



City of Richmond
 Planning and Development Department

To Council - June 22, 2009
 To: Planning Comm. Tues. June 16/09

Report to Committee

To: Planning Committee

Date: May 26, 2008

From: Brian J. Jackson, MCIP
 Director of Development

File: RZ 08-408104
 12-8060-20-8440

Re: Application by Polygon Development 222 Ltd. for Rezoning at 9420, 9460, 9480, 9500 Odlin Road from Single-Family Housing District, Subdivision Area (R1/F) to Comprehensive Development District (CD/201)

Staff Recommendation

That Bylaw No. 8440, to create Comprehensive Development District CD/201, and for the rezoning of 9420, 9460, 9480, 9500 Odlin Road from "Single-Family Housing District, Subdivision Area (R1/F)" to "Comprehensive Development District (CD/201)", be introduced and given first reading.

Brian J. Jackson, MCIP
 Director of Development

DN:rw
 Att.

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

Staff Report

Origin

Polygon Development 222 Ltd. has applied to the City of Richmond to rezone 9420, 9460, 9480 and 9500 Odlin Road (**Attachment 1**) from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/201)" to permit two (2) four-storey buildings consisting of approximately 229 units over a parking level (**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: Odlin Road and existing single-family dwellings 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;

To the East: A single-family dwelling zoned "Single-Family Housing District, Subdivision Area F (R1/F)". The site is designated as "road" (May Drive) and "park" in the West Cambie Area Plan-Alexandra Neighbourhood;

To the South: Single-family dwellings zoned "Single-Family Housing District, Subdivision Area F (R1/F)". The parcels are designated as "road" (Tomicki Avenue), and "Residential Area 1" (townhouse, low-rise apartments) in the West Cambie Area Plan-Alexandra Neighbourhood. A rezoning application (RZ 07-378793) was initiated on two (2) of the adjacent southern parcels (9451 and 9471 Alexandra Road) to develop approximately 140 dwelling units; however, the property owner requested that the application review process be placed on hold; and

To the West: A single-family dwelling zoned "Single-Family Housing District, Subdivision Area F (R1/F)". The area west of the site is designated "Residential Area 1" (townhouse, low-rise apartments) in the West Cambie Area Plan-Alexandra Neighbourhood. The adjacent site is included in an active development application, which proposes redevelopment of 9340, 9360, and 9400 Odlin Road to permit approximately 186 apartment units (RZ 09-453123). This application is currently under staff review. A separate report to Planning Committee will be provided in the future.

Related Policies & Studies

Official Community Plan (OCP)

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

West Cambie Area Plan – Alexandra Neighbourhood

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

The proposed use, building form, and density are consistent with the parameters outlined in the Official Community Plan (OCP) and the West Cambie Area Plan – Alexandra Neighbourhood.

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 Development Permit (DP 08-432218) 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 mechanical ventilation, the report is to consider construction practices to maintain the acoustic integrity of the building envelope that maintain a highly liveable interior environment when windows are shut, particularly during warm 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, “Cambridge Apartments” is located within an area designated “Residential Area 1” in the West Cambie Area Plan - Alexandra Neighbourhood, which permits developers to increase the permitted density by 0.2 Floor Area Ratio (FAR) resulting in an increase from 1.5 to 1.7 FAR by allocating 1/3 of the density bonus area (0.066 FAR) as affordable housing units. The remaining 2/3 is intended to finance the provision of affordable housing units. The applicant has elected to provide on-site affordable housing units; thereby complying with provisions in the area plan to facilitate an overall increase in permitted density on the site.

An unique characteristic of the project is its proposal to accommodate designated affordable housing units that are associated with a separate development application located within the

neighbourhood. Polygon Development 225 Ltd., has applied to the City to develop approximately 117 three-storey townhouse units within the proposed “Fisher Gate Townhouses”, located at 9631, 9651, 9691, 9711, 9731, 9751, 9791 Alexandra Road and 4471, 4511, 4531, 4551 No. 4 Road (RZ 08-408107) (**Attachment 5**). The Fisher Gate Townhouses site is designated “Residential Area 2” in the West Cambie Area Plan – Alexandra neighbourhood, which permits an increase in density from 0.65 FAR to 0.75 FAR by allocating 1/3 of the density bonus area (0.033 FAR) for affordable housing units.

To achieve the maximum permitted density on both the Cambridge Apartments and Fisher Gate Townhouses sites, approximately 1,578 m² (16,985 ft²) is to be secured as affordable housing units within the Cambridge Apartments development to satisfy density bonus requirements for both development proposals.

Of the approximately 229 units proposed within the Cambridge Apartments development, 22 units will be secured as affordable housing units. Using variations in shading, **Attachment 2** indicates both the location of affordable housing units within Cambridge Apartments and the unit’s affiliation with either the Cambridge Apartments or the Fisher Gate Townhouses.

Distribution of Affordable Housing Units within Cambridge Apartments
Building 1

	unit type	number of bedrooms	unit area	number of units
Cambridge Apartments	A-1n	1 bedroom	58.5 m ² (630 ft ²)	1
	G	2 bedrooms	80.7 m ² (869 ft ²)	2
	B	1 bedroom + den	63.7 m ² (686 ft ²)	2
	E-3fw	2 bedroom	74.2 m ² (799 ft ²)	1
			Total: 421.7 m² (4,539ft²)	6
Fisher Gate Townhouses	G (concierge)*	2 bedroom	63.7 m ² (689 ft ²)	1
	G	2 bedroom	80.7 m ² (869 ft ²)	2
	B	1 bedroom + den	63.7 m ² (686 ft ²)	2
			Total: 369.7 m² (3,979 ft²)	5
Grand Total in Building 1		791.4 m² (8,519 ft²)	11	

Building 2

	unit type	number of bedrooms	unit area	number of units
Cambridge Apartments	A	1 bedroom	60.2 m ² (648 ft ²)	1
	Gfw	2 bedroom	80.6 m ² (868 ft ²)	2
	B	1 bedroom + den	63.7 m ² (686 ft ²)	2
			Total: 348.9 m² (3,756ft²)	5
Fisher Gate Townhouses	G	2 bedroom	63.7 m ² (689 ft ²)	2
	E-3	2 bedroom	75 m ² (808 ft ²)	1
	B	1 bedroom + den	63.7 m ² (686 ft ²)	2
	Gfw	2 bedroom	80.6 m ² (868 ft ²)	1
		Total: 444.6 m² (4,786 ft²)	6	
Grand Total in Building 2		793.5 m² (8,541 ft²)	11	

* A two-bedroom affordable housing unit will be designated for occupancy by the on-site concierge provided that the concierge household income complies with the income threshold referenced in the Housing Agreement.

Polygon Development 222 Ltd. proposes to stagger the introduction of affordable housing units within the Cambridge Apartments development by providing approximately half of the required affordable housing units in each of the two buildings.

Phased Provision of Required Affordable Housing Area

	area secured as affordable housing units within Phase 1 of Cambridge Apartments	area secured as affordable housing units within Phase 2 of Cambridge Apartments	total proposed	total required
Cambridge Apartments	421.7 m ² (4,539ft ²)	348.9 m ² (3,756ft ²)	770.6 m ² (8,295 ft ²)	768 m ² (8,266 ft ²)
Fisher Gate Townhouses	369.7 m ² (3,979 ft ²)	444.6 m ² (4,786 ft ²)	814 m ² (8,765 ft ²)	810 m ² (8,719 ft ²)

Housing Agreement Terms

To ensure the nearby Fisher Gate Townhouses development provides the required amount of affordable housing units within Cambridge Apartments, at the time the Fisher Gate Townhouses development proposal is forwarded to Planning Committee for consideration of rezoning, the following legal documents will be referenced as conditions of rezoning the site:

- A covenant prohibiting the issuance of an Occupancy Permit on Phase 1 and 2 of any development on the Fisher Gate site until 11 affordable housing units, equivalent to approximately 792 m² (8,519 ft²) are constructed and issued occupancy permits within Phase 1 of the Cambridge Park development;
- A covenant prohibiting the issuance of a Building Permit for Phase 3 and 4 of any development on the Fisher Gate site until 11 affordable housing units, equivalent to approximately 814 m² (8,765 ft m²) are constructed and issued occupancy permits within Phase 2 of the Cambridge Park development; and
- Confirmation that a Housing Agreement on the Cambridge Apartment site has been adopted and registered at the Land Title Office.

To secure affordable housing units within Cambridge Apartments, the applicant will enter into a Housing Agreement prior to final adoption rezoning bylaw No. 8440. 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, amongst 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
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ownership	The Housing Agreement is to establish terms for block ownership of the affordable housing units.
duration of agreement	Perpetuity
construction timing & unit areas	11 units in Building 1 11 units in Building 2

A separate covenant 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.

To ensure that all affordable housing units are constructed despite being located within two buildings, a legal agreement is required to be registered on title that regulates the order in which buildings may be occupied and the precondition that affordable housing units are provided in accordance with the Housing Agreement.

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 is required prior to rezoning bylaw adoption.

Consultation

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

Public Input

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

Staff received one telephone call from the property owner of the eastern adjacent property (9540 Odlin Road) expressing concern regarding the future impact of May Drive on his property and the feasibility of retaining a cluster of trees along the western edge of his property.

The applicant's arborist has assessed the condition of the five (5) trees located along the western edge of the site and the anticipated impact of May Drive on the trees. Permits for removal of two (2) of the five (5) trees have been requested by the owner and issued by the City. The remaining three (3) trees will be detrimentally impacted by the combination of road construction in close proximity, the elevation of May Drive in comparison to the existing grade of the site, and the associated change in soil

hydrology. The arborist report outlines means to retain the trees until the owner's agreement to remove the trees is obtained.

Staff have advised the applicant to work cooperatively with the property owner to identify and agree upon a means to mitigate the impact of May Drive on the existing dwelling and to provide staff with an update that is to be included in the Development Permit (DP 08-432218) report. Options being explored include fencing and new landscaping along the property edge.

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 229 units over a parking level (**Attachment 2**).
- The subject site is a consolidation of three (3) existing single-family lots. In accordance with the West Cambie Area Plan – Alexandra Neighbourhood, May Drive and Tomicki Avenue are to be introduced along the site's east and south frontages respectively.
- In order to secure a continuous minimum half road width for May Drive, in addition to road dedication, the applicant will be required to acquire a right of way on a portion of 9540 Odlin Road (**Attachment 6**). The details are outlined in the "Road Dedications, Transportation and Upgrades" section of the report.
- A 79.6 m² (856 ft²) area located at the southeast corner of 9500 Odlin Road will be dedicated as "park" as a condition of rezoning bylaw adoption (**Attachment 6**).
- The housing typology proposed is supported by the West Cambie Area Plan – Alexandra Neighbourhood. The plan outlines area specific land use, density, and design guidelines. The primary design challenges associated with the proposed building include the relationship between the building and the adjacent street or property, impact of the loading and collection area on the May Drive frontage, and building massing.
- Both indoor and outdoor amenity space is proposed in accordance with terms in the Official Community Plan (OCP) and will be shared by all residents of the development.

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 a response to all elements of well being and liveability articulated in the guidelines.

Natural & Human Environment – Natural & Active Open Space

- The area plan identifies the need for active and passive recreational space that provides visual relief, natural areas, and ecological diversity among other objectives.
- The subject site's eastern adjacency is May Drive and a future City owned park. At this time, the City has acquired 9580, 9600, 9620, and 9700 Odlin Road. (9700 Odlin Road was acquired by the City through the rezoning (RZ 06-354959) and development permit (DP 07-

359314) review process for the 92 unit townhouse development at 9800 Odlin Road.) The two westernmost parcels designated as “park”, 9540 and 9560 Odlin Road, remain privately owned (**Attachment 7**).

- The subject application proposes to directly contribute to the City’s inventory of park land by dedicating a 79.6 m² (856 ft²) area located at the southeast corner of 9500 Odlin Road as “park” as a condition of rezoning bylaw adoption (**Attachment 6**).
- Program planning for the future City park area has not yet been undertaken by the Parks Division; however, an inventory study of the site is planned to commence within a year. The Parks Division has indicated that retention of existing trees will be a priority.

Odlin Road Frontage Improvements

- The development scheme proposes realignment of May Drive. The intersection of May Drive with Odlin Road and Tomicki Avenue remains consistent with the West Cambie Area Plan; therefore, the impact of the proposed realignment is limited to marginally affecting the geometry of the future City park and reducing the total park area.
- To compensate for the realignment of May Drive, the applicant will undertake 2/3 of the ultimate road upgrades within the existing road allowance extending east of the subject site to include 9540, 9560, 9580, 9600 and 9620 Odlin Road as outlined in the Rezoning Considerations.
- The upgrades include provisions for tree preservation along the frontage of the future City park. Retention of trees along the road frontage in association with previous developments along Odlin Road has not been achieved due to the combined impact of changes in road elevation and site development, which would impact root systems and soil hydrology.
- The future City park creates an unique opportunity for tree retention along the property edge adjacent to Odlin Road. Programming for the park area has not yet been undertaken; however, the Parks Division has indicated that limited grading is anticipated, which will minimize changes in the soil hydrology. In addition, the growth pattern of the existing root system, which was impacted by the location of the existing ditch, and matured on the south, west and east sides of the trees, result in a condition conducive to installation of a retaining wall on the north side of the trees. The retaining wall is intended to facilitate road and boulevard improvements at the required 2.0 m geodetic elevation. In order to preserve the integrity of the tree root systems, the sidewalk alignment will be adjusted and located adjacent to the curb resulting in a distinctive frontage treatment adjacent to the future City park.
- A report from the applicant’s arborist outlining the provisions associated with tree preservation and a plan indicating the location of the trees and the sidewalk alignment is within the project file.
- In consultation with the City, the applicant has identified three (3) trees within immediate proximity of the road upgrades that are suitable for retention along the future park frontage and means to maximize the feasibility of preservation. Additional trees, which are located farther south of the road, are suitable for retention and appropriate measures are to be undertaken to ensure preservation.

Tree retention synopsis

	Tree species	Retaining Wall	Sidewalk Location	Tree Protection Barrier
#2047 and #2048 9560 Odlin Road ownership: Private	Oak trees growing adjacent to one another	Installation of a retaining wall maintaining a distance of ~1.2 m north,	realignment to curve way from the tree toward the road	to be installed immediately inside the

		~2.0 m west, and otherwise as close as possible to the sidewalk to retain this group of trees		retaining wall
#2013 9580 Odlin Road ownership: City	Cypress with three stems	Installation of retaining wall maintaining a distance of ~ 2 m on the north, east and west side of the tree	realignment to curve way from the tree toward the road	1.9 m from the tree's centre to preserve root zone

Barrier-Free Access

- The Zoning Bylaw allows the exemption of 1.86 m² (20 ft²) per dwelling unit provided the unit incorporates *all* of the basic universal housing features described in Schedule C to Division 200. The intention is to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.
- The location of units that will incorporate basic universal housing features are marked within **Attachment 2** with a “*”. A total of 204 units are indicated as complying with all bylaw requirements in lieu of 380 m² (4,080 ft²) being exempted from the total floor area calculation.
- The units are required to be similarly identified in the Development Permit plans to facilitate review by Building Division staff for compliance with the universal housing features described in Schedule C to Division 200 of the Zoning Bylaw prior to Building Permit issuance.
- In addition to the incorporation of basic universal housing features in almost 90% of the total units, accessibility provisions, such as an elevator to facilitate access to all levels, and lobby entrances at street level, improve accessibility throughout the site.
- As a condition of Building Permit issuance, the applicant will be required to demonstrate the incorporation of accessibility measures for aging in place for all units.

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 to provide a voluntary contribution toward the provision of childcare facilities at a rate of \$0.60 ft² based on maximum floor area ratio (FAR) (\$ 126,480.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

Public Art

- In response to the City’s commitment to the provision of Public Art, the developer proposes to work with the Richmond Public Art Commission to introduce Public Art on-site through a voluntary contribution at a rate of approximately \$0.60 ft² based on maximum floor area ratio (FAR) (\$126,480.00).

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 floor area ratio (FAR) (\$ 14,756.00) 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 floor area ratio (FAR) (\$126,480.00) 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 is required to respond to the plan’s commitment to long-term environmental, financial and social sustainability.

Sustainability

- Leadership on Education and Energy Design (LEED) is an accepted industry standard for sustainable buildings. The applicant does not propose LEED certification of the building; however, the applicant has indicated that the building will incorporate features associated with the LEED assessment and certification system.
- **Attachment 8** was provided by the applicant and references the sustainability features proposed to be incorporated in the project. The total 28 points would result in a LEED equivalency of a “certified” project. The items indicated with a “Y” are LEED prerequisites.
- The applicant proposes to include a solar assist system for domestic hot water heating in the second phase of development. The system consists of roof mounted collector panels with a tank at ground level where the heated water is stored. The roof panels are low profile; thereby minimizing their visual impact. Similar systems have resulted in a water heating energy consumption savings of between 55% and 85%.
- By installing the system in one of the two buildings, the applicant expects to be able to monitor the effectiveness of the system and has offered to forward findings to the City as information.

Tree Retention and Replacement

- The applicant has submitted an Arborist Report and associated tree plan (**Attachment 9**).

Tree Review Synopsis

tree location	# of trees	retention/removal	compensation
City property (Tree # 172, 774)	2	Removal as a result of servicing and boulevard improvements. The tree’s crown is interwoven with the crowns of other trees, which are to be removed.	Payment to the Parks Department at the required 2:1 ratio New street trees will be required in association with the Servicing Agreement.
On-site	42	Removal as a result of the building form proposed, which is residential units above a level of parking, 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 Official Community Plan (OCP)
Off-site Western adjacent property (9400 Odlin Road) Tree #173, 174, 175 Eastern adjacent property (9540 Odlin Road) Tree	9	Removal of the trees is expected due to the impact of the proposed development, future development of the subject sites either as an apartment building or as road, and the current condition of the trees.. Tree Cutting permits have been requested and granted for Tree	Trees on adjacent properties are to be retained until the applicant is able to obtain approval from the property owner(s) to remove the trees. The applicant is to work with the owner of 9540 Odlin Road to identify and agree upon a means to mitigate the impact of May Drive on the existing dwelling. Options

#807-811)		#808, 810.	being explored include fencing and new landscaping along the property's western edge.
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- Landscape details, demonstrating the introduction of a minimum of 84 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 (DP 08-432218).
- 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.
- 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 9**);
 - The development site plan is generally acceptable and will be further articulated in association with the Development Permit;
 - An active Development Permit (DP 08-432218) is in process on the subject site;
 - A preliminary landscape plan (**Attachment 10**) has been submitted to the City for consideration and will be further developed in association with DP 08-432218; and
 - A landscape security is required prior to the 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 (42 x (2 x \$500) = \$ 42,000).
- Removal of two (2) trees located on City property is to occur after the rezoning bylaw is adopted or as otherwise agreed to by the City Parks Department.
- Similarly, the removal of trees located on adjacent properties is to be approved and coordinated by the City Tree Preservation Coordinator.

Proposed Comprehensive Development (CD) Bylaw

- The proposed Comprehensive Development (CD/201) Bylaw is a tailored version of a high-density residential zone that has been customized in response to the site's designation in the West Cambie Area Plan - Alexandra Neighbourhood.
- 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 of 1.5 floor area ratio (FAR) to be increased to a maximum of 1.7 FAR conditional to affordable housing units being secured.
- CD/201 permits a maximum density of 1.5 FAR; however, the maximum permitted is increased by 0.2 FAR provided the owner enters into a Housing Agreement with the City to secure 1/3 of the additional floor area as affordable housing units according to the terms articulated earlier in this report.
- Additionally, 0.1 FAR may be excluded from the total density calculation provided that the space is used exclusively as indoor amenity by residents. Included in this calculation of indoor amenity is the guest suite located adjacent to the multi-purpose indoor amenity room. To ensure the guest suite remains as common property for the benefit of all residents in perpetuity, a covenant is required to be registered as a condition of rezoning to prohibit future sale or conversion of the unit.

- The building setbacks consider the adjacent context and setbacks within the area. The May Drive setback is less than the Odlin Road or Tomicki Road setbacks, which is supported based on the future park interface on the east side of May Drive and lower expected traffic volumes. The side yard setback permits construction of a parking level within close proximity of the western property line in anticipation of a similar building typology being constructed on the adjacent property. The bylaw includes provisions for building projections to articulate the building mass and for a reduced setback for the parking structure provided it is appropriately treated with a combination of architectural features and landscaping.

Parking

- The site is within an area of the City that requires provision of off-street parking at a rate of 1.5 spaces per market unit, 1 space per affordable housing unit, and 0.2 space for visitor parking for all unit types.
- Conditional to Transportation Demand Management (TDM) measures that are to the satisfaction of Engineering Transportation being provided on-site, the bylaw permits a maximum 10% reduction in the total number of required parking stalls.
- Transportation Division supports a TDM strategy that includes installation of a fully accessible bus shelter at the northbound bus stop on Garden City Road located immediately north of Odlin Road. The details of its installation will be undertaken in association with the Servicing Agreement. The fully accessible bus shelter is in addition to the improvements that the applicant will undertake along Odlin Road east of the subject site, which include an alternative sidewalk treatment to facilitate tree retention.
- A total of 305 resident and 42 visitor off-street parking stalls are proposed on-site, which satisfies the bylaw requirement based on consideration of the TDM strategy proposed.
- In association with the Development Permit (DP 08-432218), the percentage of small car parking stalls is to be re-evaluated to ensure compliance with the bylaw or provision of justification for a Development Variance Permit.
- Loading and collection facilities are accommodated on-site.

Road Dedications, Transportation and Upgrades

- At the time of consolidation, the following road dedications are required:
 - 10 m wide road dedication along the entire south property line for Tomicki Avenue;
 - 4 m x 4 m corner cut at the intersection of Tomicki Avenue and May Drive;
 - 20 m wide road dedication along the eastern edge of the southern portion of 9500 Odlin Road and a 10 m wide road dedication along the eastern edge of the northern portion of 9500 Odlin Road and the southern portion of 9460 Odlin Road. At the midpoint of May Drive, the road dedication will taper to a width less than the required 10 m for a half road; as a result, a right-of-way on 9540 Odlin Road (totalling 69.4 m²) is required to address the shortfall and achieve a minimum 10 m wide temporary road; and
 - 4 m x 6 m corner cut at the intersection of May Drive and Odlin Road.
- To facilitate truck turn around until the time at which Tomicki Avenue continues west to Dubbert Street or east to No. 4 Road, a 10 m x 10 m (100 m²) area is to be secured as a right of way on either 9451 Alexandra Road (as shown in **Attachment 2**) or 9540 Odlin Road.

- All roads must be constructed at a minimum height of 2 m geodetic and transition between new and existing road is to be facilitated by a slope that is not greater than 6%.
- The applicant is required to enter into a Servicing Agreement for the design and construction of the roads referenced above. Additional road dedication, construction, and frontage work details are discussed in **Attachment 12**, Rezoning Considerations.

Servicing Capacity and Upgrades

- In association with previous development within the neighbourhood, a gravity sanitary sewer was installed across the frontage of the subject site. The proposed development will connect to the existing gravity sanitary sewer main located along Odlin Road. The Servicing Agreement is required to include calculations substantiating that the sanitary sewer has adequate capacity to accommodate the proposed development.
- The new proposed storm sewer will flow east along the portion of Tomicki Avenue being introduced along the site's southern edge and north along future May Drive along the eastern frontage of the site ultimately connecting to the existing headwalls on either side of the northern frontage. The storm water would flow east and west along Odlin Road connecting to the main conveyances at No. 4 Road and Garden City Road respectively. The applicant has provided an assessment and letter indicating that the proposed 600 diameter storm pipe will adequately convey the flows to the existing tie-in points and then drain out to the main conveyances.
- Water analysis is required to be shown on the Servicing Agreement. Fire flow calculations based on the Fire Underwriter Survey confirming adequate available flow is required at the Building Permit stage.
- In accordance with the West Cambie Alexandra Neighbourhood Development Agreement, the applicant will be contributing toward the total cost of introducing the upgrading services within this neighbourhood. The applicant will contribute \$1,836.72 for each multiple family dwelling unit.
- 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 indoor amenity area includes an exercise room, and a multi-purpose room that includes billiards and a kitchen facility. The guest suite is located adjacent to the multi-purpose indoor amenity room and will be secured as common property for the benefit of all residents.
- The outdoor courtyard area consists of approximately 1,972 m² (21,230 ft²) of active and passive outdoor space that includes both hard and soft landscaping.

Crime Prevention Through Environmental Design (CPTED)

- The location and orientation of the indoor amenity space establishes opportunity for passive surveillance of the outdoor courtyard seating area.
- The inclusion of stairways and patios along the north, east and south perimeter of the site strengthens the relationship between the street level and individual ground level units, and establishes opportunity for passive surveillance.

- Building recesses have been developed to minimize security concerns associated with the loading/collection area.
- Illumination and signage details will be reviewed in association with the Development Permit application (DP 08-432218).

