



**To:** Richmond City Council

**Date:** July 4, 2023

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

**File:** DP 22-015851

**Re: Development Permit Panel Meeting Held on June 28, 2023**

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**Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 22-015851) for portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road, be endorsed and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel  
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## Panel Report

The Development Permit Panel considered the following item at its meeting held on June 28, 2023.

DP 22-015851 – POLYGON TALISMAN PARK LTD. – PORTIONS OF 8731, 8771, 8831/8851 CAMBIE ROAD and 8791 CAMBIE ROAD /3600 SEXSMITH ROAD  
(June 28, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”. A variance is included in the proposal to increase the maximum permitted height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.

The applicant, Robin Glover, Polygon Homes; Architect, Greg Voute, of RLA Architects Inc.; and Landscape Architect, Jergus Oprsal, of PWL Partnership, provided a brief visual presentation on the project, noting the following:

- The proposal is the first phase of a four-phase development and consists of a six-storey affordable housing building and six-storey market rental building over a single-level parkade.
- A new neighbourhood City Park to the south of the proposed development will be provided through the subject development.
- A central interior courtyard on the top of the parking podium is provided between the two buildings.
- Ramps are provided on the north and south ends of the central interior courtyard to provide accessible connection from the new road cul-de-sac to the new City Park.
- All units in the two buildings are designed to meet the City’s Basic Universal Housing (BUH) standards.
- A low-carbon energy plant that will connect to the City’s District Energy Utility (DEU) is located on the central interior courtyard.
- The proposed design and architectural treatments for the buildings’ significant corners and balconies provide visual interest and express the development’s location within the Richmond Arts District.
- The proposed landscaping along the perimeter of the subject site includes, among others, low planters with shrub, trees and other plantings that provide visual interest and screening to the parkade wall.
- The public pathways along the north and west property lines of the subject site provide pedestrian connection to Garden City Road and the new City Park.
- The podium rooftop common outdoor amenity area includes, among others, a children’s play area with play structures, internal walkways, open lawn area, and outdoor dining patio areas.

- A climbing wall is incorporated into the DEU building wall adjacent to the children's play area.
- A trellis that overlooks the new City Park is proposed at the south end of the pedestrian walkway on the central interior courtyard, (vi) all existing trees along the western edge of the subject site will be retained and protected.
- An urban agriculture garden is located on the rooftop of the affordable housing building.

In reply to queries from the Panel, the applicant confirmed that (i) in addition to the public walkway along the west property line of the subject site, the central interior courtyard on top of the parking podium will not include gates to restrict access, and (ii) wall lights will be installed at ramps and stairs to address safety and security concerns.

Staff noted that (i) there is an extensive Transportation Demand Management (TDM) package associated with the project including, among others, a transit pass program, (ii) staff appreciate that the project includes 100 per cent Basic Universal Housing units, (iii) the proposed height variance associated with the project is intended to provide elevator access to the urban agriculture garden on top of the affordable housing building, and (iv) the proposed height variance is limited to the elevator access to the rooftop garden.

In reply to a query from the Panel, Staff confirmed that (i) the applicant had committed to provide a rooftop demonstration urban agriculture garden on the affordable building during the rezoning process, and (ii) the proposed height variance is necessary in order to provide universal access to the rooftop urban agriculture garden.

The Panel expressed support for the project, noting the high quality of architecture and landscaping for the proposed affordable and market rental housing development.

The Panel recommends the Permit be issued.