



City of Richmond
Planning and Development Department

To Council - June 22, 2009

To: Planning Comm. June 16/09

Report to Committee

To: Planning Committee **Date:** May 11, 2009
From: Brian J. Jackson, MCIP
Director of Development **File:** RZ 08-410760
Re: **Application by 797460 B.C. Ltd. for Rezoning at 9371 and 9411 Alexandra Road**
from Single-Family Housing District, Subdivision Area F (R1/F) to
Comprehensive Development District (CD/206)

12-8060-20-8505
-8494

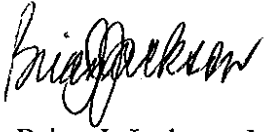
Staff Recommendation

1. That Bylaw No. 8505, an amendment to Schedule 2.11A (West Cambie Area Plan) of Official Community Plan Bylaw 7100, which clarifies that the small floor plate retail use applies where sites abut the High Street but not throughout the "Mixed-Use" designated area, be introduced and given first reading;
2. That Bylaw No. 8505, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans

is hereby deemed to be consistent with the said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

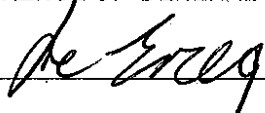
3. That Bylaw No. 8505, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation; and

- 4. That Bylaw No. 8494, to create "Comprehensive Development District (CD/206)", and for the rezoning of 9371 and 9411 Alexandra Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to Comprehensive Development District (CD/206), be introduced and given first reading.



Brian J. Jackson, MCIP
 Director of Development

DN:blg
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

797460 B.C. Ltd. has applied to the City of Richmond to rezone 9371 and 9411 Alexandra Road (**Attachment 1**) from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/206)” to permit two (2) four-storey buildings consisting of approximately 139 units, including eight (8) affordable housing units over a parking level, and approximately 369 m² (3,971 ft²) of commercial space (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

- To the north: Future Tomicki Avenue and existing single-family lots zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. The area north of the site is designated “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan-Alexandra Neighbourhood. A development application, which proposes redevelopment of 9340, 9360, and 9400 Odlin Road to permit approximately 186 apartment units (RZ 09-453123) is currently under staff review. A separate report to Planning Committee will be provided in the future;
- To the east: An existing duplex on a site zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. The parcel is designated “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan-Alexandra Neighbourhood. Early efforts to consolidate the site with either the subject application or a development proposal at 9451 and 9471 Alexandra Road by Ledingham McAllister Communities Ltd. (RZ 07-378793) were unsuccessful. RZ 07-378793 has since been placed on hold;
- To the south: Alexandra Road and existing single-family lots zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. The parcels are part of a larger consolidation and rezoning application (RZ 03-235259) by Smart Centres that was referred to Council and was the catalyst of the West Cambie Area Plan-Alexandra Neighbourhood planning process. The site is designated “Mixed-Use” (hotel, office and street front retail commercial) in the West Cambie Area Plan-Alexandra Neighbourhood. The eastern portion of this area is an Environmentally Sensitive Area (ESA) that is identified in the City’s Official Community Plan (OCP); and
- To the west: A vacant parcel zoned “Single-Family Housing District, Subdivision Area F (R1/F)”. The site is designated “Mixed-Use” (housing over small floor plate retail) in the West Cambie Area Plan-Alexandra Neighbourhood.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated “Neighbourhood Residential” and “Mixed-Use” in the Official Community Plan (OCP). The proposed land use and density are consistent with the plan.

West Cambie Area Plan – Alexandra Neighbourhood

Recommended Minor Text Amendments to West Cambie Area Plan (Schedule 2.11A)

The subject development is partially designated “Mixed-Use” (housing over small floor plate retail), as well as partially designated “Residential Area 1” (townhouse, low-rise apartments) within the West Cambie Area Plan-Alexandra Neighbourhood. It is the first development application to proceed with the “Mixed-Use” designation. The project review process identified the need to clarify the application of the area plan’s land use designations, specifically the establishment of small floor plate retail use. The small floor plate retail use applies where sites abut the High Street but not throughout the “Mixed-Use” designated area.

Text amendments to the plan are recommended to better clarify that the small floor plate retail use is to abut the High Street for parcels designated “Mixed-Use” based on the following considerations:

- The purpose of the High Street is to create a unique pedestrian oriented area for people to shop, eat, socialize and work, by allowing small floor plate retail uses on sites that abut the High Street and by encouraging unique architecture and public realm design. The small floor plate retail uses, were and are not intended to extend north throughout the whole “Mixed-Use” designated area as such an approach would dilute the effectiveness of the High Street. Further, if small floor plate retail uses were to be allowed throughout the “Mixed-Use” area, they would require road access, which was never intended or proposed in the area plan. As Alexandra Way is to function as a pedestrian and cyclist connection between Leslie Road/Alexandra Road and Tomicki Avenue that extends north through the neighbourhood, it will not provide sufficient customer exposure to support internalized small floor plate retail use;
- As the average depth of the lots within the “Mixed-Use” designation is greater than 150 m (490 ft.), if small floor plate retail uses were to be allowed throughout the whole “Mixed-Use” designated area, it would create an unacceptably large small floor plate retail area, which, in addition to the reasons above, is not supported because it would provide more retail space than is required for this area;
- In addition, the adjacent neighbourhood areas, including Character Area 1 – Business Office, and Character Area 2 – Mixed Use Retail (Office-Hotel) permit a range of uses including office commercial, restaurants, neighbourhood pub, retail and retail services, education and recreation facilities, hotels, and retail services including both small and large floor plate developments. The area of these designated neighbourhoods is sufficient to both service the needs of the developing West Cambie Neighbourhood and to introduce a destination service/employment node for nearby neighbourhoods.

The following text amendments are recommended to the legend of four (4) land use maps within the plan.

Text Amendments to Map Legends

page #	Section/Map to be amended	Existing Text	Replacement Text
22	Section 8.2 Alexandra Neighbourhood Character Areas Map	Mixed Use (Medium Density Housing over Retail)	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.
31	Section 8.2.3 Character Area 3-the High Street Map	Mixed Use (Medium Density Housing over Retail)	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.
33	Section 8.2.4 Character Area 4 – Medium Density Housing	Mixed Use (Medium Density Housing over Retail)	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.
50	Alexandra Neighbourhood Land Use Map	Mixed Use: Housing over small floor plate retail. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).

The following replacement text is recommended to amend the area plan:

- On page 31, section 8.2.3 (Character Area 3 – The High Street) under the “Land Uses” heading, it is recommended that “Residential above the ground floor, Medium Density Character Area, only” be replaced with “Within the area designated Mixed Use, the area abutting the High Street is to be developed as medium density residential over small floor plate retail, and the area not abutting the High Street is to be developed for medium density residential use”.

The following text introduction is recommended to amend the area plan:

- On page 33, section 8.2.4 (Character Area 4 – Medium Density Housing) under the “Land Uses” heading, it is recommended that after the first bullet, which reads, “Multi-family housing, with ancillary amenities and community facilities. This may include townhouses and apartments.”, the following text is inserted, “Within the area designated Mixed Use, the area abutting the High Street is to be developed as medium density residential over small floor plate retail, and the area not abutting the High Street is to be developed for medium density residential use”.

Development Proposal Compliance with West Cambie Area Plan

In addition to being partially designated “Mixed-Use” (housing over small floor plate retail), the subject site is also partially designated “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan – Alexandra Neighbourhood, and is within both Character Area 3 – the High Street and Character Area 4 – Medium Density Housing (**Attachment 4**). The proposed use, building form, and density are generally consistent with the parameters outlined in

the Official Community Plan (OCP) and the West Cambie Area Plan – Alexandra Neighbourhood.

Minimum Parcel Consolidation

Despite complying with the fundamental terms of the Area Plan, the size of the subject site does not meet the minimum parcel consolidation guideline referenced in the plan's Development Permit guidelines. Within the subject area, the minimum consolidation guideline is 1.0 ha (2.47 acres). The subject site proposes a two lot consolidation equal to approximately 0.76 ha (1.87 acres) after required road dedications. The minimum developable lot sizes specified in the West Cambie Area Plan are intended not only to ensure a form of development supported by the plan, but also to prevent the creation of orphan lots that may be unable to achieve target building densities. The applicant has been permitted to proceed based on consideration of context specific conditions discussed below.

9431 Alexandra Road

Early in the review process, the applicant provided documentation demonstrating that, despite being unable to acquire the adjacent eastern property (9431 Alexandra Road), genuine effort had been undertaken to acquire the property at fair market value. Similar effort to acquire the property was undertaken by a rezoning application at 9451 and 9471 Alexandra Road (RZ 07-378793), which has since been placed on hold and is expected to be closed because the applicant was unable to provide a design that resolved conflict between maximizing density and presenting a supportable building design.

As a result, an opportunity remains for consolidation of 9431, 9451 and 9471 Alexandra Road in the future, which would establish a comprehensive development east of the subject site that extends to the end of the block terminating at May Drive (**Attachment 5**). In the instance that this consolidation does not occur, the applicant has prepared a conceptual design demonstrating the feasibility of the eastern adjacent property (9431 Alexandra Road) developing independently.

9331 Alexandra Road

The adjacent western property (9331 Alexandra Road) is designated "Mixed Use", which supports its future consolidation with the similarly designated parcels west of the site; instead of with the subject development, which is primarily a residential development. Two consolidations are expected west of the subject site that would comply with area requirements outlined in the plan (**Attachment 5**).

In addition, the applicant has provided documentation demonstrating that an offer to purchase 9331 Alexandra Road was made in 2007 before a development application was initiated. The documentation indicates that the seller declined the offer due to affiliations with another developer active in the area.

Introduction of High Street

In addition to demonstrating genuine effort to acquire 9331 Alexandra Road or 9431 Alexandra Road in order to comply with the minimum lot consolidation guideline, the applicant has adequately responded to the split designation of the site by incorporating commercial frontage along Alexandra Road and initiating the introduction of the High Street envisioned by the Area Plan.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses with the exception of new single-family development. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw to disclose noise restrictions.

Further, the applicant is required to retain a registered professional qualified in acoustics to prepare a report that recommends site-specific acoustic sound insulation measures as part of the associated Development Permit review process. This report must either substantiate the provision of air conditioning in the construction of the building or substantiate a suitable alternative as determined by the registered professional. In addition to the mechanical ventilation, the report is to consider construction practices to maintain the acoustic integrity of the building envelope and achieve a highly liveable interior environment when windows are shut, particularly during summer months.

A registered professional is to be retained to certify that any required noise insulation measures have been installed according to the report’s recommendations before the building may obtain an Occupancy Permit. Maximum noise levels (decibels) within the dwelling units are expected to be as follows:

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

Affordable Housing Strategy/Density Bonus

The West Cambie Area Plan includes specific provisions that establish a density bonus opportunity in exchange for the provision of on-site affordable housing units. The subject site is partially designated “Mixed Use” and partially designated “Residential Area 1”. Both designations include provisions to permit additional density provided a predetermined ratio of the density bonus is secured as affordable housing units.

Conditional to 1/3 of the density bonus area being secured as affordable housing units, the density for area designated “Residential Area 1” may increase from 1.5 to 1.7 Floor Area Ratio (FAR). Similarly, the density for an area designated “Mixed-Use” may increase from 1.25 to 1.5 FAR by allocating 1/3 of the density bonus area as affordable housing units; the remaining 2/3 of the additional density may be marketed without conditions to contribute toward the financing of the affordable housing units.

The applicant has elected to provide on-site affordable housing units. Of the 139 units proposed on-site, eight (8) units within the first floor of Building 1 will be secured as affordable housing units. The location of the affordable housing units is indicated in **Attachment 2** with the use of shading.

The applicant’s proposal to provide on-site affordable housing units in accordance with the terms outlined in the West Cambie Area Plan permits the total density on-site to be increased to 1.6 FAR, which is calculated based on the average of the maximum density potential of the site’s split designation. The additional density permitted as a result of the provision of on-site

affordable housing units is 0.225 FAR. A minimum of 1/3 of this additional density (0.075 FAR) will be secured as affordable housing units, the remaining additional density (0.15 FAR) may contribute toward the market housing total.

To secure affordable housing units within the subject development, the applicant is required to enter into a Housing Agreement prior to final adoption of the rezoning bylaw. In order to enter into a Housing Agreement, the Local Government Act, Section 905, requires enactment of a bylaw by the City. A report will be drafted by Real Estate Services, with a bylaw and associated Housing Agreement attached. To secure the affordable housing units, the following terms, among others, will be articulated in the Housing Agreement.

Housing Agreement Terms

Rental rate/occupant household income	\$650 for one-bedroom units for an eligible tenant having an annual income of \$30,500 or less \$770 for two-bedroom units for an eligible tenant having an annual income of \$36,000 or less Including provision for income adjustment at the date of adoption																																		
Ownership	The Housing Agreement is to establish terms for block ownership of the affordable housing units.																																		
Duration of agreement	Perpetuity																																		
Construction timing & unit areas	Units are located within Building 1, which will be within the first phase of development. Unit types proposed: <table border="1" data-bbox="695 1041 1313 1383"> <thead> <tr> <th># of units</th> <th># of bedrooms</th> <th>unit type</th> <th>unit floor area</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1 bed + den</td> <td>B1</td> <td>675 ft²</td> </tr> <tr> <td>1</td> <td>1 bed</td> <td>A5</td> <td>627 ft²</td> </tr> <tr> <td>1</td> <td>2 bed</td> <td>C3</td> <td>840 ft²</td> </tr> <tr> <td>2</td> <td>1 bed</td> <td>A3</td> <td>598 ft²</td> </tr> <tr> <td>1</td> <td>2 bed + den</td> <td>E1</td> <td>937 ft²</td> </tr> <tr> <td>1</td> <td>2 bed</td> <td>C6</td> <td>901 ft²</td> </tr> <tr> <td>1</td> <td>2 bed + den</td> <td>E4</td> <td>1,064 ft²</td> </tr> </tbody> </table>			# of units	# of bedrooms	unit type	unit floor area	1	1 bed + den	B1	675 ft ²	1	1 bed	A5	627 ft ²	1	2 bed	C3	840 ft ²	2	1 bed	A3	598 ft ²	1	2 bed + den	E1	937 ft ²	1	2 bed	C6	901 ft ²	1	2 bed + den	E4	1,064 ft ²
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A separate legal agreement is required as a condition of final adoption to ensure the occupants of the rental units enjoy full and unlimited access and use of the indoor amenity space provided on-site.

Affordable Housing Review

The developer has advised the City that the Affordable Housing Strategy Implementation Review (an independent review of the Richmond Affordable Housing Strategy being undertaken by the development community for Council consideration) will, among other terms, address the issue of duration (currently perpetuity) of the Affordable Housing Agreement. The developer advises that should Council amend the Affordable Housing Strategy to permit a lesser term, then the developer may apply to the City to amend the Housing Agreement to permit such lesser term. If changes to the terms are deemed to introduce new information to Council, a process in accordance with the Local Government Act would apply.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Plain restrictive covenant specifying the minimum flood construction level (2.6 m geodetic) is required prior to rezoning bylaw adoption.

Consultation

The proposed OCP amendment complies with the City's Policy 5043, regarding OCP consultation as the amendment involves only minor text changes to clarify existing area plan policies and requires no additional consultation beyond that of the Public Hearing process.

The 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

The applicant has forwarded confirmation that a development sign has been posted on the site.

Staff received one telephone call and a written submission (**Attachment 6**) from the current mortgage holder for the eastern adjacent property, 9431 Alexandra Road. The City was first contacted by this individual at the end of March, 2009, the City was not contacted by the previous owner. The following concerns were expressed:

- Foreclosure of the property (9431 Alexandra Road) is underway and as a result, the mortgage holder began actively marketing the property as of February 2, 2009. The marketing strategy has included contacting the adjacent properties.

During pre-application meetings, the applicant provided documentation demonstrating efforts to acquire and consolidate 9431 Alexandra Road into the development proposal. Their efforts were unsuccessful.

Similarly, at the time a development proposal at 9451 and 9471 Alexandra Road (RZ 07-378793) was proposed by Ledingham McAllister Communities, the project proponent provided documentation demonstrating efforts to acquire 9431 Alexandra Road, which were unsuccessful. According to the current mortgage holder of 9431 Alexandra Road, he was not informed of these prior offers.

- The subject development proposal does not comply with the minimum parcel site consolidation criteria outlined in the West Cambie Area Plan – Alexandra Neighbourhood guidelines.

The area plan's Development Permit guidelines reference a minimum target consolidation of 1.0 ha (2.47 acres) within the subject area to contribute toward achieving the target density in a building form and massing supported by the plan. Additionally, the geometry of the lots, which are narrow and deep, presents design challenges for smaller consolidations.

The development proposal consists of a two-lot consolidation equal to approximately 0.76 ha (1.87 acres) after required road dedications. Although less than the minimum referenced consolidation size, the applicant has demonstrated a viable building design, reduced the total FAR proposed on-site in response to site constraints and consideration of impacts on adjacent properties, demonstrated effort to expand the site area, comprehensively responded to objectives of the area plan, such as inclusion of commercial facilities along Alexandra Road to commence the High Street, and fully responded to Council policies, such as provision of on-site affordable housing units.

- By excluding 9431 Alexandra Road from the development proposal, the value of the property will be negatively affected. The current mortgage holder has no interest in developing the property independently.

*Incorporation of 9431 Alexandra Road at this time is not feasible as it would fundamentally affect the development proposal and necessitate redesign and re-evaluation of all elements of the proposal. Future consolidation with 9451 and 9471 Alexandra Road, which are located east of 9431 Alexandra Road, would achieve the lot consolidation pattern envisioned by the plan that extends to the end of the block at May Drive (**Attachment 5**).*

Despite the current mortgage holder's lack of interest in pursuing independent development, the architect for the subject development proposal has provided a concept plan demonstrating the feasibility of independent development based on previous unsuccessful attempts to consolidate 9431 Alexandra Road by properties on either adjacency.

Staff Comments

No significant concerns have been identified through the technical review.

Analysis

Background

- The applicant proposes to develop two (2) four-storey buildings consisting of approximately 139 units, including eight (8) low-end of market rental units, over a parking level, as well as approximately 369 m² (3,971 ft²) of commercial floor area fronting Alexandra Road (**Attachment 2**).
- Both the uses and building typology proposed are supported by the West Cambie Area Plan – Alexandra Neighbourhood. The challenges associated with the development proposal include the subject site's split designation, parcel size, and servicing.

Density and Designation

- The subject site is a consolidation of two (2) single-family lots, each with a different designation in the West Cambie Area Plan – Alexandra Neighbourhood. Based on the average maximum permitted density of the two designation, a maximum density of 1.6 Floor Area Ratio (FAR) is supportable for the site. Without the provision of on-site affordable housing units, the maximum permitted density is limited to 1.375 FAR.
- In accordance with the site's partial "Mixed-Use" designation, approximately 369 m² (3,971 ft²) of commercial floor area has been included along the Alexandra Road frontage. This commercial space will introduce the commercial High Street identified in the West Cambie Area Plan (**Attachment 4**).

Parcel Size

- As discussed in a previous section of the report, the net site area is approximately 0.76 ha (1.87 acres) after required road dedications, which does not comply with the West Cambie Area Plan's 1.0 ha (2.47 acres) minimum consolidation guideline.
- The development proposal has been permitted to proceed based on consideration of:
 - Context specific conditions including documented efforts to acquire the adjacent eastern property (9431 Alexandra Road) and/or western property (9331 Alexandra Road);
 - The previous inability of eastern properties (9451 and 9471 Alexandra Road) to put forward a supportable development scheme without the additional area that would be gained through consolidation with the eastern adjacent property (9431 Alexandra Road);
 - The anticipated consolidation pattern of parcels located west of the site based on comparable land use designation, parcel areas, and consolidation guidelines (**Attachment 5**);
 - Provision of a concept development scheme for 9431 Alexandra Road in the event that the parcel does not consolidate with the eastern adjacent properties; and
 - The proposal's otherwise comprehensive response to terms outlined in the Area Plan.

Alexandra's Liveability and Interim Amenity 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) (\$78,000.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity).

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 sculptural water feature in proximity of the development's entry on private property. The applicant will provide a voluntary contribution at a rate of approximately \$0.60/ft² based on maximum FAR (excluding non-residential area) to secure participation in the program (\$75,840.00).

