



To: Planning Committee
From: Wayne Craig
Director of Development

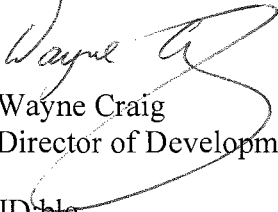
Date: July 15, 2014
File: RZ 14-656219


**Re: Application by S-8135 Holdings Ltd. for Rezoning at 9191 and
9231 Alexandra Road from RS1/F (Single-Detached) to ZMU28
(Residential/Limited Commercial)**

Staff Recommendation

1. That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9164, to amend Schedule 2.11A of the Richmond Official Community Plan Bylaw 7100,:
 - to create a new “Residential Mixed Use” designation and change the land use designation on the Alexandra Neighbourhood Land Use Map for 9191 and 9231 Alexandra Road from “Mixed Use” to “Residential Mixed Use”; and
 - to incorporate related text and map changes to Section 8.2 of the Area Plan,be introduced and given first reading.
2. That Bylaw 9164, having been considered in conjunction with:
 - The City’s Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act.
3. That Bylaw 9164, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

- 4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9163 to create the “Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)” zone and to rezone 9191 and 9231 Alexandra Road from “Single-Detached (RS1/F)” to “Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)” be introduced and given first reading.


Wayne Craig
Director of Development
JD:blg

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

Staff Report

Origin

S-8135 Holdings Ltd. has applied to the City of Richmond to rezone 9191 and 9231 Alexandra Road from “Single-Detached (RS1/F)” to a new site-specific zone, “Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)”, in order to develop 49 three-storey townhouses; including nine (9) live/work units, with an overall floor area ratio (FAR) of 0.9. Amendments of the West Cambie Area Plan (WCAP) are also required.

Site Location and Surrounding Development

The proposed development is located in the Alexandra Neighbourhood on two (2) lots lying between Tomicki Avenue and Alexandra Road (Attachment 1). The lots are currently undeveloped.

The surrounding context includes:

To the North, across Tomicki Avenue: a recently constructed, three-storey and four-storey, 259-unit, apartment-residential development.

To the East, on the adjacent property and currently under Development Permit application: an anticipated four-storey, mixed-use retail and apartment-residential development (DP 12-613293).

To the South, across Alexandra Road and currently under Development Permit application: an anticipated three-storey, internally oriented, commercial development (Smart Centres), with approximately 387,000 ft² of retail space (DP 13-650988).

To the West, on the adjacent property: an existing undeveloped lot that is designated for “Business/office” uses at 1.25 FAR in the West Cambie Area Plan.

Background

The combined area of the development site is 8,104 m² (87,227 ft²). The developer will be required to dedicate land for a road along the west side of the site to extend Dubbert Street from Tomicki Street to Alexandra Road. Smaller land dedications will also be required on Tomicki Avenue and Alexandra Road. After dedications, the net site area will be approximately 6,135 m² (66,033 ft²).

Project Description

The proposed development includes 49 three-storey townhouses, of which nine (9) are live/work units located along the Alexandra Road frontage of the site. The townhouses are arranged in six (6) clusters, one (1) each facing Alexandra Road and Tomicki Avenue, two (2) facing the new Dubbert Street and two (2) aligned with the existing east property line.

The site has two (2) vehicle access points; both from Dubbert Street, which lead to an internal drive aisle. Parking is provided beneath each unit accessed from the drive aisle. Common open space is located toward the centre of the site fronting Dubbert Street (Attachment 3).

The proposed floor area is 5,465 m² (58,825 ft²), which approximates an FAR of 0.9. The proposed development includes two, three and four bedroom townhouse units that range in size from approximately 96.8 m² to 144 m² (1042 ft² to 1,551 ft²). One (1) unit is convertible.

Findings of Fact

A Development Application Data Sheet providing basic details about the development proposal is attached (Attachment 2).

Related Policies and Studies

Official Community Plan - Bylaw 9000 and West Cambie Area Plan - Bylaw 7100: The Official Community Plan (OCP) Land Use Map designates the subject properties for “Mixed Use” development. Further, the West Cambie Area Plan designates the properties for “Mixed Use” development defined as “... abutting the High Street, medium density residential over retail and, not abutting the High Street, medium density residential” (Attachment 4). The WCAP establishes a base FAR of 1.25 for this land use designation, with a possible increase to 1.5 FAR for provision of affordable housing. These designations were established to encourage development of a “complete”, medium-density neighbourhood with a combination of commercial and residential uses on a new High Street located along Alexandra Road and Dubbert Street. Amendments to the Area Plan are required to facilitate the proposed development. These amendments are discussed in detail in the Staff Comments and Analysis sections of the report.

Alexandra District Energy Utility - Bylaw 8641: The Alexandra District Energy Utility – Bylaw 8641 (ADEU) applies to the subject site. Development on this site is required to connect to the Alexandra District Energy Utility (ADEU) and to provide 70% of its thermal energy needs using the ADEU. Legal agreements to secure the ADEU connection are required prior to adoption of the rezoning by-law.

West Cambie - Alexandra Interim Amenity Guidelines - Policy 5044: As the development site is located within the West Cambie Planning Area, the project is subject to the “West Cambie-Alexandra Interim Amenity Guidelines Policy 5044”. The Policy establishes guidelines for voluntary developer contributions toward affordable housing, community and engineering planning costs, childcare and City beautification for new developments in the Alexandra area. The general details of the amenity proposal are discussed in the Analysis section of the report.

Additional Policies: Other policies that apply to rezoning or subsequent approvals for the subject site include: OCP Section 14.2.10 - Green Buildings and Sustainable Infrastructure; Flood Plain Designation and Protection - Bylaw 8204; Tree Protection – Bylaw 8057; Aircraft Noise Sensitive Development Policy (ANS DP); Cash In Lieu of Indoor Amenity Space - Policy 5041; Richmond Public Art Program Policy, Procedures Manual and Plans; and, WCAP Section 9.3 – Alexandra Neighbourhood Implementation Policy. An overview of these policies is provided in the Analysis section of this report, along with the proposed conformance strategies.

Consultation and Public Input

Adjustments of the West Cambie Area Plan land use descriptions are being proposed in conjunction with the application. A rezoning site sign has been installed at the site. Staff have received no verbal or written public input regarding the proposed rezoning.

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school-aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves 49 multiple-family housing units.

Staff Comments

West Cambie Area Plan Amendments: The application proposes land uses that differ from those anticipated by the WCAP. In lieu of medium density residential development with residential over retail along the High Streets, the applicant is proposing town housing along the Dubbert Street portion of the High Street and live/work dwellings along the Alexandra Road portion of the High Street. To accommodate these changes, a new Alexandra Land Use Map designation, “Residential Mixed Use”, is being proposed for the subject site. It adds live/work dwellings to the current use provisions and does not assign specific uses to the High Street. Staff support the proposed changes, as discussed under “Land Use” in the following section.

Analysis

Commentary is provided below with respect to land use, density, proposed zoning, proposed parking and loading, urban design, district energy, green buildings and sustainable infrastructure, flood control, tree protection, aircraft noise, indoor amenity space, community amenity contributions, affordable housing, public art and the neighbourhood implementation strategy.

Land Use: In lieu of providing retail along the High Street, which includes both the Alexandra Road and Dubbert Street frontages, the applicant has proposed town housing along Dubbert Street and live/work dwellings along Alexandra Road. The proposed WCAP amendments will support this arrangement. The live/work units proposed along the Alexandra Road portion of the High Street will provide for commercial uses at grade, in keeping with the intent of the Area Plan. Legal agreement registered on title will identify the work portion of these units and ensure the work portion is not converted to residential living quarters. Live/work uses are not proposed on Dubbert Street as the realignment of the High Street, as part of the Smart Centres application, focuses the retail activity towards Alexandra Road.

