



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** July 16, 2010  
**File:** DP 09-453125  
**Re:** **Application by Paul Goodwin (GBL Architects) for a Development Permit at 9340, 9360 & 9400 Odlin Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 221 unit (including 10 affordable housing units), four storey residential apartment condominium development at 9340, 9360 and 9400 Odlin Road on a site zoned "Low Rise Apartment (ZLR24), Alexandra Neighbourhood (West Cambie)" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Increase the maximum lot coverage from 45% to 46%.

Brian J. Jackson, MCIP  
Director of Development

BJJ:dj  
Att.

## Staff Report

### Origin

GBL Architects Ltd. has applied to the City of Richmond for permission to develop a 221 unit apartment complex that includes 10 affordable housing units, over one level of parking, at 9340, 9360 and 9400 Odlin Road on a site zoned Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie). The site currently contains a Single Detached building on 9340 Odlin Road with the other two sites sitting vacant.

The site is being rezoned from “Single Detached (RS1/F)” to “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)” for this project under Bylaw 8610 (RZ 09-453123).

As a condition of rezoning, a separate Servicing Agreement (SA 10-530751) is required for road construction and frontage improvements to Tomicki Avenue, frontage improvements to Odlin Road and complete the Alexandra Way pedestrian corridor as well as service connections, water and storm upgrades and sanitary sewer.

### Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Development surrounding the subject site is as follows:

To the North: Across Odlin Road, several Single Family Houses zoned “Single Detached, (RS1/F)”. The site is designated “Residential Area 1 – Base Density 1.5 FAR)” in the West Cambie Area Plan - Alexandra Neighbourhood.

To the East: A Development Permit was recently issued to Polygon Development 222 Ltd. for a 228 unit, 4 storey apartment complex over one level of parking on a site zoned “Low Rise Apartment – West Cambie Area (ZLR24)” as part of RZ 08-408104.

To the South: Single Family Houses on lots zoned Single Detached (RS1/F) and have been designated for both Mixed Use (1.25 base FAR) and Residential Area 1 (1.5 base FAR). Two of these lots have received third reading for a Mixed Use (138 unit apartment and 350m<sup>2</sup> ground floor retail) development to be zoned “Residential/Limited Commercial (ZMU16)” as part of RZ 08-410760.

To the West: A 259 unit apartment complex over one level of parking by Polygon Meridian Gate Homes Ltd. as part of RZ 06-344033 and zoned “Low Rise Apartment – Alexandra Neighbourhood (West Cambie) (ZLR20)”.

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (*staff comments in bold italics*):

- Design of the Alexandra Way thoroughfare – *the applicant has satisfied staff issues with the design of the thoroughfare.*
- Overall appropriateness of the landscaping plan, in particular the central amenity area and courtyard – *the applicant has provided a landscape plan that provides a variety of*

*plantings and will create a pleasing experience to members of the public who view and use the street frontages and the Alexandra Way corridor. The residents will also benefit from a well designed outdoor amenity space and children's play area.*

- Design of a child's play area within the outdoor amenity area – *The applicant has provided a play structure in addition to a unique play area within the central courtyard that can be enjoyed by children of many ages – including infants aged 2 to 6.*
- Overall appropriateness to the form and character of the buildings and the interface to the street – *The applicant has provided an acceptable design that reflects the form and character outlined in the neighbourhood plan and will go well with the surrounding developments. The design addresses the pedestrian movement through the use of proper scale, details and materials that add to the overall interest. This will contribute to meet the intent of the neighbourhood plan and will add to the character to the neighbourhood.*
- Providing a security deposit for the removal of 4 large trees fronting Odlin Road at \$10,000 per tree – *This is secured through the rezoning conditions.*
- Compensation for the removal of two trees on City property at a rate of \$1,000 per tree removed payable to the Richmond Parks Department Tree Compensation Fund – *Secured through rezoning.*

The Public Hearing for the rezoning of this site was held on July 19, 2010 where the following concern(s) about rezoning the property were expressed:

- That a usable play structure be supplied for the use of small children (aged 2 to 6)

Staff worked with the applicant to address these issues in the following ways:

- *A play structure has been added in the outdoor amenity area in addition to a short climbing wall and a built-up grass berm with a short slide that was already incorporated into the plan.*

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with Zoning Bylaw 8500 except for the zoning variances noted below.

### **Zoning Compliance/Variiances (staff comments in *bold italics*)**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum lot coverage from 45% to 46%.

*Staff supports the proposed variance as it is relatively minor and it does not reduce the requirements for outdoor amenity space or the overall massing of the development.*

### **Advisory Design Panel Comments**

The Advisory Design Panel was May 5, 2010. A copy of the relevant excerpt from the Advisory Design Panel Minutes from this meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

## **Analysis**

### ***Conditions of Adjacency***

- The West Cambie Area Plan – Alexandra Neighbourhood Development Permit Guidelines, identifies the subject site as Character Area 4 – Medium Density Housing, which includes Low-Rise Apartments (4 storeys typical). The form and massing conforms to this description and is also characterized by the direct connection of the ground floor units to the public sidewalks and Alexandra Way.
- A minimum 2.6 meter GSC elevation for habitable areas requires that on-site grading be altered to accommodate the increase from the existing grades.
- In accordance with the West Cambie Area Plan – Alexandra Neighbourhood, the first level units along both Odlin Road and Tomicki Avenue establishes a direct and uninterrupted character to the street frontage through direct connections to the sidewalk from private patios. Building recesses and a range of building materials emphasizes the visual connection with each patio and provide acceptable articulation to the frontage.
- The West Cambie Area Plan – Alexandra Neighbourhood introduces a pedestrian-orientated path along the western edge of this site and the eastern edge of the Meridian Gate project by Polygon. Once this development is complete, it will deliver the first completed section of this landscaped pedestrian corridor in the neighbourhood. Access to this public walkway corridor is primarily provided at the northern (Odlin Road) and southern end (Tomicki Avenue) of the block with additional access provided at the mid-point. This mid-point provides access to the private amenity areas of this development and the Meridian Gate project to the west. Direct access to the pathway is also provided from the private patios of the ground level units.
- Due to the high water table in the area, the parkade will protrude above the finished grade of the road by approximately two (2) meters. To mitigate the visual impact along the edge, the applicant is proposing terraced landscaping to cover all three frontages (including Alexandra Way along the western side of the site) and will include street and pathway access to the ground orientated street fronting units. The grading along the eastern edge will match the grading with the adjacent Polygon project to the east known as Cambridge Park that makes up RZ 08-408104.

### ***Urban Design and Site Planning***

- The proposal is a 221 unit apartment complex that will include ten (10) units of affordable housing spread over two “U-shaped” buildings around a central landscaped courtyard, over one level of underground parking. Each of the two buildings addresses their respective street and provide their own lobby and indoor amenity area. Both of these connect with the outdoor amenity space in the central courtyard.
- The pedestrian-oriented Alexander Way allows for direct access to ground floor units fronting the corridor on the western side as well at the mid-point area that connects to the central courtyard.
- Parking for this development meet the parking requirements of Zoning Bylaw 8500. Resident and visitor vehicle access to and from the underground parkade will be off of the new Tomicki Avenue at the south-eastern corner of the site. A loading bay directly adjacent to the entry of the parkade meets the size requirements outlined in the parking requirements.
- The arrangement of the parking stalls include a configuration for seventeen (17) tandem parking stalls for 34 vehicles. A covenant is to be registered to ensure that the stalls that are affected by this configuration is assigned to an outer stall with lane access to a single unit. The covenant are a condition of rezoning.

- The garbage and recycling containers are located at the base of the entry ramp within the parkade where pickup will occur in the loading area outside of the parkade. The bins will be moved to and from the parkade level to the loading area by a private contractor where it will be emptied through City services.
- Secured bike parking is located in several areas of the parkade level and meet the number of long-term bike stalls as required in the parking provisions of Zoning Bylaw 8500.
- As indicated in the rezoning report, the applicant is providing 198 out of the 221 units for conversion for universal access. All these units will comply with Section 4.16 of Zoning Bylaw 8500 (Basic Universal Housing Features).
- Completion of this development will include a fully completed and usable section of Alexandra Way along the western side of the subject site between Odlin Road and Tomicki Avenue. The applicant will incorporate the existing portion of the pathway that Polygon provided in their Meridian Gate project. As stated in the rezoning report, Polygon provided the land along its eastern edge of the site and constructed a temporary path as a way to introduce this important neighbourhood pedestrian corridor to the public. The applicant will utilize and complete the path and the surrounding landscaping of the corridor to its final state that will include a winding path, surrounding landscaping and a bulb-out feature at each end of the path where it intersects with the street. A wider meeting and resting space at the mid-block with direct connections to the adjacent developments is also provided.

#### ***Architectural Form and Character***

- Overall, the proposal meets the massing and architectural form as outlined in the Design Guidelines of the Neighbourhood Plan. The design does a good job in designing vertical massing which helps identify individual units as well as the main lobby and balconies that add interest to the proposal and relates well to the existing development immediately adjacent to this site.
- The residential units have private outdoor space in the form of balconies or ground level patio space. All ground level units have patio space with those along the outside perimeter having direct access to either the street (in the north or south units), or the internal pathway along the east and the public pathway of Alexandra Way to the west.
- The roof-line follows the building perimeter which helps add to the articulation and interest.
- The design includes strong massing of its vertical elements that are highlighted by a combination of colours, trims and siding patterns.
- Colour choices conform to the area design guidelines and consist of bright and warm colours. This will give a positive and cheerful appearance on grey winter days.
- The choice of materials meets the criteria set out in the neighbourhood plan and will be a welcome addition to the surrounding neighbourhood. The use of brick on the lower levels of the street front provides a solid massing at the base that wraps around the corner well enough to provide additional articulation on the side elevations (east and west). Different widths and colours of hardiboard are utilized to provide additional articulation to the façade on the upper levels that allow the large windows to have a image of transparency and dimension. The proposed asphalt shake pattern adds texture to the roof.

#### ***Landscape Design and Open Space Design***

- The applicant has addressed the landscaping comments made by the Advisory Design Panel (ADP) contained in **Attachment 2** that has improved the usability of the outdoor amenity area and the enjoyment of the centrally located play area.

- As the underground parkade protrudes above the finished street grade by approximately two meters, the walls will be fully landscaped and terraced to cover the edges of the parkade on the three main frontages of the site. This will be done mainly by sloping the grade from the ground floor level to terraced retaining walls to take the grade down to the street or the Alexandra Way corridor level to provide a further articulated feature along these frontages. The protrusion along the eastern edge of the site will butt up against the east property line to match the grading of the Polygon development to the east.

#### *Alexandra Way*

- From the designed elevation of the ground floor units, the finished grade will slope down to the low retaining wall (average height 0.6 meters) where it will drop to the finished grade of the Alexandra Way Right-of-Way (ROW). This area will contain a variety of tree and shrub species in both areas that allows for shading the path in the summer months.
- The hard surfacing of the finished path will consist of pavers along the entire length of the path. As indicated in the rezoning report, a five meter wide Public Right of Passage is to be registered to ensure public use of the path as well as a bulb out feature to assist with the path's intersection with the street and invite its use. In addition, signage at each end of the block will establish the public use of this corridor to the neighbourhood.
- To provide a place for rest for some users, the paved area at the mid-point of the block contains benches that will provide a place for people to gather, relax and contemplate. This mid-point also provides an identification for residents to directly access their private outdoor amenity area.

#### *Odlin Road and Tomicki Avenue*

- Similar to the terraced features of Alexandra Way, a combination of trees and shrubs will cover the edge of the parkade to the street which will soften the appearance of the complex along the street front. Frontage improvements for sidewalk and boulevard are to be to City standards and administered through the Servicing Agreement.

#### *Eastern Edge*

- The eastern side of the property provides a private internal pathway that has a direct connection with the ground level patios. The internal path runs along the entire eastern edge that not only connects with both Odlin Road and Tomicki Avenue but will access the central courtyard/outdoor amenity area.
- The area of the path features a combination of trees and shrubs. Shrubs are planted along the eastern perimeter of the site to give a buffer to the adjacent property which is also separated by a six foot fence. While the path runs straight north and south, the amount and variety of landscaping in addition with the break between buildings to access the courtyard will present a pleasant walking experience.

#### *Central Courtyard – Outdoor Amenity Area*

- The central courtyard is the main outdoor amenity area of the complex.
- Access to the courtyard is on the ground level, off of the lobby and by the indoor amenity space in each building. Access is also provided at the midpoint of Alexandra Way. While private patios overlook the area, there are no direct connections to the internal path network to the common areas of the courtyard.
- The main attraction of the courtyard is the circular centrepiece at the intersection of the internal pathway system. This area provides for a variety of amenities that can be enjoyed by all residents, regardless of age. A curvilinear wall provides for some separation of uses between the centrepiece and the rest of the amenity area. Stone benches

are strategically located within the centrepiece to allow for proper viewing of the activities occurring within the play areas.

- A variety of plantings are provided in the entire courtyard area to allow for screening of the units surrounding the courtyard while letting the sun penetrate the outdoor area.
- As requested by ADP in **Attachment 2**, the applicant has added to the structures that enclose access to the underground parkade and the electrical room, a trellis façade that will provide an opportunity to grow vines (see attached landscaping). This will blend in well with the surrounding landscaping.
- A child’s play structure has been added to the outdoor amenity area to address concerns made at the Public Hearing. It located at the centre of the amenity area, surrounded by a circular path system. The structure allows for a variety of activities for children of all ages.

**Tree Management**

- The applicant submitted an Arborist Report and tree plan as part of the rezoning process and has been reviewed by the City’s Tree Preservation Coordinator and the Parks Department. The following chart outlines the synopsis of the report:

Tree Location	# of trees	Retention/Removal	Compensation
On-site	121	Removal as a result of the building form proposed, which is residential units above a level of parking, and increase in the finished grade for adjacent roads.	Replacement planting at a ratio of 2:1 for the removal of on-site trees in accordance with the OCP. Four of the on-site trees have a high visual impact along the streetscape and cannot be retained due to the raise of Odlin Road. The applicant is proposing to compensate the planting of four (4) new specimen trees with a minimum height of 9 meters in addition to four other trees to be planted on-site..
City property	2	Two (2) City trees identified for removal along the Odlin Road and is necessitated by the proposed increase in road elevation to 2.6m geodetic and development proposed along the Odlin Road frontage.	The individual trees were assessed by the Parks Department and an appropriate replacement value associated with each tree. The total compensation required as a condition of rezoning of \$1,000 per tree removed.  New street trees will be required in association with the Servicing Agreement.

- The submitted landscape plans identified the number of new tree plantings to be done on-site. The following chart identifies the numbers provided compared to the required in accordance with policy.

Number of on-site trees to be removed	Required number of trees to be replaced	Proposed number of trees to be planted	Surplus/Deficit
121	242	191	51 (deficit)

- Given the deficit, the applicant will make a voluntary contribution of \$65,500.00 to the City’s Tree compensation fund as part of the Development Permit consideration. This includes the replacement trees for the four large trees fronting Odlin Road.

***Public Art***

- The applicant has initiated contact with the City's Public Art coordinator to install a piece of public art on the wider area provided at the mid-point of Alexander Way. To date, no details are available. An option to providing Public Art is to make a voluntary contribution toward the public art fund of \$124,477.20, as per Alexandra Neighbourhood Guidelines. Either the provision of Public Art, secured by a security deposit of the same amount as the contribution or the voluntary contribution is required prior to the issuance of the Development Permit.

***Affordable Housing***

- The applicant has supplied ten (10) units to be secured for affordable housing. The units are located on the first three floors of both buildings, and are identified on the Development Permit Plans with a hand-written AHU (Affordable Housing Unit). The provision of affordable housing allows the applicant to achieve a density bonus of 0.2 Floor Area Ratio (FAR) to achieve the proposed development FAR of 1.7 as permitted in the ZLR24 zone.
- The affordable housing units will be secured through a Housing Agreement as a condition of rezoning.

***Crime Prevention Through Environmental Design***

- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors. Some of the features include:
  - Grade changes with the supply of stairway, ramps and terraced landscaping;
  - Different appearance to the paving system from the public walkways; and
  - Lighting of the site that differs from the public realm.
- The submitted lighting plan should provide good illumination to the complex and to the Alexandra Way pathway while ensuring that no unwanted light spills onto adjacent properties.
- The location and orientation of the ground floor units and the two indoor amenity spaces create opportunities for passive surveillance of the central courtyard and outdoor amenity area.
- First level units along the three frontages of Odlin Road, Tomicki Avenue and Alexandra Way include individual patios and street level access via staircases integrated into the terraced landscaped planters, which establish a visual relationship with the street and increase casual surveillance.
- The common areas such as the parkade, lobby areas and amenity spaces are designed with open viewing in mind to allow for good surveillance throughout.

***Aircraft Noise Mitigation***

- As per the Aircraft Noise Sensitive Development policy (ANSD), an acoustical report was submitted which provided information to achieve the policy standard noise levels (with windows and doors closed):

Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways and utility rooms	45 dB



- The report provides an outline to help the architect design and select appropriate building materials and methods of installation that would achieve the required noise levels listed above.
- Prior to the issuance of the Development Permit, the developer is to confirm their intention to connect to the West Cambie District Energy System (DES). This system will provide for air conditioning that will meet the intent of the cooling requirements set out in the Aircraft Noise Sensitive Development policy. Should the developer choose not to connect with the DES, the applicant is to submit a revised mechanical ventilation report to reflect items that are contained in the OCP.

### ***Barrier-Free Access***

- The proposed development has taken advantage of the provisions of the Zoning Bylaw that allows for the exemption of 1.86m<sup>2</sup> (20 ft<sup>2</sup>) per dwelling unit, provided the unit incorporates all the basic universal housing features described in Section 4.16 of Zoning Bylaw 8500 (Basic Universal Housing Features). The intent is to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.
- The location of the units that incorporate these basic features are identified on the submitted architectural floor plans by the unit type followed by an asterisk (\*). Out of the 221 residential units in this proposal, 198 of these units are identified as meeting the basic universal housing features in the Zoning Bylaw and therefore an area of approximately 367.9m<sup>2</sup> (3,960 ft<sup>2</sup>) is exempted from the total floor area calculation.
- Access to the amenity areas of the site are well thought out. Ramps leading to and from elevators to the indoor amenity areas are provided which allows for easy access to the outdoor area. The central courtyard is accessed by a ramp that leads to/from Alexandra Way.

### ***Sustainability***

- The applicant is proposing a pedestrian-scale streetscape along Odlin Road, Tomicki Avenue and Alexandra Way. This intends to add not only animation to the streetscape and pathways but will add to the character of the neighbourhood.
- The residential units will provide energy efficient appliances and water saving appliances and faucets.
- The site is close to a main transit corridor along Garden City Road, with bus stops close to the site for convenient use.
- Prior to the issuance of the Development Permit, the applicant is required to provide confirmation of their plans that the building will facilitate connection to the local District Energy system that is being considered within the Alexandra area of West Cambie.
- The applicant has provided a covered trellis enclosure to screen the central utility structure and access to the underground parkade.

### ***Floodplain Management and Implementation Strategy***

- The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. In accordance with the Flood Management Strategy, a Flood Plain restrictive covenant, specifying the minimum flood construction level is secured through as a condition of rezoning.

## Conclusions

The proposed development responds well to the West Cambie Area plan – Alexandra Neighbourhood guidelines and to the two Character Area Neighbourhood Guidelines in particular. The proposal responds well to creating a strong, street orientated frontage and the introduction of the pedestrian orientated Alexandra Way corridor. The applicant has adequately resolved staff comments identified during the rezoning phase as well as the staff and Advisory Design Panel comments. Staff recommend approval of this Development Permit application.



David Johnson  
Planner

DJ:cas

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$617,500.00. Based on a quotation from Senga Landscape Architecture.
- Receipt of securities in the amount of \$124,477.20 for the provision of Public Art or a voluntary contribution of \$124,477.20 in-lieu of providing Public Art.
- Receipt of \$65,500.00 for compensation to the 2:1 tree planting ratio shortfall.
- Issuance of a letter to indicate the applicant's intent to connect to the City's Direct Energy System.
- Submit a revised mechanical ventilation report by a Professional Engineer to indicate the cooling mechanism to be used to cool the building in accordance with the OCP.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 09-453125** **Attachment 1**

Address: 9340, 9360, 9400 Odlin Road

Applicant: GBL Architects Owner: Chibo Capital Holdings Inc.

