



City of  
Richmond

**Report to Development Permit Panel**  
Planning and Development Department

---

**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** May 28, 2012  
**File:** DP 09-453125  
**Re:** Application by GBL Architects Ltd. for a General Compliance at 9388 Odlin Road (former 9340, 9360 and 9400 Odlin Road)

---

**Staff Recommendation**

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).

A handwritten signature in cursive script that reads "Brian Jackson".

Brian J. Jackson, MCIP  
Director of Development

FM:blg  
Att.

## Staff Report

### Origin

GBL Architects Ltd. has requested a General Compliance regarding the proposed development at 9388 Odlin Road (former 9340, 9360 and 9400 Odlin Road) on a site zoned Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie), which was given favourable consideration by the Development Permit Panel at its meeting held on April 13, 2011 and approved by Council on April 26, 2011. Since approval of the original Development Permit (DP 09-453125), some changes to roof line and building elevations are being considered for the purpose of simplifying facades and moving towards a more sophisticated and contemporary architectural expression of the four-storey residential buildings. Overall site plan layout, typical floor plans and parking provisions have not changed from the approved Development Permit drawings. The applicant is requesting a General Compliance on the proposed changes to building elevations and materials, only.

A copy of the approved elevation plans (**Attachment 1**) and the proposed new elevations plans (dated May 28, 2012) that include the changes to the elevations being sought (**Attachment 2**), are attached to this report.

### Findings of Fact

The main changes to the approved Development Permit include:

- Changing the original roof from a shallow slope hip roof form to a flat roof.
- Breaking the continuous line of the fascia and soffit with slightly higher portions of the building, capped with a flat roof and visor extensions.
- Changing the extent and distribution of brick use on building facades (limited to the lower two floors and at a constant height) in the approved Development Permit.
- Introducing strong cornices and reinforcing horizontal lines on building facades.
- Achieving cleaner lines and expressing windows vertically.
- Introducing smooth finish Hardie panels and Easy Trim reglet system as a soft contrast background to the richer texture of the brick, which is proposed to be more dominant in the building elevations.

### Analysis

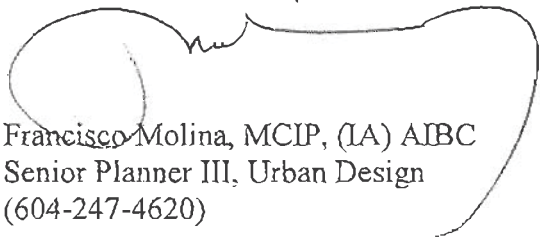
In general, the proposed changes to the building elevations respond well to the general architectural objectives identified through the original Development Permit design review process.

- Changes to the roof lines and strategic use of brick, in contrast with the proposed Hardie panel and Easy Trim reglet system, simplify and achieve a good articulation of façades that add to a playful expression of the building(s).
- The proposed reglet system that contains, and more accurately defines the proposed Hardie panel edges, allows for crisper lines that help reinforce the desirable vertical expression of the windows.
- Changes to the original hip roof form and lines are not noticeable at street level, as both the original low slope hip roof and the revised flat roof being proposed present a flat soffit to views from the street.

- The changes in height of the flat roof design being proposed reinforce the building mass articulation and accentuate its horizontal lines. The addition of stronger cornices that cap the height of the brick accents also contributes to achieving this objective.
- More extensive use of brick accentuate the mass of the corners of the building(s) at both ends of Alexandra Way pedestrian corridor, anchoring and visually identifying the entrances to this public pedestrian corridor at Odlin Road and Tomicki Avenue. This same treatment is also being introduced at the end corner of the buildings that frame the entry area to the interior courtyard from Alexandra Way.
- More extensive use of brick and vertical articulation of flat roof is also used to identify the building(s) front entry and provide interest to the street fronting building facades.

### Conclusions

Overall, the proposed changes meet the original massing and architectural form as outlined in the Design Guidelines of the Neighbourhood Plan and retain the general architectural character of the approved Development Permit. The changes being introduced complement, relate well, and respect the character of the immediate built context while adding interest and a playful expression to the building facades. Staff recommends support of this General Compliance request for the purpose of formalizing the proposed changes to the approved Development Permit.