Density (FAR): The proposed FAR is 0.90, which is less than the Land Use Map medium density FAR range of 1.25 to 1.50 (with affordable housing). The applicant has explored various approaches to developing the site to higher densities than that proposed, but has concluded such a project would not be viable due to a mismatch between the size and configuration of the site, the inclusion of retail uses and the size and configuration of the related parking structure.

Proposed Zoning: The proposed zoning for this site includes: an FAR of 0.90, maximum 45% lot coverage for buildings, minimum setbacks from the street frontages of 3.0 m (9.8 ft.), a maximum height of the lesser of 12.0 m or three storeys, and a minimum site size of 0.60 ha (roughly based on the area of the subject site). Provisions of note that are supported by staff include:

- The 3.0 m (9.8 ft.) setback on all street frontages, because it is consistent with the 3.0 m build-to-line promoted by the Alexandra Character Area guidelines for the High Street and it will provide the applicant with flexibility to achieve larger usable private open space to the rear of street fronting units as well as more visual interest along the drive aisles.

Proposed Parking and Loading: The proposed development will conform to Section 7.0 of the Richmond Zoning Bylaw, with the following site-specific parking provisions proposed:

- 1.5 spaces/unit, which is the common standard for the West Cambie Neighbourhood given its proximity to the City Centre and transit; and
- A tandem parking ratio of 55% of the total number of residential units, given that this site does not abut single-family neighbourhoods and should not create overflow parking issues.

Urban Design: Except for issues that relate directly to the proposed new zoning schedule, detailed urban design review with respect to adjacencies, site planning, functional planning, architectural form and character, landscape form and character and liveability will occur at the Development Permit stage. The proposal also will be reviewed by the Advisory Design Panel at the Development Permit stage.

Alexandra District Energy Utility (ADEU): The proposed development will meet the requirements of the Alexandra District Energy Utility Bylaw and the developer is expecting to use the ADEU for space heating and cooling as well as domestic hot water pre-heating, noting that cooling is necessary to address the Aircraft Noise Development Requirements.

Green Buildings and Sustainable Infrastructure: OCP Section 14.2.10, Development Permit Guidelines – General, outlines expectations related to green buildings and sustainable infrastructure and includes provisions regarding energy efficiency, water conservation, building materials, health and air quality and urban agriculture. At the Development Permit stage, the project will be expected to address these guidelines.

Flood Construction Elevation and Road Elevation Requirements: The West Cambie Area Plan establishes a minimum Flood Construction Level within the Alexandra Neighbourhood of 2.6 m GSC and a minimum elevation of 2.0 m GSC for all new roads within the neighbourhood. Roads should be established at the highest possible elevations within the constraints of functional road design. Detailed design will occur at subsequent stages of the approval process

Tree Protection: The Tree Protection Bylaw addresses tree retention, protection and replacement on the subject site and the surrounding City property. The site has been assessed as follows:

- There are five (5) bylaw-size trees on site, none of which is a good candidate for retention. Replacement trees are provided in the landscape plan beyond the 2:1 replacement ratio established by the OCP.
- There is one (1) tree located on City property in poor condition and conflicting with proposed development. It is proposed to be removed a contribution of \$1,300 toward the City's Tree Compensation Fund is provided.

Aircraft Noise Policy: The subject property is located within “Area 2” of the Aircraft Noise Sensitive Development Policy Areas. All aircraft noise sensitive land uses except new single-family may be considered within Area 2. The proposed townhouse development conforms to this policy and rezoning adoption will require registration of restrictive covenants, submission of an acoustic report and incorporation of noise mitigation in construction such as mechanical ventilation and central air conditioning.

Indoor Amenity Space: Payment of cash, in-lieu of providing indoor amenity space for multi-family developments, may be provided as an option as part of the Development Permit process (Cash In Lieu of Indoor Amenity Space Policy 5041). The developer proposes to provide a cash-in-lieu contribution of \$80,000.00 to the Recreation Facility Reserve.

Community Amenity Contributions: The developer will contribute to community amenities, pursuant to the West Cambie-Alexandra Interim Amenity Policy 5044 and based on the proposed floor area ratio of 0.9, as follows:

- Community and engineering planning costs at \$0.07/ft² (i.e. at \$4,160.08).
- Child care at \$0.60/ft² (i.e. \$35,657.82).
- City beautification at \$0.60/ft² (i.e. \$35,657.82).

The project may qualify for a reduction in the City Beautification contribution, based on the cost of off-site beautification works included in the Servicing Agreement, as determined by the Director of Development.

Affordable Housing Contribution: The developer will contribute to affordable housing, pursuant to the West Cambie-Alexandra Interim Amenity Policy 5044 and based on the proposed floor area ratio of 0.9, as follows:

- Affordable Housing costs at \$5.10/ft² (i.e. \$303,091.47).

The affordable housing contribution will be added to the West Cambie Affordable Housing Reserve Fund.

Public Art: Richmond’s Public Art Policy requires that the developer submit a Public Art Plan or make a financial contribution for the provision of Public Art on the site or in the City. A voluntary contribution to the City’s Public Art fund, based on a maximum FAR of 0.9 and a contribution of \$0.77/ft² (\$45,302.95) is included in the rezoning considerations.

Neighbourhood Implementation Strategy: Neighbourhood infrastructure expectations are articulated in Section 9.3 of the WCAP. The requirements that apply to the subject site include frontage improvements on Tomicki Avenue, Dubbert Street and Alexandra Road as well as various water, sanitary and drainage works. These are described in more detail in the Rezoning Considerations (Attachment 5).

Financial Impact or Economic Impact

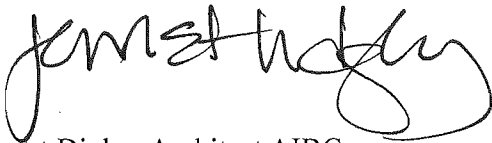
The Operating Budget Impact (OBI) for engineering and transportation works is \$5,000.

Conclusion

The proposed development provides for three-storey, ground-oriented town housing with live/work units fronting Alexandra Road. The proposed OCP amendments will support the addition of live/work dwellings to the current land uses and will permit residential uses fronting the High Street. The proposed site-specific zone, "Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)" will provide for development with a FAR of 0.9, a height of 12.0 m (40 ft.), a residential parking ratio of 1.5 spaces per unit and a provision to allow for 55% of the units to incorporate a tandem parking arrangement.

Based on the information submitted, it is recommended that:

- a) Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9164, to revise the provisions of the West Cambie Area Plan, be introduced and given first reading; and
- b) Richmond Zoning Bylaw 8500, Amendment Bylaw 9163, to create the zone "Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)" and to rezone 9191 and 9231 Alexandra Road from "RS1/F" to "ZMU28" be introduced and given first reading.