Planning Area(s): West Cambie Area Plan (Alexandra Neighbourhood)

	Existing	Proposed
<b>Site Area:</b>	12,154.4m <sup>2</sup>	11,354.6m <sup>2</sup>
<b>Land Uses:</b>	Single Detached Residential	Apartment residential
<b>OCP Designation:</b>	Residential Area 1 – 1.50 base FAR (1.70 max. FAR for affordable housing). Townhouse, low rise apartments (4-storey typical)	No change
<b>Zoning:</b>	Single Detached (RS1/F)	Low Rise Apartment (ZLR24), Alexandra Neighbourhood (West Cambie)
<b>Number of Units:</b>	1 per lot	221 units (with 10 for affordable housing)

	Bylaw Requirement	Proposed	Variance
<b>Floor Area Ratio:</b>	1.50 base FAR (maximum 0.2 FAR density bonus with providing affordable housing)	1.70 FAR (10 affordable housing units to be constructed as provided)	none permitted
<b>Lot Coverage:</b>	Max. 45%	46%	1% (113.5m <sup>2</sup> )
<b>Setback – Front Yard: (Alexandra Road)</b>	Min. 6.0m	6.0m	none
<b>Setback – Side Yard: (west)</b>	Min. 6.0m	7.50m	none
<b>Setback – Side Yard: (east)</b>	Min. 6.0m	6.0m	none
<b>Setback – Front Yard: (Tomicki Avenue)</b>	Min. 6.0 m	6.0 m	none
<b>Height (m):</b>	Max. 20.0m	17.9m	none
<b>Lot Size:</b>	N/A	N/A	N/A
<b>Off-street Parking Spaces – Regular:</b>	317 Resident 44 Visitor 10 Affordable Housing <b>Total: 371 stalls</b>	317 Resident 44 Visitor 10 Affordable Housing <b>Total: 371 stalls</b>	none required as per Transportation
<b>Off-street Parking Spaces – Accessible:</b>	8 Stalls (included with the total required)	8 Stalls (included with the total provided)	none

Tandem Parking Spaces	Permitted	17 tandem spaces (34 stalls)	none
Small Car Ratio:	Min. 50% to be standard size spaces	70.3% stalls to be standard size	none
Amenity Space – Indoor:	Min. 100m <sup>2</sup>	318.9m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 1,326.0m <sup>2</sup>	2,118.2m <sup>2</sup>	none

Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, May 5 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**DP 09-453125 – 221-UNIT FOUR-STOREY APARTMENT DEVELOPMENT OVER ONE LEVEL OF PARKING**

ARCHITECT: Paul Goodwin, GBL Architects

PROPERTY LOCATION: 9340, 9360 and 9400 Odlin Road

**Panel Decision**

It was moved and seconded

That the Advisory Design Panel supports DP 09-453125 moving forward to the Development Permit Panel taking into consideration the following:

A. The applicant making the following improvements to the project design:

1 design development to the connections to the parking area – consider gating, security, and/or creating landscape feature structures at these areas; *done*

2 design development to the electrical room; *provided exterior elevation to soften the impact of these structures.*

3. design development to the architectural treatment to the fire walls; *model did not meet the intent of the finished product in the case. The firewall will be addressed during construction.*

B. The applicant taking into consideration the following comments:

4. consider reviewing climbing opportunities, safety features, passive surveillance and sculptural expressiveness of the curved wall;

*The climbing wall has been reviewed internally and with the play systems consultant. Due to safety and liability concerns which are not (clear cut in terms of liability) we have revised the wall feature and a small portion of the play area. The base of the wall will feature the digable play element which was previously in the opposite quadrant of the play area. The wall will not have a round hole cut through it to the other side and a tunnel has been attached to that opening. Children can crawl through the tunnel and pop out into the adjacent garden and lawn area which also has been provided for active as well as passive play opportunities.*

*The quadrant previously containing the digables now contains a series of naturalist jumping/stepping features which are part of the habitat systems 'Natural Play' products. A series of oversized mushrooms staggered and stepped will provide play and sitting opportunities for children.*

5. reconsider white vinyl windows for compatibility with rich colour and material palette; *done*

6. consider uniformity with neighbouring project in the approach to Alexandra Way including unit front entry character; *satisfied staff with proposal*

7. consider light penetration into the play area and materials that dry quickly for use throughout the year;

*A variety of materials have been used which will dry quickly including dynatiles, and fibar.*

8. consider spacing of trees and density of planting to allow for light penetration;

*Trees have been thinned out substantially to allow for light penetration throughout the site.*

9. consider widening and integrating the ramp at the central path connection to Alexandra Way;  
*done*

10 consider opportunities to increase connectivity to the courtyard from units, interior circulation and amenity room;

*Connectors have been created between the common patio spaces and the interior courtyard.*

11. consider wall mounted lights and curved wall and generally, appropriate lighting in courtyard for pedestrians;

*Wall mounted or uplighting of the curved walls were not incorporated as we envisioned this as a low height wall feature and the desire is to not impede the lines of the walls visually with fixtures nor uplight the walls. In the case of the latter, uplighting violates dark skies principals and also their fixtures would need to be placed directly adjacent to children play areas - which is a safety issue. However low level pedestrian bollard lighting has been placed along walkways and throughout the site.*

12 consider opportunities for off slab storm water management; and

13. consider integration of structures like access from the parking into garden element. *A trellis design has been incorporated into the façade of both these structures.*

**CARRIED**



**No. DP 09-453125**

To the Holder:                   PAUL GOODWIN (GBL ARCHITECTS)  
Property Address:               9340, 9380 AND 9400 ODLIN ROAD  
Address:                         140 – 2034 WEST 11<sup>TH</sup> AVENUE  
                                      VANCOUVER, BC V6J 2C9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Increase the maximum lot coverage from 45% to 46%.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #25 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$617,500.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 09-453125

To the Holder: PAUL GOODWIN (GBL ARCHITECTS)

Property Address: 9340, 9380 AND 9400 ODLIN ROAD

Address: 140 – 2034 WEST 11<sup>TH</sup> AVENUE  
VANCOUVER, BC V6J 2C9

---

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

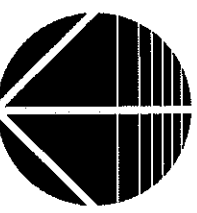
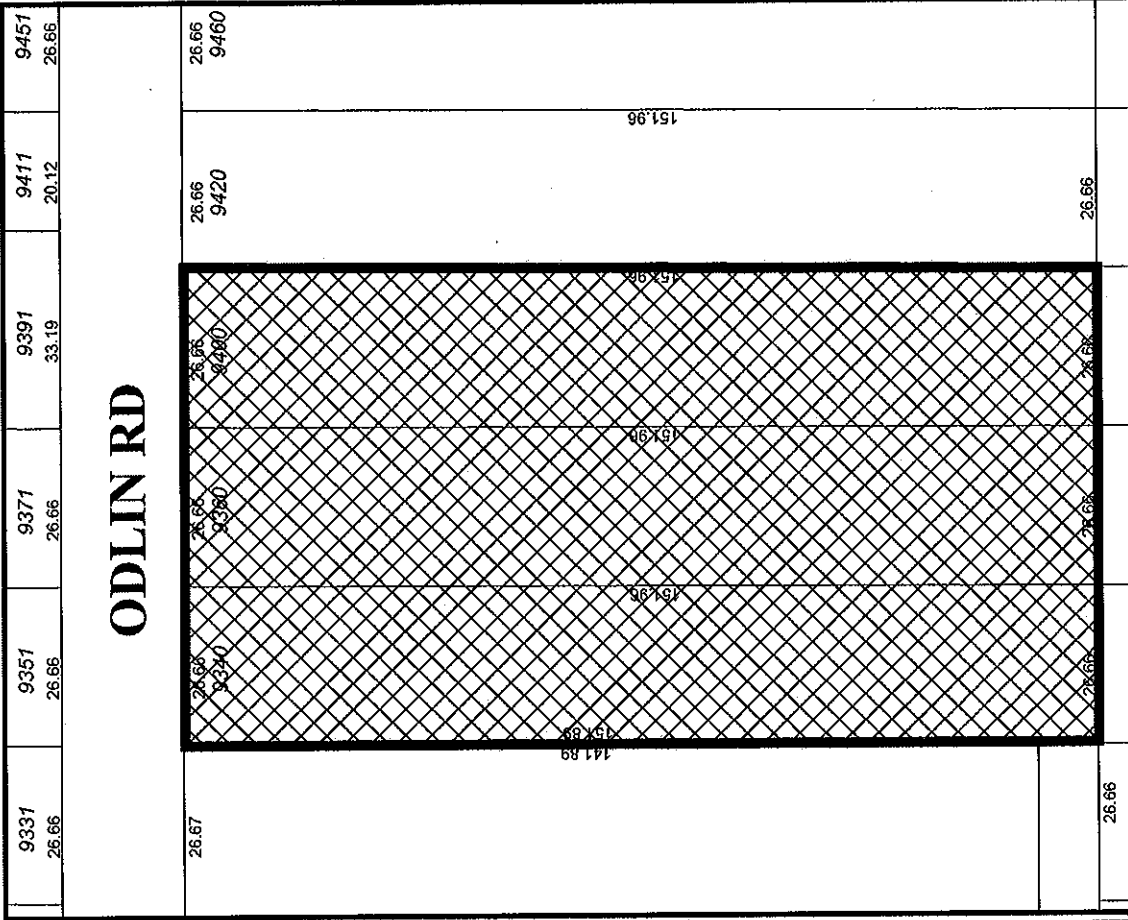
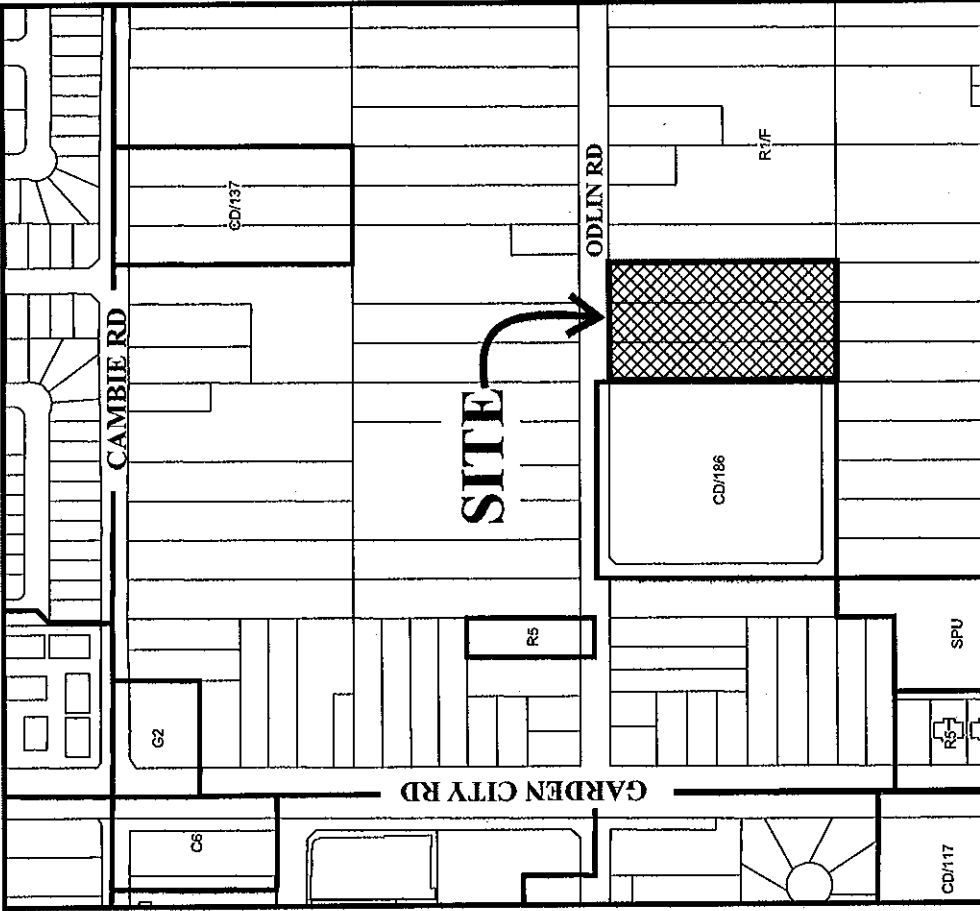
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MAYOR





# City of Richmond



## DP 09-453125 SCHEDULE "A"

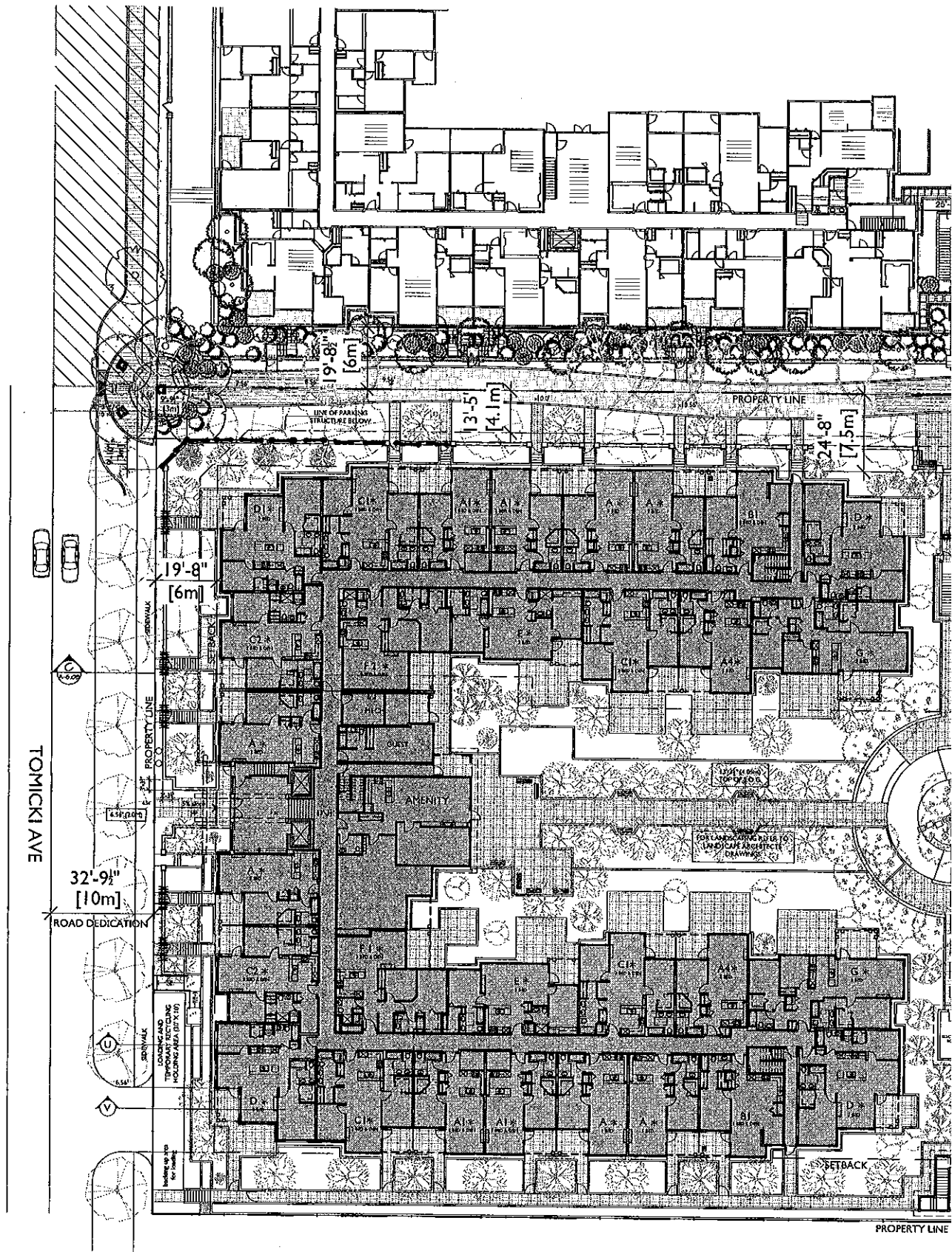
Original Date: 01/28/09

Revision Date: 07/21/10

Note: Dimensions are in METRES



*Johnson*  
MAR 10



TOMICKI AVE

32'-9 1/2"  
[10m]  
ROAD DEDICATION

19'-8"  
[6m]

19'-8"  
[6m]

13-5  
[4.1m]

24'-8"  
[7.5m]

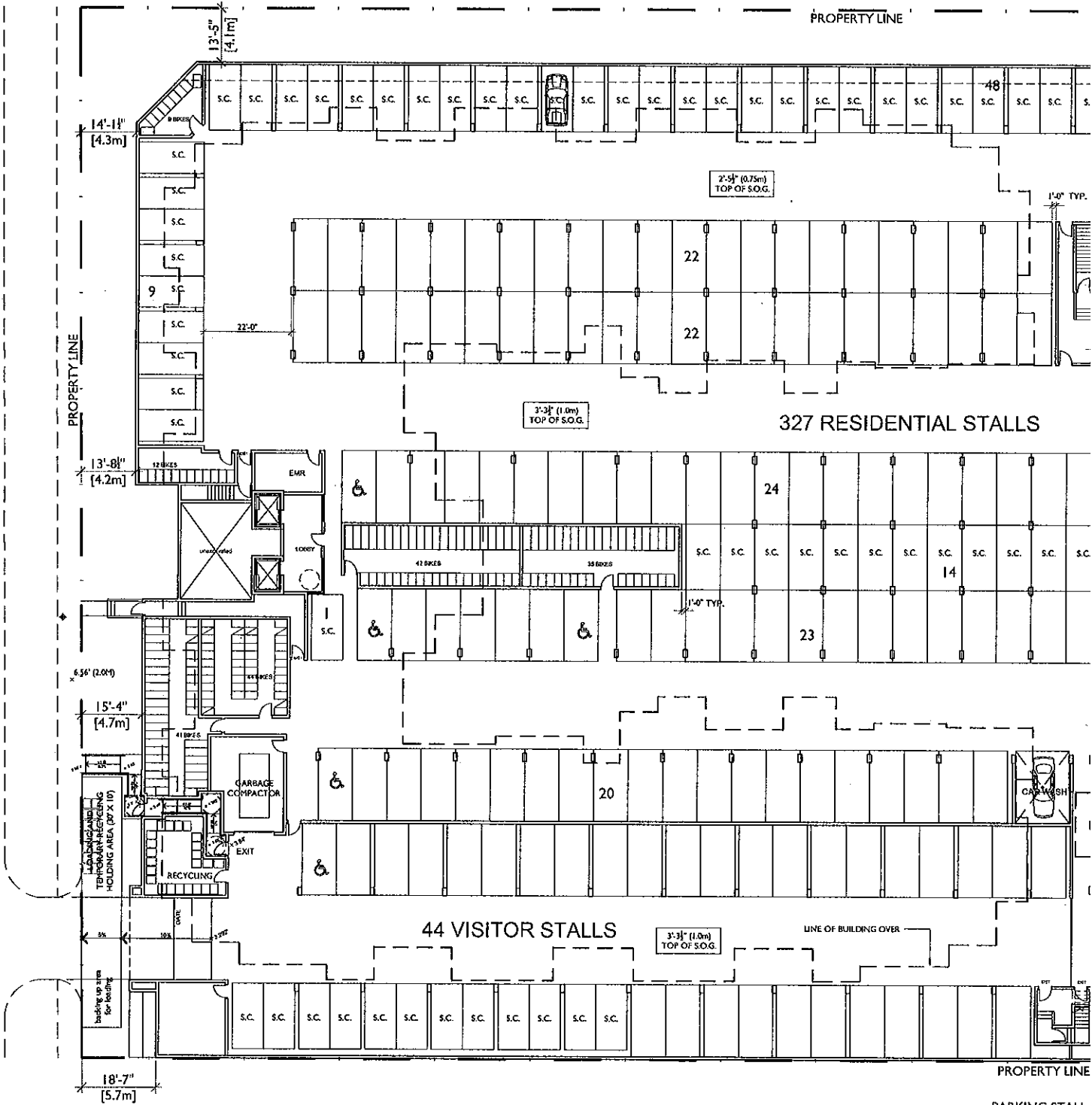
ANENITY

LANDSCAPE ARCHITECT DRAWING

SETBACK

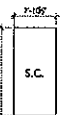
PROPERTY LINE

TOMICKI AVE

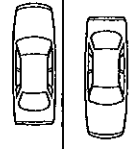
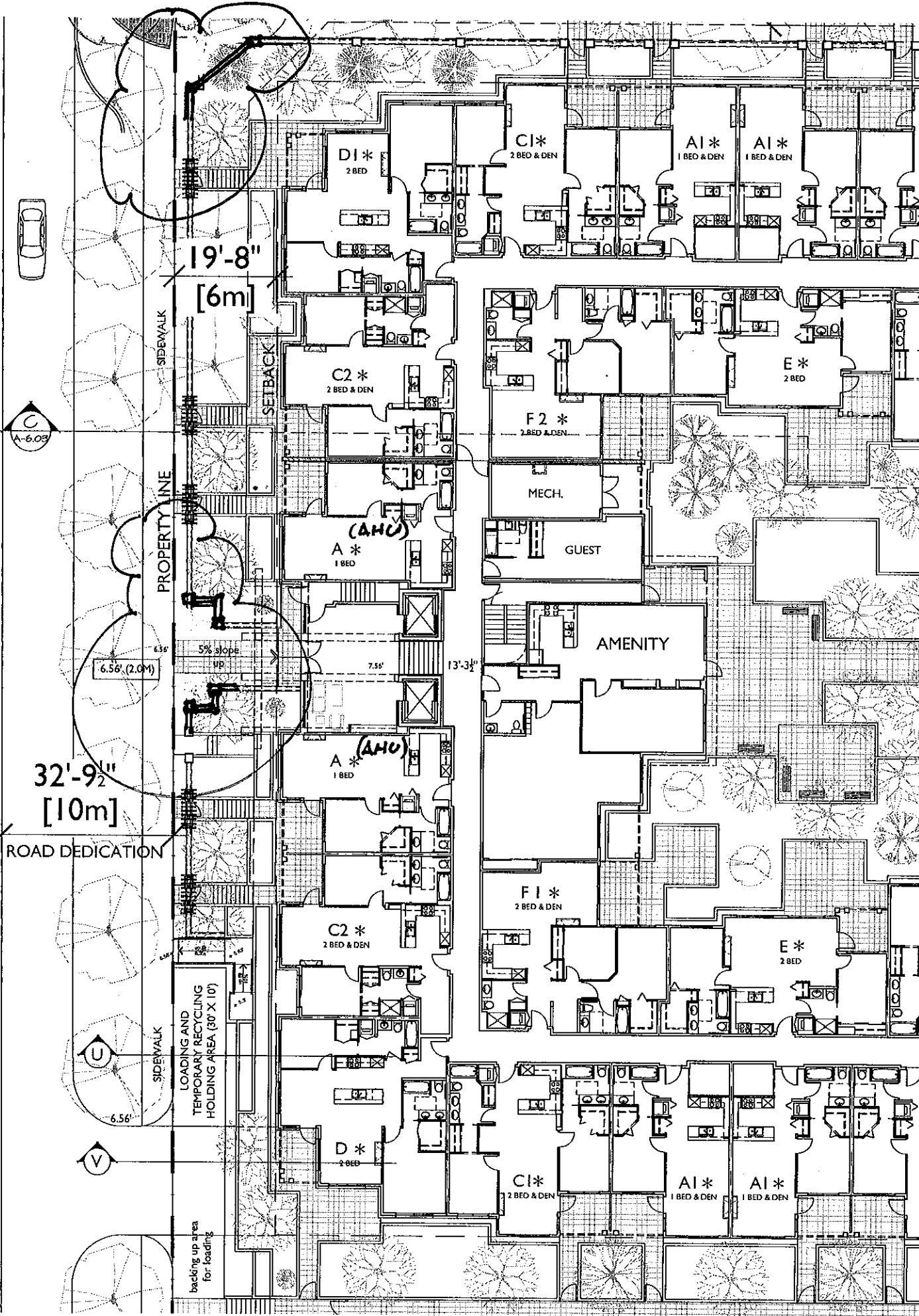


PARKING STALL

SMALL CAR STALLS  
No. = 110 (29.65%)



TOMICKI AVE



19'-8"  
[6m]

32'-9 1/2"  
[10m]

ROAD DEDICATION

PROPERTY LINE

SIDEWALK

SETBACK

LOADING AND  
TEMPORARY RECYCLING  
HOLDING AREA (30' X 10')

backing up area  
for loading

6.56' (2.0M)

5% slope  
up

D1 \*  
2 BED

C2 \*  
2 BED & DEN

A \*  
1 BED  
(AMU)

A \*  
1 BED  
(AMU)

C2 \*  
2 BED & DEN

D \*  
2 BED

C1 \*  
2 BED & DEN

A1 \*  
1 BED & DEN

A1 \*  
1 BED & DEN

F2 \*  
2 BED & DEN

MECH.

