



City of Richmond

To Council - Apr 22, 2013
Report to Committee

To Planning: April 16, 2013

To: Planning Committee **Date:** April 8, 2013
From: Wayne Craig **File:** RZ 12-598503
Director of Development 12-8060-20-9016, 9017, 9022
Re: Application by Polygon Development 269 Ltd for Rezoning at 9311, 9331, 9431, 9451 and 9471 Alexandra Road from "Single Detached (RS1/F)" and 9393 Alexandra Road from "Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)" to "Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)"

Staff Recommendation

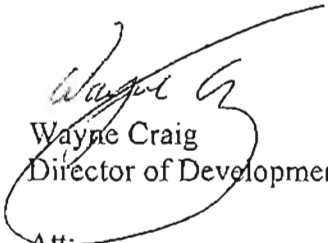
1. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9016, to amend the City of Richmond 2041 Land Use Map (Schedule 1) to redesignate 9311, 9331 and the western half of 9393 Alexandra Road from "Mixed Use" to "Apartment Residential" be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9021, to repeal the existing Alexandra Neighbourhood Land Use Map of Schedule 2.11A (West Cambie Area Plan) with "Schedule A attached to and forming part of Bylaw 9021" and amending certain maps and text within the Area Plan, be introduced and given first reading.
3. That Bylaws 9016 and 9021, having been considered in conjunction with:
 - the City's Financial and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;are hereby deemed to be consistent with said program and plans in accordance with Section 882 (3) of the Local Government Act;
4. That Bylaws 9016 and 9021 having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9017, to create "Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)", and the rezoning of 9311, 9331, 9431, 9451 and 9471 Alexandra Road from "Single Detached, (RS1/F)" and 9393 Alexandra Road from "Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)" to "Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)", be introduced and given first reading;
6. That the affordable housing contribution for the rezoning of 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road (RZ 12-598503) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812; and

April 8, 2013

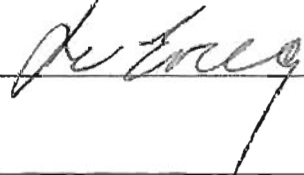
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RZ 12-598503

7. That Termination of Housing Agreement at 9393 Alexandra Road (formerly 9371 and 9411 Alexandra Road) Bylaw 9022, to permit the City to terminate a Housing Agreement entered into pursuant to Bylaw 8539, be introduced and given first reading.


Wayne Craig
Director of Development

Att:

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Polygon Development 269 Ltd. has applied to rezone 9311, 9331, 9431, 9451 and 9471 Alexandra Road from “Single Detached (RS1/F)” and 9393 Alexandra Road from “Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)” to “Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)” to permit the development of four (4) residential buildings containing approximately 546 residential apartment units and one indoor amenity building on the subject site (**Attachment 1**). The indoor amenity building includes one concierge suite and one guest suite as well as common areas for all residents. All of this is to be constructed in five and six storey buildings over one level of underground parking (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North (Across Tomicki Avenue):

- At 9288 Odlin Road, 9199 and 9299 Tomicki Avenue, a 259 unit, 4-storey apartment complex over one level of parking, on a property zoned “Low Rise Apartment (ZLR20) – Alexandra Neighbourhood (West Cambie)”;
- At 9388 Odlin Road (under construction), a 245 unit 4-storey apartment complex over one level of parking, on a property zoned “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)”; and
- At 9500 Odlin Road and 9399 Tomicki Avenue, a 228 unit, 4-storey apartment complex over one level of parking, on a property zoned “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)”.

To the South: Across Alexandra Road the proposed Smart Centre retail complex. Currently under rezoning review (RZ 10-528877).

To the East: Across the future May Drive, existing Single Family lots, but the City has received a rezoning application (RZ 12-598506) for a low rise apartment complex consisting of approximately 280 units, in a 4-storey apartment complex over one level of parking, which is currently under rezoning review.

To the West: A proposed 132 unit, 4-storey apartment complex over one level of parking, fronted by a small footprint commercial retail unit that has gone through Development Permit Panel and is currently completing their Rezoning and Development Permit considerations.

Related Policies and Studies

Richmond Official Community Plan (OCP) – Schedule 1

The Richmond Official Community Plan (OCP) designates this subject site as both Mixed Use and Apartment Residential in its 2041 Land Use Map. Both permit multiple family housing with the Mixed Use component allowing additional uses such as commercial, industrial, office and

institutional. As the proposal is entirely for residential use, an amendment to the OCP map is needed to remove the "Mixed Use" designation from the affected properties of the subject site and changing it to "Apartment Residential".

West Cambie Area Plan – Schedule 2.11A

West Cambie Area Plan – Alexandra Neighbourhood

To support this proposal, the Area Plan will require amendments to the following:

Removal of the High Street – This Mixed Use designation affects the western half of the subject site and is a component of the neighbourhood High Street, which provides a complementary commercial component to the Smart Centre site, as well as the Mixed Commercial hub of the neighbourhood running up Garden City Road (**Attachment 4**). The High Street is intended to promote people gathering through the use of public open spaces and commercial activity, helping meet the daily needs of local residents. The removal of the Mixed Use designation from the subject site is not anticipated to have a great impact on the High Street. Its location at the eastern end of the High Street combined with the introduction of Alexandra Way, a key pedestrian greenway in the neighbourhood at the western edge of the subject site acts as a logical separation between the residential use of Alexandra Road to the east and the commercial use of the High Street to the west.

Height – As the proposed development proposes five (5) and six (6) storey residential buildings, the Area Plan will need amending to increase the height provision that does consider five (5) storey non-combustible and concrete buildings to add six (6) storey combustible and non-combustible buildings as well.

Density – The base density in the apartment area of the Alexandra Area is 1.50 FAR with a 0.2 FAR density bonus provision to support affordable housing. The proposed base density of 1.68 FAR is supported to accommodate the commercial adjacency to the Mixed Use Commercial designation to the property to the south of Alexandra Road known as the Smart Centre proposal under (RZ 10-528877). The 0.2 FAR density bonus for a financial contribution to affordable housing will remain.

Floodplain Management Implementation Strategy

In accordance with the West Cambie Area Plan, the minimum allowable elevation for habitable space is 2.6 m GSC. A Flood Plain Covenant is to be registered on title prior to final adoption.

OCP Aircraft Noise Sensitive Development (ANSND) Policy

The site is located in Area 2 of the policy area of the ANSD map and the development is subject to noise mitigation measures and the registration of an Aircraft Noise Sensitive Use Restrictive Covenant prior to final adoption of the rezoning application.

The applicant is required to retain a registered professional qualified in acoustics to prepare a report that recommends site specific methods of mitigating interior noise levels from external sources such as overhead aircraft and other such noise sources that are generated at Vancouver International Airport. Design measures are to keep rooms from exceeding the following noise levels:

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

A separate report from a heating and cooling specialist is to accompany the acoustic report. The report should include methods of air cooling using the criteria set out in ASHRAE 55-2004 to avoid having residents to open doors and windows which would negate these sound measures.

Both these reports are to be submitted to the City for review during the Development Permit stage.

Consultation

Official Community Plan (OCP): The subject rezoning and OCP amendment is consistent with City policies regarding consultation with the Richmond School District No. 38 and Vancouver International Airport. No consultation with these agencies is necessary. The City will provide a copy of this report to the School board for information purposes only.

General Public: The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development. Staff have received no communication from the public in relation to this application. Should this application receive first reading, a public hearing will be scheduled.

Analysis

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

PART 1 – OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT TO THE WEST CAMBIE AREA PLAN (SCHEDULE 2.1D) AMENDMENT (BYLAW 9016 AND 9021)

The West Cambie Area Plan is designed to establish a complete community where people have the opportunity to live, work and play within the same neighbourhood. One of the unique components of the neighbourhood is the establishment of the High Street, a symbolic centre of the neighbourhood providing commercial space to complement the commercial designated lands to the south of Alexandra Road. The High Street offers a mixed use of predominately residential with a small plate commercial on the ground level fronting the street. The amendment is intended to remove a portion of the High Street from the north side of Alexandra Road from the eastern most part of the High Street and replace it with a Residential designation, without the commercial component.

The change in use is anticipated to have a minor impact as the extent of the High Street along the subject property is a small amount of the overall length of the High Street in the Alexandra Neighbourhood. Its location at the north end of Alexandra Road, east of the Alexandra Way Greenway entrance separates it from any other commercial linkage to the west. There will still be commercial activity south of Alexandra Road and west of the Alexandra Way Greenway.

The High Street concept has been protected to the west at 9251 and 9291 Alexandra Road through the proposed 132 unit apartment complex which has a small plate commercial space.

Items Requiring Amendment

The following bylaws will require amendment:

1. OCP (Schedule 1) 2041 Land Use Map to amend the Mixed Use designation of a portion of the subject site and replace it with Apartment Residential;
2. OCP (Schedule 2.11A), West Cambie Area Plan – Alexandra Neighbourhood Land Use Map to amend the subject site from its current land use designation to a new designation and symbol:

Residential Area 1B

1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing contributions). (6 storey maximum).

3. OCP (Schedule 2.11A), West Cambie Area Plan :
 - a.) Text amendment to Section 8.1.5 (second bullet), to amend the wording “(five storeys may be considered for non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties)” to “(five and six storeys may be considered for **combustible**, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties)”;
 - b.) Text amendment to Section 8.2.4 (under the Height Section), to amend the wording “(five storeys may be considered for, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties)” to “(five and six storeys may be considered for **combustible**, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties)”;
 - c.) Replace the following Area Plan maps to reflect the above changes:

West Cambie Area Plan (page #)	Section/Map to be amended
22	Section 8.2 - Alexandra Neighbourhood Character Areas Map
31	Section 8.2.3 - Character Area 3 – The High Street Map
33	Section 8.2.4 -Character Area 4 – Medium Density Housing Map

PART 2 – REZONING BYLAW 9017 FOR A 546 UNIT RESIDENTIAL COMPLEX AT 9311, 9331, 9393, 9431, 9451 AND 9471 ALEXANDRA ROAD (BYLAW 9017)

Proposed Zoning to Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)

The proposed rezoning from RS1/F and ZMU16 to ZLR25 represents an increase in density by allowing more residential units on the site. The proposed amendments to the OCP and the Area Plan outlined above provide the policy basis for the proposed ZLR25 zone, which is anticipated to be a new and specialized zone for this project. Otherwise, the submitted proposal is in general conformance with the OCP and the West Cambie Area Plan - Alexandra Neighbourhood in its transformation toward a medium density neighbourhood through the development of low-rise apartment buildings.

Proposed Site Assembly

The applicant has assembled six (6) lots for this application consisting of approximately 2.8 hectares (7 acres), exceeding the minimum lot size requirements of one hectare (1 ha) in accordance with policy. As the site is either bordered by roads set out in the Area Plan or by an upcoming apartment complex to the west, there were no opportunities to assemble any additional land.

Phasing

The applicant is proposing this application to be done in four (4) phases. The first phase will incorporate the south-east building and its 137 residential units and an indoor amenity building (including a guest suite and a concierge suite). The second and third phases along the west half of the site will contain 136 residential units each, with the fourth and final phase at the north-east quadrant to provide the remaining 137 residential units.

The parkade will be done in two (2) phases with the south half of the structure being constructed during the first phase, with the north half being constructed during the third phase of development.

Transportation and Site Access

In accordance with the planned road network through this neighbourhood, the applicant will be dedicating ten (10) metres of land along the northern edge of the site for the purpose of designing and constructing the future Tomicki Avenue. The exception of this dedication is the property at 9393 Alexandra Road which already dedicated ten (10) metres at the northern end when it was granted rezoning to ZMU16 in accordance with its conditions outlined in RZ 08-410760. This dedication and road construction will present a near completion of Tomicki Avenue to its visualized completion as a full width road between May Drive to the east and Dubbert Street to the west. Another land dedication for the purpose of road construction is ten (10) metres off of the entire eastern edge of the subject site to support the development of the western half of May Drive. Triangular corner cuts of four (4) metres by four (4) metres in size will also need to be dedicated at the corners of Alexandra Road and May Drive as well as Tomicki Avenue and May Drive. No dedication requirements are required off of Alexandra Road.

Frontage improvements along all three (3) road frontages (Alexandra Road, May Drive and Tomicki Avenue) will be designed and constructed by the developer and will consist of a curb and gutter, boulevard and sidewalk. These frontage improvements and road construction will be detailed as part of the Servicing Agreement which will be completed prior to the adoption of this rezoning application.

Vehicular access to and from the site to the underground parkade is off both the future May Drive to the east and Tomicki Avenue to the north. Access to these points is provided by the May Drive connection to the existing Alexandra Road to the south and the existing May Drive section that extends from Odlin Road to the north and connecting to the existing portion of Tomicki Avenue that was constructed as part of the Cambridge Park development (RZ 08-408104).

The number of proposed parking stalls falls short of the Zoning Bylaw requirements of 1.5 resident stalls per unit and 0.2 stalls for visitors by around 142 parking spaces. To make up for this shortfall, the City's Transportation staff and the applicant have worked together and agreed on a Transportation Demand Management (TDM) plan that includes:

- Provide 120V electric plug-ins for 20% of all parking stalls;
- Provide 120V electric plug-ins for electric bikes, one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in is required for the same compound);
- Provide minimum three benches along each of the three street frontages (or equivalent cash contribution of \$15,000 total);
- A voluntary cash contribution of \$30,000 towards a bus shelter with an accessible concrete pad in the area;
- A voluntary cash contribution of \$5,000 towards the provision of new benches in the area;
- As per OCP, an additional 25% of the parking stalls be constructed to accommodate the future installation of electric vehicle charging equipment (e.g., pre-ducted for future wiring); and

- A voluntary cash contribution of \$10,000 towards cycling-related infrastructures in the area (e.g., detector loops on Odlin Road at Garden City Road and No. 4 Road, and signage and pavement marking along Odlin Road)

These provisions are supported by the Director of Transportation for a revised parking count of 1.26 parking stalls per unit for residents and 0.18 stalls per unit for visitors (1.44 total stalls per unit). This parking count is consistent with the phasing plan outlined by the developer so that the number of provided stalls will meet the 1.44 total stalls per unit, per phase. The above noted measures will be secured through a legal agreement prior to the adoption of the rezoning application.

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

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

Base Density Considerations

The typical density in the apartment area of the Alexandra Area is 1.50 FAR with a 0.2 FAR density bonus for the provision of affordable housing. The greater base density of 1.68 FAR proposed for the subject site takes into account considerations relating to the adjacency of the site to the proposed Smart Centre development (RZ 10-528877) south of Alexandra Road and affordable housing density reconciliations associated with earlier developments by the same developer.

As the subject site is located directly across from the mixed use retail commercial block to the south of Alexandra Road, additional density provision of 0.18 FAR (above the typical 1.5 FAR for apartment housing in the Alexandra Area) is proposed to be granted for the subject site to help make the retail centre lively and active through additional residents living in close proximity. This would provide for a maximum of an additional 48,557 square feet of residential space on the subject site.

When the Housing Agreements were terminated for developer's Mayfair Place (9399 Odlin Road and 9388 McKim Way) and Cambridge Park (9500 Odlin Road and 9399 Tomicki Avenue) development, the Affordable Housing Value Transfer (AHVT rate) used to calculate the contributions to the City was \$160 per ft² (see staff report dated May 30, 2012 from the General Manager, Community Services titled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard"). This rate was based on the applicable affordable housing density is not being retained on the development site. Since the affordable housing units were already constructed on the Mayfair Place and Cambridge Park sites (and the density used on those sites), the developer had proposed that the density be reduced at the subject site to account for the excess density at the Mayfair Place and Cambridge Park sites. Also, on two of the developer's other earlier Alexandra area developments, Meridian Gate (9288 Odlin Road and 9199, 9299 Tomicki Avenue) and Hennessey Green (9800 Odlin Road), no affordable housing units were constructed and no density bonuses were provided. As a result, the full density potential of those sites were not achieved at the time of those developments and it is proposed that the density potential for those developments be taken into consideration in determining the base density of the subject site. The chart below identifies the balancing of the excess density at the Mayfair Place and Cambridge Park developments with the potential additional densities for the Meridian

Gate and Hennessey Green sites. It is proposed that the deficit of 4,066 ft² be deducted in determining the final base density for the subject site.

Name of Project	Description	Square footage
Meridian Gate	Potential affordable housing bonus density	17,998
Hennessey Green	Potential affordable housing bonus density	8,842
Cambridge Park	Affordable housing density converted to market housing	17,010 (deduct)
Mayfair Place	Affordable housing density converted to market housing	13,896 (deduct)
Total		4,066 (deficit)

The above considerations support a base density increase to 1.68 FAR for the subject site. Further, the increased base density is supported by the Mayfair Place development connecting to the Alexandra DEU, as this development would have been entitled to a base density increase for connecting to the ADEU as identified in the Area Plan. The Mayfair Place development has connected to the ADEU but did not take advantage of the additional density. This density is being applied to the subject site.

Affordable Housing

Polygon has identified the subject development as a possible affordable housing “donor site” for which the developer proposes to make a contribution to the City’s capital Affordable Housing Reserve Fund in lieu of building affordable housing units on site. This contribution is based on a recently proposed “Affordable Housing Value Transfer” approach, as per the report from the General Manager, Community Services dated May 30, 2012, which allows for a developer to make a cash contribution towards affordable housing in lieu of constructing affordable housing units in Council approved affordable housing special development circumstances.

The subject application proposes a site specific zone, “Low Rise Apartment (ZLR25) Alexandra Neighbourhood (West Cambie)”, that provides for a voluntary cash-in-lieu developer contribution of \$2,877,448.32 to the City’s Affordable Housing (capital fund) Reserve. The value of this affordable housing contribution is derived from:

- A floor area of 17,984.0 ft² (i.e. 1/3 of the 0.20 FAR allocated to affordable housing under the West Cambie Area Plan affordable housing density bonus policy); and
- An AHVT rate of \$160/ft² (i.e. as per the report from the General Manager, Community Services dated May 30, 2012, this rate assumes (i) wood construction and (ii) the developer building only 0.13333 FAR (2/3 of the 0.20 FAR) density bonus as a result of providing a cash contribution in lieu of constructing affordable housing units on the subject site).

Staff is supportive of the developer’s proposed voluntary AHVT cash-in-lieu contribution of \$2,877,448.32 to the City’s Capital Affordable Housing Reserve, which contribution shall be secured prior to adoption of the subject rezoning and in the form of:

- A cash sum of \$719,362.08; and
- Letters of Credit totalling \$2,158,068.24 plus CPI.

If Council approves the recommendations contained within this staff report, the proposed cash-in-lieu contribution will be allocated 100% to the City’s Capital Affordable Housing Reserve Fund and may, at the sole discretion of Council, be used to help facilitate the Kiwanis project.

NOTE: Subsequent to Council's consideration of the report from the General Manager, Community Services, dated May 30, 2012, and the Kiwanis rezoning (RZ 11-591685), it was determined that the size of the subject site for density calculation purposes was larger than originally estimated and, therefore, the project's above proposed buildable floor area and related affordable housing cash-in-lieu contribution are greater than previously estimated.

Affordable Housing Agreement Termination

The Housing Agreement registered as part of RZ 08-410760 (Bylaw 8539) for 9393 Alexandra Road (formerly 9371 and 9411 Alexandra Road) needs to be discharged.

The agreement was part of a previous rezoning and Development Permit (RZ 08-410760 and DP 09-472862) to secure eight (8) affordable apartment units within a 139 unit mixed-use apartment complex that included a small floor plate commercial unit fronting Alexandra Road. Polygon acquired the property after the rezoning and Development Permit were approved and the Housing Agreement Bylaw adopted. As the site is not considering on-site affordable housing, the Housing Agreement Bylaw and associated covenants (BB1695850 and BB1695851) must be discharged from title. Bylaw 9022 will authorize the City to terminate this Housing Agreement and discharge the associated Land Title charges.

Trees

An Arborist Report and survey plan (**Attachment 5**) was submitted to assess the condition and location of the trees both on the subject site and in the immediate area. The number of on-site trees, their condition and recommendations are summarised in the following table:

Tree Summary Table

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	49	2:1	98	Trees are in poor condition and not good candidates for retention. It is recommended that they all be removed and replaced in accordance with City policy.
Total Off Site Trees	10	See comment	See comment	All 10 trees were assessed during the review of rezoning application for what is now 9393 Alexandra Road as part of RZ 08-410760. All 10 trees are selected for removal. Compensation was provided during the previous rezoning process. Therefore, no further compensation is required.
Neighbouring Trees	1	See comment	See comment	In poor condition and identified for removal. Tree F is located on the adjacent property to the east which is owned by this applicant. The property currently has an application for rezoning (RZ 12-598506) currently under review.

City staff have reviewed the Arborist Report and conducted a site visit. It is recommended that the applicant be allowed to remove all on-site trees and to provide replacements at a 2:1 ratio. A

specific count of how many trees that will need to be planted will be a part of the Development Permit review process.

Amenity Space

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

Outdoor amenity space is provided in a central courtyard within the four buildings so it is separated away from the surrounding streets. Some of the main amenities for this space include:

- An entry plaza and court leading to and from Alexandra Road;
- An outdoor swimming pool and hot tub;
- A children's playground, consisting of play structures and lawn space;
- An orchard area, consisting of treed walkways, seating and picnic areas;
- Open lawn space; and
- A rock garden and outdoor recreation space for various uses (e.g. Tai Chi).

Indoor amenities are provided in a separate building within the central courtyard towards the south residential buildings, with direct access through the entry plaza leading to Alexandra Road. The building allows for flexible uses for gathering as well as a guest suite and a concierge suite, all on one level. The guest suite and concierge suite will require a covenant on title to specify that these are to be identified as common area within the strata, and to prevent the conversion and future sale of these units.

Also included in the indoor amenity building is space to support the connection to the City's ADEU.

Both outdoor and indoor amenity spaces meet the minimum requirements in accordance with policy.

Local Area Development Cost Charges (DCC)

The implementation of the Area Plan has some unique challenges given the original state of the neighbourhood, mainly in regards to the lack of services in the immediate area. As part of the implementation of the Area Plan, Local Area DCC fees were established to help offset the costs of providing appropriate infrastructure to the increased density the approved Area Plan has in store. These fees are a supplement to the city-wide DCC program.

Alexandra Neighbourhood Development Agreement

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

Advisory Design Panel and Proposed Development Permit (DP 13-631492)

The proposal was presented to the Advisory Design Panel (ADP) at the December 5, 2012 meeting for a preliminary review. **Attachment 6** outlines the Panel's comments as well as the Architect's reply in addressing the comments. Overall, the panel supports the direction the project is taking.

The proposal will be going back to ADP as part of the Development Permit process.

Alexandra's Liveability Guidelines

In addition to guidelines regulating design standards within the West Cambie Area Plan – Alexandra Neighbourhood, the provision of an integrated social infrastructure is also a

requirement. The Plan requires development proposals to respond to elements of well-being and liveability as 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 has agreed to a voluntary contribution toward the provision of childcare facilities at a rate of \$0.60/ft² based on the maximum floor area ratio (FAR) (\$304,290.16) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines). The voluntary contribution is payable prior to the adoption of the rezoning application.

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 (\$35,500.52) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines). The voluntary contribution is payable prior to the adoption of the rezoning application.

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 (\$304,290.16) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines). The voluntary contribution is payable prior to the adoption of the rezoning application. This contribution will be reduced for design costs associated with Alexandra Way as determined by the Director of Development.

Public Art

In response to the City's commitment to the provision of Public Art, the developer is considering providing a piece of public art to the site. An option is to provide a voluntary contribution at a rate of approximately \$0.77/ft² based on maximum FAR (\$390,505.70) to secure participation in the program. The voluntary contribution is payable prior to the adoption of the rezoning application. Provision of Public Art will be done through the coordination between the developer and the City's Public Art coordinator.

Universal Access

To assist in ensuring accessibility is an option for residents of the Alexandra area, the applicant has notified the City that is supplying 32 out of the 546 units for conversion to Universal access for wheelchair accessibility in accordance with Section 4.16 of Zoning Bylaw 8500. Some of the items that are included during the construction of these units are:

- Providing wider doors to facilitate wheelchair movement through the unit.
- Set heights for accessing electrical outlets.
- Ensure greater clearances for easier access to items such as bathroom fixtures.
- Pull-out door and cabinets in kitchens.

To help compensate, the Zoning Bylaw allows for an additional 20ft² per unit to be excluded from the FAR calculations. To qualify for these, the applicant is to submit detailed floor plans outlining the provisions of Section 4.16 on the unit types they select.

All units are to provide aging in place features such as additional blocking for the future installation of grab bars, door handles, and wide door access to facilitate access for walkers and wheelchairs. Notation of these features is to appear on the Development Permit drawings.

Alexandra's Building Sustainability Guidelines

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

Alexandra District Energy Utility (ADEU)

The City encourages efforts to implement environmentally responsible services to new developments. One such service is the City's new District Energy Utility in the Alexandra Neighbourhood of West Cambie, which is now available for connection to new development projects. The developer has agreed to connect this development to the ADEU.

Sustainability Features

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

Alexandra Way Greenway

The development of Alexandra Way is a significant feature of the West Cambie Area Plan – Alexandra Neighbourhood and is intended to promote and facilitate accessibility and the movement of pedestrians, cyclists, wheelchairs and other alternative forms of transportation through the neighbourhood by a landscaped walkway running in-between apartment developments. While the Land Use Map (Attachment 4) identifies the conceptual location of Alexandra Way bisecting through the neighbourhood, it has been understood that the actual location of the walkway can and has been adjusted based on the land assemblies for each development project. In this case, the apartment proposal for the site directly to the west at 9251 and 9291 Alexandra Road established the location of the walkway along its eastern edge, with the intent they build half of the walkway on their development site, and provide a design for the future development that would include 9311 Alexandra Way (part of the subject site) so that the developer can complete the walkway to its full and final design.

As described in the Area Plan, Alexandra Way is a privately owned publicly accessible statutory right-of-way (PROP). As a condition of rezoning, the applicant is required to register a 5.0 metre PROP along the western edge of the subject property. In addition, the PROP is to widen at both ends of Alexandra Way by fanning out an additional 3 metres at the intersection of Alexandra Road and Tomicki Avenue, resulting in a wider PROP at both ends of the block to allow for greater visibility and access to the corridor. This extra width is reflected in the Land Use Map in Attachment 4 where circles represent the widening of the walkway when it intersects the road, and is intended to provide design enhancements at the end of each block to act as a welcoming gateway. In addition, appropriate signage to indicate the permanent nature of

this PROP at each end of the block will be a condition of rezoning. The applicant will also be required to register a midpoint PROP in addition to the 5 meter wide PROP to establish the walkway. The purpose of the 12 metre long and 5 metre deep PROP is to establish a resting point along the walkway, as well as a point of entry into the development site.

The implementation and development of the walkway will be for the developer to contribute the second half of the required width of the walkway along the western edge of the subject site through the registration of the PROP. Combining this with the PROP on the development to the west will establish a full width and final appearance of the walkway along this block of the neighbourhood. A review of the final design of the greenway is currently underway with the review of the submitted Development Permit (DP 13-631492).

Discharge of Covenants

This report has outlined some covenants that will need to be registered on the subject site prior to the adoption of this rezoning application. Two of the individual properties that make up the subject site have existing covenants that have charges from the City of Richmond that should be removed as they are made either redundant with this proposal or run the risk of duplication when the new covenants are registered. The following chart outlines the current covenants that are currently registered on 9311 and 9393 Alexandra Road that should be discharged. The covenants to be discharged on 9393 Alexandra Road are similar to the covenants that are to be registered on the subject site, and should be discharged to avoid redundancy or duplication. The recent rezoning adoption and Development Permit issuance was for a project that was never constructed and the project was abandoned when Polygon purchased this property for the inclusion in their land assembly for this proposal.

9311 Alexandra Road	
Document Registration	Description
BN192756	Utility bill for a residential duplex building. Covenant is to recognise only one unit as the other is used for storage. This is considered redundant as the duplex is to be removed in favour of this project.
9393 Alexandra Road	
Document Registration	Description
BB1695855 and BB1695856	Aircraft Noise covenant that recognises the location of the property is in vicinity of Vancouver International Airport. The discharge of this covenant will avoid confusion of a new covenant that is to be registered.
BB1695859	Flood Plan Covenant. The discharge of this covenant will avoid confusion of a new covenant that is to be registered for the subject site.
BB1700224 and 1700225	Canopy encroachment. The previous application proposed a canopy over the commercial frontage of their proposal that extended beyond the property line and onto City property. Redundant as this project has been considered abandoned.
BB1700228	Tandem Parking Covenant. The parking stall configuration in the previous application had tandem parking stalls. The covenant was to ensure these stalls would be registered to the same residential unit. Redundant as this project has been considered abandoned.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to provide upgrades to existing services and install new services and extensions in accordance with the following:

- Sanitary
 - Construct a new sanitary sewer from western property line of 9311 Alexandra Road to May Drive and connect to new system on May Drive.
 - Construct a new sanitary sewer extension along May Drive from Alexandra Road to Tomicki Avenue and connect to existing system on Tomicki Avenue. Existing manhole SMH52070 will need to be shifted approx. 4m to the south to accommodate ultimate alignment of system on Tomicki Avenue.
- Water
 - Replacement of existing AC watermain is required. Additional fire hydrants are required to achieve minimum spacing requirement for the multi-family areas.
 - Construct a new watermain along May Drive extension from Alexandra Road to Tomicki Avenue & connect to new system on Alexandra Road and Tomicki Avenue.
 - Along Tomicki Avenue, construct a new line from the western property line of 9311 Alexandra Road to May Drive and connect to new system on May Drive.
- Storm
 - Along Alexandra Road, the frontage must be upgraded to the greater of:
 - a) 600 mm; and
 - b) OCP size by the developer, as per City requirements.
 - A single storm sewer system is required near the centreline of the road dedication.
 - Construct a new storm sewer extension along May Drive from Alexandra Road to Tomicki Avenue and connect to new system on Alexandra Road and existing system on Tomicki Avenue. If the site drains to this frontage, then a storm analysis is required to the major conveyance.
 - Along Tomicki Avenue, construct a new storm sewer from the western property line of 9311 Alexandra Road to western property line of 9431 Alexandra Road and connect to existing systems on Tomicki Avenue. If the site drains to this frontage, then a storm analysis is required to the major conveyance.

These works will be reviewed as part of the Servicing Agreement, to be finalized prior to the adoption of rezoning.

Servicing Agreement

The applicant is to enter into a separate servicing agreement prior to rezoning adoption. Works include the above servicing improvements and other works, but not limited to the following:

- Frontage improvements along Alexandra Road to accommodate the following (from north to south):
 - 2.0 metre wide sidewalk at the new property line;
 - Minimum 1.5 metre wide treed/grassed boulevard. Exact measurements to be confirmed at the servicing agreement stage;
 - Curb and gutter;
 - Minimum 6.5 metre wide road pavement;
 - Minimum 1.0 metre wide shoulder; and
 - Appropriate side slope and tie-in to the properties to the south.

- May Drive: coordinate with the offsite works via RZ 12-598506 (under review) the road to the ultimate standards, which include:
 - 2.0 metre wide concrete sidewalks at the new property line;
 - Minimum 2.0 metre wide treed/grassed boulevard; and
 - Curb/gutter on both sides of May Drive and minimum 11.2 metre wide pavement width.
- Tomicki Avenue: construct the road to the following ultimate cross-section (from south to north):
 - 2.0 metre wide concrete sidewalk at the new property line;
 - Minimum 1.5m wide treed/grassed boulevard, exact width to be determined as part of the servicing agreement stage;
 - Curb and gutter;
 - Minimum 8.5 metre pavement width (11.2m desired to accommodate on-street parking); and
 - Reconstruction of the existing curb and widen the existing boulevard along the north side
- Construct the final portion of Alexandra Way, including intersection improvements at the both Alexandra Road and Tomicki Avenue.

Development Permit

A separate Development Permit application has been applied for (DP 13-631492). Staff are working with the applicant on the following items:

1. Design of the final design of the Alexandra Way Greenway. These designs are to include:
 - a) Connection with the units fronting the greenway;
 - b) Connection with the access to the central courtyard;
 - c) Intersection design at both Alexandra Road and Tomicki Avenue; and
 - d) Frontage improvements to and from the intersection to the crosswalk;
2. Overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard.
3. Provide an illustration to show the manoeuvrability of SU9 vehicles to and from the loading bays.
4. Overall appropriateness to the form and character of the buildings and the interaction to the street.

