



To: Planning Committee **Date:** October 11, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-557519
 Director of Development
Re: **GBL Architects Inc. has applied to the City of Richmond for a text amendment to the Low Rise Apartment (ZLR24) zone and permission to rezone 9500 Cambie Road from Single Detached (RS1/F) to Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) in order to permit a four (4) storey residential development consisting of approximately 135 units**

Staff Recommendations

That Bylaw No. 8826 to amend the “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)” Zone for the rezoning of 9500 Cambie Road from “Single Detached (RS1/F)” to “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)” be introduced and given first reading.

Brian J. Jackson, MCIP
 Director of Development

DN:blg

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

Att.

Staff Report

Origin

GBL Architects Inc., on behalf of 0890784 BC Ltd., has applied to the City of Richmond to rezone 9500 Cambie Road (**Attachment 1**) from “Single Detached (RS1/F)” to “Low Rise apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)” to permit development of approximately 135 units, including six (6) affordable housing units over a parking structure (**Attachment 2**).

An amendment to the “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)” zone to reference setbacks along Cambie Road is associated with the subject application. At the time the zone was drafted, active development was not occurring along Cambie Road; therefore, an appropriate setback was not established.

Findings of Fact

The subject application is in the Alexandra Neighbourhood within the West Cambie Area Plan and conforms to the building typology envisaged for the site.

The adjacent western site consists of a large consolidation that includes residential, commercial, day care and community use space. The eastern adjacent site is in the process of rezoning to permit assembly use.

The subject application has managed to accommodate the density on-site in a building form that is responsive to the area plan design guidelines despite being constrained in terms of lot size and geometry, as well as substantial road dedication requirements.

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

A Servicing Agreement is required as a condition of rezoning and will address off-site works including but not limited to transportation improvements to Cambie Road, May Drive and McKim Way.

Surrounding Development

To the North: Cambie Road and existing single-family lots zoned “Single Detached (RS1/B)” and designated Residential (Single Family Only) in the West Cambie Area Plan.

To the East: Future May Drive and existing single-family lots zoned “Single Detached (RS1/F)” and designated Community Institutional in the Alexandra Neighbourhood Land Use Map. A consolidation of five (5) parcels are included in an active development application to rezone the site to facilitate development of a two-storey assembly hall and associated parking intended to serve the Ismaili Muslim population in Richmond (RZ 04-270168). The two-storey structure consists of approximately 2,283 m² (24,578 ft²) that includes prayer space, classrooms for religious study, seminars and education sessions, a library, and a nursery, as well as a landscaped surface parking area to accommodate approximately 290 vehicles. The associated Public Hearing occurred in July 2009 and the applicant is actively working to address all terms associated with the rezoning.

To the South: Future McKim Way and existing single-family lots zoned “Single Detached (RS1/F)” and designated Residential Area 1 (1.50 base FAR) and Community Institutional respectively. The south easterly parcel is included in the active assembly hall proposal (RZ 04-270168).

To the West: The “Remy” development introduces a mix of uses divided by Stolberg Street. Three (3) six-storey residential buildings over a semi-submerged parking level, and a day care centre will be constructed on the west side of Stolberg Street and three (3) four-storey residential buildings and townhouses units over a semi-submerged parking level, as well as a small commercial retail unit will be introduced on the east side of Stolberg street. The four-storey residential buildings interface with the subject site.

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 (**Attachment 4**), and is within Character Area 4 – Medium Density Housing. The proposal complies with the intended land use.

Character Area 4 – Medium Density Housing specifies a minimum lot area requirement of 1.0 ha (2.47 ac). Due to earlier development patterns in the immediate neighbourhood and the then property owner’s disinterest in development, it was understood that the subject site would be developed on its own. The western adjacent “Remy” development was required to demonstrate the feasibility of achieving the target density on the subject site.

The property has since been sold and the applicant has demonstrated that 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 to disclose noise restrictions prior to final adoption of the rezoning bylaw.

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

The applicant is required to retain a registered professional who is qualified in the design and installation of an air condition, or an alternative cooling system that meets the ASHRAE 55-2004 standard, or subsequent updates as they may occur. Further, the retained registered professional is 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 must 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's "Residential Area 1" designation includes provisions to permit additional density provided a predetermined ratio of the density bonus is secured as affordable housing units.

Conditional to securing 1/3 of the 0.2 Floor Area Ratio (FAR) density bonus area as affordable housing units, the density for area designated "Residential Area 1" may increase from 1.5 to 1.7 FAR. The remaining 2/3 of the additional density may be marketed without conditions to contribute toward the financing of the affordable housing units.

Of the 135 units proposed on-site, six (6) affordable housing units are proposed. The following have been identified as future affordable housing units:

- Three (3) two-bedroom units located on the ground level fronting Cambie Road and at the corner of Cambie Road and May Drive; and
- Three (3) one-bedroom units on the ground level fronting May Drive.

Attachment 5 indicates the location of affordable housing units within the proposed development.

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

Housing Agreement Terms

Rental Rate	\$875 for one-bedroom units for an eligible tenant having an annual income of \$35,000 or less \$1,063 for two-bedroom units for an eligible tenant having an annual income of \$42,500 or less Including provision for income adjustment at the date of adoption
Ownership	The Housing Agreement is to establish terms for block ownership of the affordable housing units
Duration of Agreement	Perpetuity
Allocation of Floor Area	Ground floor apartment units

# of bedrooms	unit floor area
2 (x2)	78.9 m ² (850 ft ²)
2	87.5 m ² (942 ft ²)
1	55.9 m ² (602 ft ²)
1 (x2)	49.1 m ² (529 ft ²)

The size of the units proposed are generally in accordance with the terms of the Affordable Housing Strategy. Provision of two-bedroom units is supported as multi-room dwellings are the most desired unit typology and respond to the affordable housing needs of families within the City.

The legal agreement will secure full and unlimited access and use of the indoor amenity space provided on-site for all occupants of the rental units.

Floodplain Management Implementation Strategy

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

Consultation

School District

This application was not referred to School District No. 38 (Richmond) because the proposed development complies with the OCP.

Public Input

Since the rezoning process includes erection of a development sign, notification of neighbours and local advertising of the Public Hearing, no further external consultation was carried out prior to the preparation of this report. The applicant has forwarded confirmation that a development sign has been posted on the site.

Staff have not received any telephone calls or received any submissions from the public regarding the proposed development.

Staff Comments

Background

- The applicant proposes to develop a four-story apartment building consisting of approximately 135 units, including six (6) low-end of market rental units, over a parking level (**Attachment 2**).
- Both the use and building typology proposed are supported by the West Cambie Area Plan -- Alexandra Neighbourhood. The primary challenge associated with the proposal is achieving the site's potential density due to the limited size of the site.
- The net site area, after required road dedications, is approximately 0.59 ha (1.47 acres) or 5,976 m² (64,331 ft²), which is less than the 1.0 ha (2.47 acres) minimum consolidation requirement referenced in the West Cambie Area Plan.
- Development of the subject site, despite the total area of the lot, is supported based on factors that precluded the site's ability to consolidate a larger development site.

- The eastern adjacent assembly development proposal (RZ 04-270168) had secured a fixed consolidation and was in the review process prior to the development and adoption of the West Cambie Area Plan.
- At the time that the western adjacent development (the “Remy”) was considered by the City, the owner of the subject site was not interested in consolidating and pursuing development of the site. As part of the “Remy” project review process, the applicant was required to demonstrate that the development potential of the subject site would be retained despite its site area. Further, the design of “Remy” included a minimum 6.8 m (22 ft.) building setback from the east property line to secure separation between the developments.
- The proposed amendment to the “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)” zone consists of adding references to setbacks along Cambie Road. The existing zone does not reference setback requirements along Cambie Road and the proposed additions are required to facilitate development along the site’s Cambie Road frontage.

Alexandra’s Liveability and Interim Amenity Guidelines

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

Childcare

The City of Richmond’s Child Care Policy is included in the Official Community Plan (OCP); access to affordable, flexible, quality childcare is a priority. In response, the developer proposes a voluntary contribution toward the provision of childcare facilities at a rate of \$0.60/ft² based on the maximum floor area ratio (FAR) (\$65,617.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity).

Public Art

In response to the City’s commitment to the provision of Public Art, the applicant will provide a voluntary contribution at a rate of approximately \$0.60/ft² based on the maximum permitted FAR in accordance with the program’s terms (\$65,617.00). The feasibility of the contribution amount being used to facilitate on-site provision of public art will be further considered in association with the associated Development Permit review process (DP 10-557521).

Community and Engineering Planning Costs

To assist in paying for community planning and engineering costs to plan community land use, services and infrastructure, the developer proposes to provide a voluntary contribution based on a rate of \$0.07 /ft² based on maximum FAR (\$7,655.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

City Public Realm Beautification

To assist in paying for City beautification works, such as High Street landscaping, public realm, walkways, plazas, and feature landscaping, the developer proposes to provide a voluntary contribution based on a rate of \$0.60/ft² based on maximum FAR (\$65,617.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

Alexandra's Building Sustainability Guidelines

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

District Energy Utility (DEU)

The City encourages the implementation of environmentally responsible services. The Alexandra area of the West Cambie neighbourhood has been identified by the City for the introduction of a District Energy Utility (DEU). Staff are actively implementing the DEU for the area and the applicant has agreed to design the building to permit connection to the City operated DEU once the service is available in accordance with the Alexandra District Energy Utility Bylaw (No. 8641).

Registration of legal agreements regarding the developer's commitment to connect to the Alexandra DEU, including the operation of and use of the DEU and all associated obligations and agreements, as required by the Director of Engineering, is required prior to rezoning bylaw adoption.

Sustainability

- **Attachment 6** was provided by the applicant and references the sustainability features that are being considered for incorporation into the project.
- The list includes, but is not limited to provisions to include water and energy efficiency, recycled materials and conscientious waste management, low emitting materials and other measures to maximize indoor environmental quality levels.

Technical Review**Road Dedications, Contributions, Transportation & Upgrades**

The following conditions must be addressed prior to adoption of the rezoning bylaw (**Attachment 8**):

Road dedications

- The applicant is required to enter into the City's standard Servicing Agreement (SA) to design and construct frontage improvements and to provide associated land dedication along Cambie Road and the new (north-south) May Drive and (east-west) McKim Way. The cross section details are articulated in Attachment 7.
- Although the adjacent eastern parcel (9560 Cambie Road) is part of a larger active rezoning application (RZ 04-270168) that has Third Reading, it is still possible that the subject application may proceed more rapidly. In this scenario, the applicant is required to secure a road connection between the future McKim Way and May Drive, which requires a right-of-way from the adjacent properties.
- As part of the subject development application, the following must be secured:
 - a. 2 m wide sidewalk;
 - b. boulevard;
 - c. curb/gutter;
 - d. minimum 6 m wide asphalt driving surface to accommodate two-way traffic; and
 - e. 1 m shoulder.
- If the right-of-way to achieve a connection between McKim Way and May Drive cannot be secured by the applicant, the applicant must provide vehicle turning templates confirming the following movements can be accommodated:

- a. Loading vehicles accessing/egressing the loading space;
 - b. Demonstration that functional two-way traffic can be accommodated;
 - c. Demonstration that vehicles can turn around at the south end termination of May Drive; and
 - d. Minimum 2 m wide sidewalk must be provided along the entire frontage, including the southeast corner of the site where the width is constrained.
- Section 219 Covenant BB1931248 and Statutory Right of Way BB1931249 Plan BCP 47360 (public utility purpose) is to be discharged subject to confirmation that the area is entirely within the required road dedication.
 - In addition, land dedication is required for the following corner cuts:
 - a. a 4 m x 4 m corner cut (measured from the new property lines) on the northeast corner of the site at the intersection of Cambie Road and May Drive; and
 - b. a 5 m x 5 m corner cut (measured from the new property lines) on the southeast corner of the site at the intersection of McKim Way and May Drive.
 - Preducting at the intersection of Cambie Road and May Drive for a traffic signal is required.
 - Confirmation of Ministry of Transportation and Infrastructure concurrence is required as a condition of rezoning bylaw adoption.

Parking & Transportation Demand Management

- A total of 179 resident and 25 visitor off-street parking stalls are proposed on-site, which satisfies the bylaw requirement based on consideration of a supportable Transportation Demand Management (TDM) strategy.
- Based on recommendations made by the applicant's Transportation Engineer, a voluntary \$45,000.00 contribution from the developer will facilitate the introduction of a "Special Crosswalk".
- The "Special Crosswalk" will include zebra stripes, signage, overhead illumination and pedestrian activated flashing yellow lights installed across Cambie Road on the west approach of the intersection with Stolberg Street in order to improve pedestrian access to bus stops located on Cambie Road.
- Garbage and recycling collection facilities are located adjacent to an on-site medium sized (9.1 m x 3 m) loading space that is accommodated within close proximity to the McKim Way frontage. These facilities are located adjacent to the parkade vehicle entrance.
- Bicycling parking is provided in accordance with the bylaw.

Servicing Capacity & Upgrades

- Based on the sanitary analysis provided for review, the proposed site requires a 250 mm diameter sanitary main along proposed McKim Way and a 300 mm diameter sanitary main on proposed May Drive. The existing sanitary system extending to the Odlin West Pump Station has been demonstrated to have adequate capacity to service the proposed site.
- As the sanitary main improvements are planned to be constructed by the adjacent western development (the "Remy") under Servicing Agreement (SA) 08-434616, the proposed development will be responsible for any latecomer payments associated with eligible latecomer works built via the adjacent development. If the works outlined in SA 08-434616 do not proceed, the subject development will be required to construct the improvements. The sanitary sewer capacity analysis calculations must be included on the SA design drawings.
- Storm drainage analysis is not required. Latecomer charges apply to the Cambie Road storm sewer. Storm sewer is required in the May Drive and McKim Way frontages and sizing calculations are required as part of the SA.

- Water analysis is not required; however, water main requirements are required along the entire May Drive and McKim Way frontage. In addition, fire flow calculations confirming adequate flow are required at the Building Permit stage.

Alexandra Neighbourhood Development Agreement

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

Analysis

Proposed Amendment to Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) Zone

- References to Cambie Road setback requirements are proposed to be inserted into the existing Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) zone in order to accommodate development at the subject site.
- At the time the ZLR24 zone was drafted, the subject area was not being actively developed; therefore, provisions for setbacks along Cambie Road were not referenced in the bylaw.
- The ZLR24 zone has facilitated housing developments in the neighbourhood with a similar character and the proposal complies with the intent, use, density, setbacks, height and other requirements of the ZLR24 zone.
- The ZLR24 Zone is proposed to be amended to include the following references to setback requirements along Cambie Road:
 - Cambie Road minimum public road setback: 7 m
 - Common entry features and unenclosed balconies located along the Cambie Road frontage may project into the public road setback for a maximum distance of: 2.5 m
 - A parking structure along the Cambie Road frontage may project into the public road setback, provided it is appropriately screened as specified by a Development Permit, but shall be no closer than: 3.8 m
- The setbacks proposed are appropriate for the context and proposed residential use. Additionally, the setbacks are greater than the setbacks required by the Low Rise Apartment (ZLR22)-Alexandra Neighbourhood (West Cambie) zone applied to the western adjacent mixed use development (the “Remy”).

Tree Retention and Replacement

- The applicant has submitted an Arborist Report and associated tree plan, which has been reviewed by the City Tree Preservation Coordinator. There are no valuable or viable trees located on this property.
- On-site trees have been assessed as high risk due to proximity to targets within the site or on surrounding lands due to pre-existing defects, or have been assessed as suffering from advanced health decline and/or significant structural defects in addition to conflicting with the development pattern.

Tree Review Synopsis

Tree Location	# of trees	Retention/Removal	Compensation
On-site: Hedgerow	31	There are no valuable or viable trees located on this property. On-site trees have been assessed as high risk considering their proximity to residential uses within the site or on surrounding lands due to pre-existing defects, and/or are suffering from advanced health decline or significant structural defects. In addition, trees conflict with the proposed site plan which is residential units above a level of parking.	Replacement planting at a ratio of 2:1 for the removal of on-site trees in accordance with the OCP.
Along Cambie frontage	5		
Additional on-site trees	6		
Joint ownership with eastern adjacent property, 9560 Cambie Road	5	Trees were previously topped and are identified for removal in the Arborist Report.	A Letter of Authorization is required from the adjacent property owner in order to remove these trees.*

- 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.
- 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.
- 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;
 - The development site plan is generally acceptable and will be further articulated in association with the Development Permit;
 - An active Development Permit (DP 10-557521) is in process on the subject site;
 - A preliminary landscape plan (**Attachment 2**) has been submitted to the City for consideration and will be improved upon in association with the Development Permit review process; and
 - A landscape security is required prior to issuance of the Tree Removal Permit. The security is based on the number of on-site trees identified for removal at a 2 to 1 replacement ratio (42 x (2 x \$500) = \$ 42,000).
- No trees on City property are affected by the proposal.

Amenity Space

- The proposed development will provide both indoor and outdoor common amenity spaces on-site, 104.7 m² (1,127 ft²) and 810 m² (8,719 ft²) respectively, which comply with the requirements of the OCP.
- Indoor amenity space is centrally located within immediate proximity to the main building entrance on the main floor and facilitates direct access to the common outdoor amenity area. Programming details associated with this space will be developed in association with the Development Permit (DP 10-557521).

* In the case that ownership of trees is contested, an updated survey plan indicating the diameter of the trunk and the specific location of the tree in relation to the property line will be required to determine percentage of ownership.

- The outdoor amenity space is accessible both via the indoor amenity space and pathways with direct access to Cambie Road and McKim Way. The Development Permit review process will undertake further design development of the outdoor space and will include review of the proposed location and programming of the children's play area. The review process will be informed by a shadow study that includes consideration of the impact of the adjacent western property (the "Remy") and how to minimize the affect of building shadows on outdoor programming.

Basic Universal Housing Features

- Dwelling units that provide all the accessibility provisions listed in Section 4.16 of the Zoning Bylaw are permitted a maximum per unit exemption of 1.86 m² (20 ft²) per unit to compensate for the additional costs associated with the construction. The exemption is intended to support the inclusion of aging in place provisions and to facilitate ready access, use and occupancy by persons with mobility challenges.
- Of the 135 units proposed, 122 units include basic universal housing features in accordance with the terms of the Zoning Bylaw. The location of units are indicated in Attachment 6.
- The provisions include specifications related to:
 - building access;
 - manoeuvring space and corridor width specifications;
 - floor surface conditions; and
 - bedroom, bathroom, kitchen, and patio design terms.

