



City of Richmond

Report to Council

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

Date: November 18, 2009
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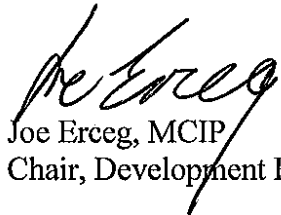
Re: **Development Permit Panel Meetings Held on July 29, 2009 and
October 14, 2009**

Panel Recommendation

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

- i) a Development Permit (DP 08-432218) for the property at 9420, 9460, 9480 and 9500 Odlin Road; and
- ii) a Development Permit (DP 09-476289) for the property at 15900 River Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

WC:cas

Panel Report

The Development Permit Panel considered the following items at its meetings held on October 14, 2009 and July 29, 2009.

DP 08-432218 – POLYGON DEVELOPMENT 222 LTD. – 9420, 9460, 9480 & 9500 ODLIN ROAD
(October 14, 2009)

The Panel considered an application to permit the construction of a 229-unit, four-storey residential condominium development on a site zoned Comprehensive Development District (CD/201). A variance is included in the proposal for more small car parking spaces.

Mr. Steve Jedreicich, Vice-President for Development, Polygon Development 222 Ltd., and Architect, Mr. Robert Ciccozzi, provided brief descriptions of the project, which includes:

- Two (2) buildings proposed to be built in two phases with affordable housing units, a central courtyard, a large opening to the future public park across May Drive, and Public Art.
- Contemporary design with mix of materials, colours, roof heights and articulation.
- The indoor amenity areas include a lounge, exercise room, guest suite.
- The courtyard is approximately 1.5 meters above street level to meet flood plain requirements and includes an outdoor play area and a large patio off the indoor amenity area.

Staff supported the Development Permit application and variance. Staff advised that the applicant worked with staff to resolve site and grade challenges, including individual unit and combined stairs down to the street level, stepped landscaping, and access to the courtyard. The variance provided an additional seven (7) small car parking spaces.

There were no public letters or comments presented at the meeting regarding the application.

In response to a Panel query regarding sustainability, Mr. Jedreicich stated that all buildings included a geothermal assist system for domestic hot water.

In response to a Panel query regarding air conditioning, Mr. Jedreicich advised that the project complied with the Official Community Plan (OCP), Aircraft Noise Sensitive Development (ANSD) Policies which require mitigation measures to avoid aircraft noise. One of the mitigation measures is to provide air conditioning, or an alternative (e.g., ground source heat pumps, heat exchangers, acoustic ducting, other effective techniques). This project incorporates:

- Air conditioning is provided to the common corridors of the building and pressurized to allow cooler air to infiltrate the units and help control humidity.
- Ceiling fans in the living rooms and bedrooms help circulate the air throughout the unit.
- In addition, bathroom fans are set to operate continuously at a low speed to add to the air circulation.
- Building envelope is to be designed to maintain a constant indoor temperature for all seasons. Roof overhangs, efficient windows and window blinds are to limit direct solar gain.

In response to Chair query regarding universal design, Mr. Ciccozzi advised that all the universal design units in the project complied with the required Zoning Bylaw universal housing features.

The Panel recommends that the Permit be issued.

DP 09-476289 – RAY-MONT LOGISTICS – 15900 RIVER ROAD
(July 29, 2009)

The Panel considered an application to permit the construction of grain storage silos and associated paving on a site zoned Light Industrial District (I2). The Development Permit is required as a portion of the site is designated as an Environmentally Sensitive Area (ESA) and Riparian Management Area (RMA).

Luke Mireault, Terminal Manager, and Sophie Bouchard, Project Manager, provided a brief overview of the project including the proposed enhancements to the ESA and RMA, the site's storm water drainage concept and the locations of the grain silos.

Staff indicated their support for the Development Permit and commended the applicant on their response to the environmental issues present on the site.

In response to queries from the Panel, the applicant provided additional information on the anticipated vehicle traffic volumes, site operation, proposed planting within the ESA and RMA and Department of Fisheries and Oceans endorsement of the proposed RMA enhancements.

There were no public letters or comments presented at the meeting regarding the application.

The Panel recommends that the Permit be issued.