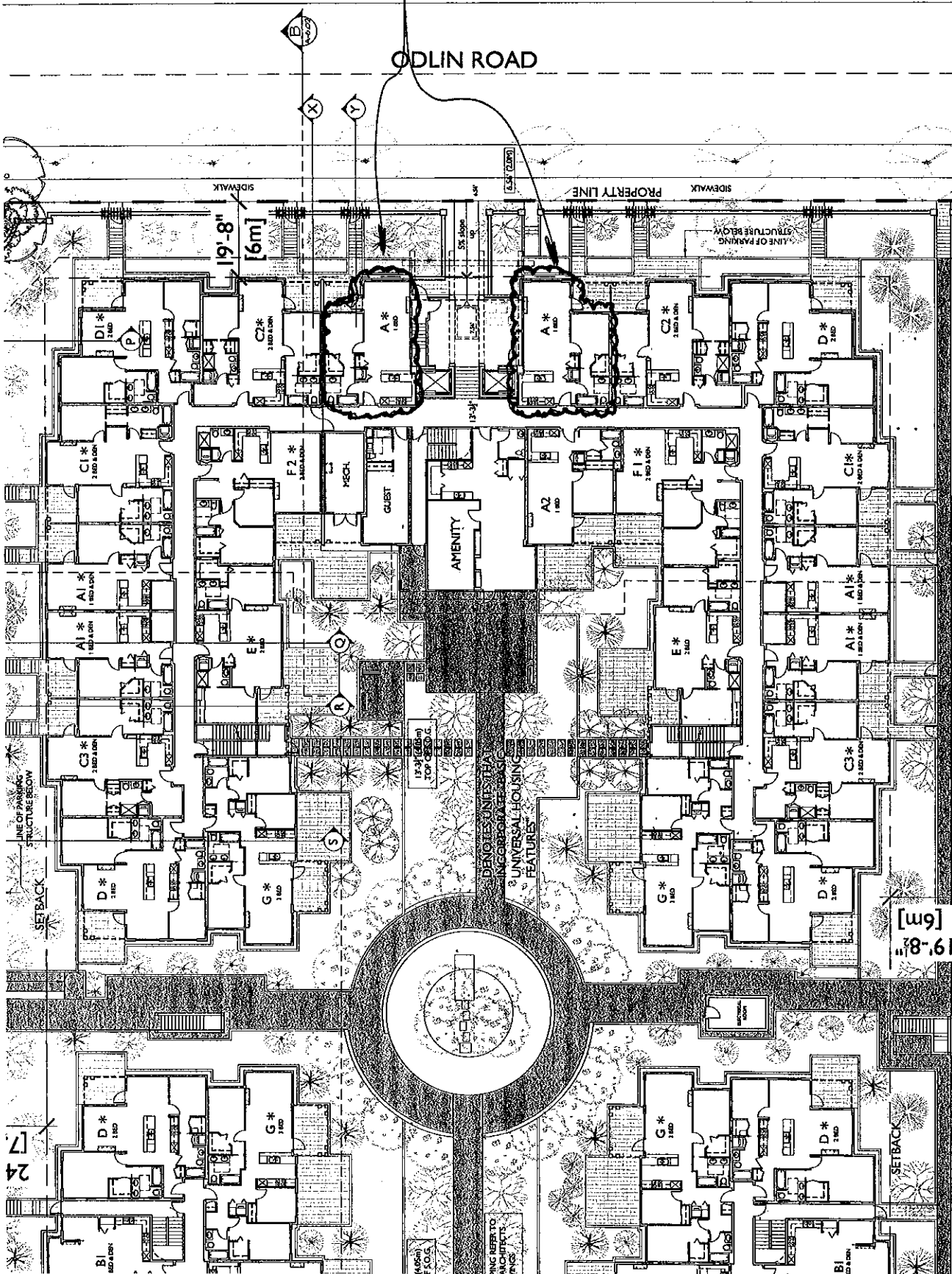
ODLIN ROAD  
221 UNIT DEVELOPMENT

#244, 1800, 1800 ODLIN ROAD  
RICHMOND, B.C.  
FOR ADDITIONAL CAPITAL, LLC

GROUND FLOOR  
BUILDING B

|             |              |
|-------------|--------------|
| DATE        | 08/11/2008   |
| DESIGNED BY | GC           |
| CHECKED BY  | GC           |
| SCALE       | 1/8" = 1'-0" |
| JOB NUMBER  | 0831         |

**A-3.01B**



*GROUND FLOOR*



**NOTES**

1. SEE ARCHITECT'S NOTES FOR DETAILS.
2. SEE ARCHITECT'S NOTES FOR DETAILS.
3. SEE ARCHITECT'S NOTES FOR DETAILS.

**REVISIONS**

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
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| 3   | 08/21/08 | ISSUED FOR PERMIT |

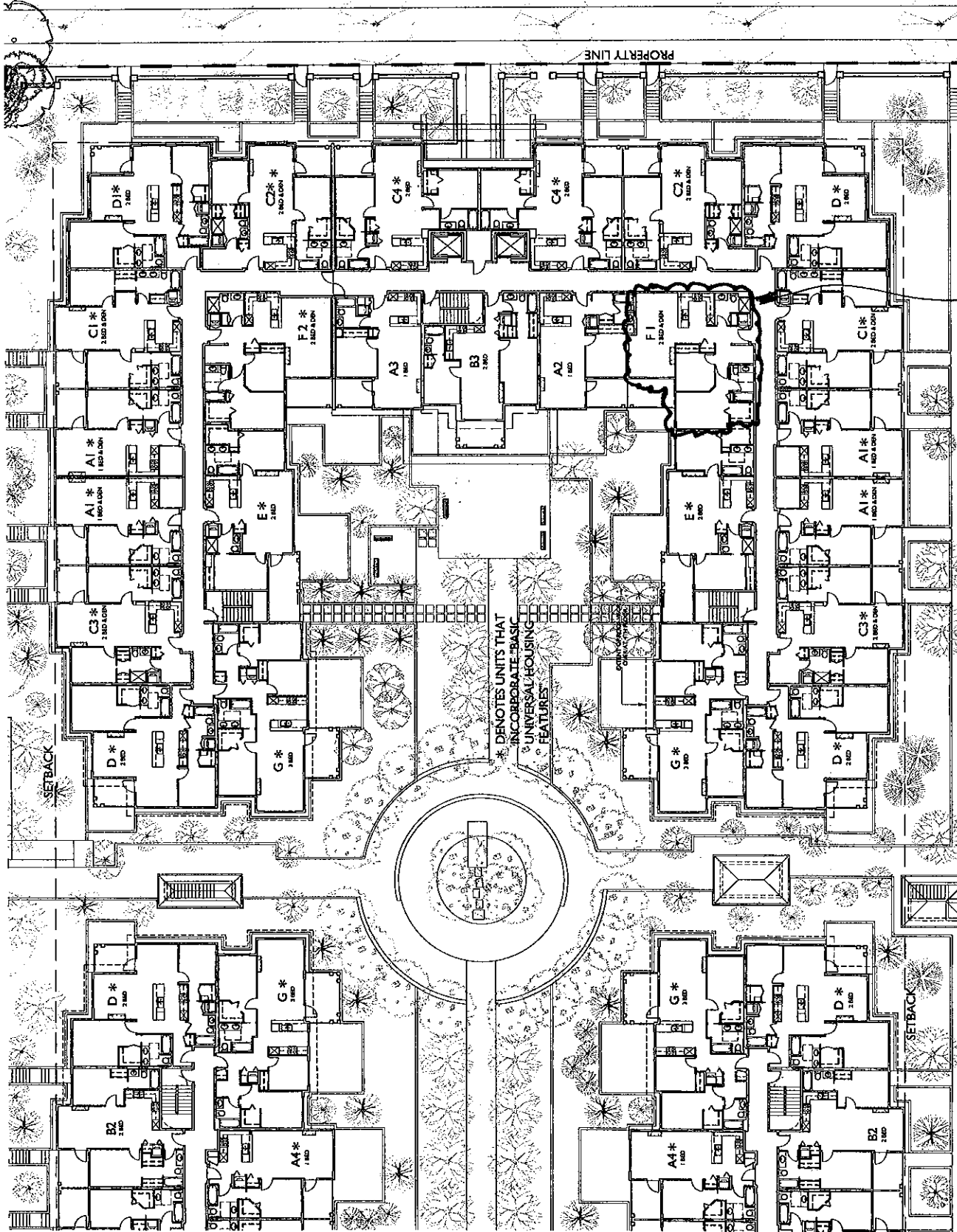
**ODLIN ROAD  
 221 UNIT DEVELOPMENT**

1834 1834 1840 ODLIN ROAD  
 SOUTHWEST WASHINGTON, DC  
 FOR AUDIN VENTURE CAPITAL LLC

**2ND & 3RD FLOORS  
 BUILDING B**

DATE: 08/21/08  
 BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 1/8" = 1'-0"  
 SHEET: 0831  
 JOB NUMBER: 0831