Proposed Development Permit (DP 08-432218)

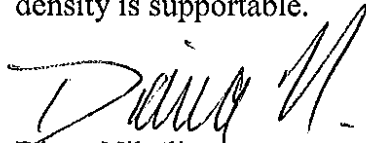
- The Development Permit review process is in progress. The development proposal was reviewed by the Advisory Design Panel on September 4, 2008. A copy of the relevant excerpt from the minutes is attached as reference; the applicant's response to Panel comments has been inserted following the Panel's remarks, which are in bold italics (**Attachment 11**). Based on comments from staff and the Advisory Design Panel's review of the preliminary submission, the applicant has undertaken modifications to the development proposal including development of the building material and color scheme, reconfiguration of the parking level to minimize building recesses associated with security concerns, and is undertaking development of the landscape plan and treatment of retaining walls.
- In association with the Development Permit (DP 08-432218), the following design details are to be further addressed:
 - maximize opportunity to incorporate substantial landscaping elements within the series of retaining walls;
 - investigate opportunities to minimize the use of allan block retaining walls;
 - continue development of building and parking level articulation to improve the relationship with the street and minimize the impact of the building's massing;
 - continue development of the loading and collection area to minimize the impact on pedestrians and enhance the relationship with the future park;
 - further development of trellis design;
 - submission of an acceptable landscape plan demonstrating tree replacement at a 2:1 ratio; and
 - resubmit for review by the Advisory Design Panel and respond to Panel comments.
- Also in association with the Development Permit, the applicant is required to confirm that no more than 30% of on-site parking stalls are small car stalls or seek an associated variance permit.
- The applicant is to provide staff with an update regarding means to mitigate the impact of tree removal and construction of May Drive on the eastern adjacent property, 9540 Odlin 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 West Cambie Area Plan – Alexandra Neighbourhood includes a density bonus provision in exchange for the provision of on-site affordable housing units. In addition to proposing a land use consistent with the plan, rezoning of the site provides an opportunity to secure eleven (11) affordable housing units associated with the subject site and another eleven (11) affordable housing units associated with a nearby development also by the project proponent. The provision of these units responds to the area plan's density bonus initiatives designed to secure affordable housing units within the neighbourhood. On this basis, the proposed land use and density is supportable.



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

DN:rw

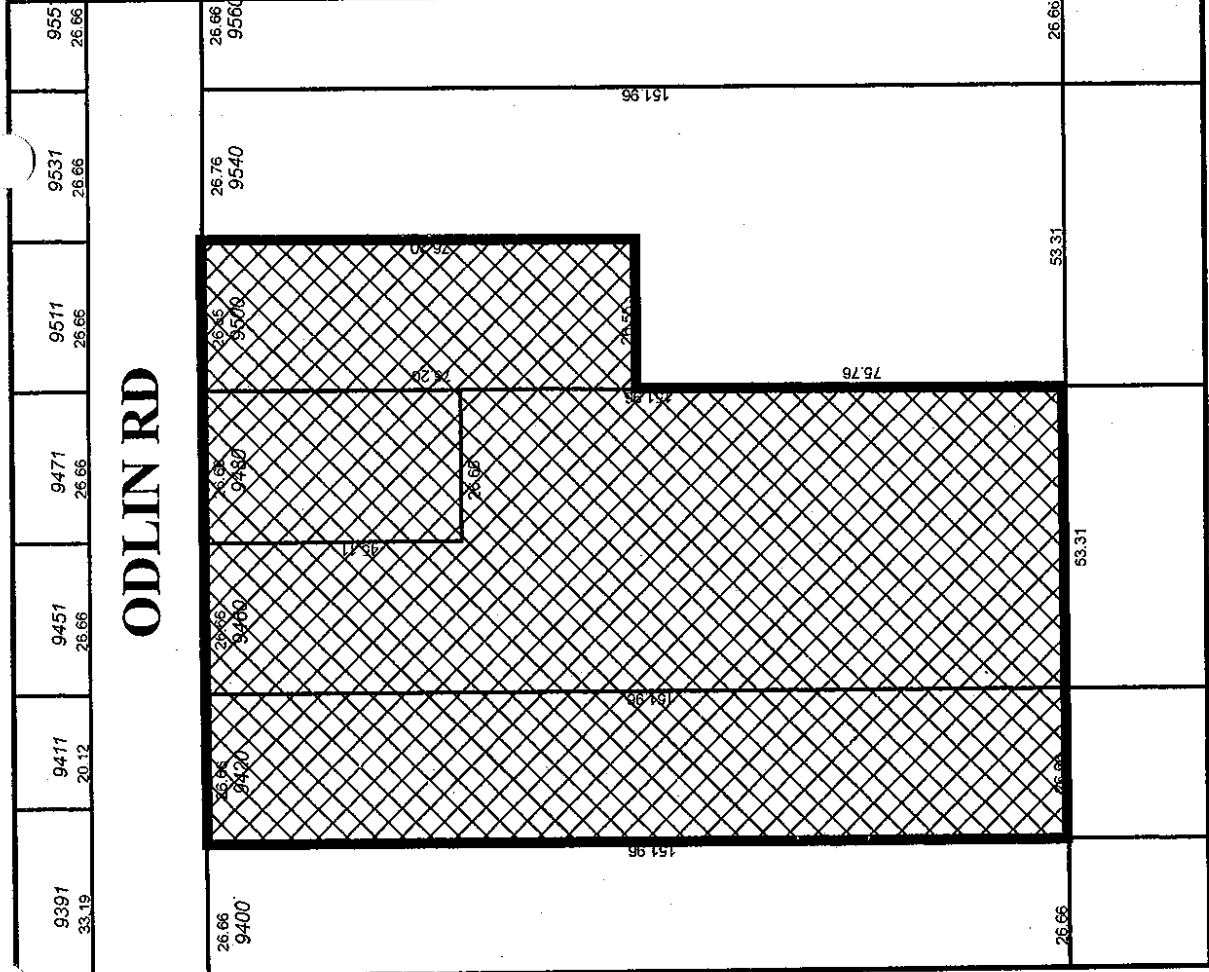
- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Designation within West Cambie Area Plan-Alexandra Neighbourhood
- Attachment 5: Inclusion of Off-Site Affordable Housing
- Attachment 6: Road Dedication, Right of Way Scheme, and Park Dedication
- Attachment 7: Current Ownership of Future Park Site
- Attachment 8: Applicant's LEED Equivalency Checklist
- Attachment 9: Tree Removal/Replacement Plan
- Attachment 10: Preliminary Landscape Plan
- Attachment 11: ADP Minutes (September 4, 2008) with Applicant's Responses
- Attachment 12: Rezoning Considerations



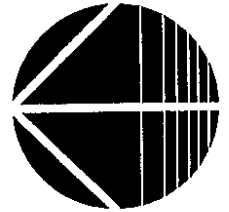
City of Richmond



PROPOSED REZONING



ODLIN RD



RZ 08-408104

Original Date: 02/29/08

Revision Date:

Note: Dimensions are in METRES



RZ 08-408104

Original Date: 02/29/08

Amended Date:

Note: Dimensions are in METRES

CAMBRIDGE PARK

PROPOSED CONDOMINIUM DEVELOPMENT

CONTRACT DOCUMENTS THAT GOVERN THE PROJECT ARE THE STANDARD CONTRACT DOCUMENTS FOR COMMERCIAL DEVELOPMENT PROJECTS PUBLISHED BY THE NATIONAL ASSOCIATION OF REALTORS (NAR) AND THE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB). THESE DOCUMENTS ARE INCORPORATED BY REFERENCE INTO THESE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT.

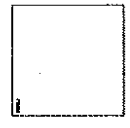
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CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE DRAWING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

NO.	DATE	DESCRIPTION

SCALE
 1" = 10'-0"
 1/4" = 10'-0"

NOTES
 1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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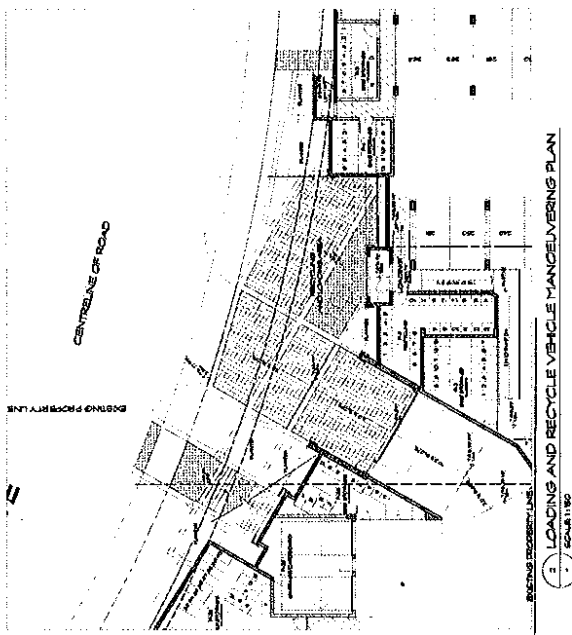
RCA
 Robert C. Anderson
 200 - 2200 Columbia Street
 Cambridge, MA 02142
 Tel: (617) 887-4241
 Fax: (617) 887-4242
 www.rca-engineering.com



Cambridge Park
 2400 to 2500 Oak Road
 Belmont, B.C.

PARKADE PLAN
 SCALE: 1/4" = 10'-0"

A2.0

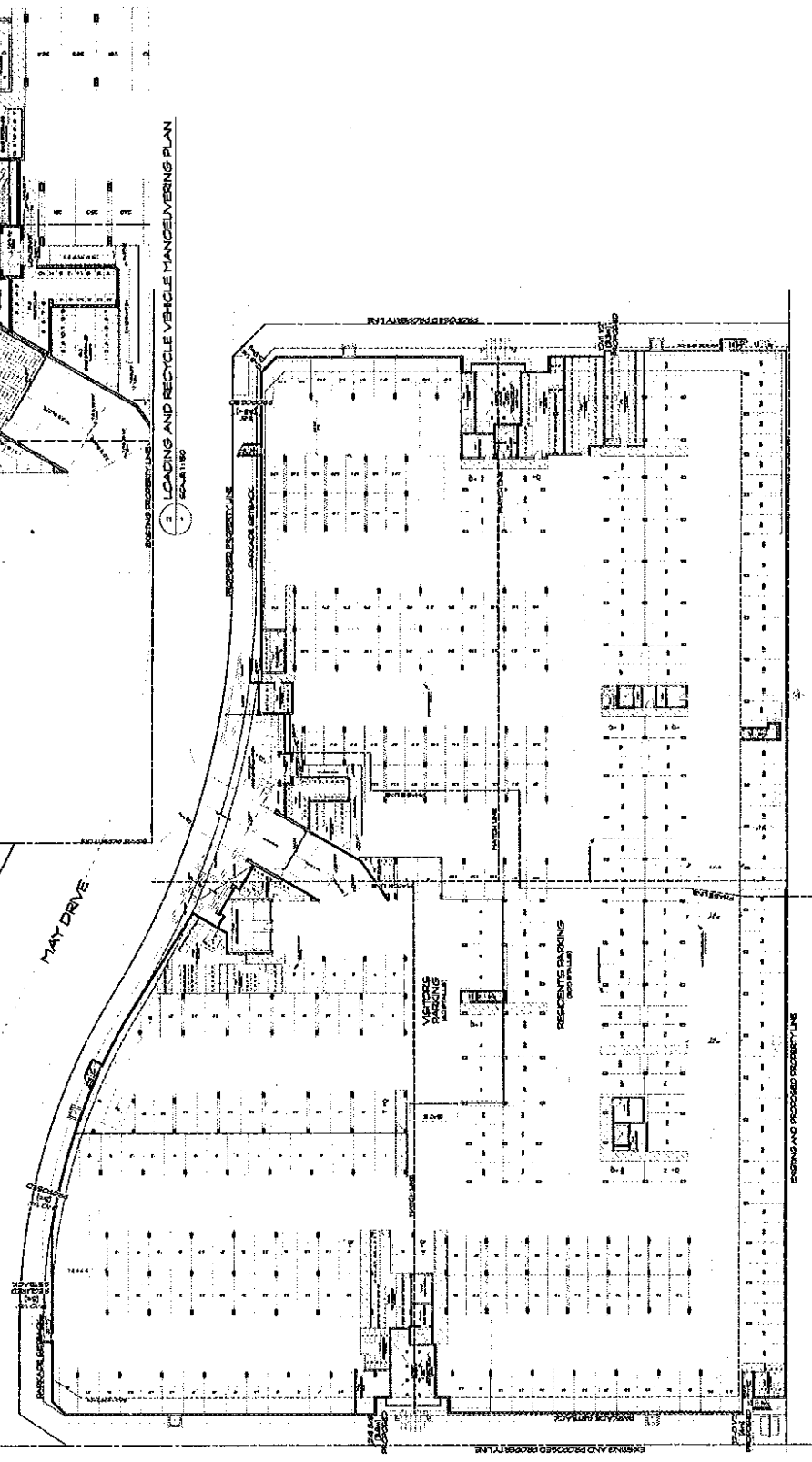


PARKING STATISTICS

REQUIRED (COMPLETE PARKING)	PROVIDED (COMPLETE PARKING)
327 Units x 1.5 stalls/unit	547
222 Affordable Units x 1.0 stalls/unit	505
228 Total Units x 0.3 Visitor stalls/unit	68 (30 required)
Total stalls required = 579	112 (32.0%)

REQUIRED (COMPLETE PARKING)

REQUIRED	PROVIDED
228 Units x 1.3 Big Lockers/unit	205
228 Units x 0.3 Visitor Bike Lockers/unit	46
Total Bike Lockers Provided = 205	205
Visitor Bike Lockers Provided = 46	46

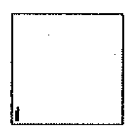


PARKADE PLAN
 SCALE: 1/4" = 10'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

DATE:	1/15/2024
PROJECT:	PARKADE SETBACK
SCALE:	AS SHOWN
DESIGNED BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	1/15/2024

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
 3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.
 4. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED AND RECONSTRUCTED AS SHOWN.
 5. ALL EXISTING UTILITIES SHALL BE REINSTALLED AND TESTED AS SHOWN.
 6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.



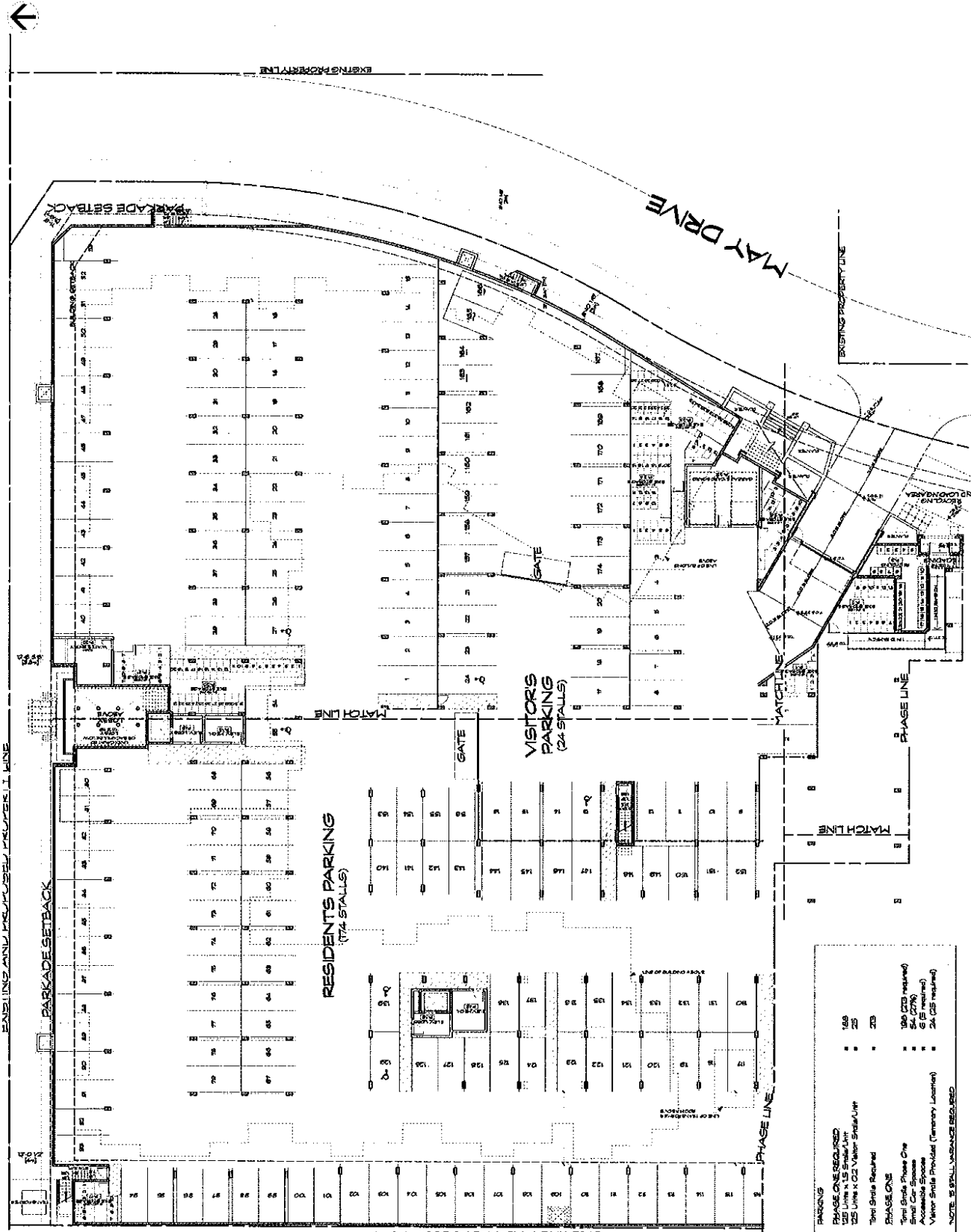
RCA
 Robert C. Anderson Architects Inc.
 200 - 2300 Columbia Street
 Vancouver, BC V6J 1T6
 TEL: (604) 687-4747
 FAX: (604) 687-4748
 www.rca-architects.com



Cambridge Park
 3422 to 3500 Oak Road
 Richmond, B.C.

DATE:	1/15/2024
PROJECT:	PARKADE SETBACK
SCALE:	AS SHOWN
DESIGNED BY:	ARCHITECT
CHECKED BY:	ARCHITECT
DATE:	1/15/2024

PARKADE PLAN - PHASE 1
 SCALE: A2.01



PARKING	169
PHASE ONE REQUIRED	25
225 Line X US Stalls/Unit	25
225 Line X C2 Visitor Stalls/Unit	25
Total Stalls Required	225
PHASE ONE	190 (210 required)
Total Stalls Phase One	54 (270)
Small Car Spaces	6 (5 required)
Accessible Spaces	24 (25 required)
Visitor Stalls Provided (Temporary Location)	24 (25 required)

NOTE: 24 STALLS VISITORS REQUIRED

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DATE:	11/20/2018
PROJECT:	PARKADE
SCALE:	AS SHOWN

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
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3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING



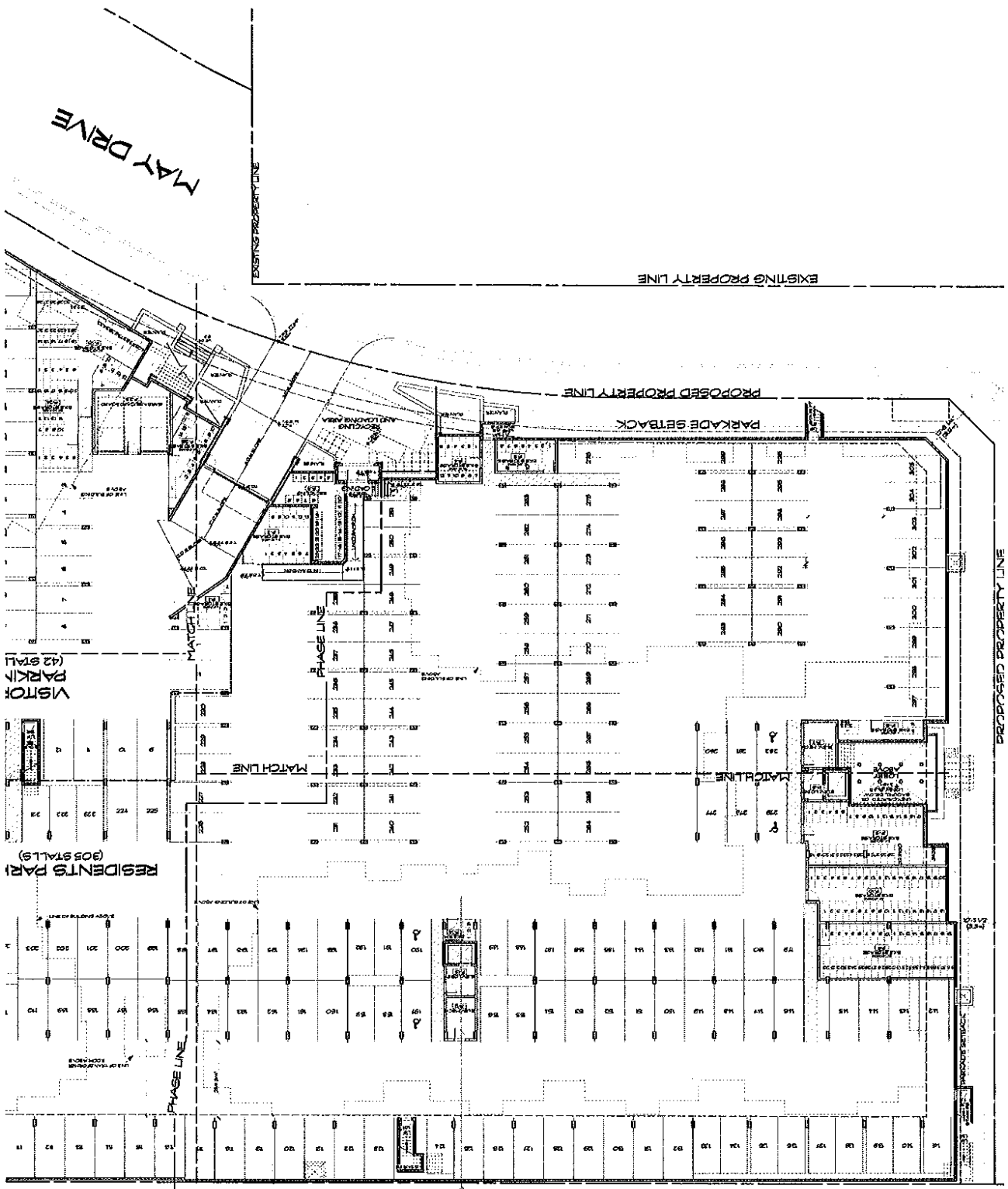
BCA
 BAKER CONSULTANTS INC.
 200 2300 Campbell Street
 Cambridge, ON N1Y 2Y9
 Tel: (519) 837-4641
 Fax: (519) 837-4641
 admin@bakerconsultants.com



POLYGON
 Cambridge Park
 8400 to 8500 Cain Road
 Richmond, B.C.

DATE:	11/20/2018
PROJECT:	PARKADE
SCALE:	AS SHOWN

PHASE 2
 PLAN -
 A2.0.2



CONTRACTOR: POLYGON ARCHITECTURE INC.
 200 - 2038 Colborne Street
 Ottawa, ON K1N 2K2
 Tel: (613) 887-7774
 Fax: (613) 887-7774
 www.polygon.ca

NO. 1	DATE	DESCRIPTION

REVISIONS
 NO. 1
 DATE
 DESCRIPTION



RCA
 Robert Charest Architects Inc.
 200 - 2038 Colborne Street
 Ottawa, ON K1N 2K2
 Tel: (613) 887-7774
 Fax: (613) 887-7774
 www.rca.ca

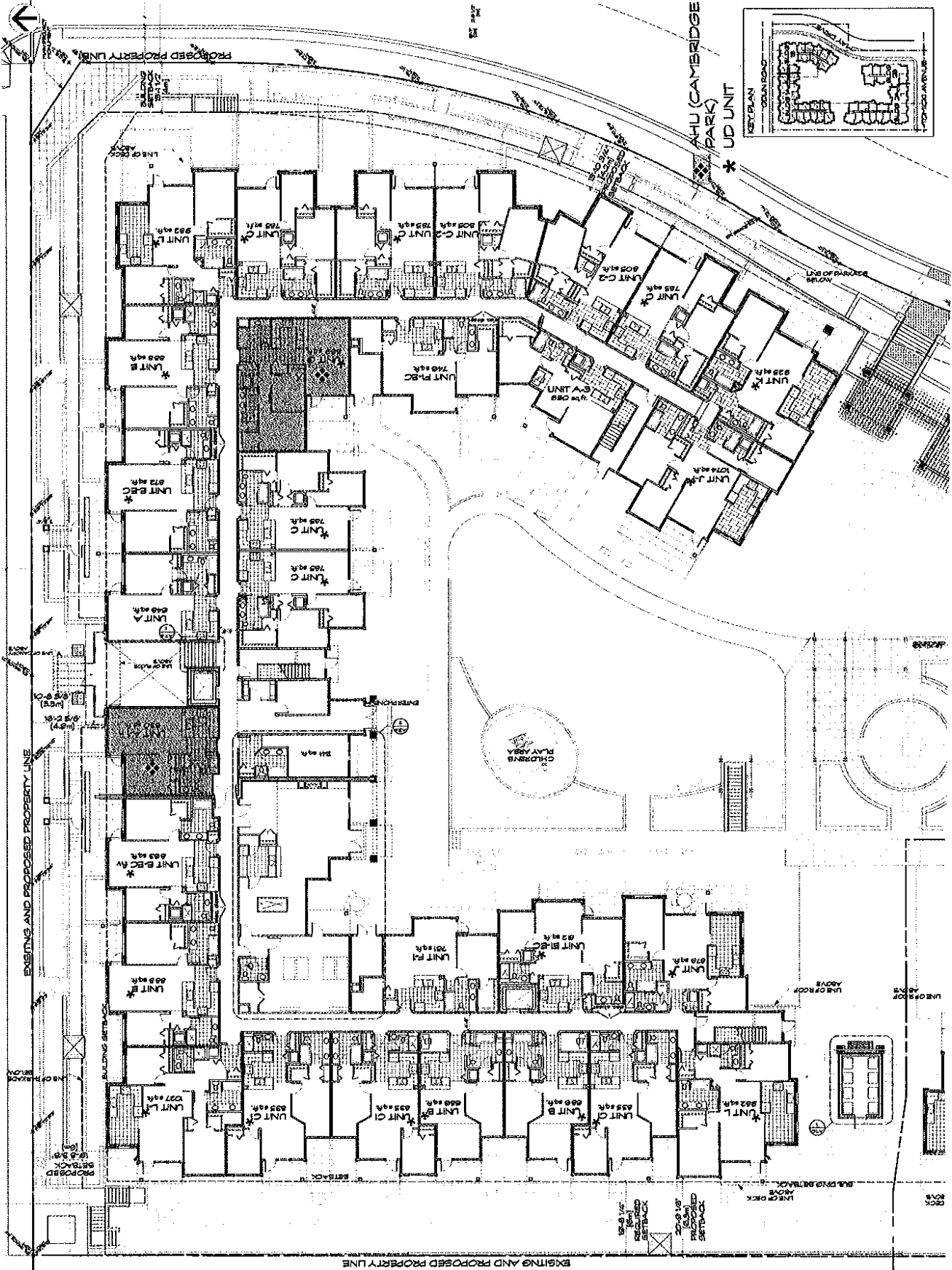
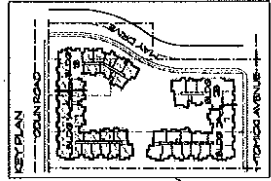


POLYGON
 Cambridge Park
 8400 to 8500 Chain Road
 Richmond, B.C.

