



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** October 20, 2010  
**File:** 0100-20-DPER1  
**Re:** Development Permit Panel Meeting Held on August 11, 2010

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### Panel Recommendation

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

- i) a Development Permit (DP 09-453125) for the property at 9340, 9360 and 9400 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 August 11, 2010.

DP 09-453125 – GBL ARCHITECTS INC. – 9340, 9360 AND 9400 ODLIN ROAD  
(August 11, 2010)

The Panel considered an application to permit the construction of a 221-unit (including 10 affordable housing units), four-storey residential development on a site zoned “Low Rise Apartment (ZLR24), Alexandra Neighbourhood (West Cambie)”. A variance is included in the proposal for increased lot coverage.

The architect, Paul Goodwin, GBL Architects Ltd., and landscape architect, Sengha Lindsay, Senga Landscape Architecture Inc., provided the following information:

- The development features two (2) buildings, a central courtyard, and one (1) level of parking; The building elevation matches the Polygon projects to the east and west;
- Ground floor units have direct access to Alexandra Way, Tomicki Avenue or Odlin Road sidewalks;
- Materials include brick, heavy timber elements, hardiboard, and stained Cedar; and
- Units facing the courtyard feature individual patios that connect to the outdoor amenity area. In response to a Chair query, Ms. Lindsay advised that Alexander Way, running between the site and the adjacent Polygon site, will be landscaped with a combination of trees and plants.

Staff supported the application and the variance, and provided the following information:

- Staff commended the applicant and Polygon for the working relationship between the two developers resulting in the first permanent portion of the walkway in the neighbourhood;
- The architectural vernacular was different, but works well with the flanking Polygon projects;
- With the subject development and flanking Polygon projects, the construction of the north half of Tomicki Avenue and the roads in the area are falling into place; and
- In response to the concern expressed at the July, 2010 Public Hearing, a play structure is located in the outdoor amenity area, in addition to a short climbing wall.

No public correspondence was received regarding the application.

The Panel commended the application for their intention to connect to the West Cambie District Energy System (DES), as this would help achieve the City’s sustainability objectives. Subsequently, the applicant has sent a letter to the City to indicate that they will not be connecting to the City’s proposed DES, as outlined in a recent memo to Council from the Director of Development.

The Chair expressed support for the project and the 198 accessible units included.

The Panel recommends that the Permit be issued.