Crime Prevention Through Environmental Design (CPTED)

- The outward orientation of the residential units and outdoor patio spaces create opportunity for passive surveillance.
- The location of the indoor amenity space and orientation of west facing units similarly create opportunities for passive surveillance of the outdoor amenity area and north-south pathway.
- CPTED principles will be further reviewed as part of the Development Permit review process. Recommendations include:
 - Use of reflective white paint and minimizing the amount of solid walls in the parking levels;
 - Labelling of glazing used at elevator lobbies and vision panels in all doors leading to publicly accessible areas (exit stairs); and
 - Incorporation of low-level lighting within the courtyard and along the north-south walkway to maximize safety while minimizing the effect of light pollution on adjacent dwelling units.

Proposed Development Permit (DP 10-557521)

- The proposed building design will be reviewed by the Advisory Design Panel (ADP) as part of the Development Permit review process. The Panel's comments will be considered in association with the following comments from staff, which identify items highlighted for further discussion and/or design development. The review process will consider:
 - Further review and design development of the retaining walls fronting roads to minimize the impact of the change in elevation between the street and private patios and entrances. The target change in grade is between 1.2-1.5 m (4 – 5 ft.); however, the impact of the combination of the minimum flood construction level (2.6 m geodetic) within this neighbourhood, the elevation of the adjacent road, and the limited space for grade transition will be considered as part of the detailed

review process. The applicant is required to substantiate the proposed changes in elevation on the plans by providing detailed elevations and sections;

- The height and design of retaining walls at the corner of McKim Way and May Drive requires further design development. The transition area in this location is especially narrow (minimum 0.5 m) due to constraints resulting from the required road dedication and design of the enclosed parking level;
- Design development at the lobby entrance to treat blank walls with variation in material and/or color and to investigate options for the treatment of the lobby roof to maximize opportunity to green the overlook condition and contribute to establishing a distinctive break in the building that marks the main entrance.
- Consideration of opportunities to maximize diversity of texture, materials, color to further break the building's long façade.
- The intersection of Cambie Road and May Drive is a gateway into the neighbourhood. Due to its significant visibility, further opportunity to establish a strong anchor at this corner will be considered (inclusion of public art, further roof parapet development, infusion of color/unique material palette);
- Consideration of the location of the children's outdoor play area and outdoor amenity programming based on consideration of the shadow impacts from the adjacent western development (the "Remy");
- Substantiation of truck turning movements and confirmation from a hauler that the turning radius provided can accommodate collection trucks; and
- Demonstration of separation between tandem parking stalls and regular parking spaces within the enclosed parking level.

Potential Future Development Variance Permit

- The development proposal accommodates the proposed density, responds to the West Cambie Area Plan design guidelines, and generally exceeds the minimum setback requirements despite a limited total site area. The standard minimum lot area required for medium density residential development within the West Cambie Area Plan is 1.0 ha (2.46 acres); however, the proposed development is supported on the basis of the orphaned lot's demonstration that the proposed density can be accommodated on the 0.59 ha (1.5 acres) site while responding to the terms in the West Cambie Area Plan.
- As a result of its restricted site size, a variance to permit a 1% increase in lot coverage may be associated with the DP (DP10-557521), as well as a minor variance to the permitted drive aisle width in specific locations within the parkade, which will be considered in detail as part 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

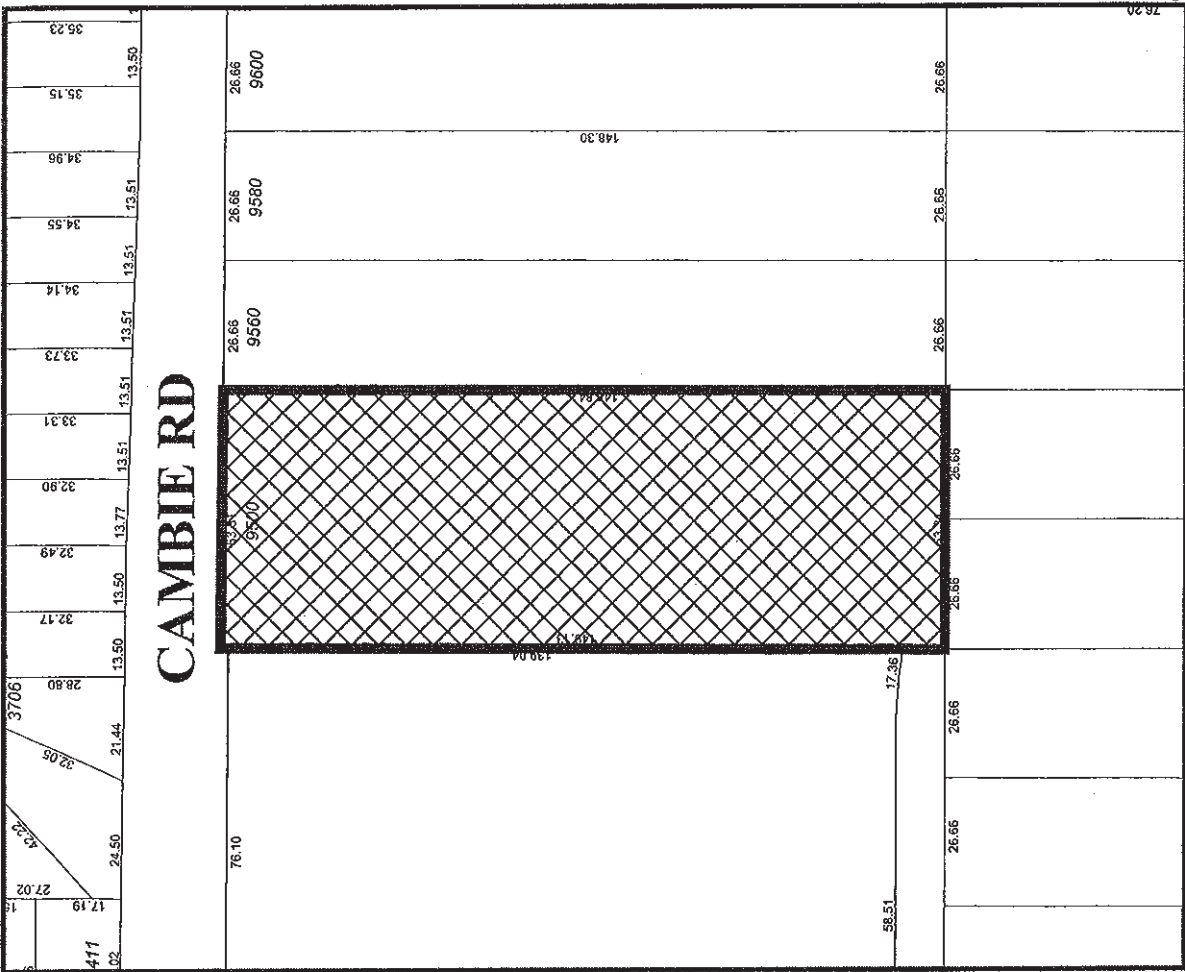
The applicant has demonstrated the feasibility of accommodating the proposed density within a building that responds to its immediate context and to the West Cambie Area Plan design guidelines. Further, the development will comply with the City's DEU policy for the Alexandra neighbourhood and will connect to the City's DEU system. Based on the proposal's accommodation of the proposed mass and density on-site, in addition to the project's comprehensive response to City policies and guidelines for the neighbourhood, staff recommend that the proposed development be approved to proceed.



Diana Nikolic, MCIP
Planner II (Urban Design)
DN:blg

Attachments:

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Location within Alexandra Neighbourhood
- Attachment 5: Location of Affordable Housing Units
- Attachment 6: Sustainability Checklist (provided by applicant)
- Attachment 7: Location of Units with Basic Universal Housing Features
- Attachment 8: Rezoning Considerations



Original Date: 01/14/11
 Revision Date:
 Note: Dimensions are in METRES

RZ 10-557519





RZ 10-557519

Original Date: 01/14/11

Revision Date:

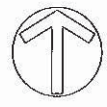
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NOTES
 NO IMPROVEMENTS



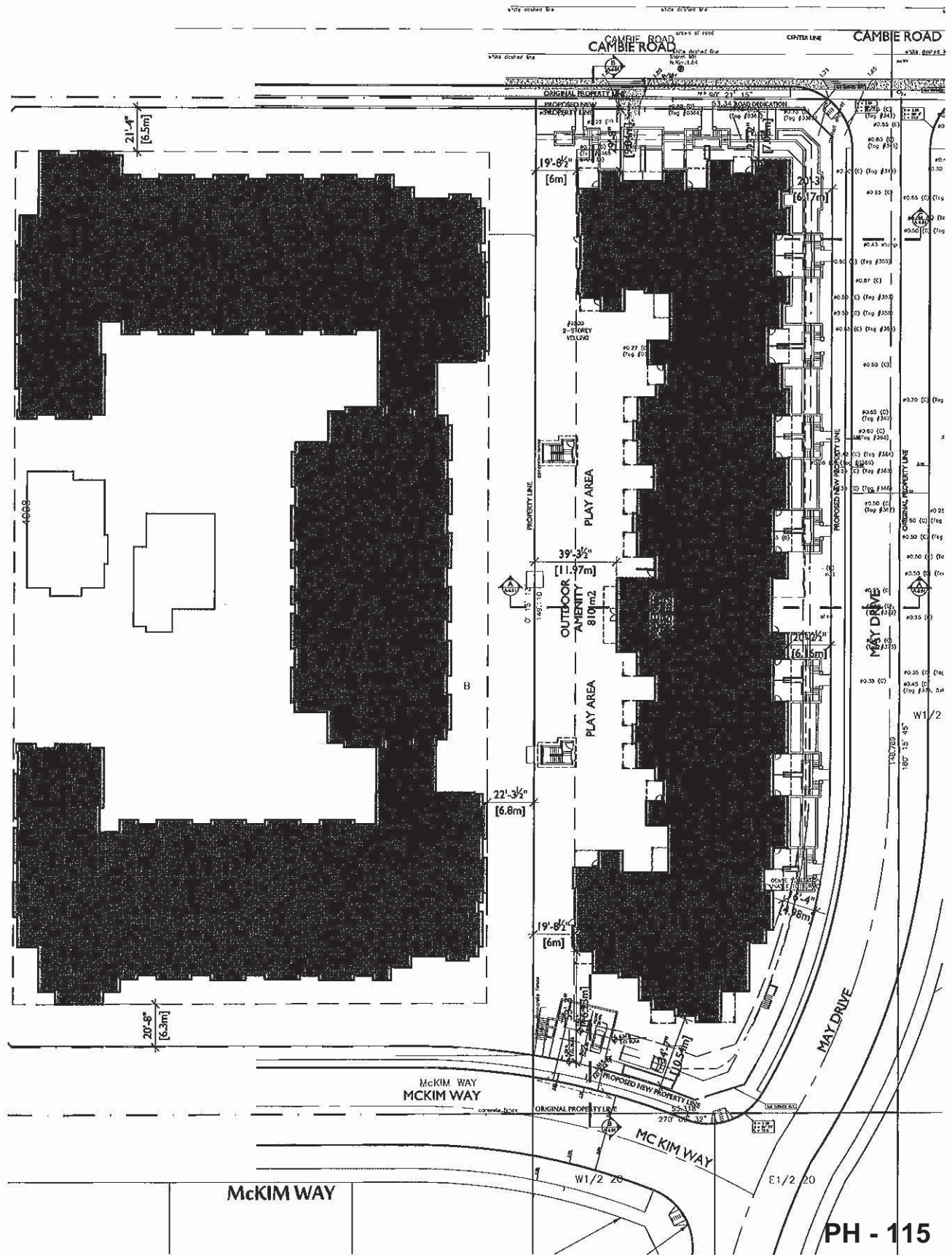
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9500 CAMBIE CONDOS
 RICHMOND
 135 RESIDENTIAL UNITS

SITE PLAN

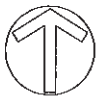
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 CHECKED BY: JFC
 SCALE: 1"=100'
 PROJECT: 1031

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NOTES
NO REVISIONS



NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

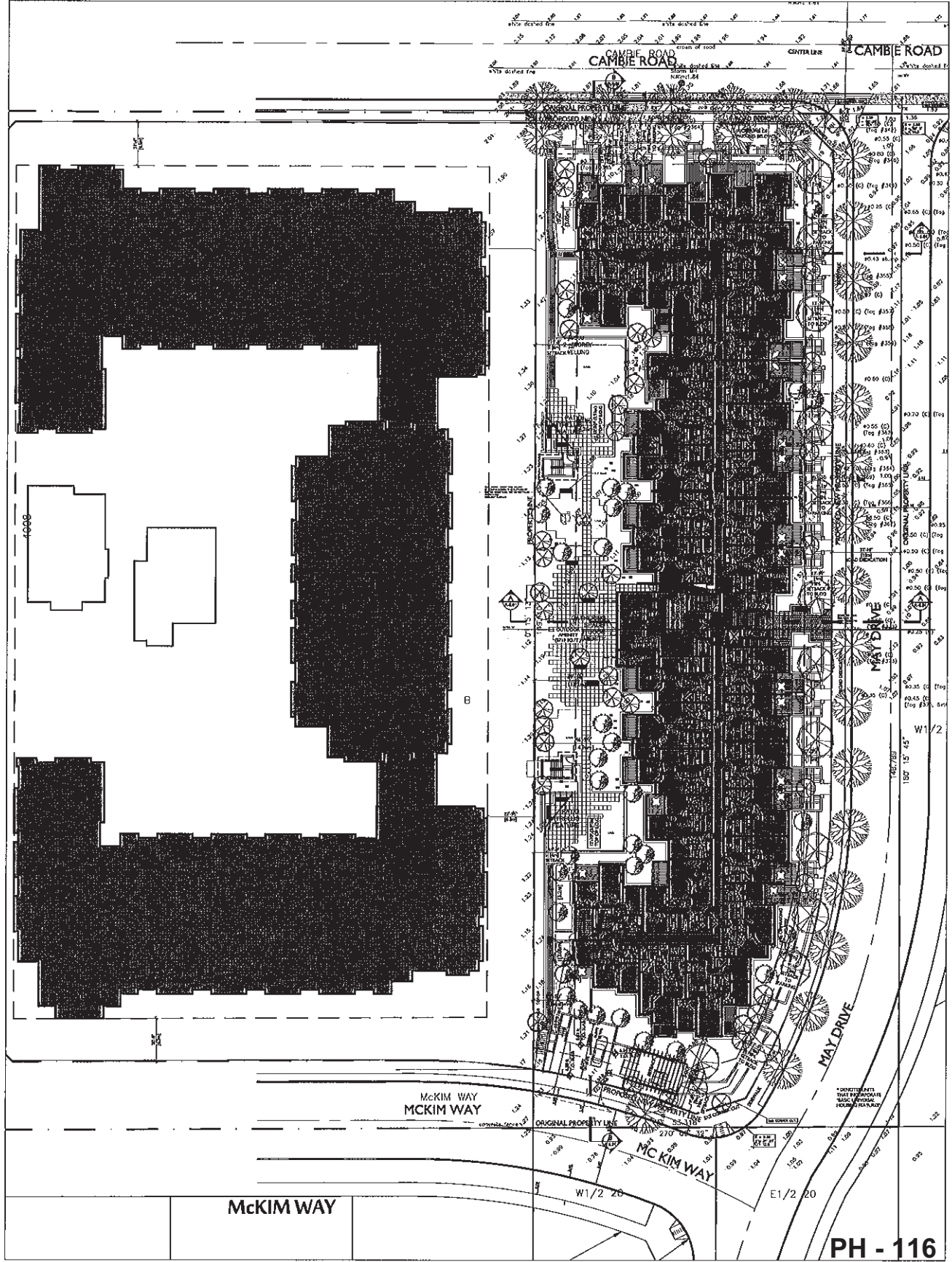
9500 CAMBIE CONDOS
RICHMOND

135 RESIDENTIAL UNITS

SITE PLAN

DESIGNED BY
CHECKED BY
SCALE
JOB NUMBER

A-1.00



PH - 116

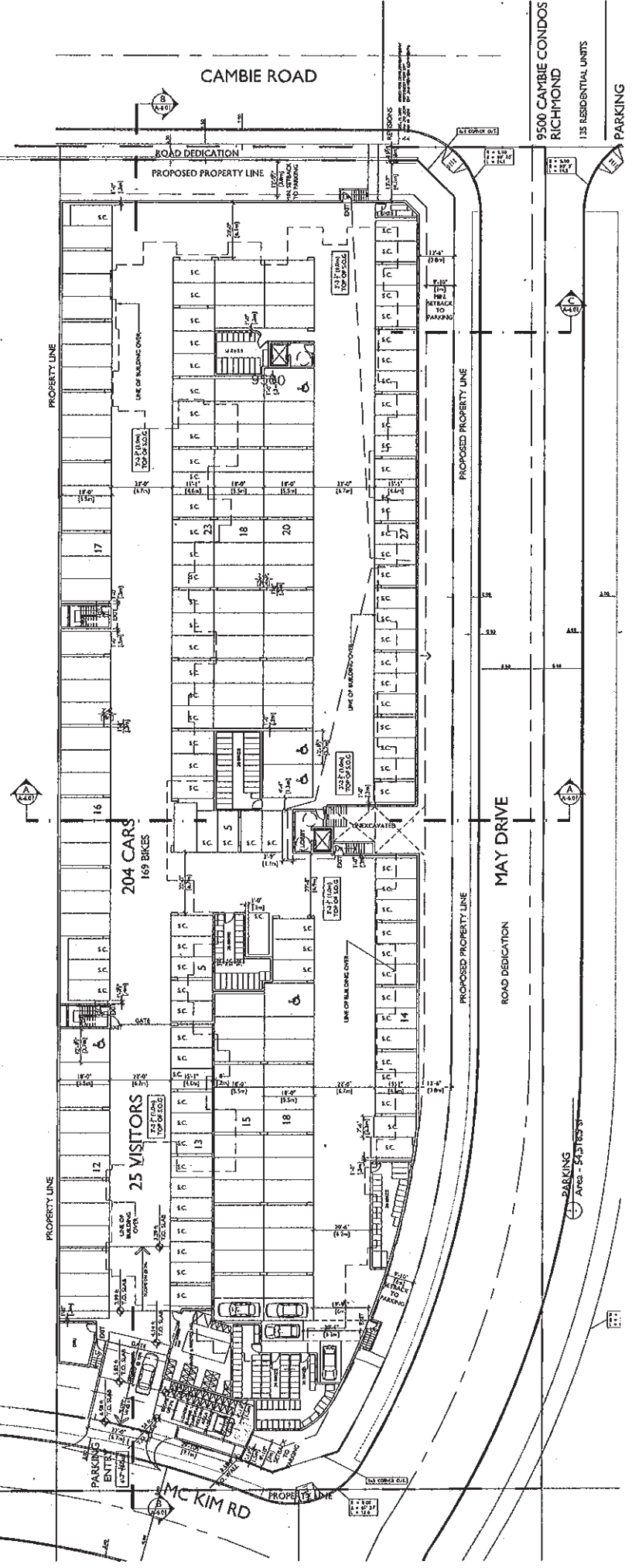
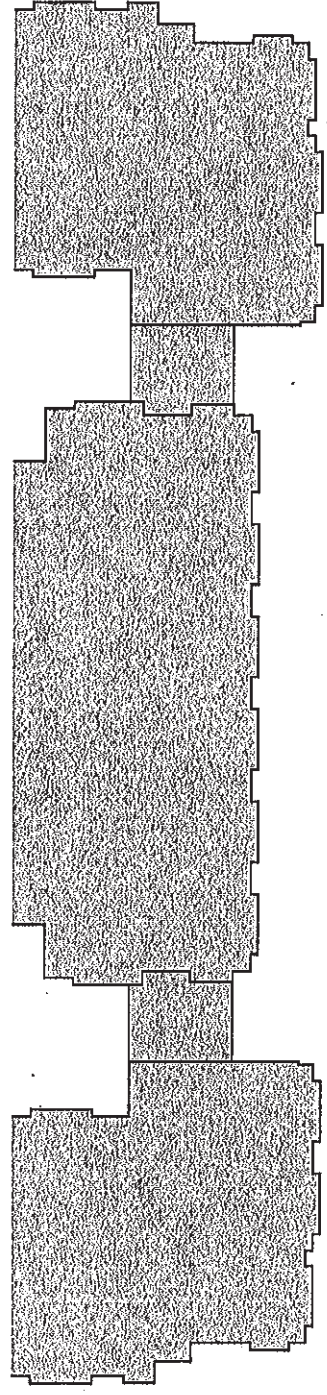
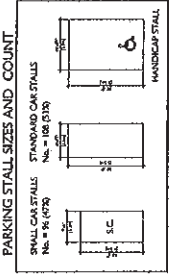
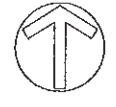
NOTES