DATE	NO.	DESCRIPTION

MAIN FLOOR PLAN - BUILDING 1A & 1B

A2.11

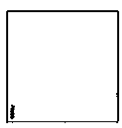


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NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
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NO. 11	NO. 12
NO. 13	NO. 14
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NO. 87	NO. 88
NO. 89	NO. 90
NO. 91	NO. 92
NO. 93	NO. 94
NO. 95	NO. 96
NO. 97	NO. 98
NO. 99	NO. 100

REVISIONS



RCA
 Robert Chisolm Architects Inc.
 200 - 208 Columbia Street
 Cambridge, ON N1R 7P5
 Tel: (519) 887-4741
 Fax: (519) 887-4741
 www.rcaarchitects.com

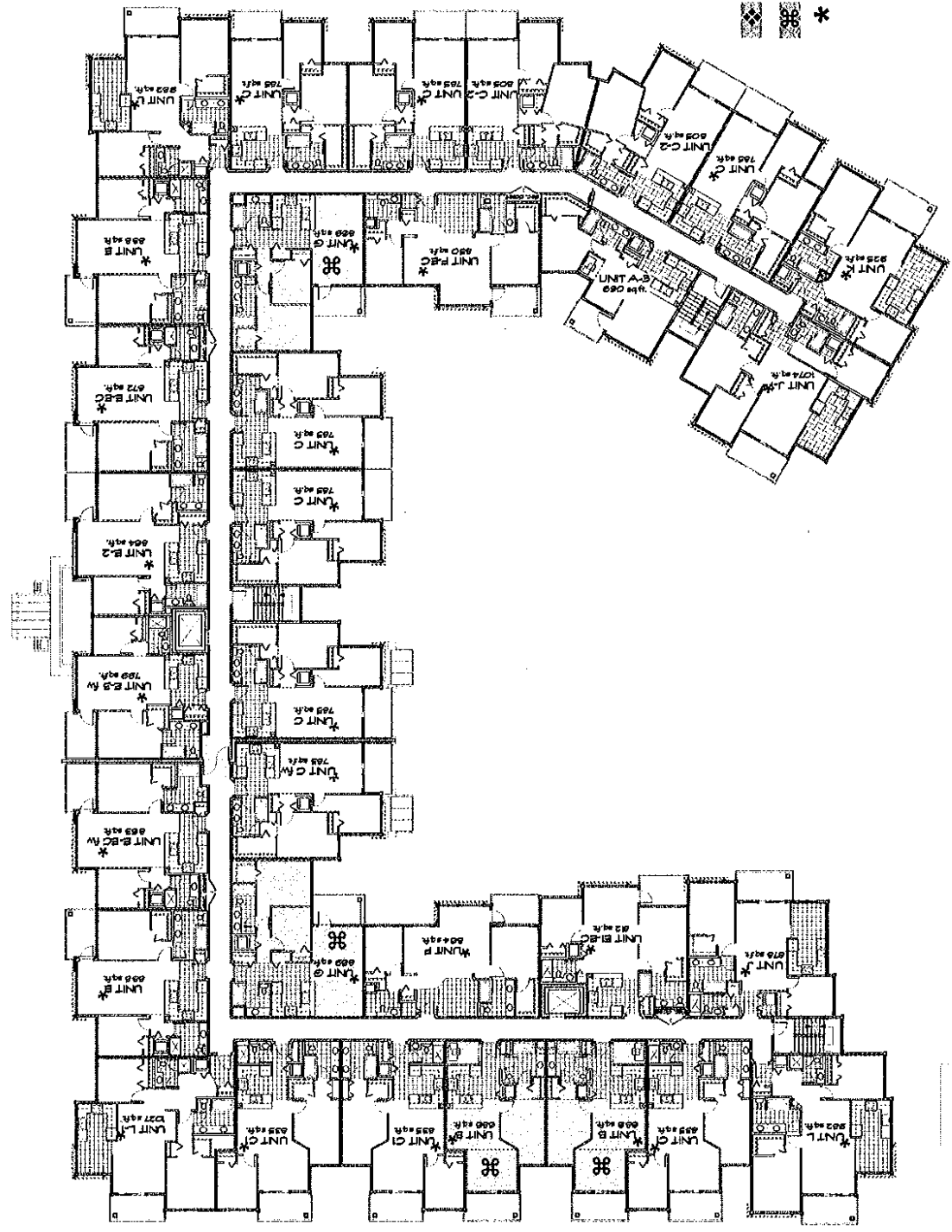
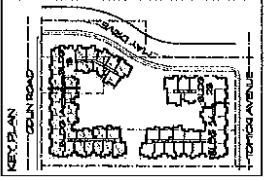


Cambridge Park
 8400 to 8500 Oak Road
 Richmond, B.C.

3RD FLOOR
 PLAN -
 BUILDING 1A & 1B

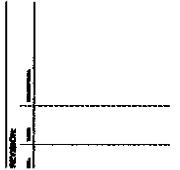
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AHU (CAMBRIDGE PARK) (FISHER GATE) UD UNIT

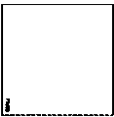


10/18/2018 10:00 AM

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UNITS FOR RECORD
 UNITS FOR RECORD
 UNITS FOR RECORD
 UNITS FOR RECORD
 UNITS FOR RECORD
 UNITS FOR RECORD



RCA

200 - 2300 Cambridge Street
 Richmond, VA
 Tel: (804) 287-2771
 Fax: (804) 287-4441
 www.rca.com



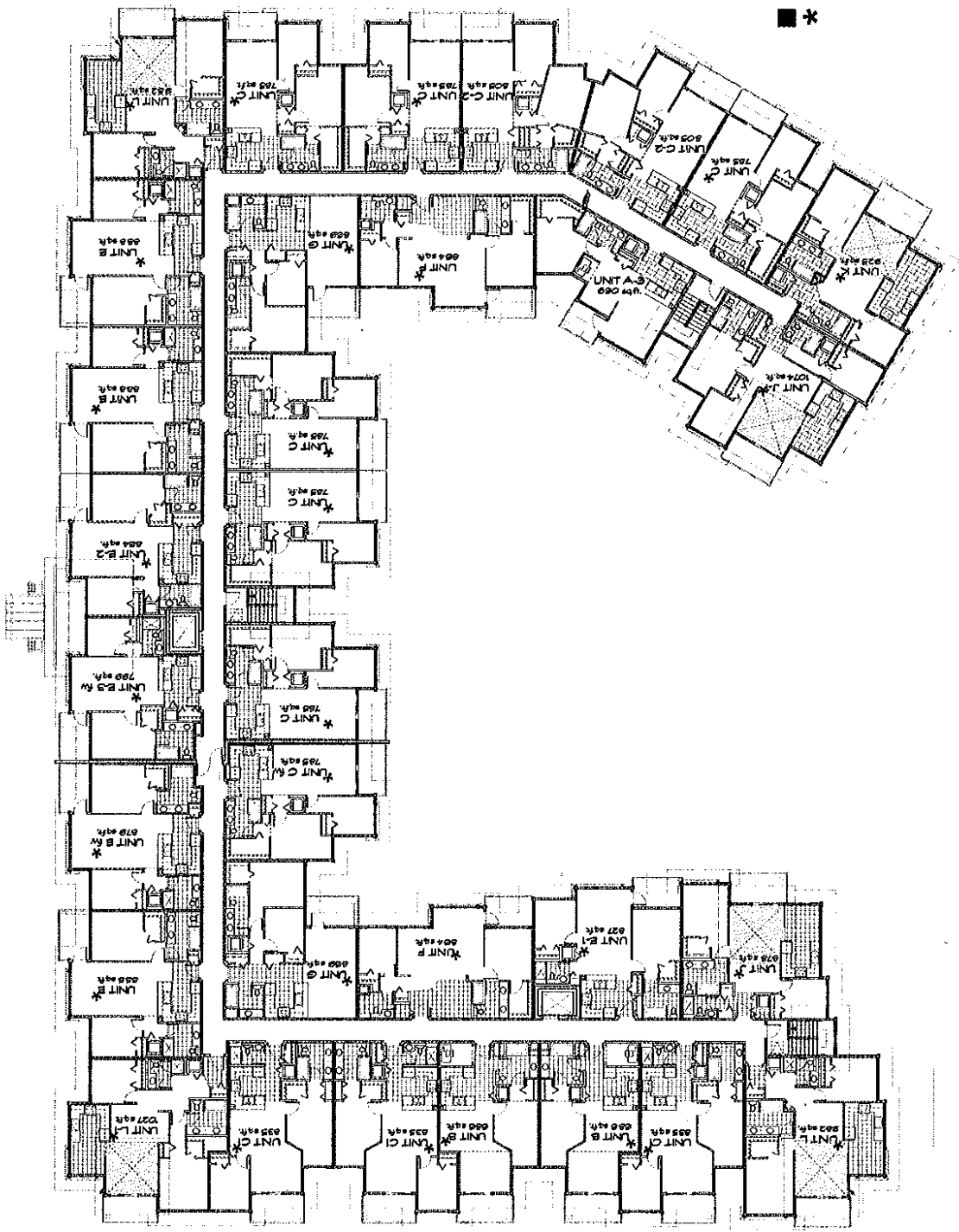
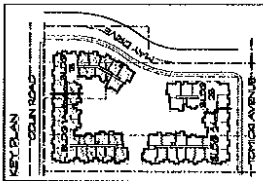
POLYGON

Cambridge Park
 3400 - 4500 Oak Road
 Richmond, VA

DATE	SCALE
1/2014	AS SHOWN
4TH FLOOR PLAN - BUILDING 'A' & 'B'	
PROJECT	NO.
Cambridge Park	A2.14



HYDRO-CANALS INDICATED EXTENT OF
 DAMAGED GROUND (4TH FLOOR ONLY)
 * DAMAGED UP UNIT (REFER TO UNIT PLANS
 FOR FLOOR FINISHES)

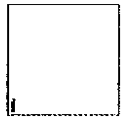


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PROJECT:	
DATE:	
SCALE:	

REVISIONS:

NO.	DATE	DESCRIPTION



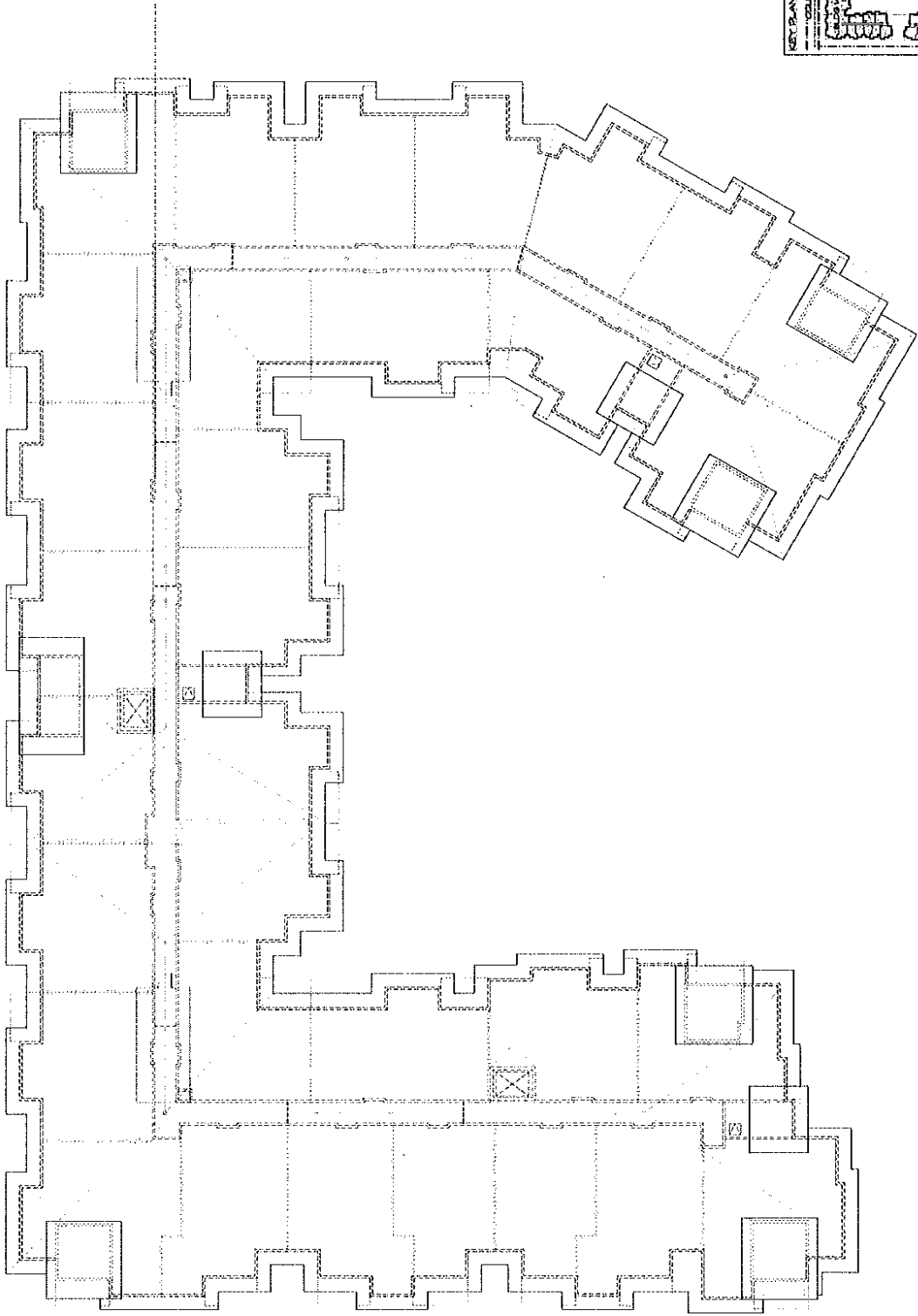
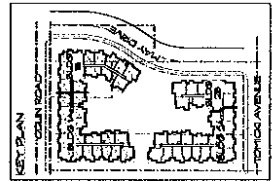
RCA
Robert Carroll Architects Inc.
200 - 2228 Courville Street
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Fax: (919) 857-4272
www.rcaarchitects.com



Cambridge Park
3420 W. 8500 Oak Road
Raleigh, N.C.

PROJECT:	
DATE:	
SCALE:	
ROOF PLAN	
BUILDING 1A & 1B	

A2.1.5



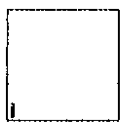
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NO.	DESCRIPTION
1	FOUNDATION
2	CONCRETE
3	STEEL
4	MECHANICAL
5	ELECTRICAL
6	PLUMBING
7	PAINT
8	FINISH

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING



RCA

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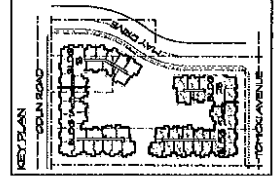
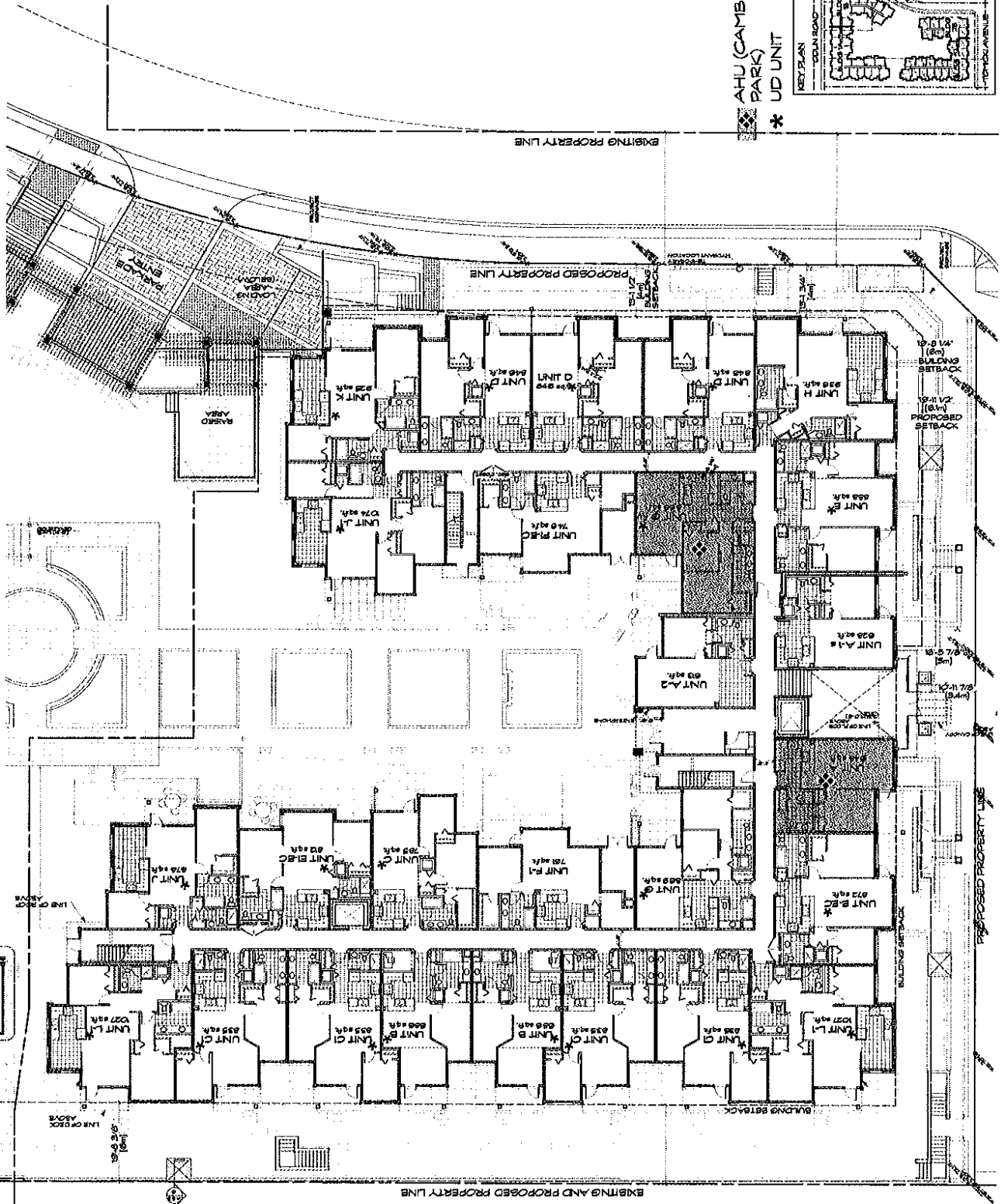


POLYGON

Cambridge Park
 9400 to 9500 Collin Road
 Richmond, S.C.

MAIN FLOOR PLAN
 BUILDING 2A & 2B

A2.2.1



AHU (CAMBRIDGE PARK)
UD UNIT

CONTRACT NUMBER: 2016-00000000-001
 DRAWING NUMBER: 2016-00000000-001-001
 PROJECT NAME: 2ND FLOOR PLAN
 SHEET NUMBER: A2.2.2

DATE:	
BY:	
CHECKED BY:	
APPROVED BY:	

REVISIONS:
 1. 01/10/2016: INITIAL DESIGN
 2. 01/10/2016: REVISIONS TO MECHANICAL ROOMS
 3. 01/10/2016: REVISIONS TO ELECTRICAL ROOMS
 4. 01/10/2016: REVISIONS TO PLUMBING ROOMS
 5. 01/10/2016: REVISIONS TO FINISHES



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POLYGON

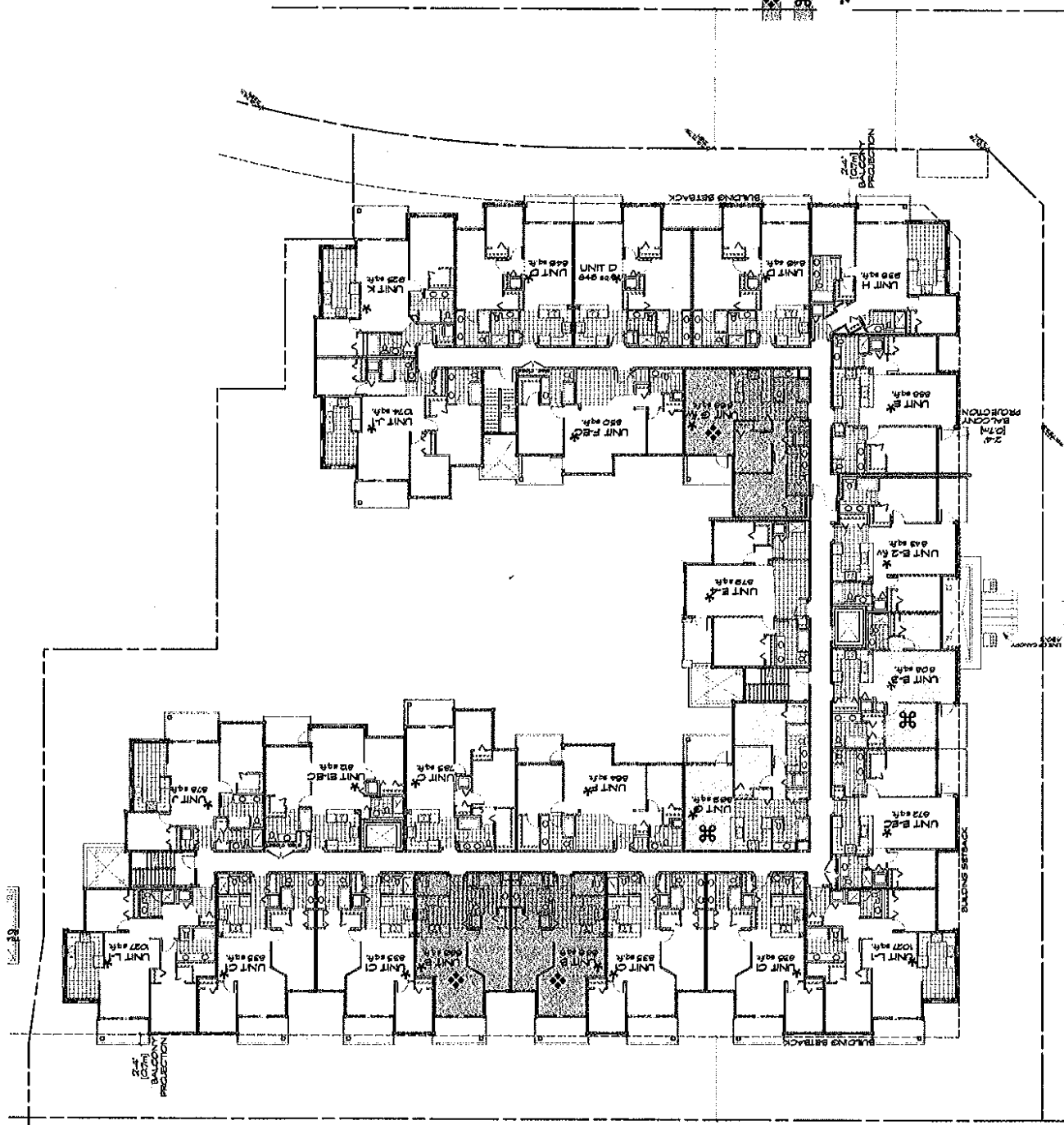
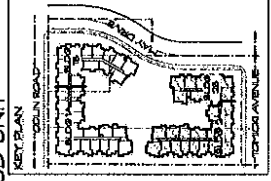
Cambridge Park
 9400 St. Denis St. Road
 Burnaby, B.C.

