



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

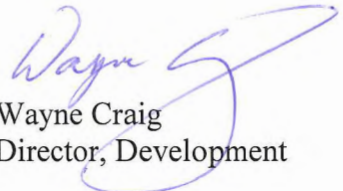
Date: November 25, 2016

File: RZ 16-734204

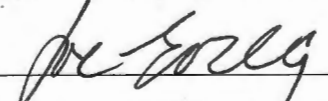
Re: Application by 0731649 BC Ltd. for Rezoning at 9491, 9511, 9531, 9551, 9591 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 to create the "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road from "Single Detached (RS1/F) and Two-Unit Dwellings (RD1)" to "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.
2. That 9491, 9511, 9531, 9551, 9591 Alexandra Road be approved as an Affordable Housing Special Development Circumstance "donor" site.
3. That the entire cash-in-lieu affordable housing contribution of \$892,634 for the rezoning of 9491, 9511, 9531, 9551, 9591 Alexandra Road (RZ 16-734204) be allocated to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.


Wayne Craig
Director, Development

DCB:blg
Att. 6

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

Staff Report

Origin

0731649 BC Ltd. has applied to the City of Richmond for permission to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road (Attachment 1) from the “Single Detached (RS1/F)” zone and the “Two-Unit Dwellings (RD1)” zone to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone. All five (5) lots are currently vacant; with all the buildings having been removed. The site is located in the Alexandra neighbourhood (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 development proposal is to rezone the subject site to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone in order to develop 263 residential units in two (2) four-storey residential apartment buildings over a single-level parkade.

The development will require the consolidation of five (5) lots into a single property; with a gross site area of 15,125.99 m² (162,814.90 ft²) before road dedications. The development is proposed to be built in two (2) phases; with the first phase (northern half of the site) to include 128 residential units, and the second phase (southern half of the site) to include 135 residential units. The two (2) apartment buildings will be built around a central common area; which will include a water feature, children’s play spaces, garden plots, trellised seating area, open grassed areas. The developer proposes to build six (6) affordable housing units on-site, plus provide a cash-in-lieu contribution to the City’s Affordable Housing Fund.

The proposed development will require road dedications along May Drive and the intersections of Tomicki Avenue and May Drive, as well as Alexandra Road and May Drive. Connection to the City’s District Energy Utility, various frontage improvements, design and construction of the greenway on the adjacent City-owned lot at 9591 Alexandra Road are some of the main off-site works required as part of this development and that will be addressed through one (1) or more Servicing Agreements. The off-site works requirements are included in the Rezoning Considerations (Attachment 6).

Surrounding Development

The subject site involves five (5) properties located between Alexandra Road and Tomicki Avenue immediately to the east of May Drive; all of which are within the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 1,426 m² (15,349.33 ft²), the net site will be approximately 13,699.99 m² (147,465.57 ft²) in area.

Surrounding Development is as follows:

To the North:

- The City-owned future West Cambie park site located on the north side of Tomicki Avenue.

To the South (south side of Alexandra Road):

- A City-owned lot at 9540 Alexandra Road zoned “Single Detached (RS1/F)”; which will form part of the future Alexandra greenway running between Alexandra Road and Alderbridge Way.
- A 23-unit three-storey townhouse development under construction on a 0.4 ha (0.99 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9560 Alexandra Road (DP 15-700370).
- A 96-unit three-storey townhouse development under construction on a 1.61 ha (3.98 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9680 Alexandra Road (DP 14-671600).

To the East:

- A City-owned 27 m wide lot which will be part of the future Alexandra greenway that will run between Alexandra Road and Tomicki Avenue.
- East of the greenway at 9566 Tomicki Avenue, is an existing three-storey townhouse development, consisting of 141 units within 26 buildings (known as “Wishing Tree” (DP 08-432203)), zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”.

To the West (west side of May Drive):

- Four-storey and six-storey wood frame apartment buildings under construction on the west side at 9311 - 9399 Alexandra Road under DP 13-631492 and zoned “Low rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”.
- A 2.86 ha (7.07 ac.) retail commercial shopping complex nearing completion (DP 13-650988) to the southwest at 9251 Alderbridge Way, zoned “Neighbourhood Commercial (ZC32) – West Cambie Area”.

Related Policies & Studies

Official Community Plan (OCP)/West Cambie Area Plan - Alexandra Neighbourhood

The Official Community Plan (OCP) Land Use map designates the property for “Apartment Residential”. This designation accommodates multiple family housing in the form of townhouses and apartments. The current low rise apartment proposal conforms to the Official Community Plan (OCP) land use designation.

The subject site is also located in the Alexandra Neighbourhood of the West Cambie Area Plan (Attachment 2). The Area Plan’s Land Use designation for the site is “Residential Area 1”; which permits townhouses and low-rise apartments with a maximum floor area ratio (FAR) of 1.7 with contributions towards affordable housing. The Area Plan’s designation takes precedence over the generalized OCP Land Use designation. The proposed low-rise apartment

development conforms to the Alexandra Neighbourhood Land Use Map in terms of form of development and density.

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.

Public Consultation

A rezoning sign has been installed on the subject property. 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 development proposal is for two (2) four-storey residential buildings over a single level parkade. Breaks will be provided through the east-west axis of the structure over the podium to partially expose the interior landscaped courtyard.

The style of the buildings is patterned after east-coast brownstones; with articulation to step back the building faces in areas and increasing the roof height in others. Double height entry lobbies will be centrally located along the block facing onto Tomicki Avenue and Alexandra Road; with internal connections leading from the lobbies to the central courtyard.

The facades incorporate punched window openings; with detailed fenestrations, decorative metal flower boxes and concrete lintels and sills. Board and batten siding is used to detail the top floor; complemented by dentils and corner brackets to detail roof overhangs.

Required indoor amenity space is proposed to be incorporated within the northern building (phase 1) with the intent that this creates a more open uninterrupted interior landscaped area and creates visual interest at the street front. The internal amenity area will include a badminton court, exercise studio, multi-purpose room, lounge, bar, games area and a kitchen.

Existing Legal Encumbrances

Two (2) covenants affecting the titles of several of the subject properties involved are to be discharged:

- Covenant BB1239772 involves a Statutory Right-of-Way granted to the City that will no longer be required as this Right-of-Way will be dedicated to the City for road as part of the proposed Rezoning Considerations. This Covenant affects the titles for 9491, 9551 and 9591 Alexandra Road.
- Covenant BB181577 will need to be removed from the title for 9491 Alexandra Road; as it limits the use on that property to only a two-family dwelling.

Discharge of both covenants has been included in the Rezoning Considerations to be completed prior to final adoption of Bylaw 9638.

Transportation and Site Access

The applicant has requested a reduced parking rate for the proposal. A "Parking Supply and TDM Review" was prepared by Bunt and Associates (dated October 11, 2016) in support of a reduction to the parking ratio applicable at 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 a parking rate of 1.44 stalls (1.26 stalls for residents + 0.18 stalls for visitors) per dwelling unit, which is equivalent to City Centre Zone 3 rate PLUS a 10% relaxation; if the following TDM measures are provided by the applicant:

- Provide 120V electric plug-in's for 20% of all parking stalls.
- Provide 120V electric plug-in's for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Make a voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the general surrounding area as determined by Transportation staff.
- Make a voluntary cash contribution of \$5,000 towards the provision of new public benches in the general area.

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

Vehicle access to the development's common parking area will be provided from May Drive. On-site, drive aisles will have minimum widths of 6.7 m to accommodate two-way traffic. Two (2) loading spaces will be provided to address both loading and garbage/recycling pick needs.

Both Class 1 (secured at 1.25 spaces/unit) and Class 2 (unsecured at 0.2 spaces/unit) bicycle spaces are provided in accordance with the Zoning Bylaw, for a total of 382 spaces.

10 m wide road dedications are required along the western frontage of the site (along May Drive); with additional corner cuts at the intersections of Tomicki Avenue and May Drive and Alexandra Road and May Drive. New sidewalks and treed boulevards will be provided along the three (3) street frontages with May Drive, Tomicki Avenue and Alexandra Road. Details for these frontage improvements are included in the Rezoning Considerations.

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, health condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven (7) bylaw-sized trees on the subject property including one dead tree; an additional six (6) trees straddling the southern property boundary and are therefore shared with the City, and one (1) street tree entirely on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- 13 trees identified as (tag# A, B, C, D, 440, 441, 445, 444, 444A, 444B, 444C, 444D and a dead tree with no tag) located on the development site; all in conflict with the proposed development such that they cannot be retained and should be replaced.
- Two (2) trees (tag# 442 and 443) located on City property (identified in very poor condition) to be assessed by Parks Arboriculture staff for either retention or removal and replacement.
- Provide tree protection as per City of Richmond 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 13 on-site trees (Trees # tag# A, B, C, D, 440, 441, 445, 444, 444A, 444B, 444C, 444D and a dead tree with no tag). The 2:1 replacement ratio would require a total of 26 replacement trees. The applicant has agreed to plant a total of 171 trees; including the 26 replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

DBH of Tree Cut or Removed	No. of Trees Removed	No. of Replacement Trees (2 for 1)	Minimum Height of Coniferous Replacement Tree	Minimum Caliper of Deciduous Replacement Tree
20 - 30 cm	9	18	3.5 m	6 cm
30 - 40 cm	1	2	4 m	8 cm
40 - 50 cm	2	4	5 m	9 cm
50 - 60 cm	1	2	5.5 m	10 cm

Affordable Housing Strategy

Staff recommend that the subject proposal for 9491, 9511, 9531, 9551, 9591 Alexandra Road be approved as an Affordable Housing Special Development Circumstance “donor” site, as the subject site is identified within the City’s Contribution Agreement between the City and Kiwanis Senior Citizens Housing Society. A staff report from the General Manager, Community Services dated May 20, 2014 states that the subject site, then known as “Alexandra East”, be a “donor” site towards a Council approved Affordable Housing Special Development Circumstance (i.e., Kiwanis Towers Affordable Housing Development at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard). The subject site is the last of nine (9) “donor” projects associated with the Kiwanis development.

The developer proposes to make a \$892,634.00 voluntary “donor” contribution to the City’s Affordable Housing Reserve in lieu of constructing approximately 518.30 m² (5,579 ft²) of affordable housing on the subject site to reach the Council approved total contribution for the Kiwanis site. The developer will also construct six (6) affordable housing units (inclusive of 1 bachelor, 2 one-bedroom and 3 two bedroom units) totalling approximately 411.84 m² (4,433 ft²) in phase 1 of the project. Staff recommend that the entire “donor” contribution amount be placed into the Affordable Housing Reserve capital fund.

The proposed “Low Rise Apartment (ZLR30) – Alexandria Neighbourhood (West Cambie)” Zoning for the site incorporates the 0.20 FAR density bonus provided as per the Alexandria Neighbourhood Land Use Map, the affordable housing “donor” contribution (\$892,634.00), and the minimum affordable housing area (396.51 m² [4,268.04 ft²]) required to be built on-site. The Rezoning Considerations also include a requirement for registration of the City’s standard Housing Agreement to secure the affordable housing units.

West Cambie-Alexandra Amenity Contributions (Policy 5044)

Under Policy 5044, the applicant will be subject to the following contributions:

- community planning and engineering planning costs (\$17,548.41);
- child care (\$150,414.90); and,
- city beautification (\$150,414.90).

These contributions are included in the Rezoning Considerations.

District Energy Requirement

The subject site is required to connect to the City’s Alexandra District Energy Utility (ADEU). Connection to the DEU will be via the existing distribution piping system. The Rezoning Considerations include a requirement for the registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (ADEU); including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.

Amenity Space

The Development Permit Guidelines under the Official Community Plan (OCP) require a minimum of 100 m² (1,076 ft²) of indoor amenity space and 1,578 m² (16,985.45 ft²) of outdoor amenity space for a multiple-family development of the size proposed. In addition, the outdoor space must be designed to facilitate children's play and include a play area of 600 m² (6,459 ft²) in area.

The proposed development will provide 563.8 m² (6,069.4 ft²) of indoor amenity space and 2,657.3 m² (28,603.1 ft²) of outdoor space including a children's play space. All the indoor space will be provided in the first phase of the development. Approximately 1,622.96 m² (17,469.4 ft²) of the total outdoor amenity space will be provided in the first phase of the development; with the balance provided in the second phase.

Site Servicing and Frontage Improvements

A Servicing Agreement will be required to service the proposed development. Key elements that will be addressed in the Servicing Agreement include:

- Replace approximately 45 m of watermain located south of the subject site along Alexandra Road.
- Install approximately 120 m of a new 600 mm storm sewer along Alexandra Road.
- Coordinate the undergrounding of all third party service lines fronting the property.
- Provide land dedications including a 10 m wide strip along the Tomicki Avenue frontage, a 10 m wide strip along the May Drive frontage, and 4 m x 4 m corner cutes at the intersections of Tomicki Avenue/May Drive and Alexandra Road/May Drive.
- Design and construction of concrete sidewalks, curb and gutter, treed/grassed boulevards and paved roads along Tomicki Avenue from May Drive to Tomicki Avenue.
- Completing the road works along May Drive from Tomicki Avenue to Alexandra Road (concrete sidewalks, treed / grassed boulevards, curb/gutter and pavement).

West Cambie Greenway

Included in the Rezoning Considerations is a requirement for the developer to enter into a Servicing Agreement for the design and construction of the park greenway on the adjacent City-owned property to the east at 9591 Alexandra Road. The design is to incorporate a 3.5 m wide concrete meandering pathway, plaza entry features at Tomicki Avenue and Alexandra Road, native trees and shrubs, benches and lighting features. These works may be eligible for Development Cost Charge Credits.

Issues to be Addressed at Development Permit Stage

- The permeability measures for the site.
- Verification of projections into side yard spaces.
- Play space location, design and furnishings.
- Design adjustments to reduce impacts of exit stairs to the adjacent streetscapes.

- Site lighting and locations.
- Detailed landscaping plans and landscape security requirements.
- Building color scheme and verification of materials.
- Interface and connections with the adjacent park greenway to the east of the site.
- Interior space design for the affordable housing units.
- Verification that non-monetary TDM measures are incorporated into the design.
- Ensuring that 20% of resident parking spaces will be equipped with 120v electric plug-ins and that an additional 25% of the resident parking spaces will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.
- Grade interfaces with adjacent development sites.

Public Art

The developer will make a contribution to the City's Public Art Program in the amount of \$202,198.00 as required, based on the project's net buildable floor space of 23,191 m² (249,627 ft²).

Aircraft Noise

The subject site is located within Aircraft Noise Sensitive Area 2 within which all aircraft noise sensitive land uses may be considered. Registration of an aircraft noise sensitive use covenant is included in the Rezoning Considerations to be completed prior to final adoption of Bylaw 9638. Submission of an acceptable acoustical and thermal reports is required prior to the Development Permit being forwarded to the Development Permit Panel.

Alexandra Neighbourhood Development Agreement

The development site is subject to the Alexandra Neighbourhood Development Agreement which is an area wide charge on new development to recover the installation costs of storm and sanitary utilities. The Rezoning Considerations includes a requirement for a per dwelling payment plus applicable interest in accordance with the Alexandra Neighbourhood Development Agreement.

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 ongoing maintenance of these assets is estimated to be \$10,000. This will be considered as part of the 2017 Operating Budget.

Conclusion

The proposed development will result in 263 apartment residential units; including six (6) on-site affordable housing units within two (2) four-storey wood framed apartment buildings over a common parking podium. Generous indoor and outdoor amenity spaces are to be provided

inclusive of extensive play space, open space, water features, seating areas and landscaping elements.

The proposal generally conforms to the Official Community Plan, the West Cambie Area Plan and the Alexandra Neighbourhood Land Use Map designations. Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 to create the “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road from “Single Detached (RS1/F) and Two-Unit Dwellings (RD1)” to “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.