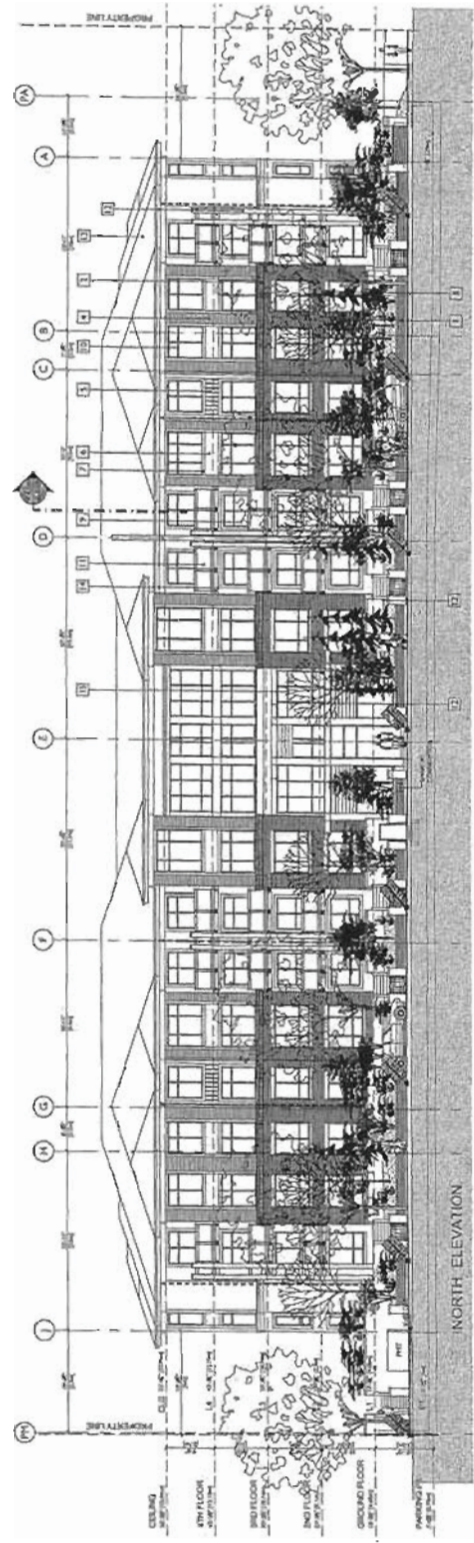


Francisco Molina, MCIP, (IA) AIBC  
Senior Planner III, Urban Design  
(604-247-4620)

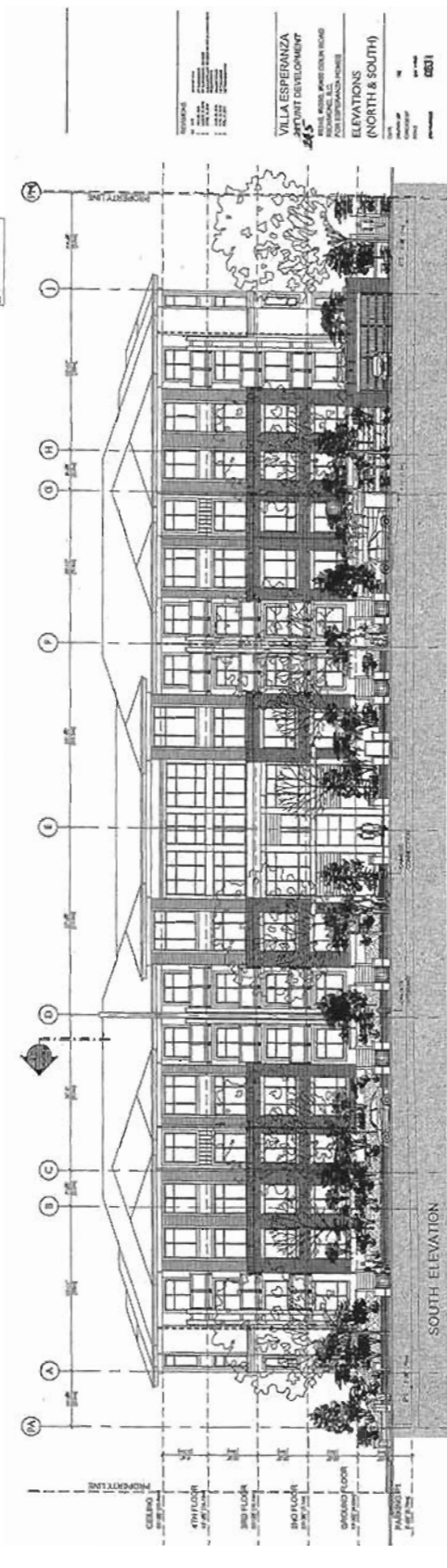
FM:blg

Attachment 1: Approved Development Permit Elevations.  
Attachment 2: Changes to Approved Development Permit Elevations.