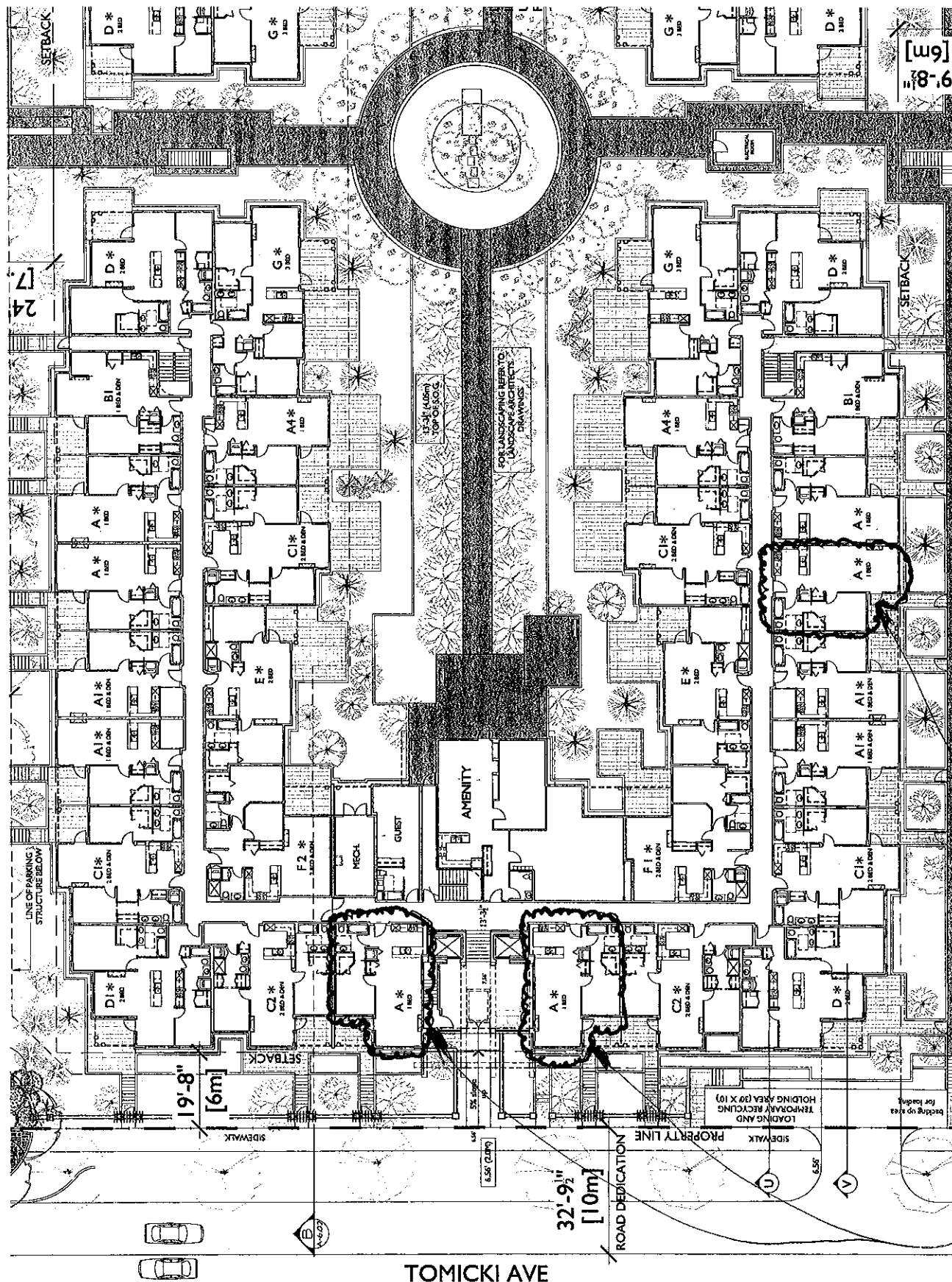
**A-3.02B**



*AFFORDABLE  
 HOUSING  
 UNIT*

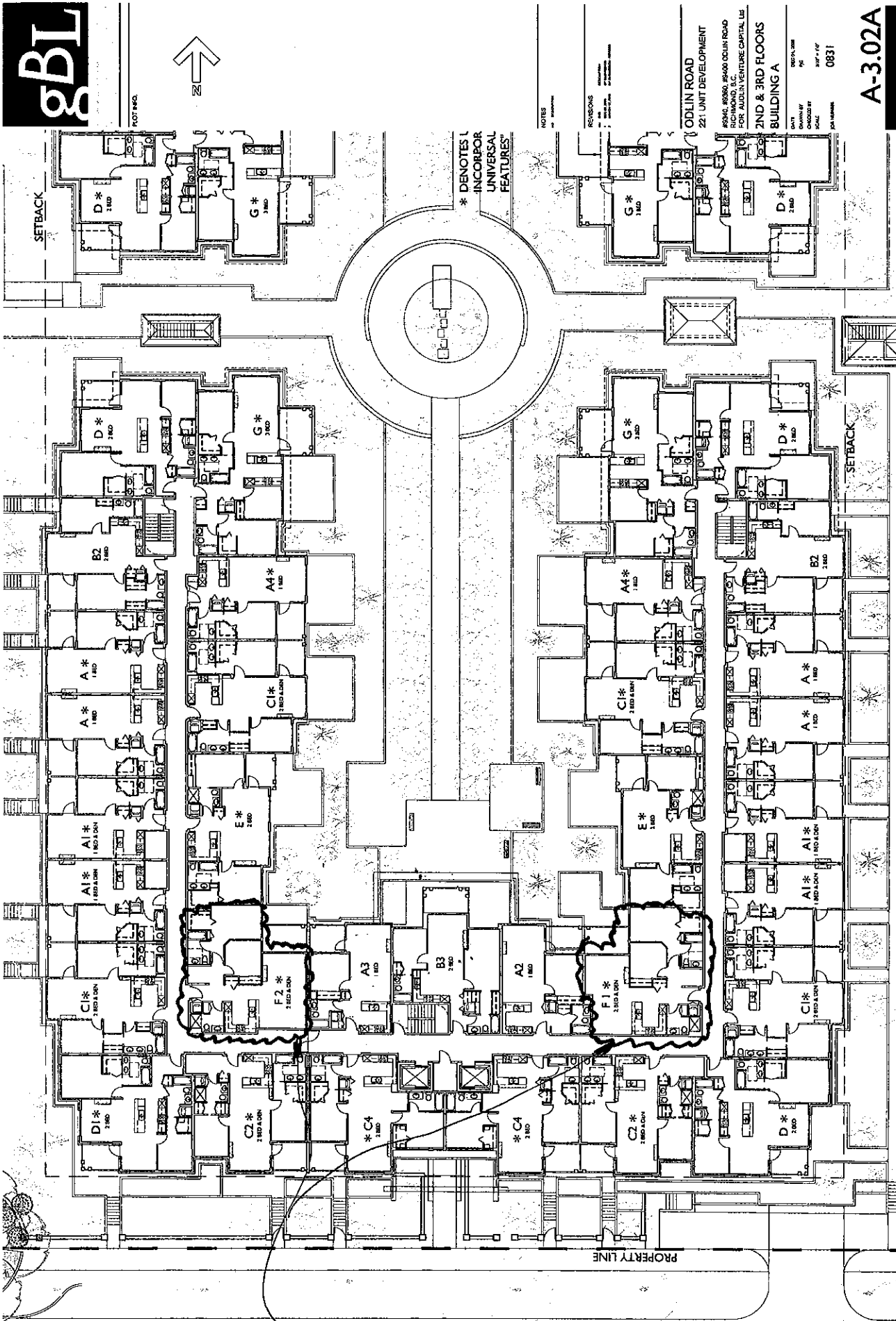
*SECOND FLOOR*





GROUND FLOOR

52200  
52500  
52600



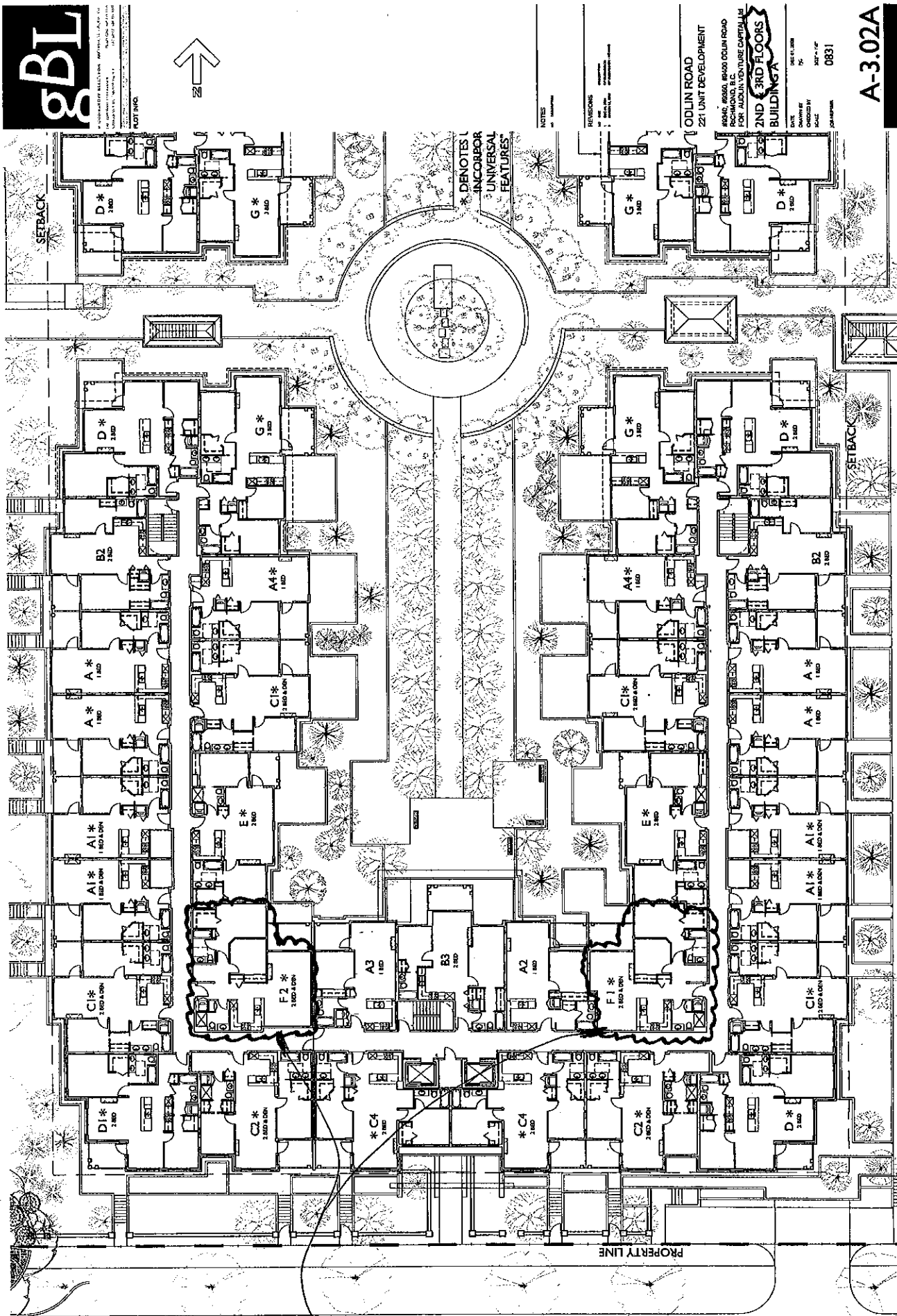
SECOND FLOOR



gBL

UNIVERSITY ALLIANCE  
1000 WEST 10TH AVENUE  