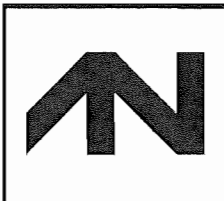
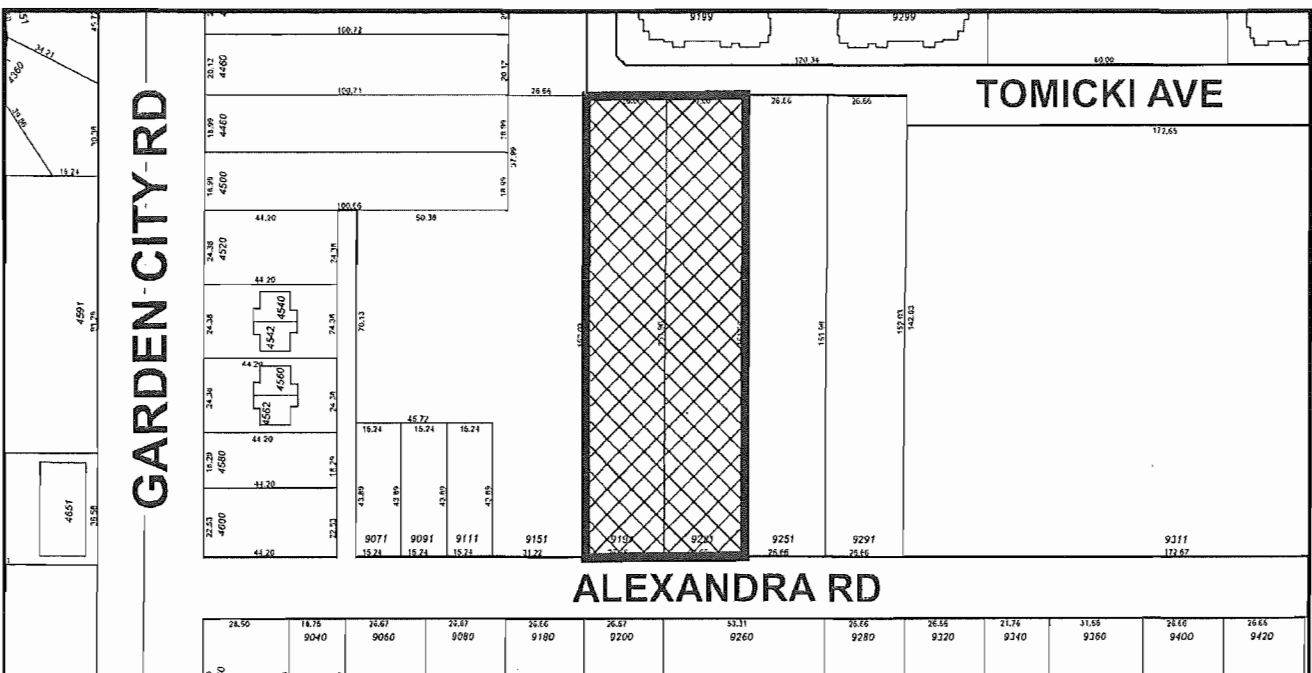
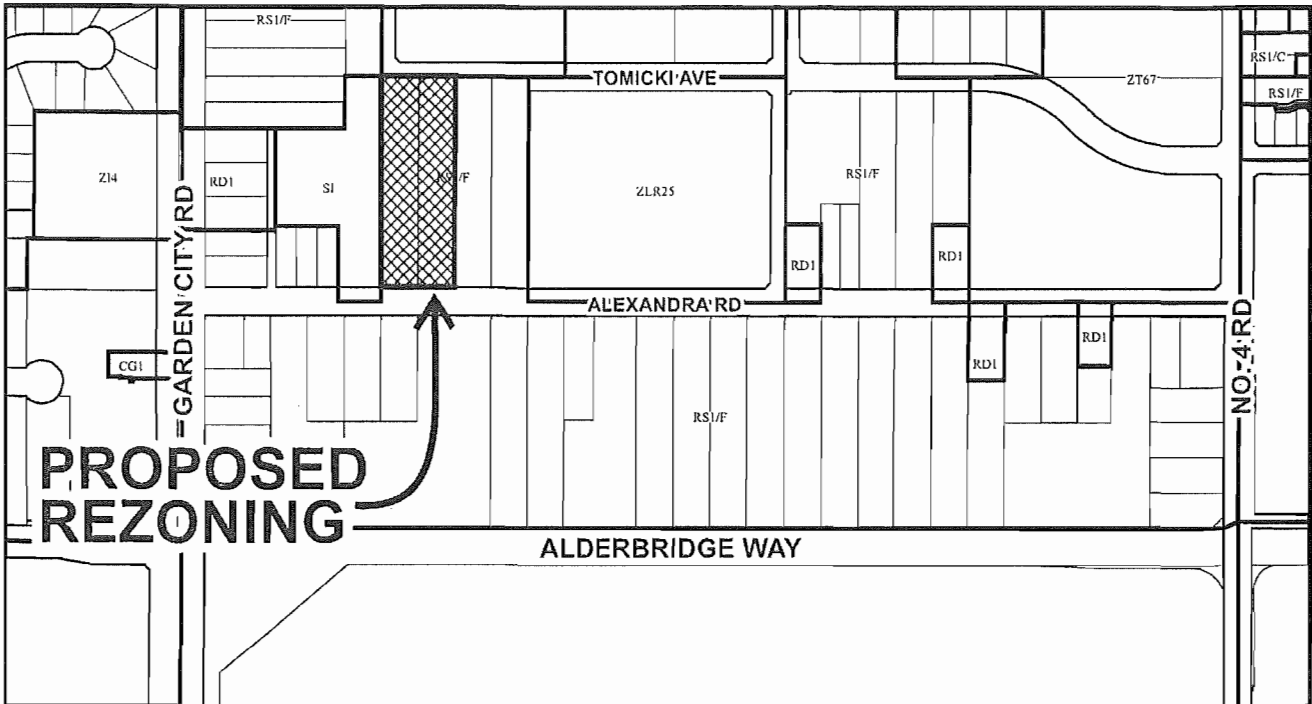
Janet Digby, Architect AIBC
Senior Planner 3-Urban Design
(604-276-4620)

JD:blg

- Attachment 1: Aerial View and Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Drawings
- Attachment 4: Alexandra Neighbourhood Land Use Map
- Attachment 5: Rezoning Considerations



City of
Richmond



RZ 14-656219

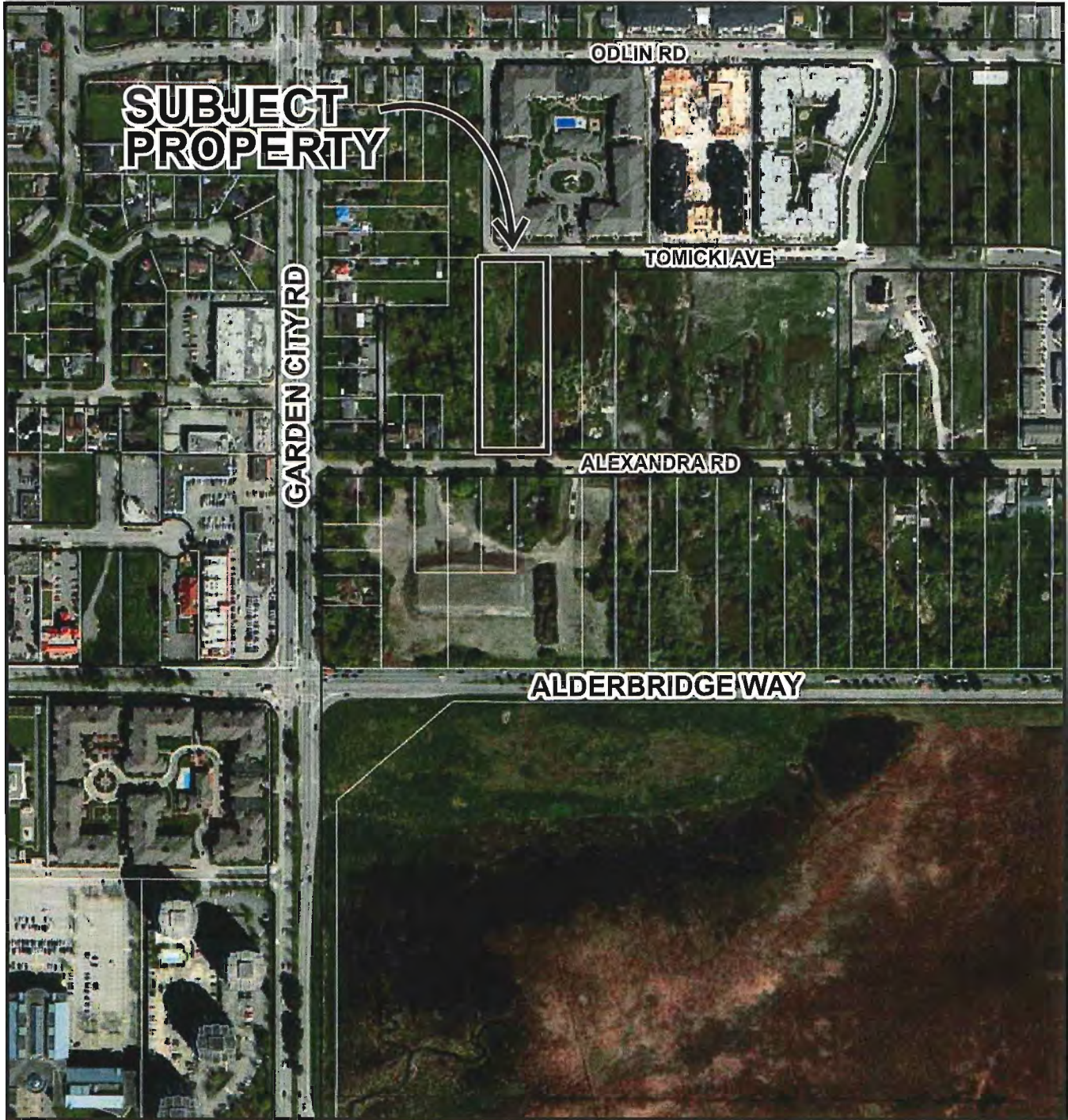
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-656219