CAMBIE ROAD

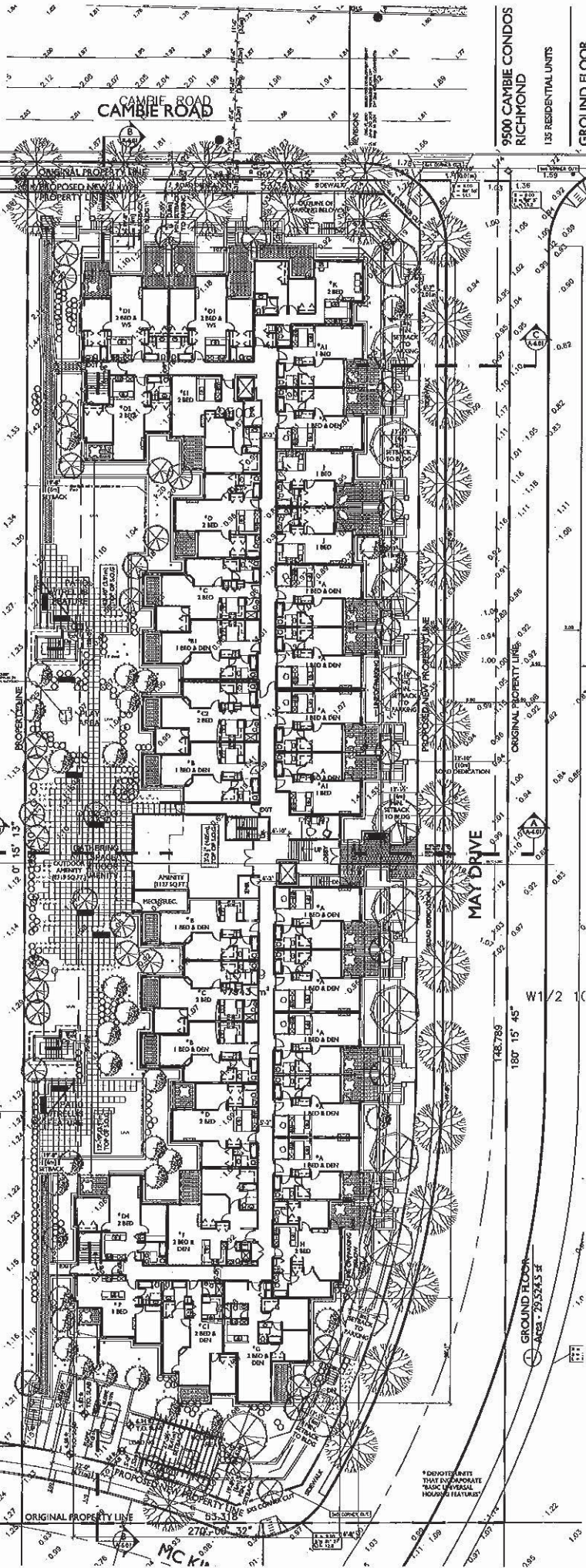
9500 CAMBIE CONDOS
 RICHMOND
 135 RESIDENTIAL UNITS
 PARKING

DATE: 11/27/09
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1031

A-2.01

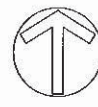


NOTES
 1. SEE SHEET PH-118



DATE: 11/10/10
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 CHECKED BY: JPC
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1031

A-3.01



NOTES
 NO. 00000000

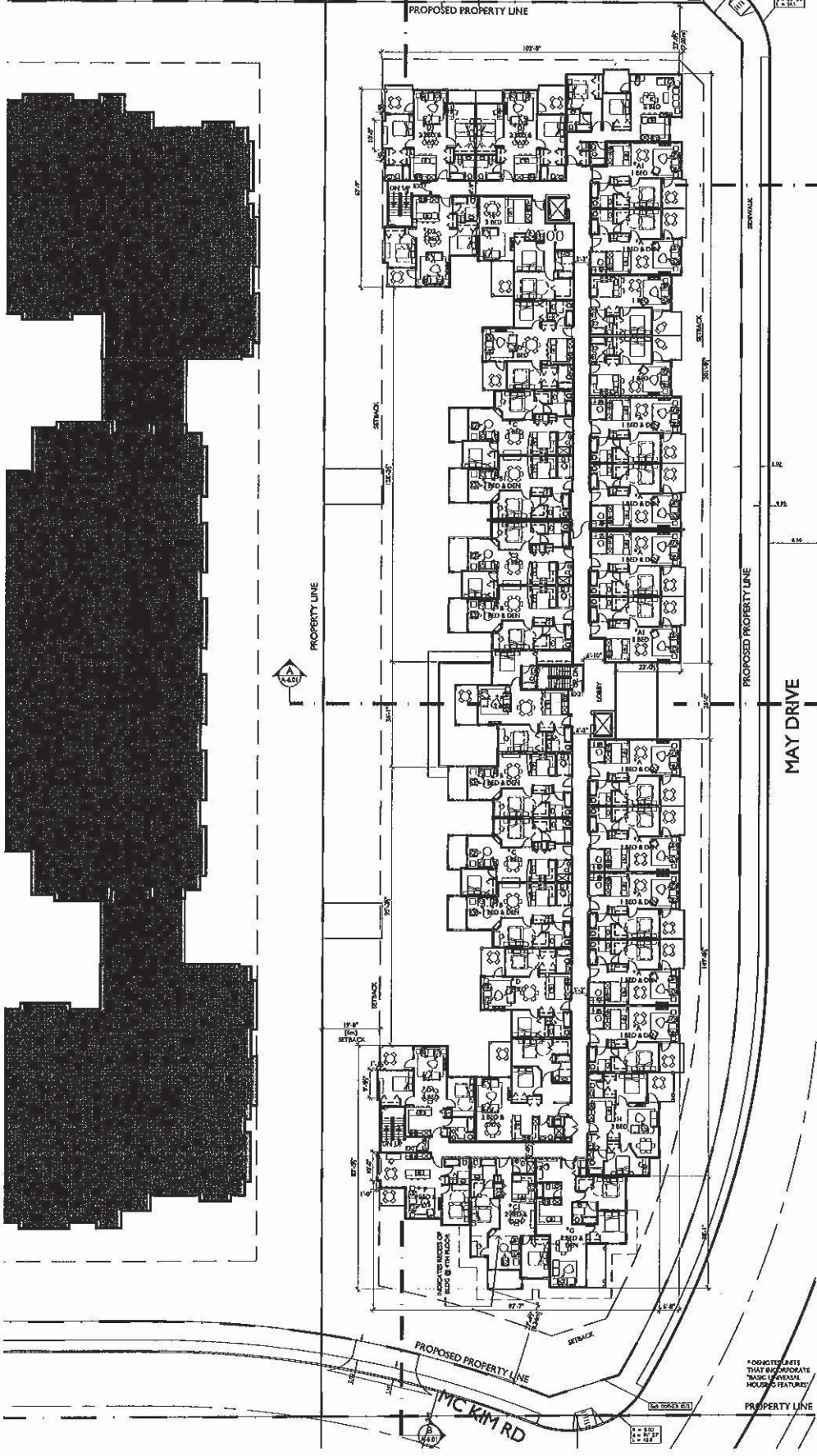
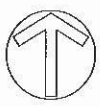
REVISIONS
 1. 2013.08.01. 2D PLAN FOR PERMITS
 2. 2013.08.01. 2D PLAN FOR PERMITS

9500 CAMBIE CONDOS
 RICHMOND
 135 RESIDENTIAL UNITS

TYPICAL FLOOR

DATE: 21 OCT 2013
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 SCALE: 1/8" = 1'-0"
 JOB NO.: 1031

A-3.02



FLOOR PLAN FOR 2nd & 3rd FLOOR
 Area - 20,542.67 sq

* DENOTES AREAS THAT INCORPORATE BASIC GENERAL HOUSING FEATURES

NOTES:
 NO. 10000000

REVISIONS:
 1. DATE: 08/20/2010
 2. BY: [Signature]
 3. DESCRIPTION: [Signature]

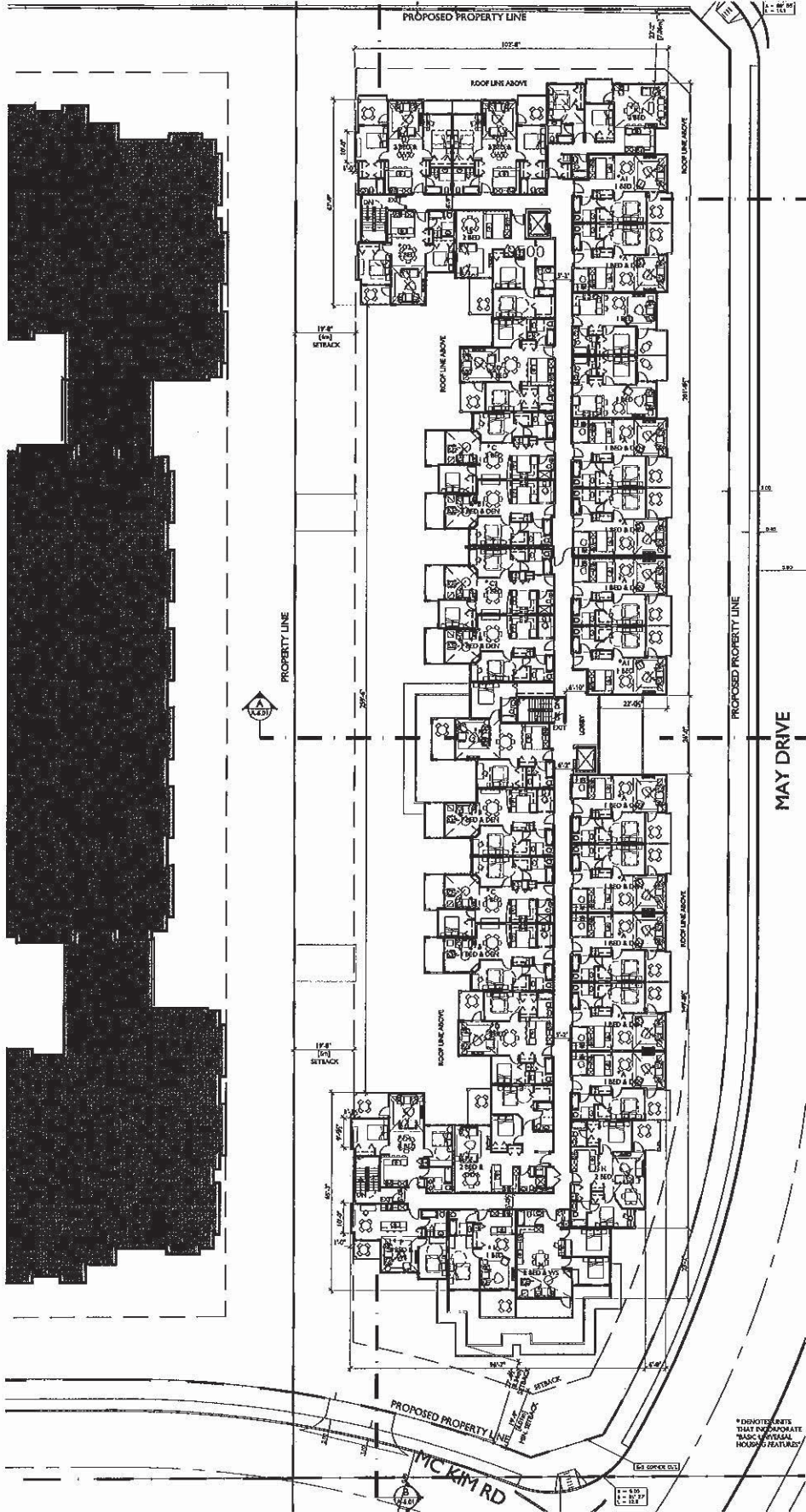
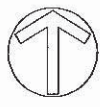
9500 CAMBIE CONDOS
 RICHMOND

135 RESIDENTIAL UNITS

FOURTH FLOOR

DATE: 27 OCT 2010
 DRAWN BY: JPC
 CHECKED BY: JPC
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 1031

A-3.03



4th FLOOR
 Area - 27,989.4 sf

* DIMENSIONS THAT INCORPORATE BASIC STRUCTURAL HOLES/FEATURES



NOTES
 NO. 000000

REVISIONS
 1. 11/15/16
 2. 11/15/16
 3. 11/15/16

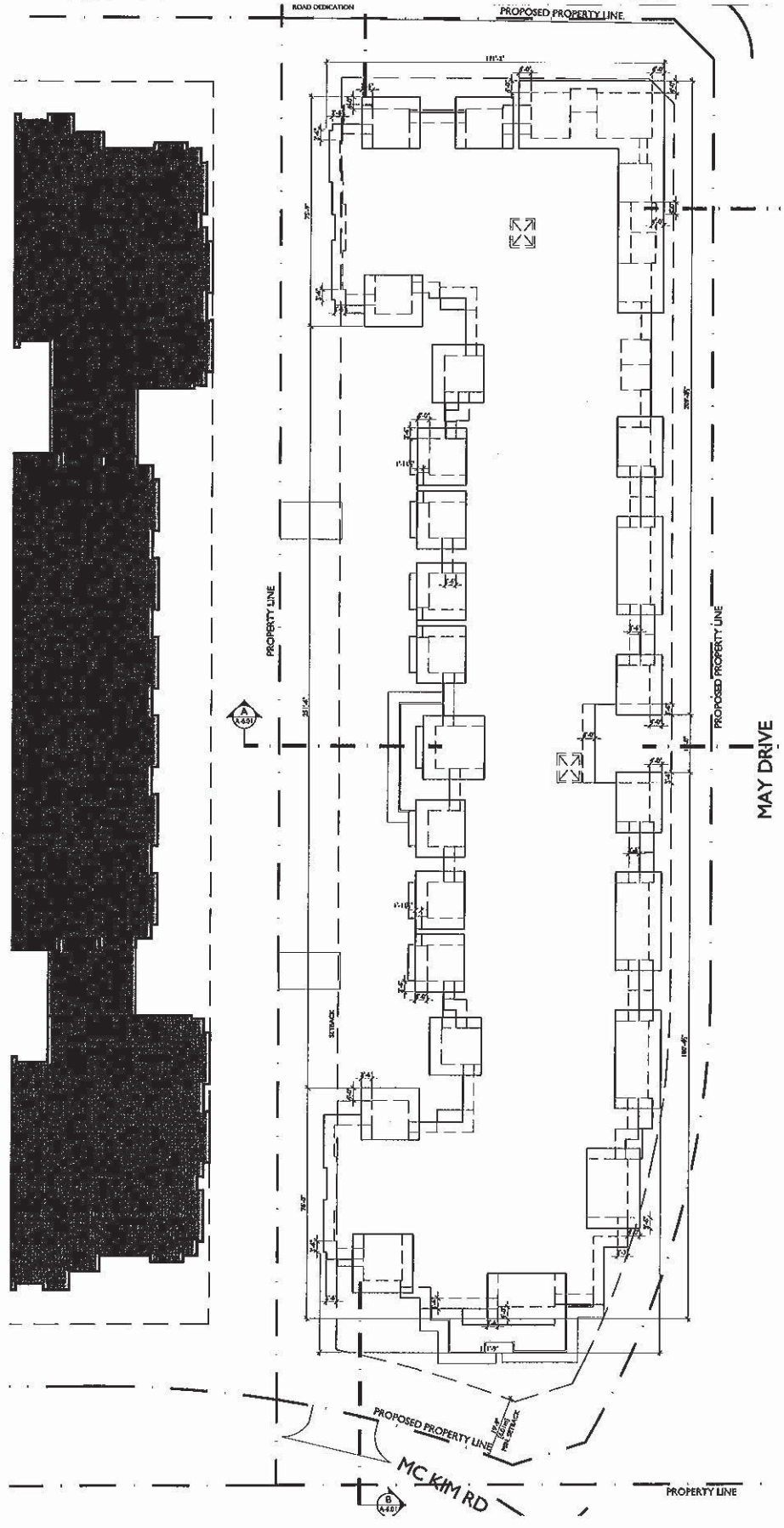
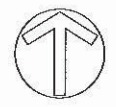
9500 CAMBIE CONDOS
 RICHMOND

135 RESIDENTIAL UNITS

ROOF PLAN

DATE: 11/15/16
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1031

A-3.04



NOTES
to drawings

MATERIAL LEGEND

- 1 BRICK
- 2 HARDI PLANK & HORIZONTAL HARDI PANEL (RY-REGLET REVIEW)
- 3 HARDI PANEL TRIM BOARD
- 4 EXPOSED CONCRETE
- 5 CLEAR DOUBLE GLAZING
- 6 VINYL WINDOW FRAMES
- 7 ALUMINUM & GLASS GUARDRAIL
- 8 PAINTED BRACKETS, COLUMNS AND FACE BOARDS
- 9 BALCONY & EAVE SORTS
- 10 ASPHALT SHINGLES ROOF
- 11 ALUMINUM WINDOW WALL
- 12