VANCOUVER, B.C. V6H 1A1  
TEL: 604-681-1111  
WWW.GBL.VAN.CA

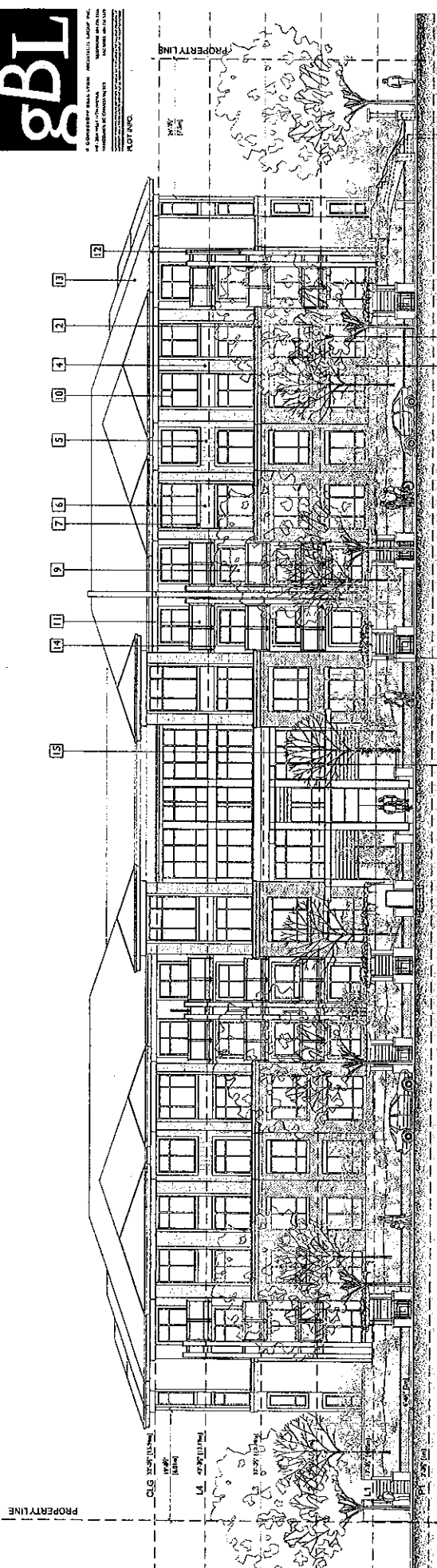
PLOT INFO



AFFORDABLE  
HOUSING  
UNITS

THIRD FLOOR

A-3.02A



NORTH ELEVATION

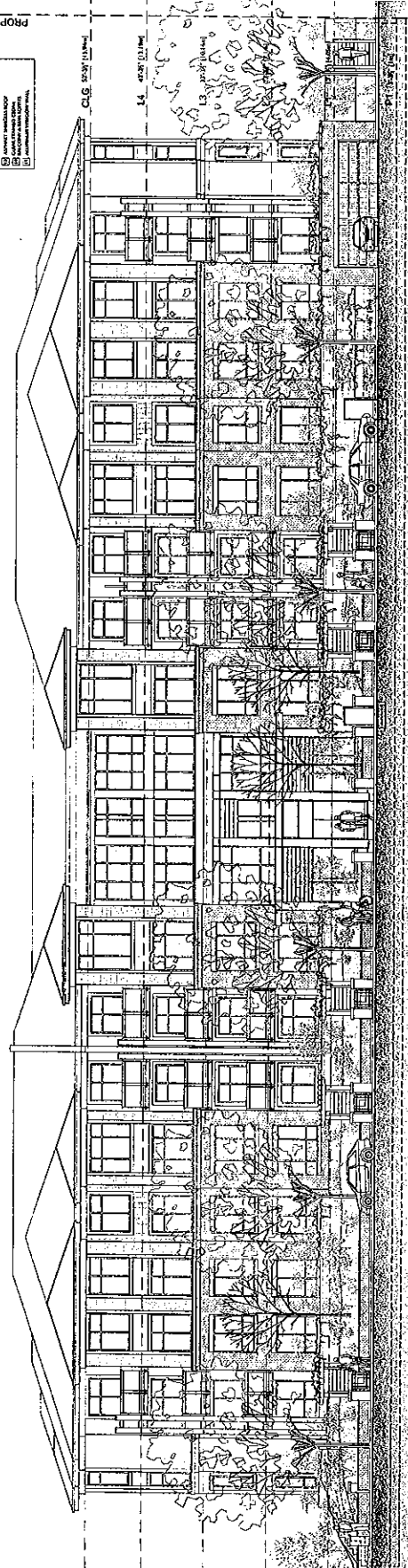
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NOTES

