



Development Permit Panel

Wednesday, September 25, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works, Acting Chair
Jim Bruce, General Manager, Finance and Corporate Services
Mike Kirk, General Manager, Human Resources

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, September 11, 2002, be adopted.

2. Development Permit DP 02-203516

(Report: August 27/02 File No.: 4105-20-02-203516) (REDMS No. 833388)

APPLICANT: Polygon Development 121 Ltd.

PROPERTY LOCATION: 8920 Alderbridge Way

INTENT OF PERMIT:

1. To allow the construction of a four-storey residential development on a parking slab, on a site zoned High-Density Residential District (R4), and that would:
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - Permit balconies and roof overhangs to project a maximum of 2m (6.562ft.) into the 6m (19.685ft.) setback along Garden City Road and along the western property line;
 - Permit the parking slab to be located within 0m (ft.) of the western property line;
 - Reduce the number of off-street parking spaces from 585 to 559;

- Reduce certain drive-aisle widths from 7.5m (24.606ft.) to 7.01m (23ft.); and to
- Permit entry and exit stairs within the 6m (19.685ft.) setback along Garden City Road and the western property line.

Applicant's Comments

Mr. Scott Baldwin, Senior Vice-President of Development, Polygon Development, Mr. Ray Letkeman, Architect and Mr. Peter Kruek, Landscape Architect, were present.

Mr. Baldwin, with the aid of a model and a site plan, reviewed the project as follows:

- although also owned by Polygon, development of the property to the west of the subject property had not yet been determined;
- the density was set at 2 FAR, however, the project will be built at 1.4 FAR;
- a strong prominent corner, strong urban edges and intimate courtyards had been provided;
- a lane with an adjacent walkway will be created on the south side of the property thru to Kwantlen Street;
- beautification improvements will be made along Alderbridge Way and Garden City Road; and
- in conjunction with the Public Art Commission a major piece of artwork was developed, a bronze sculpture, that is currently being produced in China for placement on the north-east corner in the spring of 2003.

Staff Comments

The Development Co-ordinator, Holger Burke, said that staff recommended approval of the application. Mr. Burke noted that the new lane, which extends through the property to the west of the subject property, will be built from Garden City Road through to Kwantlen Street as part of the initial development.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Acting Chair said that he appreciated the emphasis that had been placed on the "entrance to Richmond" and that the landscape plan was very effective.

Panel Decision

It was moved and seconded

That a development permit be issued for a property at 8920 Alderbridge Way that would:

1. *Allow the construction of a four-storey residential development on a parking slab, on a site zoned High-Density Residential District (R4), and that would:*
2. *Vary the regulations in the Zoning and Development Bylaw to:*
 - *Permit balconies and roof overhangs to project a maximum of 2m (6.562ft.) into the 6m (19.685ft.) setback along Garden City Road and along the western property line;*
 - *Permit the parking slab to be located within 0m (ft.) of the western property line;*
 - *Reduce the number of off-street parking spaces from 585 to 559;*
 - *Reduce certain drive-aisle widths from 7.5m (24.606ft.) to 7.01m (23ft.); and to*
 - *Permit entry and exit stairs within the 6m (19.685ft.) setback along Garden City Road and the western property line.*

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:40 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 25, 2002.

Jeff Day
Acting Chair

Deborah MacLennan
Administrative Assistant