



## City of Richmond

## Report to Council

**To:** Richmond City Council

**Date:** September 28, 2009

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

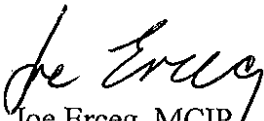
**File:** 0100-20-DPER1

**Re:** **Development Permit Panel Meeting Held on November 26, 2008**

### Panel Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 08-430877) for the property at 9340, 9360 and 9400 Cambie Road

be endorsed, and the Permit so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB

### Panel Report

The Development Permit Panel considered the following item at its meeting held on November 26, 2008.

DP 08-430877 – ORIS DEVELOPMENT (CAMBIE) CORP. – 9430, 9360 AND 9400 CAMBIE ROAD

(November 26, 2008)

The Panel considered an application to permit the construction of a 251-unit residential development, including three (3) six-storey buildings, and a daycare space on a site zoned "Comprehensive Development District (CD/196)". Variances are included to increase the percentage of small car parking spaces; and reduce the side yard setback for a services room.

The architect, Patrick Cotter, provided a brief description of the Cambie I project, which includes:

- the creation of an urban character village context;
- there were 22 affordable housing units, and 229 entry level ownership market units;
- the ground level parkade is shielded from view by landscaping;
- the complex includes indoor amenity space, a daycare space and associated play area;
- the future Cambie II proposal on the opposite side of the new road was proposed to include additional residential and a small commercial space; and
- design elements include spandrel glass, stone, with grey and black accents.

In response to Panel queries, the developer, Dana Westermarck, described the sustainable features:

- SmartGrowth principle of a mix of commercial, residential and daycare; with residential, affordable housing and daycare in the proposed Cambie I;
- accessibility design elements within the units follow the City's adaptability guidelines;
- a geothermal heating/cooling system;
- a green roof on the amenity building;
- landscaping on the podium level and parkade roof;
- co-op cars; and
- transit service, and a transit pass program for 25% of the units.

Staff supported the Development Permit application and the variances requested. Staff advised that the applicant had responded to issues and set a new standard of sustainable development.

No correspondence was received regarding the application.

In response to a query regarding pedestrian circulation, Mr. Cotter advised that the new road was raised in the centre for an at grade courtyard entrance.

In response to a query regarding drop off and pick up provisions for the day care, Mr. Cotter advised that there was parking at grade and that Stolberg Street has lay-bys in both directions.

In response to a Chair query regarding internalized bedrooms, Mr. Cotter advised:

- to maximize natural light in internalized bedrooms: (i) interior glazing has been introduced between the top of the dividing wall and the ceiling and the corner of the bedroom space; and (ii) the bedrooms also have frosted glazed doors;
- the design elements are used to maximize the area and deliver the lowest possible cost;
- 120 units have internalized bedrooms, and 60 of those units are of a compact studio type;
- internalized bedrooms have been approved in other municipalities, including Vancouver, and are becoming more common.

The Panel recommends that the permit be issued.