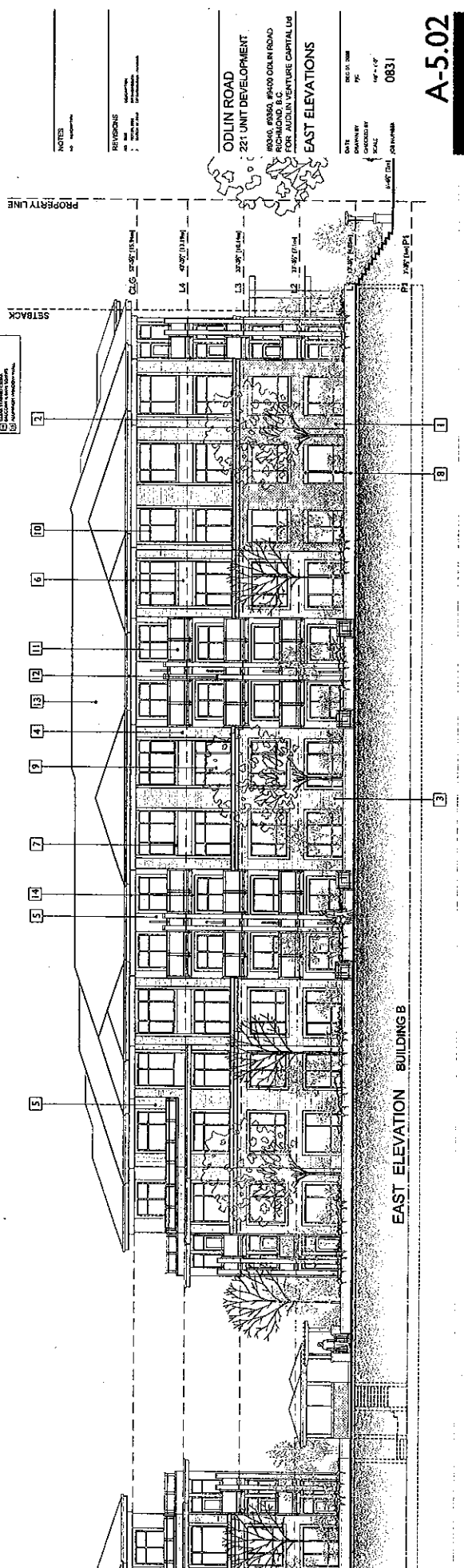
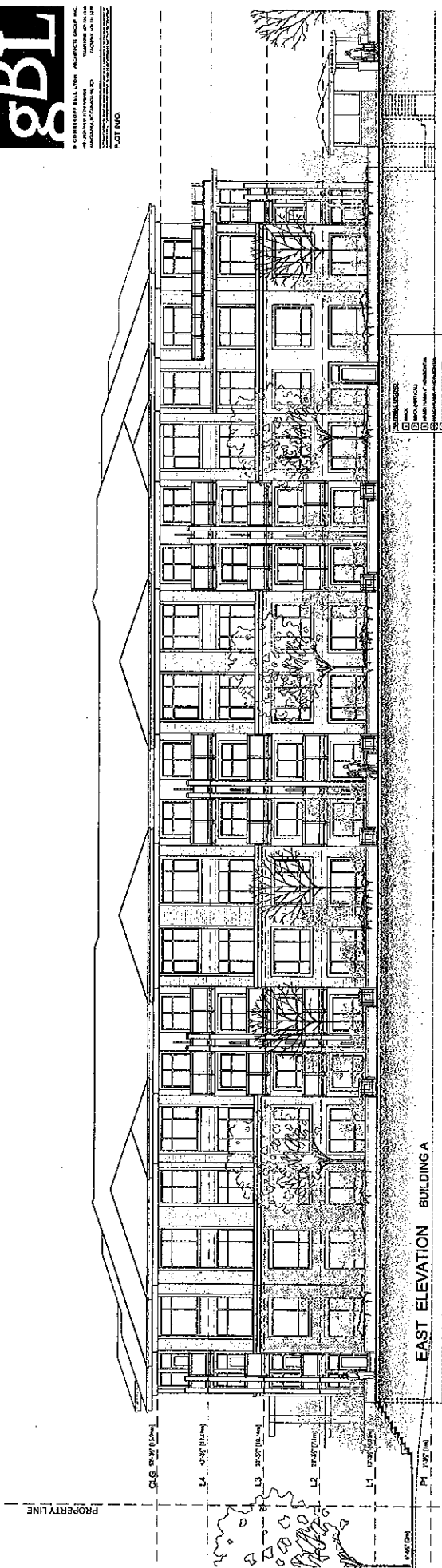
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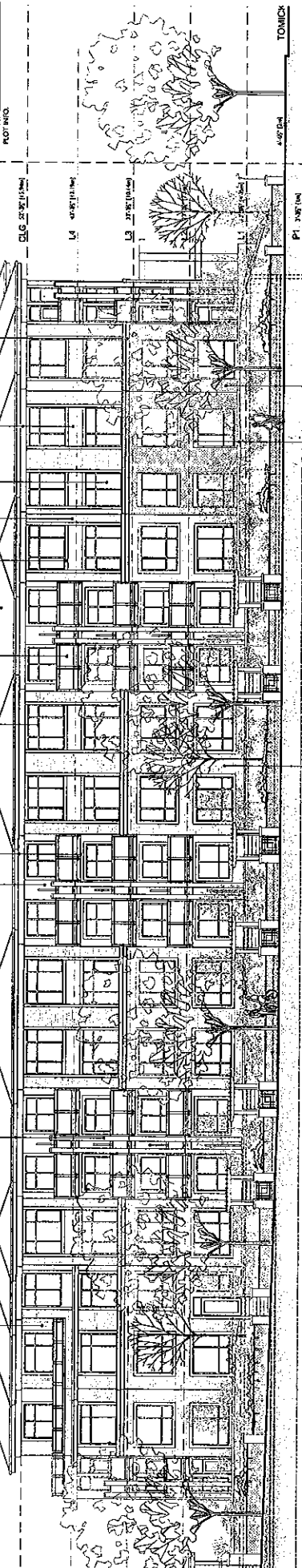
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|-------------------------------|--------------|
| ELEVATIONS<br>(NORTH & SOUTH) |              |
| DATE                          | DEC 01, 2008 |
| BOOKED BY                     | PG           |
| CHECKED BY                    |              |
| SCALE                         | 1/8" = 1'-0" |
| JOB NUMBER                    | 0831         |

