

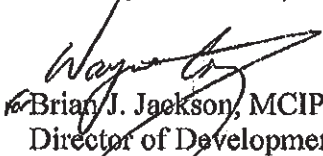


To: Planning Committee **Date:** February 11, 2011
From: Brian J. Jackson, MCIP **File:** RZ 09-453123
 Director of Development
Re: **Application by Paul Goodwin (GBL Architects) for the Rezoning of 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road) from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) to Permit the Construction of a 245-unit Apartment Complex Over One Level of Parking**

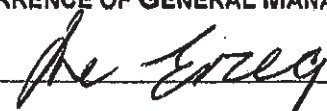
Staff Recommendation

1. That OCP Amendment Bylaw No. 8715 to add "Section 8.4.5 - Alexandra District Energy Unit" to Section 8.4 of the West Cambie Area Plan (Schedule 2.11A) of Official Community Plan Bylaw No. 7100, be introduced and given First Reading;
2. That Bylaw No. 8715, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Metro Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
3. That Bylaw No. 8715, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and
4. That Bylaw No. 8716, for a zoning text amendment to insert a new subsection to the Permitted Density Section of the "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)" zoning district and to rezone 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road) from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)", be introduced and given First Reading.


 Brian J. Jackson, MCIP
 Director of Development

DJ:blg

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

The purpose of this report is to bring forward:

1. An Official Community Plan (OCP) amendment to the West Cambie Area Plan (Schedule 2.11A), under Section 8.4 (Alexandra's Building Sustainability Guidelines) to add a new section (8.4.5) titled "Alexandra District Energy Unit"; and
2. A text amendment to introduce a density bonusing provision and rezone 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road) from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)".

These amendments are proposed to facilitate the development of a 245-unit residential building at 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road).

Background

Alexandra District Energy Utility

On January 24, 2011, Council adopted an amendment to the Alexandra District Energy Utility Bylaw No. 8641. This amendment bylaw (Bylaw No. 8688) expanded the service area boundary for the Alexandra District Energy Utility (ADEU).

The Staff Report for Bylaw No. 8688 (**Attachment 1**) contains a section that outlines how the City would process rezoning applications that were already in-stream when the ADEU Bylaw came into effect. When these applications were made, the increased costs to connect into the ADEU were not included as part of their projected costs, so it became reasonable for the City to find ways to at least partially off-set those costs for these developers.

Out of five (5) options that were identified, the density bonus option was the one that was recommended by staff and endorsed by Council. This option also outlined the calculations that resulted in an allowable increase in floor area ratio (FAR) of up to 4%. Staff have reviewed the small percentage gain and have determined that such an increase would not affect the overall built form of the in-stream proposals and would still be able to meet the objectives of the West Cambie Area Plan.

Staff recommend that Schedule 2.11A (West Cambie Area Plan) of the OCP in Section 8.4 (Alexandra's Building Sustainability Guidelines) be amended by adding the following new section (8.4.5) to Section 8.4 (Alexandra's Building Sustainability Guidelines):

"8.4.5 Alexandra District Energy Unit

"To reduce greenhouse gas emissions, as indicated in Table 1 below, the following 5 development proposals (e.g., in-stream proposals) may receive an additional 4% Density Bonus upon committing the project to hook into the Alexandra District Energy Unit."

Table 1 - Additional ADEU Density Bonus For Certain Instream Applications				
In Process	Address	Approved / Proposed FAR	Additional Square Footage	New Total FAR
Residential				
- GBL Architects	9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)	1.7	7,624	1.76
- 0797460 BC Ltd	9393 Alexandra Road	1.6	4,627	1.66
- Polygon - Mayfair Place	9331, 9351, 9371, 9391 and 9411 Odlin Road	1.88	12,275	1.74
- Fred Adab Architecture	9251 and 9291 Alexandra Road	1.5	4,095	1.55
Commercial				
- SmartCentres	4660, 4680, 4700, 4720 and 4740 Garden City Road; 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road	0.61	3,026	0.615

As well, it is proposed that the West Cambie Area Plan - Alexandra Neighbourhood Land Use Map contain a reference in the legend to the new subsection 8.4.5 entitled "Alexandra District Energy Unit".

The benefit of this OCP amendment is to allow current in-stream applications to take advantage of the additional density bonus policy when hooking up to the ADEU by only requiring a simple rezoning amendment.

OCP Consultation Policy

In accordance with Policy 5043 (OCP Bylaw Preparation Consultation Policy), staff considered whether consultation with external agencies was required and concluded that the proposed OCP amendment does not require any additional consultation. Thus, the School Board does not need to be consulted regarding this minor change.

Subject Site: 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)

Esperanza Homes – GBL Architects (RZ 09-453123) at 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road) made an application for a 221-unit apartment complex that includes 10 Affordable Housing Units with a density of 1.70 FAR. This rezoning application received Third Reading for Bylaw No. 8610 on July 19, 2010.

Should the currently proposed rezoning Bylaw (No. 8716) not be adopted by Council for any reason, the applicant may elect to proceed with adoption of Zoning Amendment Bylaw 8610 upon fulfillment of all considerations noted in the staff report from the Director of Development dated June 10, 2010 (**Attachment 2**).

After discussing the matter of ADEU implementation with staff, the applicant has elected to pursue the additional density and therefore Bylaw No. 8716 is being brought forward. The applicant has altered their development plans from the originally proposed density of 1.70 FAR to 1.76 FAR, which resulted in an increase of 7,626 square feet of space. An additional 24 units

are also proposed mainly due to a reconfiguration to the units fronting the inner courtyard (**Attachment 3**).

Staff Comments

The endorsement of the density bonus option requires amendments to the West Cambie Area Plan (Schedule 2.11A of OCP Bylaw No. 7100) as well as the “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)” zoning district.

Official Community Plan (Bylaw No. 7100) – West Cambie Area Plan (Schedule 2.11A)

The endorsement of the density bonusing option requires making changes to the West Cambie Area Plan.

Section 8.4 of the Area Plan (Alexandra’s Building sustainability Guidelines) identifies the practices that developers are encouraged to take into account for the long term environmental, financial and social sustainability of the area. The section speaks about water and energy use, stormwater management, solid waste management and construction waste management. With the introduction of the local district energy utility, a new section will need to be introduced to give developers who have instream rezoning applications and did not take this new obligation into consideration when they made their application, a means to take advantage of additional density bonusing help off-set some of those additional costs.

Zoning Bylaw No. 8500 -- Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)

To facilitate the added density bonusing provision for this one project, the ZLR24 zoning district is being amended to accommodate the maximum density of 1.76 FAR provided legal agreements on connecting to the ADEU is provided.

Analysis

A copy of the original Staff Report for the subject site is included for reference as **Attachment 2**.

With the applicant taking advantage of the added density bonus to their application, they have made modifications to the proposal to:

1. Increase the total amount of square footage from 207,462 to 215,088 (19,273.8m² to 19,982.3m²). An increase of 7,626 square feet (708.4m²).
2. Increase the total number of units from 221 to 245. This includes the additional FAR, but primarily was a change in the unit mix.
3. Increase the total number of parking stalls in the underground parkade from 371 to 384. This will fall short of the required amount of 412 by 28 stalls, but it does fall within the 10% variance maximum that Policy allows as long as the applicant provides a Transportation Demand Management Plan (TDM). The TDM plan will have the applicant supply four (4) of the proposed parking stalls and at least 20% of the proposed bike stalls with electric plug-ins to service electric vehicles. This TDM plan has been reviewed and determined to be acceptable by the Director of Transportation.

The result is a building design that does not substantially change the outer appearance of the building from the original proposed building. The increase in floor space that would affect the outer appearance of the building is done mostly facing the interior courtyard (**Attachment 3**).

The proposed development at 1.76 FAR does not alter the development considerations for the site as they relate to the provision of Affordable Housing (10 units being provided), site servicing, frontage improvements and road construction, flood protection, aircraft noise attenuation and associated legal plans and agreements as outlined in **Attachment 2**.


Voluntary contributions for West Cambie childcare, West Cambie beautification, Public Art and West Cambie planning and engineering costs have all be recalculated as identified in **Attachment 4** to reflect the increase to 1.76 FAR.

Financial Impact


None.

Conclusion

Prior to the adoption of the ADEU Bylaw, the City had some existing in-stream development applications where the additional cost of connecting to the ADEU was not taken into consideration when the applicant made their application. As a result, Council endorsed an additional density bonusing provision to help these applications to hook into the District Energy System. On this basis, staff recommend that the proposed OCP and rezoning amendments be approved.



David Johnson
Planner 2, (4193)



Terry Crowe, Manager
Policy Planning (4139)

DJ:blg

Attachments:

1. Staff Report for Bylaw No, 8688 (Alexandra District Energy Utility Bylaw).
2. Initial Staff Report for RZ 09-453123 for 9388 Odlin Road (formally 9340, 9360 and 9400 Odlin Road).
3. Proposed site plan and building elevations for the 1.76 FAR Proposal.
4. Amended conditions of rezoning for Bylaw 8716.



**City of
Richmond**

Report to Committee

To: General Purposes Committee

Date: Dec. 20, 2010

From: John Irving, P.Eng. MPA
Director, Engineering

File: 10-8600-10-01/2010-
Vol 01

Re: Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 8688

Staff Recommendation

That:

1. the Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 8688 be introduced and given first, second and third reading, and
2. subsequent to the adoption of the Amendment Bylaw No. 8688 staff bring forward to Council an amendment to the West Cambie Area Plan that would allow for the density bonus structure outlined in Attachment 3.

[Handwritten Signature]
 ACTING DIRECTOR FOR
 John Irving, P.Eng. MPA
 Director, Engineering
 (604-276-4140)

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ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<i>[Handwritten Signature]</i>
Sustainability Unit	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Parks Planning, Design & Construction	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Building Approvals	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Development Applications	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Policy Planning	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
	<i>[Handwritten Signature]</i>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

Council has endorsed the Alexandra District Energy Utility Bylaw No. 8641 at the Regular Council Meeting of December 13, 2010. Adoption of Bylaw No. 8641 has established the regulatory framework for the Alexandra District Energy Utility (ADEU), however the service area defined therein encompasses only the two Oris developments, the Remy and Alexandra Gate.

The purpose of this report is to introduce the proposed Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 8688 (*Attachment 1*) for 1st to 3rd readings. This amendment will expand the ADEU service area to the majority of the Alexandra Neighbourhood.

This initiative aligns with Council's Term Goal #7 that states:

"Sustainability and the Environment -- Demonstrate leadership in and significant advancement of the City's agenda for sustainability through the development and implementation of a comprehensive strategy that among other objectives includes incorporating sustainability into our City policies and bylaws".

Analysis

The air conditioning requirements of the OCP aircraft noise section that are applicable to West Cambie make district energy and specifically geothermal technology applicable as the ADEU can provide cooling for minimal additional capital cost. The proposed ADEU expansion would directly support the West Cambie Area Plan sustainability guidelines stated as follows:

"8.4 Alexandra's Building Sustainability Guidelines - "Sustainability features of building design may be incorporated in many ways, including: a green roof or any strategy that assists in storm water management, enhanced biomass and energy efficiency; reduction of greenhouse gas (GHG) emissions through energy systems that result in lower greenhouse gas emissions and improved building mechanical systems,

8.4.1 Energy and Water Use - Design teams will be required to identify ways in which they are accomplishing optimal energy (e.g. heat, light, etc.) and water use in site planning and building design."

Proposed Bylaw Amendment

The proposed Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 8688 is a replacement of the Schedule A service area map that will expand the ADEU service area to the majority of the Alexandra Neighbourhood where future serviceable multi-family residential and commercial development is anticipated.

ADEU Expansion Potential

To leverage economies of scale and realize the long-term social, economic and environmental benefits of the ADEU, expansion to service future development is critical. Some of the benefits of scale are as follows:

Distribution Piping Efficiency – A given length of distribution piping can service one side of the street or two sides (more development) at almost the same cost. Also doubling the size of a given length of pipe to service twice the demand only marginally increases the full cost of that pipe installation.

Peak Load Balancing – A single home may have its furnace on or off, representing a range of output from zero to 100%. Of course the furnace has to be sized to meet the highest demand (100%) even though for much of the time it will be off. As more units are added to a single system, that system can be more economically sized as the probability of everyone requiring peak demand simultaneously decreases. Other building types such as commercial and institutional also have different demand patterns, so adding these to a residential system creates further efficiencies.

Waste Heat Capture – Some industrial, commercial and retail uses actually generate significant waste heat from air-conditioning and chilling activities. With an expanded DEU this waste heat can be captured and used to meet heating demand, resulting in further reductions in system sizing and potential GHG reductions

Fuel Switching – The DEU essentially places a larger district or neighbourhood on one system, and it is relatively simple to switch the energy generation technology in that system when more economic technologies are available.

Energy Security – Establishing a local source of energy supply for a neighbourhood greatly increase the security of supply as dependency on remote generation and supply chains are decreased.

GHG Reduction – The proposed first phase of the DEU moves an on-site geothermal energy system onto City-owned property. This does not result in any greenhouse gas emission reductions immediately but does provide the infrastructure for future system connections which would reduce greenhouse gas emissions (e.g., capture and use of waste heat, displacement of conventional energy systems, etc.)

The ADEU concept and preliminary design work completed to date identifies the highest returns on energy efficiency and capital occur with higher density development and high demand users. With respect to planned building forms in the Alexandra neighbourhood, there is currently not a strong business case to service townhouses and smaller stand-alone retail units. Therefore for the purposes of defining ADEU expansion potential, staff have identified serviceable unit numbers and building areas that do not include the lower density forms.

The approximate quantiles of ADEU serviceable units and building area for the undeveloped portion of the Alexandra Neighbourhood are broken down in the following tables:

Servicable Residential	Units	Building sq.ft. (millions)	Percent
<i>Oris</i>	453	0.36	15%
In Process	848	0.82	27%
Future	1811	1.63	58%
Total	3112	2.81	100%

Servicable Non-Residential			
<i>Oris</i>		0.01	1%
In Process		0.40	36%
Future		0.70	63%
Total		1.10	100%

The Oris developments (Remy and Alexandra Gate) represent 15% of the residential and 1% of the non-residential square feet of serviceable building that is anticipated for the Alexandra Neighbourhood under the current OCP. The remaining in-stream and future developments represent 85% of residential and 99% of non-residential totals.

In terms of combined building square feet, Oris represents 360,000 sq.ft. while in-process and future development represents 3.9 million sq.ft. Therefore expansion of the ADEU service area as proposed in the Amendment Bylaw No. 8688 represents an approximate ten-fold increase in the size of the utility over the first phase.

The ADEU expansion is anticipated to support the achievement of significant ecological health benefits at a broader scale (more local energy systems means lower expansions of centralized systems, greater opportunity to re-use waste and greater efficiencies which again reduce resource consumption). Based on preliminary calculations, use of the ADEU for heating and cooling of the Remy and Alexandra's 453 units will result in an estimated avoidance of 200 to 600 Tonnes of GHG generation annually. At full build-out of the proposed expanded service area, the potential avoidance of GHG generation would be 2,000 to 6,000 Tonnes annually, which is equivalent to removing 700 to 2,000 vehicles from the road.

Proposed Expansion Preliminary Concept Design

Staff engaged Hemmera Energy Ltd. to complete preliminary concept design work for the Alexandra District Energy Utility (ADEU). The first phase of the ADEU will use ground source heat pump (GSHP) technology for the primary renewable energy source. Underground well and piping infrastructure will be sited on park land between Odlin Rd and Cambie Rd. (the Greenway) and the Energy Centre building would be sited on park land south of the Greenway.

The design concept for the future build-out of the ADEU includes two distribution pipe loops that would service the northern and southern areas of the neighbourhood and expansion of the Energy Centre building.

There exists the potential to expand the geothermal well-field through parkland, road rights-of-way, or other publicly held lands to service the fully expanded ADEU, however the best technology and configuration would be defined through analysis at each expansion phase. Renewable energy source options to be considered would include open-loop geothermal, biomass, sewage heat recovery, and interim high efficiency gas boilers.

Consultation

Staff have consulted with UDI, local landowners and developers and the City's Advisory Committee on the Environment. Copies of Bylaw No. 8641 and the preliminary concept design report have been distributed to these groups for review and comment. The main concern identified to date is the potential for increased construction costs resulting from the need to install DEU compatible in-building systems. Issues and responses are summarized as follows:

Stakeholder	Issue Raised	Response
Developers and Landowners	Installing in-building hydronic systems that are DEU compatible represents an increased construction cost over conventional systems	Staff have identified options for addressing this in the following section.
Developers and Landowners	Will the ADEU be as reliable as conventional electric and gas energy sources?	The geothermal technology is proven and will have back-up systems in place to maximize continuous performance. DEU systems typically have lower failure rates than gas and electrical systems.
Developers and Landowners	The flat rate service charge defined in the current bylaw does not provide the opportunity for customers to save through conservation.	The flat rate as adopted in the current ADEU Bylaw is intended to be a temporary "placeholder" rate that provides certainty of cost to new users. After a short monitoring of the first phase system, staff will bring forward options for amended rate structures that would include variable kilowatt-hour charges.
SmartCentres	Retail and commercial leases are accustomed to direct metering and energy billing.	Staff are continuing to work with SmartCentres and consultants on defining the optimal servicing strategy for the various users that could exist on the SmartCentres site. The current ADEU Bylaw permits a variety of servicing configurations, however should an acceptable solution be defined that would not be permitted under the current bylaw, an amendment would be brought forward for Council's consideration.

In-Stream Applications

There are six active rezoning applications at various stages of processing (listed in Attachment 2) within the proposed ADEU expanded service area. The in-stream developers purchased the properties and significantly advanced development concepts as part of their applications. The addition of the cost of ADEU represents an unforeseen development cost and it is reasonable to find ways to at least partially off set the increased cost for those developers with projects in-stream.

In the absence of a regulated service area, Planning staff have been negotiating commitments from developers to be serviced from the ADEU and have been accelerating application processing for those that commit. While consultation on the ADEU concept has been ongoing for 6 months, the proposed bylaw amendment will be effective immediately upon adoption at 4th reading. At that point ADEU servicing would be mandatory for any applicable development without a building permit, impacting those developers that have in-stream development applications.

There are various in-building hydronic systems that a developer can choose which are compatible with ADEU servicing. The additional construction cost to install any given hydronic system over the cost to install conventional heating and cooling systems will therefore vary depending on the specific hydronic system chosen. Additional construction costs estimates have ranged from \$1,500 to over \$5,000 per residential unit.

Four options for mitigating this cost impact to those with in-stream applications are presented for consideration as follows:

Option 1 -- No Mitigation (Not Recommended)

Under this option there would be no consideration of financial or other relief provided to developers with in-stream applications. Other established DEU's such as Lonsdale Energy Corporation and the South-East False Creek Neighbourhood Energy Utility have not compensated developers for additional in-building costs. The recommendations in this staff report do not include any mitigation for those properties that do not have a development application in-stream.

There is long term value accrued to the ADEU from servicing as much development as possible within the servicing area as early as possible, hence the staff recommendation to adopt the proposed bylaw amendment. In consideration of the impacts to in-stream developments created by bringing this amendment forward in a timely manner, Option 1 is not recommended.

Option 2 -- Revise Development Cost Charges (Not Recommended)

Development Cost Charges (DCCs) are levied to fund the construction of infrastructure necessary to support development. The City cannot waive DCC charges established in the DCC Imposition Bylaw. The DCC program could be revised to permit some benefit, however this would require revision to the bylaw which is a lengthy process that ultimately requires Provincial approval. Any reduction in DCC income would restrict the City's ability to deliver the necessary capital program.

Developers also receive DCC credits for the construction of DCC works under servicing agreement. In many cases these credits can exceed the DCC charges, so there is effectively no remaining DCC charge left to lower. This would create variable benefit to each developer depending on the extent of DCC works they are required to construct. For these reasons revising the DCCs is not recommended.

Option 3 – Refund of Sewer Charge (Not Recommended)

In 2007 the City entered a "latecomer" agreement with Polygon under which the City and Polygon are constructing storm and sanitary sewer works that benefit lands in the Alexandra Neighbourhood, and the costs of these works are recovered through benefit charges applied to new developments in the area.

A key component of these works currently being constructed by the City is the No. 4 Rd Drainage Pump Station. This project is fully funded through the capital program but has also received grant support through the Federal/Provincial Flood Protection Program. The value of this grant is ultimately dependent on approved eligible costs, but is currently estimated to be \$2 Million or greater.

The City's portion of the benefit charges could be refunded to a total amount equivalent to the grant with no impact to the works program or the front-end agreement, however this refund would have to be distributed to all developments within the benefit area that develop within the agreement term (15 years).

This would result in a refund amount of approximately \$600 per residential unit and \$0.40 per sq.ft. of commercial building as shown in the following table:

	Benefit Charge	Proposed Refund Amount	Est. Total Value of refund for the 6 in-stream applications
Multi-family	\$1,836.72 + interest per unit	\$600 per unit	\$498,000
Commercial	\$1.24 + interest per sq.ft.	\$0.40 per sq.ft.	\$156,000
Total			\$654,000

The impact of the refund at this level is low, and with the benefit distributed to all future development in the Alexandra Neighbourhood, there is no relative benefit to the in-stream applicants. For these reasons Option 3 is not recommended.

Option 4 -- Unit Owner Grant (Not Recommended)

The ultimate owners of the constructed units could be awarded a City grant valued at \$2,000 per unit. The grant would be provided to owners at the time of occupancy. Corporations or other business entities would not be eligible for the grant, only individual persons who are unit owners.

There is \$6 M in available borrowing from the water utility reserve of which \$4 M is allocated to the ADEU 1st Phase construction. The remaining \$2 M could be used to fund the \$2,000 unit owner grant. The total number of potential eligible units would be approximately 900, therefore the total grant program cost would be \$1.8 M. Based on current known developer schedules, the grants would be likely be paid out over a period of 3 to 6 years. The borrowed amount plus interest would be repaid to the water utility reserve from ADEU revenue or other non-City grant sources.

The unit owner grant would only be of indirect benefit to developers as this value would have to be realized through potential increased unit value and marketability.

Option 5 -- Density Bonus (Recommended)

Density bonuses are of significant value to most developers in that additional units can be constructed and sold on the same land base. Staff could bring forward to Council for consideration an amendment to the West Cambie Area Plan that would provide increased density bonuses for the in-stream applications.

The proposed density bonus structure is outlined in Attachment 3 that would raise allowable floor area ratios (FAR's) up to 4%. This level of proposed increase has been calculated to provide value equivalent to the value that would be provided under Option 3 -- Refund of Sewer Charge. Staff have reviewed the proposed small increase in density and find that in all cases it can be deployed without changing the overall built form and character of the West Cambie Plan.

While the 5 residential and commercial projects would benefit from this bonus, the FNDA (Ismaili Jamatkhana) application would not because the Area Plan allows a maximum FAR of 1.25 and their project is at 0.14, so they are not close to fully using their currently available density. Given this situation, in this one particular case staff recommend that the City reimburse engineering costs related to FNDA district energy up to \$50,000.

Developers who choose to take advantage of the density bonus outlined herein, will be asked to enter into agreements that would, in addition to the bylaw, contractually commit the developer to hook-up to the ADEU. Also, in order to take advantage of the density bonus, rezoning bylaws may need amendment and, depending on the stage of the rezoning application, an additional public hearings may be required.

Should the proposed bylaw amendment be supported, it is recommended that staff be directed to bring forward an amendment to the West Cambie Area Plan to provide the density bonus structure outlined in Attachment 3.

Financial Impact

Expansion of the ADEU service area will create future capital funding requirements for additional ADEU infrastructure as well as generate return on investment.

\$4 M for the ADEU 1st Phase has been allocated in the 2011 Capital Budget. This \$4 M is funded from a total of \$6 M in available borrowing from the water utility reserve. Based on the known development schedules of in-stream applications, it is likely that the total \$6 M will be sufficient to fund any required 1st Phase expansion of the ADEU through 2011.

All development schedules are ultimately controlled by developers, projects are advanced or halted at various stages depending on market conditions and a variety of business considerations. At the current pace of development it is estimated that the Alexandra Neighbourhood could be fully developed by 2020, as shown in the following table:

	Building sq.ft.	Est. Occupancy Dates
Oris Developments (Remy and Alexandra Gate)	0.36 M	2011-2013
In-stream applications	1.21 M	2012-2016
Future buildable	2.32 M	2013-2020

Additional capital funding would be required in 2012 and beyond for additional expansion phases that would occur in step with development. Through extrapolation of the 1st phase costs, the total additional capital cost to build-out the ADEU is estimated at approximately \$24 Million in 2010 dollars, which would bring the total estimated capital cost of the ADEU to \$30 Million. The timing of these capital expenditures would depend on the development schedules, but is currently estimated as shown in the following table:

	Est. year of implementation	Est. Capital Cost (2010 dollars)	Cumulative total sq.ft. of buildings serviced
1 st Phase	2011-2012	\$6 M (funded)	0.7 M sq.ft.
2 nd Phase	2014	\$6 M	1.4 M sq.ft.
3 rd Phase	2017	\$10 M	2.7 M sq.ft.
4 th Phase	2020	\$8 M	3.9 M sq.ft.
Total		\$30 M	3.9 M sq.ft.