2ND FLOOR PLAN
 BUILDING 2A & 2B

A2.2.2



AHU (CAMBRIDGE PARK)
 AHU (FISHER GATE)
 UP UNIT





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NO.	DATE	DESCRIPTION

SCALE: 1:100
 SECTION: 3RD FLOOR
 PROJECT: 3RD FLOOR RENOVATION
 DRAWING NO.: 3RD FLOOR RENOVATION
 SHEET NO.: 3RD FLOOR RENOVATION
 DATE: 2014.08.14



BCA

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 Canada
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 Fax: (519) 837-4041
 www.bcaarchitect.com

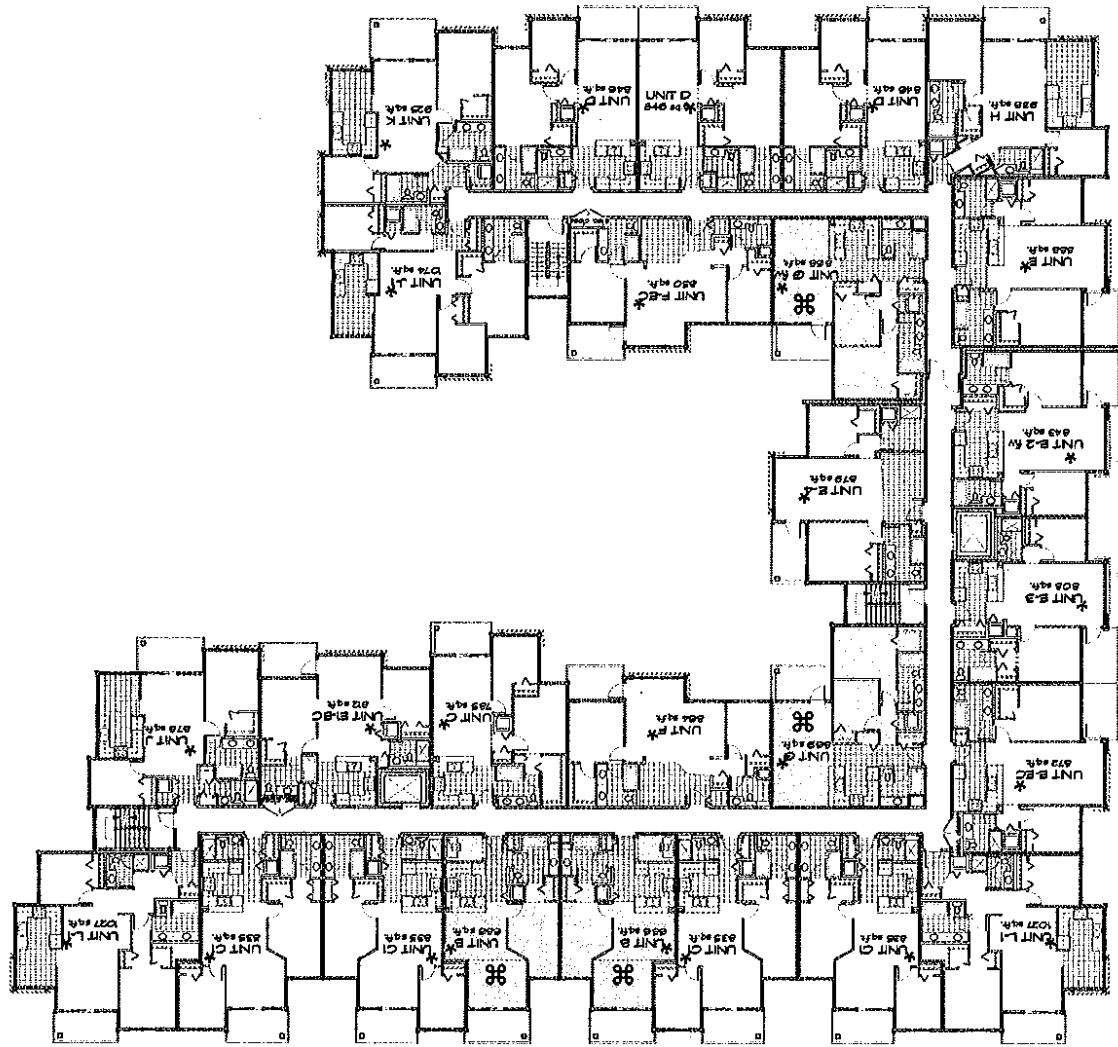
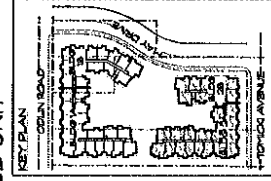


Cambridge Park
 4400 to 4500 Oak Road
 Richmond, B.C.

3RD FLOOR
 PLAN
 BUILDING 2A & 2B

A2.2.3

AHU (CAMBRIDGE PARK)
 AHU (FISHER GATE)
 * UD UNIT



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NO.	DESCRIPTION
1	UNIT A
2	UNIT B
3	UNIT C
4	UNIT D
5	UNIT E
6	UNIT F
7	UNIT G
8	UNIT H
9	UNIT I
10	UNIT J
11	UNIT K
12	UNIT L
13	UNIT M
14	UNIT N
15	UNIT O
16	UNIT P
17	UNIT Q
18	UNIT R
19	UNIT S
20	UNIT T
21	UNIT U
22	UNIT V
23	UNIT W
24	UNIT X
25	UNIT Y
26	UNIT Z

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2024	ISSUED FOR PERMITTING
2	10/10/2024	ISSUED FOR RECORDING
3	10/10/2024	ISSUED FOR CONSTRUCTION
4	10/10/2024	ISSUED FOR AS-BUILT



RCA

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 Vancouver, BC V6J 1A6
 Canada, V6J 1A6
 Tel: (604) 687-4471
 Fax: (604) 687-4471
 email: rca@robertcommercial.com



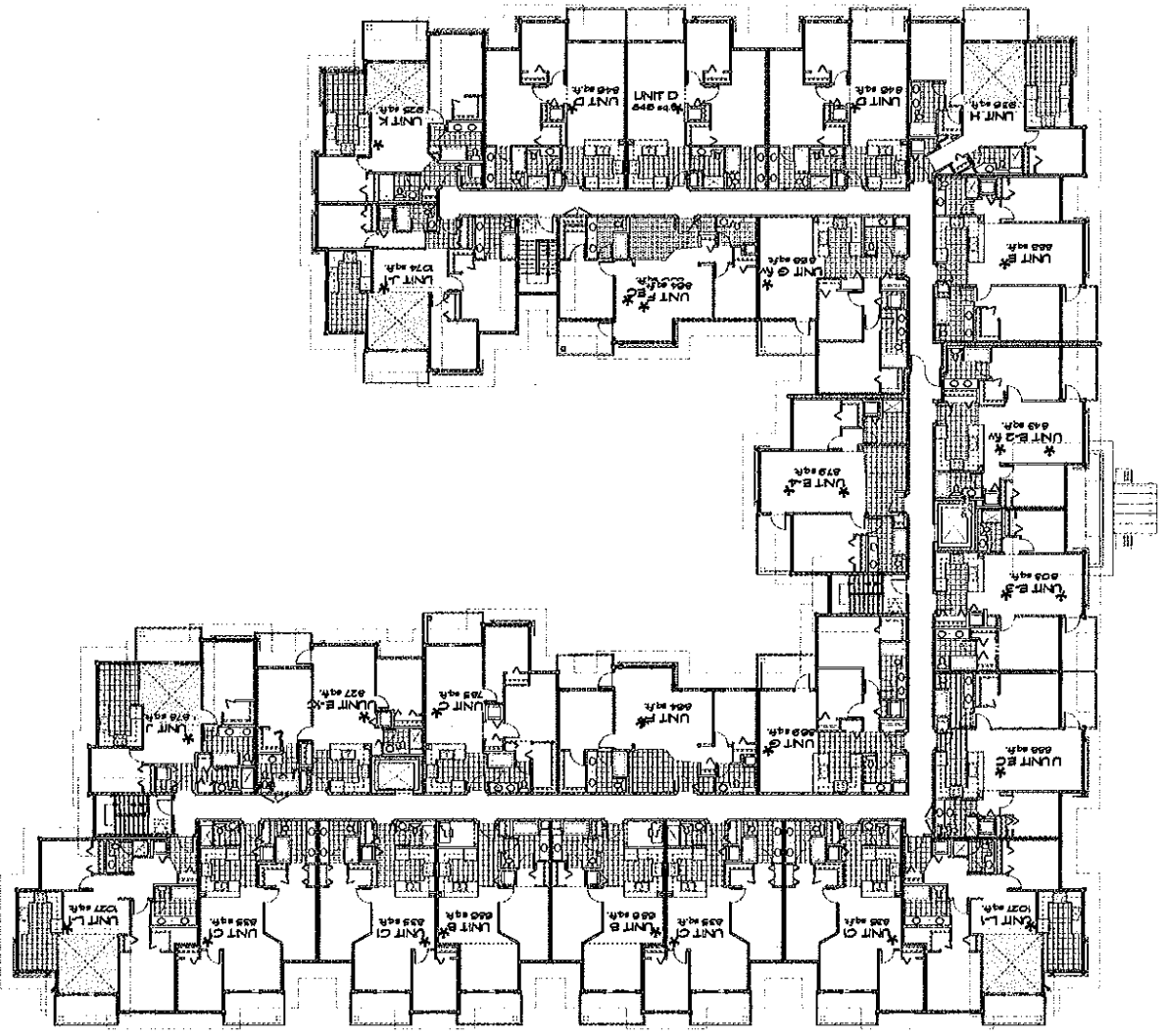
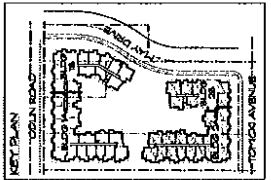
POLYGON

Cambridge Park
 3400 to 3500 Oak Road
 Richmond, BC

4TH FLOOR
 PLAN
 BUILDING 2A & 2B

A224

WATERSHED AREA DETERMINED BY
 SURVEYING (UNIT FOOTPRINT)
 (SEE PLAN)



CONTRACTOR: POLYGON
 PROJECT: CAMBRIDGE PARK
 DRAWING: ROOF PLAN
 SHEET: A2.25

NO.	DATE	DESCRIPTION

DATE: 2018-10-15
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT: CAMBRIDGE PARK
 SHEET: A2.25 OF 25



RCA

Robert Carroll Architects Inc.
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 V6C 3K8
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 FAX: (604) 681-7772
 WWW: WWW.RCAARCHITECTS.COM

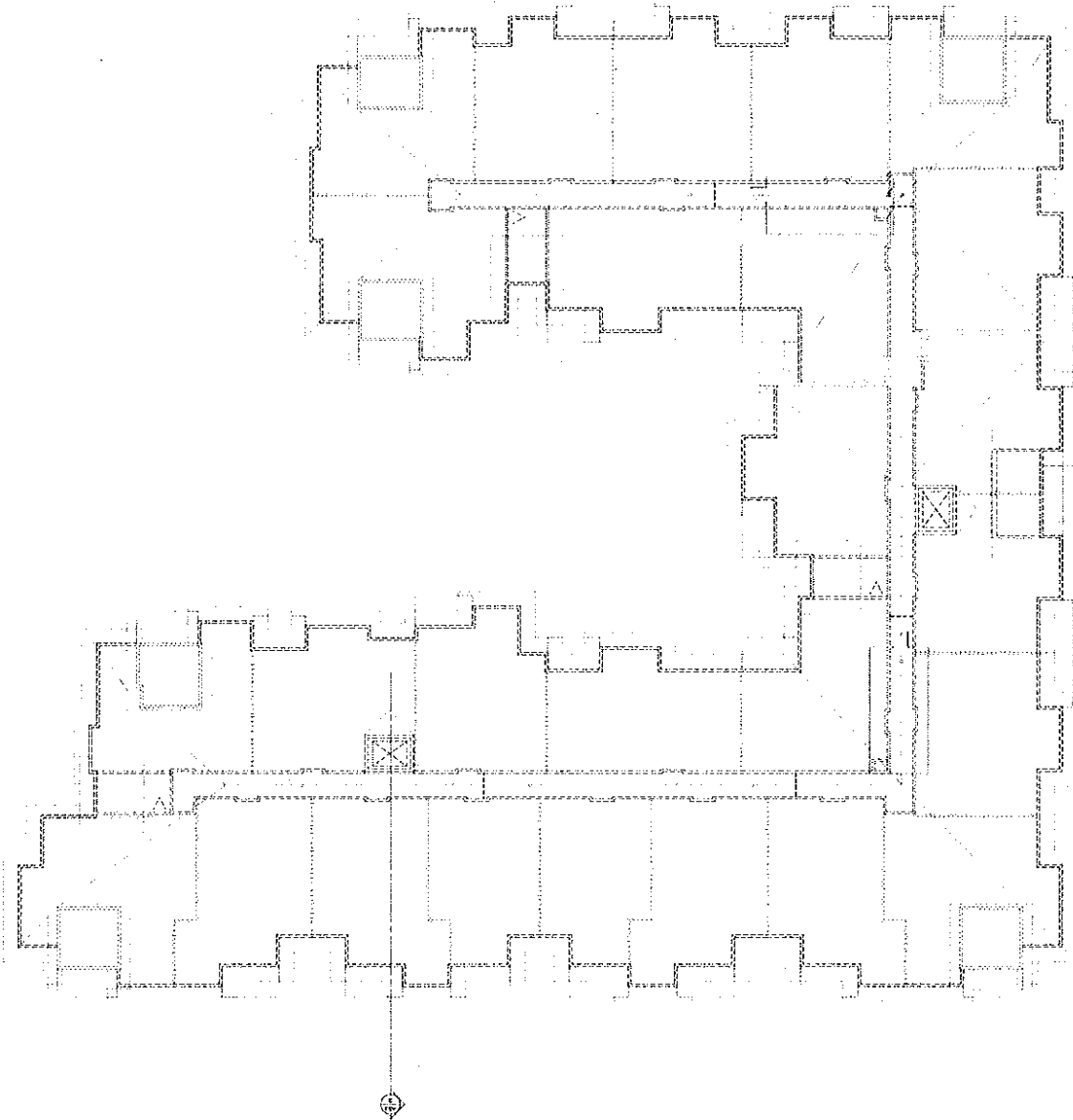
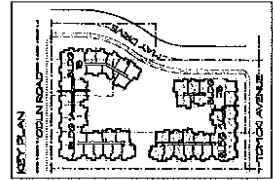


POLYGON

Cambridge Park
 9400 to 9500 Olin Road
 Richmond, B.C.

NO.	DATE	DESCRIPTION

PROJECT: CAMBRIDGE PARK
 SHEET: A2.25 OF 25



REVISION PAGE 2004 0000 0000 0000 0000

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REVISION:
DATE:
BY:
DESCRIPTION:

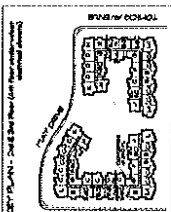
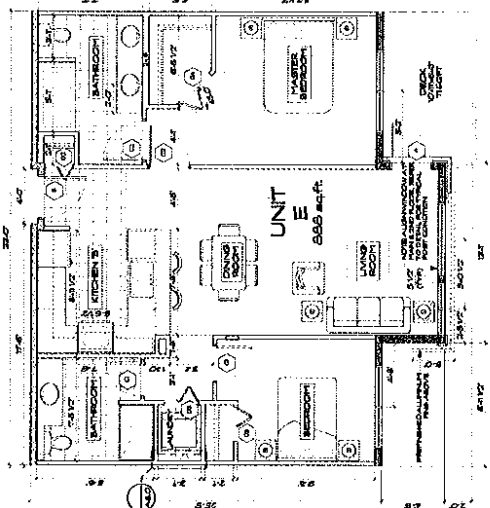
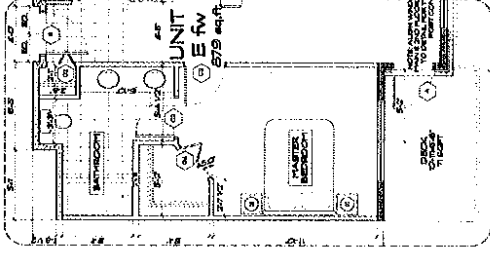
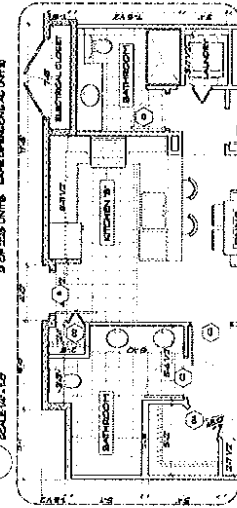
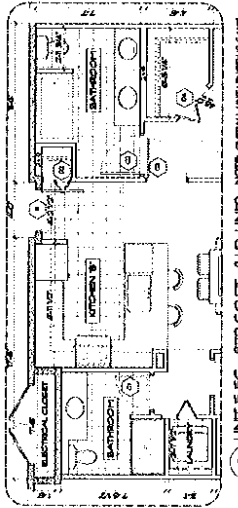
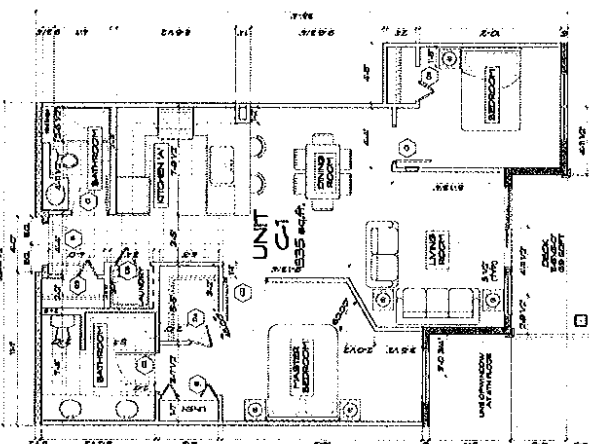
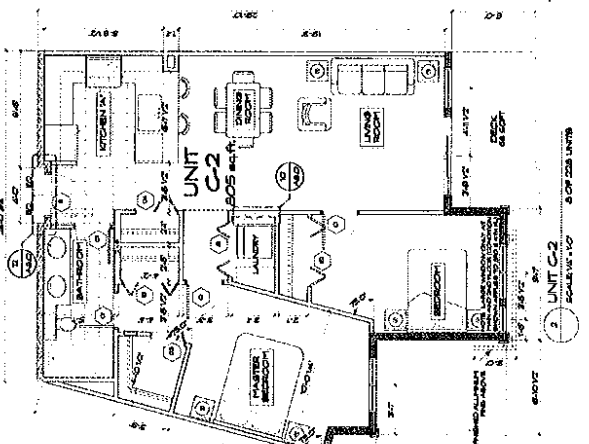
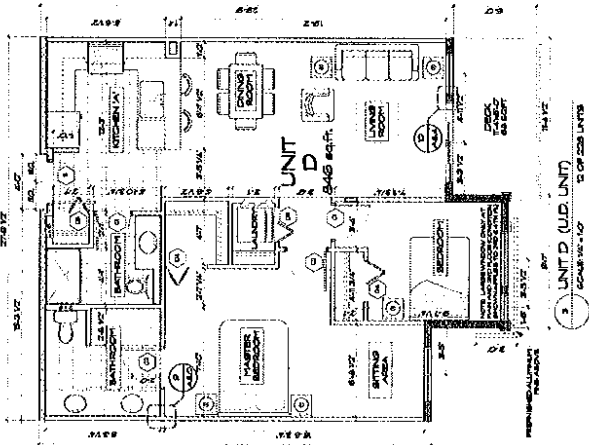
RCA
 Robert Chisholm Architects Inc.
 200 - 208 Columbia Street
 Toronto, Ontario M5E 1B7
 Canada Tel: (416) 593-7771
 Fax: (416) 593-7771
 Email: info@rchisholm.com



Cambridge Park
 2400 St. Lawrence Blvd
 Richmond, B.C.

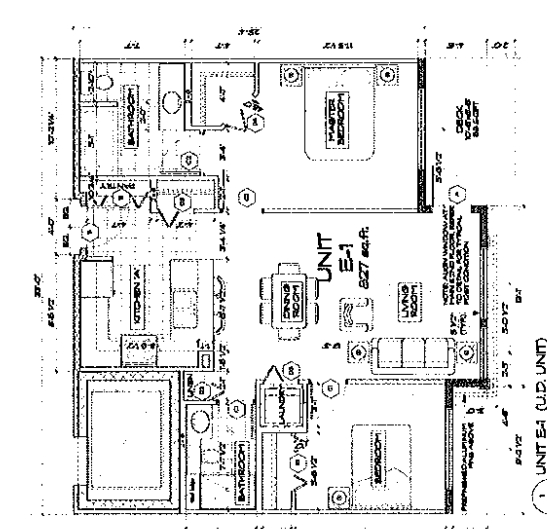
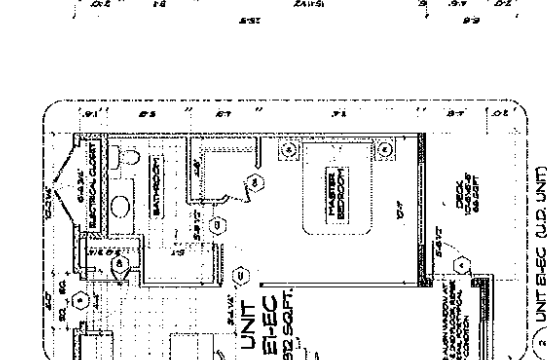
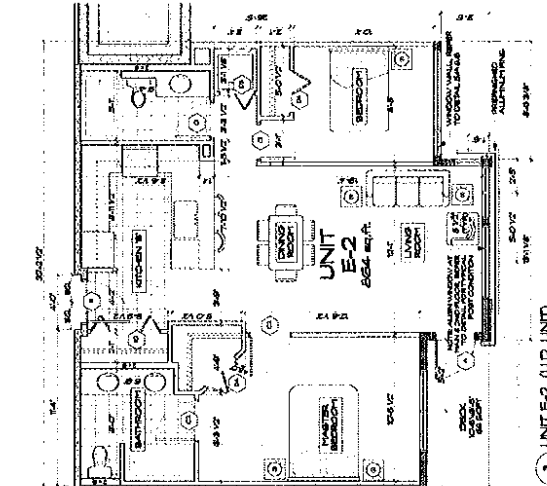
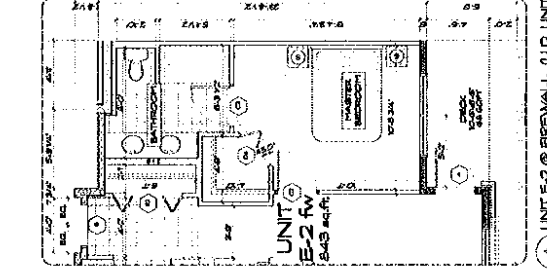
Project Name:	Cambridge Park
Project No.:	19-1-10
Scale:	SCALE
Unit Plans	

AS-1



- GENERAL NOTES - UNIVERSAL DESIGN (U.D.) UNIT**
1. REQUIREMENTS FOR UNIVERSAL DESIGN (U.D.) UNIT
 2. MINIMUM CLEAR OPENING OF ENTRY DOOR TO BE 78" (MIN. 80")
 3. MINIMUM CLEAR OPENING OF INTERIOR DOORS TO BE 78" (MIN. 80")
 4. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING
 5. AT LEAST ONE BATHROOM SHALL
 6. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 7. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 8. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 9. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 10. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 11. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 12. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 13. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM
 14. HAVE A TOILET WITH THE CENTERLINE TO BE LOCATED AS CLOSE AS POSSIBLE TO THE CENTERLINE OF THE BATHROOM

DATE	REVISION



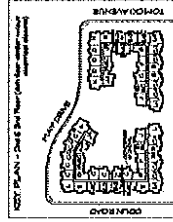
200 - 2208 COMMERCIAL STREET
 CHARLOTTE, NC 28203
 TEL: (704) 527-4271
 FAX: (704) 527-4272
 WWW.RCA-ARCHITECTS.COM



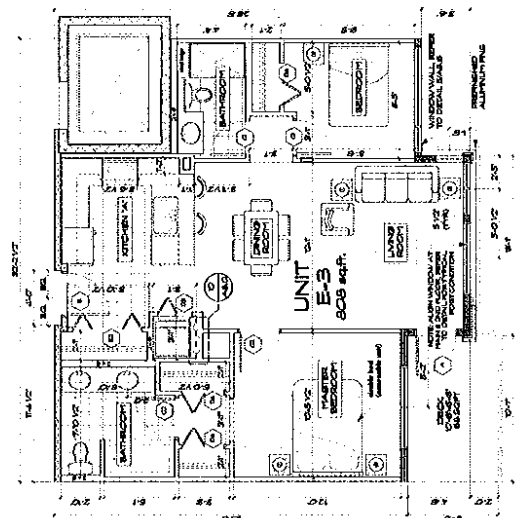
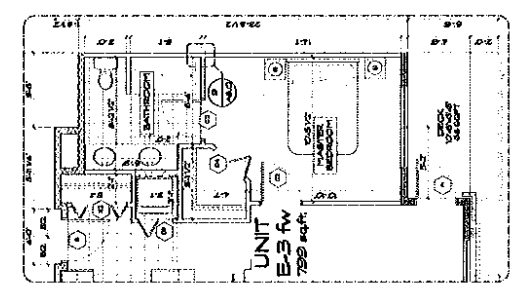
Cambridge Park
 2400 to 2500 Oak Road
 Raleigh, N.C.