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 (\$9,100.00) 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/ft² based on maximum FAR (\$78,000.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

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.

Sustainability

- **Attachment 7** was provided by the applicant and references the sustainability features proposed to be incorporated into the project.
- The list includes, but is not limited to provisions such as: support for alternative transportation (bike facilities including an end of trip shower); conscientious on-site storm water management (landscaping plant selection, permeable pavers); 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); building water conservation (dual flush toilets, front loading clothes washer); and building efficiency measures (increased insulation ratings, weather stripping, incorporation of LED light fixtures, Energy Star rated appliances).

Tree Retention and Replacement

- The applicant has submitted an Arborist Report and associated tree plan, which has been reviewed by the City Tree Preservation Coordinator and the Parks Department.

Tree Review Synopsis

Tree Location	# of trees	Retention/Removal	Compensation
On-site	35	Removal as a result of the building form proposed, which is residential units above a level of parking, and commercial space at grade resulting in trees within the building envelope.	Replacement planting at a ratio of 2:1 for the removal of on-site trees in accordance with the OCP.
Joint ownership	4	Removal of three (3) trees located along the western property line, and one (1) tree located along the eastern property line, which are not able to survive impacts associated with the proposed development.	Written confirmation from the adjacent property owners is required in order to remove these trees.
Neighbouring property	10	Removal of these trees, which are within close proximity of the property line and will be impacted by the form of development proposed on the subject site.	Written confirmation from the adjacent property owners is required in order to remove these trees.
City property	10	Two (2) of the ten (10) City trees identified for removal along the Alexandra frontage are located in front of the western adjacent property (9331 Alexandra Road). Removal of the ten (10) trees is necessitated by the proposed increase in road elevation to 2.6 m geodetic and development proposed along the Alexandra Road frontage.	The individual trees were assessed by the Parks Department and an appropriate replacement value associated with each tree. The total compensation required as a condition of rezoning is \$5,500. New street trees will be required in association with the Servicing Agreement.

* In the case that ownership of trees is contested, an updated survey plan indicating the diameter of the trunk and the specific location of the tree in relation to the property line will be required to determine percentage of ownership.
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- Landscape details, demonstrating the introduction of a minimum of 70 trees on-site in accordance with the 2:1 replacement requirement, will be further evaluated and a landscaping Letter of Credit will be secured in association with the Development Permit.
- If the required number of replacement trees cannot be accommodated on the site, the applicant will provide a cash-in-lieu contribution or will be required to plant replacement trees on City-owned property in an alternate location.
- Compensation received for the removal of City trees is used by the City to plant trees along the frontage of the completed development. If there is insufficient space, the trees will be planted along a nearby frontage.
- In accordance with recent amendments to the City's Rezoning and/or Development Permit process as it relates to the retention and replacement of trees, the applicant has responded to the terms outlined to facilitate removal of on-site trees in advance of rezoning bylaw adoption and subsequent to successful Public Hearing.
 - The number of on-site trees to be removed has been reviewed and accepted by the City Tree Preservation Officer (see Tree Review Synopsis above), and the associated tree plan is attached to this report (**Attachment 8**);
 - The development site plan is generally acceptable and will be further articulated in association with the Development Permit;
 - An active Development Permit (DP 09-472862) is in process on the subject site;
 - A preliminary landscape plan (**Attachment 9**) has been submitted to the City for consideration and will be improved upon in association with DP 09-472862; and
 - A landscape security is required prior to issuance of the tree removal permit. The security is based on the number of on-site trees identified for removal at a 2 to 1 replacement ratio ($35 \times (2 \times \$500) = \$ 35,000$).
- Removal of trees located on City property is to occur after the rezoning bylaw is adopted or as otherwise agreed to by the City Parks Department.

Proposed Comprehensive Development (CD) Bylaw

- The proposed Comprehensive Development (CD/206) Bylaw is a tailored bylaw customized to suit the site's designation in the West Cambie Area Plan-Alexandra Neighbourhood to facilitate medium density residential use, commercial use, and affordable housing units on the site.
- Conditional to design and site constraints being appropriately addressed, the site's designation in the West Cambie Area Plan includes provisions to permit the base density to be increased in lieu of affordable housing units being secured by a Housing Agreement in accordance with terms outlined in the plan.
- CD/206 permits a maximum density of 1.4 FAR; however, the maximum permitted is increased to 1.6 FAR provided the owner enters into a Housing Agreement with the City to secure 1/3 of the additional residential floor area as affordable housing units according to the terms articulated earlier in this report.
- To ensure commercial use is introduced on-site, a minimum amount of commercial floor area is specified in the bylaw. As the area plan design guidelines limit the maximum commercial floor plate size, a maximum amount of commercial floor area is also referenced in CD/206.
- Additionally, 0.1 FAR is permitted provided the space is used exclusively as indoor amenity by residents.
- Setbacks for the residential units and the parkade structure are within the range referenced in the West Cambie Area Plan – Alexandra Neighbourhood. Further development of the treatment of the parking structure encroachments is to be undertaken in association with the

Development Permit and are to include architectural treatment of parkade walls, as well as landscape treatment.

- The percentage of permitted small car parking stalls is increased to 33%.

Parking

- The site is within an area of the City that requires the provision of off-street parking at a rate of 1.5 spaces per market unit, one (1) space per affordable housing unit, 0.2 spaces for visitor parking for all unit types. The visitor and commercial parking requirement may be shared on-site to service both uses.
- Conditional to implementation of a Transportation Demand Management (TDM) strategy on-site, that is to the satisfaction of Engineering Transportation, the bylaw permits a reduction in the total number of required parking stalls to a maximum of 10%.
- Engineering Transportation supports a one (1) visitor/commercial parking stall shortfall and an increase in the permitted number of small car parking stalls from 30% to 33% based on implementation of the following on-site:
 - Provision of a shower within the commercial component of the development to encourage employees to cycle to work; and
 - An additional long-term and two (2) short-term bicycle spaces.
- Loading and collection facilities are accommodated on-site. Loading for the residential units is accommodated at the north end of the drive aisle loop and variation in hard surface treatment will be used to distinguish this space. The travel surface width is sufficient to permit vehicle traffic to pass a parked loading vehicle.
- Due to the size of the commercial space, a designated loading space is not required; loading can be accommodated within the width of the drive aisle
- A total of 206 resident and 27 visitor/commercial off-street parking stalls are proposed on-site, which satisfies the bylaw requirement based on consideration of the TDM strategy proposed.
- Vehicle access is provided via Alexandra Road; no vehicle access is proposed via Tomicki Avenue.

Road Dedications and Transportation Upgrades

- A 10 m wide dedication is required along the northern property line, in accordance with the West Cambie Area Plan – Alexandra Neighbourhood, to facilitate extension of Tomicki Avenue.
- The applicant is responsible for the design and construction of frontage improvements to both Tomicki Avenue (along the north property line) and Alexandra Road (along the south property line). Details associated with the Servicing Agreement are provided in **Attachment 11**.
- The applicant proposes to increase the elevation of Alexandra Road from the 2.0 m geodetic elevation required by the Area Plan to an elevation of approximately 2.6 m geodetic. The proposed elevation is a response to the high water table in the area and the resulting challenges associated with parkade construction.
- In addition, the minimum habitable elevation for the area is 2.6 m geodetic, from a design perspective, raising the road elevation to 2.6 m geodetic permits the commercial space along the Alexandra Road frontage to be located at street level; thereby maximizing its effectiveness as the stimulus of the commercial High Street. Design details, which will include minimum road slopes and the extent of the road elevation increase will be reviewed in association with

the Servicing Agreement and will be designed to the satisfaction of Engineering Transportation.

Servicing Capacity and Upgrades

- Water, storm and sanitary sewer analysis is required in association with this development application.
 - Sanitary Sewer: The existing sanitary main on Odlin Road downstream to the Odlin pump station has capacity. This development is required to construct new infrastructure to connect the site to the existing sanitary system. In order to connect to the existing sanitary sewer, which is located along Odlin Road, the applicant is required to secure right-of-way agreements with neighbouring properties to establish a servicing route as a condition of rezoning. The applicant has either secured letters indicating affected properties are willing to provide the rights-of-way or the neighbouring site is under active application with the City and required to dedicate road; thereby addressing the issue. Further, the City agrees with a cash-in-lieu value proposed in the amount of \$32,080.00 for the future mains along May Drive from Tomicki Avenue to Alexandra Road and along Alexandra Road from May Drive to the west boundary of the site as outlined in a letter submitted to the City and dated April 27, 2009.
 - Storm Sewer: The storm sewer analysis is not yet complete. A condition of rezoning is completion of the analysis and commitment to complete any upgrades identified as necessary as a result of the analysis.
 - Water: Water analysis is not required. However, upon confirmation of the building design, fire flow calculations that are signed and sealed by a professional engineer are required to confirm the provision of adequate flow.
- In accordance with the West Cambie Alexandra Neighbourhood Development Agreement, the applicant will be contributing toward the total cost of introducing and upgrading services within this neighbourhood. The applicant will contribute \$1,836.72 for each multiple family dwelling unit and \$1.24/ft² of commercial floor area, resulting in a contribution of \$255,304.08 and \$4,922.80 respectively.
- A supplementary Development Cost Charge applies to development within the West Cambie Alexandra Neighbourhood and is required to be paid prior to issuance of Building Permit.

Amenity Space

- The proposed development will provide both indoor and outdoor amenity space on-site in compliance with the OCP.
- The outdoor courtyard area consists of approximately 866 m² of active and passive outdoor space that includes both hard and soft landscaping and is located adjacent to the indoor amenity space located within Building 1.

Crime Prevention Through Environmental Design (CPTED)

- The location and orientation of the indoor amenity space creates opportunity for passive surveillance of the outdoor amenity area.
- The commercial space along the Alexandra Road frontage is designed to establish visual interest at the pedestrian scale and to encourage pedestrian activity along the street

- First level units along the Tomicki Avenue frontage include individual patios and street level access via staircases integrated into the terraced landscape walls, which establish a relationship with the street.

Proposed Development Permit (DP 09-472862)

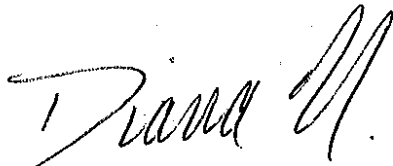
- The development proposal was reviewed by the Advisory Design Panel (ADP) on December 17, 2008. A copy of the relevant excerpt from the minutes is attached as reference; the applicant's response to the Panel comments has been inserted following the Panel's remarks in italics (**Attachment 10**). Based on comments from staff and ADP's review of the preliminary submission, the applicant has undertaken modifications to the development proposal including improvements to the relationship between the outdoor amenity space and the indoor amenity area, increasing the setback of residential units located along the Alexandra Road frontage, undertaking changes to the layout of the commercial space located along Alexandra Road, and reducing the overall FAR to improve the site plan.
- In association with the Development Permit, the following design details are to be further addressed:
 - Design development of the parkade wall along the west and east property lines to minimize the impact on adjacent properties. The applicant will investigate the feasibility of lowering the nose of the parking stalls at the perimeter of the parking structure level to soften the slope and improve transition between grades;
 - Consider opportunities to plant areas proposed to be treated with sod and further development of the landscape plan including hard surface treatment;
 - Consider design improvements to address privacy concerns between interior corner units and overlook impacts between balconies;
 - Consider incorporation of weather protection for bicycle storage areas;
 - Demonstrate SU-9 turning movements to the satisfaction of Engineering Transportation; and
 - Investigate opportunities to narrow the drive aisle access to Alexandra Road.
- The applicant is required to retain a registered professional qualified in acoustics to prepare a report recommending acoustic sound insulation measures that include consideration of an indoor cooling system to mitigate noise impacts to the satisfaction of the City as a condition of the Development Permit review process.

Financial Impact or Economic Impact

No financial or economic impact is anticipated as a result of the proposed development.

Conclusion

The proposed development responds to the site's designation in the area plan with appropriate on-site uses and density, which includes maximizing the permitted density in lieu of the provision of eight (8) affordable housing units on-site. Importantly, the development will introduce the commercial High Street that is envisioned by the area plan that extends west along Alexandra Road and a vertical crescent road (future Leslie Road) connecting Garden City Road and Alderbridge Way. Based on the applicant's comprehensive response to site-specific considerations and responsiveness to the West Cambie Area Plan – Alexandra Neighbourhood, staff support the land use and density proposed.

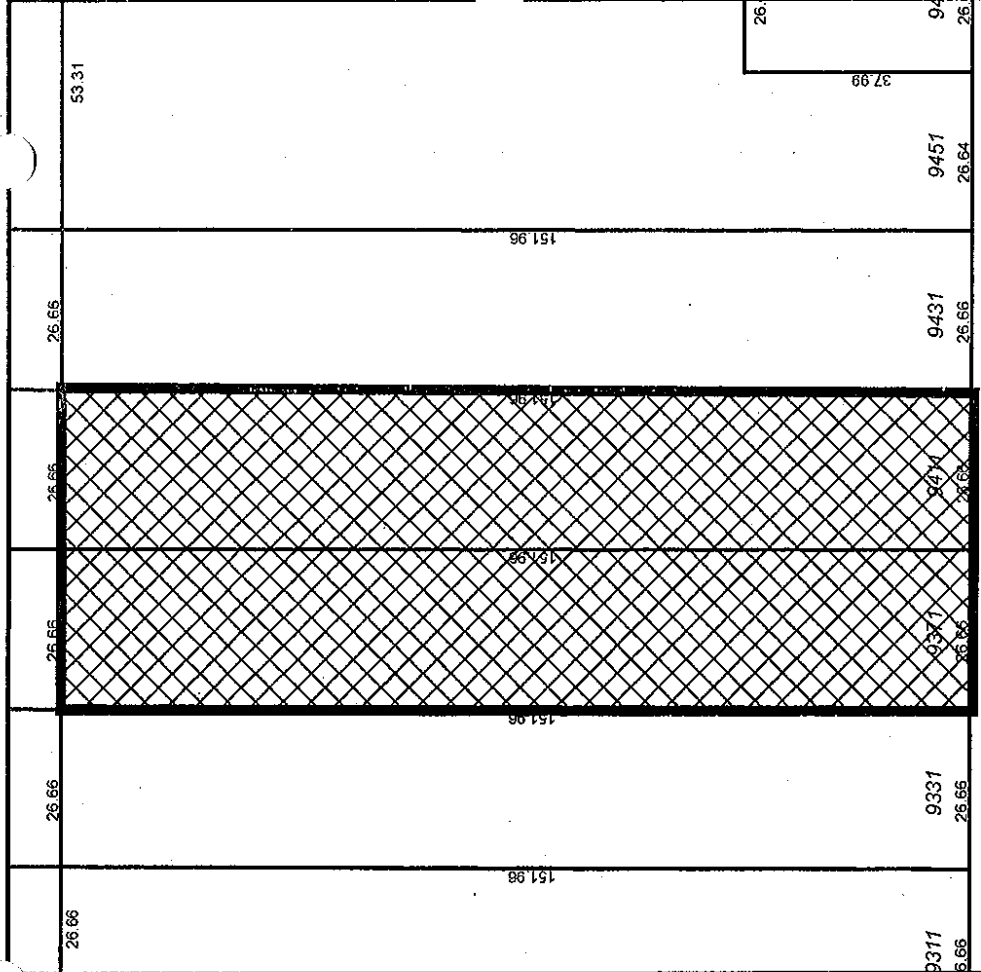
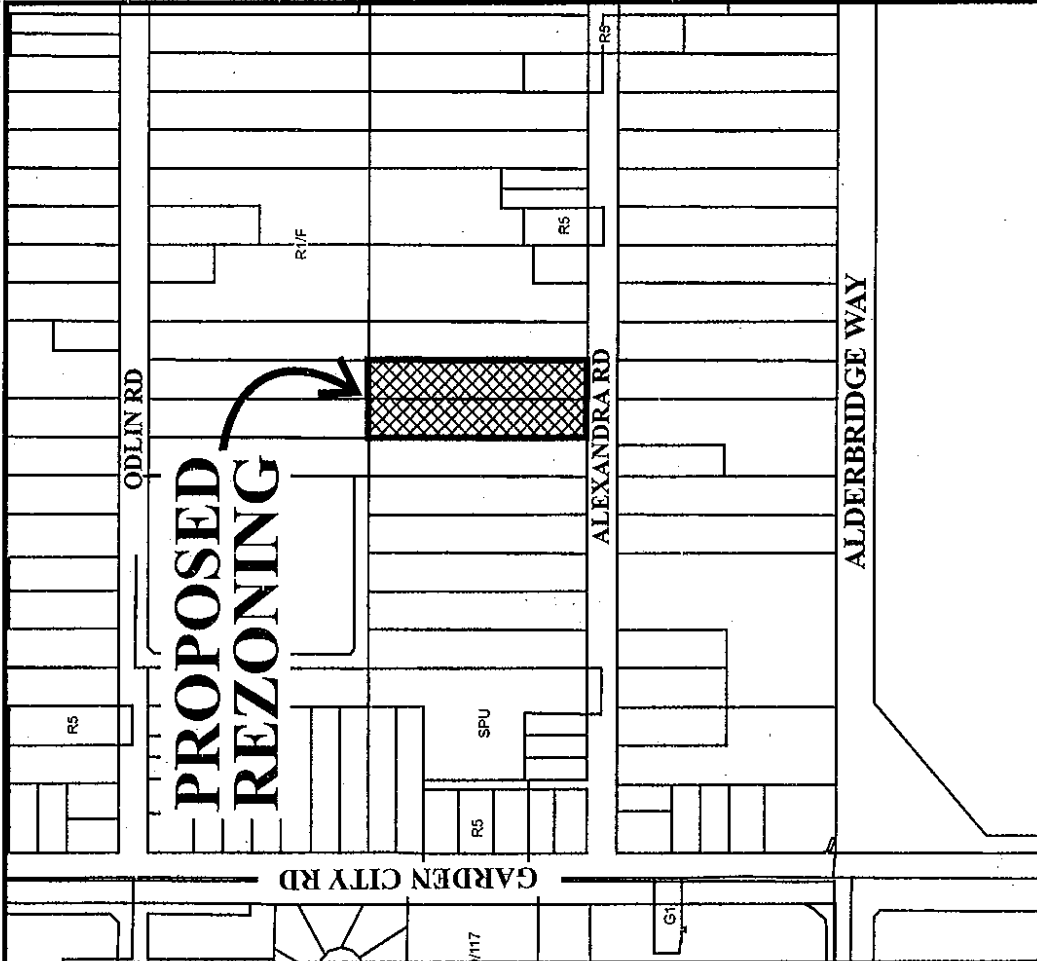


Diana Nikolic, MCIP
Planner II (Urban Design)
(Local 4040)

DN:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Designations within West Cambie Area Plan – Alexandra Neighbourhood
- Attachment 5: Anticipated Future Consolidation Scheme
- Attachment 6: Letter of Concern from Neighbour (9431 Alexandra)
- Attachment 7: Applicant's Synopsis of Sustainability Provisions
- Attachment 8: Tree Retention/Removal Plan
- Attachment 9: Preliminary Landscape Plan
- Attachment 10: ADP Minutes (December 17, 2008) Including Applicant's Responses
- Attachment 11: Rezoning Considerations

City of Richmond

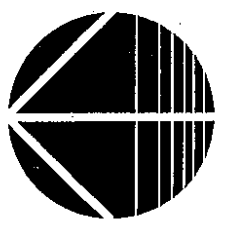


ALEXANDRA RD

26.66	21.76	31.56	26.66	26.66	26.66
9320	9340	9360	9400	9420	9440
8.66					26.66
					94

Original Date: 03/11/08
 Revision Date:
 Note: Dimensions are in METRES

RZ 08-410760





**SUBJECT
PROPERTY**

GARDEN CITY RD

ODLIN RD

ALEXANDRA RD

ALDERBRIDGE WAY



RZ 08-408104

Original Date: 03/11/08

Amended Date:

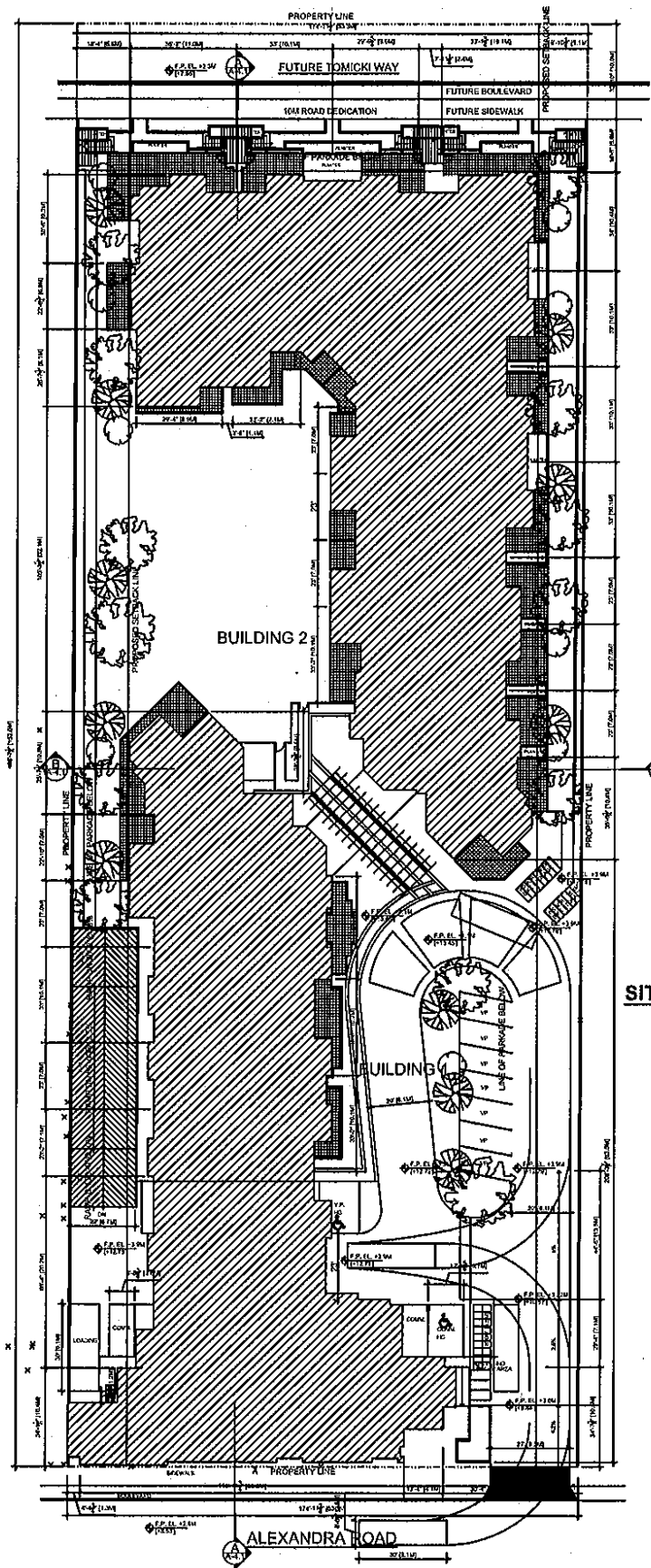
Note: Dimensions are in METRES



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SITE PLAN

4	MAY 26, 2008	ISSUED FOR PERMITTING
5	APR 27, 2008	REVISION FOR I.P.
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
DR	ADAB	DESIGNER / ARCHITECT

PROJECT TITLE:
MIXED-USE DEVELOPMENT
 9411 ALEXANDRA ROAD
 RICHMOND, B.C.
 FOR:
HOME CREATIONS

DRAWING TITLE:
SITE PLAN

DATE:	05/26/08	SHEET NO:
SCALE:	1/8"	
DESIGN:	JA	A-1.1
DRAWN:	JA	
PROJECT NO:		

PROJECT STATISTICS

TOTAL GROSS SITE AREA OF LOT 1 AND LOT 2 :	87,226.69 SQ. FT.
ROAD DEDICATION :	6,743.80 SQ. FT.
TOTAL NET AREA OF LOT 1 & 2 (AFTER DEDICATION) :	81,482.79 SQ. FT.
GROSS AREA OF BUILDING 1 :	
RESIDENTIAL (INCLUDING AFFORDABLE HOUSING) :	56,717.21 SQ. FT.
COMMERCIAL :	3,758.98 SQ. FT.
TOTAL GROSS AREA OF BUILDING 1 :	56,717.21 SQ. FT.
NET AREA OF AFFORDABLE HOUSING:	8,233 SQ. FT.
GROSS AREA OF BUILDING 2 :	72,421.98 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2 :	132,898.15 SQ. FT.
PROPOSED TOTAL GROSS FLOOR AREA OF BUILDING 1 AND BUILDING 2 LESS AREA EXCLUDED :	129,163.48 SQ. FT.
EXCLUDED AREA FROM FAR :	
-STAIRS & ELEVATORS FROM SECOND TO FOURTH FLOOR (BUILDING 2) :	1,032.12 SQ. FT.
-STAIRS & ELEVATORS FROM SECOND TO FOURTH FLOOR (BUILDING 1) :	1,032.12 SQ. FT.
-ELECTRICAL AND MECHANICAL ROOMS (BUILDING 2) :	285.95 SQ. FT.
-ELECTRICAL AND MECHANICAL ROOMS (BUILDING 1) :	270.63 SQ. FT.
-AMENITY AREA (BUILDING 1) :	1,103.85 SQ. FT.
OUTDOOR AMENITY AREA :	
REQUIRED :	PROVIDED :
84.69 SQ. FT. X 139 UNITS	9,322.11 SQ. FT.
8,978.01 SQ. FT.	

FAR CALCULATIONS

LOT AREA :	81,482.79 SQ. FT.
ALLOWABLE AREA :	81,482.79 X 1.6 = 130,372.46 SQ. FT.
FAR :	
ALLOWED :	PROVIDED :
1.6	129,163.48 / 81,482.79 = 1.59
BUILDING 1 SITE COVERAGE	
16,147.71 SQ. FT. / 81,482.79 SQ. FT. (BUILDING 1 FOOTPRINT/TOTAL NET SITE AREA)	19.81%
BUILDING 2 SITE COVERAGE	
18,282.83 SQ. FT. / 81,482.79 SQ. FT. (BUILDING 2 FOOTPRINT/TOTAL NET SITE AREA)	22.43%
TOTAL SITE COVERAGE	
(16,147.71 SQ. FT. + 18,282.83 SQ. FT.) / 81,482.79 SQ. FT. (TOTAL BUILDING FOOTPRINT/TOTAL NET SITE AREA)	42.25%

PARKING REQUIREMENTS

RESIDENTIAL MARKET UNITS	REQUIRED	PROVIDED
AFFORDABLE UNITS	1.6 PER UNIT	
MARKET	1.0 PER UNIT	
TOTAL MARKET STALLS	196.5	
TOTAL STALLS FOR AFFORDABLE HOUSING	8	8
TOTAL RESIDENTS' STALLS	204.5 (61.35 SMALL CARS MAX.)	208 (78 SMALL CARS AND 25 TANDEM PARKING)
RESIDENTIAL VISITOR (COMBINE WITH COMMERCIAL PARKING) STALLS (0.2 OF TOTAL NUMBER OF UNITS)	27.8	27 (10.07% REDUCTION; COMBINE WITH COMMERCIAL PARKING)
COMMERCIAL (COMBINE WITH RESIDENTIAL VISITOR PARKING) 3 SPACES PER 1,076 SQ. FT. PLUS 4 SPACES FOR EACH ADDITIONAL 1,076 SQ. FT.	15	27 (COMBINE WITH RESIDENTIAL VISITOR PARKING)
TOTAL PARKING STALLS	233 (233X33%=77 SMALL CAR)	241 (241X31%=77 SMALL CAR)

BIKE REQUIREMENTS

COMMERCIAL	REQUIRED	PROVIDED
LONG-TERM SUGGESTED AS PER POLICY (0.27 SPACES PER 1,076.43 SQ. FT.)	1	1
SHORT-TERM SUGGESTED AS PER POLICY (0.2 SPACES PER 1,076.43 SQ. FT.)	1	1
RESIDENTIAL		
LONG-TERM SUGGESTED AS PER POLICY (1.25 SPACES PER UNIT)	173.75	176 (37 vertical stalls)
SHORT-TERM SUGGESTED AS PER POLICY (0.2 SPACES PER UNIT)	27.8	14

SETBACKS

	ALLOWED	PROVIDED
FROM TOMICKI ROAD :	MIN 5.6M = 18'-4" (RESIDENTIAL) MIN 3.6M = 11'-10" (PARKING)	5.6M = 18'-4" 3.6M = 11'-10"
FROM ALEXANDRA ROAD :	MIN 1.2M = 4'-1" (RESIDENTIAL) 0.0M (COMMERCIAL) MIN 8.5M = 28'-0" (PARKING)	1.2M = 4'-1" 0.0M 8.5M = 28'-0"
WEST SIDE YARD :	MIN 5.6M = 18'-0" (RESIDENTIAL) MIN 0.0M = 0'-0" (COMMERCIAL)	5.6M = 18'-0" 0.0M = 0'-0"
EAST SIDE YARD :	MIN 5.1M = 16'-7" (RESIDENTIAL) MIN 12M = 39'-0" (COMMERCIAL)	5.1M = 16'-7" 12.7M = 41'-7"

BUILDING HEIGHT

ALLOWED	PROVIDED
MAX 20M = 66'-0"	BUILDING 1 : 15.6M = 52'-0" BUILDING 2 : 13.9M = 45'-11"



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NO	DATE	REVISION/ISSUE
10	MAY 26, 2009	ISSUED FOR ZONING REVISIONS & DP APPLICATION
9	APR 21, 2009	REISSUED FOR D.P.
8	FEB 12, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2008	ISSUED TO CITY REVIEW
6	OCT 29, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
9411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
HOME CREATIONS

DRAWING TITLE:
Statistics

DATE:	MM/DD	SHEET NO:
SCALE:	N/A	A-0.2
DESIGN:	JA	
DRAWN:	JJ	
PROJECT NO:		

BUILDING 1

FIRST FLOOR

UNIT MIX	TYPE	AREA (SQ. FT.)	COUNT
1 BED	TYPE A3	598.23 SQ. FT.	2
	TYPE A5	626.63 SQ. FT.	1
TOTAL			
3			
1 BED + DEN	TYPE B1	675.00 SQ. FT.	1
	TOTAL		
	1		
2 BED	TYPE C3	839.42 SQ. FT.	1
	TYPE C5	901.06 SQ. FT.	1
TOTAL			
2			
2 BED + DEN	TYPE E1	936.59 SQ. FT.	1
	TYPE E4	1,064.03 SQ. FT.	1
TOTAL			
2			
TOTAL NUMBER OF UNITS			
8			

SECOND FLOOR

UNIT MIX	TYPE	AREA (SQ. FT.)	COUNT
1 BED	TYPE A3	598.23 SQ. FT.	1
	TOTAL		
1			
1 BED + DEN	TYPE B	643.25 SQ. FT.	2
	TYPE B1	675.00 SQ. FT.	2
	TYPE B2	732.15 SQ. FT.	1
	TYPE B3	744.51 SQ. FT.	1
TOTAL			
6			
2 BED	TYPE C1	816.27 SQ. FT.	1
	TYPE C2	837.99 SQ. FT.	1
	TYPE C3	839.42 SQ. FT.	3
TOTAL			
5			
2 BED + DEN	TYPE E1	936.59 SQ. FT.	3
	TYPE E5	1,120.95 SQ. FT.	1
TOTAL			
4			
3 BED	TYPE F	1,143.13 SQ. FT.	1
	TOTAL		
1			
TOTAL NUMBER OF UNITS			
17			

UNIT MIX

1 BED	TYPE A	556.29 SQ. FT.	12
	TYPE A1	568.28 SQ. FT.	4
	TYPE A2	586.16 SQ. FT.	8
	TYPE A3	598.23 SQ. FT.	5
	TYPE A4	612.96 SQ. FT.	4
	TYPE A5	626.63 SQ. FT.	1
TOTAL (INCLUDING 3 AFFORDABLE HOUSING)			
34			
1 BED + DEN	TYPE B	643.25 SQ. FT.	5
	TYPE B1	675.00 SQ. FT.	10
	TYPE B2	732.15 SQ. FT.	3
	TYPE B3	744.51 SQ. FT.	3
TOTAL (INCLUDING 4 AFFORDABLE HOUSING)			
31			
2 BED	TYPE C	787.25 SQ. FT.	1
	TYPE C1	816.27 SQ. FT.	2
	TYPE C2	837.99 SQ. FT.	2
	TYPE C3	839.42 SQ. FT.	10
	TYPE C4	893.39 SQ. FT.	3
	TYPE C5	899.51 SQ. FT.	1
	TYPE C6	901.06 SQ. FT.	1
	TYPE C7	953.30 SQ. FT.	1
	TYPE C8	992.51 SQ. FT.	3
	TYPE C9	1,027.20 SQ. FT.	3
TOTAL (INCLUDING 2 AFFORDABLE HOUSING)			
27			
2 BED (MEZZANINE)	TYPE D	861.90 SQ. FT.	1
	TYPE D1	884.52 SQ. FT.	1
	TYPE D2	930.72 SQ. FT.	2
TOTAL			
4			
2 BED + DEN	TYPE E	898.13 SQ. FT.	12
	TYPE E1	936.59 SQ. FT.	18
	TYPE E2	963.88 SQ. FT.	4
	TYPE E3	1,017.00 SQ. FT.	1
	TYPE E4	1,084.06 SQ. FT.	1
	TYPE E5	1,120.95 SQ. FT.	6
TOTAL (INCLUDING 2 AFFORDABLE HOUSING)			
40			
3 BED	TYPE F	1,143.13 SQ. FT.	3
	TOTAL		
3			
TOTAL NUMBER OF UNITS (INCLUDING 8 AFFORDABLE HOUSING)			
139			

BUILDING 2

FIRST FLOOR

UNIT MIX	TYPE	AREA (SQ. FT.)	COUNT
1 BED	TYPE A	556.29 SQ. FT.	3
	TYPE A1	568.28 SQ. FT.	1
	TYPE A2	586.16 SQ. FT.	2
	TYPE A4	612.96 SQ. FT.	1
TOTAL			
7			
1 BED + DEN	TYPE B1	676.00 SQ. FT.	3
	TOTAL		
3			
2 BED	TYPE C	787.25 SQ. FT.	1
	TYPE C5	896.81 SQ. FT.	1
	TYPE C7	953.30 SQ. FT.	1
TOTAL			
3			
2 BED + DEN	TYPE E	898.13 SQ. FT.	3
	TYPE E1	931.59 SQ. FT.	2
	TYPE E2	963.88 SQ. FT.	1
	TYPE E3	1,017.00 SQ. FT.	1
TOTAL			
7			
TOTAL NUMBER OF UNITS			
20			

SECOND FLOOR

UNIT MIX	TYPE	AREA (SQ. FT.)	COUNT
1 BED	TYPE A	556.29 SQ. FT.	3
	TYPE A1	568.28 SQ. FT.	1
	TYPE A2	586.16 SQ. FT.	2
	TYPE A4	612.96 SQ. FT.	1
TOTAL			
7			
1 BED + DEN	TYPE B1	676.00 SQ. FT.	3
	TOTAL		
3			
2 BED	TYPE C4	853.39 SQ. FT.	1
	TYPE C8	992.51 SQ. FT.	1
	TYPE C9	1,027.20 SQ. FT.	1
TOTAL			
3			
2 BED + DEN	TYPE E	898.13 SQ. FT.	3
	TYPE E1	936.59 SQ. FT.	2
	TYPE E2	963.88 SQ. FT.	1
	TYPE E5	1,120.95 SQ. FT.	1
TOTAL			
7			
TOTAL NUMBER OF UNITS			
20			

THIRD FLOOR

UNIT MIX	TYPE	AREA (SQ. FT.)	COUNT
1 BED	TYPE A	556.29 SQ. FT.	3
	TYPE A1	568.28 SQ. FT.	1
	TYPE A2	586.16 SQ. FT.	2
	TYPE A4	612.96 SQ. FT.	1
TOTAL			
7			
1 BED + DEN	TYPE B1	676.00 SQ. FT.	3
	TOTAL		
3			
2 BED	TYPE C4	863.39 SQ. FT.	1
	TYPE C8	892.51 SQ. FT.	1
	TYPE C9	1,027.20 SQ. FT.	1
TOTAL			
3			
2 BED + DEN	TYPE E	898.13 SQ. FT.	3
	TYPE E1	936.59 SQ. FT.	2
	TYPE E2	963.88 SQ. FT.	1
	TYPE E5	1,120.95 SQ. FT.	1
TOTAL			
7			
TOTAL NUMBER OF UNITS			
20			

FOURTH FLOOR

UNIT MIX	TYPE	AREA (SQ. FT.)	COUNT
1 BED	TYPE A	556.29 SQ. FT.	3
	TYPE A1	568.28 SQ. FT.	1
	TYPE A2	586.16 SQ. FT.	2
	TYPE A4	612.96 SQ. FT.	1
TOTAL			
7			
1 BED + DEN	TYPE B1	676.00 SQ. FT.	3
	TOTAL		
3			
2 BED	TYPE C4	863.39 SQ. FT.	1
	TYPE C8	892.51 SQ. FT.	1
	TYPE C9	1,027.20 SQ. FT.	1
TOTAL			
3			
2 BED (MEZZANINE)	TYPE D2	930.72 SQ. FT.	2
	TOTAL		
2			
2 BED + DEN	TYPE E	898.13 SQ. FT.	3
	TYPE E5	1,120.95 SQ. FT.	1
TOTAL			
4			
TOTAL NUMBER OF UNITS			
20			



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9	APR 21, 2009	REISSUED FOR D.P.
8	FEB 19, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2008	ISSUED TO CITY REVIEW
6	OCT 29, 2008	DESIGN UPDATED
5	OCT 09, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
9411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
HOME CREATIONS

DRAWING TITLE:
Statistics

DATE:	APP'D	SHEET NO.:
SCALE:	N/A	A-0.2
DESIGN:	FA	
DRAWN:	JO	
PROJECT NO.:		

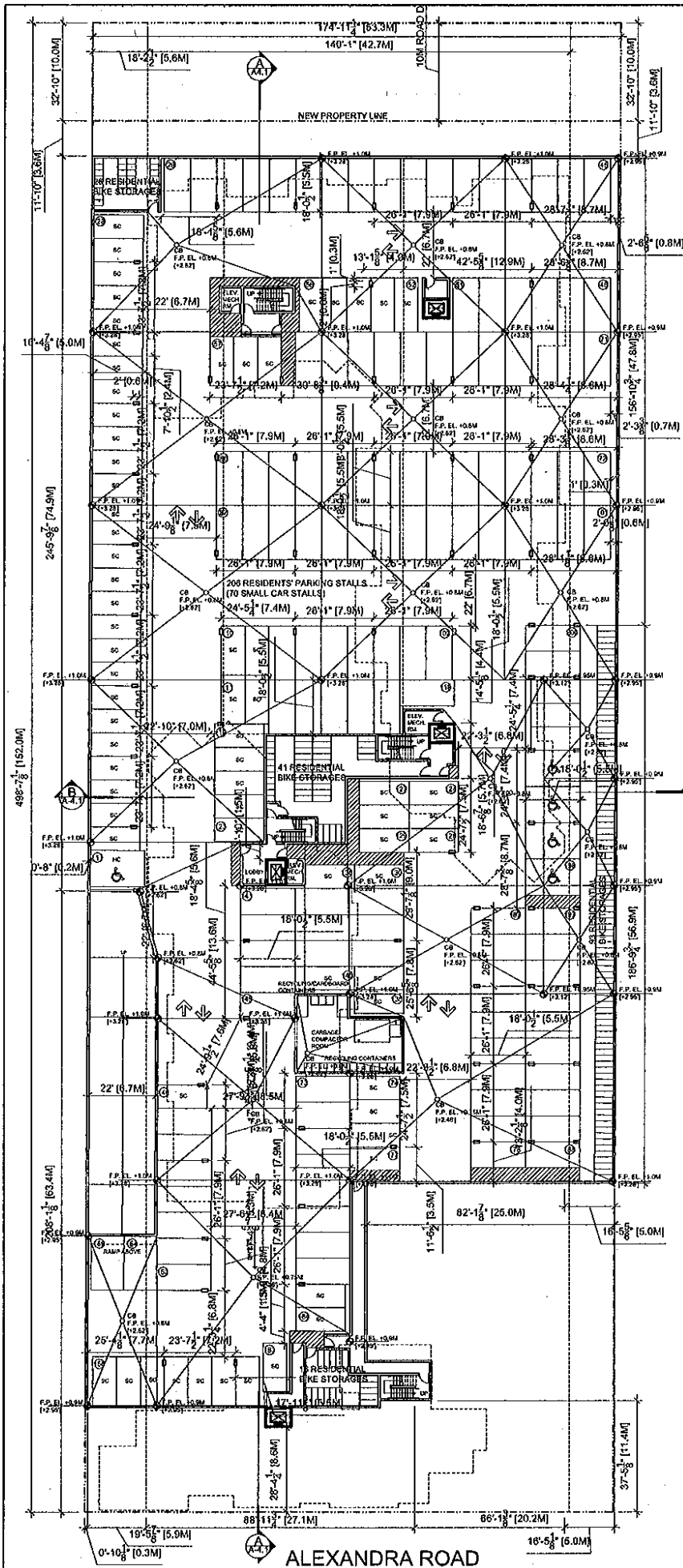


**F. ADAB
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PARKING PLAN

10	MAY 24, 2009	ISSUED FOR REVIEW
9	APR 21, 2009	REVISED AS PER APPLICATION
8	APR 21, 2009	REVISED FOR O.P.
7	FEB 19, 2009	ISSUED FOR CLIENT REVIEW
6	NOV 06, 2008	ISSUED TO CITY REVIEW
5	OCT 23, 2008	DESIGN UPDATED
4	OCT 23, 2008	DESIGN UPDATED
3	OCT 23, 2008	DESIGN UPDATED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 11, 2007	CONCEPT REVISED
0	SITE	RENDERING