Financial Impact

None expected.

Conclusion

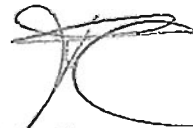
The applicant proposes to rezone the subject site to construct a 546 unit apartment complex over one level of underground parking.

The proposal meets the requirements of the Area Plan, but will require an amendment to redesignate the subject property to support the density and height requirements of this proposal.

The design requirements meet the Area Plan neighbourhood character guidelines and staff is confident the outstanding conditions will be met prior to final adoption.(Attachment 7). Staff therefore recommend that rezoning application RZ 12-598503 proceed to first reading.



David Johnson
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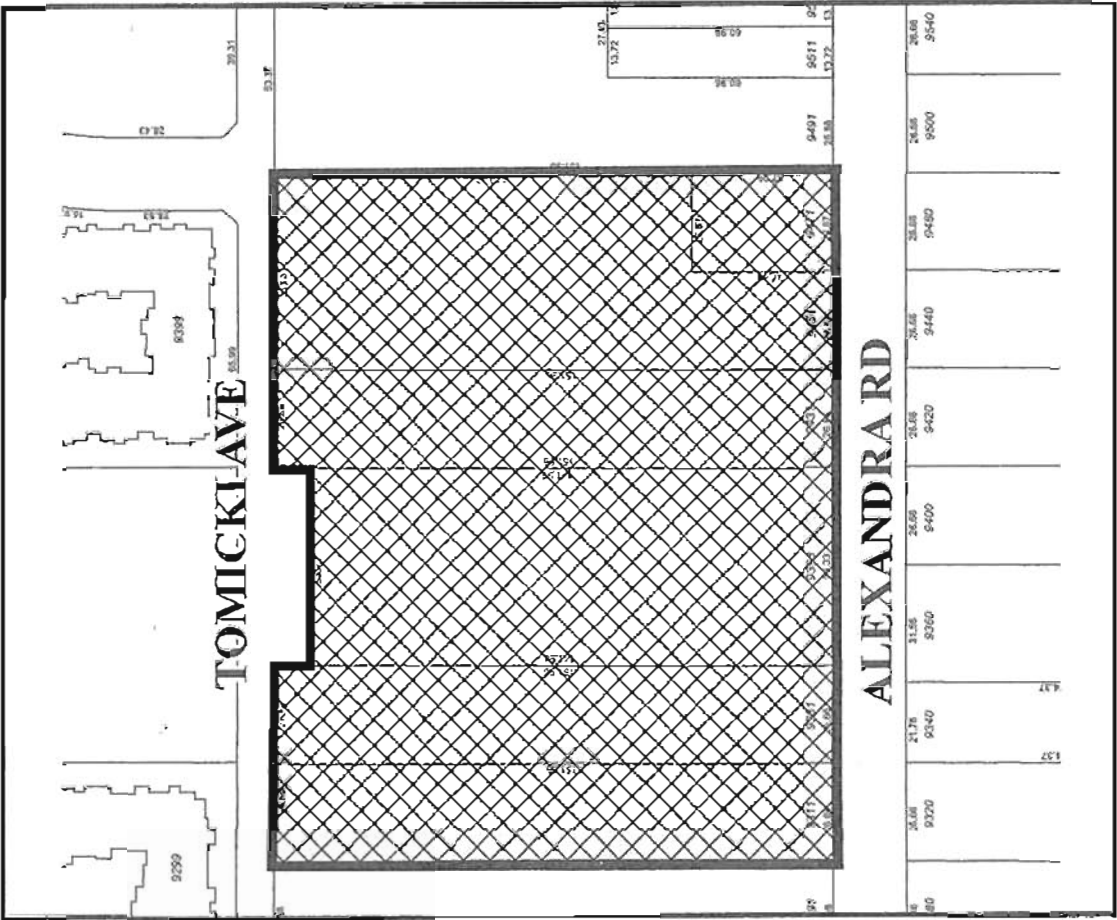
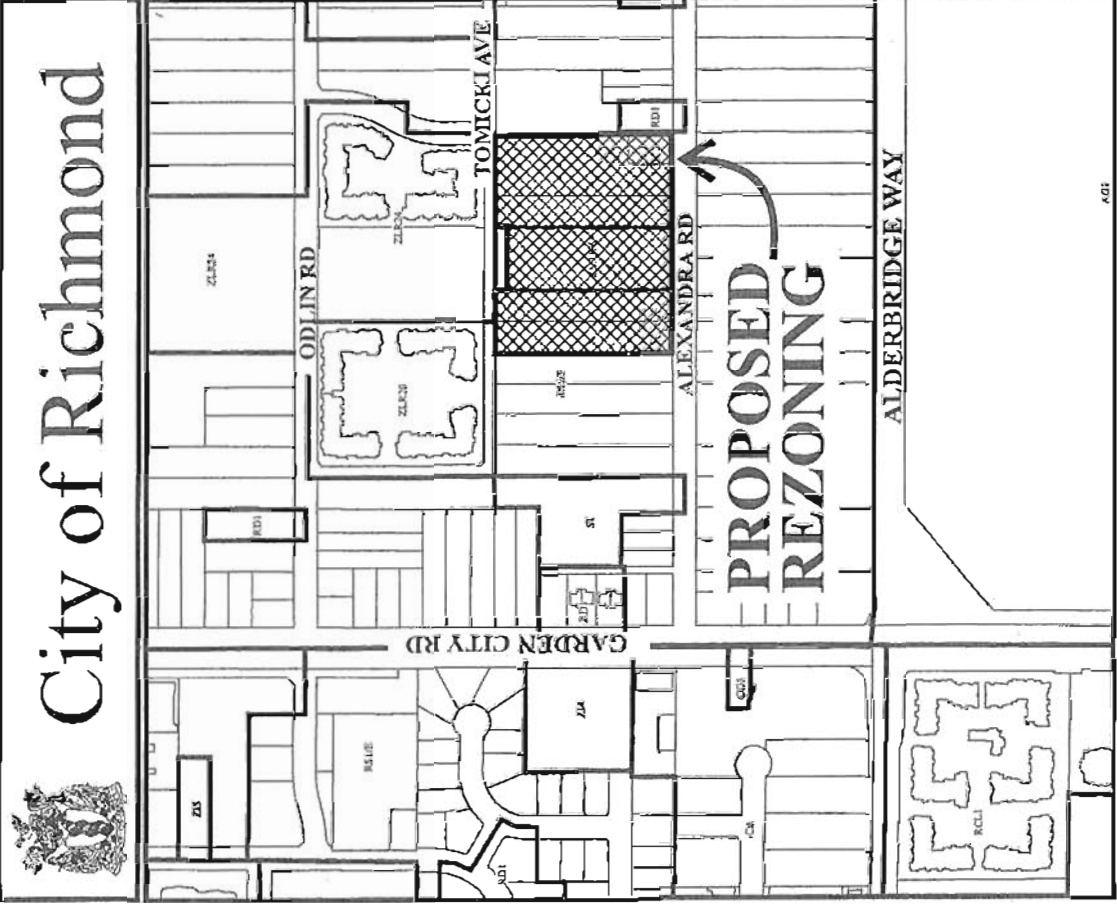


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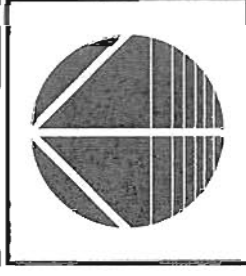
List of Attachments

- | | |
|--------------|--|
| Attachment 1 | Location Map, Zoning Site Map and Site Context |
| Attachment 2 | Architectural and Landscaping Drawings |
| Attachment 3 | Development Application Data Sheet |
| Attachment 4 | West Cambie - Alexandra Area Land Use Map |
| Attachment 5 | Arborist Report - Tree Survey Plan |
| Attachment 6 | Advisory Design Panel Comments and the applicant's response from the December 5, 2012 meeting of the Advisory Design Panel |
| Attachment 7 | Conditional Rezoning Requirements |



Original Date: 01/24/12
 Revision Date: 03/25/13
 Note: Dimensions are in METRES

RZ 12-598503



City of Richmond



RZ 12-598503

Original Date: 01/24/12

Amended Date: 03/25/13

Note: Dimensions are in METRES

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ALEXANDRA WEST
 PROPOSED CONDOMINIUM DEVELOPMENT
 RE-ISSUED FOR REZONING FEBRUARY 19, 2013

CIVIC ADDRESS: 351 TO 400 ALEXANDRA ROAD, BEDFORD BE
LEGAL ADDRESS:
 LOT 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 10H, 10I, 10J, 10K, 10L, 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DATE:	
BY:	
PROJECT:	
CLIENT:	

DATE:	
BY:	
PROJECT:	
CLIENT:	



RCA

Robert Cluzot Architects Inc.
 200 - 2000 Columbia Road
 Vancouver, B.C.
 V6J 1A6
 Tel: (604) 681-7771
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 info@robertcluzot.com

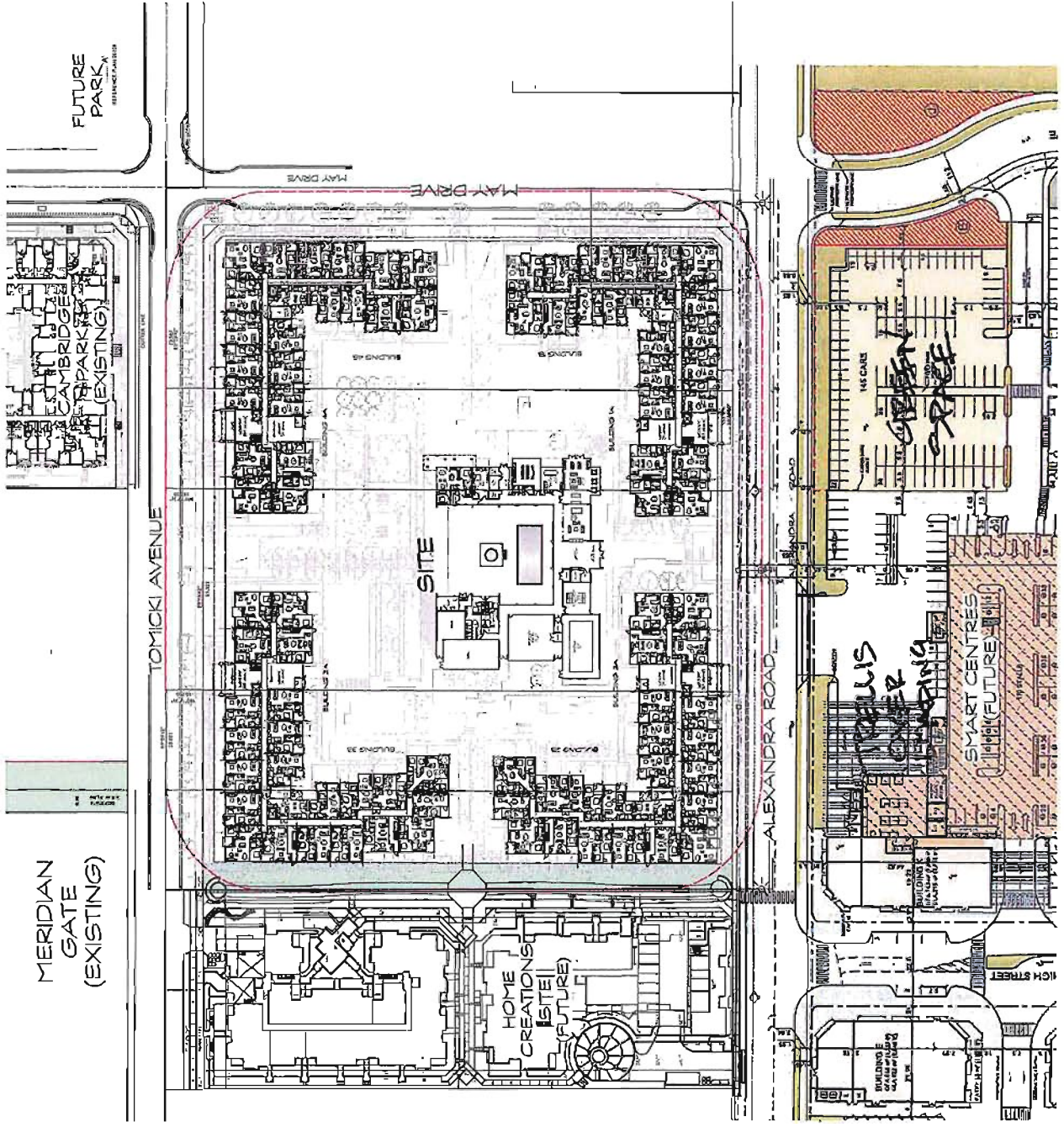


POLYGON

ALEXANDRA WEST

2301 to 2471 Alexandra Rd
 Burnaby BC

DATE:	
BY:	
PROJECT:	
CLIENT:	
Site Context Plan	
SCALE:	AO:1



MERIDIAN GATE (EXISTING)

FUTURE PARK (EXISTING)

THIS PLAN REQUIRES THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS.

DATE	DESCRIPTION

RCA
 Robert C. Aronson & Associates, Inc.
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 Annapolis, MD 21403
 Tel: (410) 293-7141
 Fax: (410) 293-7142
 www.rca.com



RCA
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 Tel: (410) 293-7141
 Fax: (410) 293-7142
 www.rca.com

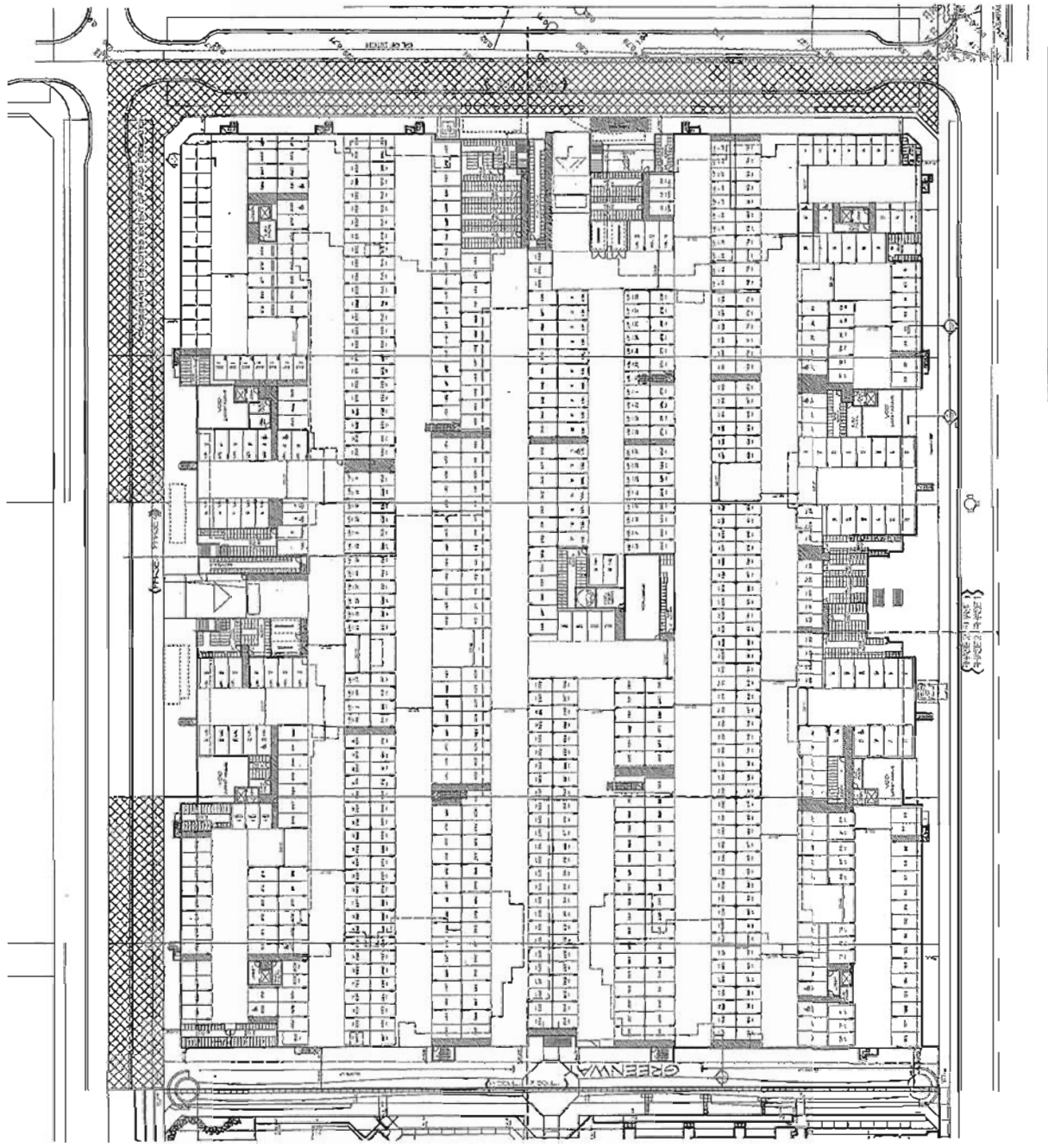


POLYGON

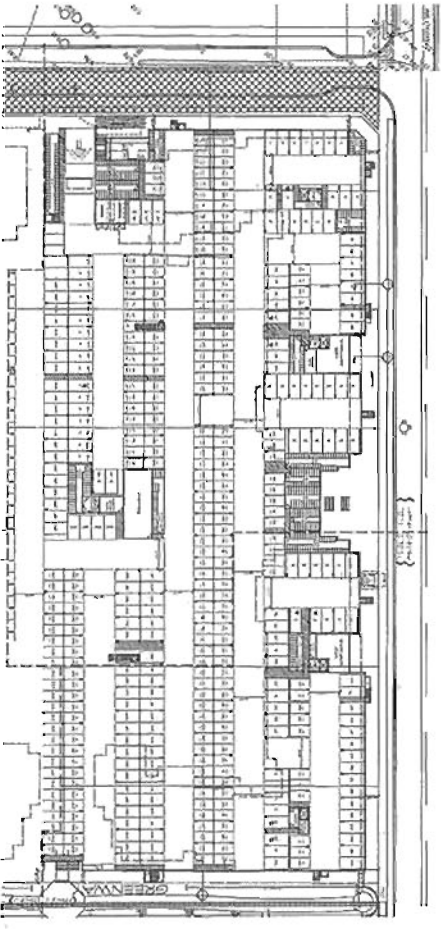
ALEXANDRA COURT
 2000 Columbia Street
 Annapolis, MD

OVERALL PARKING

A1.1



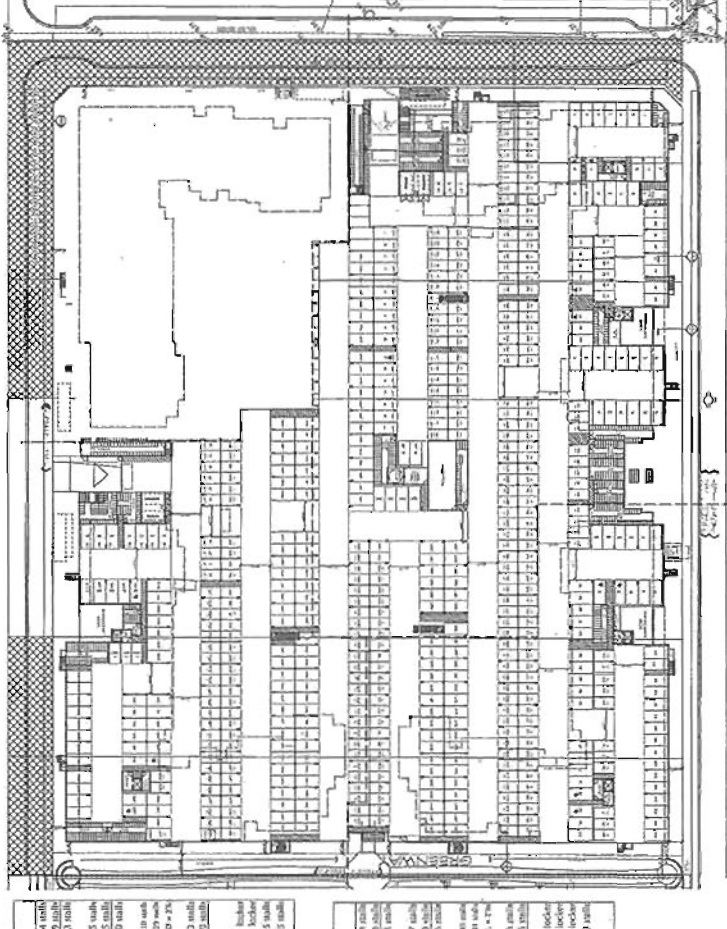
CONSTRUCTION SHALL BE COMPLETED BY DATE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



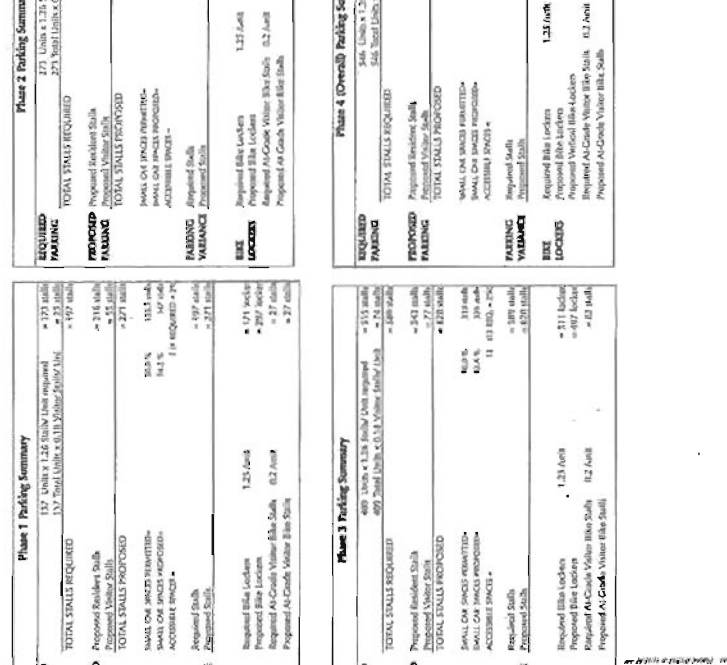
1 PHASE 1 PARKING PLAN
SCALE: 1/8" = 1'-0"



2 PHASE 2 PARKING PLAN
SCALE: 1/8" = 1'-0"



3 PHASE 3 PARKING PLAN
SCALE: 1/8" = 1'-0"



4 PHASE 4 (OVERALL) PARKING SUMMARY
SCALE: 1/8" = 1'-0"

Phase 1 Parking Summary

REQUIRED PARKING	137 Units x 1.25 Stall/Unit required 171 Total Units x 0.18 Visitor Stall/Unit = 171 stalls = 171 stalls
PROPOSED PARKING	171 stalls = 171 stalls
TOTAL STALLS REQUIRED	171 stalls
PROPOSED PARKING	171 stalls
TOTAL STALLS PROVIDED	171 stalls
SMALL CAR SPACES PERMITTED	100%
SMALL CAR SPACES PROPOSED	100%
ACCESSIBLE SPACES	100%
PROPOSED STALLS	171 stalls
REQUIRED STALLS	171 stalls
VARIANCE	0 stalls
BIKE LOCKERS	125 Lockers
PROPOSED BIKE LOCKERS	125 Lockers
REQUIRED BIKE LOCKERS	125 Lockers
PROPOSED BIKE LOCKERS	125 Lockers

Phase 2 Parking Summary

REQUIRED PARKING	277 Units x 1.25 Stall/Unit required 346 Total Units x 0.18 Visitor Stall/Unit = 346 stalls = 346 stalls
PROPOSED PARKING	346 stalls = 346 stalls
TOTAL STALLS REQUIRED	346 stalls
PROPOSED PARKING	346 stalls
TOTAL STALLS PROVIDED	346 stalls
SMALL CAR SPACES PERMITTED	100%
SMALL CAR SPACES PROPOSED	100%
ACCESSIBLE SPACES	100%
PROPOSED STALLS	346 stalls
REQUIRED STALLS	346 stalls
VARIANCE	0 stalls
BIKE LOCKERS	132 Lockers
PROPOSED BIKE LOCKERS	132 Lockers
REQUIRED BIKE LOCKERS	132 Lockers
PROPOSED BIKE LOCKERS	132 Lockers

Phase 3 Parking Summary

REQUIRED PARKING	409 Units x 1.25 Stall/Unit required 511 Total Units x 0.18 Visitor Stall/Unit = 511 stalls = 511 stalls
PROPOSED PARKING	511 stalls = 511 stalls
TOTAL STALLS REQUIRED	511 stalls
PROPOSED PARKING	511 stalls
TOTAL STALLS PROVIDED	511 stalls
SMALL CAR SPACES PERMITTED	100%
SMALL CAR SPACES PROPOSED	100%
ACCESSIBLE SPACES	100%
PROPOSED STALLS	511 stalls
REQUIRED STALLS	511 stalls
VARIANCE	0 stalls
BIKE LOCKERS	133 Lockers
PROPOSED BIKE LOCKERS	133 Lockers
REQUIRED BIKE LOCKERS	133 Lockers
PROPOSED BIKE LOCKERS	133 Lockers

Phase 4 (Overall) Parking Summary

REQUIRED PARKING	1046 Units x 1.25 Stall/Unit required 1308 Total Units x 0.18 Visitor Stall/Unit = 1308 stalls = 1308 stalls
PROPOSED PARKING	1308 stalls = 1308 stalls
TOTAL STALLS REQUIRED	1308 stalls
PROPOSED PARKING	1308 stalls
TOTAL STALLS PROVIDED	1308 stalls
SMALL CAR SPACES PERMITTED	100%
SMALL CAR SPACES PROPOSED	100%
ACCESSIBLE SPACES	100%
PROPOSED STALLS	1308 stalls
REQUIRED STALLS	1308 stalls
VARIANCE	0 stalls
BIKE LOCKERS	132 Lockers
PROPOSED BIKE LOCKERS	132 Lockers
REQUIRED BIKE LOCKERS	132 Lockers
PROPOSED BIKE LOCKERS	132 Lockers

RCA
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ALEXANDRA COURT
3011 & 3447 Alexandria Rd.
Atlanta, GA 30340

PHASED PARKING

Sheet No. -
Scale -
Date -
AI.2



1704042000

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND LEVELS. 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.



DATE:	10/15/2010
PROJECT:	ALEXANDRA WEST
SCALE:	AS SHOWN
DRAWN BY:	...
CHECKED BY:	...
DATE:	...

REVISION:	...
DATE:	...
BY:	...
DESCRIPTION:	...

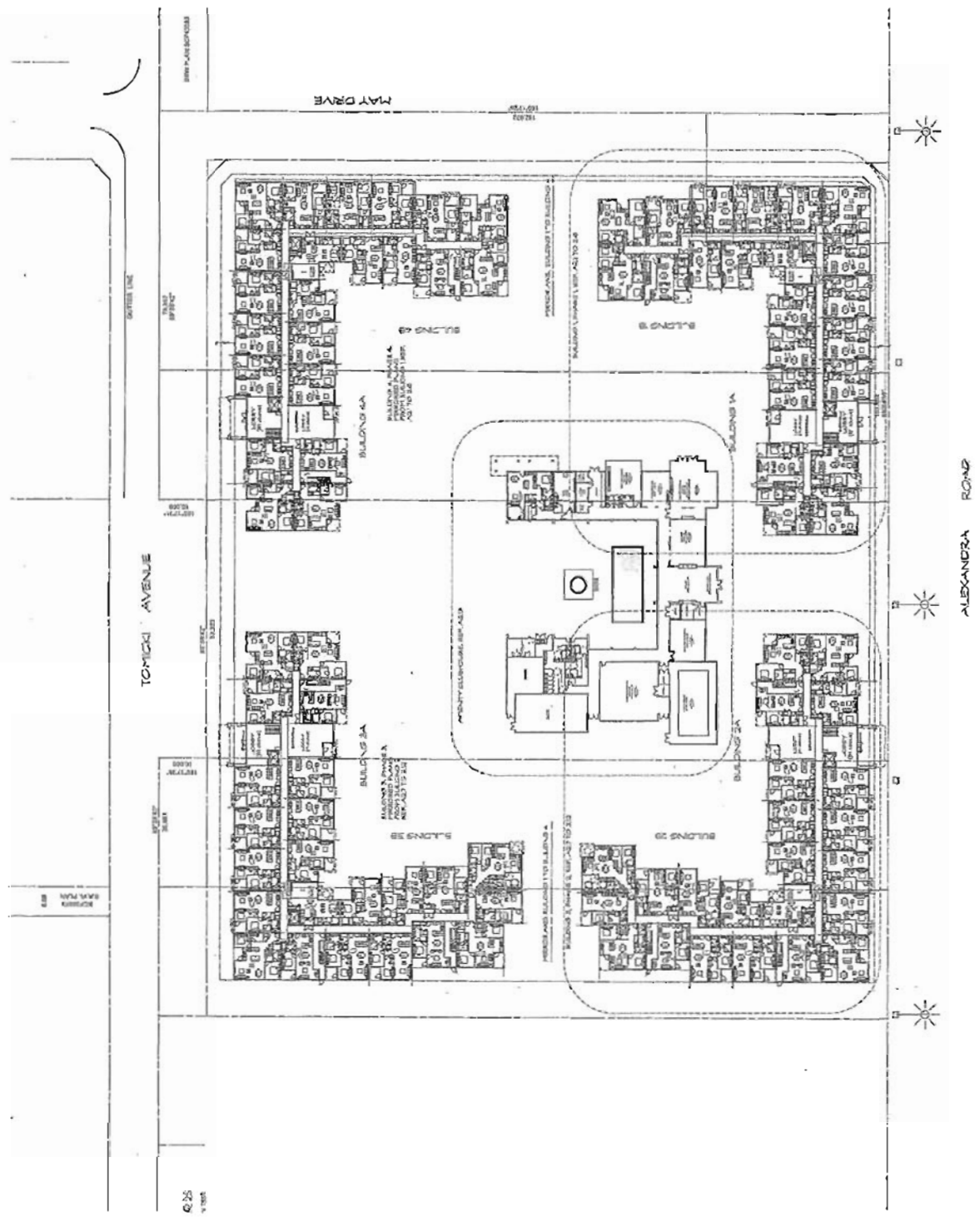


RCA
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 200 - 2333 Columbia Street
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 Tel: (604) 687-2742
 Fax: (604) 687-4843
 rca@rca-consultants.com

ALEXANDRA WEST
 3317 to 3417 Alexandra Rd.
 Richmond BC

PROJECT:	ALEXANDRA WEST
SCALE:	AS SHOWN
DATE:	10/15/2010
DRAWN BY:	...
CHECKED BY:	...
DATE:	...