DATE	REVISION

UNIT PLANS
 -
 AS.2



- GENERAL NOTES - UNIVERSAL DESIGN (U.D.) UNIT**
1. ROOMS WITH AN AUTOMATIC DOOR OPERATOR AT EACH UNIT ENTRY DOOR SHALL HAVE CLEAR OPENING OF ENTRY DOOR TO BE MIN. 80" MIN. CLEAR.
 2. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING.
 3. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING.
 4. ALL DOORS TO BE OPERABLE BY DEVICES THAT DO NOT REQUIRE TIGHT GRASPING.
 5. AT LEAST ONE ENTRANCE SHALL HAVE A TURN WITH THE CONTROLS TO BE ADJUSTABLE TO A MINIMUM OF 180 DEGREES.
 6. AT LEAST ONE ENTRANCE SHALL HAVE A TURN WITH THE CONTROLS TO BE ADJUSTABLE TO A MINIMUM OF 180 DEGREES.
 7. AT LEAST ONE ENTRANCE SHALL HAVE A TURN WITH THE CONTROLS TO BE ADJUSTABLE TO A MINIMUM OF 180 DEGREES.
 8. AT LEAST ONE ENTRANCE SHALL HAVE A TURN WITH THE CONTROLS TO BE ADJUSTABLE TO A MINIMUM OF 180 DEGREES.
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 14. AT LEAST ONE ENTRANCE SHALL HAVE A TURN WITH THE CONTROLS TO BE ADJUSTABLE TO A MINIMUM OF 180 DEGREES.



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REVISIONS:
DATE:
BY:
DESCRIPTION:
DATE:
BY:
DESCRIPTION:

RCA
 Robert (Ronald) Brinkmann Inc.
 200 - 2330 Columbia Street
 Richmond, B.C.
 V6V 1K6
 Tel: (604) 271-1234
 Fax: (604) 271-1235
 www.rca.ca

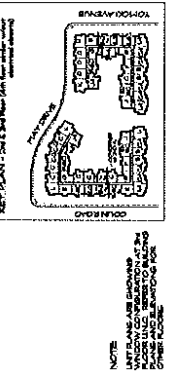
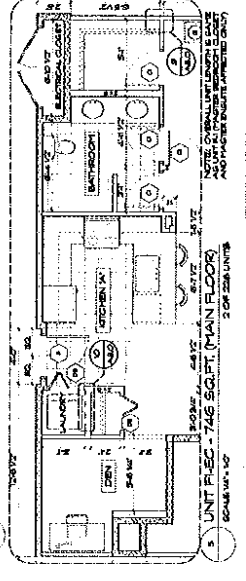
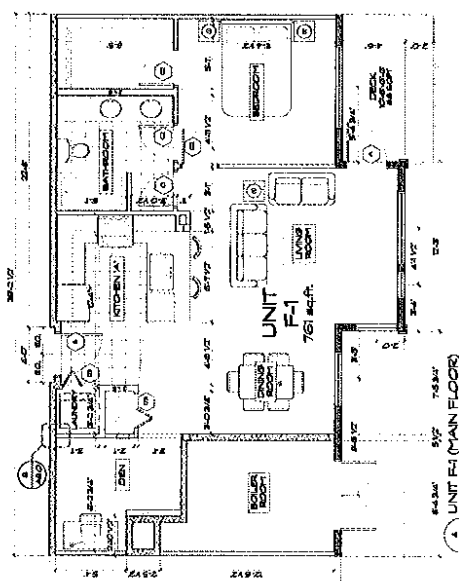
POLYGON

Cambridge Park
 8400 to 8500 Oak Road
 Richmond, B.C.

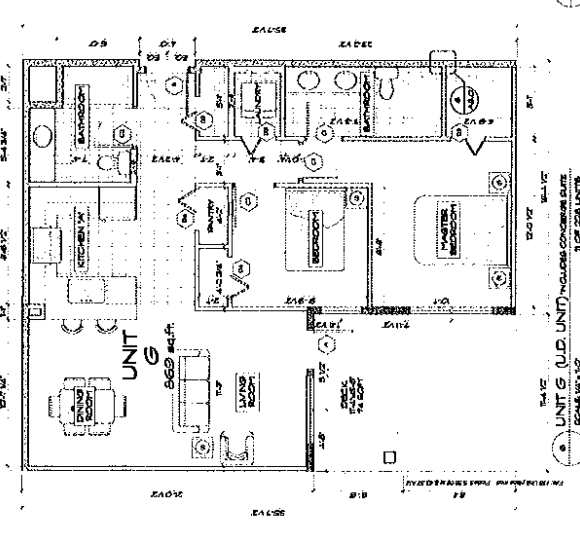
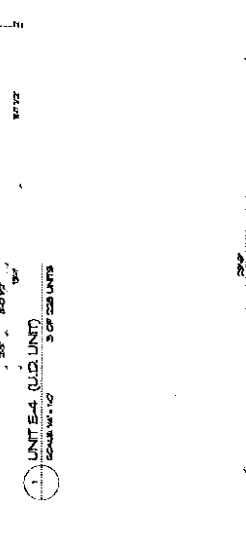
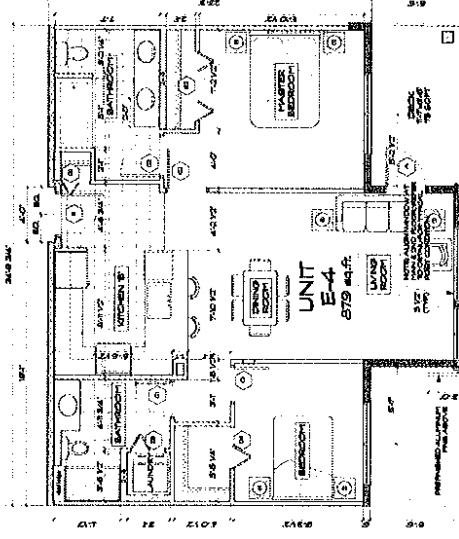
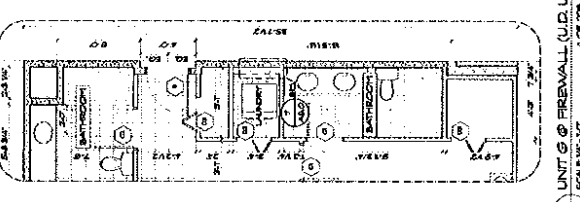
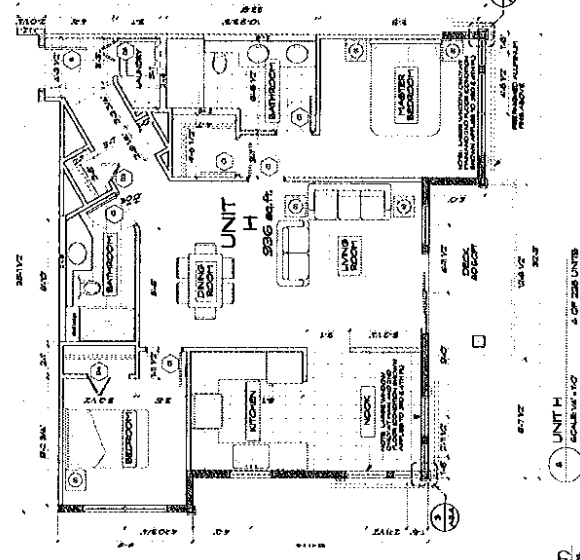
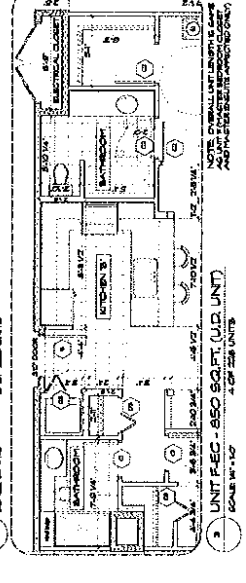
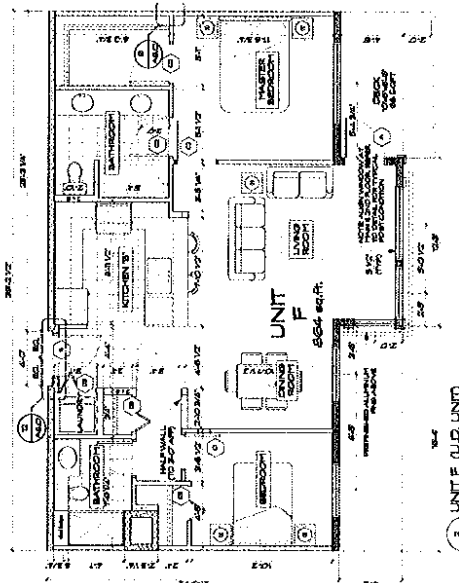
UNIT PLANS

Scale: 1/8" = 1'-0"

A33



- GENERAL NOTES - UNIVERSAL DESIGN (U.D.) UNIT**
1. SLOUGH WINGS FOR AN AUTOMATIC DOOR OPERATOR AT EACH UNIT ENTRY DOOR.
 2. MINIMUM CLEAR OPENING OF ENTRY DOOR TO BE 78" (MINIMUM 84").
 3. THE CLEAR OPENING OF INTERIOR DOORS (OTHER THAN BETWEEN UNIT ENTRANCES) TO BE 78" (MINIMUM 84").
 4. ALL DOORS TO BE OPERABLE BY ONE HAND. DO NOT REQUIRE TIGHT GRABBING.
 5. ALL DOORS TO BE OPERABLE BY ONE HAND. DO NOT REQUIRE TIGHT GRABBING.
 6. AT LEAST ONE BATHROOM SHALL HAVE A TUB WITH CONTROLS TO BE LOCATED TO ACCESS FROM A LEVEL SURFACE WITH A MAXIMUM RAMP SLOPE OF 1:12.
 7. MAKE A CLEAR AREA AT THE END OF TUB WITH CONTROLS TO BE LOCATED TO ACCESS FROM A LEVEL SURFACE WITH A MAXIMUM RAMP SLOPE OF 1:12.
 8. MAKE A CLEAR AREA AT THE END OF TUB WITH CONTROLS TO BE LOCATED TO ACCESS FROM A LEVEL SURFACE WITH A MAXIMUM RAMP SLOPE OF 1:12.
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 20. MAKE A CLEAR AREA AT THE END OF TUB WITH CONTROLS TO BE LOCATED TO ACCESS FROM A LEVEL SURFACE WITH A MAXIMUM RAMP SLOPE OF 1:12.



CONTRACTOR ADVISED: THE DEVELOPER HAS NOT OBTAINED THE NECESSARY PERMITS FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ONLY THE INFORMATION PROVIDED HEREON SHALL BE USED FOR THE PROJECT.

SCALE: 1/8" = 1'-0"

REVISIONS:

DATE: 10/15/10

BY: [Signature]

DESCRIPTION: REVISIONS TO BE MADE FOR THE DESIGNER'S REVIEW.

RCA

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Cambridge Park

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Richmond, B.C.

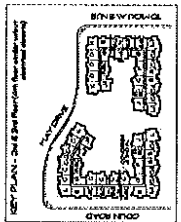
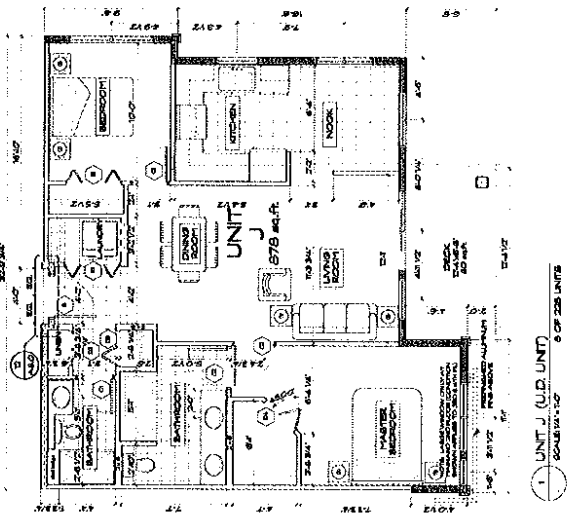
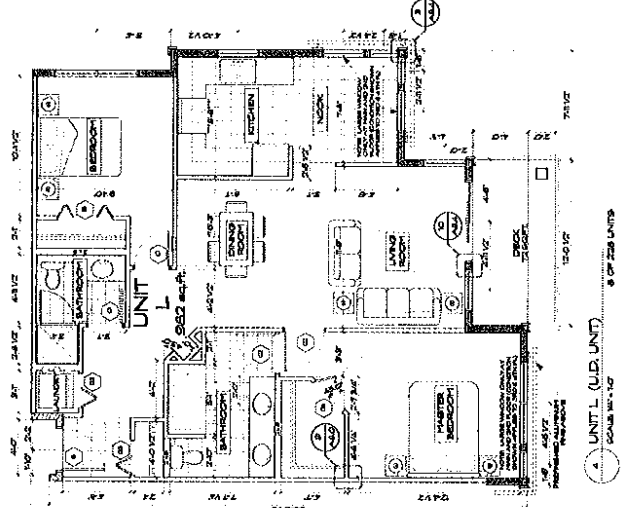
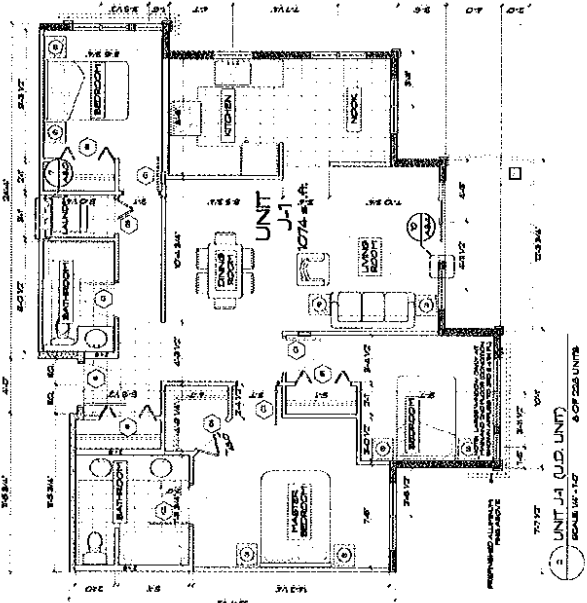
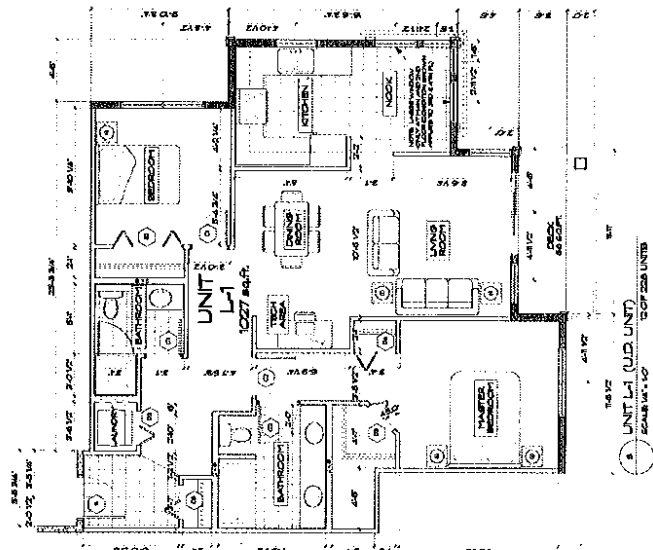
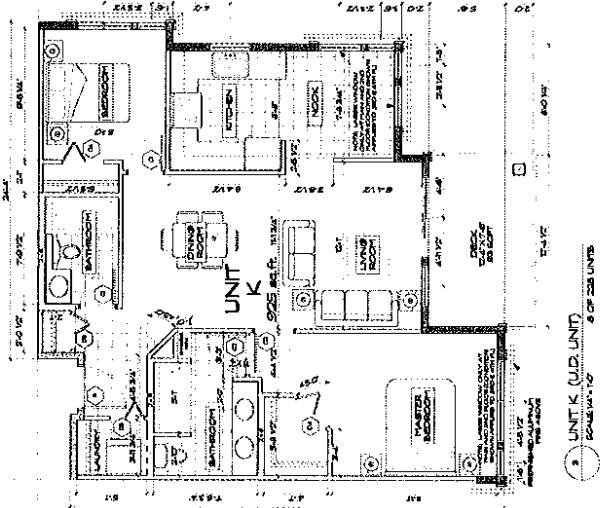
DATE: 10/15/10

BY: [Signature]

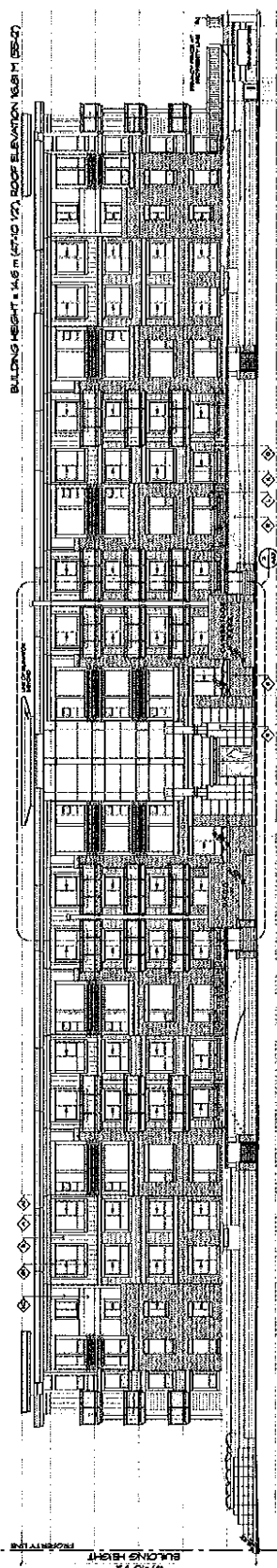
UNIT PLANS

SCALE: 1/8" = 1'-0"

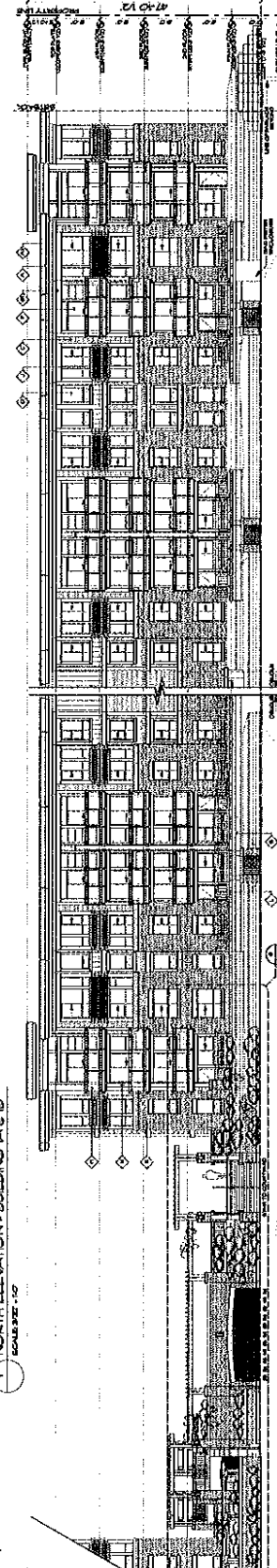
PROJECT: A34



- GENERAL NOTES - UNIT DESIGN (U.D. UNIT)**
1. ROOMS WITH AN ARCHITECTURAL DOOR SHALL HAVE AN ARCHITECTURAL ENTRY DOOR.
 2. ENTRY CLEARANCE OF ENTRY DOORS TO BE 80" MIN. CLEARANCE.
 3. ENTRY CLEARANCE OF INTERIOR DOORS TO BE 80" MIN. CLEARANCE.
 4. ENTRY CLEARANCE OF INTERIOR DOORS TO BE 80" MIN. CLEARANCE.
 5. ALL INTERIORS TO BE FINISHED TO THE FINISH LINE.
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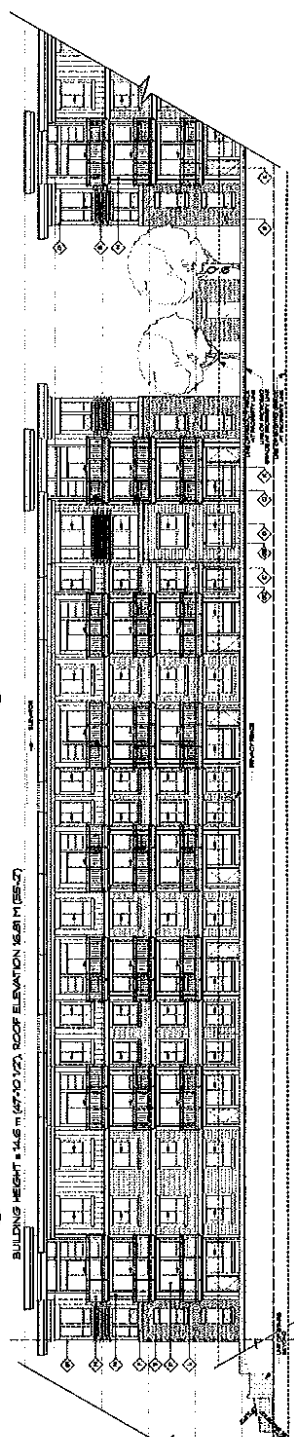


1 NORTH ELEVATION - BUILDING 1A & 1B
SCALE: 3/32" = 1'-0"

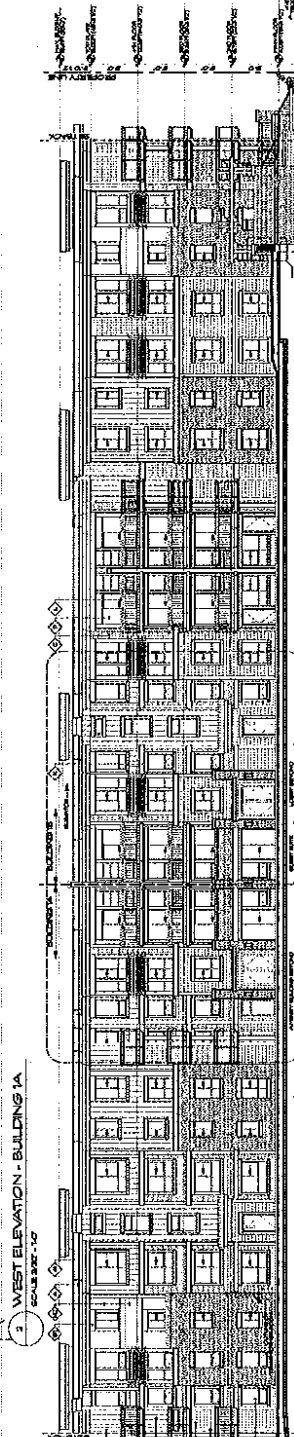


2 EAST ELEVATION - BUILDING 1B
SCALE: 3/32" = 1'-0"

3 EAST ELEVATION - BUILDING 1B
BUILDING HEIGHT: 14.6 m (47'-10"), ROOF ELEVATION: 16.81 m (55'-2")
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION - BUILDING 1A
SCALE: 3/32" = 1'-0"



5 SOUTH ELEVATION - BUILDING 1A
SCALE: 3/32" = 1'-0"

6 SOUTH ELEVATION - BUILDING 1B
SCALE: 3/32" = 1'-0"

UNLESS OTHERWISE NOTED, ALL DIMENSIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE (CBC) AND THE CANADIAN NATIONAL BUILDING CODE (CNBC). THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DIMENSIONS OR MATERIALS LISTED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS LISTED HEREIN.

DATE: 10/10/17
PROJECT: CAMBRIDGE PARK
DRAWING NO.: 17-010-17A
SCALE: 3/32" = 1'-0"

RCA
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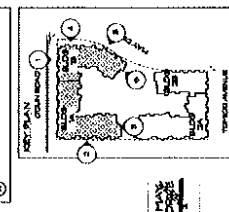


Cambridge Park
9430 to 9500 Oak Road
Richmond, B.C.