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**

8411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
**HOME
CREATIONS**

DRAWING TITLE:
PARKING PLAN

DATE:	MM/YY	SHEET NO.:
SCALE:	1/8" = 1'-0"	A-2.1
DESIGN:	FA	
DRAWN:	JD	
PROJECT NO.:		



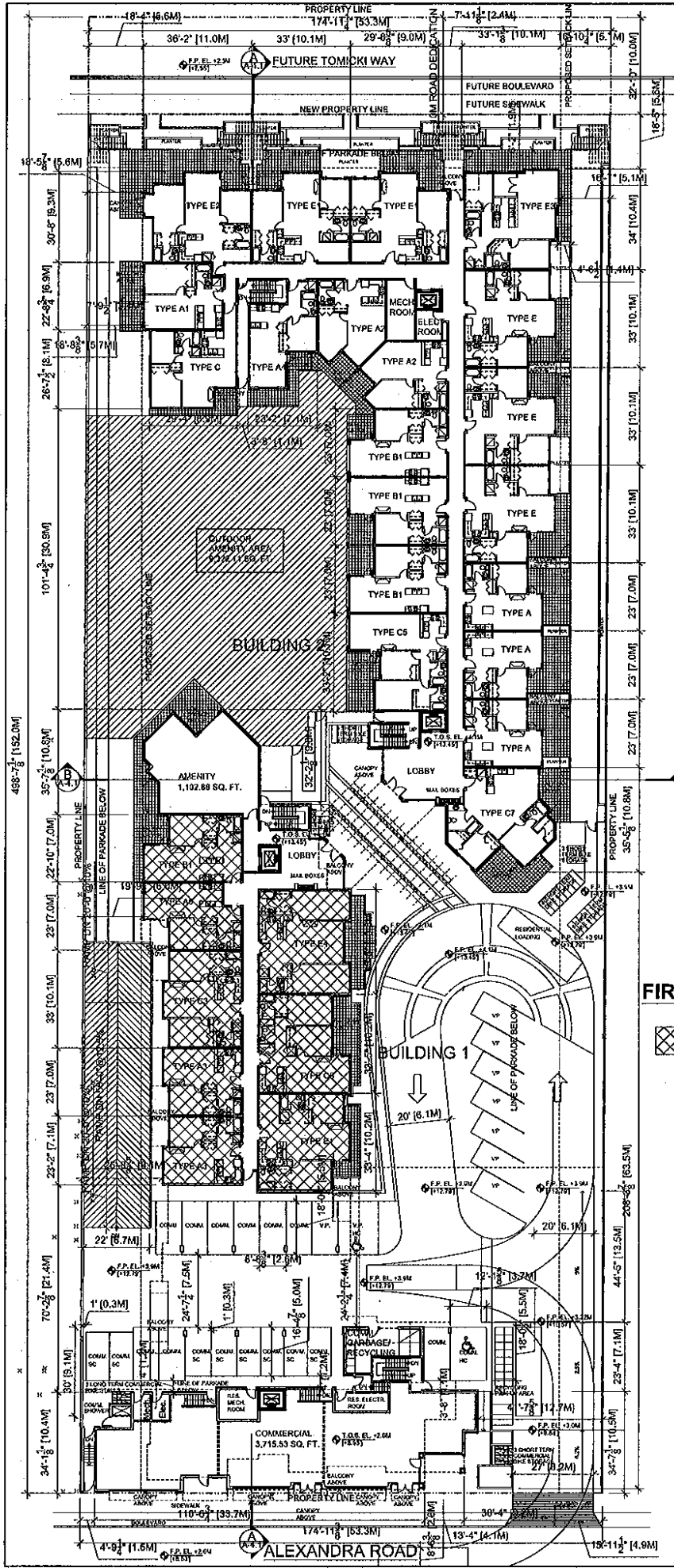
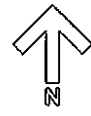
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E MAIL: adab@adabp2000.com

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FIRST FLOOR PLAN



**AFFORDABLE HOUSING
(5,233 S.F.)**

10	MAY 06, 2008	ISSUED FOR REZONING REVIEW & OP APPLICATION
9	APR 31, 2008	REVISION FOR CIP
8	FEB 19, 2008	ISSUED FOR CLIENT REVIEW
7	NOV 05, 2007	ISSUED TO CITY REVIEW
6	OCT 01, 2007	DESIGN UPDATED
5	OCT 02, 2007	ISSUED TO TRAFFIC CONSULTANT
4	SEP 05, 2007	DESIGN UPDATED
3	APR 01, 2007	CONCEPT REVISED
2	JAN 11, 2007	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO	DATE	REVISION/ISSUED

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**

8411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
**HOME
CREATIONS**

DRAWING TITLE:
1ST FLOOR PLAN

DATE:	NOV 06	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGN:	FA		
DRAWN:	JA		
PROJECT NO.:			A-2.2



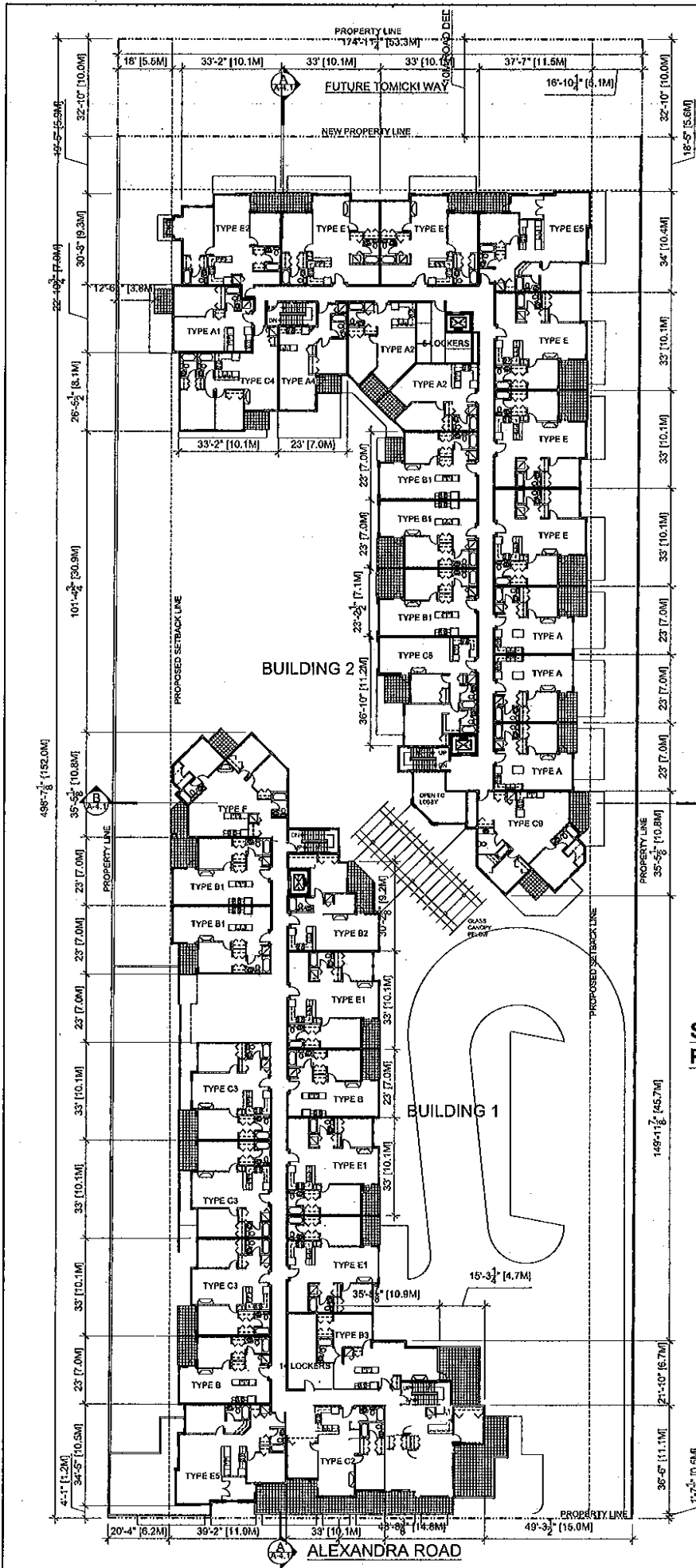
**F. ADAB
ARCHITECTS
INC.**

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NORTH VANCOUVER, BC V7P 3P4
TEL: (604) 947-3033 FAX: (604) 947-3033
EMAIL: ADAB@FADAB.COM

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**SECOND FLOOR
PLAN**

10	MAY 26, 2008	ISSUED FOR REGIONAL REVIEW & PER APPLICATION
9	APR 21, 2008	REVISIONS FOR O.P.
8	FEB 13, 2008	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2007	ISSUED TO CITY REVIEW
6	OCT 26, 2007	DESIGN UPDATED
5	OCT 02, 2007	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2007	DESIGN UPDATED
3	APR 09, 2007	CONCEPT REVISED
2	JAN 11, 2007	CONCEPT REVISED
1	NOV 14, 2006	CONCEPT REVISED
0	DATE	PROPOSED

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**

8411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
**HOME
CREATIONS**

DRAWING TITLE:
2ND FLOOR PLAN

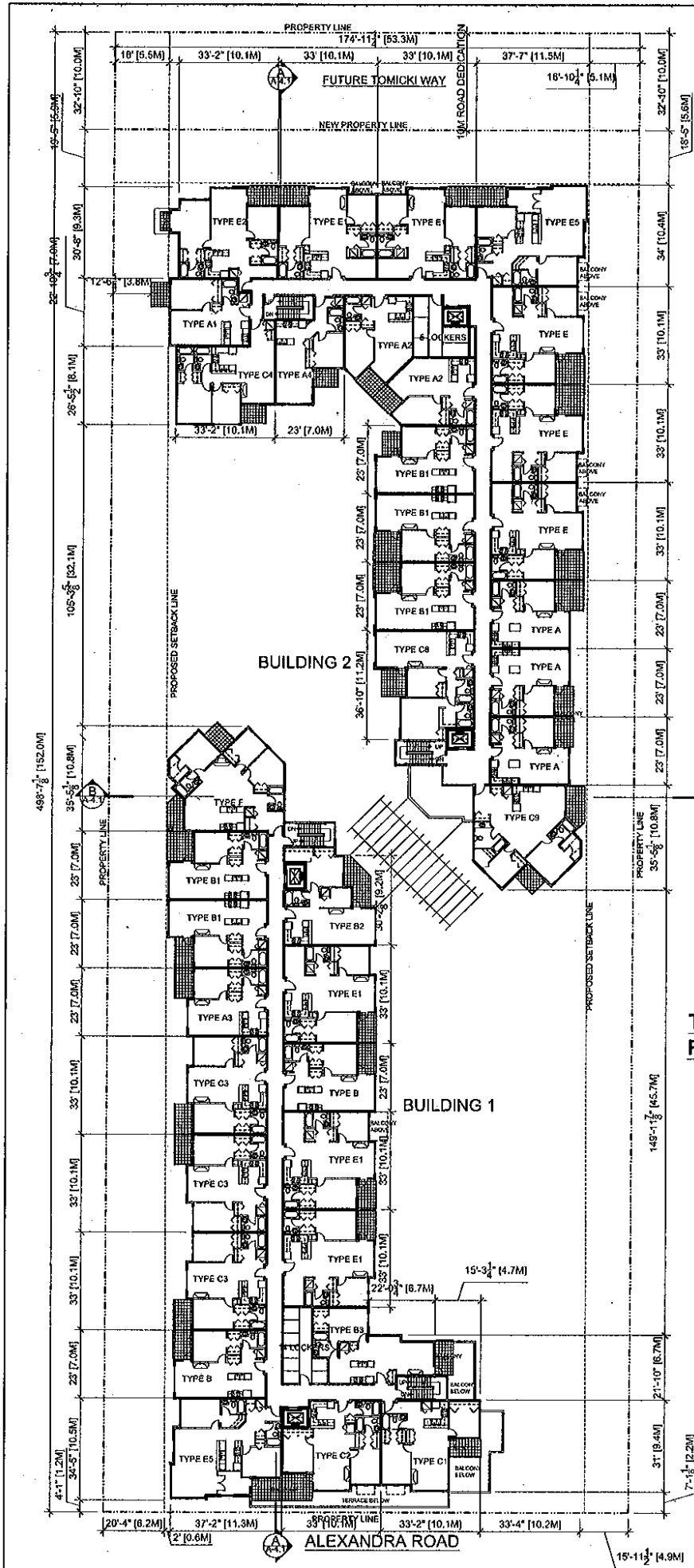
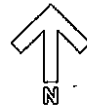
DATE	REV	SHEET NO.
SCALE	1/8"=1'-0"	
DESIGN	EA	A-2.3
DRAWN	EA	
PROJECT NO.		



**F. ADAB
ARCHITECTS
INC.**

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E-MAIL: info@f.adab.com

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**THIRD FLOOR
PLAN**

10	MAY 26, 2009	ISSUED FOR REVISIONS
9	APR 21, 2009	REVISIONS & APPLICATION
8	FEB 19, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2008	ISSUED TO CITY REVIEW
6	OCT 28, 2008	DESIGN UPDATED
5	SEP 09, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO	DATE	REVISION

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**
8411 ALEXANDRA ROAD
RICHMOND, B.C.
FOR:
**HOME
CREATIONS**

DRAWING TITLE:
3RD FLOOR PLAN

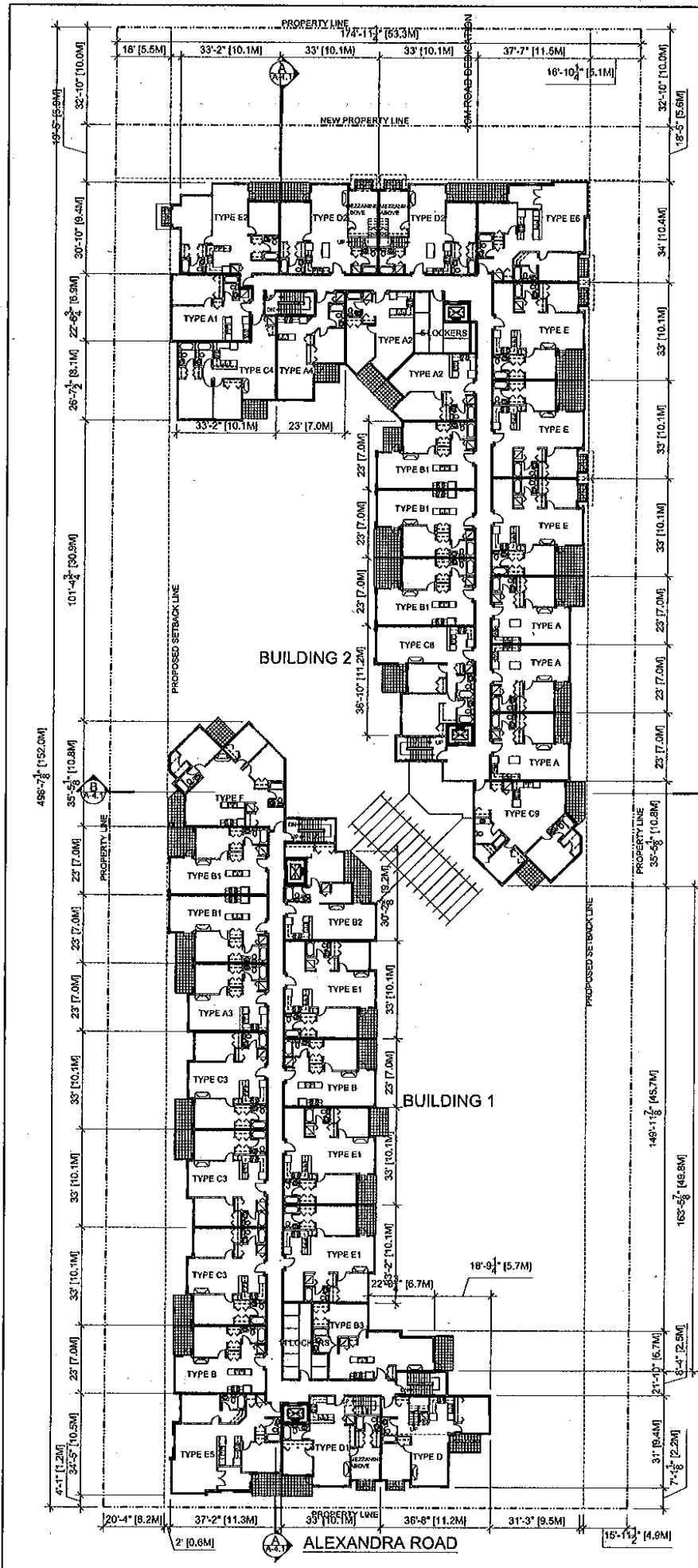
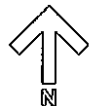
DATE:	APR 09	SHEET NO.:
SCALE:	1/2" = 1'-0"	
DESIGNER:	FA	
DRAWN:	JB	A-2.4
PROJECT NO.:		



**F. ADAB
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**FOURTH FLOOR
PLAN**

10	MAY 26, 2006	ISSUED FOR REVISIONS
9	APR 21, 2006	REVISIONS & DP APPLICATION
8	APR 21, 2006	REQUIRED FOR D.P.
7	FEB 10, 2006	ISSUED FOR CLIENT REVIEW
6	NOV 06, 2005	ISSUED TO CITY REVIEW
5	OCT 29, 2005	DESIGN UPDATED
4	SEP 02, 2005	ISSUED TO TRAFFIC CONSULTANT
3	SEP 09, 2005	DESIGN UPDATED
2	APR 09, 2005	CONCEPT REVISED
1	MAY 11, 2005	CONCEPT REVISED
0	NOV 15, 2003	CONCEPT REVISED
NO	DATE	REVISIONS