Original Date: 03/06/14

Revision Date:

Note: Dimensions are in METRES

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City of
Richmond

Development Application Data Sheet
Development Applications Division

RZ 14-656219

Attachment 2

Address: 9191 and 9231 Alexandra Road

Applicant: S-8135 Holdings Ltd.

Planning Area(s): West Cambie Area Plan

	Existing	Proposed
Owner:	S-8135 Holdings Ltd.	S-8135 Holdings Ltd.
Site Size (m ²):	8,103.7 m ² (0.81 ha / 2.0 acres)	6,134.7 m ² (0.61 ha / 1.5 acres) after road dedications
Land Uses:	Single-Family	Mixed Use
OCP Designation:	Commercial / Mixed Use	Mixed Use
Area Plan Designation:	Mixed Use – (retail and residential)	Mixed Use – (live/work and residential)
Zoning:	Single-Detached (RS1/F)	Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)
Number of Units:	0	49

On Future Subdivided Lots	Bylaw (ZMU28)	Proposed (Application)	Variance
Floor Area Ratio:	Max. 0.9	0.891	none permitted
Lot Coverage – Building:	Max. 45%	43.5%	none
Lot Size (min. area):	0.60 ha	0.61 ha	none
Setback – Front Yard / Road (m):	3.0 m Min.	3.0 m Min.	none
Setback – External Side (m):	3.0 m Min.	3.0 m Min.	none
Setback – Internal (m):	3.0 m Min.	3.0 m Min.	n/a
Setback – Rear (m):	3.0 m Min.	3.0 m Min.	none
Height (m):	12.0 m	10.67 m	none
Off-street Parking Spaces – Residential / Visitor / Live/Work:	$1.5(R) + 0.2(V) + 0.5(LW)$ Unit	$1.5(R) + 0.2(V) + 0.5(LW)$ unit	none
Off-street Parking Spaces – Total:	89	89	none
Tandem Parking Spaces:	55%	55%	none

On Future Subdivided Lots	Recommendation (OCP)	Proposed (Application)	Variance
On-site	5 trees / 2:1 replacement	10 plus trees	n/a
Off-site	1 tree / 2:1 replacement	\$1,300	n/a

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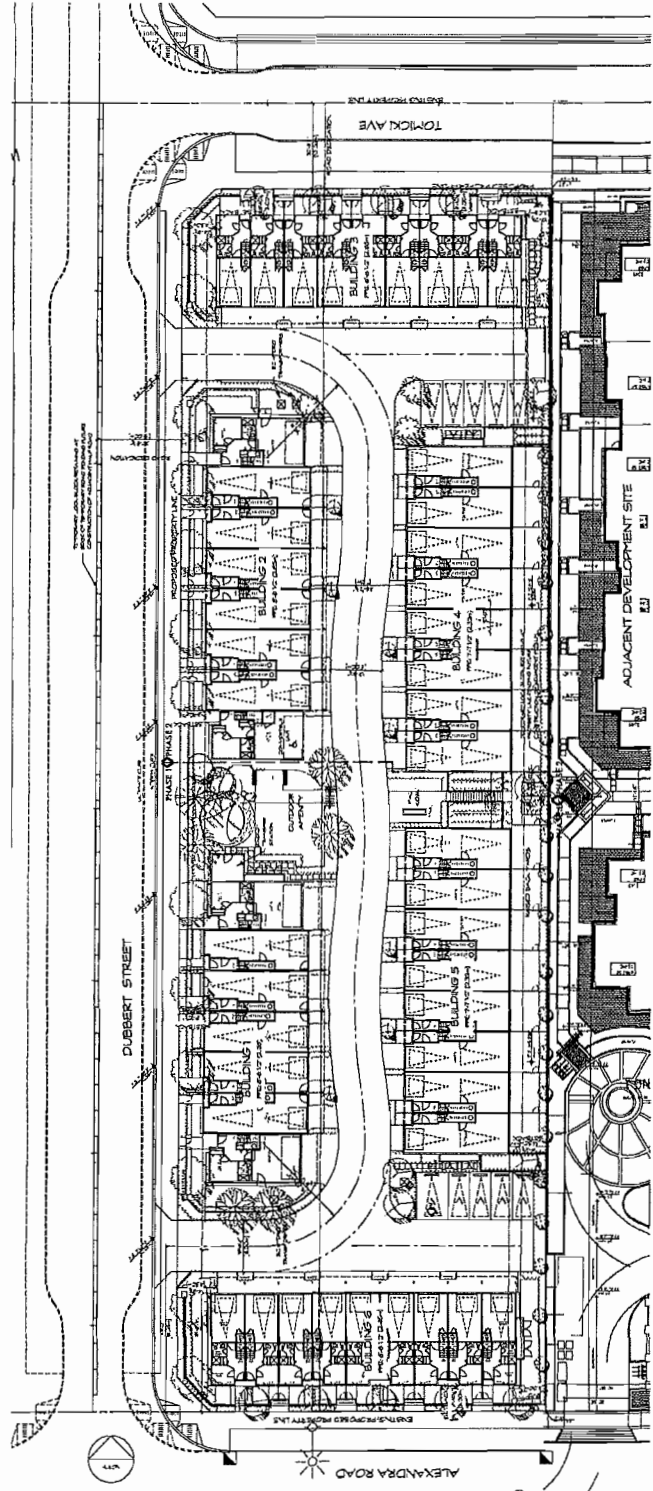
ALEXANDRA TOWNHOMES PROJECT STATISTICS

REVISION	DATE	DESCRIPTION
1		

DESCRIPTION	AREA (sq ft)	PERCENTAGE	NET AREA (sq ft)
GROSS SITE AREA	67,027.9	0.61 %	67,027.9
DEDICATIONS	21,877.7	0.18 %	21,877.7
NET SITE AREA	66,033.3	0.63 %	66,033.3
PROPOSED P&S	15,144.8		15,144.8
PROPOSED P&S COVERAGE	6,816.2	40.50 %	6,816.2
PERMITTED P&S	0.96	0.01 %	0.96
PERMITTED P&S COVERAGE	43,414.4	65.45 %	43,414.4
FLOOR AREA	633,612		633,612
UNIT COUNT	49		49
OUTDOOR AREA	305,542		305,542
RESIDENT PARKING	79		79
TANDEM PARKING	2		2
BIKE PARKING	63		63
SMALL CAR ACCESSIBLE	2		2
MIN 2m READ STALLS	1		1
MIN 0.3m UNIT	2		2
TOTAL UNITS	64.8		64.8

ALEXANDRA TOWNHOMES UNIT SUMMARY

UNIT	DESCRIPTION	UNIT AREA (sq ft)	UNIT COUNT	TOTAL AREA (sq ft)
A1	3 BEDROOM INTERLOCK 1	1,325.7	5	6,628.5
B1	3 BEDROOM INTERLOCK 2	1,387.8	6	8,326.8
C1	3 BEDROOM INTERLOCK 1 END	1,365.9	2	2,731.8
D1	3 BEDROOM INTERLOCK 2 END	1,374.9	3	4,124.7
E1	4 BEDROOM (Corner Unit)	1,863.2	1	1,863.2
F1	2 BEDROOM - OFFICE	1,031.7	7	7,221.9
P1	2 BEDROOM - OFFICE	1,271.2	7	8,898.4
FL1	2 BEDROOM - OFFICE END	1,331.2	2	2,662.4
TOTAL		1,316.5	49	633,612



RC&A
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200 - 1330 Columbia Street
Victoria, BC V8W 2Y1
Canada
Tel: (250) 887-4441
Fax: (250) 887-4441
admin@robertclosson.com

ALEXANDRA TOWNHOMES
5981 - 8238 Alexandra Rd,
Surrey, BC

Site Plan

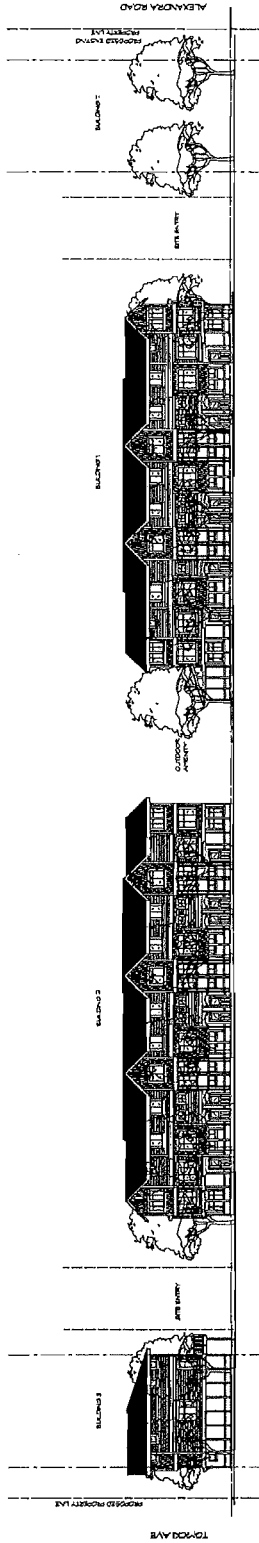
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NO. 1	DATE	DESCRIPTION



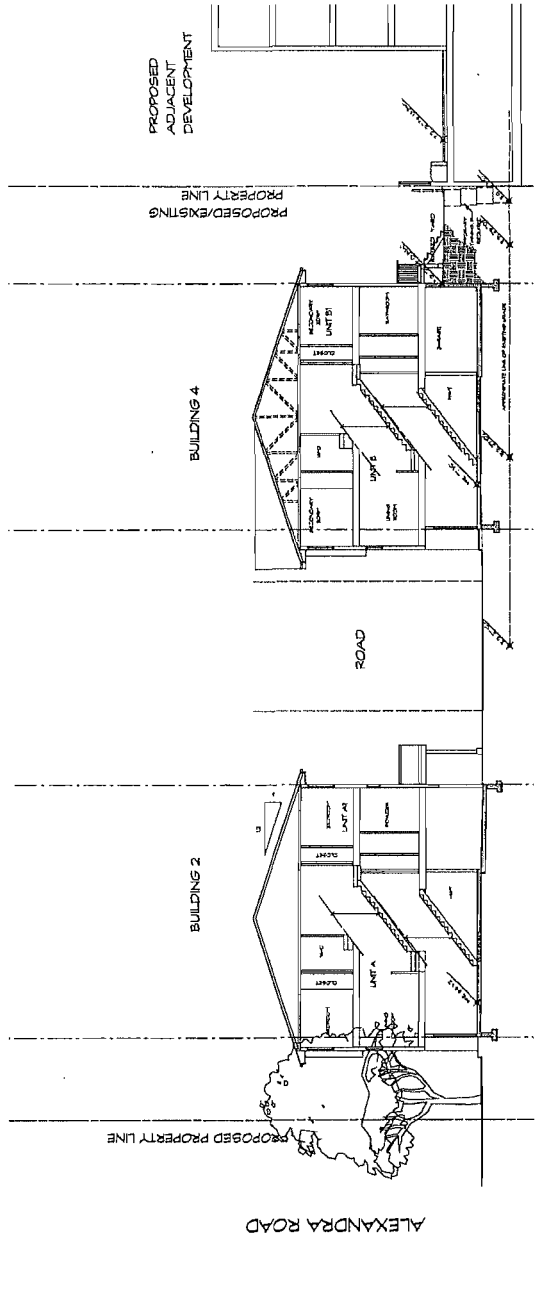
1. STREETSCAPE (DURBERT STREET)
A1.1

CNCL - 404

RCA
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Canada Tel: 416-593-7333
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ATTACHMENT 3

PROJECT NO.	ALEXANDRA
DATE	
DESIGNED BY	
PROJECT NO.	RCA-201
DATE	
DESIGNED BY	
Streetscape and Site Section	
SCALE	
DATE	
PROJECT NO.	A1.1



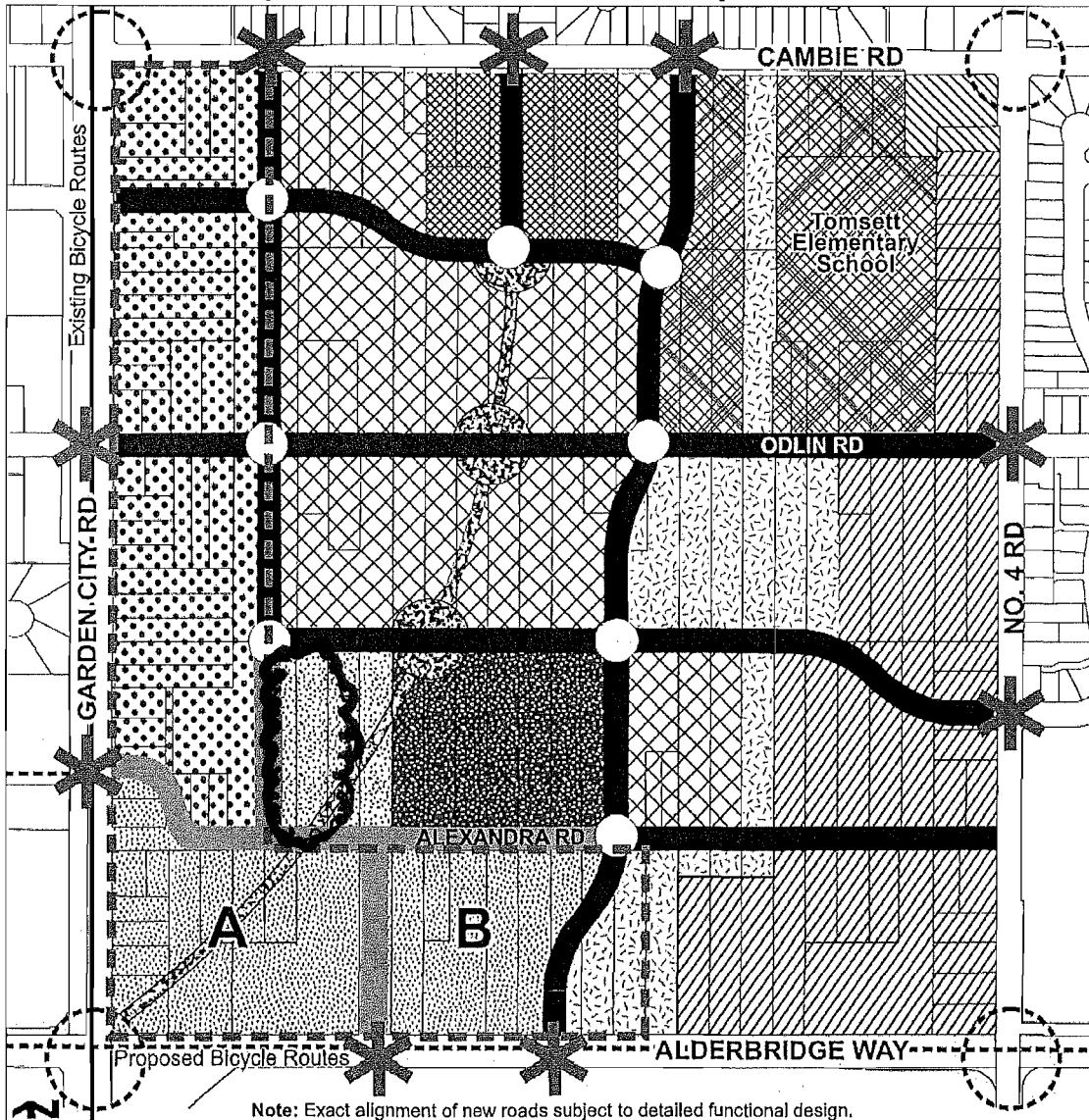
2. SITE SECTION
A1.1

FOR SCALE AND DIMENSIONS, REFER TO THE DRAWING.

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9021
2013/10/15



Area of No Housing Affected by Aircraft Noise	Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.	Park: North Park Way, Central Park, South Park Way
Business/Office - office over retail FAR up 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 Passaga 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. (5-storey maximum).		New Traffic Signals
Residential Area 1B 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).		Feature Intersections - details to be developed
		Feature Landmarks in Combination with Traffic Calming Measures

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

SUBJECT SITE CNCL - 405



City of
Richmond

Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9191 and 9231 Alexandra Road

File No.: RZ 14-656219

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9163, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9164.
2. Road dedications as follow:
 - a. Tomicki Avenue - 10 m wide strip along the full northern frontage.
 - b. Dubbert Street – 10 m wide strip along the full western frontage.
 - c. 4 m x 4 m corner cuts required at the Dubbert Street/Tomicki Avenue and Dubbert Street/Alexandra Road intersections, measured from new property lines.
3. Consolidation of all the lots into one (1) development parcel (which will require the demolition of any existing buildings).
4. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
5. Registration of an aircraft noise sensitive use covenant on Title.
6. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area within a unit into habitable space.
7. Registration of a legal agreement(s) regarding the developer's commitment to connect to the West Cambie District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering.
8. Registration of a live/work dwelling covenant on Title identifying the portions of the live/work dwelling used for work and prohibiting the conversion of the identified portions to residential use.
9. City acceptance of the developer's offer to contribute voluntarily \$1,300 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
10. City acceptance of the developer's offer to contribute voluntarily, per the West Cambie - Alexandra Interim Amenity Guidelines, \$5.10 per buildable square foot (e.g. \$303,091.47, to be recalculated through the Development Permit once the final floor area has been refined) to the West-Cambie Affordable Housing Capital Reserve (70%) and the Affordable Housing Operating Reserve Fund (30%) – Account # 7600-80-000-90151-0000 and Account # 7600-80-000-90152-0000 respectively.
11. City acceptance of the developer's offer to contribute voluntarily the following amounts per the West Cambie - Alexandra Interim Amenity Guidelines, \$0.07 per buildable square foot (e.g. \$4,160.08, to be recalculated through the Development Permit once the final floor area has been refined) toward community planning and engineering costs in the West Cambie area – Account # 3132-10-520-00000-0000.
12. City acceptance of the developer's offer to contribute voluntarily the following amounts per the West Cambie - Alexandra Interim Amenity Guidelines, \$0.60 per buildable square foot (e.g. \$35,657.82, to be recalculated through the Development Permit once the final floor area has been refined) toward childcare costs in the West Cambie area – Account # 7600-80-000-90158-0000.
13. City acceptance of the developer's offer to contribute voluntarily the following amounts per the West Cambie - Alexandra Interim Amenity Guidelines, \$0.60 per buildable square foot (e.g. \$35,657.82, to be recalculated through the Development Permit once the final floor area has been refined) toward City Beautification (High Street

Initial: _____

Streetscape Improvements) – Account # 2264-10-000-90582-0000 (which may be reduced at the discretion of the Director of Development).

14. City acceptance of a contribution of \$80,000.00 in-lieu of on-site indoor amenity space to be deposited in the Leisure Facility Reserve Fund – Account # 7600-80-90169-0000.
15. City acceptance of the developer’s offer to contribute voluntarily \$0.77 per buildable square foot (e.g. \$45,302.95, to be recalculated through the Development Permit once the final floor area has been refined) to the City’s Public Art fund – Account # 7600-80-000-90173-0000.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should include:
 - a. A mix of coniferous and deciduous trees.
 - b. The 10 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
10	6 cm		3 m

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Incorporation of sustainability measures in the Building Permit (BP) drawings as determined during the Rezoning and/or Development Permit processes.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Incorporation of CPTED measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
5. Payment of the sanitary pump station infrastructure latecomer fees, plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement (i.e. townhouse rate of \$3,307.47 per unit plus interest).
6. If applicable, payment of other latecomer agreement charges associated with eligible latecomer agreements.
7. Enter into a Servicing Agreement* for the design and construction of servicing infrastructure and frontage improvements. Works include, but may not be limited to:

[Water Works - Water analysis is not required. However, once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.]

Initial: _____

- a. Alexandra Road frontage:
 - i. Upgrade the existing 200 mm diameter AC watermain to 200 mm diameter PVC watermain from the west property line of 9191 Alexandra Road to East property line of 9231 Alexandra Road.
- b. Dubbert Street frontage:
 - i. Provide a new 200 mm diameter PVC watermain from the proposed watermain required on Alexandra Road to Tomicki Avenue and two (2) hydrants at a maximum distance of 75 m apart.
 - ii. The required watermain at Dubbert Street shall be designed and constructed to the ultimate condition.
- c. Tomicki Avenue frontage:
 - i. Provide a new 200 mm diameter PVC watermain from the proposed watermain required on Dubbert Street to the east property line of 9231 Alexandra Road. It should be in line with the watermain on Tomicki Avenue at May Drive. Provide a temporary tie-in from the proposed watermain to the east property line of 9291 Alexandra Road. This temporary tie-in will be connected to the watermain along the northern frontage of 9311 Alexandra Road (to be constructed under SA13-634677). Install a hydrant at the Tomicki Avenue frontage at a maximum distance of 75 m from the proposed hydrant required on Dubbert Street.

[Drainage works - Storm sewer capacity analysis is not required; however, the following storm sewer works are required.]