DATE: 10/10/17
PROJECT: CAMBRIDGE PARK
DRAWING NO.: 17-010-17A
SCALE: 3/32" = 1'-0"

PROJECT NO.: A4.0

- FINISH MATERIAL LEGEND:
- 1 WOOD ROOF PANELS - CEDAR, PINE, SPRUCE
 - 2 METAL ROOF PANELS - ALUMINUM
 - 3 BRICK - COMMON BRICK
 - 4 BRICK - DUTCH BRICK
 - 5 BRICK - GARDNER
 - 6 BRICK - PENNSYLVANIA
 - 7 BRICK - PENNSYLVANIA
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 - 100 BRICK - PENNSYLVANIA



CONTRACTOR'S NOTE: THE DRAWING MATERIALS LISTED ARE THE APPROVED MATERIALS FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

- FINISH SCHEDULE**
- 1. INTERIOR WALLS: GYPSUM BOARD
 - 2. INTERIOR CEILING: GYPSUM BOARD
 - 3. INTERIOR FLOOR: POLISHED CONCRETE
 - 4. EXTERIOR WALLS: BRICK
 - 5. EXTERIOR CEILING: METAL PANELS
 - 6. EXTERIOR FLOOR: POLISHED CONCRETE
 - 7. ROOFING: ASPHALT/FLY ASBESTOS
 - 8. MECHANICAL: METAL DUCTWORK
 - 9. ELECTRICAL: METAL RACEWAYS
 - 10. PLUMBING: METAL PIPING
 - 11. PAINT: INTERIOR AND EXTERIOR
 - 12. GLASS: TINTED GLASS
 - 13. METAL: GALVANNEAL STEEL
 - 14. WOOD: SUGAR PINE
 - 15. GRANITE: GRANITE
 - 16. MARBLE: MARBLE
 - 17. CERAMIC: CERAMIC TILE
 - 18. STONE: NATURAL STONE
 - 19. BRICK: BRICK
 - 20. CONCRETE: CONCRETE

RCGA

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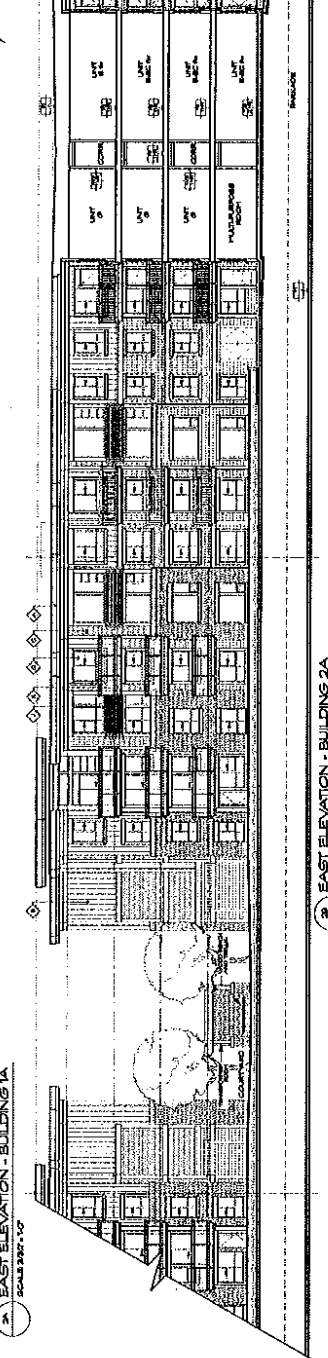
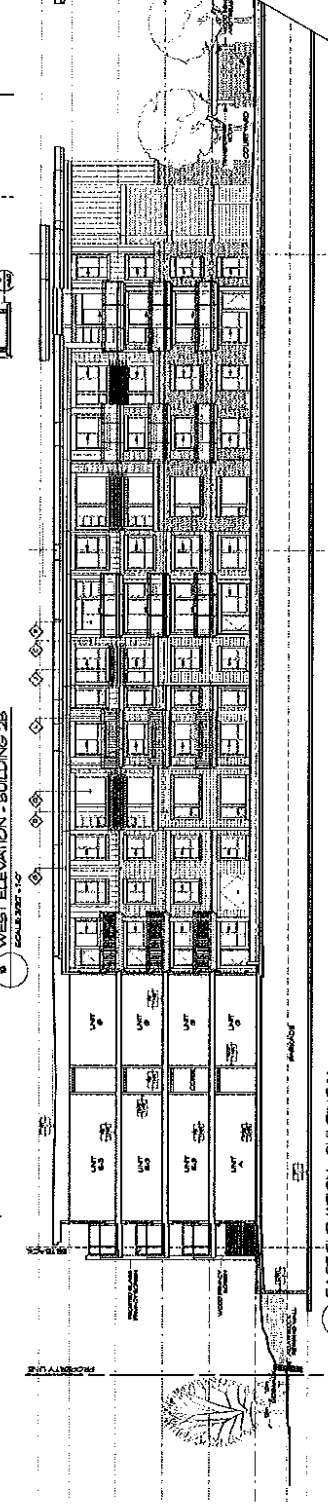
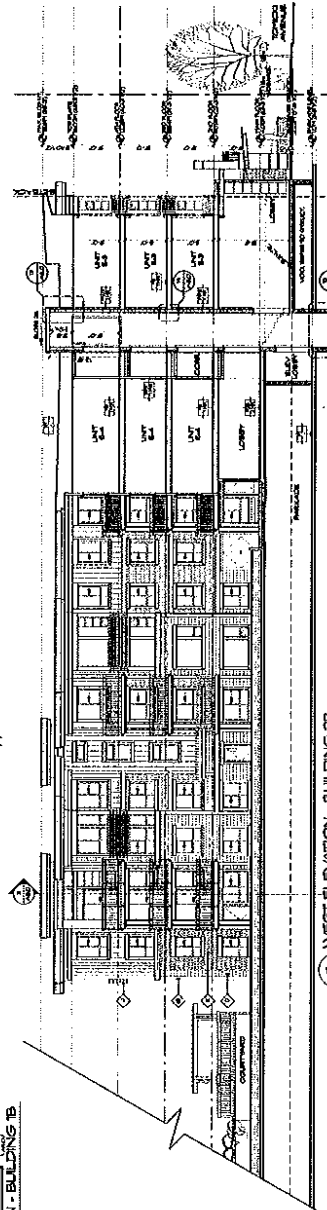
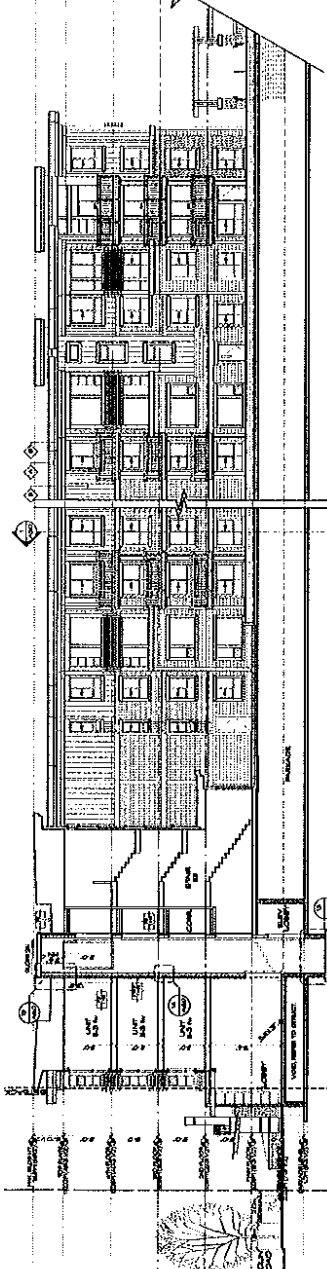
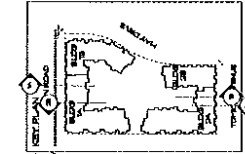


POLYGON

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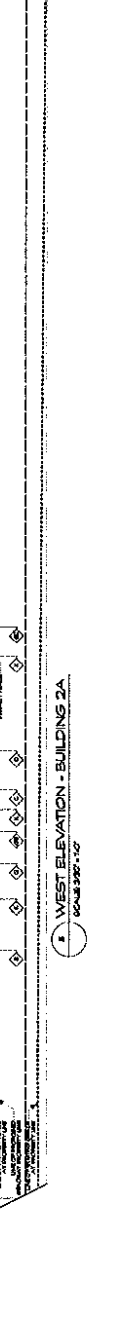
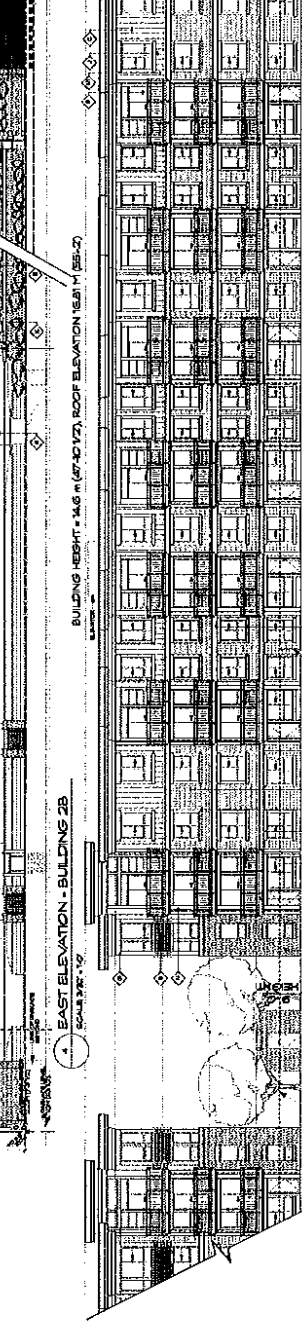
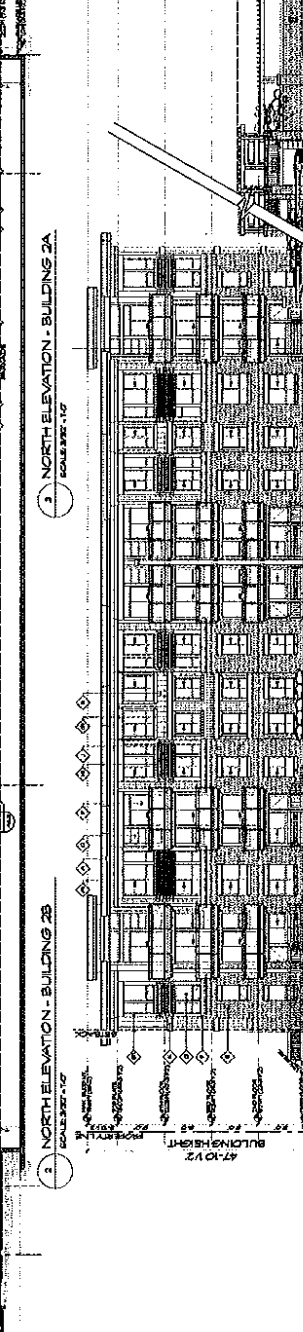
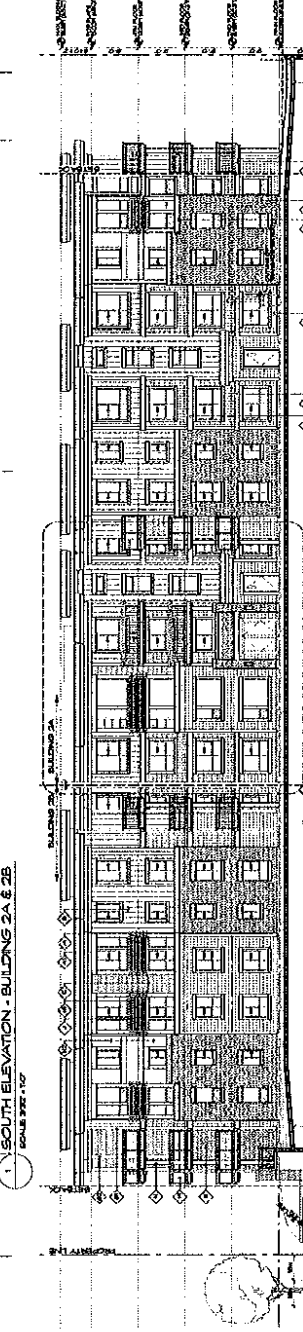
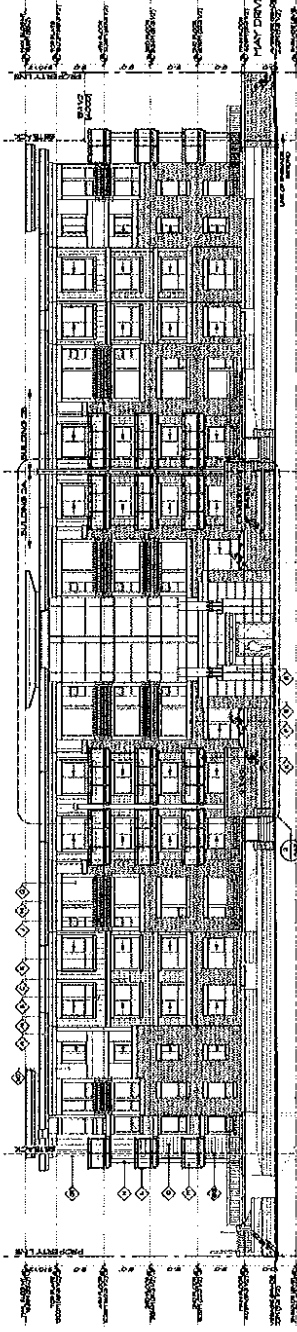
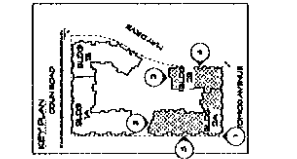
Project Name	Cambridge Park
Scale	1/8" = 1'-0"
Revision	01
Sheet	A4.2

ELEVATIONS



INDICATE MATERIALS WITH THE STANDARD ARCHITECTURAL SYMBOLS. MATERIALS NOT SHOWN ON THESE ELEVATIONS SHALL BE AS SHOWN ON THE GENERAL NOTES. THE ARCHITECT'S INTENT IS TO PROVIDE THE APPEARANCE OF THE BUILDING AS SHOWN ON THESE ELEVATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE APPEARANCE OF THE BUILDING AS SHOWN ON THESE ELEVATIONS.

- 1. FINISH MATERIALS: BRICK
- 2. WOOD ROOF: BRICK BOND, PTD
- 3. METAL FLASHING AT ROOF
- 4. GROUNDING: METAL FLASHING
- 5. WALL: BRICK & MORTAR
- 6. TRIM: 1/2" x 1/2" x 1/2" LATH
- 7. DOUBLE PROFILE VINYL SIDING
- 8. BRICK GLAZING
- 9. METAL FLASHING AT SOLAR COLLECTOR
- 10. WOOD TRIM AT SOLAR COLLECTOR
- 11. WOOD TRIM AT DOUBLE PROFILE
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- 94. WOOD TRIM AT DOUBLE PROFILE
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- 97. WOOD TRIM AT DOUBLE PROFILE
- 98. WOOD TRIM AT DOUBLE PROFILE
- 99. WOOD TRIM AT DOUBLE PROFILE
- 100. WOOD TRIM AT DOUBLE PROFILE



BCA
 BENTON & BOWLES
 200 - 208 Columbia Street
 Ottawa, Ontario K1P 1A1
 Tel: (613) 581-4641
 Fax: (613) 581-4641
 www.bentonandbowles.com



POLYGON
 Cambridge Park
 9450 to 9500 Oak Road
 Richmond, B.C.

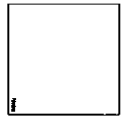
PROJECT	DATE	SCALE
	2017-11-27	1/8" = 1'-0"
DESIGNER	DATE	SCALE

ELEVATIONS
 BUILDING 2A & 2B
 A4-1

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

NO.	DATE	REVISIONS

REVISION	DATE	DESCRIPTION



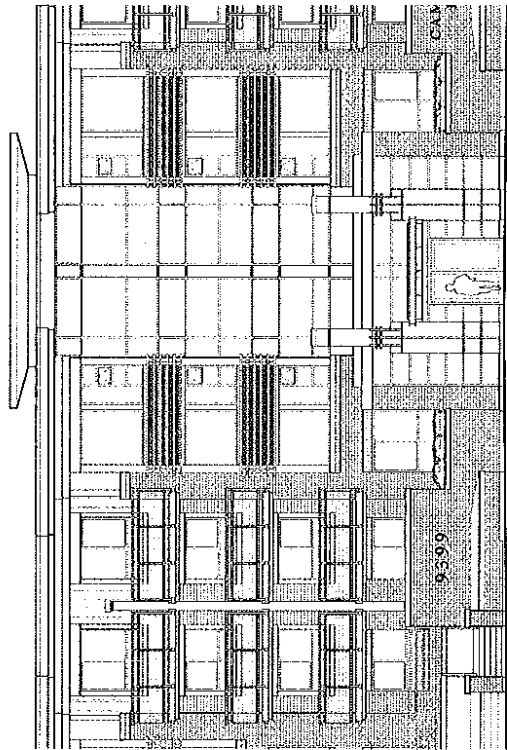
BCA
 Robert E. Beckwith Architecture Inc.
 200 15th Street
 Cambridge, MA 02142
 Tel: (617) 552-4444
 Fax: (617) 552-4444
 www.bcaarchitect.com



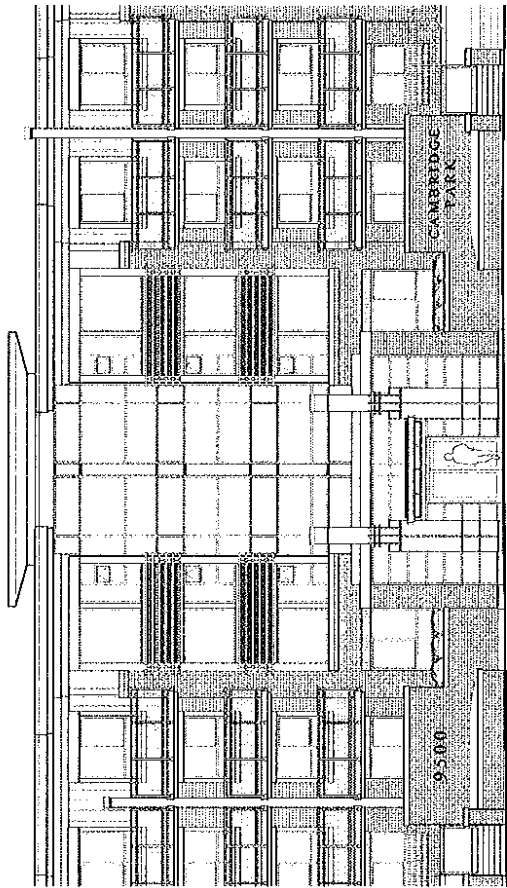
POLYGON
 Cambridge Park
 9400 to 9500 Oak Road
 Richmond, S.C.

PROJECT	DATE
Cambridge Park	12-18-14

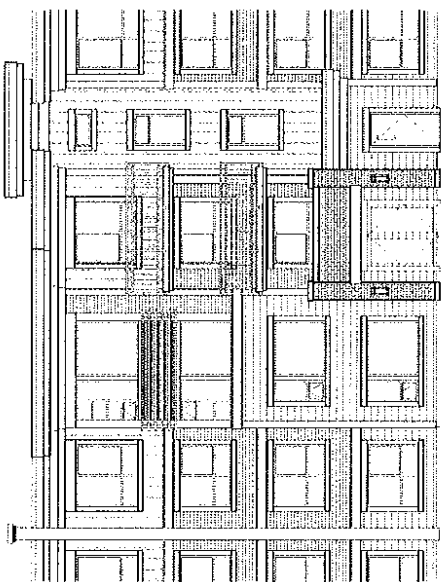
ELEVATION
 DETAILS
 A4.3



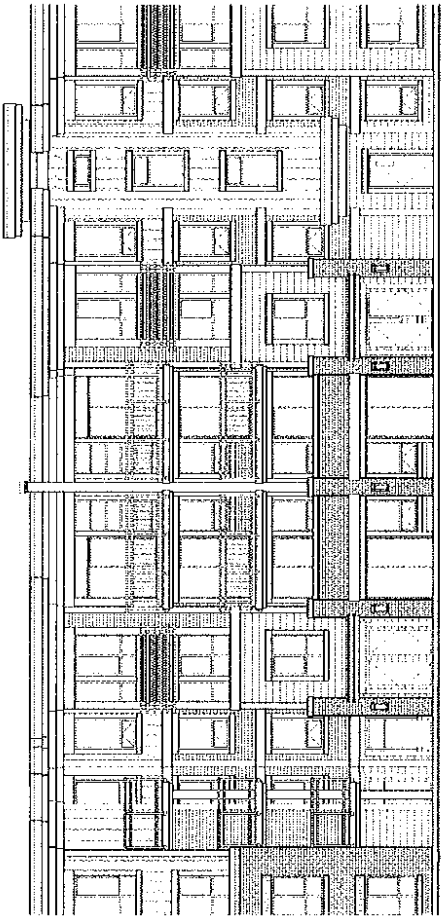
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 SCALE 1/8" = 1'-0"



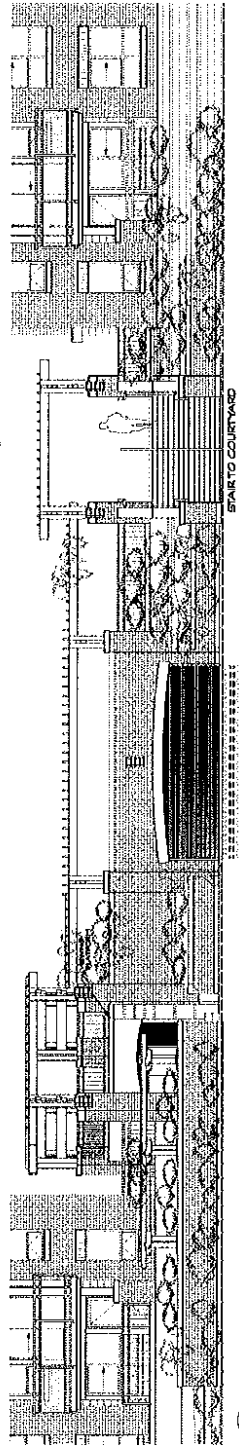
2 NORTH ELEVATION - BUILDING 1A & 1B ENTRY
 SCALE 1/8" = 1'-0"



3 NORTH ELEVATION - COURTYARD LOBBY ENTRY
 SCALE 1/8" = 1'-0"

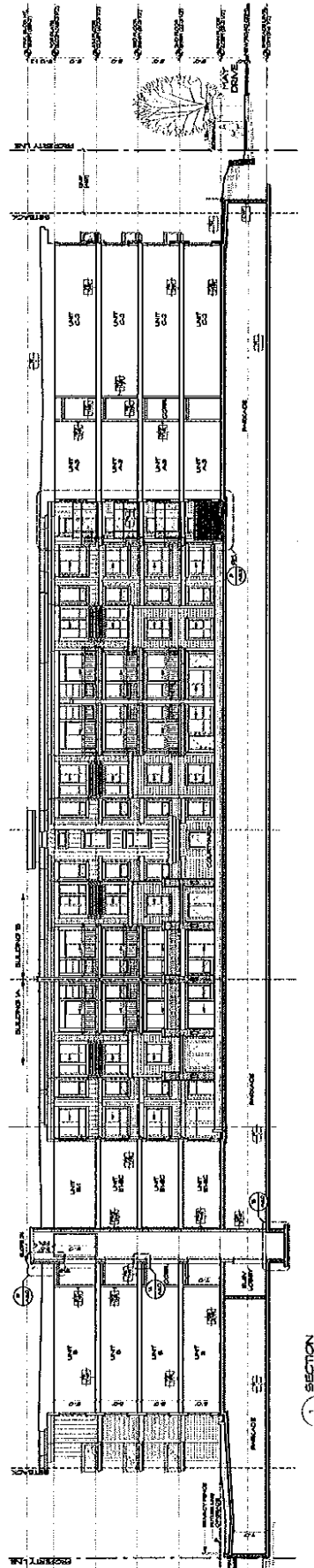


4 SOUTH ELEVATION - AMENITY ELEVATION
 SCALE 1/8" = 1'-0"



5 EAST ELEVATION - PARKADE ENTRY DETAIL
 SCALE 1/8" = 1'-0"

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.



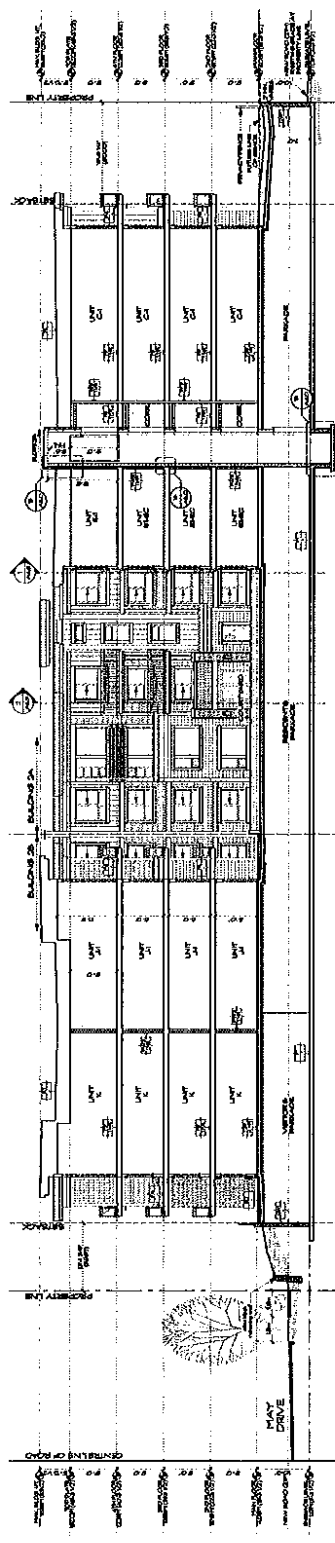
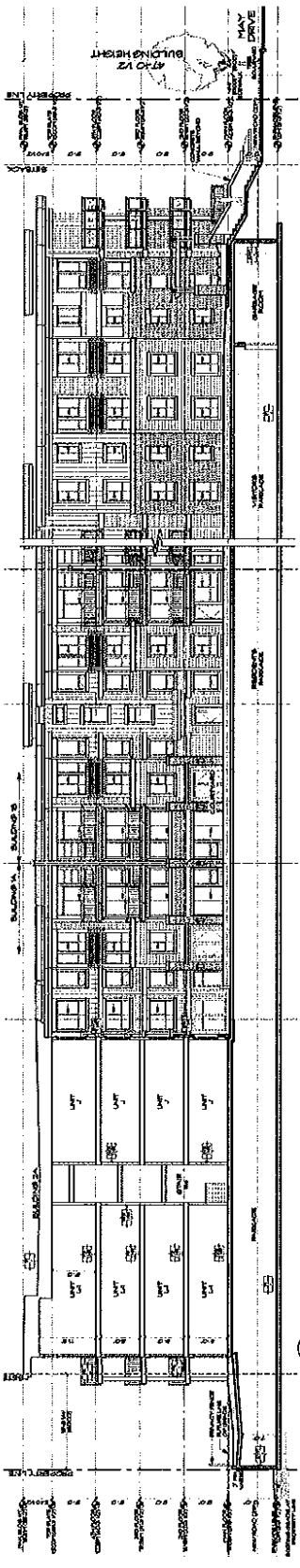
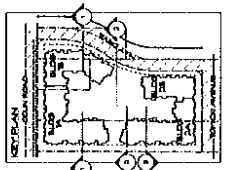
RCA
Robert Charles Architecture Inc.
300 West Center Street
Cambridge, MA 02142
Tel: (617) 552-4641
Fax: (617) 552-4641
www.rca-architects.com



POLYGON
Cambridge Park
9400 W 2500 Oak Road
Edmonton, T.C.