Staff further recommend that the subject site be approved as an Affordable Housing Special Development Circumstance “donor” site as described in this report and that the cash-in-lieu affordable housing contribution of \$892,634 for the rezoning be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

- 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

PROPOSED REZONING

TOMICKI AVE

MAY DR

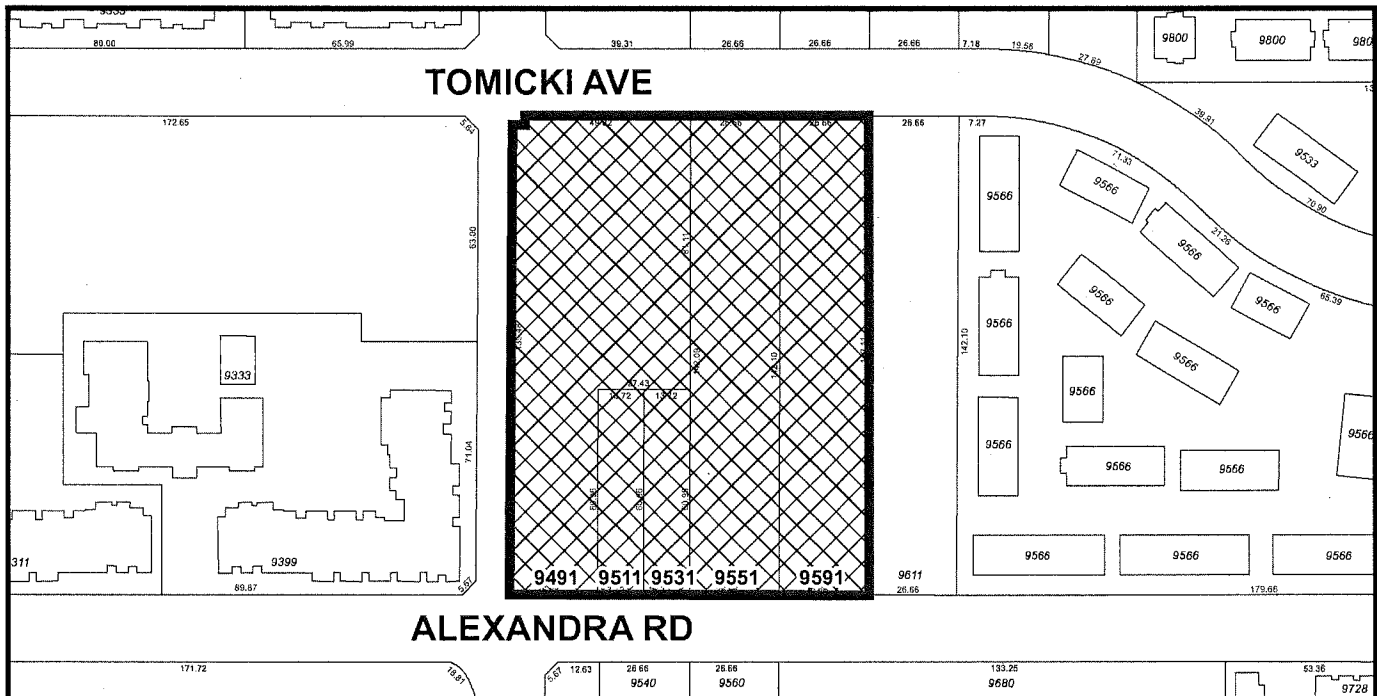
ALEXANDRA RD

MCCLELLAND RD

ALDERBRIDGE WAY

NO. 4 RD

Zoning districts shown: RS1/F, ZLR20, ZLR24, ZT67, ZT71, ZC32, ZMU28, ZLR25, RD1, SI, RS1/B, RS1/C, RS1/D, RTL1, AG1.



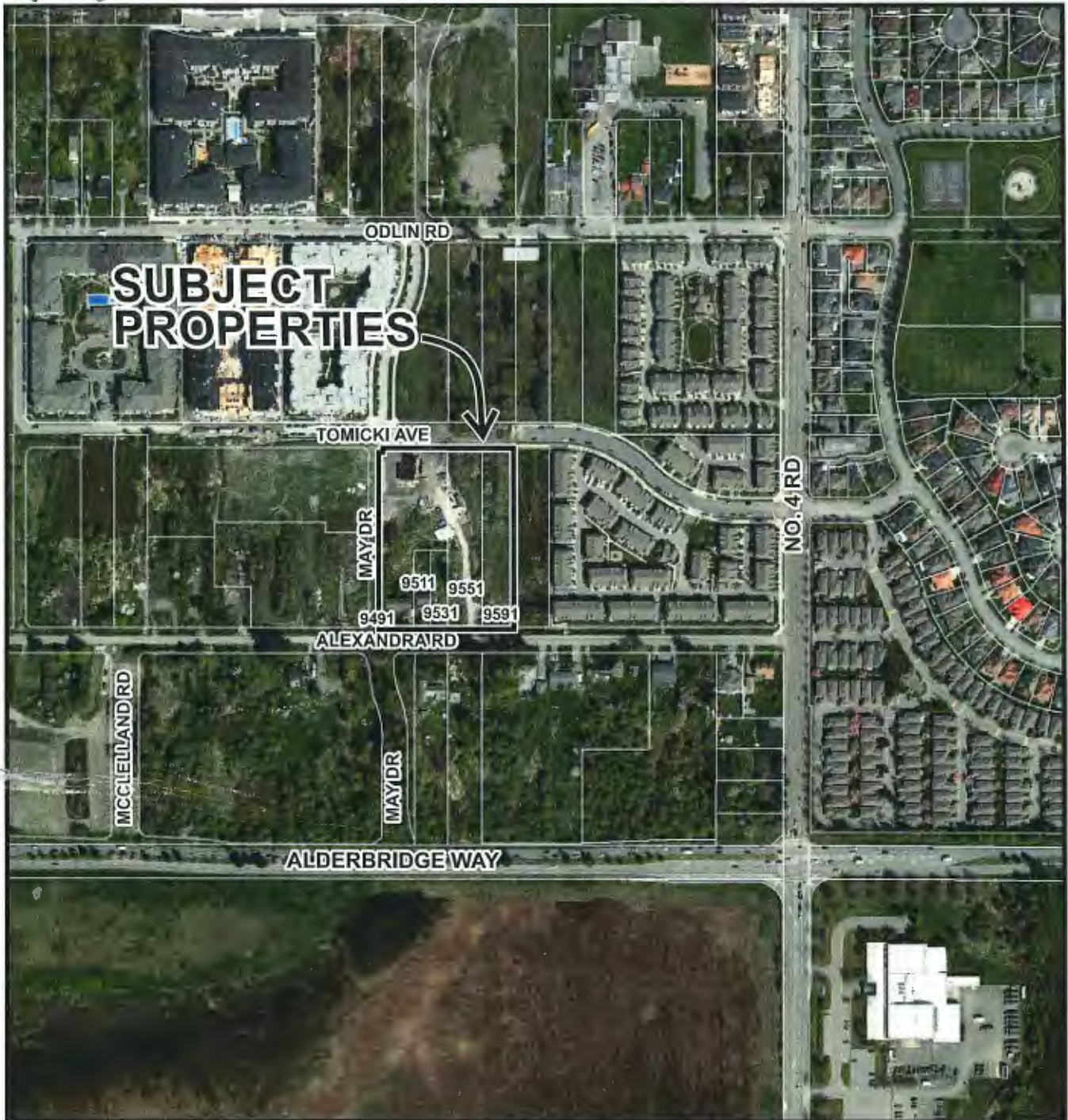
RZ 16-734204

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 16-734204

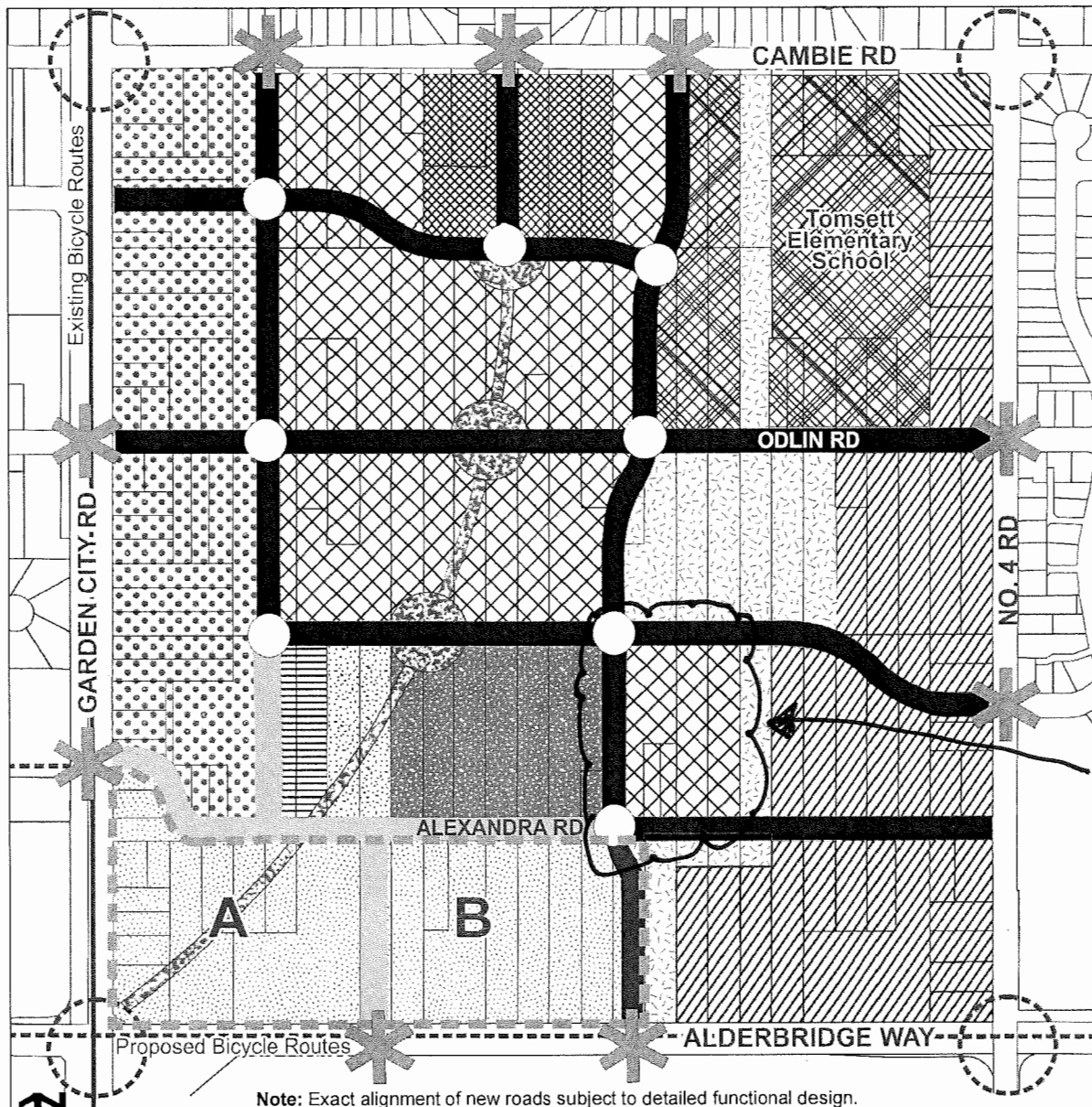
Original Date: 06/09/10

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9121
2015/06/15

<p>Area of No Housing Affected by Aircraft Noise</p> <p>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.)</p> <p>Convenience Commercial</p> <p>Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)</p> <p>Residential Area 1A 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum).</p> <p>Residential Area 1B 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).</p>	<p>Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.</p> <p>Residential Mixed Use • a mix of 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).</p> <p>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</p>	<p>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)</p> <p>Community Institutional</p> <p>Park: North Park Way, Central Park, South Park Way</p> <p>Alexandra Way (Public Rights of Passage Right-of-way)</p> <p>Proposed Roadways</p> <p>High Street</p>	<p>New Traffic Signals</p> <p>Feature Intersections - details to be developed</p> <p>Feature Landmarks in Combination with Traffic Calming Measures</p>
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Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

HAARLEM, N.Y. (UPI) — A 19-year-old woman was charged with the murder of a 16-year-old boy in a New York City subway station.

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REVISIONS	DATE	DESCRIPTION
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REVISIONS	DATE	DESCRIPTION
1		
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CICCOZZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3Y3
TEL: (604) 687-4741



POLYGON

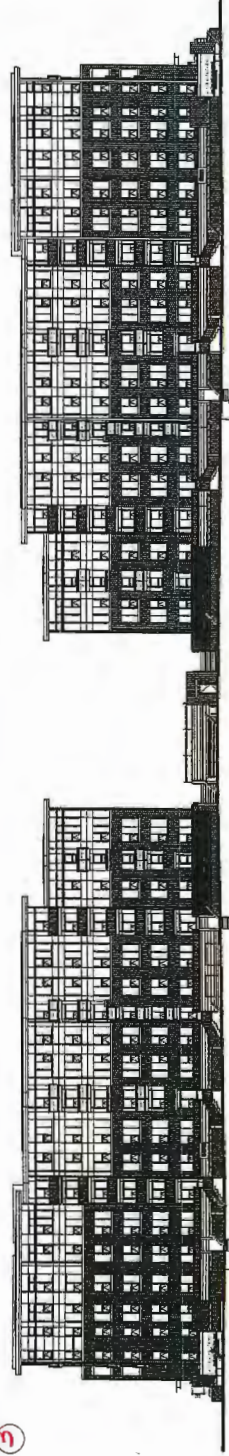
TRAPALGAR
5900 ALEXANDRA ROAD
RICHMOND, BC

REVISIONS	DATE	DESCRIPTION
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REVISIONS	DATE	DESCRIPTION
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1 CONTEXT: SITE PLAN
SCALE: 1:500

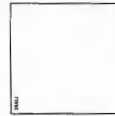


2 CONTEXT: VIEWS OF SITE
SCALE: 1:500

CONSENTS HERETO, THE DRAWING SHALL NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S FEE SHALL BE AS SHOWN ON THE DRAWING. THE ARCHITECT'S FEE SHALL BE AS SHOWN ON THE DRAWING. THE ARCHITECT'S FEE SHALL BE AS SHOWN ON THE DRAWING.