As with the 1st phase capital costs, all of these costs would be ultimately recovered through user rates and charges.

As additional phases are identified in detail, funding opportunities would be explored and brought forward to Council for consideration. Future funding sources could include provisional account allocation, borrowing from accumulated reserves, or grant funding, however at this stage these funding sources are either limited or uncertain.

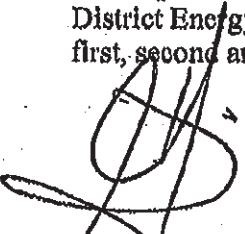
Given that the ADEU will generate revenue and have full cost recovery over time, debt financing of future capital costs will likely be the most prudent and viable strategy. Long-term debt financing can be implemented by the City through approval by the electors and the Inspector of Municipalities or directly through a wholly City owned corporate entity. A financial analysis of the full build-out based upon debt financing to fund future capital infrastructure for expansion of the ADEU (based on the estimated schedules above and debt financing of future phases) is provided in Attachment 4. This analysis estimates a 14 year payback on the initial capital investment with a rate of return above 12%.

The financial analysis provided in Appendix 4 represents future-oriented financial information, which contains assumptions and estimates that are based upon current information available and known to staff at this time. These assumptions reflect current business and economic conditions and planned courses of action that staff believes to be the most probable. However, as with all such assumptions, there is a measure of uncertainty surrounding them. This uncertainty increases as the forecast horizon extends. Therefore, the actual results achieved for the fiscal years covered in the accompanying future-oriented financial information will vary from the information presented, and the variations may be material.

At the appropriate time when capital funds are required for expansion of the ADEU, staff will bring forward a report to Council with funding alternatives and recommendations.

Conclusion

Expansion of the ADEU will represent one of the most significant advancements to date towards meeting the City's sustainability and GHG reduction goals. It is recommended that the Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 8688 be introduced and given first, second and third reading.



JOHN IRVING FOR
John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)
JI:jp
Att: (4)

**Attachment 1 – Proposed Alexandra District Energy Utility Bylaw No. 8641 Amendment
Bylaw No. 8688**



**City of
Richmond**

Bylaw 8688

**Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No.
8688**

The Council of the City of Richmond enacts as follows:

1. **Alexandra District Energy Utility Bylaw No. 8641, is amended by deleting Schedule A in its entirety and substituting Schedule A attached to and forming part of this bylaw.**
2. **This Bylaw is cited as "Alexandra District Energy Utility Bylaw No. 8641 Amendment Bylaw No. 8688".**

FIRST READING

SECOND READING

THIRD READING

ADOPTED

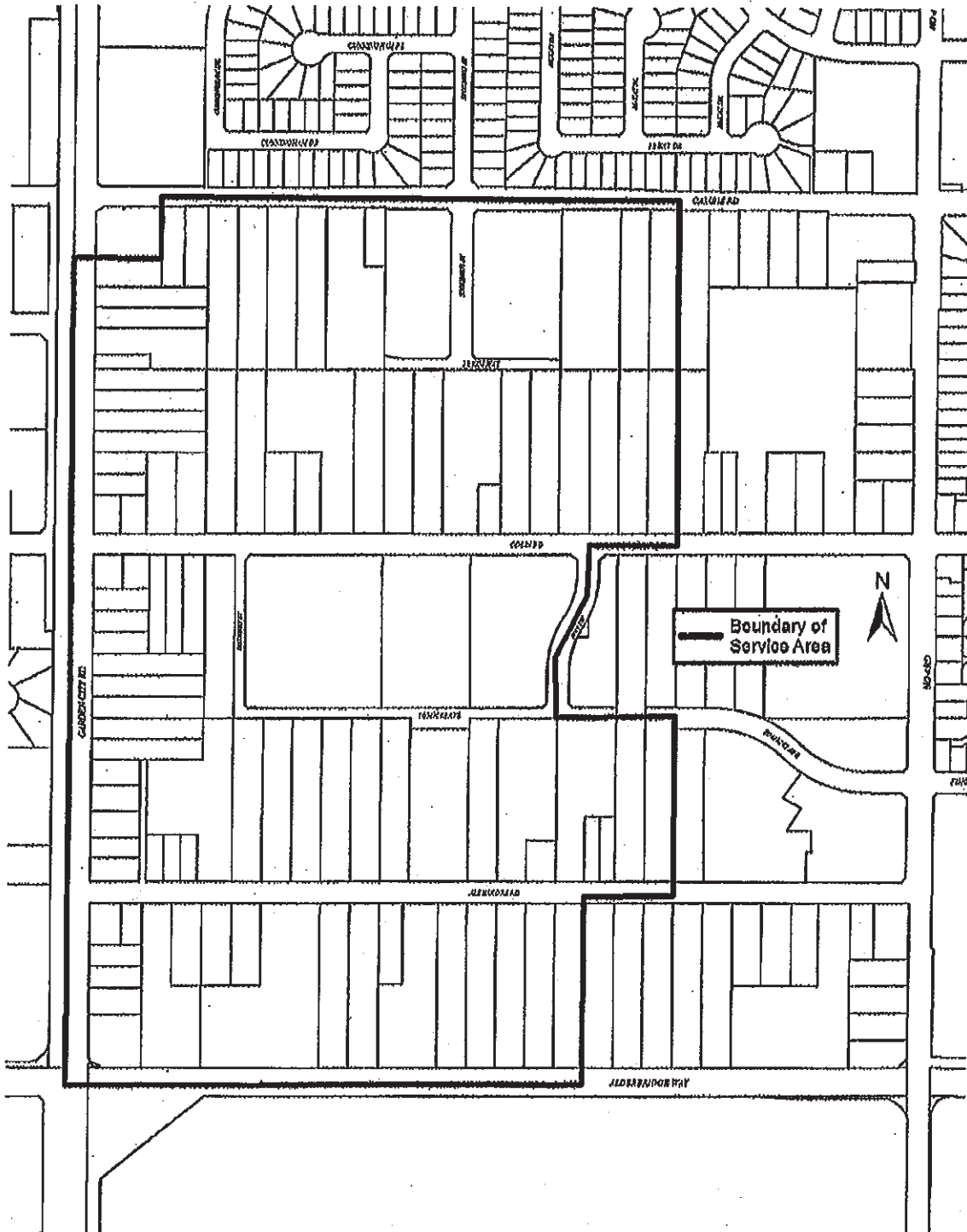
MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by original signatory

APPROVED for legality by Solicitor

SCHEDULE A to BYLAW NO. 8641



Attachment 2 – In-Stream Applications

Rezoning Application	Address	Project Description	Applicant	Project Status
RZ 08-410760	9411/9371 Alexandra Rd	139 dwelling units and 369m ² of commercial space	0797460 BC LTD	RZ & DP adopted BP not yet submitted
RZ 04-270168	9560/80 Camble Rd 9531/51/71 Odlin Rd	Assembly Use for Small Temple	FNDA	RZ bylaw @ 3 rd Reading
RZ 09-453123	9340, 9360, 9400 Odlin Rd	221 dwelling units	Paul Goodwin GBL Architects	RZ bylaw @ 3 rd Reading
RZ 10-528877	4660, 4680, 4700, 4720, 4740 Garden City Rd, 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Rd	32,860m ² 353,700 ft ² commercial floor area	Smart Centres	Staff Review Not ready to move forward to PC
RZ 10-537689	9331/9351/9371/9391 /9411 Odlin Rd	approx. 359 dwelling units	Polygon	RZ Bylaw @ 1 st reading. Scheduled for Dec 20 Public Hearing
RZ 10-534751	9251/9291 Alexandra Rd	approx 131 dwelling units and 381m ² of commercial	Fred Adab Architecture	Staff Review Very close to moving forward to PC

Attachment 3 – Density Bonus

As a proposed method for partially offsetting the in-stream developers' costs of providing in-building ADEU compatability, the density bonus structure is outlined in this attachment.

– Background:

- Land values in West Camble for lands permitting residential use is \$90 psf of site area.
 - At FARs of 1.5, this equates to \$60 psf buildable, and at 1.7 FAR \$53 psf buildable.
 - See the example below in mathematical sequence.
 - If we assume, for example, that Polygon is building to 1.7 FAR, then at their "sewer benefit charge" of \$657,546 and at a buildable land rate of \$53 psf then the additional square footage they need to cover the refund is 12,407 sf.
 - Based on the total proposed project before bonus of 351,000 sf, the additional square footage is an increase of 3.53%, thus the total FAR with bonus would be 1.76.
 - There is a negligible difference in percentage increase required dependent on the actual FAR being proposed.
 - Therefore, a suggestion may be to simply provide a 3.75% to 4% increase in density to account for any arguments regarding land value - current versus what they paid for the land, thus the base 1.7 FAR becomes 1.768.
- The incentive will apply only to the in-stream projects listed in Attachment 2. The proposed bonus would result in new FAR allowances as follows:

In Process	Approved/Proposed FAR	Additional Square Footage	New Total FAR
Residential			
– Paul Goodwin Architects	1.7	7,624	1.76
– 0797460 BC Ltd	1.6	4,627	1.66
– Polygon	1.68	12,275	1.74
– Fred Adab Architecture	1.5	4,095	1.55
Commercial			
– SmartCentres	0.61	3,026	0.615

Developers who choose to take advantage of the density bonus outlined herein, will be asked to enter into agreements that would, in addition to the bylaw, contractually commit the developer to hook-up to the ADEU. Also, in order to take advantage of the density bonus, rezoning bylaws may need amendment and, depending on the stage of the rezoning application, an additional public hearings may be required

Attachment 4 - Financial Analysis for Build-Out of ADEU to service 3.9 million sqft

	Year (Date) Year (Count)	2010	2011	2012	2013	2015	2018	2021	2040
		0	1	2	3	5	8	11	30
Initial Capital Outlay (\$6 M borrowed from water utility reserve)		\$ -	\$ (3,200,000)	\$ (2,800,000)	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Revenue:</u>									
Sq ft. Serviced (max 3.9 million)		-	180,000	363,000	715,000	1,400,000	2,740,000	3,907,000	3,907,000
User Fee per Sq ft. Serviced		\$ 0.96	\$ 0.96	\$ 1.00	\$ 1.04	\$ 1.12	\$ 1.26	\$ 1.42	\$ 2.99
Annual Revenue		\$ -	\$ 86,400	\$ 271,066	\$ 559,663	\$ 1,403,830	\$ 3,120,337	\$ 5,551,982	\$ 11,697,188
<u>Expense:</u>									
Op. Exp as % of Revenue					50%	50%	50%	50%	50%
Annual Expense		\$ -	\$ (60,000)	\$ (100,000)	\$ (279,832)	\$ (701,915)	\$ (1,560,169)	\$ (2,775,991)	\$ (5,848,594)
Annual Net Revenue		\$ -	\$ 26,400	\$ 171,066	\$ 279,832	\$ 701,915	\$ 1,560,169	\$ 2,775,991	\$ 5,848,594
Oris Revenue Share Payment									
Phase 2 - \$6 M (2010 \$) Debt Repay			\$ (13,200)	\$ (85,533)	\$ (136,541)	\$ (147,683)	\$ (166,123)	\$ (186,866)	\$ (393,699)
Phase 3 - \$10 M (2010 \$) Debt Repay						\$ (476,000)	\$ (476,000)	\$ (476,000)	\$ (476,000)
Phase 4 - \$8 M (2010 \$) Debt Repay							\$ (791,000)	\$ (791,000)	\$ (791,000)
Total Annual Debt Repayment		\$ -	\$ (13,200)	\$ (85,533)	\$ (136,541)	\$ (623,683)	\$ (1,433,123)	\$ (2,083,866)	\$ (2,290,699)
Net Annual Cash Inflow (Outflow)		\$ -	\$ (3,186,800)	\$ (2,714,467)	\$ 143,290	\$ 78,232	\$ 127,045	\$ 692,125	\$ 3,557,896
Cumulative Cash Inflow (Outflow)		\$ -	\$ (3,186,800)	\$ (5,901,267)	\$ (5,757,977)	\$ (5,331,757)	\$ (4,392,420)	\$ (2,149,032)	\$ 36,318,008
Discount Rate		5%	5%	5%	5%	5%	5%	5%	5%
PV of Cashflow		\$ -	\$ (3,035,048)	\$ (2,462,102)	\$ 123,780	\$ 61,297	\$ 85,989	\$ 404,671	\$ 823,217

Assumptions:
Interest rate on debt: 4.5%
Term: 25 yrs
Rate Increase: 4% per year

NPV of Inv. Over Asset's Life
Payback Period: 2.25 Years
Internal Rate of Return: 2.25%



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 10, 2010
From: Brian J. Jackson, MCIP **File:** RZ 09-453123
 Director of Development
Re: PAUL GOODWIN (GBL ARCHITECTS) has applied to the City of Richmond for permission to rezone 9340, 9360 and 9400 Odlin Road from Single Detached (RS1/F) to Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie) to develop 221 Apartment Units, including 10 Affordable Housing Units, over one level of parking.

Staff Recommendation

That Bylaw 8610 for the rezoning of 9340, 9360 and 9400 Odlin Road from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie), be introduced and given first reading.

Brian Jackson
 Brian J. Jackson, MCIP
 Director of Development

DJ:blg

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

Staff Report

Origin

Paul Goodwin (GBL Architects) has applied to rezone 9340, 9360 and 9400 Odlin Road (**Attachment 1**) from Single Detached (RS1/F) to Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) to permit the development of two buildings to contain a total of 221 residential apartment units, including 10 affordable housing units over one level of underground parking (**Attachment 2**).

Findings Of Fact

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

Surrounding Development

To the North: Across Odlin Road, several Single Family Houses zoned “Single Detached, (RS1/F)”. The site is designated “Residential Area 1 – Base Density 1.5 FAR)” in the West Cambie Area Plan - Alexandra Neighbourhood.

To the East: A Development Permit was recently issued to Polygon Development 222 Ltd. for a 228 unit, 4 storey apartment complex over one level of parking on a site zoned “Low Rise Apartment – West Cambie Area (ZLR24)” as part of DP 08-432218.

To the South: Single Family Houses on lots zoned Single Detached (RS1/F) and have been designated for both Mixed Use (1.25 base FAR) and Residential Area 1 (1.5 base FAR). Two of these lots have received third reading for a Mixed Use (138 unit apartment and 350m² ground floor retail) development to be zoned “Residential/Limited Commercial (ZMU16)” as part of RZ 08-410760.

To the West: A 259 unit apartment complex over one level of parking by Polygon Meridian Gate Homes Ltd. as part of DP 06-352741 and zoned “Low Rise Apartment – Alexandra Neighbourhood (West Cambie) (ZLR20)”.

Related Policies and Studies

Official Community Plan (OCP)

OCP designation: West Cambie Area Plan, Schedule 2.11A.

West Cambie Area Plan

- Residential Area 1 – 1.50 base FAR (1.70 with density bonusing for affordable housing) Townhouse, low rise apartments (4 storey typical).
- Character Area 4 – Medium Density Housing.

The applicant is taking advantage of the density bonusing option to increase the density to 1.70 FAR by supplying 10 affordable housing units.

The submitted information for this development complies to the requirements for rezoning within the Area Plan. A detailed review of the project's form and character, including the site's landscaping will be conducted during the Development Permit stage when more detailed design information is provided.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.6 m GSC. A Flood Plain Covenant is to be registered on title prior to final adoption.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

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

The applicant is also required to retain a registered professional qualified in acoustics to prepare a report that recommends site specific methods of mitigating interior noise levels from external sources such as overhead aircraft and other such noise sources that are generated at Vancouver International Airport. The report should include methods of air cooling in the summer months to avoid having residents to open doors and windows which would make these sound measures irrelevant. Design measures are to keep rooms from exceeding the following noise levels:

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

Affordable Housing Strategy/ Density Bonus

The applicant will be providing 10 Affordable Housing Units within the complex. Details of the arrangement are later outlined in this report.

Consultation

This rezoning application complies with the Official Community Plan (OCP). The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

Public Input

A notice board is posted on the subject property to notify the public of the proposed development. Staff have received two calls from the public but none had concerns over the proposal and were more curious as to what was being proposed. Should this application receive first reading, a public hearing will be scheduled.

Staff Comments

No significant concerns have been identified through the technical review.

Analysis

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

The proposed rezoning from RS1/F and ZLR24 represents an increase in density by allowing more residential units on the site. The submitted information is in conformance with the West Cambie Area Plan - Alexandra Neighbourhood in its transformation toward a medium density neighbourhood through the development of apartment buildings. No amendment is required to the OCP or the Neighbourhood Land Use Map as the subject site is listed as 'Residential Area 1 which allows apartment buildings up to 1.7 FAR (with density bonusing for affordable housing) and up to 4 stories in height.

Proposed Site Assembly

The applicant has succeeded in meeting the minimum lot size requirements for this area (1 ha). There were no opportunities to acquire further adjacent sites as Odlin Road and the future Tomicki Road border the north and south sides of the site respectively. Two recent developments by Polygon to the east and west of the subject site left these remaining three sites that are the subject of this application.

The applicant has used the site well to integrate the two buildings on the site while adding Alexandra Way to the mix. The proposal may need a small variance to the site coverage as indicated in the ZLR24 zone that will be looked at further in the Development Permit stage.

Transportation and Site Access

1. The proposal will be dedicating 10 meters of land on the southern edge of the property for the purpose of constructing the future Tomicki Avenue in accordance with the neighbourhood plan. Frontage improvements along both Odlin Road and Tomicki Avenue are to be constructed by the developer and will consist of a curb and gutter, boulevard and sidewalk. Details to the improvements are subject to a separate Servicing Agreement (Attachment 7).
2. Vehicular access to and from the site is off the future Tomicki Avenue to an underground parkade. Access along Tomicki Road is made possible by the adjacent Polygon development to the west (Meridian Gate - DP 06-352741) where a road was developed connecting Odlin Road to a north-south street (Dubbert Street) along its western edge to the east-west Tomicki Avenue at the south to allow vehicular access to the subject site. The Polygon development to the east of the subject site will also provide access to the future Tomicki Avenue when it builds the north-south May Drive along its eastern boundary.
3. The parkade is large enough to supply the required vehicles for both residents, visitors and bicycles. Some of the parking stalls are in a tandem configuration and a covenant will be required to secure that the tandem stalls are assigned to a single unit. A small variance to the number of vehicular parking stalls may be required at the Development Permit stage (see Parking section which follows).
4. A loading stall is proposed at the southern end of the site with access off Tomicki Avenue at the same point as vehicular access. The number of loading bays meet the requirements of Zoning Bylaw No. 8500.

Parking

A total of 370 stalls are being proposed with 316 for residents, 44 for visitors and 10 allotted for the affordable housing units. A variance to two stalls will be required during the Development Permit approval stage as the total number does not meet the minimum requirements as outlined in the Zoning Bylaw and Transportation staff support the small variance. Restrictions to the extent of the underground parking structure was due to the Public Right-of-Passage (PROP) statutory right-of-way for the development of Alexandra Way, which restricts encroachments for underground facilities such as parking.

To meet the challenges of providing this many stalls the applicant is proposing that 34 of these stalls be supplied in a tandem configuration. While acceptable under the Zoning Bylaw, a covenant will need to be registered to ensure that each of these tandem stalls be allocated to a single unit to ensure ease of movement within the parkade.

Affordable Housing Strategy

The Affordable Housing Strategy includes specific provisions to establish a density bonus system to encourage the applicant to provide on-site affordable housing units instead of providing a cash-in-lieu payment.

To help encourage development of on-site affordable housing, a density bonus of 0.2 FAR is allowed to an applicant in exchange for 1/3 of the bonus to be designated as low end market rental units through an affordable housing agreement with the City, with the terms of the agreement in perpetuity. The remaining 2/3 of the bonus can be used for market units to help offset the costs of providing the affordable units.

The Affordable Housing Strategy outlines the requirements for low end market rental units as:

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income ¹
Bachelor	37 m ² (400 ft ²)	\$580	\$26,000 or less
One bedroom	50 m ² (535 ft ²)	\$650	\$30,500 or less
Two bedroom	80 m ² (860 ft ²)	\$770	\$36,000 or less
Three bedroom	91 m ² (980 ft ²)	\$930	\$42,000 or less

Notes:

¹ Household Income may be increased annually by the Consumer Price Index.

* Denotes 2009 amounts.

For the subject application, the applicant is taking advantage of the 0.2 FAR density bonusing that will increase the allowable density from 1.5 FAR to 1.7 FAR. By taking the 1/3 of the 0.2 density bonus, the applicant is to construct and register 8,186 ft² of residential floor space within the complex as affordable housing. The units are scattered among the two buildings and are a mixture of one and two bedroom units. The floor plans (**Attachment 2**) identify which units will be dedicated to affordable housing.

Out of the 221 proposed units, the applicant has identified 10 affordable units that will be spread out amongst the two buildings as follows:

	Unit Type	No. Of Bedrooms	Floor Level	Unit Area	No. Of Units
North Building	A	1	ground floor	665	2
	F1	2 plus den	second floor	971	1
South Building	A	1	ground floor	665	3
	F1	2 plus den	second floor	971	1
	F2	2 plus den	second floor	977	1
	F1	2 plus den	third floor	971	1
	F2	2 plus den	third floor	977	1

As the development is to be built in a single phase, no phasing agreement is required.

Trees

An Arborist Report and survey plan (**Attachment 6**) was submitted to assess the condition and location of the trees both on the subject site and in the immediate area.

Tree inventory Summary:

- 82 existing individual trees on site. **Note:** Tree tag #390 (110cm caliper Western Red Cedar) is located at the northern end of the site and is on the City’s Significant Tree Inventory list, but is not listed as a Bylaw tree.
- 39 additional trees located on site (illustrated on the legal survey) as comprising a hedgerow
- 2 trees located on City Property (under Parks Department jurisdiction)

On-site trees

Of the 82 trees on the site, four (4) can be identified as having a significant visual impact on Odlin Road:

Tree Tag Number	Type	Caliper
397	English Oak	33cm (13 inches)
396	Norway Spruce	56cm (22 inches)
389	Douglas Fir	31cm (12.2 inches)
390	*Western Red Cedar	110cm (43.3 inches)

*The Western Red Cedar is on a list of significant trees but not on a list of Bylaw trees.

The submitted development drawings show that an underground parkade will cover most of the site that will result in many on-site trees being removed. Grade increases outside of the development footprint would also result in the remaining trees dying off due to the lack of water penetrating the root system. This results in the removal of the tree before the grade changes occur.

Of the four trees identified along Odlin Road, the surrounding site conditions will have a great impact on the survival of these trees. The proposed grade increase of 1.0 meter at the sidewalk and an increase of 0.5 meters at the crown of the road is consistent with the grade increases necessary to manage flood conditions in accordance with City policy. Typically, mature trees require a large tree protection area of undisturbed soil (maintained at the existing grade) to ensure their long term viability. In addition, larger trees are more intolerant to disturbance of the critical root plate (typically defined by the drip line). Another challenge facing the survival of these four trees is the east-west drainage ditch which would suggest that the root system is directed toward the site instead of evenly spreading out onto City property.

The proposed development drawings show that the walls of the underground parkade are approximately 5.5 meters (18'-0") from the property line, resulting in a 4.3 meter (14'-0") setback from Tree Tag #390 (significant tree). This tree, having a calliper of 110 cm (43.3 inches), would require a 14.3 meter (47'-0") undisturbed tree protection area outward from the base of the tree in all directions. To retain this significant tree, the parkade and the building above will need to be set back a further 14.3 meters (47'-0"), which would result in significant impacts to the current development proposal in addition to affecting the flood management measures that are required in the Alexandra area.

The applicant is willing to compensate for the loss of these four trees along the Odlin Street frontage through a tree replacement security in addition to the standard security for landscaping to ensure the planting of 4 new specimen conifer trees at a minimum of 9 meters high (30'-0") be included as part of the Odlin Road frontage improvements. The security will be collected prior to the issuance of the Development Permit. Suggested tree species are Giant Sequoia, Sitka Spruce and Western Red Cedar. Staff research has confirmed that 9 meter high trees of this variety are currently available.

Trees located on City property

Two trees are located on City property as follows: tag# 395 (28cm caliper Maple tree) and tag# 387 (41cm cal Willow tree). Both trees have structural defects and will be impacted by the proposed development. As a result, these trees are not viable for long-term retention. In light of the proposed development, they have been approved by the Parks Department for removal. Compensation for the loss of each tree has been determined to be \$1000 / tree. These monies will be paid to the Richmond Parks Department Tree Compensation fund prior to the release of the Development Permit and will be used for new tree planting on City property.