PROJECT	SECTION
DATE	SCALE
REVISED	BY

AS.0





City of Richmond

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

**Development Application
 Data Sheet**

RZ 08-408104 **Attachment 3**

Address: 9420, 9460, 9480, 9500 Odlin Road

Applicant: Polygon Development 222 Ltd.

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

	Existing	Proposed
Owner:	Polygon Development 222 Ltd.	Polygon Development 222 Ltd.
Site Size (m²):	~1.417 ha	1.15 ha
Land Uses:	single family residential	multiple family
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential Area 1	Residential Area 1
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/201)
Number of Units:	4 single family dwellings	approximately 229 single family dwellings

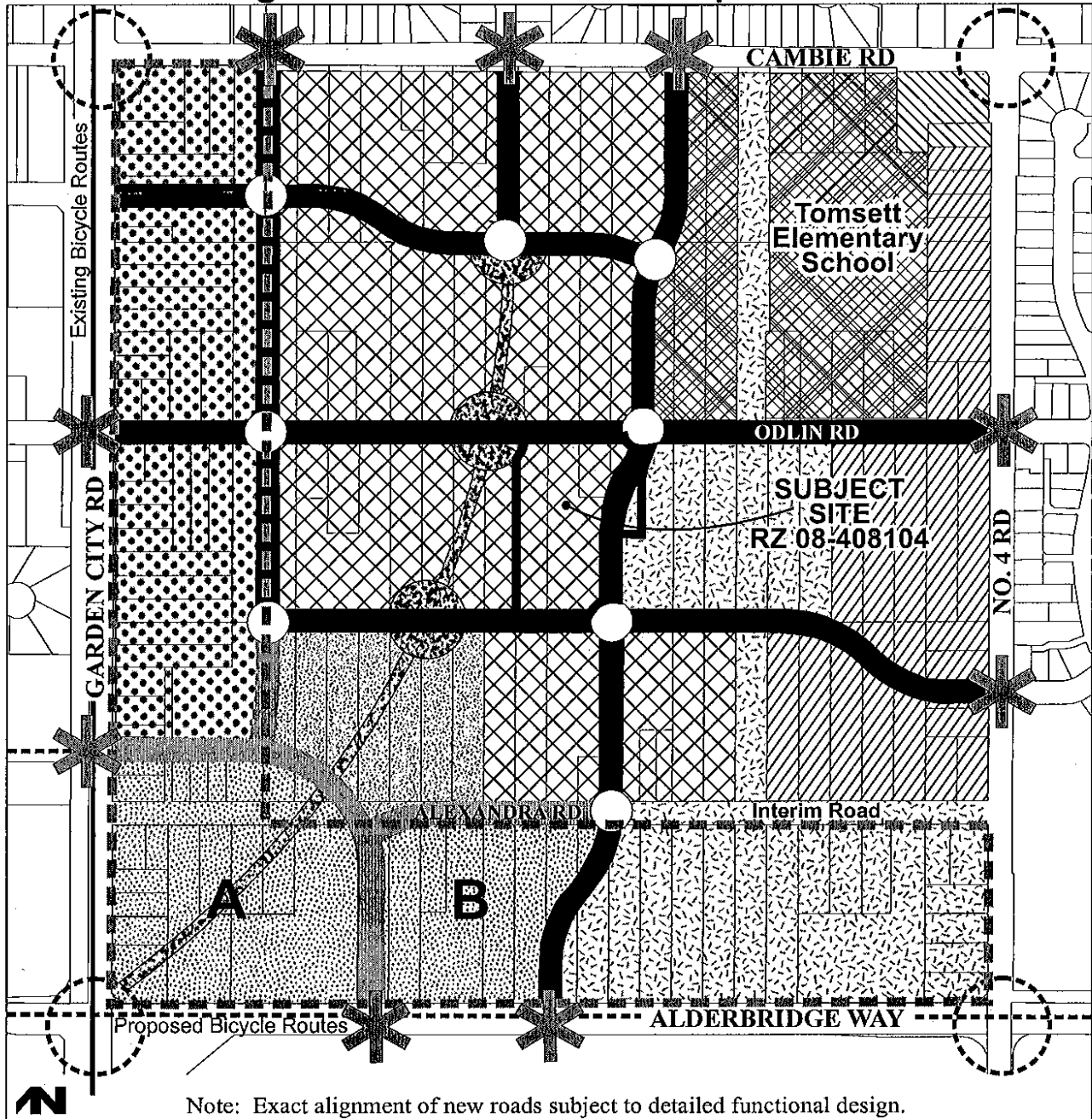
Development Proposal	CD/201	Proposed	Variance
Floor Area Ratio:	1.5 FAR: 17,280 m ² (186,001.98 ft ²) 1.7 FAR (with density bonus): 19,584.17 m ² (210,802.25 ft ²)	19,577.13 m ² (210,726.5 ft ²)	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size:	n/a	1.15 ha	none

Development Proposal	CD/201	Proposed	Variance
Setback Public Road - Odlin	<p>Odlin Road: 6 m (19 ft.)</p> <p>common entry features and unenclosed balconies may project into the public road setback for a maximum distance of 1.5 m (5 ft.); and</p> <p>a parking structure may project into the public road setback, but shall be no closer to a public road than 3.8 m (12.5 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.</p>	<p>Odlin Road: 6 m (19 ft.)</p> <p>common entry features and unenclosed balconies may project into the public road setback for a maximum distance of 1.5 m (5 ft.); and</p> <p>a parking structure may project into the public road setback, but shall be no closer to a public road than 4.2 m (14 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.</p>	none
Setback Public Road – May Drive	<p>May Drive: 4 m (13 ft.)</p> <p>unenclosed balconies and common entry features may project into the public road setback for a maximum distance of 1 m (3.2 ft.); and</p> <p>a parking structure may project into the public road setback, but shall be no closer to a public road than 3 m (10 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.</p>	<p>May Drive: 4 m (13 ft.)</p> <p>unenclosed balconies may project into the public road setback for a maximum distance of 1 m (3.2 ft.); and</p> <p>a parking structure may project into the public road setback, but shall be no closer to a public road than 3 m (10 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.</p>	none
















Development Proposal	CD/201	Proposed	Variance
Setback Public Road – Tomicki Avenue	Tomicki Avenue: 6 m (19 ft.) common entry features and unenclosed balconies may project into the public road setback for a maximum distance of 1.5 m (5 ft.); and a parking structure may project into the public road setback, but shall be not closer to a public road than 3 m (9 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.	Tomicki Avenue: 6 m (19 ft.) common entry features and unenclosed balconies may project into the public road setback for a maximum distance of 1.5 m (5 ft.); and a parking structure may project into the public road setback, but shall be not closer to a public road than 3 m (9 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.	
Setback Side Yard	6 m (19 ft.) unenclosed balconies may project into the side yard setback for a maximum distance of 1 m (3.2 ft.); and the parking structure may project into the side yard setback. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.	6 m (19 ft.) unenclosed balconies may project into the side yard setback for a maximum distance of 1 m (3.2 ft.); and the parking structure may project into the side yard setback. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.	
Height (m):	20 m	Building: 17 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Residential: 333 (311 market, 22 affordable housing) Visitor: 46 (10% relaxation permitted provided a comprehensive TDM strategy is proposed & implemented)	Residential: 305 (for 218 market, and 22 affordable housing units) Visitor: 42 TDM strategy: Provision of an accessible bus shelter	none
Tandem Parking Spaces:	permitted	n/a	none
Amenity Space – Indoor:	100 m ²	186 m ²	none
Amenity Space – Outdoor:	1,368 m ²	1,972 m ² (21,230 ft ²)	none

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

Alexandra Neighbourhood Land Use Map



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

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

SUBJECT SITE

ODLIN RD

CAMBRIDGE APARTMENTS

(11 Affordable Housing Units
Approx. 770 m²)

Total 22 Affordable Housing Units on-site
(Approx. 1,584 m²)

FISHER GATE

11 Affordable Housing Units
(Approx. 814 m²)

NO. 4 RD

ALEXANDRA RD

ALDERBRIDGE WAY



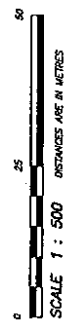
Accommodation of off-site Affordable Housing Units

Original Date: 05/27/09

Amended Date:

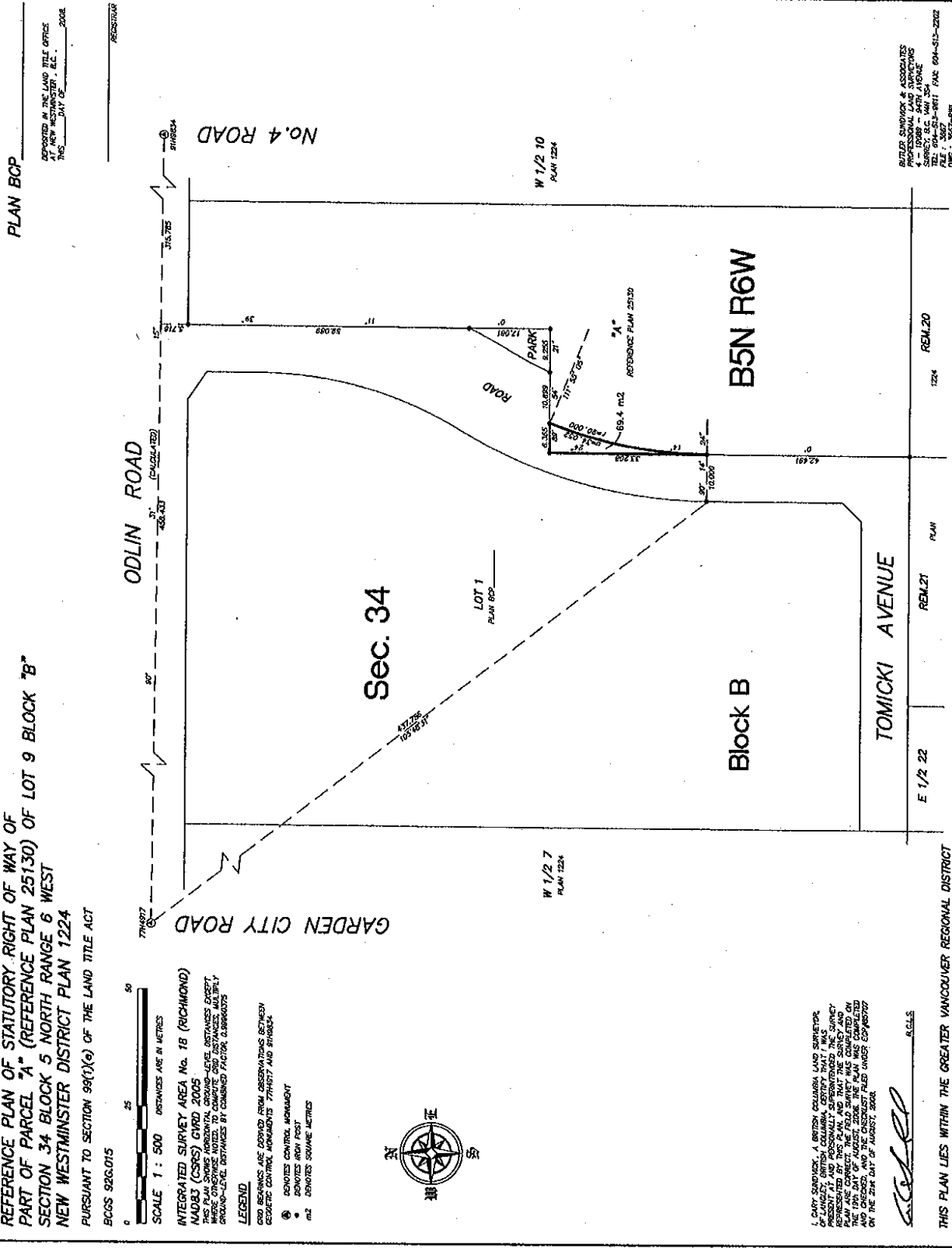
Note: Dimensions are in METRES

REFERENCE PLAN OF STATUTORY RIGHT OF WAY OF PART OF PARCEL "A" (REFERENCE PLAN 25130) OF LOT 9 BLOCK "B" SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1224 PURSUANT TO SECTION 99(1)(c) OF THE LAND TITLE ACT
 BCGS 926.015



INTEGRATED SURVEY AREA No. 18 (RICHMOND) M4083 (CSRS) CYRD 2005
 THIS PLAN SHOWS HORIZONTAL, GROUND-LEVEL DISTANCES EXCEPT WHERE SHOWN OTHERWISE. DISTANCES ARE SUPPLIED GROUND-LEVEL DISTANCES BY CORRECTION FACTOR 0.99999275

- LEGEND**
- GROUND BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEOMETRIC CONTROL POINTS 774677 AND 874624.
 - DENOTES CONTROL POINT
 - DENOTES IRON POST
 - m.2 DENOTES SQUARE METRES



PLAN BCP
 DEPOSITED IN THE LAND TITLE OFFICE
 THIS NEW WESTMINSTER, B.C.,
 THIS DAY OF JANUARY 2008

BLAIR SIMPSON & ASSOCIATES
 4-10888 - 54TH AVENUE
 SURREY, B.C. V4N 1S9
 TEL: 604-591-8811 FAX: 604-513-2302
 FILE: 3567
 DIB: 3567-ARM

I, CARL SIMPSON, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS PLAN AND THAT THE SURVEY AND PLAN WERE COMPLETED ON THE 19th DAY OF AUGUST, 2008. THE PLAN WAS COMPLETED AND CHECKED BY ME AND THE CHECKLIST FILED UNDER G5486707 ON THE 28th DAY OF AUGUST, 2008.

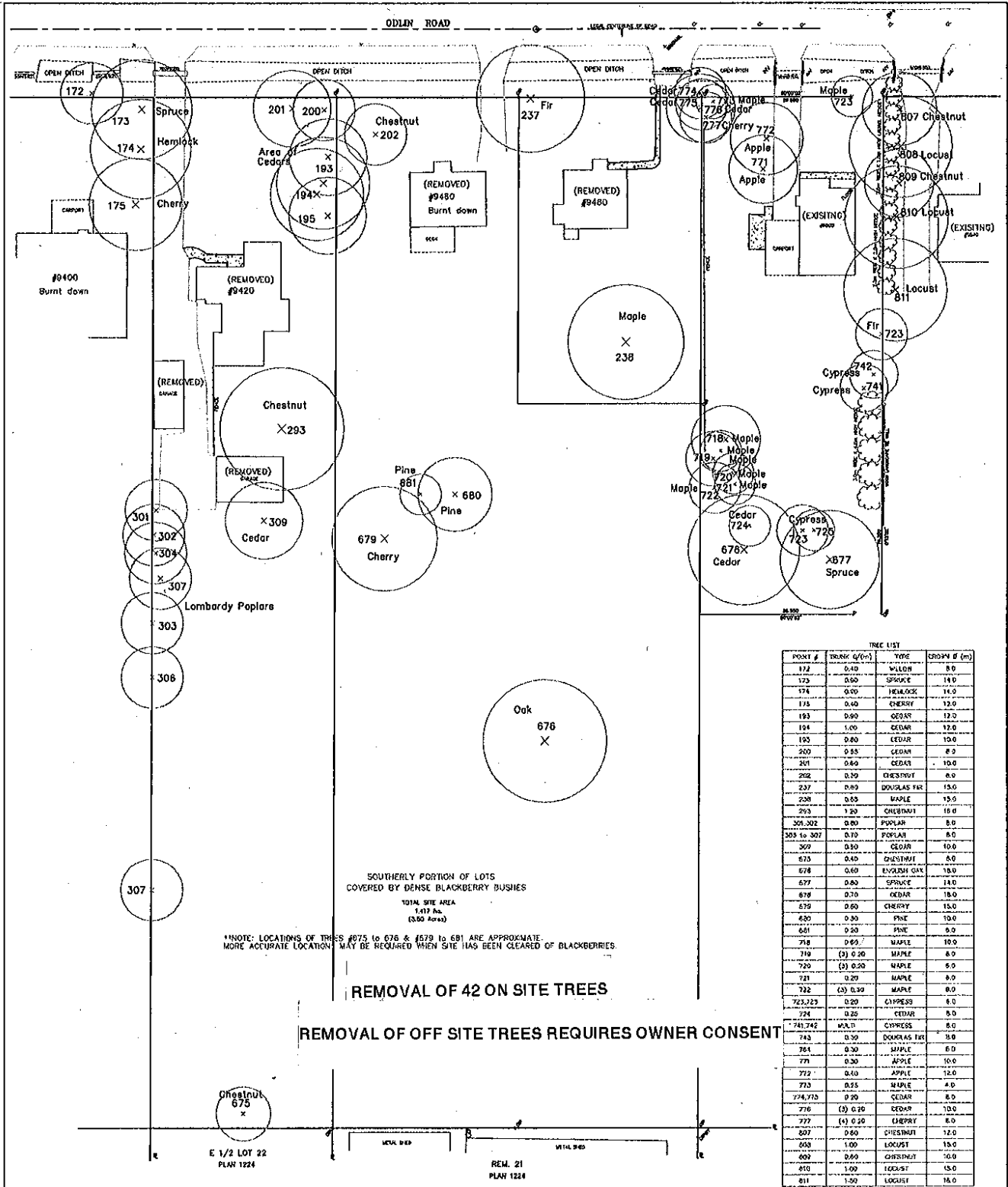
[Signature]
 C.S.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

Cambridge Park 9500 Odlin Road
 Polygon LEED (Equivalent) Scorecard:

10-Sep-08

LEED (Equivalent) Scorecard		Likely	Possible	Unlikely
Sustainable Sites 7 Points				
PR1	Erosion & Sedimentation Control	Y	Y	
SS1	Site Selection	1	1	
SS2	Development Density	1	1	
SS3	Redevelopment of Contaminated Sites	1	1	
SS4.1	Alternative Transportation - Public Transportation Access	1	1	
SS4.2	Alternative Transportation - Bicycle Storage & Changing Room	1	1	
SS4.3	Alternative Transportation - Fuel Refueling Stations	1		1
SS4.4	Parking	1	1	
SS5.1	Open Space	1	1	
SS5.2	Footprint	1		1
SS6.1	Stormwater Management - 25% reduction in rate & quantity	1		1
SS6.2	Stormwater Management - Treatment	1		1
SS7.1	Landscape & Exterior Design to Reduce Heat Islands - Non-roof	1	1	
SS7.2	Landscape & Exterior Design to Reduce Heat Islands - Roof	1		1
SS8	Light Pollution Reduction	1	1	
subtotal		8	1	5
Water Efficiency 7 Points				
WE1.1	Water Efficient Landscaping - Reduce by 60%(No Irrigation)	1		1
WE1.2	Water Efficient Landscaping - No Potable Use or No Irrigation	1		1
WE2	Water Use Reduction - 20% Reduction	1	1	1
WE3	Water Use Reduction - 30% Reduction	1		1
subtotal		1	0	4
Energy & Atmosphere 7 Points				
PR1	Fundamental Building Systems Commissioning	Y	Y	
PR2	Minimum energy Performance	Y	Y	
PR3	CFC Reduction in HVAC&R Equipment	Y	Y	
EA1	Optimize Energy Performance - 29%New20% Existing	2	2	
EA2	Optimize Energy Performance - 38%New29% Existing	1		1
EA3	Best Practices Commissioning	1	1	
EA4	Ozone Depletion	1	1	
EA5	Measurement & Verification	1	1	
EA6	Green Power	1		1
subtotal		1	4	2
Material & Resources 11 Points				
PR1	Storage & Collection of Recyclables	Y	Y	
MR1	Building Reuse (NA)	1		1
MR2.1	Construction Waste Management - Divert 50%	1	1	
MR2.2	Construction Waste Management - Divert 75%	1		1
MR3	Resource Reuse	1		1
MR4.1	Recycled Content - Specify 7.5%	1	1	
MR4.2	Recycled Content - Specify 15%	1	1	
MR5.1	Local/Regional Materials - 10% Extracted & Harvested Locally	1	1	
MR5.2	Local/Regional Materials - 20% Extracted & Harvested Locally	1		1
MR6	Rapid Renewal	1		1
MR7	Certified Wood	1		1
MR8	Durable Building	1	1	
subtotal		4	1	6
Indoor Environment 16 Points				
PR1	Minimum IAQ Performance	Y	Y	
PR2	Environmental Tobacco Smoke(ETS) Control	Y	Y	
EQ1	Carbon Dioxide (CO2) Monitoring	1	1	
EQ2	Ventilation Effectiveness (NA)	1		1
EQ3.1	Construction IAQ Management Plan - During Construction	1	1	
EQ3.2	Construction IAQ Management Plan - Before Occupancy	1	1	
EQ4.1	Low-Emitting Materials - Adhesive & Sealants	1	1	
EQ4.2	Low-Emitting Materials - Paints	1	1	
EQ4.3	Low-Emitting Materials - Carpet	1	1	
EQ4.4	Low-Emitting Materials -Composite Wood	1		1
EQ5	Indoor chemical & Pollutant Source Control	1	1	
EQ6.1	Controllability of Systems - Perimeter	1	1	
EQ6.2	Controllability of Systems - Non-Perimeter	1	1	
EQ7.1	Thermal Comfort - Comply with ASHRAE 55-1992	1	1	
EQ7.2	Thermal Comfort - Permanent Monitoring System	1		1
EQ8.1	Daylight & Views - Daylight 75% of Spaces	1	1	
EQ8.2	Daylight & Views - Views of 90% of Spaces	1	1	
subtotal		11	1	3
Innovation & Design Process 5 Points				
	Innovation in Design - Exemplary Water	1	1	
	Innovation in Design - Green resident handbook	1		1
	Innovation in Design - Specific Title	1	1	
	Innovation in Design - Specific Title	1	1	
	Lead™ Accredited Professional	1	1	
subtotal		3	2	0
TOTALS		28	9	20

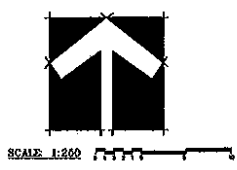


Michael J. Mills Consulting
 1820 Sunshine Coast Highway, Roberts Creek, BC V0N 2W8
 ph 604 850-4711 fx 604 890-2718

EXISTING TREE ASSESSMENT SUMMARY PLAN

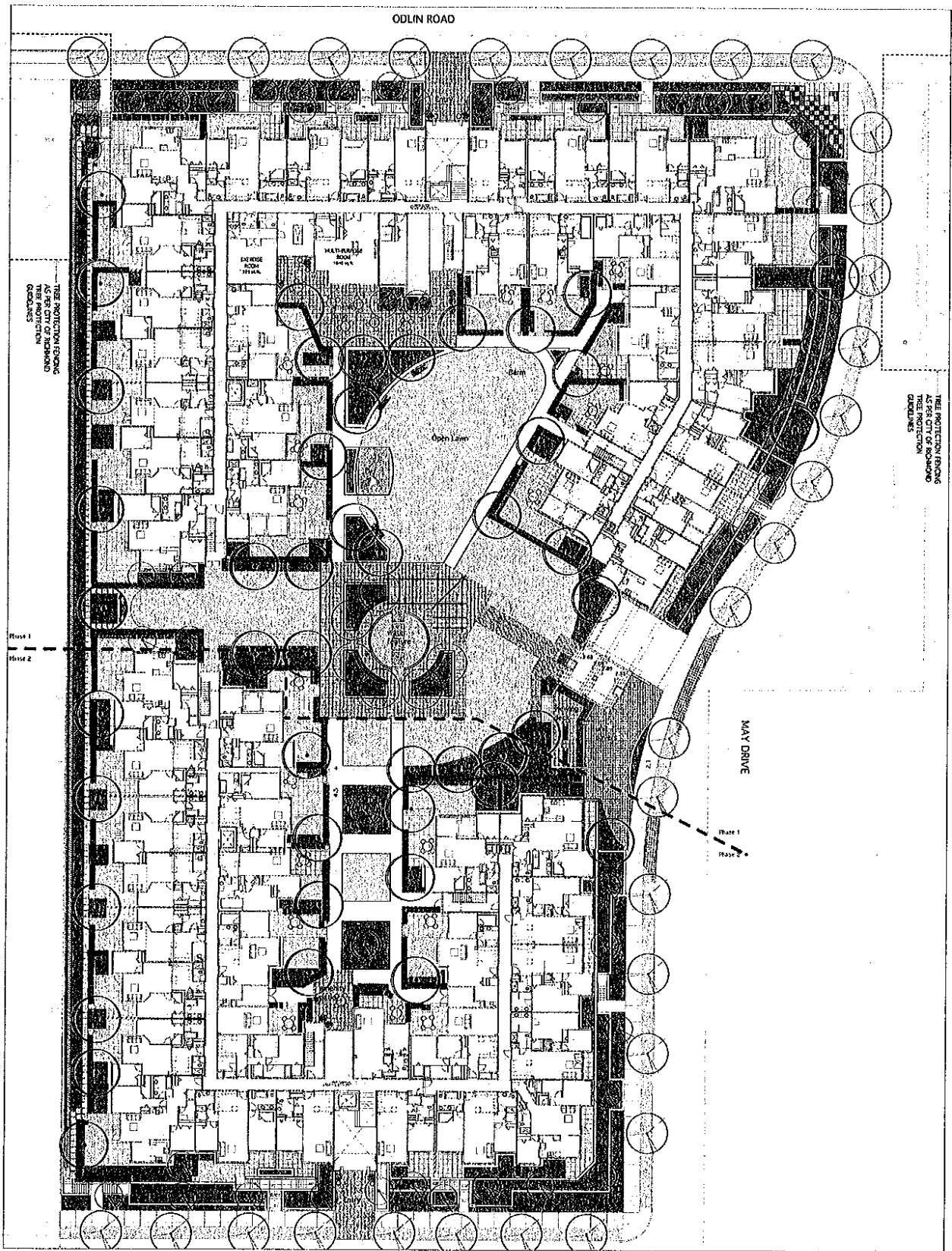
Proposed Apartment Complex
 9420 - 9500 ODLIN ROAD
 City of RICHMOND

MJM File # 748 April 2, 2007



Survey Information Provided by
 Watson & Bernard BCLS

APPENDIX #1



Project Name	9420-9500 Odlin Road Assembly
Client	DC
Scale	1:200
Date	01/25

9420-9500 Odlin Road Assembly
Landscape Plan

POLYGON DEVELOPMENT 223 Ltd
 2, Parkway Court
 Richmond, BC V6V 2G9
 Tel: 604-273-1111
 Fax: 604-273-1112
 Email: info@polygondevelopment.com

DC
 1000-1010
 Vancouver, BC V6Z 1G1
 Tel: 604-681-1111
 Fax: 604-681-1112
 Email: info@dc.com

Advisory Design Panel

Thursday, September 4, 2008

1. **REZONING 08-408104 - FOUR STOREY APARTMENT ABOVE A LEVEL OF PARKING**

APPLICANT: Robert Ciccozzi Architecture Inc.