**A-5.01**



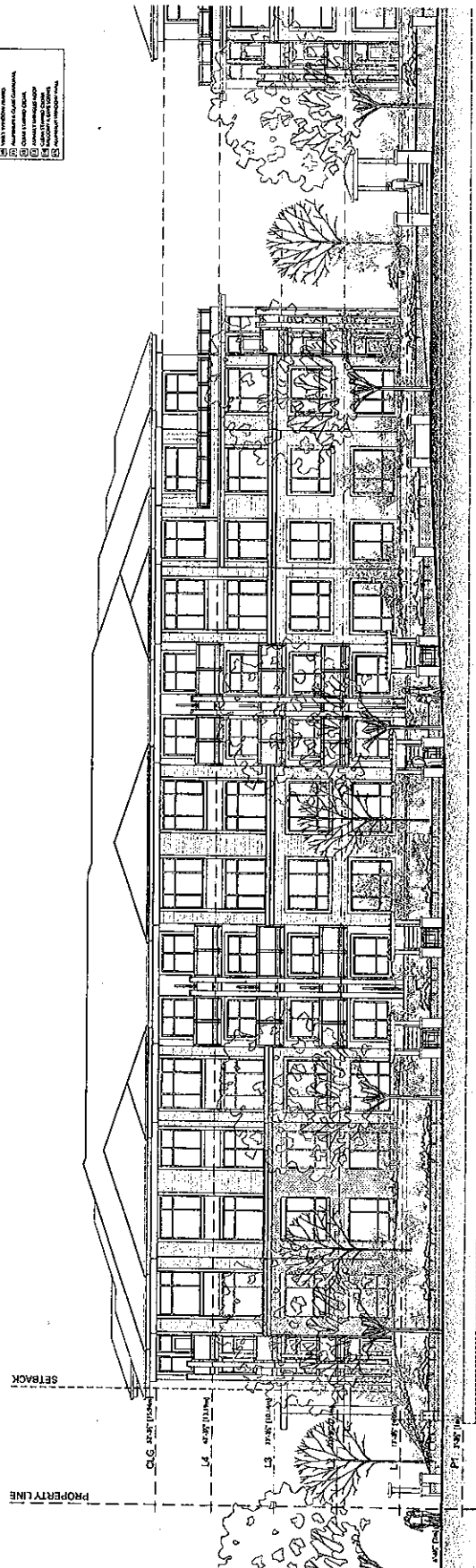
**SOUTH ELEVATION**





WEST ELEVATION BUILDING A

- REVISIONS**
- | NO. | DATE     | DESCRIPTION         |
|-----|----------|---------------------|
| 1   | 08/11/08 | ISSUED FOR PERMIT   |
| 2   | 08/11/08 | REVISIONS TO PERMIT |
| 3   | 08/11/08 | REVISIONS TO PERMIT |
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| 5   | 08/11/08 | REVISIONS TO PERMIT |
| 6   | 08/11/08 | REVISIONS TO PERMIT |
| 7   | 08/11/08 | REVISIONS TO PERMIT |
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| 9   | 08/11/08 | REVISIONS TO PERMIT |
| 10  | 08/11/08 | REVISIONS TO PERMIT |
| 11  | 08/11/08 | REVISIONS TO PERMIT |
| 12  | 08/11/08 | REVISIONS TO PERMIT |
| 13  | 08/11/08 | REVISIONS TO PERMIT |
| 14  | 08/11/08 | REVISIONS TO PERMIT |



WEST ELEVATION BUILDING B

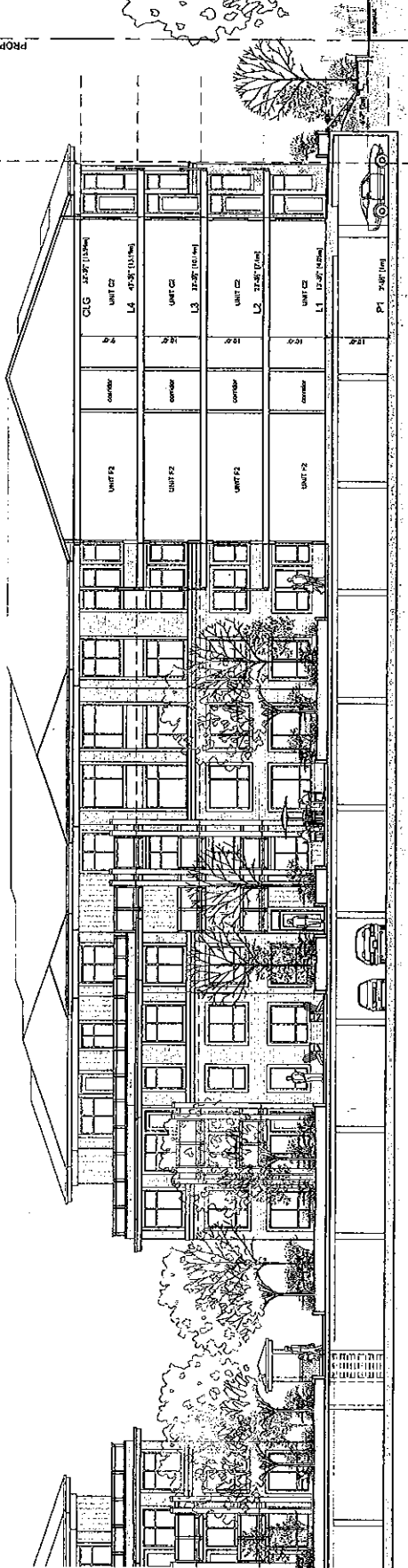
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99340, #9350, #9400 ODIN ROAD  
RICHMOND, B.C.  
FOR AUDIN VENTURE CAPITAL LTD

DATE  
DIVISION BY  
CHECKED BY  
THICK  
WAF = 1.0"  
0831

100

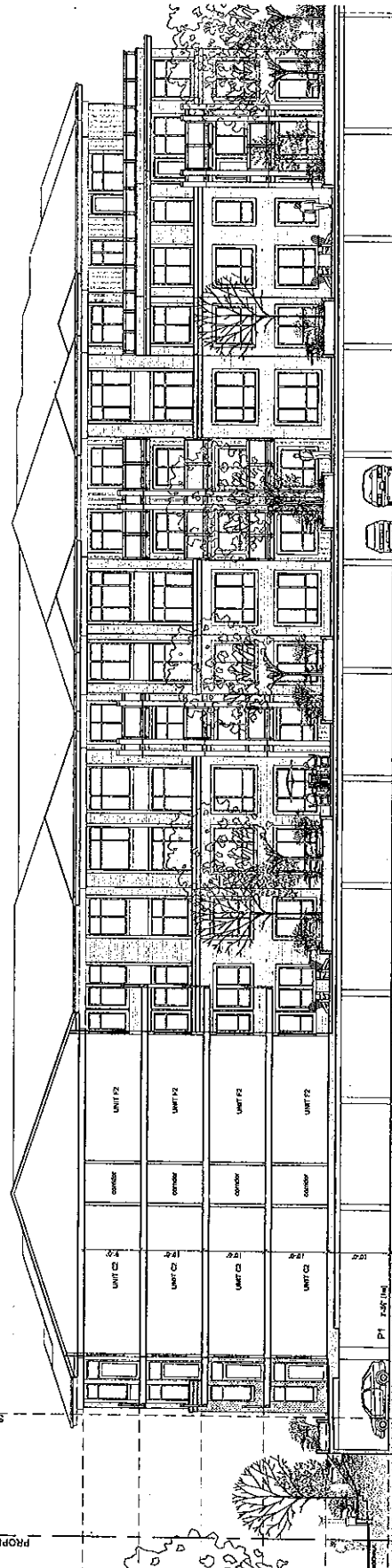
PROPERTY LINE  
 SETBACK



SECTION BB (Building B)

PROPERTY LINE

SETBACK



SECTION BB (Building A)

NOTES

REVISIONS

ODLIN ROAD  
 221 UNIT DEVELOPMENT  
 8940, 8930, 8940 ODLIN ROAD  
 RICHMOND, B.C.  
 FOR ADELIN VENTURE CAPITAL LTD.

SECTION BB

DATE: 01.04.2014  
 DRAWN BY: JPS  
 CHECKED BY: JPS  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 0831

A-6.02

**A-10.01**


**City of Richmond**

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

**Development Application  
Data Sheet**
**RZ 09-453123**

Address: 9340, 9360 and 9400 Odlin Road

Applicant: Paul Goodwin – GBL Architects

Planning

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

|                                   | Existing  | Proposed   |
|-----------------------------------|---|--|
| <b>Civic Address:</b>             | 9340 Odlin Road<br>9360 Odlin Road<br>9400 Odlin Road   | To Be Determined   |
| <b>Owner or Applicant:</b>        | Paul Goodwin – GBL Architects   | No Change  |
| <b>Site Size (m<sup>2</sup>):</b> | 12,154.9m <sup>2</sup>  | 11,355m <sup>2</sup> (after land dedication)   |
| <b>Land Uses:</b>                 | Single Detached   | Apartment Residential  |
| <b>OCP Area Plan Designation:</b> | Residential Area 1 – 1.50 base FAR<br>(Max. 1.70 FAR with density bonusing<br>for affordable housing) Townhouse,<br>low-rise Apartments (4 storey typical). | No Change  |
| <b>Zoning:</b>                    | Single-Detached Housing District<br>(RS1/F)   | Low-Rise Apartment (ZLR24) –<br>Alexandra Neighbourhood<br>(West Cambie)<br><br>Permits Apartments at 1.70<br>F.A.R. with Density Bonusing if<br>affordable housing units are<br>provided. |
| <b>Number of Units:</b>           | 1 Single-Detached Dwelling per<br>existing lot.   | 221 Apartment Units on a<br>consolidated lot.  |

|                              | Bylaw<br>Requirement<br>ZLR24                                       | Proposed                             | Variance       |
|------------------------------|---|--------------------------------------|----------------|
| Density (FAR):               | Site Area = 11,355m <sup>2</sup><br>(1.70) = 19,303.5m <sup>2</sup> | 19,273.9m <sup>2</sup><br>(1.69 FAR) | none permitted |
| Lot Coverage – Building:     | 45% Max.  | 46%                                  | required       |
| Lot Size:                    | No lot size requirements  | N/A                                  | N/A            |
| Front Setback - Odlin Road   | 6.0m Min.   | 6.0m                                 | none           |
| Setback – Side & Rear Yards: | 3.0m Min.   | 3.3m                                 | none           |