The applicant is to provide replacement trees at a 2:1 replacement ratio. A specific count of how many trees that will need to be planted will be a part of the Development Permit review process.

Amenity Space

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

Outdoor amenity space is provided in a central courtyard between the two buildings and offers seating opportunities and internal pathways directing people to and from the central feature that offers a variety of interests including a curvature wall that serves for a water feature, a raised central berm for the purpose of a children's slide, stepping pads and a innovative child's play area. Access to this area is through the main lobbies of each building and at the midway point along Alexandra Way. More details on landscaping will be provided at the Development Permit review.

Indoor amenities are located across from the lobby areas of both buildings and include common usage areas such as gathering and entertainment rooms as well as a guest suite in each building. A covenant is to be registered on title to specify that the guest suites are to be identified as common area within the strata to prevent the future sale or conversion of these units.

Public Art

In response to the City's commitment to the provision of Public Art, the developer has initiated discussions with the City's Public Art Planner to locate a public art piece at the midpoint of the western side of the property along Alexandra Way. The option is to provide a voluntary contribution at a rate of approximately 0.5% of total development costs to secure participation in the program. This amount comes to \$124,477.20 and is payable prior to the adoption of the rezoning application.

Utilities and Site Servicing

A site servicing review has been conducted by the applicant's Engineering consultant and reviewed by the City's Engineering Department. The applicant is to:

- Provide upgrades to the frontage to improve the storm system as per City requirements.
- Submit fire flow calculations to the City's requirements at the time of applying for Building Permit.
- Connect pipes to the Odlin West sanitary pump station.

Servicing Agreement

The applicant is to enter into a separate servicing agreement with the City. Works include, but not limited to:

- Connecting works done to Meridian Gate to the west (SA 07-365378) and Cambridge Park to the east (SA 08-439201).
- Road improvements on Odlin Road with a 2 meter sidewalk and 2.5 meter boulevard with trees and street lighting. Building and raising about 2/3 of the road to match existing works.
- Construction of road and frontage of Tomicki Avenue including extending the works from SA 08-439201 which includes a 2 meter sidewalk, and build interim boulevard/extended curb and 6 meters of asphalt with storm and sanitary works as required.
- Ultimate design and construction of Alexandra Way is required.

Local Area Development Cost Charges (DCC)

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

Alexandra Neighbourhood Development Agreement

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

Advisory Design Panel and Proposed Development Permit (DP 09-453125)

The proposal was presented to the Advisory Design Panel (ADP) at the January 6, 2010 meeting for a preliminary review. **Attachment 5** outlines the Panel's comments as well as the Architect's reply in addressing the comments. Overall, the panel supports the direction the project is taking.

The project went to a formal presentation to the ADP at its May 5, 2010 meeting where it received unanimous support from the members in taking it through to Development Permit Panel (DPP). The Architect is currently working on the latest sets of comments and will provide his response when the project goes to DPP.

Alexandra's Liveability Guidelines

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

Childcare

The City of Richmond's Child Care Policy is included in the Official Community Plan (OCP); access to affordable, flexible, quality childcare is a priority. In response, the developer proposes a voluntary contribution toward the provision of childcare facilities at a rate of \$0.60/ft² based on the maximum floor area ratio (FAR) (\$124,669.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

Community and Engineering Planning Costs

To assist in paying for community planning and engineering costs to plan community land use, services and infrastructure, the developer proposes to provide a voluntary contribution based on a rate of \$0.07 /ft² based on maximum FAR (\$14,545.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

City Public Realm Beautification

To assist in paying for City beautification works, such as High Street landscaping, public realm, walkways, plazas, and feature landscaping, the developer proposes to provide a voluntary contribution based on a rate of \$0.60/ft² based on maximum FAR (\$124,669.00) in accordance with Council Policy 5044 (West Cambie-Alexandra Interim Amenity Guidelines).

Universal Access

To assist in assuring that aging in place is an option for residents of the Alexandra area, the applicant is supplying 198 out of the 221 units for conversion to Universal access for wheelchair accessibility. **Attachment 2** of this report identifies which units have this designation with the asterisk (*) next to the unit type. Some of the items that are included during the construction are:

- providing wider doors to facilitate wheelchair movement through the unit.
- installing additional blocking for future installation of grab bars.
- ensure greater clearances for easier access to bathroom fixtures.

To help compensate, the Zoning Bylaw allows for an additional 20ft² per unit to be excluded from the FAR calculations.

Alexandra's Building Sustainability Guidelines

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

District Energy System (DES)

The City encourages efforts to implement environmentally responsible services. Areas of interest include the Alexandra area of West Cambie where infrastructure to support a District Energy System is being proposed by the City. Staff has encouraged and the developer has agreed to seriously consider designing and building the proposal to facilitate a connection to a City run DES once the service is available at the time of building occupancy. This is the first rezoning in the West Cambie Area to agree to consider connecting to the District Heating and Cooling system should it prove to be feasible.

Staff have asked the applicant, to provide a letter of confirmation that they will design the buildings to incorporate DES as a condition of rezoning bylaw approval.

Sustainability Features

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

Alexandra Way Walkway

- Development of Alexandra Way is a significant feature of the West Cambie Area Plan – Alexandra Neighbourhood and is intended to promote and facilitate accessibility and the movement of pedestrians, cyclists and wheelchairs, through West Cambie by a landscaped walkway. The Land Use Map (**Attachment 4**) identifies the conceptual location of Alexandra Way which is shown as bisecting through the neighbourhood. It is understood that the actual location of the Walkway can be adjusted based on the amount of land assembled for each project and to make the land use and building layout patterns more efficient. City staff work with developers to determine how the path can best be located. In this case, it is proposed that the Walkway run between development projects in a north-south direction, connecting at both ends to the streets that run east-west, all while maintaining the original intent of the Walkway. This approach works and provides flexibility to future land assembly for development projects.
- The full Walkway will be shared between this developer and the developer to the west, the Meridian Gate project (Polygon as part of RZ 06-344033). Just as the Meridian Gate developer provided a public right-of-passage (PROP) for half of the Walkway, this applicant will do the same.
- The design of this section of Alexandra Way was undertaken in conjunction with the applicant's Landscape Architect and City Parks and Planning staff. The landscaping drawing in **Attachment 2** shows the current plan for the Walkway that will be incorporated with the land provided by Polygon.

- Note that Polygon has already constructed an temporary path to enable initial public Walkway access. This temporary path will ultimately be replaced to the proposed full width and completed by the developer of the subject site.
- As articulated in the area plan, Alexandra Way will be a privately owned publicly accessible statutory right-of-way (PROP). As a condition of rezoning, the applicant is required to register a 5.0 meter PROP along the western edge of the subject property that corresponds to the previously registered PROP on the eastern edge of the Meridian Gate project to the west. In addition, the PROP is to widen at both ends of Alexandra Way, resulting in a 8 meter wide PROP at the north and south property line (after land dedication), angling in at 45 degrees westward to meet with the 5 meter width. This extra width is reflected in the Land Use Map in **Attachment 4** where circles represent the widening of the walkway when it intersects the road, and is intended to provide design enhancements at the end of each block to act as a welcoming gateway. In addition, appropriate signage to indicate the permanent nature of this PROP at each end of the block will be a Development Permit requirement.
- The applicant has undertaken detailed design of Alexandra Way between Odlin Road and Tomicki Avenue on the submitted landscape plan (**Attachment 2**). The combination of landscaping elements and a pathway will introduce a welcoming, safe pathway for users that facilitates both movement within the neighbourhood and creates a space at the mid-way point for resting and interaction. The applicant will install lighting, landscaping, outdoor furniture and will substitute the gravel pathway, currently on the Meridean gate site with hard surfacing that will straddle along both sites.
- The proposed design for the introduction of Alexandra Way responds to the key elements of the signature trail system outlined in the West Cambie Area Plan – Alexandra Neighbourhood. The pathway incorporates a gradual slope; at its crest at the midpoint, is approximately 0.9m (3 ft.) higher than at its starting points along Odlin Road and Tomicki Avenue. The slope creates visual interest for pathway users and diversifies the interface between the individual units on both the subject site and the Meridian Gate site that front Alexandra Way. In addition, it improves connectivity to both courtyards by reducing the number of risers and reducing the slope of the ramp that links the pathway and the private courtyard area.
- The current proposal shows landscaping that will vary over the length of Alexandra Way with consideration to the variation of building character. A combination of trees, shrubs and perennials are proposed which establishes an airy landscaped space while maintaining sunlight and visual permeability. It will also include benches, a distinctive hard surface, decorative tree grates and low light standards that are approximately to ensure the pathway is safely illuminated while mitigating the effect of light pollution on the dwelling units interfacing with the pathway.
- Overall, the proposed design of Alexandra Way meets the design intent of the neighbourhood plan while meeting the functional purpose of the development.

Development Permit

A separate Development Permit application has been applied for (DP 09-453125) and many of the detailed designed and landscaping items that would be required are currently being finalized. Staff are working with the applicant on the following items:

1. Design of the Alexandra Way thoroughfare.

2. Overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard.
3. Design of a child's play area within the outdoor amenity area.
4. Overall appropriateness to the form and character of the buildings and the interaction to the street.
5. Providing a security deposit for the removal of 4 large trees fronting Odlin Road at \$10,000 per tree.
6. Compensation for the removal of two trees on City property at a rate of \$1,000 per tree removed payable to the Richmond Parks Department Tree Compensation Fund.


Financial Impact

None expected.

Conclusion

The proposed 221 unit apartment complex meets the requirements of the OCP through its Neighbourhood Plan which includes ten units of affordable housing over one level of underground parking. It is the first development in the West Cambie area to agree to connect to the City's District Energy system. A variance to the parking regulations and to the building's site coverage will need to be completed at the Development Permit stage, but otherwise the project meets the requirements of the Zoning Bylaw.

The design requirements meet the character of the neighbourhood and are confident the outstanding conditions will be met prior to final adoption, and therefore recommend that rezoning application RZ 09-453123 proceed to first reading.



David Johnson
Planner
(604-276-4193)

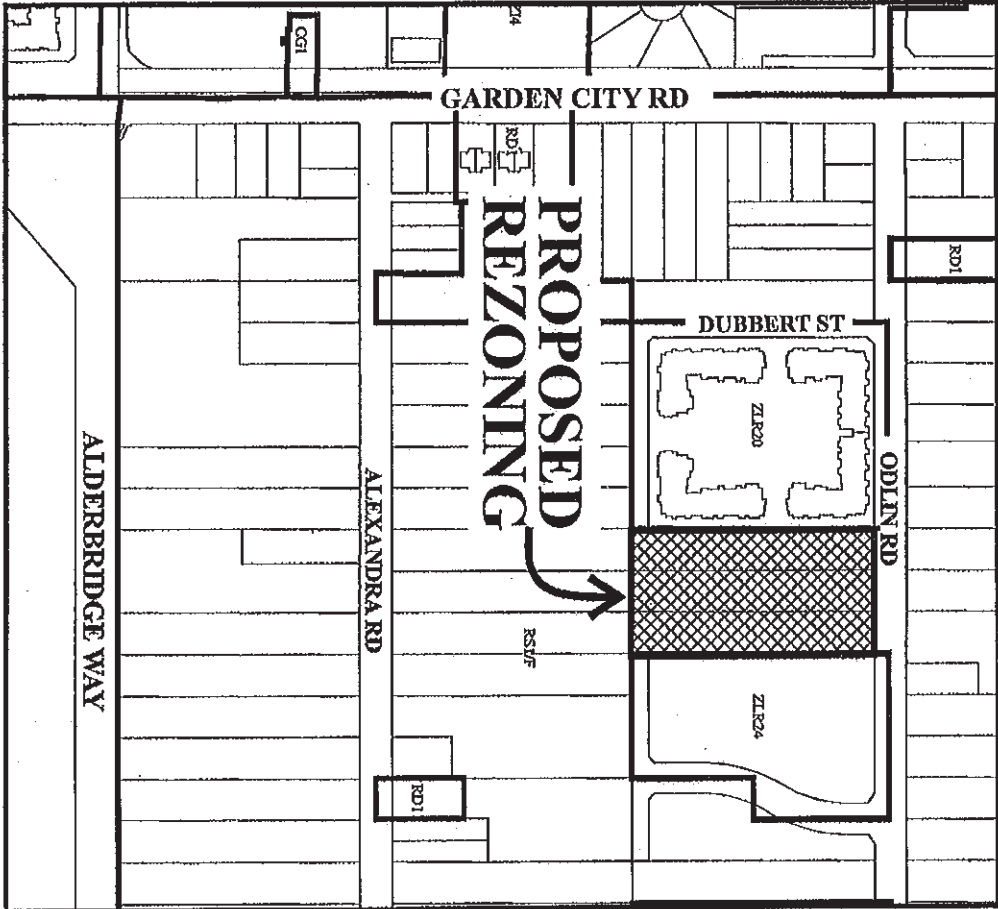
DJ:cas

List of Attachments

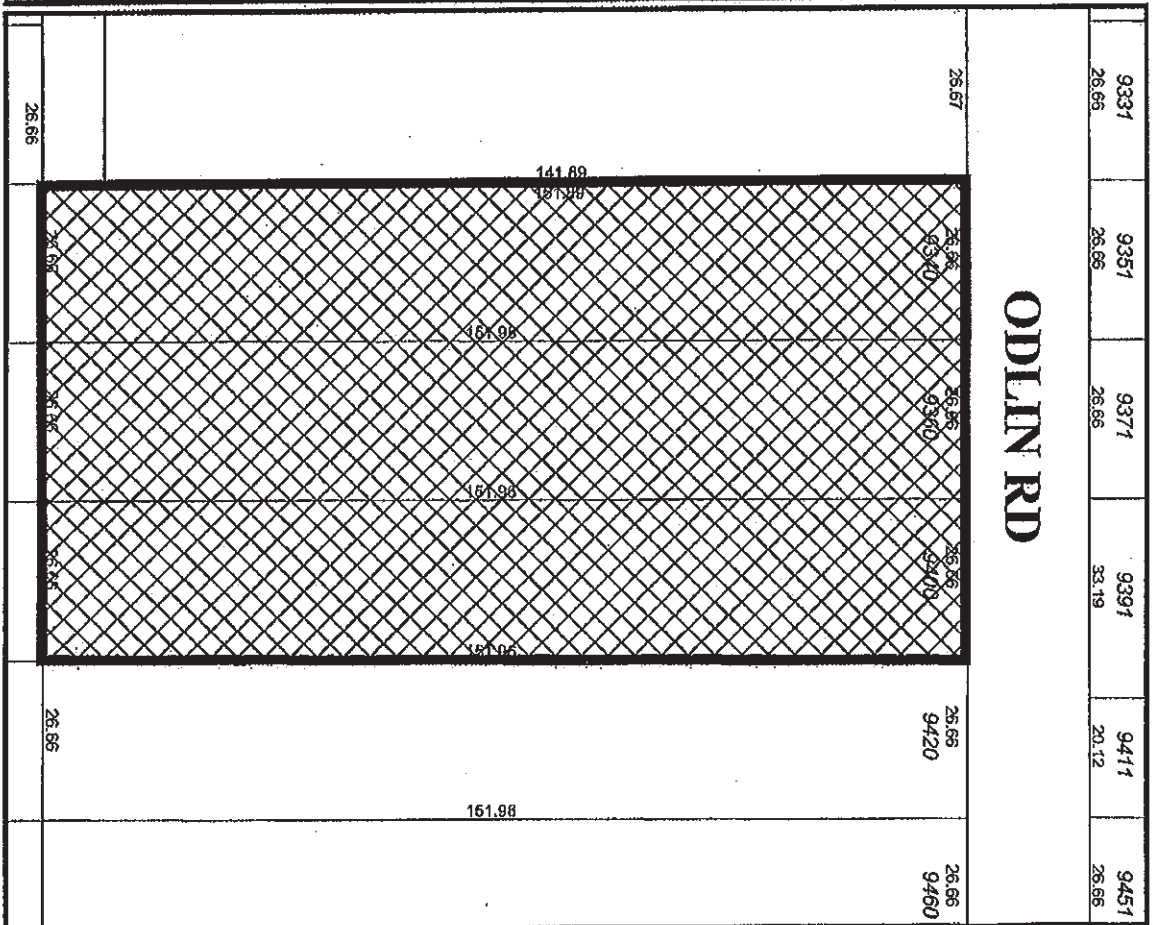
Attachment 1	Location Map, Zoning Site Map, Site Context and Aerial View of the Site
Attachment 2	Preliminary Architectural Drawings (Site plan, Elevations)
Attachment 3	Development Application Data Sheet
Attachment 4	West Cambie - Alexandra Area Land Use Map
Attachment 5	Advisory Design Panel Comments and the applicant's response from the January 6, 2010 meeting of the Advisory Design Panel
Attachment 6	Arborist Report - Tree Survey Plan
Attachment 7	Conditional Rezoning Requirements



City of Richmond



ODLIN RD

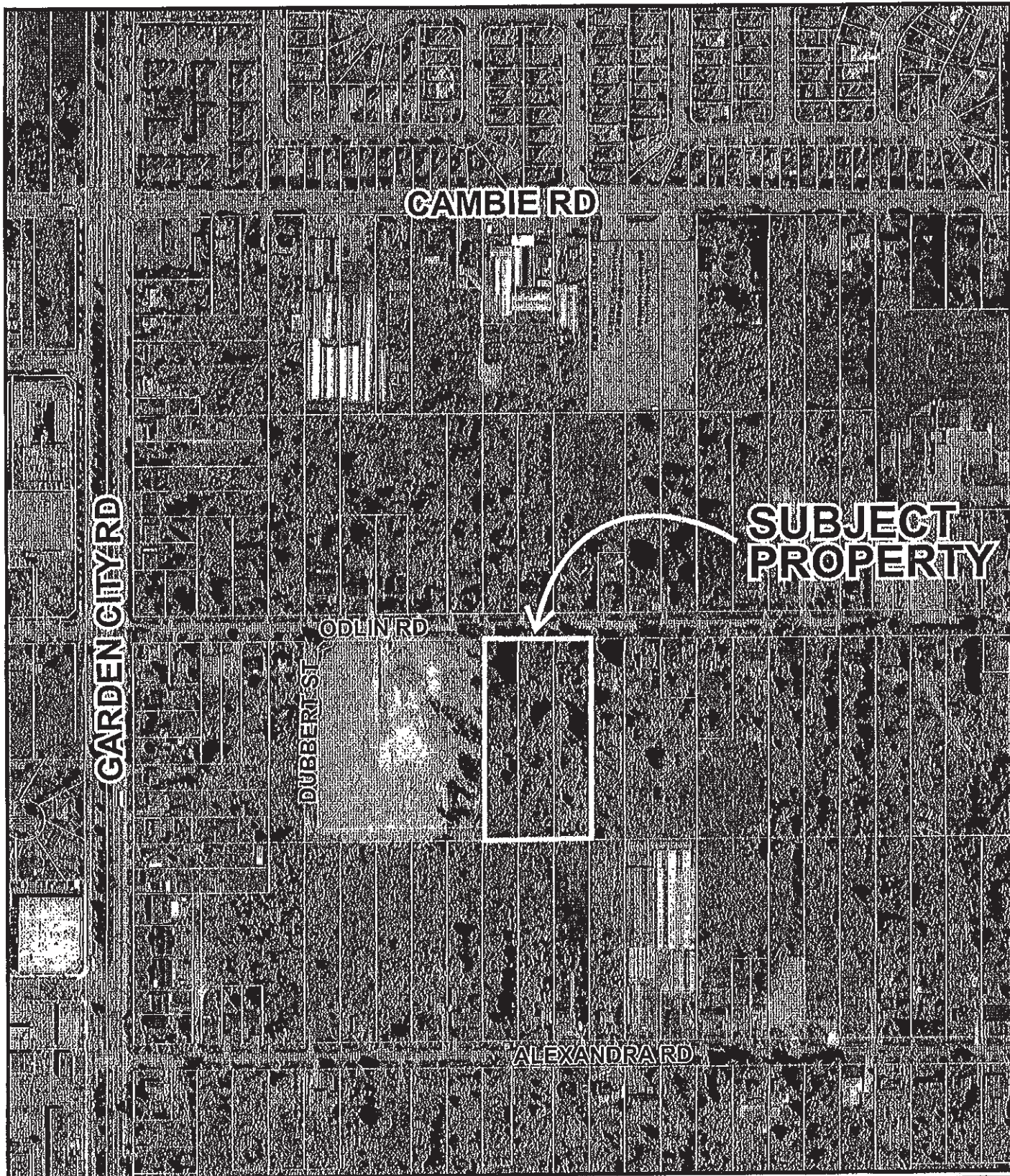


RZ 09-453123

Original Date: 01/27/09

Revision Date: 06/14/10

Note: Dimensions are in METRES



RZ 09-453123

Original Date: 01/28/09

Amended Date: 06/14/10

Note: Dimensions are in METRES

221 RESIDENTIAL UNITS AT ODIN ROAD

3
BL



051-150

PROJECT DATA

ODLIN ROAD
 LOCAL RECONFIGURE
 SECTION OF ODLIN ROAD MAP OF DATA WEST HALF OF LOT 1 AND 1/2 OF BLOCK 18 SECTION 18 MADE IN WHICH BOUNDARIES WERE ESTABLISHED BY DEED DATED 11/15/00

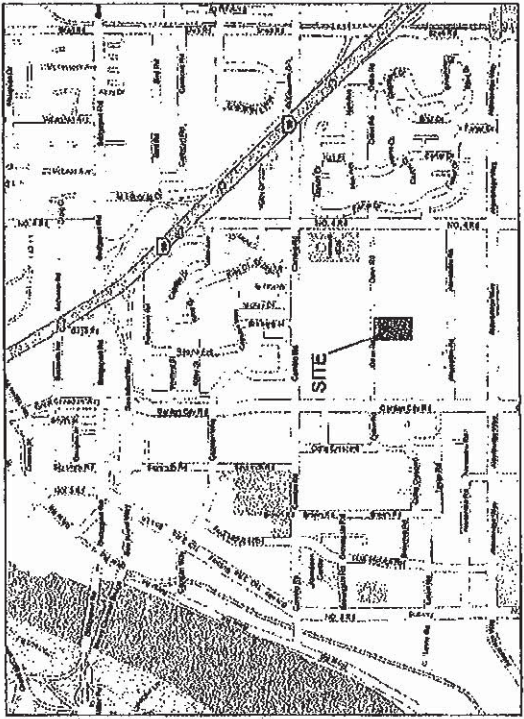
OWNER: GBL
DATE: 4/15/08
SCALE: 1"=20'
DATE: 4/15/08
PROJECT NO.: 0831

PROJECT DATA:
 TOTAL AREA FOR RESOURCES A & B
 TOTAL AREA FOR RESOURCES A & B
 TOTAL AREA FOR RESOURCES A & B
 TOTAL AREA FOR RESOURCES A & B

CONSULTANTS

CONSULTANT	TYPE OF SERVICE	PERCENTAGE OF TOTAL PROJECT COST
ODLIN ROAD PROJECT	LOCAL RECONFIGURE	100%
ODLIN ROAD PROJECT	LOCAL RECONFIGURE	100%
ODLIN ROAD PROJECT	LOCAL RECONFIGURE	100%
ODLIN ROAD PROJECT	LOCAL RECONFIGURE	100%

LOCATION PLAN



DRAWING LIST

DWG. NO.	DESCRIPTION	DATE
A-01	LOCAL RECONFIGURE	4/15/08
A-02	LOCAL RECONFIGURE	4/15/08
A-03	LOCAL RECONFIGURE	4/15/08
A-04	LOCAL RECONFIGURE	4/15/08
A-05	LOCAL RECONFIGURE	4/15/08
A-06	LOCAL RECONFIGURE	4/15/08
A-07	LOCAL RECONFIGURE	4/15/08
A-08	LOCAL RECONFIGURE	4/15/08
A-09	LOCAL RECONFIGURE	4/15/08
A-10	LOCAL RECONFIGURE	4/15/08
A-11	LOCAL RECONFIGURE	4/15/08
A-12	LOCAL RECONFIGURE	4/15/08
A-13	LOCAL RECONFIGURE	4/15/08
A-14	LOCAL RECONFIGURE	4/15/08
A-15	LOCAL RECONFIGURE	4/15/08
A-16	LOCAL RECONFIGURE	4/15/08
A-17	LOCAL RECONFIGURE	4/15/08
A-18	LOCAL RECONFIGURE	4/15/08
A-19	LOCAL RECONFIGURE	4/15/08
A-20	LOCAL RECONFIGURE	4/15/08
A-21	LOCAL RECONFIGURE	4/15/08
A-22	LOCAL RECONFIGURE	4/15/08
A-23	LOCAL RECONFIGURE	4/15/08
A-24	LOCAL RECONFIGURE	4/15/08
A-25	LOCAL RECONFIGURE	4/15/08
A-26	LOCAL RECONFIGURE	4/15/08
A-27	LOCAL RECONFIGURE	4/15/08
A-28	LOCAL RECONFIGURE	4/15/08
A-29	LOCAL RECONFIGURE	4/15/08
A-30	LOCAL RECONFIGURE	4/15/08



A-0.01

ODLIN ROAD
 221 UNIT DEVELOPMENT
 LOCAL RECONFIGURE
 FOR JABLAN VENTURE CAPITAL LP
 PROJECT DATA

DATE: 4/15/08
SCALE: 1"=20'
PROJECT NO.: 0831

gbl

221 UNIT DEVELOPMENT
 4834 L. 4834 L. 4834 L. 4834 L.
 4834 L. 4834 L. 4834 L. 4834 L.
 4834 L. 4834 L. 4834 L. 4834 L.
 4834 L. 4834 L. 4834 L. 4834 L.