PROPERTY LOCATION: 9420, 9460, 9480, 9500 Odlin Road

Staff Comments

Diana Nikolic, Planner, provided an overview of the site context and area background. The site is located within the Alexandra Neighbourhood and is designated Residential Area 1, which permits a base density of 1.5 FAR, which increases to 1.7 FAR with the provision of affordable housing. The applicant is currently working with Transportation Engineering to secure a parking variance in lieu of the provision of a Transportation Demand Management Strategy and Implementation Plan. The Panel was asked to consider the May Drive elevation and the resolution of the collection and loading area, the edge conditions, particularly the effectiveness of landscaped retaining walls, the liveability of ground level G Units, the effectiveness of changes to building materials and building recesses to minimize the massing along the Odlin Road frontage, and the landscaping plan proposed.

Advisory Design Panel

Thursday, September 4, 2008

In addition, Robert Ciccozzi of Robert Ciccozzi Architecture, Inc. and Robert Barnes, Landscape Architect, R. Kim Perry and Associates, Inc. were present to provide information and respond to questions of the members of the Panel.

The intention is to introduce a building with a clean contemporary look and a strong urban edge along the street. Heavier concrete and brick is proposed at lower elevations transitioning to lighter material such as glass and lighter hues at higher elevations. Relief to the base of the building (parking elevation) comes in the form of planters that are general no greater than 2 ft in height. While maintaining the honesty of a repetitive pattern, treatments, such as variation between balcony railings, are introduced for variety. Lobbies are characterized by concrete and glass construction and a simple canopy to link to the street. To minimize the impact of the flat roofs, the overhang is extended. A horizontal trellis was introduced to the May Drive frontage to visually link the buildings. The pedestrian stairway was widened to 10 ft., the parking entry was pulled back, and a variety of hard surface material was introduced. The proposed 2% slope at the entry to the parkade is intended to facilitate drainage. The color scheme is neutral and the courtyard is a feature. To maximize the courtyard area, wide shallow units are proposed. The G Units have been introduced in other developments.

The landscaping plan introduces an urban edge that engages the streetscape. The change in grade will be treated with a series of terraced landscape walls. Planting, hard surface treatment, and a project identification monument will be introduced at the northeast and southeast corners. The northeast corner will also include public art. The central courtyard includes a series of small amenity courts and the raised viewing platform visually links the space with the future park across May Drive. All hard surface treatment on the podium level will be permeable. The western edge will be treated with an yet to be determined 'special' wood fence.

Panel Discussion

In answer to several questions, the applicant provided the following advise:

- Perforated vinyl is proposed for the underside of the soffit;
- Deck railing consists of aluminum fencing and painted wood panel;
- Both buildings have two elevators;
- The 32 sq. m of perennials referenced are in addition to the material included in the planting list; and
- Podium soil depth will be between 12 and 18 inches.

Comments from the Panel were as follows:

- Consider introducing more vibrant colors to the color palette and the use of brick instead of vinyl. The Odlin Road frontage is acceptable. The G units are considered to be liveable. Some CPTED concerns associated with niches in the loading/collection area. Consider introduction of gates at the top of stairs. The introduction of patios and individual unit staircases establish a sense of ownership and distinction from the street.

Advisory Design Panel

Thursday, September 4, 2008

- Consider introduction of another vehicle access to better manage anticipated volume.
- Consider irrigation irrespective of whether drought tolerant landscaping is proposed. Look for opportunities to minimize or eliminate the use of allan blocks, opting in favour of slopes. Further design continuity between trellis elements. Reconsider the diagonal path to introduce more intention to the design.
- Consider opportunities to widen the southern portion of the courtyard. Pay particular attention to the treatment of the roof overhang. Consider turning the balcony or alternate screening options to minimize overlook issues between unit E and G. Façade rhythm and street level relationship is well handled. Introduce greater variety to roof heights. Investigate introduction of greater contrast to enhance building entrances. Reconsider the location of the cross drive aisle within the parkade.
- Support for the proposed universal design features.
- Consider not separating the loading/collection area from May Drive; instead make it a public plaza like space. Articulation along Odlin Road and May Drive is well received. Overhangs and soffit treatment are to be carefully undertaken. Consider increasing the variation in retaining wall heights and reducing the setback in some locations.

Following a discussion, the Chair summarized the points raised by the Panel as follows:

- more contrast in the exterior colour scheme to amplify the contrast among the different shadings;
- security at the niches to the recycling area;
- security fencing at the top of the stairs to the podium;
- alternate exit to the parkade;
- irrigation for the landscape area;
- continuity in the trellis design around the project;
- reduction of the allan block retaining walls in favour of slopes;
- options to the diagonal pathway within the outdoor amenity area;
- screening between E and G units;
- greater variety to the roof heights;
- alternatives to materials for soffits other than perforated panels;
- contrast in colour or material changes to the areas around the entries to add punch to the entry areas;
- location of the cross aisles to improve circulation within the parkade; and
- making the loading bay and recycling area more open and integrate as part of the plaza to make the space function as a public outdoor area.

Advisory Design Panel

Thursday, September 4, 2008

Panel Decision

It was moved and seconded

That RZ 08-408104 move forward for consideration by the Planning Committee, taking into consideration the following comments of the Advisory Design Panel:

1. ***consider providing more contrast in the exterior colour scheme to amplify the contrast among the different shadings;***

See attached sample elevations for progress in color development. We have reviewed the distribution of materials on the elevations to introduce some of the more high contrast colours in areas where existing colours are very neutral.

2. ***consider providing some security at the niches to the recycling area;***

RCA has widened the opening in the wall to maintain cover over the door while eliminating the large recesses which were a security concern.

3. ***consider providing security fencing at the top of the stairs to the podium;***

It was our understanding that the security fencing was requested at the perimeter parkade exit stairs not the stairs to the courtyard. Clarification may be required. Gates have been added for enhanced security to parkade exit stairs.

4. ***consider providing an alternate exit to the parkade;***

This has been previously considered and discussed with Planning; it is not considered feasible given other constraints in the parkade.

5. ***consider irrigation for the landscape area;***

Some drip type irrigation will be added in common areas. Hose bibs for additional strata maintenance will be provided at common areas.

6. ***consider continuity in the trellis design around the project;***

Trellis design will be coordinated between RCA and P+A (Landscape Architect) for consistency. The intent is for these to be consistent in detail, material and finish, though they will vary in size and configuration.

7. ***consider opportunities to reduce the allan block retaining walls in favour of slopes;***

P+A has reviewed opportunities; sloping will minimize berm areas for tree planting and cannot be achieved in the smaller garden areas.

8. ***consider options to the diagonal pathway within the outdoor amenity area;***

P+A has reworked the pathway configuration in the courtyard. See attached site plan.

9. ***consider screening between E and G units to address overlook issues;***

A privacy screen has been added to the balcony of the E unit where there were overlook concerns to the G unit.

10. ***consider opportunities for greater variety to the roof heights;***

Advisory Design Panel

Thursday, September 4, 2008

Variation in the roof lines are greater than they appear on the elevations on account of the series of recesses and bays; the model at the next ADP will more clearly show this and we would ask that this consideration be carried forward to that discussion. The variation in roof heights serve to emphasise the entries and the corner and we feel adding additional height to other areas will dilute that design intent and take away that emphasis.

- 11. *consider some alternatives to materials for the soffits other than perforated panels;***

the proposed white vinyl soffit material provides venting for the roof, is continuous with the wall colour scheme (which moves to greater expanses of white toward the top of the wall) and provides increased reflectance and therefore improved daylighting to interior spaces. It is also durable and easier than most alternatives for the future strata to maintain.

- 12. *consider adding contrast in colour or material changes to the areas around the entries to add punch to the entry areas;***

See attached elevations. Framing for the full height glazing has been changed to black to give higher impact and better differentiate the lobby. The entry area has been improved with increased detail and visibility of lobby.

- 13. *consider the location of the cross aisles to improve circulation within the parkade; and***

This has been previously considered and discussed with Planning; it is not considered feasible given other constraints in the parkade. The layout responds to a number of considerations and we believe current layout achieves both good efficiency and ease of circulation.

- 14. *consider making the loading bay and recycling area more open and integrate with the plaza to make the space function as a public outdoor area.***

Planning has indicated that they would not support the elimination of the planter wall; the forthcoming model for development ADP will represent the relationship of this pace to the street better than the rendering did.

CARRIED

Rezoning Considerations
9420, 9460, 9480, 9500 Odlin Road
RZ 08-408104

Prior to final adoption of Zoning Amendment Bylaw 8440, the developer is required to complete the following:

1. Consolidation of the subject properties. Further, the consolidation plan is to include the following road dedications and rights of way as determined acceptable by the Director of Transportation and Director of Development:
 - 10 m wide road dedication along the entire south property line for Tomicki Avenue;
 - 4 m x 4 m corner cut road dedication at the intersection of Tomicki Avenue and May Drive;
 - 20 m wide road dedication along the eastern edge of the southern portion of 9500 Odlin Road and a 10 m wide road dedication along the eastern edge of the northern portion of 9500 Odlin Road and the southern portion of 9460 Odlin Road. At the midpoint of May Drive, the road dedication will taper and a right of way on 9540 Odlin Road is required to address the shortfall and achieve a minimum 10 m wide temporary road;
 - 4 m x 6 m corner cut road dedication at the interesting of May Drive and Odlin Road; and
 - dedication as “park” of a 79.6 m² (856 ft²) area located at the southeast corner of 9500 Odlin Road.
2. Registration of a 10 m x 10 m (100m²) area right of way on 9451 Alexandra Road or 9540 Odlin Road to facilitate truck turn around until the time at which Tomicki continues west to Dubbert Street or east to No. 4 Road;
3. Registration of an Aircraft Noise Sensitive Use Covenant on title;
4. Registration of a Flood Plain Covenant on title referencing the minimum habitable elevation for the area, which is 2.6 m (geodetic);
5. Registration of the City’s standard Housing Agreement(s) to secure 11 affordable housing units (consisting of 5 one-bedroom units and 6 two-bedroom units) in Building 1 and 11 affordable housing units (consisting of 5 one-bedroom units and 6 two-bedroom units) in Building 2. The terms of the Housing Agreement(s) will include:
 - one-bedroom units must have a minimum area of 58 m² (630 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 units must have a minimum area of 63 m² (686 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;

6. Registration of a legal agreement on title to ensure the occupants of the affordable housing units, subject to the Housing Agreement referenced in #5, enjoy full and unlimited access and use of the indoor amenity space provided on-site;
7. Registration of a legal agreement preventing:
 - occupancy of Building 1 until 11 affordable housing units (5 one-bedroom units and 6 two-bedroom units) are constructed within Building 1; and
 - occupancy of Building 2 until 11 affordable housing units (5 one-bedroom units and 6 two-bedroom units) are constructed within Building 2 and Building 1 has been constructed.
8. A covenant to secure the guest suite as common property for the benefit of all residents in perpetuity by prohibiting future sale or conversion of the unit;
9. City acceptance of a voluntary contribution of \$ 126,480.00 (based on a rate of \$0.60/ft² established by 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;
10. City acceptance of a voluntary contribution of \$ 14,756.00 (based on a rate of \$0.07/ft² established by the maximum floor area ratio (FAR)) toward community and engineering planning costs and execution of a letter confirming the terms of the contribution and provision of the contribution;
11. City acceptance of a voluntary contribution of \$ 126,480.00 to the City's Public Art fund (based on a rate of \$0.60/ft² established by the maximum floor area ratio (FAR)) or provision of a legal agreement confirming provision of the contribution and the terms of the contribution;
12. City acceptance of a voluntary contribution of \$ 126,480.00 (based on a rate of \$0.60/ft² established by the maximum floor area ratio (FAR)) to the City Beautification fund and a letter confirming the terms of the contribution and provision of the contribution;
13. Contribution of \$2,000 paid to the Parks Department tree compensation fund for the removal of 2 City trees at the current rate of \$500 per tree and compliance with the 2:1 replacement ratio;
14. 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);
15. Connection of the gravity sanitary sewer to the existing gravity sanitary sewer main located along Odlin Road. The Servicing Agreement is required to include calculations substantiating that the sanitary sewer has adequate capacity to accommodate the proposed development;
16. A 600 diameter storm sewer to convey flows to the existing tie-in points and then drain out to the main conveyances. The new proposed storm sewer will flow east along the portion of Tomicki Avenue being introduced along the site's southern edge and north along future May Drive along the eastern frontage of the site ultimately connecting to the existing headwalls on either side of the northern frontage. The storm water would flow

east and west along Odlin Road connecting to the main conveyances at No. 4 Road and Garden City Road respectively;

17. Enter into the City's standard Servicing Agreement to design and construct comprehensive offsite works. Most works are at the developer's sole cost; some credits for Development Cost Charges are available, for area waterworks and specific sanitary sewer works on Anderson Road. Works include, but are not limited to:

Odlin Road

"Two-thirds" of the road upgrades are required from the west edge of the development site, extending east and tying into works completed via Servicing Agreement (SA 07-365375). The work is to extend across the future Park site (9540, 9560, 9580, 9600, and 9620 Odlin Road).

The existing pole line is to be undergrounded. The road elevation must be a minimum of 2 m geodetic. The transition between the new and the existing grades is to be a maximum 6% slope. The upgraded asphalt road width must be a minimum of 6.2 m wide plus a 1 m wide gravel shoulder before the cross fall to the north. Design is to be undertaken in accordance with TAC guidelines, meeting the existing surface. From the back of the new curb and gutter, a 2.5 m wide grass and treed (7 cm Common Catalpa) boulevard is to be established, including a 2 m wide concrete sidewalk that abuts the property line.

Improvements along Odlin Road in front of 9540, 9560, 9580, 9600, and 9620 Odlin Road are to facilitate tree preservation when feasible. To facilitate tree preservation, a meandering sidewalk and/or offsetting of the storm sewer alignment may be supported.

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

Other works required are a new storm sewer and an upgraded PVC water main, both connecting east to works done via SA 07-365375 (Hennessy Green offsites). The storm sewer also must extend west (the high point along Odlin Road is May Drive), connecting to works done via SA 07-365378 (Meridian Gate offsites). The gravity sanitary sewer exists along the Odlin Road frontage.

May Drive

A minimum 10 m width acquired through dedication or a combination of dedication and a right of way along this entire frontage, of which a 6 m minimum width is to be asphalt, with additional allowance for grade differential along the east edge. A minimum road elevation of 2 m geodetic is required. The constructed cross section includes a 2 m wide concrete sidewalk at the property line, with a 1.5 m wide grass and treed boulevard including Type 1 streetlights (tree species to be determined), curb and gutter, 6 m wide asphalt, with an engineered retaining wall along the west property line.

Water main, storm and gravity sanitary sewer systems are to be located under the road. The ultimate 20 m wide road will consist of an 8.5 m wide asphalt surface, the east

side of the cross section will include a 2 m wide sidewalk, and a 3 m wide grass and treed boulevard.

Storm and sanitary sewer construction are required via this Servicing Agreement. Subject to the applicant's consultant confirming that it is not required within the immediate future, the new water main may be located on the east side of May Drive and constructed in the future when May Drive is completed.

Development Cost Charge Credits will apply for work on May Drive only, which are required to be dedicated, designed and constructed through the Servicing Agreement.

Two cross sections are required consisting of an interim and an ultimate design. An interim design option is supported for all of May Drive; interim design cross section details used for Tomicki Avenue below, may be used for May Drive as well.

Tomicki Avenue

A 10 m wide dedication is required along the entire southern edge, of which a minimum 6 m width is required to consist of an asphalt road surface, with additional allowance for grade differential at the south property line. The road elevation must be a minimum of 2 m geodetic. The ultimate constructed cross section is to include the 2 m wide concrete sidewalk at the property line, with a 1.5 m wide grass and treed boulevard including Type 1 street lights (tree species to be determined), curb and gutter, 6 m wide asphalt, with a minimum 1 m wide gravel shoulder on the south edge. The total width is approximately 10.65 m with no allowance for lock blocks, retaining wall or other slope control options.

An *interim* design option includes the ultimate 2 m wide concrete sidewalk with an interim minimal grass strip (0.6 m +/-) including Type 1 street lights, an asphalt curb and gutter and with asphalt swale (low point) about where the ultimate curb line will be placed.

A storm sewer and water main will also be required but based on current knowledge; a gravity sanitary sewer line is not required on Tomicki Avenue at this time. The ultimate cross section for Tomicki Avenue should be very similar to the ultimate May Drive cross section, as both are 20 wide roads with 8.5 m wide asphalt treatment. Two (2) cross sections are required consisting of an interim and an ultimate design.

All three new roads

For all three new roads, complete and functional systems for BC Hydro, TELUS, Terasen, and Shaw must be included in the infrastructure.

Service Connections

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

Storm

Based on the submitted assessment, the new proposed storm sewer will flow east along new Tomicki Avenue at the south frontage of the development site and north along future May Drive at the east frontage of the development site and then tie into

existing headwalls on either side of the north frontage and drain east and west along Odlin Road and tie-in to the main conveyances at No. 4 Road and Garden City Road respectively. According to the submission, a proposed 600 diameter storm, as shown in your analysis as MH-D19 to MH-D18, MH-D18 to MH-D10 and MH-D10 to EX HW-D8 and EX HW-D11 will adequately convey the flows to the existing tie-in points and then drain out to the main conveyances. The signed/sealed letter indicates that the storm sewer system has the adequate capacity for the 'Ultimate Development' (OCP) condition and the proposed development will not cause flooding within the drainage catchment area. These calculations are to be included on the Servicing Agreement design drawings.

Sanitary

Based on the submitted assessment and letter, the proposed development site will tie-in to the existing gravity sanitary sewer main along Odlin Road. According to the submitted calculations and signed/sealed letter, the proposed sanitary sewer system has sufficient capacity for post and future (Ultimate) development condition with the maximum capacity for any pipe section being $\leq 50\%$ full and that the proposed development will not cause backup or surcharging within the sanitary sewer system. The proposed sizing of the sanitary sewer and calculations are to be included on the Servicing Agreement design drawings.

Water

Using the OCP 2021 Maximum Day Model, there is 107 L/s available at 20 psi residual. The development proposed requires a minimum of 200 L/s. Water analysis is required and is to be shown on the Servicing Agreement design drawings. Once the building design has been confirmed at the Building Permit stage, fire flow calculations that are signed and sealed by a professional engineer based on the Fire Underwriter Survey are required to confirm that there is adequate available flow. Additionally, a letter and/or drawing signed and sealed by a professional engineer confirming the existing frontage size is required. If frontage is less than 150 mm, the frontage must be upgraded to 150 mm as per City requirements.

Transportation Demand Management/Accessible Bus Shelter

Installation of a fully accessible bus shelter at the northbound bus stop on Garden City Road, immediately north of Odlin Road is required in association with the Servicing Agreement.

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; and
2. Provide staff with details of a strategy to mitigate the impact of tree removal and construction of May Drive on 9540 Odlin Road.

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 lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails;
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 Underwriter Survey confirming adequate available flow is required at the Building Permit stage;
5. Demonstration of compliance with all terms outlined in Schedule C to Division 200 of the Zoning Bylaw to permit floor area exclusion in lieu of the provision of dwelling units with basic universal housing features;
6. Certification by a registered professional that any required noise insulation measures may be installed according to recommendations in the required acoustic report;
7. Payment of \$1,836.72/unit in accordance with the Alexandra Neighbourhood Development Agreement; and
8. 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 Zoning and Development Bylaw 5300
Amendment Bylaw 8440 (RZ 08-408104)
9420, 9460, 9480, AND 9500 ODLIN ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.201 thereof the following:

"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/201)

The intent of this zoning district is to accommodate multiple family dwellings in the West Cambie Area Plan – Alexandra Neighbourhood.

291.201.1 PERMITTED USES

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

291.201.2 PERMITTED DENSITY

- .01 Subject to subsection .03, herein, the maximum **Floor Area Ratio** shall be: 1.5 plus an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- .02 Despite section 291.201.2.01, the reference to "1.5" in relation to the maximum **Floor Area Ratio** is increased to a higher density of "1.7" 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 0.066 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 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-street 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 108 m² (1,158 ft²).

291.201.3 **MAXIMUM LOT COVERAGE**

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

291.201.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:**

- a) Odlin Road: 6 m (19 ft.)

- i. unenclosed balconies and common entry features may project into the **public road** setback for a maximum distance of 1.5 m (5 ft.); and
- ii. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 3.8 m (12.5 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

- b) May Drive: 4 m (13 ft.)

- i. unenclosed balconies and common entry features may project into the **public road** setback for a maximum distance of 1 m (3.2 ft.); and
- ii. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 3 m (10 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

- c) Tomicki Avenue: 6 m (19 ft.)

- i. unenclosed balconies and common entry features may project into the **public road** setback for a maximum distance of 1.5 m (5 ft.); and
- ii. a parking **structure** may project into the **public road** setback, but shall be not closer to a **public road** than 3 m (9 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

- .02 **Side Yard Setback:** 6 m (19 ft.)

- a) unenclosed balconies may project into the **side yard** setback for a maximum distance of 1 m (3.2 ft.); and
- b) the parking **structure** may project into the **side yard** setback. Such encroachments must be landscaped or screened by a combination of trees,

shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

291.201.5 **MAXIMUM HEIGHTS**

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

291.201.6 **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.

291.201.7 **SIGNAGE**

- .01 Signage must comply with the city of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "High-Density Residential District (R4)".

291.201.8 **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, and 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/200)**.

P.I.D. 003-753-352
 East Half Lot 7 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 018-742-971
 Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan LMP16370

P.I.D. 018-742-980
 Lot B Section 34 Block 5 North Range 6 West New Westminster District Plan LMP16370

P.I.D. 012-032-344
 Lot 9 Except: Parcel "A" (Explanatory Plan 25130), Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

- 3. The Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8445".

FIRST READING

A PUBLIC HEARING WAS HELD ON

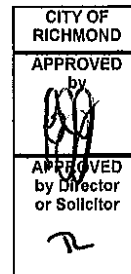
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 22 2009



MAYOR

CORPORATE OFFICER