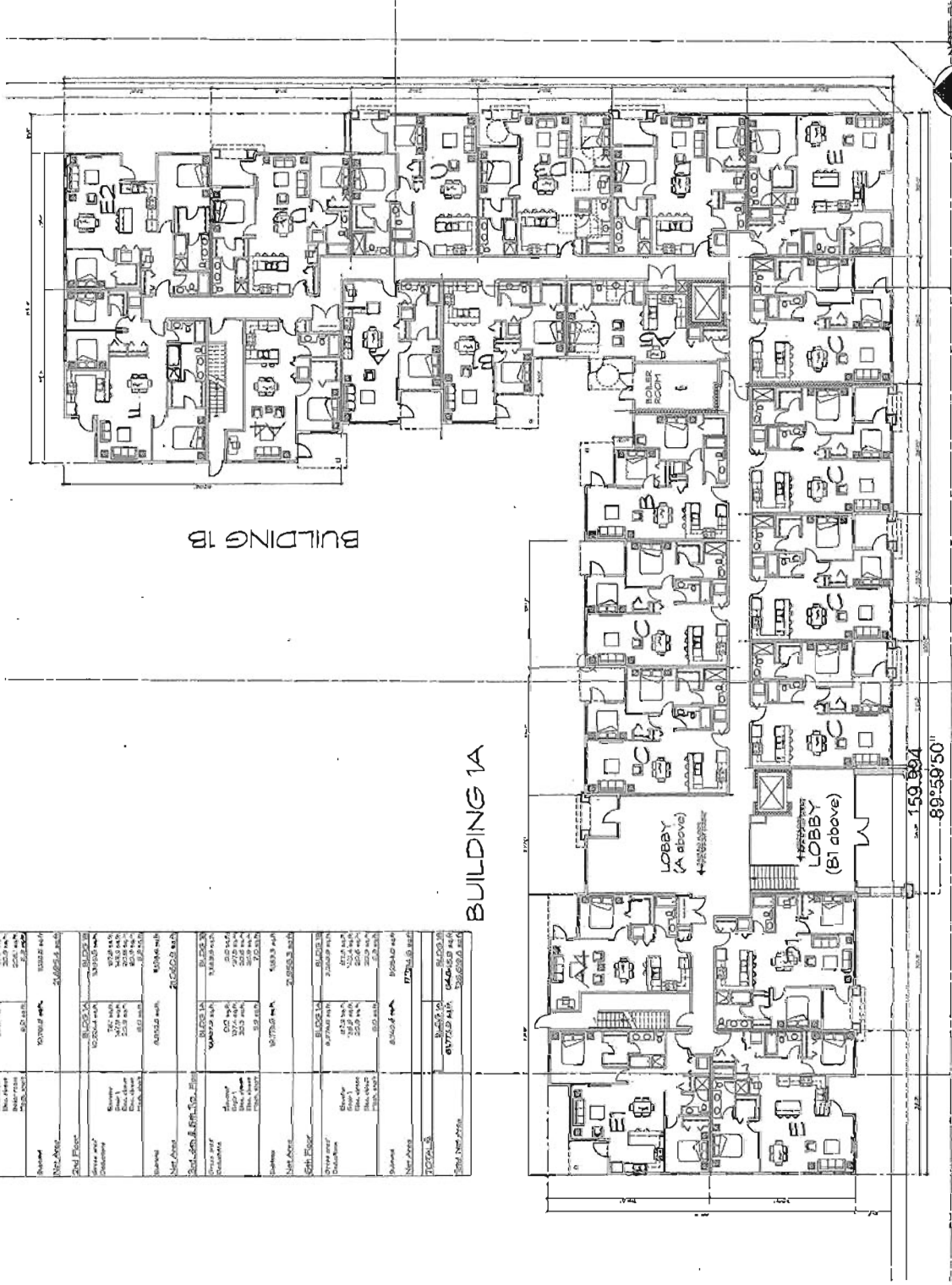
Overall Plan
 -
 A2.0



Q 20
 10/15/2010

REVISIONS:

NO.	DATE	DESCRIPTION



THIS BUILDING PLAN IS
 PROVIDED AS INFORMATION
 EAST/WEST AXIS)

BUILDING	FLOOR	AREA	PERCENTAGE
BUILDING 1 (BUILDINGS 1 & 2 IDENTICAL)	1st Floor	10,000 sq ft	100%
	2nd Floor	10,000 sq ft	100%
	3rd Floor	10,000 sq ft	100%
	4th Floor	10,000 sq ft	100%
BUILDING 1A	1st Floor	10,000 sq ft	100%
	2nd Floor	10,000 sq ft	100%
	3rd Floor	10,000 sq ft	100%
	4th Floor	10,000 sq ft	100%
BUILDING 1B	1st Floor	10,000 sq ft	100%
	2nd Floor	10,000 sq ft	100%
	3rd Floor	10,000 sq ft	100%
	4th Floor	10,000 sq ft	100%

RCA
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 Fax: (604) 687-4841
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ALEXANDRA WEST
 2311 - 2547 Alouette Rd.
 Abbotsford BC

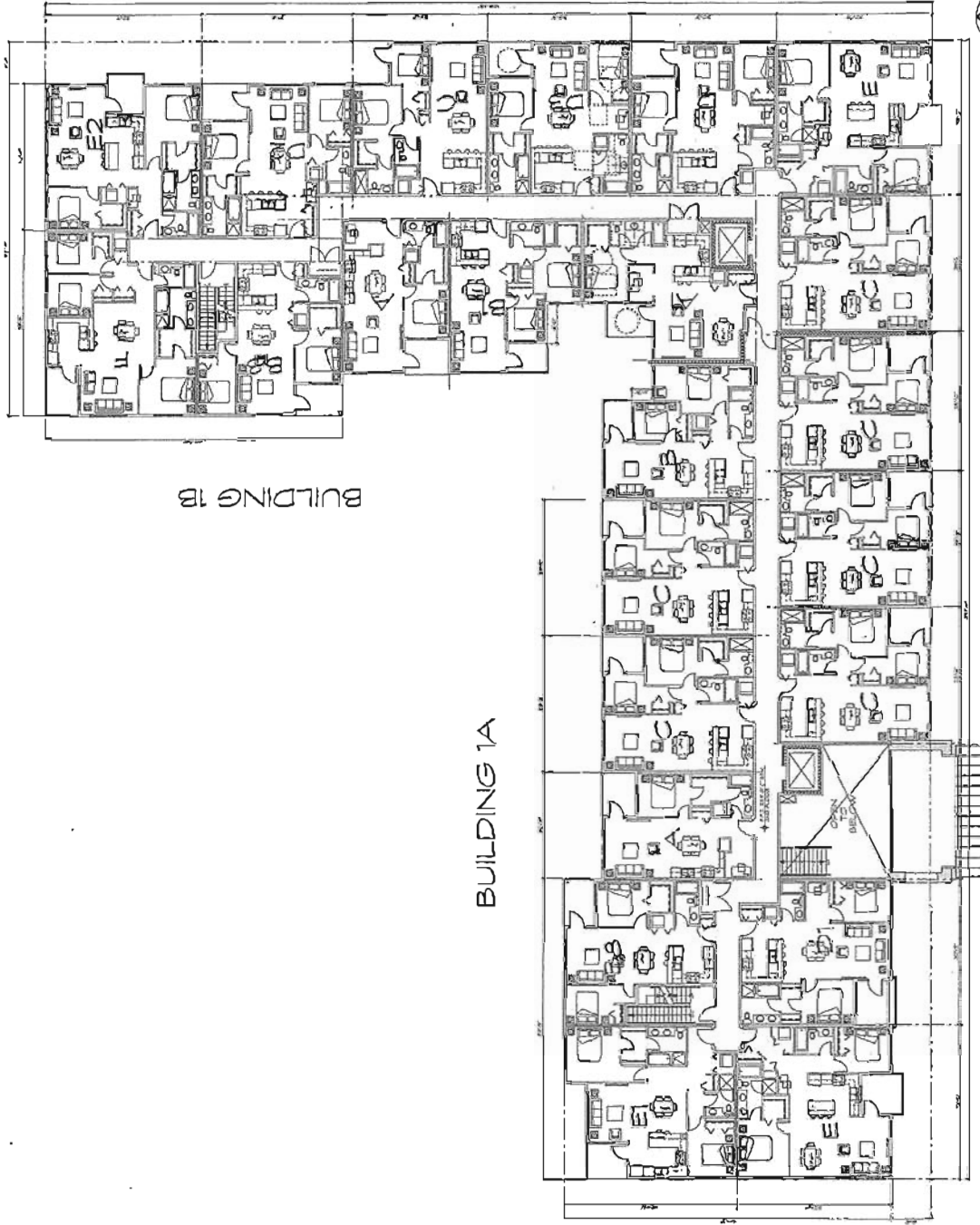
Ground Floor Plan
 BLDG # 1 & 2

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

Sheet: A2.1

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REVISIONS:
 NO. DATE DESCRIPTION



BUILDING 1B

BUILDING 1A

NOTE: BUILDING 1A & 1B AS SHOWN ARE TO BE RECORDED (ABOUT AND EAST/WEST AXIS)



PROJECT: ALEXANDRA WEST
 SHEET: 2ND FLOOR PLAN
 REVISIONS FOR EDITION 4



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ALEXANDRA WEST
 2ND FLOOR PLAN
 BLDG #1 & 4

DATE: 10/10/10
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT NO: 10-001

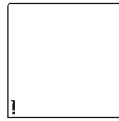
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 SHEET NO: A2.2

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PROJECT NO.	DATE	SCALE

DATE	DESCRIPTION



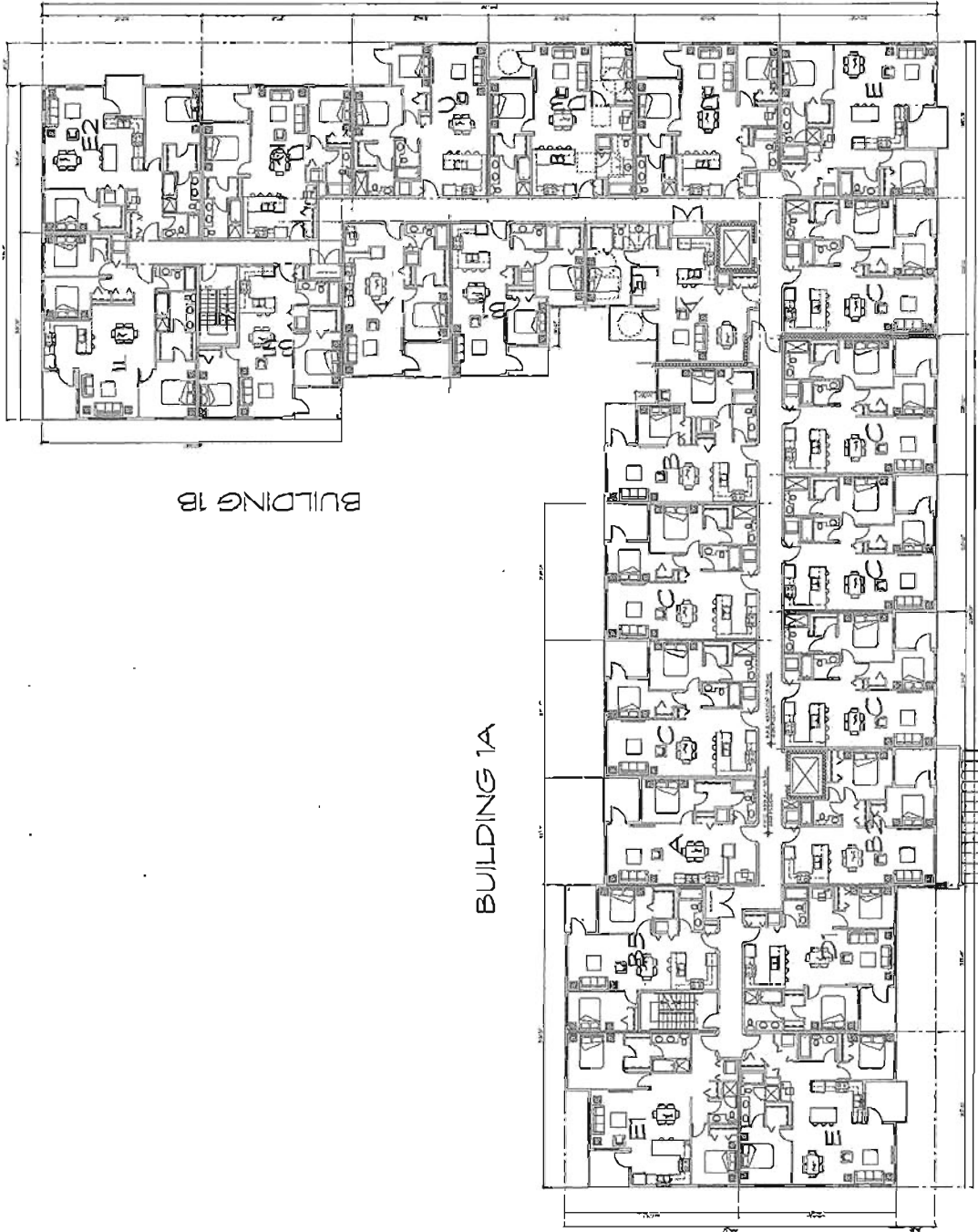
RCA

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 255 - 2935 Columbia Street
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 Canada V5T 4T4
 Fax: (604) 687-4841
 admin@rcaarchitects.com

ALEXANDRA WEST
 SUITE 101, 3471 ALAMOUNT RD.
 RICHMOND BC

DATE	PROJECT NO.

3rd / 4th Floor Plan
 BLDG # 1E 2



NOTE: BUILDING PLANS AS SHOWN. BUILDING 1 IS EAST/WEST (N/S) AND BUILDING 2 IS EAST/WEST (N/S)

Sheet No. **A2.3**

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION



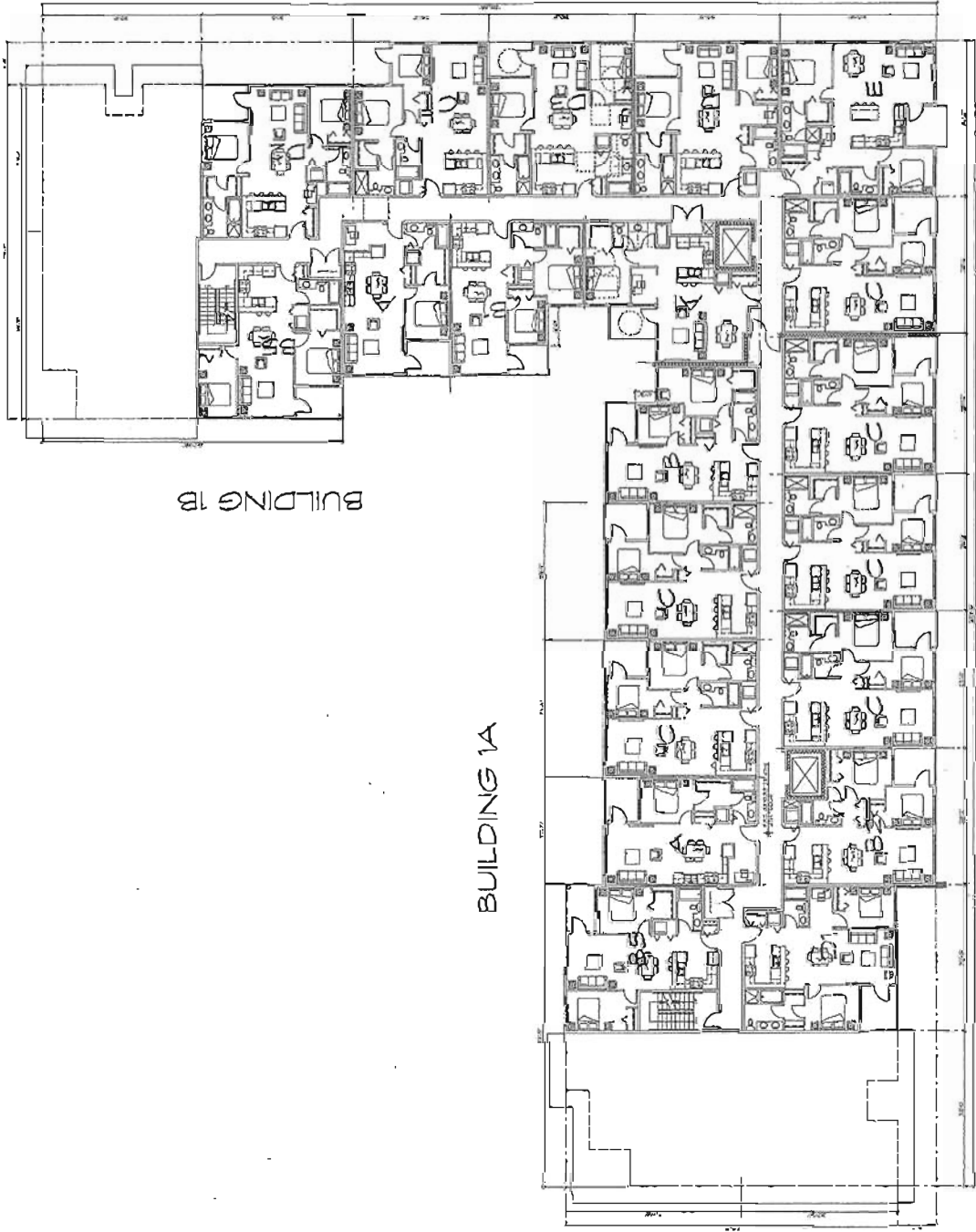
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 admin@rcaarchitectural.com

ALEXANDRA WEST
 2551, W. BAYVIEW AVE.
 SCARBOROUGH, ONT.

6th Floor Plan
 BLDG #1 & 2

A2.5



BUILDING 1B

BUILDING 1A



NOTE: BUILDING 1 PLAN AS SHOWN. BUILDING 2 IS RECORDED (AS SHOWN EAST/WEST AXIS)

FOR THESE PLANS, THE DESIGNER HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT'S VISUAL IMPACT ON THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROJECT'S VISUAL IMPACT ON THE SURROUNDING ENVIRONMENT. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROJECT'S VISUAL IMPACT ON THE SURROUNDING ENVIRONMENT.



REVISIONS:
 No. Description
 1. Initial Issue

DATE: 10/15/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT: ALEXANDRA WEST
 SHEET: A2.6



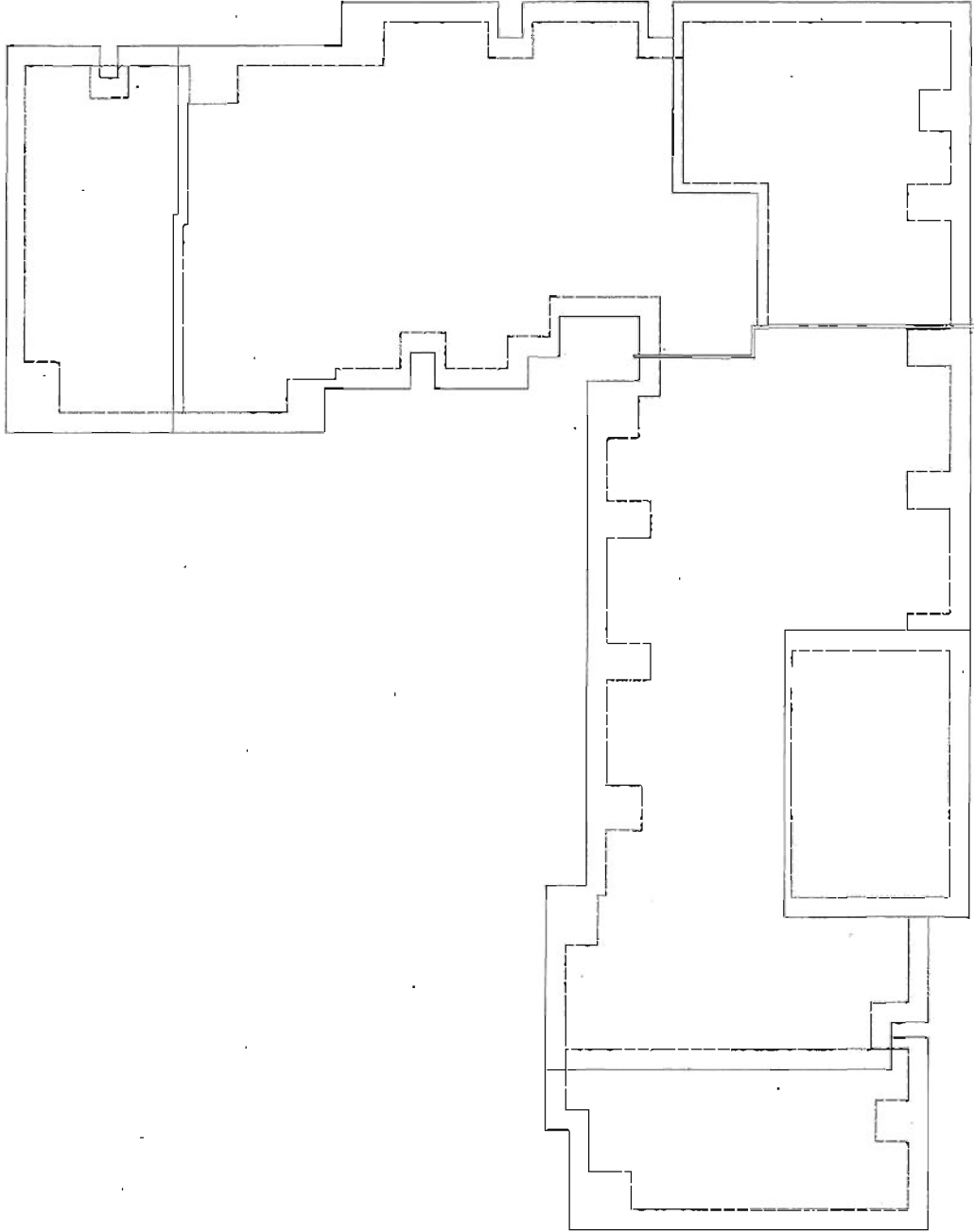
RCA

Robert Clark Architecture Inc.
 287 - 2333 Columbia Street
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 V6L 1A7
 Tel: (604) 687-7741
 Fax: (604) 687-4841
 info@rcabuilding.com

ALEXANDRA WEST
 5051 to 5471 Alexandra Bl.
 Richmond BC

Scale: 1/4" = 1'-0"
 Date: 10/15/2014
Roof Plan
BLDG # 1 & 4

Sheet: A2.6



NOTE: BUILDING PLANS
 SHOW BUILDING FLS
 PERFORMED ABOUT AND
 EASTWEST AXIS)

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DATE	NO.	DESCRIPTION

DATE: 11/11/11
 NO.: 11111
 DESCRIPTION: REVISED FOR REVISION



RCA

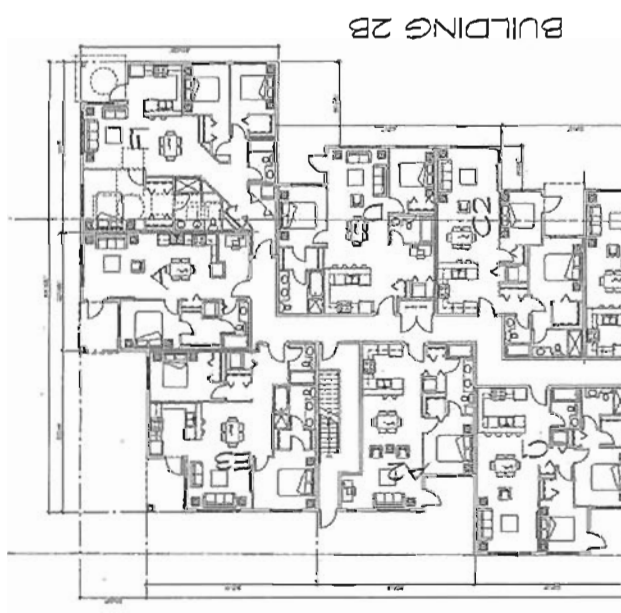
Robert Reed Architects Inc.
 200 - 2228 Columbia Street
 Vancouver, B.C.
 V6L 1A6
 Tel: (604) 681-4741
 Fax: (604) 687-4661
 website: robertreed.com

ALEXANDRA WEST
 805 to 847 Alexander RL
 Richmond BC

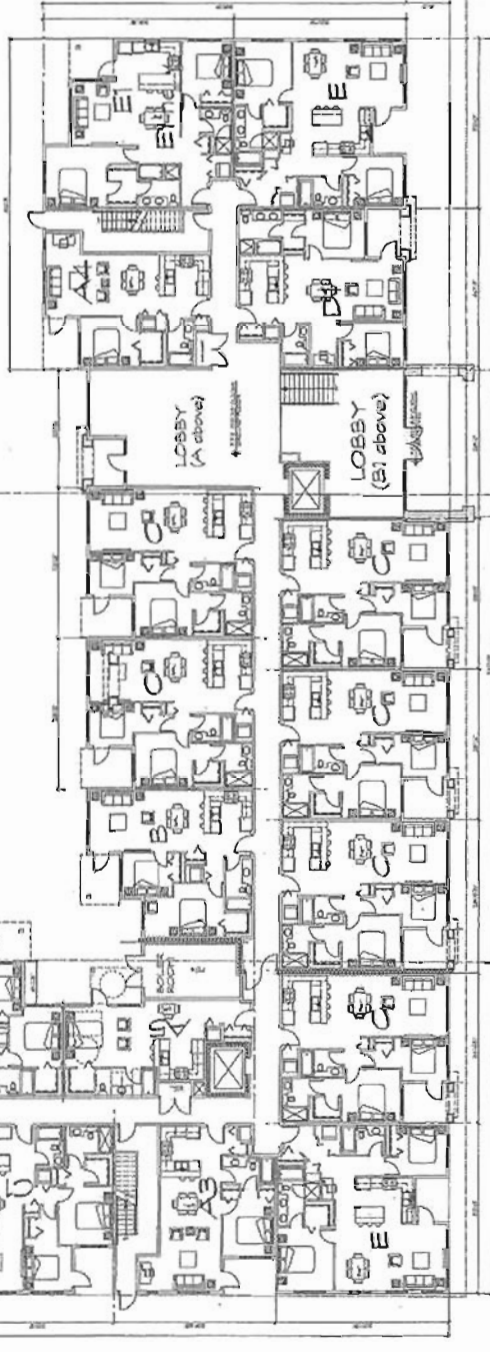
DATE: 11/11/11
 NO.: 11111
 DESCRIPTION: REVISED FOR REVISION

Ground Floor Plan
 BLDG # 2 & 3

Room No.	Room Name	Area (sq. ft.)	Area (sq. m.)
BLDG 2A			
101	Office	120.0	11.15
102	Office	120.0	11.15
103	Office	120.0	11.15
104	Office	120.0	11.15
105	Office	120.0	11.15
106	Office	120.0	11.15
107	Office	120.0	11.15
108	Office	120.0	11.15
109	Office	120.0	11.15
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BUILDING 2B



BUILDING 2A

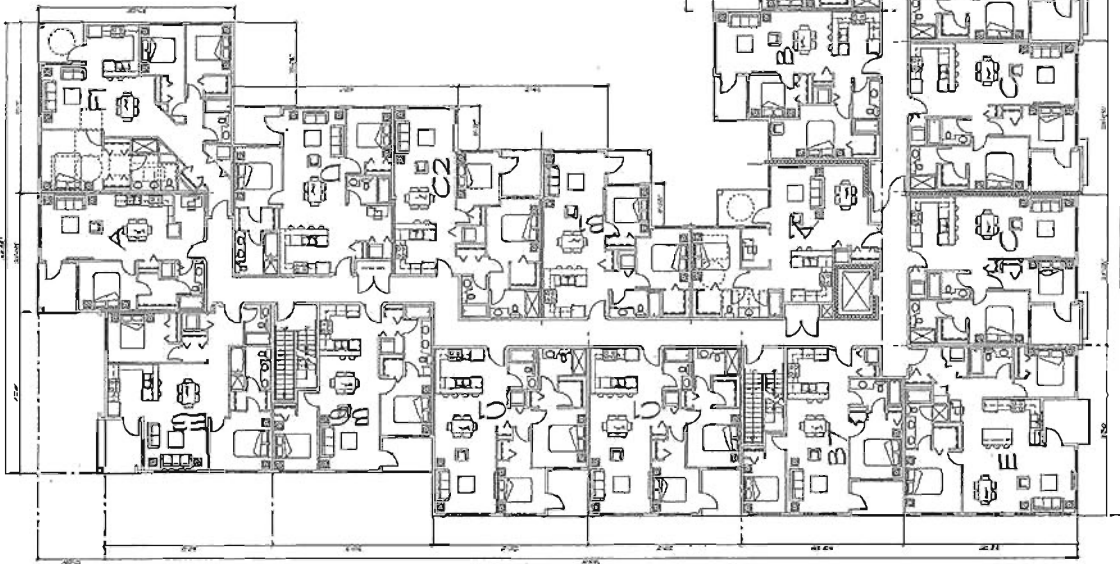
NOTE: BUILDINGS SHOWN AS SHOWN, BUILDING 3 IS MIRRORED (ABOUT AND EAST/WEST AXIS)



Q

Q

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



BUILDING 2A

BUILDING 2B

NOTE: BUILDING 2 PLAN AS SHOWN. BUILDING 3 IS PROPOSED (ABOUT AND EAST-WEST AXIS)

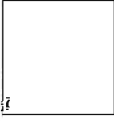


REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION



BCA

Robert Biscoe/Architecture Inc.
 2010 - 888 Ouellet Street
 Vancouver, B.C.
 Canada V5T 3T4
 Phone: (604) 677-4641
 admin@biscoearchitecture.com

ALEXANDRA WEST
 9311 to 9317 Alexandra Rd.
 Burnaby BC

PROJECT NO. 2010-11-02
 DATE: 2010-11-02
 2nd Floor Plan
 BLDG # 2 & 3

SCALE: 1/8" = 1'-0"
 A2.6

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REVISION	DATE	DESCRIPTION

DATE	DESCRIPTION



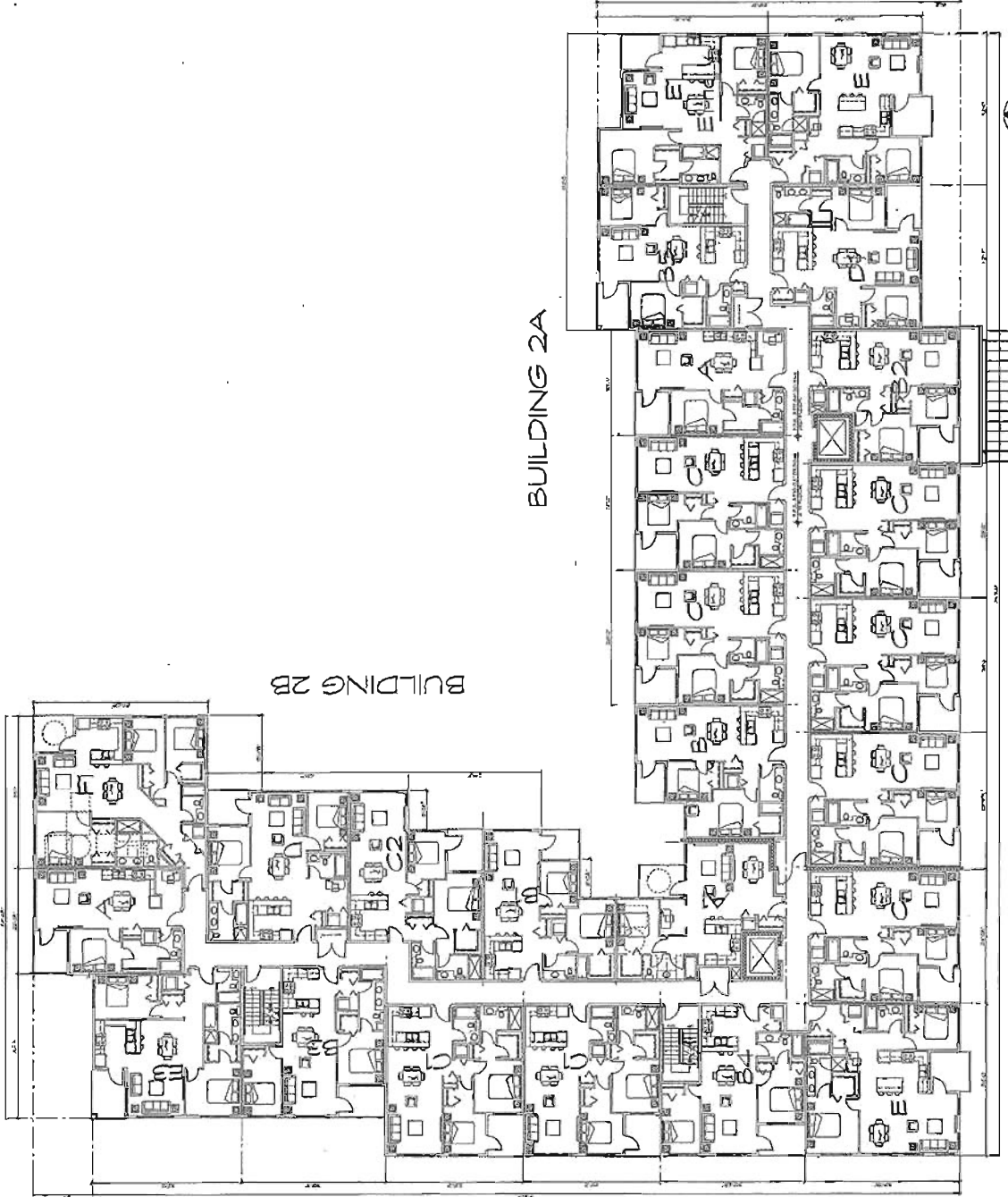
RCA

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ALEXANDRA WEST
 3071 to 3471 Alexandra Rd
 Richmond BC