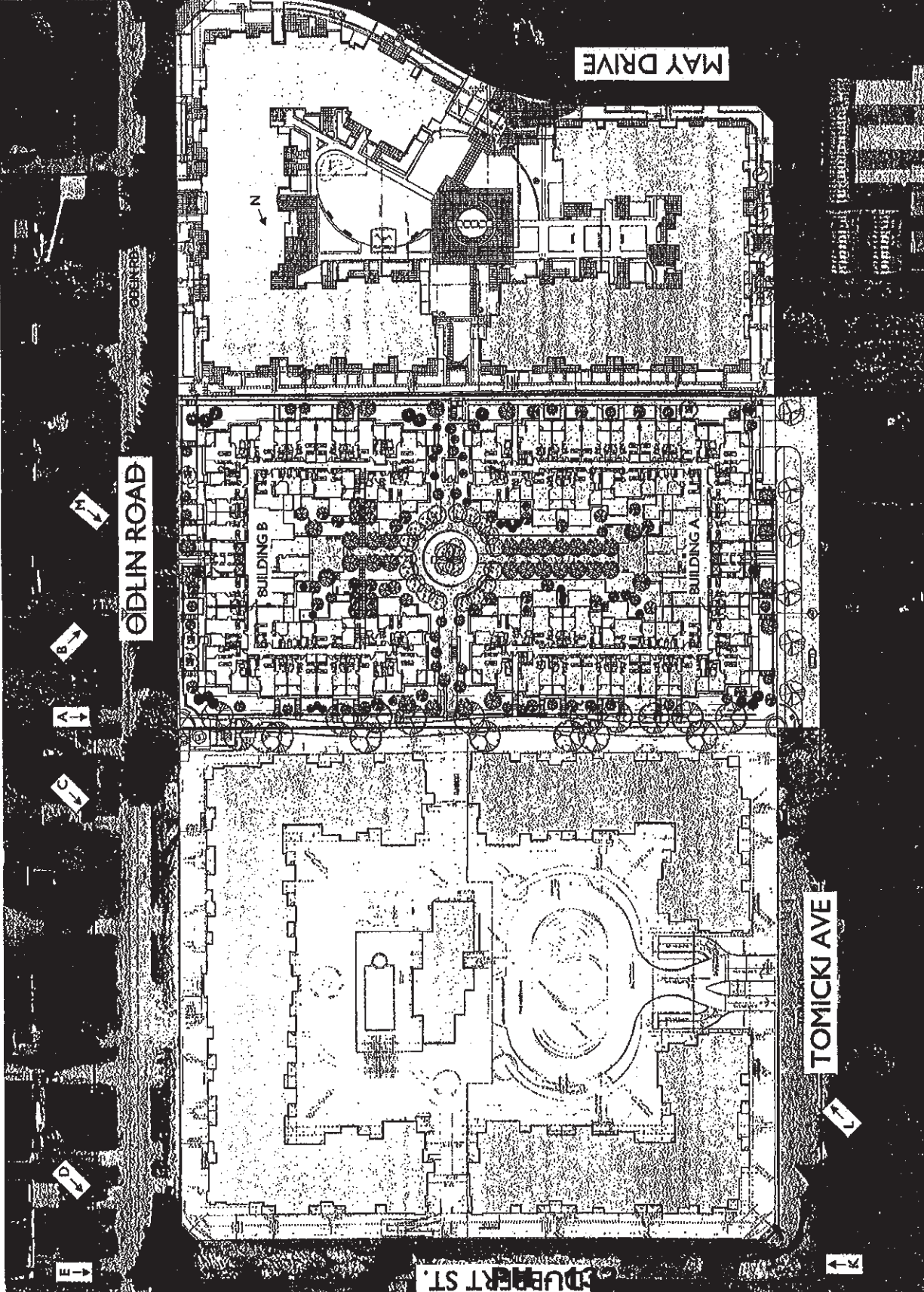
FOOT 180



DATE	REVISION

ODLIN ROAD
 221 UNIT DEVELOPMENT
 4834 L. 4834 L. 4834 L. 4834 L.
 4834 L. 4834 L. 4834 L. 4834 L.
 4834 L. 4834 L. 4834 L. 4834 L.

A-0.03



ODLIN ROAD

MAY DRIVE

TOMICKI AVE

SOUTHERT ST.

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

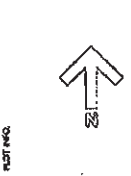
P

Q

R

S

T

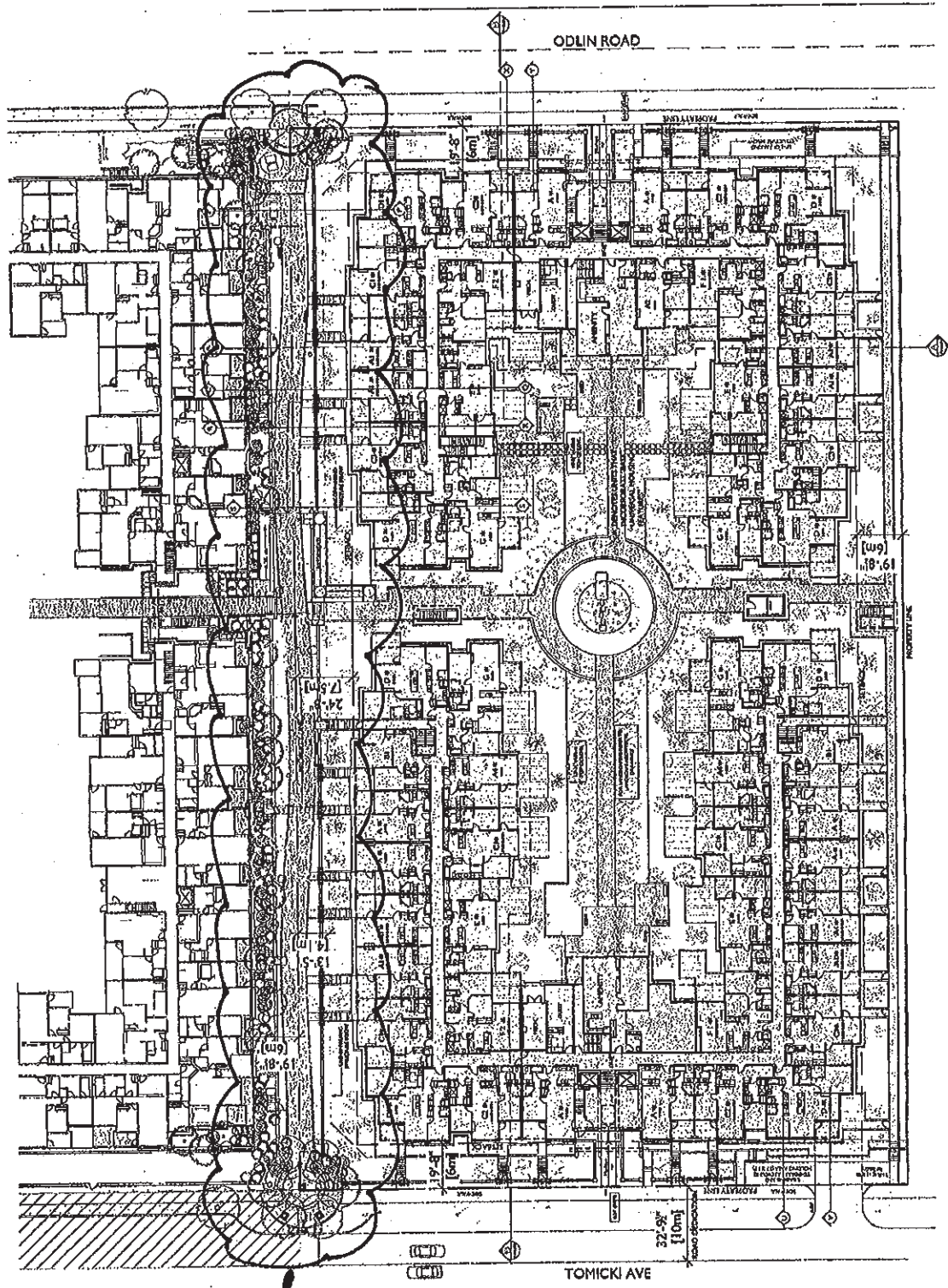


NOTES:
 1. See General Notes
 2. See Site Plan

ODLIN ROAD
 Z21 UNIT DEVELOPMENT
 8800 W. 8800 ODLIN ROAD
 RICHMOND, IL 61818
 C21, ILLINOIS VENTURE CAPITAL, L.P.

SITE PLAN
 DATE: 11/11/03
 DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 SCALE: AS SHOWN
 JOB NUMBER: 0831

A-1.00



ALEXANDRA WAY
 PH - 133



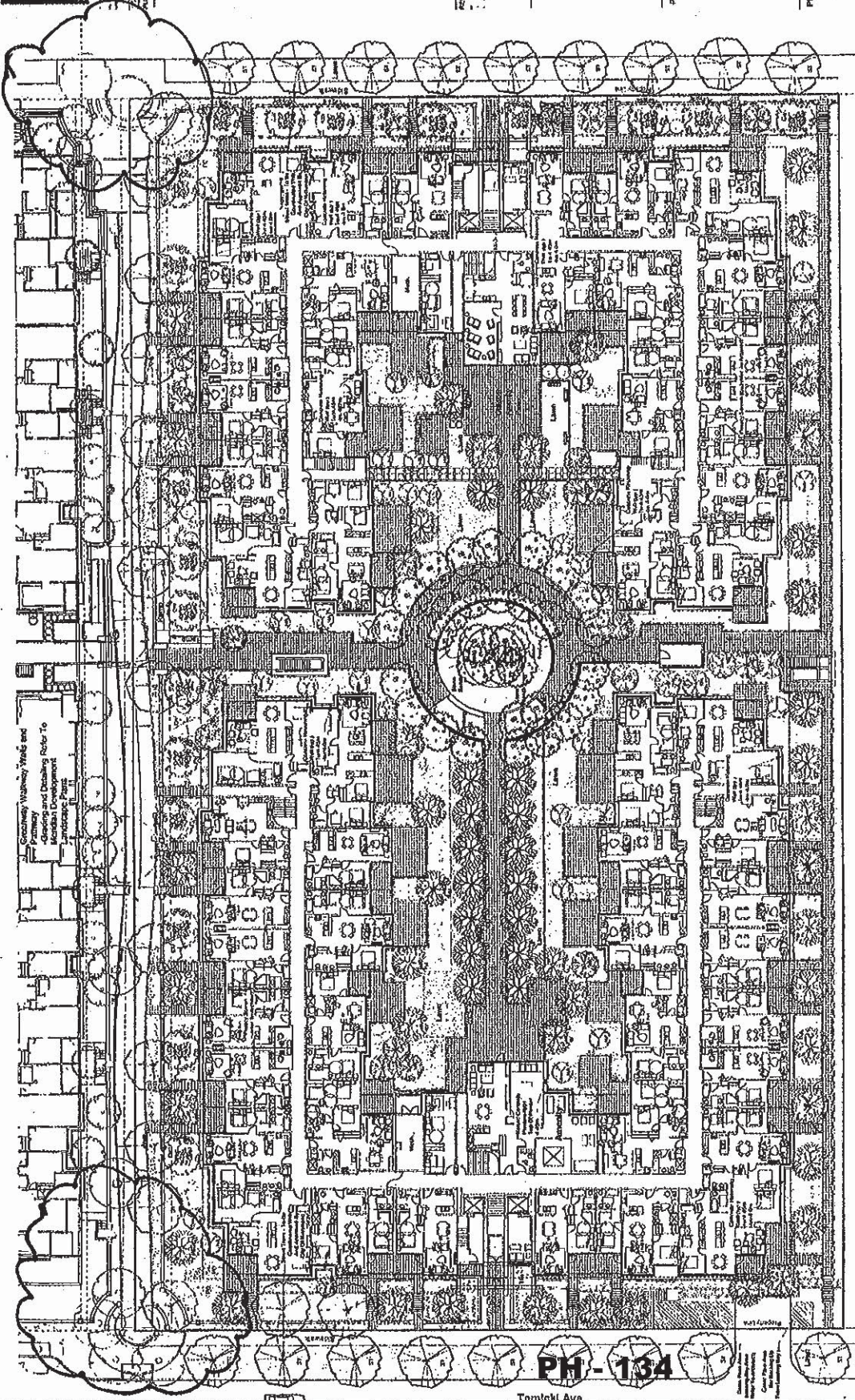
DATE: 10/15/10
 SCALE: AS SHOWN
 PROJECT: PH-134

Project Name:
 Odlin Road
 256 UNIT DEVELOPMENT
 4000, 4000, 4000 OD LIN ROAD
 RICHMOND, VA
 FOR - 6/1/10

PROJECT DESCRIPTION
 LANDSCAPE PLAN

DATE: 10/15/10
 SCALE: AS SHOWN
 PROJECT: PH-134

L1



NOTES

1. All work shall be in accordance with the latest edition of the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

LEGEND

1. Existing Land Features - Refer to Sheet PH-133

2. Proposed Land Features - Refer to Sheet PH-133

3. Proposed Land Features - Refer to Sheet PH-133

4. Proposed Land Features - Refer to Sheet PH-133

5. Proposed Land Features - Refer to Sheet PH-133

6. Proposed Land Features - Refer to Sheet PH-133

7. Proposed Land Features - Refer to Sheet PH-133

8. Proposed Land Features - Refer to Sheet PH-133

9. Proposed Land Features - Refer to Sheet PH-133

10. Proposed Land Features - Refer to Sheet PH-133

WIDER PROP.
 AT THE END OF
 THIS BLOCK TO
 PROVIDE GATEWAYS
 TO ALEXANDRA WAY

PH-134
 Tomtehl Ave

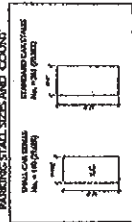
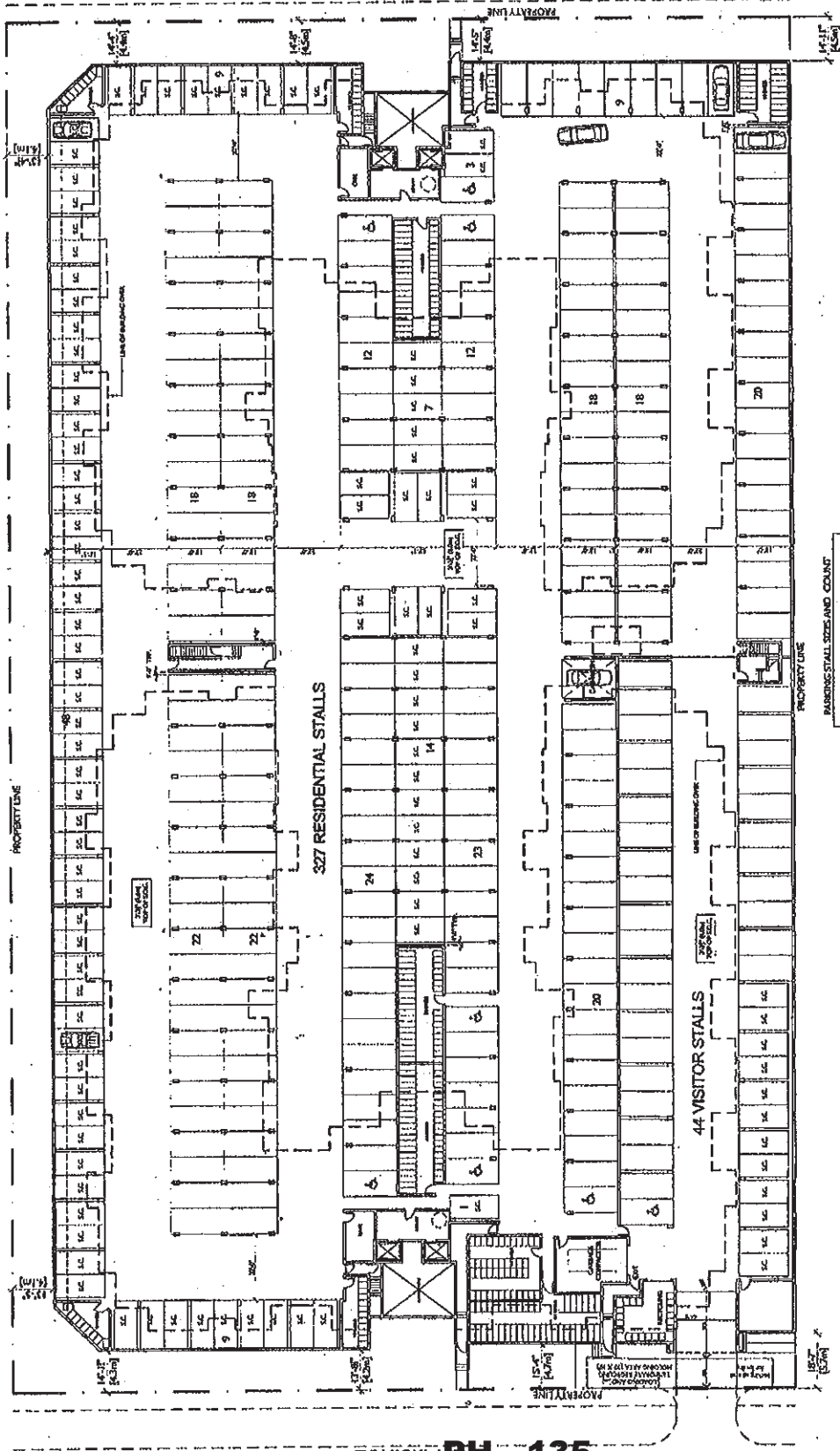


17 JAN 2021

**ODLIN ROAD
221 UNIT DEVELOPMENT
PARKING PLAN**

DATE: 08/14/20
 PROJECT: 221 UNIT DEVELOPMENT
 SHEET NO.: 0831
 DRAWN BY: [Name]

A-2.01





AFFORDABLE HOUSING UNITS

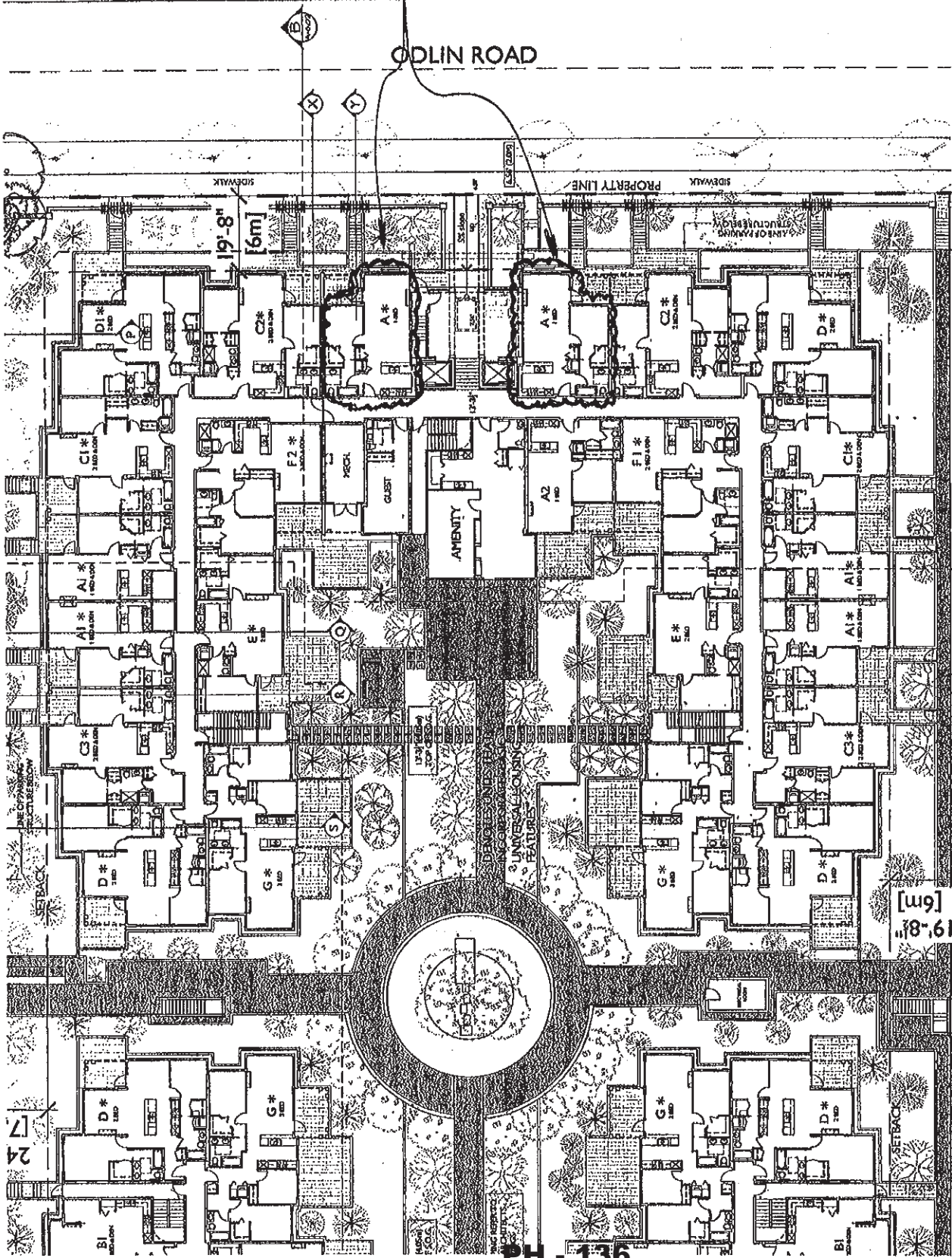
ODLIN ROAD

NOTES
REVISIONS
DATE
BY
CHECKED
SCALE
PROJECT NO.

ODLIN ROAD
271 UNIT DEVELOPMENT
4804, 4806, 4808 ODLIN ROAD
NORTH LITTLE ROCK, AR 72117
PER ARCHITECTURE CAPITAL LLC
GROUND FLOOR
BUILDING B

DATE: 11/15/11
BY: [Signature]
CHECKED: [Signature]
SCALE: 1/8" = 1'-0"
PROJECT NO.: 08231

A-3.01B



GROUND FLOOR

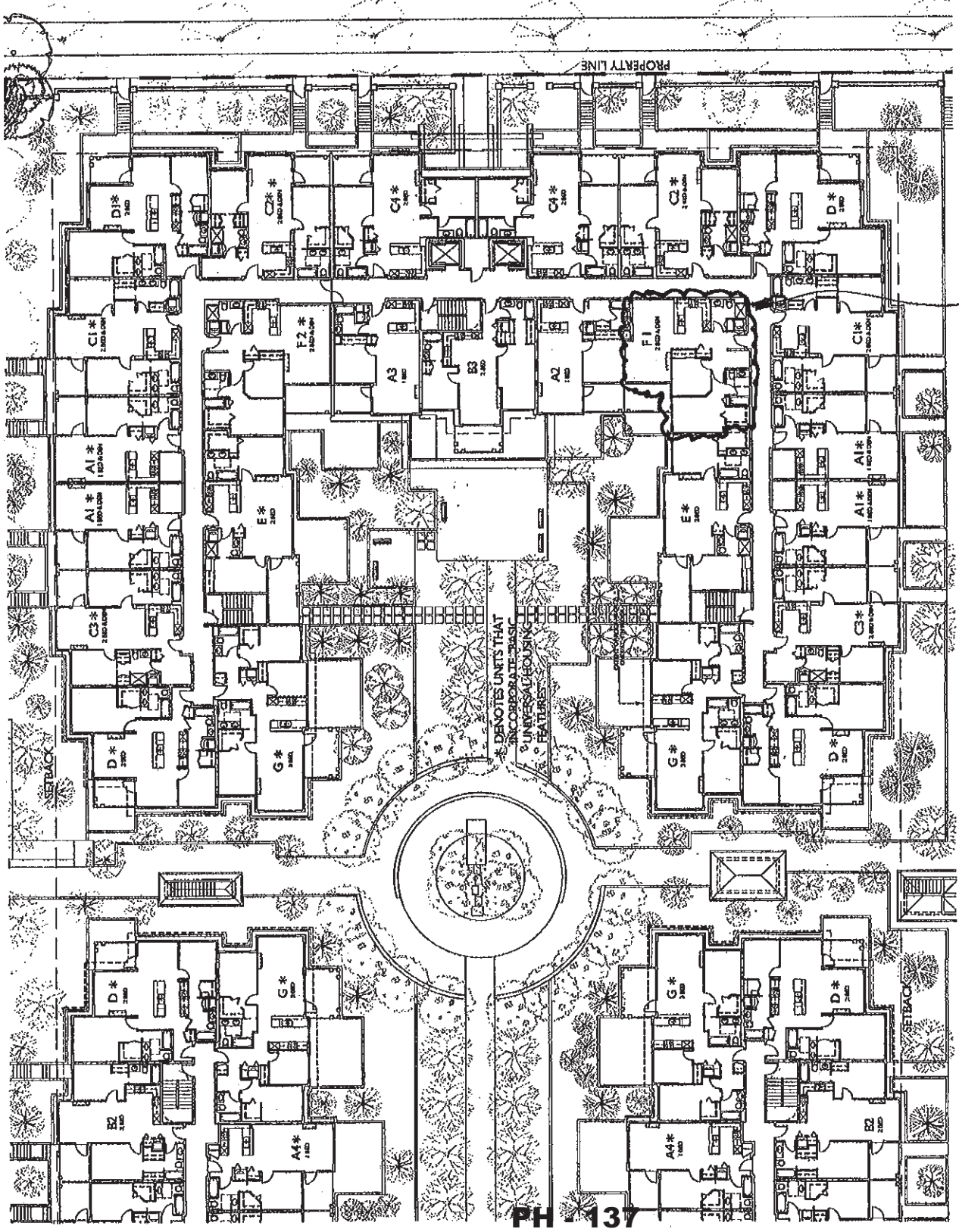


DATE	
REVISIONS	

ODLIN ROAD
221 UNIT DEVELOPMENT
8040 WOODLAND ODLIN ROAD
RICHMOND, S.C.
FOR ADDRESS VERIFICATION CONTACT LBI
2ND & 3RD FLOORS
BUILDING B

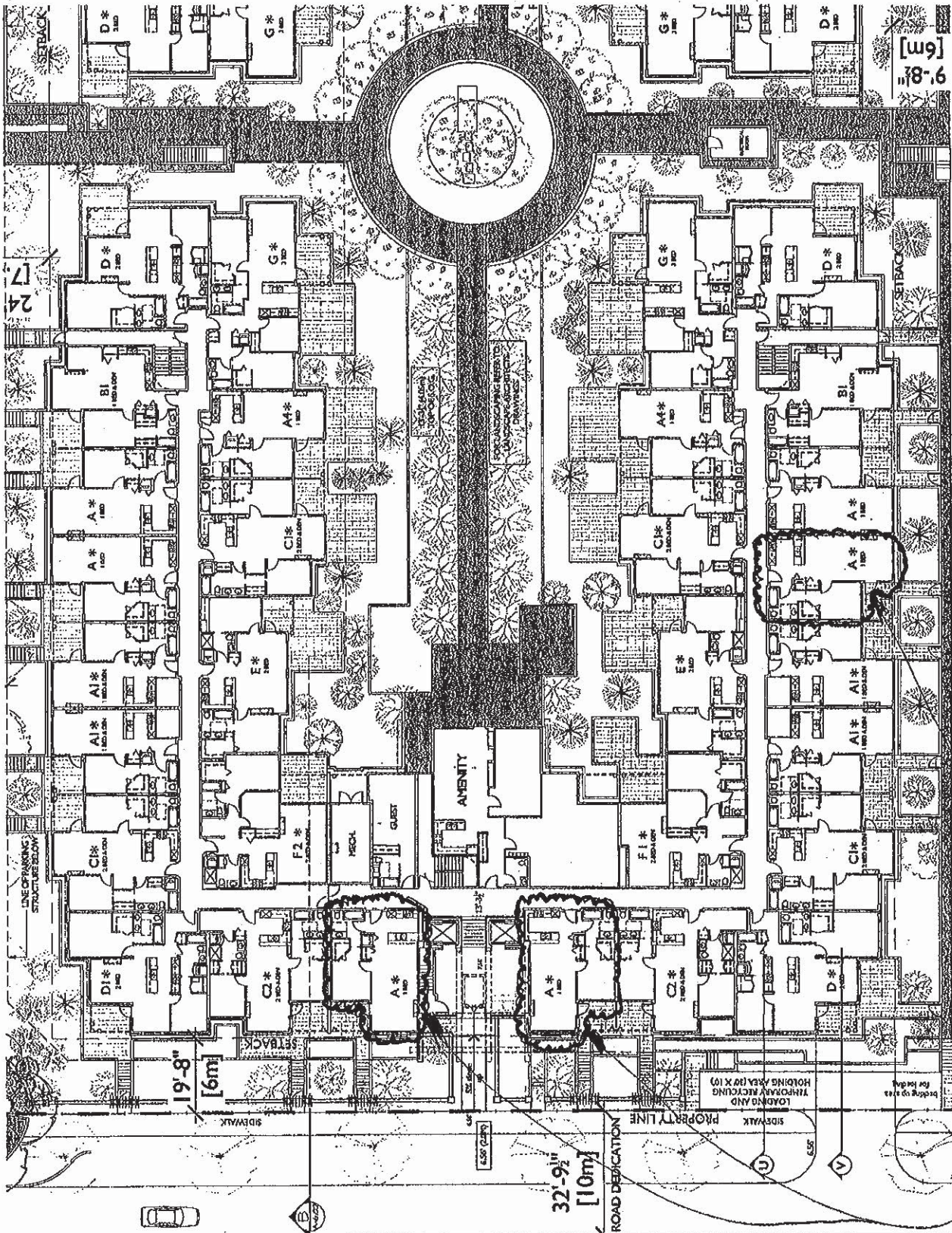
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PROJECT NO: 0831
PH: 803-888-1400

A-3.02B



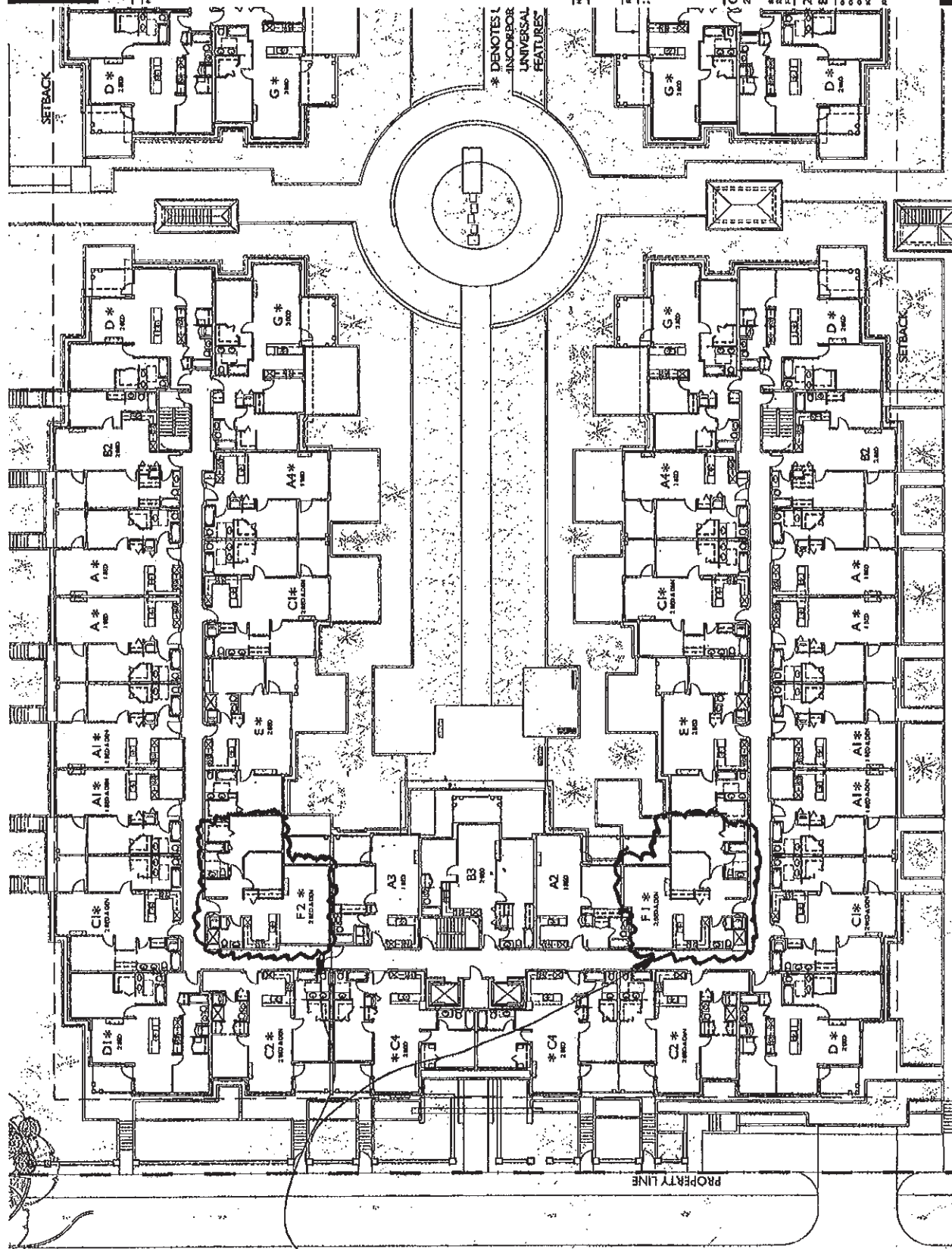
AFFORDABLE HOUSING UNIT

SECOND FLOOR



AFFORDABLE HOUSING UNITS

GROUND FLOOR



* DENOTES 1
INCORPORATE
UNIVERSAL
FEATURES

ODLIN ROAD
221 UNIT DEVELOPMENT
1500 1500 1500 ODIN ROAD
DOWNSIDE, VA
FOR AFFORDABLE HOUSING CAPITAL US
2ND & 3RD FLOORS
BUILDING A
DATE: 08/20/08
DRAWN BY: [unclear]
CHECKED BY: [unclear]
SCALE: 1/8" = 1'-0"

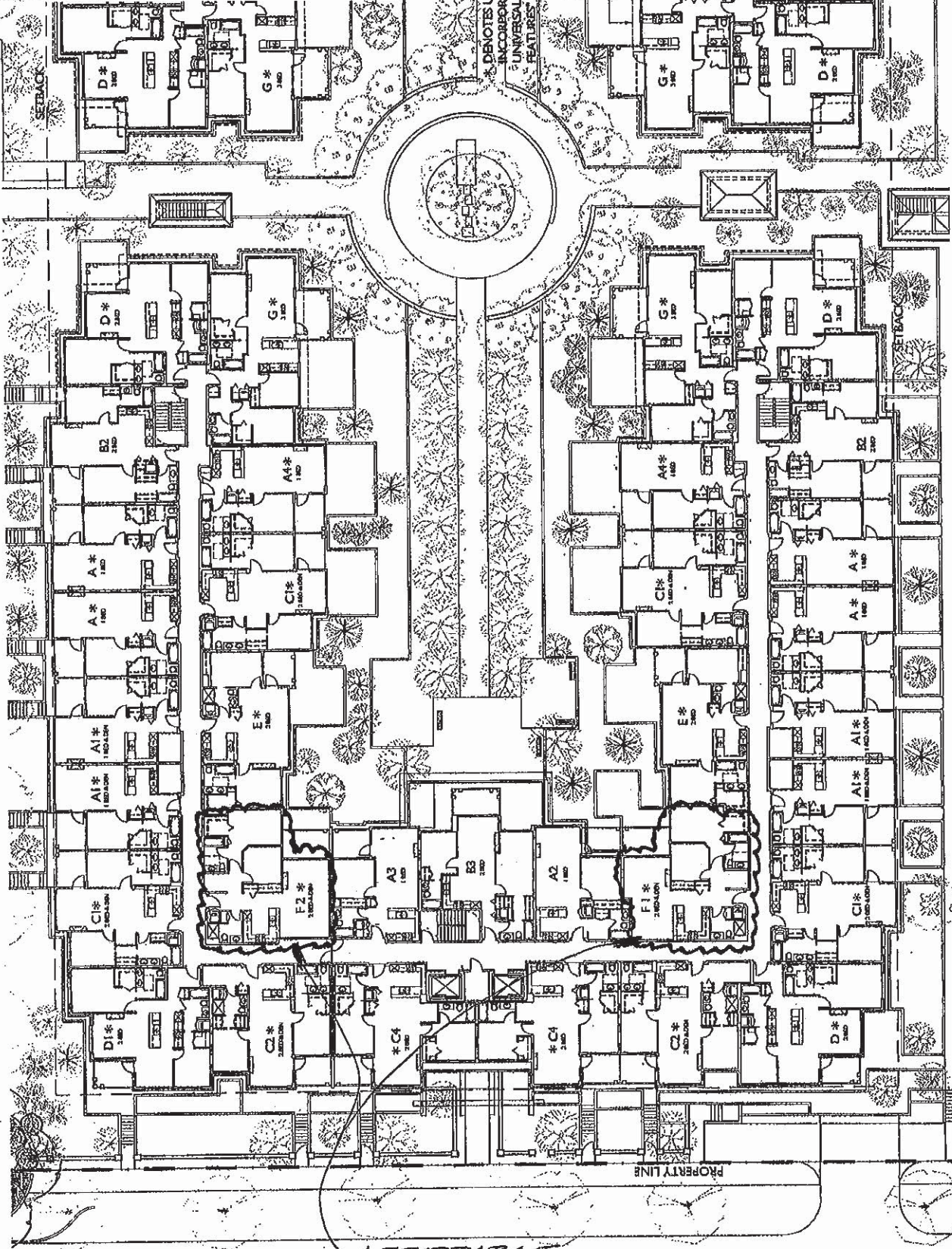
A-3.02A

SECOND FLOOR

AFFORDABLE
HOUSING PH - 139
UNITS



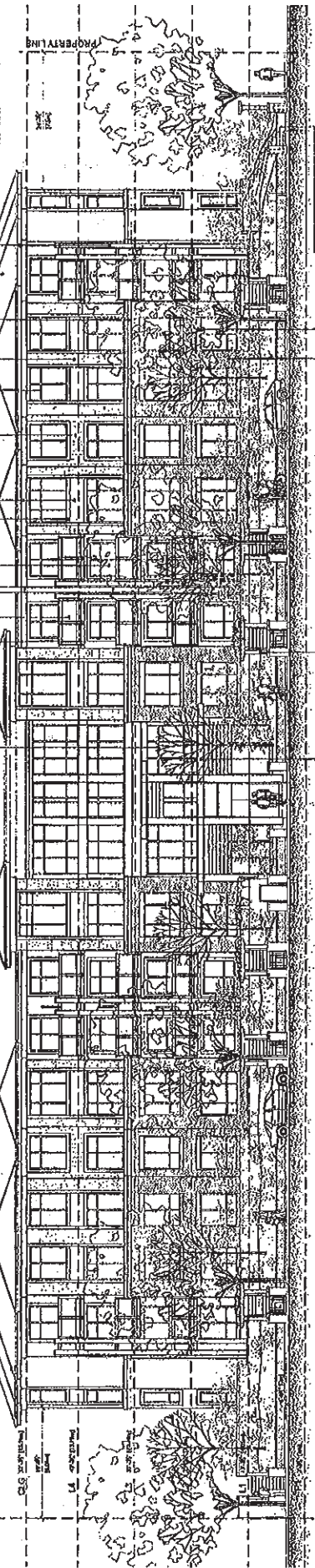
ARCHITECTURE, INTERIORS, LANDSCAPE ARCHITECTURE, PLANNING, ENGINEERING, ENVIRONMENTAL DESIGN, CONSTRUCTION MANAGEMENT, PROJECT MANAGEMENT



A-3.02A

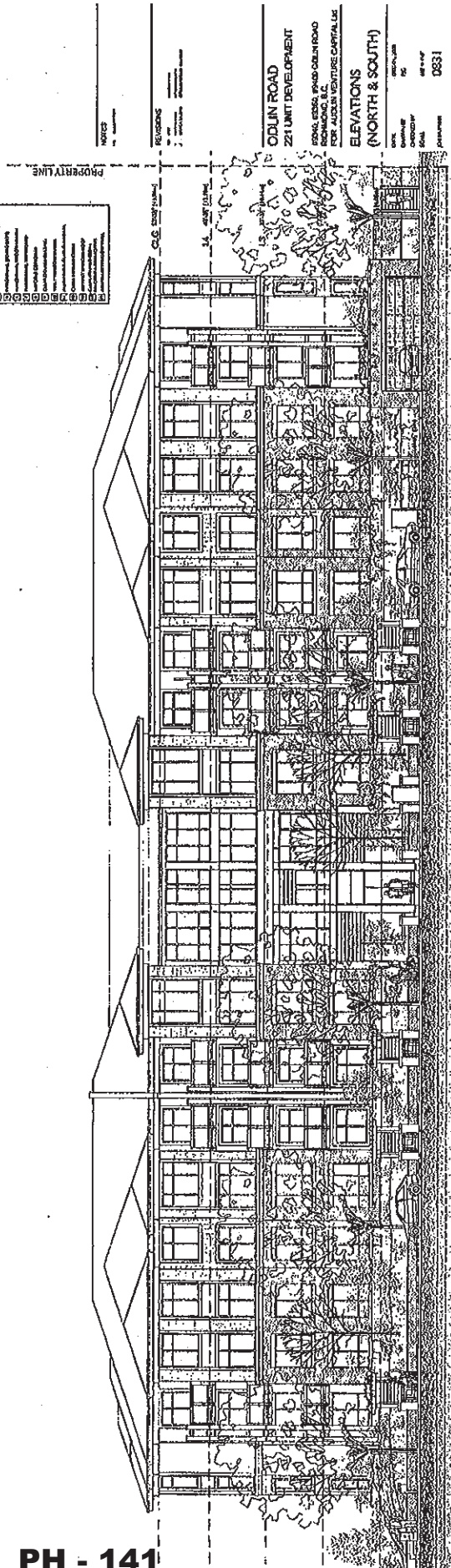
THIRD FLOOR

AFFORDABLE HOUSING PH - 140 UNITS



NORTH ELEVATION

PH - 141



SOUTH ELEVATION

A-5.01

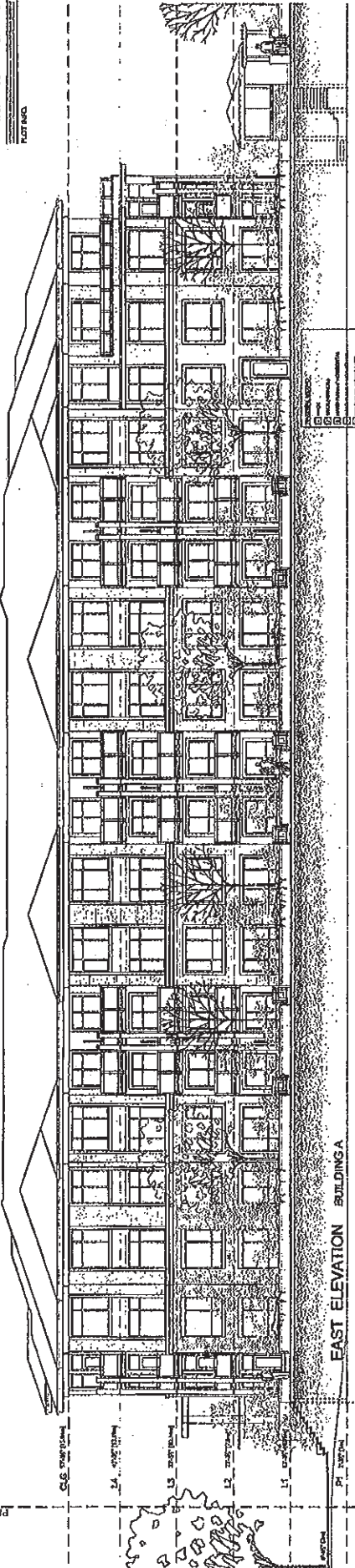
ODLIN ROAD
221 UNIT DEVELOPMENT
2040 EDDY ROAD ODLIN ROAD
ROCKHURST, N.C.
FOR AUDLIN VENTURE CAPITAL LLC

ELEVATIONS
(NORTH & SOUTH)

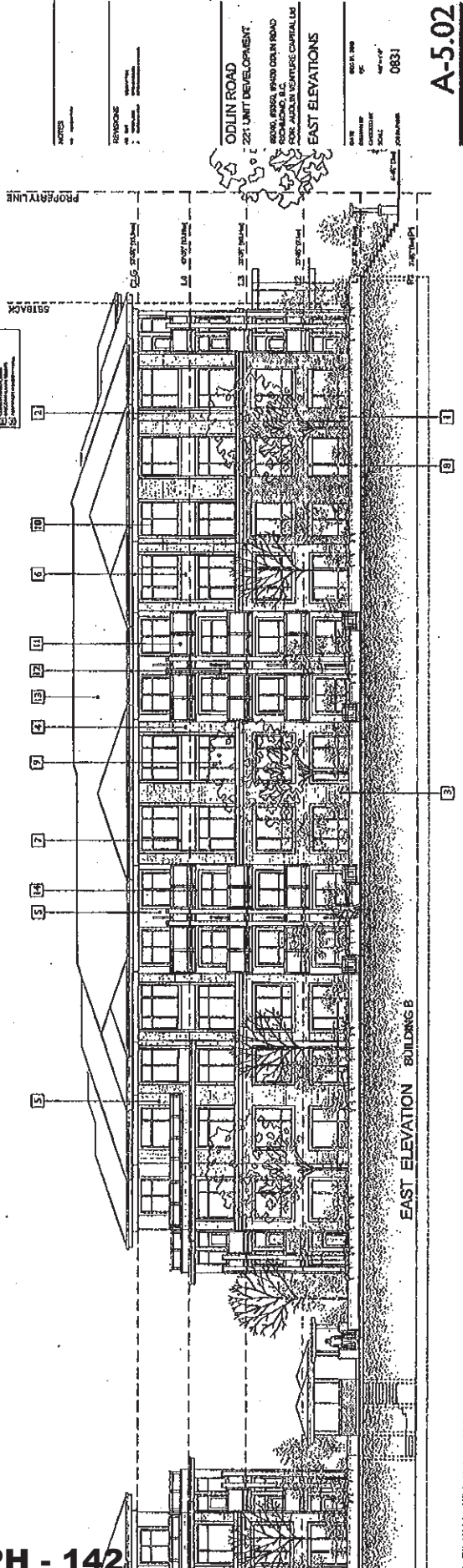
DATE: 08/14/11
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT NO: 0831

- PROPERTY LINE
- 1. Concrete
 - 2. Brick
 - 3. Stucco
 - 4. Siding
 - 5. Glass
 - 6. Metal
 - 7. Wood
 - 8. Stone
 - 9. Asphalt
 - 10. Concrete
 - 11. Gravel
 - 12. Sand
 - 13. Soil
 - 14. Grass
 - 15. Trees

NOT TO SCALE

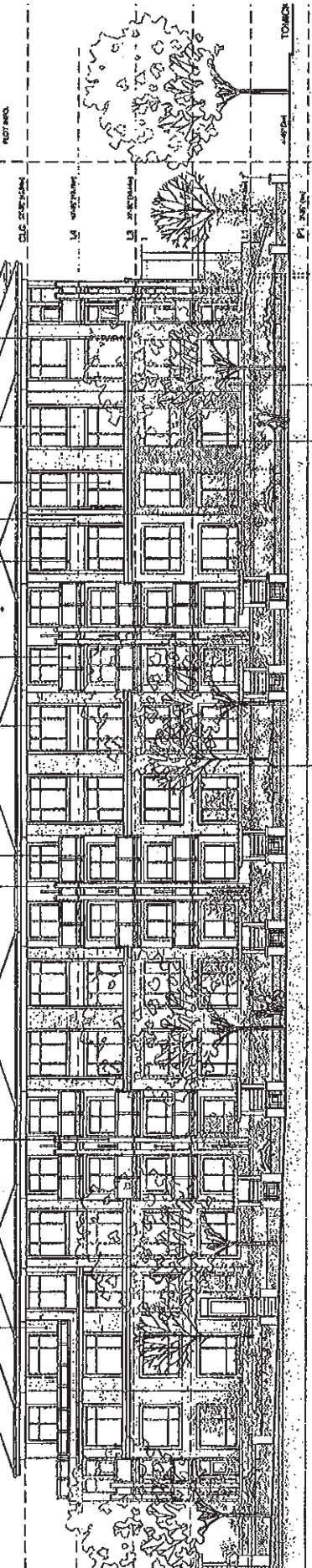


PH - 142



**ODLIN ROAD
 227 UNIT DEVELOPMENT**
 8000 E. GRAND ODLIN ROAD
 DENVER, COLORADO 80231
 2004 ARCHITECTURE CAPITAL LLC

A-5.02



WEST ELEVATION BUILDING A

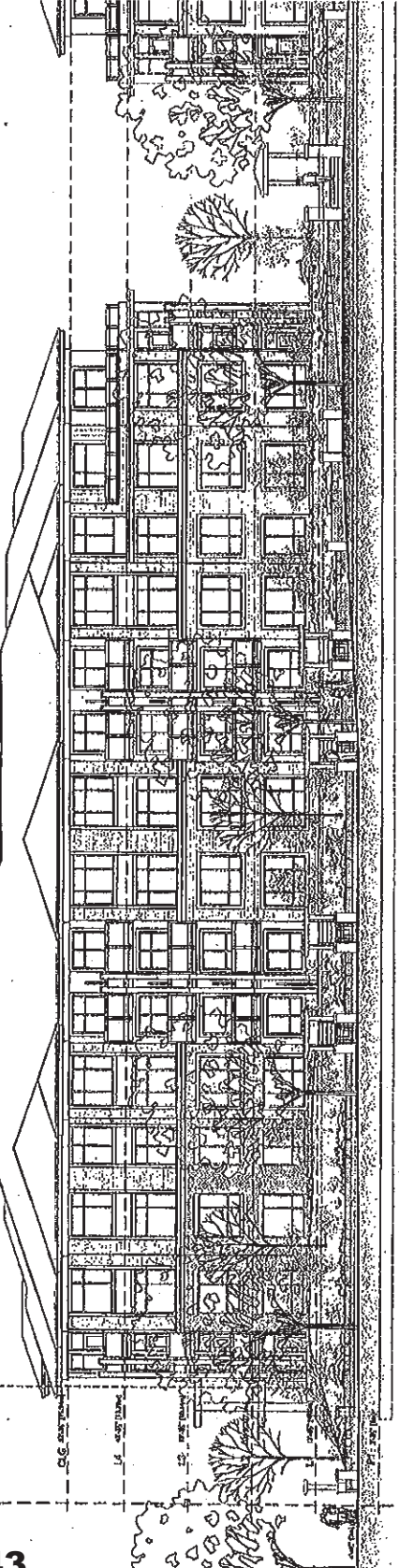
PH - 143

SYMBOL	DESCRIPTION
1	Window
2	Door
3	Roof
4	Foundation
5	Column
6	Beam
7	Wall
8	Stair
9	Elevator
10	Plumbing
11	Electrical
12	Mechanical
13	Other

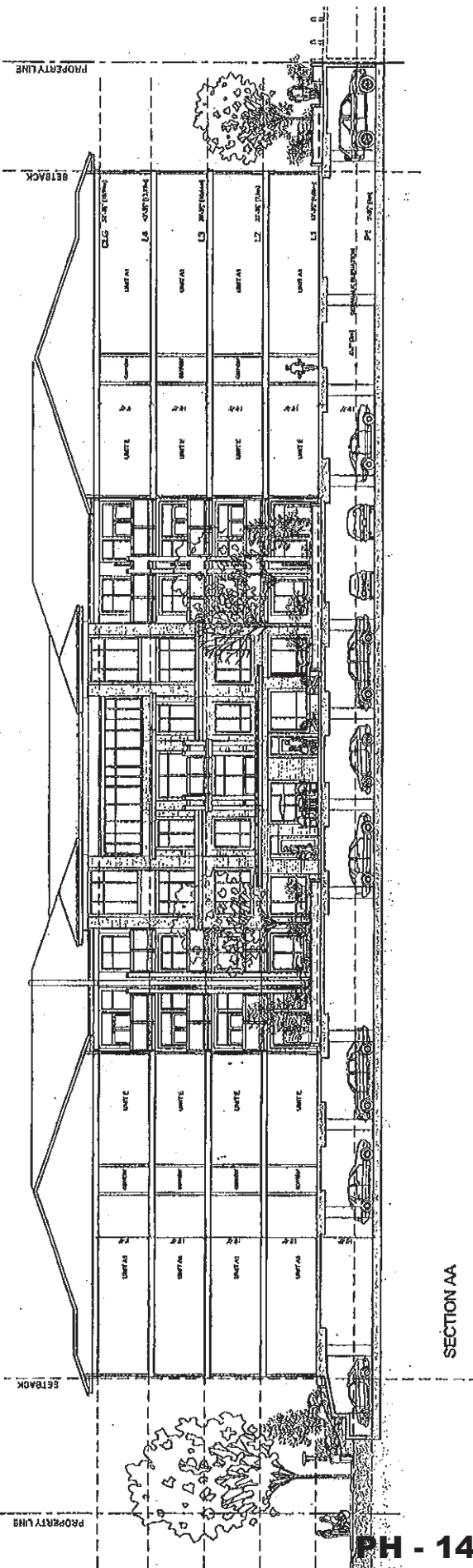
COLIN ROAD
 221 UNIT DEVELOPMENT
 6500, 6600, 6700 COLIN ROAD
 ROCKLAND, N.J.
 FOR AUDIUM VENTURE CAPITAL, L.P.
 WEST ELEVATIONS

DATE: 08/11/11
 BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 0831

A-5.03



WEST ELEVATION BUILDING S



SECTION AA

NOTE:
 SEE SHEET PH-145 FOR DETAILS.

CONTRACT NO.:
 PROJECT NO.:
 SHEET NO.:

ODLIN ROAD
 271 UNIT DEVELOPMENT
 2711 W. ODLIN ROAD
 DENVER, CO 80202
 FOR AUBURN VENTURE CAPITAL, LLC

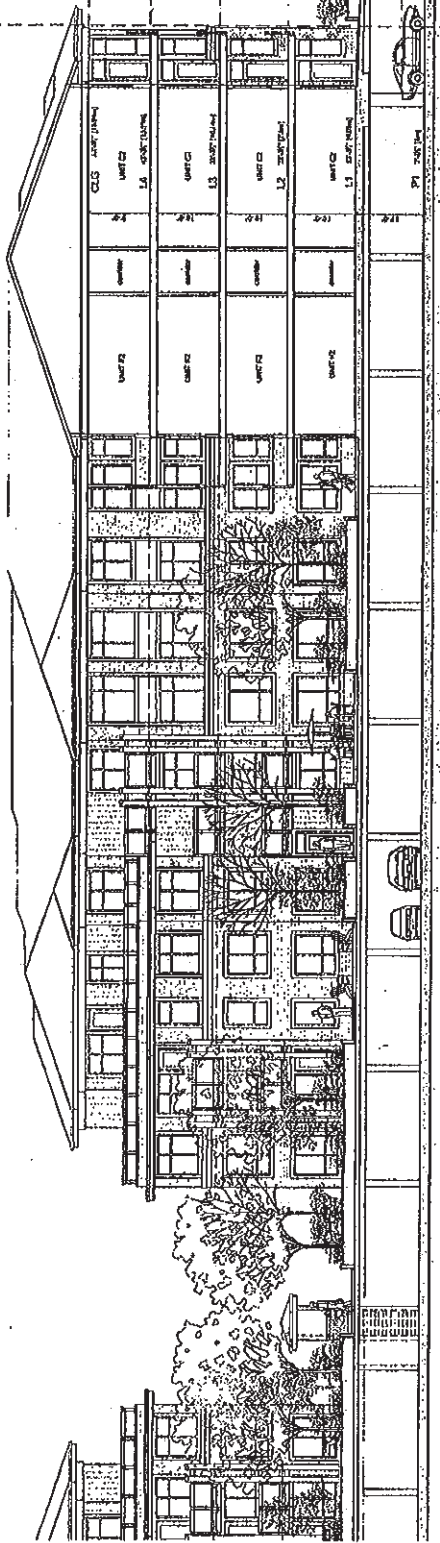
SECTION AA

DATE: 08/11/2009
 SECTION: 01
 CHECKED BY: J. J. JONES
 DRAWN BY: J. J. JONES
 PROJECT NO.: 0831

A-6.01



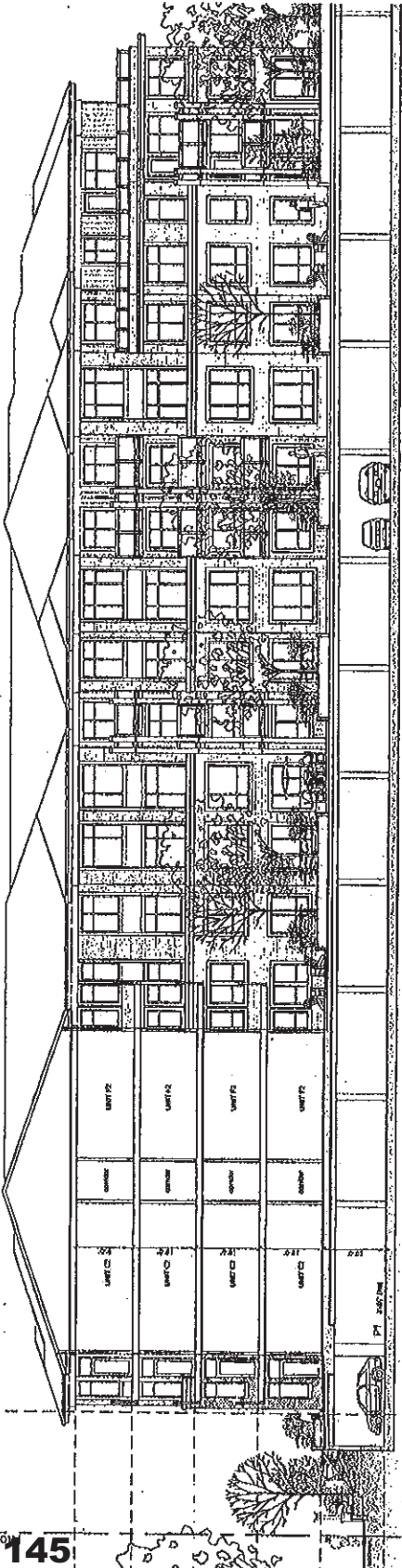
PROPERTY LINE
 SE BACK



SECTION BB (Building B)

PH - 145

SE BACK



SECTION BB (Building A)

NOTES

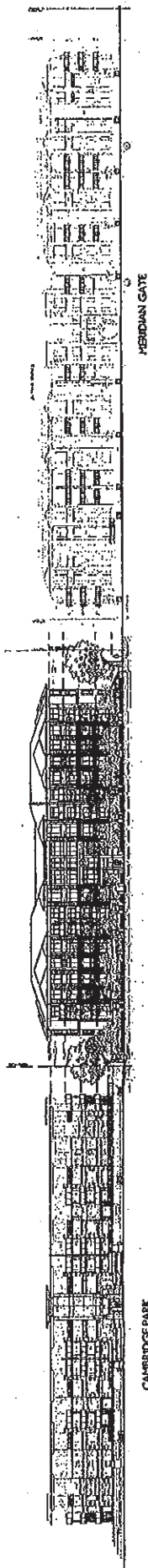
REVISIONS

ODLIN ROAD
 221 UNIT DEVELOPMENT
 18545, 18540, 18530, 18520 ODLIN ROAD
 ROCKLEDGE, L.C.
 FOR: AUDLEY VENTURE CAPITAL LLC

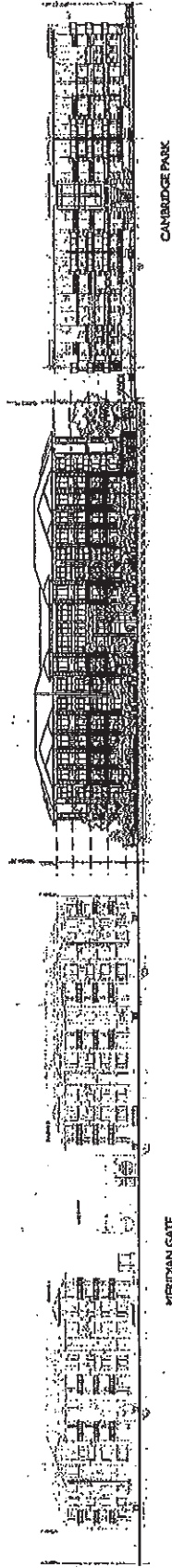
SECTION BB

DATE: 10/20/2011
 DRAWN BY: JG
 CHECKED BY: JG
 SCALE: AS SHOWN
 PROJECT NUMBER: 0831

A-6.02



ODLIN ROAD STREETSCAPE - (NORTH)



TOMICKI AVE STREETSCAPE - (SOUTH)

PROJECT: ODLIN ROAD
 321 UNIT DEVELOPMENT
 10000 OLDHAM ROAD, SUITE 100, DALLAS, TX 75243
 RICHMOND, LLC
 CSB ARCHITECTURE CAPITAL, LLC
 STREETSCAPES
 DATE: 08/14/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 08831

A-10.01


City of Richmond

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

**Development Application
Data Sheet**
RZ 09-453123

Address: 9340, 9360 and 9400 Odlin Road

Applicant: Paul Goodwin – GBL Architects

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

	Existing	Proposed
Civic Address:	9340 Odlin Road 9360 Odlin Road 9400 Odlin Road	To Be Determined
Owner or Applicant:	Paul Goodwin – GBL Architects	No Change
Site Size (m²):	12,154.9m ²	11,355m ² (after land dedication)
Land Uses:	Single Detached	Apartment Residential
OCP Area Plan Designation:	Residential Area 1 – 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing) Townhouse, low-rise Apartments (4 storey typical).	No Change
Zoning:	Single-Detached Housing District (RS1/F)	Low-Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Camble) Permits Apartments at 1.70 F.A.R. with Density Bonusing if affordable housing units are provided.
Number of Units:	1 Single-Detached Dwelling per existing lot.	221 Apartment Units on a consolidated lot.

	Bylaw Requirement ZLR24	Proposed	Variance
Density (FAR):	Site Area = 11,355m ² (1.70) = 19,303.5m ²	19,273.9m ² (1.69 FAR)	none permitted
Lot Coverage – Building:	45% Max.	46%	required
Lot Size:	No lot size requirements	N/A	N/A
Front Setback - Odlin Road	6.0m Min.	6.0m	none
Setback – Side & Rear Yards:	3.0m Min.	3.3m	none

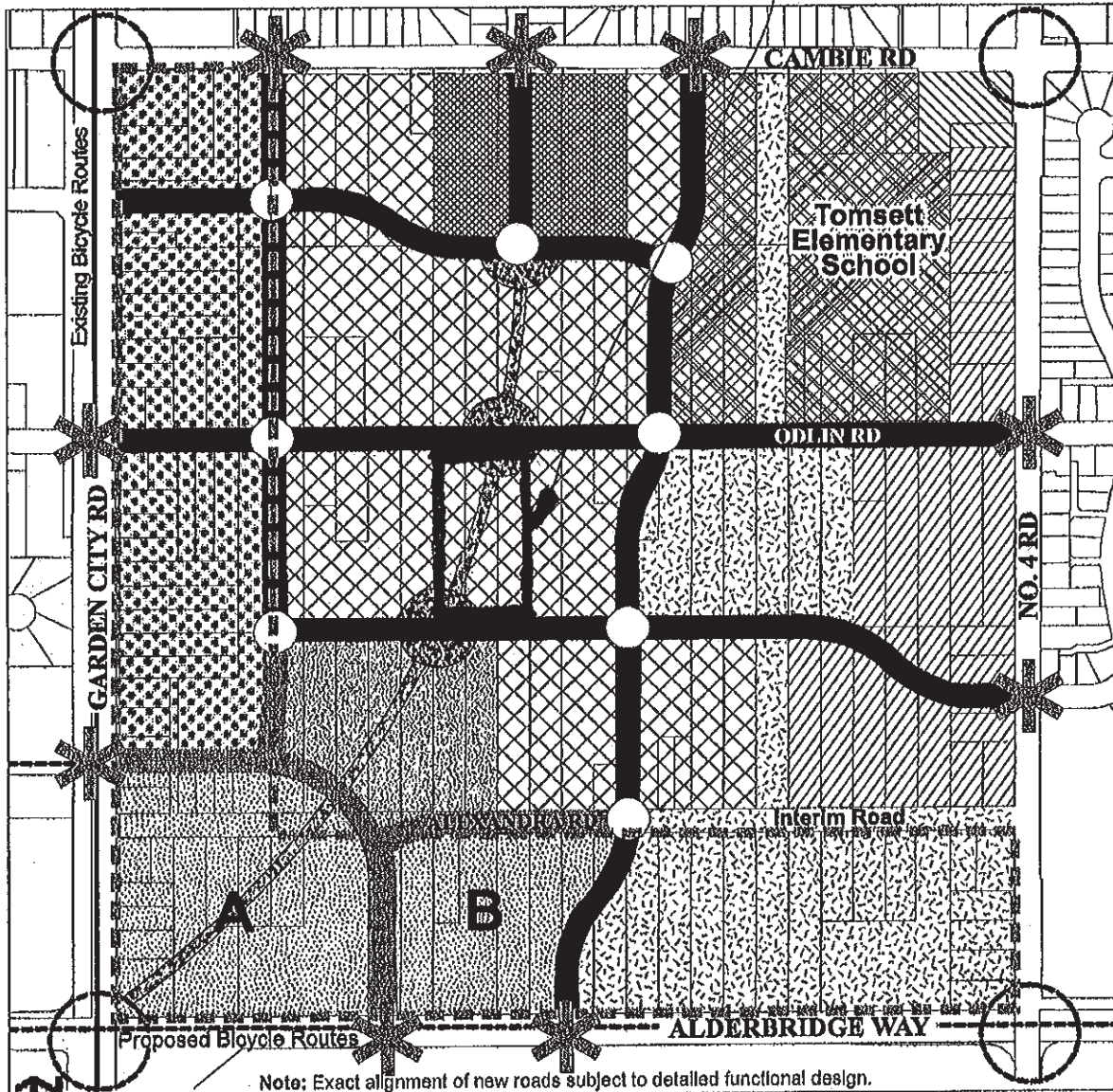
	Bylaw Requirement ZLR24	Proposed	Variance
Height:	20.0m (max.)	17.9m	none
Off-street Parking Requirements:	Resident – 317 Visitor – 45 Affordable Housing – 10 372 spaces required (min.)	370 spaces proposed	2 parking spaces
Small Car Ratio:	50% (min.) to be standard size spaces	70.3% standard size spaces	none
Tandem Parking Spaces:	Permitted where two parking spaces provided per single dwelling unit	17 tandem spaces (34 stalls)	none
Amenity Space – Indoor:	100.0m ² or cash-in-lieu payment	318.9m ²	none
Amenity Space – Outdoor:	6m ² minimum per unit x 221 units = 1,326.0m ²	2,118.2m ²	none

SUBJECT SITE
R2 09-453123

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 8397
2009/09/28



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

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

3. RZ 09-453123 – 186-UNIT 4-STOREY RESIDENTIAL DEVELOPMENT WITH TWO APARTMENT BUILDINGS OVER ONE SHARED PARKING LEVEL

ARCHITECT: Paul Goodwin, GBL Architects (GBL)

LANDSCAPE ARCHITECT: Senga Landscape Architecture (SLA)

PROPERTY LOCATION: 9340, 9360 and 9400 Odlin Road

Panel Discussion

Comments from the Panel were as follows:

Good overall design; consider widening the Alexandra Way public space; current design with narrow corridor between 4-storey buildings creates a long tunnel and bowling alley effect; use width of walkway in the Dover area as minimum standard;

GBL: We have further widened the Alexandra ROW and set our project back 7.5m from the West Prop as suggested in the previous ADP meeting. We have also had numerous meetings/correspondence with the planning department to ensure we provide an appropriate solution.

Consider aligning the buildings, either through shifting or stepping, to create a break and a focal point at the mid-point of the distance between Odlin Road and Tomicki Avenue; will create more open space; a main design development item to be considered;

GBL: We have significantly revised the project so that the buildings are no longer identical. The south building is larger than the north building and the space between the buildings now aligns with the adjacent projects on either side.

The project is in line with the neighbourhood development; like the garden concept; stepped back terrace at the ends of the buildings' wings may create privacy and overlook concerns as the buildings in the adjacent developments are higher; adjacent developments could oversee the courtyard and terrace activities in subject development;

GBL The terraces have been reduced due to the increased density and the provision of affordable housing.

Green roof construction is very difficult; consider eliminating it;

GBL: The roofs are typically sloping and therefore do not lend themselves to "greening".

Would like to commend the applicant for providing details on floor plans of building suites;

Consider provision of ramped access from Alexandra Way into the courtyard areas as well as from the amenity areas of the building;

GBL: We now have ramped access as requested.

Consider providing adaptability features in each type of building suite; installation of sliding doors in washrooms permits easier adaptability;

GBL: This has been done and the "universal feature" units noted on the drawings.

Consider adding adaptable features to accommodate visitors/guests; provision of 30 to 40- inch sliding doors in washrooms would make it feasible to serve visitors with a variety of needs including seniors using walkers;

GBL: This has been provided for in the guest suites.

Form and character is appropriate; project is very well-conceived; materials and colours are good; reflective of what is happening in the neighbourhood; West Coast vocabulary is good;

Higher floor to floor space (10 feet) is a good strategy; will improve the livability of suites; applicant is encouraged to maintain the strategy;

GBL: The 10' floor to floor has been maintained.

Applicant is requested to present reflected building elevation plan of adjacent development along Alexandra Way which is a significant realm;

GBL: This will be provided at the ADP on may 05.

Consider a slight staggering of ends or articulating the ends/tips of U-shaped buildings to make them less rigid or formal; will improve the views of the end units;

GBL: The mass of the building sets back further as they approach the center of the site.

Consider a "front-door" feel for the ground floor units facing Alexandra Way;

GBL: Refer to the drawings (particularly the elevations and the 3D drawings at the end the package) . We have incorporated gates and trellis's to enhance ground floor suite entries.

Consider alternate location of loading bay and screening along the sidewalk; only one loading bay is provided considering the size of the development; study appropriateness of adding another loading bay to serve the other end of the development; applicant and the City need to investigate this issue;

GBL: This issue is currently being looked at by the city.

Would like to see more cross sections not only on Alexandra Way but also on Tomicki and Odlin to understand the relationship with the street;

GBL: More cross sections have been provided (see drawings A-6.01

through to A-6.05)

Resolve the ambiguous areas to clarify boundaries between the public and private realms either through walls, gates, planting or elevation changes to improve their relationship particularly along Alexandra Way;

GBL: This has been dealt with as part of all the latest revisions. Refer to the package.

Consider shifts in Alexandra Way pathway and articulation of buildings to create more rhythm and variation along a long corridor;

GBL: See the latest revisions in the new package.

Pedestrian scale lighting along Alexandra Way should be thoughtfully considered for this neighbourhood-wide public walkway;

Would like to see formal treatment of the outside edges of the development; will clarify public and private spaces; consider manicured look of outer edges of the development and gardenesque approach inside;

GBL: Please see landscape architects responses below.

Does not agree with landscape architect's position that open areas are not fully utilized in this type of development; problem lies in inappropriate design of open spaces; find ways to make spaces in the north and south end of the blocks more functional; provision of a play area in the development is needed as it is located in an emerging neighbourhood; need not be a play structure; could be a water feature or other structures that provide play opportunities;

Alexandra Way presents a good opportunity for location of public art; integrate public art early in the process; work with an artist to start with the process;

Consider lowering planting densities in the development and providing planting treatment between units; create privacy for patios and upper spaces of units;

With respect to the public realm, would like to see precedents and more careful consideration of the green aspects on Alexandra Way and the sidewalks; learn from lessons in Dover crossing which has encountered technical problems due to unanticipated vehicle access use (materials, replacement and maintenance); choice of material palette in design development is a very important consideration; consider intended uses; changes in directions and places can be done to avoid a bowling alley effect along Alexandra Way; presents an opportunity to become people places; define entrances to the development;

Reiterate concerns on very high density of planting as a result of creating gardenesque space; create useful open spaces that cater to young starter families with young children; nearest park to the development is Odlinwood Park across No. 4 Road which is far from the subject development; create real activity places that attract people;

There is a need to create a balance between useful openness and planting; consider hierarchy of planting, particularly how plants are used to protect the corner spaces where there is tension between private patios and common spaces; patios going out into the gardens can be good selling points for the units; activates the use of central courtyard;

Consider the sustainability aspect of the development such as utilization of flat roof portions as green roofs and use of storm water;

Security lighting should be provided, particularly along Alexandra Way; avoid dark areas in this long corridor for pedestrian safety; dividing the properties along Alexandra Way will give them a feeling of security; dark corners are discouraged; and

Consider planting of pyracantha near windows and balconies; areas should not be covered by shadows to discourage unwanted people from going into the subject development.

