



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** November 9, 2020  
**File:** RZ 18-835042

**Re:** Application by Westmark Developments (Camosun) Ltd. for Rezoning at 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" Zone to the "Low Rise Apartment (ZLR43)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10219 to create the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9300 and 9320 Cambie Road from the "Single Detached (RS1/F)" zone to the "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)" zone, be introduced and given first reading.

Wayne Craig  
Director, Development  
(604-247-4625)

WC:el  
Att. 8

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

## Staff Report

### Origin

Westmark Developments (Camosun) Ltd. (Incorporation number: BC1017998; Directors: Harmel Singh Bains and Ravjot Singh Bains) has applied to the City of Richmond for permission to rezone 9300 and 9320 Cambie Road (Attachment 1) from the “Single Detached (RS1/F)” zone to a new site specific zone; “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)”, in order to develop a five-storey multi-family apartment building over a parking structure.

### Project Description

The site would be bisected to accommodate the east-west extension of McKim Way. The northern section of the site is proposed to be developed into a residential building containing approximately 128 apartment units including five affordable housing units. The southern section would be developed into a private outdoor amenity space. The site’s context in the Alexandra Neighbourhood Land Use Map is shown in Attachment 2. Conceptual Development Plans are provided in Attachment 3.

The project is required to connect to the City’s District Energy Utility. A Servicing Agreement will be required for this development for new fire hydrants, watermain and storm sewer upgrades, frontage improvements along Cambie Road, full road construction of McKim Way, and greenway extension. The Servicing Agreement requirements are included in the Rezoning Considerations (Attachment 4).

### Findings of Fact

A Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 5.

### Subject Site Existing Housing Profile

9300 Cambie Road is currently vacant and 9320 Cambie Road has an existing house on the property. The applicant has advised that there is no secondary suite in the house, and the house is currently tenanted.

### Surrounding Development

The subject site is located on the south side of Cambie Road approximately centred between Dubbert Street to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area.

To the North: Across Cambie Road, lots zoned “Single Detached (RS1/B)” that back onto Cambie Road.

To the South: Across McKim Road, two low-rise residential apartment complexes (four to six storeys) on site specific zones.

To the East: A six-storey residential apartment block with a day care centre on a site specific zone.

To the West: A recent completed three-storey townhouse development on a site specific zone.

## Related Policies & Studies

### Official Community Plan

The Official Community Plan (OCP) land use designation is “Apartment Residential (APT)” which supports multiple family housing in the form of townhouses and apartment building forms. The proposed five-storey apartment development complies with the Official Community Plan (OCP).

### West Cambie Area Plan

The subject site is designated “Residential Area 1” in the West Cambie Area Plan - Alexandra Neighbourhood (Attachment 2), and is within “Character Area 4 – Medium Density Housing” which permits street-oriented townhouses and apartments. The proposal complies with the intended land use.

### *Character Area 4 – Medium Density Housing*

“Character Area 4 – Medium Density Housing” specifies a minimum lot area requirement of 1.0 ha (2.47 ac). The subject site does not meet the minimum lot area requirement as it is an orphaned lot; all adjacent properties have been redeveloped into townhouses or apartments.

The permitted base density at the subject site is 1.50 floor area ratio (FAR), and the density may be increased to a maximum of 1.70 FAR provided that built affordable housing units with a total floor area equals to 1/3 of the density bonus are included in the development. The proposed development includes five built affordable housing units with a total floor area of 449 m<sup>2</sup> (4,834 ft<sup>2</sup>), which is equal to 1/3 of the density bonus of 0.2 FAR, is consistent with the West Cambie Area Plan’s Affordable Housing Policies and the City’s Affordable Housing Strategy. More detailed discussion on affordable housing is provided in the Staff Comment section below.

Character Area 4 permits building height up to six storeys, provided that no additional overshadowing of neighbouring properties occurs and increased outdoor amenity space is provided.

- The massing of the proposed five-storey building is designed to minimize the impact on the adjacent developments to the east and west:
  - A central portion of the proposed building is pulled away from adjacent six-storey building to the east, which provides more building separation between direct-facing units, thus improving unit overlook privacy for both buildings, as well as reducing shadowing in both directions.
  - A larger building setback from the west property line is proposed to reduce shadowing of the three-storey townhouses to the west.
  - A Shadow Analysis is provided in Attachment 6.
- The extra building height also contributes to the provision of a large outdoor amenity space on the western portion of the site. The proposed outdoor amenity space on site, including the area on the south side of McKim Way, is approximately 1,146 m<sup>2</sup> (12,338 ft<sup>2</sup>), which is approximately 49% more outdoor amenity space than required under the Official Community Plan (i.e., 768 m<sup>2</sup> or 8,266 ft<sup>2</sup>).

- The overall common outdoor space proposed on site is approximately 2,766 m<sup>2</sup> (29,781 ft<sup>2</sup>), which is approximately 41% of the net site area.

Accordingly, the proposal complies with the height conditions outlined in the West Cambie Area Plan Character Area 4.

#### *Developer Contributions – Public Amenities*

In compliance with section 9.3.2 of the West Cambie Area Plan the City will accept required developer contributions as follows:

- Child Care: \$7.75 per m<sup>2</sup> (\$0.72 per ft<sup>2</sup>) estimated at \$88,756.20 based on the submission.
- City Beautification: \$7.75 per m<sup>2</sup> (\$0.72 per ft<sup>2</sup>) estimated at \$88,756.20 based on the submission.
- Community and Engineering Planning Costs: \$0.86 per m<sup>2</sup> (\$0.08 per ft<sup>2</sup>) estimated at \$9,861.80 based on the submission.

These contributions have been included in the Rezoning Considerations (Attachment 4).

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

#### Aircraft Noise Sensitive Areas Policy

The subject site is located within a “high aircraft noise area” as defined under the Official Community Plan (OCP). Registration on title of a restrictive covenant, plus the submission of an Acoustic Report as prepared by a qualified professional and the incorporation of noise mitigation measures into the construction. The development will need to be designed to meet CMHC guidelines for interior noise levels and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living.

#### Public Art

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.85 per buildable square foot (2018’s rate) at the proposed development to the City’s Public Art Reserve fund; for a total contribution in the amount of \$100,509.10. The amount is based on 118,246 ft<sup>2</sup> net floor area (excluding Affordable Housing) at \$0.85/ft<sup>2</sup>.

## **Public Consultation**

Two rezoning signs have been installed on the subject property (one facing Cambie Road and one facing McKim Way). Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

### Built Form and Architectural Character

The proposed development is a five-storey building constructed on top of a single-level, half-storey sunken, concrete parkade. The proposal provides a transition between the 6-storey apartment block to the east and the three-storey townhouse complex to the west. The top floor (fifth floor) will be stepped back at both the north and south ends to lower the frontage building street walls to four-storey tall. While the main (central) mass of the building is shifted away from the west property line to provide better sunlight penetration opportunities to the townhouse units to the west; an ample building to building separation with the apartment building to the east is proposed.

The project proposes a contemporary architectural style featuring strong horizontal floor and roof lines with stacked balconies creating a vertical visual rhythm. Some portion of the roof would be raised to add ceiling height to the top floor living areas, while creating visually interesting roof lines.

The parking structure is proposed to be screened from view from Cambie Road and McKim Way with tiered retaining walls and bermed landscaping beds. Access to the parkade and loading/service areas would be provided from McKim Way at the southwest corner of the site. The interior courtyard is proposed to be accessible from the apartment building as well as stairways connecting to both McKim Way and Cambie Road.

The preliminary design is consistent with West Cambie Area Plan's Medium Density Housing (Character Area 4) and compatible with developments in the surrounding area.

### Existing Legal Encumbrances

There are existing Statutory Right-of-Ways (SRWs) on-site for existing sanitary sewer lines and future district energy utility (DEU) corridors. The existing SRW located within the required McKim Way road dedication alignment may be discharged from the title of the subject site with the dedication of McKim Way.

### Road Dedication and Site Access

Road dedication along the site's Cambie Road frontage is required to accommodate frontage improvement works. This dedication will start at a width of approximately 3.5 m at the west property line and taper down to approximately 1.5 m at the east property line. In addition, a 20 m wide road dedication is required to accommodate the east-west extension of McKim Way through the site.

No vehicular access off Cambie Road will be allowed. The vehicle parkade entrance is proposed to be located at the southwest corner of the apartment block, on the north side of McKim Way. One loading space will be provided. No vehicle access is proposed to the private outdoor amenity space on the south side of McKim Way.

The City has received preliminary approval for the rezoning by the Ministry of Transportation and Infrastructure (MOTI) for this project. The Rezoning Considerations include a requirement of final approval by MOTI prior to adoption of the Rezoning Bylaw.

### Vehicle and Bicycle Parking On-site

The conceptual design plans (Attachment 3) provide for 171 resident parking spaces, 24 visitor parking spaces, and one medium size loading space. The proposed number of parking spaces is consistent with the Zoning Bylaw 8500 requirements subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The following TDM measures are to be secured through registration of a legal agreement on title prior to final adoption of the rezoning bylaw:

- Provision of monthly transit passes (2-zone for one year) to 25% of the market units and 100% of affordable units.
- Provision of a bicycling maintenance and repair room in the development.
- Provision of 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 will be provided for each compound).
- Allocate a minimum of two parking spaces within the residential visitor pool of parking for car-share vehicles, with SROW registered in perpetuity to ensure such a space is publicly accessible. The car-share space is to be equipped with an electric vehicle (EV) quick-charge (240 V) charging station for the exclusive use of car-share vehicles parked in the required car-share space.
- Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000 in total);
- Voluntary cash contribution of \$15,000 toward the construction of multi-modal wayfinding signs in the West Cambie area; and
- Voluntary cash contribution of \$2,500 towards cycling-related infrastructures in the West Cambie area.

A total of 28 resident parking spaces will be in a tandem arrangement, which is permitted under the provision in the Parking and Loading section of Richmond Zoning Bylaw 8500. Prior to final adoption, the applicants are required to enter into a number of legal agreements to ensure that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit.

Regarding the provision of bicycle spaces, the conceptual plans include 166 Class 1 spaces and 26 Class 2 spaces, which exceed the bylaw requirements. All the Class 1 spaces will be contained in bicycle storage rooms in the parking structure with a maximum of 40 bicycle spaces per room, which is in compliance with provisions of Zoning Bylaw 8500. Prior to final adoption, a restrictive covenant is required to be registered on title to ensure that:

- Conversion of any of the bicycle storage room in this development into habitable space or general storage area is prohibited.
- All of the bicycle parking storage rooms must remain available for shared common use and for the sole purpose of bicycle storage.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 22 bylaw-sized trees, as well as one street tree on City property and three trees located within the road dedication areas.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Three bylaw-sized trees (specifically tag# 507, 508, 509) located within the required road dedication area are in poor condition and in conflict with the frontage improvement works along Cambie Road. These trees should be removed.
- One City tree (specifically tag# 754) is identified in poor condition and is in conflict with the required frontage improvement works along Cambie Road. This tree should be removed.
- Three bylaw-sized trees located on the development site (specifically tag# 755, 756, 757), are identified in poor condition and are in conflict with the proposed building footprint. These trees should be removed and replaced.
- Two Cedar hedgerows (specifically tag# 511 and 512, comprised of 27 trees, in which 19 of them are bylaw-sized trees) located on the development site, are in good condition but fall within the middle of the proposed building envelope. These trees should be removed and the bylaw-sized trees should be replaced.

A Tree Management Plan is presented in Attachment 7.

### *Tree Replacement and Compensation*

A cash compensation in the amount of \$4,550 to Parks Division's Tree Compensation Fund is required for the removal of the four trees located along the Cambie Road frontage.

The 2:1 replacement ratio would require a total of 44 replacement trees for the removal of 22 bylaw-sized trees on site. The conceptual development plans (Attachment 3) include the planting of 70 new trees on-site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.

### Affordable Housing Strategy

The rezoning application seeks a density of 1.70 including a density bonus of 0.2 FAR with the provision of affordable housing, secured by the City's standard Housing Agreement. Under the West Cambie Area Plan, 1/3 of the density bonus of 0.2 FAR (i.e., approximately 449 m<sup>2</sup>/4,834 ft<sup>2</sup>) must be provided for affordable housing. The conceptual development plans indicate that an area of approximately 452.5 m<sup>2</sup> (4,870 ft<sup>2</sup>) of floor space is proposed to be allocated for affordable housing creating a total of five affordable units. The proposed unit types and sizes are shown in the table below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2	2BR	69 m <sup>2</sup> (741 ft <sup>2</sup> )	69.1 m <sup>2</sup> (744 ft <sup>2</sup> )	\$1,218	\$46,800 or less
3	3BR	91 m <sup>2</sup> (980 ft <sup>2</sup> )	106.7 m <sup>2</sup> (1,149 ft <sup>2</sup> )	\$1,480	\$58,050 or less
Total: 5			Total: 452.5 m <sup>2</sup> (4,870 ft <sup>2</sup> )		

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

The proposed unit types and sizes have been reviewed and supported by Affordable Housing staff. All proposed affordable housing units meet the minimum floor space requirements as outlined in the Affordable Housing Strategy (AHS). It is also noted that all affordable housing units are designed to meet the Basic Universal Housing (BUH) standards.

### Sustainability and Renewable Energy

The subject site is within the Alexandra District Energy Utility (ADEU) service area and connection to the utility will be required for this development. The rezoning considerations include requirements for the registration of legal agreements ensuring that the building is designed with the capability to connect and be serviced by the utility, and ensuring that the service connection will be made prior to occupancy.

The developer has committed to design the subject development to meet the City's Step Code requirements (i.e., Step 3). A commitment letter is presented as Attachment 8. Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.



### Amenity Space

The proposed “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone provides for additional 0.1 FAR provided that it is used entirely for amenity space. The conceptual development plans include 515 m<sup>2</sup> (5,536 ft<sup>2</sup>) of indoor amenity, which will meet the minimum requirements in the Official Community Plan (OCP). The proposed indoor amenity includes a multi-purpose room, a fitness room, and library on the main floor, as well as five study lounges (one on each floor).

The outdoor amenity courtyard covers approximately 853 m<sup>2</sup> (9,183 ft<sup>2</sup>) on top of the parking structure and will contain an open lawn area, a picnic & BBQ area, table tennis tables, and approximately 384 m<sup>2</sup> (4,137 ft<sup>2</sup>) of children’s play area. The size of the children’s play area complies with the Official Community Plan Policies and is proposed to include a variety of play structures.

The southern section of the site (i.e., the triangular parcel on south side of McKim Way) will be developed as a private outdoor amenity space, which will be maintained by the future strata of the proposed apartment block on the northern section of the site. Taking maintenance, security and liability concerns into considerations the developer is proposing to develop this area into an open area with garden plots for the exclusive use of the residents in the apartment block. Detailed design will be reviewed as part of the Development Permit application.

### Greenway Extension

Located to the southeast of the triangular parcel is an existing greenway developed as part of the adjacent low-rise apartment developments to the south at 9388 McKim Way and 9233 Odlin Road. The developer is required to extend the 10 m wide greenway north to McKim Way. Prior to final adoption of the rezoning bylaw, the developer is required to register a PROP (Public-Right-of-Passage) SRW (Statutory Right-of-Way) over the greenway extension area on the south side of McKim Way, and enter into a Servicing Agreement for the design and construction of this greenway extension.

### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct McKim Way through the site, frontage beautification works on the site’s Cambie Road road frontage, as well as water and storm sewer upgrades and service connections (see Attachment 4 for details). All works are at the client's sole cost (i.e., no credits apply).

Prior to Building Permit Issuance payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood will be required. The payment will be based on \$7.56 per ft<sup>2</sup> net buildable (estimated at \$931,940.10).

The developer is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), TransLink DCC's, School Site Acquisition Charge and Address Assignment Fee.

### Latecomer Agreement

The proposed development is within the Alexandra Neighbourhood Development Agreement area and is therefore subject to a latecomer charge (\$1,836.72) for each unit constructed plus applicable interest in accordance with that agreement, which must be paid prior to Building Permit issuance.

### Development Permit

A Development Permit processed to a satisfactory level for the proposed development is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines, City bylaws and policies.
- Refinement of the site plan to ensure all the above-ground utility infrastructure improvements for this development proposal will be located at the appropriate location and screened from street view.
- Ensure the site grade of the outdoor amenity space on the parking podium will match or set at a lower elevation than the private yard spaces of the existing townhouse units to the west.
- Review of retaining wall designs and minimize proposed retaining wall height where possible.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the children's play area; ensure that the play equipment design includes "realistic" fall zones.
- Review of the design of the private outdoor amenity area on the south side of McKim Way.
- Review of aging-in-place features in all units and the designs of BUH units.
- Review of roof design; confirm rooftop mechanical equipment, if any, are screen from the ground and from surrounding buildings to prevent diminishment of both the architectural character and the skyline.
- Review of a sustainability strategy for the development proposal.
- Verify that non-monetary TDM measures are incorporated into the design.

Additional issues may be identified as part of the Development Permit application review process.

### **Financial Impact or Economic Impact**

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets \$5,000.00. This will be considered as part of the 2022 Operating Budget.

**Conclusion**

The proposed rezoning is to accommodate approximately 128 residential apartment units, including five on-site affordable housing units within a five-storey wood framed apartment buildings over a common parking podium. The proposal generally conforms to the Official Community Plan (OCP), the West Cambie Area Plan and the Alexandra Neighbourhood Land Use Map designations. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines, and would be further refined in the Development Application review process.

The list of Rezoning Considerations, which must be completed by the applicant prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, is included in Attachment 4.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, to create the “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9300 and 9320 Cambie Road from the “Single Detached (RS1/F)” to the “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone, be introduced and given first reading.



Edwin Lee  
Planner 2  
(604-276-4121)

EL:blg

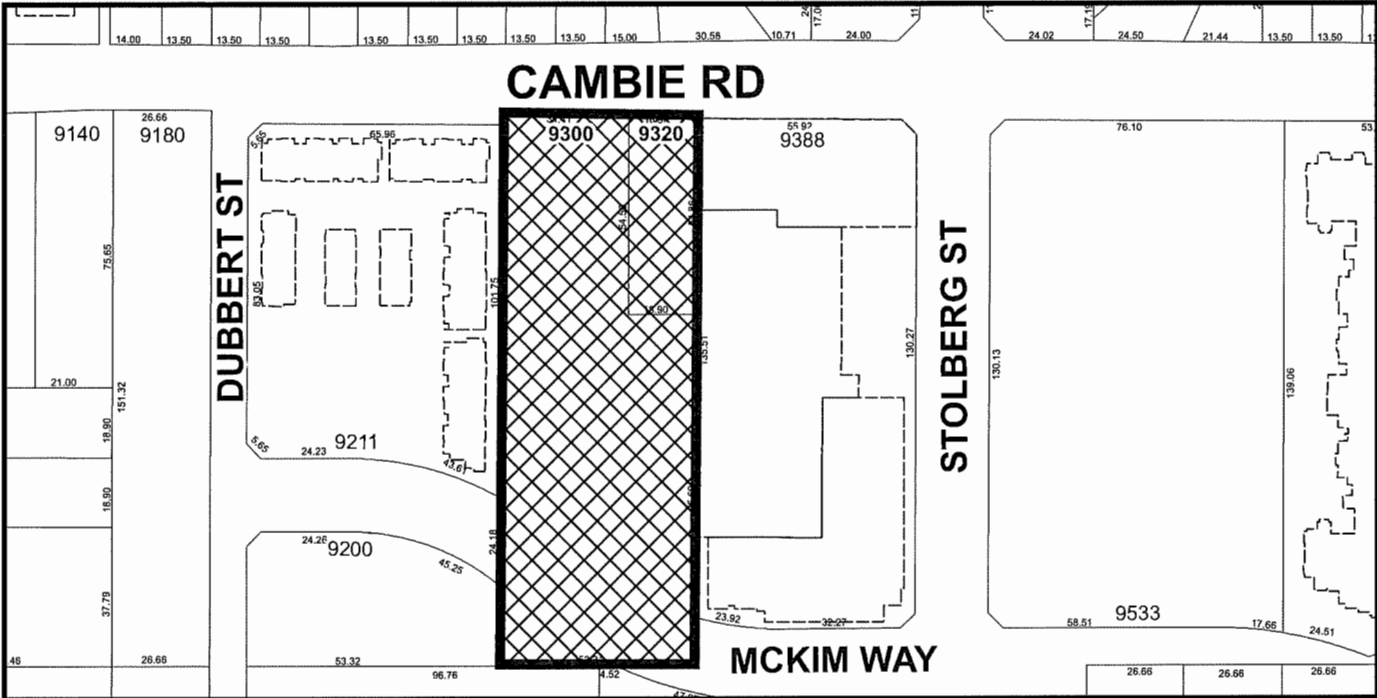
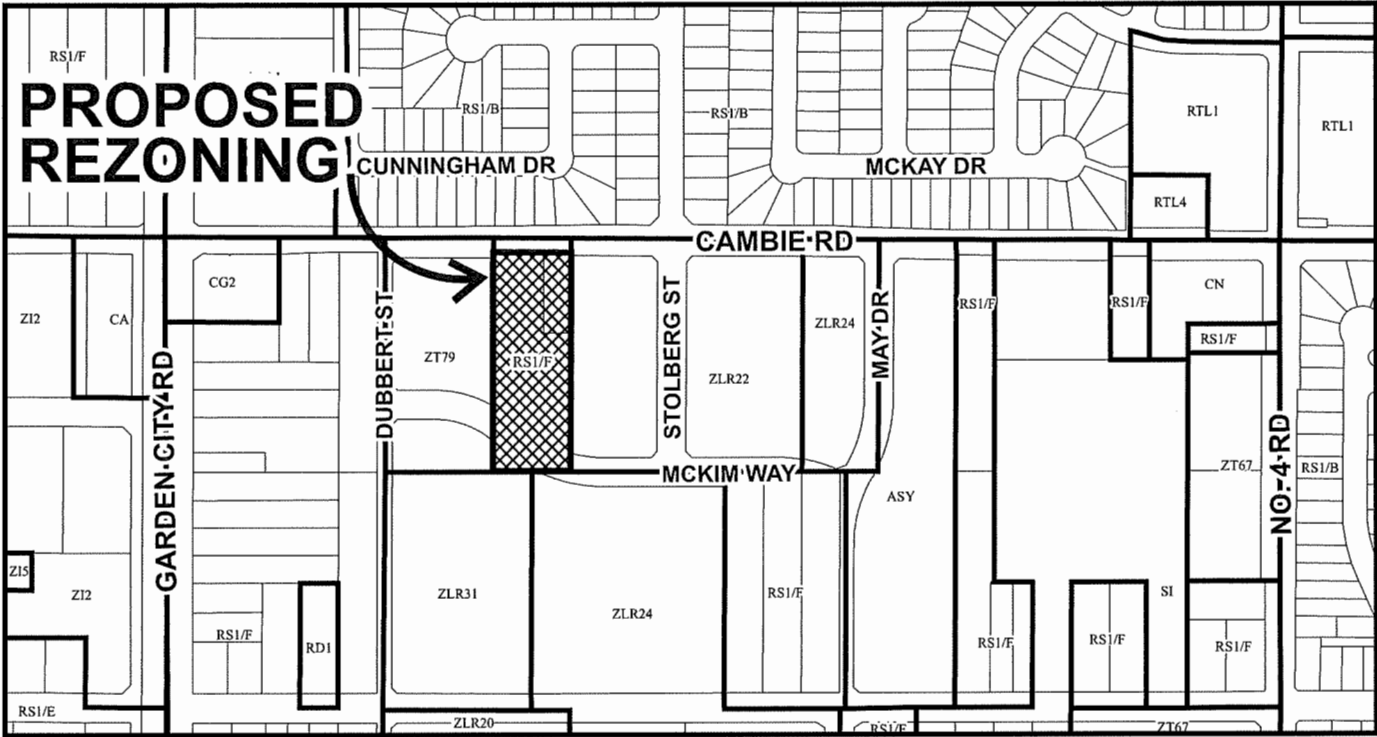
**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Alexandra Neighbourhood Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations
- Attachment 5: Development Application Data Sheet
- Attachment 6: Shadow Analysis
- Attachment 7: Tree Management Plan
- Attachment 8: Letter from Developer regarding Step Code Requirements



# City of Richmond

## PROPOSED REZONING



# RZ 18-835042

Original Date: 09/13/18

Revision Date: 11/04/20

Note: Dimensions are in METRES



City of  
Richmond



RZ 18-835042

Original Date: 09/13/18

Revision Date:

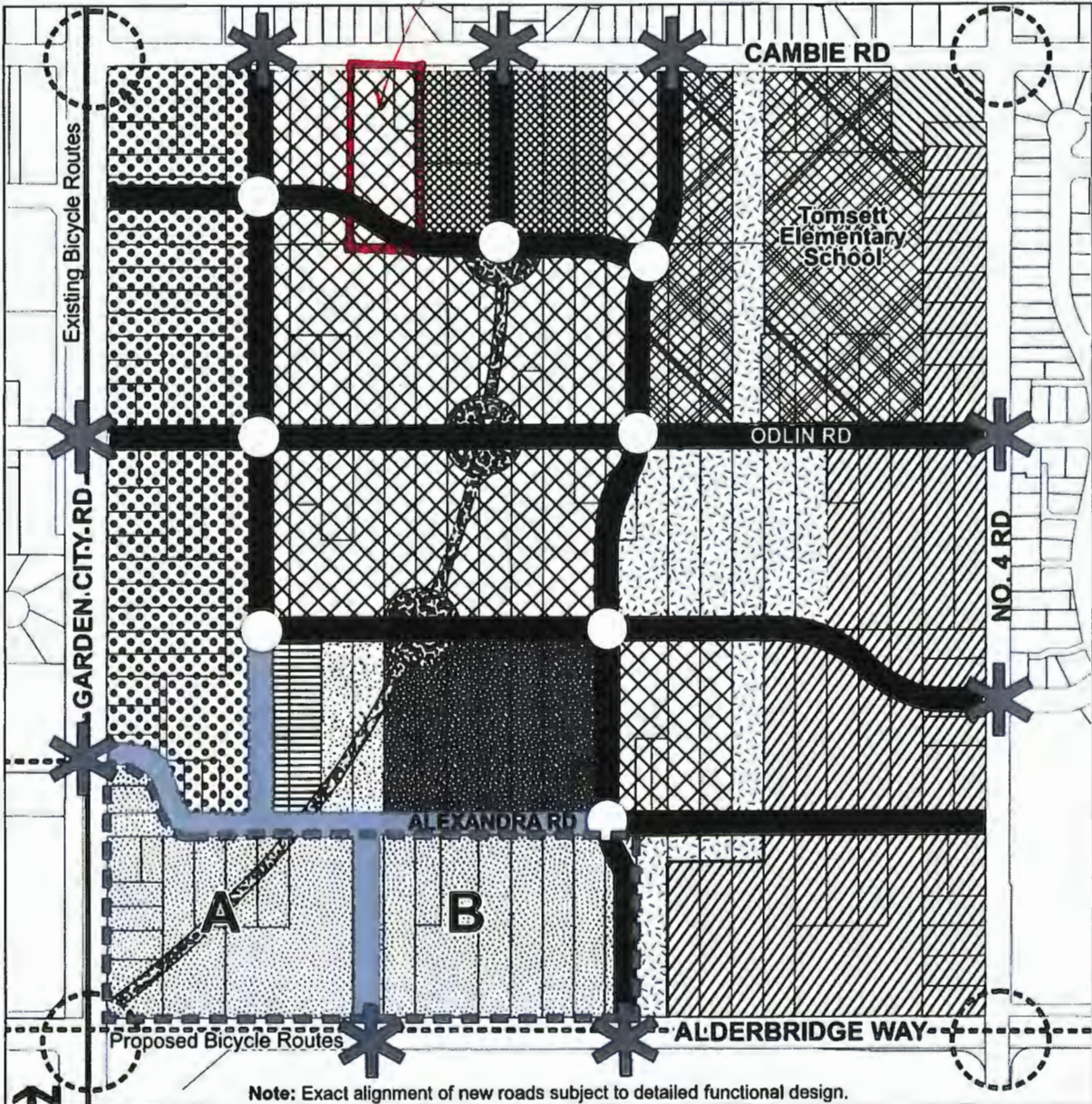
Note: Dimensions are in METRES

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9121  
2015/06/15

SUBJECT SITE



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	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)
Mixed Use Employment – Residential (Minimum 0.52 FAR Employment space) - base FAR of 0.52 (Maximum 1.8 FAR, subject to Section 8 2 1 )	Residential Mixed Use • a mix of low to medium density residential with low to medium density residential over retail or live/work uses Max. 1.25 FAR Building heights low to mid-rise (Max 1.50 FAR with density bonusing for affordable housing)	New Traffic Signals
Convenience Commercial	Mixed Use: Hotel office and streetfront retail commercial Area A: Min 0.60 FAR up to 2.0 Area B: Large and small floor plate up to 1.0 FAR	Feature Intersections - details to be developed
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	Feature Landmarks in Combination with Traffic Calming Measures
Residential Area 1A 1.50 base FAR (Max 1.75 FAR with density bonusing for affordable housing) Townhouse, low-rise Apts (6-storey maximum)	Park: North Park Way, Central Park, South Park Way	
Residential Area 1B 1.68 base FAR (Max 1.88 FAR with density bonusing for affordable housing) (6-storey maximum)	Alexandra Way (Public Rights of Passage Right-of-way)	
	Proposed Roadways	
	High Street	

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







REVISIONS
OCT 26, 2010 PH-67-1001 for RZ.7
OCT 27, 2010 PH-67-1001 for RZ.8
SEP 23, 2010 PH-67-1001 for RZ.9
JUL 29, 2010 PH-67-1001 for RZ.5
Mar 25, 2010 PH-67-1001 for RZ.4
Aug 25, 2010 PH-67-1001 for RZ.2
Mar 27, 2010 PH-67-1001 for RZ.2
Feb 07, 2010 PH-67-1001 for RZ.2
Feb 07, 2010 PH-67-1001 for RZ.2
Feb 07, 2010 PH-67-1001 for RZ.2

CONSULTANTS

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 F 604 271 1142  
 www.interfacestructure.com

PROJECT  
 120-Unit Mid-Rise  
 Multi-Family Development  
 9300 Cambie Road  
 Richmond, BC

PROJECT NO.  
 10000002

SCALE  
 1/8" = 1'-0"

DATE  
 OCT 26, 2010

DRAWN BY  
 JY M.A.

CHECKED BY  
 NYC

SHEET TITLE  
 SITE PLAN

DATE  
 OCT 26, 2010

SCALE  
 1/8" = 1'-0"

PROJECT NO.  
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SCALE  
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DATE  
 OCT 26, 2010

DRAWN BY  
 JY M.A.

CHECKED BY  
 NYC

SHEET TITLE  
 SITE PLAN

DATE  
 OCT 26, 2010

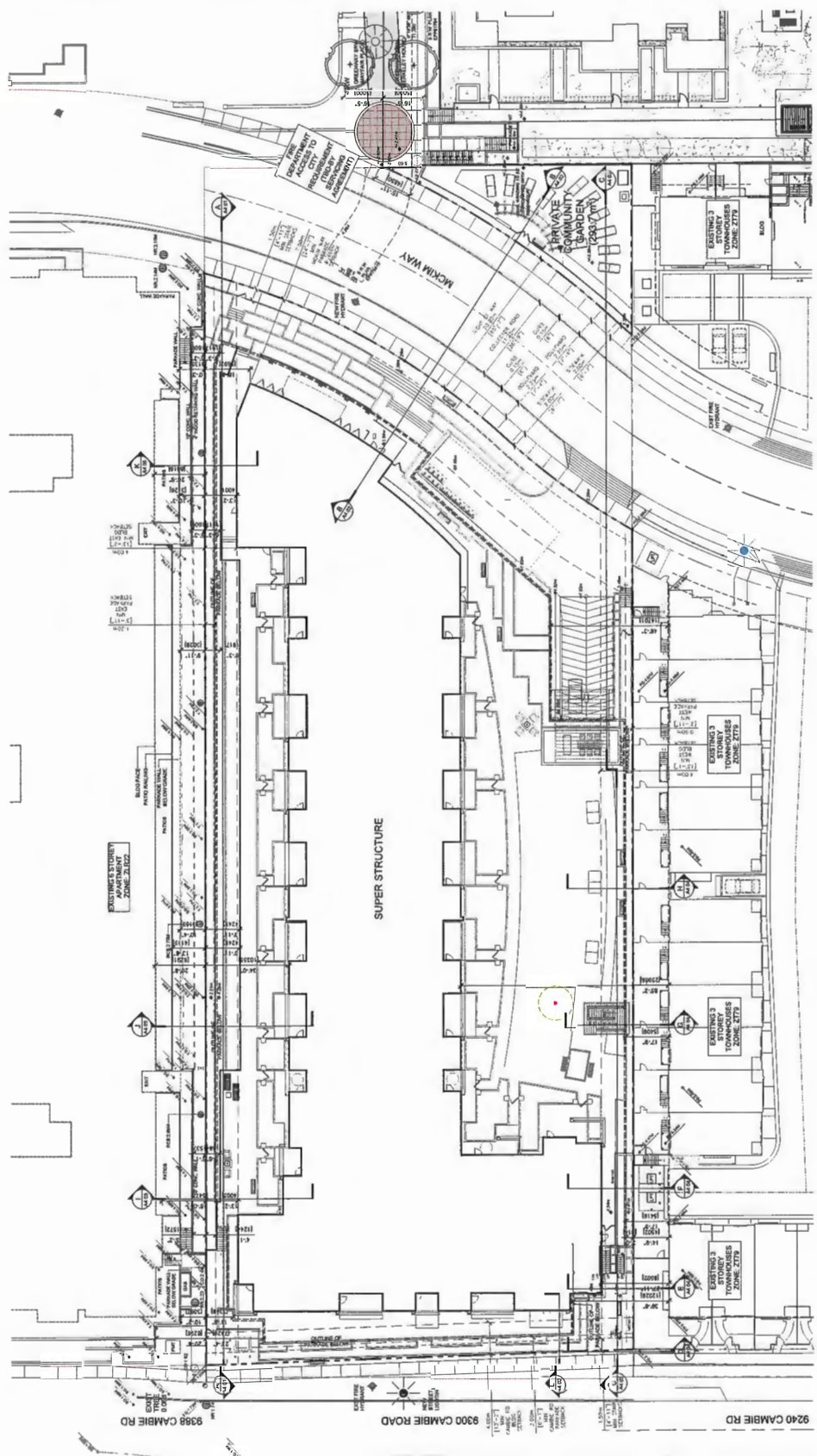
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PROJECT  
 120-Unit Mid-Rise  
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 9300 Cambie Road  
 Richmond, BC

ATTACHMENT 3

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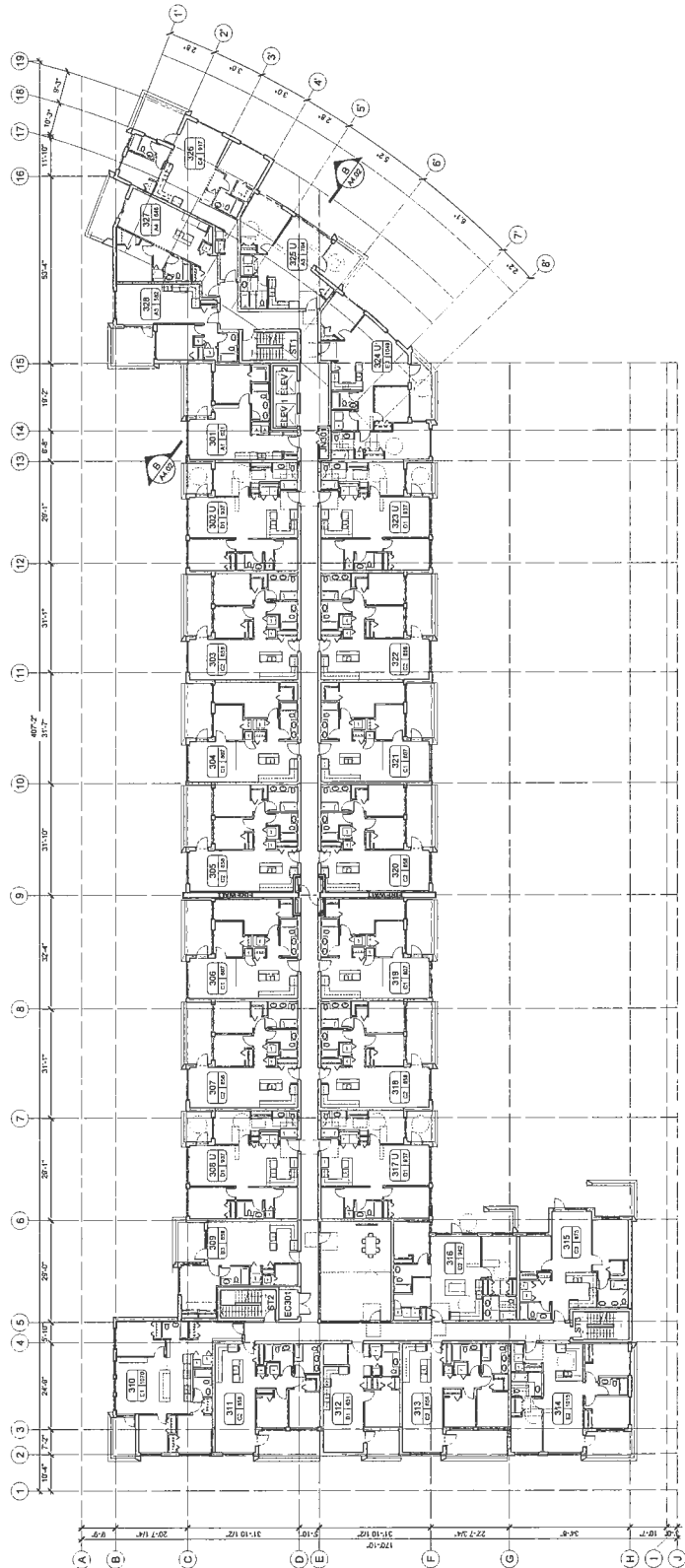


REVISIONS												
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NUMBER	DATE	DESCRIPTION	BY	CHKD	AREA							
1	10/21/18	ISSUED FOR PERMIT										

REVISIONS
OCT 30, 2009 Reissued for RZ 7
OCT 02, 2009 Reissued for RZ 8
SEP 25, 2009 Reissued for RZ 9
JUL 23, 2009 Reissued for RZ 5
MAR 20, 2009 Reissued for RZ 4
AUG 20, 2010 Reissued for RZ 3
MAR 27, 2010 Reissued for RZ 2
FEB 07, 2010 Pre-Fire Plan & BLDG. about
CONSULTANTS

**INTERFACE:**  
 11500 Cambria Road  
 Columbia, MD 21046  
 T 410.521.1182  
 F 410.521.1148  
 www.interfacearchitects.com

PROJECT NO.	120-1414 Mid-Rise
SCALE	As Shown
DATE	OCT 30, 2020
DRAWN BY	XY & AL
CHECKED BY	JKC
SHEET TITLE	FLOOR PLAN
DRAWING	A2.04



PH - 71



NUMBER	DATE	BY	TYPE
1	10/11/17	AK	APPROXIMATE
2	10/11/17	AK	BASIC
3	10/11/17	AK	FINAL
4	10/11/17	AK	AS-BUILT

REVISIONS
OCT 07, 2018 Reissued for RZ.6
SEP 29, 2018 Reissued for RZ.6
JUL 23, 2018 Reissued for RZ.5
MAY 29, 2018 Reissued for RZ.4
Aug 22, 2018 Reissued for RZ.3
Mar 27, 2018 Reissued for RZ.2
Feb 07, 2018 Pre-Sub & RZ.00 Issues
Aug 29, 2018 Issued for RZ Application

**CONSULTANTS**

**INTERFACE:**  
 1100 Cambridge Road  
 Roseland, NJ 07068  
 T 908 621 1142  
 F 908 621 1148  
 www.interfacearchitects.com

**PROJECT**  
 125-Unit Mid-Rise  
 Multi-Family Development  
 125 Cambridge Road  
 Roseland, N.J.

**PROJECT NO**  
 18MM002

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

**DATE**  
 10/11/17

**DRAWN BY**  
 JY & A

**CHECKED BY**  
 NYC

**SHEET TITLE**  
 FLOOR PLAN

**LS**

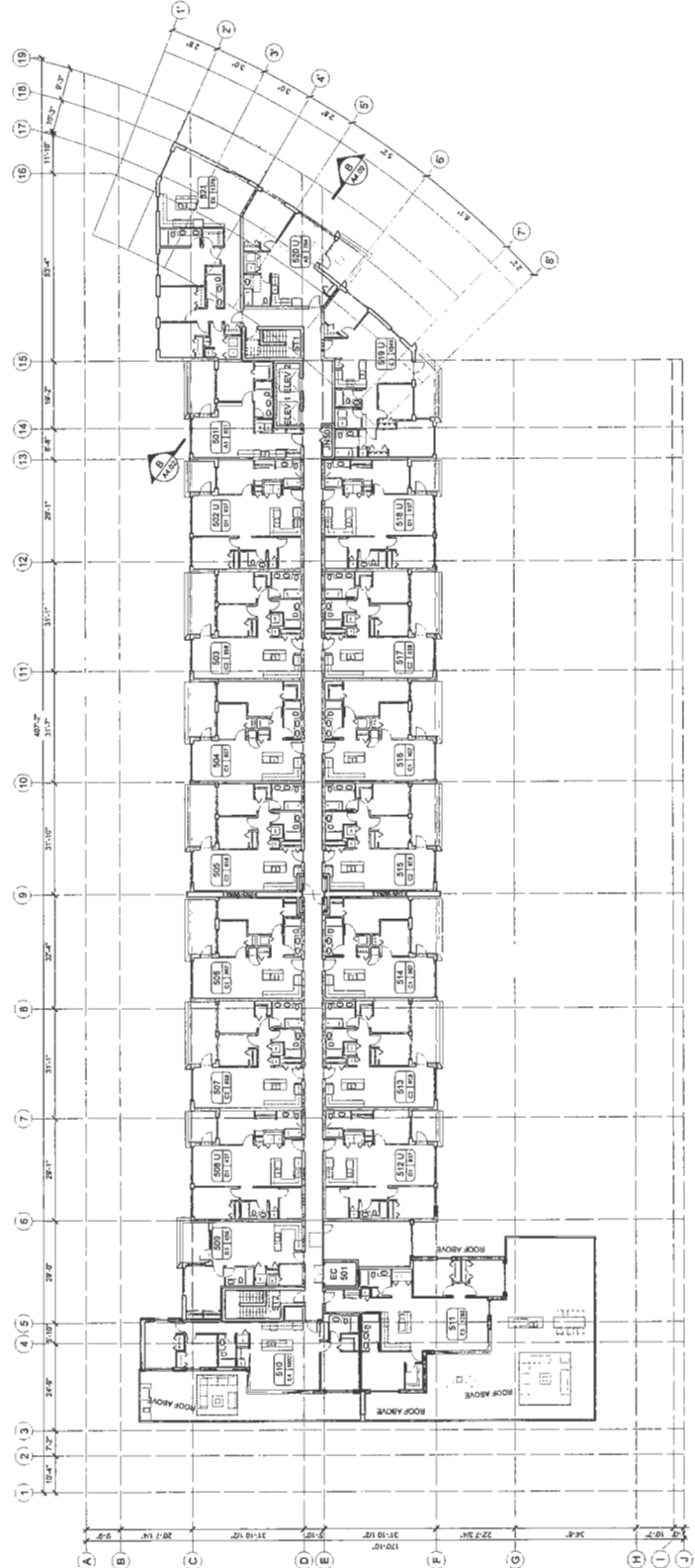
**REVISIONS**

**DATE**

**BY**

**TYPE**

REVISIONS
OCT 07, 2018 Reissued for RZ.6
SEP 29, 2018 Reissued for RZ.6
JUL 23, 2018 Reissued for RZ.5
MAY 29, 2018 Reissued for RZ.4
Aug 22, 2018 Reissued for RZ.3
Mar 27, 2018 Reissued for RZ.2
Feb 07, 2018 Pre-Sub & RZ.00 Issues
Aug 29, 2018 Issued for RZ Application



**PH - 73**

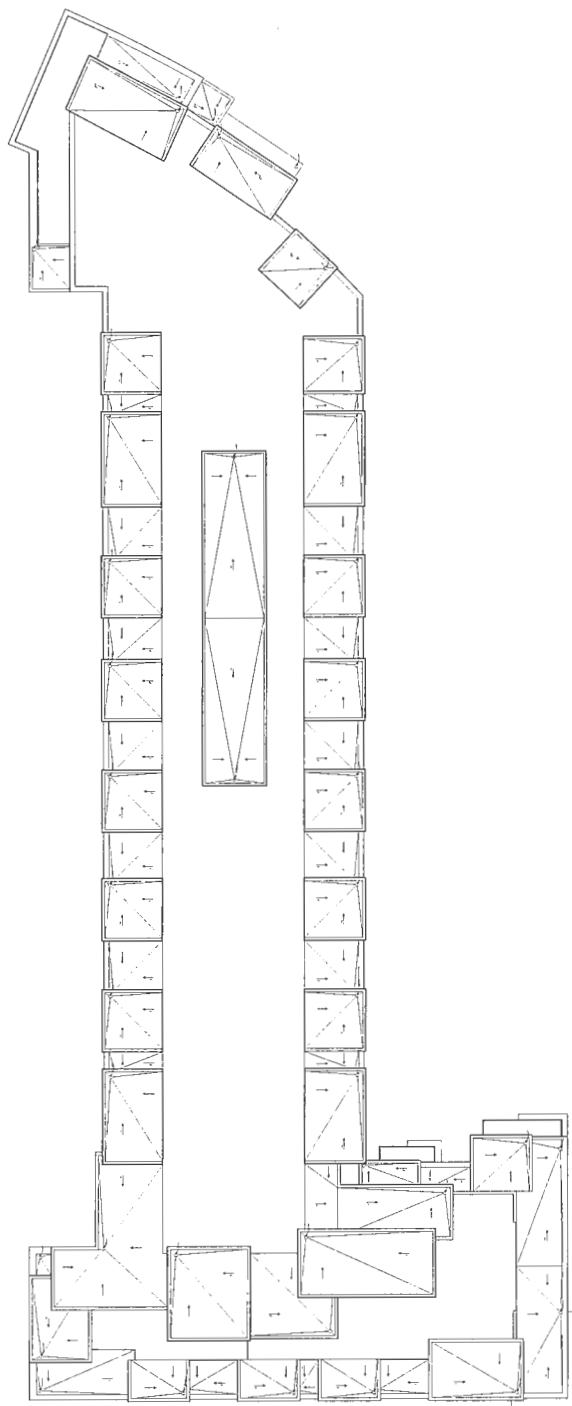


A2.07

REVISIONS
OCT 26, 2020 Released for RZ.7
OCT 27, 2020 Released for RZ.6
SEP 29, 2020 Released for RZ.8
JUL 21, 2020 Released for RZ.5
MAY 25, 2020 Released for RZ.4
APR 20, 2019 Released for RZ.3
MAR 27, 2018 Released for RZ.2
FEB 07, 2016 Pre-PA & SLD04.docx
CONSULTANTS

INTERFACED ARCHITECTURE  
 1150 Cambridge Road  
 Richmond BC  
 V6V 1A5  
 T 604 271 1142  
 F 604 271 1148  
 www.interfacedarchitecture.com

PROJECT	12E-Unit Mid-Rise Multi-Family Development 1200-1250 Vancouver Road Richmond, B.C.
PROJECT NO.	1804M02
SCALE	1" = 10'
DATE	09/26/2020
DRAWN BY	JY & A.L.
CHECKED BY	KYC
SHEET TITLE	ROOF PLAN
DRAWING	





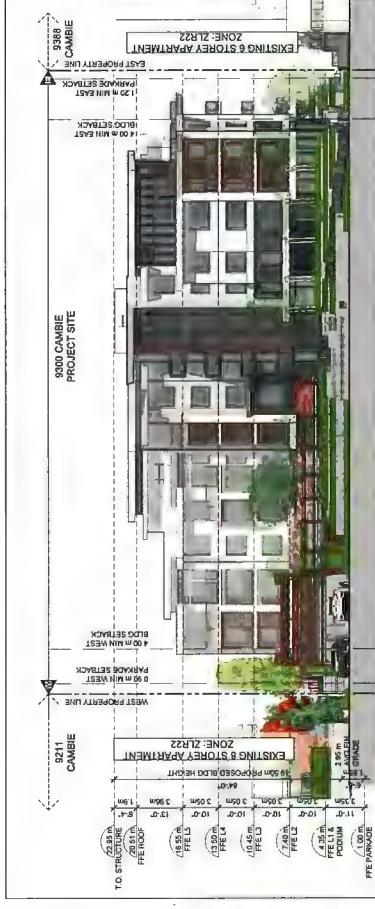
<p>123-Unit Mid-Rise Multi-family Development Baltimore, B.C.</p> <p>PROJECT NO: 19060001 SCALE: 1/8" = 1'-0" DATE: 03/20/2020 DRAWN BY: JY &amp; A.L. CHECKED BY: RYC SHEET TITLE: BUILDING ELEVATIONS DRAWING: A3.01</p>	<p>INTERFACE: 51000 Cambie Road Cambie, BC V2S 2Z5 T: 604.831.1142 F: 604.831.1148 www.interfacearchitect.com</p>
--	---



EAST FRONTAGE



WEST FRONTAGE

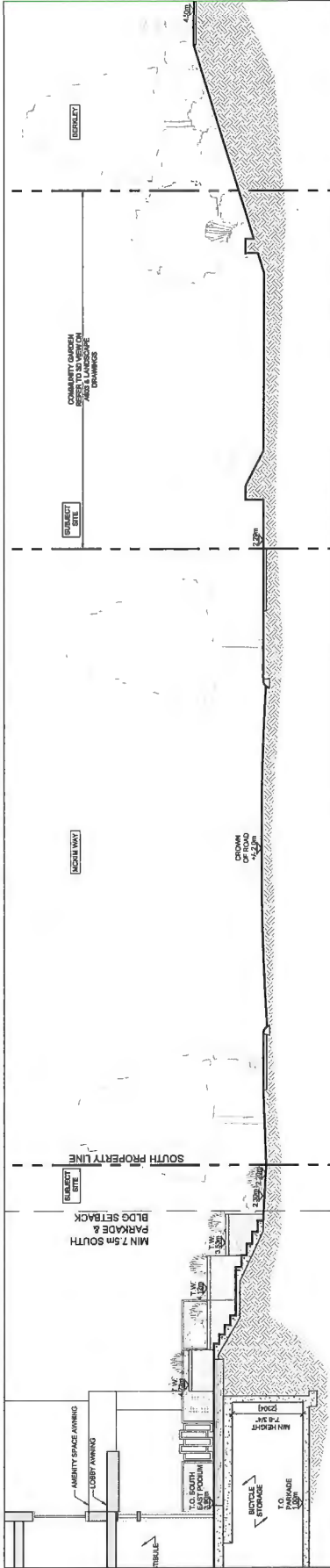


SOUTH FRONTAGE - ALONG MICKIM WAY

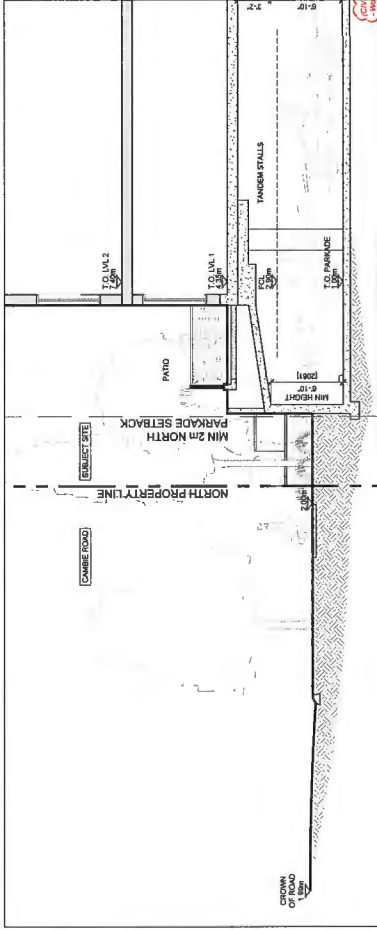


NORTH FRONTAGE - ALONG CAMBIE ROAD





SECTION B: LOOKING EAST  
SCALE: 3/16"=1'-0"



SECTION L: LOOKING EAST  
SCALE: 3/16"=1'-0"

REVISIONS
OCT 26, 2020 Released for RZ 7
OCT 07, 2020 Released for RZ 8
SEP 24, 2020 Released for RZ 5
JUL 20, 2020 Released for RZ 5
MAR 20, 2020 Released for RZ 4
AUG 26, 2018 Released for RZ 3
MAR 27, 2018 Released for RZ 2
FEB 07, 2018 Pre-Plan & BLDG Specs
CONSULTANTS

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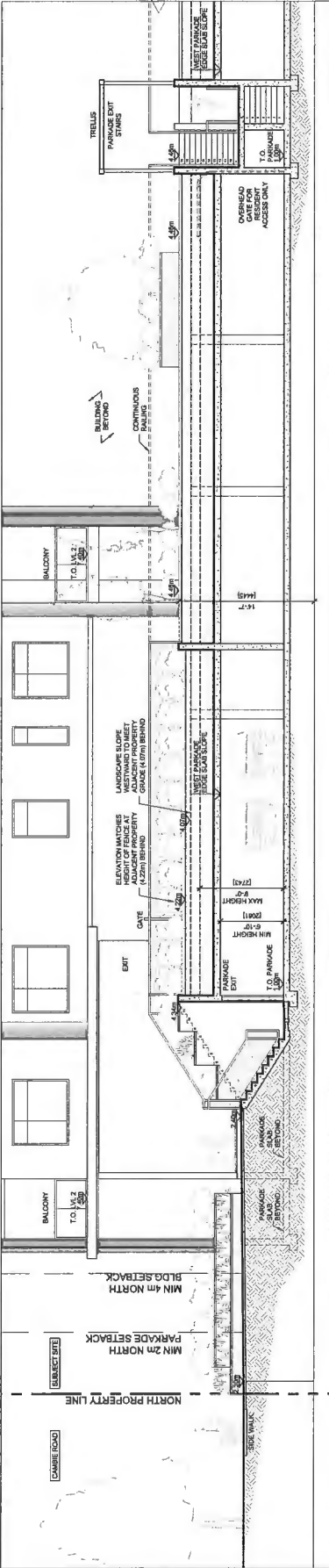
**INTERFACE:**  
1100 Cambridge Road  
Berkeley, CA 94708  
Tel: 925.841.1142  
www.interfacearchitects.com

PROJECT NO	1804002
SCALE	3/16" = 1'-0"
DATE	OCT 26, 2020
DRAWN BY	J. L. LEE
CHECKED BY	JVC
SHEET TITLE	SECTION B & L
DRAWING	

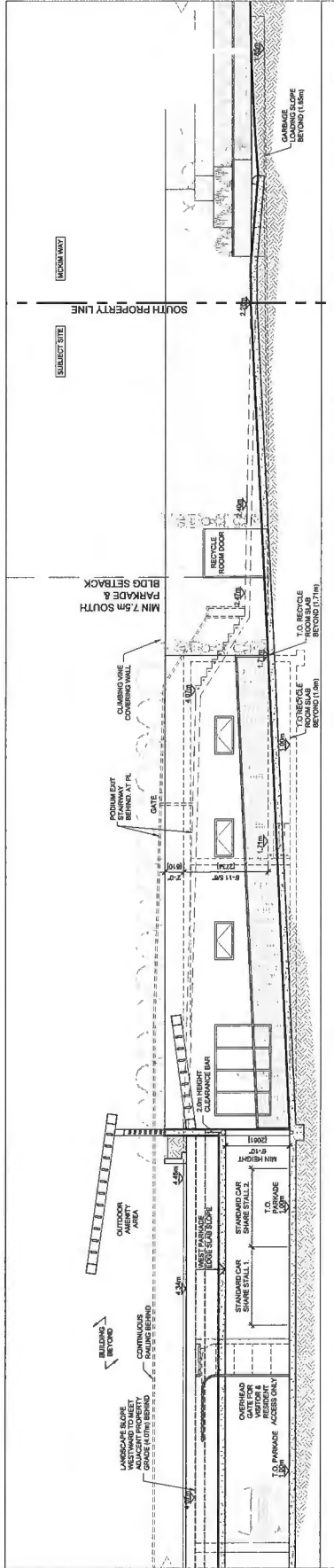
126-Unit Mid-Rise  
Multi-Family Development  
6000 & 6020 Cambridge Road  
Berkeley, CA

A4.02

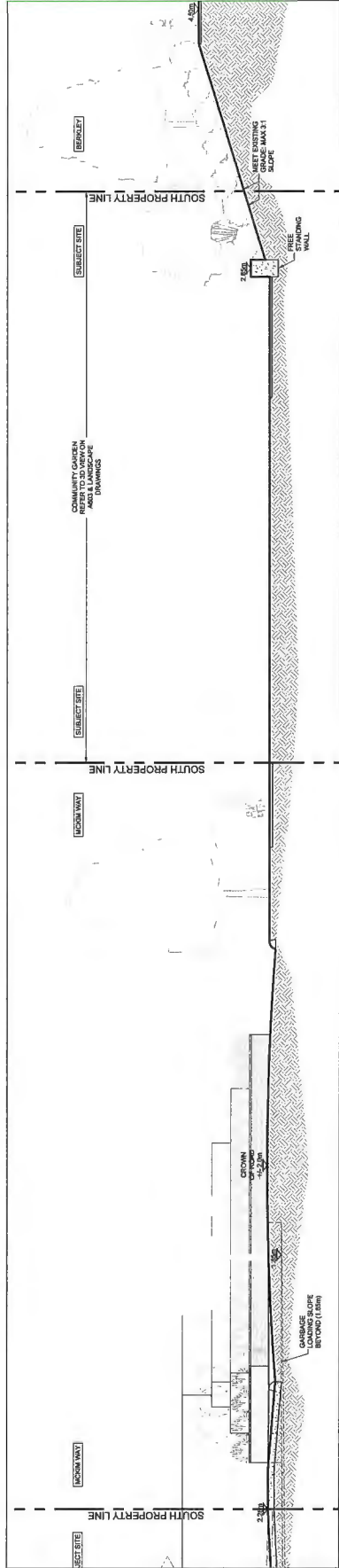
REVISIONS
OCT 26, 2020 Reissued for RZ.7
OCT 07, 2020 Reissued for RZ.8
SEP 23, 2020 Reissued for RZ.8
JUL 23, 2020 Reissued for RZ.3
MAR 25, 2020 Reissued for RZ.4
APR 26, 2019 Reissued for RZ.3
MAY 27, 2019 Reissued for RZ.2
FEB 07, 2019 Pre-Per & BLDG above
CONSULTANTS
<p>INTERFACE: 15500 Cambridge Road  Riverside, RI 02915  Contact: Nick Coss  Phone: 401.882.1148  Fax: 401.882.1148  www.interfacestructures.com</p>
<p>PROJECT: 126-Unit Mid-Rise  Multi-Family Development  15500 Cambridge Road  Riverside, RI</p>
<p>PROJECT NO: 10M16C02  SCALE: 3/8" = 1'-0"  DATE: OCT 26, 2020  DRAWN BY: JY BHAL  CHECKED BY: JVC  SHEET TITLE: SECTION C</p>
<p>DRAWING: A4.03</p>



SECTION C: AT NORTH PL LOOKING EAST  
SCALE: 3/16"=1'-0"



SECTION C: AT SOUTH PL LOOKING EAST  
SCALE: 3/16"=1'-0"



SECTION C: AT SOUTH PL LOOKING EAST  
SCALE: 3/16"=1'-0"

REVISIONS
OCT 30, 2019 Re-issued for RZ.7
OCT 07, 2019 Re-issued for RZ.6
SEP 25, 2019 Re-issued for RZ.5
APR 23, 2019 Re-issued for RZ.5
MAR 20, 2019 Re-issued for RZ.4
AUG 20, 2018 Re-issued for RZ.3
MAR 27, 2018 Re-issued for RZ.2
FEB 07, 2018 Plan, PA & SUDS sheets
CONSULTANTS

**INTERFACE:**  
 11000 Cambridge Road  
 Richmond BC  
 V6V 1K5  
 F 604 271 1145  
 F 604 621 1148  
 www.interfacestructure.com

PROJECT  
 124-Unit Mid-Rise  
 Multi-Family Development  
 8008 & 8020 Cambie Road  
 Richmond, BC

PROJECT NO  
 18-00002

SCALE  
 3/16" = 1'-0"

DATE  
 OCT 30, 2019

DRAWN BY  
 JY WAI

CHECKED BY  
 PVC

SHEET TITLE  
 SECTION D, E, F, G & H

DRAWING  
**A4.04**

124-Unit Mid-Rise  
 Multi-Family Development  
 8008 & 8020 Cambie Road  
 Richmond, BC

PROJECT NO  
 18-00002

SCALE  
 3/16" = 1'-0"

DATE  
 OCT 30, 2019

DRAWN BY  
 JY WAI

CHECKED BY  
 PVC

SHEET TITLE  
 SECTION D, E, F, G & H

DRAWING  
**A4.04**

124-Unit Mid-Rise  
 Multi-Family Development  
 8008 & 8020 Cambie Road  
 Richmond, BC

PROJECT NO  
 18-00002

SCALE  
 3/16" = 1'-0"

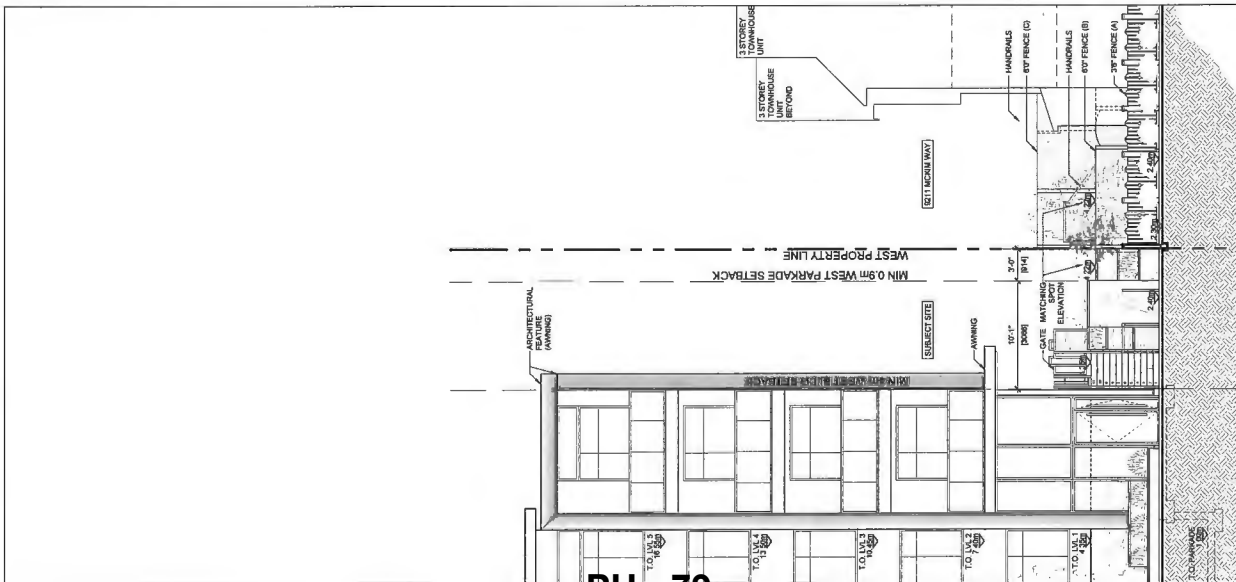
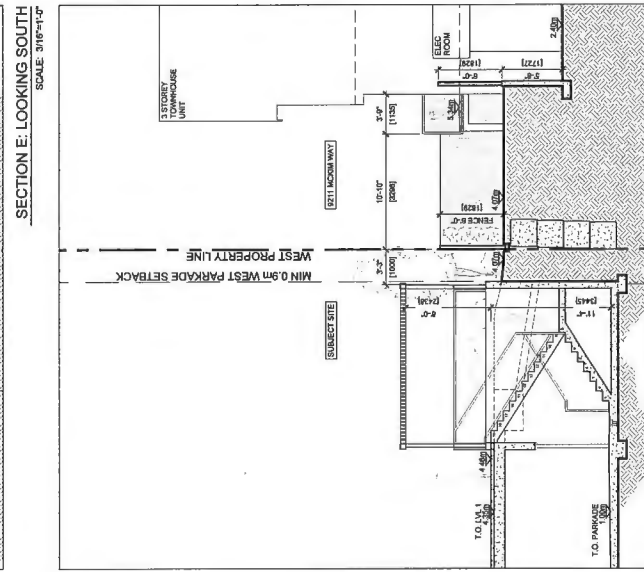
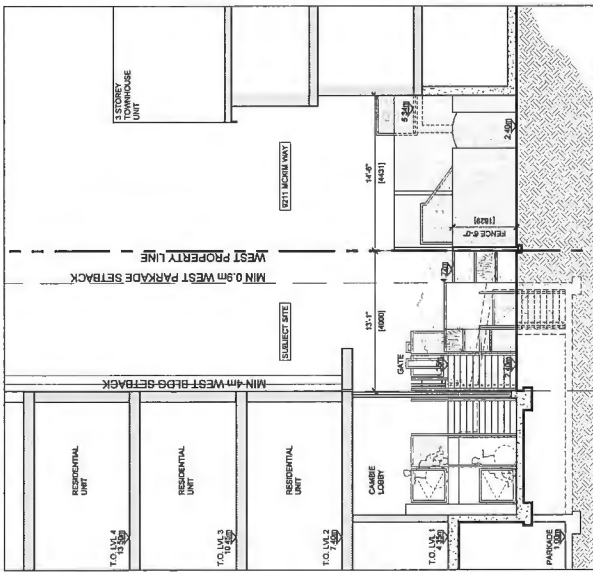
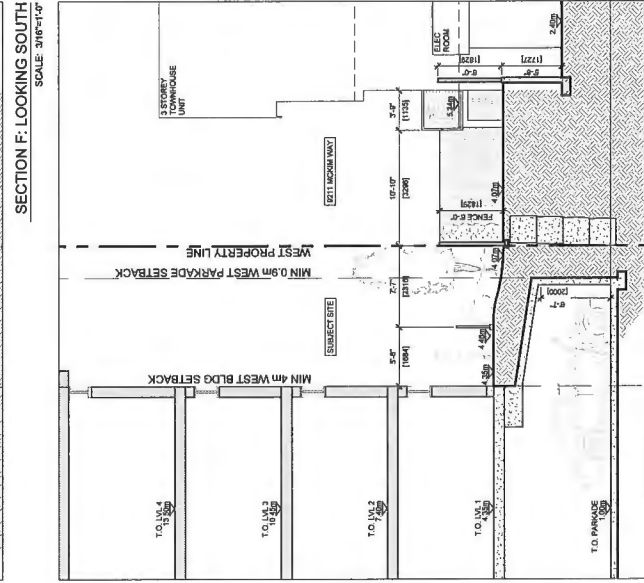
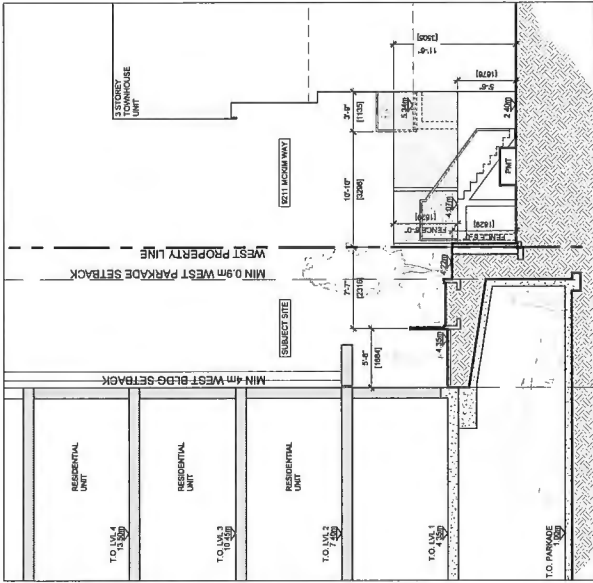
DATE  
 OCT 30, 2019

DRAWN BY  
 JY WAI

CHECKED BY  
 PVC

SHEET TITLE  
 SECTION D, E, F, G & H

DRAWING  
**A4.04**

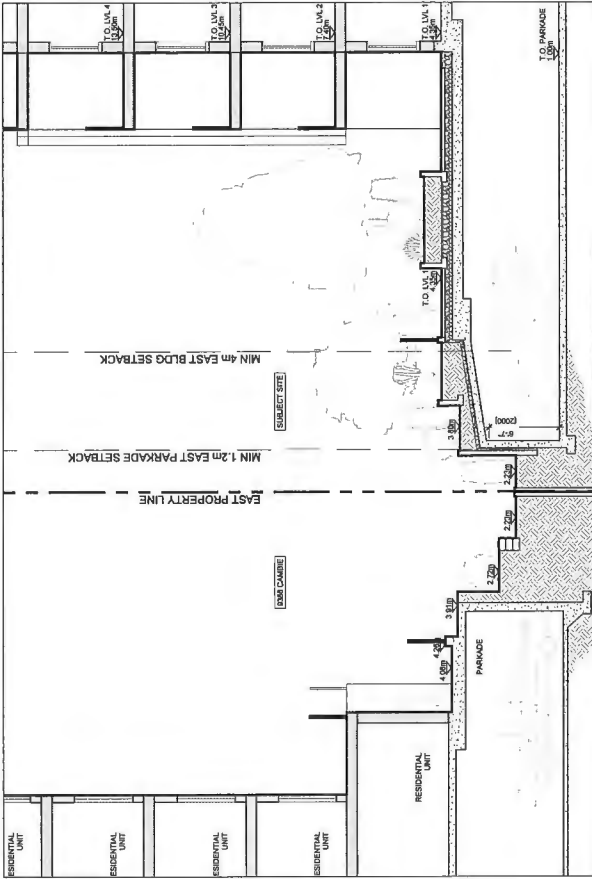


REVISIONS
OCT 26, 2023 Re-issued for RZ 7
OCT 17, 2023 Re-issued for RZ 8
SEP 25, 2023 Re-issued for RZ 5
JUL 23, 2023 Re-issued for RZ 5
MAR 21, 2023 Re-issued for RZ 4
AUG 25, 2019 Re-issued for RZ 7
MAR 27, 2019 Re-issued for RZ 1
FEB 07, 2019 Pre-PA & BLDG docs
CONSULTANTS

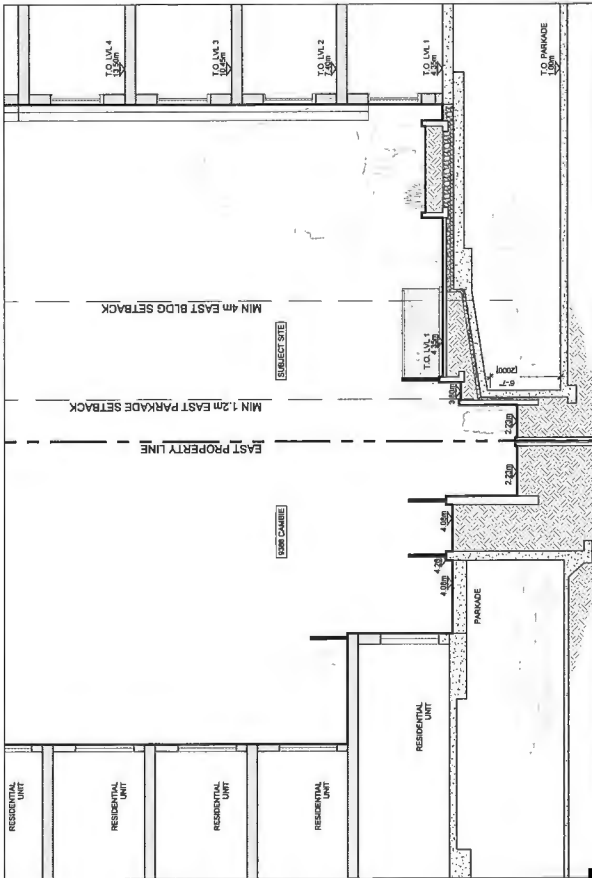
The drawings are prepared under contract and are to be used only for the project and site described herein. They are not to be used for any other project or site without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or for any consequences that may result from their use. The architect shall not be responsible for any construction methods or materials used in the construction of the project. The architect shall not be responsible for any construction methods or materials used in the construction of the project.

**INTERFACE:**  
 11900 Cambie Road  
 Richmond BC  
 V6V 1K5  
 T 604 831 1143  
 F 604 831 1148  
 www.interfacearchitecture.com

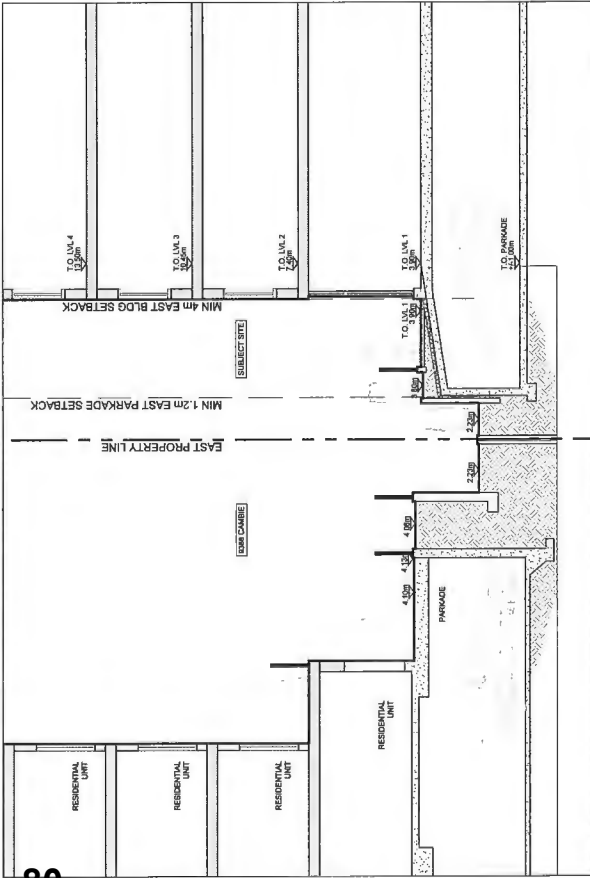
PROJECT	120-Unit Mid-Rise Multi-Family Development 11900 Cambie Road Richmond, B.C.
PROJECT NO.	18MM102
SCALE	3/8" = 1'-0"
DATE	OCT 10, 2020
DESIGNED BY	XY & A.L.
CHECKED BY	RYC
SHEET TITLE	SECTIONS I, J, & K
DRAWING	



SECTION J: LOOKING SOUTH  
SCALE: 3/8"=1'-0"



SECTION I: LOOKING SOUTH  
SCALE: 3/8"=1'-0"



SECTION K: LOOKING SOUTH  
SCALE: 3/8"=1'-0"

REVISIONS
OCT 15, 2020 Rebased for RZ 7
OCT 17, 2020 Rebased for RZ 6
NOV 25, 2020 Rebased for RZ 6
JUL 23, 2020 Rebased for RZ 5
MAR 25, 2020 Rebased for RZ 4
AUG 20, 2019 Rebased for RZ 3
MAR 27, 2019 Rebased for RZ 2
FEB 07, 2019 Pre-Pre & RLOU shown

CONSULTANTS

**INTERFACE:**  
 120 Unit Multi-Family Development  
 11900 Cambie Road  
 Vancouver, BC V6C 2S9  
 T 604.821.1183  
 F 604.821.1148  
 www.interfacebc.com

PROJECT  
 120 Unit Multi-Family Development  
 11900 Cambie Road  
 Vancouver, BC  
 PROJECT NO. I2019002  
 SCALE 1/8" = 1'-0"  
 DATE 06.06.2020  
 DRAWN BY J. HALL  
 CHECKED BY J. HALL  
 SHEET TITLE 3D AERIAL VIEWS  
 DRAWING



AERIAL VIEW - LOOKING FROM SOUTH WEST



AERIAL VIEW - LOOKING FROM NORTH WEST



AERIAL VIEW - LOOKING FROM SOUTH EAST



AERIAL VIEW - LOOKING FROM NORTH EAST



MCKIM WAY SOUTH EAST FRONTAGE



CAMBIE ROAD NORTH WEST FRONTAGE



EAST PROPERTY LINE INTERFACE



MCKIM WAY SOUTH WEST FRONTAGE



CAMBIE ROAD NORTH EAST FRONTAGE



WEST AMENITY AREA

REVISIONS
OCT 26, 2020 Re-based for RZ 7
OCT 27, 2020 Re-based for RZ 8
SEP 24, 2020 Re-based for RZ 8
JUL 20, 2020 Re-based for RZ 5
Mar 24, 2020 Re-based for RZ 4
Aug 26, 2019 Re-based for RZ 3
Mar 27, 2019 Re-based for RZ 2
Feb 07, 2019 Pre-Plan & Block-Plan

CONSULTANTS

**INTERFACE:**  
 Suite 200  
 11800 Cantabile Road  
 Charlotte, NC 28225  
 T 704.827.1142  
 F 704.827.1142  
 www.interfacearchitects.com

PROJECT	125-Unit Mid-Rise Multi-Family Development at Cantabile Road Raleigh, N.C.
PROJECT NO.	1006602
SCALE	AS SHOWN
DATE	OCT 30, 2020
DRAWN BY	AT & AL
CHECKED BY	RVC
SHEET TITLE	3D STREET VIEWS
DRAWING	

**ATTACHMENT 3**

**A6.02**



REVISIONS
OCT 26, 2020 Released for RZ 7
OCT 27, 2020 Released for RZ 6
SEP 25, 2020 Released for RZ 5
JUL 23, 2020 Released for RZ 5
MAR 20, 2020 Released for RZ 4
Aug 26, 2019 Released for RZ 3
MAR 27, 2019 Released for RZ 2
FEB 07, 2018 Pre-Fin & ELOD done
CONSULTANTS
<p>INTERFACE: 11800 County Road Birmingham, AL 35226 P 866 821 1143 F 866 821 1148 www.interfacebham.com</p> <p>126-Unit Mid-Rise Multi-Family Development Birmingham, AL</p> <p>PROJECT NO. 1806M2 SCALE DATE 03, 2020 DRAWN BY 2/1 JAL CHECKED BY JVC</p> <p>SHEET TITLE COMMUNITY GARDEN CONCEPTS &amp; AERIAL VIEWS</p> <p>DRAWING</p>

ATTACHMENT 3

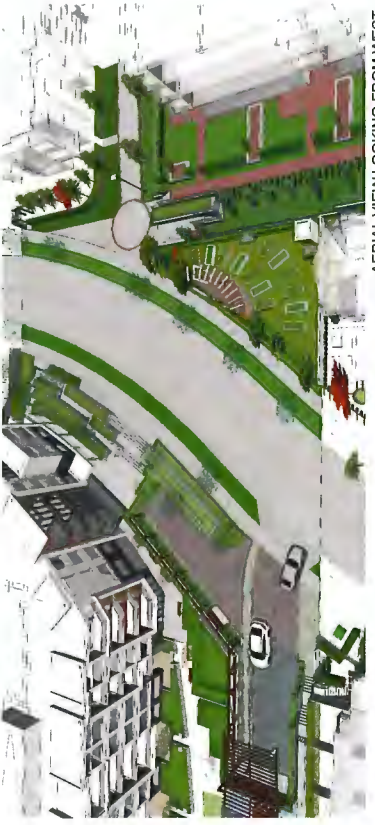
A6.03



COMMUNITY GARDEN LOOKING FROM NORTH WEST



AERIAL VIEW LOOKING FROM EAST



AERIAL VIEW LOOKING FROM WEST



COMMUNITY PARK FRONTAGE



AERIAL VIEW LOOKING FROM NORTH



AERIAL VIEW LOOKING FROM SOUTH

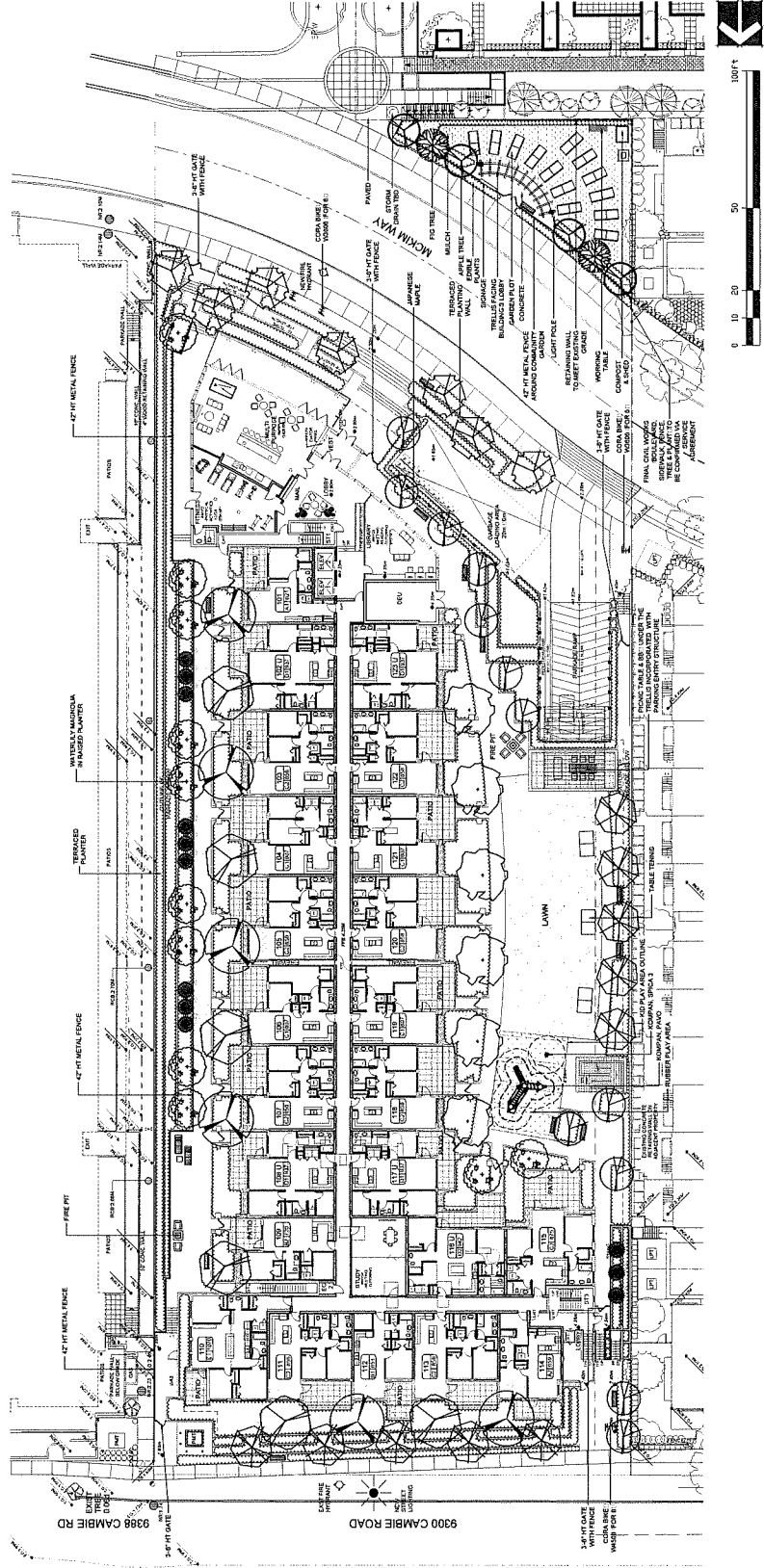
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**pmg**  
LANDSCAPE ARCHITECTS  
Suite 1100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 0G9  
Phone: 778-494-8671 | Fax: 778-494-0022

SCALE:

PLANT SCHEDULE - ON-SITE	PLANT SCHEDULE - COMMUNITY GARDEN
<p>PLANT SCHEDULE - ON-SITE</p> <p>PLANT SCHEDULE - COMMUNITY GARDEN</p>	<p>PLANT SCHEDULE - COMMUNITY GARDEN</p> <p>PLANT SCHEDULE - COMMUNITY GARDEN</p>
<p>PLANT SCHEDULE - ON-SITE</p> <p>PLANT SCHEDULE - COMMUNITY GARDEN</p>	<p>PLANT SCHEDULE - COMMUNITY GARDEN</p> <p>PLANT SCHEDULE - COMMUNITY GARDEN</p>

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINING SIZES AND SPACING INFORMATION FOR PLANT MATERIALS. PLANT MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT AT THE CLIENT'S RISK. PLANT MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT AT THE CLIENT'S RISK. PLANT MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT AT THE CLIENT'S RISK.



# ATTACHMENT 3

PROJECT:  
RESIDENTIAL DEV.  
9308 & 9309 CAMBIE RD.  
RICHMOND, BC

DRAWING TITLE:  
LANDSCAPE PLAN

DATE: 20/01/27  
SCALE: 1/2"=1'-0"  
DRAWN: YH  
DESIGN: YH  
CHECK: MCT

PMG PROJECT NUMBER: 19181-22P

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**omg**  
 LANDSCAPE ARCHITECTS  
 Suite C102 - 4185 Silt Creek Drive  
 Durham, North Carolina, NC 27702  
 P: 919.286.0111 | F: 919.286.9922

SEAL:

NO.	DATE	REVISION DESCRIPTION	BY
1	2/20/2017	NEW SITE PLAN COMMUNITY PARKING	AK
2	2/20/2017	NEW SITE PLAN AVAILABILITY COMMENTS	AK
3	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK
4	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK
5	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK
6	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK
7	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK
8	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK
9	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK
10	2/20/2017	UPDATE SITE PLAN COMMUNITY PARKING	AK

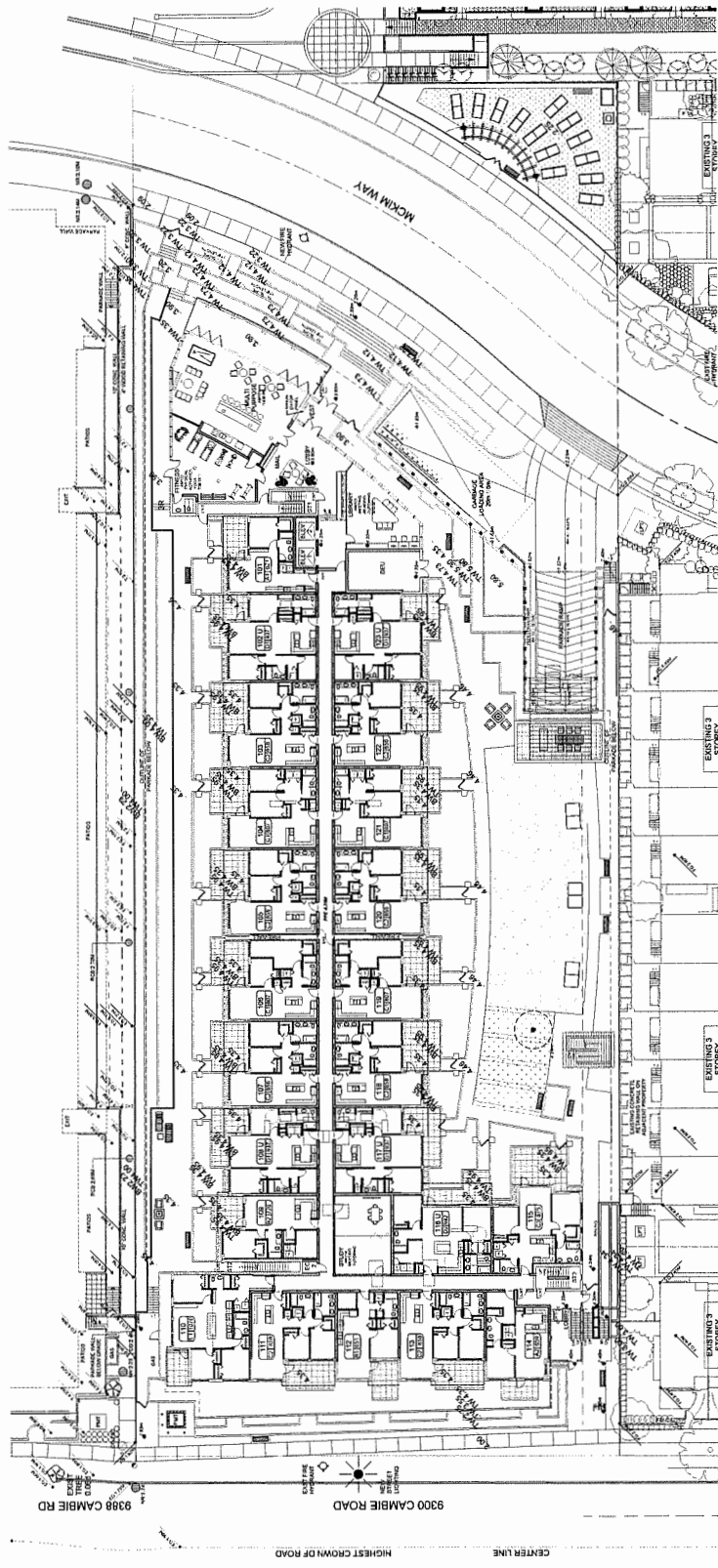
# ATTACHMENT 3

PROJECT:  
**RESIDENTIAL DEV.**  
**9300 & 9330 CAMBIE RD.**  
 RICHMOND, NC

DRAWING TITLE:  
**GRADING PLAN**

DATE: 20 FEB 17  
 SCALE: 1/2"=1'-0"  
 DRAWN: TR  
 DESIGN: VA  
 CHECK: MCV

DRAWING NUMBER:  
**L23**  
 PMS PROJECT NUMBER:  
 19-151



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 4G2  
P: 604-293-6111 | F: 604-293-6122

SCALE:

NO.	DATE	REVISION DESCRIPTION	BY
1.	2008/07/27	NEW SITE PLAN, COMMUNITY GARDEN	PL
2.	2008/07/27	NEW SITE PLAN AND CITY COMMENTS	PL
3.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL
4.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL
5.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL
6.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL
7.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL
8.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL
9.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL
10.	2008/07/27	REVISED SITE PLAN AND CITY COMMENTS	PL

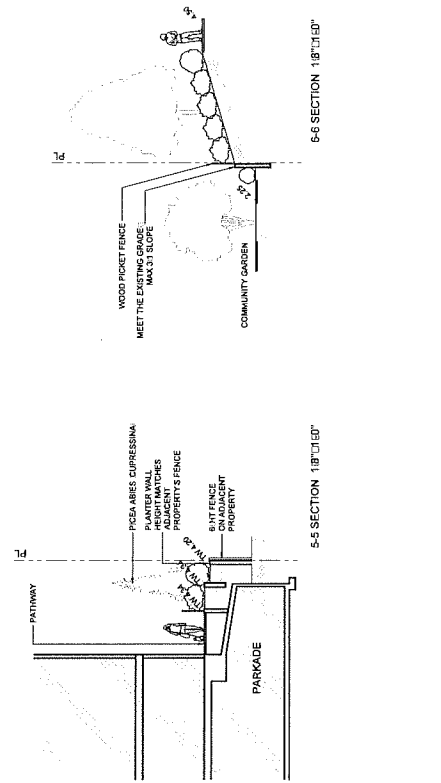
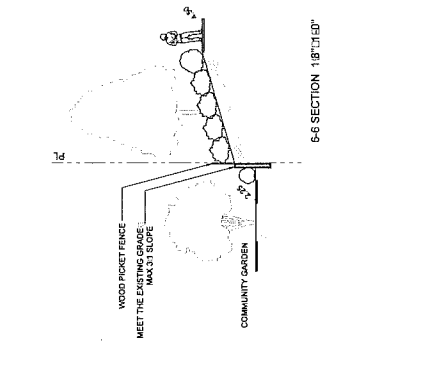
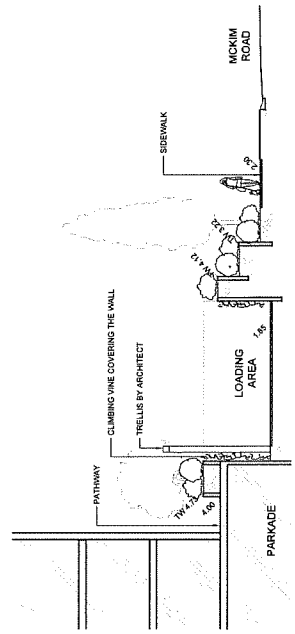
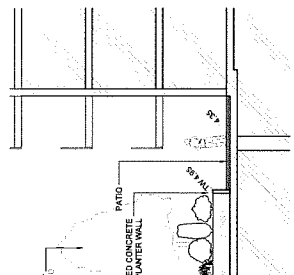
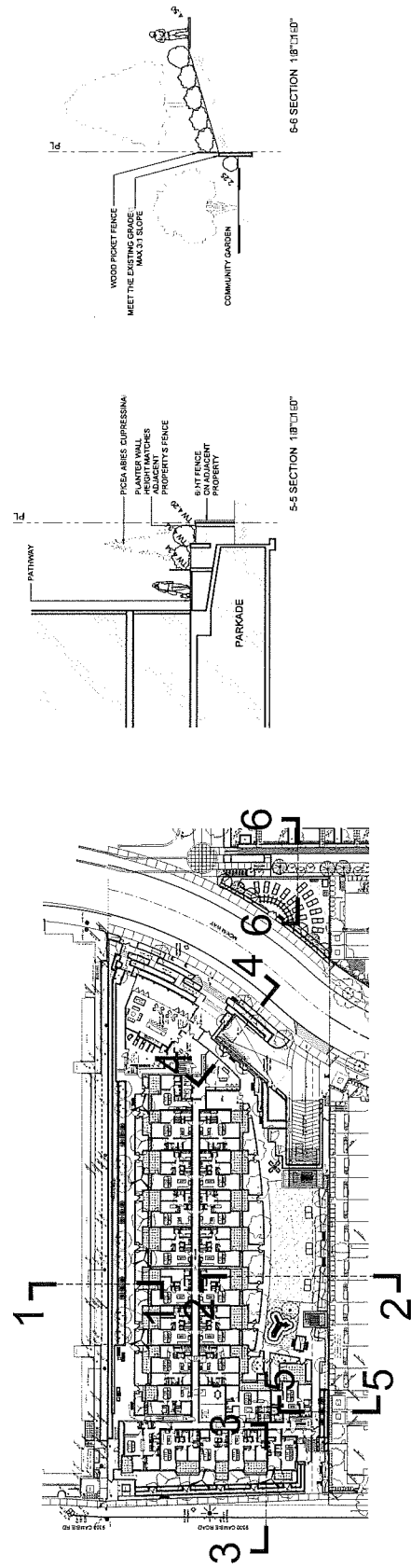
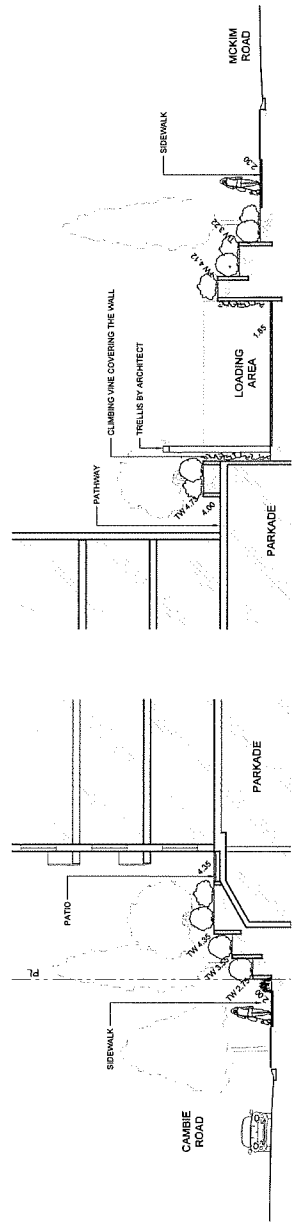
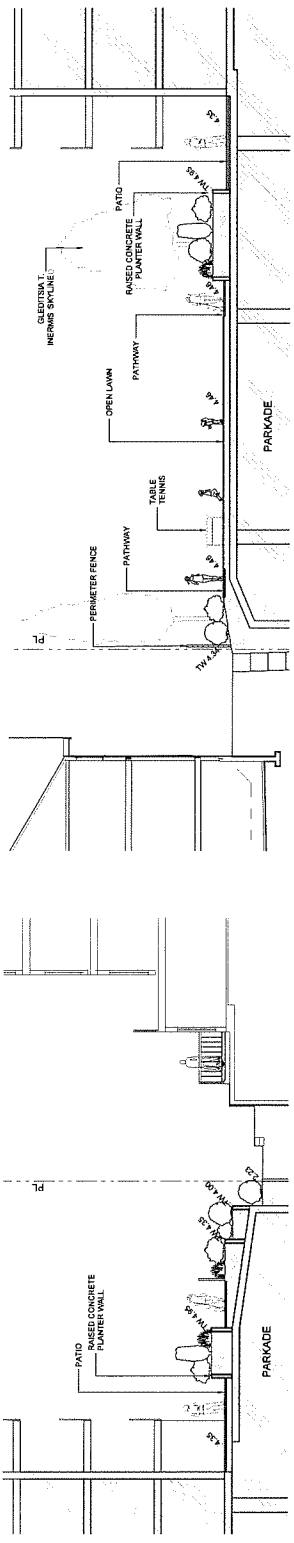
# ATTACHMENT 3

PROJECT:  
**RESIDENTIAL DEV.**  
9300 & 5320 CAMBIE RD.  
RICHMOND, BC

DRAWING TITLE:  
**SECTIONS**

DATE: 20/08/27  
SCALE: 1/8"=1'-0"  
DRAWN: TR  
DESIGN: AC  
CHECK: AC

PMG PROJECT NUMBER:  
1915-22P







**Address:** 9300 and 9320 Cambie Road

**File No.:** RZ 18-835042

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10219, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. A road dedication along the entire Cambie Road frontage to accommodate the road design described under the Servicing Agreement section below. This road dedication will start at a width of approximately 3.5 at the west property line and taper down to approximately 1.5 m at the east property line. Exact width is to be confirmed with survey information to be submitted by the applicant.
3. A 20 m wide road dedication to accommodate the development of a new east-west road (McKim Way) through the site as described under the Servicing Agreement section below.
4. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwelling(s)). Portion of the site located to the south of McKim Way must be hooked to the portion of the site located to the north of McKim Way and the site is not allowed to be subdivided into two individual parcels.
5. Discharge of Statutory Right of Way (Utilities) Covenant CA 6479925 and utilities SRW CA6479926 (Plan EPP 75519).
6. Granting of a statutory right-of-way with public right of passage (PROP) over the northeast corner of the portion of the site located south of McKim Way for the purposes of a greenway extension. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the construction, maintenance and liability will be the responsibility of the developer and future strata. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
8. Registration of an aircraft noise sensitive use covenant on title. Languages should be included in the legal document that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
  - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
9. Registration of the City’s standard Housing Agreement to secure five affordable housing units, the combined habitable floor area of which shall comprise at least 1/3 of the density bonus of 0.2 FAR as outlined in the West Cambie Area Plan. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
2BR	2	69 m <sup>2</sup> (741 ft <sup>2</sup> )	\$1,218	\$46,800 or less
3BR	3	91 m <sup>2</sup> (980 ft <sup>2</sup> )	\$1,480	\$58,050 or less

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

10. Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
  - b) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC).
  - c) If a DEU is available for connection, and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless and until:
    - i. the building is connected to the DEU;
    - ii. the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
    - iii. prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
  - d) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
    - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
    - ii. the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing); and
    - iii. The owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
11. Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.
12. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
  - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
  - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
  - c) The required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
13. Registration of a legal agreement on title ensuring that:
  - a) conversion of any of the bicycle parking storage rooms into habitable space or general storage area is prohibited; and
  - b) all of the bicycle parking storage rooms are available for shared common use and for the sole purpose of bicycle storage.
14. The applicant shall provide the following TDM measures to support the 10% vehicle parking rate reduction for the residential uses:
  - a) Registration of a legal agreement on Title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
    - i. Provide 1 year of two-zone compass cards for 25% of the market units and 100% of affordable units;

- ii. extend the program, should it not be fully subscribed within one year, until the equivalent of the costs of the full one year transit pass program has been exhausted;
  - iii. provide for administration by TransLink or a management company on behalf of the strata council;
  - iv. notify the residents of the availability of the transit pass program;
  - v. indicate the availability and method of accessing the transit program in sales/rental contracts; and
  - vi. submit a Letter of Credit prior to Development Permit issuance to secure the owner's commitment to provide the transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration). The remaining funds in the LOC will be released to the Owner/Developer when the 2-zone one year transit pass program is fully subscribed.
- b) Registration of a legal agreement on Title to ensure provision of a bicycling maintenance and repair room in the development, including the following terms:
- i. the required bicycling maintenance and repair room is available for the common use of residents to this development;
  - ii. selling, leasing, assigning, or designating any of the required bicycling maintenance and repair room to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
  - iii. conversion of the required bicycling maintenance and repair room into habitable space or storage space is prohibited.
- c) Registration of a legal agreement on Title to ensure provision of 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 shall be provided for each compound.
- d) Registration of a restrictive covenant and statutory right of way on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide car share space to a car share operator or the City, the terms of which shall be generally as follows:
- i. A minimum of two car share parking spaces, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner's cost. The car share space is:
    - Located on-site and provision of space to maneuver on-site;
    - Designated to be safe, convenient and universally accessible;
    - Provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit process;
    - Provided with one EV quick-charge (240 volt) charging station for the exclusive use of car-share vehicles parked in the required car-share spaces; and
    - Accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost 365 days a year for a time period equalling the lengthiest combination of standard business hours and standard operating hours of local rapid transit.
  - ii. Registration of a public right of passage statutory right of way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor and to the satisfaction of the Director of Transportation, including provisions for:
    - The owner's ability to close a portion of the right of way to public access to facilitate maintenance or repairs to the right of way, provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
    - Maintenance at the sole cost of the owner except as may be negotiated through a private agreement with the car share provider; and
    - Building encroachment below finished grade (e.g. below grade parking structure).
  - iii. In the event that the car share parking spaces are not operated for car share purposes as intended (e.g. operator's contract is terminated or expires), control is transferred to the City, at no cost to the City, with the understanding that the City, at its sole discretion, without penalty or cost, shall determine how the parking spaces shall be used going forward.



- e) Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000 in total);
  - f) Voluntary cash contribution of \$15,000 toward the construction of multi-modal wayfinding signs in the West Cambie area; and
  - g) Voluntary cash contribution of \$2,500 towards cycling-related infrastructures in the West Cambie area.
15. City acceptance of the developer's offer to voluntarily contribute \$0.72 per buildable square foot (e.g. \$88,756.20) to the City's child care fund.
  16. City acceptance of the developer's offer to voluntarily contribute \$0.72 per buildable square foot (e.g. \$88,756.20) to the City's beautification fund.
  17. City acceptance of the developer's offer to voluntarily contribute \$0.08 per buildable square foot (e.g. \$9,861.80) to community and engineering planning costs, as set out in the West Cambie Area Plan.
  18. City acceptance of the developer's voluntary contribution in the amount of \$100,672.30 (i.e., \$0.85/ft<sup>2</sup> of buildable area excluding affordable housing) to the City's public art fund.
  19. City acceptance of the developer's offer to voluntarily contribute \$4,550.00 to Parks Division's Tree Compensation Fund for the removal of eleven trees located on the city's boulevard in front of the site and within the required road dedication areas.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.

20. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
21. Enter into a Servicing Agreement\* for the design and construction of frontage improvements along Cambie Road, a new east-west road (McKim Way) through the site (including a new fire hydrant), a new publicly accessible green space on the south side of McKim Way, as well as water and storm sewer upgrades and service connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- Using the OCP Model, there is 357 L/s of water available at a 20 psi residual at the Cambie Road frontage and 260 L/s of water available at 20psi along the McKim way frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. The Developer is required to:
  1. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  2. Existing fire hydrants along McKim Way are over 100m apart; therefore a new hydrant is to be installed in a central location of the properties' McKim Way frontage.
  3. Install approximately 60m of new 200mm PVC watermain along future McKim Way frontage and tie-in to the watermain on either side of property.
  4. Provide right of way for water meter, exact dimensions and location of the right of way shall be finalized at the servicing agreement process.
- At the Developer's cost, the City will:
  1. Cut and cap at the main the existing water service connections at the Cambie Rd frontage.
  2. Install a new water service connection at McKim Way frontage, complete with water meter and meter chamber in a right-of-way onsite which will be provided by the developer

Storm Sewer Works:

- The Developer is required to:
  1. Upgrade the existing 450mm storm sewer to a 600mm PVC pipe along the proposed site's Cambie Road frontage. Tie in to existing manholes on either side; remove the existing manhole centered in front of lot 9300 Cambie Rd. and dispose of properly.
  2. Install a new 600mm storm sewer along the proposed site's entire McKim Way frontage and tie-in to the adjacent storm sewers. Manhole placement shall be as per City's Engineering specifications.

Sanitary Sewer Works:

- At Developer's cost, the City is to install a new sanitary service lateral connected to the manhole on the eastern side of property complete with inspection chamber.

Frontage Improvements:

- The Developer is required to:
  1. Pre-duct for future hydro, telephone and cable utilities along all road frontages.
  2. Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    - BC Hydro PMT – 4mW X 5m (deep)
    - BC Hydro LPT – 3.5mW X 3.5m (deep)
    - Street light kiosk – 1.5mW X 1.5m (deep)
    - Traffic signal kiosk – 1mW X 1m (deep)
    - Traffic signal UPS – 2mW X 1.5m (deep)
    - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
    - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
  3. Design and construct the frontage improvements, and the associated land dedication, as noted below:
    - i. Cambie Road:
      - a. Land dedication to accommodate the following ultimate road cross-sections (measured from the existing curb/gutter along the north side of Cambie Road):
        - 3.5m wide westbound through lane
        - 3.2m wide westbound through lane
        - 3.3m wide left-turn lane
        - 3.2m wide eastbound through lane
        - 3.5m wide eastbound through lane
        - 0.15m wide curb/gutter
        - 1.5m wide boulevard
        - 2m wide sidewalk

Note: Subject to the functional design and detailed survey to be prepared by the developer, it is estimated that the above would require a strip of land along the Cambie Road frontage, measuring at approximately 3.5m at the western limit and tapers to approximately 1.5m at the eastern limit of the site.

- b. Design and construct road improvements along the Cambie Road frontage to an interim road standard which includes a new 2m wide sidewalk at the new property line, a treed/grassed landscaped boulevard between the new sidewalk and the existing curb/gutter.
- ii. New east/west road (McKim Way) through the site:
  - a. Require 20m wide land dedication.
  - b. Full road construction to a collector road standard, including an 11.2m wide pavement, and on both sides of the street, 2m wide sidewalk, 1.5m wide boulevard and 0.15m wide curb/gutter.
- 4. Provide street lighting along the Cambie Road and McKim Way frontages of the proposed site.

Publicly Accessible Greenway Extension:

- The Developer is required to design and construct the Publicly Accessible Greenway Extension to the satisfactory to the Parks Department. The purpose of the greenway extension is to connect the existing greenway developed as part of the “Berkeley” development to the south at 9213 and 9233 Odlin Road directly north to McKim Way.

General Items:

- The Developer is required to:
  1. Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations.
  2. 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.

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

1. Complete an acoustical and thermal report 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 Department. 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 based on \$7.56 per ft<sup>2</sup>.
4. Payment of the latecomer multifamily dwelling unit per unit charge (\$1,836.72) 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 Department 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.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date



**RZ 18-835042**

**Attachment 5**

Address: 9300 and 9320 Cambie Road

Applicant: Westmark Developments (Camosun) Ltd.

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

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Westmark Developments (Camosun) Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	8,019.5 m <sup>2</sup>	6,736.7 m <sup>2</sup>
<b>Land Uses:</b>	Residential	No Change
<b>OCP Designation:</b>	Apartment Residential	No Change
<b>Area Plan Designation:</b>	Residential Area 1. 1.50 base FAR (Max. 1.7 FAR with density bonusing for affordable housing). Townhouse, low-rise Apartments (4-storey typical).	No Change
<b>Zoning:</b>	Single Detached (RS1/F)	"Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)"
<b>Number of Units:</b>	Two vacant lots	128 apartment units
<b>Other Designations:</b>	n/a	No Change

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	1.7 FAR with five affordable housing units plus 0.08 FAR for amenity	None permitted
Lot Coverage (% of lot area):	Max. 40%	40%	None
Setback – Cambie Road: (Building/Parking structure)	Min. 4.0 m / 2.0 m	4.0 m / 2.0 m	None
Setback – McKim Way: (Building/Parking structure)	Min. 7.5 m / 7.5 m	7.5 m / 7.5 m	None
Setback – Side Yard (east): (Building/Parking structure)	Min. 4.0 m / 1.2 m	4.0 m / 1.2 m	None
Setback – Side Yard (west): (Building/Parking structure)	Min. 4.0m / 0.9 m	4.0m / 0.9 m	None
Height (m):	Max. 19.5 m (5 storeys)	19.5 m (5 storeys)	None
Lot Size:	Min. 6,700 m <sup>2</sup>	6,736.7 m <sup>2</sup>	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Residential:	1.5 (Apartment Housing) + 1.0 (Affordable Housing) = 171 with TDM	171 with TDM	Rate reduction included in the zone schedule
Off-street Parking Spaces – Visitor:	0.2 (V) per unit = 24 with TDM	24	None
Off-street Parking Spaces – Total:	195	195	None
Tandem Parking Spaces:	Permitted	28	None
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on-site (195 x Max. 50% = 97)	94	None
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (195 x 2% = 4 spaces)	4	None
Bicycle Parking Spaces – Class 1:	1.25/unit = 160	166	None
Bicycle Parking Spaces – Class 2:	0.2/unit = 26	26	None
Bicycle Spaces (totals)	186	192	None
Amenity Space – Indoor:	Min. 100 m <sup>2</sup>	514.3 m <sup>2</sup>	None

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

REVISIONS
OCT 06, 2020 Re-board for RZ7
OCT 07, 2020 Re-board for RZ6
SEP 24, 2020 Re-board for RZ6
AUG 28, 2020 Re-board for RZ5
Mar 26, 2020 Re-board for RZ4
Aug 26, 2019 Re-board for RZ3
Mar 27, 2019 Re-board for RZ2
Feb 07, 2019 Pre-Per & RLOD deems
CONSULTANTS
<p>INTERFACED ARCHITECTURE, INC.          11800 Cambridge Road          Brentwood, TN 37027          T 615 831 1142          F 615 831 1148          www.interfacedarchitecture.com</p> <p>PROJECT          138-Unit Mid-Rise          Multi-Family Development          8200 &amp; 8205 Cambridge Road          Brentwood, TN</p> <p>PROJECT NO.          19MM002</p> <p>SCALE          NTS</p> <p>DATE          OCT 30, 2020</p> <p>DRAWN BY          JPM/ML</p> <p>CHECKED BY          NYC</p> <p>SHEET TITLE          SHADOW STUDY:          MARCH &amp; JUNE</p> <p>DRAWING          A8.01</p>

**INTERFACE:**  
 11800 Cambridge Road  
 Brentwood, TN 37027  
 T 615 831 1142  
 F 615 831 1148  
 www.interfacedarchitecture.com

**PROJECT**  
 138-Unit Mid-Rise  
 Multi-Family Development  
 8200 & 8205 Cambridge Road  
 Brentwood, TN

**PROJECT NO.**  
 19MM002

**SCALE**  
 NTS

**DATE**  
 OCT 30, 2020

**DRAWN BY**  
 JPM/ML

**CHECKED BY**  
 NYC

**SHEET TITLE**  
 SHADOW STUDY:  
 MARCH & JUNE

**DRAWING**  
 A8.01

# ATTACHMENT 6



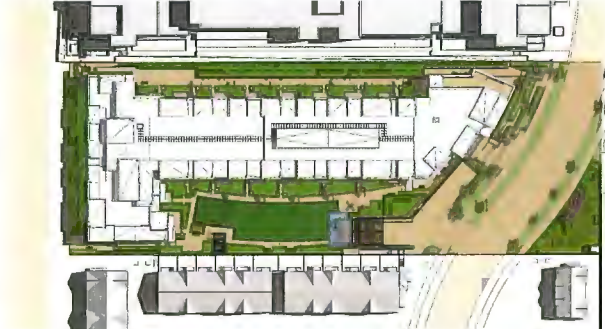
MARCH 21, 3 PM



JUNE 21, 3 PM



MARCH 21, 12 PM



JUNE 21, 12 PM



MARCH 21, 9 AM



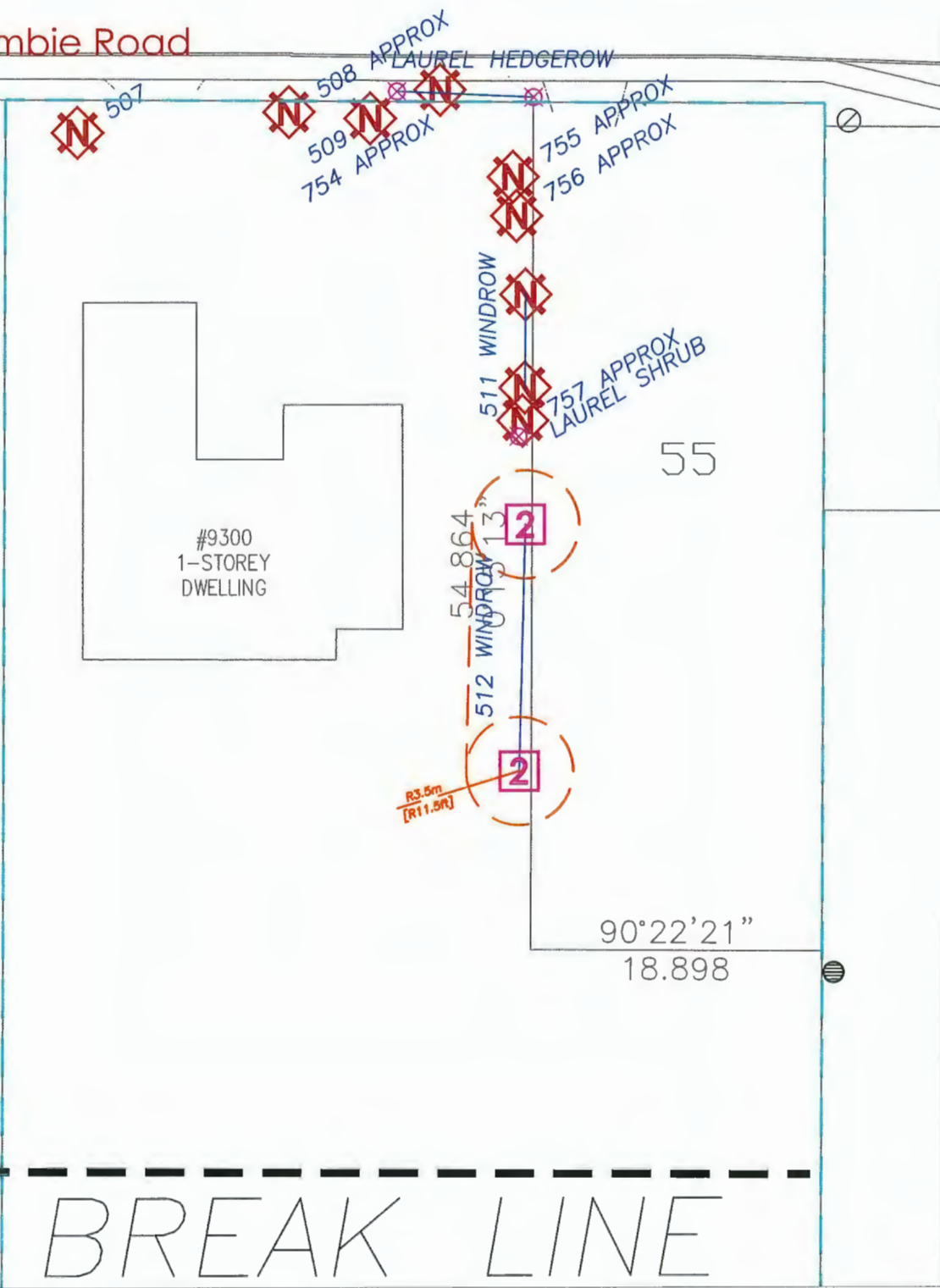
JUNE 21, 9 AM





C A M B I E R O A D

Cambie Road



**TREE MANAGEMENT DRAWING (ASSESSMENT) CITY LETTER SIZE SHEET 1/5**

acigroup.ca

**ARBORTECH**  
CONSULTING

ACL GROUP

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND		
CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN		
CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020

BREAK LINE

REM. 5

95.374  
0°15'13"

630  
'32"

McKim  
Way



**TREE MANAGEMENT DRAWING - (ASSESSMENT) CITY LETTER SIZE SHEET 2/5**

acigroup.ca



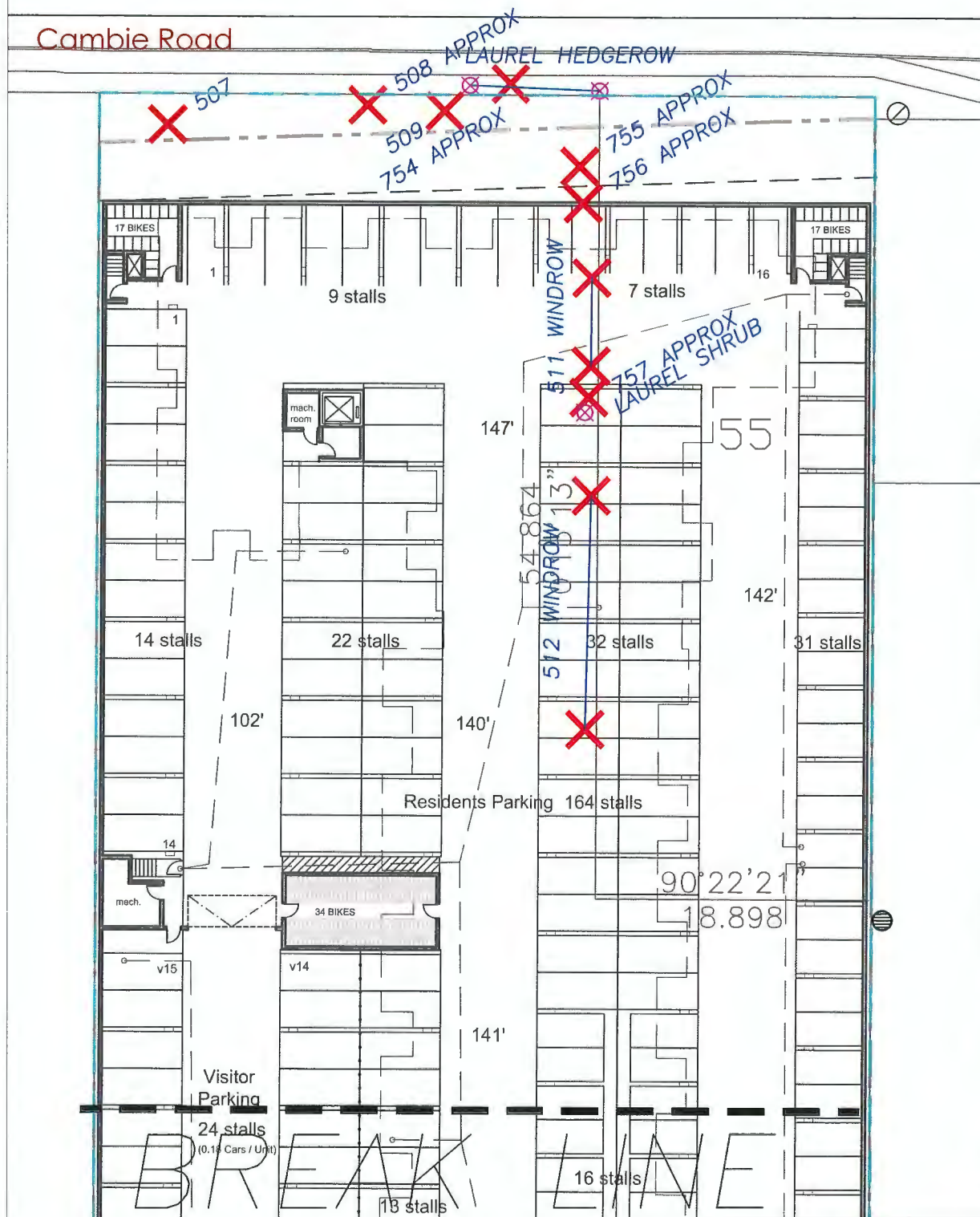
**ARBORTECH**  
ACL GROUP CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
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CLIENT:	WESTMARK DEVELOPMENTS - CAMOSUN		
CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020

C A M B I E R O A D

Cambie Road



**TREE MANAGEMENT DRAWING (MANAGEMENT) - CITY LETTER SIZE SHEET 3/5**

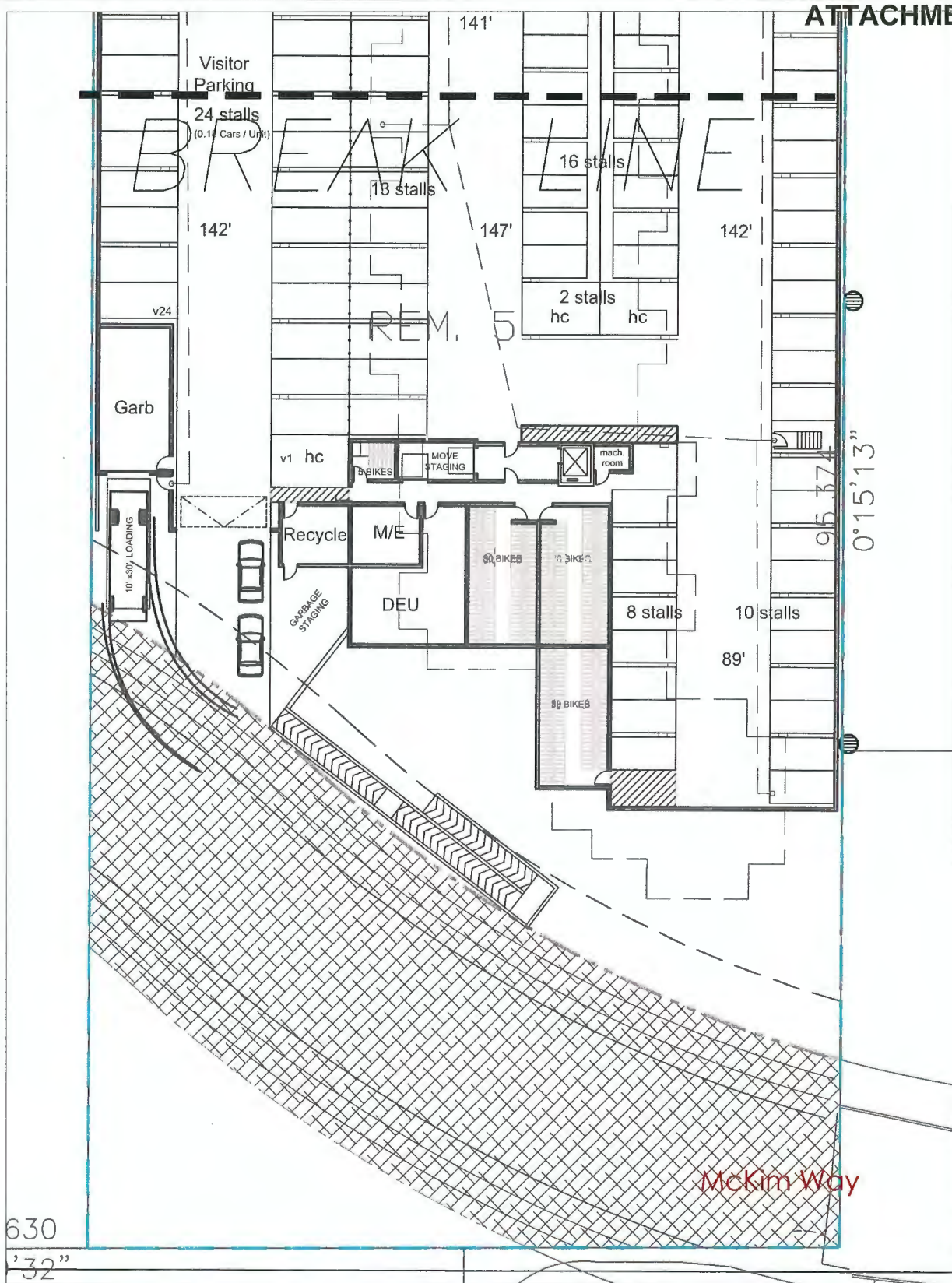
**ARBORTECH**  
CONSULTING

ACL GROUP

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

aclgroup.ca

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND		
CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN		
CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020



630  
'32"

**TREE MANAGEMENT DRAWING (MANAGEMENT) - CITY LETTER SIZE SHEET 4/5**

ARBORTECH CONSULTING  
ACL GROUP

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

aclgroup.ca

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT		
ADDRESS:	9300 AND 9320 CAMBIE ROAD, RICHMOND		
CLIENT:	WESTMARK DEVELOPMETNS - CAMOSUN		
CITY REF:		ACL FILE:	17190
PLOT SIZE:	11"X17"	REV #:	2
		DATE:	NOV 6, 2020

INTER

ATTACHMENT 8

COMMUNICATION

November 6, 2020

City of Richmond  
6911 No.3 Road  
Richmond, BC V6Y 2C1  
Attn: Edwin Lee, Planner 2

Edwin:

**Re: 9300/9320 Cambie Road – Confirming Energy Step Code 3 Compliance**

We are applying for a Rezoning to permit a 128-unit, 5-storey, multi-family development at the subject address [RZ18-835402].

After reviewing the current bylaws and discussing with Nicholas Heap today, we can confirm that this project will be required to comply with **Energy Step Code Level 3**, as well as being connected to the West Cambie District Energy Utility.

As the Architect & Coordinating Registered Professional (CRP) for this project, I am confident that the proposed building design will be able to meet the Energy Step Code when we apply for BP.

We expect to be applying for a Building Permit next year in 2021.

Respectfully,



Ken Chow, Architect AIBC

Cc: Harmel Bains, Westmark Developments Ltd.  
Rav Bains, Westmark Developments Ltd.

INTERFACE ARCHITECTURE INC.

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A MEMBER OF THE AIBC

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PH - 103



Richmond Zoning Bylaw 8500  
Amendment Bylaw 10219 (RZ 18-835042)  
9300 and 9320 Cambie Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 18.43 thereof the following:

“18.43 Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)

18.43.1 Purpose

The zone provides for medium density residential apartment development with a density bonus for the construction of affordable housing.

18.43.2 Permitted Uses

- housing, apartment

18.43.3 Secondary Uses

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

18.43.4 Permitted Density

- 1. The maximum floor area ratio is 1.50, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
- 2. Notwithstanding Section 18.43.4.1, the reference to “1.50” is increased to a higher density of “1.70” if, prior to first occupancy of a building, the owner:
  - a) Provides on the lot not less than five affordable housing units having a combined habitable space of at least 1/3 of the “0.2” floor area density bonus; and
  - b) Enters into a housing agreement for the affordable housing units with the City and registers the housing agreement against the title to the lot, and files a notice in the Land Title Office.

18.43.5 Permitted Lot Coverage

- 1. Maximum Lot Coverage is 40% for buildings.

**18.43.6 Yards & Setbacks**

1. The minimum public **road setback** is:
  - a. 4.0 m from Cambie Road; and
  - b. 7.5 m from McKim Way.
2. The minimum **side yard** is 4.0 m.
3. Notwithstanding Sections 18.43.6 .1 and 18.43.6.2, a parking **structure** may project into the Cambie Road **road setback** or the **property line 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:
  - a. 2.0 m to a **lot line abutting** Cambie Road;
  - b. 1.2 m to the east **side lot line**; and
  - c. 0.9 m to the west **side lot line**

**18.43.7 Permitted Heights**

1. The maximum **height** for **buildings** is 19.5 m and 5 habitable **storeys**.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

**18.43.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot size** is 6700 m<sup>2</sup>.

**18.43.9 Landscaping & Screening**

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

**18.43.10 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.

**18.43.11 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. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**LOW RISE APARTMENT (ZLR43) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**”.

P.I.D. 004-916-301

Lot 5 Except: Plan 45079, Block “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 000-579-769

Lot 55 Section 34 Block 5 North Range 6 West New Westminster District Plan 45079

- 2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10219**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 07 2020

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MAYOR

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