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CICCOZZI
ARCHITECTURE
200-233 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5T 3T3
TEL: (604) 681-4741

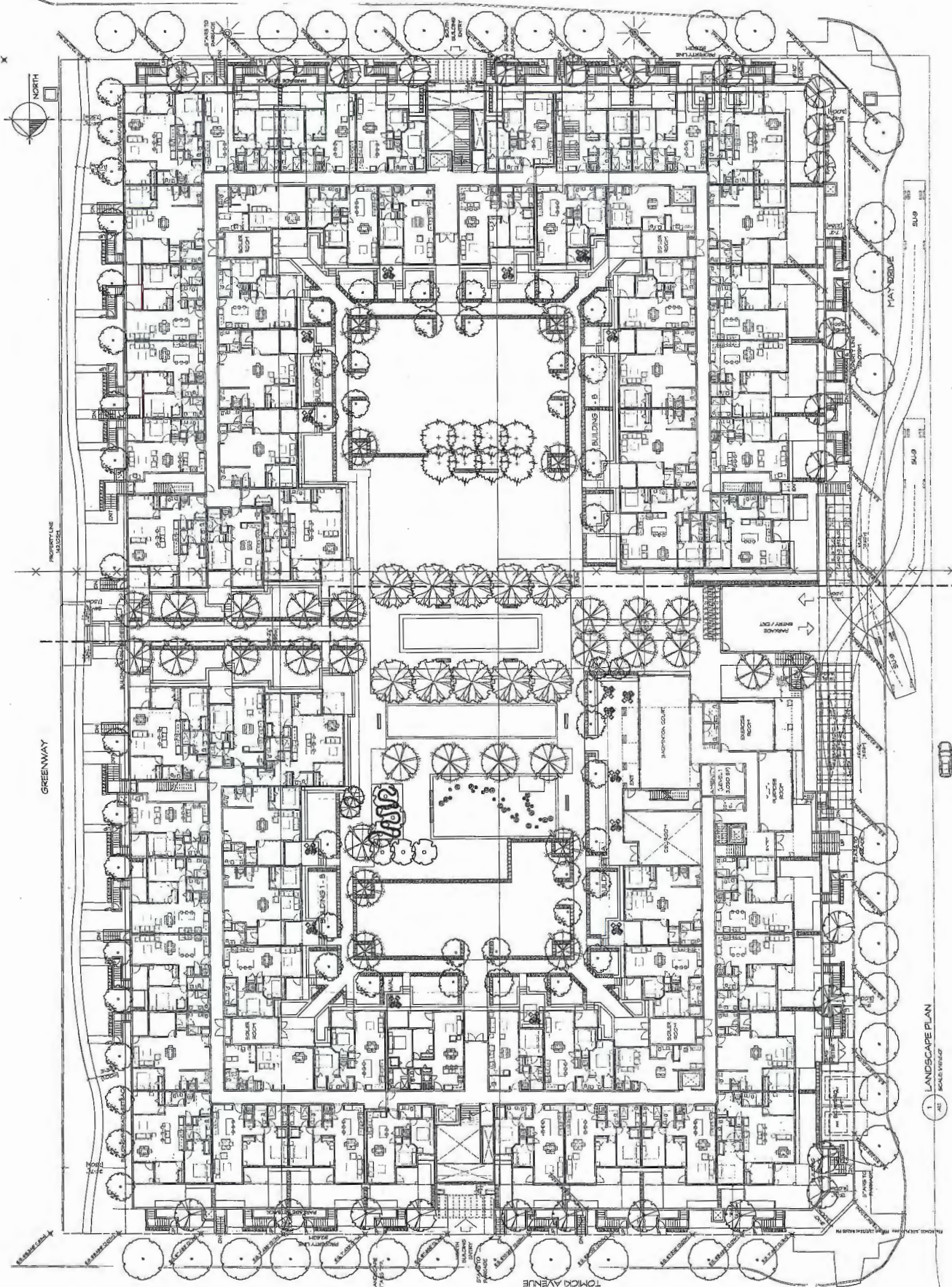


POLYGON

TRAFALGAR
3500 ALEXANDRA ROAD
RICHMOND, BC

DATE	BY	FOR	DATE
10/10/12	10/10/12	10/10/12	10/10/12

Landscape Plan
A1.1



1. LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

CONTRACTOR TO PROVIDE THE FOLLOWING INFORMATION TO THE ARCHITECT FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REVISION	DATE	DESCRIPTION
1	10/10/2019	ISSUED FOR TENDER
2	10/10/2019	ISSUED FOR TENDER
3	10/10/2019	ISSUED FOR TENDER
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10	10/10/2019	ISSUED FOR TENDER

REVISION	DATE	DESCRIPTION
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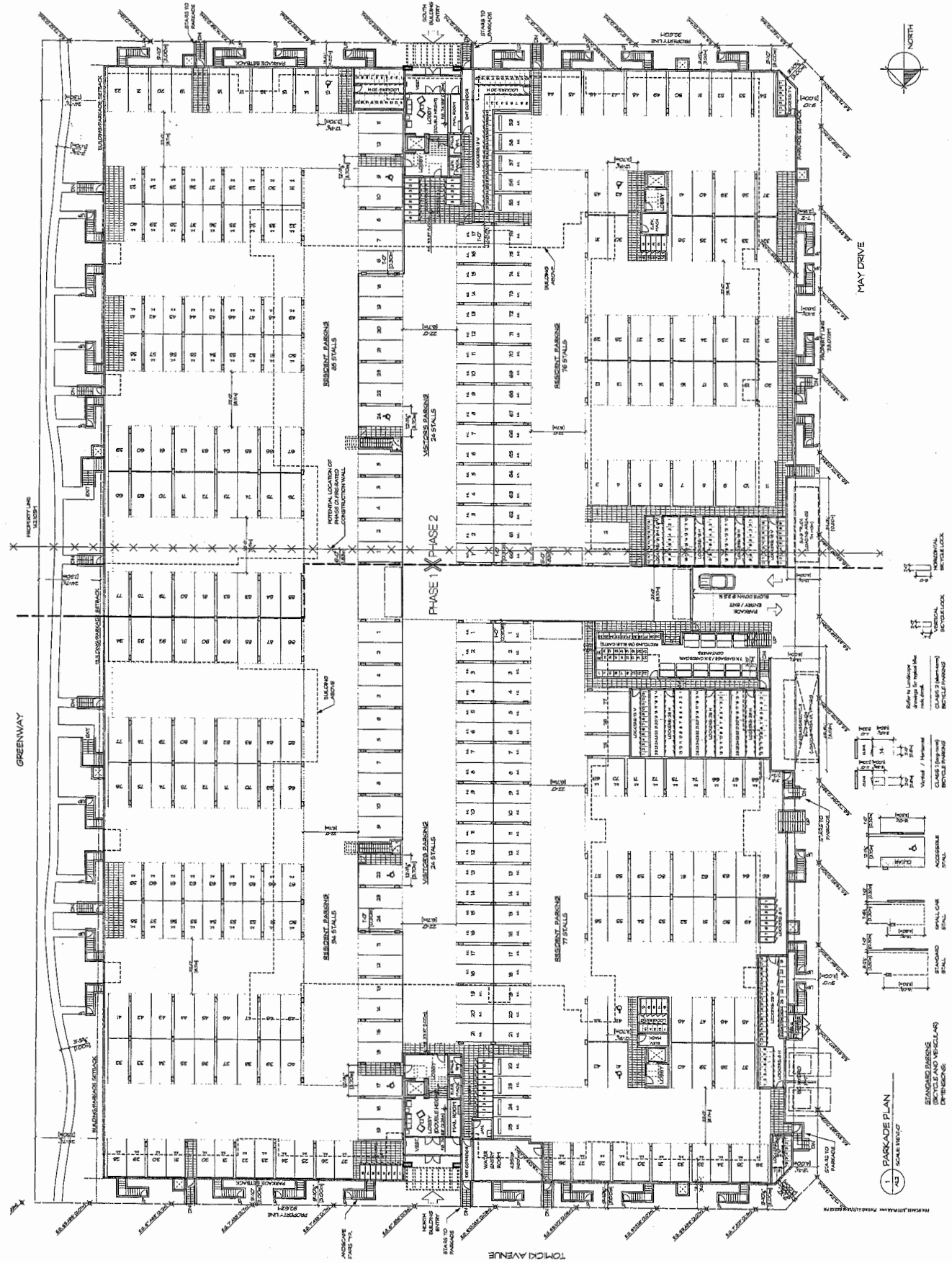
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TRAFALGAR
9500 ALEXANDRA ROAD
VANCOUVER, BC

DATE	BY	REVISION
10/10/2019	SS	ISSUED FOR TENDER
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10/10/2019	SS	ISSUED FOR TENDER



PARKADE PLAN
1:1000 SCALE

STANDARD PARKING (BICYCLELAND VEHICULAR) DRIVEWAY

STANDARD STALL
SPALL CAR STALL
ACCESSIBLE STALL

CLASS 1 (Bicycles)
CLASS 2 (Bicycles)
CLASS 3 (Bicycles)
CLASS 4 (Bicycles)
CLASS 5 (Bicycles)
CLASS 6 (Bicycles)
CLASS 7 (Bicycles)
CLASS 8 (Bicycles)
CLASS 9 (Bicycles)
CLASS 10 (Bicycles)

STANDARD STALL
SPALL CAR STALL
ACCESSIBLE STALL

STANDARD STALL
SPALL CAR STALL
ACCESSIBLE STALL

STANDARD STALL
SPALL CAR STALL
ACCESSIBLE STALL

STANDARD STALL
SPALL CAR STALL
ACCESSIBLE STALL

STANDARD STALL
SPALL CAR STALL
ACCESSIBLE STALL

REVISION: _____

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8442

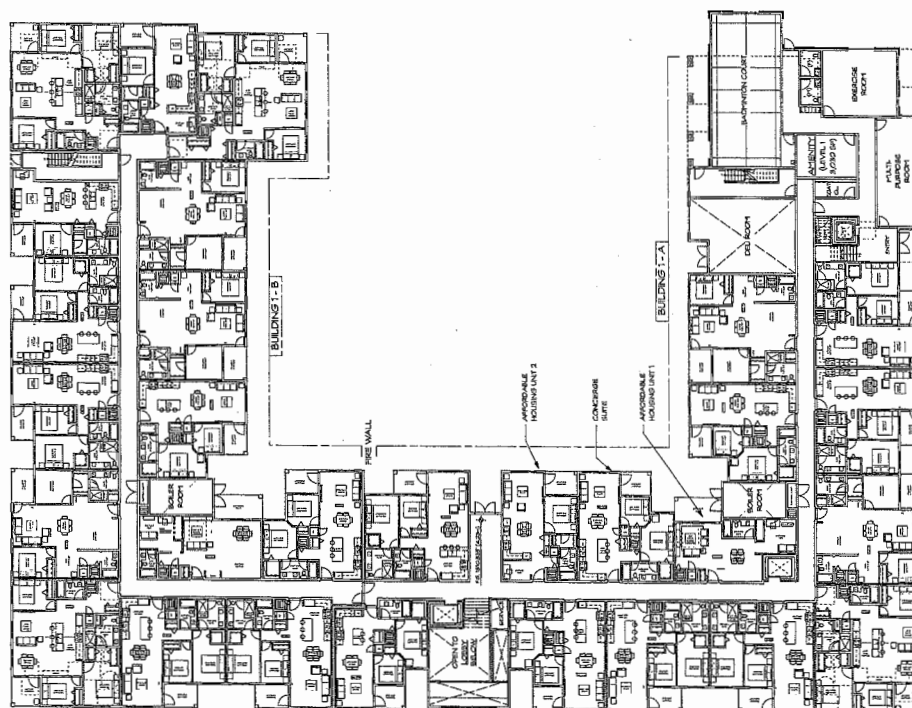
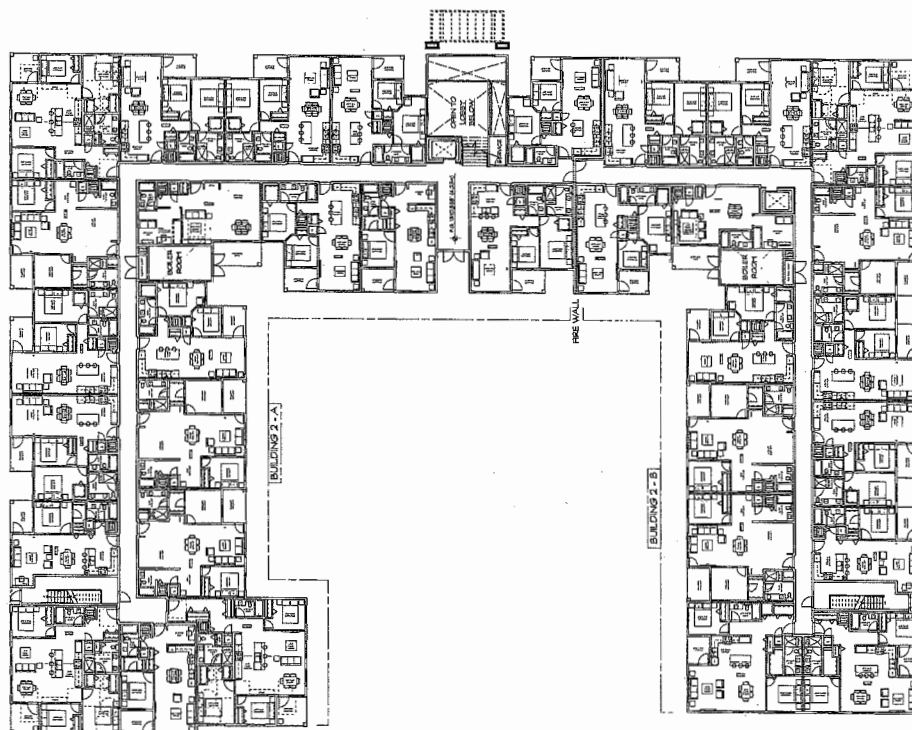


POLYGON

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LOCATION	14:00	14:00	14:00
STATUS	14:00	14:00	14:00
REMARKS	14:00	14:00	14:00

MAIN LEVEL
BUILDING PLAN

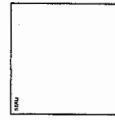
A2.0



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REVISIONS
1. 10/10/2010
2. 10/10/2010
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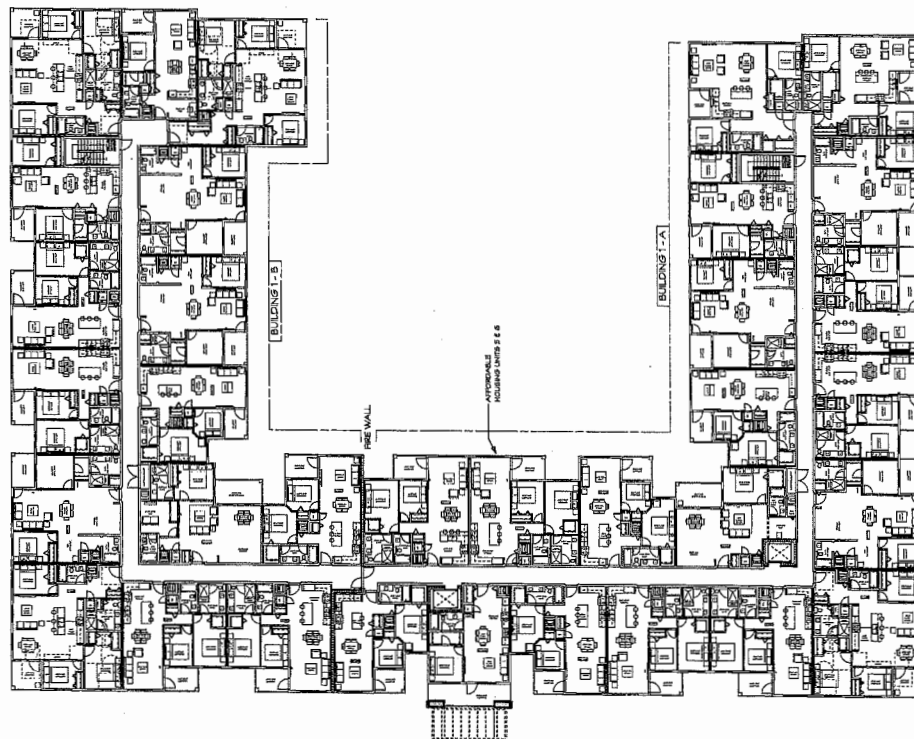
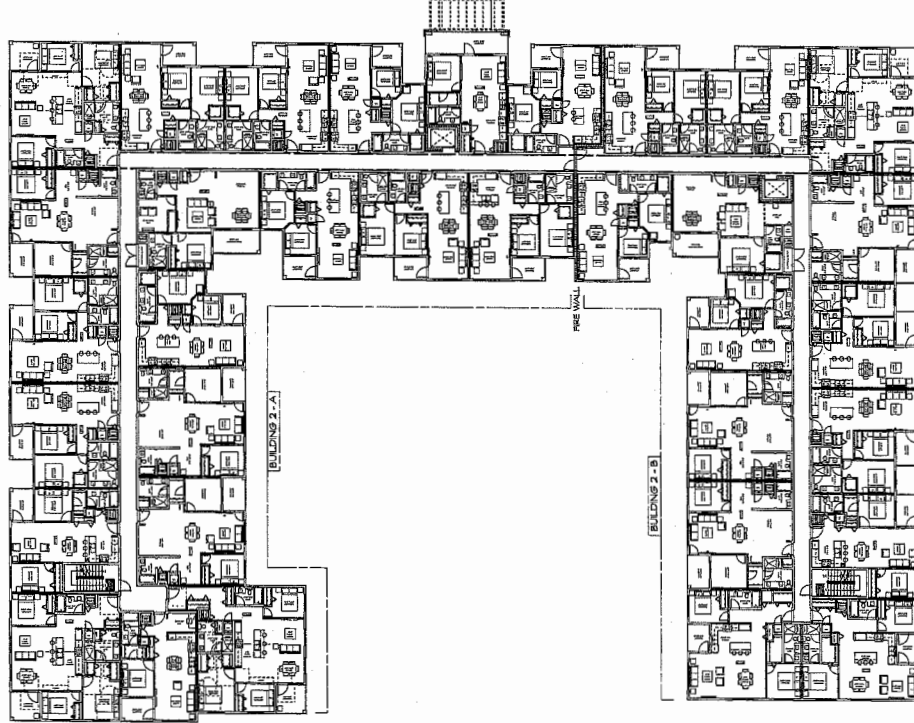
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CANADA V6J 3Y3
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POLYGON
TRAFALGAR
2900 ALEXANDRA ROAD
RICHMOND, BC