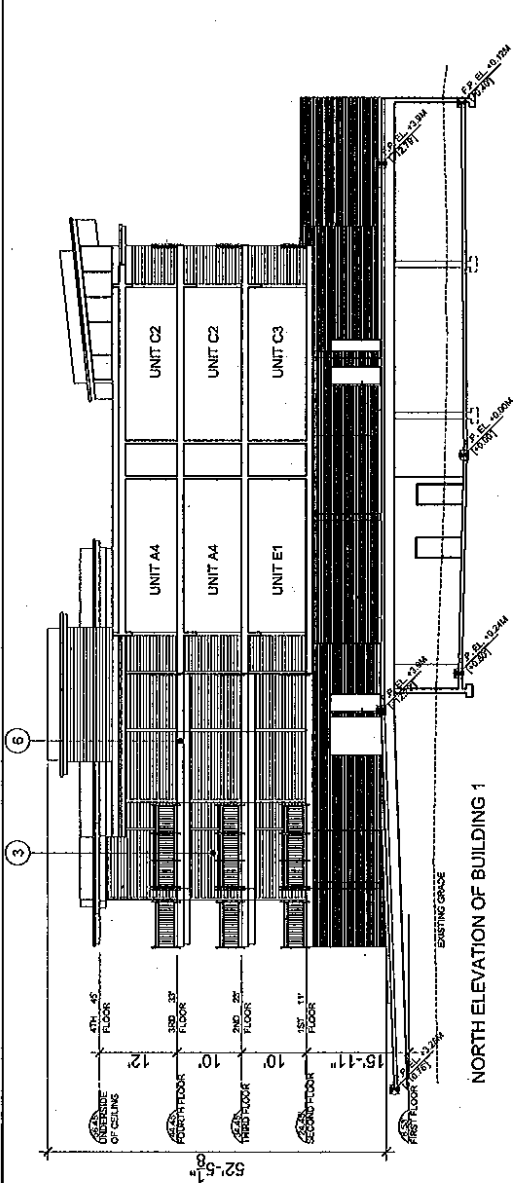
PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**
9411 ALEXANDRA ROAD
RICHMOND, B.C.
FOR:
**HOME
CREATIONS**

DRAWING TITLE:
4TH FLOOR PLAN

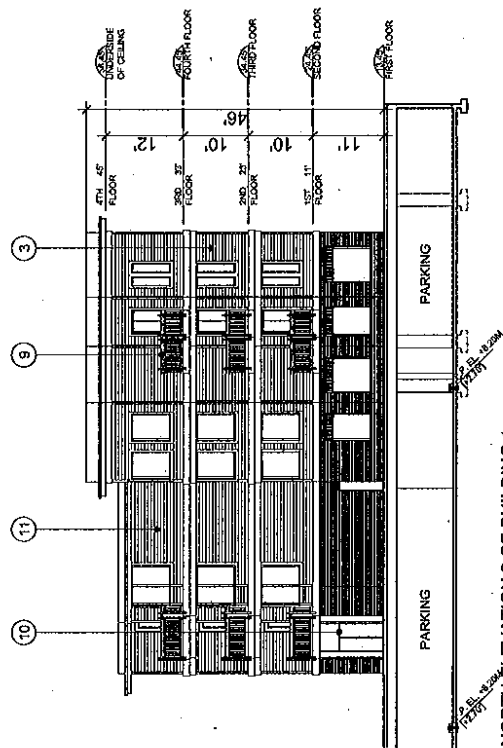
DATE:	4/26/06	SHEET NO:
SCALE:	1/8" = 1'-0"	
DESIGNER:	FA	
DRAWN:	AC	A-2.5
PROJECT NO:		

MATERIAL LIST [BUILDING 1 AND 2]:

- ① ASPHALT SHINGLE : BURNT SIENNA BY CONVVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD & BATTEN : CL 2925A SICKLEPOD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
- ⑥ TRIMS-BAND BOARDS-FASCIAS : WHITE
- ⑦ BRACKETS-TRILLISES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINUM : CLW 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN



NORTH ELEVATION OF BUILDING 1



NORTH ELEVATION 2 OF BUILDING 1

10	MAY 24, 2005	ISSUED FOR REZONING REVISIONS & DFP APPLICATION
9	APR 21, 2005	REISSUED FOR DFP
8	FEB 16, 2005	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2004	ISSUED TO CITY REVIEW
6	OCT 29, 2004	DESIGN UPDATED
5	OCT 02, 2004	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2004	DESIGN UPDATED
3	APR 09, 2004	CONCEPT REVISED
2	MAY 11, 2003	CONCEPT REVISED
1	NOV 14, 2001	CONCEPT REVISED
ND	DATE	REVISION 6/5/05

PROJECT TITLE:
MIXED-USE DEVELOPMENT
 9411 ALEXANDRA ROAD
 RICHMOND, B.C.
 FOR:
HOME CREATIONS

DRAWING TITLE:
**BUILDING 1
 NORTH ELEVATION**

DATE:	APP/05	SHEET NO.
SCALE:	N/A	
DESIGNER:	FA	
DRAWN BY:	JC	A-3.1
PROJECT NO.		

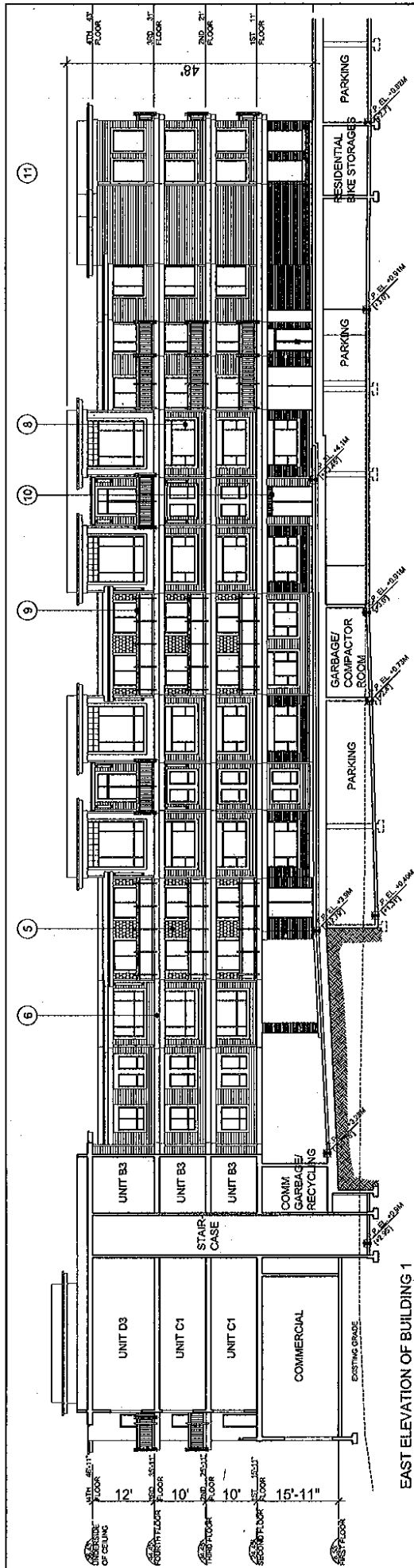
F. ADAB ARCHITECTS INC.

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 NORTH WING GLENVIEW, BC V3P 2R4
 TEL: (604) 947-3003 FAX: (604) 947-3003
 E-MAIL: info@f.adab.com

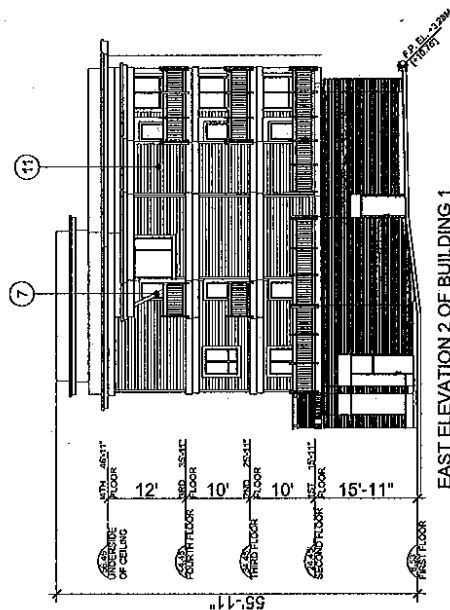
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EAST ELEVATION OF BUILDING 1



EAST ELEVATION 2 OF BUILDING 1

MATERIAL LIST [BUILDING 1 AND 2] :

- ① ASPHALT SHINGLE : BURNT SIENNA BY CONVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD & BATTEN : CL 2925A SICKLEPOD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
- ⑥ TRIMS-BAND BOARDS-FASCIAS : WHITE
- ⑦ BRACKETS-TRILLISES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINUM : CLW 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN



**F. ADAB
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10	MAY 26, 2006	ISSUED FOR PERMITS
9	APR 21, 2006	ISSUED FOR D.P.
8	FEB 10, 2006	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2005	ISSUED TO CITY REVIEW
6	NOV 28, 2005	DESIGN LOGGATED
5	OCT 07, 2005	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2005	DESIGN UPDATED
3	APR 06, 2005	CONCEPT REVISED
2	MAR 11, 2005	CONCEPT REVISED
1	NOV 14, 2004	CONCEPT REVISED
NO.	DATE	BY/REVISED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
8411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
HOME CREATIONS

DRAWING TITLE:
BUILDING 1 EAST ELEVATION

DATE	APP	SHEET NO.
SCALE	N/A	
DESIGN	FA	
DRAWN	Z	A-3.2
PROJECT NO.		



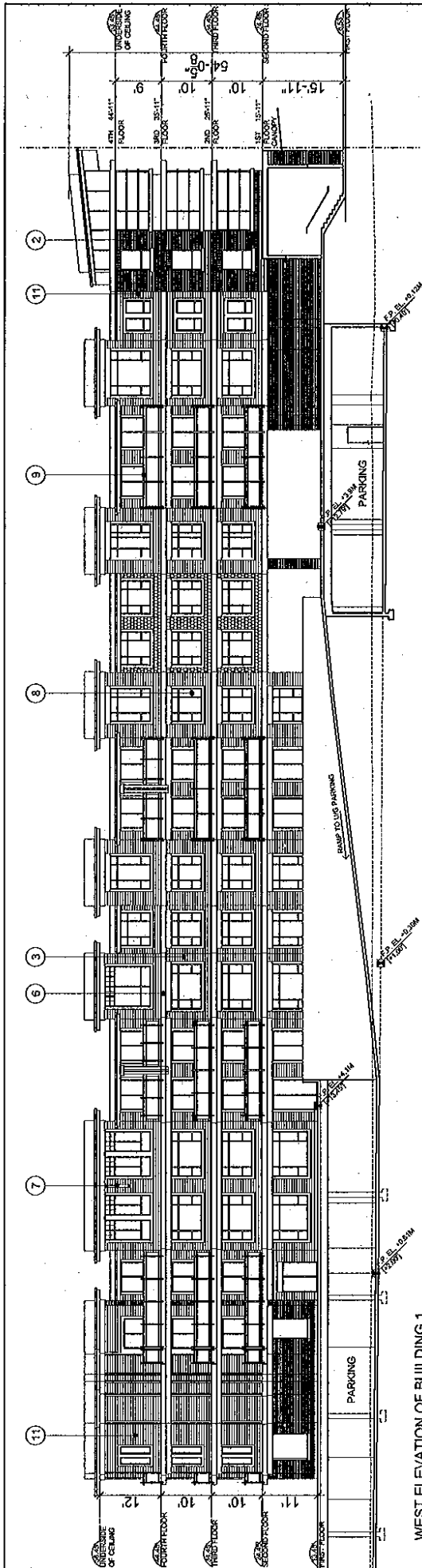
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MATERIAL LIST [BUILDING 1 AND 2] :

- ① ASPHALT SHINGLE : BURNT SIENNA BY CONVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD & BATTEN : CL 2925A SICKLEROD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
- ⑥ TRIMS-BAND BOARDS-FASCIA : WHITE
- ⑦ BRACKETS-TRILLISES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINIUM : CLW 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINIUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN

10	JAN 26, 2007	ISSUED FOR REZONING REVISIONS & CP APPLICATION
9	APR 21, 2007	ISSUED FOR O.P.
8	FEB 15, 2007	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2006	ISSUED TO CITY REVIEW
6	OCT 29, 2006	DESIGN UPDATED
5	OCT 02, 2006	ISSUED TO TRAFFIC CONSULTANT
4	SEP 05, 2006	DESIGN UPDATED
3	APR 05, 2006	CONCEPT REVISED
2	JAN 11, 2006	CONCEPT REVISED
1	NOV 11, 2005	CONCEPT REVISED
NO	DATE	REVISION NUMBER

PROJECT NAME:

MIXED-USE DEVELOPMENT

8411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
HOME CREATIONS

DRAWING TITLE:
BUILDING 1 WEST ELEVATION

DATE:	REV#	SHEET NO.
SCALE:	N/A	
DESIGN:	FA	
DRAWN:	#	
PROJECT NO:		

A-3.3



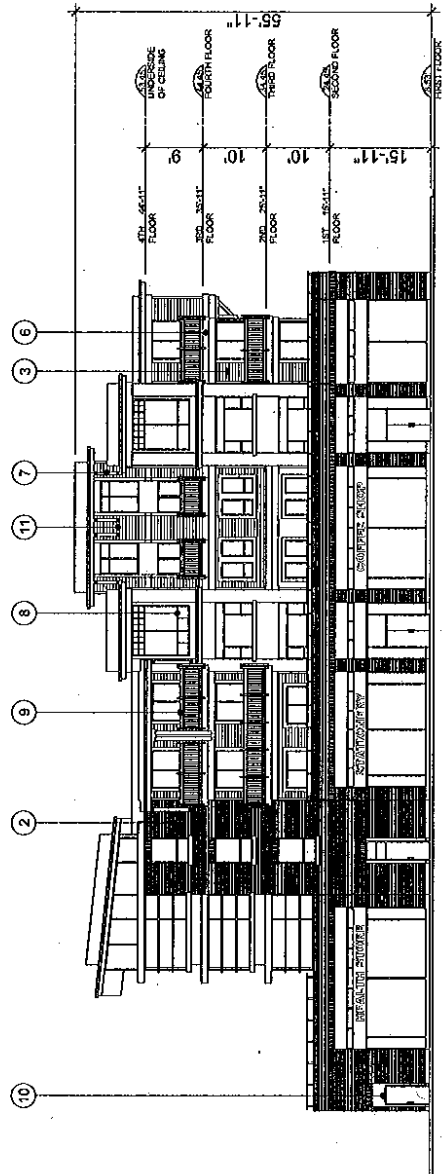
**F. ADAB
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INC.**

SUITE 1300 4000 ROOSEVELT PRESIDENT
NORTH VANCOUVER BC V7P 3J4
TEL: (604) 597-3033 FAX: (604) 947-3033
E-MAIL: info@f-adab.com

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MATERIAL LIST [BUILDING 1 AND 2] :

- ① ASPHALT SHINGLE : BURNT SIENNA BY CONVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD & BATTEN : CL 2925A SICKLEPOD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
- ⑥ TRIMS-BAND BOARDS-FASCIAS : WHITE
- ⑦ BRACKETS-TRILLISES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINUM : CLW 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN

NO.	DATE	REVISION
10	JAN 26, 2008	ISSUED FOR REZONING REVISIONS & DP APPLICATION
9	APR 21, 2008	REVISION FOR D.P.
8	FEB 19, 2008	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2007	ISSUED TO CITY REVIEW
6	OCT 28, 2007	DESIGN UPDATED
5	OCT 08, 2007	ISSUED TO TRAFFIC CONSULTANT
4	SEP 05, 2007	DESIGN UPDATED
3	APR 08, 2007	CONCEPT REVISED
2	JAN 11, 2007	CONCEPT REVISED
1	NOV 14, 2006	CONCEPT REVISED
NO.	DATE	REVISION

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**

9411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
**HOME
CREATIONS**

DRAWING TITLE:
**BUILDING 1
SOUTH ELEVATION**

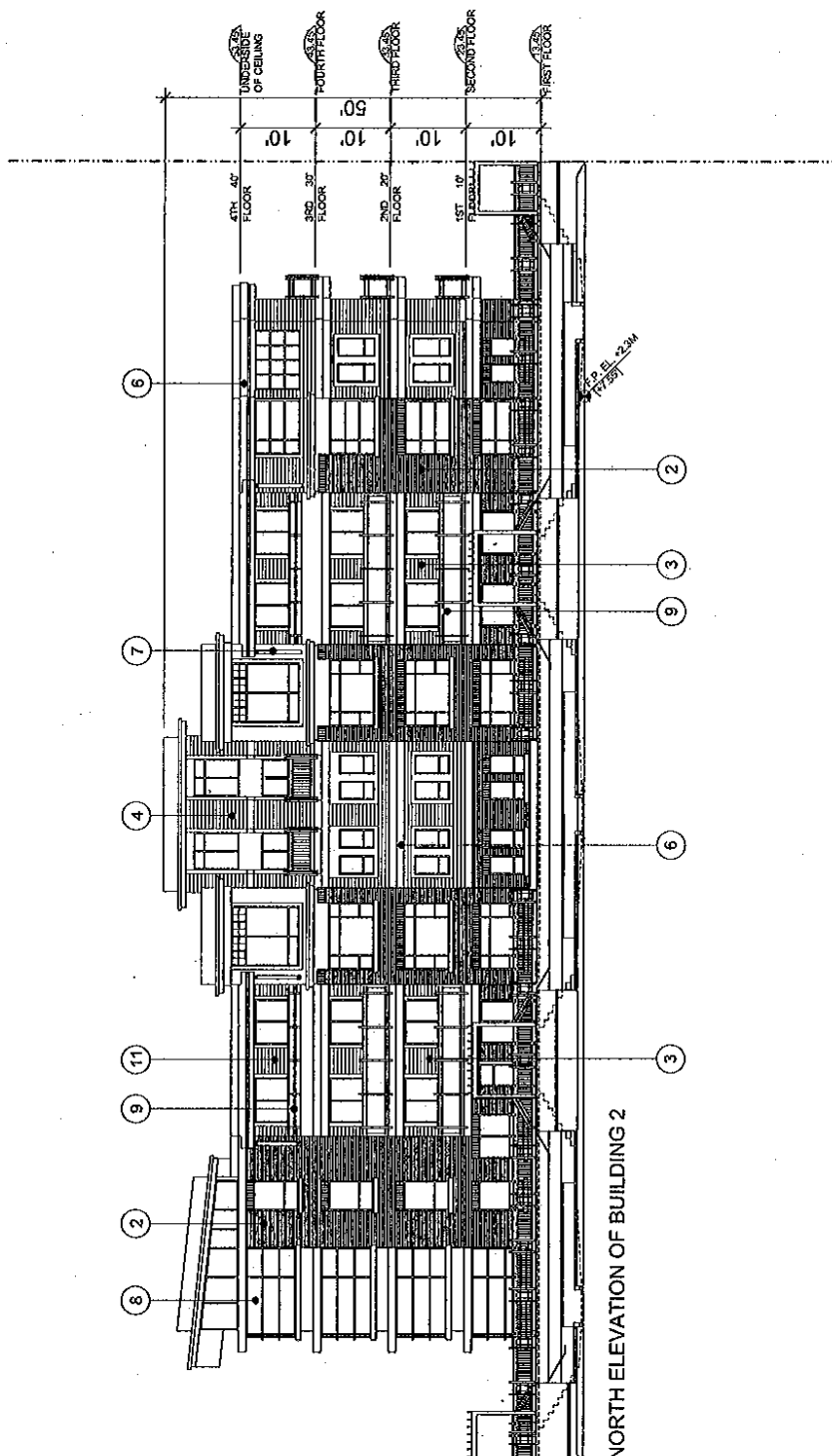
DATE:	APR 26	SHEET NO.:	A-3.4
SCALE:	1/4"		
DESIGN:	FA		
DRAWN:	JE		
PROJECT NO.:			



**F. ADAB
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MATERIAL LIST [BUILDING 2] :

- ① ASPHALT SHINGLE : BURNT SIENNA BY CONVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD & BATTEN : CL 2925A SICKLEPOD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
- ⑥ TRIMS-BAND BOARDS-FASCIAS : WHITE
- ⑦ BRACKETS-TRILUSES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINUM : CLW 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN

NO.	DATE	REVISION
10	MAY 14, 2008	ISSUED FOR RECORDING REVISIONS & TOP APPLICATION
9	APR 21, 2008	REVISION FOR D.P.
8	FEB 18, 2008	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2007	ISSUED TO CITY REVIEW
6	OCT 29, 2007	DESIGN UPDATED
5	OCT 09, 2007	PERKED TO TRAFFIC CONSULTANT
4	SEP 26, 2007	DESIGN UPDATED
3	APR 08, 2008	CONCEPT REVISED
2	JAN 31, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO.	DATE	REVISION
PROJECT TITLE:		
MIXED-USE DEVELOPMENT		
9411 ALEXANDRA ROAD RICHMOND, B.C.		
FOR:		
HOME CREATIONS		
DRAWING TITLE:		
BUILDING 2 NORTH ELEVATION		
DATE	APPROVED	SHEET NO.
SCALE: N/A		
DESIGNER: TA		
DRAWN: AS		A-3.5
PROJECT NO.		