3rd / 4th Floor Plan
 BLDG 2 & 3

A2.9



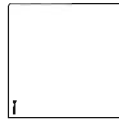
NOTE: BUILDING 2 PLAN AS SHOWN IN BUILDING 2 IS REVERSED (ABOUT AND EAST/WEST AXIS)



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REVISIONS:
 No. Description
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DATE: 08/15/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN
 PROJECT: 5th Floor Plan BLDG # 2 E 3



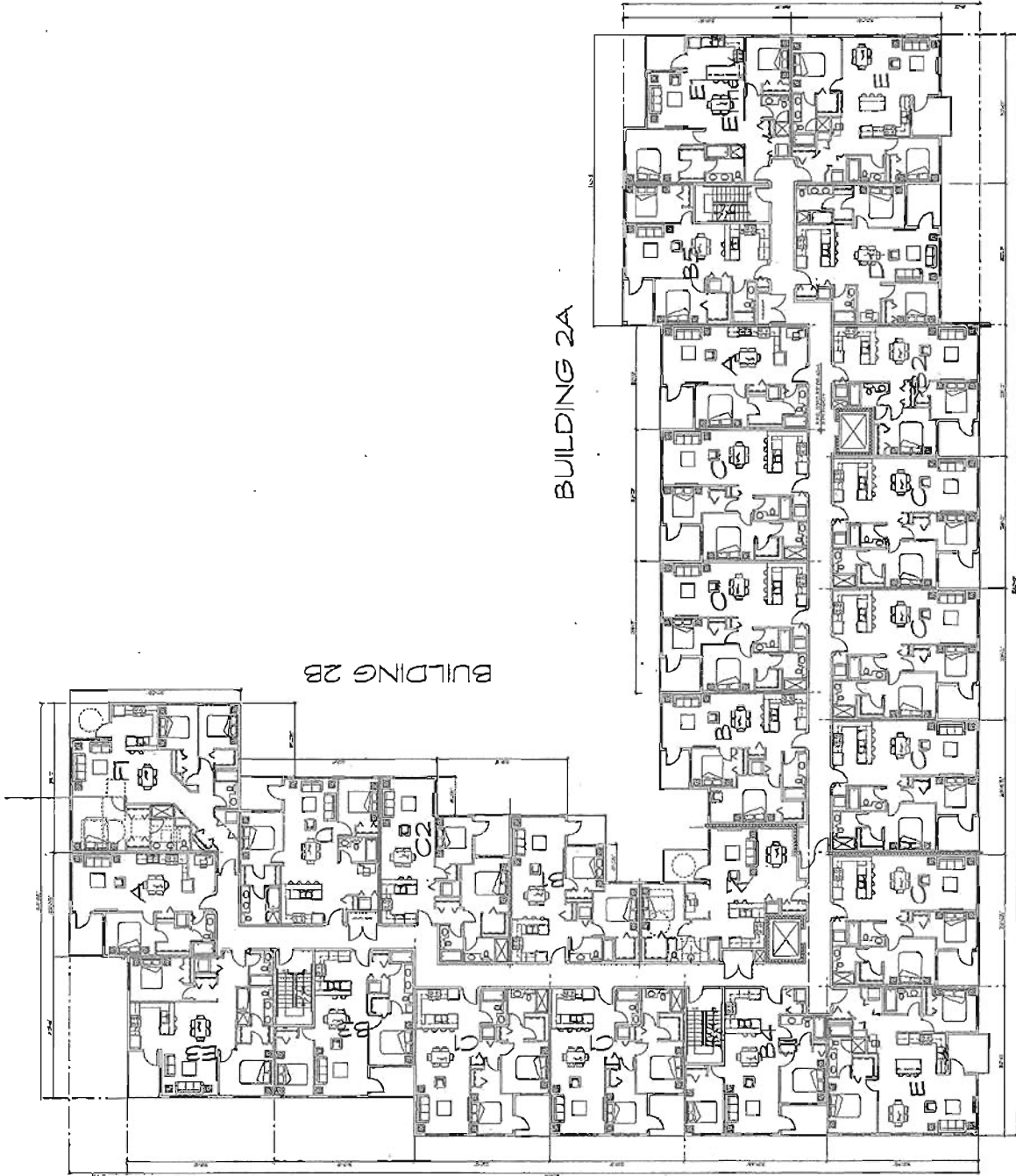
RCA

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ALEXANDRA WEST
 5201 - 5207 Alexandra Rd.
 Richmond BC

DATE: 08/15/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN
 PROJECT: 5th Floor Plan BLDG # 2 E 3

NO. 1
 A2.10



NOTE: BUILDING 2 PLAN AS SHOWN. BUILDING 3 IS SHOWN TO THE EAST (WEST AXIS)



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NO.	DATE	DESCRIPTION

DATE: 10/15/2014
 DRAWING NO: 14-0001
 PROJECT: 14-0001
 SHEET: 14-0001-01



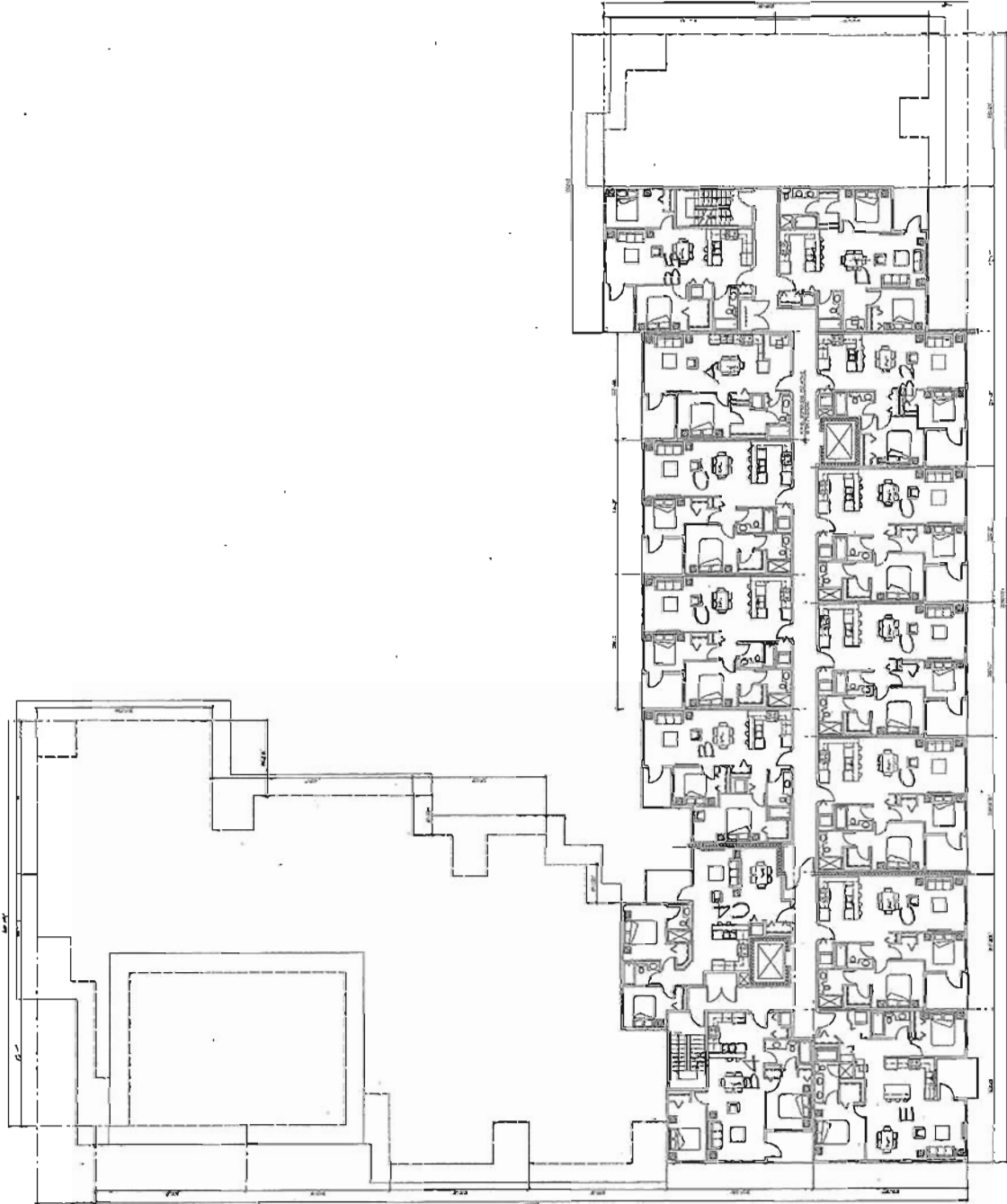
RCA

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 admin@rcaarchitects.com

ALEXANDRA WEST
 9571 W 12th Avenue
 Richmond B.C.

DATE: 10/15/2014	SCALE: 1/8" = 1'-0"
4th Floor Plan BLDG # 2 & 3	

PROJECT: -
 SHEET: A2.11



NOTE: BUILDING 2 PLAN AS
 SHOWN. BUILDING 3 IS
 SHOWN AS BLDG # 2 & 3
 (WEST AND EAST)



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DATE:	2014
BY:	ALW
PROJECT:	ALEXANDRA WEST
NO.:	2014-01
DATE:	2014-01-20
BY:	ALW

DATE:	2014
BY:	ALW
PROJECT:	ALEXANDRA WEST
NO.:	2014-01
DATE:	2014-01-20
BY:	ALW



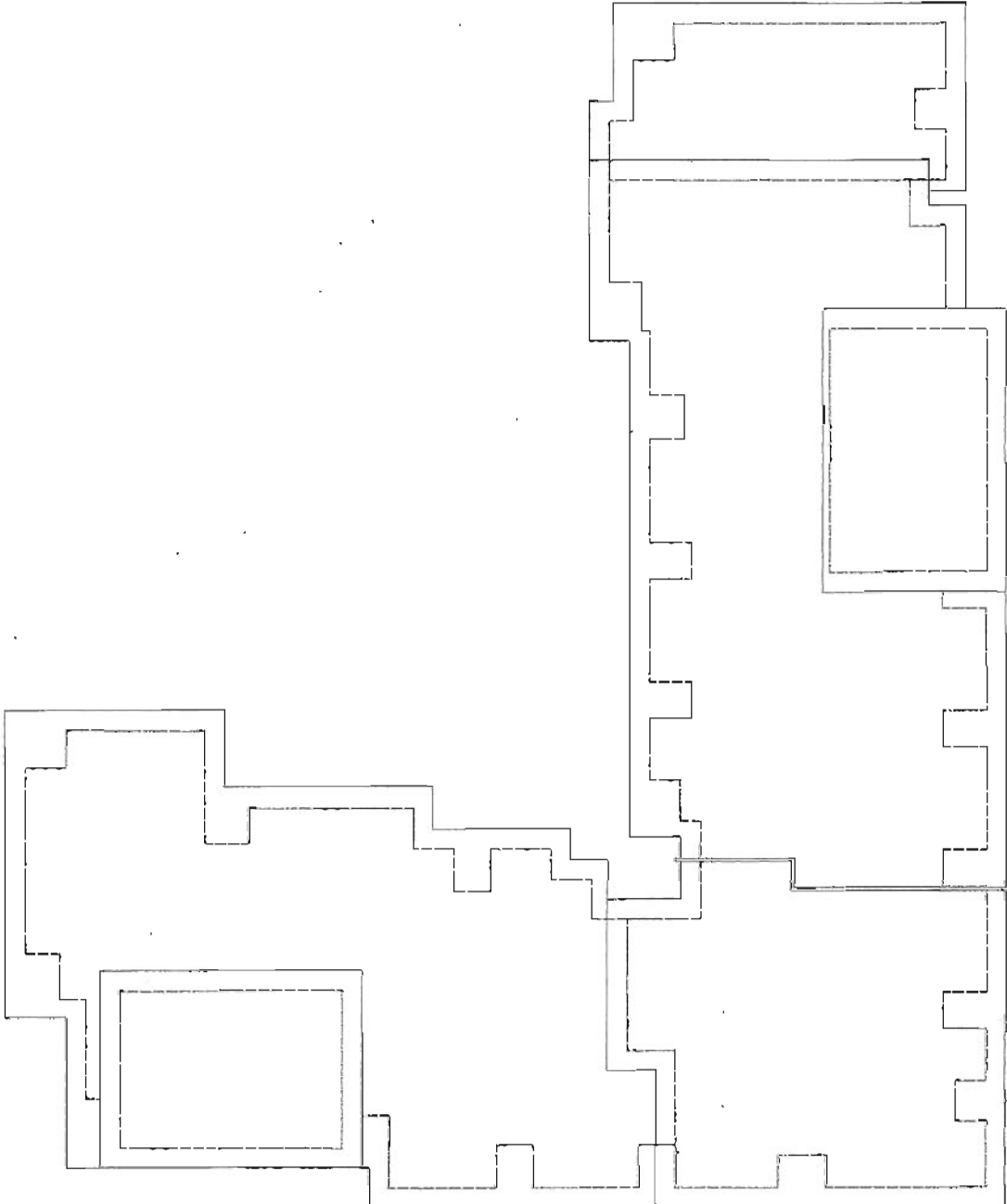
BCA

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 email@cloustonarchitects.com

ALEXANDRA WEST
 5211 148th Avenue, Richmond BC

DATE:	2014
BY:	ALW
PROJECT:	ALEXANDRA WEST
NO.:	2014-01
DATE:	2014-01-20
BY:	ALW

Roof Plan
BLDG # 2 & 3



NOTE: BUILDING 2 PLAN AS SHOWN IS THE PROPOSED (AS OF AND EAST/WEST AXIS)



A2.12

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REVISIONS:

No.	Date	Description

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 PROJECT: [Name]



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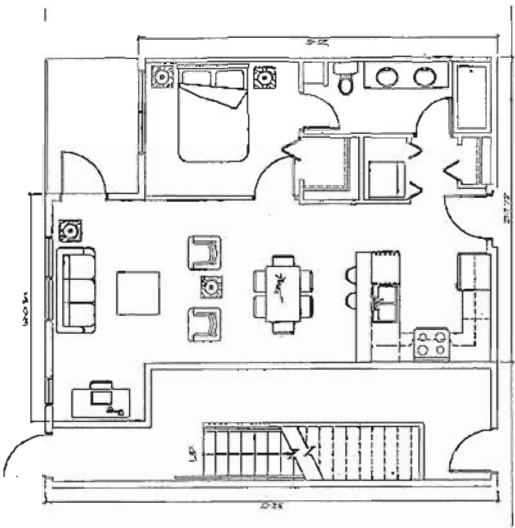


ALEXANDRA COURT
 2875 W. 34TH - Alexander Bldg.
 Richmond B.C.

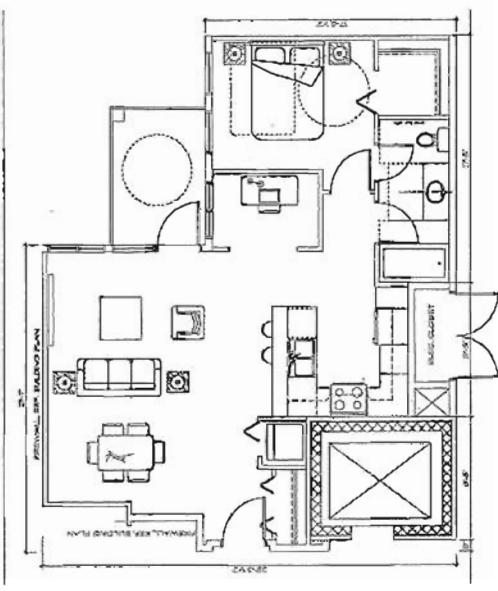
UNIT PLANS

DATE: 2024-08-20	SCALE: 1/8" = 1'-0"
PROJECT: ALEXANDRA COURT	UNIT: A3.0

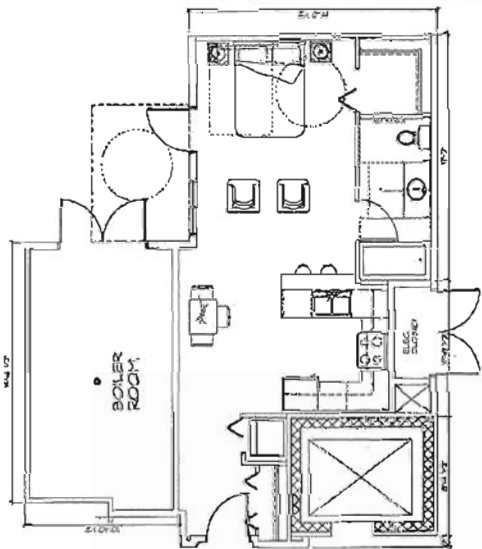
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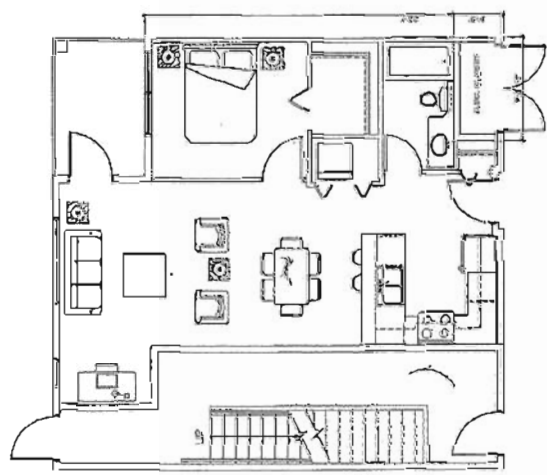
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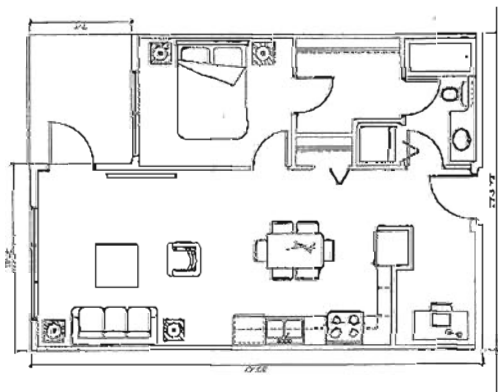
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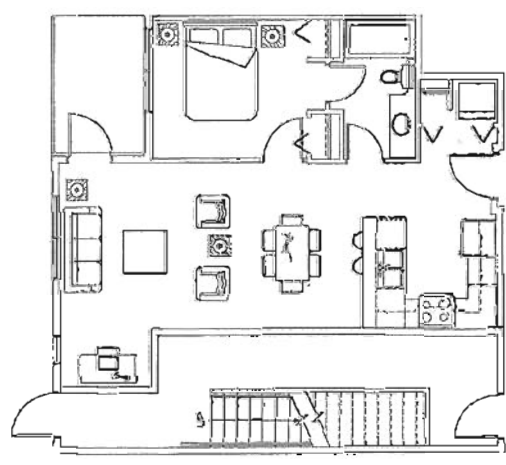
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UNIT TYPE 'A3'
 SCALE: 1/8" = 1'-0" (1:800000) (DIM: 4800 X 1)

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REVISION:	DATE:	BY:

PROJECT: ALEXANDRA COURT
 8371 W. 247th Alexander Rd.
 Richmond BC
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 604-271-1111
 ed@polygonarchitecture.com



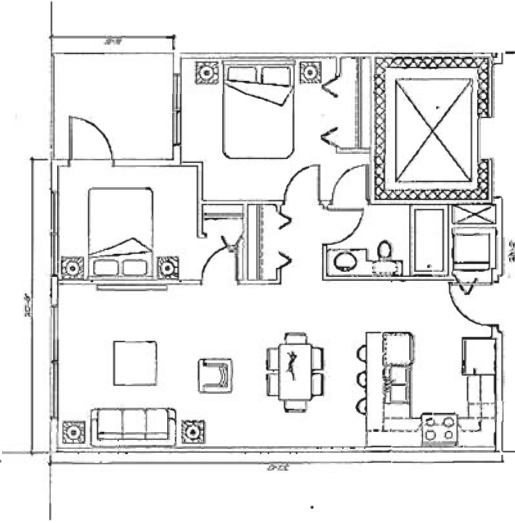
RCA
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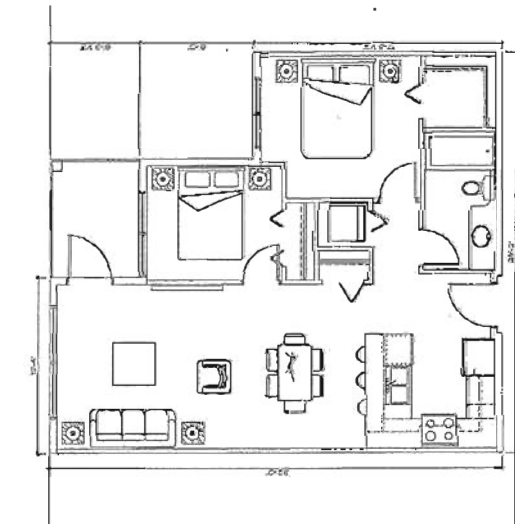
ALEXANDRA COURT
 8371 W. 247th Alexander Rd.
 Richmond BC

DATE:	BY:	PROJECT:

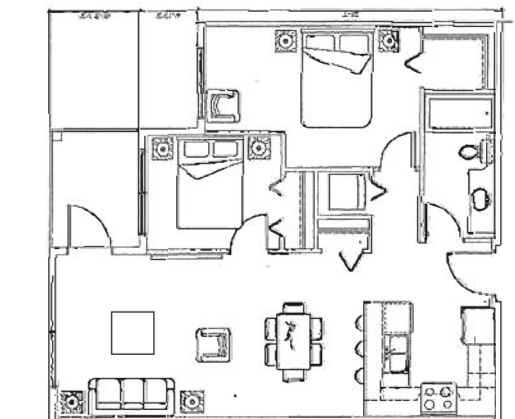
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 SHEET NO. A3.1



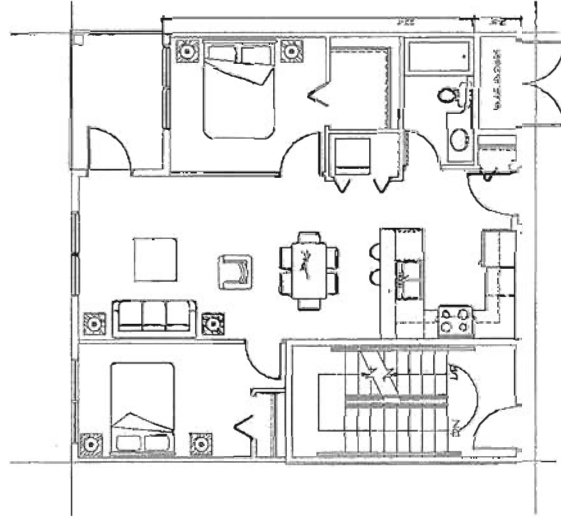
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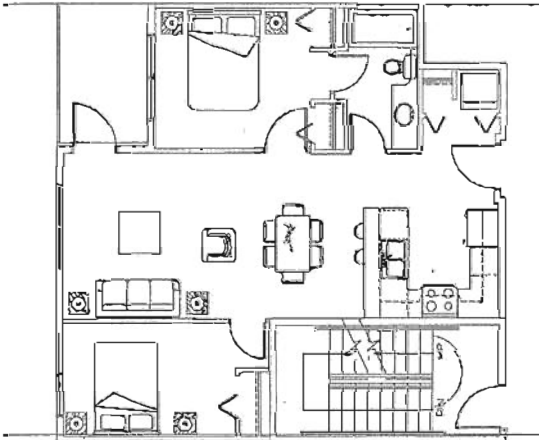
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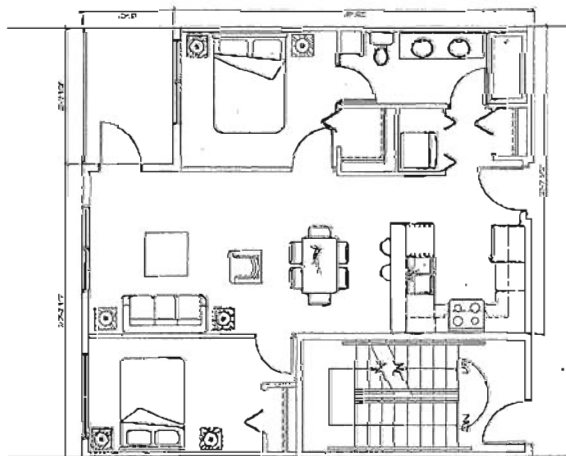
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 SCALE: 1/4" = 1'-0" (BEDROOM - 11.0' x 11.0')



4 UNIT TYPE B6
 SCALE: 1/4" = 1'-0" (BEDROOM - 11.0' x 11.0')



5 UNIT TYPE B7
 SCALE: 1/4" = 1'-0" (BEDROOM - 11.0' x 11.0')



6 UNIT TYPE B8
 SCALE: 1/4" = 1'-0" (BEDROOM - 11.0' x 11.0')

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND SERVICES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES.

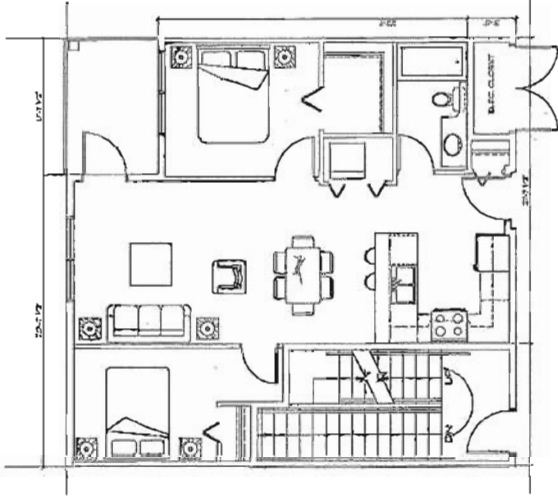
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REVISIONS:

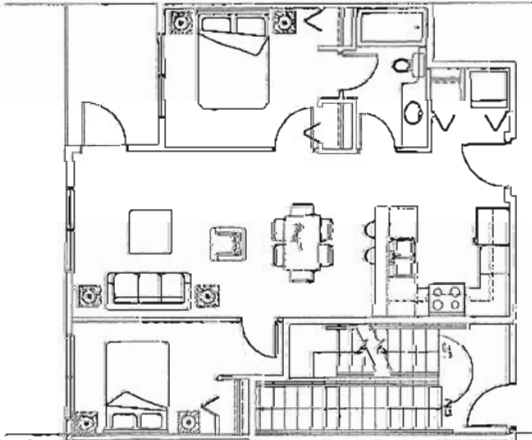
DATE:

BY:

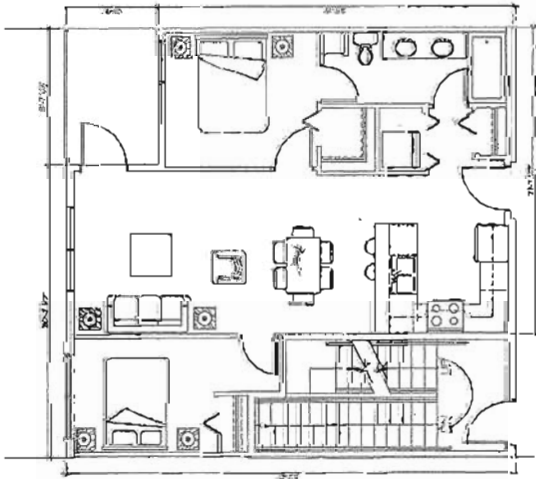
DESCRIPTION:



UNIT TYPE B5
FOUR BED ROOM (2 BATHROOMS) (100 sq ft)



UNIT TYPE B7
FOUR BED ROOM (2 BATHROOMS) (100 sq ft)



UNIT TYPE B6
FOUR BED ROOM (2 BATHROOMS) (100 sq ft)

RCA
Robert Caspari Architects Inc.
300 - 2222 Columbia Street
Vancouver, B.C.
Canada V6C 3T9
Phone: (604) 687-4641
www.rca-architects.com

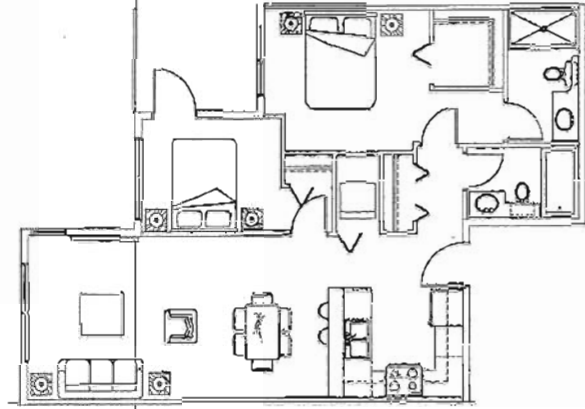


ALEXANDRA COURT
5177 - 70 STREET, RICHMOND, B.C.
RICHMOND, B.C.