DATE	10/10/2010
BY	VP/CP
CHECKED BY	CA/CS
PROJECT NO.	3RD & 4TH LEVEL BUILDING PLAN

SCALE	1/8" = 1'-0"
DATE	10/10/2010
BY	VP/CP
CHECKED BY	CA/CS
PROJECT NO.	3RD & 4TH LEVEL BUILDING PLAN



1
LEVEL 3 AND 4 PLAN
SCALE 1/8" = 1'-0"

CONSTRUCTION OF THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE CONSTRUCTION DOCUMENTS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE CONSTRUCTION DOCUMENTS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMITTING

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMITTING



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9500 ALEXANDRIA ROAD
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NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMITTING

A2.3



MAIN LEVEL PLAN

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REVISIONS	DATE	DESCRIPTION
1		

REVISIONS	DATE	DESCRIPTION
1		



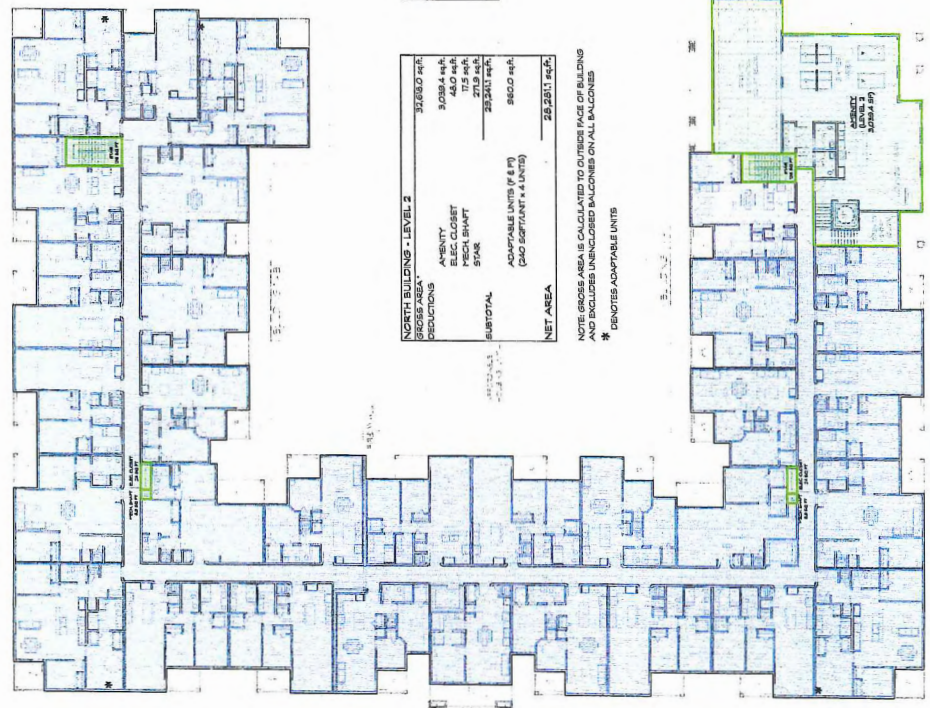
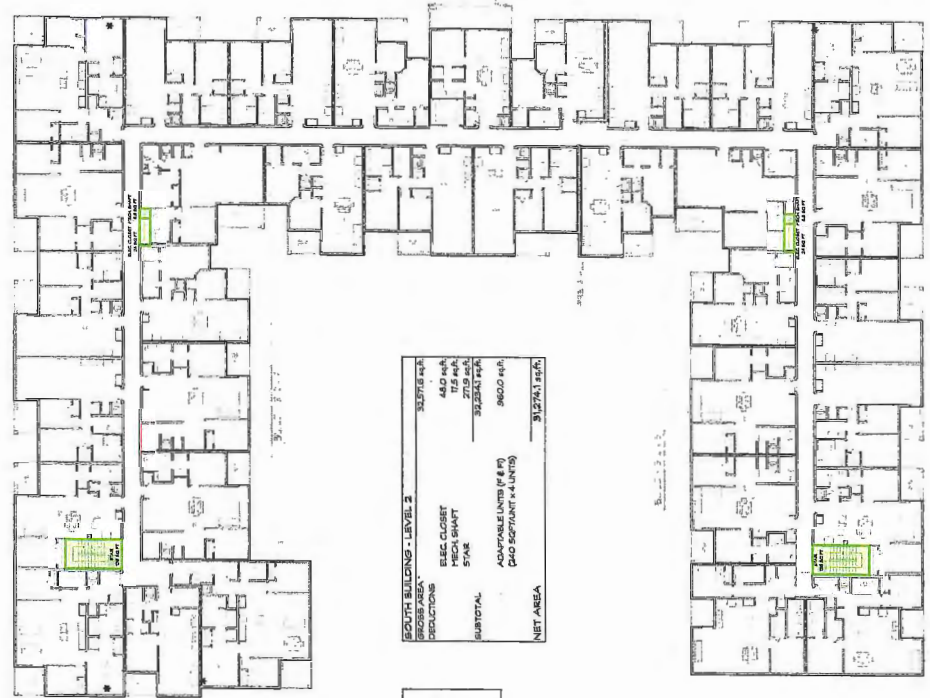
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CANADA V5T 3V5
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TRAFALGAR
9500 ALANANDA ROAD
RICHMOND, BC

2ND LEVEL
AREA OVERLAY

A24



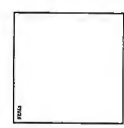
NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND INCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES
* DENOTES ADAPTABLE UNITS

1 - MAIN LEVEL PLAN

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1	10/10/2023	ISSUED FOR PERMITTING

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 CANADA V6J 3T3
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 ARCHITECTURE
 200-3371 COLUMBIA STREET
 VANCOUVER, B.C.
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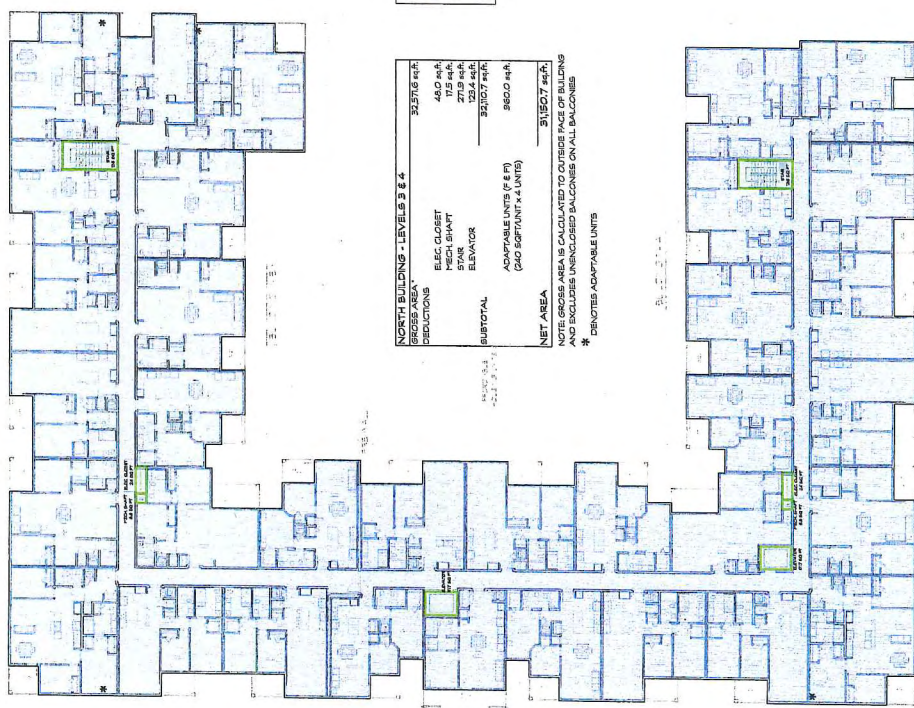
POLYGON

TRAFALGAR
 8500 ALVARADO ROAD
 RICHMOND, BC

DATE	BY	REVISION
10/10/2023	CA-035	1

3RD & 4TH LEVEL
 AREA OVERLAY

PROJECT	DATE	BY
-	-	A2.5



LEGEND
NORTH BUILDING
SOUTH BUILDING
EXCLUSIONS

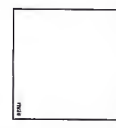
NET AREA IS CALCULATED TO THE INSIDE OF BUILDING
 AND EXCLUDES UNFINISHED BALCONIES ON ALL BALCONIES
 * DENOTES ADAPTABLE UNITS

MAIN LEVEL PLAN

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DATE	DESCRIPTION



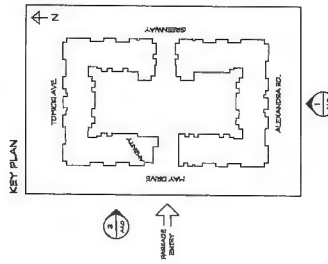
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CANADA V5T 3T3
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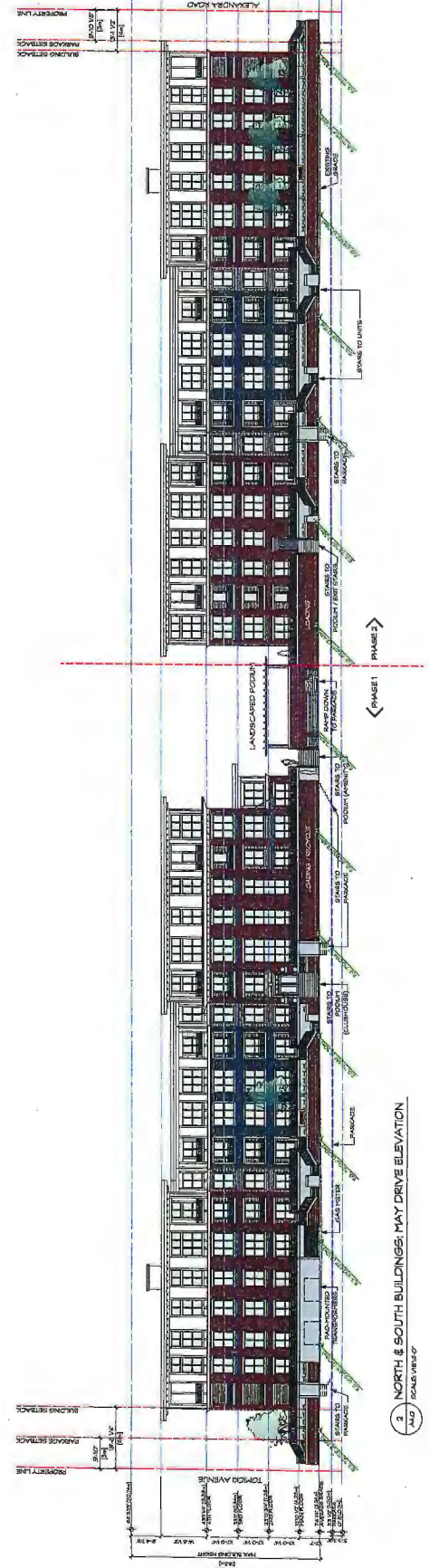
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5500 ALEXANDRA ROAD
RICHMOND, BC

DATE	EC	REVISION	BY

DATE	EC	REVISION	BY



1 SOUTH BUILDING SOUTH ELEVATION (ALEXANDRA ROAD)
SCALE 1/8\"/>



2 NORTH & SOUTH BUILDINGS, MAY DRIVE ELEVATION
SCALE 1/8\"/>

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1	2023.04.10	ISSUED FOR PERMITS

DATE	DESCRIPTION
2023.04.10	ISSUED FOR PERMITS
2023.04.10	ISSUED FOR PERMITS
2023.04.10	ISSUED FOR PERMITS



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5800 ALEXANDRA ROAD
RICHMOND, BC

NAME	EC	DATE	BY
NAME	EC	DATE	BY
NAME	EC	DATE	BY

NAME	EC	DATE	BY
NAME	EC	DATE	BY
NAME	EC	DATE	BY



1 NORTH BUILDING NORTH ELEVATION (TORCHIK AVENUE)
A4.1 SCALE 1/8" = 1'-0"

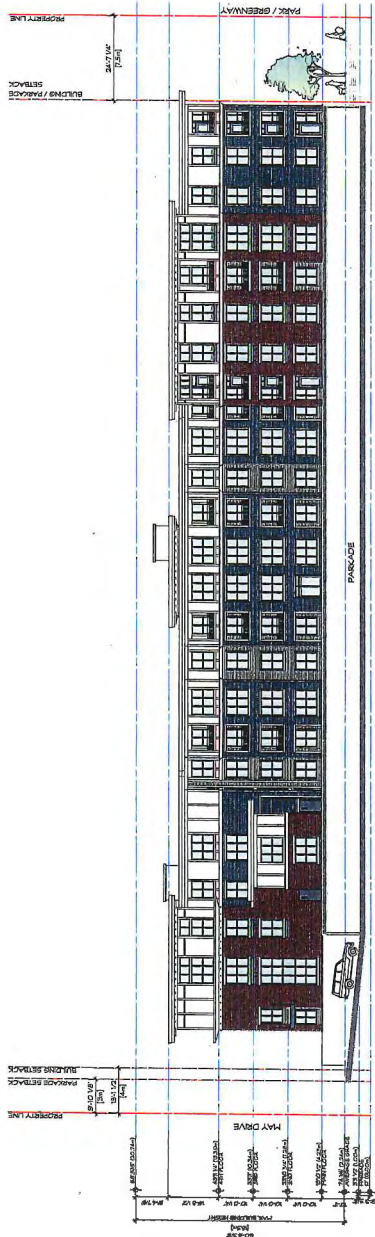
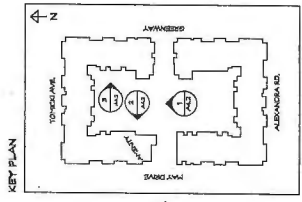


2 NORTH & SOUTH BUILDINGS EAST-FACING ELEVATION AT GREENWAY
A4.1 SCALE 1/8" = 1'-0"

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SECTION	DATE	DESCRIPTION
1	10/1/2018	ISSUED FOR PERMITS

DATE	DESCRIPTION
10/1/2018	ISSUED FOR PERMITS
10/1/2018	ISSUED FOR PERMITS
10/1/2018	ISSUED FOR PERMITS
10/1/2018	ISSUED FOR PERMITS



1 NORTH BUILDING, COURTYARD - SOUTH-FACING ELEVATION
A4.1 SCALE 1/8"=1'-0"

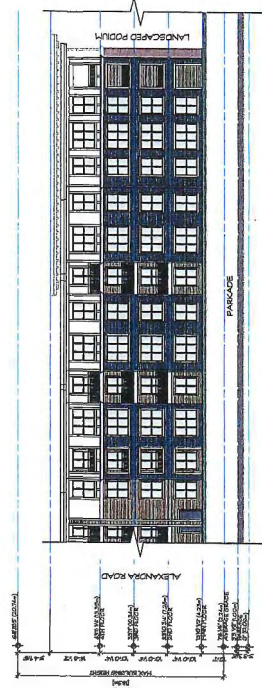
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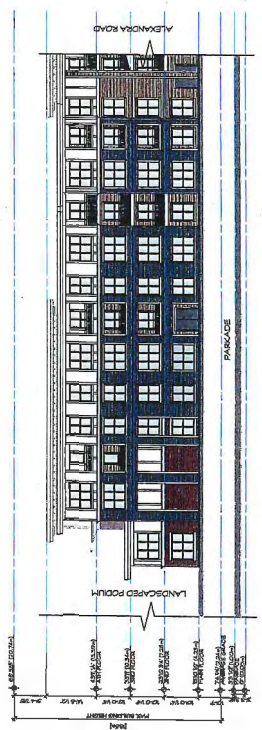
TRAFALGAR
5500 ALEXANDRIA ROAD
RICHMOND, BC

DATE	DESCRIPTION
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10/1/2018	ISSUED FOR PERMITS
10/1/2018	ISSUED FOR PERMITS
10/1/2018	ISSUED FOR PERMITS