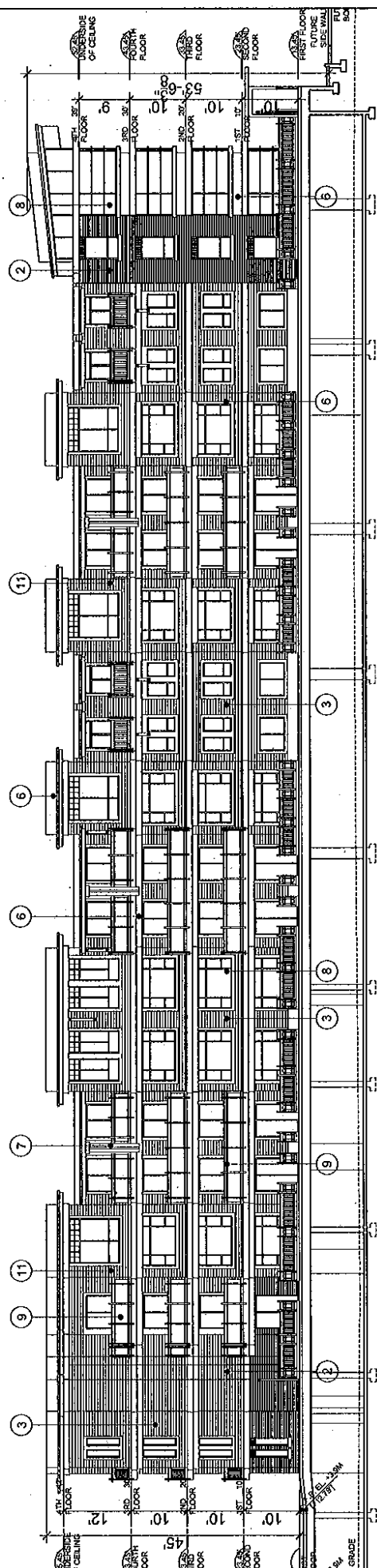
**F. ADAB
ARCHITECTS
INC.**

SUITE 110, 1100 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V1P 9R1
TEL: (604) 917-3300 FAX: (604) 917-3303
EMAIL: adab@adabarchitects.com

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MATERIAL LIST [BUILDING 2]:

- ① ASPHALT SHINGLE : BURNT SIENNA BY CONVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD & BATTEN : CL 2925A SICKLEPOD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
- ⑥ TRIMS-BAND BOARDS-FASCIAS : WHITE
- ⑦ BRACKETS-TRILLISES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINUM : CLW 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN

EAST ELEVATION OF BUILDING 2

10	MAY 26, 2009	ISSUED FOR REZONING REVISIONS & DE APPLICATION
9	APR 21, 2009	REQUIRED FOR O.P.
8	FEB 18, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2008	ISSUED TO CITY REVIEW
6	OCT 29, 2008	DESIGN UPDATED
5	OCT 09, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2008	DESIGN UPDATED
3	APR 08, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO.	DATE	REVISION MADE
PROJECT TITLE		
MIXED-USE DEVELOPMENT		
8411 ALEXANDRA ROAD RICHMOND, B.C.		
FOR: HOME CREATIONS		
DRAWING TITLE: BUILDING 2 EAST ELEVATION		
DATE:	APR/09	SHEET NO.:
SCALE:	N/A	A-3.6
DESIGN:	FA	
DRAWING:	JC	
PROJECT NO.:		



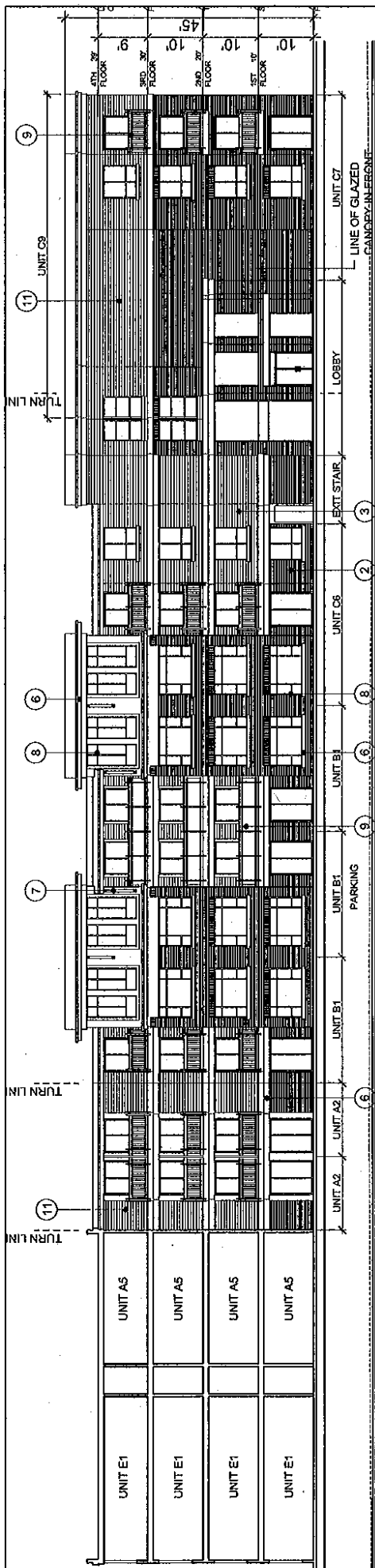
**F. ADAB
ARCHITECTS
INC.**

SUITE 130, 1200 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3A1
TEL: (604) 967-2335 FAX: (604) 967-2033
E.MAIL: info@f.adab.com

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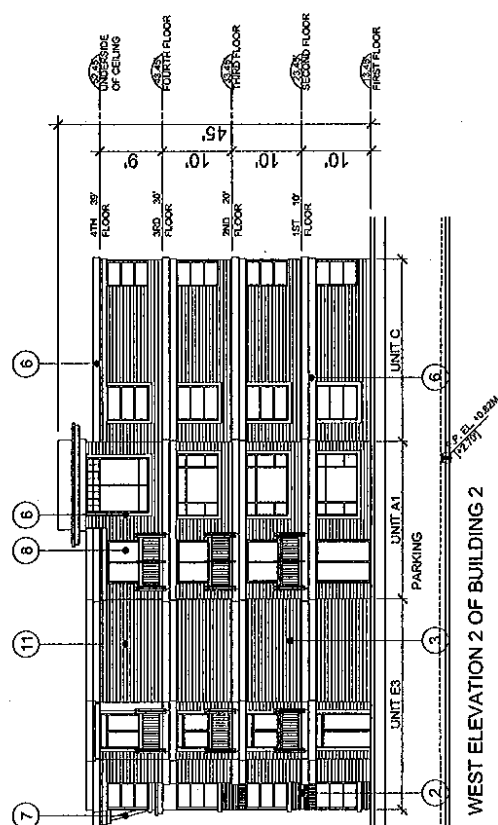
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MATERIAL LIST [BUILDING 2] :

- ① ASPHALT SHINGLE : SURINT SIENNA BY CONVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD 8BATTEN : CL 2925A SICKLEPOD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
- ⑥ TRIMS-BAND BOARDS-FASCIAS : WHITE
- ⑦ BRACKETS-TRILLISES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINUM : CL W 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN

WEST ELEVATION OF BUILDING 2



WEST ELEVATION 2 OF BUILDING 2

10	MAY 29, 2009	ISSUED FOR REZONING REVISIONS & DP APPLICATION
9	APR 21, 2009	REVISION FOR D.P.
8	FEB 19, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2008	ISSUED TO CITY REVIEW
6	DEC 29, 2008	DESIGN UPDATED
5	NOV 03, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 08, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 18, 2007	CONCEPT REVISED
01	DATE	REVISION 08/09

PROJECT TITLE:
MIXED-USE DEVELOPMENT

6411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
HOME CREATIONS

DRAWING TITLE:
BUILDING 2 WEST ELEVATION

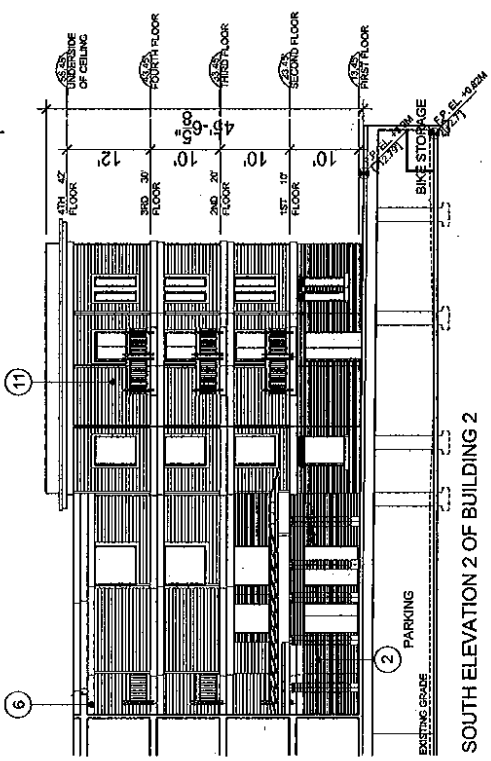
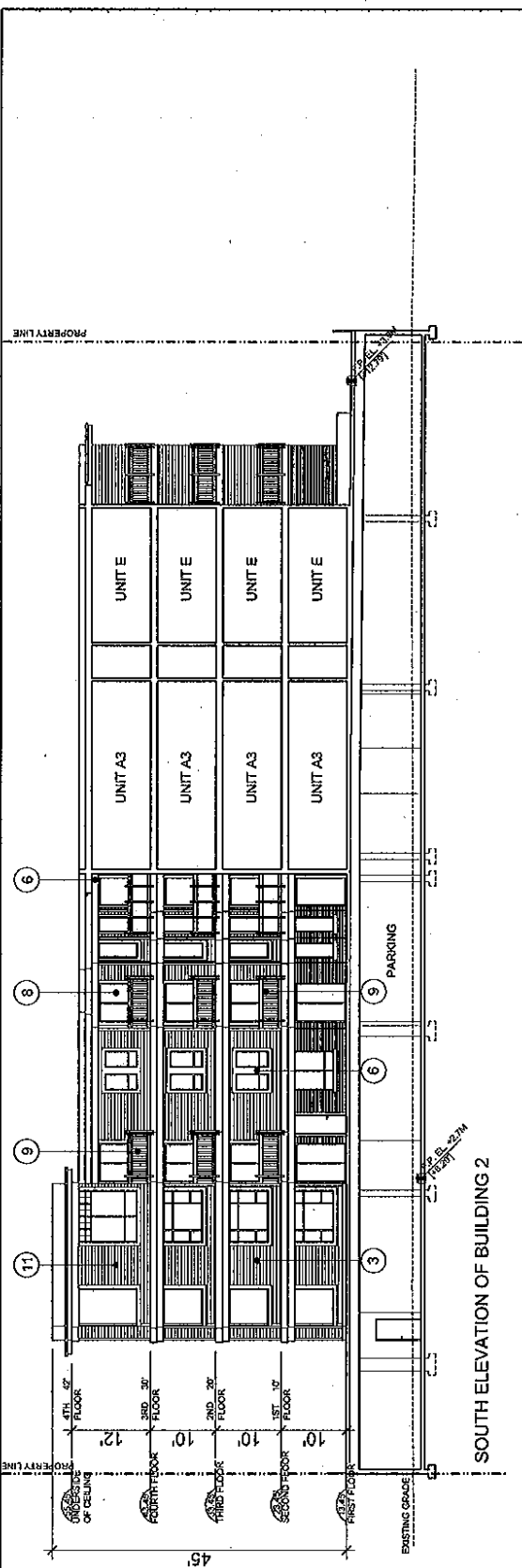
DATE	08/09	SHEET NO.
SCALE	N/A	
DESIGNER	JA	
DRAWN	JZ	A-3.7
PROJECT NO.		



F. ADAB ARCHITECTS INC.

RUE 130, 1000 ROOSEVELT FORESBOT
NORTH WASHINGTON, DC 20004
TEL: (800) 697-3003 FAX: (504) 947-3003
E-MAIL: fadab@fadabarchitects.com

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MATERIAL LIST [BUILDING 2] :

- ① ASPHALT SHINGLE : BURNT SIENNA BY CONVOY
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING AND BOARD : CL 2923M FLOURISHING - BY G.P.
- ④ HARDIE BOARD & BATTEN : CL 2925A SICKLEPOD - BY G.P.
- ⑤ SHINGLE : CEDAR CLEAR STAIN
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- ⑦ BRACKETS-TRILLISES : CEDAR CLEAR STAIN
- ⑧ WINDOWS - ALUMINUM : CLW 1013W AKAMINA - BY G.P.
- ⑨ RAILINGS - ALUMINUM : CL 3177N BOUNDARY - BY G.P.
- ⑩ ENTRY DOORS - PAINTED WOOD : CL 2925A - BY G.P.
- ⑪ VINYL SIDING : CYPRESS BY KAYCAN

NO.	DATE	REVISION
19	MAY 26, 2009	ISSUED FOR PERMITS
18	FEB 12, 2009	ISSUED FOR PERMITS
17	MAY 08, 2008	ISSUED TO CITY REVIEW
16	JUL 29, 2008	DESIGN UPDATED
15	OCT 01, 2008	SENT TO TRAFFIC CONSULTANT
14	SEP 08, 2008	DESIGN UPDATED
13	APR 09, 2008	CONCEPT REVISED
12	MAY 11, 2007	CONCEPT REVISED
11	MAY 11, 2007	CONCEPT REVISED
10	DATE	REVISION

PROJECT TITLE:
MIXED-USE DEVELOPMENT

9415 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
HOME CREATIONS

DRAWING TITLE:
BUILDING 2 SOUTH ELEVATION

DATE:	MAY 26	SHEET NO.:	A-3.8
SCALE:	N/A		
DESIGNER:	FA		
DRAWN:	AC		
PROJECT NO.:			



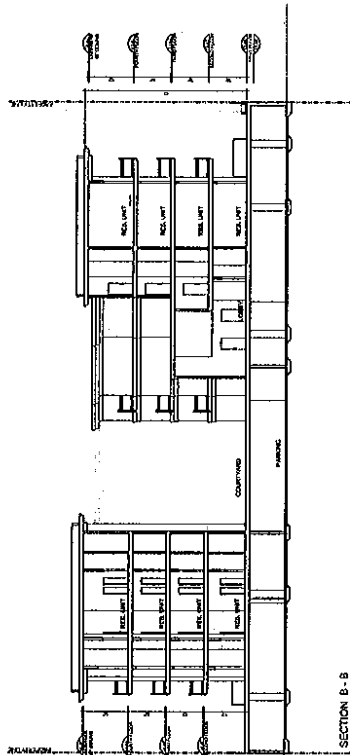
**F. ADAB
ARCHITECTS
INC.**

SUITE 100, 1202 ROOSEVELT CRESCENT
NORTH WASHINGTON DC 20004
TEL: 202/462-1811 FAX: 202/462-1813
EMAIL: info@f.adab.com

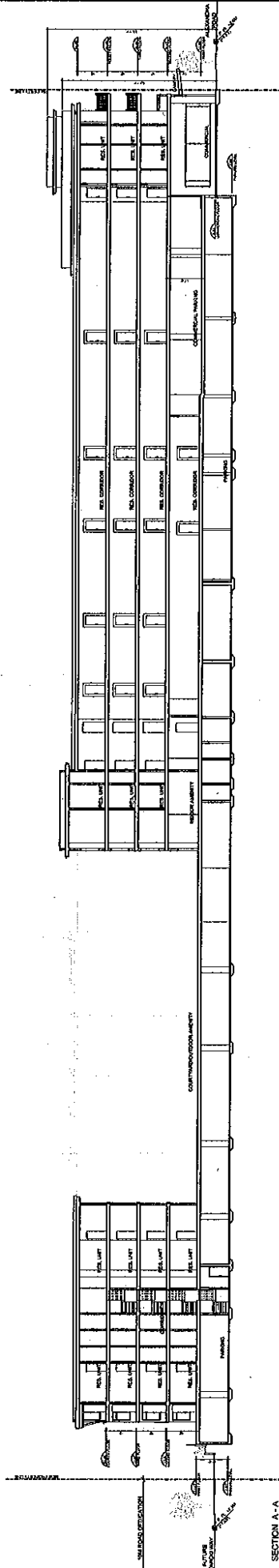
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SECTION B-B



SECTION A-A

16	MAY 24, 2007	ISSUED FOR REGIONAL REVISIONS & APPLICATION
9	APR 21, 2007	REISSUED FOR O.P.
8	FEB 10, 2007	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2006	ISSUED TO CITY REVIEW
6	OCT 24, 2006	DESIGN UPLOADED
5	OCT 02, 2006	ISSUED TO TRAFFIC CONSULTANT
4	SEP 06, 2006	DESIGN UPLOADED
3	APR 28, 2006	CONCEPT REVISED
2	JAN 11, 2006	CONCEPT REVISED
1	NOV 14, 2005	CONCEPT REVISED
NO	DATE	REVISION #

PROJECT TITLE:
**MIXED-USE
DEVELOPMENT**
9411 ALEXANDRA ROAD
RICHMOND, B.C.

FOR:
**HOME
CREATIONS**

DRAWING TITLE:
SECTIONS

DATE:	APP/NO	SHEET NO:
SCALE:	N/A	A-4.1
DESIGN:	FA	
DRAWN:	JC	
PROJECT NO:		



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-2 76-4000

**Development Application
 Data Sheet**

RZ 08-410760

Attachment 3

Address: 9371 and 9411 Alexandra Road

Applicant: 797460 B.C. Ltd.