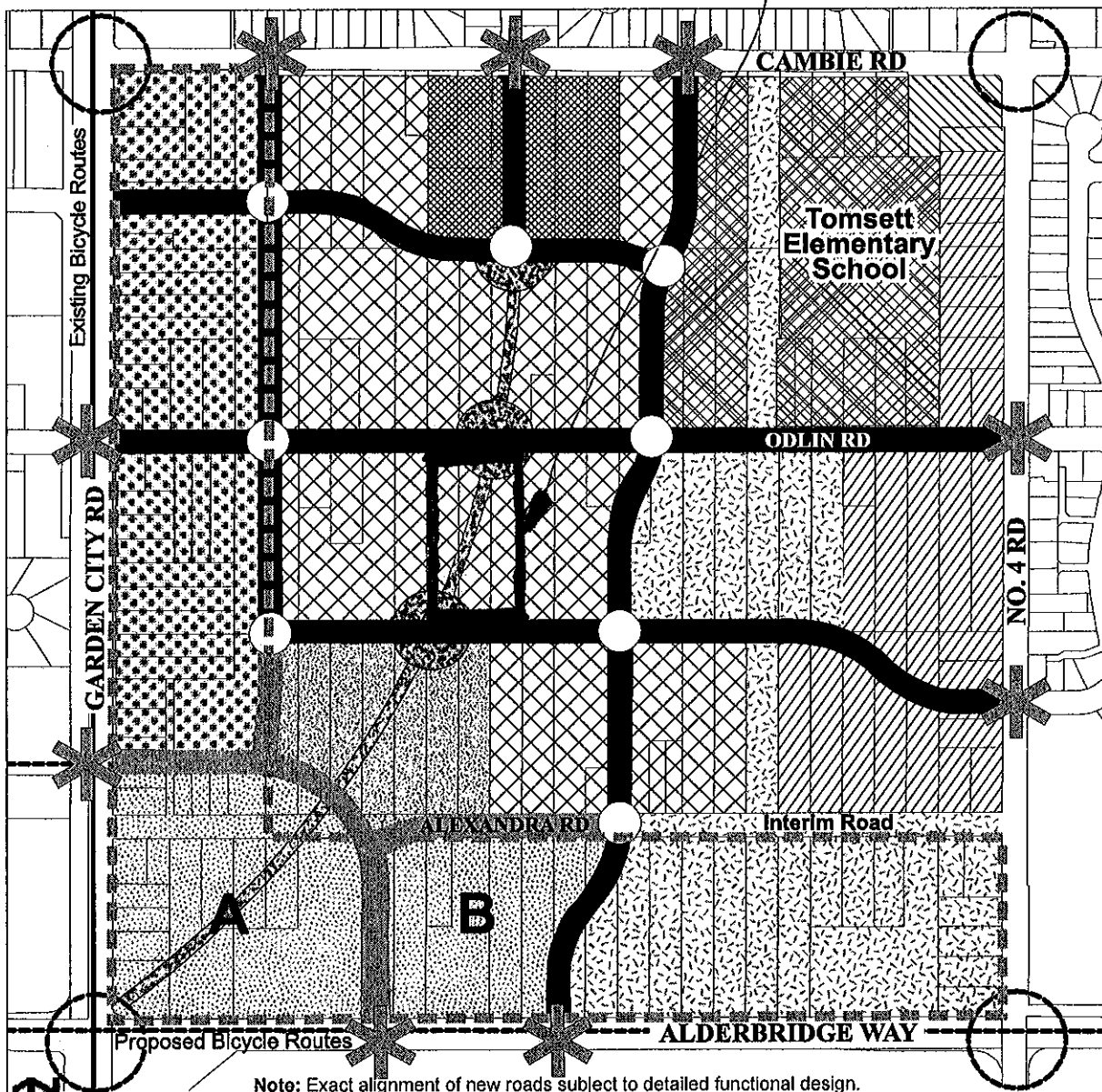


|                                  | <b>Bylaw<br/>Requirement<br/>ZLR24</b>  | <b>Proposed</b>              | <b>Variance</b>  |
|----------------------------------|---|------------------------------|------------------|
| Height:                          | 20.0m (max.)  | 17.9m                        | none             |
| Off-street Parking Requirements: | Resident – <b>317</b><br>Visitor – <b>45</b><br>Affordable Housing – <b>10</b><br><b>372 spaces required (min.)</b> | <b>370 spaces proposed</b>   | 2 parking spaces |
| Small Car Ratio:                 | 50% (min.) to be standard size spaces   | 70.3% standard size spaces   | none             |
| Tandem Parking Spaces:           | Permitted where two parking spaces provided per single dwelling unit  | 17 tandem spaces (34 stalls) | none             |
| Amenity Space – Indoor:          | 100.0m <sup>2</sup><br>or<br>cash-in-lieu payment   | 318.9m <sup>2</sup>          | none             |
| Amenity Space – Outdoor:         | 6m <sup>2</sup> minimum per unit x<br>221 units = 1,326.0m <sup>2</sup>   | 2,118.2m <sup>2</sup>        | none             |

City of Richmond

SUBJECT SITE  
RZ 09-453123

## Alexandra Neighbourhood Land Use Map

Bylaw 8397  
2009/09/28

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

|  |  |  |  |  |   |
|--|--|--|--|--|---|
|  | Area of No Housing Affected by Aircraft Noise  |  | Residential Area 2<br>0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.                       |  | Park: North Park Way, Central Park, Natural Park, South Parkway |
|  | Business/Office - office over retail FAR up to 1.25  |  | Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 1.25 FAR up to 2.0. Area B: Large and small floor plate up to 1.0 FAR.  |  | Alexandra Way (Public Rights of Passage Right-of-way)           |
|  | Convenience Commercial   |  | Mixed Use:<br>• abutting the High Street, medium density residential over retail;<br>• not abutting the High Street, medium density residential. |  | Proposed Roadways   |
|  | Residential Area 1<br>1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical).  |  | 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).                                   |  | High Street   |
|  | Residential Area 1A<br>1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum). |  | Community Institutional  |  | New Traffic Signals   |
|  |  |  |  |  | Feature Intersections - details to be developed                 |
|  |  |  |  |  | Feature Landmarks in combination with Traffic Calming Measures  |

### 3. RZ 09-453123 – 186-UNIT 4-STOREY RESIDENTIAL DEVELOPMENT WITH TWO APARTMENT BUILDINGS OVER ONE SHARED PARKING LEVEL

ARCHITECT: Paul Goodwin, GBL Architects (GBL)

LANDSCAPE ARCHITECT: Senga Landscape Architecture (SLA)

PROPERTY LOCATION: 9340, 9360 and 9400 Odlin Road

#### Panel Discussion

*Comments from the Panel were as follows:*

Good overall design; consider widening the Alexandra Way public space; current design with narrow corridor between 4-storey buildings creates a long tunnel and bowling alley effect; use width of walkway in the Dover area as minimum standard;

***GBL: We have further widened the Alexandra ROW and set our project back 7.5m from the West Prop as suggested in the previous ADP meeting. We have also had numerous meetings/correspondence with the planning department to ensure we provide an appropriate solution.***

Consider aligning the buildings, either through shifting or stepping, to create a break and a focal point at the mid-point of the distance between Odlin Road and Tomicki Avenue; will create more open space; a main design development item to be considered;

***GBL: We have significantly revised the project so that the buildings are no longer identical. The south building is larger than the north building and the space between the buildings now aligns with the adjacent projects on either side.***

The project is in line with the neighbourhood development; like the garden concept; stepped back terrace at the ends of the buildings' wings may create privacy and overlook concerns as the buildings in the adjacent developments are higher; adjacent developments could oversee the courtyard and terrace activities in subject development;