A4.2



2 NORTH BUILDING, COURTYARD - WEST-FACING ELEVATION
A4.2 SCALE 1/8"=1'-0"



3 NORTH BUILDING, COURTYARD - EAST-FACING ELEVATION
A4.3 SCALE 1/8"=1'-0"

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REVISION	DATE	DESCRIPTION

DATE	DESCRIPTION
2023.08.23	ISSUED FOR DEVELOPMENT PERMIT
2023.08.23	REDESIGNED FOR BUILDING / DP
2023.08.23	ISSUED FOR PLANNING COMMITTEE



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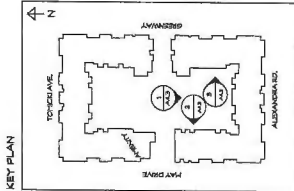


POLYGON

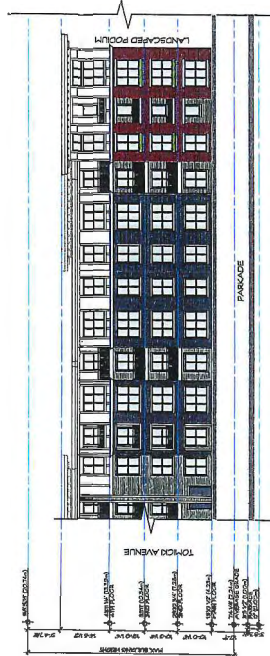
TRAFALGAR
9500 ALEXANDRIA ROAD
RICHMOND, BC

DATE	DESCRIPTION
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2023.08.23	REDESIGNED FOR BUILDING / DP
2023.08.23	ISSUED FOR PLANNING COMMITTEE

DATE	DESCRIPTION
2023.08.23	ISSUED FOR DEVELOPMENT PERMIT
2023.08.23	REDESIGNED FOR BUILDING / DP
2023.08.23	ISSUED FOR PLANNING COMMITTEE



1 SOUTH BUILDING: COURTYARD - NORTH-FACING ELEVATION
A4.3 / SCALE 1/8"=1'-0"



2 SOUTH BUILDING: COURTYARD - EAST-FACING ELEVATION
A4.3 / SCALE 1/8"=1'-0"



3 SOUTH BUILDING: COURTYARD - WEST-FACING ELEVATION
A4.3 / SCALE 1/8"=1'-0"

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REVISION	DATE	DESCRIPTION
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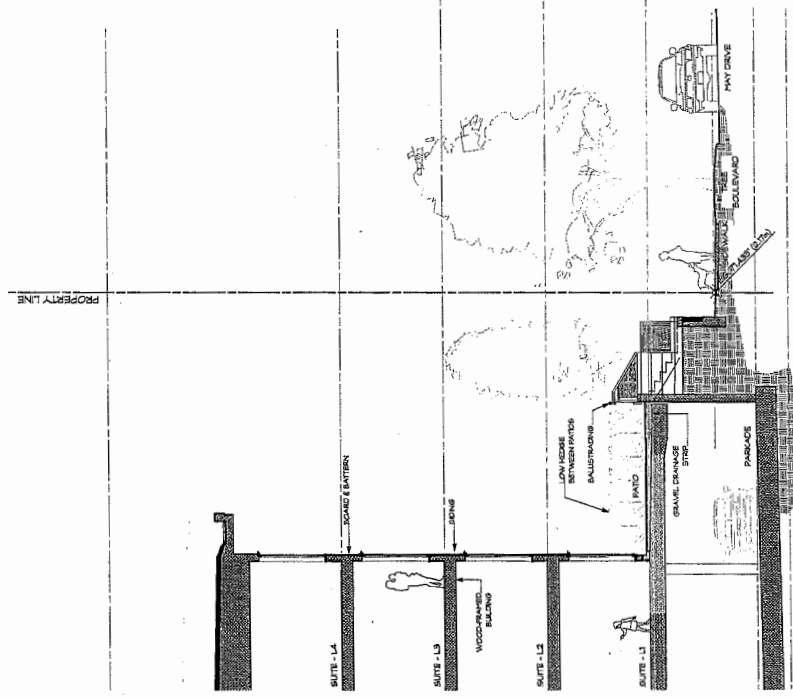
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200 - 2338 COLUMBIA STREET
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CANADA V5T 3T3
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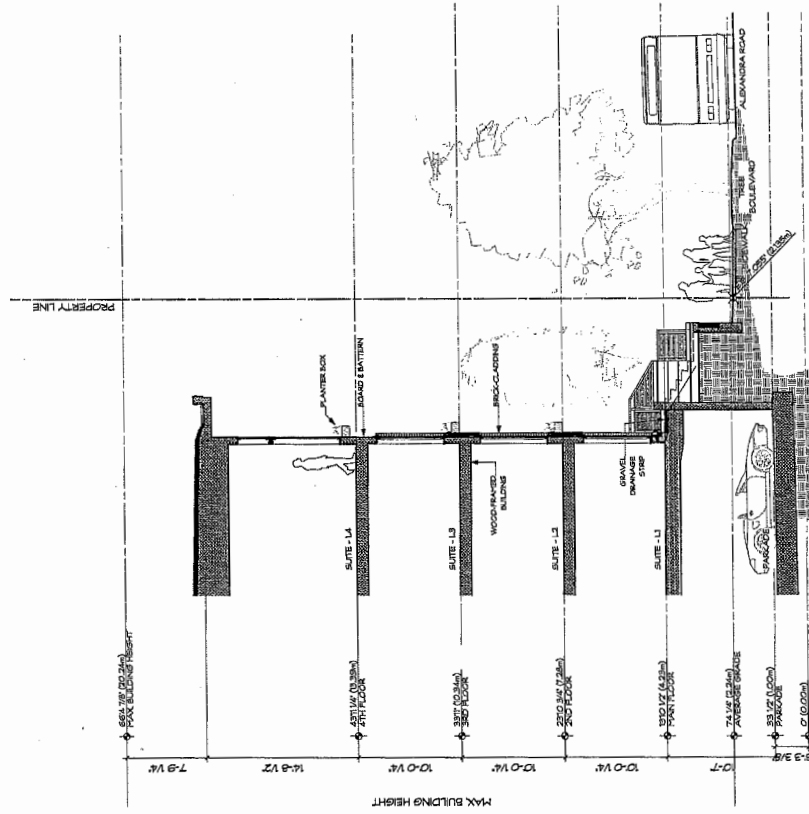
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RICHMOND, BC

PROJECT	DATE	REVISION
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PROJECT	DATE	REVISION
TRAFALGAR	2018-01-15	1



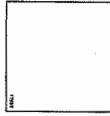
TYPICAL WALL SECTION AT MAY DRIVE



TYPICAL WALL SECTION AT ALEXANDRA ROAD

REVISION: DATE DATE

ISSUE	DATE	DESCRIPTION
	18/08/2016	RE-ISSUED FOR REZONING / DP
	01/09/2016	ISSUED FOR PLANNING COMMITTEE



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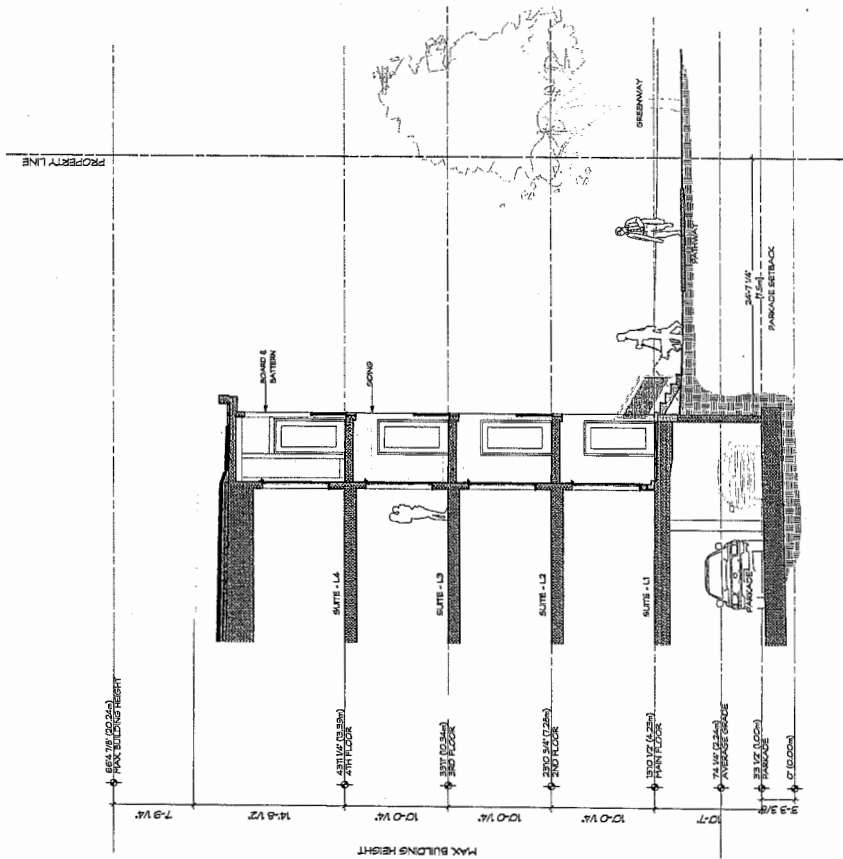


POLYGON

TRAFFALGAR
9500 ALEXANDRA ROAD
RICHMOND, BC

NAME	ETA	SYMBOL NO.	55
DATE	3/10/97	PROJECT NO.	CA 435
<h2 style="text-align: center;">Building Sections</h2> <h1 style="text-align: center;">EDGE TREATMENT</h1>			

From previous year	-
2015-16	A5.1



TYPICAL WALL SECTION AT GREENWAY

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 OBTAINING ALL NECESSARY PERMITS, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

TRAFALGAR SQUARE

LANDSCAPE ARCHITECTURAL SET — ISSUED FOR PLANNING COMMITTEE

PROJECT INFORMATION

CLIENT:
POLYGON DEVELOPMENT
CONTACT NAME: ROBIN GLOVER
EMAIL: RGLOVER@POLYOMES.COM
PH: (604) 973-4335

LANDSCAPE ARCHITECT:
CONNECT LANDSCAPE ARCHITECTURE INC.
CONTACT NAME: DAVID STODKO / MARINA ROMMEL
EMAIL: DSTODKO@CONNECTLCA.COM / MARINA@CONNECTLCA.COM
VANCOUVER, BRITISH COLUMBIA V6H 2Y1
PH: (604) 881-3883

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME	DRAWING INDEX
L0.0	COVER SHEET AND DRAWING LIST	
L1.0	SITE PLAN	
L1.1	ENLARGEMENT PLANS	
L1.2	PRECEDENT IMAGES	
L1.3	GRADING PLAN	
L2.0	PLANT MATERIALS	
L2.1	PLANTING PLAN	
L2.2	PLANTING PLAN	
L2.3	PLANTING PLAN	
L2.4	PLANTING PLAN	
L3.0	DETAILS - SOFTSCAPE	
L3.1	DETAILS - HARDSCAPE	
L3.2	DETAILS - FURNISHINGS	
L3.3	DETAILS - WALLS	
L3.4	DETAILS - FEATURES	
L3.5	DETAILS - PLAY AREAS	

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ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACTOR SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR REZONING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR REZONING	16-05-18
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



TRAFALGAR SQUARE

9461, 9531, 9551, 9551 ALEXANDRA ROAD
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / JAR
Reviewed:	DS
Project No.	06-469

COVER SHEET

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

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Legend

- 1 Central Waterfeature, Fencing and Seating
- 2 Amenity Plaza with BBQ
- 3 Amenity Area with Trellis and Seating
- 4 Outdoor Chess
- 5 Bocce Court
- 6 Play Area (3Dons Child Friendly Play)
- 7 Orchard
- 8 Garden Plaza with Central Herb Garden
- 9 Bike Parking (33 Class 2)
- 10 Multi-function lawn
- 11 Seating and Trellis

5	ISSUED FOR PLANNING COMMITTEE	19-11-08
4	ISSUED FOR RECORDING & OF	16-03-23
3	ISSUED FOR DP APPLICATION	16-01-27
2	ISSUED FOR RECORDING	16-03-18
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



POLYGON
INCORPORATED
VANCOUVER, BRITISH COLUMBIA
TEL: 604-441-1411

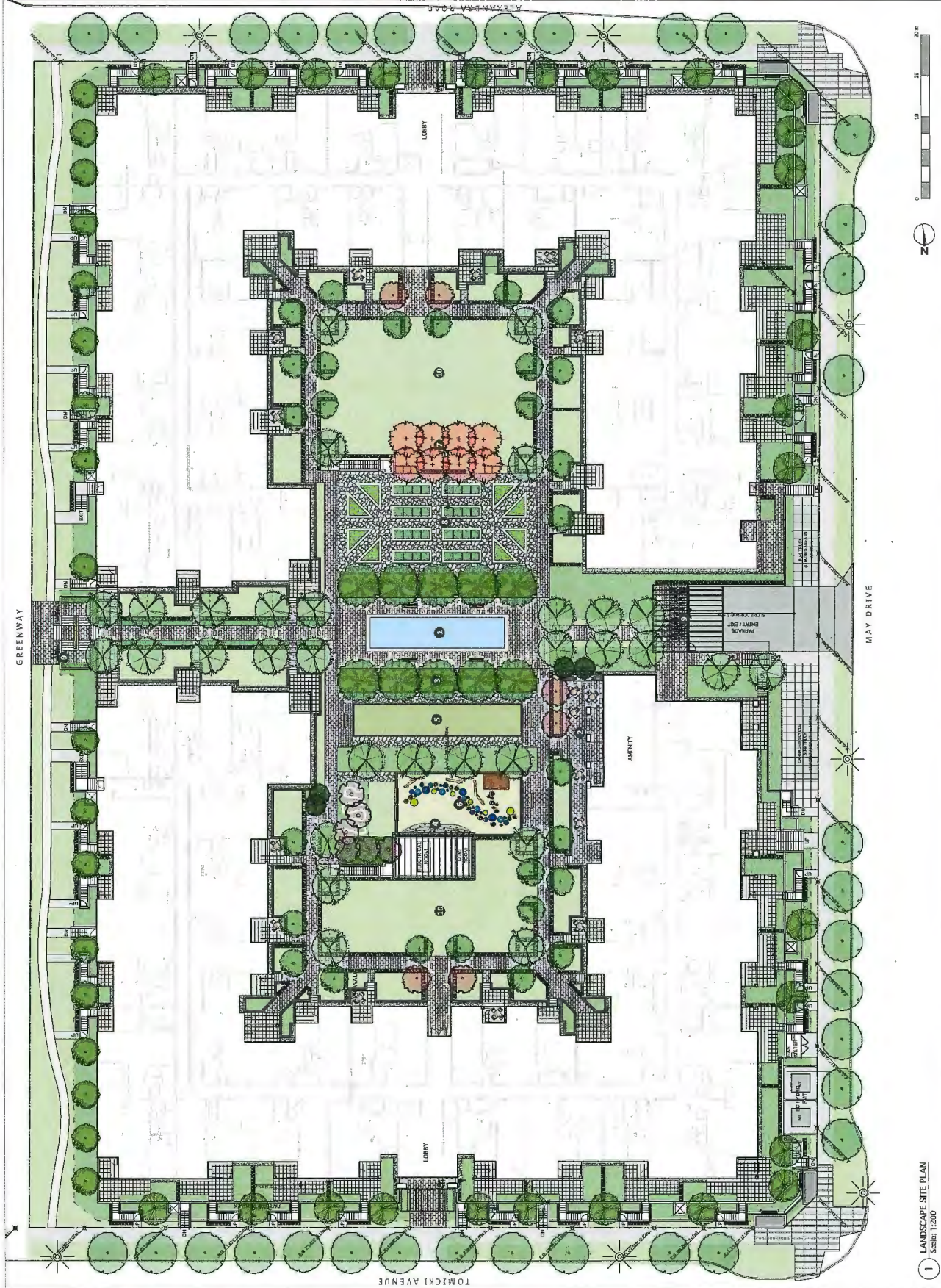
TRAFALGAR SQUARE

9491 9611, 9501, 9501 ALEXANDRIA ROAD
RICHMOND, BRITISH COLUMBIA

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

LANDSCAPE SITE PLAN

L1.0



1 LANDSCAPE SITE PLAN
Scale: 1:200

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND LOCATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