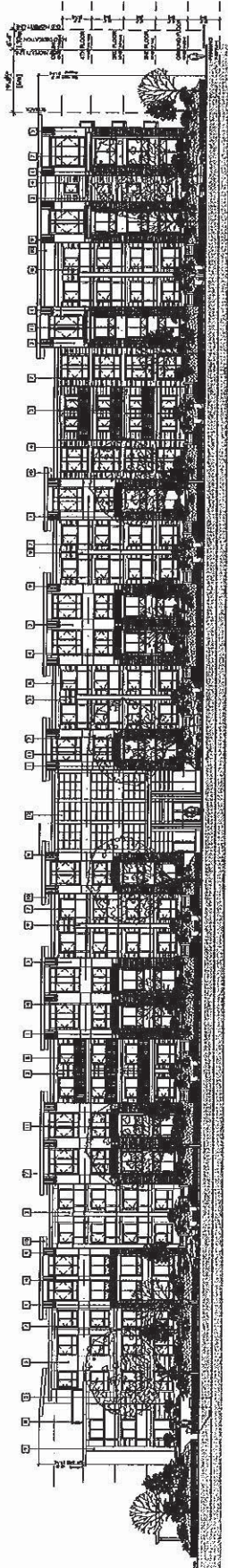
REVISIONS
 1. 08/11/10
 2. 08/11/10
 3. 08/11/10

9500 CAMBIE CONDOS
RICHMOND
 135 RESIDENTIAL UNITS

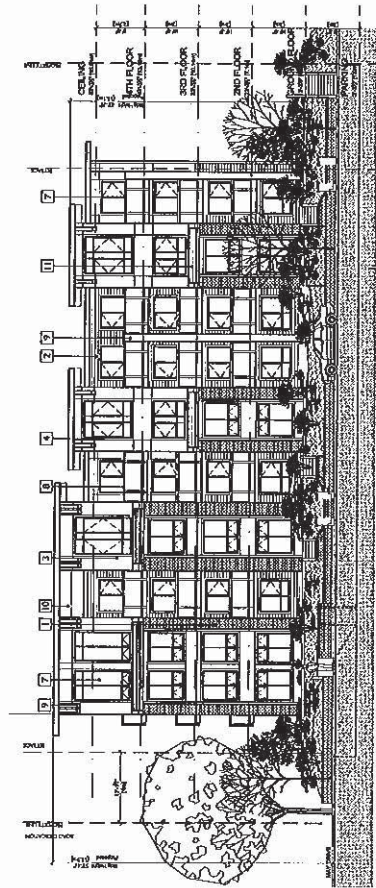
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DATE: 27 OCT 2009
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 CHECKED BY: [Name]
 PROJECT: 1031
 JOB NUMBER: 1031

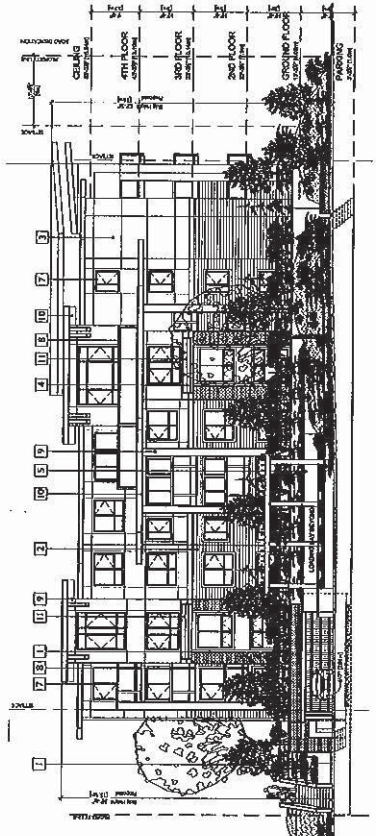
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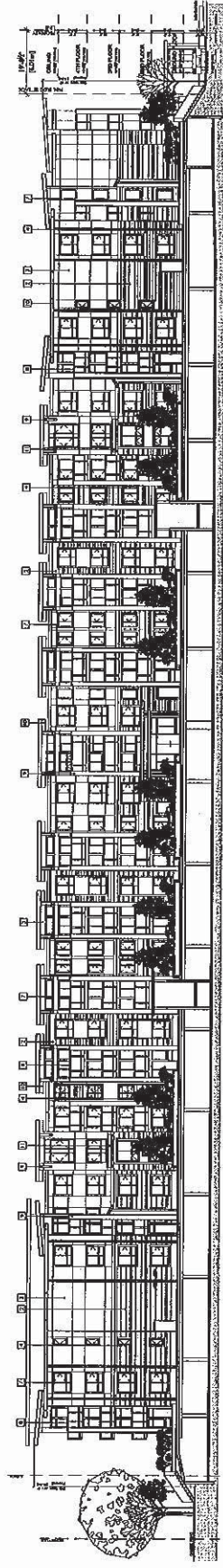
1 FRONT ELEVATION / EAST
Scale: 1/16"=1'-0"



3 SIDE ELEVATION NORTH
Scale: 3/32"=1'-0"

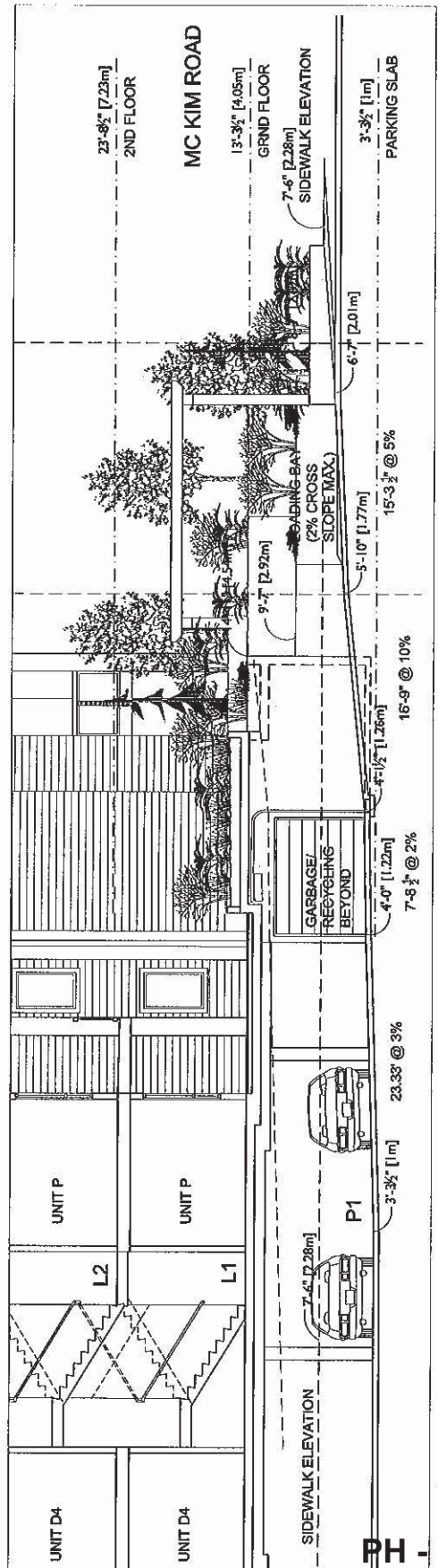
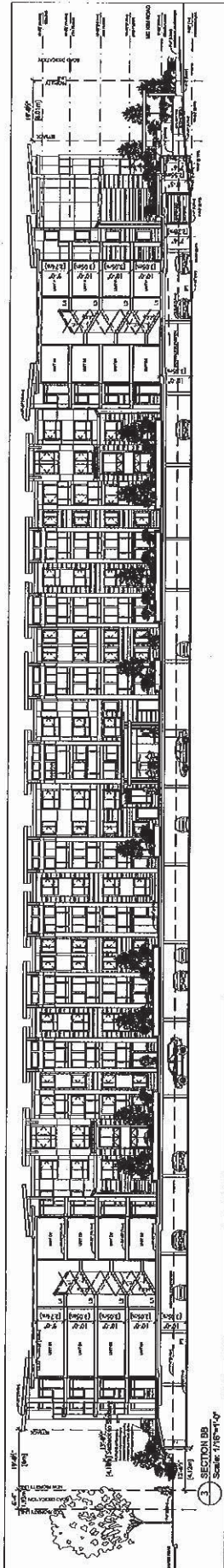
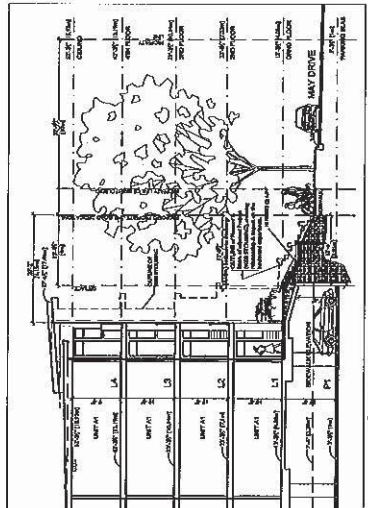
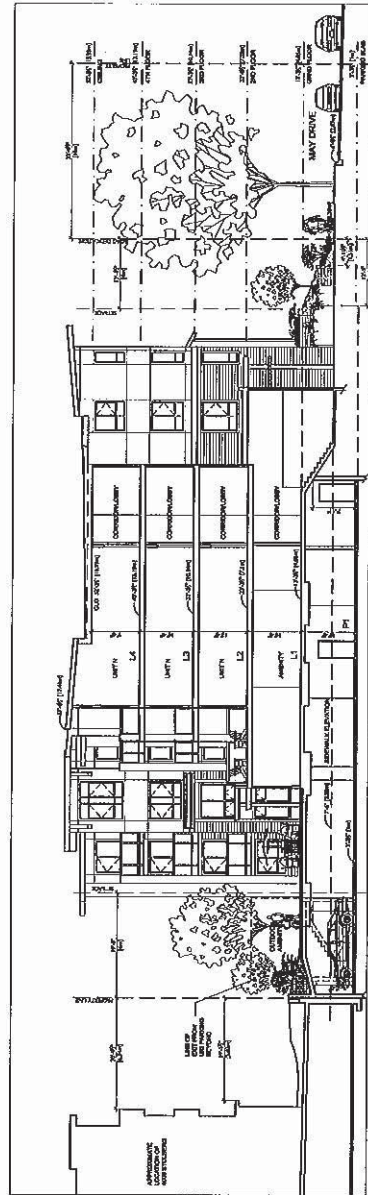


2 SIDE ELEVATION / SOUTH
Scale: 3/32"=1'-0"



4 REAR ELEVATION / WEST
Scale: 1/16"=1'-0"

NOTES:
 NO. 1000000



REVISIONS:
 NO. DATE BY CHECKED BY
 1 10/20/10 JBL/MLC
 2 10/20/10 JBL/MLC

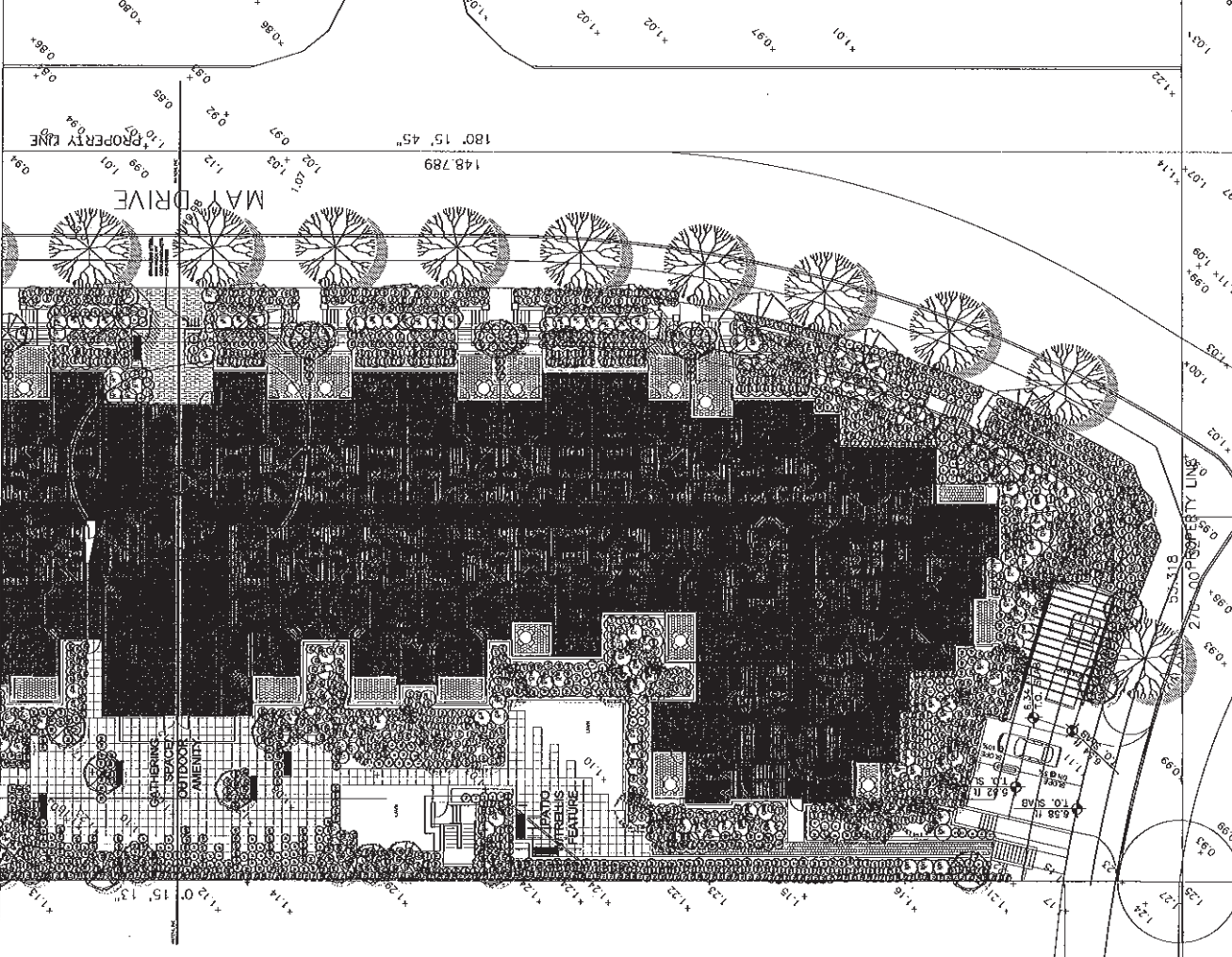
9500 CAMBIE CONDOS
 RICHMOND
 135 RESIDENTIAL UNITS

BUILDING SECTIONS

DATE: 10/20/10
 DRAWN BY: JBL
 CHECKED BY: MLC
 SCALE: 1/4\"/>

A-6.01

- LEGEND**
- [Symbol] Used for planting of shrubs, perennials etc. as indicated
 - [Symbol] Lawn
 - [Symbol] Gravel - 75 mm (3") in size or coarse, bank to entry area
 - [Symbol] Large Screened Pavers by "Majestic Colour" "Lunar" and "Lunar II"
 - [Symbol] Check for slope and drainage per "BC Building Code" and "BC Fire Code" for appropriate drainage to "Water Course"
 - [Symbol] Bench
 - [Symbol] Blue Roof, Stormwater Drainage
 - [Symbol] Stormwater Drainage by "Cable Process"
 - [Symbol] Tree Planting (See plant list for specifications)
 - [Symbol] Asphalt Paving
 - [Symbol] Asphalt Paving
 - [Symbol] Asphalt Paving
 - [Symbol] Asphalt Paving
 - [Symbol] Asphalt Paving
 - [Symbol] Asphalt Paving



5550 CAMBIE ROAD
 RICHMOND BC
 156 RESIDENTIAL UNITS

LANDSCAPE SITE PLAN
 SOUTH

DATE: 11/22/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROJECT NO: 1017

NOTES:

1. All landscape work shall be carried out in accordance with the British Columbia Land Use Act and the standards published by ICBC, AICDP, and the contract specifications.
2. Landscape drawings and Civil drawings shall be coordinated.
3. Grading shall be in accordance with the current edition of the British Columbia Land Use Act and the standards published by ICBC, AICDP, and the contract specifications. Grates shall be 150 mm (6") mesh. Grates shall be 450 mm (18") wide. Grates shall be 150 mm (6") deep. The final finished grade shall be a minimum of 20% above the finished ground level. The final finished grade shall be a minimum of 20% above the finished ground level.
4. Site landscaped areas shall be irrigated by a fully automatic irrigation system designed and installed by an IABC certified landscape architect.

3180 Cambie Road, Richmond (P&T) LIST

Plant No.	Plant Name	Quantity	Notes
1	Apple tree 10m x 10m	2	
2	Apple tree 8m x 8m	2	
3	Apple tree 6m x 6m	2	
4	Apple tree 4m x 4m	2	
5	Apple tree 3m x 3m	2	
6	Apple tree 2m x 2m	2	
7	Apple tree 1m x 1m	2	
8	Apple tree 5m x 5m	2	
9	Apple tree 4m x 4m	2	
10	Apple tree 3m x 3m	2	
11	Apple tree 2m x 2m	2	
12	Apple tree 1m x 1m	2	
13	Apple tree 6m x 6m	2	
14	Apple tree 5m x 5m	2	
15	Apple tree 4m x 4m	2	
16	Apple tree 3m x 3m	2	
17	Apple tree 2m x 2m	2	
18	Apple tree 1m x 1m	2	
19	Apple tree 7m x 7m	2	
20	Apple tree 6m x 6m	2	
21	Apple tree 5m x 5m	2	
22	Apple tree 4m x 4m	2	
23	Apple tree 3m x 3m	2	
24	Apple tree 2m x 2m	2	
25	Apple tree 1m x 1m	2	
26	Apple tree 8m x 8m	2	
27	Apple tree 7m x 7m	2	
28	Apple tree 6m x 6m	2	
29	Apple tree 5m x 5m	2	
30	Apple tree 4m x 4m	2	
31	Apple tree 3m x 3m	2	
32	Apple tree 2m x 2m	2	
33	Apple tree 1m x 1m	2	
34	Apple tree 9m x 9m	2	
35	Apple tree 8m x 8m	2	
36	Apple tree 7m x 7m	2	
37	Apple tree 6m x 6m	2	
38	Apple tree 5m x 5m	2	
39	Apple tree 4m x 4m	2	
40	Apple tree 3m x 3m	2	
41	Apple tree 2m x 2m	2	
42	Apple tree 1m x 1m	2	
43	Apple tree 10m x 10m	2	
44	Apple tree 9m x 9m	2	
45	Apple tree 8m x 8m	2	
46	Apple tree 7m x 7m	2	
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96	Apple tree 7m x 7m	2	
97	Apple tree 6m x 6m	2	
98	Apple tree 5m x 5m	2	
99	Apple tree 4m x 4m	2	
100	Apple tree 3m x 3m	2	

LANDSCAPE SITE PLAN
 1/8 in. to ft.