***GBL The terraces have been reduced due to the increased density and the provision of affordable housing.***

Green roof construction is very difficult; consider eliminating it;

***GBL: The roofs are typically sloping and therefore do not lend themselves to "greening".***

Would like to commend the applicant for providing details on floor plans of building suites;

Consider provision of ramped access from Alexandra Way into the courtyard areas as well as from the amenity areas of the building;

***GBL: We now have ramped access as requested.***

Consider providing adaptability features in each type of building suite;  
installation of sliding doors in washrooms permits easier adaptability;

***GBL: This has been done and the "universal feature" units noted on the drawings.***

Consider adding adaptable features to accommodate visitors/guests;  
provision of 30 to 40- inch sliding doors in washrooms would make it feasible to serve visitors with a variety of needs including seniors using walkers;

***GBL: This has been provided for in the guest suites.***

Form and character is appropriate; project is very well-conceived; materials and colours are good; reflective of what is happening in the neighbourhood; West Coast vocabulary is good;

Higher floor to floor space (10 feet) is a good strategy; will improve the livability of suites; applicant is encouraged to maintain the strategy;

***GBL: The 10' floor to floor has been maintained.***

Applicant is requested to present reflected building elevation plan of adjacent development along Alexandra Way which is a significant realm;

***GBL: This will be provided at the ADP on may 05.***

Consider a slight staggering of ends or articulating the ends/tips of U-shaped buildings to make them less rigid or formal; will improve the views of the end units;

***GBL: The mass of the building sets back further as they approach the center of the site.***

Consider a "front-door" feel for the ground floor units facing Alexandra Way;

***GBL: Refer to the drawings (particularly the elevations and the 3D drawings at the end the package) . We have incorporated gates and trellis's to enhance ground floor suite entries.***

Consider alternate location of loading bay and screening along the sidewalk; only one loading bay is provided considering the size of the development; study appropriateness of adding another loading bay to serve the other end of the development; applicant and the City need to investigate this issue;

***GBL: This issue is currently being looked at by the city.***

Would like to see more cross sections not only on Alexandra Way but also on Tomicki and Odlin to understand the relationship with the street;

***GBL: More cross sections have been provided (see drawings A-6.01***

*through to A-6.05)*

Resolve the ambiguous areas to clarify boundaries between the public and private realms either through walls, gates, planting or elevation changes to improve their relationship particularly along Alexandra Way;

***GBL: This has been dealt with as part of all the latest revisions. Refer to the package.***

Consider shifts in Alexandra Way pathway and articulation of buildings to create more rhythm and variation along a long corridor;

***GBL: See the latest revisions in the new package.***

Pedestrian scale lighting along Alexandra Way should be thoughtfully considered for this neighbourhood-wide public walkway;

Would like to see formal treatment of the outside edges of the development; will clarify public and private spaces; consider manicured look of outer edges of the development and gardenesque approach inside;

***GBL: Please see landscape architects responses below.***

Does not agree with landscape architect's position that open areas are not fully utilized in this type of development; problem lies in inappropriate design of open spaces; find ways to make spaces in the north and south end of the blocks more functional; provision of a play area in the development is needed as it is located in an emerging neighbourhood; need not be a play structure; could be a water feature or other structures that provide play opportunities;

Alexandra Way presents a good opportunity for location of public art; integrate public art early in the process; work with an artist to start with the process;

Consider lowering planting densities in the development and providing planting treatment between units; create privacy for patios and upper spaces of units;

With respect to the public realm, would like to see precedents and more careful consideration of the green aspects on Alexandra Way and the sidewalks; learn from lessons in Dover crossing which has encountered technical problems due to unanticipated vehicle access use (materials, replacement and maintenance); choice of material palette in design development is a very important consideration; consider intended uses; changes in directions and places can be done to avoid a bowling alley effect along Alexandra Way; presents an opportunity to become people places; define entrances to the development;

Reiterate concerns on very high density of planting as a result of creating gardenesque space; create useful open spaces that cater to young starter families with young children; nearest park to the development is Odlinwood Park across No. 4 Road which is far from the subject development; create real activity places that attract people;

There is a need to create a balance between useful openness and planting; consider hierarchy of planting, particularly how plants are used to protect the corner spaces where there is tension between private patios and common spaces; patios going out into the gardens can be good selling points for the units; activates the use of central courtyard;

Consider the sustainability aspect of the development such as utilization of flat roof portions as green roofs and use of storm water;

Security lighting should be provided, particularly along Alexandra Way; avoid dark areas in this long corridor for pedestrian safety; dividing the properties along Alexandra Way will give them a feeling of security; dark corners are discouraged; and

Consider planting of pyracantha near windows and balconies; areas should not be covered by shadows to discourage unwanted people from going into the subject development.

### **Panel Decision**

It was moved and seconded

***That the Advisory Design Panel supports RZ 09-453123 moving forward to the Planning Committee subject to the following:***

#### ***A. The applicant making the following improvements to the project design:***

1. Design development to improve Alexandra Way. Consider appropriate width, proportion, shifts in pathway alignment, materials, planting, safety and security. Consider creating focal points. Consider incorporating Public Art, pedestrian scaled lighting, and access points;

***GBL: See above comments. Alexandra way has been widened as per the request from the planning department. We have a central focal point and ramped access to the central courtyard. This would be an appropriate area for public art.***

***SLA: Planting and hard landscape elements have been formalized. Blocks of planting or hedge like systems of plantings replace more informal planting compositions on outside perimeter of development.***

2. Design development to improve the Alexandra Way edge of the development. Provide relief from a long and narrow corridor feel. Consider building alignment changes, breaks, articulation, and relationship to adjacent development to create openness, focal points, rhythm and variation along

Alexandra Way. Consider ramped access to grade level units and central open space. Consider individual unit "front door" interface to Alexandra Way. Provide clear boundaries between public and private spaces;

**GBL: See responses above**

3. design development to improve central open space design, programming, and adjacencies. Provide play opportunities for young children with either play equipment or alternative feature. Create useful open spaces. Consider relationship of indoor and outdoor amenity areas, including ramped access;  
**GBL: See architects comments above.**

**SLA: Landscape areas have been reduced and replaced with common patio areas adjacent the amenity rooms. Large gathering patios adjacent amenity rooms are juxtaposed with smaller niche sitting areas (some in lawn, some paved) to offers user variety. Lawn areas for sitting and passive use have replaced a previously proposed dense plantings.**

**Children's play area has been integrated in central circular area. A climbing mound with a slide in a forest of Trembling Aspen grounds the central portion of that area. Benches have been tucked into the mound as well as on the edges of walkway that circles inner area □ places for parents and or passerby to sit. A curvilinear wall encapsulates that inner space and a series of quadrants within that circle features 3 main play areas which are:**

**1) Climbing wall**

**2) sand area with faux fossil structures for discovery play**

**3) water spigots and sand/gravel area for building and play using the elements of water and sand.**

**A circular track encapsulates the outside of the circle for tricycles. In short the central play area multi tasks as a piece of play art when not in use by children the passerby can sit relax and feel like they are part of a common outdoor space.**

4. Design development to improve Tomicki and Odlin edges of development, including more definition of relationship between public and private realms;  
**GBL: see comments above and the new sections**

**B. The applicant taking into consideration the following comments:**

5. Consider providing adaptability features in each type of building suite, including sliding doors in washrooms;

**GBL: this has been done and the "universal suites" are noted on the plans**

6. consider providing additional loading bay at other end of development and screening;
7. consider planting densities and planting treatment between units; and