3	ISSUED FOR PLANNING COMMITTEE	14-12-08
4	PRELIMINARY FOR REDLINING & UP	14-02-09
5	ISSUED FOR DP APPLICATION	14-02-09
6	ISSUED FOR REDLINING	14-02-10
7	ISSUED FOR REVIEW	14-02-14



TRAFALGAR SQUARE

9481, 9511, 9551, 9591 ALEXANDRIA ROAD
Richmond, British Columbia

Scale:	1:150
Drawn:	KD / MR
Reviewed:	DS
Project No.:	06-409

LANDSCAPE ENLARGEMENTS

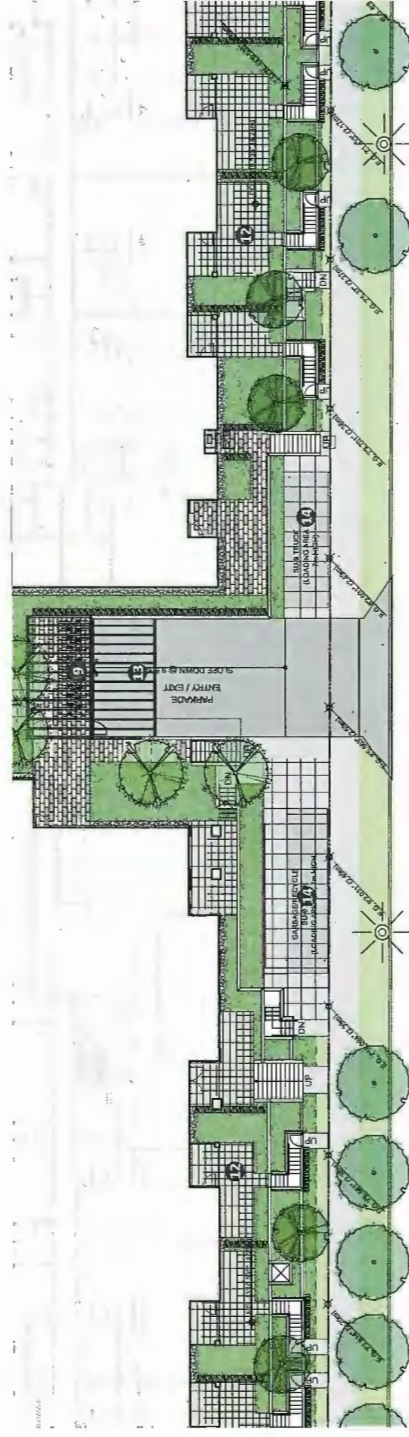
L1.1



CENTRAL COURTYARD

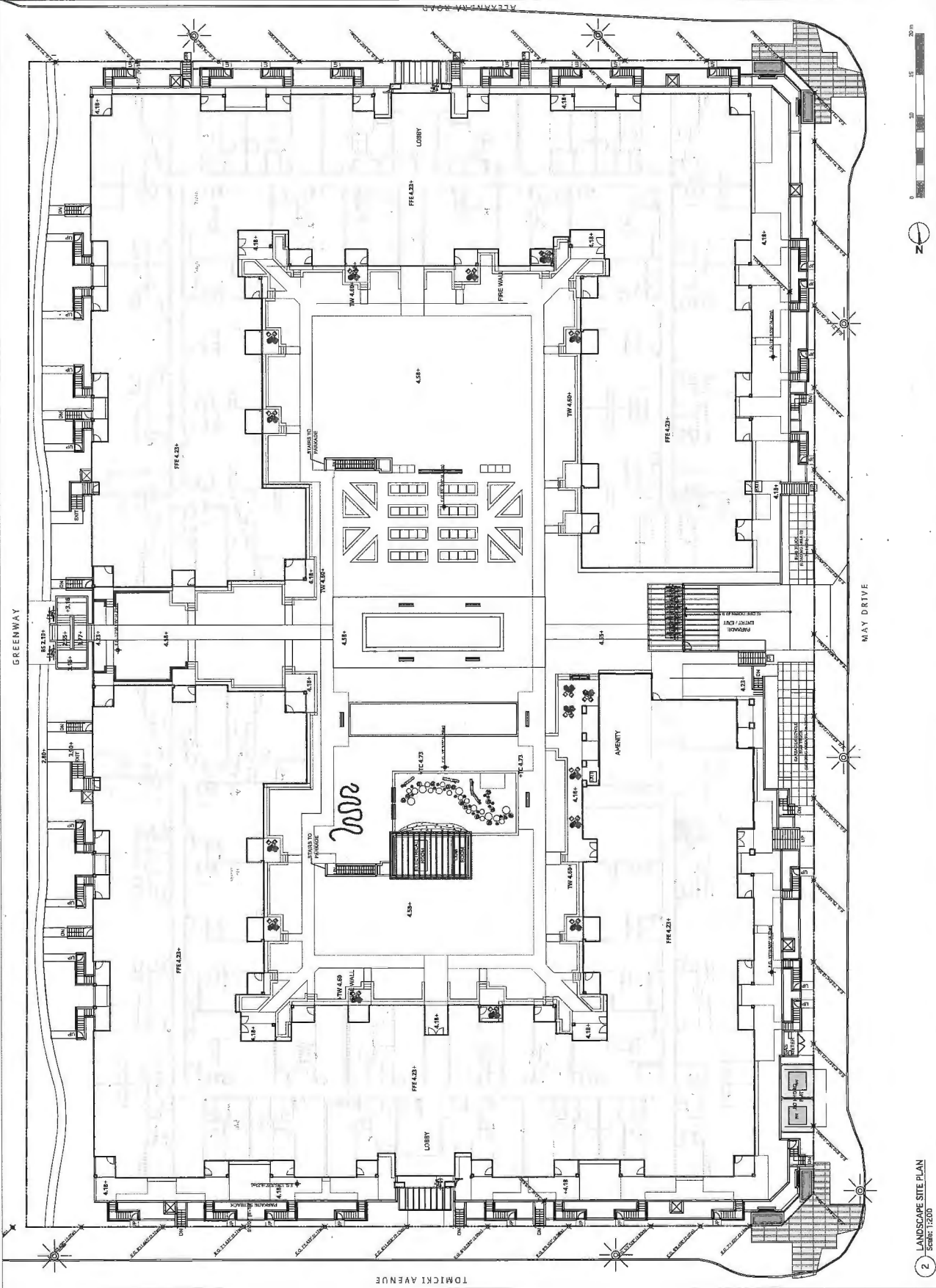
Legend

- 1 Central Waterfeature, Paving and Sealing
- 2 Amenity Patio with BBQ
- 3 Amenity Area with Planting Beds
- 4 Climbing Wall
- 5 Terrace Court
- 6 Play Area (910m2 of Child Friendly Play)
- 7 Orchard
- 8 Garden Plots with Herb Garden
- 9 Bike Parking (50 Class 2)
- 10 Multi-function Lawn
- 11 Private Lawns
- 12 Private Patios
- 13 Trellis Over Paradise Entry
- 14 Loading / Staging Zone



TYPICAL STREET EDGE





CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND RELIABILITY OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND RELIABILITY OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

TREES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
48	Acer griseum	Paper Bark Maple	5cm cal., B&B	as shown
31	Cercidiphyllum japonicum	Katsura Tree	7cm cal., B&B	as shown
10	Davidia involucriata	Dove Tree	6cm cal., B&B	as shown
8	Magnolia stellata	Star Magnolia	7cm cal., B&B	as shown
4	Picea omorika	Serbian Spruce	3.5M Ht., B&B	as shown
8	Prunus pissardi nigra	Flowering Plum	6cm cal., B&B	as shown
6	Prunus serrulata 'Amanagawa'	Amanagawa Flowering Cherry	6cm cal., B&B	as shown
26	Styrax japonica	Japanese Styrax	6cm cal., B&B	as shown
34	Street Tree per City of Richmond Specification			per City
SHRUBS				
	Abutilon unido 'Compact'	Strawberry Bush	#5 pot	18" o.c.
	Buxus macrophylla 'Winter Gem'	Korean Boxwood	#3 pot	18" o.c.
	Ceanothus thyrsiflorus 'Victoria'	Victoria California Lilac	#5 pot	36" o.c.
	Choisya x dewitteana 'Aristoc Pearl'	Mexican Mock Orange	#3 pot	36" o.c.
	Cornus sericea Kelsy	Dwarf Red Osier Dogwood	#3 pot	36" o.c.
	Ilex Cranata	Japanese Holly	#1 pot	24" o.c.
	Lavandula angustifolia	English Lavender	#1 pot	18" o.c.
	Polystichum munifolium	Western Sword Fern	#2 pot	24" o.c.
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	24" o.c.
	Rhododendron 'Creta'	Pink Rhododendron	#5 pot	36" o.c.
	Rhododendron 'Ken Janeck'	Pink Yaku Rhododendron	#2 pot	24" o.c.
	Rhododendron 'P.J.M.'	PJM Hybrid Rhododendron	#2 pot	24" o.c.
	Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c.
	Skimmia japonica	Japanese Skimmia	#2 pot	24" o.c.
	Spiraea x bumulda 'Goldflame'	Goldflame Spiraea	#1 pot	24" o.c.
	Thuja occidentalis 'emeragd'	Emerald Cedar	#5 pot	24" o.c.
GROUND COVERS AND VINES				
	Akebia quinata	Chocolate Vine	#1 pot	15" o.c.
	Ceanothus griseus horizontalis	Creeping Ceanothus	#1 pot	15" o.c.
	Clematis amandii	Evergreen Clematis	#1 pot	15" o.c.
	Fragaria chiloensis	Beech Strawberry	4" (10cm) pot	15" o.c.
	Pachysandra terminalis	Japanese Spurge	4" (10cm) pot	15" o.c.
	Rubus pentalobus 'Emerald Carpet'	Emerald Carpet	#1 pot	15" o.c.
PERENNIALS, GRASSES, BULBS, AND ANNUALS				
	Echinacea purpurea	Purple Coneflower	#1 pot	18" o.c.
	Hosta 'Blue Angel'	Blue Angel Hosta	#1 pot	24" o.c.
	Origanum vulgare	Oregano	#1 pot	18" o.c.
	Thymus pseudolanuginosus	Wild Thyme	#1 pot	18" o.c.
	Rudbeckia hirta	Black-eyed Susan	#1 pot	24" o.c.
	Sedum 'Autumn Joy'	Autumn Joy Sedum	#1 pot	24" o.c.



TRAFALGAR SQUARE

5481, 5511, 5531, 5551, 5571 ALEXANDRA ROAD
Richmond, British Columbia

Scale: 1:200

Drawn: KD / MR

Reviewed: DS

Project No. 06-466

PLANTING MATERIALS

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND DEPTH OF UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



POLYGON
POLYMER CONCRETE
LANDSCAPE ARCHITECTURE
VANCOUVER, BC V6N 1C7
TEL: 604.683.1400

TRAFALGAR SQUARE

9451, 9531, 9551, 9551 ALEXANDRA ROAD
Richmond, British Columbia

Scale: 1:200
Drawn: KD / MR
Reviewed: DS
Project No. 08-468

LANDSCAPE PLANTING PLAN

L2.1



CONNECT LANDSCAPE ARCHITECTURE INC. DESIGNS
LANDSCAPE ARCHITECTURE, PLANTING, IRRIGATION,
AND ELEVATION OF TERRACES AND / OR
CONCRETE STRUCTURES AT THE PROJECT SITE.
THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AND
ELEVATION OF ALL UTILITIES AND FOR
OBTAINING THE NECESSARY PERMITS AND
FOR NOTIFYING THE APPROPRIATE COMPANY,
DEPARTMENT OR PERSONS OF ITS INTENTION
TO CARRY OUT ITS OPERATIONS.

5	ISSUED FOR PLANNING COMMITTEE	16-11-18
4	ISSUED FOR NEIGHBOURSHIP	16-03-18
3	ISSUED FOR DP APPLICATION	16-07-17
2	ISSUED FOR REZONING	16-03-16
1	ISSUED FOR REVIEW	16-03-14

REVISIONS



POLYGON
LANDSCAPE ARCHITECTURE
VANCOUVER, BRITISH COLUMBIA
TEL: 604 271 1111

TRAFALGAR SQUARE

9481, 9511, 9551, 9591 ALEXANDRIA ROAD
Richmond, British Columbia

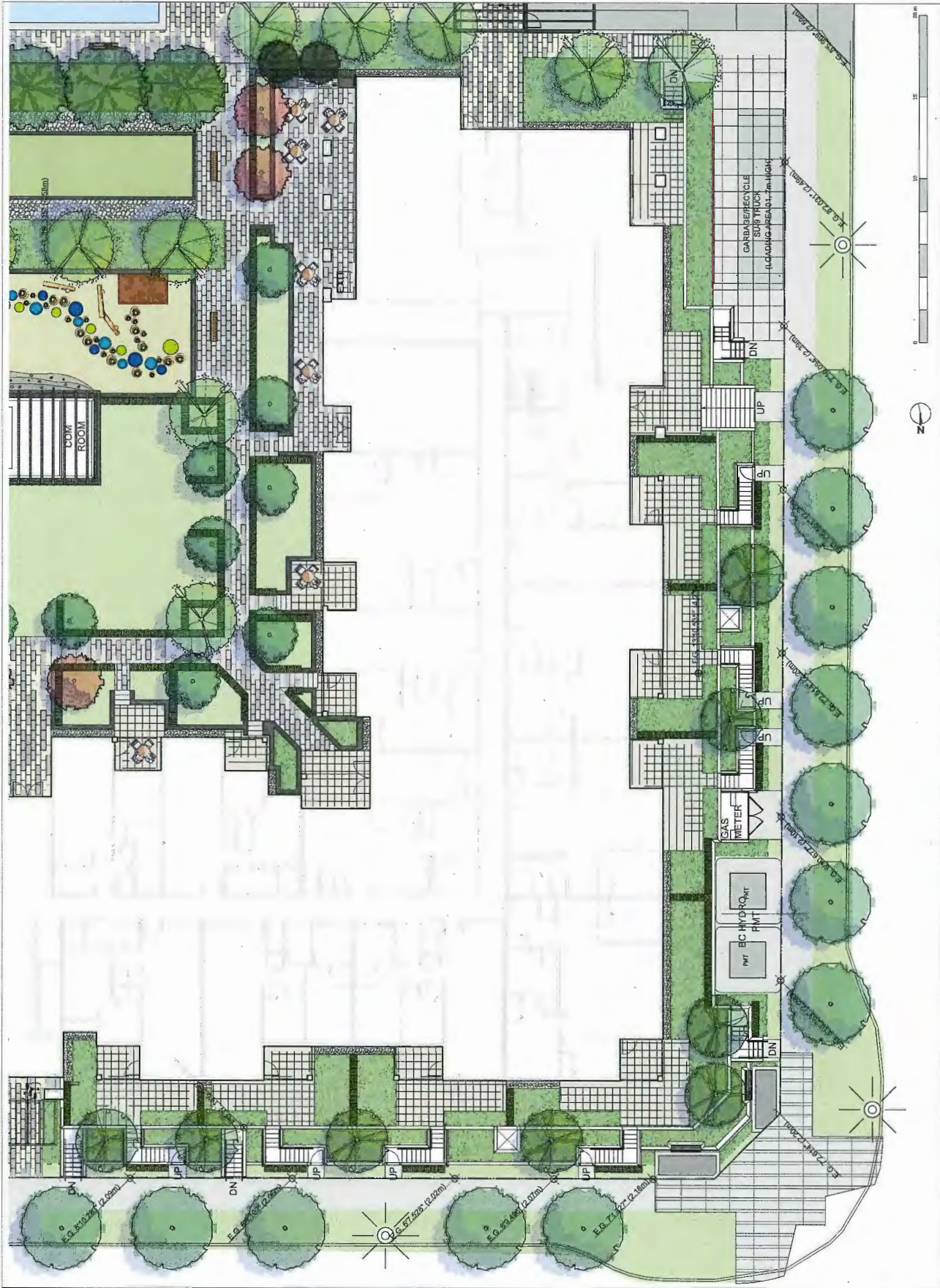
Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