- d. Alexandra Road frontage:
 - i. Provide a new storm manhole at the intersection of Dubbert Street and Alexandra Road. It should be aligned with the existing storm sewer at Dubbert Street (north of Tomicki Avenue).
 - ii. Upgrade the existing ditch to a 1050 mm storm sewer from the proposed storm manhole as required at the intersection of Dubbert Street and Alexandra Road to the east property line of 9231 Alexandra Road at an offset of approx. 10m from the south property line of 9291 Alexandra Road. Provide a new storm manhole at the east end this upgrade. Interim tie-ins to either sides of the existing ditch may be required. Upgrade length is approximately 52 m.
- e. Dubbert Street frontage:
 - i. Provide a new 600 mm diameter storm sewer from proposed storm manhole required at the intersection of Alexandra Road and Dubbert Street to STMH108256 located at the intersection of Tomicki Avenue and Dubbert Street. Length of new pipe is approximately 164 m. A new adequately sized manhole is required at a maximum distance of 100 m from the proposed manhole required at the intersection of Alexandra Road and Dubbert Street as per City of Richmond Engineering Design Specs.
 - ii. The required drainage works at Dubbert Street shall be designed and constructed to the ultimate condition.

[Sanitary works - Sanitary sewer capacity analysis is not required; however, the following sanitary sewer works are required.]

- f. Dubbert Street:
 - i. Provide a new sanitary 200 mm diameter PVC sanitary sewer from existing sanitary manhole SMH 51176 at the intersection of Tomicki Avenue and Dubbert Street to approx. 75 m south from the north property line of 9191 Alexandra Road. The length of new pipe is approximately 78 m. A new adequately sized manhole is required at a maximum distance of 100 m from the proposed manhole required at south end of the proposed pipe as per City of Richmond Engineering Design Specs.
 - ii. The required sanitary works at Dubbert Street shall be designed and constructed to the ultimate condition.
 - iii. Sanitary service connection for the proposed site shall be at Dubbert Street frontage.

Initial: _____

[Additional requirements.]

- g. The developer is responsible for the under-grounding of the existing private utility pole lines along the Alexandra Road frontage. The developer shall provide private utility companies with the required rights-of-ways for their equipment (e.g. Vista, PMT, LPT, SAC Pad, kiosks, etc.) and/or to accommodate the future under-grounding of the overhead lines. This equipment must be located on private property and not within City SROWs or Public Rights-of-Passage and not impact public amenities such as sidewalks, boulevards and bike paths. The developer is responsible for coordination with private utility companies.

[Transportation works.]

- h. Applicant responsible for the design and construction of the following frontage improvements:
- i. Tomicki Avenue: Coordinate with the offsite works via RZ 12-598503 & RZ 10-534751 to complete to the road to the following ultimate standards (from south to north):
 - (a) 2 m wide concrete sidewalk
 - (b) min. 1.5 m wide treed/grassed boulevard
 - (c) curb/gutter
 - (d) minimum 8.5 m pavement width (11.2 m desired to accommodate on-street parking)
 - (e) reconstruction of the existing curb and widen the existing boulevard along the north side
 - ii. Dubbert Street: Complete to the road to the following interim standards (from east to west):
 - (a) 2 m wide concrete sidewalk
 - (b) 0.75 m wide interim treed/grassed boulevard
 - (c) Interim concrete extruded curb
 - (d) minimum 6.0 m wide pavement
 - (e) minimum 1.0 m wide shoulder with no-post barriers
 - iii. Alexandra Road: widen the road to accommodate the following (from north to south):
 - (a) 2 m wide concrete sidewalk
 - (b) min 1.5 m wide treed/grassed boulevard
 - (c) curb and gutter
 - (d) min. 6.2 m wide road pavement
 - (e) min. 1 m wide shoulder
 - (f) appropriate side slope and tie-in to the properties to the south

[Note that above is the minimum frontage works along Alexandra Road required of the development. Applicant should coordinate works required via RZ 10-528877 (Smart Center) to complete the road to the ultimate standard, which would include the following minimum road elements (from north to south):

- 2 m wide concrete sidewalk
- min 1.5 m wide treed/grassed boulevard
- curb and gutter
- min. 11.2 m wide road pavement
- curb and gutter
- min 1.5 m wide treed/grassed boulevard
- 2 m wide concrete sidewalk]

8. Refer to approved service agreement design drawings for works to be done by the City at the developer's sole cost via City Work Order.
9. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
10. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Initial: _____

Notes:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities comply with all relevant legislation.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9163 (RZ 14-656219)
9191 and 9231 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500, as amended further by inserting Section 20.28 thereof the following:

**20.28 Residential /Limited Commercial (ZMU28) – Alexandra
Neighbourhood (West Cambie)**

20.28.1 Purpose

The zone provides for low density town housing and live/work uses.

20.28.2 Permitted Uses

- housing, town
- live/work dwelling

20.28.3 Secondary Uses

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

20.28.3 Permitted Density

1. The maximum floor area ratio (FAR) is 0.90.

20.28.4 Permitted Lot Coverage

1. The maximum lot coverage is 45% for buildings.
2. No more than 70% of the lot may be occupied by buildings, structures and non-porous surfaces.
3. 20% of the lot area is restricted to landscaping with live plant material.

20.28.5 Yards & Setbacks

1. The minimum front yard, exterior side yard, interior side yard and rear yard is 3.0 m.

20.28.6 Permitted Heights

1. The maximum **height** for **buildings** is the lesser of 12.0 m or 3 storeys.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

20.28.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** area is 0.60 ha.

20.28.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw.

20.28.9 On-Site Parking and Loading

1. On-site **vehicle** parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a. the minimum number of **parking spaces** per **dwelling unit** shall be 1.5; and
 - b. the maximum number of **dwelling units** that may utilize a **tandem arrangement** is 55% of the total number of **dwelling units**.

20.28.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating them “Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)”.

P.I.D. 012-032-441
 East Half Lot 26 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 012-032-425
 West Half Lot 25 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9163**”.

FIRST READING

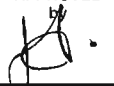

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND APPROVED  APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100,
Amendment Bylaw 9164 (West Cambie Area Plan)**

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

1. Richmond Official Community Plan Bylaw 7100 is amended in Schedule 2.11A by the following:

a) Section 8.2 Alexandra's Character Areas: Amend the legend in the Alexandra Neighbourhood Character Areas Map by deleting the following text under the term Mixed Use:

- “• abutting the High Street, medium density residential over retail;
- not abutting the High Street, medium density residential.”

and replacing it with the following:

- “• a mix of low to medium density residential with low to medium density residential over retail or live/work uses.”;

b) Section 8.2.3 Character Area 3 – The High Street: Amend the legend in the Character Area 3 – The High Street Map by deleting the following text under the term Mixed Use:

- “• abutting the High Street, medium density residential over retail;
- not abutting the High Street, medium density residential.”

and replacing it with the following:

- “• a mix of low to medium density residential with low to medium density residential over retail or live/work uses.”;

c) Section 8.2.3 Character Area 3 – The High Street: Add the following immediately after the fifth bullet under the subsection Land Uses:

- “• Within the area designated Residential Mixed Use, a mix of low to medium density residential with low to medium density residential over retail or live/work uses. Live/work uses would include an occupation or profession carried out by an occupant and up to one non-resident employee that is conducted in a mixed commercial/residential unit, the commercial portion of which is clearly designated as being at grade with living space above. From the building exterior, it should

present an attractive mixed use image (e.g., retail display windows at grade with residential above) and the work use should be situated at grade fronting the street.”;

- d) Section 8.2.4 Character Area 4 – Medium Density Housing: Amend the legend in the Character Area 4 – Medium Density Housing Map by deleting the following text under the term Mixed Use:

“• abutting the High Street, medium density residential over retail;

- not abutting the High Street, medium density residential.”

and replacing it with the following:

“• a mix of low to medium density residential with low to medium density residential over retail or live/work uses.”;

- e) Section 8.2.4 Character Area 4 – Medium Density Housing: Add the following immediately after the third bullet under the subsection Land Uses:

“• Within the area designated Residential Mixed Use, a mix of low to medium density residential with low to medium density residential over retail or live/work uses. Live/work uses would include an occupation or profession carried out by an occupant and up to one non-resident employee that is conducted in a mixed commercial/residential unit, the commercial portion of which is clearly designated as being at grade with living space above. From the building exterior, it should present an attractive mixed use image (e.g., retail display windows at grade with residential above) and the work use should be situated at grade fronting the street.”;

- f) Section 9.3 Alexandra Neighbourhood Implementation Strategy: Amend the Alexandra Neighbourhood Land Use Map:

- by changing the land use designation from “Mixed Use” to “Residential Mixed Use” for the area that is hatched within the lands outlined in bold in Schedule A to this bylaw, and amending the Alexandra Neighbourhood Land Use Map accordingly; and

- by adding the following to the legend:

“Residential Mixed Use:

- a mix of low to medium density residential with low to medium density residential over retail or live/work uses.

