



City of Richmond

Report to Council

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

Date: March 14, 2011
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on March 2, 2011

Panel Recommendation

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

- i) a Development Permit (DP 10-551711) for the property at 9331, 9351, 9371, 9391, and 9411 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 March 2, 2011. The applicant resolved the outstanding conditions quickly and asked for Council's consideration of this item at its March 14, 2011 meeting so it could begin marketing the project on March 19, 2011.

DP 10-551711 – POLYGON MAYFAIR PLACE HOMES LTD. – 9331, 9351, 9371, 9391, AND 9411 ODLIN ROAD
(MARCH 2, 2011)

The Panel considered an application to permit the construction of 358 unit apartment complex with an indoor amenity building over one (1) level of parking on a site zoned "Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)". Variances are included in the proposal for increased lot coverage and reduced Odlin Road setback.

The architect, Mr. Robert Ciccozzi, of Robert Ciccozzi Architecture Inc., and landscape architect, Mr. Gerry Eckford, of Eckford and Associates, provided brief presentations of the proposal, including:

- The architecture character is that of traditional English row housing, with an English garden theme in the interior central landscaped court.
- Brick is used on the lower levels of the building facing the street to provide a solid massing at the base, and to help anchor the corners of the building at the entrance points.
- Vertical massing is highlighted to: (i) identify individual units; and (ii) the main lobby entrance from McKim Way.
- A significant visual landmark feature is located at the south end of Stolberg Street to provide an interesting building treatment at this highly visible portion of the project.
- A large gatehouse on Odlin Road, linked by a glassed-in conservatory connection to the building's façade, assists in bringing down the massing and breaking up the long elevation.
- Located in the interior courtyard is a separate indoor amenity building, providing meeting rooms, and is directly connected to: (i) the outdoor swimming pool; (ii) the hot tub; and (iii) outdoor children's play area.
- The finished grade will slope down from the ground floor units to a low retaining wall, along the edges of the pedestrian corridor, to bring the landscaping down to street level along Alexandra Way.
- The elevated public Alexandra Way walkway connects Odlin Road to McKim Way with access to the landscaped interior courtyard at the mid-point; this is an interim walkway that will be widened and completed at a later date through adjacent redevelopment.
- A multi-layered reflective pool is a unique water element located at the northern end of the outdoor amenity area.
- The applicant is working with City staff to ensure that the Alexandra greenway is properly articulated along its entire length through the neighbourhood.

In response to Panel queries, Mr. Ciccozzi and Mr. Eckford provided the following additional advice:

- The public walkway, measuring 3.5 m in width, undergoes a slight elevation as it rises to provide an entrance to the project's central courtyard.
- The plaza areas along the public walkway include: landscaping; seating; and lighting.

Staff supports the Development Permit application and requested variances.

- The requested variance to increase maximum lot coverage was limited to 1.4%.
- The request to reduce the parkade setback, off Odlin Road, from 3.8 m to 3 m, was mitigated as the applicant had responded well to the issues of: ensuring ground level units have direct accesses along the walkway; and providing greater access.
- The applicant has designed a generous public walkway that will measure 10 m in width when finished. The temporary walkway right of way measures 5 m in width. The applicant has undertaken the design of the entire walkway, and when the adjacent site is developed, the future developer will be required to finish the walkway construction.
- The applicant had made significant improvements to the amenity space design.

In response to a query from the Chair, Staff advised that along the public walkway there is:

- Access to the interior courtyard and individual accesses to the walkway-facing units; and
- A slight rise and fall that provides visual interest and assists in connecting visually to the interior courtyard.

No correspondence was received regarding the Development Permit application.

There was general agreement that the project was well executed.

The Panel recommends that the Permit be issued.

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