400 WEST 14TH AVENUE
DENVER, CO 80202
303.733.8800
www.gbllandscape.com

LEGEND

- Bare Spacing of Shrub & Plantings
- Lawn
- Grass Planting
- Planting in Row
- Planting in Block
- Planting in Circle
- Planting in Square
- Planting in Triangle
- Planting in Hexagon
- Planting in Octagon
- Planting in Circle with Center
- Planting in Square with Center
- Planting in Triangle with Center
- Planting in Hexagon with Center
- Planting in Octagon with Center
- Planting in Circle with Center and Radius
- Planting in Square with Center and Side Length
- Planting in Triangle with Center and Side Length
- Planting in Hexagon with Center and Side Length
- Planting in Octagon with Center and Side Length

- Bare Spacing of Shrub & Plantings
- Lawn
- Grass Planting
- Planting in Row
- Planting in Block
- Planting in Circle
- Planting in Square
- Planting in Triangle
- Planting in Hexagon
- Planting in Octagon
- Planting in Circle with Center
- Planting in Square with Center
- Planting in Triangle with Center
- Planting in Hexagon with Center
- Planting in Octagon with Center
- Planting in Circle with Center and Radius
- Planting in Square with Center and Side Length
- Planting in Triangle with Center and Side Length
- Planting in Hexagon with Center and Side Length
- Planting in Octagon with Center and Side Length

(Tree Planting: See plant list for specification)

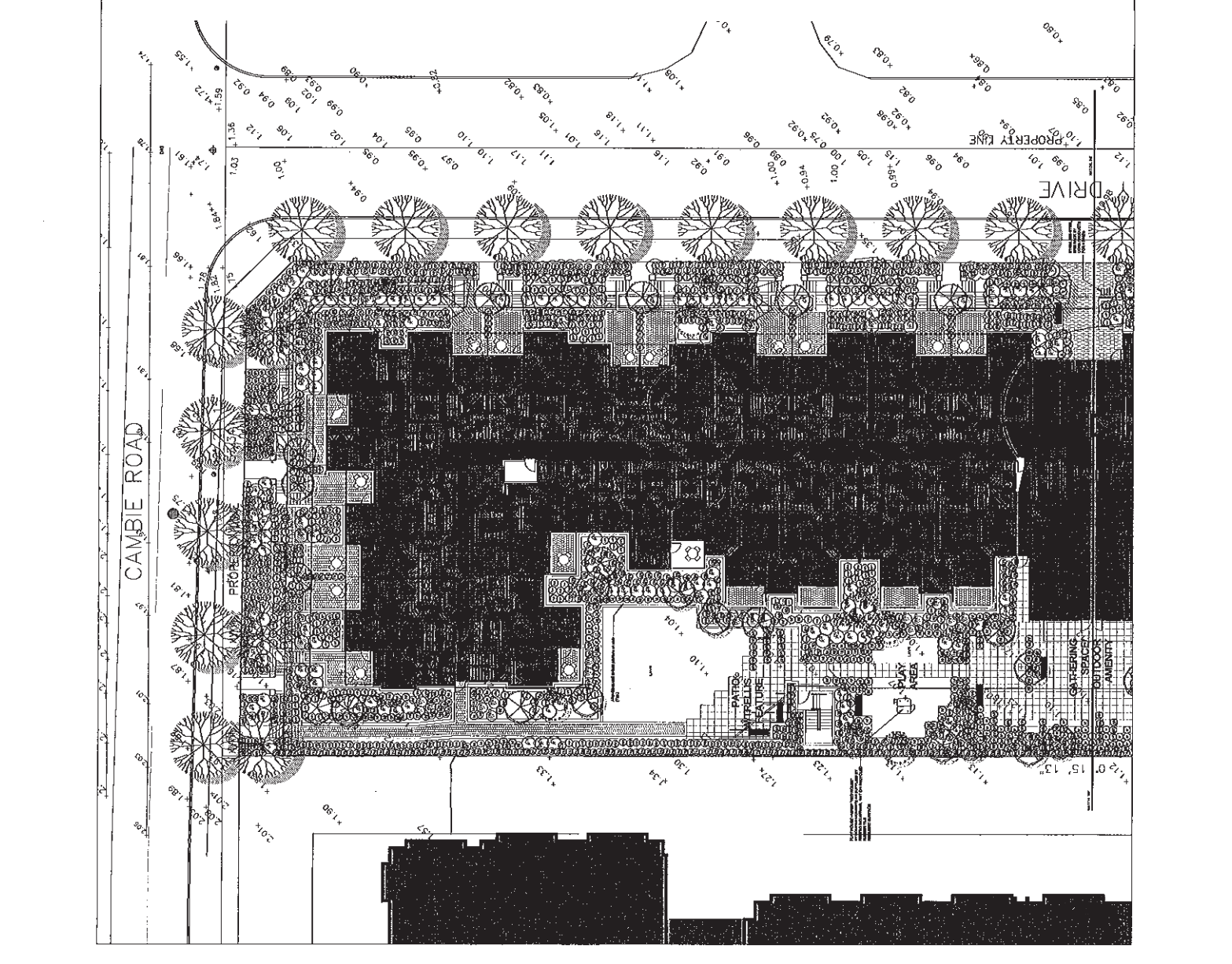
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3	Planting Code 3	300	Planting Code 3
4	Planting Code 4	400	Planting Code 4
5	Planting Code 5	500	Planting Code 5
6	Planting Code 6	600	Planting Code 6
7	Planting Code 7	700	Planting Code 7
8	Planting Code 8	800	Planting Code 8
9	Planting Code 9	900	Planting Code 9
10	Planting Code 10	1000	Planting Code 10
11	Planting Code 11	1100	Planting Code 11
12	Planting Code 12	1200	Planting Code 12
13	Planting Code 13	1300	Planting Code 13
14	Planting Code 14	1400	Planting Code 14
15	Planting Code 15	1500	Planting Code 15
16	Planting Code 16	1600	Planting Code 16
17	Planting Code 17	1700	Planting Code 17
18	Planting Code 18	1800	Planting Code 18
19	Planting Code 19	1900	Planting Code 19
20	Planting Code 20	2000	Planting Code 20

NOTES

- Check planting schedule with the architect and landscape architect for the current edition of the Unified Landscape Schedule published by GCSA, AELDA and the current edition of the Unified Landscape Schedule.
- Landscape drawings and other drawings shall be coordinated with the current edition of the Unified Landscape Schedule published by GCSA, AELDA and the current edition of the Unified Landscape Schedule.
- Site plan is shown in accordance with the current edition of the Unified Landscape Schedule published by GCSA, AELDA and the current edition of the Unified Landscape Schedule.
- Site plan is shown in accordance with the current edition of the Unified Landscape Schedule published by GCSA, AELDA and the current edition of the Unified Landscape Schedule.

LANDSCAPE SITE PLAN
1/8" = 1' to ft.

PROPERTIES KANE
DRIVE





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 1800 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-8888
 WWW.GBIASSOCIATES.COM

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES INDICATE FINISH TO FACE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS AND WINDOWS ARE 6" MINIMUM CLEARANCE UNLESS NOTED OTHERWISE.
4. ALL CLOSET AND LINEN CLOSET DOORS ARE 6" MINIMUM CLEARANCE UNLESS NOTED OTHERWISE.
5. ALL CLOSET AND LINEN CLOSET DOORS ARE 6" MINIMUM CLEARANCE UNLESS NOTED OTHERWISE.
6. ALL CLOSET AND LINEN CLOSET DOORS ARE 6" MINIMUM CLEARANCE UNLESS NOTED OTHERWISE.
7. ALL CLOSET AND LINEN CLOSET DOORS ARE 6" MINIMUM CLEARANCE UNLESS NOTED OTHERWISE.
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10. ALL CLOSET AND LINEN CLOSET DOORS ARE 6" MINIMUM CLEARANCE UNLESS NOTED OTHERWISE.

REVISIONS:

NO.	DATE	DESCRIPTION
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2	08/22/12	REVISIONS TO MEET PERMIT REQUIREMENTS

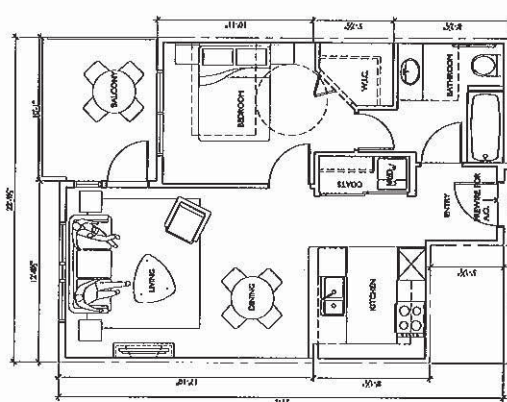
**9500 CAMBIE CONDOS
 RICHMOND**

135 RESIDENTIAL UNITS

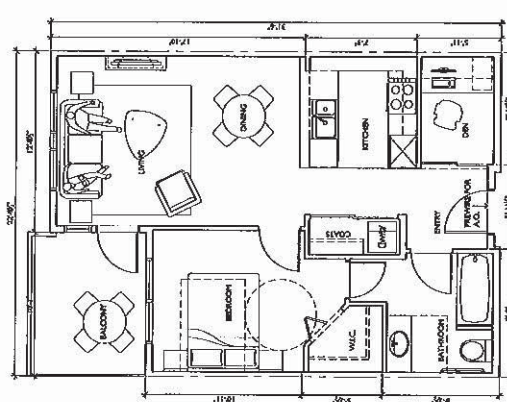
UNIT PLANS

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 CHECKED BY: JACOB RYAN
 SCALE: AS SHOWN
 PROJECT NO.: 1031

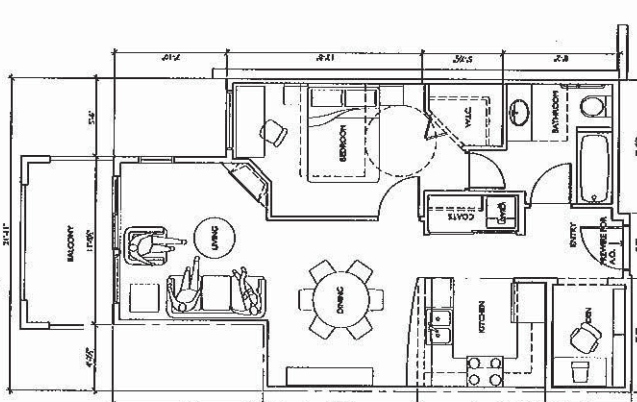
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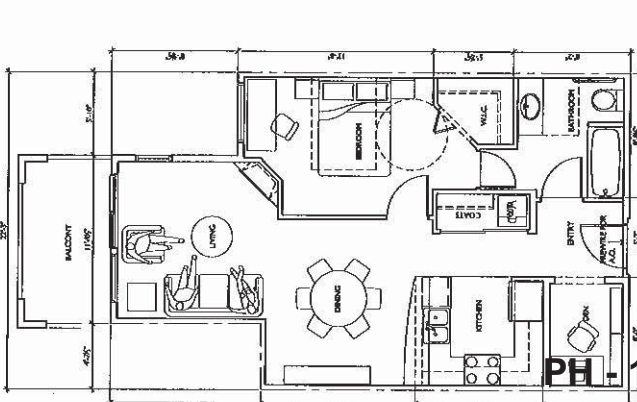
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 602 SQ.FT 8 UNITS



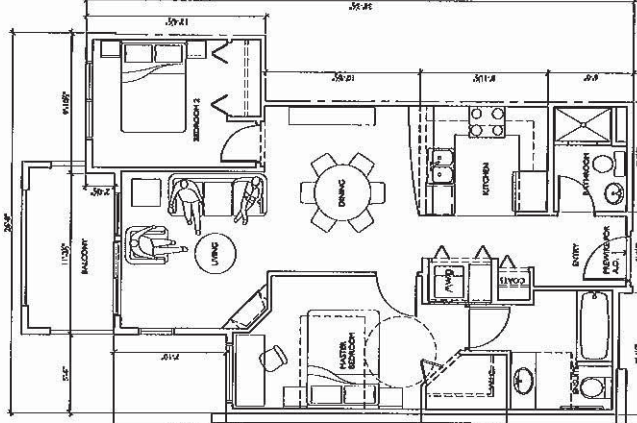
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 648 SQ.FT 36 UNITS



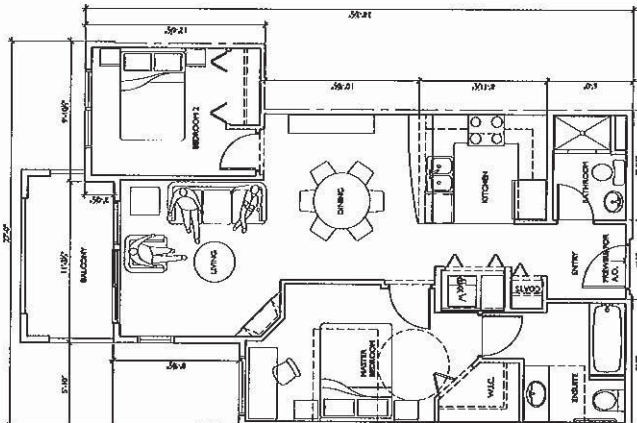
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 693 SQ.FT 4 UNITS



* UNIT B - 1 BED & DEN
 706 SQ.FT 12 UNITS



* UNIT C2 - 2 BED & 2 BATH
 811 SQ.FT 4 UNITS



* UNIT C - 2 BED & 2 BATH
 823 SQ.FT 8 UNITS

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

REVISIONS:
 1. REVISED PER ARCHITECT COMMENTS.
 2. REVISED PER ARCHITECT COMMENTS.
 3. REVISED PER ARCHITECT COMMENTS.
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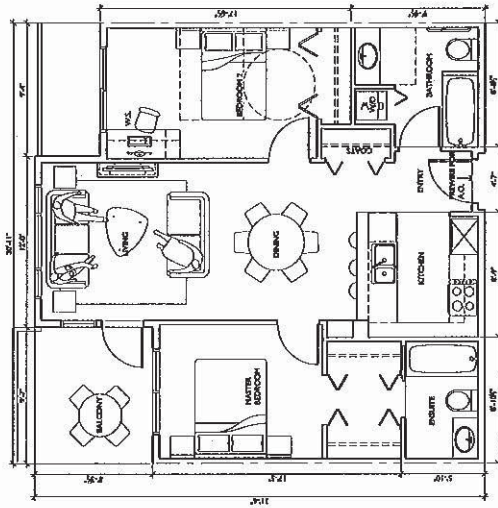
UNIT PLANS
 DATE: 10/23/2010
 DRAWN BY: J. BLANCHARD
 CHECKED BY: J. BLANCHARD
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 1031

**9500 CAMBIE CONDOS
 RICHMOND**
 135 RESIDENTIAL UNITS

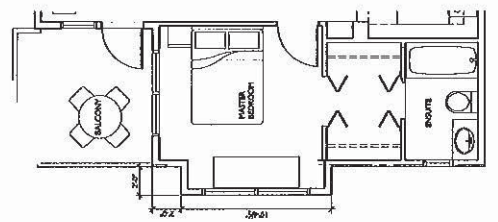
UNIT PLANS

DATE: 10/23/2010
 DRAWN BY: J. BLANCHARD
 CHECKED BY: J. BLANCHARD
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 JOB NUMBER: 1031

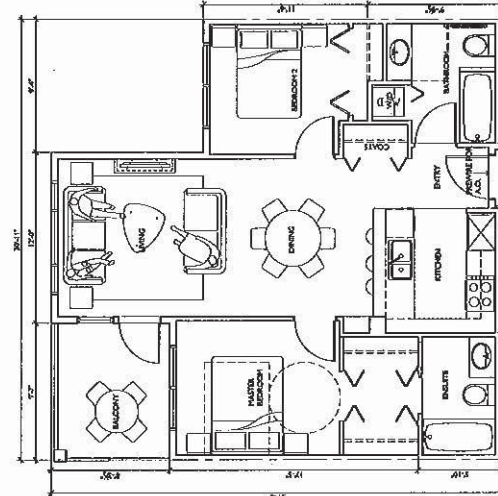
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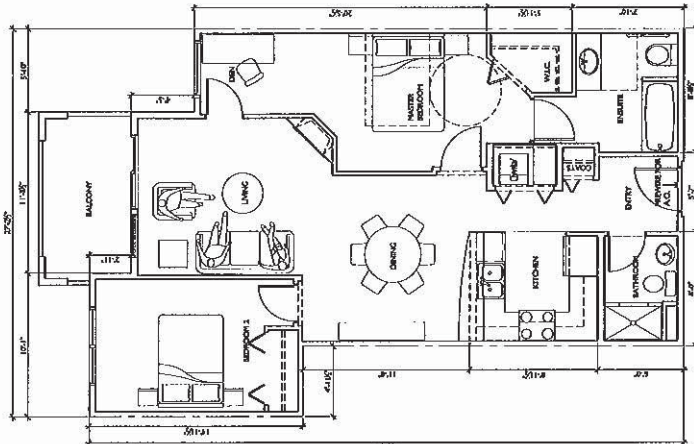
***UNIT D1 - 2 BED, 2 BATH & WS**
850 SQ.FT
 4 UNITS
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED TO APPLICABLE FINISHING (SEE FINISHING SHEET)



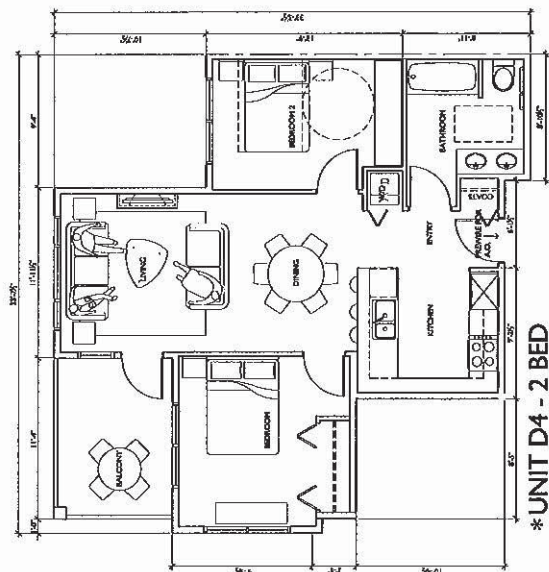
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874 SQ.FT, 4 UNITS
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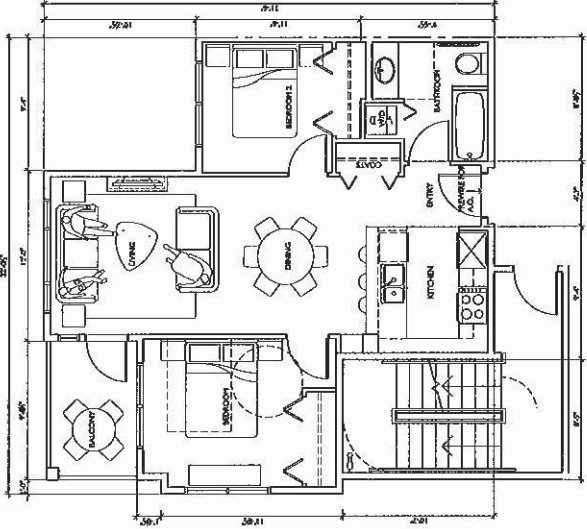
***UNIT D - 2 BED & 2 BATH**
794 SQ.FT
8 UNITS
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED TO APPLICABLE FINISHING (SEE FINISHING SHEET)