Planning Area(s): West Cambie Area Plan – Alexandra Neighbourhood

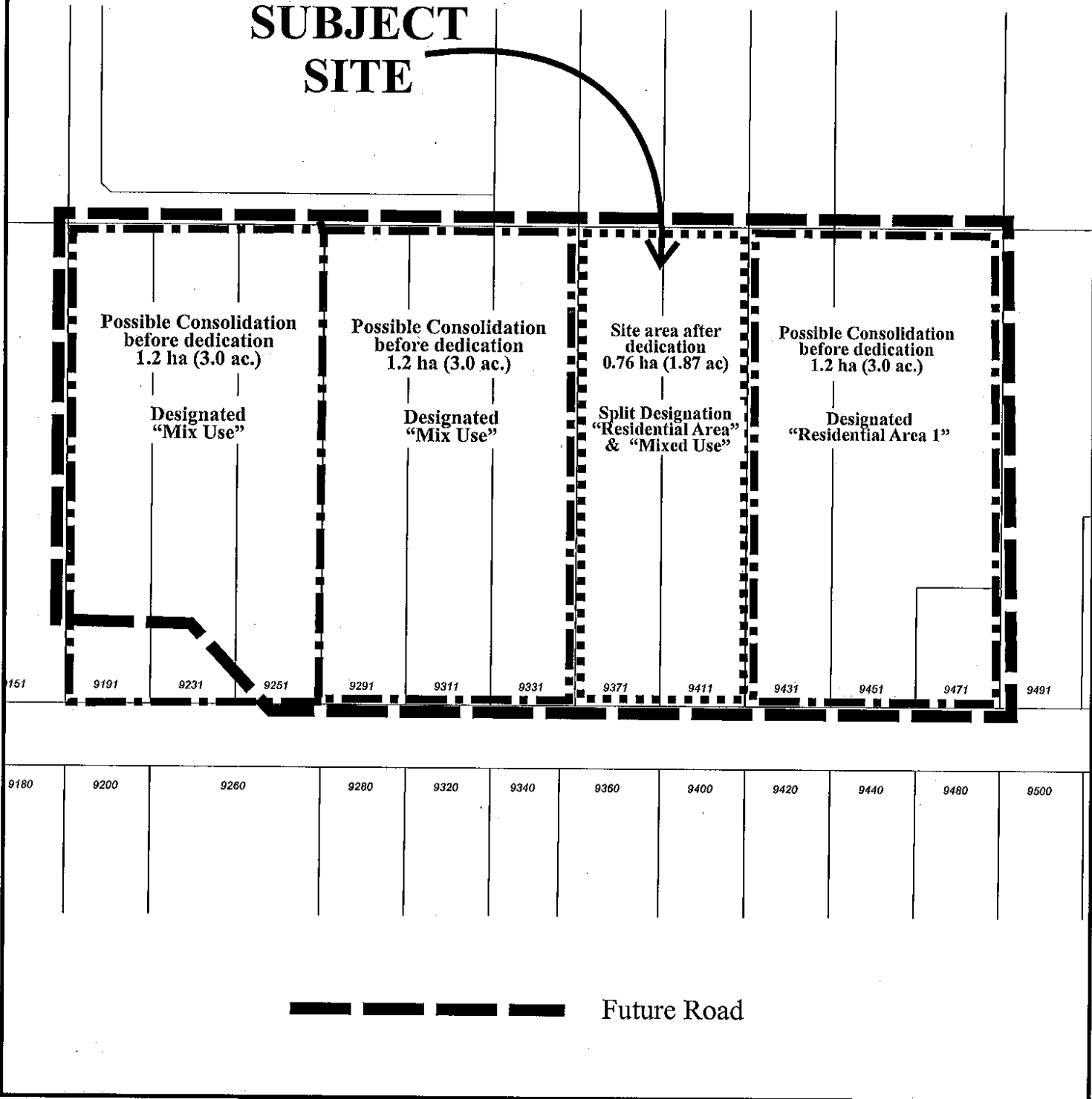
	Existing	Proposed
Owner:	797460 B.C. Ltd.	797460 B.C. Ltd.
Site Size (m²):	0.8 ha (2 acres)	0.76 ha (1.87 acres)
Land Uses:	Single-family	Mixed commercial-residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	"Residential Area 1", "Mixed-Use"	"Residential Area 1", "Mixed-Use"
Zoning:	"Single Family Housing District, Subdivision Area F (R1/F)"	"Comprehensive Development District (CD/206)"
Number of Units:	2	139 (including 8 affordable housing units)

On Future Subdivided Lots	CD/206 Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.4 FAR, which may be increased to 1.6 provided 8 affordable housing units (comprising at least 0.075 of the total maximum FAR) are secured by a housing agreement	1.6 and provision of 8 affordable housing units (comprising at least 0.075 of the total maximum FAR), which will be secured by a housing agreement as a condition of rezoning	none permitted
Lot Coverage – Building:	Max. 45%	43%	none
Lot Size (min. dimensions):	n/a	7,569 m ² (81,482.79 ft ²)	none

On Future Subdivided Lots	CD/206 Bylaw Requirement	Proposed	Variance
Public Road Setback (m):	Tomicki Avenue: 5.6 m (a parking structure may project into the public road setback but shall be no closer to a public road than 3.6 m Alexandra Road: 0 m for commercial use, 1.2 m for residential use (unenclosed patios may encroach, and the parking structure is setback 8.5 m)	Tomicki Avenue: 5.6 m (a parking structure may project into the public road setback but shall be no closer to a public road than 3.6 m Alexandra Road: 0 m for commercial use, 1.2 m for residential use (unenclosed patios may encroach, and the parking structure is setback 8.5 m)	none
Side Yard (m):	West: 0 m for commercial use, 5.5 m for residential use East: 12 m for commercial use, 5.1 m for residential use (unenclosed balconies may project for a maximum distance of 2.1 m on the west elevation and 1.4 m on the east elevation; and a parking structure may project into the side yard setback.	West: 0 m for commercial use, 5.5 m for residential use East: 12 m for commercial use, 5.1 m for residential use (unenclosed balconies may project for a maximum distance of 2.1 m on the west elevation and 1.4 m on the east elevation; and a parking structure may project into the side yard setback.	none
Height (m):	Building: 20 m Accessory Buildings & Structures: 5 m	Building: 15.8 m Accessory Buildings & Structures: n/a	none
Off-street Parking Spaces – Total:	205 residential, 28 commercial/visitor	206 residential, 27 commercial visitor	none the parking bylaw includes provisions for the shortfall contingent upon a TDM strategy
Tandem Parking Spaces:	permitted	25 tandem stalls (50 parking stalls)	none
Amenity Space – Indoor:	100 m ²	102 m ²	none
Amenity Space – Outdoor:	834 m ²	866 m ²	none

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

SUBJECT SITE



Land Assembly Context

Original Date: 09/04/09

Amended Date:

Note: Dimensions are in METRES

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE
ATTACHMENT 6

John Yun
6711 Dunsany Place
Richmond, BC
V7C 4N8

March 25, 2009

Mr. Brian Jackson
Director of Development
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

PHOTOCOPIED

MAR 31 2009

& DISTRIBUTED

Dear Sir:

My name is John Yun. I am the owner of both the first and second mortgages registered against the title to the property located at 9431 Alexandra Road, Richmond, British Columbia.

Legal description: PL 1224 BLK 5N LD 36 SEC 34 RNG 6 W LOT
E1/2-22 . PID 003-659-691

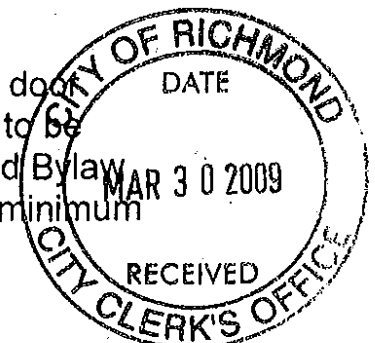
The property is currently in foreclosure. Order Nisi was granted to me together with Conduct of Sale, on January 13, 2009

I am trying to sell the property to recover my investment herein. In this regard, the property is currently listed with Patrick Au of Regent Park Realty. It has been actively marketed since February 2, 2009. Unfortunately, there has been little interest in the property, as, without the inclusion of the neighboring properties, the subject property is too small to seek re-zoning to multi-family status.

Mr. Au is a well known and respected Realtor in Vancouver. He has contacted the owners on both adjacent properties, to see if they have any interest in purchasing the subject property. They have declined to do so.

There have been no offers received for this property and there are no negotiations ongoing for the purchase of this property.

My understanding is that a developer has purchased the next door property and is applying for rezoning. This rezoning appears to be contrary to the existing zoning outlined in the City of Richmond Bylaw adopted July 24, 2006 in that the property does not meet the minimum



) square footage requirements of the bylaw. This developer has made no attempt to purchase my referenced property despite the fact that we are willing to sell it.

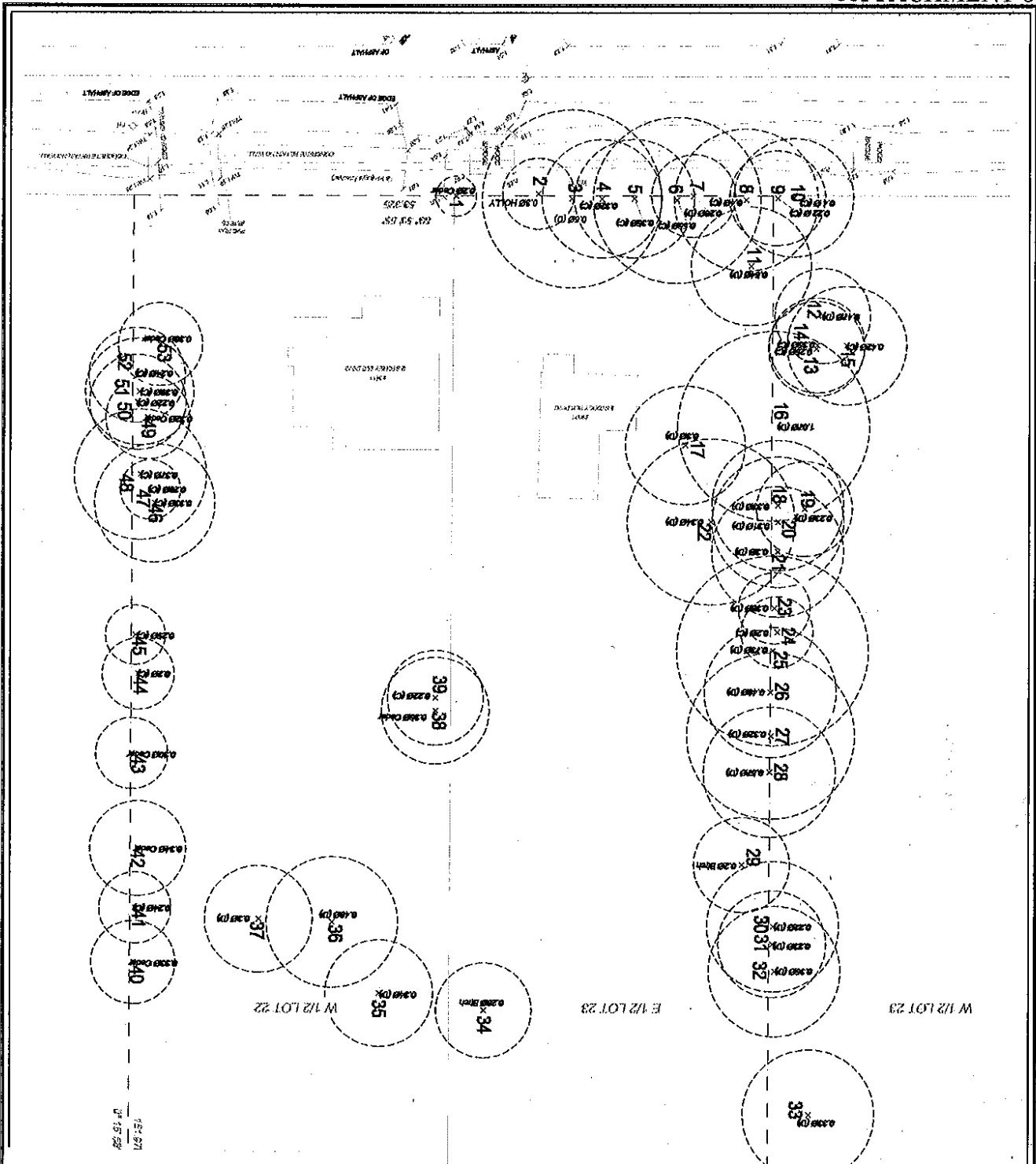
Any rezoning of the adjacent property will devalue my existing holdings and quell the ability for any future development of my property since a purchaser thereof would not be able to achieve the requisite minimum area required for any development. To be clear I have no intention to develop the property but am willing to sell the property for market value.

I believe that this re-zoning defeats the intent of the bylaw and will cause extreme financial hardship with respect to any resale of the property in the future.

Yours truly,


John Yun, MD

)
Cc: Mr. Darek Dang, Councilor

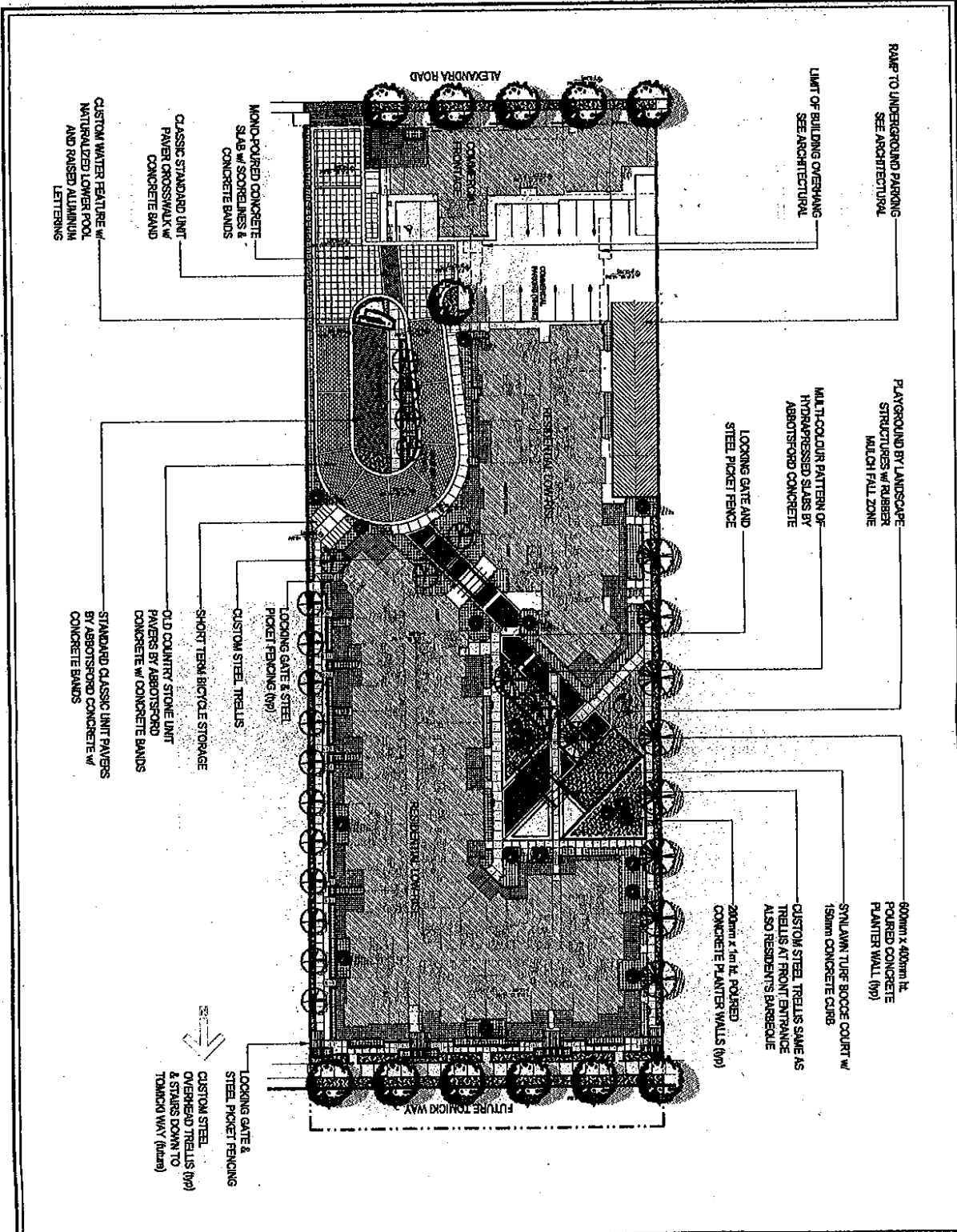


35 ON SITE TREES TO BE REMOVED

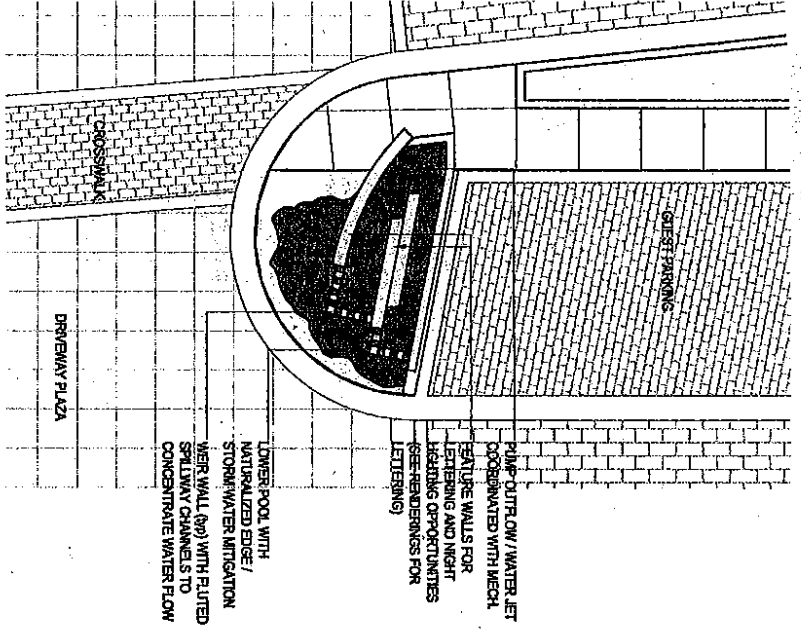
JOINT OWNERSHIP & TREES ON ADJACENT PROPERTIES

REQUIRE OWNER CONSENT FOR REMOVAL

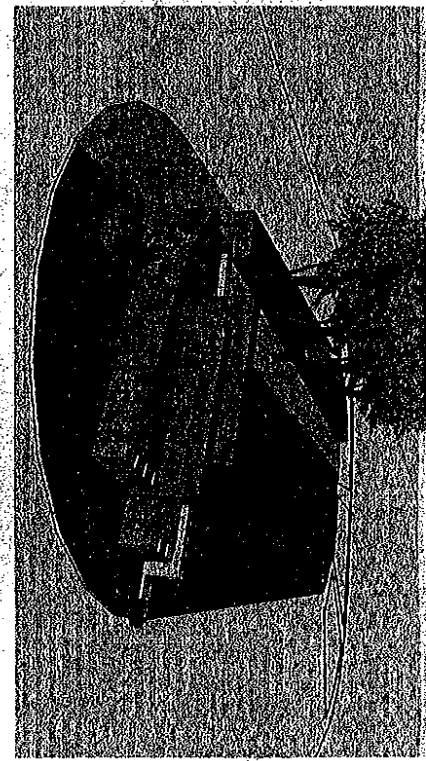
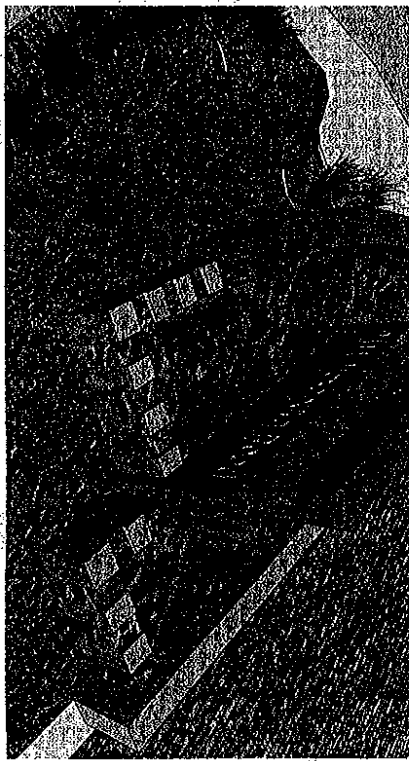
<p>F. ADAB ARCHITECTS INC. 11111 RICHMOND RD RICHMOND, BC</p>		<p>DATE: 11-15-2017</p>	
<p>PROJECT: ALEXANDRIA ROAD</p>	<p>LOCATION: 1807 / 1811 ALEXANDRIA RD RICHMOND, BC</p>	<p>DATE: 11-15-2017</p>	<p>DATE: 11-15-2017</p>
<p>CLIENT: M/V</p>	<p>DATE: 11-15-2017</p>	<p>DATE: 11-15-2017</p>	<p>DATE: 11-15-2017</p>
<p>SHEET NO. AR-1</p>	<p>PROJECT NO. DP2008-17</p>	<p>DATE: 11-15-2017</p>	<p>DATE: 11-15-2017</p>
<h1>ARBORIST REPORT KEY PLAN</h1>			



<p>F. ADAB ARCHITECTS INC. 1250 12th Street N Richmond, BC V6Y 2R9 Tel: 604-271-4444</p>		<p>PROJECT: ALEXANDRIA ROAD</p> <p>LOCATION: 9871 / 9411 ALEXANDRIA RD. RICHMOND, BC</p> <p>DATE: 12/08</p>			<p>REVISED:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>DATE: Dec-08/08</p>		NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION																			
<p>PROJECT NO.: DP2008-17</p>			<p>DRIVING TITLE:</p>																		
<p>SHEET NO.: 001</p>			<p>PROPOSED SITE PLAN</p>																		



1 WATER FEATURE PLAN VIEW DETAIL
SCALE 1/8" = 1'-0"

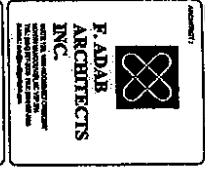


DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
DATE	1-20
BY	DRG 02/18

PROJECT:
ALEXANDRA
ROAD
RICHMOND, SC

NO.	DATE	REVISION

PROJECT NO.:
DP2008-17



DATE: 1-20
BY: DRG 02/18

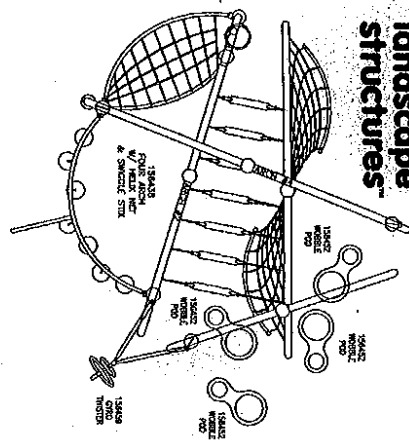
SHEET NO.:
002

PROJECT NO.:
DP2008-17

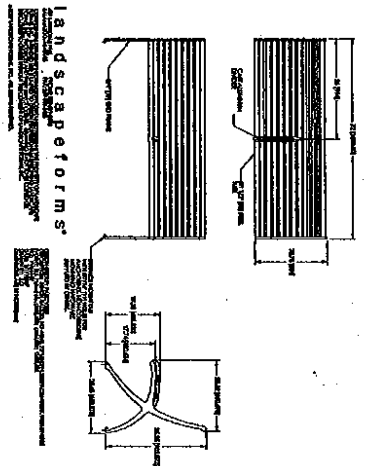
DATE: 1-20

DRAWING TITLE: **WATER FEATURE DETAILS**

Mr landscape structures



2 **ESCAPE STRUCTURES BY HUBBARD SYSTEMS**
 NIS
 *Model per manufacturer's specifications
 *Ground plane to be surfaced in rubber safety surfacing with the playground area designated on the landscape plan (sheet LP-02)

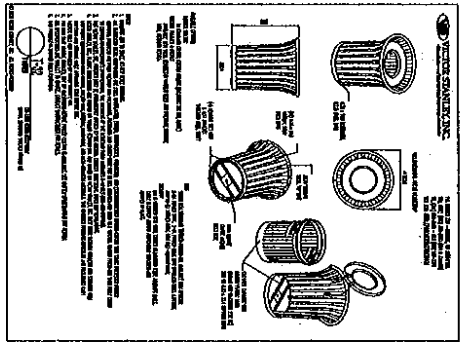


5 **PARKWAY BENCH BY LANDSCAPE FORMS**
 NIS

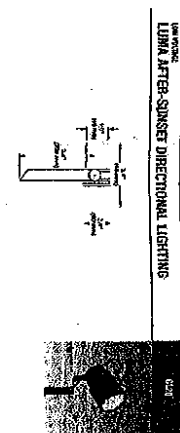


Product: Opus
 Copyright © 2008 Lumina Lighting
 All rights reserved. 120" high
 120" high
 120" high

3 **ROLL AND LIGHT - TYP**
 NIS
 *Model per manufacturer's specifications
 *Location of Roll and to be consistent with Electrical, Mechanical, and Building envelope conditions.