Max. 1.25 FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9164**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

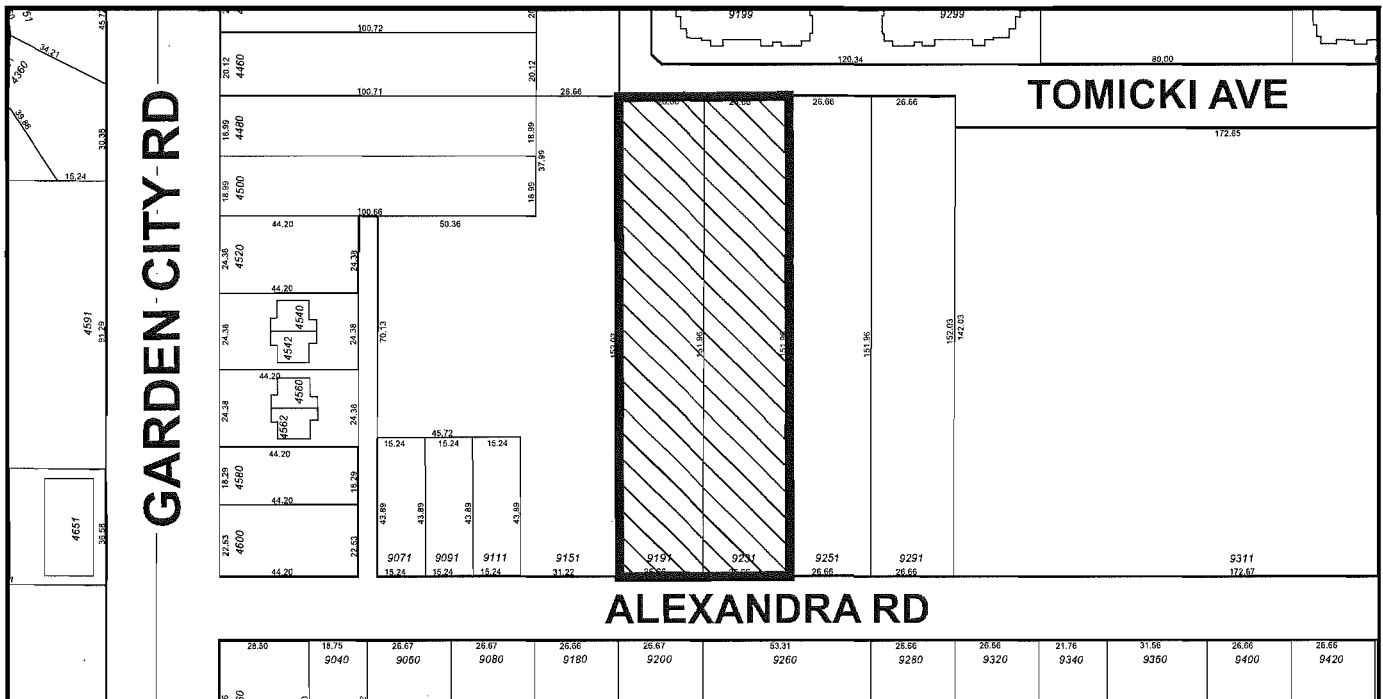
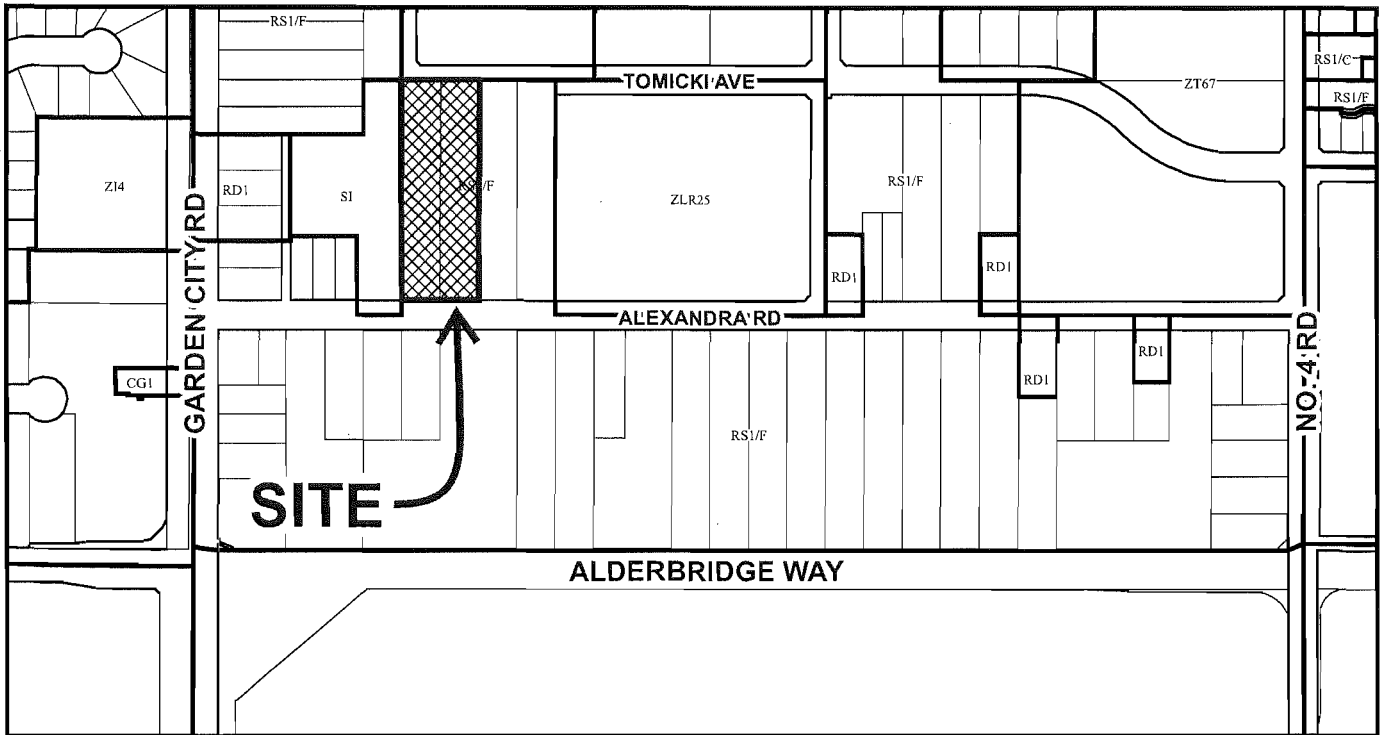
MAYOR

CORPORATE OFFICER



City of Richmond

“Schedule A” attached to and forming part of Bylaw 9164.



Proposed OCP Amendment (RZ 14-656219)

Original Date: 07/09/14

Revision Date: 07/16/14

Note: Dimensions are in METRES