***UNIT C1 - 2 BED, 2 BATH & DEN**
923 SQ.FT
3 UNITS
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED TO APPLICABLE FINISHING (SEE FINISHING SHEET)



***UNIT D4 - 2 BED**
786 SQ.FT 4 UNITS
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED TO APPLICABLE FINISHING (SEE FINISHING SHEET)



***UNIT D2 - 2 BED**
750 SQ.FT 4 UNITS
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED TO APPLICABLE FINISHING (SEE FINISHING SHEET)



G.B. LEE ARCHITECTS, INC.
 1125 WEST 30TH AVENUE, SUITE 300
 DENVER, CO 80202-1544
 PHONE: 303.755.8200
 FAX: 303.755.8201
 WWW.GBLARCHITECTS.COM

BLANK UNIVERSAL HOUSING PLAN - NOTES
 1. * SPACE TO UNIT IS UNOCCUPIED
 2. * SPACE TO UNIT IS UNOCCUPIED

NOTES
 1. OWNER: [REDACTED]
 2. PROJECT: [REDACTED]
 3. DATE: [REDACTED]
 4. SCALE: [REDACTED]
 5. DRAWING NO.: [REDACTED]

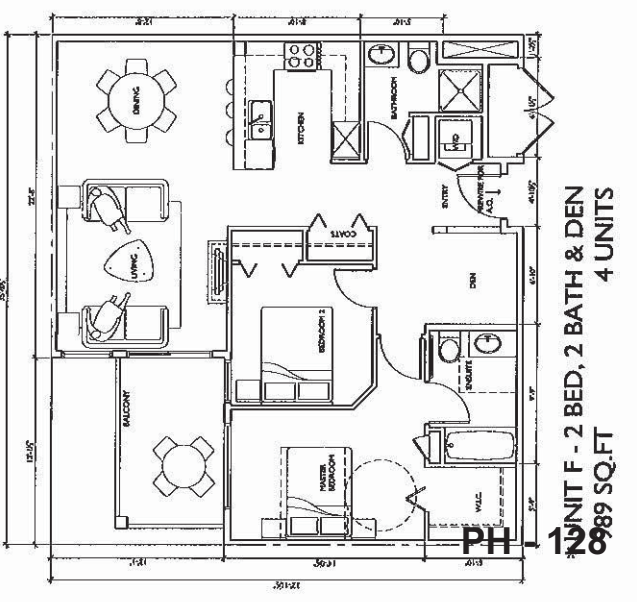
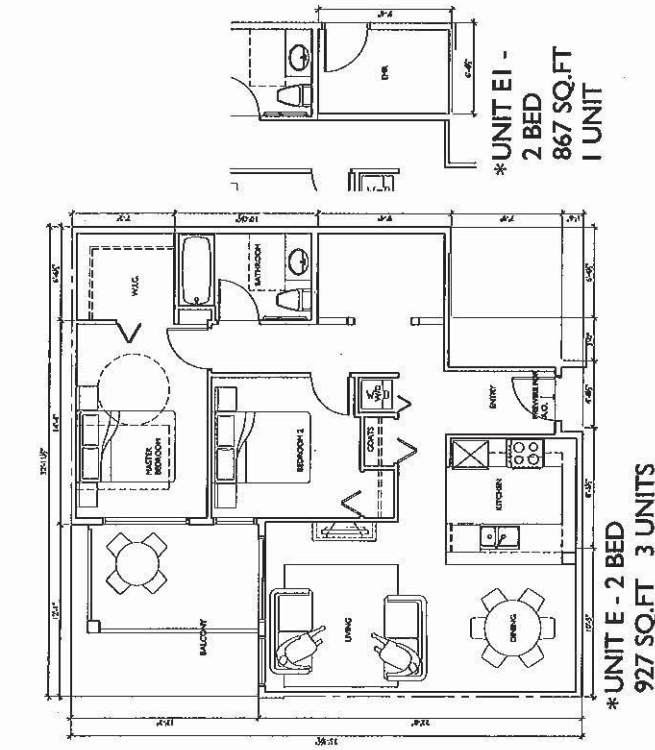
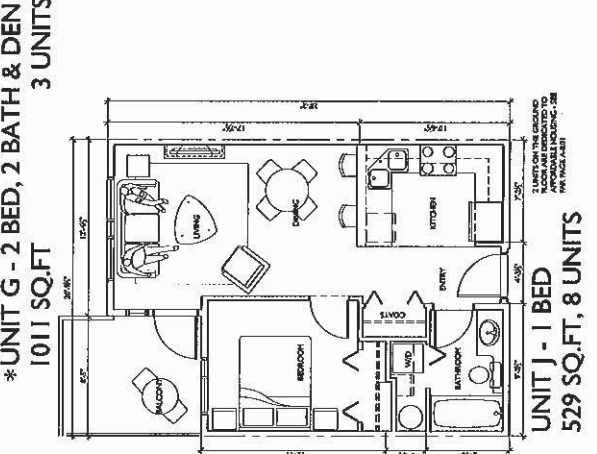
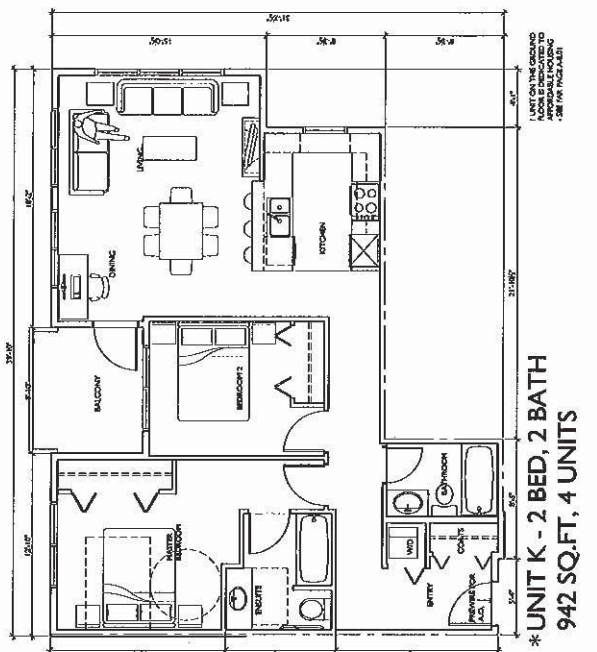
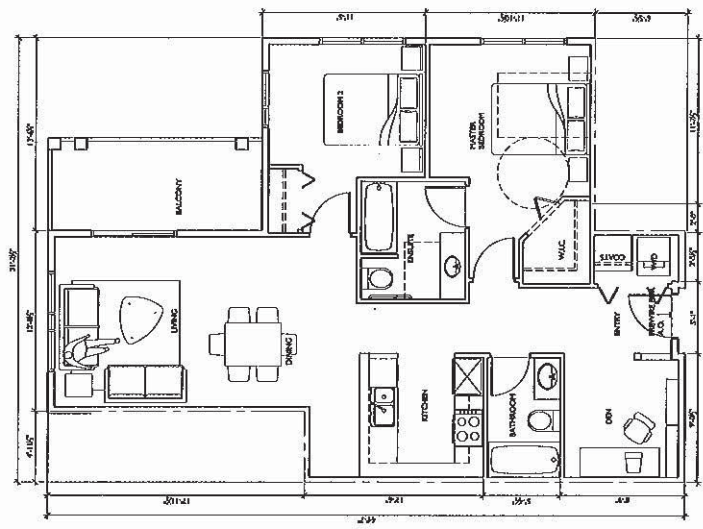
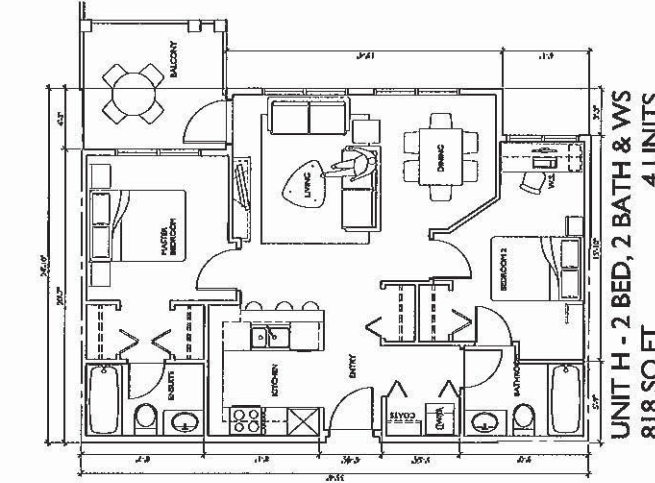
**9500 CAMBIE CONDOS
 RICHMOND**

135 RESIDENTIAL UNITS

UNIT PLANS

DATE: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 1031

A-4.03





© 2014 ARCHITECTS INC.
 40-200 170th Avenue
 Richmond, BC V6V 2G6
 Tel: 604.273.1111
 Fax: 604.273.1112

BASE UNIT/GENERAL HOUSING FEATURES - NOTES

- 1. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
- 2. ALL WALLS TO BE PAINTED IN A LIGHT NEUTRAL COLOR.
- 3. ALL FLOORS TO BE POLISHED CONCRETE.
- 4. ALL CEILING TO BE POP CEILING WITH RECESSED LIGHTING.
- 5. ALL DOORS TO BE SOLID CORE WITH BRASS HANDLES.
- 6. ALL WINDOWS TO BE DOUBLE GLAZED WITH THERMO-BREAK.
- 7. ALL KITCHENS TO BE EQUIPPED WITH SINK, STOVE, DISHWASHER AND REFRIGERATOR.
- 8. ALL BATHS TO BE EQUIPPED WITH TUB, SHOWER, TOILET AND VANITY.
- 9. ALL BEDROOMS TO BE EQUIPPED WITH WARDROBE.
- 10. ALL LIVING AREAS TO BE EQUIPPED WITH SEATING AND TV.
- 11. ALL DINING AREAS TO BE EQUIPPED WITH TABLE AND SEATING.
- 12. ALL BALCONIES TO BE EQUIPPED WITH RAILINGS.
- 13. ALL STAIRS TO BE EQUIPPED WITH HANDRAILS.
- 14. ALL ENTRYWAYS TO BE EQUIPPED WITH COAT closet.
- 15. ALL HALLWAYS TO BE EQUIPPED WITH LIGHTING.
- 16. ALL CLOSETS TO BE EQUIPPED WITH HANGERS.
- 17. ALL STORAGE AREAS TO BE EQUIPPED WITH SHELVES.
- 18. ALL UTILITY AREAS TO BE EQUIPPED WITH SINK AND DRAIN.
- 19. ALL LAUNDRY AREAS TO BE EQUIPPED WITH WASHING MACHINE AND DRYER.
- 20. ALL GARAGES TO BE EQUIPPED WITH FLOOR COATING.
- 21. ALL PORCHES TO BE EQUIPPED WITH FLOORING.
- 22. ALL PATIOS TO BE EQUIPPED WITH FLOORING.
- 23. ALL TERRACES TO BE EQUIPPED WITH FLOORING.
- 24. ALL ROOFS TO BE EQUIPPED WITH MEMBRANE.
- 25. ALL FOUNDATIONS TO BE EQUIPPED WITH CONCRETE.
- 26. ALL EXTERIOR WALLS TO BE EQUIPPED WITH SIDING.
- 27. ALL EXTERIOR DOORS TO BE EQUIPPED WITH INSULATION.
- 28. ALL EXTERIOR WINDOWS TO BE EQUIPPED WITH INSULATION.
- 29. ALL EXTERIOR LIGHTING TO BE EQUIPPED WITH LIGHT FIXTURES.
- 30. ALL EXTERIOR VENTILATION TO BE EQUIPPED WITH EXHAUST FANS.
- 31. ALL EXTERIOR DRAINAGE TO BE EQUIPPED WITH DRAINAGE SYSTEMS.
- 32. ALL EXTERIOR FINISHES TO BE EQUIPPED WITH PAINT OR STAIN.
- 33. ALL EXTERIOR MATERIALS TO BE EQUIPPED WITH Durable Materials.
- 34. ALL EXTERIOR DESIGN TO BE EQUIPPED WITH Modern Design.
- 35. ALL EXTERIOR ACCESSORIES TO BE EQUIPPED WITH Landscaping.
- 36. ALL EXTERIOR UTILITIES TO BE EQUIPPED WITH Meters and Pipes.
- 37. ALL EXTERIOR STRUCTURES TO BE EQUIPPED WITH Foundations.
- 38. ALL EXTERIOR ROOFING TO BE EQUIPPED WITH Shingles.
- 39. ALL EXTERIOR Siding TO BE EQUIPPED WITH Vinyl or Siding.
- 40. ALL EXTERIOR DOORS TO BE EQUIPPED WITH Fiberglass Doors.
- 41. ALL EXTERIOR WINDOWS TO BE EQUIPPED WITH Fiberglass Windows.
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- 44. ALL EXTERIOR DRAINAGE TO BE EQUIPPED WITH French Drains.
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- 49. ALL EXTERIOR UTILITIES TO BE EQUIPPED With Gas Lines.
- 50. ALL EXTERIOR STRUCTURES TO BE EQUIPPED With Brackets.
- 51. ALL EXTERIOR ROOFING TO BE EQUIPPED With Asphalt Shingles.
- 52. ALL EXTERIOR Siding TO BE EQUIPPED With Hardie Board Siding.
- 53. ALL EXTERIOR DOORS TO BE EQUIPPED With Solid Core Doors.
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- 56. ALL EXTERIOR VENTILATION TO BE EQUIPPED With Attic Fans.
- 57. ALL EXTERIOR DRAINAGE TO BE EQUIPPED With Downspouts.
- 58. ALL EXTERIOR FINISHES TO BE EQUIPPED With Stain Resistant Finishes.
- 59. ALL EXTERIOR MATERIALS TO BE EQUIPPED With Composite Decking.
- 60. ALL EXTERIOR DESIGN TO BE EQUIPPED With Modern Landscaping.
- 61. ALL EXTERIOR ACCESSORIES TO BE EQUIPPED With Outdoor Lighting.
- 62. ALL EXTERIOR UTILITIES TO BE EQUIPPED With Water Meters.
- 63. ALL EXTERIOR STRUCTURES TO BE EQUIPPED With Posts and Rails.
- 64. ALL EXTERIOR ROOFING TO BE EQUIPPED With Metal Roofing.
- 65. ALL EXTERIOR Siding TO BE EQUIPPED With Cedar Siding.
- 66. ALL EXTERIOR DOORS TO BE EQUIPPED With Insulated Doors.
- 67. ALL EXTERIOR WINDOWS TO BE EQUIPPED With Energy Efficient Windows.
- 68. ALL EXTERIOR LIGHTING TO BE EQUIPPED With Solar Lighting.
- 69. ALL EXTERIOR VENTILATION TO BE EQUIPPED With Exhaust Fans.
- 70. ALL EXTERIOR DRAINAGE TO BE EQUIPPED With Gutter Guards.
- 71. ALL EXTERIOR FINISHES TO BE EQUIPPED With UV Resistant Finishes.
- 72. ALL EXTERIOR MATERIALS TO BE EQUIPPED With Recycled Materials.
- 73. ALL EXTERIOR DESIGN TO BE EQUIPPED With Eco-Friendly Design.
- 74. ALL EXTERIOR ACCESSORIES TO BE EQUIPPED With Sustainable Accessories.
- 75. ALL EXTERIOR UTILITIES TO BE EQUIPPED With Smart Meters.
- 76. ALL EXTERIOR STRUCTURES TO BE EQUIPPED With Brackets.
- 77. ALL EXTERIOR ROOFING TO BE EQUIPPED With Green Roofing.
- 78. ALL EXTERIOR Siding TO BE EQUIPPED With Bamboo Siding.
- 79. ALL EXTERIOR DOORS TO BE EQUIPPED With Glass Doors.
- 80. ALL EXTERIOR WINDOWS TO BE EQUIPPED With Smart Windows.
- 81. ALL EXTERIOR LIGHTING TO BE EQUIPPED With Motion Sensor Lighting.
- 82. ALL EXTERIOR VENTILATION TO BE EQUIPPED With Smart Ventilation.
- 83. ALL EXTERIOR DRAINAGE TO BE EQUIPPED With Smart Drainage.
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- 98. ALL EXTERIOR MATERIALS TO BE EQUIPPED With Smart Materials.
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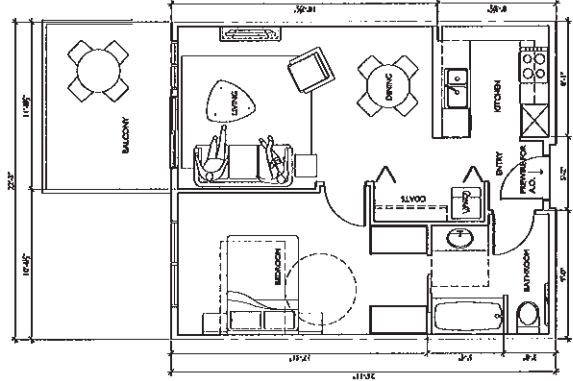
**9500 CAMBIE CONDOS
 RICHMOND**