LANDSCAPE
PLANTING PLAN

L2.2



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND RELEVANT FEATURES AND CONDITIONS CONSULTED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES AND FOR OBTAINING THE APPROPRIATE COMPANY FOR NOTING THE PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



TRAFALGAR SQUARE

9481, 9511, 9531, 9551, 9571, ALEXANDRA ROAD
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.:	06-489

LANDSCAPE PLANTING PLAN

L2.3

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 THE CONSTRUCTION, LOCATION, AND ELEVATION OF ALL UTILITIES AND FOR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

5.	ISSUED FOR PLANNING COMMITTEE	16-03-08
4.	ISSUED FOR REZONING & DP	16-02-23
3.	ISSUED FOR DP APPLICATION	16-01-27
2.	ISSUED FOR REZONING	16-03-18
1.	ISSUED FOR REVIEW	16-03-14
REVISIONS		



TRAFALGAR SQUARE

9451, 9511, 9551, 9551 ALEXANDRIA ROAD
RICHMOND, BRITISH COLUMBIA

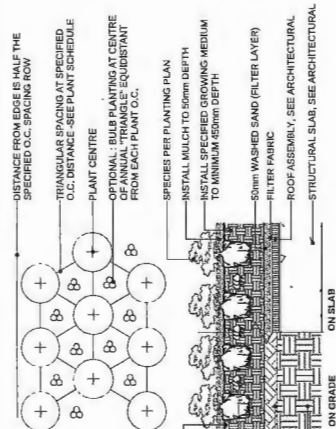
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Reviewed:	DS
Project No.	06-469

LANDSCAPE PLANTING PLAN

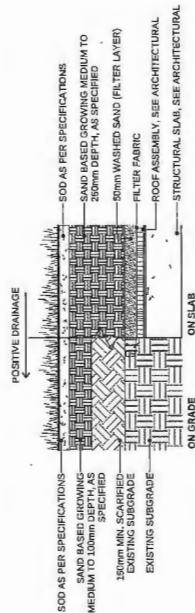
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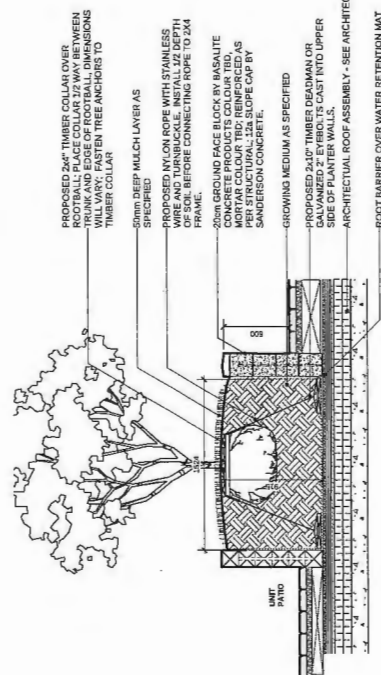
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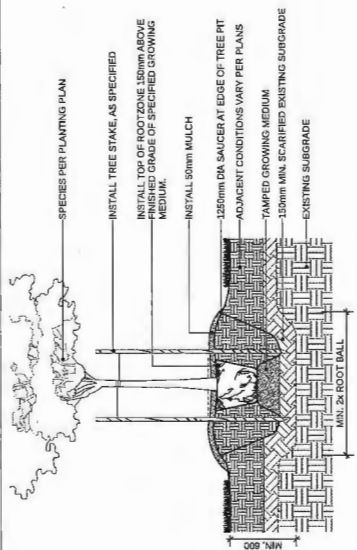
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Scale: 1:20



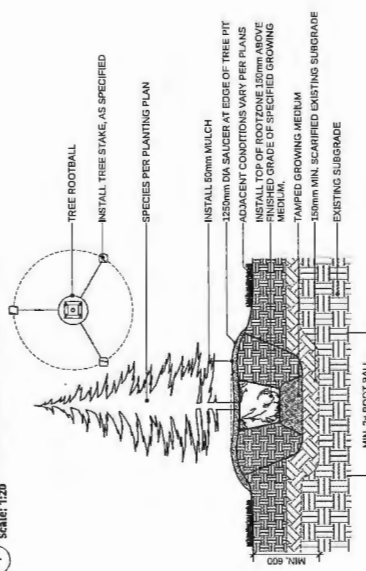
5 SOD LAWN (TYPICAL)
Scale: 1:10



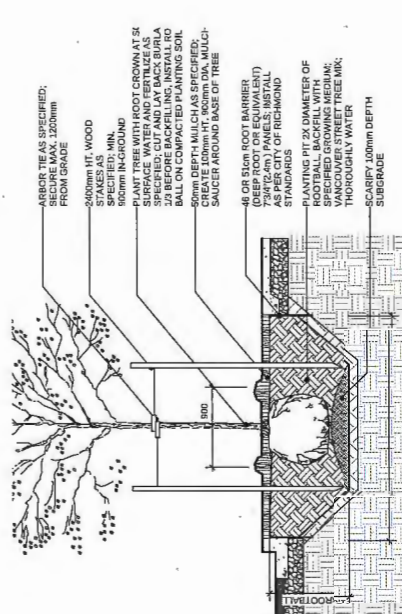
6 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



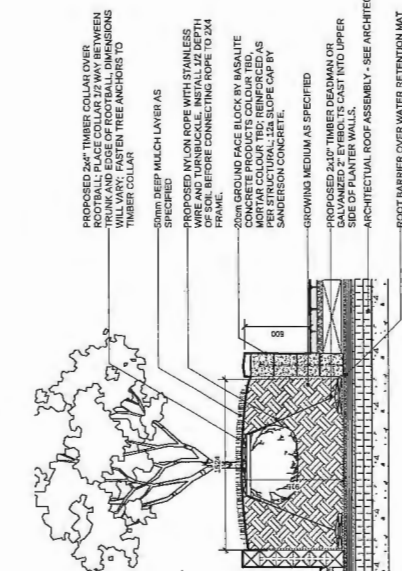
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



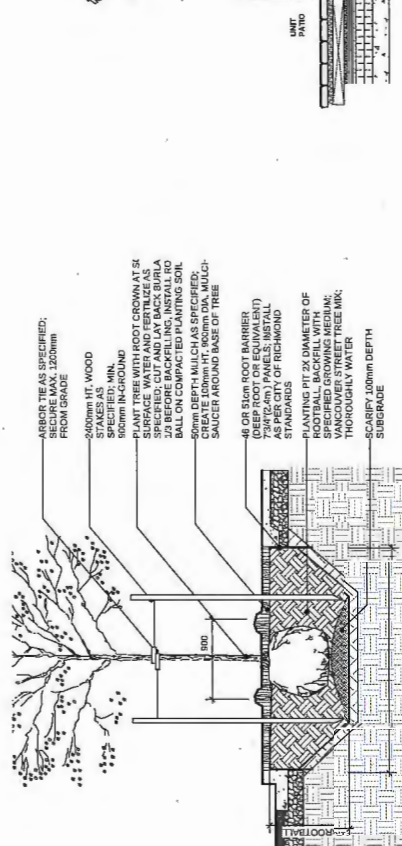
2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



3 TREE PLANTING IN BOULEVARD
Scale: 1:25



4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
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4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20

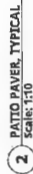
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Scale: 1:20

4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20

4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20

4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20

4 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



6 UNIT PAVING PATTERN AND SPECIFICATION
Scale: Actual Size

5	ISSUED FOR PLANNING COMMITTEE 18-11-08
4	ISSUED FOR REZONING & DP 18-09-23
3	ISSUED FOR DP APPLICATION 18-07-27
2	ISSUED FOR REZONING 18-04-16
1	ISSUED FOR REVIEW 18-03-14
REVISIONS	



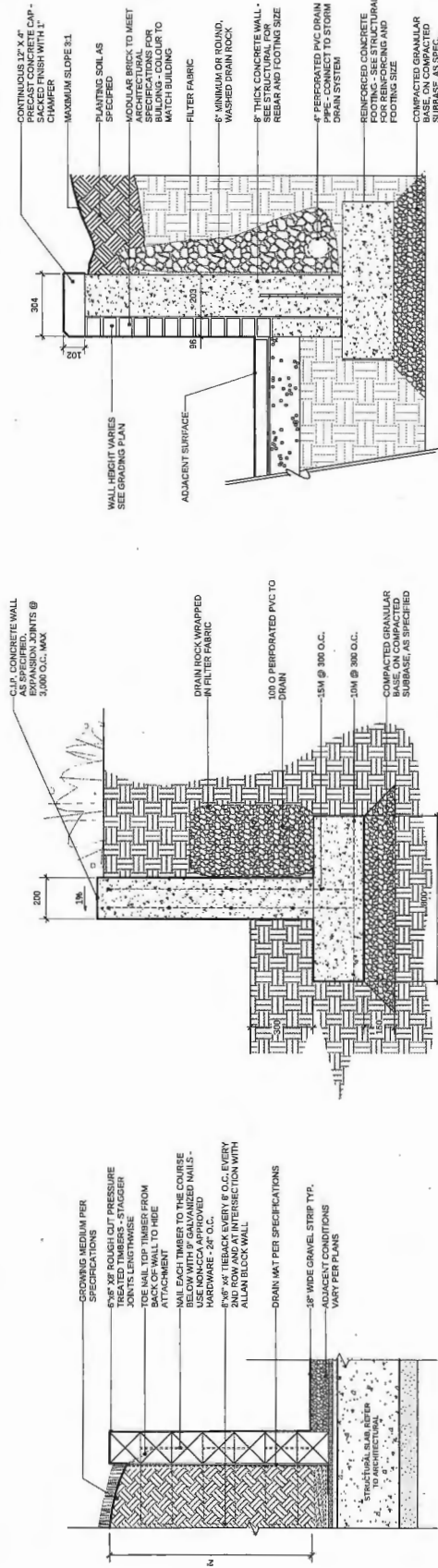
9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / KD
Reviewed:	DS
Project No.	06-469

LANDSCAPE DETAILS
HARDSCAPE

2 TYPICAL BENCH WITH BACK

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR CONDITION OF ANY UTILITIES OR STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES AND FOR NOTIFYING THE APPROPRIATE COMPANIES OF ANY SUCH FINDINGS PRIOR TO CARRY OUT ITS OPERATIONS.

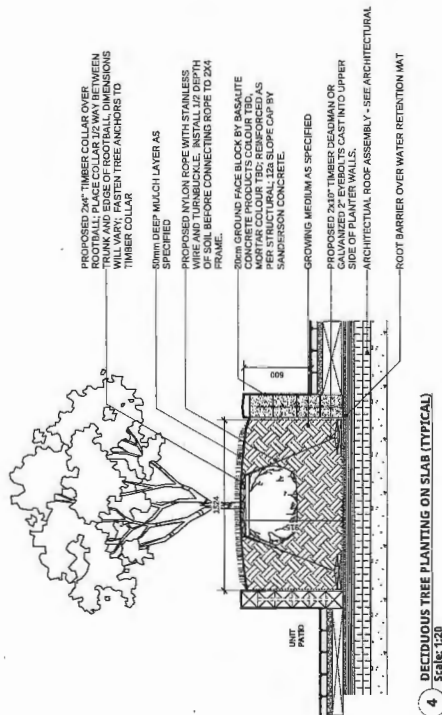


NOTE: ALL EXPOSED WALL PANEL SURFACES TO BE BRICK FACED.

3 BRICK FACED WALL
Scale: 1:10

2 CONCRETE PLANTER WALL
Scale: 1:10

1 TIMBER CRIB WALL TYPICAL
Scale: 1:10



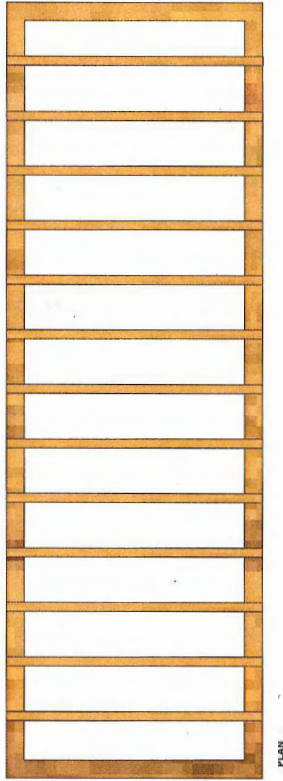
TRAFALGAR SQUARE

5451, 9511, 8531, 8551, 9531 ALEXANDRIA ROAD
Richmond, British Columbia

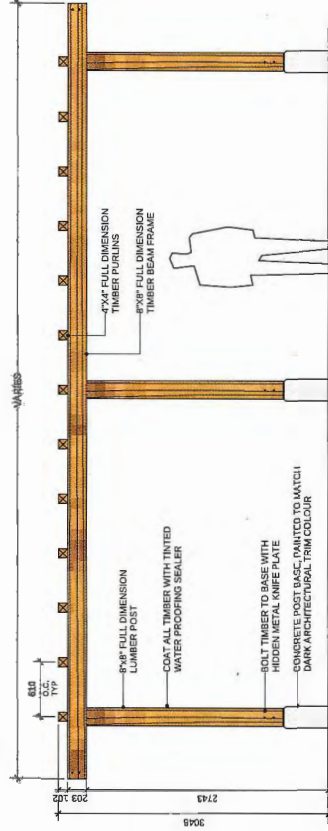
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Reviewed:	DS
Project No.	05-459

LANDSCAPE DETAILS
WALLS

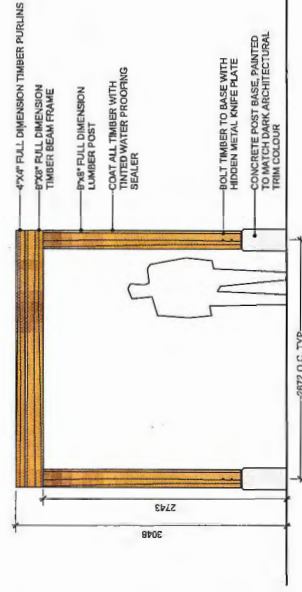
CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, ACCURACY OR COMPLETION OF ANY INFORMATION CONTAINED HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND/OR OBSTRUCTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNMENT DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



PLAN

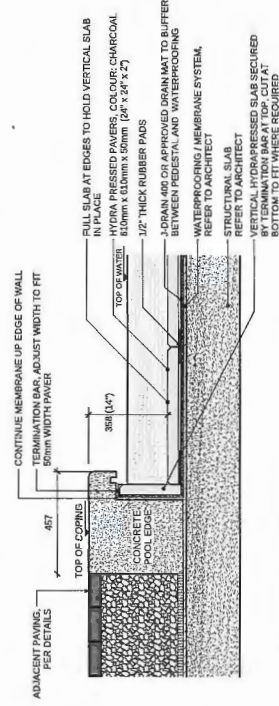


FRONT ELEVATION



END ELEVATION

1 TYPICAL TRELLIS
SCALES: 1/8" = 1'-0"



2 WATER FEATURE SECTION DETAIL
Scale: 1/2" = 1'-0"

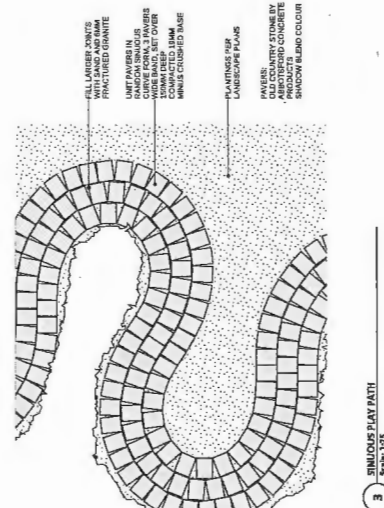
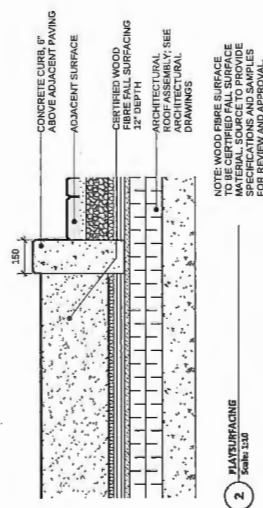
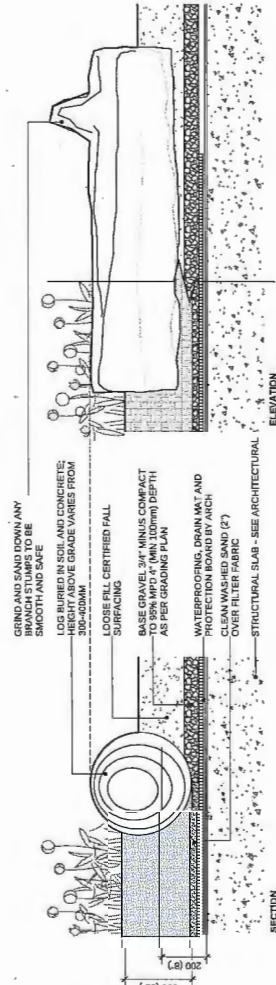


TRAFALGAR SQUARE

9491, 5511, 9531, 9551, 9561 ALEXANDRA ROAD
Richmond, British Columbia

Scale: AS SHOWN
Drawn: DS / KD
Reviewed: DS
Project No. DC-489

LANDSCAPE DETAILS HARDSCAPE





City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 16-734204
Attachment 4

Address: 9491, 9511, 9531, 9551, 9591 Alexandra Road

Applicant: 0731649 BC Ltd.