Panel Decision

It was moved and seconded

That the Advisory Design Panel supports RZ 09-453123 moving forward to the Planning Committee subject to the following:

A. The applicant making the following improvements to the project design:

1. Design development to improve Alexandra Way. Consider appropriate width, proportion, shifts in pathway alignment, materials, planting, safety and security. Consider creating focal points. Consider incorporating Public Art, pedestrian scaled lighting, and access points;

GBL: See above comments. Alexandra way has been widened as per the request from the planning department. We have a central focal point and ramped access to the central courtyard. This would be an appropriate area for public art.

SLA: Planting and hard landscape elements have been formalized. Blocks of planting or hedge like systems of plantings replace more informal planting compositions on outside perimeter of development.

2. Design development to improve the Alexandra Way edge of the development. Provide relief from a long and narrow corridor feel. Consider building alignment changes, breaks, articulation, and relationship to adjacent development to create openness, focal points, rhythm and variation along

Alexandra Way. Consider ramped access to grade level units and central open space. Consider individual unit "front door" interface to Alexandra Way. Provide clear boundaries between public and private spaces;

GBL: See responses above

3. design development to improve central open space design, programming, and adjacencies. Provide play opportunities for young children with either play equipment or alternative feature. Create useful open spaces. Consider relationship of indoor and outdoor amenity areas, including ramped access;

GBL: See architects comments above.

SLA: Landscape areas have been reduced and replaced with common patio areas adjacent the amenity rooms. Large gathering patios adjacent amenity rooms are juxtaposed with smaller niche sitting areas (some in lawn, some paved) to offers user variety. Lawn areas for sitting and passive use have replaced a previously proposed dense plantings.

Children's play area has been integrated in central circular area. A climbing mound with a slide in a forest of Trembling Aspen grounds the central portion of that area. Benches have been tucked into the mound as well as on the edges of walkway that circles inner area □places for parents and or passerby to sit. A curvilinear wall encapsulates that inner space and a series of quadrants within that circle features 3 main play areas which are:

1) Climbing wall

2) sand area with faux fossil structures for discovery play

3) water spigots and sand/gravel area for building and play using the elements of water and sand.

A circular track encapsulates the outside of the circle for tricycles. In short the central play area multi tasks as a piece of play art when not in use by children the passerby can sit relax and feel like they are part of a common outdoor space.

4. Design development to improve Tomicki and Odlin edges of development, including more definition of relationship between public and private realms;
GBL: see comments above and the new sections

B. The applicant taking into consideration the following comments:

5. Consider providing adaptability features in each type of building suite, including sliding doors in washrooms;
GBL: this has been done and the "universal suites" are noted on the plans
6. consider providing additional loading bay at other end of development and screening;
7. consider planting densities and planting treatment between units; and

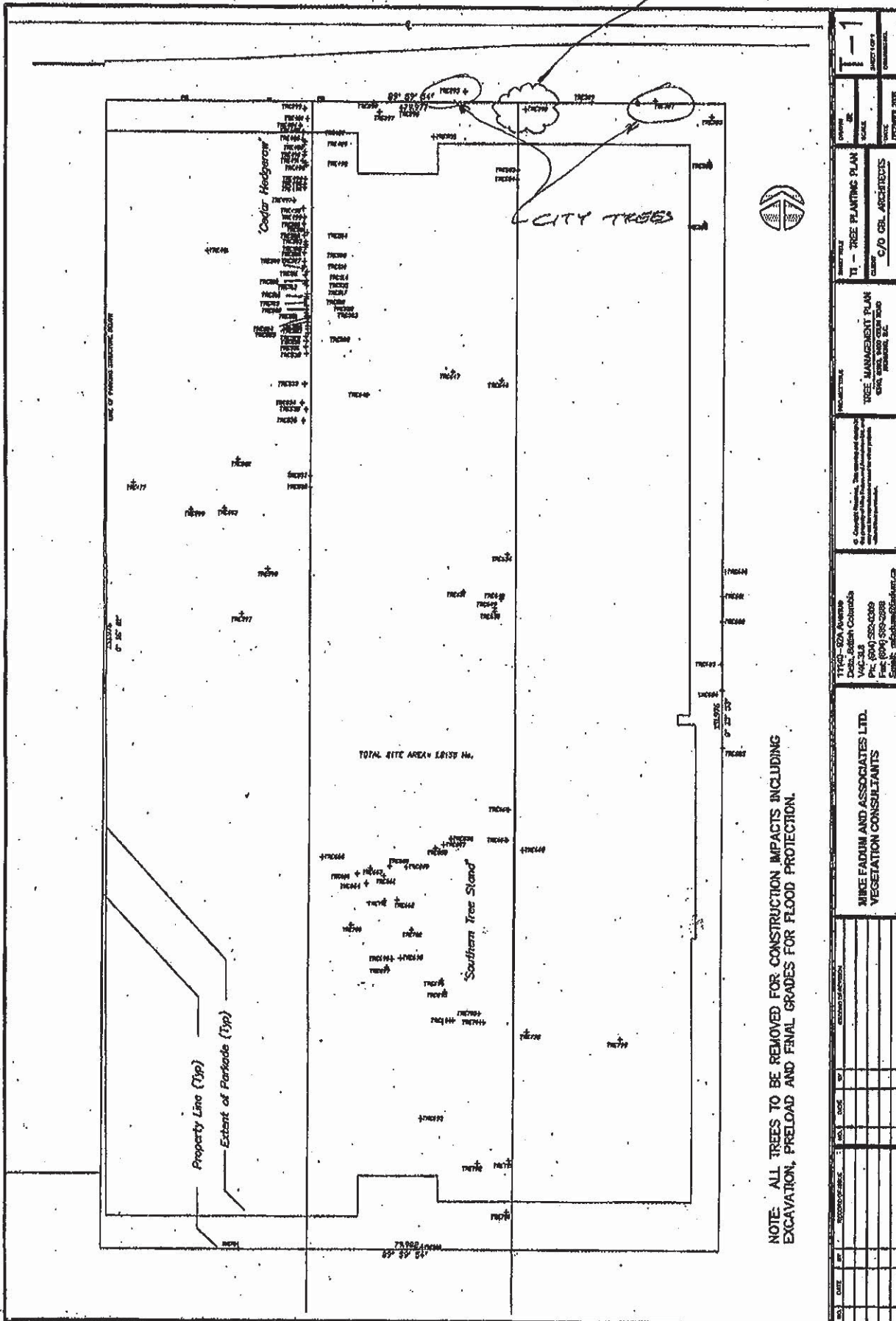
SLA: Plantings between units provide privacy between patios and small multi stem trees adjacent patios provide overhead filtered privacy from overhead units.

8. Consider the sustainability aspect of the development such as utilization of flat roof portions as green roofs and use of storm water.

GBL: This contradicts the earlier comment? We have very few "flat roof" few areas – see drawings.

CARRIED

#390 - SIGNIFICANT TREE



ALL ON-SITE TREES TO BE REMOVED

**Conditional Zoning Requirements
9340, 9360, and 9400 Odlin Road
RZ 09-453123**

Prior to adoption of Zoning Amendment Bylaw 8610, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

- 1) Consolidate all THREE lots into one development parcel.
- 2) Make a land dedication of ten (10) meters along the southern end of the subject property to allow for the continued development of Tomicki Avenue. The design and construction of this section of road will be a part of a separate Servicing Agreement with the City.
- 3) Registration of a five (5) meter wide Public Right of Access Right-Of-Way (PROP) statutory right-of-way along the western edge of the subject property (after land dedication) for the development of Alexandra Way. An additional PROP is to be registered at each end of the 5 meter PROP for an additional 3 meter wide PROP at the north and south property line (after land dedication) to angle into the property at 45 degrees until it meets with the 5 meter width. After satisfactory completion, the City will maintain the hard surfacing of the walkway and the two Strata Corporations will maintain the soft landscaping on their respective properties.
- 4) Registration of a Flood Plain Restrictive Covenant specifying a minimum habitable floor level of 2.6 GSC over the three parcels or the one consolidated parcel.
- 5) Registration of an Aircraft Noise Sensitive Use Covenant over the three parcels or the one consolidated parcel.
- 6) Registration of a restrictive covenant for tandem parking to ensure two stalls that are affected are assigned to the same unit.
- 7) Registration of a restrictive covenant to identify the guest suites are registered as common property to prevent future sale or conversion of the unit.
- 8) Registration of the City's standard Housing Agreement(s) to secure 10 affordable housing units consisting of 5 one-bedroom units and 5 two-bedroom plus den units over the two buildings. The terms of the Housing Agreement(s) will include:
 - one-bedroom units must have a minimum area of 61.8m² (665 ft²) and may be rented at a rate of \$650 a month to an eligible tenant having an annual income of \$30,500 or less;
 - two-bedroom units must have a minimum area of area of 90.7m² (977 ft²) and may be rented at a rate of \$770 a month to an eligible tenant having an annual income of \$36,000 or less;

The term of the agreement is in perpetuity.

This agreement shall include provisions to ensure the occupancy of the Affordable Housing Units enjoy full and unrestricted access and use of the indoor amenity space.

- 9) Voluntary contribution of \$124,669.00 towards the provision of West Cambie child care facilities to the City.
- 10) Voluntary contribution of \$124,669.00 towards the provision of improvements to the proposed High Street within the Alexandra Neighbourhood (West Cambie).
- 11) Voluntary contribution of \$14,545.00 to assist in the Planning and Engineering costs for the Community Planning and Engineering services and infrastructure costs of the West Cambie Neighbourhood plan.
- 12) Provision of Public Art along Alexandra Way in accordance with City Policy, or a contribution toward the City's public Art Statutory Reserve Fund in the amount of \$124,477.20.
- 13) Enter into the City's standard Servicing Agreement to design and construct offsite upgrades. Works include, but are not limited to:
 - a) Connecting to the works done to the property to the west (Meridian Gate) via SA 07-365378 and to the property to the east (Cambridge Park) via SA 08-439201. This includes road improvements on Odlin Road with a 2.0 meter wide sidewalk and 2.5 meter wide boulevard with trees and street lighting and building and raising about 2/3 of the road to match existing works. Tomicki works include extending the works from SA 08-439201 to include 2.0 meter wide sidewalk but interim boulevard / extruded curb and 6.0 meters of asphalt with storm and sanitary works required.
 - b) Confirmation existing City utilities meet current City Standards or upgrade as required.
 - c) Ultimate design and construction of the entire 11.0 meter width of Alexandra Way. This will include the development of the thoroughfare on the adjacent property to the west (Meridean Gate as part of DP 06-352741).
- 14) The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to provide information pertaining to:
 - a) Design of the Alexandra Way thoroughfare.
 - b) Overall appropriateness of the landscaping plan -- in particular the central amenity area and courtyard.
 - c) Design of a child's play area within the outdoor amenity area.
 - d) Overall appropriateness to the Form and Character of the buildings and the interaction to the street.
 - e) Providing a security deposit for the removal of 4 large trees fronting Odlin Road at \$10,000 per tree.
 - f) Compensation for the removal of two trees on City property at a rate of \$1,000 per tree removed payable to the Richmond Parks Department Tree Compensation Fund.
 - g) Submit a letter to the City confirming that the design of the subject building(s) will facilitate a cost-effective connection to a future District Energy System (DES) and/or DES connection should the DES service come available prior to the occupancy of the subject development.
- 15) Prior to issuance of a Building Permit*, the developer is required to complete the following:

- a) A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/tp/special.htm>);
- b) Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails;
- c) The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. Contact Building Approvals Division at 604-276-4285.
- d) Fire flow calculations based on the Fire Underwriter Survey confirming adequate available flow is required at the Building Permit stage;
- e) Demonstration of compliance with all terms outlined in Section 4.16 of the Zoning Bylaw to permit floor area exclusion in lieu of the provision of dwelling units with basic universal housing features;
- f) Certification by a registered professional that any required noise insulation measures may be installed according to recommendations in the required acoustic report;
- g) Payment of \$1,836.72 per unit plus applicable interest towards the Alexandra Neighbourhood Development Agreement; and
- h) Payment of the Supplementary Development Cost Charges for the Alexandra Area.

* 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, and/or such other security deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed

Date



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8610 (RZ 09-453123)
9340, 9360 AND 9400 ODLIN ROAD**

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

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

P.I.D. 012-030-872
WEST HALF LOT 6 BLOCK "B" SECTION 34 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 1224

P.I.D. 003-666-409
EAST HALF LOT 6 BLOCK "B" SECTION 34 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 1224

P.I.D. 004-231-708
WEST HALF LOT 7 BLOCK "B" SECTION 34 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 1224

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 8500, Amendment Bylaw 8610".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

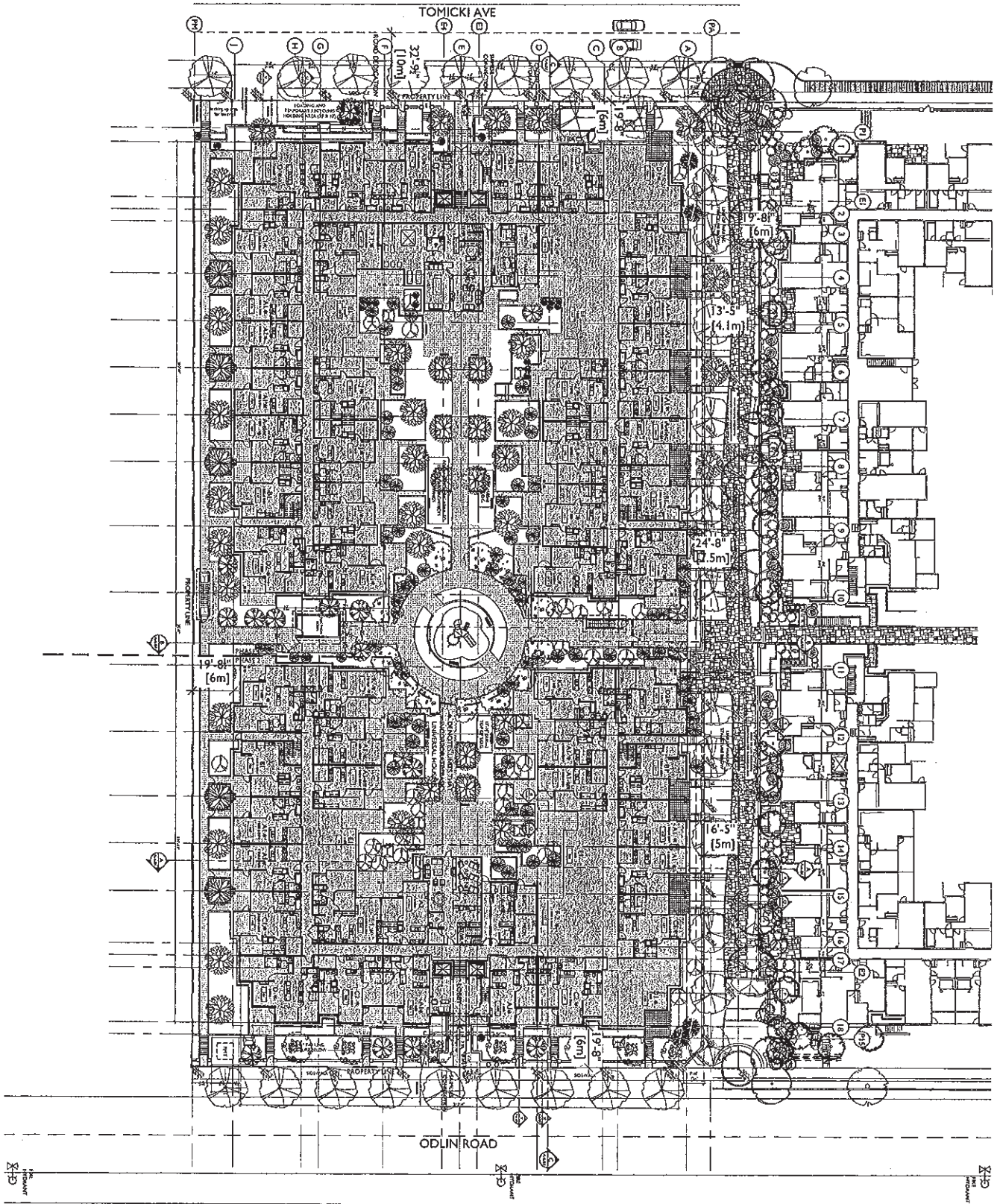
OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



DATE: 08/11/11
SCALE: AS SHOWN

DATE: 08/11/11
SCALE: AS SHOWN

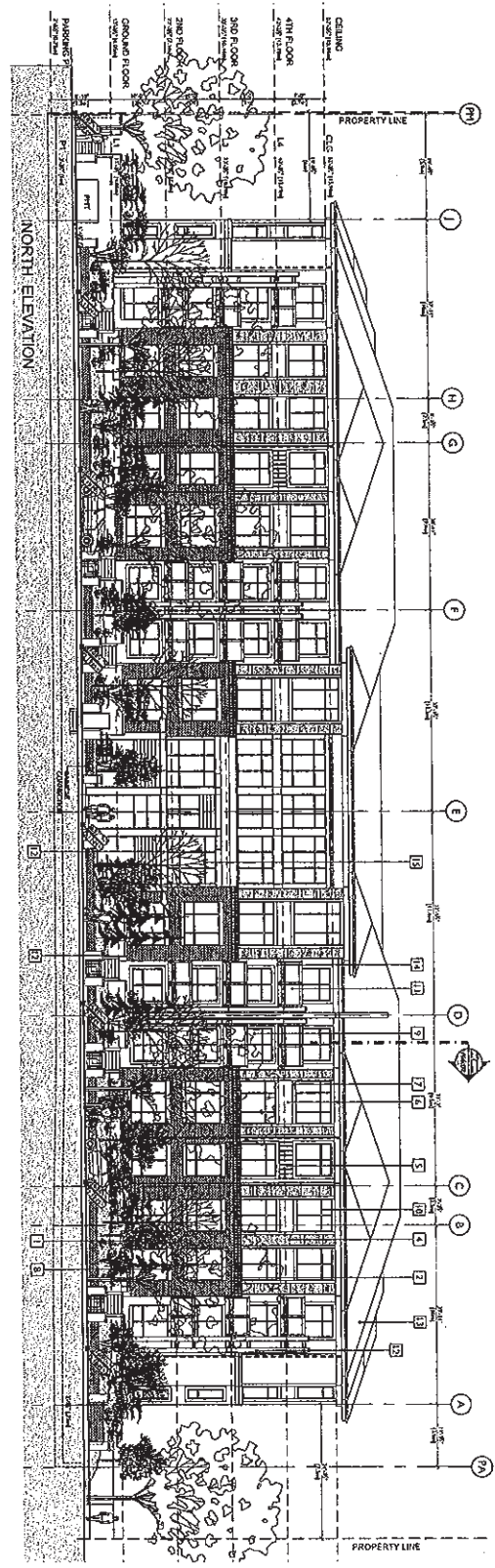
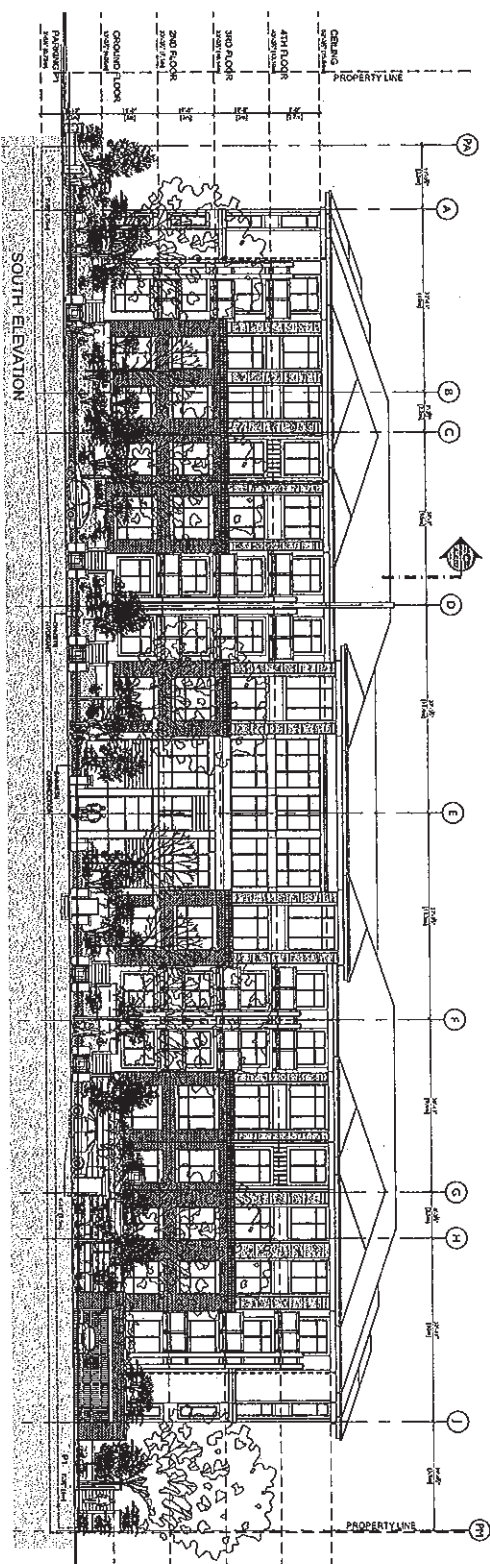
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VILLA ESPERANZA
221 UNIT DEVELOPMENT
ESCAL, STAIRS, SEWER, ODLIN ROAD
POST CONSTRUCTION, LANDSCAPE
SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT

PH - 161



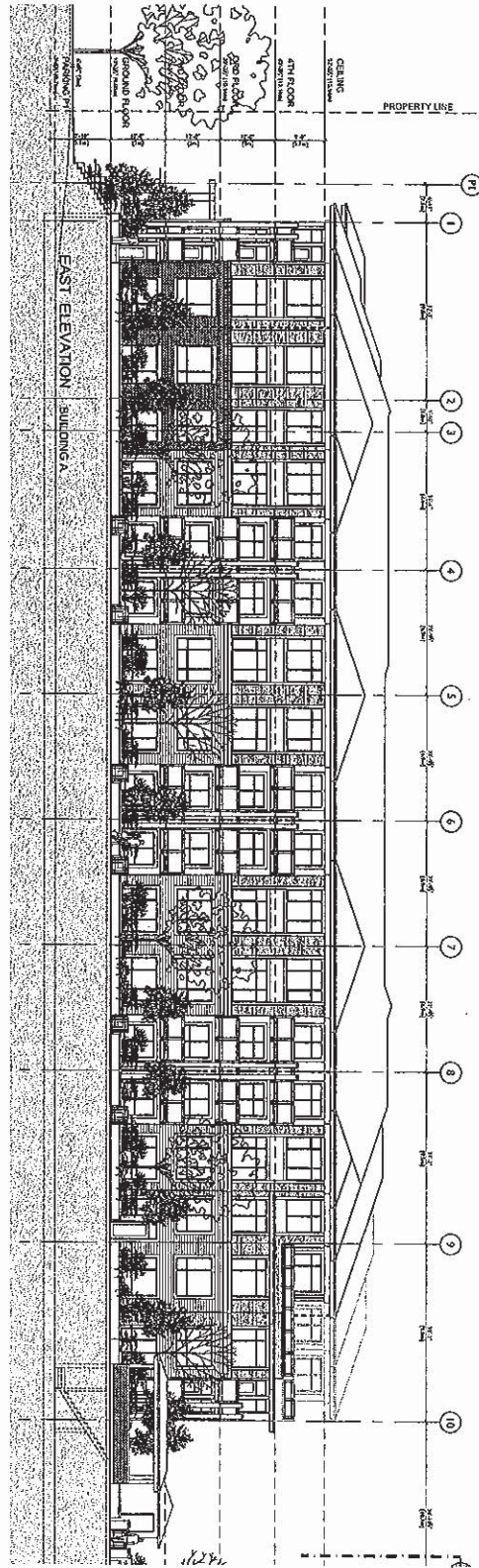
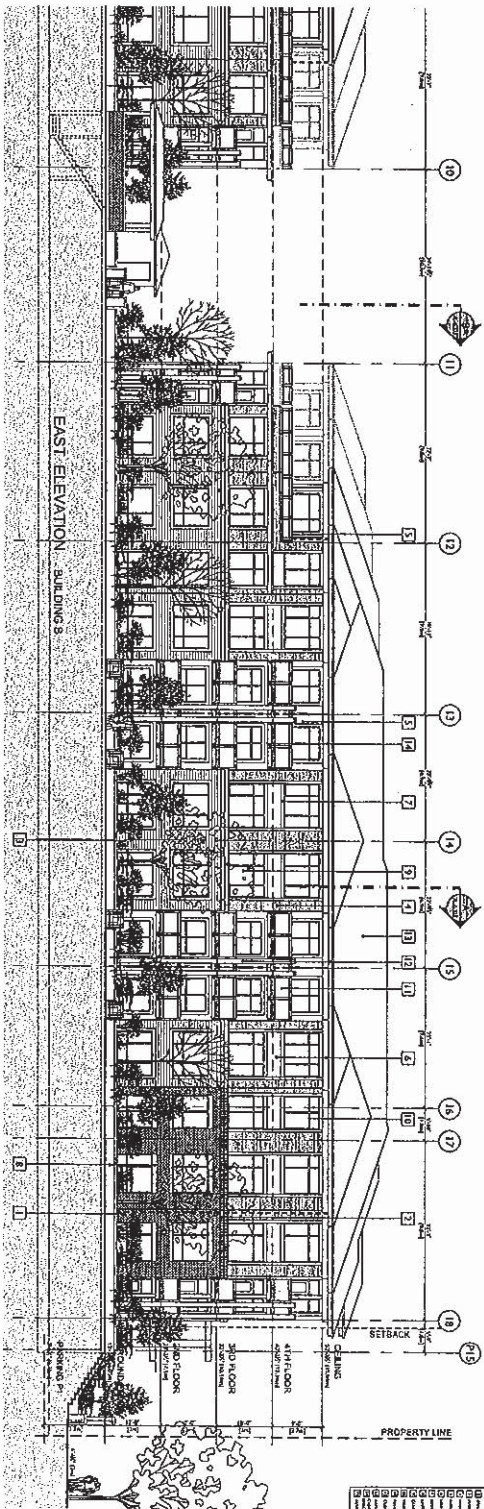
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(Symbol)	Plant
(Symbol)	Architectural Note
(Symbol)	Property Line
(Symbol)	Grid Line
(Symbol)	Level
(Symbol)	Roof
(Symbol)	Foundation
(Symbol)	Structural Element
(Symbol)	Other