135 RESIDENTIAL UNITS

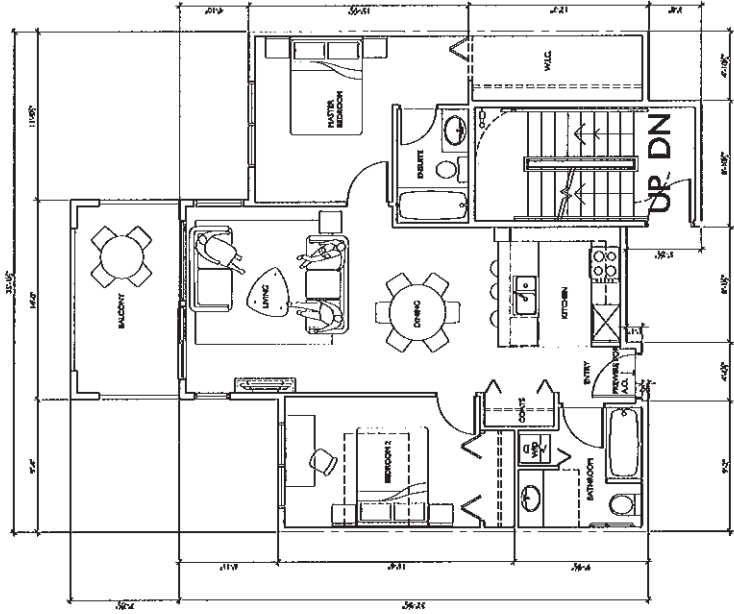
UNIT PLANS

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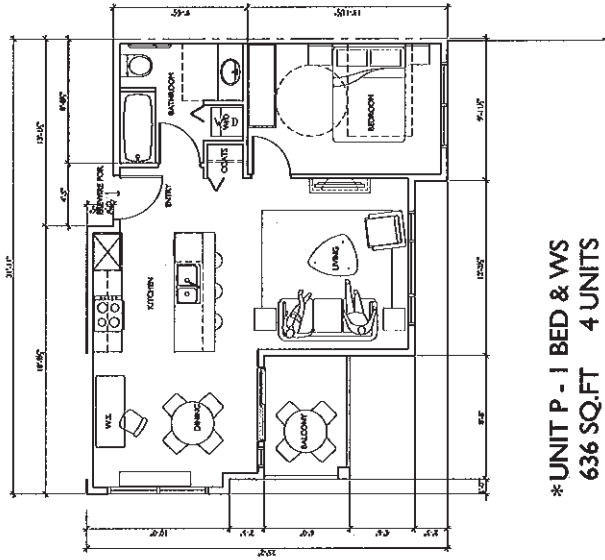
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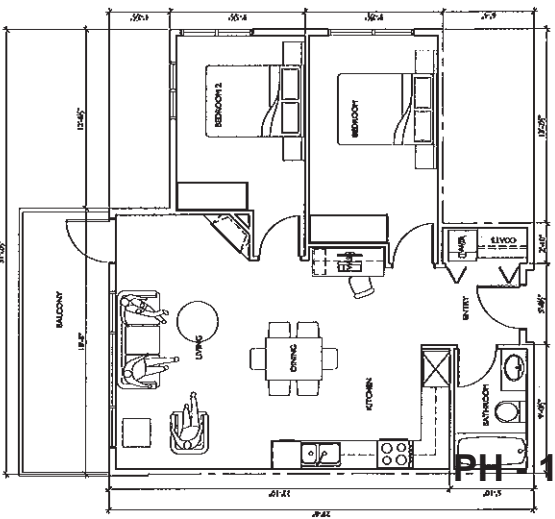
*** UNIT L - 1 BED & DEN
 597 SQ.FT 1 UNIT**



*** UNIT N - 2 BED & 2 BATH
 921 SQ.FT 3 UNITS**



*** UNIT P - 1 BED & WS
 636 SQ.FT 4 UNITS**



*** UNIT M - 2 BED & WS
 983 SQ.FT 1 UNIT**



City of Richmond

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

**Development Application
 Data Sheet**

RZ 10-557519 **Attachment 3**

Address: 9500 Cambie Road

Applicant: GBL Architects Inc.

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

	Existing	Proposed
Owner:	0890784 BC Ltd	0890784 BC Ltd
Site Size (m²):	7943 m2 (85,501 ft ²)	5976.4 m2 (64,331 ft ²)
Land Uses:	single family	multi-family
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential Area 1	Residential Area 1
Zoning:	Single Detached (RS1/F)	Low Rise Apartment (ZLR24)
Number of Units:	1	135

On Future Subdivided Lots	Low Rise Apartment (ZLR24) Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.5 FAR may be increased to 1.7 FAR provided 0.066 FAR is secured as affordable housing.	1.69 FAR, which includes 0.0672 FAR to be secured as affordable housing	none permitted
Lot Coverage – Building:	Max. 45%	47.6%	variance required in association with DP
Lot Size (min. dimensions):	n/a	n/a	none
Road Setback – Cambie Road (m):	7.0 m; however, entry features and unenclosed balconies may project a maximum 2.5 m, parking structure may project but shall be no closer than 3.8 m	building: 7.0 m unenclosed balconies projections: 2.2 m parkade: 3.8 m	none

On Future Subdivided Lots	Low Rise Apartment (ZLR24) Bylaw Requirement	Proposed	Variance
Road Setback – McKim Way (m):	6.0 m; however, entry features and unenclosed balconies may project a maximum 1.0 m, parking structure may project but shall be no closer than 3.0 m	building: 10.5 m unenclosed balcony projection: n/a parkade: 3.0 m	none
Road Setback May Drive (m)	4.0 m; however, entry features and unenclosed balconies may project a maximum 1.0 m, parking structure may project but shall be no closer than 3.0	building: 4.9 m unenclosed balcony projection: 1.0 m parkade: 3.0 m	none
Side Yard	6.0 m Parking may projecting into the side yard	6.0 m; however, building projections are proposed and will be associated with a variance at the DP stage Parking: 0 m	future variance for suitable building projections (DP stage)
Height (m):	20 m	16 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	194 resident, 6 affordable housing stalls, and 27 visitor stalls	179 resident including 6 affordable housing stalls and 25 visitor parking stalls, which takes advantage of a bylaw permitted relaxation of total parking stalls in lieu of a comprehensive TDM strategy approved by the City Transportation Engineering Department	none. TDM strategy supported by Transportation Engineering
Tandem Parking Spaces:	permitted	32 tandem parking spaces providing a total of 64 parking spaces	none
Amenity Space – Indoor:	100 m ² (1,076 ft ²)	104.76 m ² (1,127 ft ²)	none
Amenity Space – Outdoor:	810 m ² (8,718.7 ft ²)	810 m ² (8,719 ft ²)	none

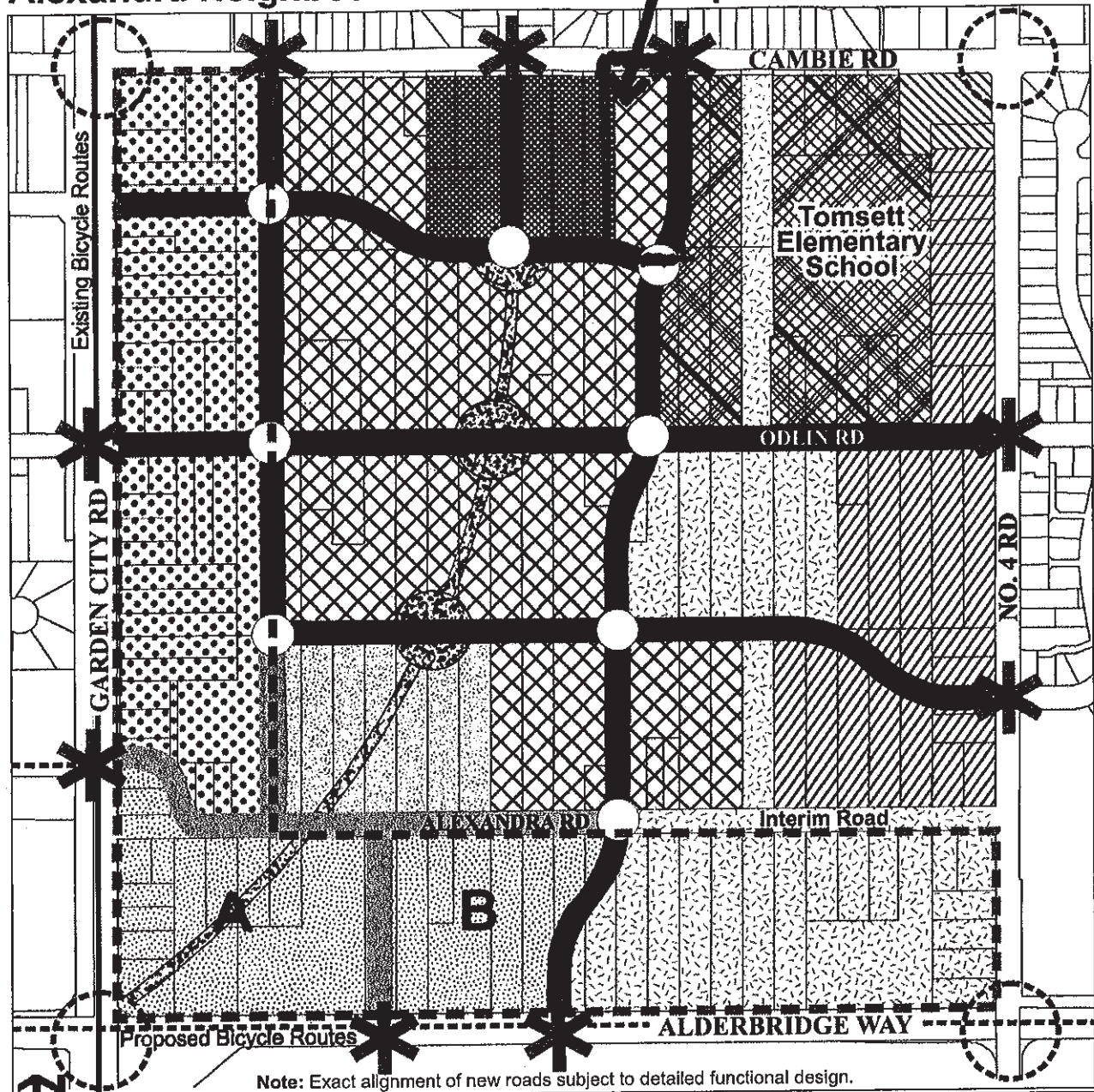
Other: Tree replacement compensation required for loss of significant trees.

SUBJECT SITE

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 8757
2011/06/20

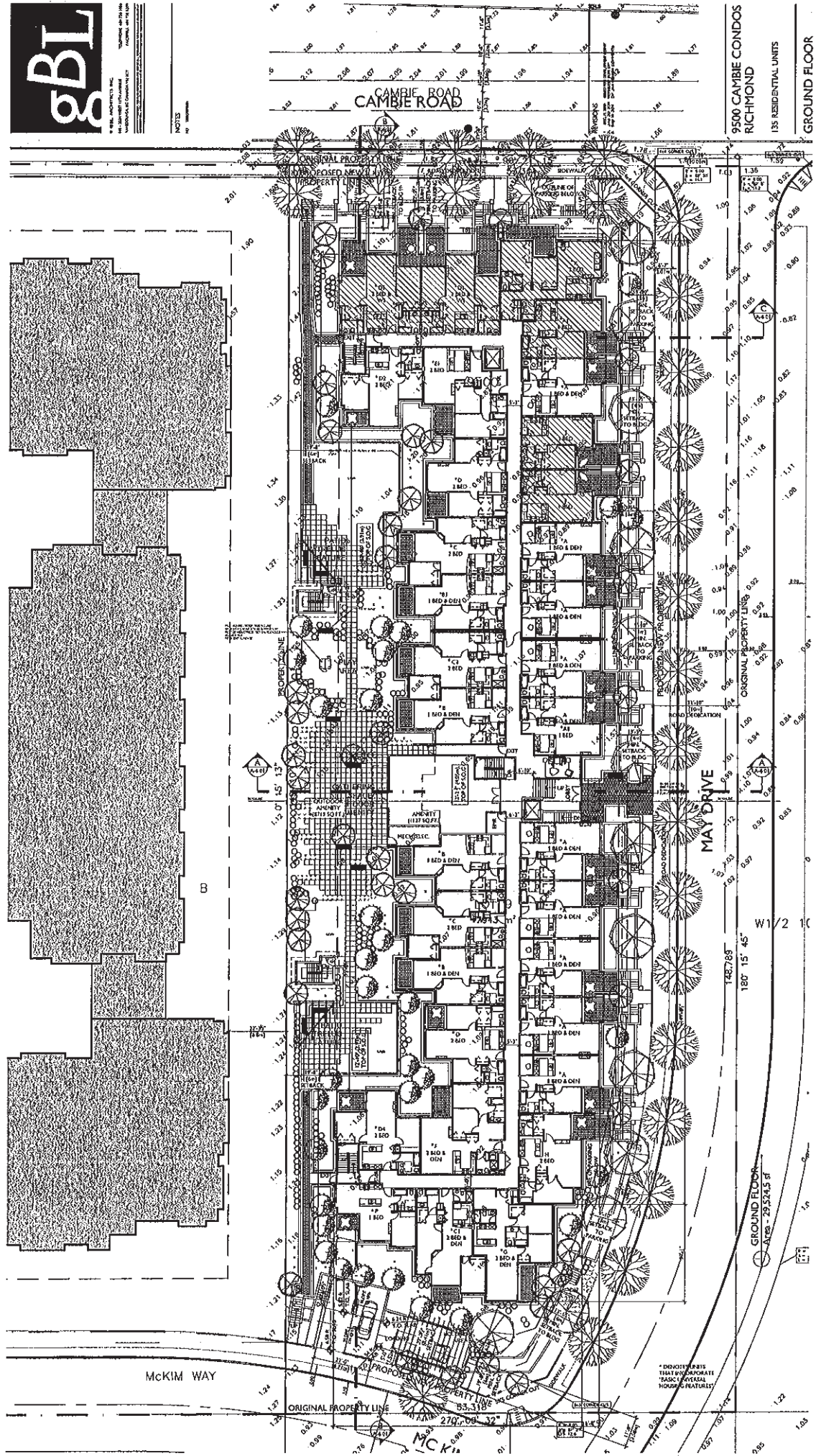
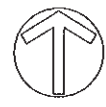


Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.	Park: North Park Way, Central Park, Natural Park, South Parkway
Business/Office – office over retail FAR up to 1.25	Mixed Use: Hotel, office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

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

A-3.01

DATE: 11/20/2013
 DRAWN BY: JPC
 CHECKED BY: JPC
 SCALE: 1/8" = 1'-0"
 PROJECT: 1031



▨ AFFORDABLE HOUSING UNITS

PH - 133

LEED 2009 for New Construction and Major Renovation
Project Checklist



9500 Cambie Condos; LEED EQUIVALENCY SUSTAINABILITY CHECKLIST
CONSIDER ALL POINTS MARKED AS 'YES' TO BE POSSIBLE POINTS; POINTS MARKED AS '?' COULD BE POSSIBLE TO ACHIEVE AS WELL. Oct/14/2011

18	6	2	Sustainable Sites	Possible Points: 26
Y	N	?		
Y			Prereq 1 Construction Activity Pollution Prevention	1
Y			Credit 1 Site Selection	5
Y			Credit 2 Development Density and Community Connectivity	1
Y			Credit 3 Brownfield Redevelopment	6
Y			Credit 4.1 Alternative Transportation—Public Transportation Access	1
Y			Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	3
Y			Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	2
Y			Credit 4.4 Alternative Transportation—Parking Capacity	1
Y			Credit 5.1 Site Development—Protect or Restore Habitat	1
Y			Credit 5.2 Site Development—Maximize Open Space	1
Y			Credit 6.1 Stormwater Design—Quantity Control	1
Y			Credit 6.2 Stormwater Design—Quality Control	1
Y			Credit 7.1 Heat Island Effect—Non-roof	1
Y			Credit 7.2 Heat Island Effect—Roof	1
Y			Credit 8 Light Pollution Reduction	1
4	2	4	Water Efficiency	Possible Points: 10
Y			Prereq 1 Water Use Reduction—20% Reduction	2 to 4
Y			Credit 1 Water Efficient Landscaping	2
Y			Credit 2 Innovative Wastewater Technologies	2 to 4
Y			Credit 3 Water Use Reduction	2

6	24	5	Energy and Atmosphere	Possible Points: 35
Y	N	?		
Y			Prereq 1 Fundamental Commissioning of Building Energy Systems	1
Y			Prereq 2 Minimum Energy Performance	1
Y			Prereq 3 Fundamental Refrigerant Management	1 to 19
Y			Credit 1 Optimize Energy Performance	1 to 7
Y			Credit 2 On-Site Renewable Energy	2
Y			Credit 3 Enhanced Commissioning	2
Y			Credit 4 Enhanced Refrigerant Management	3
Y			Credit 5 Measurement and Verification	2
Y			Credit 6 Green Power	2

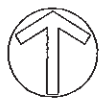
9	3	2	Materials and Resources	Possible Points: 14
Y	N	?		
Y			Prereq 1 Storage and Collection of Recyclables	1 to 3
Y			Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof	1
Y			Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements	1 to 2
Y			Credit 2 Construction Waste Management	1 to 2
Y			Credit 3 Materials Reuse	1 to 2

11	4	Indoor Environmental Quality	Possible Points: 15
Y	N	?	
Y			Prereq 1 Minimum Indoor Air Quality Performance
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control
Y			Credit 1 Outdoor Air Delivery Monitoring
Y			Credit 2 Increased Ventilation
Y			Credit 3.1 Construction IAQ Management Plan—During Construction
Y			Credit 3.2 Construction IAQ Management Plan—Before Occupancy
Y			Credit 4.1 Low-Emitting Materials—Adhesives and Sealants
Y			Credit 4.2 Low-Emitting Materials—Paints and Coatings
Y			Credit 4.3 Low-Emitting Materials—Flooring Systems
Y			Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products
Y			Credit 5 Indoor Chemical and Pollutant Source Control
Y			Credit 6.1 Controllability of Systems—Lighting
Y			Credit 6.2 Controllability of Systems—Thermal Comfort
Y			Credit 7.1 Thermal Comfort—Design
Y			Credit 7.2 Thermal Comfort—Verification
Y			Credit 8.1 Daylight and Views—Daylight
Y			Credit 8.2 Daylight and Views—Views
2	4	Innovation and Design Process	Possible Points: 6
Y			Credit 1.1 Innovation in Design: Specific Title
Y			Credit 1.2 Innovation in Design: Specific Title
Y			Credit 1.3 Innovation in Design: Specific Title
Y			Credit 1.4 Innovation in Design: Specific Title
Y			Credit 1.5 Innovation in Design: Specific Title
Y			Credit 2 LEED Accredited Professional
4	Regional Priority Credits	Possible Points: 4	
Y			Credit 1.1 Regional Priority: Specific Credit
Y			Credit 1.2 Regional Priority: Specific Credit
Y			Credit 1.3 Regional Priority: Specific Credit
Y			Credit 1.4 Regional Priority: Specific Credit
50	39	21	Total

50	39	21	Total	Possible Points: 110
Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 to 110	