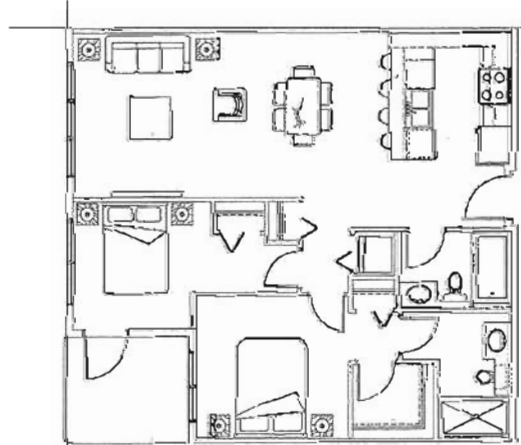
NO.	DATE	DESCRIPTION

UNIT PLANS

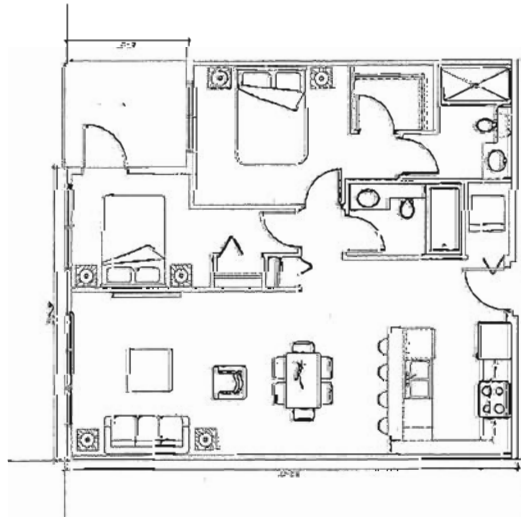
AS2



UNIT TYPE C2
FOUR BED UNIT (2 BATHROOMS) (100 sq ft)



UNIT TYPE C1
FOUR BED UNIT (2 BATHROOMS) (100 sq ft)

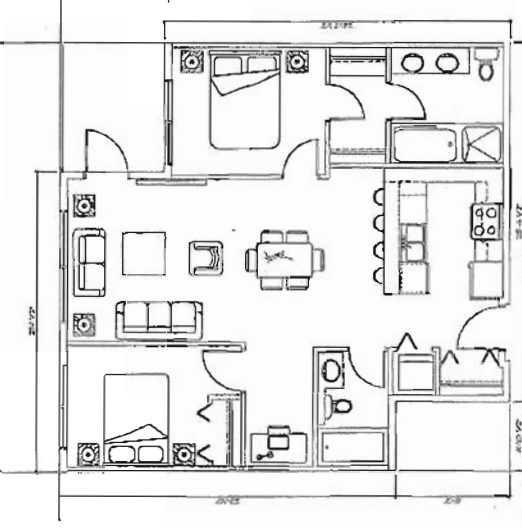


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FOUR BED UNIT (2 BATHROOMS) (100 sq ft)

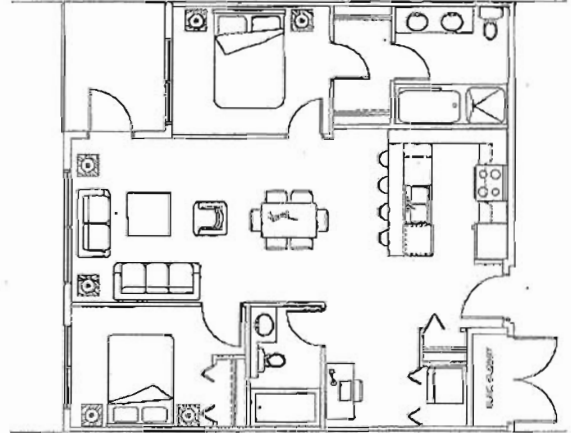
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REVISION
 NO. DATE DESCRIPTION

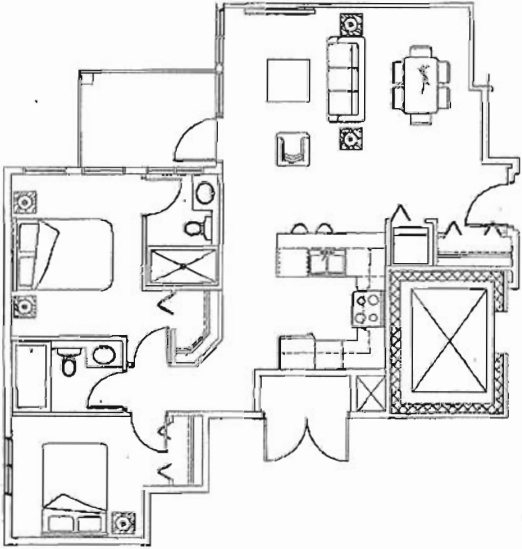
SCALE
 ARCHITECTURE: 1/8" = 1'-0"
 MECHANICAL: 1/4" = 1'-0"
 ELECTRICAL: 1/8" = 1'-0"



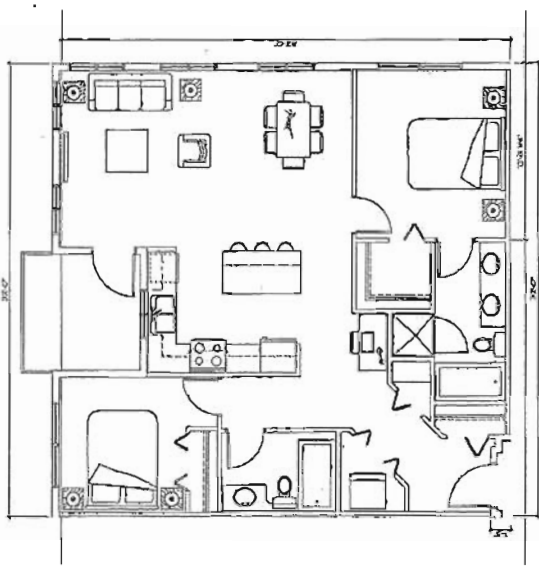
UNIT TYPE 'D1'
 1044.5 W x 147.7 D (3 BEDROOM + DINING + BATH)



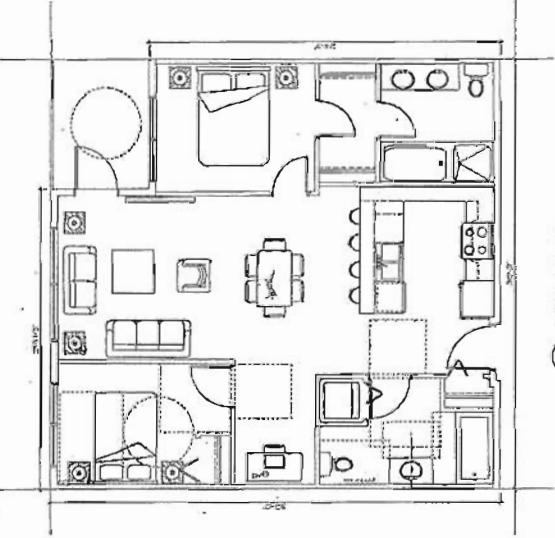
UNIT TYPE 'D'
 1044.5 W x 147.7 D (3 BEDROOM + DINING + BATH)



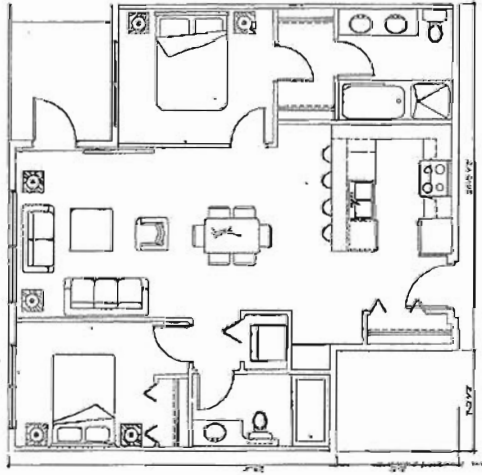
UNIT TYPE 'D3'
 1044.5 W x 147.7 D (3 BEDROOM + DINING + BATH)



UNIT TYPE 'E'
 1044.5 W x 147.7 D (3 BEDROOM + DINING + BATH)



UNIT TYPE 'D2'
 1044.5 W x 147.7 D (3 BEDROOM + DINING + BATH)



UNIT TYPE 'DZ'
 1044.5 W x 147.7 D (3 BEDROOM + DINING + BATH)

RGA
 Robert Classical Architecture Inc.
 200 - 2535 Columbia Street
 Vancouver, B.C.
 Canada V6J 3T3
 Phone: (604) 687-6611
 Fax: (604) 687-6611
 admin@robertclassicalarchitecture.com



ALEXANDRA COURT
 2007 - 40 2647 Alexander St.
 Richmond BC

DATE	REVISED
10/14/12	10/14/12
DESIGNED BY	ARCHITECT
MECHANICAL	ELECTRICAL

UNIT PLANS
 SHEET NO. **A3.3**

PROPERTY DEVELOPER: THE HANCOCK GROUP
 1000 WEST 10TH AVENUE, SUITE 1000
 VANCOUVER, BC V6H 1A1
 PHONE: (604) 681-1111
 FAX: (604) 681-1112
 WWW.HANCOCKGROUP.COM

REVISIONS:	DATE:	DESCRIPTION:

DATE: 10/15/2014
 DRAWN BY: J. SMITH
 CHECKED BY: M. SMITH
 PROJECT: ALEXANDRA COURT
 SHEET: UNIT PLANS



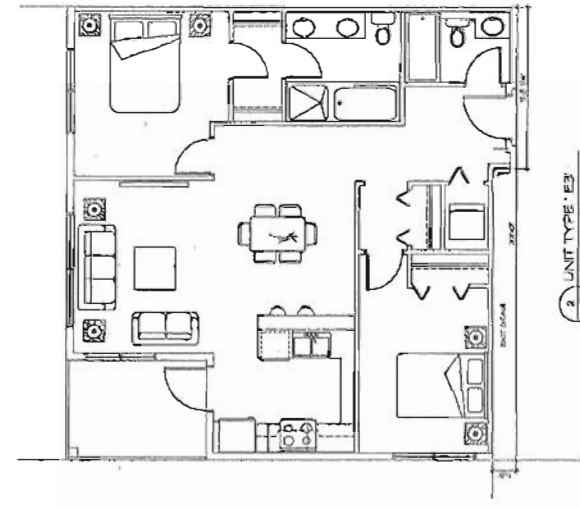
RCA
 Robert Cecil Architecture Inc.
 200 - 2330 Columbia Street
 Vancouver, B.C.
 V6C 3P2
 Tel: (604) 687-2721
 Fax: (604) 687-2641
 admin@robertcecilarchitecture.com



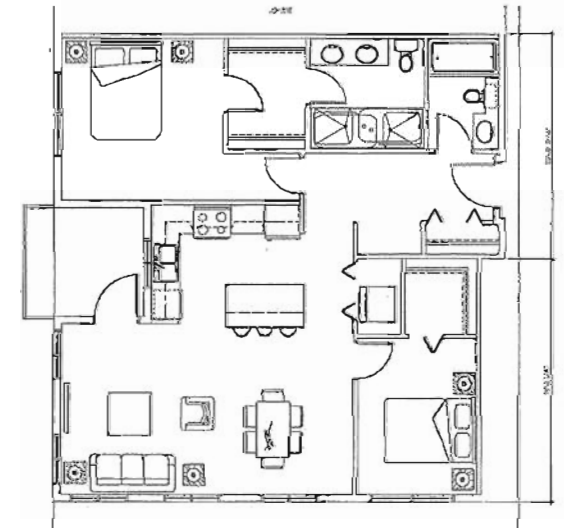
ALEXANDRA COURT
 8511 - 16 8477 Alexander Rd.
 Richmond BC

NO.	DATE	DESCRIPTION

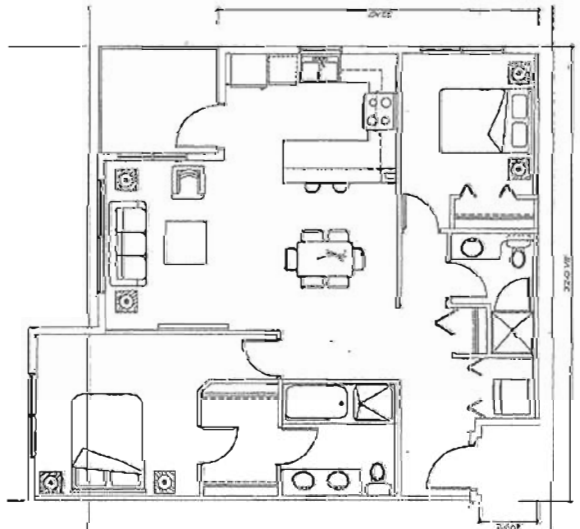
UNIT PLANS
 - A3.3



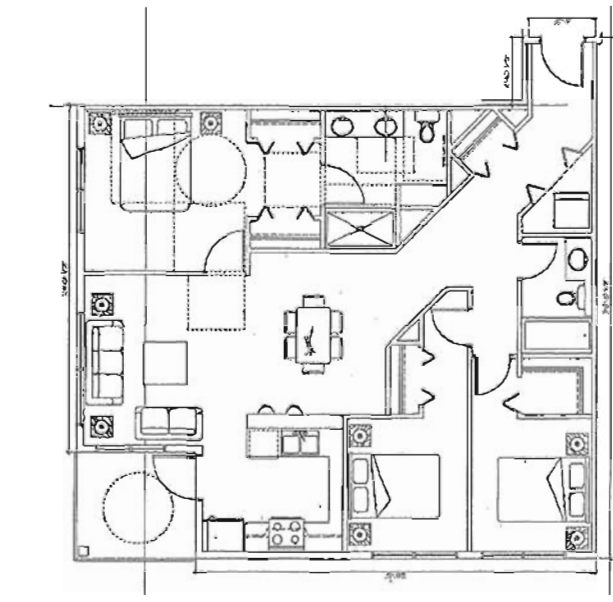
UNIT TYPE E3
 SCALE 1/8" = 1'-0" (8'000mm - 208.3mm)



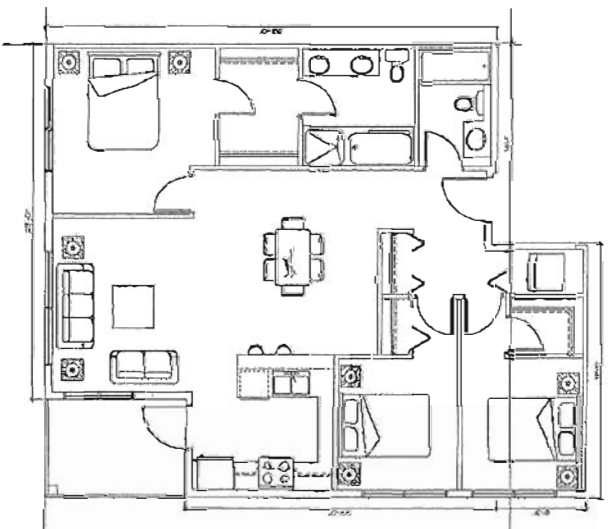
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 SCALE 1/8" = 1'-0" (8'000mm - 208.3mm)



UNIT TYPE E1
 SCALE 1/8" = 1'-0" (8'000mm - 208.3mm)



UNIT TYPE E1
 SCALE 1/8" = 1'-0" (8'000mm - 208.3mm)

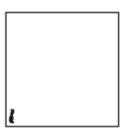


UNIT TYPE F
 SCALE 1/8" = 1'-0" (8'000mm - 208.3mm)

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DATE	DESCRIPTION

DATE	DESCRIPTION



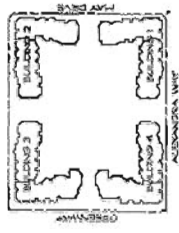
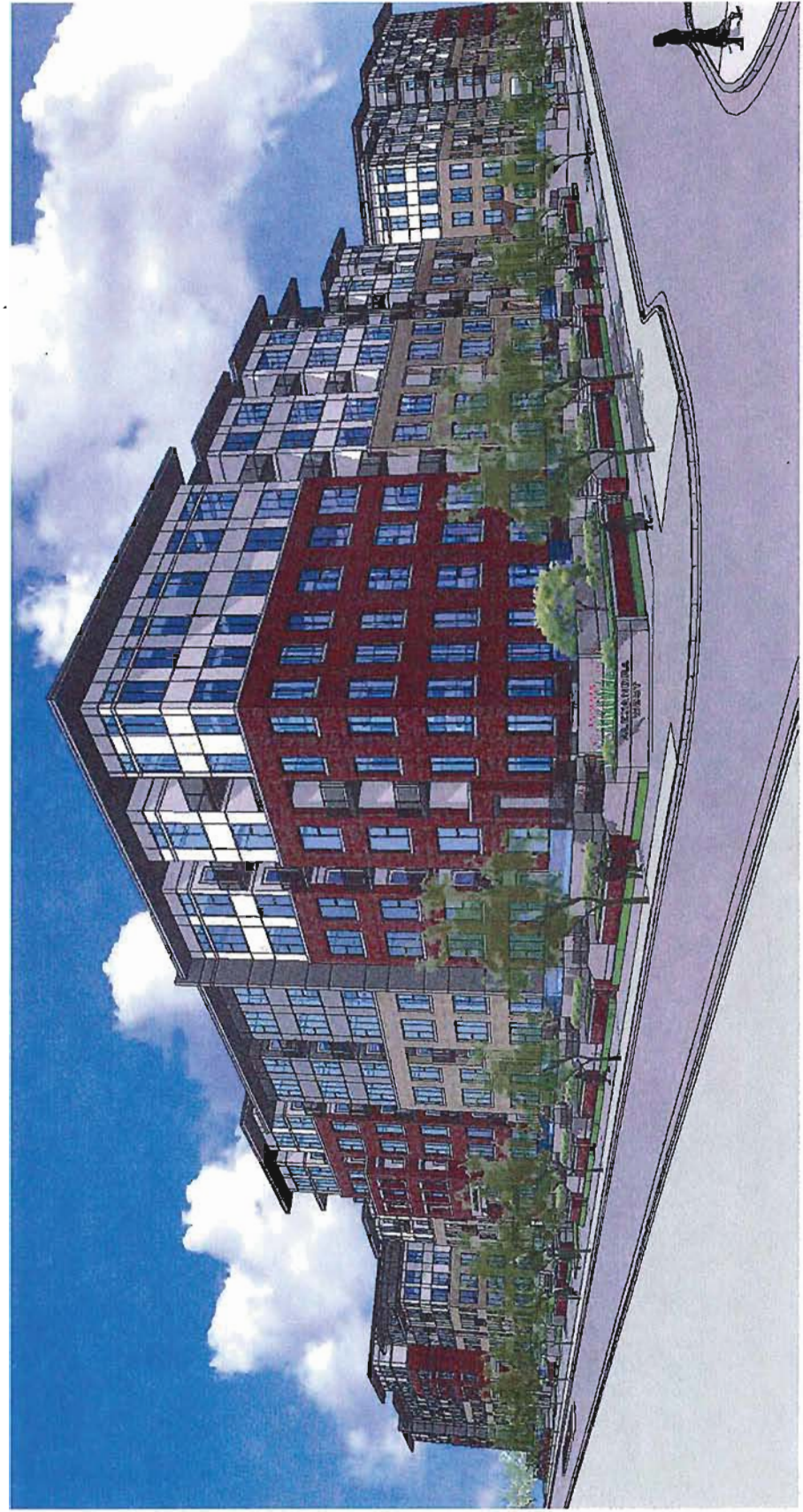
RC&A
 Robert Clifton Architects Inc.
 800 - 223-0266
 1000 ...
 ...



ALEXANDRA WEST
 1001 ...
 ...

PERSPECTIVE

A4.0



1. BUILDING ONE FROM ALEXANDRA ROAD AND MAY DRIVE
 1/20 10:00 AM

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DATE	DESCRIPTION

PROJECT: ALEXANDRA WEST
 ADDRESS: 2000 OLD SOUTH ROAD, #100
 ALEXANDRIA, VA 22304



BCA

Robert Clifton Architects Inc.
 200 - 22nd Columbia Street
 Alexandria, VA 22304
 Tel: (703) 837-2741
 Fax: (703) 837-2841
www.bcaarchitects.com



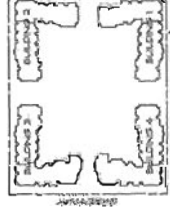
POLYGON

ALEXANDRA WEST
 2000 OLD SOUTH ROAD #100
 ALEXANDRIA, VA

DATE	DESCRIPTION

PERSPECTIVE

A4.1



1.1 BUILDING ONE FROM ALEXANDRA ROAD
 1/17/2014

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DATE:	10/15/2019
PROJECT:	ALEXANDRA WEST
LOCATION:	8335 TO 8471 CAIN RD ALEXANDRIA, VA
SCALE:	AS SHOWN

PROJECT:	ALEXANDRA WEST
LOCATION:	8335 TO 8471 CAIN RD ALEXANDRIA, VA
SCALE:	AS SHOWN



RCIA

Robert Cluzard Architects Inc.
1800 - 2208 Columbia Street
Vancouver, B.C.
Tel: (604) 687-4747
Fax: (604) 687-4841
www.rcia.ca

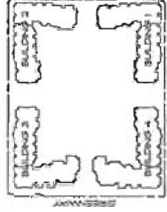


POLYGON

ALEXANDRA WEST
8335 TO 8471 CAIN RD
ALEXANDRIA, VA

DATE:	10/15/2019
PROJECT:	ALEXANDRA WEST
LOCATION:	8335 TO 8471 CAIN RD ALEXANDRIA, VA
SCALE:	AS SHOWN

DATE:	10/15/2019
PROJECT:	ALEXANDRA WEST
LOCATION:	8335 TO 8471 CAIN RD ALEXANDRIA, VA
SCALE:	AS SHOWN



1. BUILDING FOUR & AMENITY BUILDING FROM ALEXANDRA ROAD
Scale: 1/8" = 1'-0"

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1	ISSUED FOR PERMITTING	08/14/2018
2	ISSUED FOR PERMITTING	08/14/2018
3	ISSUED FOR PERMITTING	08/14/2018
4	ISSUED FOR PERMITTING	08/14/2018
5	ISSUED FOR PERMITTING	08/14/2018
6	ISSUED FOR PERMITTING	08/14/2018
7	ISSUED FOR PERMITTING	08/14/2018
8	ISSUED FOR PERMITTING	08/14/2018
9	ISSUED FOR PERMITTING	08/14/2018
10	ISSUED FOR PERMITTING	08/14/2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/14/2018
2	ISSUED FOR PERMITTING	08/14/2018
3	ISSUED FOR PERMITTING	08/14/2018
4	ISSUED FOR PERMITTING	08/14/2018
5	ISSUED FOR PERMITTING	08/14/2018
6	ISSUED FOR PERMITTING	08/14/2018
7	ISSUED FOR PERMITTING	08/14/2018
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9	ISSUED FOR PERMITTING	08/14/2018
10	ISSUED FOR PERMITTING	08/14/2018



RCA

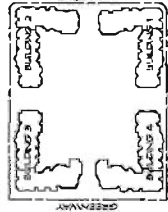
Robert Christ Architects Inc.
 300 - 2000 Columbia Road
 Vancouver, B.C.
 Tel: (604) 977-4741
 Fax: (604) 977-4741
 info@rca.ca



POLYGON

ALEXANDRA WEST

5555 101 Street, Suite 200
 Richmond, BC



1 BUILDING ONE LOBBY ENTRANCE
 SCALE: 1/8" = 1'-0"

A4-3

PERSPECTIVE

THESE DRAWINGS, SPECIFICATIONS, AND CONDITIONS SHALL BE USED IN CONNECTION WITH THE CONTRACT FOR THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. 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.

DATE	DESCRIPTION

PROJECT	ALEXANDRIA WEST
LOCATION	1000 GUYTON ROAD, ALEXANDRIA, VA
DATE	



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Robert Clark Architecture Inc.
 1000 Guyton Road
 Alexandria, VA
 Tel: (703) 837-4733
 Fax: (703) 837-4841
www.rca-va.com



POLYGON

ALEXANDRIA WEST

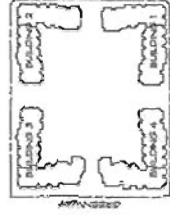
1000 GUYTON ROAD
 ALEXANDRIA, VA

DATE	

PERSPECTIVE

SCALE	

A4.4

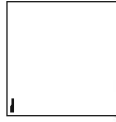


3-1 BUILDINGS ONE FROM ALEXANDRIA ROAD
 1/27/2016 10:00 AM

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NO.	DATE	DESCRIPTION

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 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____



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 100 - 1000 Colborne Is. Blvd
 Unit 100, A-100
 Niagara Falls, NY 14304
 Tel: (716) 281-4741
 Fax: (716) 281-4741
 www.rca-ny.com

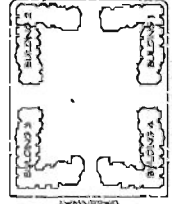
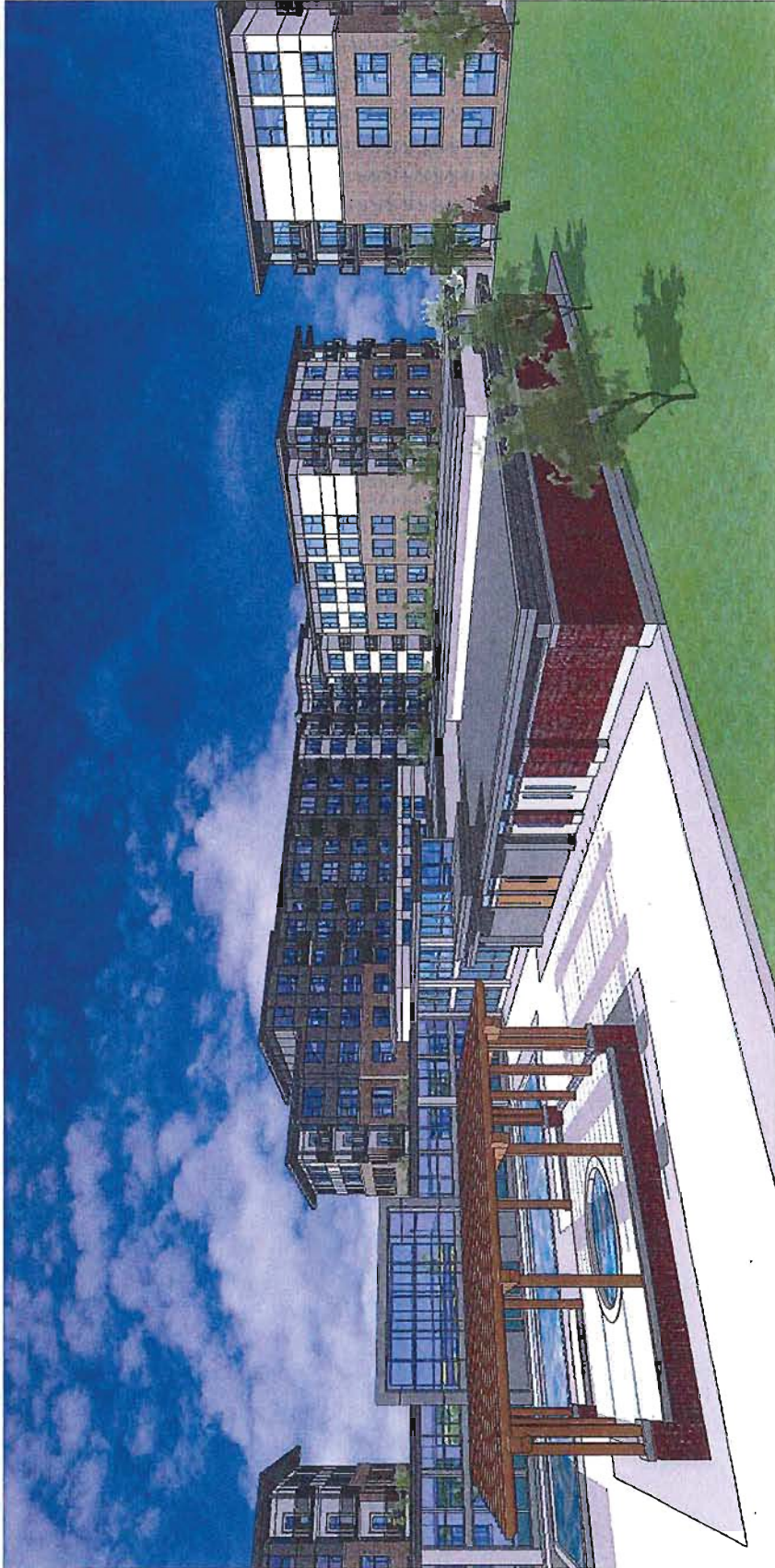


POLYGON

ALEXANDRA WEST
 2015 - 2016
 2015 - 2016
 2015 - 2016

DATE: _____
 SCALE: _____
PERSPECTIVE

NO. _____
A4.G

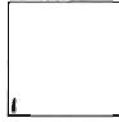


1. BUILDING FOUR FROM COURTYARD
 1/8" = 1'-0"

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NOTES:

DATE: 08/14/2018
PROJECT: ALEXANDRA WEST
LOCATION: RICHMOND, VA



PCA

Robert C. Campbell Architecture, Inc.
 2500 - 2500 Commonwealth Blvd.
 Virginia Beach, VA 23462
 Phone: (757) 477-4242
 Fax: (757) 477-4244
 www.pca.com



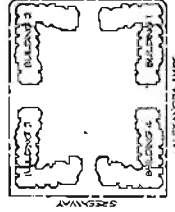
POLYGON

ALEXANDRA WEST

3931 TD 2470 Oak Rd
 Richmond VA

DATE:	08/14/2018
PROJECT:	ALEXANDRA WEST
LOCATION:	RICHMOND, VA
PERSPECTIVE	

SCALE:	-
DATE:	08/14/2018
PROJECT:	ALEXANDRA WEST
LOCATION:	RICHMOND, VA
A4.7	

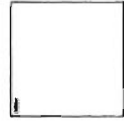


BUILDING FOUR FROM COURTYARD

CONTRACT AGREEMENT: THE ARCHITECT HAS BEEN APPOINTED BY THE CLIENT TO PROVIDE ARCHITECTURAL SERVICES FOR THE PROJECT. THE CLIENT HAS AGREED TO PAY THE ARCHITECT'S FEES AND EXPENSES AS SET FORTH IN THE ATTACHED SCHEDULE OF FEES. THE ARCHITECT'S OBLIGATIONS ARE LIMITED TO THE SERVICES SET FORTH IN THIS AGREEMENT AND DO NOT INCLUDE OBTAINING PERMITS OR CONSTRUCTION ADMINISTRATION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF FEES PAID TO THE ARCHITECT.

