



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** May 22, 2018

**From:** Joe Erceg  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2018-Vol 01

**Re:** Development Permit Panel Meeting Held on March 28, 2018

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-791769) for the property at 9211, 9251, 9271, 9291 Odlin Road be endorsed, and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on March 28, 2018.

DP 17-791769 – POLYGON BERKELEY HOUSE LTD. – 9211/9251/9271/9291 ODLIN ROAD

(March 28, 2018)

The Panel considered a Development Permit application to permit the construction of 265 residential units in two four-storey to six-storey multi-family apartment buildings over a common parkade on a site zoned “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)”. No variances are included in the proposal.

Applicant Scott Baldwin, of Polygon Development, Architect James Bussey, of Raymond Letkeman Architecture Inc., Landscape Architect Marina Rommel, of Connect Landscape Architecture provided a brief presentation on the proposal, noting:

- The majority of the units are family-oriented with two or three bedrooms.
- Dubbert Street will be constructed to an interim “half-road” along the site’s western frontage and the greenway will be completed along the eastern edge of the site.
- Buildings height is stepped down to four storeys and massing pulled southward to provide a generous interface with the townhouse development under construction to the north.
- Brick exterior wall framing structures help break up the massing into three distinct segments.
- The interior courtyard has been designed as a series of rooms with specialized uses, including open lawn, a central plaza, a mound and raised patio over a mechanical/electrical room, a children’s play area, and social rooms with more intimate seating areas.
- Semi-private walkways connect the greenway to Dubbert Street and the internal courtyard.

In response to Panel queries, Mr. Bussey and Ms. Rommel noted that (i) the project will be built in phases and the greenway will be constructed concurrently with the project, and (ii) wheelchair access to the internal courtyard from Odlin Road is through elevators in the lobby entrances.

Staff noted that there is a Servicing Agreement associated with the proposal for (i) the construction of Dubbert Street, (ii) frontage improvements along Odlin Road, and (iii) modification of the greenway to its ultimate design. Staff further noted that (i) the development will be connected to the Alexandra District Energy Utility (DEU) facility, (ii) the project has been designed to achieve the City’s Aircraft Noise Sensitive Development requirements, (iii) a 1.5 meter wide Odlin Road walkway will be constructed from Dubbert Street to Garden City Road as part of the proposed Transportation Demand Management (TDM) package, and (iv) the project includes 13 affordable housing units and 21 basic universal housing (BUH) units.

In response to Panel queries, staff noted that (i) the grade of the small townhouse development under construction to the north will match up with the proposed parking podium grade, (ii) similar developments have also modified an interim greenway to its ultimate configuration, (iii) the proposed building height and massing are consistent with the proposal presented by the

applicant during the rezoning process, and (iv) there is other six-storey development in the West Cambie Area to the northeast and southeast of the subject development.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel expressed support to the project, noting that (i) the project design is well thought out, (ii) the proposed Traffic Development Management (TDM) initiatives are appreciated, (iii) the design of the internal courtyard is thoughtful, and (iv) the provision for a dog wash will be appreciated by future residents of the proposed development.

The Panel recommends that the Permit be issued.