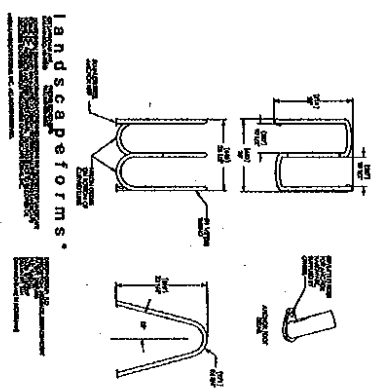


6 **THE RECTANGLE BY VECTORTRAFFIC**
 NIS



Product: Lumina After-Sunset Directional Lighting
 Copyright © 2008 Lumina Lighting
 All rights reserved. 120" high
 120" high

4 **UPPOINTING - TYP**
 NIS
 *Model per manufacturer's specifications
 *Location of Roll and to be consistent with Electrical, Mechanical, and Building envelope conditions.



7 **ROCK ROCK BY LANDSCAPE FORMS**
 NIS

<p>F. ADAR ARCHITECTS INC.</p>		<p>1000 10th Street, Suite 100 Richmond, BC V6V 1A7 Tel: 604.273.1111 Fax: 604.273.1112 Email: fad@fadar.com</p>	
<p>PROJECT: ALEXANDRA ROAD</p>		<p>LOCATION: 3801 / 1611 ALEXANDRA RD. RICHMOND, BC</p>	
<p>DATE: 11/11/11</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>SHEET NO. 003</p>		<p>PROJECT NO. DP2008-17</p>	
<p>FORM & CHARACTER ELEMENTS</p>			

Advisory Design Panel

Wednesday, December 17, 2008

(Due to an absence of Quorum, the Panel was unable to provide a synopsis of terms/condition and a resolution. As a result, the applicant has provided comments following each of the Panel's comments in italics.)

AGENDA ITEM 3: RZ 08-410760 – MIXED USE DEVELOPMENT INCLUDING APPROXIMATELY 142 DWELLING UNITS IN A 4 – STOREY APARTMENT OVER PARKING AND COMMERCIAL FLOOR AREA (PRELIMINARY)

APPLICANT: F. Adab Architects Inc.

PROPERTY LOCATION: 9371, 9411 Alexandra Road

Diana Nikolic, Planner, Marco Ciriello and Rui Zhang, Landscape Architect, provided background information related to the subject site.

Panel Discussion

Comments from the Panel were as follows:

- the variety of suite design is impressive; one-bedroom units with den are good choices for accessible units;

Response: The design of some units will include aspects of accessibility (i.e. extra space in front of the sink and toilet, wider doors, extra space beside doors, blocking for grab bars, accessible unit entrances).

- articulation of forms and architectural vocabulary are done well; review privacy issues of interior corner units and consider overlook impacts between balconies;

Response: We acknowledge this issue and this aspect will be reviewed during the DP process.

- consider scale of the courtyard/separation between Building 2 and the future development to the east;
- amenity area not adjacent to the courtyard; no clear connection;

Response: The indoor amenity area has been moved to be in direct relation with the common outdoor space.

- parkade walls along the side property line need some treatment (structural and landscaping);

Response: This aspect is presently under consideration and it will be finalized during the DP process.

- consider acoustics and visual privacy of units fronting Alexandra Road, consider greater setbacks;

Response: The setback of the residential part of the building above the commercial spaces has been increased in order to achieve more privacy.

- overall expression and vocabulary is well done, urban street front is well established;
- provide visual interest at the entry;

Response: the trellis at the entry has been increased in scale. In addition the activity conducted on the commercial patio will provide the animation that will emphasize the special function of this location.

- applicant is successful in creating an urban streetscape along Alexandra Road;
- random lawn area at the north end of the visitor parking area is too small and can cause maintenance problems; better suited for planting with shrubs; consider using shrubs at perimeter and other small areas of site rather than lawns;

Response: This aspect is acknowledged and refinement of the landscape plans and planting list will be introduced during the DP process.

- consider orientation of trellis to resolve geometry of courtyard;

Response: The suggestion will be tested during the DP process.

- consider the connection at minor exits from the courtyard;

Response: The connection will be reassessed during the DP stage.

- potential spaces for bicycle storage are exposed; consider incorporation of weather protection;

Response: This aspect will be taken into consideration during the DP process.

- consider extending planting to rear of entry signage to provide screening between the water feature and the visitor parking area;

Response: The planting will be revised accordingly during the DP process.

- response of applicant to resolve the grading issue is effective;
- building façade on Alexandra Road at street level is good; creates definition to the edge of public space;
- challenge faced on the Tomicki Way frontage has been reasonably and effectively addressed;
- application to increase the elevation of Alexandra Road to 2.6 m is supported; will create level entries to the commercial space;
- define walkway for pedestrians from Alexandra Road to the front entrance of the units; and

Response: Further definition of the pedestrian pathway will be considered during the DP process.

- discuss with Transportation Department the possibility of further reduction of parking stalls in the courtyard area to gain more space for landscaping, and consider lowering the nose of the parking stalls at the perimeter of the parking structure level to soften the slope.

Response: The above aspects will be considered during the DP process.

Due to the absence of Quorum in the consideration of Agenda Item 3, a recommendation could not be considered.

Rezoning Considerations
9371 and 9411 Alexandra Road
RZ 08-410760

Prior to final adoption of Zoning Amendment Bylaw 8494, the developer is required to complete the following:

1. Consolidation of 9371 and 9411 Alexandra Road. With the lot consolidation a 10 m wide road dedication area along the length of the north property line is required for Tomicki Avenue;
2. Registration of an Aircraft Noise Sensitive Use Covenant on title;
3. Registration of a Flood Plain Covenant on title referencing the minimum habitable elevation for the area, which is 2.6 m (geodetic);
4. Registration of the City's standard Housing Agreement(s) to secure eight (8) affordable housing units (consisting of 4 one-bedroom units and 4 two-bedroom units). The terms of the Housing Agreement(s) will include:
 - one-bedroom unit(s) must have a minimum area of 55 m² (598 ft²) and may be rented at a rate of \$650/month to an eligible tenant having an annual income of \$30,500 or less;
 - two-bedroom unit(s) must have a minimum area of 78 m² (840 ft²) and may be rented at a rate of \$770/month to an eligible tenant having an annual income of \$36,000 or less; and
 - The agreement's term is in perpetuity;
5. Registration of a legal agreement on title to ensure the occupants of the affordable housing units, subject to the Housing Agreement referenced in #4, enjoy full and unlimited access and use of the indoor amenity space provided on-site;
6. Registration of a legal agreement preventing occupancy of Building 2 until the affordable housing units (4 one-bedroom units and 4 two-bedroom units) are constructed within Building 1;
7. City acceptance of a voluntary contribution of \$78,000.00 (based on a rate of \$0.60/ft² established by the maximum Floor Area Ratio (FAR)), toward the provision of childcare facilities and execution of a letter confirming the terms of the contribution and provision of the contribution;
8. City acceptance of a voluntary contribution of \$9,100.00 (based on a rate of \$0.07/ft² established by the maximum FAR) toward community and engineering planning costs and execution of a letter confirming the terms of the contribution and provision of the contribution;
9. City acceptance of a voluntary contribution of \$75,840.00 to the City's Public Art fund (based on a rate of \$0.60 /ft² established by the maximum FAR, excluding non-residential area) or provision of a legal agreement confirming provision of the contribution and the terms of the contribution;

10. City acceptance of a voluntary contribution of \$78,000.00 (based on a rate of \$0.60/ft² established by the maximum FAR) to the City Beautification fund and a letter confirming the terms of the contribution and provision of the contribution;
11. Contribution of \$5,500 paid to the Parks Department tree compensation fund for the removal of 10 City trees along the Alexandra Road frontage, two (2) of which are located in front of 9331 Alexandra Road;
12. Written confirmation from the owners of adjacent properties for removal of trees located along the west and east property line, and trees located on the adjacent western and eastern property that will be affected by development on the subject site. A City Tree Permit is required prior to the removal of these trees;
13. Process a Development Permit application to a satisfactory level as determined by the Director of Development, which includes substantiating tree replacement at a 2:1 ratio or otherwise complying with the requirements of tree replacement as required by the Official Community Plan (OCP);
14. Payment of the agreed upon cash-in-lieu value (\$32,080.00) for the future sanitary sewer mains along May Drive from Tomicki Avenue to Alexandra Road and along Alexandra Road from May Drive to the western boundary of the site;
15. Enter into the City's standard Servicing Agreement to design and construct comprehensive offsite works on both frontages. Works include, but are not limited to:

Alexandra Road:

"Two-thirds" road upgrades are required, across the frontage of the development site. The existing pole line is to be undergrounded.

The minimum road elevation is 2.0 m geodetic; however, increasing the Alexandra Road elevation to 2.6 m geodetic may be accommodated to maximize the relationship between the street and the street fronting commercial units. The transition between the new and the existing grades may not exceed a maximum 6% slope and must be in accordance with TAC guidelines on sightlines, design of vertical curves and alignments, etc. The design must address appropriate side slope and tie-in to the properties to the south. The upgraded asphalt road width must be a minimum of 6.3 m plus a 1 m wide gravel shoulder before the cross fall to the south. This must be designed as per TAC guidelines, meeting the existing surface. From the back of the new curb and gutter, a 2.5 m grass and treed (7 cm trees – species to be determined) boulevard is to be created, with a 2 m wide concrete sidewalk that abuts the property line.

Street lights for all internal West Cambie streets are to be Type 1 luminaries (Spec L12.5) powder coated black and spaced tighter to ensure pedestrian safety.

Locating the road at a 2.6 m geodetic elevation means the existing ditch must be replaced with a storm sewer system that meets the capacity analysis and extends beyond the frontage for a minimum of the extent of the road fill. This includes the south side of Alexandra.

The watermain is currently a 200 mm diameter AC. The capacity analysis process should determine that this is an adequate size; however, the developer's engineer

must determine if the AC pipe will withstand the 2.5m +/- depth of fill that will be associated with increasing the elevation of the road. Replacement of a pre-determined length of PVC pipe may be the better option, as the developer will be responsible for any damage to the AC pipe during construction and through the Maintenance Period of the Servicing Agreement.

For both roads, complete and functional systems for BC Hydro, Telus, Terasen and Shaw must be included in the infrastructure.

Tomicki Avenue:

A 10 width is to be dedicated along this entire frontage and must be constructed in association with this application despite not currently connecting to the City's road network. The ultimate cross section has been approved via City drawing #365378-07-05 (sheet 5 of 5), which was designed in association with the Polygon Meridian Gate project.

The ROW corridor used to secure the sanitary sewer is to be used to provide a drainage and lighting conduit to this new section of Tomicki Avenue.

The road elevation must be a minimum 2 m geodetic. This (ultimate) constructed cross section includes the 2 m wide concrete sidewalk along the property line with a 3.6 m wide grass and treed boulevard including Type 1 street lights (trees species to be determined), curb and gutter, and 4.25 m width of drained asphalt. This option does not include any allowance for lock blocs, retaining walls or other slope controls.

Active development applications are in process on neighboring northern sites (RZ 09-453123/DP 09-453125, and RZ 08-408104, DP 08-432218, SA 08-439201). Design and potentially construction, is to be co-ordinated between the projects for Tomicki works.

Service Connections:

Service connections for the development site are to be included in the Servicing Agreement drawings set.

Water and Storm Upgrades

Completion of the storm sewer analysis. Any associated upgrades and/or related issues are to be undertaken and resolved in association with the Servicing Agreement process. The results of all three analyses must be included in the Servicing Agreement design set.

Sanitary Sewer:

The *only* gravity sanitary sewer line in West Cambie currently runs along most of Odlin Road and what has been constructed of Dubbert Street. Prior to final adoption of this rezoning bylaw, the necessary ROWs must be registered at the Land Titles Office. The actual sanitary design must cross the entire Tomicki frontage, as properties on either side of this site will be serviced via this corridor.

Registration of any utility right-of-ways (including off-site right-of-ways on neighbouring properties) required to provide a servicing corridor for a sanitary sewer required to service this development;

Development Cost Charge Credits do not apply to either road frontage being constructed.

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

1. Submit a report and recommendations prepared by a person trained in acoustics, which is to the satisfaction of the City, that the noise levels comply with permitted maximums.

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

1. 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>);
2. Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including level handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrills;
3. 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.
4. Fire flow calculations based on the Fire Underwrite Survey confirming adequate available flow is required at the Building Permit stage;
5. Certification by a registered professional that any required noise insulation measures may be installed according to recommendations in the required acoustic report; and
6. Payment of \$1,836.72/unit and \$1.24/ft² of commercial space in the building, in accordance with the Alexandra Neighbourhood Development Agreement.
7. Payment of the applicant Supplementary Development Cost Charges for the Alexandra Area.

Note:

- * denotes that a separate application to the City is required
- 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.

[Signed original on file]

Signed

Date



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8505

The Council of the City of Richmond enacts as follows:

1. Schedule 2.11A (West Cambie Area Plan) Bylaw 7100 is amended by:

1.1 Replacing the following legend texts as identified in the following table:

page #	Section/Map to be amended	Repeal Existing Text	Replacement Text
22	Section 8.2 Alexandra Neighbourhood Character Areas Map	Mixed Use (Medium Density Housing over Retail)	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.
31	Section 8.2.3 Character Area 3-the High Street Map	Mixed Use (Medium Density Housing over Retail)	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.
33	Section 8.2.4 Character Area 4 – Medium Density Housing	Mixed Use (Medium Density Housing over Retail)	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.
50	Alexandra Neighbourhood Land Use Map	Mixed Use: Housing over small floor plate retail. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).	Mixed Use: <ul style="list-style-type: none"> • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).

1.2 Replacing on page 31, section 8.2.3 (Character Area 3 – The High Street) under the “Land Uses” heading, “Residential above the ground floor, Medium Density Character Area, only” with “Within the area designated Mixed Use, the area abutting the High Street is to be developed as medium density residential over small floor plate retail, and the area not abutting the High Street is to be developed for medium density residential use.”; and

- 1.3 Introducing on page 33, section 8.2.4 (Character Area 4 – Medium Density Housing) under the “Land Uses” heading, after the first bullet, which reads, “Multi-family housing, with ancillary amenities and community facilities. This may include townhouses and apartments.”, the following, “Within the area designated Mixed Use, the area abutting the High Street is to be developed as medium density residential over small floor plate retail, and the area not abutting the High Street is to be developed for medium density residential use.”.

- 2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 8505**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 22 2009



MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8494 (RZ 08-410760)
9371, 9411 Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.206 thereof the following:

"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/206)

The intent of this zoning district is to accommodate mixed commercial/residential use in the West Cambie Area Plan – Alexandra Neighbourhood.

291.206.1 **PERMITTED USES**

RESIDENTIAL, limited to **multiple-family dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
FOOD CATERING ESTABLISHMENT;
RETAIL TRADE & SERVICES; and
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding **secondary suites**.

291.206.2 **PERMITTED DENSITY**

- .01 Subject to subsection .03, herein, the maximum **Floor Area Ratio** shall be: 1.4 plus an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- .02 Despite section 291.206.01, the reference to "1.4" in relation to the maximum **Floor Area Ratio** is increased to a higher density of "1.6" if prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 0.075 of the total maximum **Floor Area Ratio**; and
 - b) has entered into a **housing agreement** for the **affordable housing units** with the City and registered the **housing agreement** against title to the **lot**, and filed a notice, in the **Land Title Office**.
- .03 A minimum 0.04 of the total **Floor Area Ratio** must be used for non-**residential** uses. The maximum non-**residential** area on the **lot** can not exceed 1.2 of the total **Floor Area Ratio**.
- .04 For the purpose of this subsection, **Floor Area Ratio** excludes the following:
 - a) **buildings** or portions of a **building** that are **used** exclusively for off-site parking & loading, bicycle storage located within the parking level, unenclosed balconies, or garbage & recycling facilities;
 - b) common stairwells and elevator shafts above the ground floor level; and

- c) common mechanical and electrical storage rooms, provided that the total floor area of these facilities does not exceed 53 m² (567 ft²).

291.206.3 **MAXIMUM LOT COVERAGE**

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

291.206.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:**

- a) **Tomicki Avenue:** 5.6 m (18 ft.)
 - i. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 3.6 m (12 ft.). 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.
- b) **Alexandra Road:** 0 m for non-**residential** use and 1.2 m (4 ft) for **residential** use
 - i. unenclosed patios may encroach into the **public road** setback;
 - ii. the parking **structure** is setback 8.5 m (28 ft.).
- c) **Side Yard** setback:
 - i. **West:** 0 m (0 ft.) for non-**residential** use and 5.5 m (18 ft.) for **residential** use;
 - ii. **East:** 12 m (39 ft.) for non-**residential** use and 5.1 m (17 ft.) for **residential** use;
 - iii. unenclosed balconies may project into the **side yard** setback for a maximum distance of 2.1 m (6.8 ft.) on the west elevation and 1.4 m (4.3 ft.) on the east elevation; and
 - iv. 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.

291.206.5 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 20 m (66 ft.)
- .02 **Accessory Buildings & Structures:** 5 m (16 ft.)

291.206.6 **OFF-STREET PARKING AND LOADING**

- .01 Off-street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300 except that:
 - a) a maximum of 33% of the parking spaces provided may be small car stalls.

291.206.7 **SIGNAGE**

- .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 District (C2)".

291.206.8 **ACOUSTICS**

.01 A development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the aircraft noise levels in those portions of the **dwelling units** listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the **dwelling units**. For the purposes of this section, noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

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

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/206)**.

P.I.D. 012-032-395

East Half Lot 23 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 003-483-690

West Half Lot 22 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 5300, Amendment Bylaw 8494**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 22 2009



MAYOR

CORPORATE OFFICE