DATE:	10/15/2024
PROJECT:	ALEXANDRA WEST
CLIENT:	THE POLYGON GROUP
ADDRESS:	10000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202

PROJECT: ALEXANDRA WEST
 CLIENT: THE POLYGON GROUP
 ADDRESS: 10000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202



BCA
 Robert Gibbard Architecture Inc.
 300 - 10th Avenue, Suite 1000
 Denver, CO 80202
 Tel: (303) 733-4444
 Fax: (303) 733-4444
 www.bcaarchitect.com



ALEXANDRA WEST
 3000 10th Ave, Suite 1000
 Richmond, BC

DATE:	10/15/2024
PROJECT:	ALEXANDRA WEST
CLIENT:	THE POLYGON GROUP
ADDRESS:	10000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202

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



1. VIEW OF GYM LOOKING NORTHWEST
 1/8" = 1'-0"



2. VIEW OF POOL / HOT TUB LOOKING SOUTH
 1/8" = 1'-0"



3. VIEW OF AMENITY ENTRY LOOKING NORTH
 1/8" = 1'-0"



4. VIEW OF DEU. / ELEC. ROOMS LOOKING SOUTHEAST
 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.

NO.	DATE	DESCRIPTION

DATE	NO.	DESCRIPTION



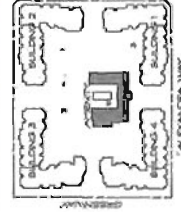
RCA
 Robert C. Anderson
 Architectural Firm
 200 - 2000 Columbia Street
 Alexandria, VA
 Tel: (703) 441-4141
 Fax: (703) 441-4142
 www.rcanet.com | info@rcanet.com



ALEXANDRA WEST
 3000 EAST 10th St
 Richmond, VA

DATE	NO.	DESCRIPTION

PERSPECTIVE
 A4.9



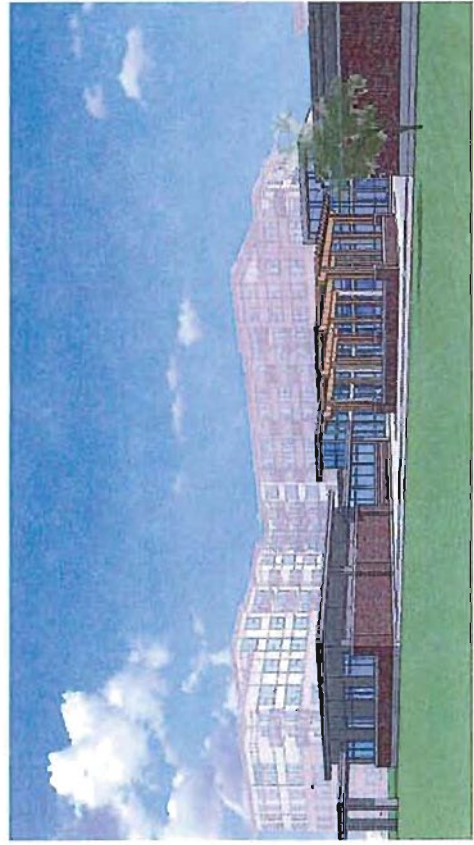
2 VIEW OF LOUNGE / MULTI-PURPOSE ROOMS LOOKING NORTHWEST
 SCALE: 1/8" = 1'-0"



3 VIEW OF POOL & CHANGE / POOL EQUIP. ROOMS LOOKING SOUTHWEST
 SCALE: 1/8" = 1'-0"



1 VIEW OF CONCERGE / GUEST SUITES LOOKING SOUTHWEST
 SCALE: 1/8" = 1'-0"



2 VIEW OF CONCERGE / GUEST SUITES / POOL LOOKING SOUTHEAST
 SCALE: 1/8" = 1'-0"

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DATE	NOV 2014
PROJECT	ALEXANDRIA WEST
CLIENT	ROBERT CLAYTON ARCHITECTURE LLC
LOCATION	1000 15TH STREET, ALEXANDRIA, VA

SCALE	AS SHOWN
DATE	NOV 2014
PROJECT	ALEXANDRIA WEST
CLIENT	ROBERT CLAYTON ARCHITECTURE LLC
LOCATION	1000 15TH STREET, ALEXANDRIA, VA



RCOA
 Robert Clayton Architecture LLC
 1000 15th Street, Alexandria, VA
 22304-4271
 Tel: (703) 881-4271
 Fax: (703) 881-4244
 www.robertclayton.com



ALEXANDRIA WEST
 1000 15th Street, Alexandria, VA
 22304-4271

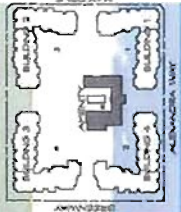
DATE	NOV 2014
PROJECT	ALEXANDRIA WEST
CLIENT	ROBERT CLAYTON ARCHITECTURE LLC
LOCATION	1000 15TH STREET, ALEXANDRIA, VA

PERSPECTIVE

A4.10



3 BIRD'S EYE VIEW OF AMENITY BUILDING LOOKING SOUTHWEST
 1/32 SCALE, 1/8" = 1'-0"



4 BIRD'S EYE VIEW OF AMENITY BUILDING LOOKING SOUTHEAST
 1/32 SCALE, 1/8" = 1'-0"



1 BIRD'S EYE VIEW OF AMENITY BUILDING LOOKING NORTHWEST
 1/32 SCALE, 1/8" = 1'-0"



2 BIRD'S EYE VIEW OF AMENITY BUILDING LOOKING NORTHEAST
 1/32 SCALE, 1/8" = 1'-0"

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

DATE	DESCRIPTION

DATE	DESCRIPTION



RCA
Robert Conrad Architecture Inc.
100 - 2028 Columbia Street
Alexandria, VA 22304
Tel: (703) 841-4141
Fax: (703) 841-4141
www.rca-va.com



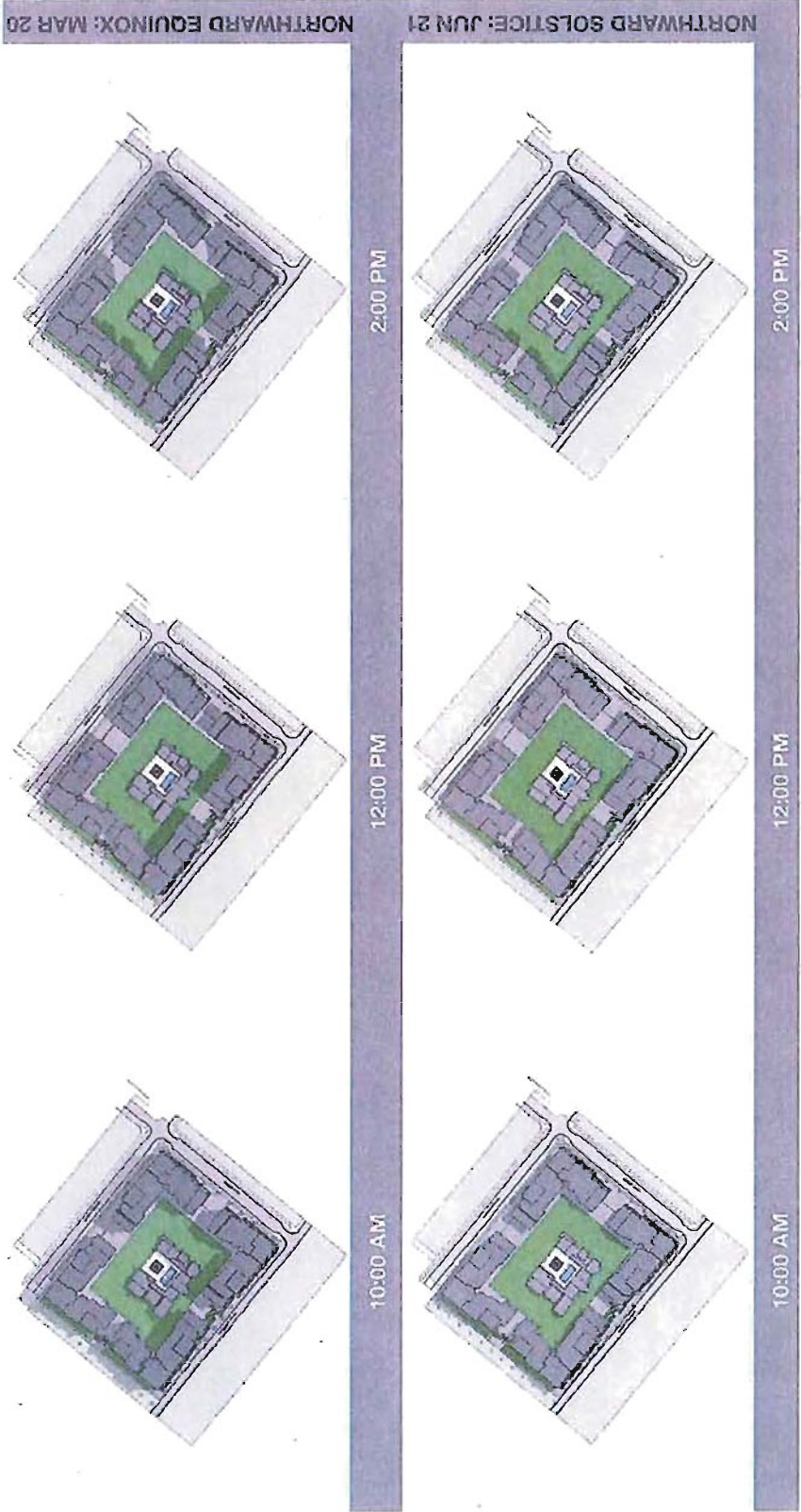
ALEXANDRA WEST
5531 W. 3475 66th Rd
Fairfax, VA 22030

DATE	DESCRIPTION

SHADOW STUDY

DATE	DESCRIPTION

A4.11



SHADOW STUDY: NORTHWARD EQUINOX AND NORTHWARD SOLSTICE

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

DATE	DESCRIPTION
10/20/22	REVISED PER COMMENTS
10/15/22	REVISED PER COMMENTS
10/10/22	REVISED PER COMMENTS

DATE	DESCRIPTION
10/20/22	REVISED PER COMMENTS
10/15/22	REVISED PER COMMENTS
10/10/22	REVISED PER COMMENTS



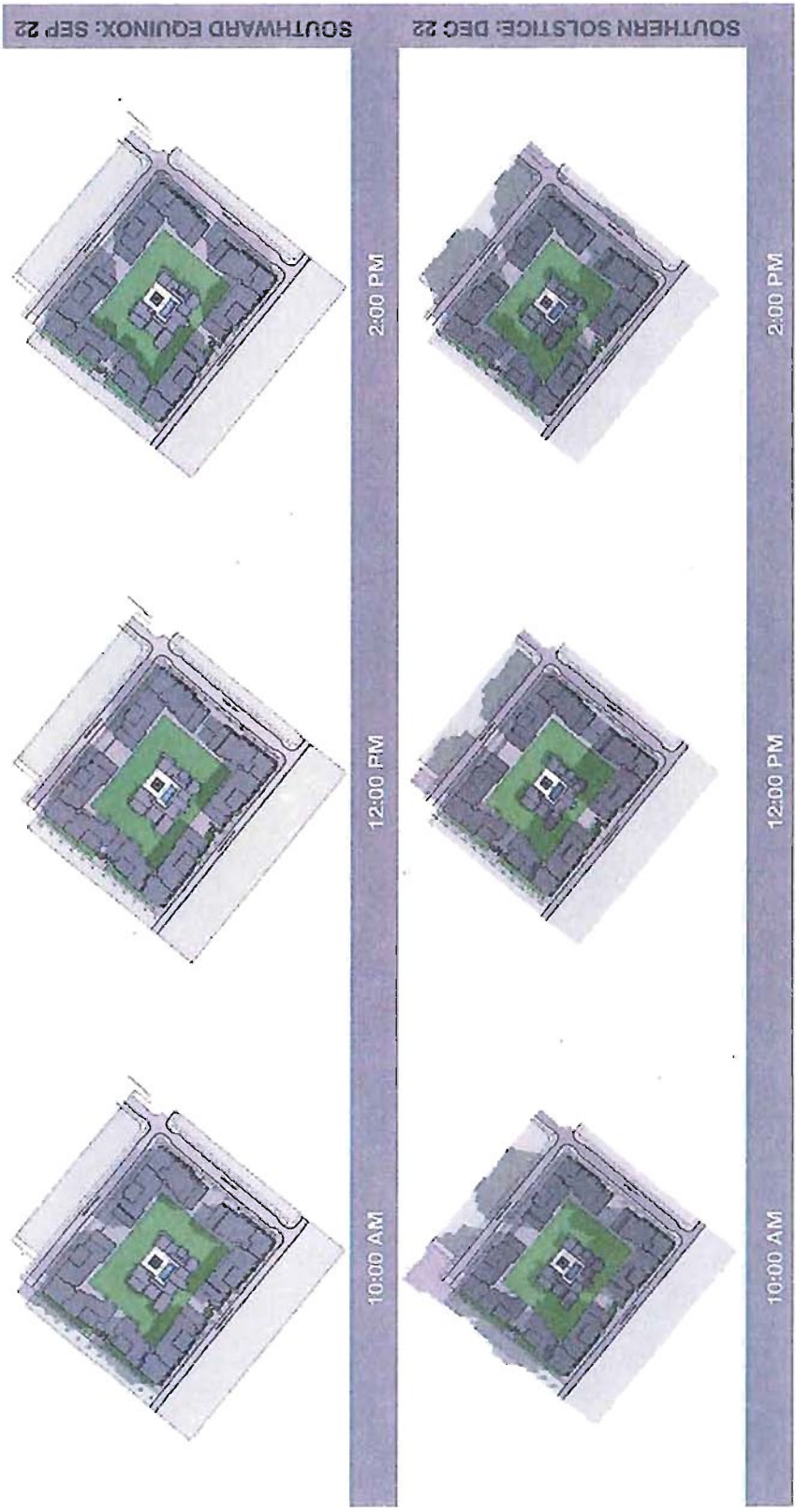
RCA
 Robert C. Anderson
 200 - 2000 Columbia Street
 Memphis, TN 38103
 Tel: (901) 521-2221
 Fax: (901) 521-2222
 www.rca-architect.com



ALEXANDRA WEST
 9331 TOULOUSE CLUB RD
 BIRMINGHAM, AL

DATE	DESCRIPTION
10/20/22	REVISED PER COMMENTS
10/15/22	REVISED PER COMMENTS
10/10/22	REVISED PER COMMENTS

SHADOW STUDY



1. SHADOW STUDY, SOUTHWARD EQUINOX AND SOUTHWARD SOLSTICE



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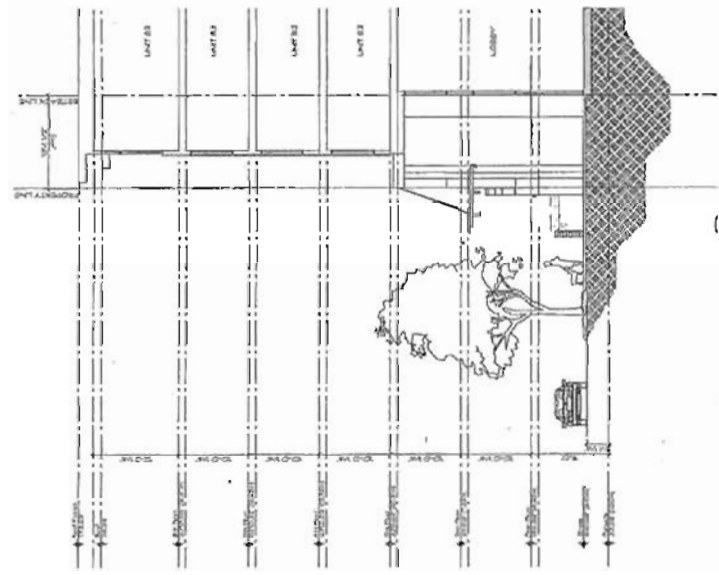
BCA
 Bennett Chevrolet Collections Inc.
 280 - 2838 Columbia Street
 Vancouver, B.C.
 Canada V5R 2T2
 Tel: (604) 681-2722
 Fax: (604) 681-4651
 website: bccollections.com



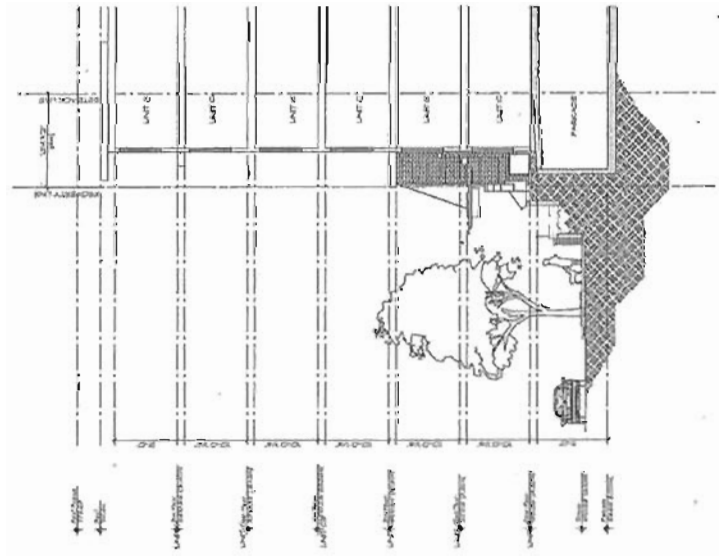
ALEXANDRA WEST
 8311 14 Street, Alexandra Rd.
 Richmond BC

PROJECT:	
DATE:	
BY:	
CHECKED BY:	

Wall Sections
 -
 ASO



2 LOBBY AT ALEXANDRA
 (SEE SCALE 1/8" = 1'-0")



1 SECTION (C) UNIT AT ALEXANDRA (MCM) (SEE SCALE)
 (SEE SCALE 1/8" = 1'-0")

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 230 - 2330 Columbia Street
 Vancouver, B.C.
 V6J 1A1
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 Fax: (604) 687-4641
 admin@rcandaa.com

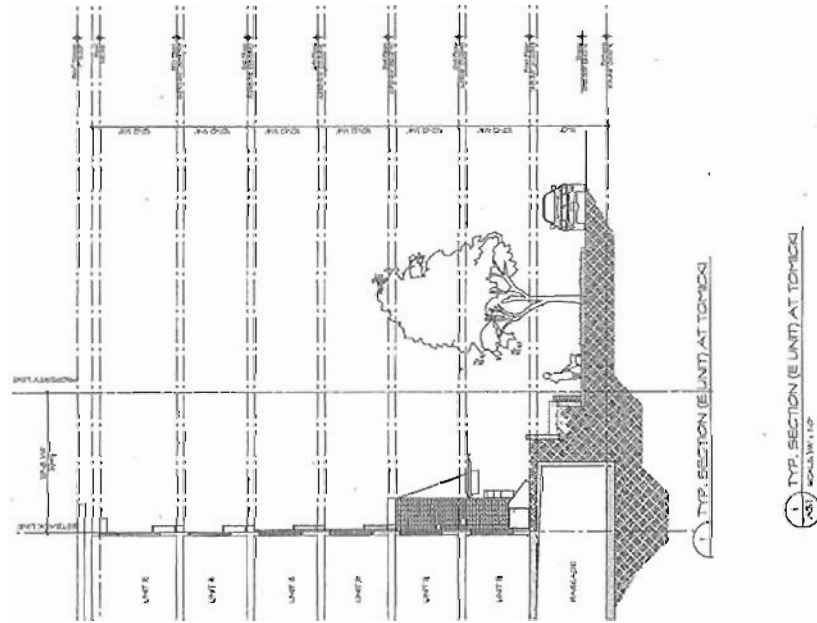
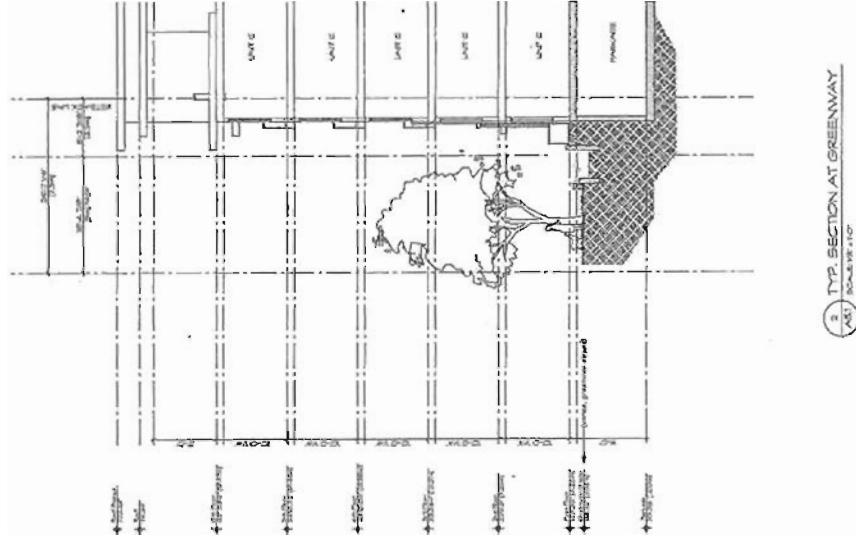


POLYGON

ALEXANDRA WEST
 838 to 847 Adelaide St.
 Richmond BC

PROJECT	
DATE	

Wall Sections



ALEXANDRA WEST

POLYGON

REZONING APPLICATION

FEBRUARY 20th, 2013

DRAWING LIST

- L0.0 TITLE
- L1.0 LANDSCAPE SITE PLAN
- L1.1 TYPICAL SECTIONS
- L1.2 STREET ENTRY PLAN - TYPICAL
- L1.3 ENTRY PLAZA PLAN
- L1.4 PLAY AREA PLAN
- L1.5 ORCHARD / PICNIC PLAN
- L1.6 LOADING BAY
- L1.7 TAI CHI
- L1.8 CEPTED + OPEN SPACE DIAGRAMS
- L1.9 HARDSCAPE MATERIALS
- L1.10 PLANT MATERIALS

NOTES:



NO.	REVISION	DATE	BY	CHKD.



ALEXANDRA WEST
RICHMOND, VA



NO.	REVISION	DATE	BY	CHKD.

TITLE

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SHARP & DIAMOND
 LANDSCAPE ARCHITECTURE & PLANNING
 300 - 2900 Columbine Street
 Chesapeake, VA 23041
 TEL: (804) 887-8141
 FAX: (804) 887-8141
 www.sharpdiamond.com

BCA
 Robert C. Bice
 Robert C. Bice Architecture Inc.
 200 - 2900 Columbine Street
 Chesapeake, VA 23041
 TEL: (804) 887-8141
 FAX: (804) 887-8141
 www.rcaarchitecture.com

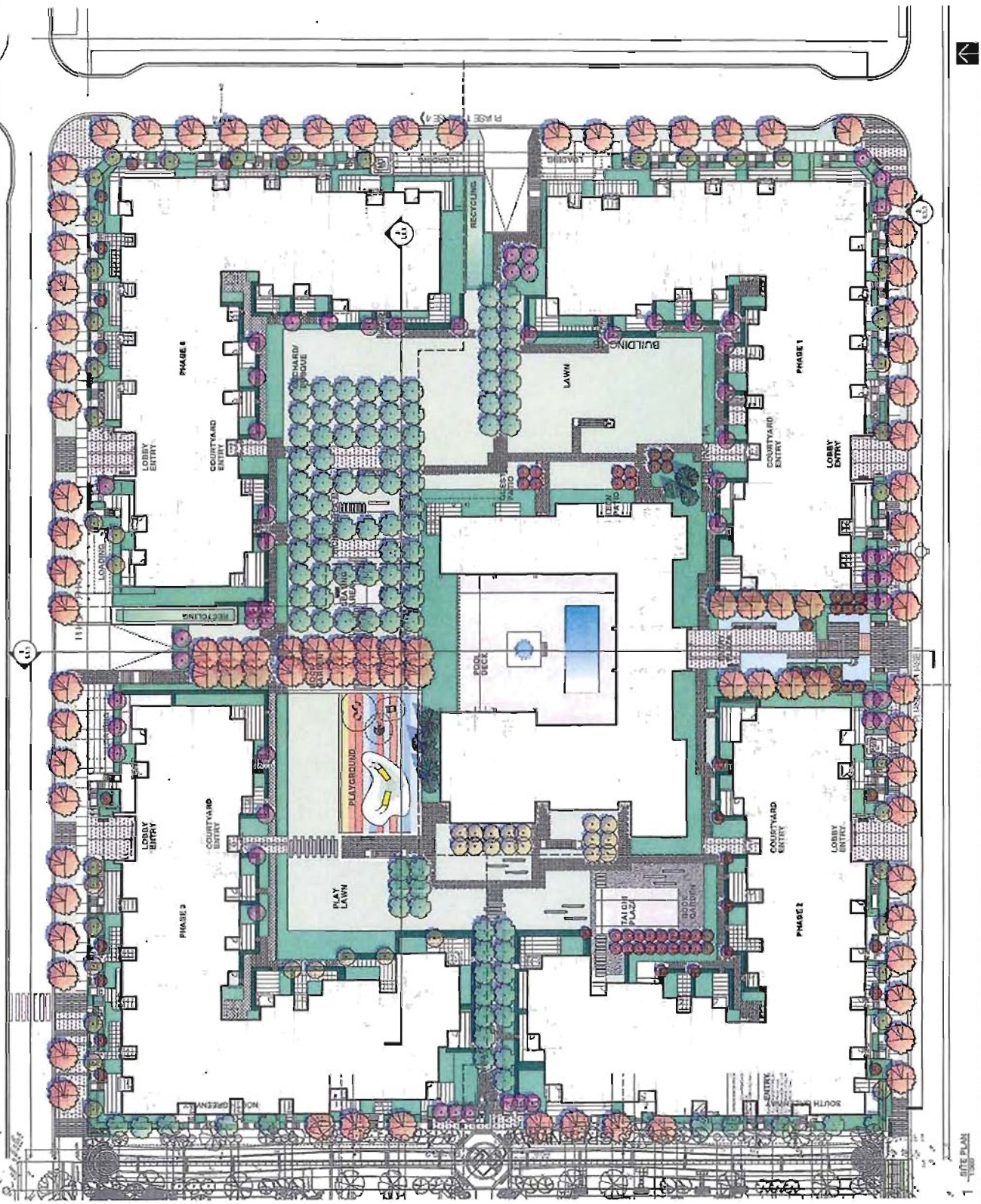
ALEXANDRA WEST
 ARCHITECTS
 200 - 2900 Columbine Street
 Chesapeake, VA 23041
 TEL: (804) 887-8141
 FAX: (804) 887-8141
 www.alexandrawest.com



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**LANDSCAPE SITE PLAN
 SCHEMATIC DESIGN**

L1.0



1 SITE PLAN



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SHARP & DIAMOND
ARCHITECTS
2000 S. MAIN ST.
RICHMOND, VA 23261
TEL: (804) 622-4444
WWW.SHARPSANDDIAMOND.COM

RCA
Robert Conrad Architecture Inc.
2000 S. MAIN ST.
RICHMOND, VA 23261
TEL: (804) 622-4444
WWW.RCA-RICHMOND.COM

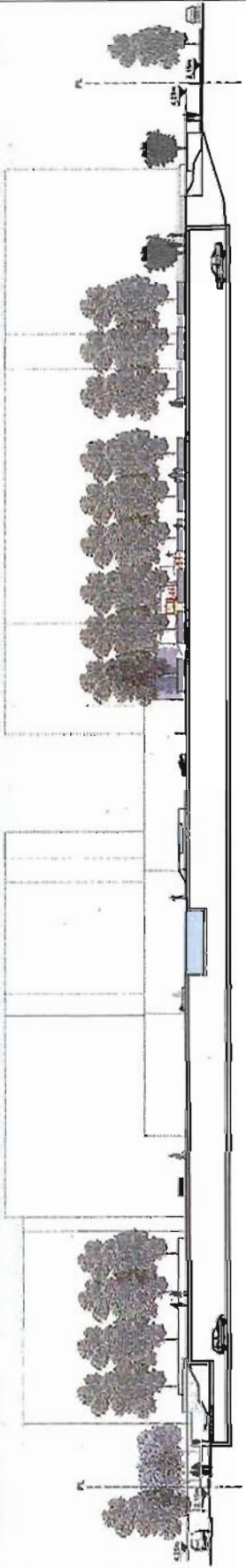
ALEXANDRA WEST
RICHMOND, BC



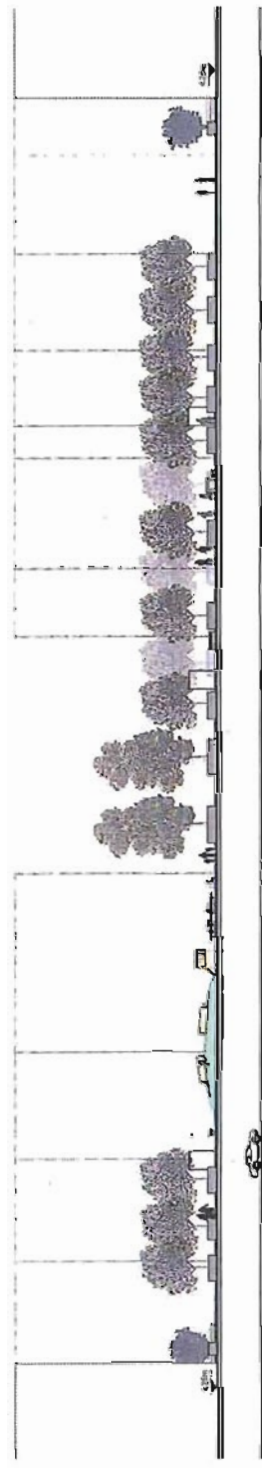
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TYPICAL SECTIONS

L1.1



1 - ELEVATION ONE



2 - ELEVATION TWO

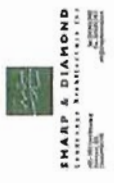


3 - ELEVATION THREE



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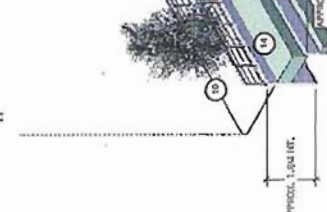
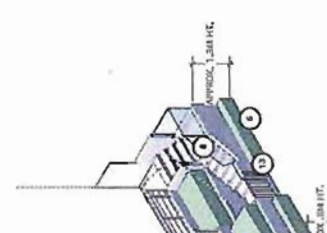
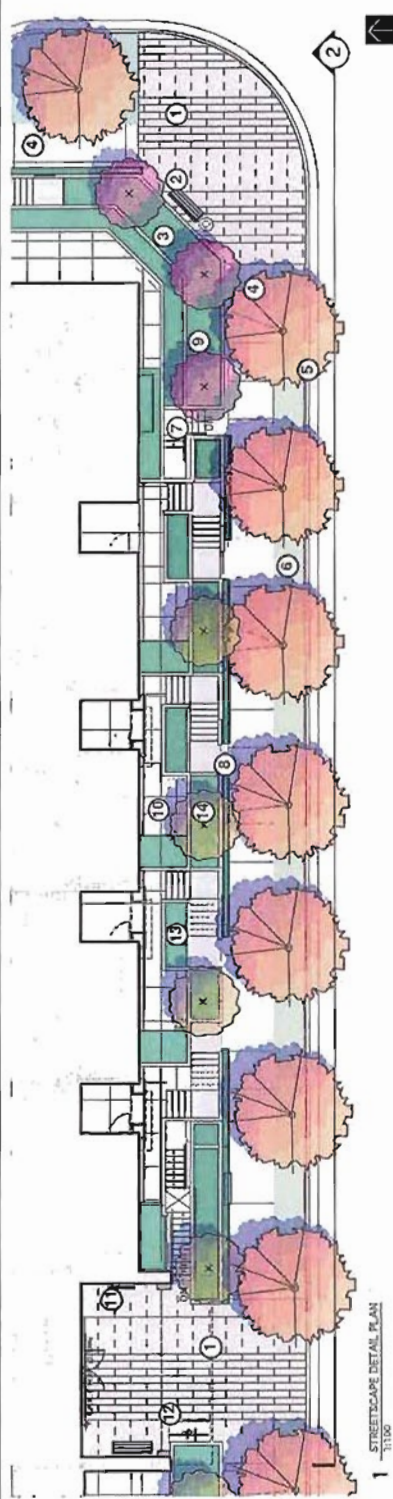


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LOBBY & STREETSCAPE TYPICAL

L1.2

- LEGEND**
- SPECIAL PAVING
 - STREET FURNITURE
 - PLANTER
 - 5' WIDE CIP SIDEWALK
 - STREET TREE
 - SOO BOULEVARD
 - PARKADE ENTRY
 - UNIT ENTRY STAIR/W/ LANDING
 - STEPPED PLANTER
 - UNIT PATIO
 - BIKE RACK
 - INTERCOM
 - ADDRESS MARKER + ENTRY GATE
 - STEPPED PLANTER WITH SMALL TREE



2 BLOWUP ELEVATION THREE
1/8"

NO.	DATE	DESCRIPTION
1	11/15/10	PRELIMINARY PLAZA
2	01/10/11	COURT / PLAZA DETAIL
3	03/10/11	PLAZA DETAIL

SHARP & DIAMOND
 ARCHITECTS
 1000 UNIVERSITY DRIVE
 RICHMOND, VA 23261
 TEL: (804) 781-4274
 FAX: (804) 781-4275
 WWW.SHARPD.COM

RCA
 Robert Charles Architects Inc.
 710 - 2300 Columbia Street
 Alexandria, VA 22304
 Tel: (703) 455-4274
 www.rcaarchitects.com

