



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: October 23, 2013
File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting Held on October 16, 2013

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- i. a Development Permit (DP 13-631492) for the properties at 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road;

be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

DJ:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 16, 2013.

DP 13-631492 – POLYGON DEVELOPMENT 269 LTD. – 9311, 9331, 9393, 9431, 9451 AND 9471 ALEXANDRA ROAD
(October 16, 2013)

The Panel considered a Development Permit application to permit the construction of a 547 unit apartment complex on a site zoned “Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”. A variance is included in the proposal for increased building height at the lobby entrance and corners of each building.

Developer, Robin Glover, of Polygon, Architect, Karen Smith, of Robert Ciccozzi Architecture Inc., Landscape Architect, Bryce Gauthier, of Sharp and Diamond Landscape Architecture, Inc., provided a brief presentation of the proposal, highlighting:

- A single-storey indoor amenity building is proposed in the central internal courtyard.
- There are extensive terracing and landscaping along all street frontages.
- Alexandra Way Greenway rises towards the centre providing a flat connection to the internal courtyard.

In reply to queries from the Panel, the following additional information was provided:

- The central courtyard can be accessed by wheelchair at the midpoint of Alexandra Way Greenway and through the elevators at the main lobbies.
- The children’s play area includes a play lawn, a play mound, a seating edge, a grass berm with tubular slides, and three (3) play toys.
- There is a high brick wall behind the loading bay along May Drive and Tomicki Avenue.
- There are constraints in bringing the sidewalks higher relative to the podium. Proposed finishing for the exposed areas of the podium above the street level includes architectural concrete finish and other finishes that match the building.
- 46 universal housing units are located in various unit types throughout the development.

Staff supported the Development Permit application and requested variances. Staff advised that:

- The proposed development will connect to the Alexandra District Energy Utility.
- The applicant has agreed to a Transportation Demand Management package including 20% of all parking stalls having electric charging for electric vehicles and electric plug-ins for electric bicycles.
- The proposed development is designed to meet aircraft noise mitigation standards.

- The Servicing Agreements require the applicant to construct improvements across their frontages including roads, and Alexandra Way Greenway with connections along Tomicki Avenue and Alexandra Road frontages.

In response to a Panel query, staff advised that Planning Department staff will work with Engineering Department staff for further design improvements with regard to road elevations.

Correspondence was received from a Tomicki Avenue resident, expressing opposition to the proposed development due to the projected increase in population density of the area and the inadequate facilities in the area to serve a larger population.

The Panel commended the applicant for a well resolved project and good attention to detail, noting the good use of space in the internal courtyard and the interface with the Alexandra Way Greenway. The Panel also noted that the proposed development fits well into the Alexandra Neighbourhood and requested the applicant to give further attention to streetscape elevation details.

The Panel recommends that the Permit be issued.