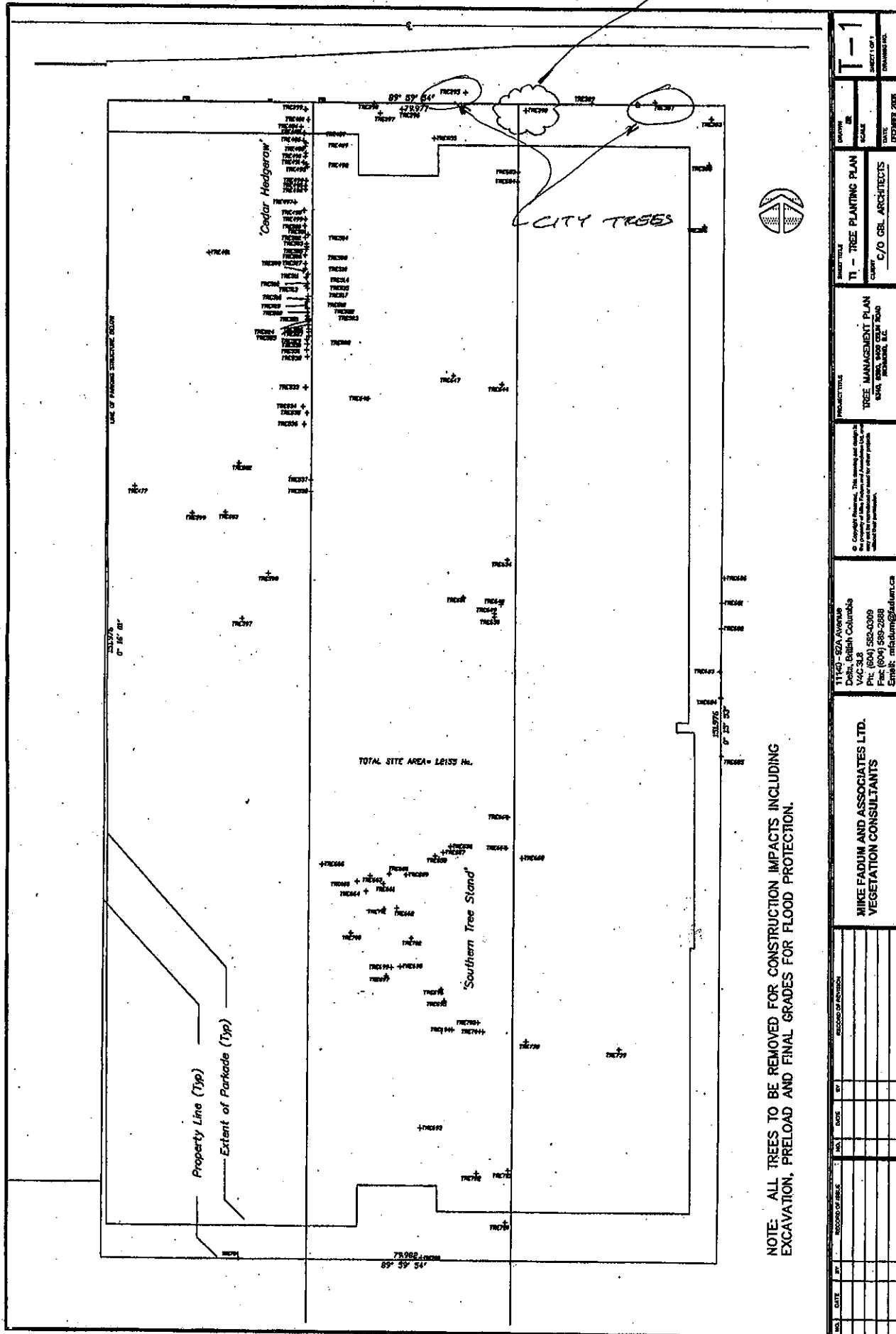
*SLA: Plantings between units provide privacy between patios and small multi stem trees adjacent patios provide overhead filtered privacy from overhead units.*

8. Consider the sustainability aspect of the development such as utilization of flat roof portions as green roofs and use of storm water.

*GBL: This contradicts the earlier comment? We have very few "flat roof" few areas – see drawings.*

**CARRIED**





ALL ON-SITE TREES  
TO BE REMOVED

**Conditional Zoning Requirements  
9340, 9360, and 9400 Odlin Road  
RZ 09-453123**

Prior to adoption of Zoning Amendment Bylaw 8610, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

- 1) Consolidate all THREE lots into one development parcel.
- 2) Make a land dedication of ten (10) meters along the southern end of the subject property to allow for the continued development of Tomicki Avenue. The design and construction of this section of road will be a part of a separate Servicing Agreement with the City.
- 3) Registration of a five (5) meter wide Public Right of Access Right-Of-Way (PROP) statutory right-of-way along the western edge of the subject property (after land dedication) for the development of Alexandra Way. An additional PROP is to be registered at each end of the 5 meter PROP for an additional 3 meter wide PROP at the north and south property line (after land dedication) to angle into the property at 45 degrees until it meets with the 5 meter width. After satisfactory completion, the City will maintain the hard surfacing of the walkway and the two Strata Corporations will maintain the soft landscaping on their respective properties.
- 4) Registration of a Flood Plain Restrictive Covenant specifying a minimum habitable floor level of 2.6 GSC over the three parcels or the one consolidated parcel.
- 5) Registration of an Aircraft Noise Sensitive Use Covenant over the three parcels or the one consolidated parcel.
- 6) Registration of a restrictive covenant for tandem parking to ensure two stalls that are affected are assigned to the same unit.
- 7) Registration of a restrictive covenant to identify the guest suites are registered as common property to prevent future sale or conversion of the unit.
- 8) Registration of the City's standard Housing Agreement(s) to secure 10 affordable housing units consisting of 5 one-bedroom units and 5 two-bedroom plus den units over the two buildings. The terms of the Housing Agreement(s) will include:
  - one-bedroom units must have a minimum area of 61.8m<sup>2</sup> (665 ft<sup>2</sup>) and may be rented at a rate of \$650 a month to an eligible tenant having an annual income of \$30,500 or less;
  - two-bedroom units must have a minimum area of area of 90.7m<sup>2</sup> (977 ft<sup>2</sup>) and may be rented at a rate of \$770 a month to an eligible tenant having an annual income of \$36,000 or less;

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.

- 9) Voluntary contribution of \$124,669.00 towards the provision of West Cambie child care facilities to the City.
- 10) Voluntary contribution of \$124,669.00 towards the provision of improvements to the proposed High Street within the Alexandra Neighbourhood (West Cambie).
- 11) Voluntary contribution of \$14,545.00 to assist in the Planning and Engineering costs for the Community Planning and Engineering services and infrastructure costs of the West Cambie Neighbourhood plan.
- 12) 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 \$124,477.20.
- 13) Enter into the City's standard Servicing Agreement to design and construct offsite upgrades. Works include, but are not limited to:
  - a) Connecting to the works done to the property to the west (Meridian Gate) via SA 07-365378 and to the property to the east (Cambridge Park) via SA 08-439201. This includes road improvements on Odlin Road with a 2.0 meter wide sidewalk and 2.5 meter wide boulevard with trees and street lighting and building and raising about 2/3 of the road to match existing works. Tomicki works include extending the works from SA 08-439201 to include 2.0 meter wide sidewalk but interim boulevard / extruded curb and 6.0 meters of asphalt with storm and sanitary works required.
  - b) Confirmation existing City utilities meet current City Standards or upgrade as required.
  - c) Ultimate design and construction of the entire 11.0 meter width of Alexandra Way. This will include the development of the thoroughfare on the adjacent property to the west (Meridean Gate as part of DP 06-352741).
- 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 Alexandra Way thoroughfare.
  - b) Overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard.
  - c) Design of a child's play area within the outdoor amenity area.
  - d) Overall appropriateness to the Form and Character of the buildings and the interaction to the street.
  - e) Providing a security deposit for the removal of 4 large trees fronting Odlin Road at \$10,000 per tree.
  - f) Compensation for the removal of two trees on City property at a rate of \$1,000 per tree removed payable to the Richmond Parks Department Tree Compensation Fund.
  - g) Submit a letter to the City confirming that the design of the subject building(s) will facilitate a cost-effective connection to a future District Energy System (DES) and/or DES connection should the DES service come available prior to the occupancy of the subject development.
- 15) 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, and/or such other security deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

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Signed

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Date



**Richmond Zoning and Development Bylaw 8500  
Amendment Bylaw 8610 (RZ 09-453123)  
9340, 9360 AND 9400 ODLIN ROAD**

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

1. 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 area and by designating it **LOW RISE APARTMENT (ZLR24) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**

P.I.D. 012-030-872

WEST HALF LOT 6 BLOCK "B" SECTION 34 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 1224

P.I.D. 003-666-409

EAST HALF LOT 6 BLOCK "B" SECTION 34 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 1224

P.I.D. 004-231-708

WEST HALF LOT 7 BLOCK "B" SECTION 34 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 1224

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8610"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

|       |
|-------|
| _____ |
| _____ |
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\_\_\_\_\_  
MAYOR

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