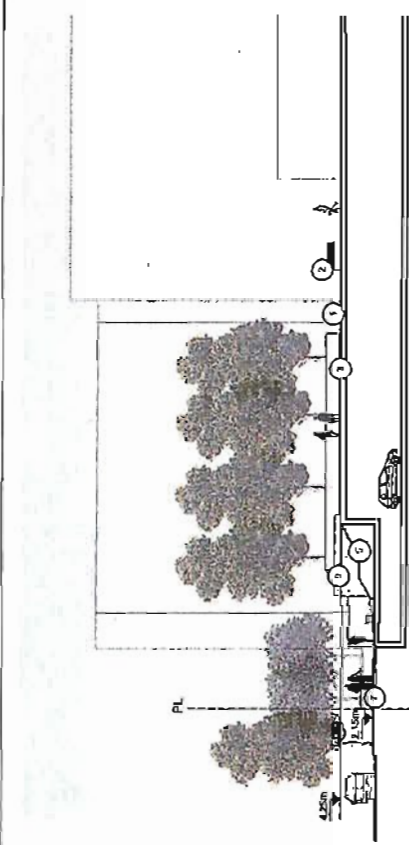
THE SITE
ALEXANDRA WEST
 RICHMOND, VA



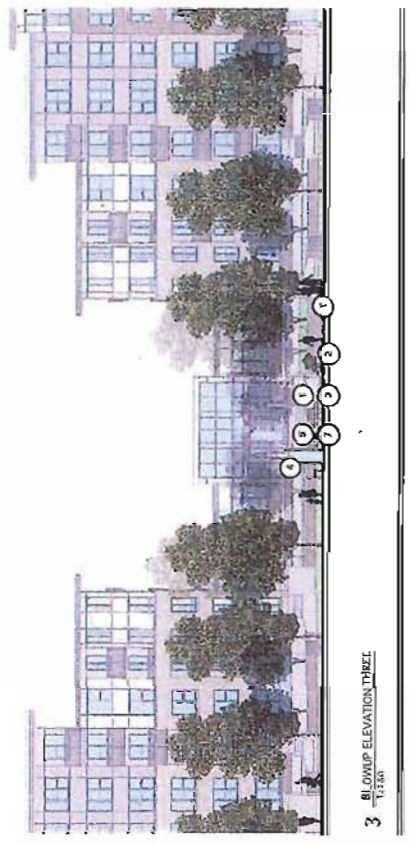
DATE	11/15/10
SCALE	AS SHOWN
DESIGNER	SHARP & DIAMOND
CHECKED BY	
DATE	

PRELIMINARY ENTRY COURT / PLAZA DETAIL ENTRY PLAZA PLAN

L1.3

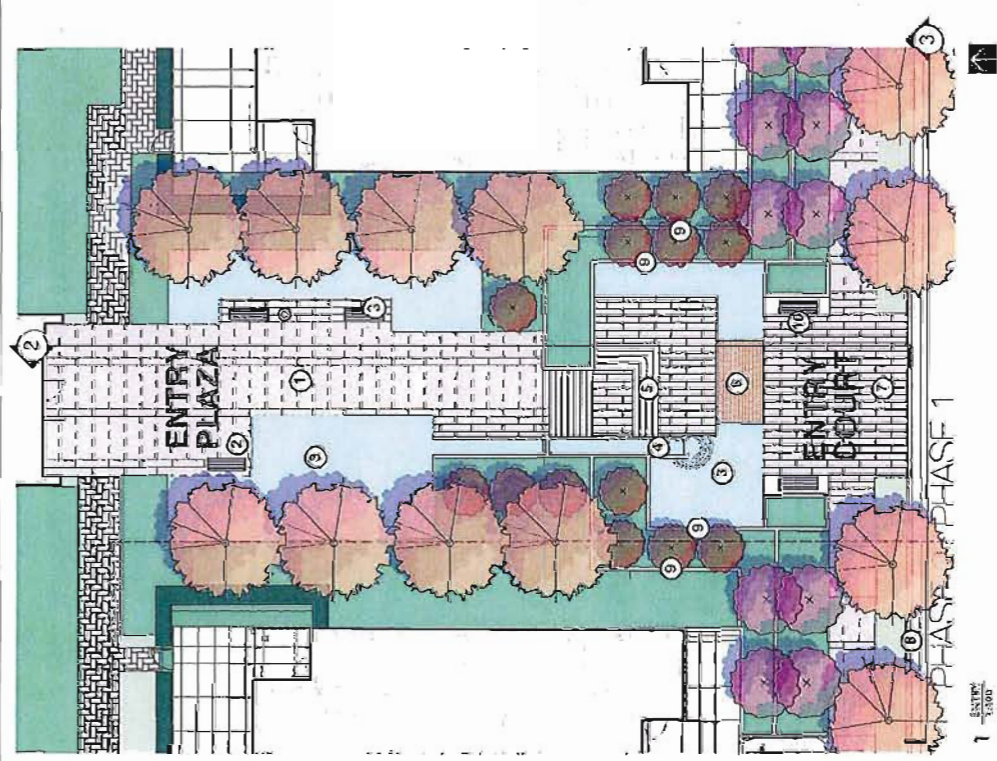


2 BLOWUP ELEVATION ONE
1:1.50

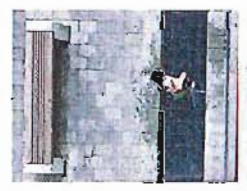


3 BLOWUP ELEVATION THREE
1:1.50

- LEGEND**
1. ENTRY PLAZA
 2. SITE FURNISHING
 3. REFLECTING POOL
 4. WATERFALL
 5. ENTRY STAIR
 6. STONE ENTRY BRIDGE
 7. ENTRY COURT
 8. PLAZA TREES
 9. STONE PLANTER WALL
 10. BENCH



1 ENTRY PLAZA
1:1.50





NOTE:

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT
2	11/15/18	REVISION ONE

SHARP & DIAMOND
 LANDSCAPE ARCHITECTS, INC.
 12000 WOODBRIDGE BLVD.
 RICHMOND, VA 23238
 TEL: (804) 261-4174
 FAX: (804) 261-4175
 WWW.SHARPD.COM

RCA
 Robert Conrad Architects Inc.
 2000 Columbia Street
 Newport News, VA 23602
 TEL: (804) 687-4174
 FAX: (804) 687-4175
 WWW.RCAVA.COM

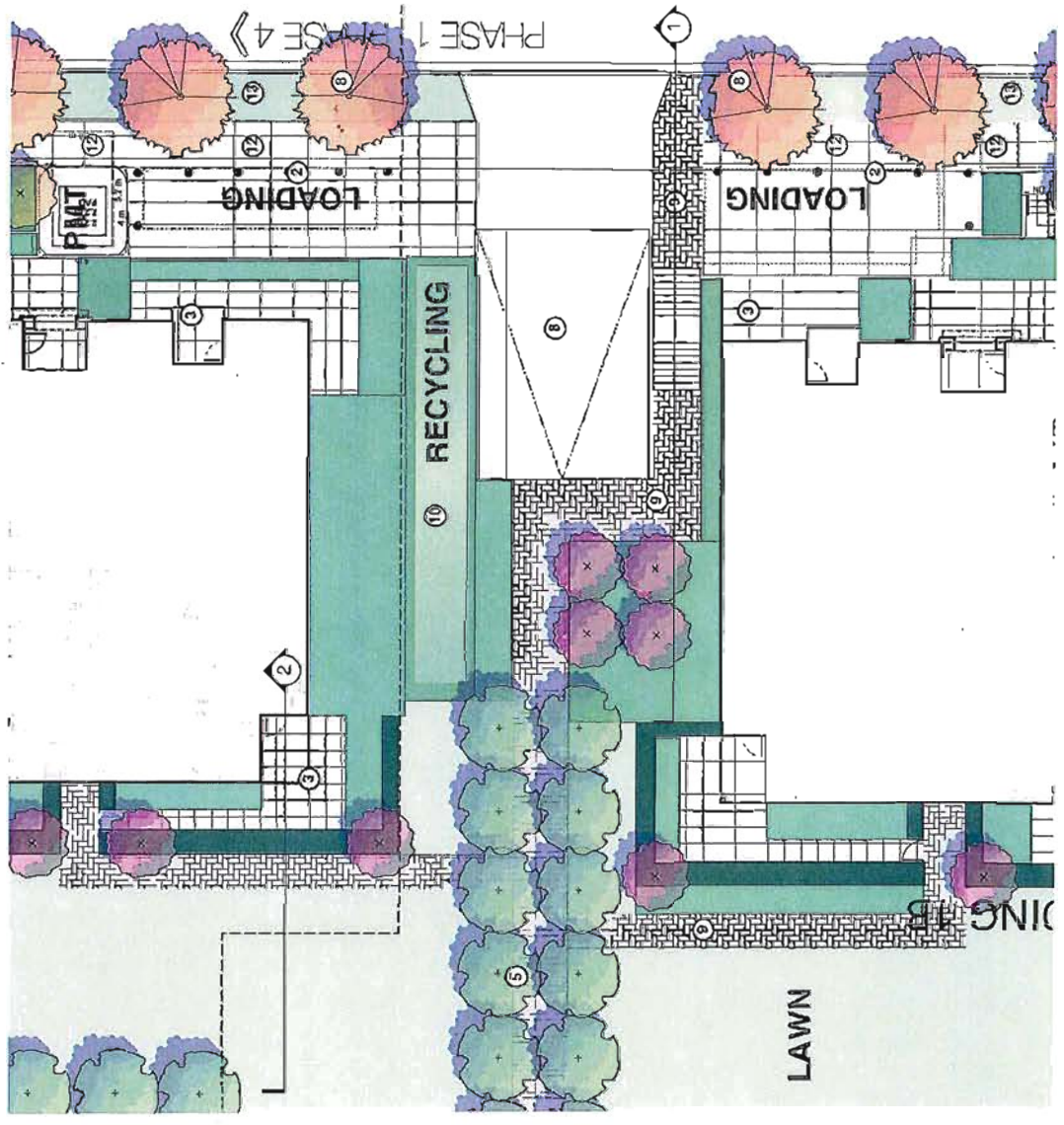
ALEXANDRA WEST
 RICHMOND, VA



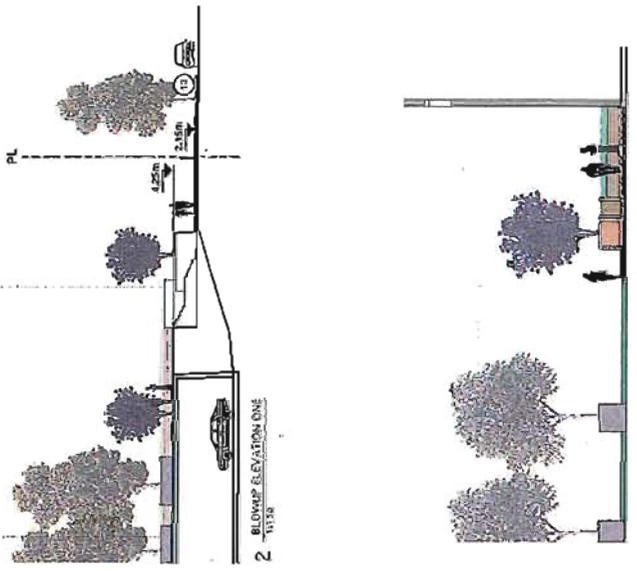
NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMIT
2	11/15/18	REVISION ONE

TYPICAL PATIO/LOADING

L1.6



1 TYPICAL LOADING BAY
1/100



2 TYPICAL PATIO ENTRANCES
1/100

LEGEND

1. LOADING EDGE
2. BOLLARD
3. UNIT PATIO
4. SITE FURNISHING
5. ALLEE
6. STREET TREE
7. PARKADE ENTRY
8. LAWN
9. UNIT PAVEMENT
10. RECYCLING
11. ROLLARD
12. 5" SIDEWALK
13. BOLLARD STRIP



NOTES:

1	PHASE 1	LANDSCAPE ARCHITECTURE
2	PHASE 2	LANDSCAPE ARCHITECTURE
3	PHASE 3	LANDSCAPE ARCHITECTURE
4	PHASE 4	LANDSCAPE ARCHITECTURE
5	PHASE 5	LANDSCAPE ARCHITECTURE
6	PHASE 6	LANDSCAPE ARCHITECTURE
7	PHASE 7	LANDSCAPE ARCHITECTURE
8	PHASE 8	LANDSCAPE ARCHITECTURE
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17	PHASE 17	LANDSCAPE ARCHITECTURE
18	PHASE 18	LANDSCAPE ARCHITECTURE
19	PHASE 19	LANDSCAPE ARCHITECTURE
20	PHASE 20	LANDSCAPE ARCHITECTURE

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 LANDSCAPE ARCHITECTURE
 1000 W. MAIN STREET
 RICHMOND, VA 23260
 TEL: (804) 627-4141
 FAX: (804) 627-4141
 WWW.SHARPD.COM

RCA
 Robert Conrad Architecture, Inc.
 2000 - 2200 Columbia Street
 Norfolk, VA 23503
 Tel: (757) 627-4141
 Fax: (757) 627-4141
 WWW.RCAVA.COM

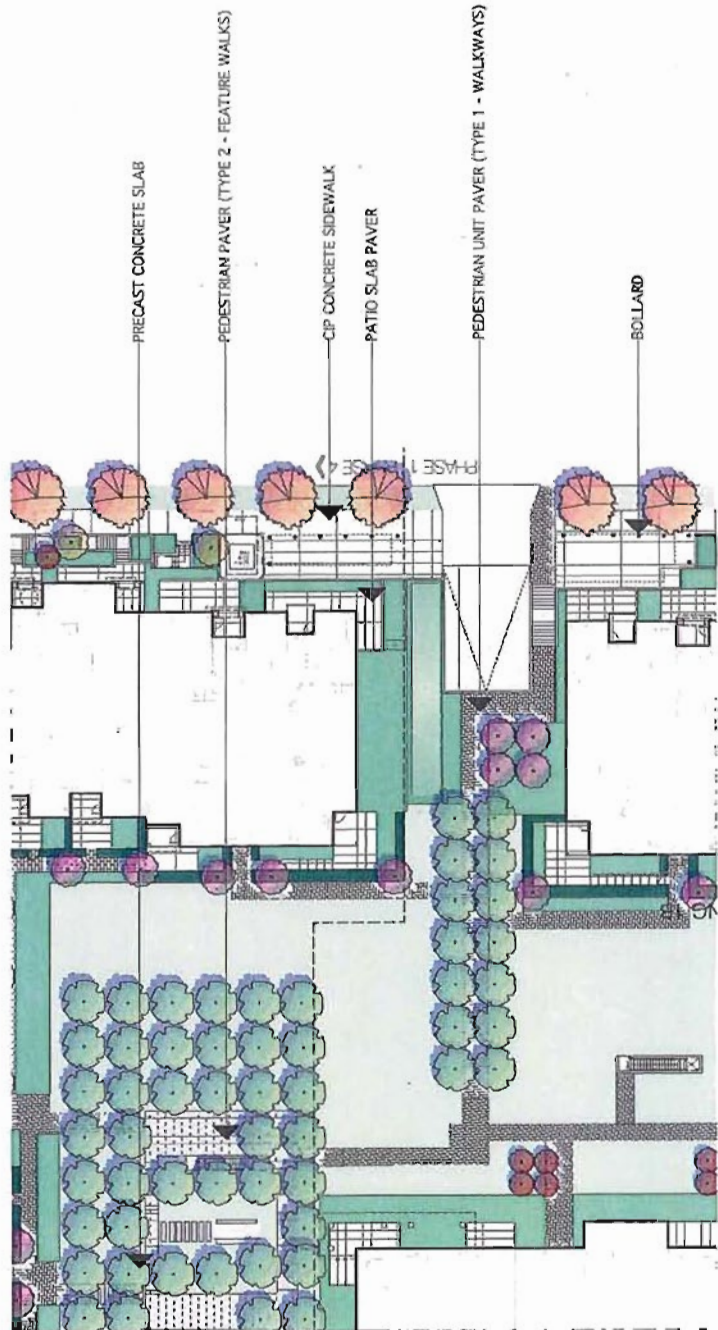
ALEXANDRA WEST
 RICHMOND, VA

POLYGON
 HARDWARE SUPPLY CO.
 1000 W. MAIN STREET
 RICHMOND, VA 23260
 TEL: (804) 627-4141

DATE	10/15/2008
PROJECT	ALXNDRA WEST
SCALE	AS SHOWN
DESIGNER	SHARP & DIAMOND
DATE	10/15/2008
PROJECT	ALXNDRA WEST
SCALE	AS SHOWN
DESIGNER	SHARP & DIAMOND

HARDSCAPE IMAGES

L1.9



1 FINISHING AND MATERIALS 1/2"=1'-0"



BENCH - MAGLIN



BIKE RACK - MAGLIN



BOLLARD - MAGLIN



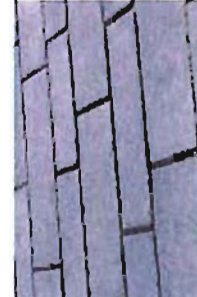
TREE GRATE



PRECAST CONCRETE SLAB



PATIO SLAB PAVERS
12" X 12" GRID PATTERN



PEDESTRIAN PAVEMENT TYPE 2
BARKMAN 'BOARDWALK' PAVEMENT
RUNNING BOND PATTERN



PEDESTRIAN PAVEMENT TYPE 1
BARKMAN 'HOLLAND' PAVEMENT
HERRINGBONE PATTERN



NOTES:

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SHARP & DIAMOND
Landscape Architecture Inc.
300 - 20th Columbia Street
Richmond, VA 23176
Phone: (804) 647-4641
Fax: (804) 647-4641
www.sharpdiamond.com

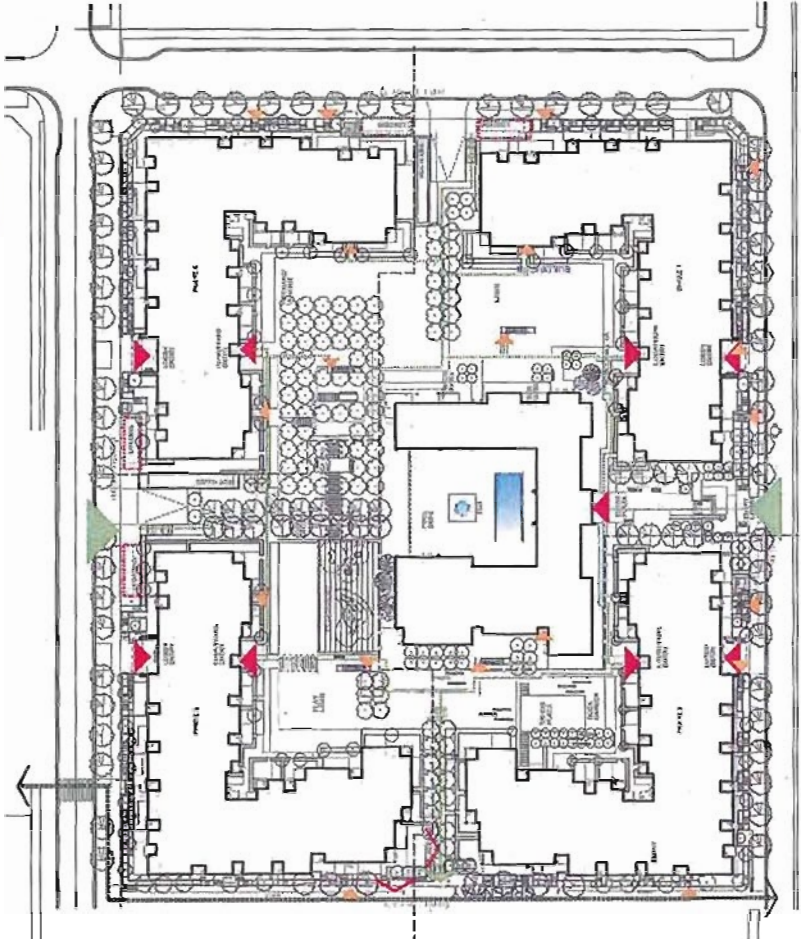
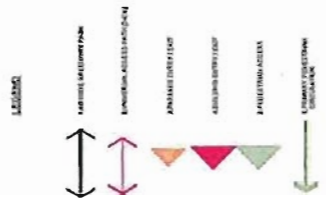
RCA
Robert Cassard Architecture Inc.
300 - 20th Columbia Street
Richmond, VA 23176
Phone: (804) 647-4641
Fax: (804) 647-4641
www.rcaarchitect.com

ALEXANDRA WEST
RICHMOND, VA

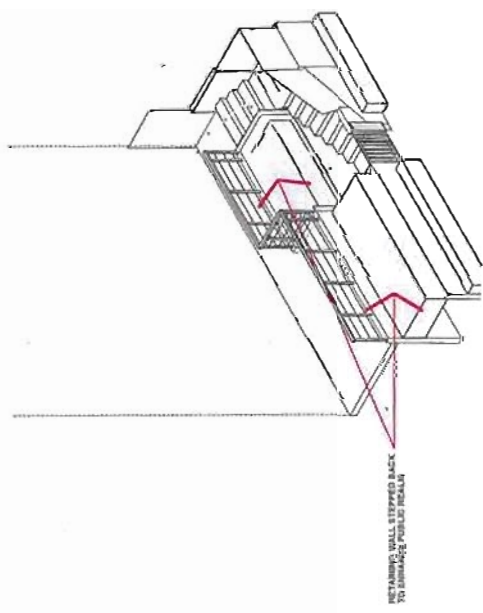
POLYGON
PHYSICAL PLANNING
TRANSIT-ORIENTED DEVELOPMENT
1001 BRIDGEWAY
RICHMOND, VA 23101
TEL: 804-647-1001

OPTED + OPEN SPACE
DIAGRAMS

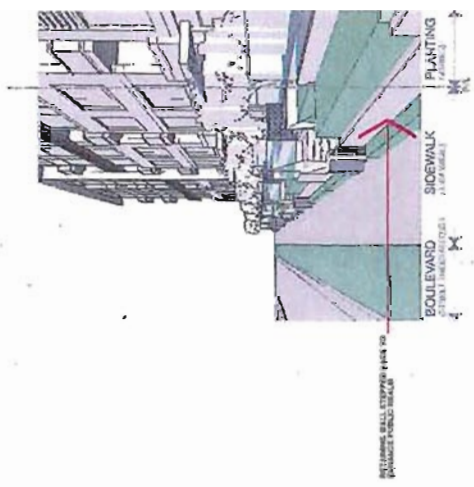
L1.8



3 CIRCULATION DIAGRAM



1 - STREETSCAPE TYPICAL PATIO ENTRY



2 - STREETSCAPE TYPICAL PATIO ENTRY



City of Richmond

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

Development Application Data Sheet

RZ 12-598503

Address: 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road

Applicant: Polygon Development 269 Ltd.

Planning

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

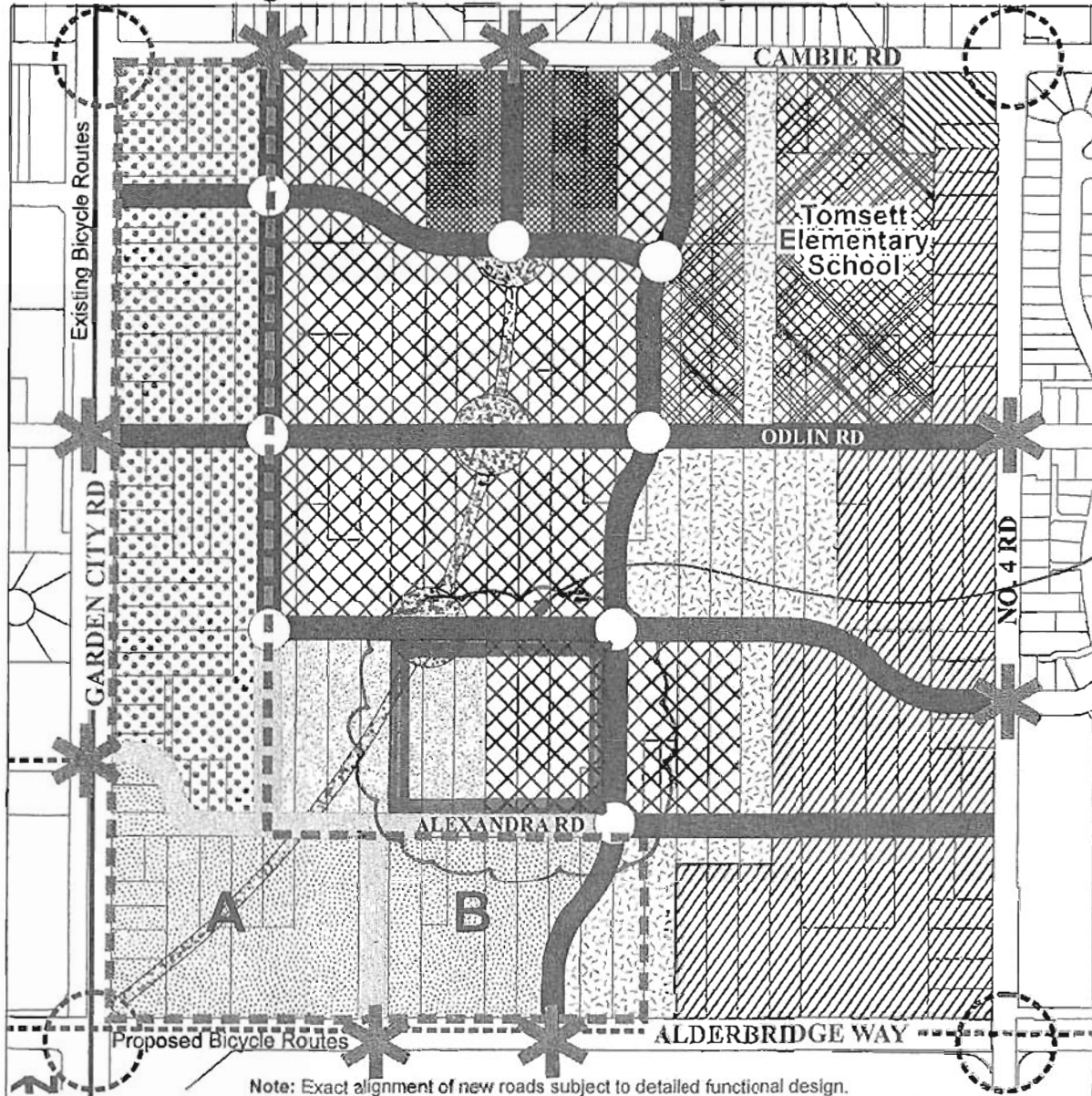
	Existing	Proposed
Civic Address:	9311 Alexandra Road 9331 Alexandra Road 9393 Alexandra Road 9431 Alexandra Road 9451 Alexandra Road 9471 Alexandra Road	To Be Determined
Owner or Applicant:	Polygon Development 269 Ltd.	No Change
Site Size (m ²):	2.838 ha (28,376.46m ²)	2.51 ha (25,060.78m ² after land dedication)
Land Uses:	Single Detached	Apartment Residential
OCP Designation	Apartment Residential Mixed Use	Apartment Residential
Area Plan Designation:	<p>Mixed Use:</p> <ul style="list-style-type: none"> • Abutting the High Street, medium density residential over retail; • Not abutting the High Street, medium density residential. <p>1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing)</p> <p>Residential Area 1 – 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing) Townhouse, low-rise Apartments (4 storey typical).</p>	Residential Area 1B – 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing contributions) (6 storeys maximum)
Zoning:	<p>Single Detached (RS1/F)</p> <p>Residential / Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)</p>	<p>Low-Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)</p> <p>Permits Apartments at 1.88 F.A.R. with Density Bonusing if contributions toward affordable housing units provided.</p>
Number of Units:	1 Single-Detached Dwelling per existing lot.	546 Apartment Units on a consolidated lot.

	Bylaw Requirement	Proposed	Variance
Density (FAR):	Site Area =25,060.78m ² (1.88) = 47,114.26m ²	46,916.70m ² (1.87 FAR)	none permitted
Density (Indoor Amenity)	Site Area =25,060.78m ² (0.10) = 2,506.07m ² Maximum	1,198.61m ² (0.048 FAR)	none permitted
Lot Coverage – Building:	45% Max.	38.3%	none
Lot Size:	No lot size requirements	N/A	N/A
<u>Road Front Setback</u> Alexandra Road Parkade	4.0m Min. 3.0m Min.	4.0m 3.0m	none
<u>Road Front Setback</u> May Drive Parkade	4.0m Min. 3.0m Min.	4.0m 3.0m	none
<u>Road Front Setback</u> Tomicki Avenue Parkade	6.0m Min. 3.0m Min.	6.0m 3.0m	none
<u>Setback</u> West side yard Parkade	7.5m Min. 5.0m Min.	7.5m 5.0m	none
Height:	21.5m (max.)	21.45m	none
Off-street Parking Requirements:	Resident -- 819 Visitor -- 110 929 spaces required (min.)	786 spaces (142 shortfall)	None TDM measures accepted by Transportation
Assessable Parking Spaces	16	16	none
Small Car Ratio:	50% (min.) to be standard size spaces	50.3% standard size spaces	none
Amenity Space – Indoor:	100.0m ²	1,198.61m ²	none
Amenity Space – Outdoor:	6m ² minimum per unit x 546 units = 3,276.0m ²	Approximately 12,000.0m ²	none

City of Richmond

Alexandra Neighbourhood Land Use Map

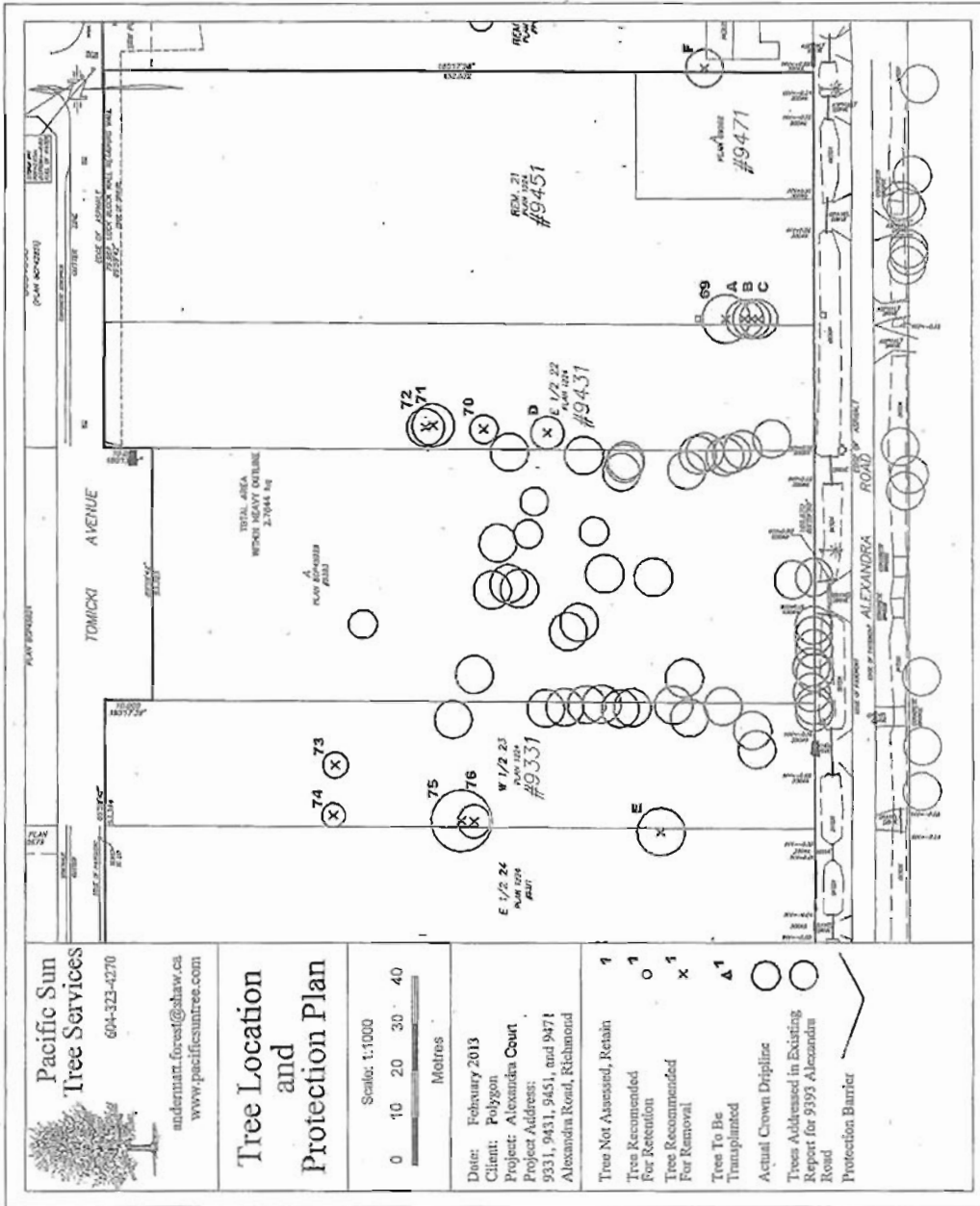
Bylaw 8945
2012/10/15



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

Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.66 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.	Park: North Park Way, Central Park, South Park Way
Business/Office – office over retail FAR up to 1.26	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.



ALL ON-SITE TREES
TO BE REMOVED

RZ 12-598503 – 5-6 STOREY APARTMENT COMPLEX WITH 546 UNITS IN 4 BUILDINGS AND ONE INDOOR AMENITY BUILDING

APPLICANT: Polygon Development 269 Ltd.

PROPERTY LOCATION: 9311, 9331, 9393, 9431, 9451 & 9471 Alexandra Road

Applicant's Presentation

Robert Ciccozzi and Karen Smith, Robert Ciccozzi Architecture, Inc., Robin Glover, Polygon, and Bruce Gauthier, Sharp and Diamond Landscape Architecture, Inc., provided a preliminary presentation of the project and replied to queries from the members of the Panel.

