



City of Richmond

Report to Council

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

Date: April 20, 2011
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on April 13, 2011

Panel Recommendation

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

- i) a Development Permit (DP 09-453125) for the property at 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road);

be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 13, 2011.

DP 09-453125 – PAUL GOODWIN – GBL ARCHITECTS – 9388 ODLIN ROAD
(FORMERLY 9340, 9360 AND 9400 ODLIN ROAD)
(April 13, 2011)

The Panel considered an application to permit the construction of a 245 unit (including 10 affordable housing units), four-storey residential apartment condominium development on a site zoned “Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)”. A variance is included in the proposal for increased lot coverage.

The application had been endorsed by the Panel (August 11, 2010), and referred back to staff by Council to review the opportunity to participate in the Alexandra District Energy Utility and to take advantage of a density bonus. The proposal was subsequently revised to participate in the district utility and to increase density by approximately 3.6%.

The architect, Mr. Paul Goodwin, of GBL Architects Ltd., and landscape architect, Ms. Lindsay Sengha, of Sengha Landscape Architecture Inc., provided brief presentations of the proposal, including:

- The additional density was located at the building ends on the inside of the project, looking into the internal courtyard. This resulted in no impacts to the outside faces of the project.
- The landscape plan remained largely the same with localised minor changes.

Staff supported the revisions to the Development Permit application and the variance request. Staff advised that, with the increased number of units, there was an increase in the number of parking spaces. A slightly lower parking rate was provided along with a secured Transportation Demand Measure of providing four (4) electric car plug-ins in the parking area.

Correspondence was received from Mr. Jay Lam regarding the Development Permit application. In response to the neighbours privacy and setback concern, staff advised that the additional density was located in the internal courtyard and did not negatively affect the setback between the existing and proposed developments.

The Panel recommends that the Permit be issued.