



City of Richmond

Report to Council

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

Date: December 3, 2014
File: 01-0100-20-DPER1-
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Re: **Development Permit Panel Meeting held on October 15, 2014**

Staff Recommendation

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

1. A Development Permit (DP 14-667441) for the property at 9700 and 9740 Alexandra Road be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 15, 2014.

DP 14-667441 – POLYGON JAYDEN MEWS HOMES LTD.
– 9700 AND 9740 ALEXANDRA ROAD
(October 15, 2014)

The Panel considered a Development Permit application to permit the construction of 64 townhouses on a site zoned “Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)”. A variance is included in the proposal for 57% of the parking spaces in garages to be provided in a tandem arrangement.

Architect, Jim Bussey, of Formwerks Architectural Inc., and Landscape Architect, Cheryl Bouwmeester, of ETA Landscape Architecture, and applicant, Chris Ho, of Polygon, provided a brief overview of the proposal, including the following information:

- The proposed development will incorporate energy efficient features such as Energy Star appliances, Low-E glazing on all windows and use low VOC paints. He added that the green space will incorporate owl habitats as part of a Public Art offering.
- A 3 m wide landscape buffer will run along the eastern and western edges of the site.
- A minimum of 50% of the plants used for landscaping will be native species.
- The plants used in the landscaping are expected to attract songbirds.
- A Douglas Fir tree near the centre of the development is proposed for retention.
- A tree well installed with retaining walls and a raised wooden seating area, will be constructed to maintain the existing grade around the Douglas Fir tree.
- Meandering pathways is proposed to provide pedestrian access through the site.
- A vegetative buffer along the eastern portion of the proposed development will separate the site from neighbouring properties.
- There will be three (3) habitat boxes for owls on-site, surrounded by Willow trees and elevated to approximately 9 ft. to 16 ft. to provide clearance for the owl nest. Also, the owls will have a temporary habitat while the site is under construction.

Staff supported the proposed Development Permit application and the proposed variance. Staff advised that: (i) a Servicing Agreement will address frontage improvements along Alexandra Road and Alderbridge Way; (ii) the proposed development will be designed to achieve an EnerGuide rating of 82 or better; (iii) the proposed development will be designed to achieve the City’s aircraft noise mitigation standards; and (iv) 14 convertible units will be included in the development.

In response to Panel queries, Mr. Ho advised: (i) the outdoor play elements will include a spinning dish, climbing logs and boulders, and a flat surface for chalk drawings; and (ii) the pathway on-site will be accessible for pedestrians.

In reply to queries from the Panel, staff noted: (i) the access to the pedestrian pathway will be for residents, but will not be gated; (ii) the landscaped buffer along Alderbridge Way would be a continuation of the vegetative buffer treatment that will be installed on adjacent developments to the west; (iii) the Servicing Agreement will include additional planting on the centre median along Alderbridge Way; and (iv) the planting within the City boulevards will be part of the Servicing Agreement and staff will determine the appropriate plant species used.

Discussion ensued with regard to the proposed development's architectural form and character and sustainability features.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends that the Permit be issued.