Panel Discussion

Comments from the Panel were as follows:

- building massing provides an urban streetscape;
- good rationale for the street wall; provides moments of pause;
- articulation and materials of the buildings are a little bit fuzzy; they respond more to the end of the buildings and the front door;
- inner courtyard looks formal; curious about the present orientation of the pool deck ; should be oriented to the west to allow for maximum sun exposure;
- entry to the amenity building/central courtyard off Alexandra Road may not be utilized by a lot of people; consider integrating the amenity building in one of the four buildings and ensure that the surrounding residual landscaped areas will not have the same proportions;
- landscaped areas in the central courtyard appear to be the same; would like to see the asymmetrical scenarios mentioned by the applicant;
- water feature on the north side of Buildings 1 and 4 helps reflectivity and lighten up their north edges; curious about the pool which is facing north;
- like the layout of the buildings which provides maximum “eyes on the street” and no deadspots; appreciate the natural set-up and surveillance;
- provide ramping at the four main entry/exit points for the central courtyard and amenity area to facilitate movement of families with strollers and people with disabilities;
- suggest that the applicant work with City staff to provide taxi/visitor onloading/offloading laybys near each building lobby;

- look forward to seeing more details in the formal presentation of the project to the Panel;
- consider use of sliding doors for ensuite washrooms to facilitate movement of seniors and people with disabilities and maximize the use of unit space;
- showers and washrooms in the amenity building should be designed to be accessible;
- proposed project is difficult to review as dimensions are not provided; request Planning to advise applicants to provide dimensions in plans for future submissions;
- congratulate the applicant for coming up with a six-storey wood framed building that is not trying to look like concrete;
- formality of the project and strong facades provide opportunity to create something fun and playful in the internal courtyard; a successful internal courtyard design will make the buildings work; internal courtyard space needs programming; like the idea of introducing water in the internal courtyard but consider redistributing it;
- the amenity building should be completely different from the rest of the project, i.e. almost a folly, in order to stand out; consider also rotating the amenity building a little bit to provide visual relief;
- consider raising the corners of the buildings and making the posts of balconies bigger to make the building corners become more prominent at the street intersections;
- consider stepping back building ends and immediate areas near the breaks between buildings to provide visual relief going into the internal courtyard;
- layout of the buildings is challenging; appears introverted and looks like a fort;
- understand the concept and advantages of providing one big amenity space but pose challenges to building treatment and landscaping; applicant is trying to visually break up the massing of four big identical buildings and creating four different zones in the internal courtyard space; concern that landscaping of the internal courtyard may not work;
- landscaping is not consistent with the style of the buildings; buildings are very symmetrical while the landscaping is curvy; landscaping and building design are going in different directions;

- overall concept in visually breaking down the massing of the building is not clear; would like to see a stronger concept; consider a different treatment for areas adjacent to the entry points to the internal courtyard to make them stand out and more visible in the elevation;
- consider enlarging and further landscaping at the four entries to the internal courtyard to provide better connection between the entry points and the internal courtyard;
- corner treatments are weak; could use a better design language; corner treatments should be differentiated from the rest of the buildings to make them stand out more;
- the greenway is the most important thing to consider in terms of the urban context of the project; the applicant should explain and describe the character of the greenway adjacent to the subject development and the responsibility of the adjacent development to the west; would like to see a more detailed section of the greenway from property line to property line in the formal presentation of the project;
- the Alexandra Way greenway should not take on the character of the development adjacent to it; the character of the greenway should be consistent throughout the neighbourhood; i.e., should be civic and public and not residential;
- the greenway adjacent to the subject development should be more public in character in view of the proposed development to the south (i.e. Walmart); furnishings and lighting along the whole length of the Alexandra Way greenway should also be consistent; Planning could provide advice to the applicant;
- consider further treatment at the ends of the greenway at the subject development to the north and the south to make them stand out better and more welcoming to pedestrians entering the greenway;
- would like to see a bigger section with dimensions to show the relationship of the public and private realms, e.g. wall heights relative to the sidewalk and the grade difference between the sidewalk and the floor level;
- the applicant needs to show the universal access points and a hierarchy of entrances to the internal courtyard;
- further design development is needed for the internal courtyard to create a relationship between the programmatic elements, e.g. the pool and the playground, so that parents lounging at the pool would have kids in view; the orchard appears isolated; could be integrated with other elements;

- the ponds at the north edges of Buildings 1 and 4 are a dramatic move; however, might create a claustrophobic effect to the north-facing units; consider reconfiguring the water feature and relate it to the pool or the main entrance;
- materials and massing seem to work well in the amenity building than in the main buildings; the applicant is advised to get some cues from the amenity buildings in terms of design, massing and articulation for the main buildings;
- corner conditions at street intersections need further investigation; don't appear to anchor the corners well and don't make the corners special or iconic; applicant is encouraged to do something completely different at the corners;
- applicant should consider the context of the proposed development, i.e. the future location of Walmart to the south of the subject development, and the developing May Drive entry gateway to the neighbourhood;
- the greenway is an important element of the project; staff is requested to make a presentation regarding the status and updates of the overall plan for the Alexandra Way greenway;
- applicant may just have to accept the fact that the buildings are long and repetitious; need not visually break them up too much but just keep the design clean and simple; consider emphasizing just one area, e.g. a stronger main entry off Alexandra Road, and make it a high point of the project with steps or changes to the buildings;
- the amenity area is close to Buildings 1 and 4; look at conditions of the amenity area during cloudy and sunny days; consider effects of shadows and tight spaces; consider opening up the area to provide more sun exposure to the southern part of the amenity building;
- the amenity building is an interesting design element looking from Alexandra Road; consider emphasizing it, e.g. using lighting to produce a lantern effect at night; the amenity building will help provide a gateway feature to the Alexandra Road entrance and visually break down the design of the large complex; and
- agree with comments on further design development to emphasize the north and south entry points to the greenway, e.g. through landscaping, lighting or signage.

David Johnson
Policy Planning Division
City of Richmond
6911 No.3 Road
Richmond BC

February 25, 2013

David,

RE: Alexandra Court: Updates since ADP

We have undertaken a number of substantial changes to the design since the preliminary ADP in response to the main comments from the Panel.

- General refinement and simplification of elevations. A number of design elements have been stripped out entirely to give better sense of clarity and allow the main mass of the building to recede while bringing the elevations to the forefront.
- Material changes and massing details continue to break down blocks into a series of smaller elements. Greater hierarchy of details and scale have added prominence to the lobby
- Lobbies redesigned to better highlight the set back in the building at that location (addresses the corner condition). More character and detail have been developed to bring visual prominence to the lobbies.
- New unit type has been designed for the outside corner conditions: corner now presents a strong, squared off brick mass by moving the balcony inboard. Material changes further reinforce the corners as a prominent element, secondary only to the lobbies.
- Buildings now step down to 5 stories at all mid-block breaks. Reduction in height reinforces the gaps between blocks. The west elevation of buildings along May Drive are now more consistently 6 stories, with only the end conditions stepping down. The stronger edge addresses the gateway aspect of May Drive. By contrast the east side of the buildings along the greenway remain mostly 5 storey massing to better address the scale of the greenway.
- Universal housing units have been identified (44 units total). They represent a range of studio, 1, 2 and 3 bedroom unit types and dispersed throughout all 4 buildings. Further notation and details of these units will be identified prior to Development Permit submission. Amenity facilities have been

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designed to provide accessibility throughout. Ramp access will be provided to the courtyard from the greenway; grade separation makes ramped access at other points unfeasible. Elevator access is provided at all building lobbies.

- The amenity clubhouse has undergone some redesign; as it was generally more well-received by the panel than the adjacent buildings and so most of its essential character has been maintained. The glazed entrance has been enlarged to provide a lantern like aspect from the street. Shadow studies have been provided to address concerns about access to light at the pool deck. As shown by these studies, during the summer months when the pool will be in use, the single-storey clubhouse overshadows the pool and deck very little.
- Sustainability features (ie. 20% plug-in stalls, low-flow fixtures, energy star appliances, recycling bins in all units) have been better clarified with client.
- All loading on Alexandra Road has been relocated to create an improved entry experience to the central courtyard, the greenway, and the building lobbies.
- Overall dimensions have been added to the building plans and site plan for clarity.
- Greenway design has been clarified by Planning as the responsibility of the applicant to the west. Therefore ADP comments pertaining to the greenway can be addressed only insofar as design elements at the edge of the greenway itself. We will work with the applicant to the west to coordinate elements on our property with their design.

Landscape has also been substantially redesigned throughout the courtyard to respond to ADP comments. The following is a summary from Sharp and Diamond of their updates:

- Overall concept is more orthogonal and less free form. More direct pathways and connections created.
- Ponds fronting units have been eliminated; water feature is concentrated around south courtyard entry.
- Trees and planting have been arranged to create a series of smaller, more pedestrian-friendly spaces.
- Area for outdoor amenity is 5000m²
- Sustainability features in the landscape include:
 - urban agriculture in the form of an Edible Bosque of trees;
 - a planted roof deck and deep planters for storm water detention and treatment
 - a low maintenance plant pallet that requires minimal water or fertilizing
 - an emphasis on native and adaptive plant species that create habitat opportunities for native species, while also providing strong aesthetics.

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- An emphasis on tree planting both on the roof deck and on grade that when mature will form a healthy tree canopy
- Overall dimensions have been added to landscape drawings for clarity.
- Paving materials have been added, to clearly define open spaces, entries, etc.
- Detail sections and elevations studies at a range of scales to more clearly illustrate grade changes, streetscape, unit patios, slab conditions and general relationship to the proposed architecture.
- Entries have been more clearly defined by introducing special paving, site furnishings, special plant spaces.
- More specific programming has been added; spaces are better defined and more diverse in use. Program elements include:
 - An Edible Bosque of Fruit Trees
 - An Outdoor Eating Area under the Fruit Tree Bosque.
 - A Tai Chi area separate from other activities.
 - An expanded children's play area that incorporates slides, a berm, a lawn area and several small play toys.
 - Several small seating areas meant to take advantage of internal views
 - A Water Feature at the main entry, designed to give the entry more prominence.
 - A passive lawn area that gets sun throughout most of the day.
 - An extension of the water feature above the Entry Plaza to create a more dramatic entry to the amenity building. Also an opportunity for a more pedestrian scale of seating, planting and paving.

We trust the above will assist in your review of the drawing resubmission and serve as a response to the design comments from the preliminary ADP. Please do not hesitate to contact us if you need further clarification of any of these revisions.

Regards,



Karen Smith Architect AIBC MRAIC
Project Architect
Robert Ciccozzi Architecture Inc.

Conditional Zoning Requirements
9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road
RZ 12-598503

Prior to final adoption of Zoning Amendment Bylaw 9017, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaws 9016 and 9021.
2. Final Adoption of Bylaw 9022 to terminate the housing agreement registered on 9393 Alexandra Road (formerly 9371 and 9411 Alexandra Road), including the owner executing a consent to the adoption of Bylaw 9022, entering into a legal agreement to terminate the Housing Agreement and discharge of Covenant BB1695850 and BB1695851.
3. Ten (10) metre road dedication along the entire northern edge of the subject site, except for 9393 Alexandra Road.
4. Ten (10) metre road dedication along the entire eastern edge of the subject site.
5. In addition to the above land dedications, four metre by four metre (4m by 4m) corner cuts at the corners of Alexandra Road and May Drive, and Tomicki Avenue and May Drive.
6. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
7. The granting of a 5.0 metre wide statutory privately owned public accessible right-of-way (PROP) along the western property line for the purpose of the developer contributing to the construction of the eastern portion of Alexandra Way. The developer will construct the PROP and the future strata corporation will maintain the soft landscaping and the City will maintain the paved walkway.
8. In addition, a 12.0 metre long and 5.0 metre deep PROP be located at the midpoint, directly next and attached at the eastern edge of the 5.0 metre PROP listed above, for the purpose of the developer constructing a mid-point resting area and entrance to the complex. The developer will construct the PROP and the future strata corporation will maintain the soft landscaping and the City will maintain the paved walkway.
9. In addition to the above and located at each intersection of Alexandra Way, an additional 3.0 metre wide PROP to the east of the 5.0 m wide PROP (listed in 7), and at the entrance of Alexandra Way at the south and north property line, narrowing to zero at a 1:1 angle to provide a wider entrance to Alexandra Way, for the purpose of a wider entrance to the walkway. The developer will construct the PROP and the future strata corporation will maintain the soft landscaping and the City will maintain the paved walkway.
10. Registration of an aircraft noise sensitive use covenant on title.
11. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
12. Registration of a restrictive covenant to ensure guest and concierge suites are registered as common property and to prevent future sale or conversion of the units.
13. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$390,505.70) to the City's public art fund.
14. City acceptance of the developer's offer to voluntarily contribute \$0.07 per buildable square foot (e.g. \$35,500.52) to the City's Community and Engineering Costs.
15. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$304,290.16) to the City's Child Care program.
16. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$304,290.16) to the City's Beautification program. The total voluntary contribution will be reduced

by the amount of the design costs associated with Alexandra Way Greenway as determined by the Director of Development.

17. City acceptance of the developer's offer to voluntarily contribute \$2,877,448.32 to the City's capital Affordable Housing Reserve Fund (derived based on the 1/3 of the 0.2 FAR (0.06666 FAR) density bonusing provision of the gross building area of 269,760.78 ft² of the subject site (17,984.0 ft²) multiplied by \$160 / ft²), such contribution to be in the form of the developer providing, prior to rezoning adoption, a cash contribution of \$719,362.08 together with a Letter of Credit, satisfactory to the City, for \$2,158,086.24 plus:
 - a) An amount equal to \$719,362.08 multiplied by the estimated consumer price index (CPI) for the period between the issuance of the Letter of Credit and September 30, 2014 or an alternative later date, as determined at the sole discretion of the City;
 - b) A further amount of \$719,362.08 multiplied by the estimated consumer price index (CPI) for the period between the issuance of the Letter of Credit and September 30, 2015 or an alternative later date, as determined at the sole discretion of the City; and
 - c) A further amount of \$719,362.08 multiplied by the estimated consumer price index (CPI) for the period between the issuance of the Letter of Credit and September 30, 2016 or an alternative later date, as determined at the sole discretion of the City.

Final Letter of Credit amount is to be determined by the City in its sole discretion.

100% of the contribution under this rezoning consideration (#17) will be allocated to the City's Capital Affordable Housing Reserve Fund.

18. Registration of a legal agreement, to the satisfaction of the City, on title of the subject site, specifying that in respect to:

Second Building on the Subject Development

- a) No Building Permit for a second building on the subject development will be issued until the developer provides to the City a cash contribution of a further \$719,362.08 (beyond the initial cash contribution set out in Rezoning Consideration 17) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration 17 to be reduced by this amount and the portion of the CPI attributable to this amount; and
- b) If the cash contribution of \$719,362.08 payable under Rezoning Consideration 18(a) is not made prior to September 30, 2014 or an alternative later date, as determined at the sole discretion of the City, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration 17, including at the discretion of the Director of Development and Manager, Community Social Development, that amount equivalent to CPI attributable to this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not a Building Permit has been applied for on the subject development);

Third Building on the Subject Development

- c) No Building Permit for a third building on the subject development will be issued until the developer provides to the City a cash contribution of a further \$719,362.08 (beyond the contributions made pursuant to Rezoning Considerations 17 and 18(a)) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration 17 to be reduced by this amount and the portion of the CPI attributable to this amount; and
- d) If the cash contribution of \$719,362.08 payable under Rezoning Consideration 18(c) is not made prior to September 30, 2015 or an alternative later date, as determined at the sole discretion of the City, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration 17, including at the discretion of the Director of Development and Manager, Community Social Development, that amount equivalent to CPI

attributable to this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not a Building Permit has been applied for on the subject development);

Fourth Building on the Subject Development

- e) No Building Permit for a fourth building on the subject development will be issued until the developer provides to the City a cash contribution of a further \$719,362.08 (beyond cash contributions made pursuant to Rezoning Considerations 17, 18(a) and 18(c)) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration 17 to be reduced by this amount and the portion of the CPI attributable to this amount; and
 - f) If the cash contribution of \$719,362.08 payable under Rezoning Consideration 18(e) is not made prior to September 30, 2016 or an alternative later date, as determined at the sole discretion of the City, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration 17, including at the discretion of the Director of Development and Manager, Community Social Development, that amount equivalent to CPI attributable to this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not a Building Permit has been applied for on the subject development);
19. Discharge of Land Title Charges BN192756 from 9311 Alexandra Road and, BB1695855, BB1695856, BB1695859, BB1700224, BB1700225 and BB1700228 from 9393 Alexandra Road.
 20. Voluntary contribution of \$30,000.00 to go towards development of a bus shelter and an accessible landing pad in the area.
 21. Voluntary contribution of \$5,000.00 towards the provision of new benches in the area.
 22. Voluntary contribution of \$10,000.00 to go towards cycling related infrastructure development in the area.
 23. Voluntary contribution of \$15,000.00, or the installation benches along each of the street frontages, or the provision and installation of one bench to be installed along each of the three street frontages.
 24. Registration of a legal agreement(s) regarding the developer's commitment to implement the Transportation Demand Management (TDM) plan to install electrical plug-ins and infrastructure as follows:
 - a) Provide 120V electric plug-ins for 20% of all parking stalls; and
 - b) Provide 120V electric plug-ins for electric bikes, one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in is required for the same compound).
 - c) An additional 25% of the parking stalls be constructed to accommodate the future installation of electric vehicle charging equipment (e.g., pre-ducted for future wiring).
 25. Registration of a legal agreement(s) regarding the developer's commitment to connect to the West Cambie Alexandra District Energy Utility (ADEU), including the use of the ADEU and all associated obligations and agreement as determined by the Director of Engineering.
 26. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
 27. Enter into a Servicing Agreement* for the design and construction of frontage improvements along all three street frontages, utility installation and connection to the apartment development. Works include, but may not be limited to:
 - Frontage improvements along Alexandra Road to accommodate the following (from north to south):
 - 2.0 metre wide sidewalk at the new property line.

- Min. 1.5 metre wide treed/grassed boulevard. Exact measurements to be confirmed at the servicing agreement stage.
- Curb and gutter.
- Minimum 6.5 metre wide road pavement.
- Minimum 1.0 metre wide shoulder.
- Appropriate side slope and tie-in to the properties to the south.
- May Drive: coordinate with the offsite works via RZ 12-598506 (under review) the road to the ultimate standards, which include:
 - 2.0 metre wide concrete sidewalks at the new property line;
 - Minimum 2.0 metre wide treed/grassed boulevard; and
 - Curb/gutter on both sides of May Drive and minimum 11.2 metre wide pavement width.
- Tomicki Avenue: construct the road to the following ultimate cross-section (from south to north):
 - 2m wide concrete sidewalk at the new property line;
 - min. 1.5m wide treed/grassed boulevard, exact width to be determined as part of the SA process;
 - curb/gutter;
 - minimum 8.5m pavement width (11.2m desired to accommodate on-street parking); and
 - reconstruction of the existing curb and widen the existing boulevard along the north side.
- Construct the final portion of Alexandra Way, including intersection improvements at the both Alexandra Road and Tomicki Avenue

Prior to a Development Permit¹ being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete acoustical and thermal reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. 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 interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of the \$1,836.72 per unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.

5. 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.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Original signed on File]

Signed

Date



Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9016
(RZ 12-598503)
9311, 9331 and Western Half of 9393 Alexandra Road

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

- 1. Richmond Official Community Plan Bylaw 9000 (Schedule 1) 2041 Land Use Map is amended to redesignate 9311, 9331 and the western half of 9393 Alexandra Road from "Mixed Use" to "Apartment Residential".
2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 9016".

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by [signature]
APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9017 (RZ 12-598503)
9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting as Section 18.25 thereof the following:

"18.25 Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)

18.25.1 PURPOSE

The zone provides for residential **development** with a **density bonus** for a monetary contribution to the City's capital Affordable Housing Reserve Fund.

18.25.2 PERMITTED USES

- housing, apartment
- housing, town

18.25.3 SECONDARY USES

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

18.25.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 1.68, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.25.4.1, the reference to "1.68" is increased to a higher **density** of "1.88" if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$2,877,448.32 to the **City's** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

18.25.5 MAXIMUM LOT COVERAGE

1. Maximum Lot Coverage: 45%

18.25.6 MINIMUM SETBACKS FROM PROPERTY LINES

1. **Public Road Setback:**
 - a) 4.0 m from Alexandra Road
 - b) 4.0 m from May Drive
 - c) 6.0 m from Tomicki Avenue
2. Common entry features and unenclosed **balconies** may project into the public road **setback** for a maximum distance of 1.0 m.

3. A parking **structure** may project into the public road **setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City, but no closer than 3.0 m.
4. The minimum **setback** from the west **property line** is 7.5 m, with the parking **structure** being no closer than 5.0 m.

18.25.7 MAXIMUM HEIGHTS

1. **Buildings:** 21.50 m
2. **Accessory Buildings & Structures:** 9.0 m

18.25.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. There are no minimum lot width, lot depth or lot area requirements.

18.25.9 LANDSCAPING AND SCREENING

1. **Landscaping and screening** shall be provided according to the provisions of Section 6.0.

18.25.10 ON-SITE PARKING AND LOADING

1. On-site vehicle and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
 - a. 1.26 spaces per **dwelling unit** for residents; and
 - b. 0.18 spaces per **dwelling unit** for visitors.

18.25.11 OTHER REGULATIONS

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. Richmond Zoning Bylaw 8500, as amended, is further amended by repealing Section 20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie).
3. 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 areas and by designating it “**Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)**”.

P.I.D 012-032-417

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

P.I.D 004-882-547

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

P.I.D 028-325-150

Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan BCP45929

P.I.D 003-659-691
East Half Lot 22 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D 000-841-005
Lot 21 Except: Plan 69562, Block B Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D 001-715-330
Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan 69562

4. This Bylaw is cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9017".

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>al</i>
APPROVED by Director or Solicitor
<i>ms</i>

MAYOR

CORPORATE OFFICE



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9021
(RZ 12-598503)
9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road**

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

1. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended at:
 - a) Section 8.1.5 by repealing the second bullet and replacing it with:
 - “With the exception of a potential hotel within the south-west commercial area, building heights will generally vary between two to four storeys (above one level of parking) — neither single storey nor lower development is appropriate within the residential areas (five and six storeys may be considered for combustible, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties).”; and
 - b) Section 8.2.4 by repealing the bullet under Height and replacing it with:
 - “Building heights should be primarily between two and four (five and six storeys may be considered for combustible, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties); no single storey or tower developments are appropriate.”
2. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Alexandra Neighbourhood Land Use Map”, and replacing it with “Schedule A attached to and forming part of Bylaw No. 9021”;
3. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Alexandra Neighbourhood Character Areas Map” on page 22 of the Area Plan, and replacing it with “Schedule B attached to and forming part of Bylaw No. 9021”;
4. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Character Area 3 – The High Street” map on page 31 of the Area Plan, and replacing it with “Schedule C attached to and forming part of Bylaw No. 9021”;

- 5. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing "Character Area 4 – Medium Density Housing" on page 33 of the Area Plan, and replacing it with "Schedule D attached to and forming part of Bylaw No. 9021";
- 6. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9021**".

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

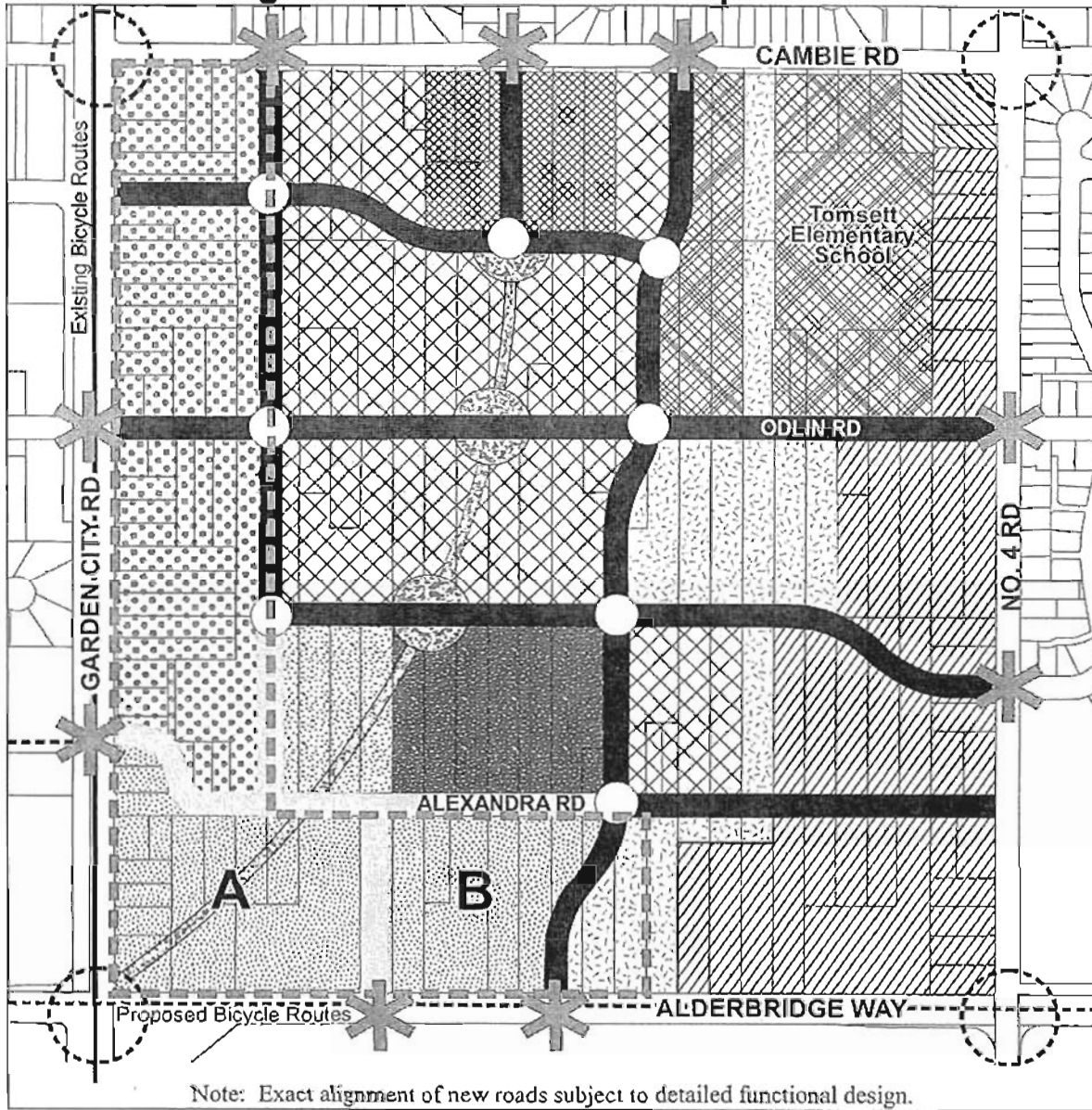
ADOPTED



MAYOR

CORPORATE OFFICER

Alexandra Neighbourhood Land Use Map



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

Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.	Park: North Park Way, Central Park, South Park Way
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. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).	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)	Community Institutional	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).		New Traffic Signals
Residential Area 1B 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).		Feature Intersections - details to be developed
		Feature Landmarks in Combination with Traffic Calming Measures

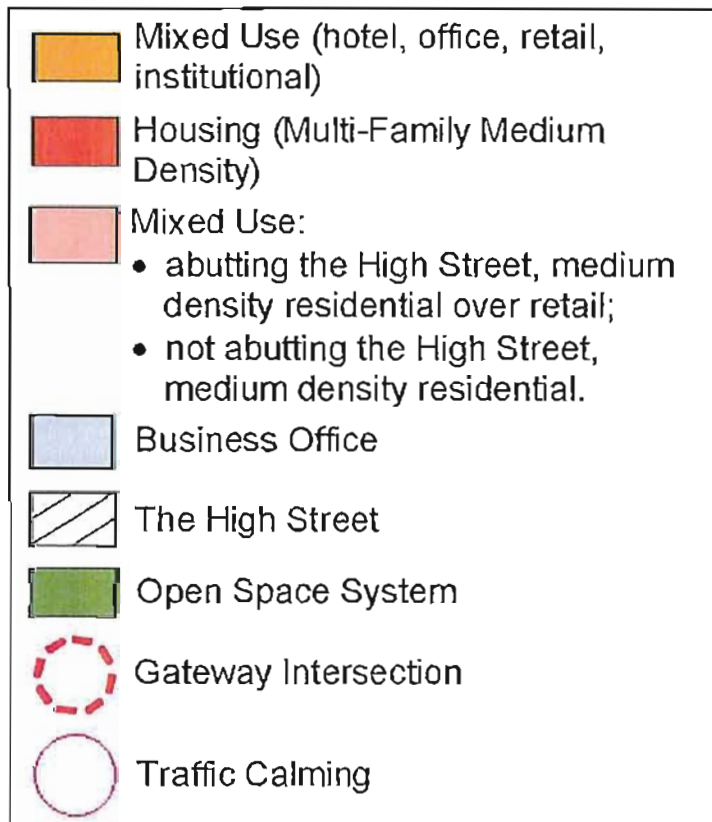
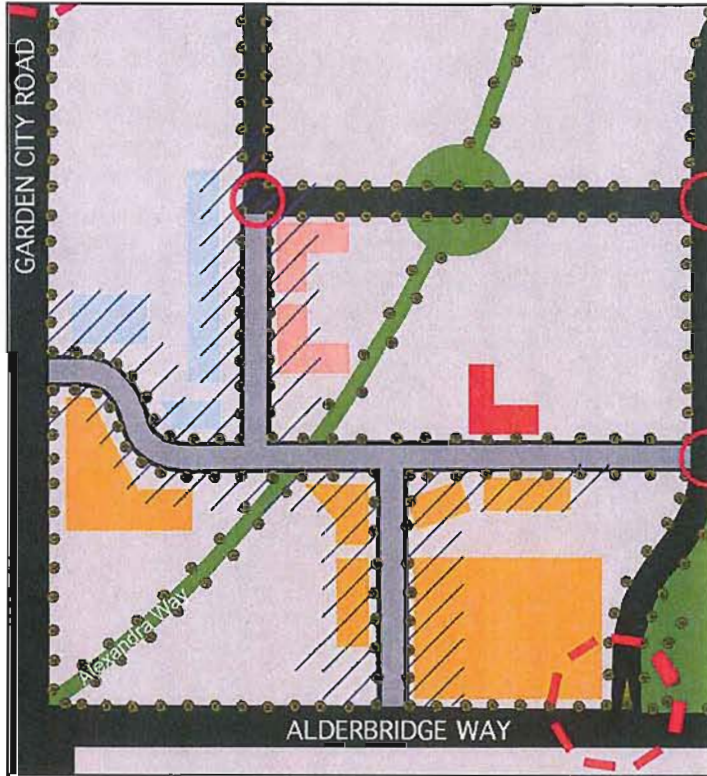
Alexandra Neighbourhood Character Areas Map



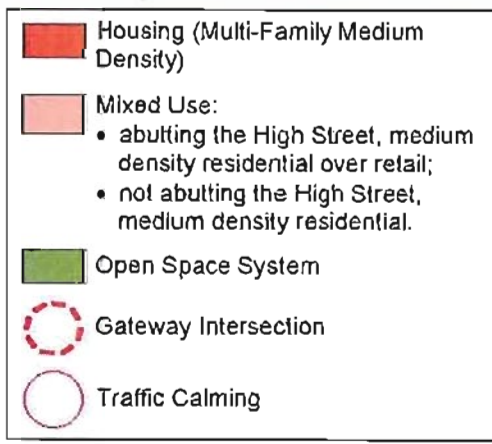
LEGEND

	Business Office		Low Density Housing		Proposed Trails & Greenways		Gateway Intersection
	Mixed Use (Retail/Office/Hotel)		Mixed Use: • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.		Existing Cycle Routes	The images in this figure illustrate the range of built forms and open spaces that are envisioned for Alexandra. Each of the six character areas is described in the text and illustrated in more detail on figures 3 through 8.	
	The High Street		Open Space System		Proposed Cycle Routes		
	Medium Density Housing				Traffic Calming		

Character Area 3 – The High Street



Character Area 4 – Medium Density Housing





**Termination of Housing Agreement at 9393 Alexandra Road (formerly
9371 and 9411 Alexandra Road) Bylaw 9022**

The Council of the City of Richmond enacts as follows:

1. The Mayor and Corporate Officer for the City of Richmond are authorized:
 - a) to execute an agreement to terminate the housing agreements referred to in **Housing Agreement (9371 & 9411 Alexandra Road) Bylaw No. 8539** (the "Housing Agreement");
 - b) to cause notices and other charges registered at the Land Title Office in respect to the Housing Agreement to be discharged from title; and
 - c) to execute such other documentation required to effect the termination of the Housing Agreement.

2. This Bylaw is cited as "**Termination of Housing Agreement at 9393 Alexandra Road (formerly 9371 and 9411 Alexandra Road) Bylaw 9022**".

FIRST READING

APR 22 2013

SECOND READING

THIRD READING

PUBLIC HEARING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER