



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** September 22, 2010  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on September 15, 2010 and February 10, 2010**

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### Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
  - a) a Development Variance Permit (DV 10-540887) for the property at 13320 River Road; and
  - b) a Development Permit (DP 09-472862) for the property at 9371 and 9411 Alexandra Road;be endorsed, and the Permits so issued.
  
2. That the changes to the building elevations, building layout, and parking layout at 14000, 14088, 14100, 14200, and 14300 Riverport Way (formerly 14791 Steveston Highway) be deemed to be in general compliance with the Development Permit (DP 04-269797) issued for that property.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on September 15, 2010 and February 10, 2010.

DV 10-540887 – FLEXSTAR PACKAGING INC. – 13320 RIVER ROAD  
(September 15, 2010)

The Panel considered an application to vary the provisions of Richmond Zoning Bylaw 8500 for increased building height to permit the construction of a rooftop penthouse on an existing building to accommodate machinery on a site zoned “Light Industrial (IL)”.

Mr. Marc Bray, President and CEO of Flexstar Packaging Inc., advised the following:

- Flexstar is a manufacturer of flexible packaging which services primarily the food industry;
- The additional building height was needed to accommodate a new blown film extrusion machine inside the building;
- Flexstar had thought that, since it has silos on its property, the required building height to accommodate the machines inside its building would be permitted;
- Flexstar would like to convey the urgency of its request for development variance since the machines will be delivered very soon, and they would like to finish all the work needed to install the machines before the rains come; and
- The company expressed its appreciation to the Planning and Development Division for understanding Flexstar’s situation and for facilitating its request for development variance.

Staff supported the development variance application. Staff added that as a result of the Flexstar application, staff would review the building height limitations in industrial areas. In closing, staff noted Flexstar’s contributions to the City’s economy and assured staff’s assistance.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

DP 09-472862– 797460 B.C. LTD. – 9371 AND 9411 ALEXANDRA ROAD  
(February 10, 2010)

The Panel considered an application to permit the construction of a mixed-use residential/commercial development on a site zoned “Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)”. The development consists of two (2) four-storey buildings, 369m<sup>2</sup> commercial space at grade, 131 market residential apartments, and eight (8) affordable housing units. No variances are included in the proposal.

Architect, Marco Ciriello, and Landscape Architect, Jacqueline Lowe, provided brief descriptions of the proposal, including:

- Two (2) building complex, with four (4) levels, above one (1) level of parking and a small commercial space fronting onto Alexandra Road. The rear of the site fronts onto future Tomicki Avenue;
- Materials include brick perimeter finishing, with Hardi-board siding on upper levels;
- Unit sizes range from one (1) to three (3) bedroom, and there are eight (8) affordable housing units;
- A Public Art piece, a water feature, is located inside the complex;
- The outdoor amenity area is enhanced with a lot of sunlight, and features: (i) an open lawn space, (ii) a children's play area, and (iii) landscape elements;
- The ground level indoor amenity space enjoys passive surveillance from surrounding units;
- Bicycle parking is located in the parkade, and bicycle racks on the ground level; and
- Screening by planters and cascading vines create a temporary screen between this development and future neighbouring developments.

Staff supported the Development Permit application. Staff advised that the project responds well to its unique conditions, and represents the beginning of the West Cambie 'high street'. Staff supported the modern design and the mixed-use approach.

In response to queries from the Panel, the Mr. Ciriello and Ms. Lowe advised that:

- The children's play space in the outdoor amenity area consists of open lawn and seating;
- The east and west walls of the parkade level would be finished with hanging vines to mitigate the visual impact of the walls; and
- The applicant's intent is to construct the development in no more than one phase.

Mr. John Yun submitted correspondence and addressed the Panel, advising that he was speaking on behalf of the owners of the adjacent property at 9431 Alexandra Road (Yun Holding Ltd. and 0802262 BC Ltd.). Mr. Yun was concerned that the proposal would 'orphan' his lot, which would then not be developed to its maximum potential.

In response, staff advised that the lot referred to by Mr. Yun, and the property to the east of the subject site, are designated for residential uses, and, if consolidated, the resulting larger lot could be developed.

The Panel recommends that the Permit be issued.

GENERAL COMPLIANCE TO DP 04-269797 – HBBH + CE INTEGRATED DESIGN BC INC.  
– 14000, 14088, 14100, 14200 AND 14300 RIVERPORT WAY  
(FORMERLY 14791 STEVESTON HIGHWAY)  
(September 15, 2010)

The Panel considered an application for changes to the building elevations, building layout and parking layout of the residential rental building to be considered in General Compliance with approved Development Permit (DP 04-269797).

Mr. Brent Kerr, President, Legacy Park Lands Ltd., provided the following information:

- The revisions allow the rental apartment dwelling units to be increased from 67 to 80 units;
- The apartment units cater to the needs of around 750 employees working in Riverport;
- Architecturally, the building has essentially the same plan with a few changes; and
- The quality of the building design has been retained in commitment to neighbourhood.

Staff supported the request for General Compliance for the proposed changes, noting that the project team had carefully increased the number of apartment units, which still conforms to the Zoning Bylaw. Staff observed that there were modifications made to the building, and it is in the same form as the approved Development Permit. Staff advised that the proposed 80 apartment rental units included 25 bachelor units, 52 one-bedroom units and three (3) two-bedroom units. Staff likewise noted the applicant's contributions to Transportation Demand Measures which include (i) installation of a bus shelter, (ii) installation of four (4) pedestrian benches, and (iii) provision of one-zone transit passes for 50% of the rental units for one year.

In response to a Panel query, Mr. Kerr advised that the four (4) adaptable units meet the Building Code requirements and can accommodate residents with disabilities. Mr. Brian Jackson, Director of Development, advised that the adaptable units would accommodate a wheelchair with wider turning radii in the kitchen and bathroom, and wider doors to a bedroom, bathroom and kitchen. Mr. Kerr advised that the applicant's projects have always been known to be handicap-friendly, and that the intention is to include the adaptable units in the project's marketing program.

In response to a Panel query, Mr. Jackson advised that a temporary landscaping plan was provided by the applicant and that it is acceptable to staff.

In response to a Panel query on noise-mitigating measures to address the proximity of the proposed building to the railway line, Mr. Norman Hotson, Principal, HBBH, and Mr. Kelly Wickham, Vice-President for Construction, Legacy Park Lands, Ltd., mentioned the use of (i) high performance windows, (ii) laminated glazing, (iii) additional thickness of materials, and (iv) air space along the frontage of the building that faces the railway line. Mr. Wickham also stated that there is a covenant on title on both the condominium and the subject property that they should meet the standards for buildings near the railways.

No public correspondence was received regarding the application.

The Panel recommends that the revisions be approved.