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

	Existing	Proposed
Owner:	Polygon Trafalgar Square (South) Ltd., Inc. No. 0731649	Same
Site Size (m²):	15,125.99 m ² (162,814.90 ft ²)	13,699.99 m ² (147,465.57 ft ²) after dedications
Land Uses:	Vacant	Multi-Family Residential (Low Rise Apartment)
OCP Designation:	"Apartment Residential"	Same
Area Plan Designation:	Residential Area 1 which permits a "base density of 1.50 FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise apartments (4-storey typical)."	Same
Zoning:	"Single Detached (RS1/F) and Two-Unit Dwellings (RD1)"	"Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	Vacant Site	263 Apartment Residential Units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5 FAR plus 0.2 FAR with Affordable Housing Contribution	1.7 FAR with Affordable Housing Contribution	none permitted
Buildable Floor Area (m ²):*	Max: 23,290 m ² with Affordable Housing Contribution	Max: 23,191 m ² with Affordable Housing Contribution	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 40% Total: Max. 80%	Building: Max. 40% Non-porous Surfaces: Max. 37% Total: Max. 77%	none
Lot Size:	none	13,699.99 m ² (147,465.57 ft ²) after dedications	none
Lot Dimensions (m):	none	Approx: 140 m x 97 m	none
Setbacks (m) – Alexandra Road Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m) – May Drive Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none
Setbacks (m) – Tomicki Avenue Street Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Setbacks (m) – eastern property line Eastern Property Line Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Height (m):	18.5 m and no more than 4 storeys	18.5 m and no more than 4 storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V): For 263 dwelling units As per TDM Measures	332 (R) and 48 (V) per unit	332 (R) and 48 (V) per unit	none
Off-street Parking Spaces – Total: As per TDM Measures	380	380	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Indoor:	100 m ² (1,076 ft ²)	563.8 m ² (6,069.4 ft ²)	none
Amenity Space – Outdoor:	1,578 m ² (16,985.45 ft ²)	2,657.3 m ² (28,603.1 ft ²)	none

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

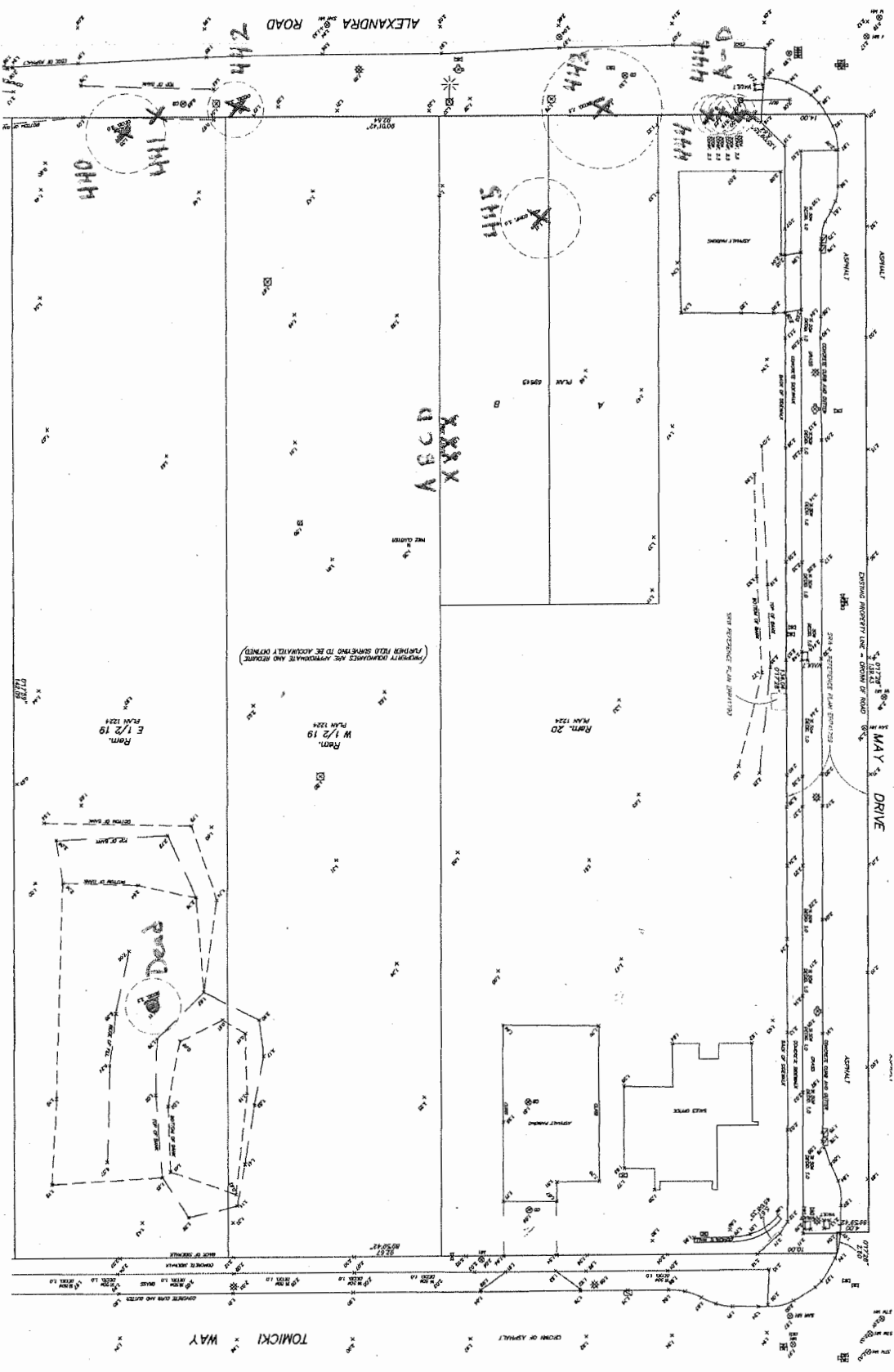
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

TDM Measures to include the following:

- Provide 120V electric plug-ins for 20% of all parking stalls.
- Provide 120V electric plug-ins for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide minimum a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the area.
- Voluntary cash contribution of \$5,000 towards the provision of new benches in the area.

Tree Management Plan - Trafalgar Square - Sept 20, 2016

Remove Tree X 101





Address: 9491, 9511, 9531, 9551, 9591 Alexandra Road

File No.: RZ 16-734204

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9638, the developer is required to complete the following:

1. A 10 m wide road dedication along the entire May Drive frontage.
2. 4 m x 4 m corner cut dedications at the Tomicki Avenue/May Drive and Alexandra Road/May Drive intersections, measured from the new property lines.
3. Consolidation of all the lots into one (1) development parcel.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.6 m GSC.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$202,198.00) to the Public Art fund.
8. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$150,414.90) for City's beautification as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
9. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$150,414.90) for City's Child Care as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
10. City acceptance of the developer's offer to voluntarily contribute \$0.07 per buildable square foot (e.g. \$17,548.41) for Planning Costs fund as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
11. City acceptance of the developer's offer to voluntarily contribute \$892,634.00 to the City's affordable housing reserve fund (capital account) as an Affordable Housing Special Development Circumstance "donor".
12. Registration of the City's standard Housing Agreement to secure six (6) affordable housing units; the combined habitable floor area of which shall comprise at least 396.51 m² (4,268.04 ft²) of built space. 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**
Bachelor	1	37 m ² (400 ft ²)	\$850	\$34,000 or less
One bedroom	2	50 m ² (535 ft ²)	\$950	\$38,000 or less
Two bedroom	3	80 m ² (860 ft ²)	\$1,162	\$46,500 or less

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

13. The discharge of Statutory right-of-way Covenant BB1239772 from the titles for Lots 19 west, 19 east and Lot 20.
14. The discharge of Covenant BB181577 from the title for Lot 20 as it currently restricts redevelopment to only a two-family dwelling.
15. Voluntary contribution of \$30,000 towards development of a bus shelter and an accessible landing pad in the area (TDM).
16. Voluntary contribution of \$5,000 towards the provision of new benches in the area (TDM).
17. \$6,000 toward the purchase of, or agree to provide one bench along each of the three (3) street frontages (TDM).

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18. Registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (ADEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering.
19. Payment of the \$1,836.72 per unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
20. Enter into a Servicing Agreement* for the design and construction of the park greenway on 9591 Alexandra Road. Works may be eligible for Parks Construction Development Cost Charge Credits. Works include, but may not be limited to, the following:
 - a) 3.5 m wide concrete meandering path plus soldier course to Parks Department approval.
 - b) Unit paved plaza at the entry to the greenway along Tomicki Avenue and Alexandra Road.
 - c) Design to include the temporary sales centre along Tomicki Avenue and the ultimate design with the sales centre removed.
 - d) Supply a minimum of 50% native trees & planting within the greenway design.
 - e) All planting to support CPTED principles (For example add lighting, 2 m clear stemmed trees, low planting around paths etc.).
 - f) Add benches and other furniture as directed by the Parks Department.
21. Enter into a Servicing Agreement* for the design and construction of frontage and utility works. Works include, but may not be limited to, the following:

Engineering Related Items:

1. Water Works:

- a) Using the OCP Model, there is 353 L/s of water available at a 20 psi residual at the May Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) 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 stage building designs.
 - Utilize the existing 200 mm PVC water service connection along the Tomicki Avenue frontage.
 - Replace approximately 45 m of 200 mm AC watermain located to the south of the subject site along Alexandra Road with 200 mm PVC watermain.

2. Storm Sewer Works:

- a) The Developer is required to:
 - Install a new 600 mm storm sewer along Alexandra Road from existing manhole STMH129396 extending east approximately 120 m and terminate line with a new manhole. Remove existing manhole STMH129396 and tie-in new sewer system to existing.
 - Utilize the existing 375 mm storm service connection and Type III inspection chamber on the Tomicki Avenue frontage.

3. Sanitary Sewer Works:

- a) The Developer is required to:
 - Utilize the existing 300 mm PVC sanitary service connection on the May Drive frontage.

4. Frontage Improvements:

- a) The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers to underground all third party service lines fronting the property.
 - Submit a functional plan showing conceptual locations for above ground structures (example list below) prior to the Staff report progressing to Development Permit Panel. 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.

Initial: _____

The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

1. BC Hydro PMT – 4 mW x 5 m (deep)
 2. BC Hydro LPT – 3.5 mW x 3.5 m (deep)
 3. Street light kiosk – 1.5 mW x 1.5 m (deep)
 4. Traffic signal kiosk – 1 mW x 1 m (deep)
 5. Traffic signal UPS – 2 mW x 1.5 m (deep)
 6. Shaw cable kiosk – 1 mW x 1 m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1 mW x 1 m (deep) – show possible location in functional plan
- Complete other frontage improvements as per Transportation's requirements.
 - All boulevard, sidewalk, cycle lane, and similar linear improvements will require land dedication.

5. General Items:

- a) The Developer is required to:
 - Enter into, if required, 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, 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.
 - Provide a pre-load plan and geotechnical assessment of impact to existing surrounding utilities and recommendations to mitigate the impact.

Transportation Related Items:

1. Required land dedication as per Area Plan:
 - Tomicki Avenue: 10 m wide strip appears to have been provided along the full northern frontage achieving the ultimate 20 m wide road right-of-way.
 - May Drive: 10 m wide strip along the full western frontage.
 - 4 m x 4 m corner cuts required at the Tomicki Avenue/May Drive & Alexandra Road/May Drive intersections, measured from new property lines.
2. Applicant responsible for the design and construction of the following frontage improvements (note that some of the works appear to have been completed, the exact scope subject to SA designs):
 - a) Tomicki Avenue (from May Drive to existing Tomicki Avenue to the east): construct the road to include the following ultimate cross-section:
 - 2 m wide concrete sidewalks on both sides.
 - 2.25 m wide treed/grassed boulevard on both sides.
 - Curb/gutter on both sides.
 - Minimum 11.2 m pavement width.
 - b) May Drive (from Tomicki Avenue to Alexandra Road): coordinate with the offsite works via RZ 12-598503 to complete to the road to the ultimate standards, which include 2 m wide concrete sidewalks, minimum 2.0 m wide treed/grassed boulevards, and curb/gutter on both sides of the road and minimum 11.2 m wide pavement width.
 - c) Alexandra Road (from May Drive to eastern edge of 9611 Alexandra Road): widen the road to accommodate the following (from north to south):
 - Minimum 2 m wide concrete sidewalks.
 - 2.25 m wide treed/grassed boulevard.
 - 0.15 m wide curb/gutter.
 - Widen to achieve the ultimate pavement width of 11.2 m.

This work should coordinate with other adjacent offsite works by others and proper tie-in's (transition) are to be provided.

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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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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.

Initial: _____

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 9638 (RZ16-734204)
9491, 9511, 9531, 9551, 9591 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 18.30 thereof the following:

“18.30 Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)

18.30.1 Purpose

The **zone** provides for a medium density residential apartment **development** with a **density bonus** for a monetary contribution to the City’s capital **Affordable Housing Reserve** Fund and the construction of affordable housing.

18.30.2 Permitted Uses

- housing, apartment

18.30.3 Secondary Uses

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

18.30.4 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 18.30.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$892,634.00 to the City’s capital **Affordable Housing Reserve** Fund established pursuant to *Reserve Fund Establishment Bylaw No. 7812* and provides a minimum of 396.51 m² (4,268.04 ft²) of affordable housing in six **dwelling units** within the first phase of the **development**.

18.30.5 Permitted Lot Coverage

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

18.30.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.0 m from Alexandra Road;
 - b) 4.0 m from May Drive; and
 - c) 6.0 m from Tomicki Avenue.
2. The minimum **property line setback** is:
 - a) 6.0 m from the eastern **property line**.
3. Entry canopies may project into the public **road setback** along the southern **property line** for a maximum distance of 3.0 m and along the northern **property line** for a maximum distance of 1.2 m.
4. Common entry features may project into the public **road setback** along both the northern and southern **property lines** for a maximum distance of 1.25 m.
5. Unenclosed **balconies** above the main north and south entries to the **building** may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 1.15 m.
6. Mechanical venting structures may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 2.5 m.
7. A parking **structure** may project into the public **road setback** or the eastern **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 3.0 m to Alexandra Road, May Drive, Tomicki Avenue or the eastern **property line**.

18.30.7 Permitted Heights

1. The maximum **height** for **Buildings** is 18.5 m.
2. The maximum **height** for **Accessory Buildings & Structures** is 9.0 m.

18.30.8 Subdivision Provisions/Minimum Lot Size

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

18.30.9 Landscaping & Screening

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

18.30.10 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.

18.30.11 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 (ZLR30) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**:

P.I.D. 001-718-240

Lot 20 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except Plans 69645 and EPP28285

P.I.D. 001-732-242

Lot “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 001-732-269

Lot “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 003-961-648

West Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

P.I.D. 004-239-237

East Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9638”**.

FIRST READING

DEC 12 2016

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>JW</i>

MAYOR

CORPORATE OFFICER