



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: June 20, 2017
File: 01-0100-20-DPER1-
01/2017-Vol 01
Re: **Development Permit Panel Meeting Held on March 29, 2017**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 16-740665) for the property at 9491, 9511, 9531, 9551 and 9591 Alexandra Road;be endorsed, and the Permit so issued.


Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 29, 2017.

DP 16-740665 – POLYGON TRAFALGAR SQUARE (SOUTH) LTD. – 9491, 9511, 9531, 9551 AND 9591 ALEXANDRA ROAD

The Panel considered a Development Permit application to permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade on a site zoned “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”. No variances are included in the proposal.

Scott Baldwin, of Polygon Homes Ltd.; Architect, Robert Ciccozzi, of Ciccozzi Architecture Inc.; and Landscape Architect, David Stoyko, of Connect Landscape Architecture, provided a brief presentation, noting that:

- Six affordable housing units are proposed. The balance of the Affordable Housing Contribution was approved to be paid as cash-in-lieu through the rezoning application.
- Indoor and outdoor amenity spaces are incorporated in the first of two phases of the project.
- The project is inspired by east-coast brownstones architecture. The massing is visually broken down through the use materials and colour, including brick.
- Landscaping key areas include the street edge on the three sides of the development, the outdoor amenity space, and the greenway edge at the east side of the building.

In response to Panel queries, Mr. Stoyko noted that:

- The off-site City greenway will be built concurrently with the project and design is underway; including coordinating edge treatments with development to the west.
- Patios at the building exterior are provided with hose bibs.
- Provision of any off-site lighting along the greenway will be coordinated with City staff.
- The location of affordable housing units will be spread out in Phase 1 of the project.
- Accessibility is provided; with elevators at the north and south sides of the development. Provision of ramps is not feasible from the interior of the building to the exterior patios.

Staff advised that: (i) the project will be designed to connect to the City’s Alexandra District Energy Utility and meet the aircraft noise mitigation standards; (ii) a comprehensive Transportation Demand Management package includes on-site and off-site improvements; and (iii) frontage, greenway and utility upgrades will be provided by Servicing Agreement.

The Panel recommends that the Permit be issued.