A-3.01

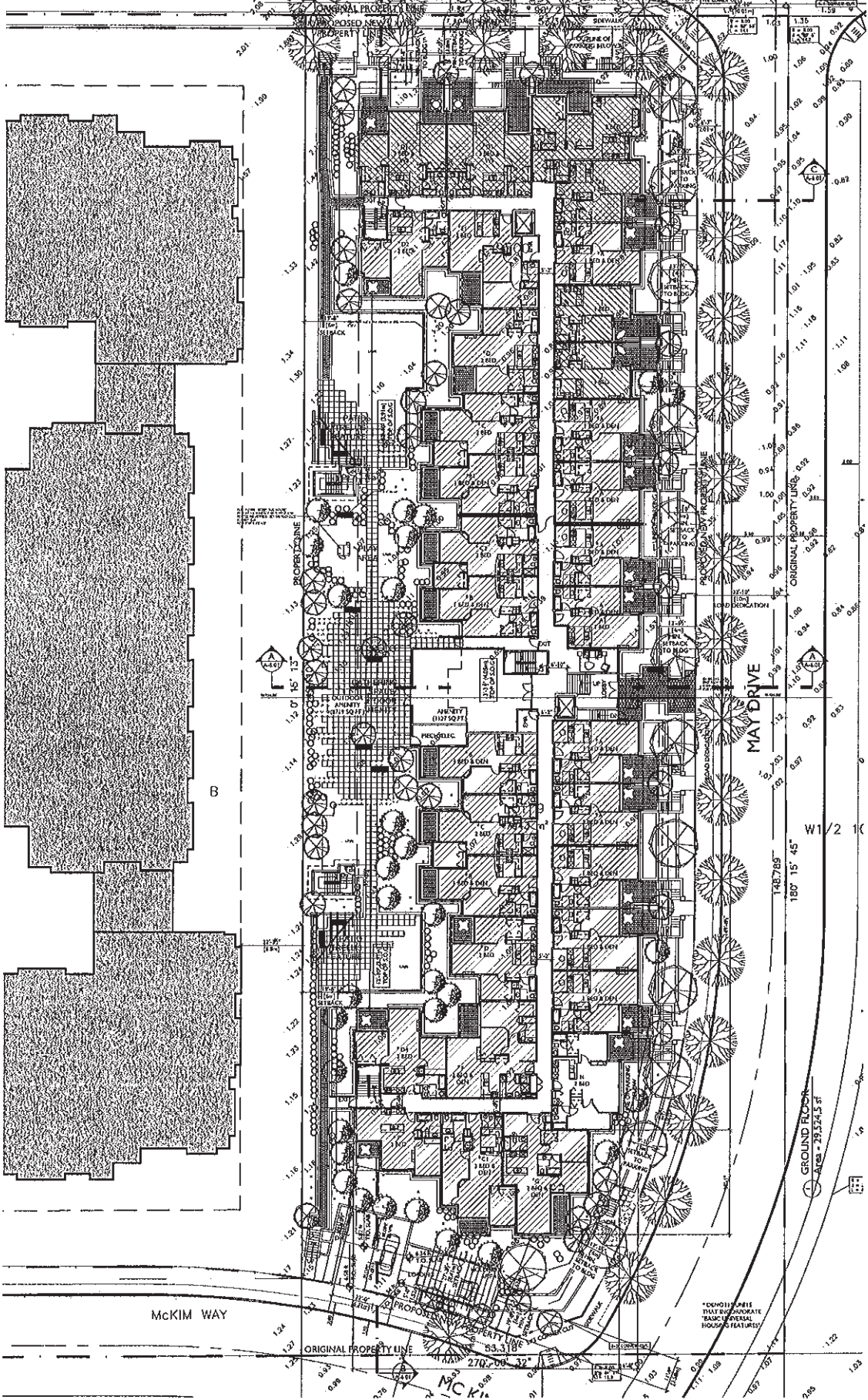
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CHECKED BY: [unintelligible]
SCALE: AS SHOWN
JOB NUMBER: 1031



9500 CAMBIE CONDOS
RICHMOND
135 RESIDENTIAL UNITS
GROUND FLOOR



NOTES:
1. SEE SHEET A-3.01 FOR GENERAL NOTES.



-  BASIC UNIVERSAL HOUSING UNITS
-  AFFORDABLE HOUSING UNITS



NOTE
1. See notes on drawings.

REVISIONS
1. See notes on drawings.
2. See notes on drawings.

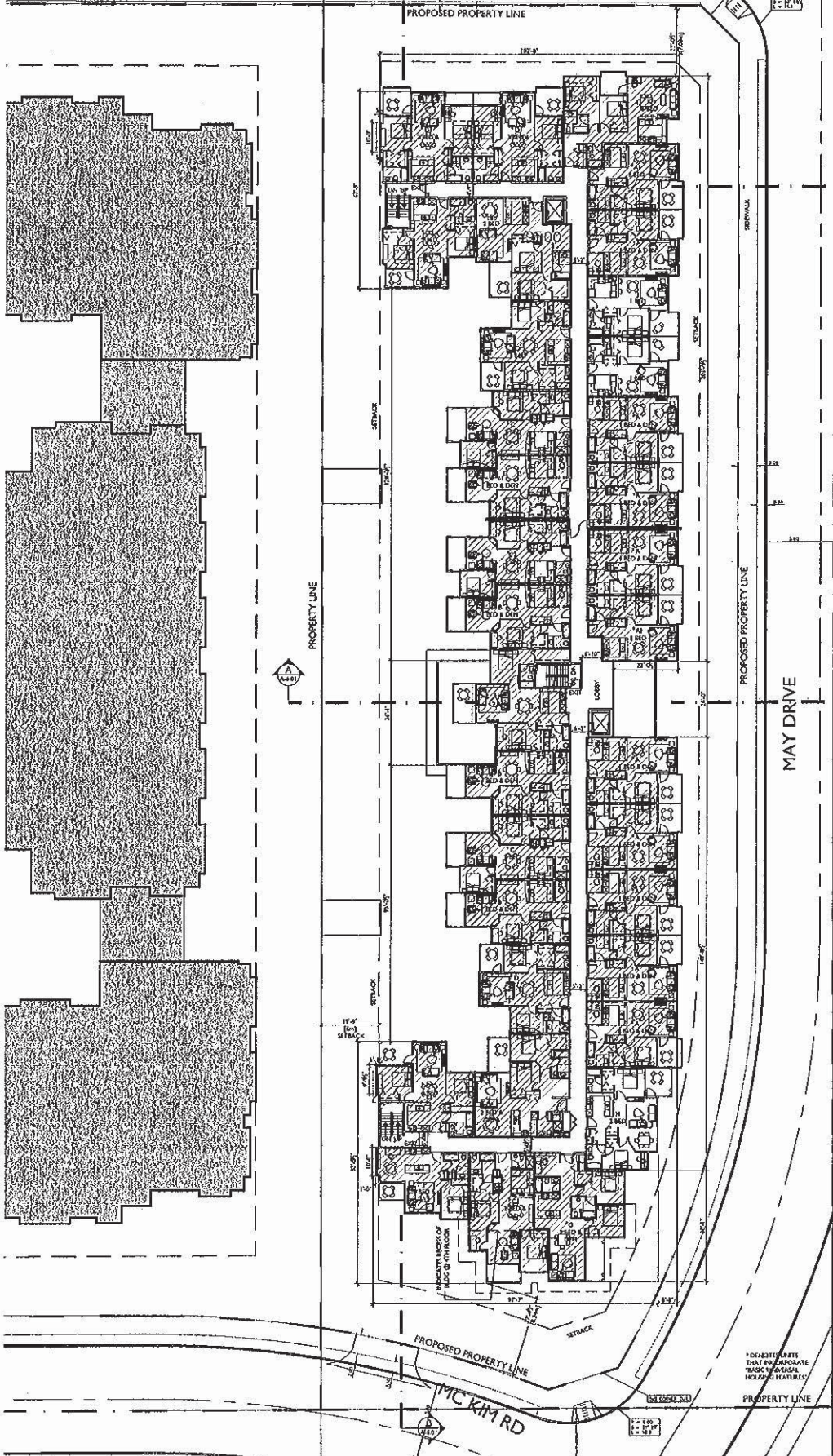
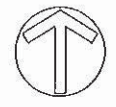
9500 CAMBIE CONDOS
RICHMOND

135 RESIDENTIAL UNITS

TYPICAL FLOOR

DATE: 12/15/10
DRAWN BY: JH
CHECKED BY: JH
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1031

A-3.02



1. FLOOR PLAN FOR 2nd & 3rd FLOOR
Area - 28,542.67 sf

 BASIC UNIVERSAL HOUSING UNITS



NOTES
1. See General Notes

REVISIONS
1. See General Notes

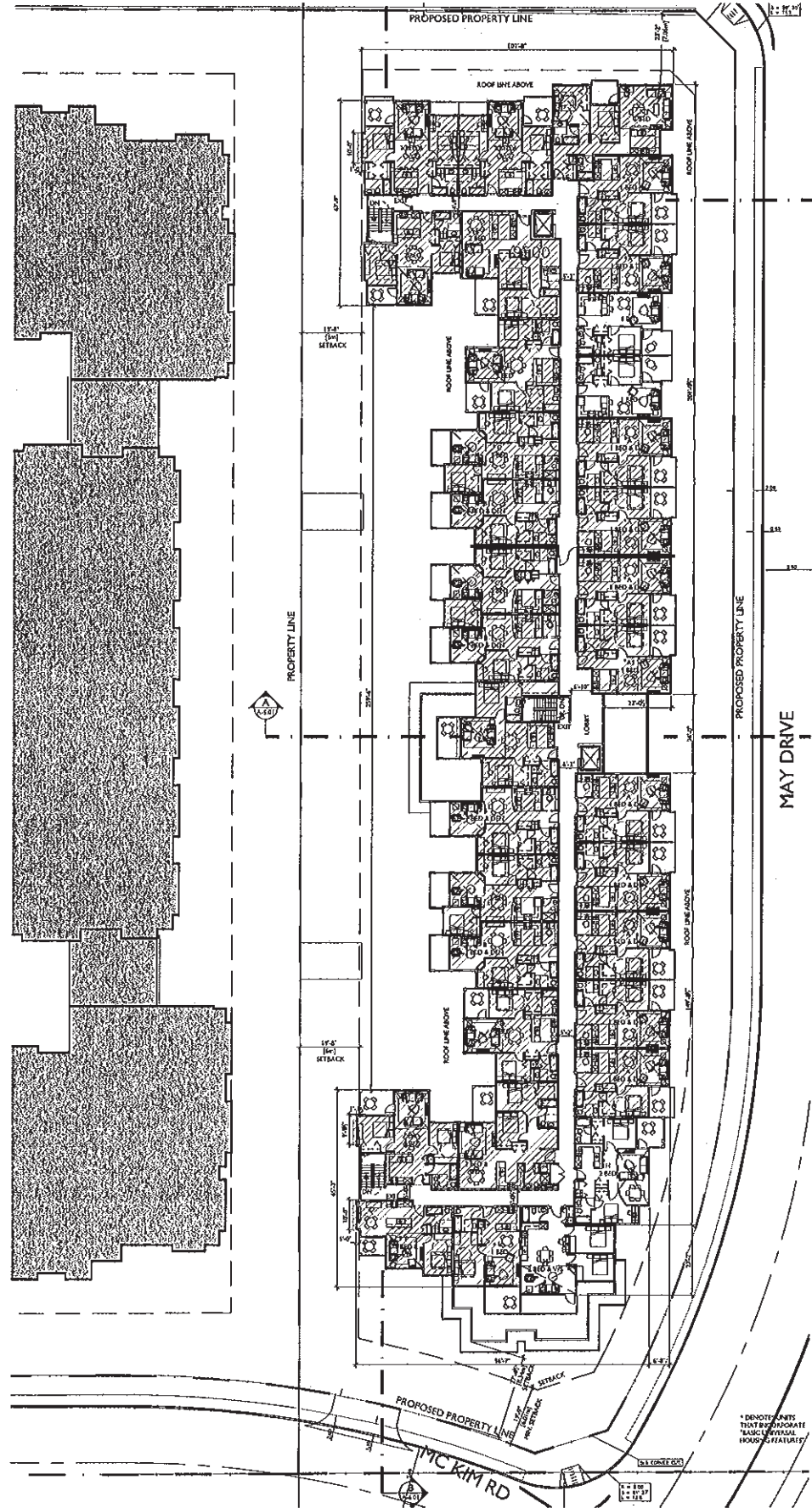
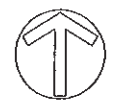
9500 CAMBIE CONDOS
RICHMOND

135 RESIDENTIAL UNITS

FOURTH FLOOR

DATE: 10/27/98
DRAWN BY: M
CHECKED BY: M
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1031

A-3.03



BASIC UNIVERSAL HOUSING UNITS

Rezoning Considerations
9500 Cambie Road
RZ 10-557519

Prior to final adoption of Zoning Amendment Bylaw 8826, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval;
2. Land dedication along Cambie Road and the new (north-south) May Drive and (east-west) McKim Way to accommodate the cross sections as outlined in Item #16. The exact dedication required is to be confirmed once the applicant completes the function design and submits it to the City for review and approval as part of the Servicing Agreement (SA) review process;
3. Land dedication for the following corner cuts
 - a 4 m x 4 m corner cut (measured from the new property lines) on the northeast corner of the site at the intersection of Cambie Road and May Drive; and
 - a 5 m x 5 m corner cut (measured from the new property lines) on the southeast corner of the site at the intersection of McKim Way and May Drive;
4. Registration of an aircraft noise sensitive use covenant on title;
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC;
6. City acceptance of the developer's offer to voluntarily contribute \$ 45,000.00 to facilitate the introduction of a "Special Crosswalk" that is part of a Transportation Demand Management strategy;
7. City acceptance of the developer's offer to voluntarily contribute to childcare \$ 0.60/ft² based on the maximum floor area ratio (FAR) (\$65,617.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity);
8. City acceptance of the developer's offer to voluntarily contribute to public art \$ 0.60/ft² based on the maximum floor area ratio (FAR) (\$65,617.00) in accordance with Council Policy;
9. City acceptance of the developer's offer to voluntarily contribute to community and engineering planning costs \$ 0.07/ft² based on the maximum floor area ratio (FAR) (\$7,655.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity);
10. City acceptance of the developer's offer to voluntarily contribute to City public realm beautification \$ 0.60/ft² based on the maximum floor area ratio (FAR) (\$65,617.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity);

11. Registration of the City’s standard Housing Agreement to secure six (6) affordable housing units, the combined habitable floor area of which shall comprise at least 0.066 of the total maximum Floor Area Ratio (FAR) of the subject development’s total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2 bedroom	2	78.9 m ² (850 ft ²)	\$1,063	\$42,500 or less
2 bedroom	1	87.5 m ² (942 ft ²)	\$1,063	\$42,500 or less
1 bedroom	1	55.9 m ² (602 ft ²)	\$875	\$35,000 or less
1 bedroom	2	78.9 m ² (850 ft ²)	\$875	\$35,000 or less

** May be adjusted periodically as provided for under adopted City policy.

12. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit;
13. Section 219 Covenant BB1931248 and Statutory Right of Way BB1931249 Plan BCP 47360 (public utility purpose) is to be discharged subject to confirmation that the area is entirely within the required road dedication;
14. Registration of a legal agreement(s) regarding the developer's commitment to connect to the West Cambie District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering;
15. 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); and
16. Enter into the City’s standard Servicing Agreement (SA) to design and construct frontage improvements and to provide associated land dedication along Cambie Road and the new (north-south) May Drive and (east-west) McKim Way including:
 - a. Cambie Road to accommodate the following cross-sections (measured from the existing curb/gutter along the north side of Cambie Road):
 - 3.5 m wide westbound through lane
 - 3.2 m wide westbound through lane
 - 3.3 m wide westbound left-turn lane
 - 3.2 m wide eastbound through lane
 - 3.5 m wide eastbound through lane
 - 0.15 m wide curb/gutter
 - 1.5 m wide boulevard; and
 - 2 m wide sidewalk
 - b. New (north-south) May Drive and (east-west) McKim Way roads. As per the West Cambie Area Plan, a new (east-west) McKim Way road along the southern property line and a new (north-south) May Drive road along the entire eastern property line are required. May Drive, including construction and land, is identified on the West Cambie Area DCC program and is therefore eligible for

DCC credits. The exact value will be determined as part of the SA process. The developer is responsible for road construction within the road dedication and must include:

- 2 m wide sidewalk;
- boulevard, curb/gutter;
- minimum 6 m wide asphalt driving surface; and
- 1 m shoulder

The exact dedications required for Cambie Road, May Drive and McKim Way is required to be confirmed once the applicant completes the functional design and submits it to the City for review and approval. In addition, the applicant must provide vehicle turning templates confirming a connection between McKim Way and May Drive that accommodates the following movements:

- loading vehicles accessing/egressing the loading space;
 - demonstration that functional two-way traffic can be accommodated; and
 - demonstration that vehicles can turn around at the south end termination of May Drive.
- c. Predicting at the intersection of Cambie Road and May Drive for a traffic signal is required; and
- d. Appropriate pipe sizing is to be confirmed through the SA and any required upgrades are to be undertaken for the following:
- Water main along the entire McKim Way and May Drive frontage; and
 - Storm main along the entire McKim Way and May Drive frontage.
- e. The proposed development will be responsible for sanitary and drainage latecomer payments associated with eligible latecomer works built via the adjacent development under Servicing Agreement (SA) 08-434616.

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 and demonstrates that the noise levels comply with permitted maximums. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum noise levels (decibels) within the dwelling units must be as follows:

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

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570;
2. Fire flow calculations based on the Fire Underwrite Survey confirming adequate available flow is required at the Building Permit stage;
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes;
4. 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;
5. Certification by a registered professional that any required noise insulation measures may be installed according to the recommendations in the required acoustic report;
6. Payment of the City wide DCC and Supplementary Local Area DCC for the Alexandra neighbourhood;
7. Payment of the \$1,836.72 per dwelling unit, plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement;
8. Payment of latecomer agreement charges associated with eligible latecomer works built via the adjacent western development (Servicing Agreement (SA) 08-434616);
9. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* *This requires a separate application.*

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed

necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed (original on file)

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8826 (RZ10-557519)
9500 CAMBIE ROAD

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

- 1. Richmond Zoning Bylaw 8500 is amended by inserting the following new text into the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) subsection 18.24.6:
i. "1.e) 7.0 m from Cambie Road";
ii. "2.e) 2.5 m on Cambie Road"; and
iii. "3.e) 3.8 m to Cambie Road".

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it LOW RISE APARTMENT (ZLR24) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE).

P.I.D. 004-065-999
Lot 9 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8826".

FIRST READING

NOV 28 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER