



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 13, 2017

File: RZ 17-778596

Re: Application by Polygon Development 302 Ltd. for Rezoning at 9211/9251/9271/9291 Odlin Road from Single Detached (RS1/F) to Low Rise Apartment (ZLR31)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9755 to create the “Low Rise Apartment (ZLR31)” zone, and to rezone 9211/9251/9271/9291 Odlin Road from “Single Detached (RS1/F)” zone to “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)” zone, be introduced and given first reading.

Wayne Craig
Director, Development

WC:dc
Att. 6

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

Staff Report

Origin

Polygon Development 302 Ltd. has applied to the City of Richmond for permission to rezone 9211, 9251, 9271, 9291 Odlin Road from “Single Detached (RS1/F)” to a new site specific zone, “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)” in order to construct two 4 to 6 storey multi-family apartment buildings over a common parkade. The proposed development will contain approximately 265 residential apartment units including 13 affordable housing units. The net area of the proposed buildings is approximately 24,990 m² (268,989 ft²). A Statutory Right of Way (SRW) will be provided along the east side of the development site along with provisions for the completion of the existing interim pedestrian greenway. Road dedications will be required along the western side of the site for the construction of a portion of the new Dubbert Street and along portions of Odlin Road. Two of the properties have single family dwellings that will need to be demolished.

A location map is provided in Attachment 1. The site’s context in the Alexandra Neighbourhood Land Use Map is shown in Attachment 2. Conceptual Development Plans are provided in Attachment 3 and a Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 4.

Findings of Fact

The proposed development will require the consolidation of the four properties and the installation of various services and utilities. The most significant Engineering Servicing requirements to accommodate the proposed development are as follows:

- Partial construction of Dubbert Street to an interim ‘half road’ standard, along the site’s western frontage;
- Road widening of Odlin Road along the site’s entire frontage;
- Installation of approximately 160 m of new watermain along the new section of Dubbert Street;
- Installation of new fire hydrants along the new section of Dubbert Street;
- Installation of new storm sewer service along approximately 160 m of Dubbert Street;
- Installation of sidewalks and landscaped boulevards along the Dubbert Street and Odlin Road frontages;
- Provision of street lighting along Odlin Road and Dubbert Street frontages;
- Undergrounding of existing private utility overhead lines (e.g. hydro, Telus and Shaw) along Odlin Road; and
- Predicting for future hydro, telephone and cable utilities along the Odlin Road and Dubbert Street frontages.

The detailed list of Engineering Servicing requirements is included in the Rezoning Considerations (Attachment 6).

Surrounding Development

Surrounding development is as follows:

To the North: Four vacant lots to be consolidated and rezoned to “Town Housing (ZT79)” under RZ 15-692812 (pending adoption). The proposed development is for 59 three-storey townhouse units. The proposal’s Development Permit (DP 17-760368) has been reviewed and endorsed by Development Permit Panel on July 12, 2017.

To the South (across Odlin Road): Three 4-storey apartment buildings approved under RZ 06-344033 and consisting of approximately 259 dwelling units. The site is zoned “Low Rise Apartment (ZLR20)”

To the East: An existing 5 m (16.4 ft.) wide pedestrian greenway and an existing medium density multi-family residential apartment complex (approved under RZ 10-537689 - Mayfair Place Homes) consisting of 4 four storey buildings over a common parking podium on a property zoned “Low Rise Apartment (ZLR24)”. The existing greenway will be doubled in width as a result of the subject proposal.

To the West: (Across the future Dubbert Street): Several large lots currently zoned “Single Detached (RS1/F)”. These lots are part of a 10 lot consolidation and development application currently under staff review (RZ 14-654114). The development proposal is for a mixed-use building with approximately 320 residential units and 6,668 m² (71,774 ft²) of office/commercial uses.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan – Schedule 2.11A Alexandra Neighbourhood Land Use Map

The Official Community Plan (OCP) land use designation is “Apartment Residential (APT)”. The proposed four, five and six storey apartment development complies.

The proposed development site is located within the West Cambie Area Plan’s “Medium Density Housing (Character Area 4)” area which permits street-oriented townhouses and apartments, typically between two and four storeys in height. The Plan does allow for up to six storey residential buildings provided that no additional overshadowing of neighbouring properties occurs and increased open space is provided.

The development proposal maintains four storeys for both buildings within the northern 48 m (157 ft.) of both buildings “A” and “B”. The balance of the eastern building (“building B”) adjacent to the greenway is then raised to five storeys. The western building, “building A”, steps up to five storeys for the middle portion of the building’s length and then to six storeys within its southern 54 m (177 ft.) of the property (i.e. adjacent to Odlin Road).

This height arrangement allows the development’s buildings to be pulled away from the property to the north increasing the building separation between the two projects to approximately 18 m (59 ft.). Although building B does increase to five storeys for the southern two thirds of its

length, the building to building separation with the existing development to the east (9399 Odlin Road) will be a minimum of 15 m (49 ft.) reducing potential overshadowing by the additional storey.

The extra height also contributes to the provision of approximately 30% more outdoor open space on the site than required under the Official Community Plan. Without the additional height the building's mass would need to use more ground space to achieve the same density. From both these perspectives the proposal complies with the height conditions outlined in the West Cambie Area Plan Character Area 4. The proposed Amendment Bylaw 9755 ensures that the building massing respects the objectives established in the Area Plan.

Per the Alexandra Neighbourhood Land Use Map, the permitted base density at the subject site is 1.50 FAR increasing to a base density maximum of 1.70 FAR with the addition of a density bonus for affordable housing and amenity space. The proposed development will comply with the Alexandra Neighbourhood Land Use Map by providing thirteen built affordable housing units in the development.

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.

Analysis

Built Form and Architectural Character

The proposed development will have two 4 to 6 storey buildings constructed on top of a common parkade. The two buildings will run parallel to each other with a common courtyard area running north-south between them. The western most building (Building A) is proposed to have three different heights from four storeys at the north end to five storeys in the middle section and six storeys closest to Odlin Road in the south. The eastern most building (Building B) is proposed to have two different heights from four storeys at the north end to five storeys at the southern end. In addition to the variations in height the buildings are proposed to be designed to reflect three distinct segments in terms of the exterior finishes and color patterns.

Terraces of landscaping and access stairways leading from the podium units are proposed to line both the Dubbert Street frontage as well as the greenway side (east side) of the development providing a softer edge to the development and allowing for greater animation of the street and greenway. The interior courtyard will be accessible from both apartment buildings via separate entrances as well as a grand stairway connecting to Odlin Road.

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

Existing Legal Encumbrances

A restrictive covenant (AB224298) is currently registered on the title of 9291 Odlin Road. The covenant permits only one residential dwelling on that property and will need to be discharged to accommodate the development proposal. The Rezoning Considerations include a requirement for this restrictive covenant to be discharged from title prior to rezoning adoption.

Transportation and Site Access

The vehicle parkade entrance is proposed to be located on the Dubbert Street frontage while the building's two lobbies will be oriented toward Odlin Road. Two (2) loading areas are proposed – one at the south-east corner of the site and the other at the north-west corner of the site providing each building with its own loading bay.

The Zoning Bylaw No. 8500 parking space requirement for apartments is currently 1.50 spaces for residents and 0.2 spaces for visitors. The applicant has requested a reduced parking rate for the proposal of 1.44 spaces (1.26 spaces for residents + 0.18 spaces for visitors) per dwelling unit. The rationale for the requested reduction is provided via a parking analysis prepared by Bunt and Associates (dated November 22, 2017). The report notes that the subject site has high access to transit services in the area and is similar to another nearby Polygon development (Trafalgar Square at 9500 Tomicki Avenue) which was provided with the same parking variance (DP 16-740665). A detailed parking demand survey undertaken for the Trafalgar Square concluded that, based on observations of parking demand for several existing apartments in the area, the parking requirements of the Zoning Bylaw overestimates supply needs for both resident and visitor parking spaces within the local area. Bunt and Associates' parking analysis concludes that the same conditions apply to the subject site.

The report has been reviewed and accepted by the Transportation Department. Based on the technical findings from the report, staff recommend support of the requested reduced a parking rate subject to the provision of the following Transportation Demand Measures (TDM):

- Construct an interim 1.5 m wide walkway along the north side of Odlin Road, separated by physical barriers from traffic lanes and parking area, from Dubbert Street to Garden City Road;
- Curb extensions on the south side of Odlin Road at Dubbert Street and at existing greenway crossing near the eastern limit of the site;
- Enhanced crossing treatment (raised crosswalk) at the existing greenway crossing near the eastern limit of the site; and
- Provide 120 v 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 120 v electric plug-in is required).

The proposed TDM measures are similar to those provided by other developments in the area. The TDM conditions have been accepted by the developer and are incorporated into the Rezoning Considerations for Council's consideration.

The conceptual design plans (Attachment 3) provide for 352 resident parking spaces, 49 visitor parking spaces, 2 SU9 loading spaces and 8 handicapped parking spaces.

Regarding the provision of bicycle spaces, the conceptual plans include 332 Class 1 spaces (secured at 1.25 spaces/unit) and 53 Class 2 spaces (unsecured at 0.2 spaces/unit). These provisions meet the Zoning Bylaw No. 8500 requirements of 1.25 Class 1 spaces per unit and 0.2 Class 2 spaces per unit. All the Class 1 spaces are contained in rooms with a maximum of 40 bicycle spaces in compliance with provisions of Zoning Bylaw 8500.

The Rezoning Considerations also include a requirement for the submission of a construction parking and traffic management plan prior to the issuance of a Building Permit.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report (Pacific Sun Tree Services dated Nov. 13, 2017) 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 indicates that 56 bylaw sized trees are located on the subject property, nine additional trees are located along Odlin Road boulevard, one tree is shared with the City along Odlin Road and another tree is located on private property to the north (9300 Cambie Road).

The report recommends retention and protection of the ten street trees and the single shared tree. All 56 trees on site are recommended for removal due to poor condition or in conflict with the proposed building footprint.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings. The Coordinator notes that all retained trees should be protected as per City of Richmond's Tree Protection Information Bulletin Tree-03. Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 56 on-site trees (as indicated in Attachment 5). The 2:1 replacement ratio would require a total of 112 replacement trees. The applicant has agreed to plant approximately 161 trees on the lot. The tree species and sizes will be reviewed through the Development Permit.

Tree Protection

The nine street trees plus the shared tree along Odlin Road (#203, 204 and A-H) as well as the single tree (#478) on a neighbouring property to the north (9300 Cambie Road) shown on Attachment 5) are currently proposed to be retained and protected under the proponent's tree protection plan. Given the extent of proposed frontage and greenway works these trees will need to be assessed through the required Servicing Agreement. In the interim, to ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of

proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Should it be necessary to remove any of these protected trees as a result of the required frontage works, appropriate compensation, relocation or replacement measures will be determined by Parks staff through the Servicing Agreement.

Affordable Housing Strategy and Basic Universal Housing

The rezoning application seeks a density of 1.70 including a density bonus of 0.2 FAR with the provision of affordable housing. Under the West Cambie Area Plan, 1/3 of the density bonus of 0.2 FAR (i.e. approximately 980 m² / 10,549 ft²) must be provided for affordable housing. The conceptual plans submitted with the rezoning application indicate that an area of approximately 995 m² (10,711 ft²) of floorspace is proposed to be allocated for affordable housing creating a total of 13 affordable units. The developer is proposing to undertake the construction in two phases with approximately half of the affordable housing units in each building. The proposed unit types and sizes have been reviewed and supported by Affordable Housing staff. The proposed unit types and allocation between the two phases is shown in the table below

Phase 1 Building B – Affordable Housing Unit Types and Floor Space

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
One Bedroom + Den	2	59.9 m ² (645 ft ²)	\$975	\$38,250 or less
Two Bedroom	2	73.9 m ² (795 ft ²)	\$1,218	\$46,800 or less
Two Bedroom + Den	2	87.1 m ² (938 ft ²)	\$1,218	\$46,800 or less

Phase 2 Building A – Affordable Housing Unit Types and Floor Space

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Two Bedroom	1	73.9 m ² (795 ft ²)	\$1,218	\$46,800 or less
Two Bedroom	6	79.9 m ² (860 ft ²)	\$1,218	\$46,800 or less

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

The Rezoning Considerations include requirements for the registration of the City's standard Housing Agreement to secure the affordable housing units. Staff have also encouraged a range of unit sizes for the affordable units and partnerships with a non-profit agency to own/manage the secured units. These details plus the specific locations of the affordable units will be refined through the forth coming Development Permit and subsequent legal agreements.

In addition to the affordable housing units the proposal includes 19 basic universal housing units, all of which will be three bedroom corner units spread throughout the two buildings.

Renewable Energy

The subject site is within the Alexandra District Energy Utility 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 will be capable of accommodating the ADEU connection and ensuring that the service connection will be made prior to occupancy.

Amenity Space

The proposed Bylaw 9755 provides for additional 0.1 FAR provided that it is used entirely for amenity space. The proposed development provides 477.15 m² (5,136 ft²) of indoor amenity space via a 67 m² (721 ft²) library space on the main floor and a two level 410 m² (4,415 ft²) fitness centre, music practice rooms and study lounges at the southern end of Building B, which will meet the minimum requirements.

The outdoor amenity courtyard covers approximately 2,075 m² (22,335 ft²) and will contain an open lawn area, a central plaza, a raised patio overtop of a mounded electrical/mechanical room, a children's play area and an outdoor social rooms area. The children's play area complies with the Official Community Plan policies at 600 m² (6,459 ft²) and is proposed to include a variety of play structures.

Greenway

Included in the Servicing Agreement requirements outlined in the Rezoning Considerations is a requirement for the provision of a 5 m wide SRW and the design and construction of the pedestrian greenway along the entire east side of the site. An existing 5 m (16.4 ft.) wide SRW and interim pedestrian pathway was constructed along the corridor as part of a previous Polygon development to the east at 9399 Odlin Road (Mayfair Place Homes RZ 10-537689).

With this development the greenway will be widened to the ultimate width of 10 m (33 ft.) with the pathway realigned and new landscaping installed. Entry nodes will be located at both the Odlin Road and McKim Way entry points and a new central node will be created with unit pavers and seating within the 10 m (33 ft.) wide corridor. New lighting will be provided along the length of the greenway. Pedestrian connections are also proposed from the podium units of the subject development to the greenway to further animate the greenway.

The conceptual design and cross section for the greenway is included in the Conceptual Development Plans in Attachment 3. Once the greenway has been completed to the satisfaction of the City, the maintenance and liability will be the responsibility of the City as outlined in the

Rezoning Considerations. The proposed “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)” bylaw ensures that building separations of at least 15 m (49 ft.) are maintained with the existing development to the east (9399 Odlin Road) and that the subject site’s buildings are setback from the greenway by at least 2.5 m (8.2 ft.).

West Cambie Area Plan Developer Contributions

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

- Child Care: \$6.45 per m² (\$0.60 per ft²) estimated at \$163,690.20 based on the submission.
- City Beautification: \$6.45 per m² (\$0.60 per ft²) estimated at \$163,690.20 based on the submission.
- Community and Engineering Planning Costs: \$0.75 per m² (\$0.07 per ft²) estimated at \$19,097.19 based on the submission.

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 ft² net buildable (estimated at \$2,033,556).

These contributions have been included in the Rezoning Considerations.

Public Art

A public art contribution based on \$0.83 per buildable square foot (e.g. \$217,548.00) is included in the Rezoning Considerations. The contribution will be made to the City’s public art fund for public art to be incorporated with the new West Cambie Neighbourhood Park or alternatively other neighbourhood Greenway opportunities. The amount is based on 262,106 ft² net floor area (excluding Affordable Housing) at \$0.83/ft².

Site Servicing and Frontage Improvements

The Rezoning Considerations include a requirement for a 10 m (33 ft) wide road dedication along the entire western side of the property to accommodate the partial construction of Dubbert Street. The developer will be responsible for the design and construction of frontage improvements including an interim 6 m wide driving surface, a 1 m wide paved shoulder on the western road edge and along the east road edge a curb/gutter, a 2 m wide sidewalk and an interim boulevard.

Along Odlin Road (i.e. along the southern property boundary) the developer will be responsible for widening the entire frontage to the ultimate cross section inclusive of an 11.2 m wide road pavement with curb and gutter, a 2 m wide sidewalk and a treed and grassed boulevard. A design review will be undertaken through the Servicing Agreement to determine whether any further road dedications will be required to accommodate the ultimate cross section.

Street lighting will be required along both the Dubbert Street and Odlin Road frontages.

A four by four corner cut dedication will also be required at the northeast corner of Odlin Road and Dubbert Street.

The combined gross area of the four lots is approximately 16,210.08 m² (174,483.9 ft²). After the aforementioned road dedications the net site will be approximately 14,699.96 m² (158,229 ft²).

Latecomer Agreement (Alexandra Neighborhood Development 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.

Issues to be Addressed at Development Permit Stage

- Refine the garbage / recycling loading area
- A waste management overlay plan will need to be submitted and reviewed
- Refine the greenway landscaping and design
- Finalize the overall site landscaping plan
- Confirm the location, size and configuration of the affordable housing units
- Verify maximum heights and setbacks to ensure compliance with the new site-specific zone
- Identify site lighting
- Review and adjust vehicle parking spaces as necessary
- Verify that non-monetary TDM measures are incorporated into the design

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 for the on-going maintenance of these assets is \$2,921.85. This will be considered as part of the 2019 Operating budget.

This initial OBI does not include costs for bike lanes and traffic signals.

Conclusion

The proposed rezoning is to accommodate approximately 265 residential apartment units, including 13 on-site affordable housing units within two (2) four, five and six storey wood framed apartment buildings over a common parking podium.

The proposal generally conforms to the Official Community Plan, the West Cambie Are Plan and the Alexandra Neighbourhood Land Use Map designations. Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9755 to create the “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9211, 9251, 9271, 9291 Odlin Road from “Single Detached (RS1/F)” to “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9755 be introduced and given first reading.



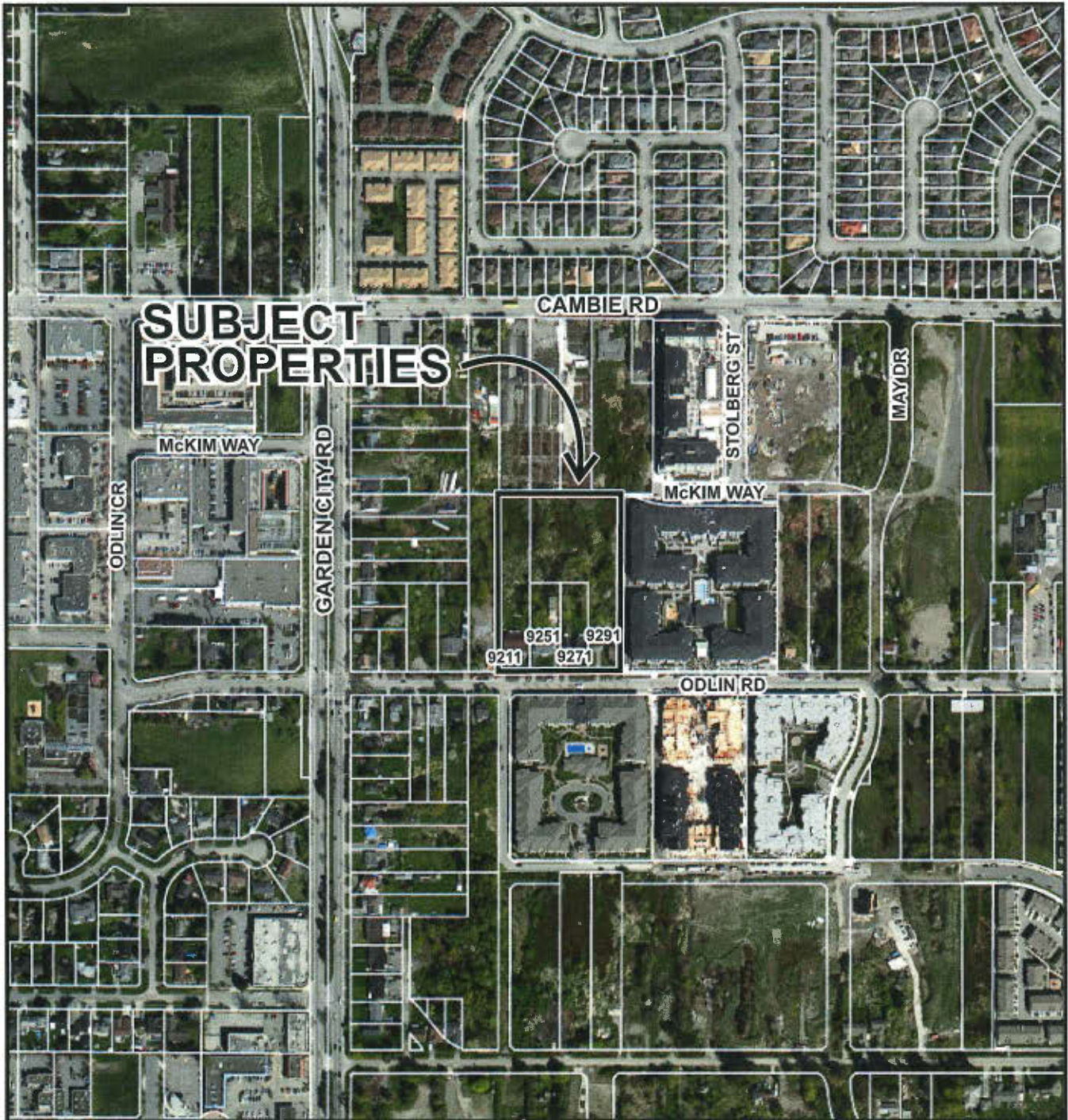
David Brownlee
Planner 2

DCB:rg

- Attachment 1: Location Map
- Attachment 2: Alexandra Neighbourhood Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 17-778596

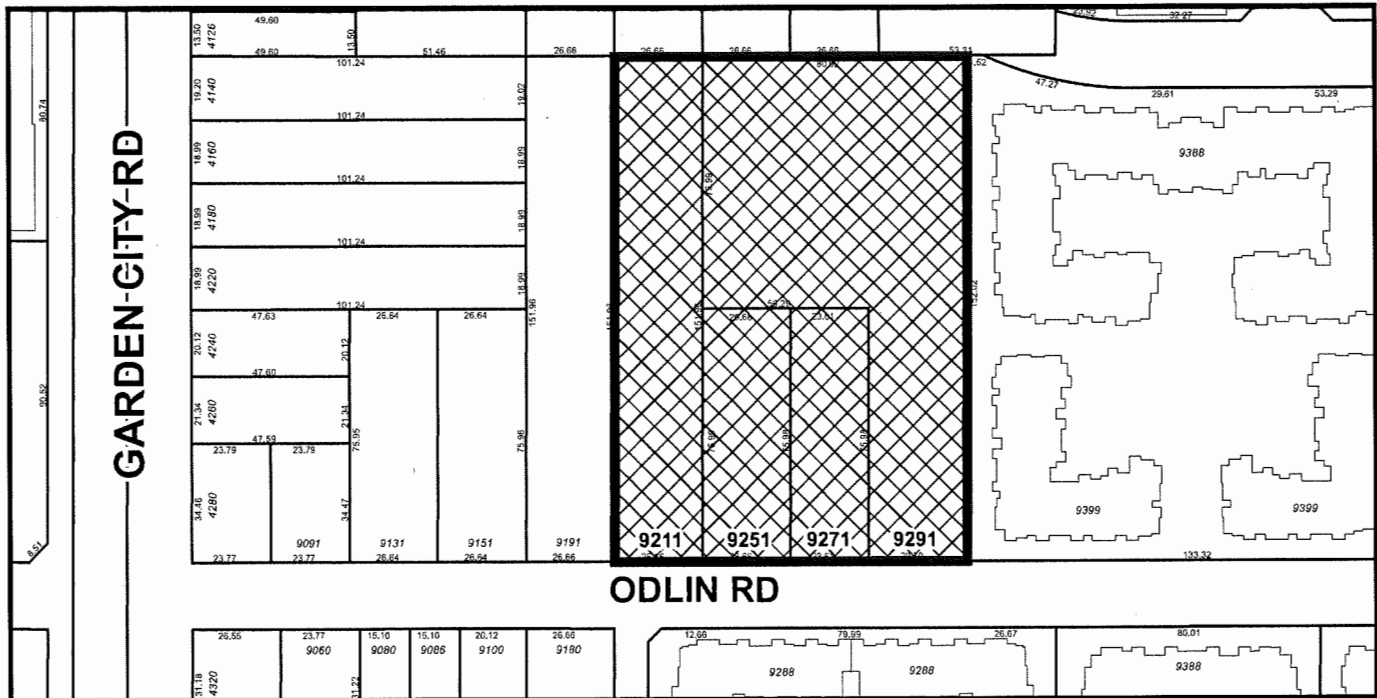
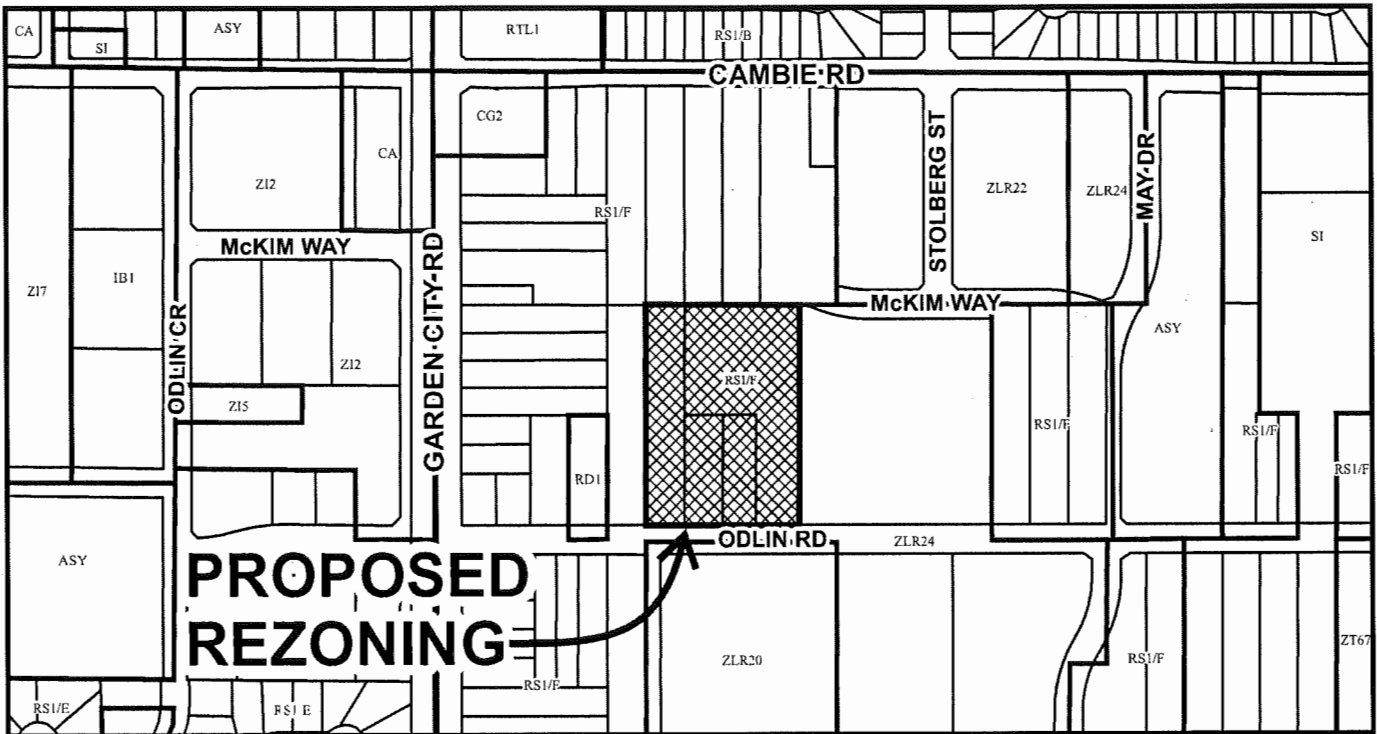
Original Date: 08/09/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-778596

Original Date: 08/09/17

Revision Date:

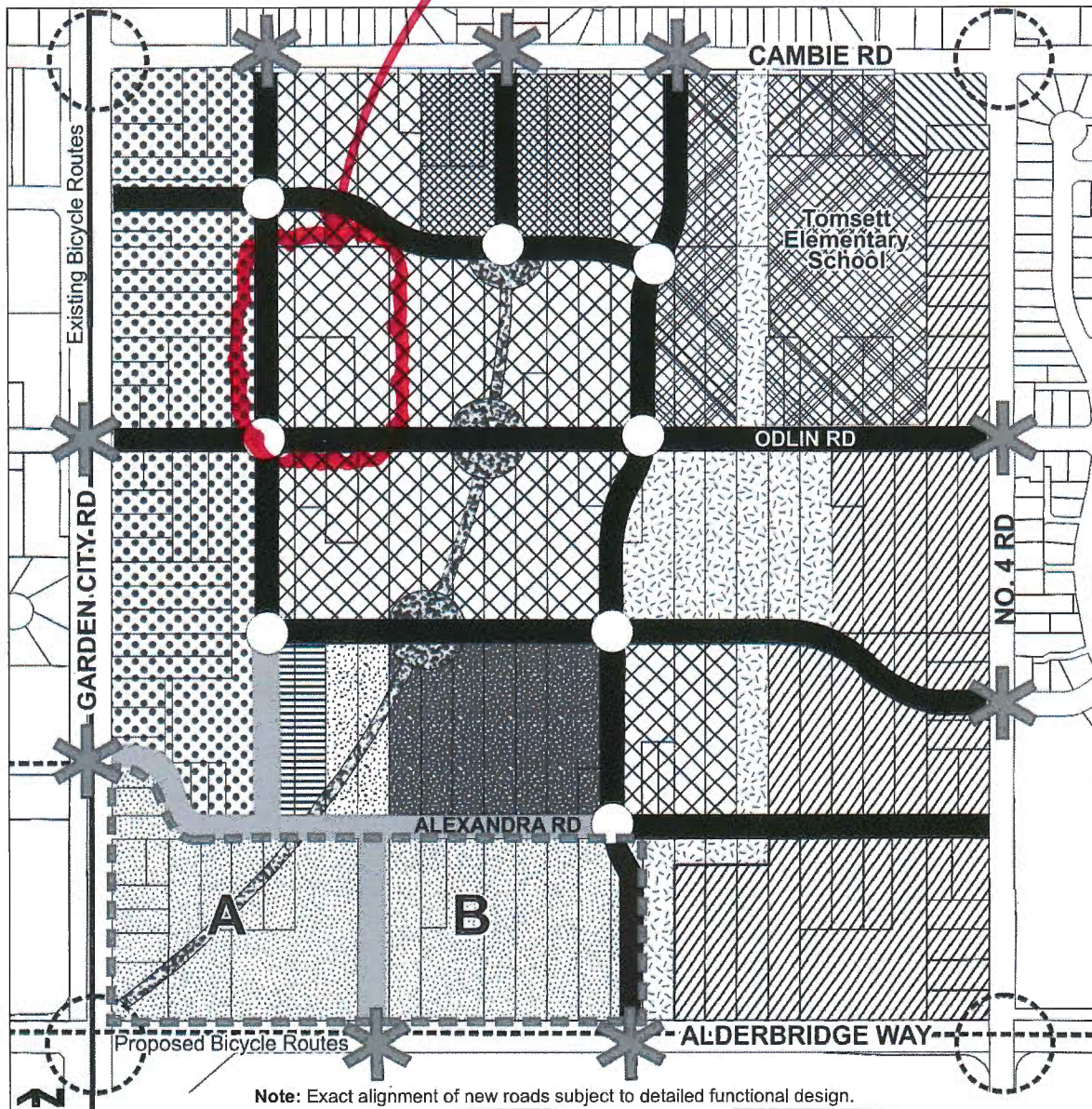
Note: Dimensions are in METRES

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9121
2015/06/15

Subject Site



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.



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Revised for Rezoning & Development Permit
Revised for Rezoning & Development Permit
November 22, 2017



Berkeley House
9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Cover Sheet
November 22, 2017

ATTACHMENT 3

A-0000

DRAWING LIST:

- ARCHITECTURAL
- A-0.00 Cover Sheet
- A-1.01 Development Summary
- A-1.02 Site Photos
- A-1.03 Site Plan
- A-1.04 Site Plan
- A-1.05 Shadow Study
- A-2.00 Parking Level Overall Plans
- A-2.01 Main Floor Overall Plans
- A-2.02 2nd Floor Overall Plans
- A-2.03 3rd Floor Overall Plans
- A-2.04 4th Floor Overall Plans
- A-2.05 5th Floor Overall Plans
- A-2.06 6th Floor Overall Plans
- A-2.07 Main Floor Area Overlay
- A-2.08 2nd Floor Area Overlay
- A-2.09 3rd Floor Area Overlay
- A-2.10 4th Floor Area Overlay
- A-2.11 5th Floor Area Overlay
- A-2.12 6th Floor Area Overlay
- A-3.00 Elevations
- A-3.01 Elevations
- A-3.02 Elevations
- A-3.03 Elevations
- A-3.04 Bldg A Colour and Material Elevations
- A-3.05 Bldg B Colour and Material Elevations
- A-4.00 Sections
- A-4.01 Sections
- A-5.00 Unit A Plan
- A-5.01 Unit B Plan
- A-5.02 Unit C Plan
- A-5.03 Unit D Plan
- A-5.04 Unit E Plan
- A-5.05 Unit F Plan
- LANDSCAPE
- L1.0 Overall Landscape Plan
- L1.1 Landscape Amenity and Precedents
- L1.2 Play Area Engagement Plan
- L1.3 Greenway Plan and Section
- L1.4 Site Column & Parade Entrance Plan
- L1.5 Plant List & Materials



BERKELEY HOUSE
REZONING & DEVELOPMENT PERMIT
SUBMISSION
NOVEMBER 15, 2017



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Prepared for: Planning & Development Permit
Number: 15-0017
Revised for: Planning & Development Permit
Number: 15-0017
November 22, 2017



Berkeley House
9219 & 9229 Odlin Road
Richmond, BC
For Polygon

Context Plan
N.T.S.
November 22, 2017



1.



2.



3.



4.



5.



6.



7.



8.





RAYMOND LETKEMAN & ASSOCIATES
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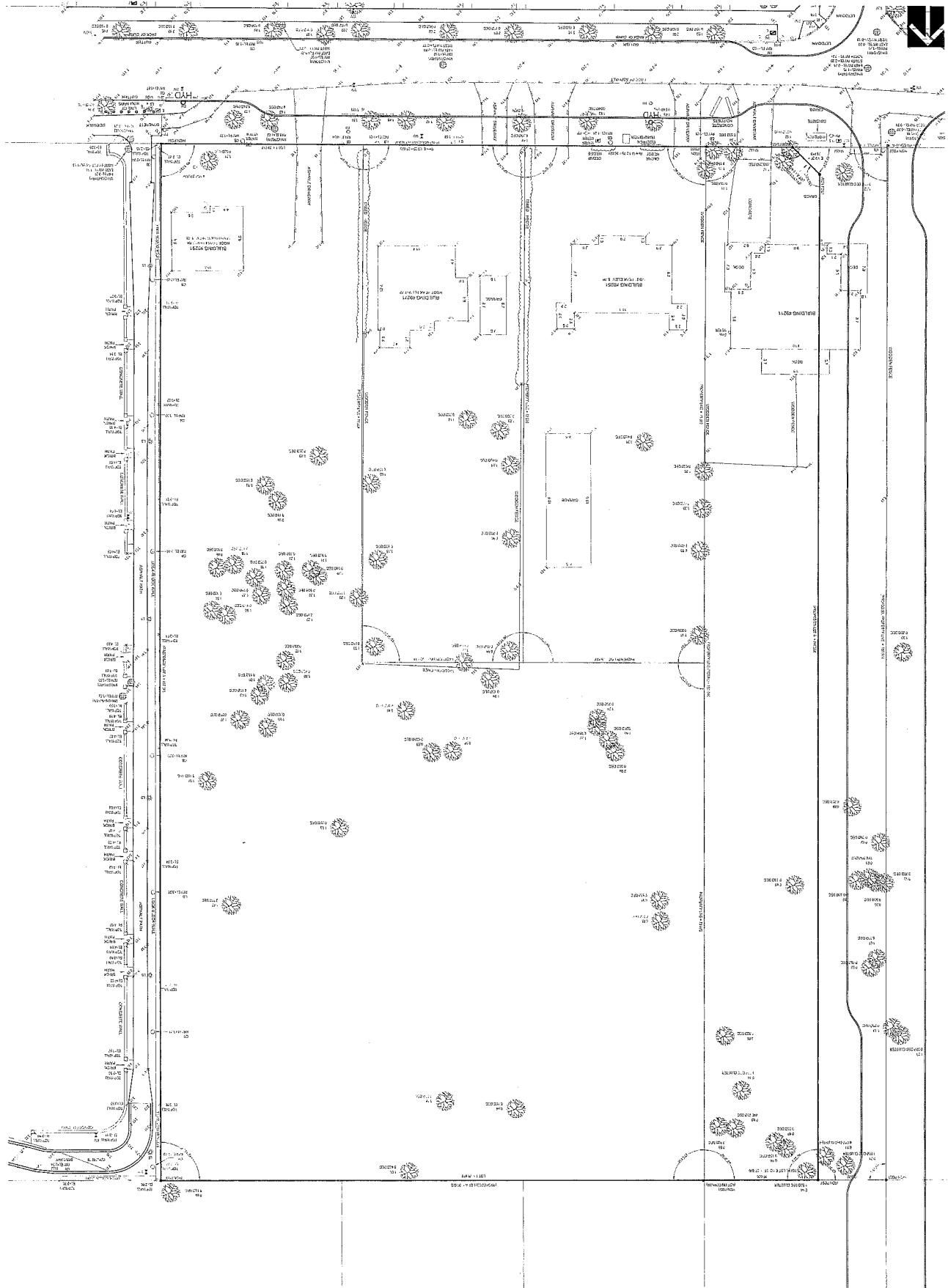
Prepared by: Raymond Letkeman & Associates
 November 15, 2017
 Re: Survey for Rezoning & Development Permit
 November 22, 2017



Berkeley House
 9213 & 9233 Ocillin Road
 Richmond, BC
 For Polygon

Survey Plan
 1" = 20.0'
 November 22, 2017

A-1 03





RAYMOND LETKEMAN
ARCHITECTS

300-575 Avenue St. Vancouver, B.C. V6C 2K7
Tel: 604 681-2228 Fax: 604 681-2227

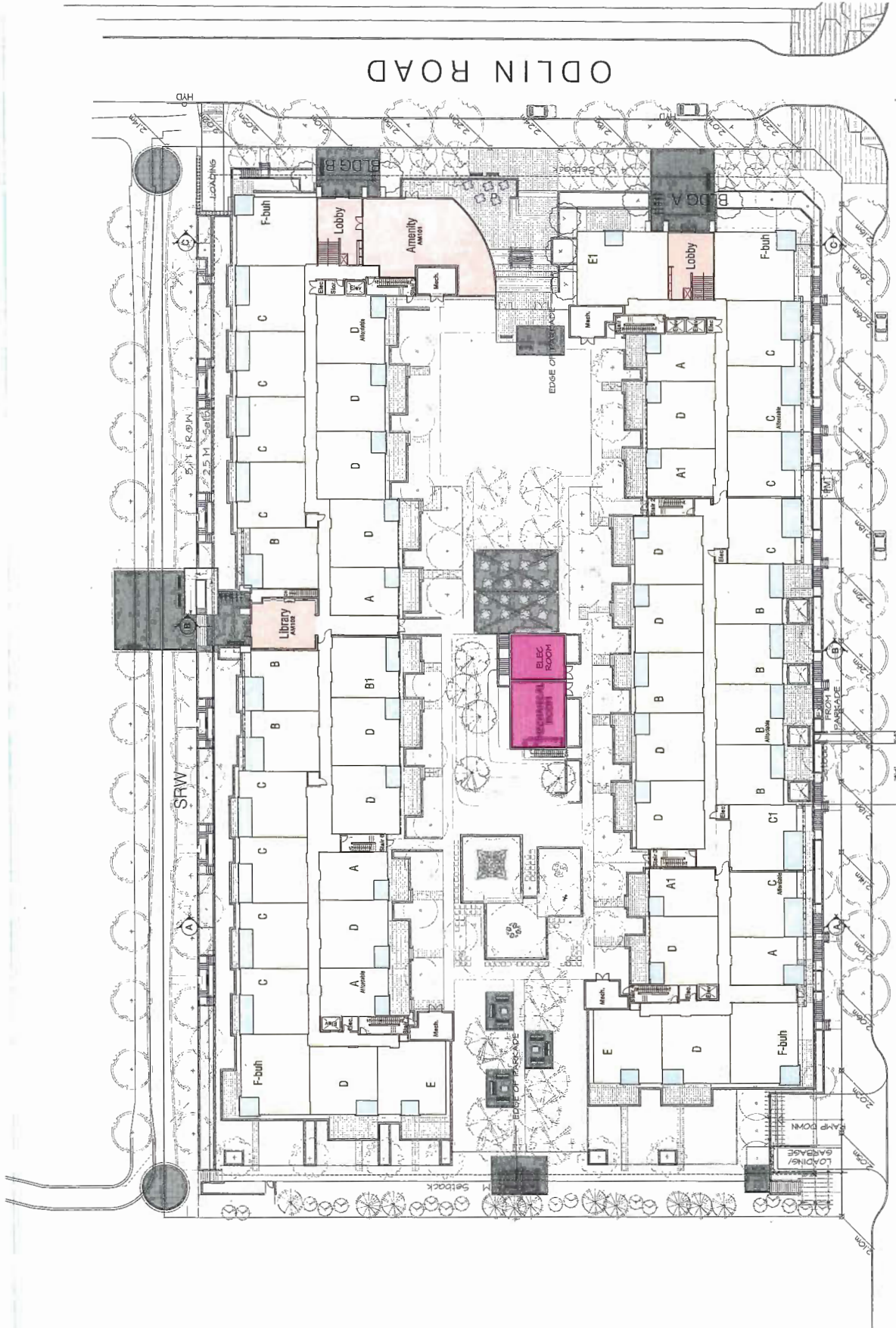
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Approved for Planning & Development Permit
15-0017
Revised for Planning & Development Permit
November 22, 2017



Berkeley House
9213 & 9203 Odlin Road
Richmond, BC
For Polygon

Site Plan
1" = 20' 0"
November 22, 2017



ODLIN ROAD

DUBBERT STREET



A-1 04



RAYMOND LETKEMAN
ARCHITECTS

2200 31st Street, Suite 200, Vancouver, B.C. V6S 1S7
Tel: 604.681.2201 Fax: 604.681.2202

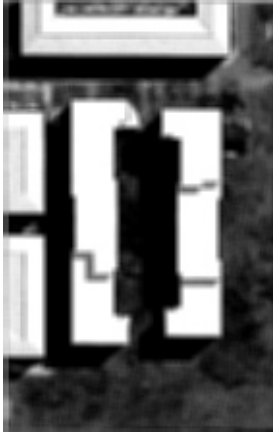
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Revised for Rezoning & Development Permit

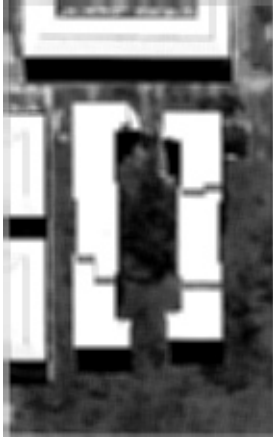
November 15, 2017

Revised for Rezoning & Development Permit

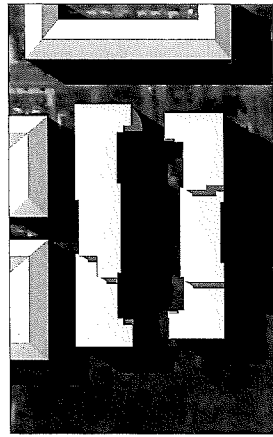
November 22, 2017



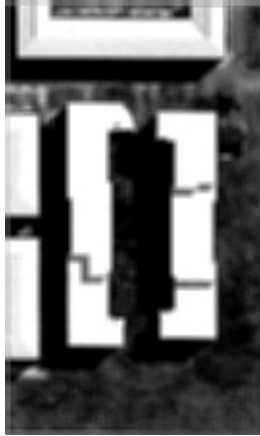
March 21, 9AM



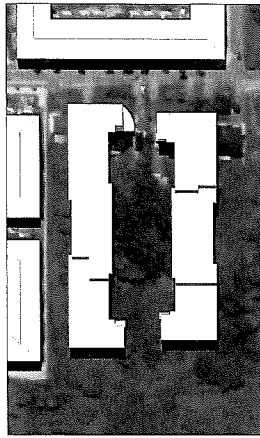
March 21, 12PM



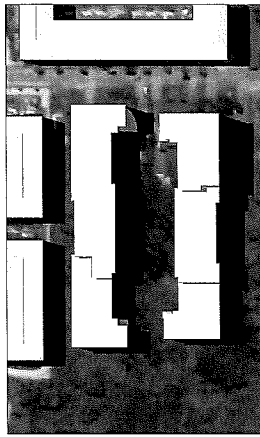
March 21, 3PM



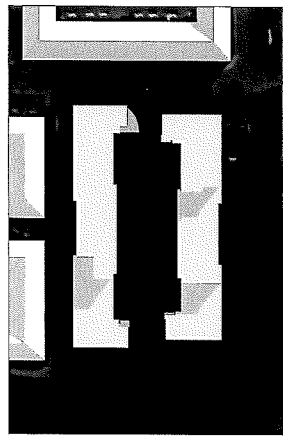
June 21, 9AM



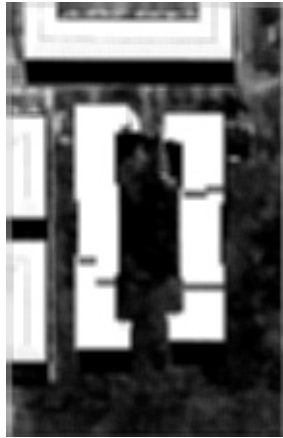
June 21, 12PM



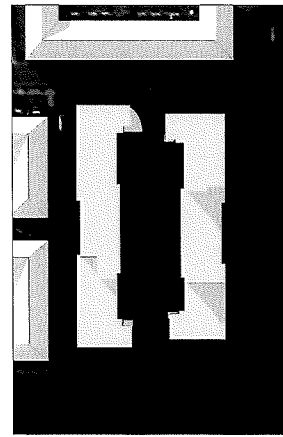
June 21, 3PM



December 21, 9AM



December 21, 12PM



December 21, 3PM



Berkeley House
9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Shadow Study

N/S
November 22, 2017



Shadow Study

A-1 05



RAYMOND LETKEMAN
 ARCHITECTS
 242-235-1100
 1000 N. 10th St., Suite 200, Raleigh, NC 27601

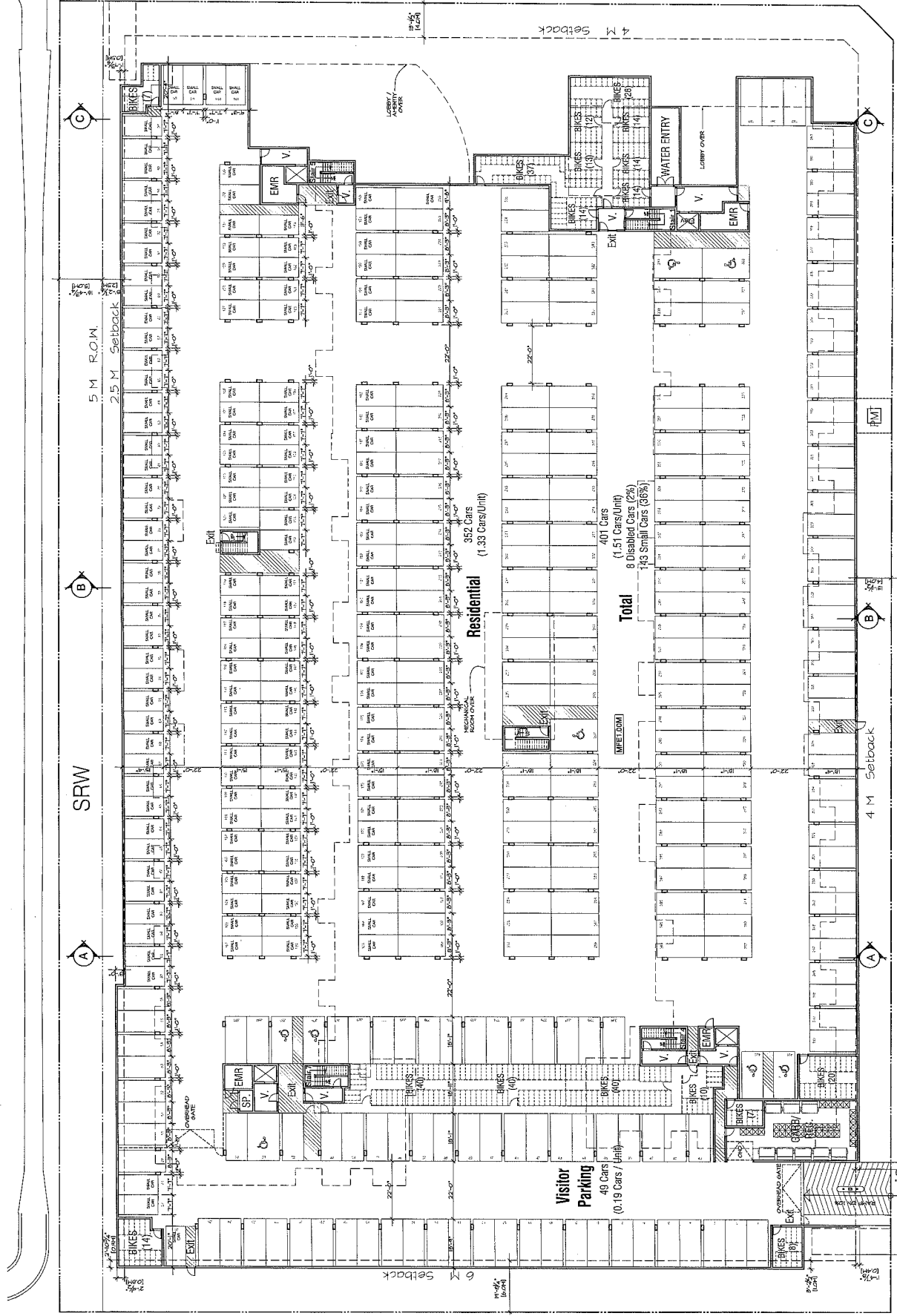
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Revised: November 22, 2017
 Prepared for: Planning & Development Permit
 Submitted: U.S. 2017
 Prepared for: Planning & Development Permit
 November 22, 2017



Berkeley House
 2913 & 2928 Orlin Road
 Richmond, BC
 For Polygon

Overall Parking Plan
 UPR - 1207
 November 22, 2017



A-2 00



RAYMOND LETKEMAN
ARCHITECTS

200 600 Avenue G, Vancouver, B.C. V6K 3P7
Tel: 604.687.2333 Fax: 604.687.2337

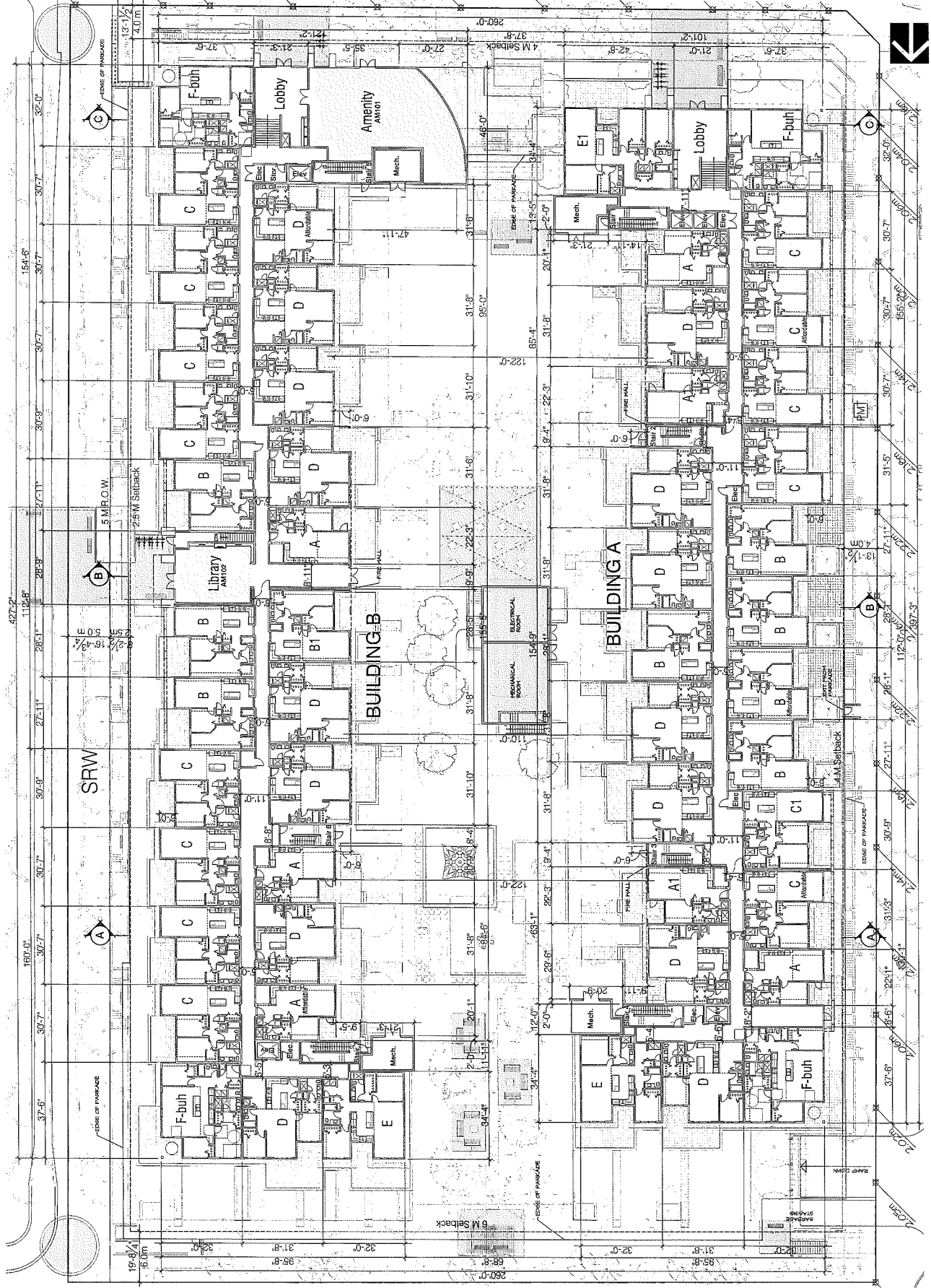
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Prepared: Planning & Development Permit
November 18, 2017
Revised for Rezoning & Development Permit
November 22, 2017



Berkeley House
8213 & 8233 Odlin Road
Richmond, BC
For Polygon

Overall Main Floor Plan
1102 - 1107
November 22, 2017



A-2 01



RAYMOND LEIKEMAN
ARCHITECTS, INC.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202

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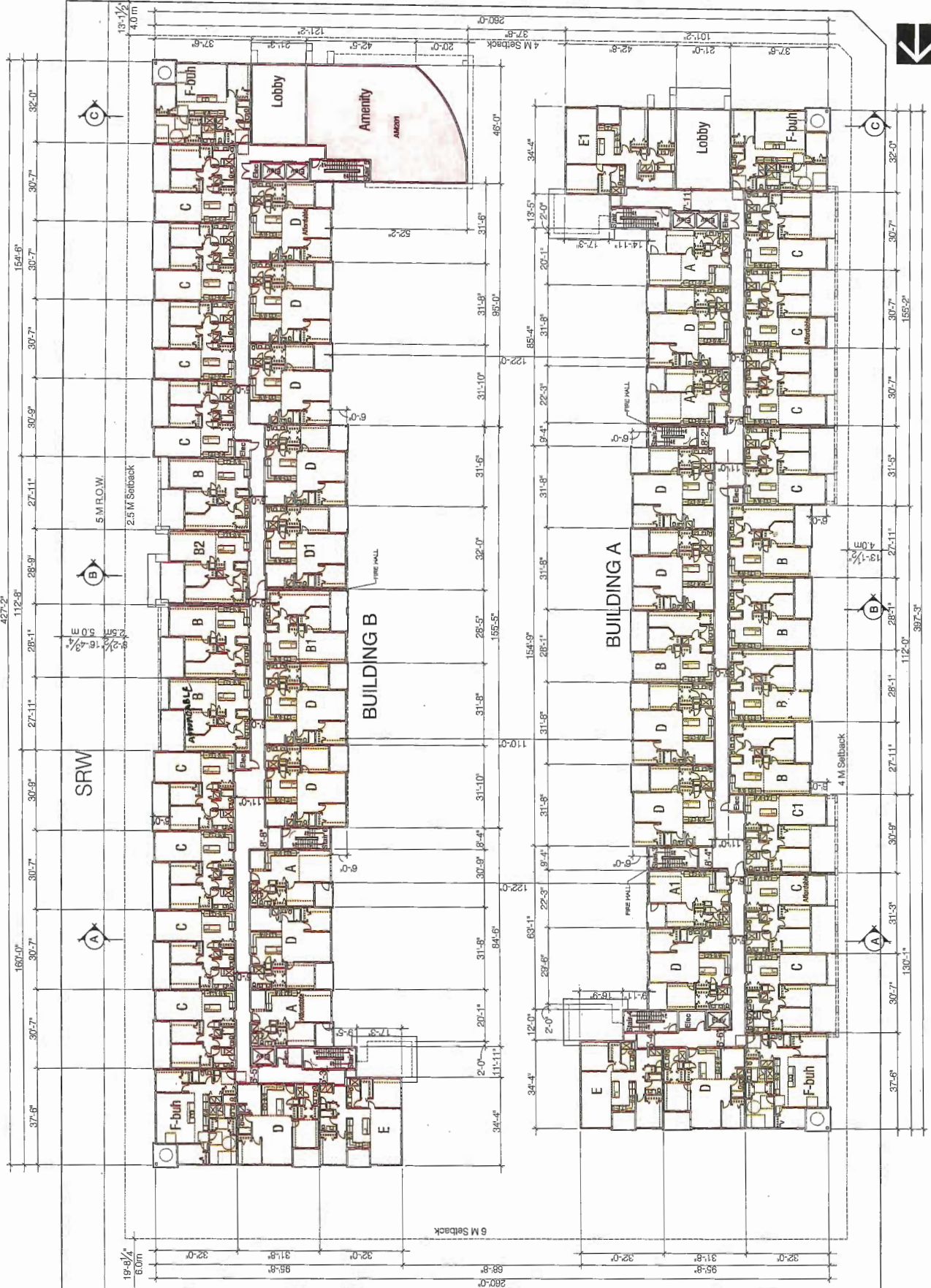
Prepared for Planning & Development Permit
November 15, 2017
Revised for Planning & Development Permit
November 22, 2017



Berkeley House
9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Overall
Level 2 Plan
1/8" = 1'-0"
November 22, 2017

A-2.02





RAYMOND LEIKEMAN
architects inc.
100-10100 152 St. Unit 101, 10101
Richmond, BC V6V 2G9

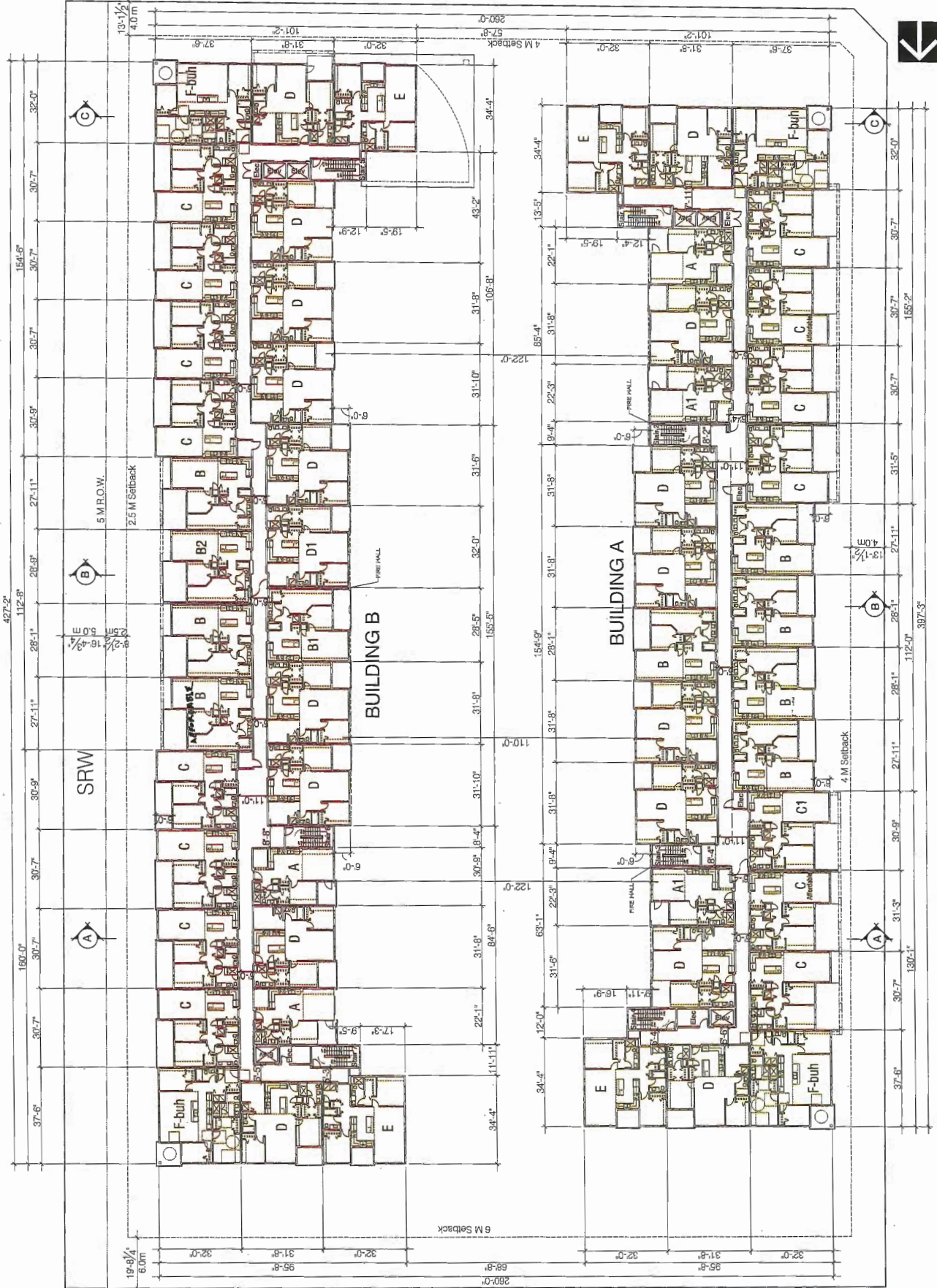
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Issued for Planning & Development Permit
November 15, 2017
Revised for Planning & Development Permit
November 15, 2017
Revised for Planning & Development Permit
November 15, 2017



Berkeley House
8213 & 8233 Odlin Road
Richmond, BC
For Polygon

Overall
Level 3 Plan
1/8" = 1'-0"
November 25, 2017



A-2.03



RAYMOND LEIKEMAN
 2000 S. 1st St., Suite 100
 Portland, OR 97204
 Tel: 503-248-3337 Fax: 503-457-1511

Design of this project was prepared under the supervision of Raymond Leikeman, a registered professional engineer in the State of Oregon. The design was prepared for the project described above. The design is based on the information provided by the client. The design is not to be used for any other project without the written consent of Raymond Leikeman & Associates, Inc.

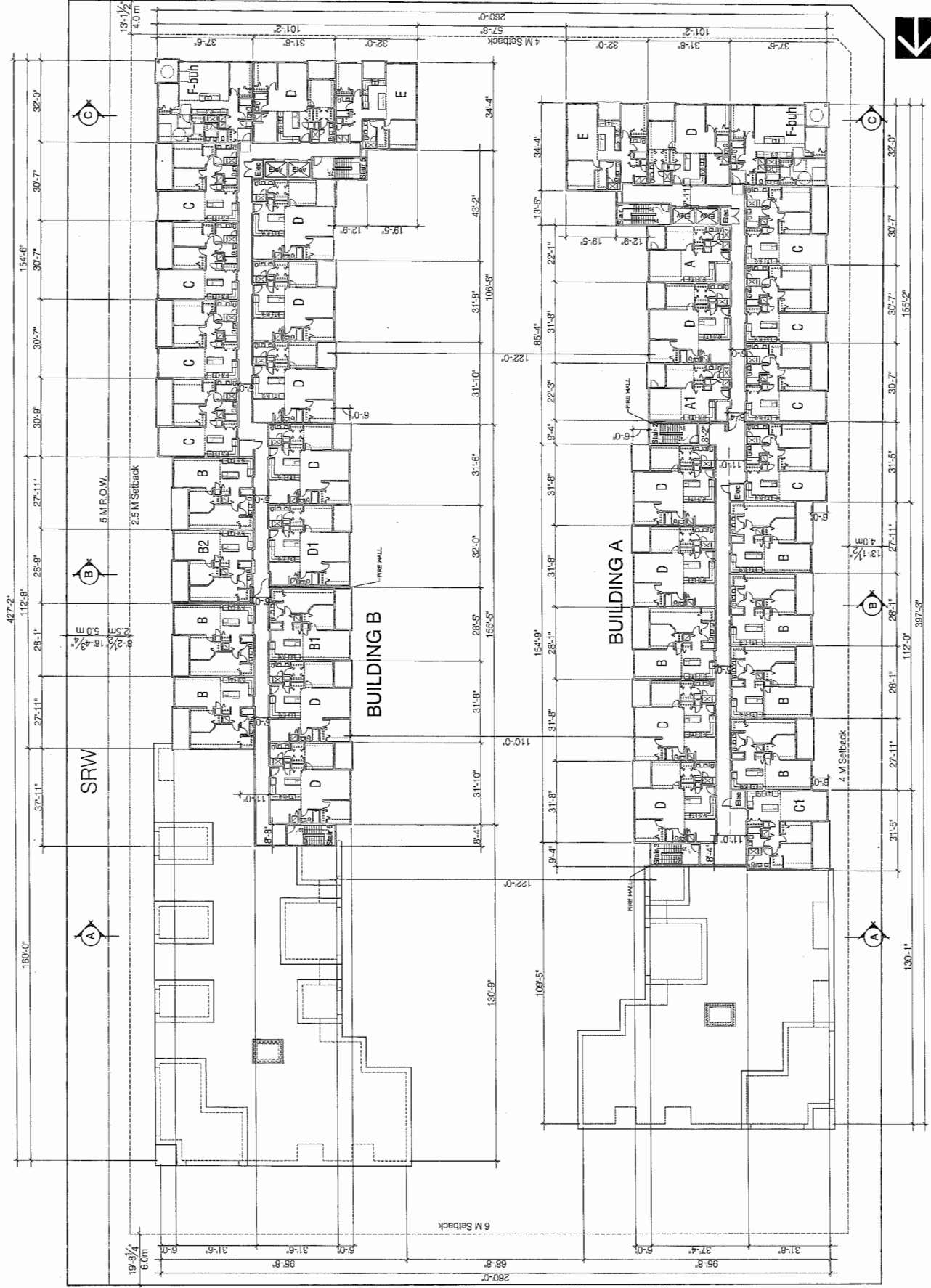
Revised:
 Issued for Planning & Development Permit
 November 16, 2017
 Issued for Final Planning & Development Form
 November 22, 2017



Berkeley House
 8213 & 8233 Odlin Road
 Richmond, BC
 For Polygon

**Overall
 Level 5 Plan**
 1/16" = 1/8"
 November 22, 2017

A-2 05





RAYMOND LETKEMAN
ARCHITECTS

200-033 Street, St. Vincent, P.O. Box 100
St. Vincent, P.O. Box 100, St. Vincent, P.O. Box 100

Approved: [Signature] Planning & Development Permit
Number: [Number] Date: [Date]
The Issued for Planning & Development Permit
November 22, 2017

Project: Berkeley House
Site: 9213 & 9243 Odlin Road
Richmond, BC
For Polygon

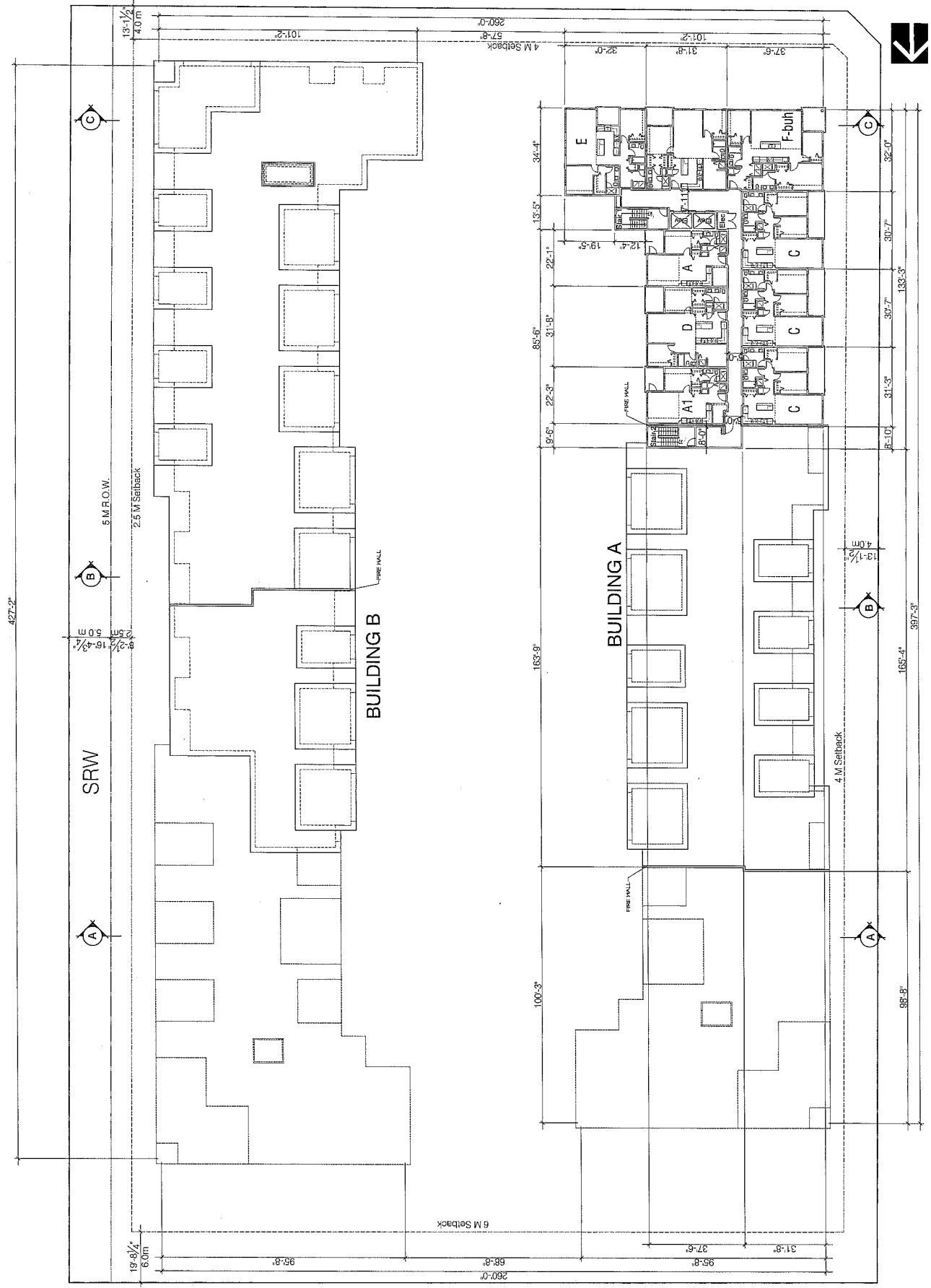


Berkeley House
9213 & 9243 Odlin Road
Richmond, BC
For Polygon

Overall Level 6 Plan
11/22/17 - 11/22/17
November 22, 2017



A-2 06





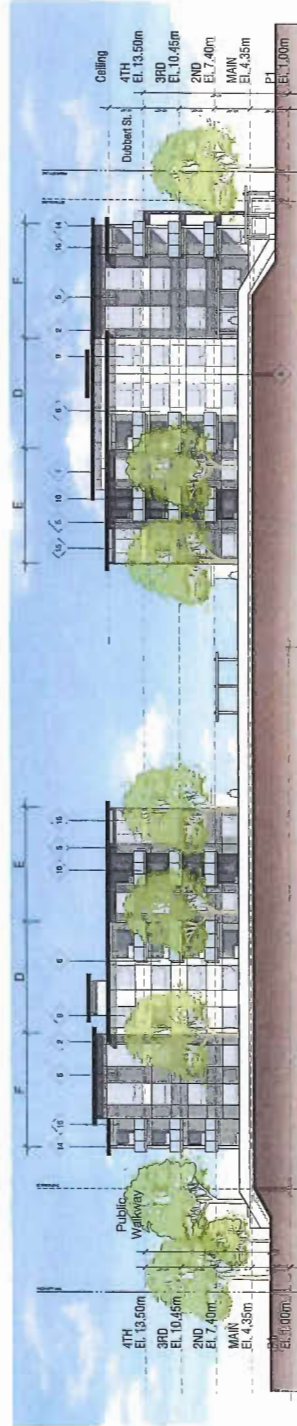
RAYMOND LEIKEMAN
ARCHITECTURAL

Client: For Planning & Development Permit
November 15, 2017
November 22, 2017

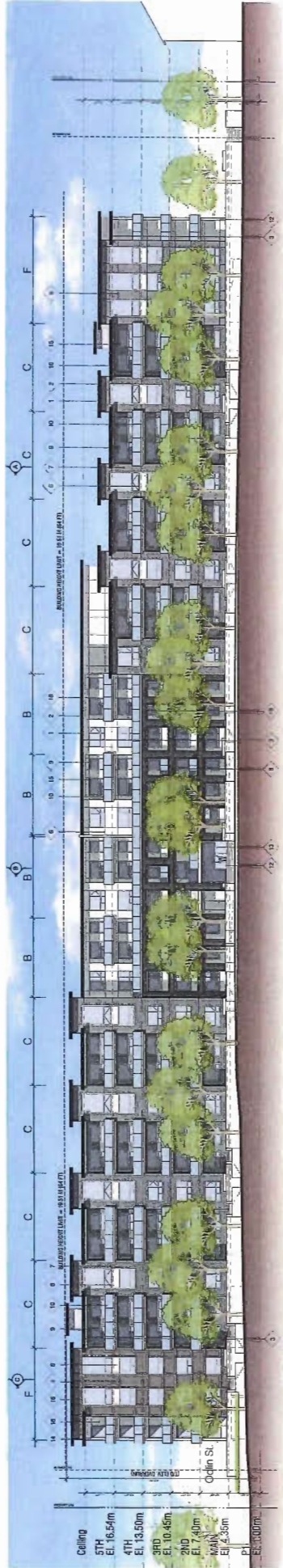
Notes:
1. For Planning & Development Permit
November 15, 2017
November 22, 2017

Building A

Building B



North Elevation



Pedestrian Pathway (East) Elevation ~ Building B



Berkeley House
9213 & 9233 Odlin Road
Richmond, BC
For Polygon

Elevations

1/16" = 1'-0"
November 22, 2017

Material Legend

1	Roof:	2-ply GBC Membrane covered with Copalast, Grey	11	Finishing:	Pre-finished Aluminum Color to match exterior cladding
2	Roof/Facades & Canopies:	Roof/Facades: Concrete Board Headline Fibre Concrete Board Gable, Headline White BM CC-10 Headline Fibre BM CC-10 Copalast Grey, BM CC-103	12	Lobby Doors:	Pre-finished Aluminum, Panels Browall Profile, Smooth Finish, 4" recess Stainless, Double Glazed, Aluminum Frame
3	Roof Soffits:	Headline Fibre Concrete Board Gable, Headline White BM CC-10 Copalast Grey, BM CC-103	13	Lobby Windows:	Stainless, Double Glazed, Aluminum Frame Accession Finish
4	Exterior Walls:	Headline Fibre Concrete Board Gable, Headline White BM CC-10 Copalast Grey, BM CC-103	14	Balcony Posts & Beams:	Wood, Painted to match exterior cladding
5	Exterior Walls:	Headline Fibre Concrete Board Gable, Headline White BM CC-10 Copalast Grey, BM CC-103	15	Zone:	Wood, Painted to match exterior cladding
6	Exterior Walls:	Headline Fibre Concrete Board Gable, Headline White BM CC-10 Copalast Grey, BM CC-103	16	Balcony Door:	Wood, Painted to match exterior cladding
7	Exterior Walls:	Headline Fibre Concrete Board Gable, Headline White BM CC-10 Copalast Grey, BM CC-103	17	Glazed Curbside Wall:	Stainless, Double Glazed, Aluminum Frame on Steel Structure
8	Exterior Walls:	Headline Fibre Concrete Board Gable, Headline White BM CC-10 Copalast Grey, BM CC-103	18	Garage & PNL:	Pre-finished Aluminum, Color: Black, Headline Fibre Concrete Board Gable, Headline White BM CC-10
9	Windows:	Low-E Double Glazed, 1" Spig Frames Stainless White	19	Concrete Curbage:	Color to match Black
10	Guard Rail:	Aluminum Frame w/ Tempered Glass Panels Grey Colour	20	Entry Canopies:	Stainless White, Laminar Color to match Black Steel Fabric Panels, Painted Black Safety Glass Canopy Panels, Laminar Finish

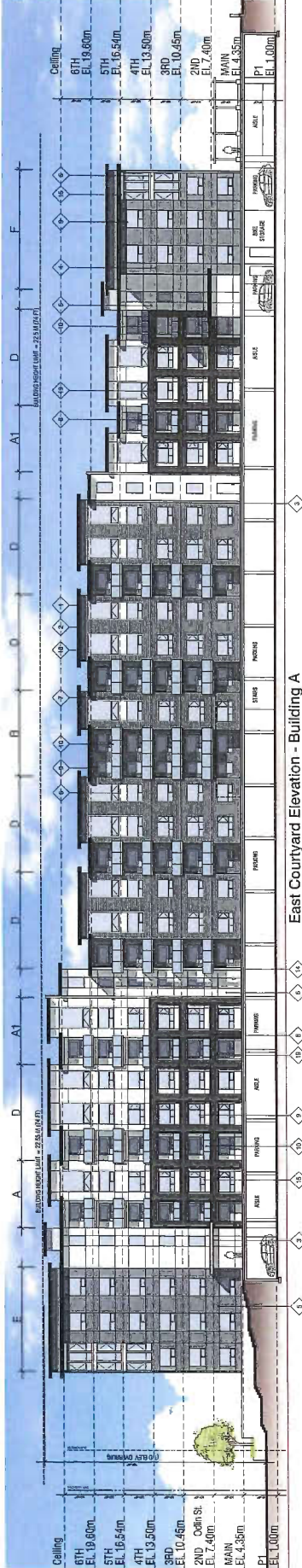


RAYMOND LECKMAN
ARCHITECTS

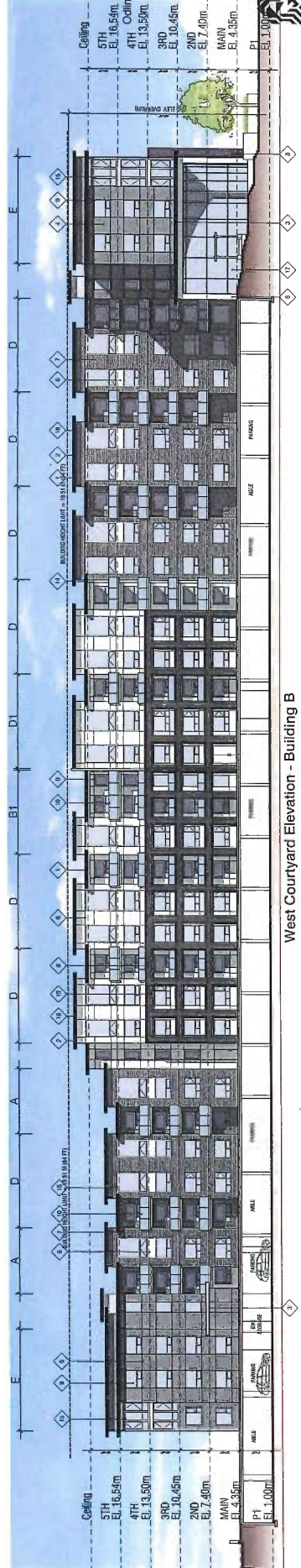
280-575-1000, 21, Vancouver, B.C. V6Z 2W7
100-667-2227 Fax: 280-147-1111

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written consent.

Revised for Rezoning & Development Permit
Revised for Rezoning & Development Permit
November 22, 2017



East Courtyard Elevation - Building A



West Courtyard Elevation - Building B

Berkeley House
9213 & 9233 Cadlin Road
Richmond, BC
For Polygon

Elevations
1/16" = 1" = 1/8"
November 22, 2017

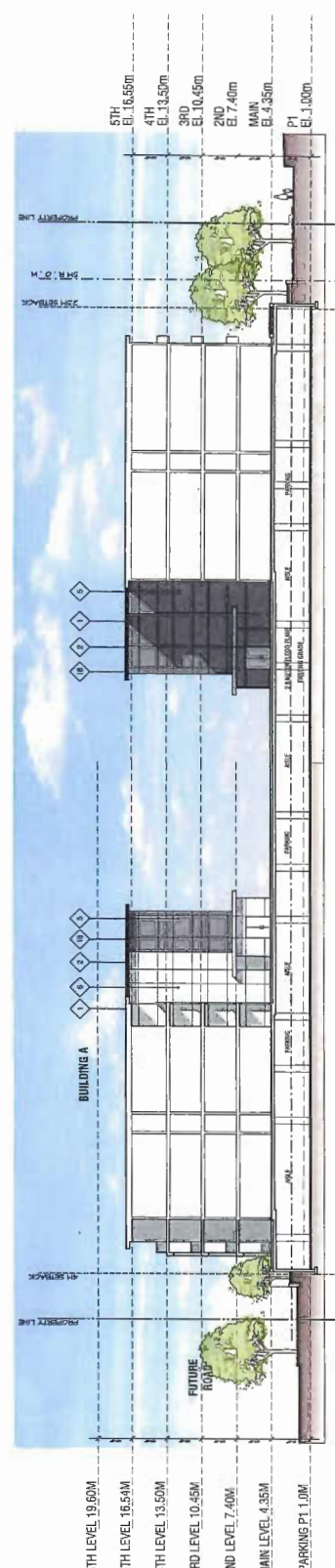
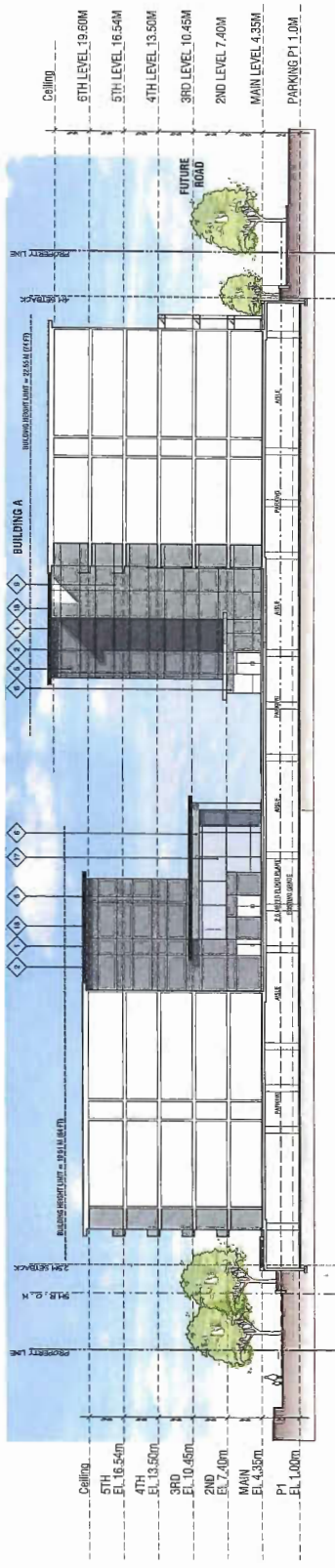


RAYMOND LETKEMAN

MEP/Electrical/Plumbing
14150 45th Street, Suite 100, Richmond, BC V6V 2G9

Contract: 45238 Interior Renovation (Building A)
Project: 45238 Interior Renovation (Building A)
Issue: 01 - Final Elevation
Date: November 22, 2017

Issued for Permitting & Development Permit
November 16, 2017
Issued for Permitting & Development Permit
November 22, 2017



Material Legend

- | | | | | | |
|----|-------------------------|--|----|---------------------------|---|
| 1 | Roof: | 2.4x4.800 Membrane covered with Copolymer | 11 | Finishing: | Pre-finished Aluminum
Color to match exterior cladding |
| 2 | Roof Fascia & Corniche: | Hardie Board Cement Board | 12 | Lobby Doors: | Anodized Frames w/ Tempered Glass Panels
Black Hardware |
| 3 | Roof Soffit: | Heron White BM CC-57 | 13 | Lobby Windows: | Standard, Double Glazed, Aluminum Frame
Anodized Finish |
| 4 | Exterior Walls: | Hardie Board Panel System
Copoly (Gray, BK HC-103) | 14 | Balcony Posts & Beams: | Wood, Painted to match exterior cladding |
| 5 | Exterior Walls: | Hardie Board Panel System
Anodized Gray, BM CC-548 | 15 | Windows, Doors, Corniche: | Wood, Painted to match exterior cladding |
| 6 | Exterior Walls: | Hardie Board Panel System
Heron White BM HC-57 | 16 | Balcony Door: | Wood, Painted to match exterior cladding |
| 7 | Exterior Walls: | Hardie Board Panel System
Smoked, Anodized | 17 | Glazed Cornish Wall: | Glazed
Color to match exterior cladding |
| 8 | Exterior Walls: | Black, Dark Iron Soffit, Smooth
Veneer (Black and Tile) | 18 | Guardrail: | Pre-finished Aluminum, Galvalume Black,
RMT. Color to match exterior cladding |
| 9 | Windows: | Low-E, Double Glazed, Vinyl Frames
Smoked White | 19 | Concrete Copings: | Gray, Heatsink & L-Grates
Color to match exterior cladding |
| 10 | Guardrail: | Aluminum Frame w/ Tempered Glass Panels
Gray Glass | 20 | Entry Canopies: | Steel Fabric Finned, Polished Black
Safety Glass Canopy Panels, Sandblasted Finish |

Berkeley House
9213 & 9233 Odlin Road
Richmond, BC

For Polygon

Elevations

TYPE: A-3
November 22, 2017



RAYMOND LEIKEMAN
ARCHITECTS

1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1T6
TEL: 604-681-3379 FAX: 604-681-3431

Client: Multiple Residential Developments
Project: Berkeley House
Location: 9213 & 9235 Odlin Road
Richmond, BC
Architect: Raymond Leikeman Architects
Date: November 22, 2017

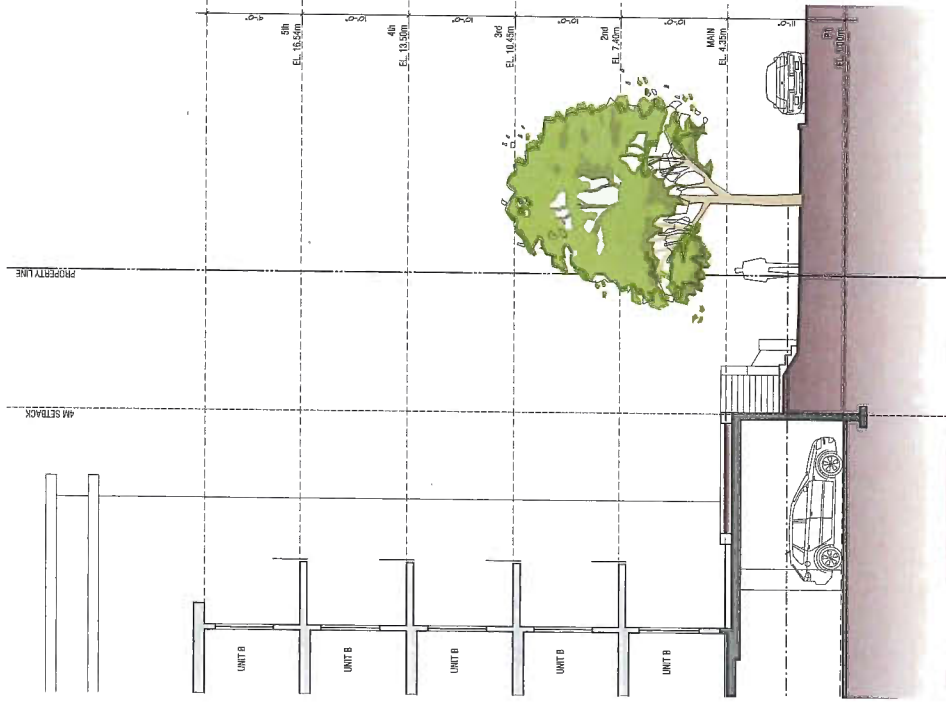
Revised for Planning & Development Panel
November 15, 2017
Revised for Planning & Development Panel
November 22, 2017



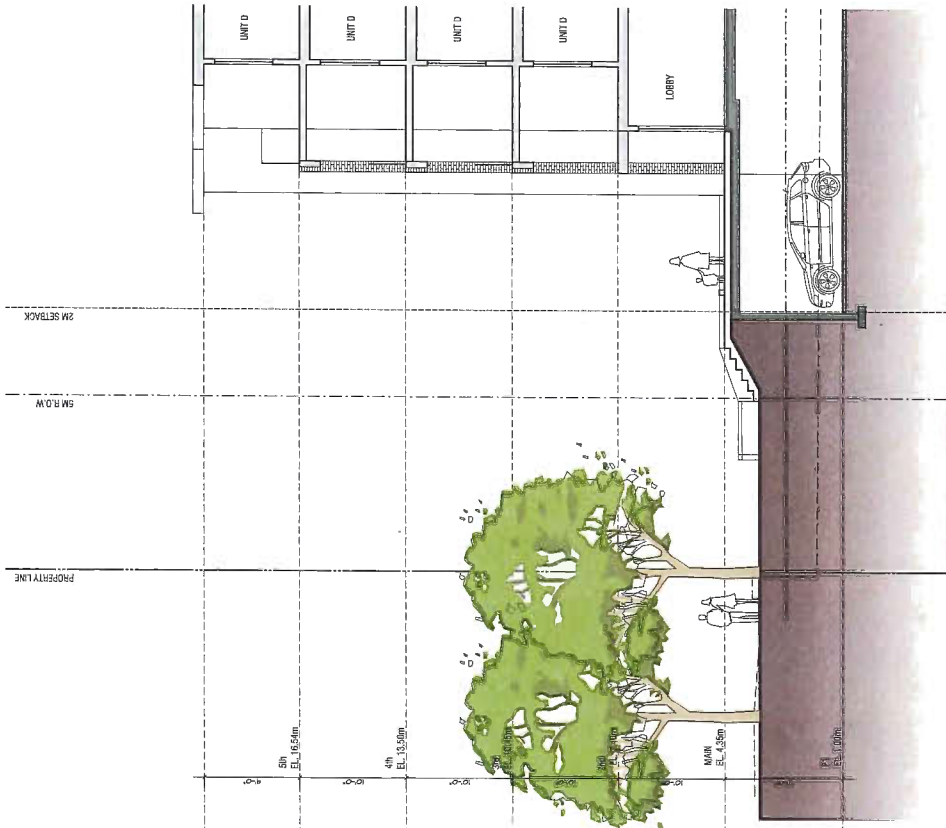
Berkeley House
9213 & 9235 Odlin Road
Richmond, BC
For Polygon

**Building Sections
Edge Treatment**

3/16" = 1'-0"
November 22, 2017



Wall Section at Dubbert Rd.



Wall Section at Path

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND BEHAVIOR OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR AGENCIES OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



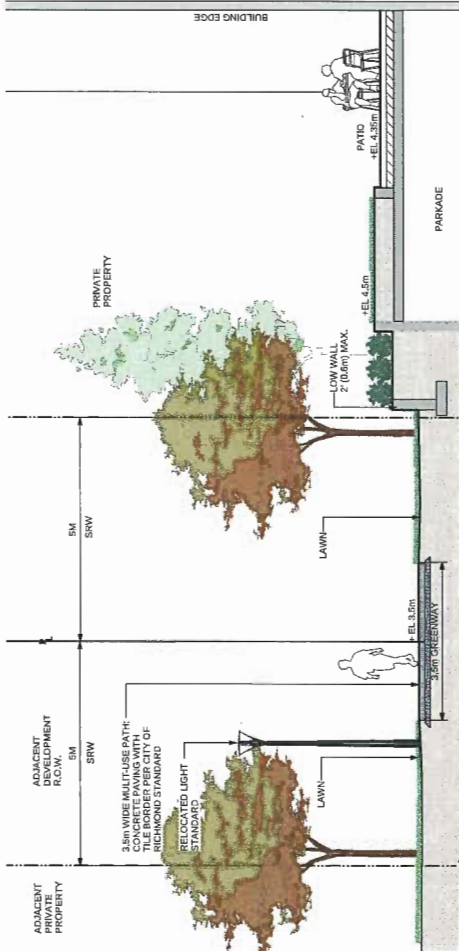
2 GREENWAY PLAN
SCALE 1:50

NO.	REVISIONS	DATE
1	ISSUED FOR REVISION AND DP	17-11-18
2	ISSUED FOR REVIEW	17-01-19

Berkley House

Richmond, British Columbia
Scale: VARIES
Drawn: MR/DS
Reviewed: DS
Project No. 06-556

GREENWAY PLAN AND SECTION



B GREENWAY SECTION TYP.
SCALE 1:50



RZ 17-778596

Attachment 4

Address: 9211/9251/9271/9291 Odlin Road

Applicant: Polygon Development 302 Ltd.

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

	Existing	Proposed
Owner:	Polygon Development 302 Ltd.	Same
Site Size (m²):	16,210.08 m ²	14,699.96 m ² (158,229 ft ²) after road dedications
Land Uses:	Residential	Same
OCP Designation:	Apartment Residential (Apt)	Same
Area Plan Designation:	Residential Area 1. Townhouse, low-rise apartments. Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	Stepped 4, 5 and 6 storey apartments with affordable housing plus amenity areas. 1.73 FAR
Zoning:	Single Detached (RS1/F)	"Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	Two vacant lots. Two lots with Single Detached dwellings.	265 apartment residences
Noise Exposure Forecast	Area 2 High Aircraft Noise Area	Same – restrictive covenants and acoustic reports required. Noise mitigation required.
Alexandra District Energy Utility	Connection to Alexandra District Energy Utility Required	Same
Flood Construction Level	2.6 (West Cambie)	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	Stepped 4, 5 and 6 storey apartments with affordable housing plus amenity areas. 1.73 FAR	None permitted
Buildable Net Floor Area (m ²):*	Max. 25,467.07 m ² (274,125.30 ft ²)	25,345.5 m ² (272,817 ft ²)	None permitted
Lot Coverage (% of lot area):	Max. 40%	Total: Max. 38%	None
Lot Size: (consolidated)	Min. 14,500 m ²	14,699.96 m ²	None
Lot Dimensions (m):	No Minimum	Width: 96.5 m Depth: 147.9 m	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	North and South property line: Min. 6.0 m West property line: 5.0 m East: Min. 7.5 m provided that 15 m building to building separation maintained. Provisions for parkade encroachments	North property line: 14m. South property line: 7.0 m West property line: 5.0 m East: Min. 7.5 m provided that 15 m building to building separation maintained. Provisions for parkade encroachments	None
Height (m):	East Building 19.51 m West Building 22.6 m	East Building 19.51 m West Building 22.5 m	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.26 (R) and 0.18 (V) per unit with TDM	1.33 (R) and 0.18 (V) per unit	Rate reduction included in the zone schedule
Off-street Parking Spaces – Total:	382	401	None
Tandem Parking Spaces:	N/A	None	None
Bicycle Spaces (rates)	Class 1: 1.25/unit Class 2: 0.2/unit	Class 1: 1.25/unit Class 2: 0.2/unit	None
Bicycle Spaces (totals)	385	385	None
Amenity Space – Indoor:	100 m ² (1,076 ft ²)	477.15 m ² (5,136 ft ²)	None
Amenity Space – Outdoor:	1,590 m ² (17,115 ft ²)	2,075 m ² (22,335 ft ²)	None

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Address: 9211/9251/9271/9291 Odlin Road

File No.: RZ 17-778596

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9755, the developer is required to complete the following:

1. Provide a 10 m wide road dedication along the entire western frontage for the interim construction of Dubbert Street.
2. Provide a 4 m by 4 m corner cut dedication at the intersection of Odlin Road and Dubbert Street on the northeast corner of the intersection.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Granting of an approximately 5 m (16.4 ft) wide statutory right-of-way for the purposes of a pedestrian greenway with public right of passage (PROP) along the entire eastern property boundary. Any works essential for public access within the required statutory right-of-way (SRW) are included in the Servicing Agreement (SA) and the maintenance & liability, post construction, will be the responsibility of the City. 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.
6. Registration of an aircraft noise sensitive use covenant on title.
7. Registration of a legal agreement on title identifying 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.
8. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC (Flood Plain Designation and Protection Bylaw No 8204 Section 4.5 exemption for West Cambie Area).
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
10. City acceptance of the developer’s offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$217,548.00) to the City’s public art fund for public art to be incorporated with the new West Cambie Neighbourhood Park or alternatively other neighbourhood Greenway opportunities. The amount is based on 262,106 SF net floor area (excluding Affordable Housing) at $\$0.83/\text{SF} = \$217,548$.
11. Registration of the City’s standard Housing Agreement to secure 13 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:

Initial: _____

Phase 1 Building B – Affordable Housing Unit Types and Floor Space

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
One Bedroom + Den	2	59.9 m ² (645 ft ²)	\$975	\$38,250 or less
Two Bedroom	2	73.9 m ² (795 ft ²)	\$1,218	\$46,800 or less
Two Bedroom + Den	2	87.1 m ² (938 ft ²)	\$1,218	\$46,800 or less

Phase 2 Building A – Affordable Housing Unit Types and Floor Space

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Two Bedroom	1	73.9 m ² (795 ft ²)	\$1,218	\$46,800 or less
Two Bedroom	6	79.9 m ² (860 ft ²)	\$1,218	\$46,800 or less

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

12. Registration of a legal agreement(s) specifying that no final inspection granting occupancy of the first building constructed (i.e. Phase 1) will be issued until all of the affordable housing unit types and floor space specified in Consideration #11 for Phase 1 have been provided and accepted by the City.
13. Registration of a legal agreement(s) specifying that no final inspection granting occupancy of the second building constructed (i.e. Phase 2) will be issued until all of the affordable housing unit types and floor space specified in Consideration #11 for Phase 2 have been provided and accepted by the City.
14. Discharge from title of restrictive covenant (AB224298) which is currently registered on the title of 9291 Odlin Road and permits only one dwelling on that property.
15. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$163,690.20) to the City's child care fund.
16. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$163,690.20) to the City's beautification fund.
17. City acceptance of the developer's voluntary contribution in the amount of \$19,097.19 (i.e. \$0.07/ft² of buildable area, excluding affordable housing) to community and engineering planning costs, as set out in the West Cambie Area Plan.
18. Registration of a legal agreement(s) regarding the developer's commitment to connect to the West Cambie District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering.
18. Enter into a Servicing Agreement* for the design and construction of a publically accessible greenway within the full 10 m wide greenway SRW along the western property boundary of the subject property. Works include, but may not be limited to a 3.5 m (11.5 ft) wide asphalt pedestrian pathway, lighting, two entry nodes with saw cut concrete patterns, a central node with unit paving and seating, landscaping. All works to be to the satisfaction of the Manager, Parks Planning, Design and Construction. 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.
19. Enter into a Servicing Agreement* for the design and construction of frontage works and services along Dubbert Street and Odlin Road. Works include, but may not be limited to;

Transportation Requirements:

Developer responsible for the design and construction of the frontage improvements, and the associated land dedication, as noted below:

New north/south road (Dubbert Street) along the west property line of 9211 Odlin Road:

Initial: _____

- Require 10m wide land dedication
- Design and construct the Dubbert Street interim roadway to include: min. 6m wide driving surface, 1m wide paved shoulder along west road edge, and along the east road edge, a 0.15m wide interim curb/gutter, 2m wide sidewalk, and the remaining to be interim boulevard.

Odlin Road: Road widening within the existing right-of-way along the entire Odlin Road frontage to complete the following ultimate cross-section (from existing curb/gutter on the south side to north):

- 11.2m wide road pavement
- 0.15m wide curb and gutter
- 2.0m wide sidewalk at the property line
- Treed/grassed boulevard between the sidewalk and the curb and gutter

4m x 4m corner cut (as dedication):

- Odlin Road/Dubbert Street: on the northeast corner of the intersection

Engineering Servicing Requirements:

Scope: POLYGON DEVELOPMENT 302 LTD has applied to the City of Richmond for permission to rezone 9211/ 9251/ 9271/ 9291 Odlin Rd from Single Detached Family (RS1/F) to CD zone in order to construct four and five storey Multi-Family Apartment buildings.

A Servicing Agreement is required to design and construct the following works:

Water Works:

- Using the OCP Model, there is 347 L/s of water available at a 20 psi residual at the hydrant located at the frontage of 9251 Odlin Road and 333 L/s available at 20 psi residual at the hydrant located at the frontage of 9291 Odlin Road. Additionally, with the upgrades proposed below, there is 160 L/s of water available at a 20 psi residual at the hydrant located at the north property line along Dubbert St. and 192.0 L/s available at 20 psi residual at the proposed hydrant along Dubbert St. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - 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 designs at Building Permit stage.
 - Install approximately 160 meters of new 200mm watermain along the proposed Dubbert Street, complete with blow-off. The new watermain shall be tied-in to the existing watermain along Odlin Road.
 - Install fire hydrants spaced as per City standard along the proposed development's Dubbert Street frontage.
- At the Developer's cost, the City will:
 - Install a new water service connection off of the 200mm watermain along Odlin Rd., complete with water meter. The meter will be located on site (ex. Mechanical room), and will require a right of way to be finalized during the servicing agreement process.
 - Cut, cap, and remove all existing water service connections SCON20684, SCON 20683, SCON51710, & SCON20686 along Odlin Road.

Storm Sewer Works:

Initial: _____

- The Developer is required to:
 - Install approximately 160 meters of 600 mm diameter storm sewers along the development's Dubbert Street frontage, complete with new manholes spaced as per City standard. Tie-ins shall be to the 900 mm diameter storm sewer along Odlin Rd.
- At the Developer's cost, the City will:
 - Cut, cap, and remove all existing storm service connections and IC: STCN116661, STCN116669, SLAT126542, STCN11664, STCN126548, STCN126549, & STCN116672.
 - Install a new storm service connection, complete with IC, along the Odlin Rd. frontage of the proposed development.
 - Complete the proposed storm sewer tie-in to the 900 mm diameter storm sewer along the Odlin Rd. frontage.

Sanitary Sewer Works:

- At the Developer's cost, the City will:
 - Install a sanitary service connection, complete with an Inspection Chamber, off of the 200 mm diameter sanitary line along the Odlin Street frontage of the property.

Frontage Improvements:

- The Developer is required to:
 - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 - Provide street lighting along Odlin Road and Dubbert Street frontages and refer to drawing L12.5. Use a type 1 decorative Luminaire pole, complete with LED lights, and powder coated gloss black (paint no. RAL9005).
 - Remove or put underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along the Odlin Road frontage of the development site. The developer is required to coordinate with the private utility companies.
 - Pre-duct for future hydro, telephone and cable utilities along the Odlin Road and Dubbert Street frontages of the property.
 - Confirm with BC Hydro (Transmission) whether the clearance between the proposed building and the existing BC Hydro transmission lines are acceptable.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in 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 right of way 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 Vista - Confirm SRW dimensions with BC Hydro
 - BC Hydro PMT – Approximately 4mW X 5m (deep) – Confirm SRW dimensions with BC Hydro
 - BC Hydro LPT – Approximately 3.5mW X 3.5m (deep) – Confirm SRW dimensions with BC Hydro

Initial: _____

- Street light kiosk – Approximately 2mW X 1.5m (deep)
- Traffic signal controller cabinet – Approximately 3.2mW X 1.8m (deep)
- Traffic signal UPS cabinet – Approximately 1.8mW X 2.2m (deep)
- Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
- Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus

General Items:

- The Developer is required to:
 - 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.
 - Pre and post construction elevation surveys of adjacent roads, underground utilities (e.g. manhole rims, manhole inverts, service boxes, etc.) and property lines to determine settlement amounts.
 - Pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the developer is responsible for rectifying construction damage.
 - Video inspections of the adjacent storm sewer main along Odlin Road to confirm its condition are required prior to start of soil densification and preload and after preload removal to check for damages. At their cost, the developer is responsible for rectifying construction damage.

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 ft².

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.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9755 (RZ17-778596)
9211, 9251, 9271, 9291 Odlin 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 18.31 thereof the following:

“18.31 Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)

18.31.1 Purpose

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

18.31.2 Permitted Uses

- **housing, apartment**

18.31.3 Secondary Uses

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

18.31.4 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 18.31.4.1, 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 13 **affordable housing units** having a combined **habitable space** of at least 0.066 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.

18.31.5 Permitted Lot Coverage

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

18.31.6 Yards & Setbacks

1. The minimum **property line setback** is:
 - a. 5.0 m from the west **property line**;
 - b. 6.0 m from the north or south **property lines**;
 - c. 7.5 m from the east **property line** provided that a minimum **building face to building face** separation of 15.0 m is maintained between the **buildings** on the **site** and any **buildings** on 9399 Odlin Road.
2. Notwithstanding Section 18.31.6:
 - a. A parking **structure** may project into the **property line setback** a maximum of 2.4 m 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**; and
 - b. Entry stairs may project into the public **road setback** or the **property line setback** for a maximum distance of 2.5 m.

18.31.7 Permitted Heights

1. The maximum **height** for **buildings** is 19.5 m and 5 habitable **storeys**, except that:
 - a. The maximum **height** for portions of the **buildings** within 48 m of the north **property line** is 16.5 m and may contain not more than 4 habitable **storeys** and;
 - b. The maximum **height** for portions of the **buildings** within 54 m of the south **property line** and within 39 m of the west **property line** is 22.6 m and may contain not more than 6 habitable **storeys**.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

18.31.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.
2. The minimum **lot size** is 14,500 m².

18.31.9 Landscaping & Screening

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

18.31.10 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.

18.31.11 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 designating it **LOW RISE APARTMENT (ZLR31) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**:

P.I.D. 003-888-975

South Half of the East Half Lot 25 Except: Parcel “A” (Explanatory Plan 11474); Block “A” of Section 34 Block 5 North Range 6 West New Westminster District Plan 1224.

P.I.D. 012-030-830

East Half Lot 26 Block “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224.

P.I.D. 011-654-066

West Half Lot 25 Except: Part Subdivided by Plan 85360, Block A Section 34 Block 5 North Range 6 West New Westminster District Plan 1224.

P.I.D. 016-036-344

Lot 1 Section 34 Block 5 North Range 6 West New Westminster District Plan 85360.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9755".

FIRST READING

DEC 20 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>AB</i>
APPROVED by Director or Solicitor <i>BK</i>

MAYOR

CORPORATE OFFICER