GUEST

AMENITY

F1 \*  
2 BED & DEN

E \*  
2 BED

C1 \*  
2 BED & DEN

A1 \*  
1 BED & DEN

A1 \*  
1 BED & DEN

E \*  
2 BED

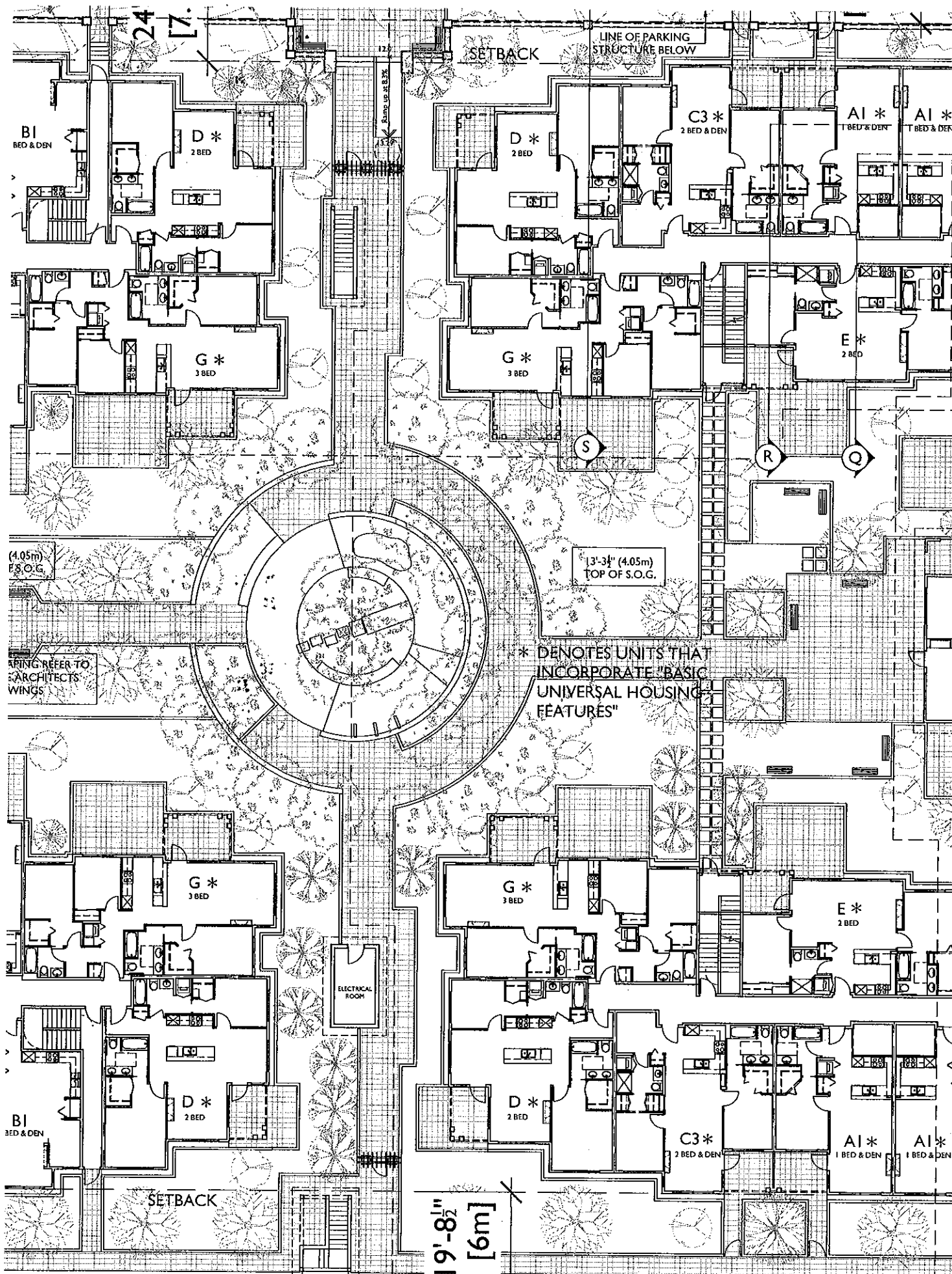
E \*  
2 BED

13'-3 1/2"

6.56'

6.56'

6.56'



SETBACK LINE OF PARKING STRUCTURE BELOW

BI  
BED & DEN

D\*  
2 BED

D\*  
2 BED

C3\*  
2 BED & DEN

AI\*  
1 BED & DEN

AI\*  
1 BED & DEN

G\*  
3 BED

G\*  
3 BED

E\*  
2 BED

(4.05m)  
F.S.O.G.

13'-3 1/4" (4.05m)  
TOP OF S.O.G.

PLEASE REFER TO ARCHITECTS' WINGS

\* DENOTES UNITS THAT INCORPORATE "BASIC UNIVERSAL HOUSING FEATURES"

G\*  
3 BED

G\*  
3 BED

E\*  
2 BED

ELECTRICAL ROOM

BI  
3 BED & DEN

D\*  
2 BED

D\*  
2 BED

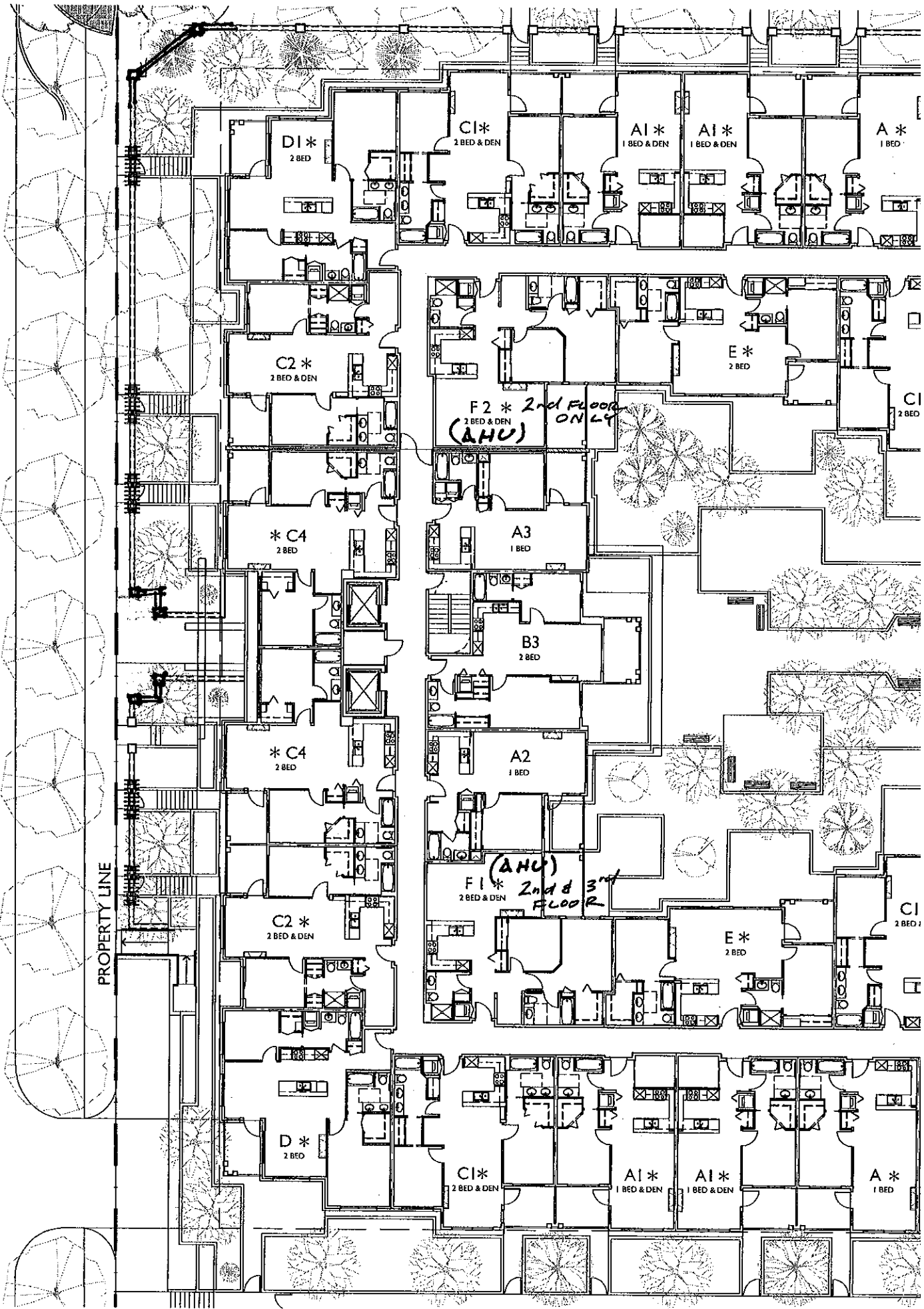
C3\*  
2 BED & DEN

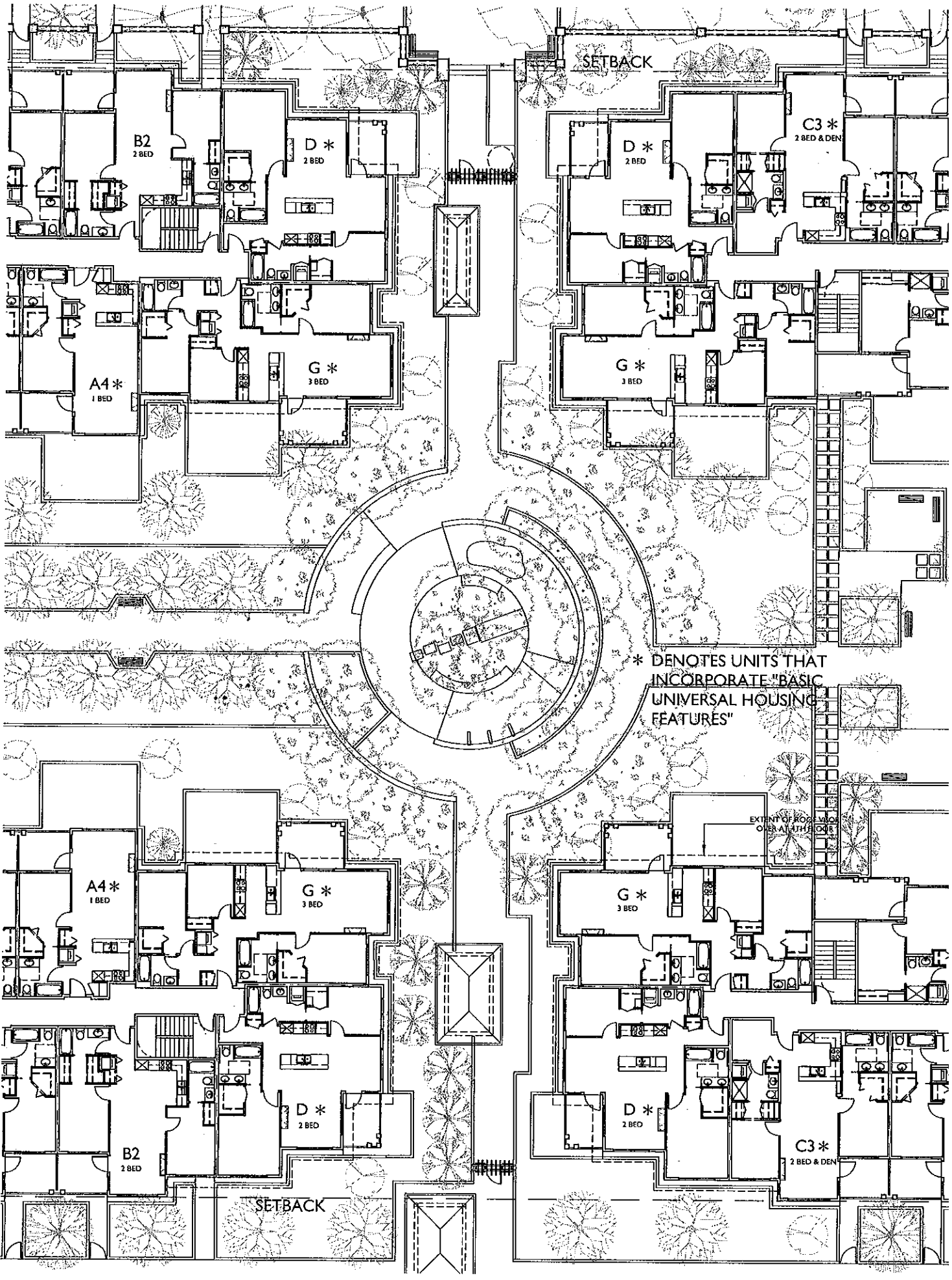
AI\*  
1 BED & DEN

AI\*  
1 BED & DEN

SETBACK

19'-8 1/2" [6m]





\* DENOTES UNITS THAT  
INCORPORATE "BASIC  
UNIVERSAL HOUSING  
FEATURES"

EXTENT OF COVER  
OVER AT 4TH FLOOR

SETBACK

SETBACK

B2  
2 BED

D \*  
2 BED

A4 \*  
1 BED

G \*  
3 BED

D \*  
2 BED

C3 \*  
2 BED & DEN

G \*  
3 BED

A4 \*  
1 BED

G \*  
3 BED

B2  
2 BED

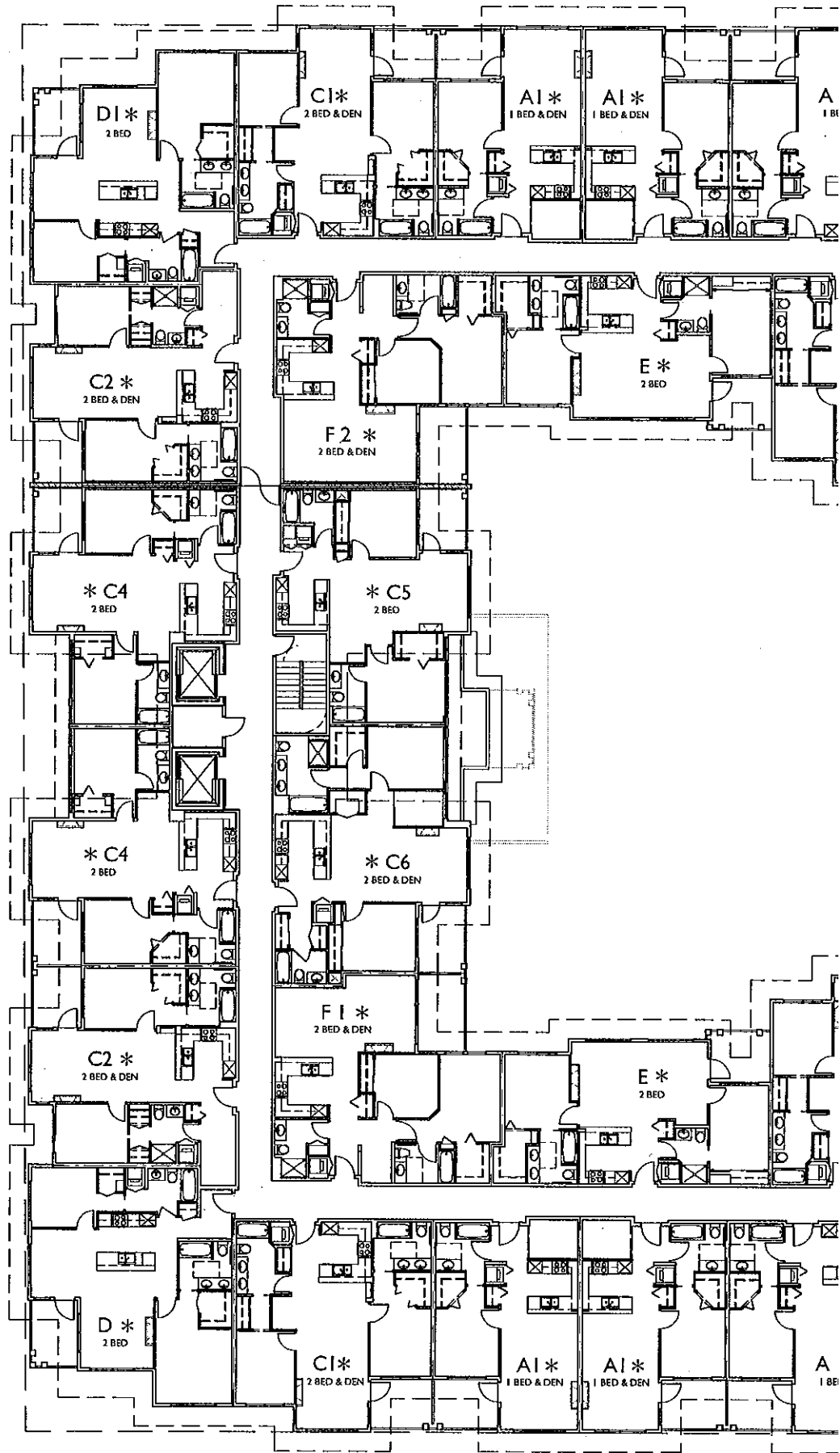
D \*  
2 BED

G \*  
3 BED

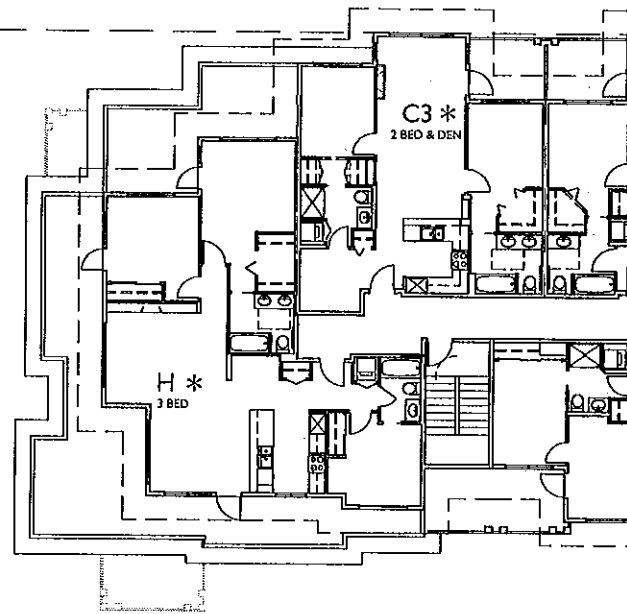
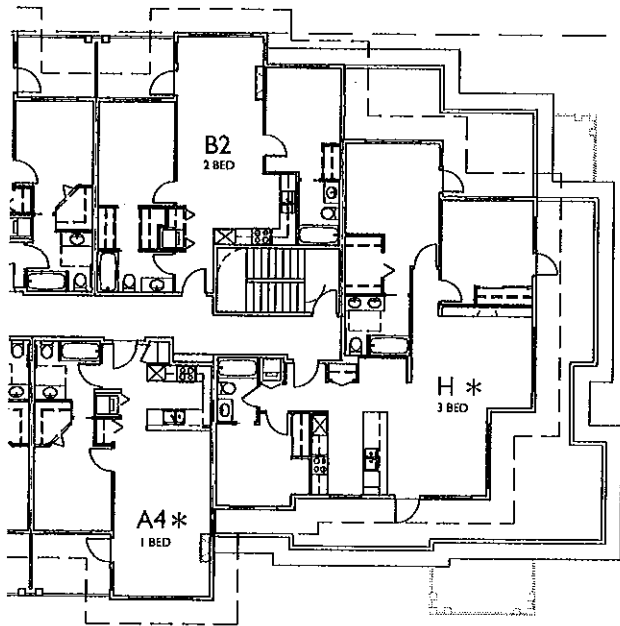
D \*  
2 BED

C3 \*  
2 BED & DEN

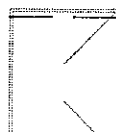
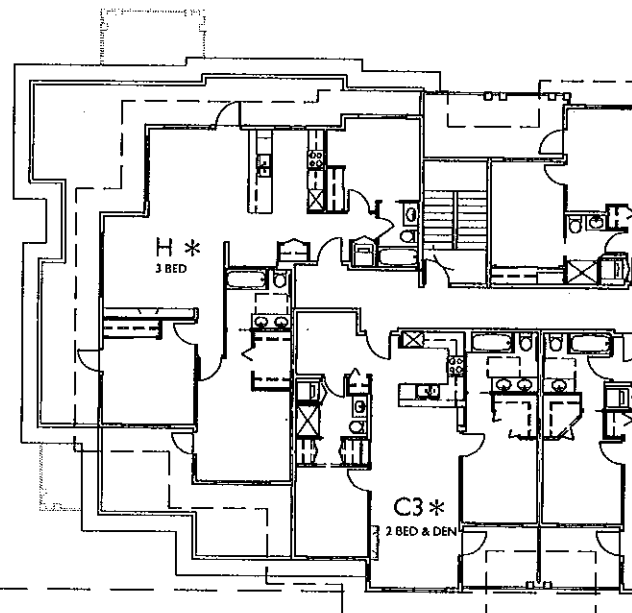
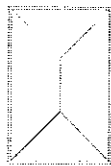
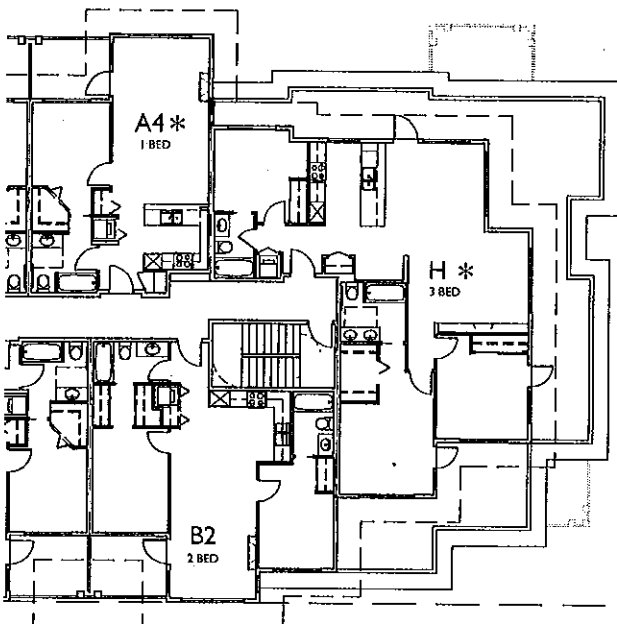




- EXTENT OF ROOF OVER

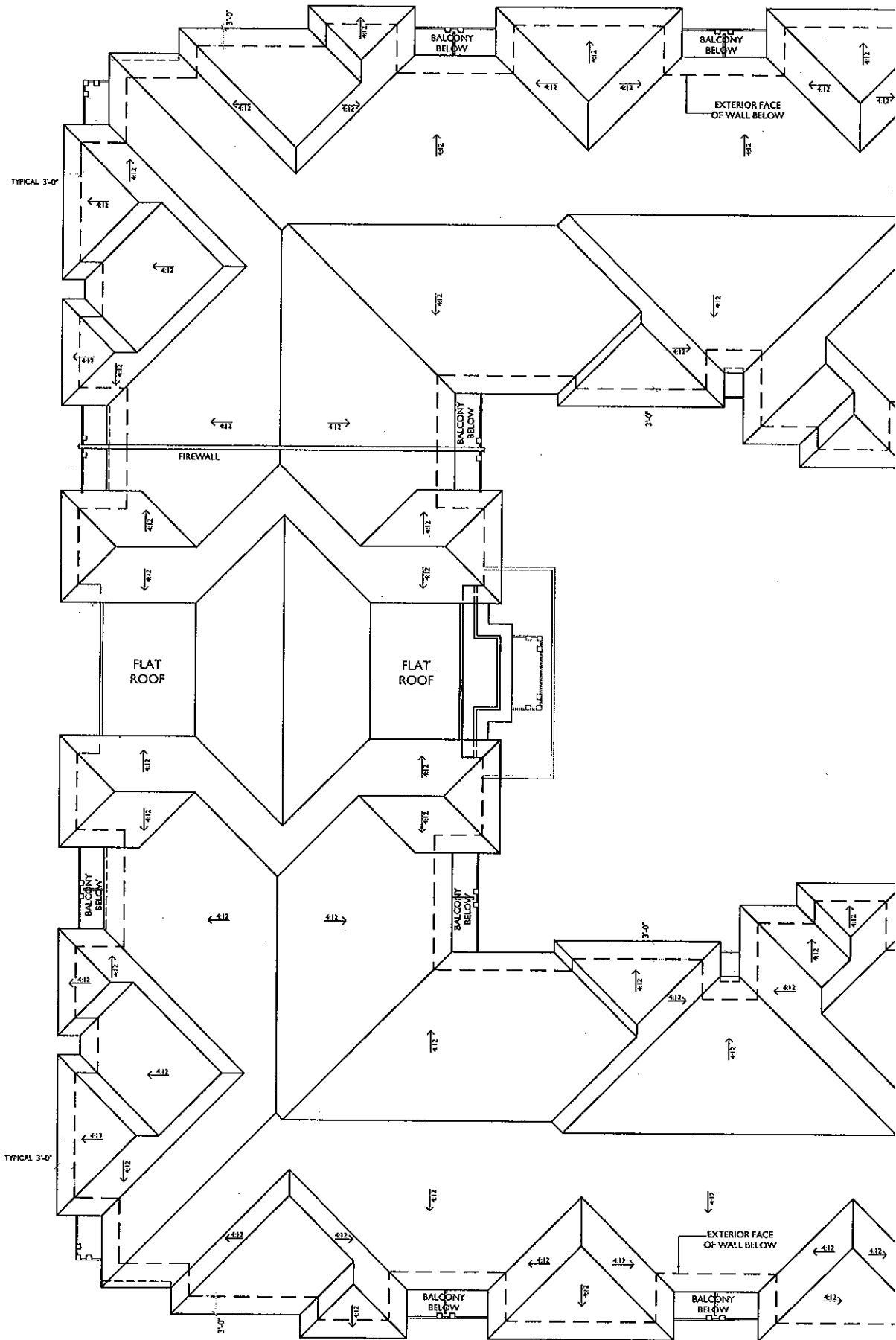


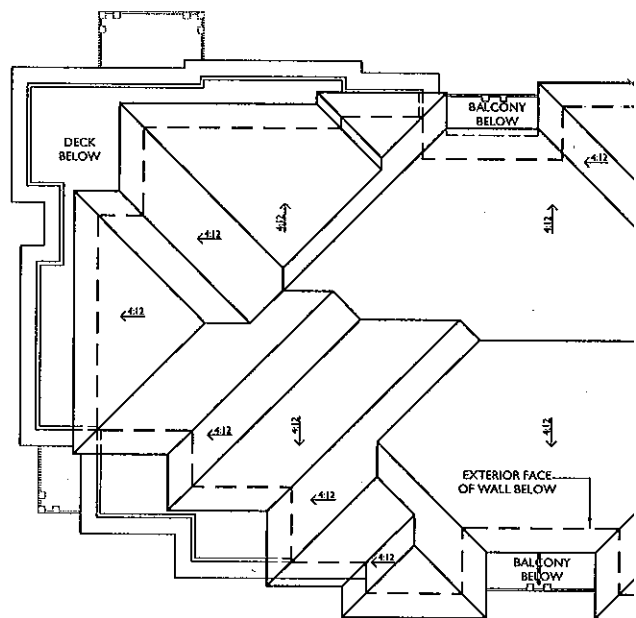
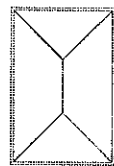
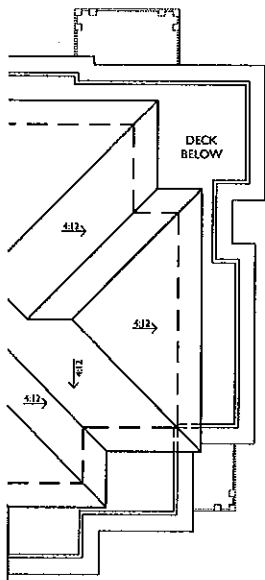
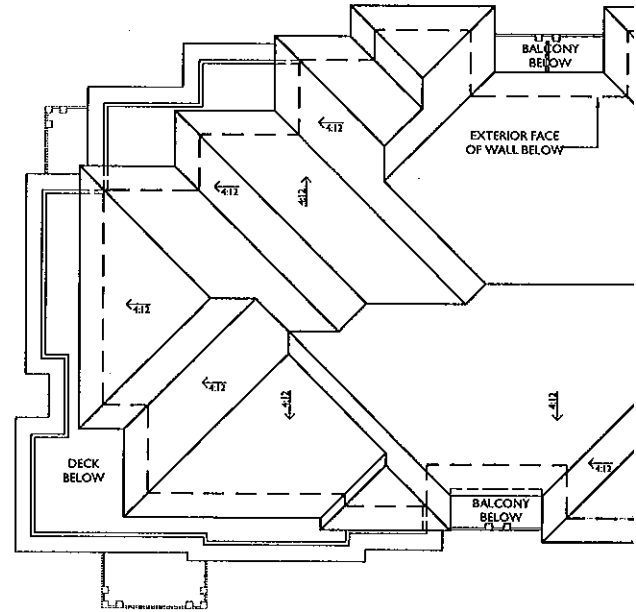
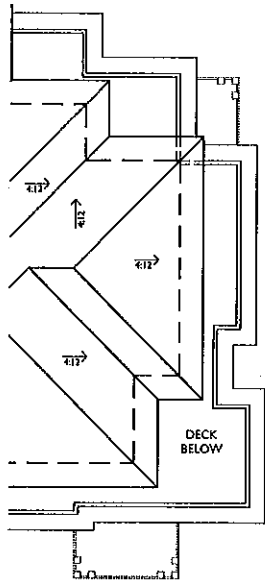
\* DENOTES UNITS THAT INCORPORATE "BASIC UNIVERSAL HOUSING FEATURES"

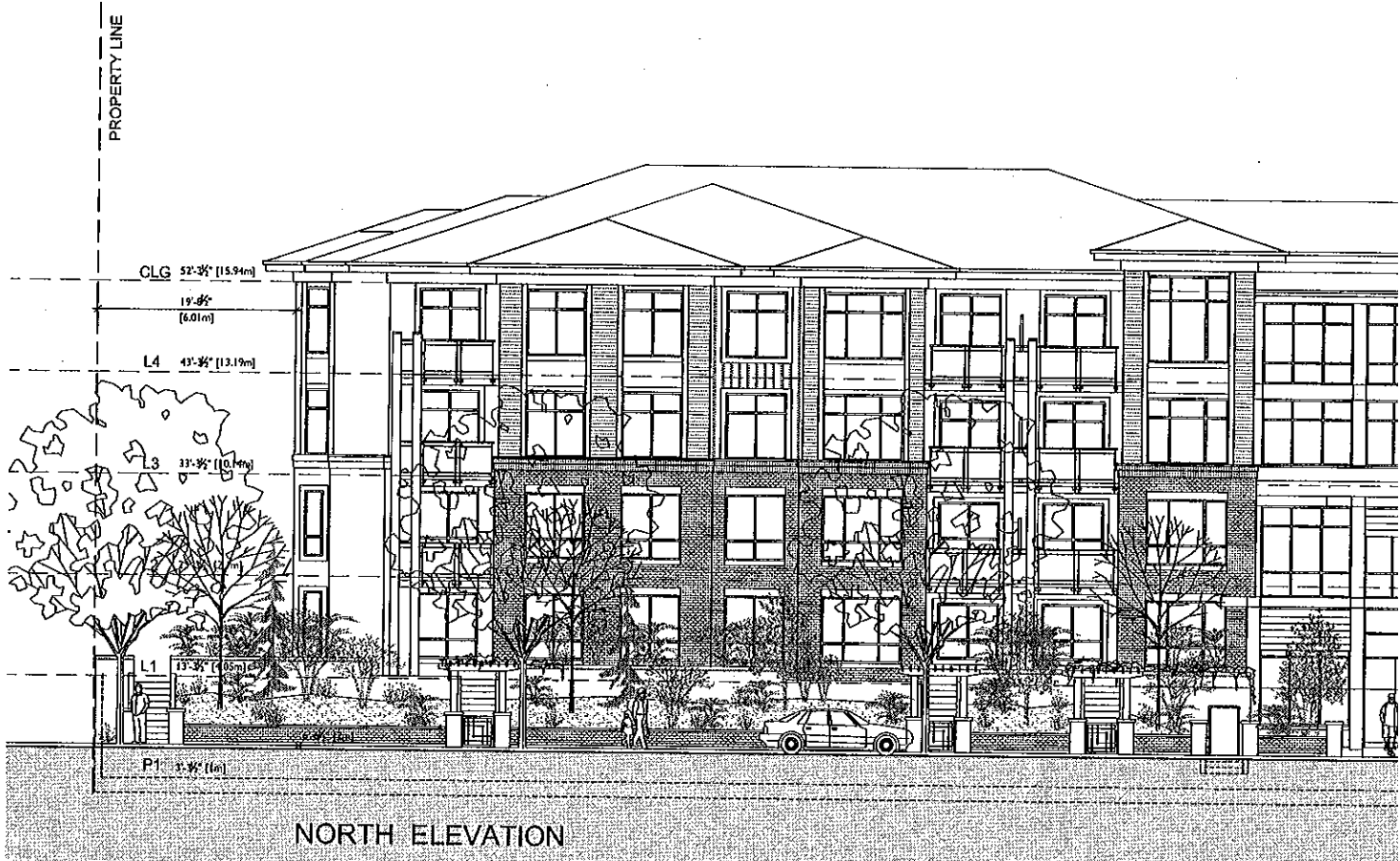


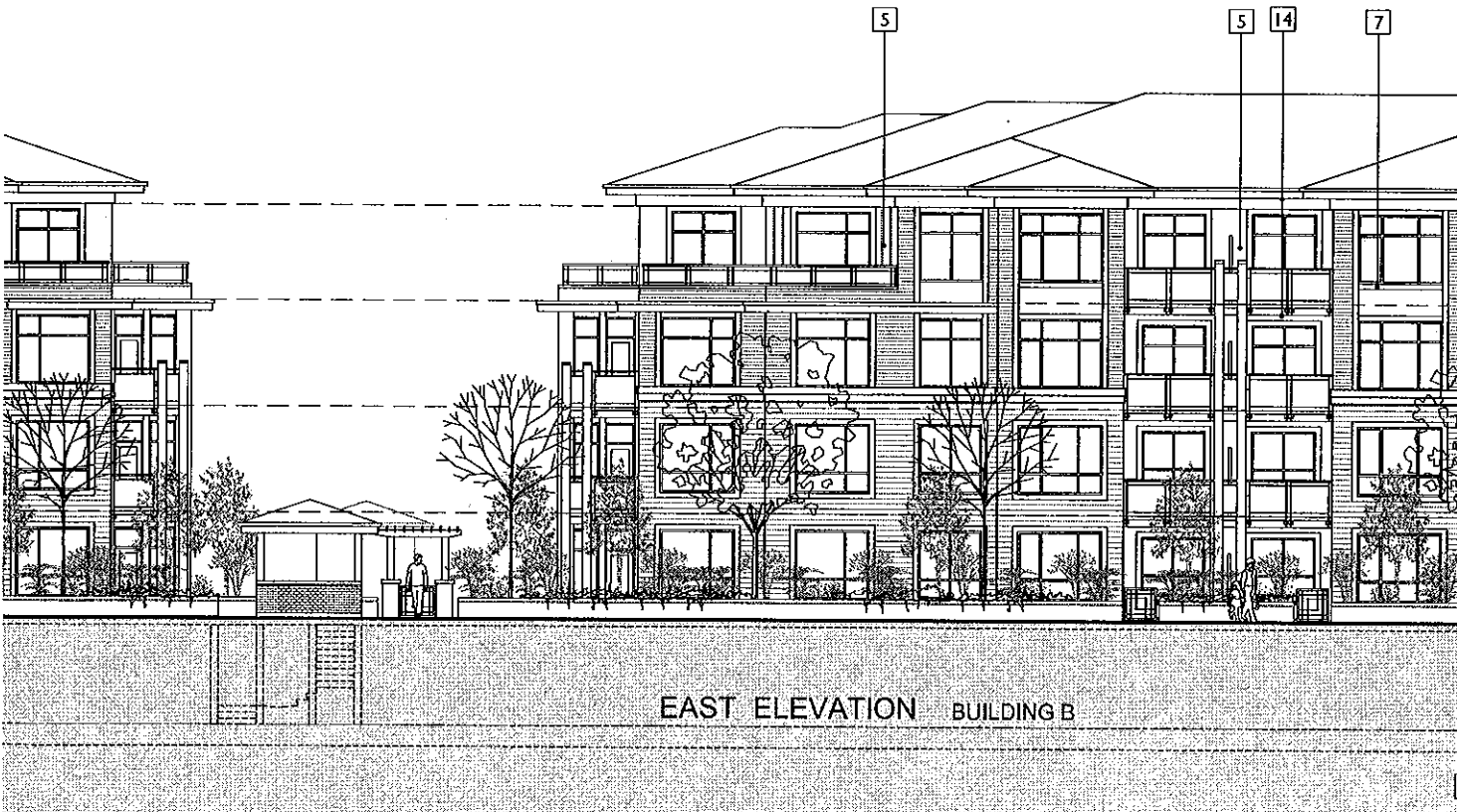
# TOMICKI AVE

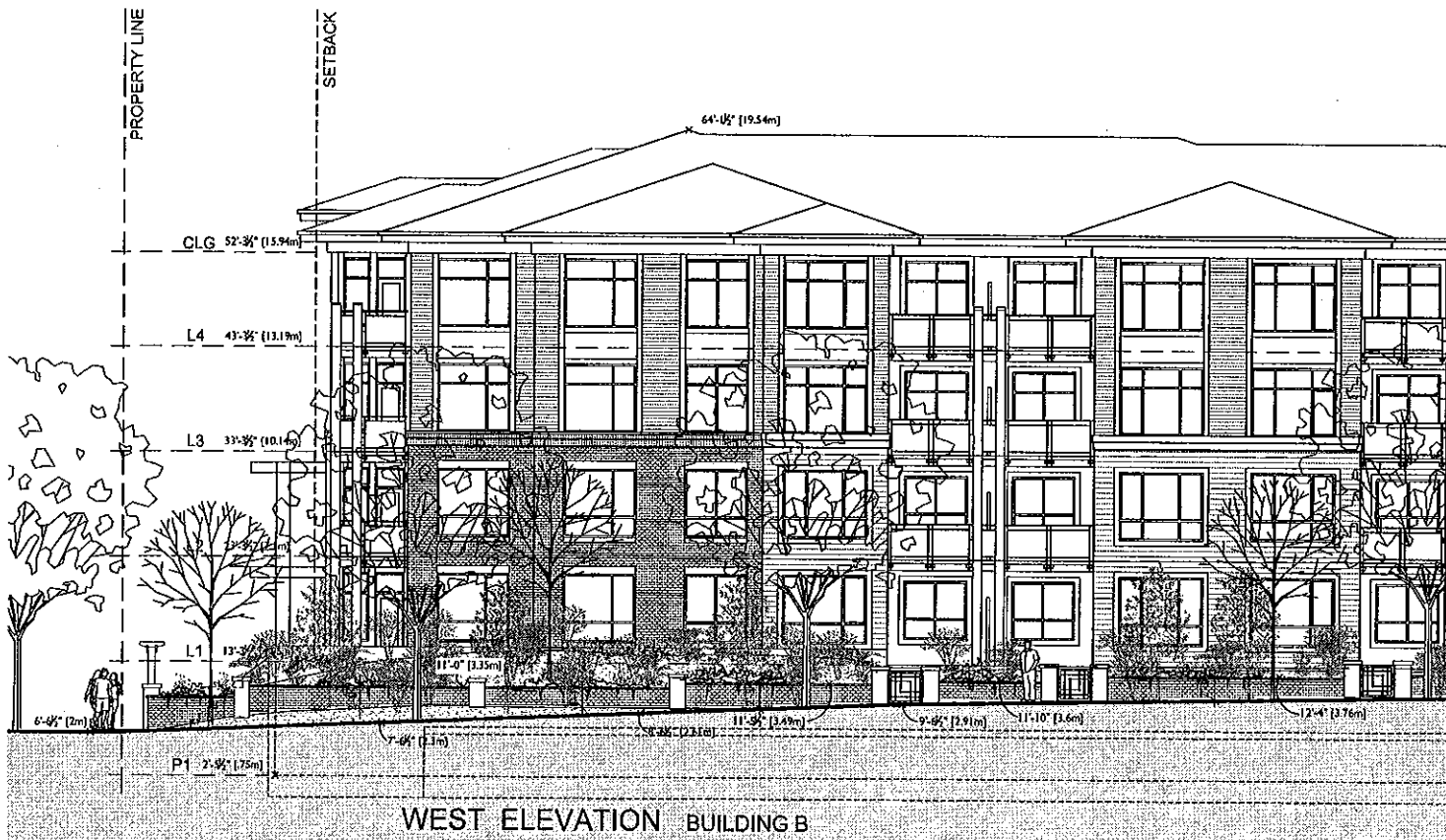
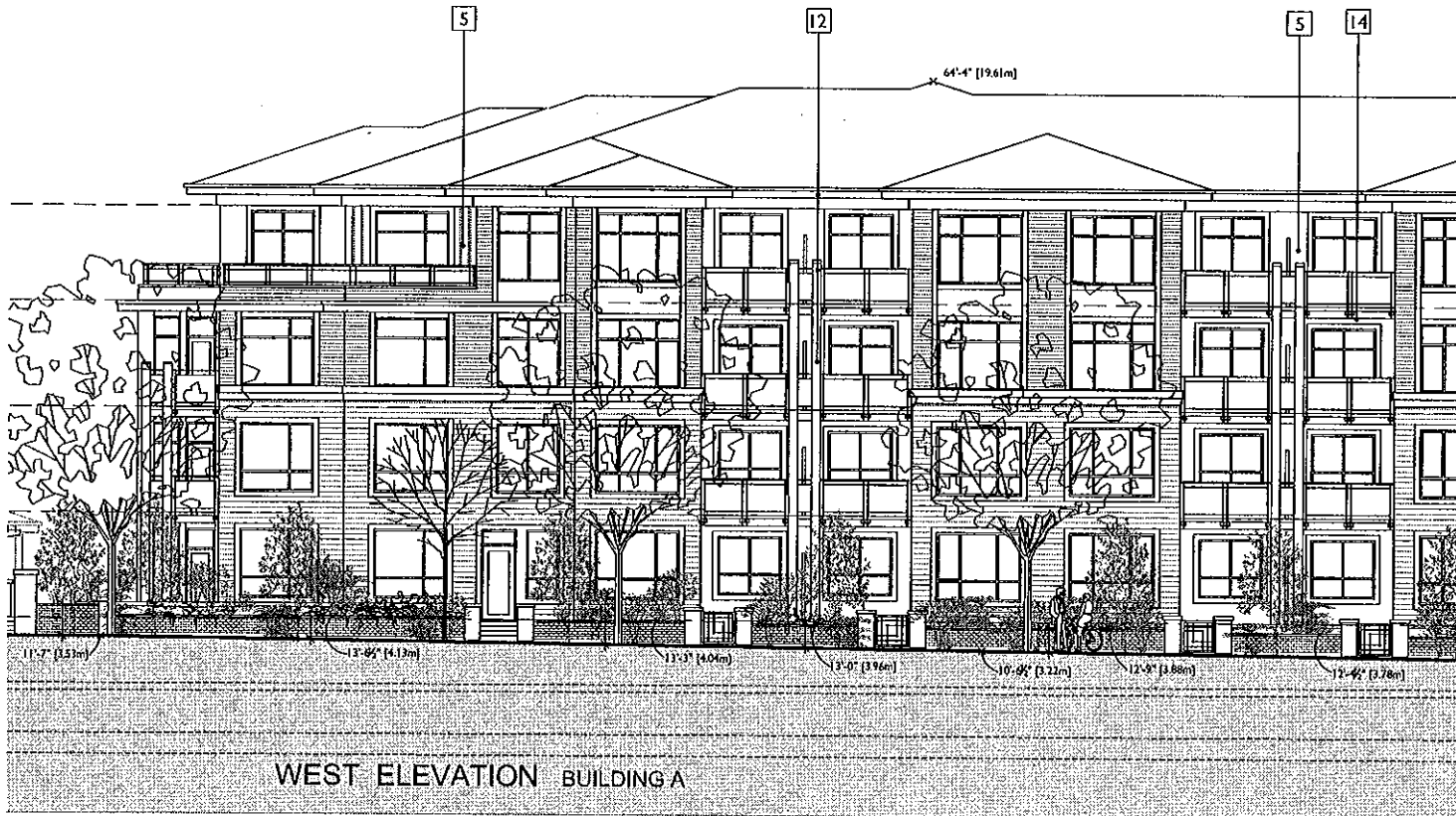
PROPERTY LINE

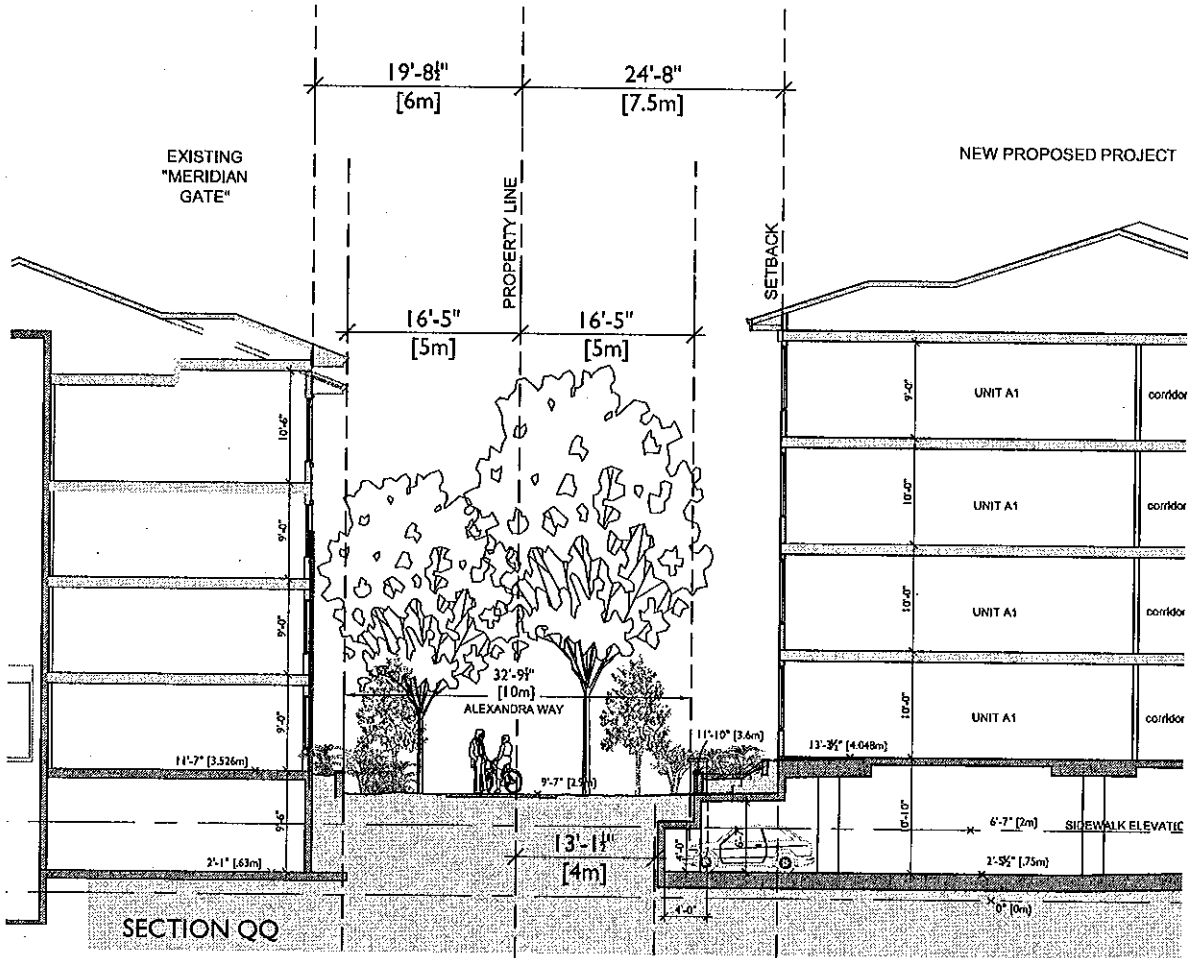
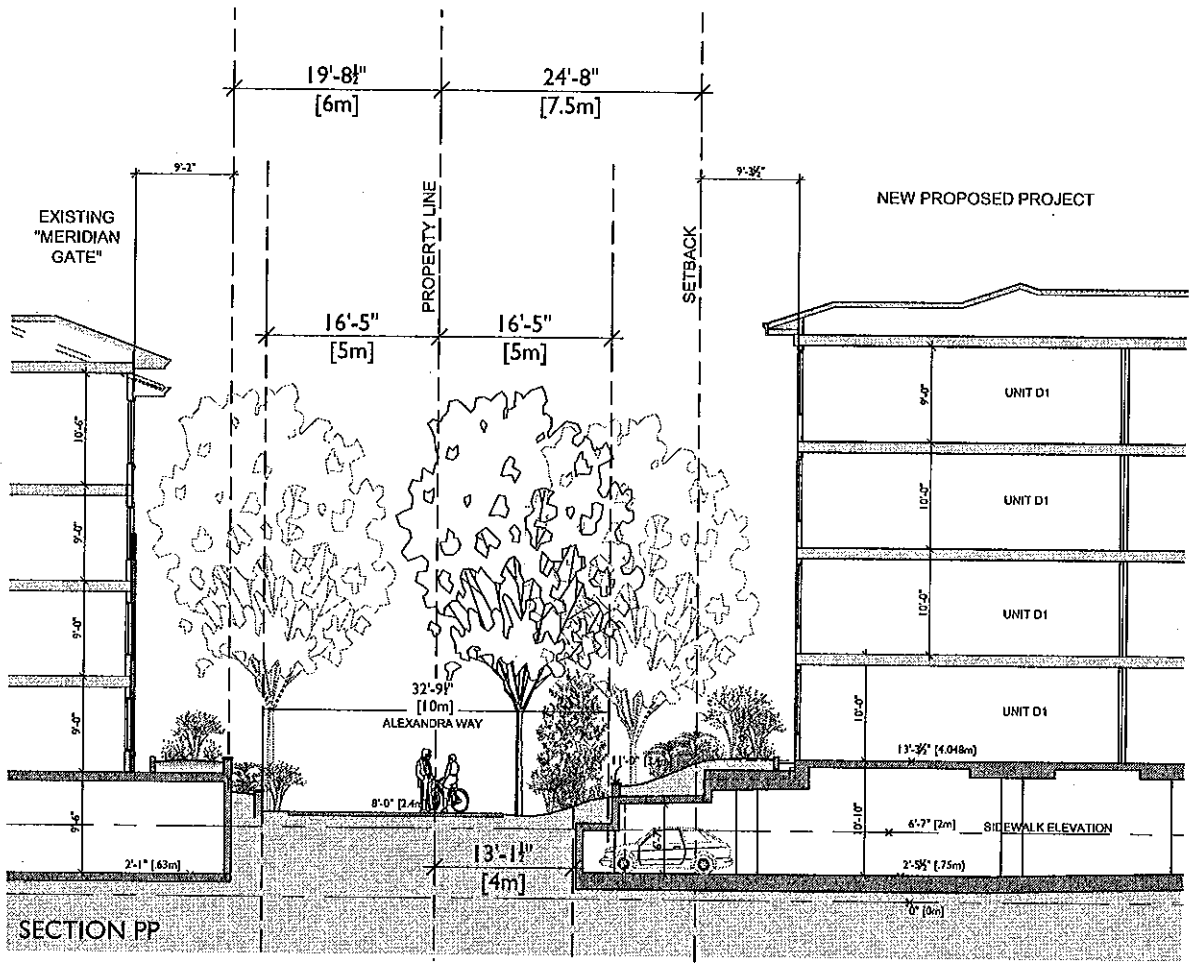




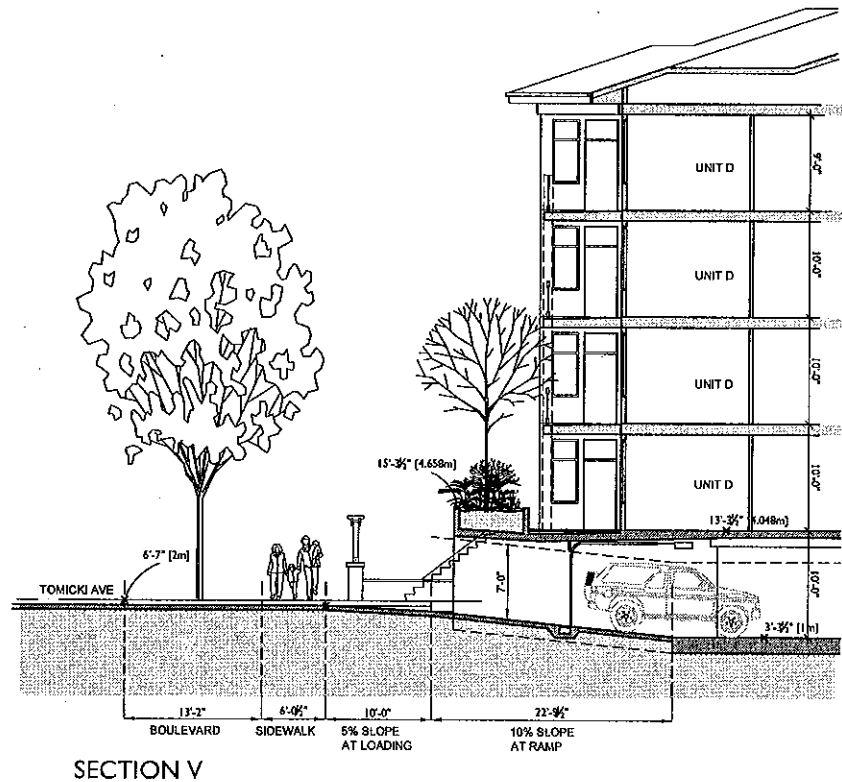
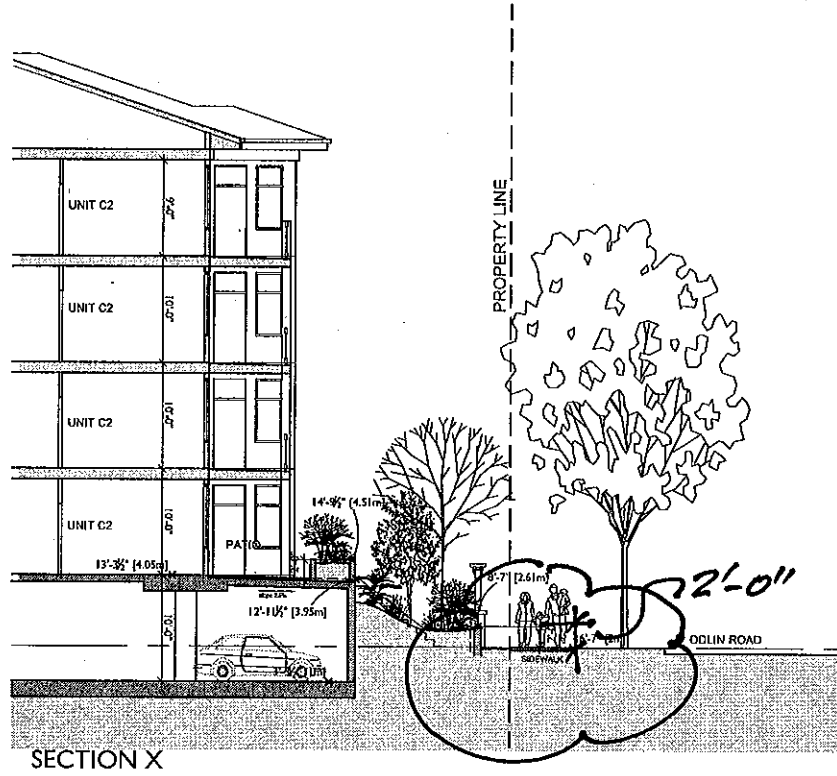


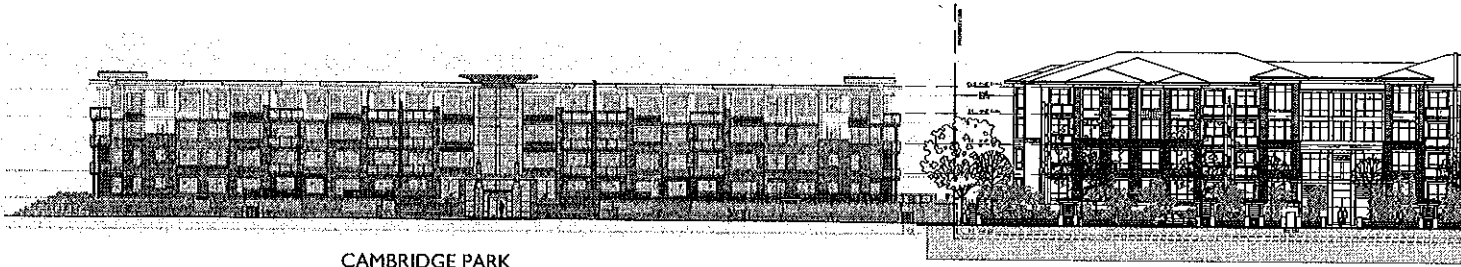






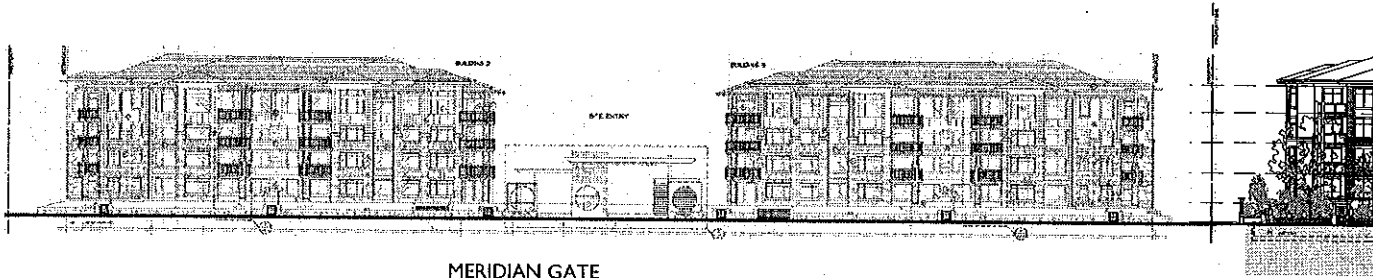






CAMBRIDGE PARK

ODLIN ROAD STREETSCAPE



MERIDIAN GATE

TOMICKI AVE STREETSCAPE



**ROOF**

ASPHALT SHINGLE  
"WEATHERWOOD"  
CRC BILTMORE 30

**FASCIA**

CLEAR STAINED CEDAR  
NATURAL TONE

**WALL PANEL**

HARDIE PANEL  
TIMBER BARK  
JH40-30

**UPPER STOREY**

HARDIE PANEL  
COBBLE STONE  
JH40-10

**TRIM BOARD**

HARDIE PANEL  
ARCTIC WHITE  
JH10-20

**FASCIA TRIM**

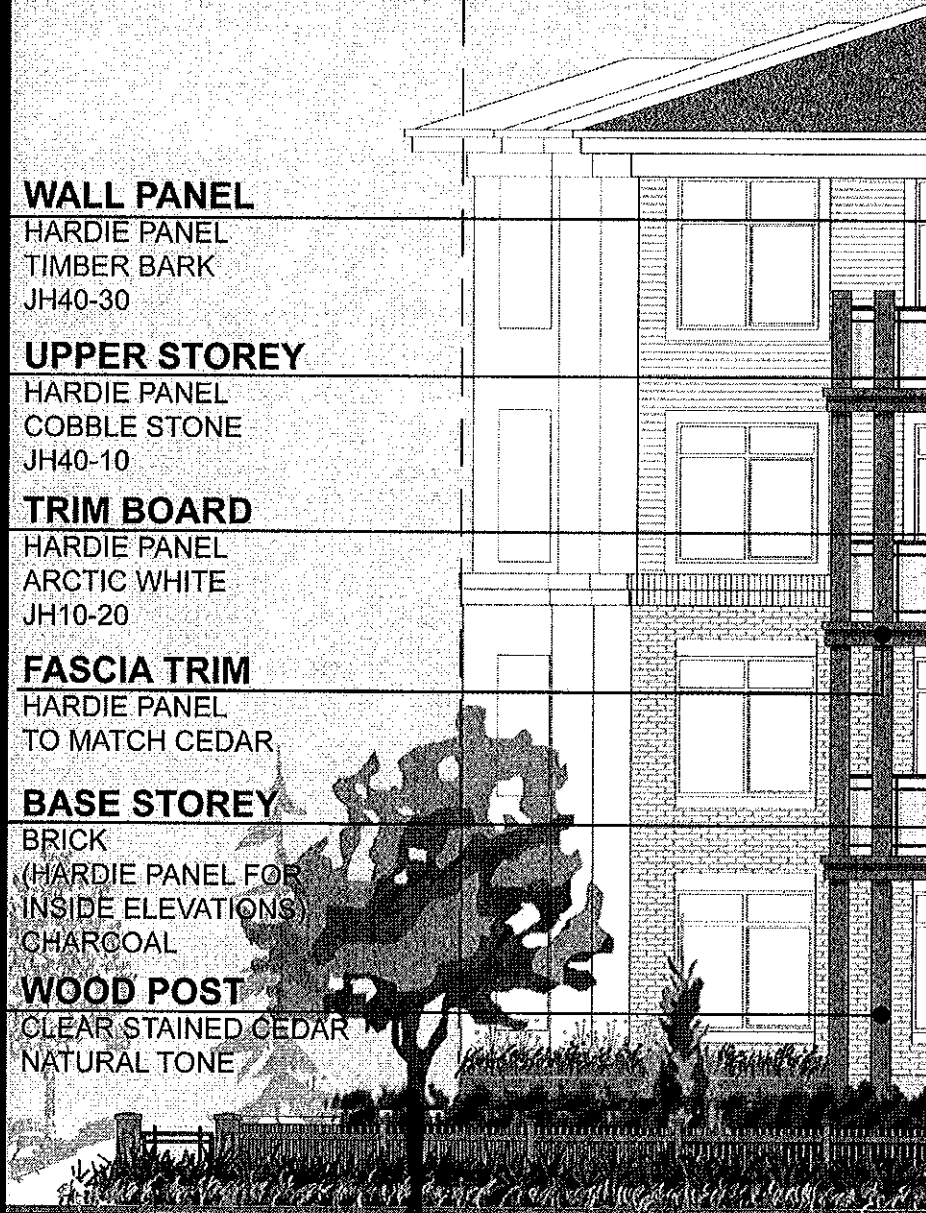
HARDIE PANEL  
TO MATCH CEDAR

**BASE STOREY**

BRICK  
(HARDIE PANEL FOR  
INSIDE ELEVATIONS)  
CHARCOAL

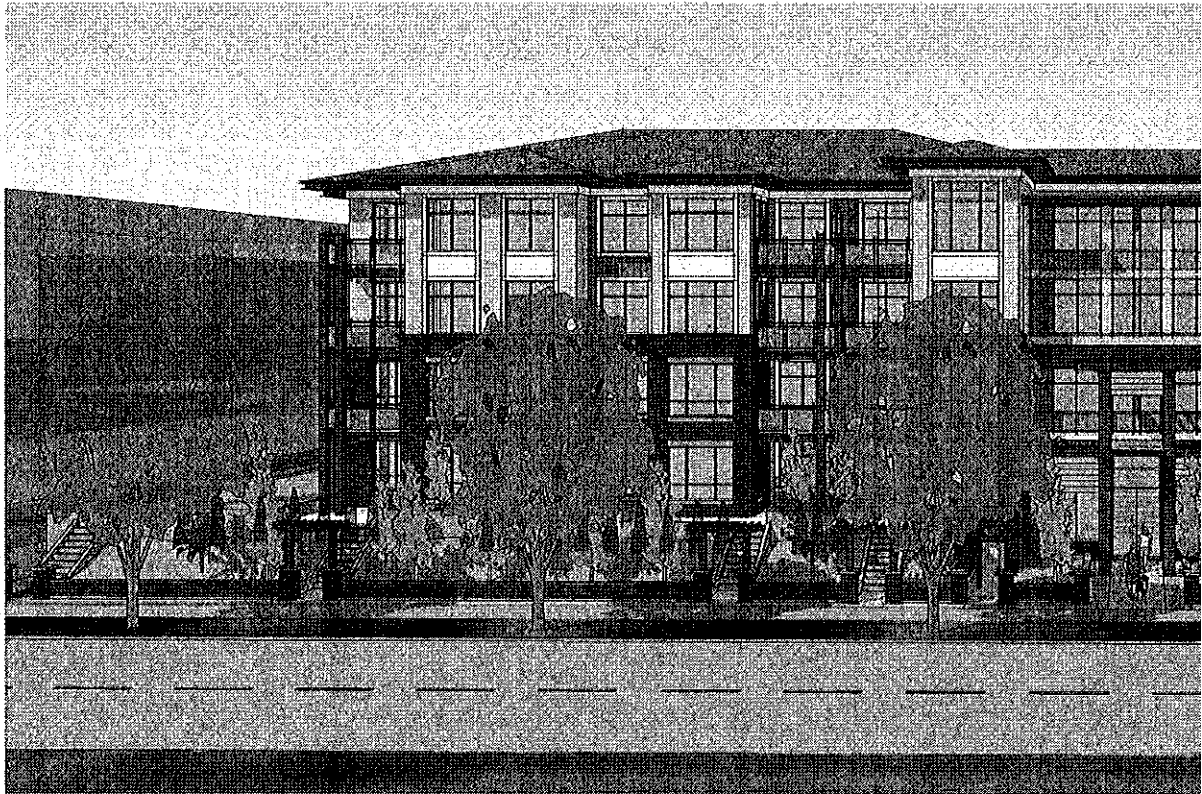
**WOOD POST**

CLEAR STAINED CEDAR  
NATURAL TONE

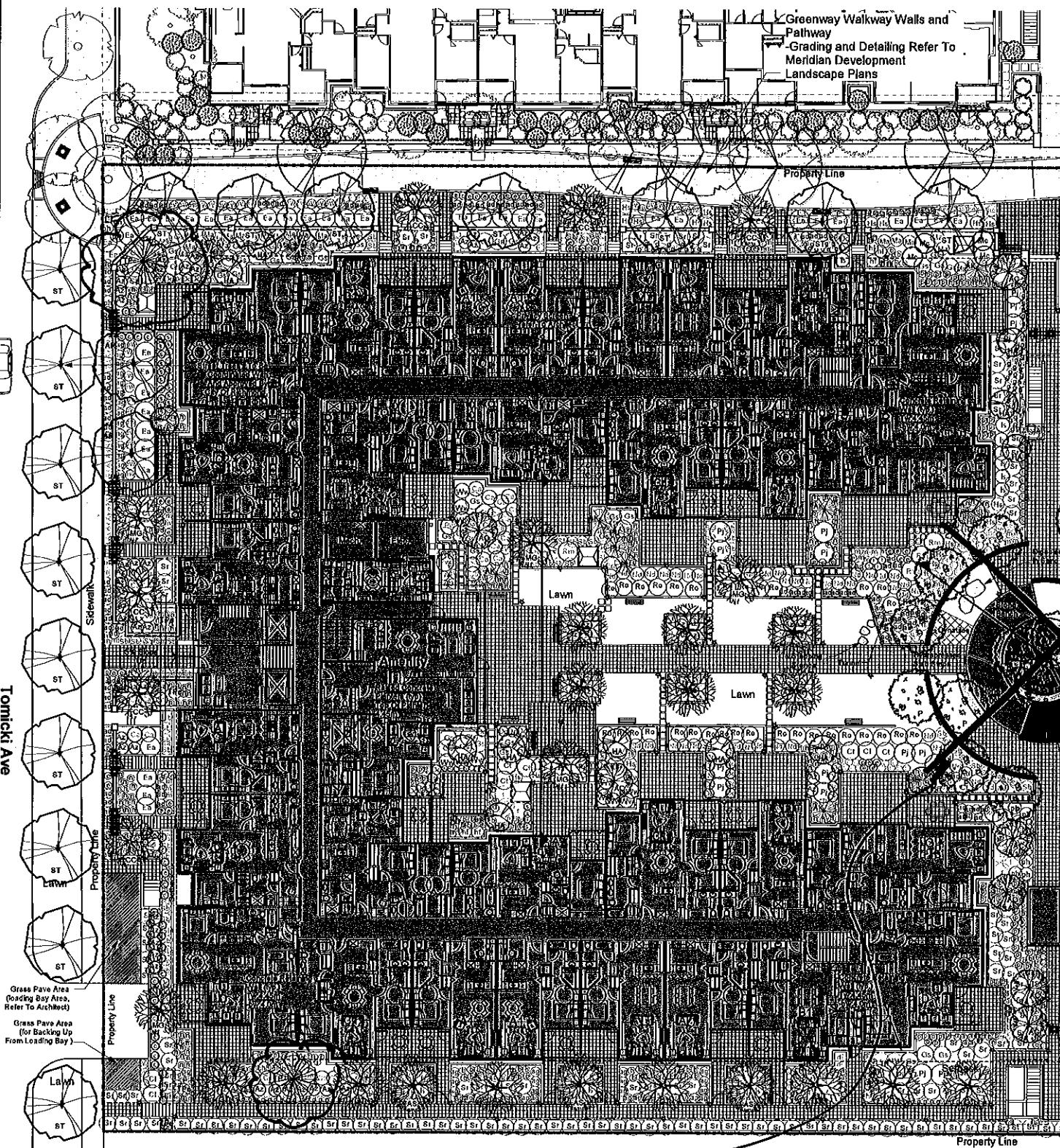




*Jason*  
MAR 10



Greenway Walkway Walls and Pathway  
 Grading and Detailing Refer To Meridian Development Landscape Plans



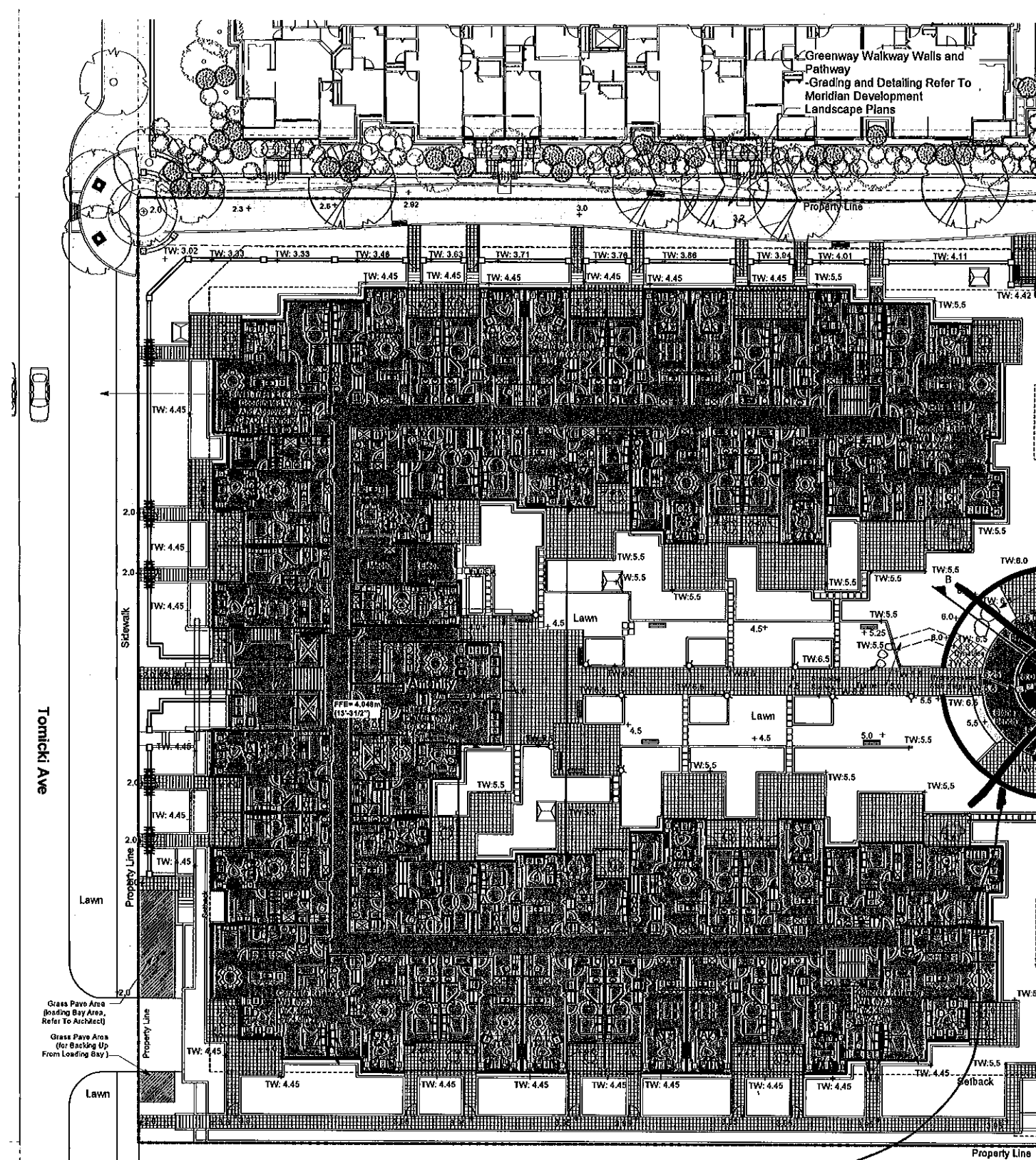
Tomnicki Ave

Grass Pave Area (Loading Bay Area, Refer To Architect)  
 Grass Pave Area (for Backing Up From Loading Bay)

**REPLACED WITH  
 PLAY STRUCTURE**

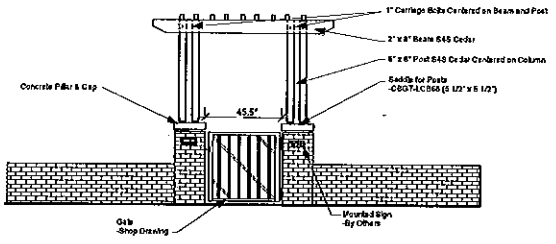
Legend	
	Concrete Unit Pavers - Refer to Detail Sheet L3
	Proposed Benches - Refer to Detail Sheet L3
	+ 3.9 Proposed Elevations (Metric)
	Hydropressed Slabs - Refer to Detail Sheet L3
	Grass Pave 2 - Refer to Detail Sheet L3
	Sodded Lawn
	Concrete Retaining Walls
	Bollard Lighting on Concrete Wall - Refer to Detail Sheet L

Greenway Walkway Walls and Pathway Grading and Detailing Refer To Meridian Development Landscape Plans

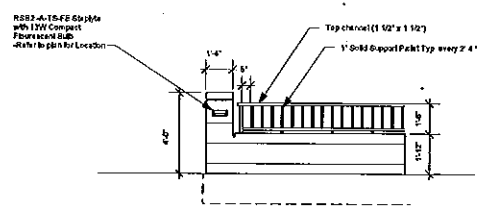


**REPLACED WITH PLAY STRUCTURE**

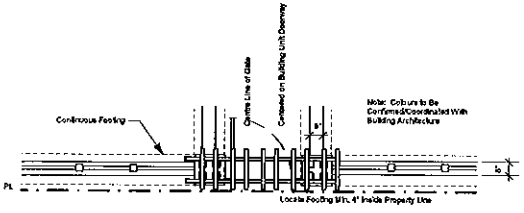
Legend	
	Concrete Unit Pavers - Refer to Detail Sheet L1
	Proposed Benches - Refer to Detail Sheet L3
	+ 3.9 Proposed Elevations (Metric)
	Hydropressed Slabs - Refer to Detail Sheet L3
	Grass Pave 2 - Refer to Detail Sheet L3
	Sodded Lawn
	Concrete Retaining Walls
	Bollard Lighting on Concrete Wall- Refer to De



Elevation View - Wall Along Greenway



Typical Elevation



Plan View

Wall Faces At Greenway & ROW Detail

Scale 1/4\"/>

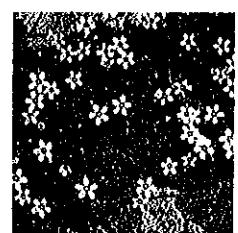


**Hadco DB14-H Bollards**  
 Click here to view Hadco finish options.  
 Strongly weather resistant. Crafted in aluminum substrate or durable powder coated by heat fusion thermosetting finish. Material: Aluminum/Voltage Insulator and MID: medium base, base. Housing: Constructed of 15\"/>

SYMBOL ON PLAN



LANDSCAPE LIGHTING

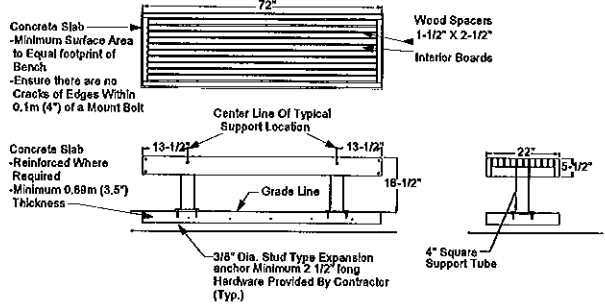


24\"/>

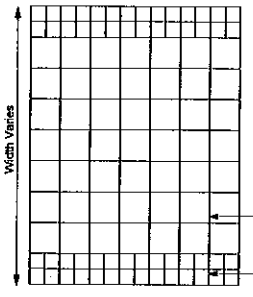


Note: 4\"/>

Green Jointed Reinforced Hydrapressed Slab

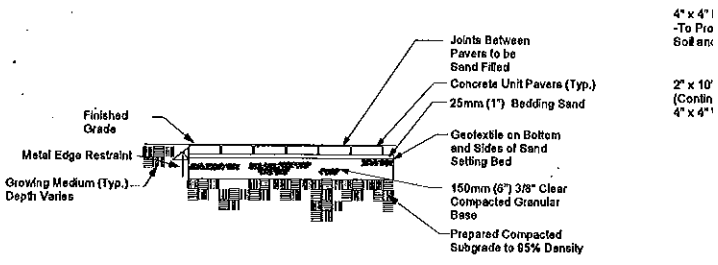


Bench at 2nd Floor Landscape - Typical



**Concrete Unit Pavers**  
 Type: Abbotsford Classic Standard Series  
 Size: Banding - Half Standard, 4 7/16\"/>

Note: All Other Areas of Concrete Unit Paving will not be Banded and to be Paved with Regular Double Standard as per Above Note

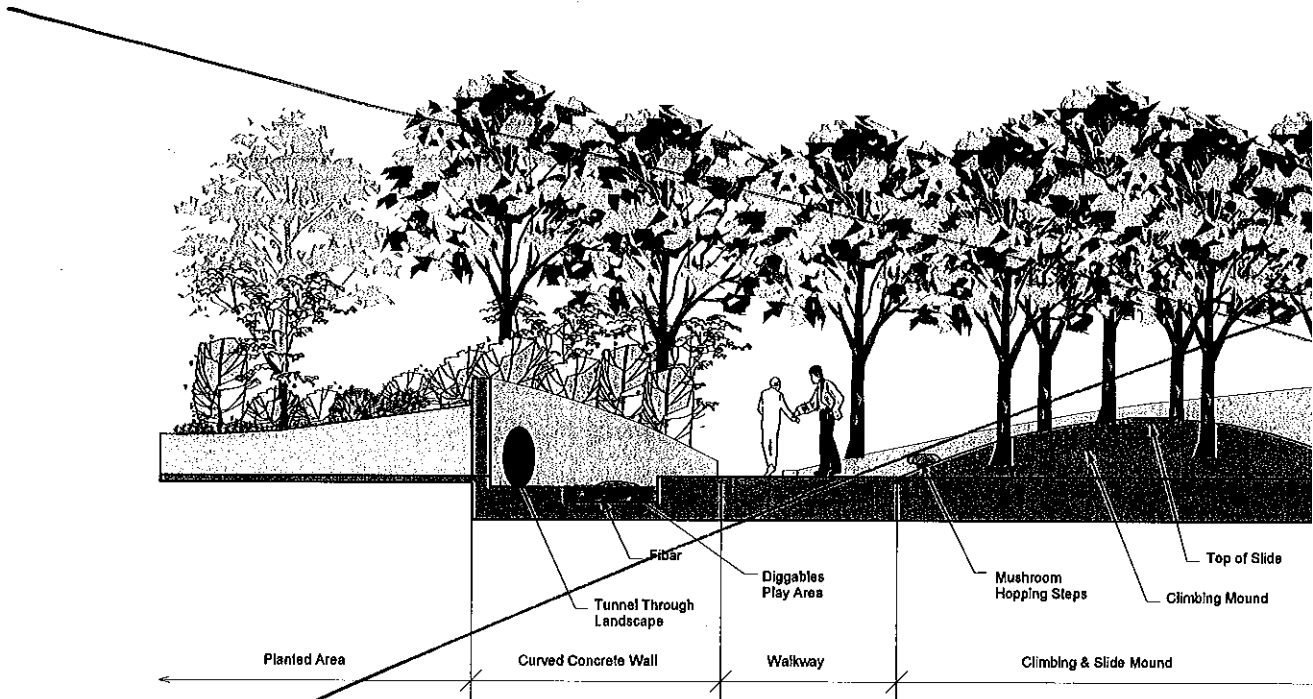


Concrete Unit Paving on Grade

1/2\"/>

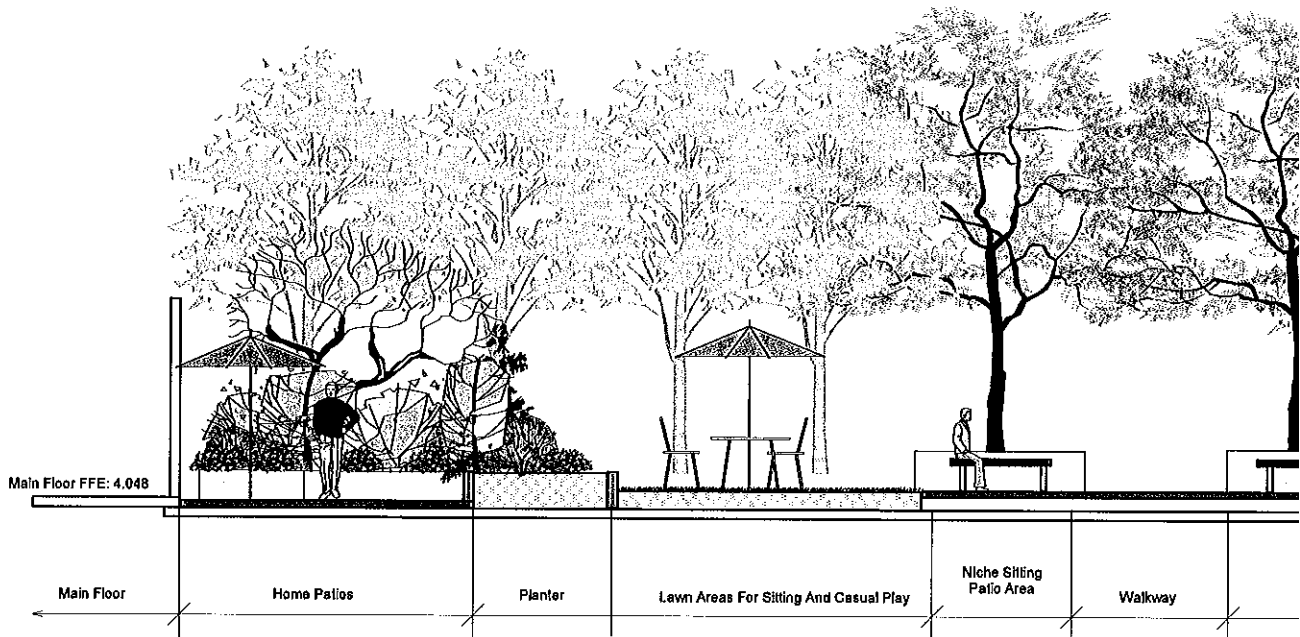
Concr





**REMOVED**

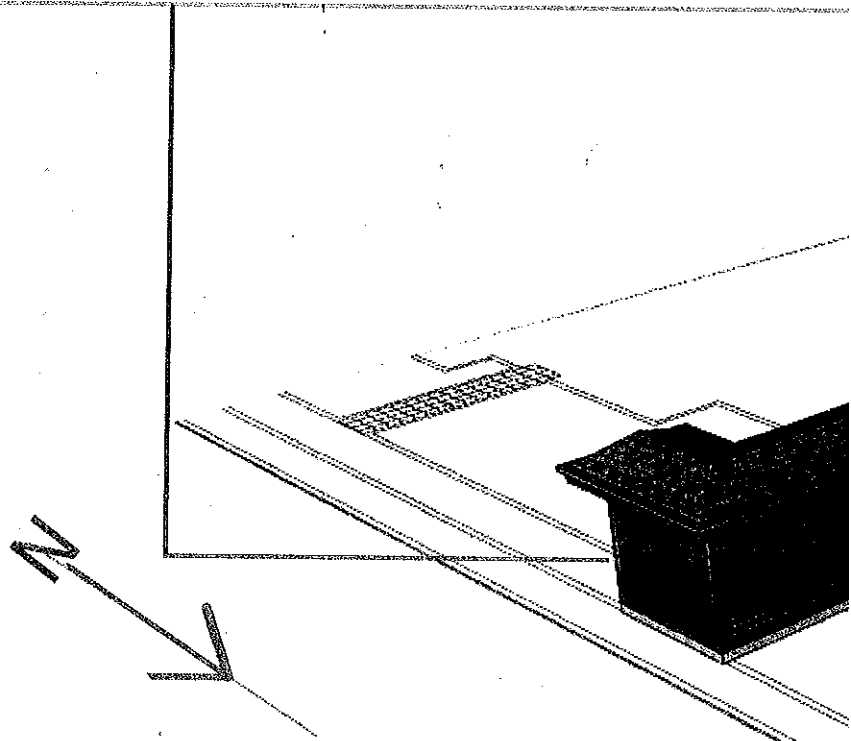
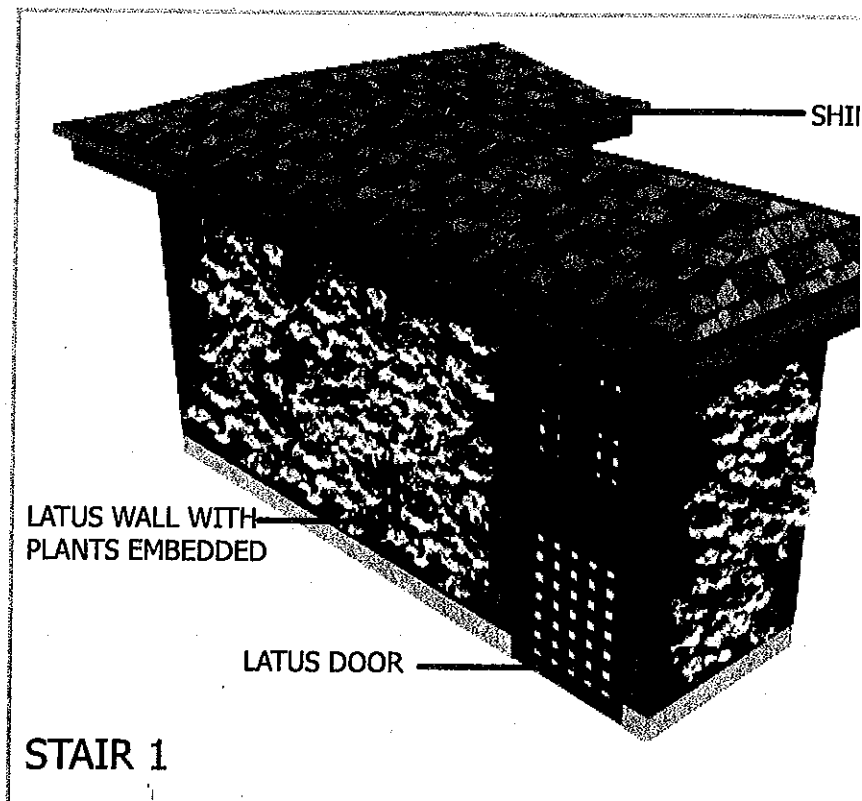
**SECTION B-B: CHILDREN PLAY AREA**



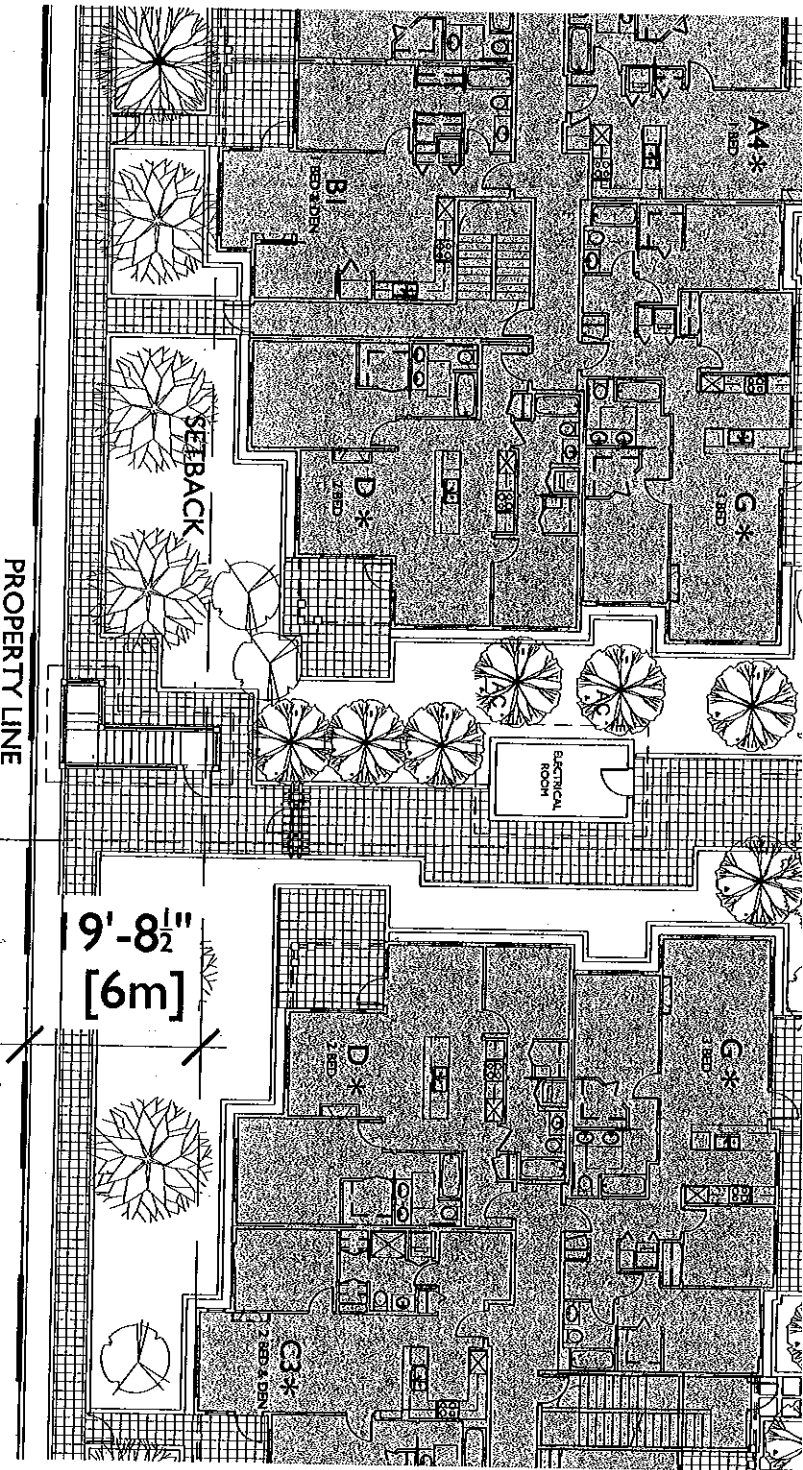
Main Floor FFE: 4.048

Main Floor Home Patios Planter Lawn Areas For Sitting And Casual Play Niche Sitting Patio Area Walkway

**ELEVATION A-A: LANDSCAPE TREATMENT THROUGH COURTYARD**



*cross-section*



# PROJECT DATA

ODLIN ROAD				AMENITIES NOT INCLUDED IN F.S.R. (SQ FT)		NET FLC
LEGAL DESCRIPTION: WEST HALF OF LOT 6, EAST HALF OF LOT 6, WEST HALF OF LOT 7, ALL OF BLOCK 'B' SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 1224				AMENITY AREAS (Lounge, kitchen, dining, mess area, modern, games room)		UNIT CO
CIVIC ADDRESS: #9340, #9360 AND #9400 ODLIN ROAD				OUTDOOR AMENITY AREA		NO:
ZONING: R5 - MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL ZONE						20
SITE AREA: GROSS						32
SITE AREA: NET						5
TOTAL F.A.R. AREA: 207,462.00 (NOT INCLUDING DECKS & AMENITIES)				BUILDINGS A & B GROSS AREA CALCULATIONS (SQ FT):		4
F.S.R. 1.697				BUILDING A		8
HEIGHT: 4 STOREYS				1ST FLOOR		2
DENSITY: 78.8 UNITS PER ACRE				2ND FLOOR		4
COVERAGE 45.0%				3RD FLOOR		24
				4TH FLOOR		16
				TOTAL:		8
						12
						2
						20
						8
						18
						8
						12
						4
						221
						UNIT MIX
						% 1 BR A
						% 2 BR A
						% 3 BR A
						TOTAL U
						CIRCULA
						EFFICIEN

# CONSULTANTS

CONTACT LIST					
CLIENT - OWNER	Mr. Alex Chen AUDLUM VENTURE CAPITAL LTD. 1500 - 8191 Cambie Road Richmond, BC V6X 3J9 Tel: 604 278 8122 Fax: 604 278 8120	ELECTRICAL ENGINEER		GRAPHIC DESIGNER	
ARCHITECT	GBL Architects Group Inc. 140-2924 West 11th Avenue, Vancouver, BC V6J 2C9  Paul Goodwin, Associate Tel: 604-735-1156 Fax: 604-731-5279 email: pgoodwin@gb-arct.com	MECHANICAL ENGINEER		MARKETING CONSULTANT	
LANDSCAPE ARCHITECT	S.L.A. Inc. 4325 Fortmy Way, North Vancouver, BC V7R 4L4  Banga M. Lindsay, Principal Tel: 604-929-8527 Fax: 604-929-8154 email: bangal@slainc.ca Website: www.slainc.ca	INTERIOR DESIGNER		ACOUSTICAL ENGINEER	
SURVEYOR	J. C. Tam and Associates 515 - 8838 Osler Crescent Richmond, BC V6X 3Z7 Tel: (604) 214-8928 Fax: (604) 214-8929 email: office@jctam.com Website: www.jctam.com	ENVIRONMENTAL ENGINEER		CODE CONSULTANT	
GEOTECHNICAL ENGINEER		CONSTRUCTION		CIVIL ENGINEER	
STRUCTURAL ENGINEER		ACOUSTICAL ENGINEER			

E

D

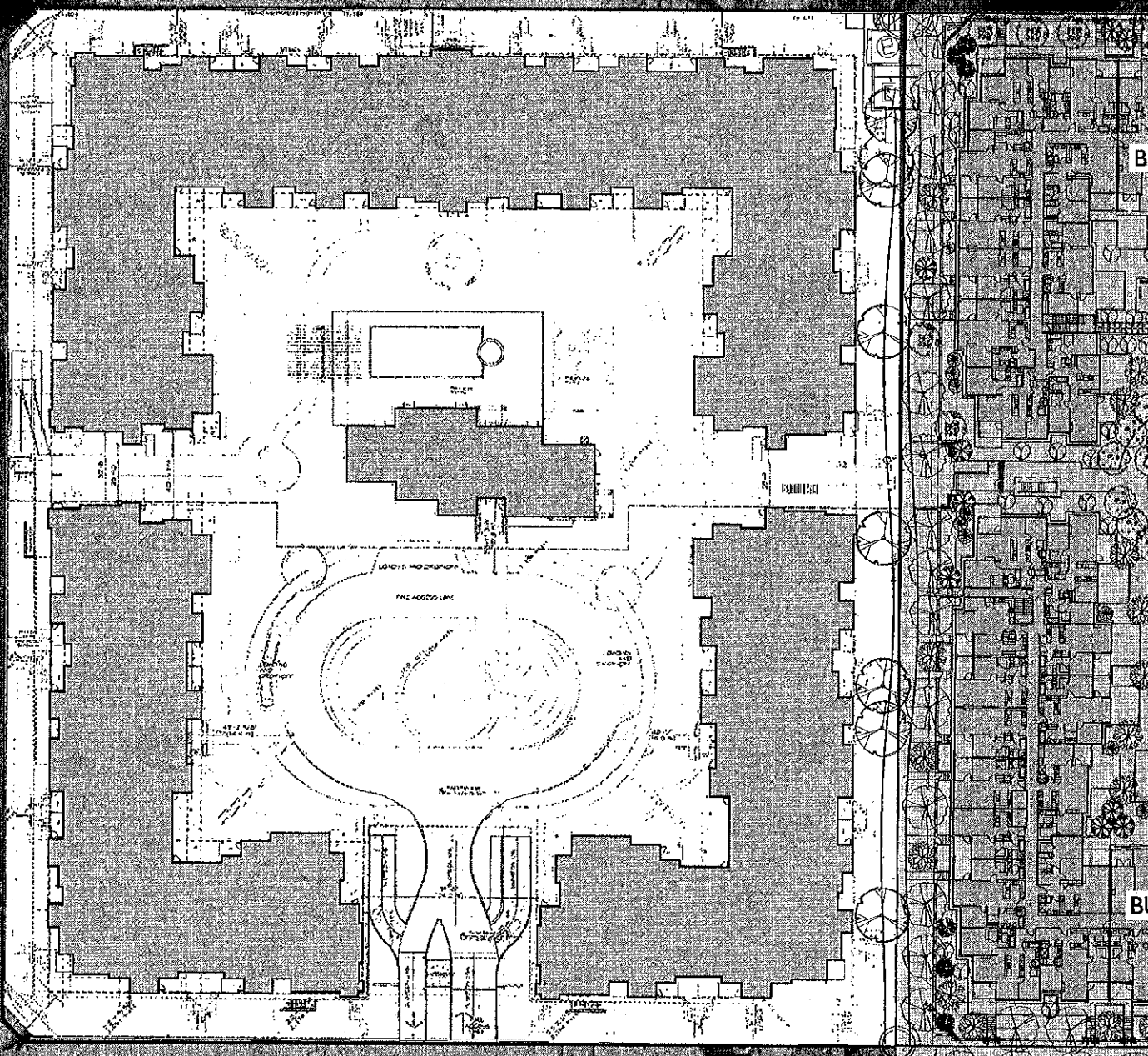
C

A

B

OD

DUBBERT ST.



TOMICKI AVE

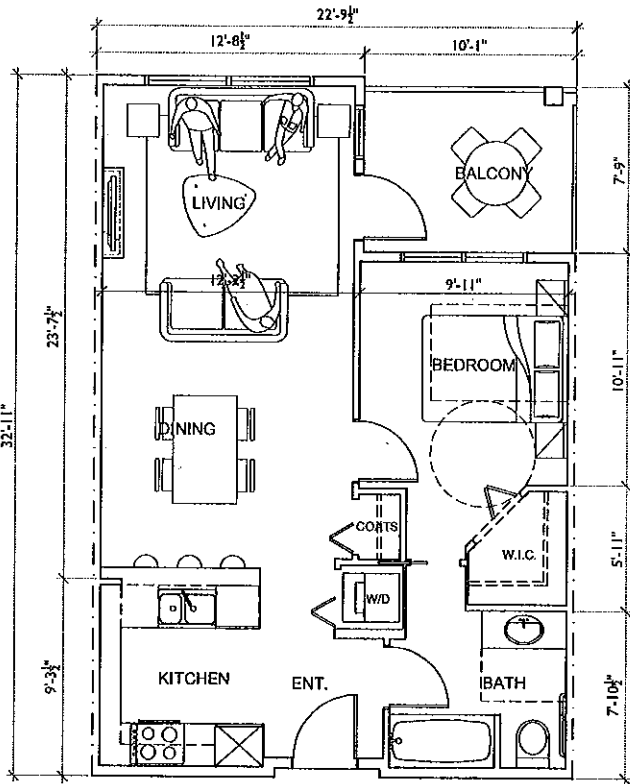
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L

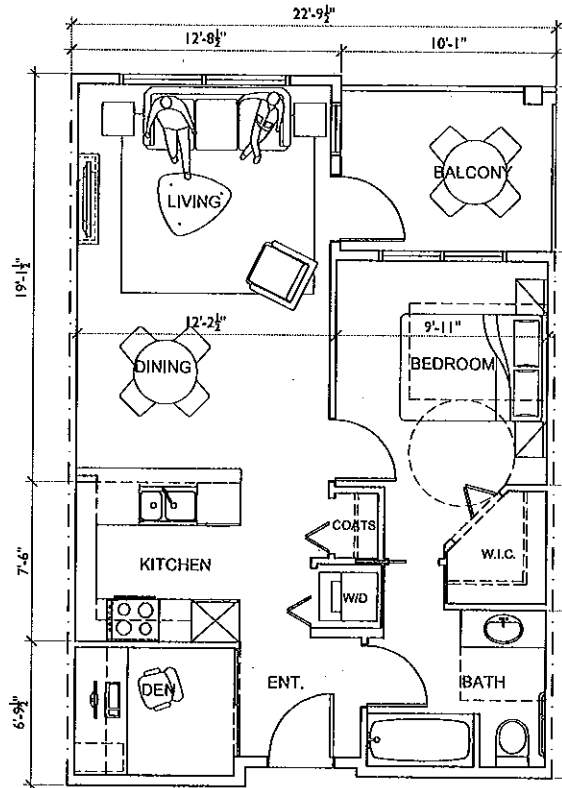
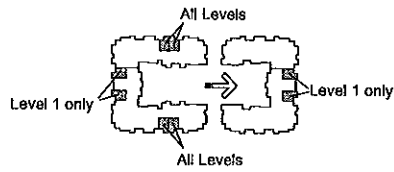
B

B

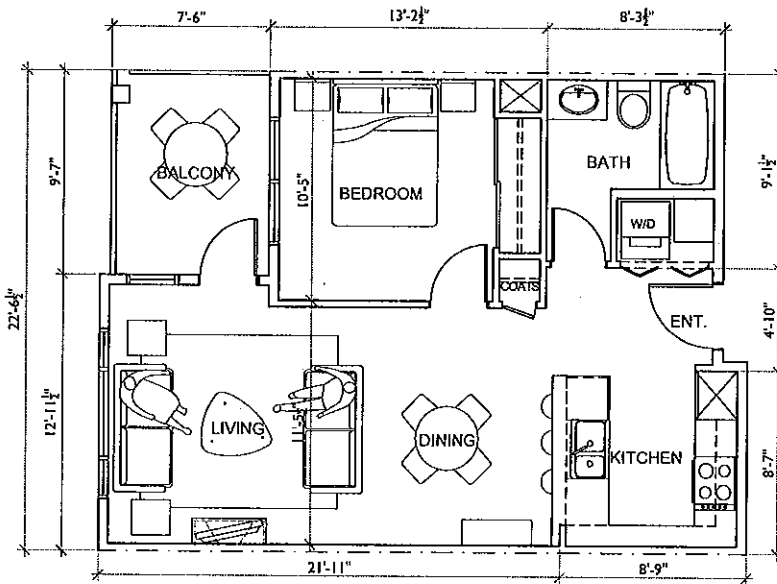
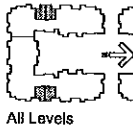
(100)



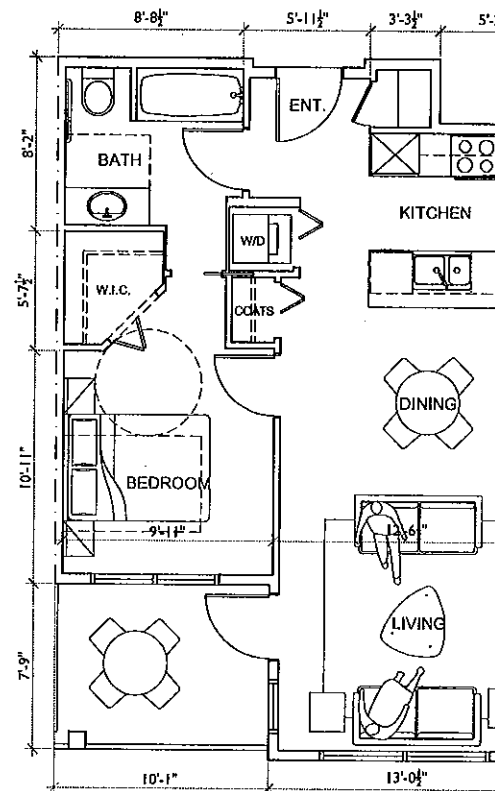
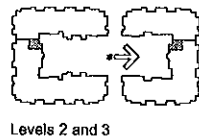
**UNIT A \***  
1 BED - 685 SQ.FT  
20 UNITS



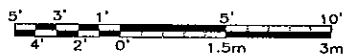
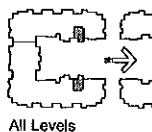
**UNIT A1 \***  
1 BED AND DEN - 670 SQ.FT  
32 UNITS

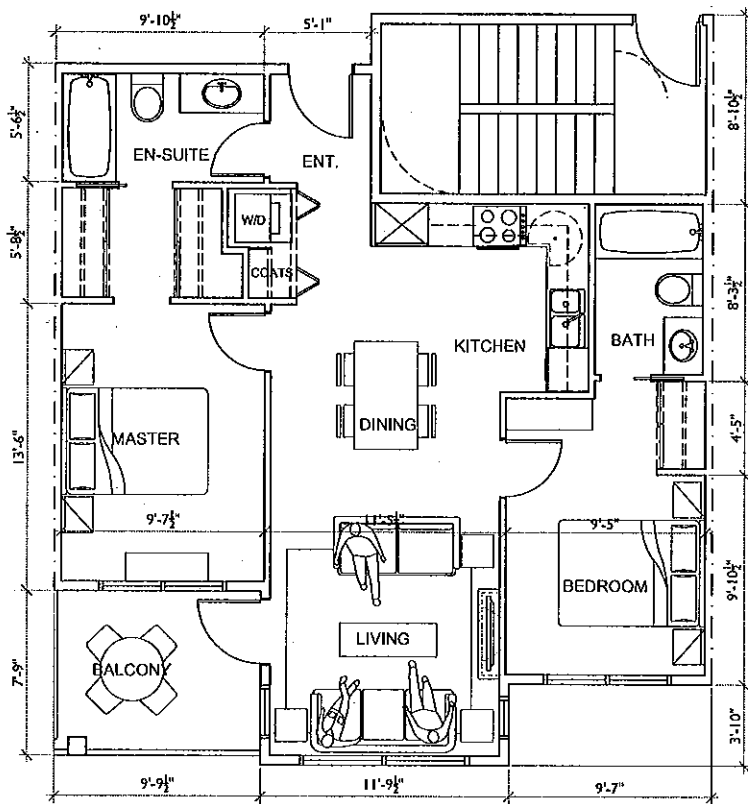


**UNIT A3**  
1 BED - 599 SQ.FT  
4 UNITS

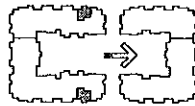


**UNIT A4 \***  
1 BED - 661 SQ.FT  
8 UNITS

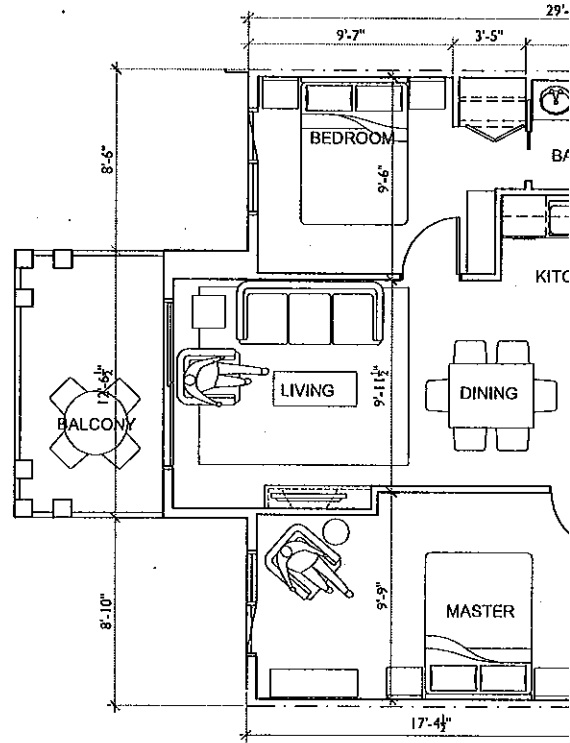




**UNIT B2**  
2 BED - 809 SQ.FT  
6 UNITS



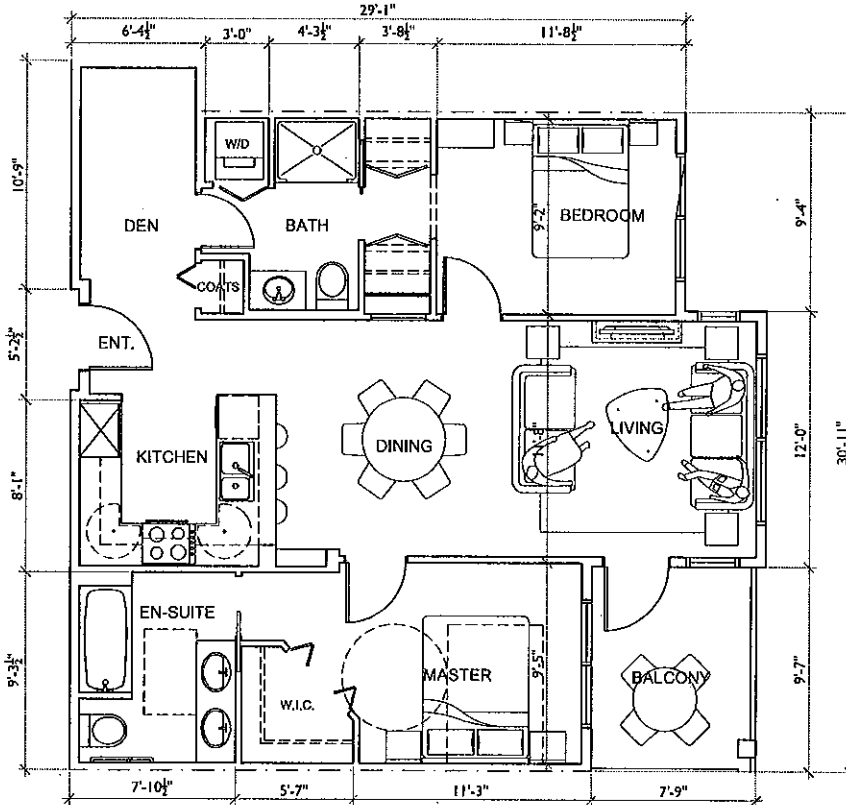
Levels 2, 3 and 4



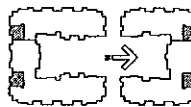
**UNIT B3**  
2 BED - 795 SQ.FT  
4 UNITS



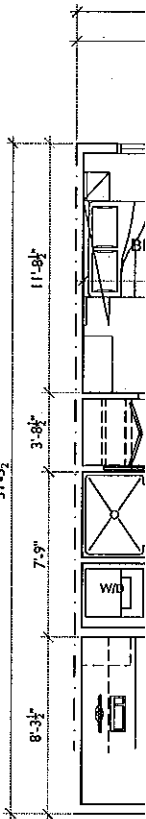
Levels 2



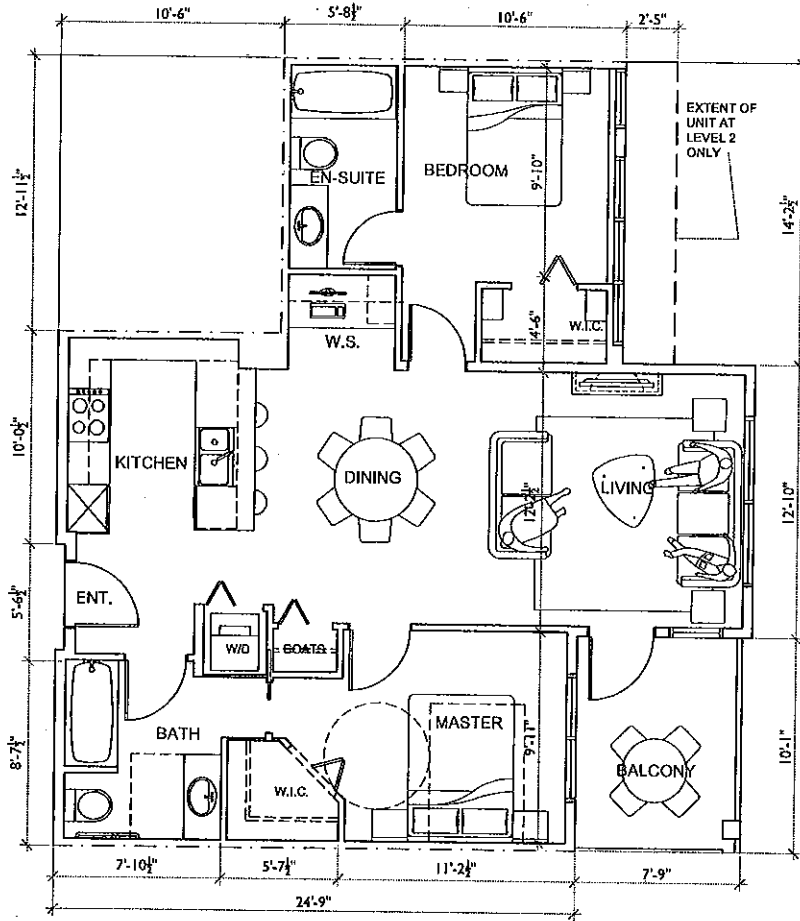
**UNIT C2 \***  
2 BED & DEN - 916 SQ.FT  
16 UNITS



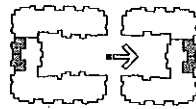
All Levels



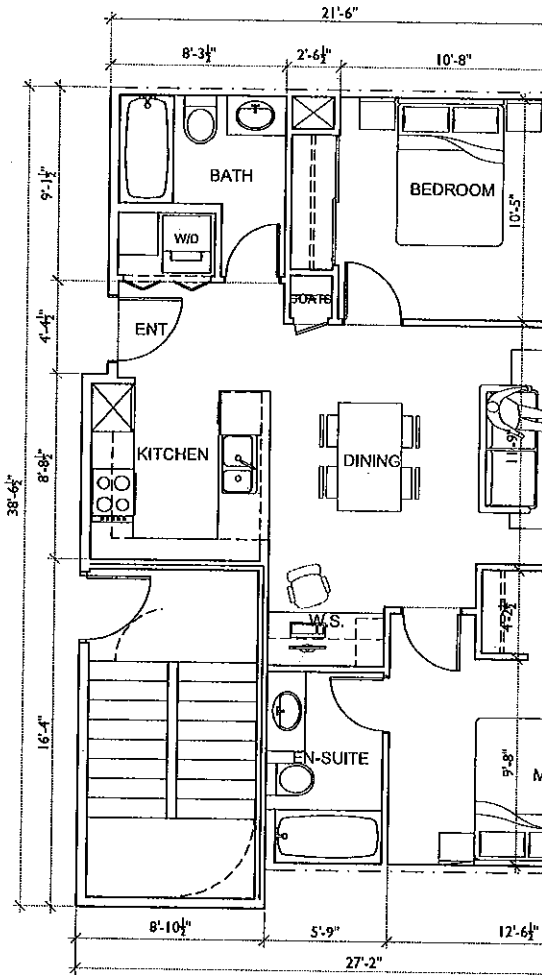
**UNIT C**  
2 BED &  
8 UNITS



**UNIT C4 \***  
 2 BED & W.S. - 913 SQ.FT  
 (947 SQ.FT AT LEVEL 2 ONLY - 4 UNITS)  
 12 UNITS



Levels 2, 3 and 4

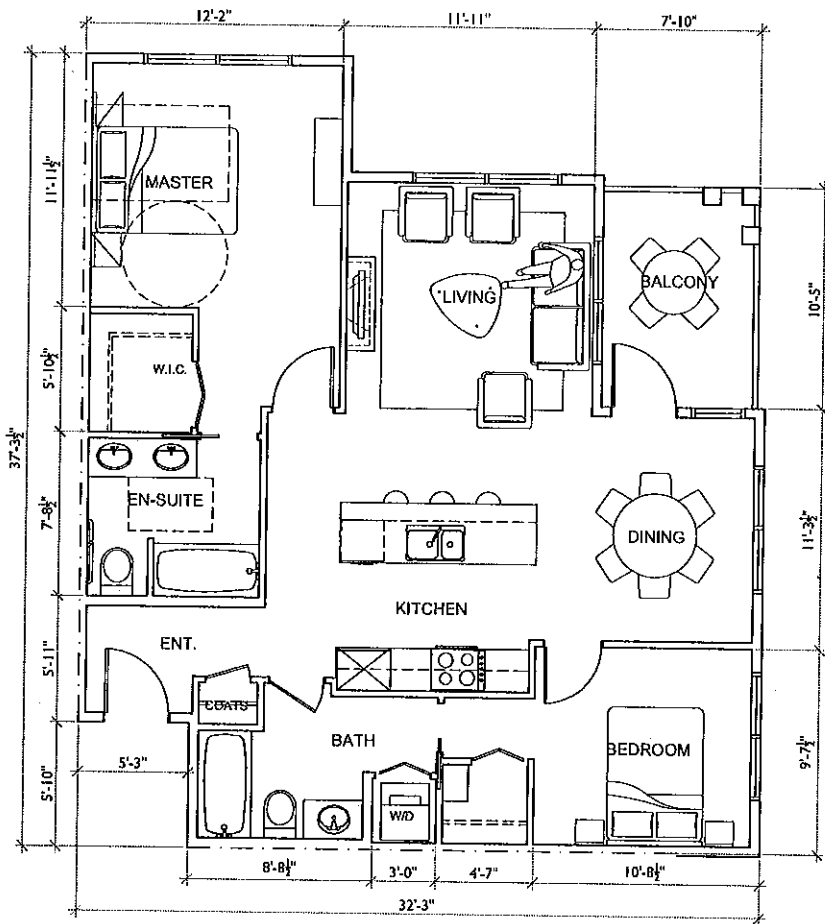


**UNIT C5**  
 2 BED & W.S. - 860 SQ.FT  
 2 UNITS



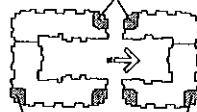
Level 4 only



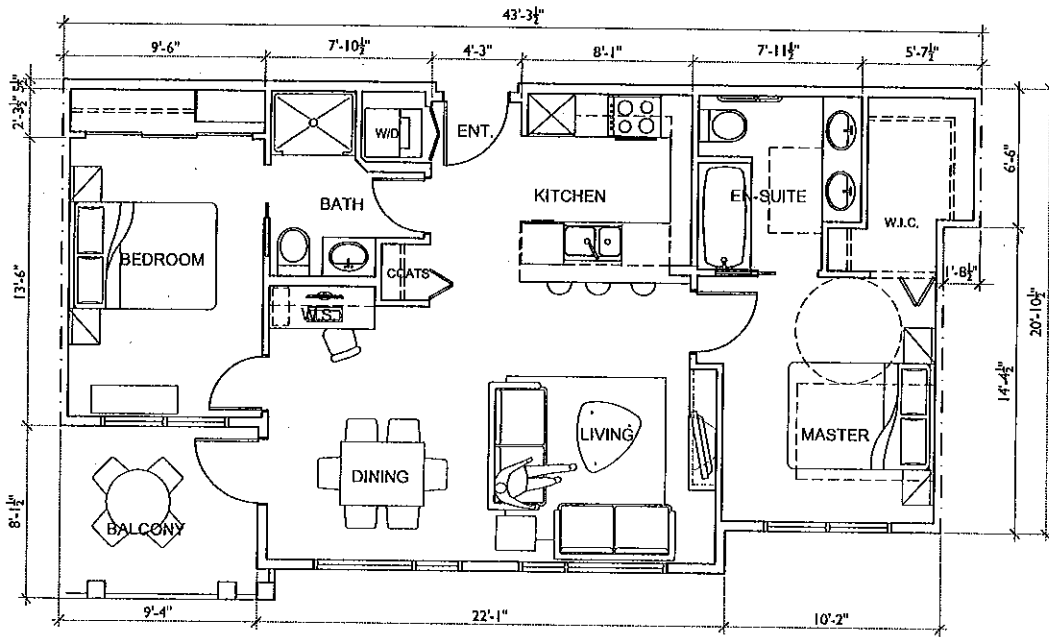


**UNIT D \***  
 2 BED - 980 SQ.FT  
 20 UNITS

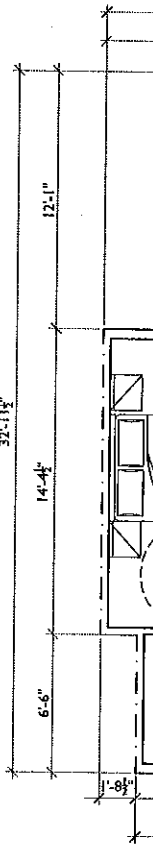
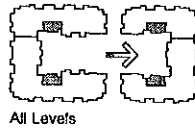
Levels 1, 2 and 3 at center corners



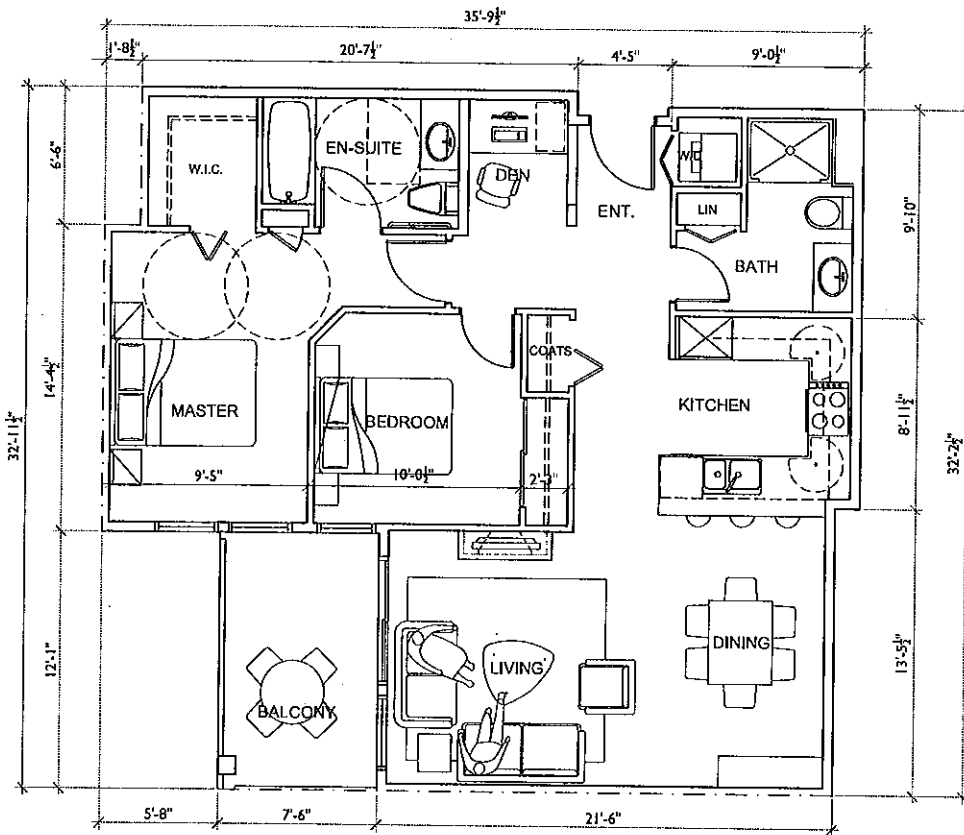
All Levels out outside corners



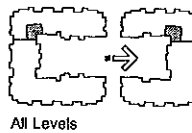
**UNIT \***  
 2 BED & W.S. - 880 SQ.FT  
 16 UNITS

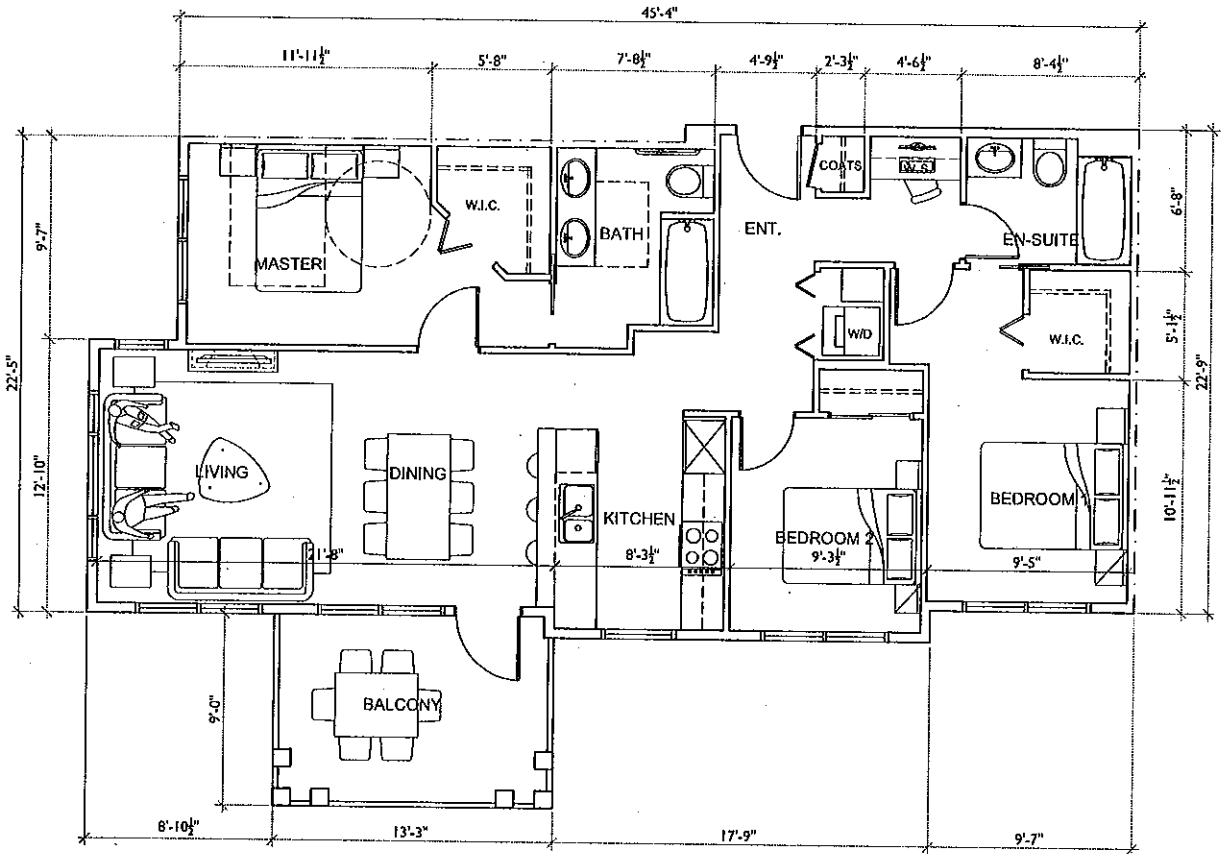


UNI  
 2 BEI  
 8 UNIT

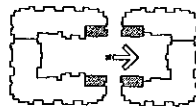


**UNIT F2 \***  
 2 BED & DEN - 977 SQ.FT  
 8 UNITS

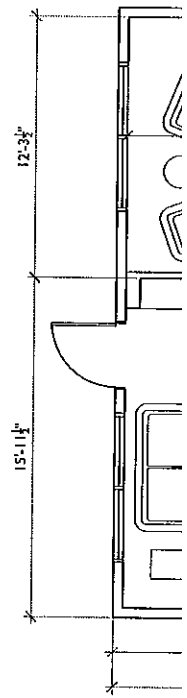
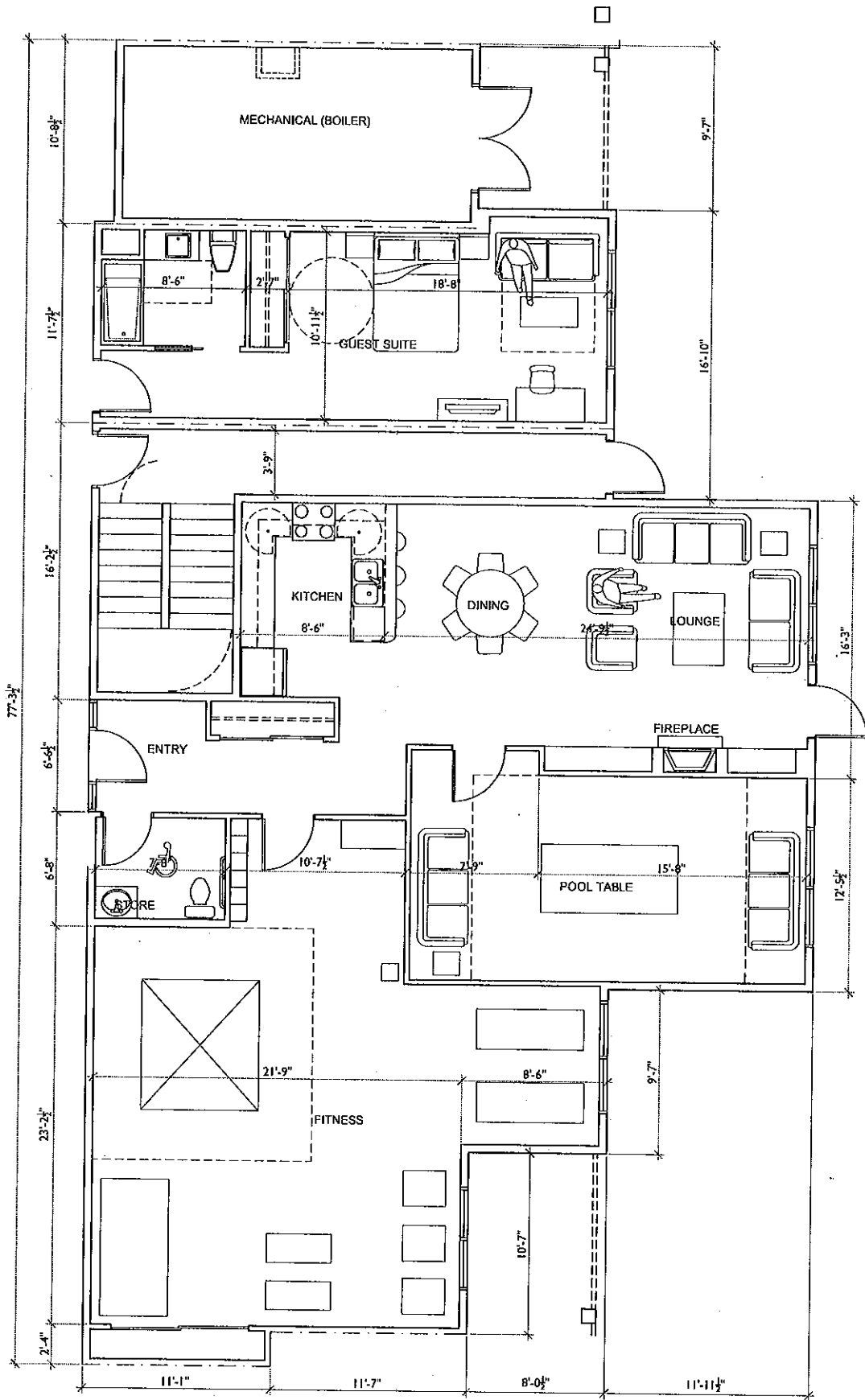




**UNIT G \***  
 3 BED & W.S. - 1095 SQ.FT  
 12 UNITS



Levels 1, 2 and 3



AME  
GROL

AMENITY (BUILDING A)  
GROUND FLOOR - 2029 SQ.FT