VILLA ESPERANZA
 221 UNIT DEVELOPMENT
 2206 SOUTH SPANISH CANYON ROAD
 TUCSON, ARIZONA 85710
ELEVATIONS
 (NORTH & SOUTH)

DATE: 08/14/01
 DRAWN BY: J. H. [unreadable]
 CHECKED BY: [unreadable]
 NO. 0831

A.5.01





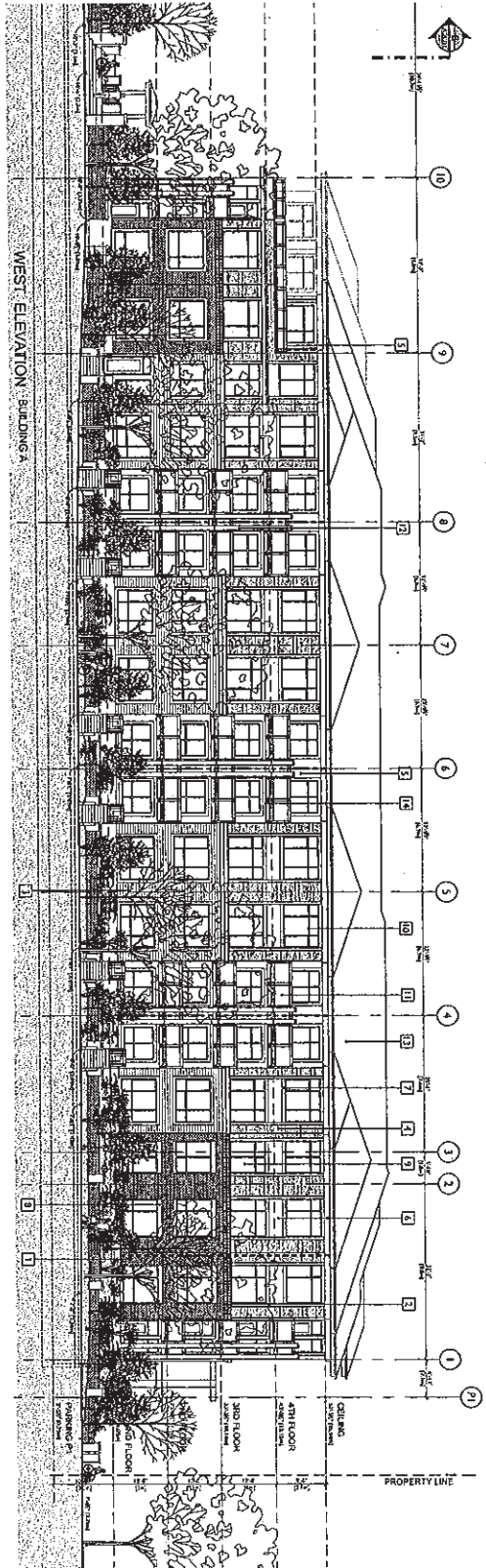
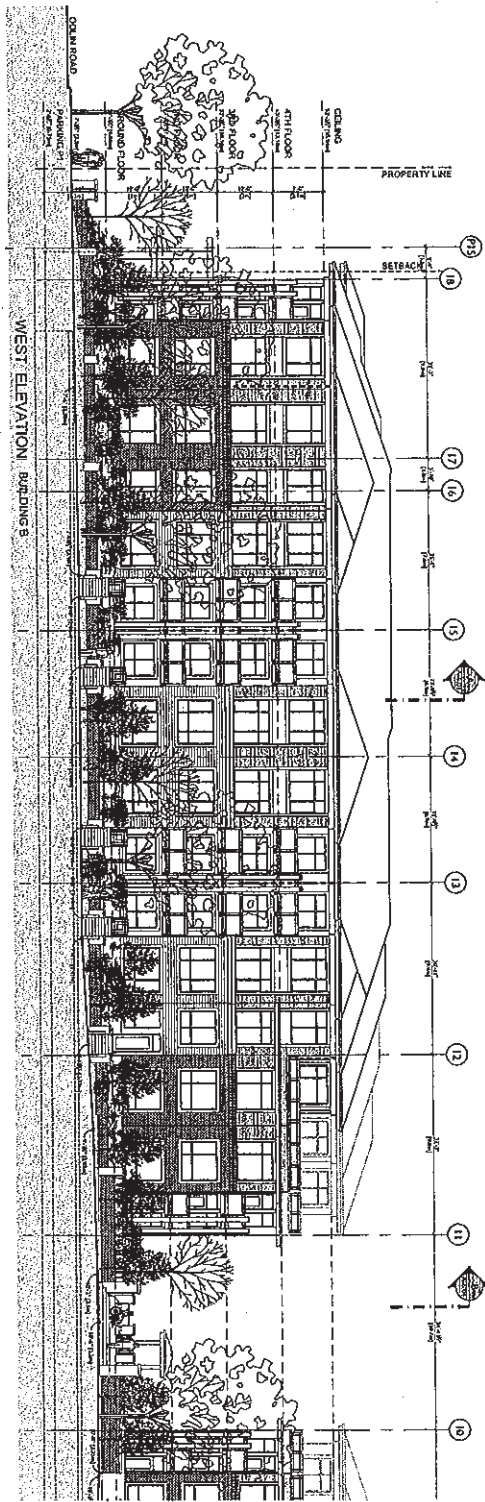
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△	Door
◇	Stair
▽	Roof
○	Plant
○	Light
○	Sign
○	Other

VILLA ESPERANZA
 231 UNIT DEVELOPMENT
 10000 N. 100TH AVE., SUITE 100
 DUBLIN, CA 94568
 PROJECT NO. 08331
EAST ELEVATIONS

DATE: 08/11/11
 DRAWN BY: J. L. BROWN
 CHECKED BY: M. J. BROWN
 PROJECT NO. 08331

A-5.02





NO.	DESCRIPTION
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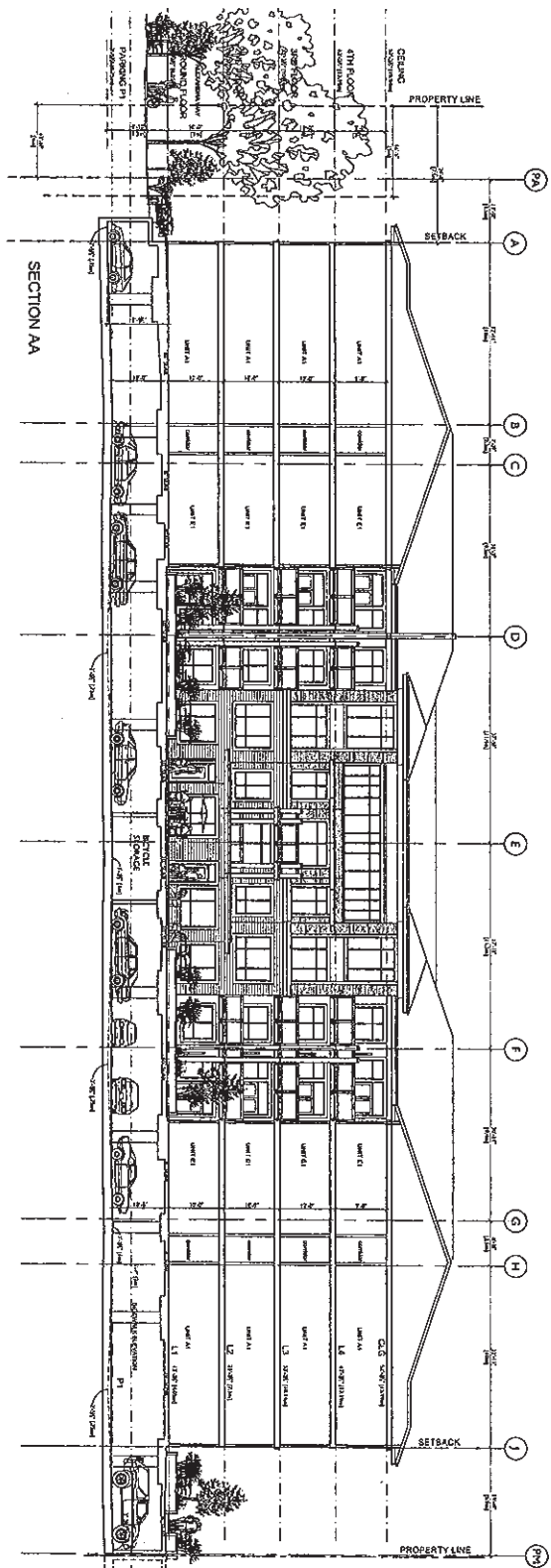
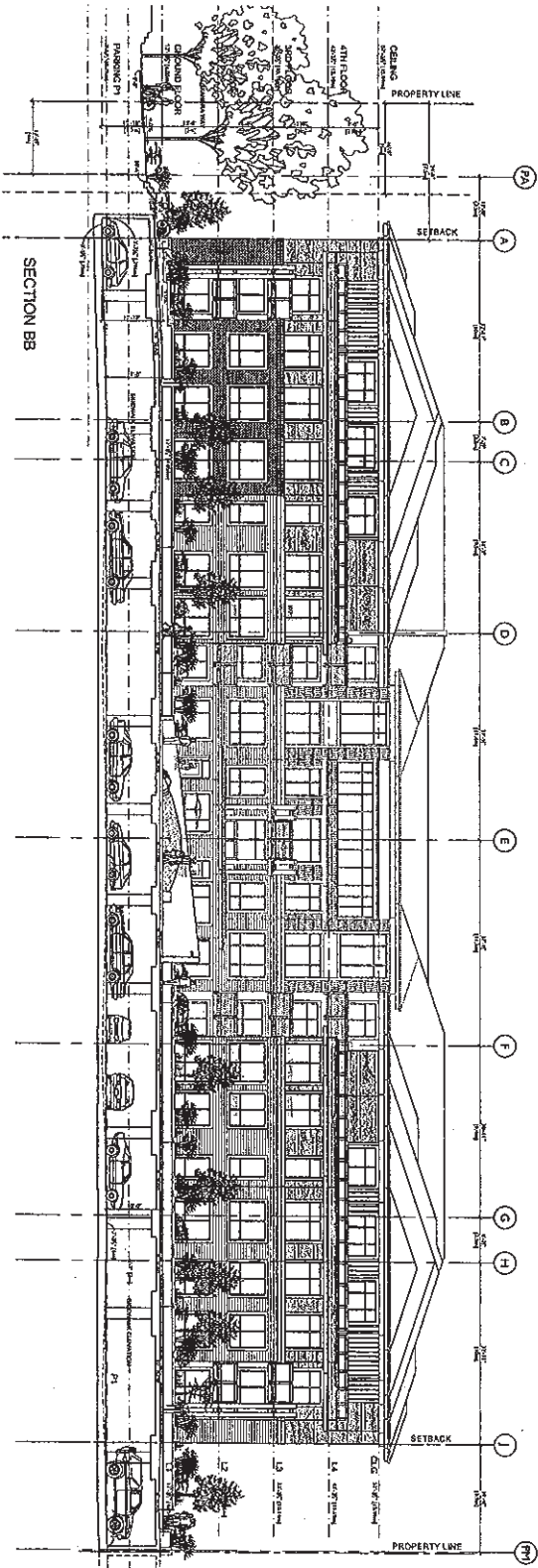
REVISION	DATE	BY	CHKD.

VILLA ESPERANZA
 271 UNIT DEVELOPMENT
 4000 S. 10th AVE. SUITE 100
 MIAMI, FL 33130
 WEST ELEVATIONS

DATE: 08/31
 0831

A-5.03





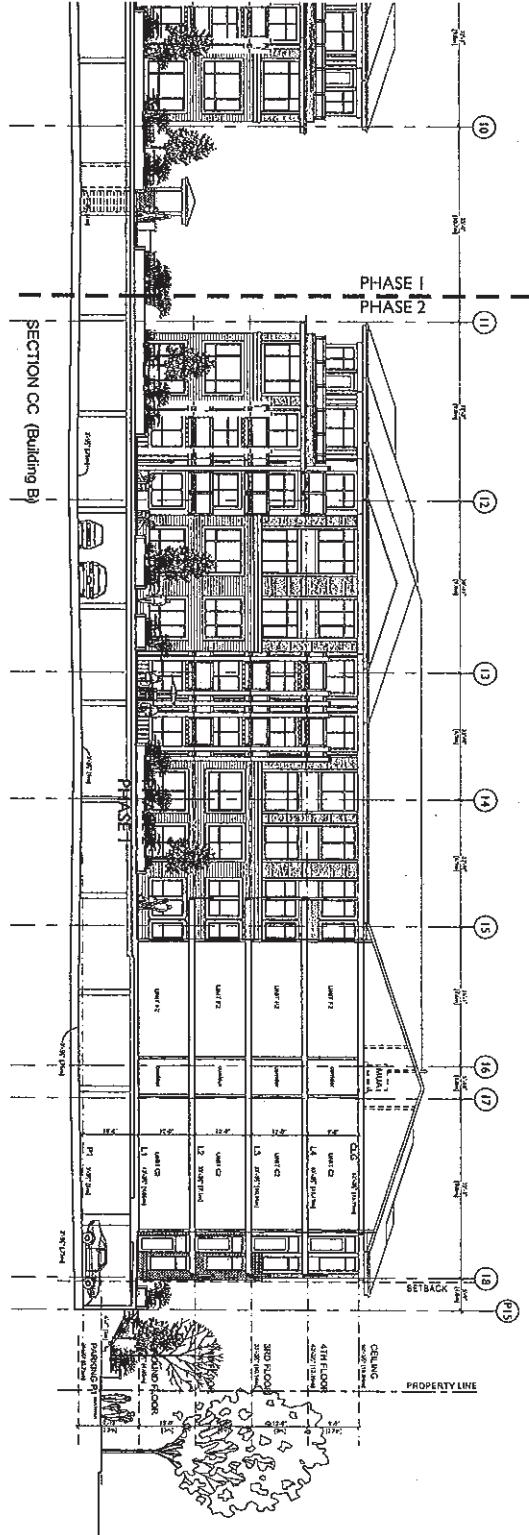
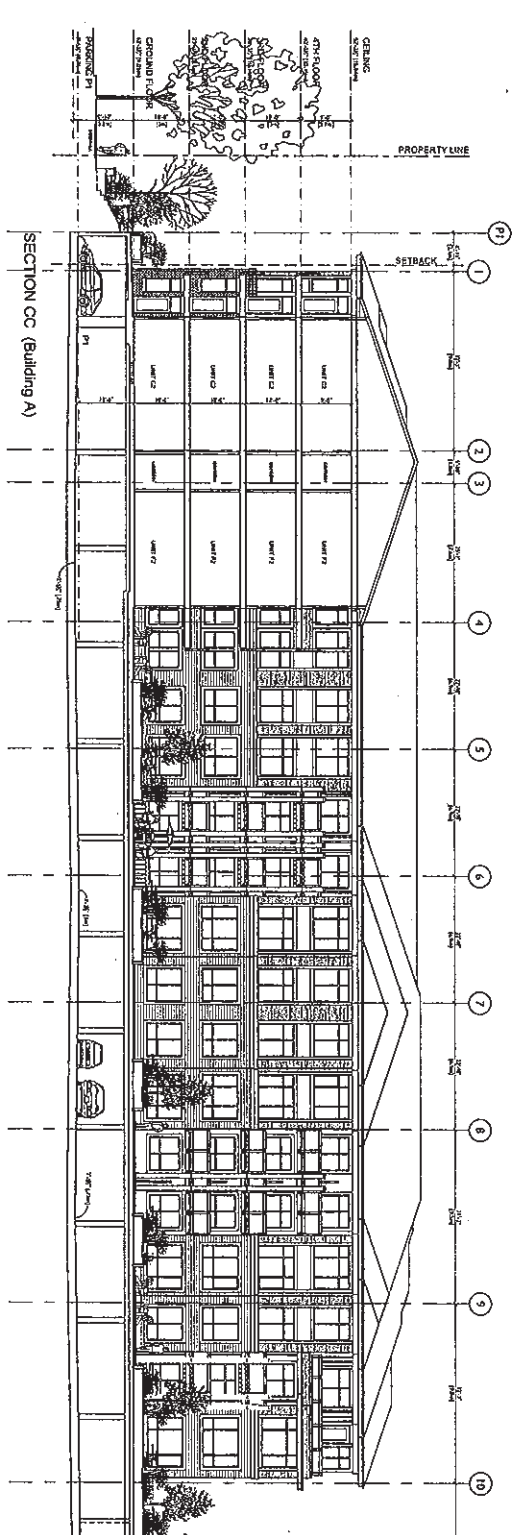
VILLA ESPERANZA
 221 UNIT DEVELOPMENT
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 221 UNIT DEVELOPMENT

SECTION AA + BB

DATE: 08/31/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A-6.01





A-6.02

VILLA ESPERANZA
 221 UNIT DEVELOPMENT
 4504 AUSTIN PARK DRIVE
 HOUSTON, TEXAS 77056
 SECTION CC

DATE: 08/31
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 0831



**Conditional Zoning Requirements
9340, 9360, and 9400 Odlin Road
RZ 09-453123**

Prior to adoption of Zoning Amendment Bylaw No. 8716, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Adoption of OCP Amendment Bylaw 8715.
2. Voluntary contribution of \$129,068.00 towards the provision of West Cambie childcare facilities to the City.
3. Voluntary contribution of \$129,068.00 towards the provision of improvements to the proposed High Street within the Alexandra Neighbourhood (West Cambie).
4. Voluntary contribution of \$15,058.00 to assist in the Planning and Engineering costs for the Community Planning and Engineering services and infrastructure costs of the West Cambie Neighbourhood plan.
5. Provision of Public Art along Alexandra Way in accordance with City Policy, or a contribution toward the City's Public Art Statutory Reserve Fund in the amount of \$130,000.00.
6. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. In addition to the standard review, the applicant is to prove information pertaining to:
 - a) Design of the Alexandra Way thoroughfare.
 - b) Overall appropriateness of the landscaping plan – in particular the central amenity area and courtyard.
 - c) Design of a child's play area within the outdoor amenity area.
 - d) Overall appropriateness to the Form and Character of the buildings and the interaction to the street.
 - e) Providing a security deposit for the removal of 4 large trees fronting Odlin Road at \$10,000 per tree.
 - f) Compensation for the removal of two trees on City property at a rate of \$1,000 per tree removed payable to the Richmond Parks Department Tree Compensation Fund.

Prior to issuance of a Building Permit*, the developer is required to complete the following:

- a) Enter into the City's standard Servicing Agreement to design and construct offsite upgrades. Works include, but are not limited to:
 - i) Connecting to the works done to the property to the west (Meridian Gate) via SA-07-365378 and to the property to the east (Cambridge Park) via SA 08-439201. This includes road improvements on Odlin Road with a 2.0 m wide sidewalk and 2.5 m wide boulevard with trees and street lighting and building and raising about 2/3 of the road to match existing works. Tomicki works include extending the works from SA 08-439201 to include 2.0 m wide sidewalk but interim boulevard / extruded curb and 6.0 m of asphalt with storm and sanitary works required.

- ii) Confirmation existing City utilities meet current City Standards or upgrade as required.
- iii) Ultimate design and construction of the entire 11.0 m width of Alexandra Way. This will include the development of the thoroughfare on the adjacent property to the west (Meridean Gate as part of DP 06-352741).
- b) A construction parking and traffic management plan to be provided to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>);
- c) Incorporation of accessibility measures for aging in place in Building Permit drawings for all units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails;
- d) The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. Contact Building Approvals Division at 604-276-4285.
- e) Fire flow calculations based on the Fire Underwriter Survey confirming adequate available flow is required at the Building Permit stage;
- f) Demonstration of compliance with all terms outlined in Section 4.16 of the Zoning Bylaw to permit floor area exclusion in lieu of the provision of dwelling units with basic universal housing features;
- g) Certification by a registered professional that any required noise insulation measures may be installed according to recommendations in the required acoustic report;
- h) Payment of \$1,836.72 per unit plus applicable interest towards the Alexandra Neighbourhood Development Agreement; and
- i) Payment of the Supplementary Development Cost Charges for the Alexandra Area.

* 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, and/or such other security deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed

Date



**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw
8715 (RZ 09-453123)
9388 Odlin Rd (formerly 9340, 9360 and 9400 Odlin Road)**

The Council of the City of Richmond enacts as follows:

1. Schedule 2.11A (West Cambie Area Plan) of Official Community Plan Bylaw No 7100 is amended by:

- (1) adding the following new section (8.4.5), to Section 8.4 (Alexandra’s Building Sustainability Guidelines):

“8.4.5 Alexandra District Energy Unit

“To reduce greenhouse gas emissions, as indicated in Table 1 below, the following 5 development proposals (e.g., in-stream proposals) may receive an additional 4% Density Bonus upon committing the project to hook into the Alexandra District Energy Unit.”

Table 1 - Additional ADEU Density Bonus For Certain Instream Applications				
In Process	Address	Approved / Proposed FAR	Additional Square Footage	New Total FAR
Residential				
- GBL Architects	9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)	1.7	7,624	1.76
- 0797460 BC Ltd	9393 Alexandra Road	1.6	4,627	1.66
- Polygon - Mayfair Place	9331, 9351, 9371, 9391 and 9411 Odlin Road	1.68	12,275	1.74
- Fred Adab Architecture	9251 and 9291 Alexandra Road	1.5	4,095	1.55
Commercial				
- SmartCentres	4660, 4680, 4700, 4720 and 4740 Garden City Road; 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road	0.61	3,026	0.615

- (2) adding the following reference to the legend of the West Cambie Area Plan - Alexandra Neighbourhood Land Use Map:

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

2. This Bylaw is cited as "Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 8715".

FIRST READING

FEB 28 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept <i>al</i>
APPROVED for legality by Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8716 (RZ 09-453123)
9388 ODLIN RD (FORMERLY 9340, 9360 AND 9400 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 the following new subsection into the Permitted Density Section of the Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) zoning district and renumbering the remaining subsections accordingly:

“18.24.4.3 Notwithstanding Section 18.24.4.2, the reference to “1.7” is increased to the higher density of “1.76” for the following site if, prior to first occupancy of the building, the owner provides the amenity of a reduction in greenhouse gas emissions by connecting, or committing to connect in a manner satisfactory to the City, any buildings on the lands to the Alexandra District Energy Utility pursuant to Bylaw No. 8641.

9388 Odlin Rd (formerly 9340, 9360 and 9400 Odlin Road)
P.I.D. 028-307-976
Lot A Section 34 Block 5 North Range 6 New Westminster District Plan BCP45824”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)

P.I.D. 028-307-976
Lot A Section 34 Block 5 North Range 6 New Westminster District Plan BCP45824

- 3. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 8716”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

FEB 28 2011

Approval lines for Council members



MAYOR

CORPORATE OFFICER