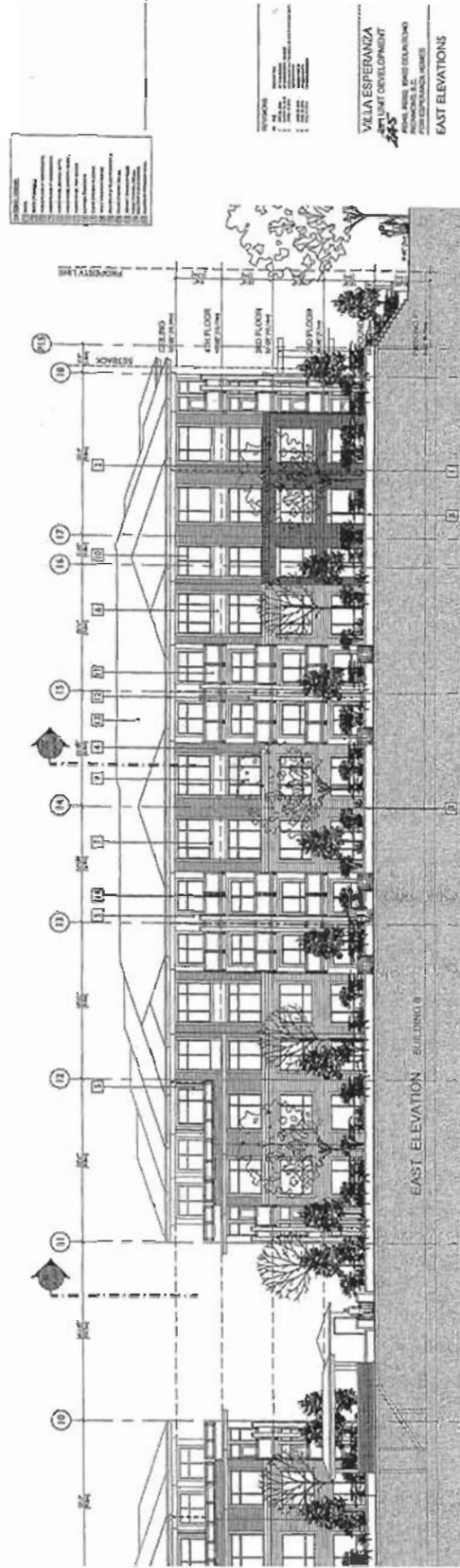
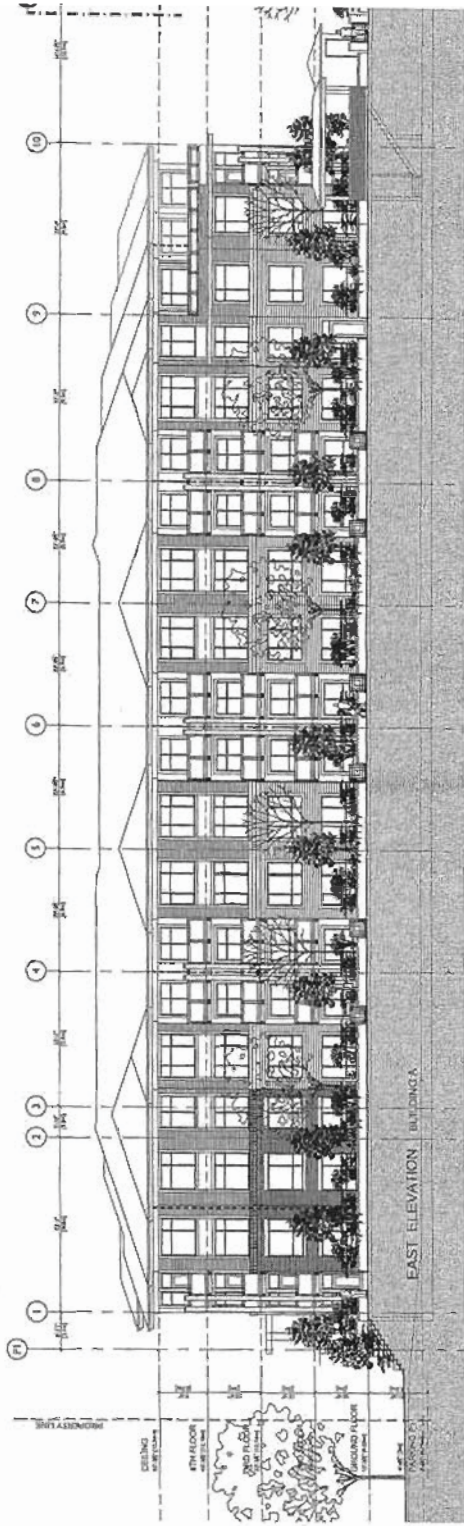
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



VILLA ESPERANZA  
 PHASE 2  
 10000 W. 10TH AVENUE  
 DENVER, CO 80231  
 PROJECT NO. 09453125  
 DATE: 08/15/2017

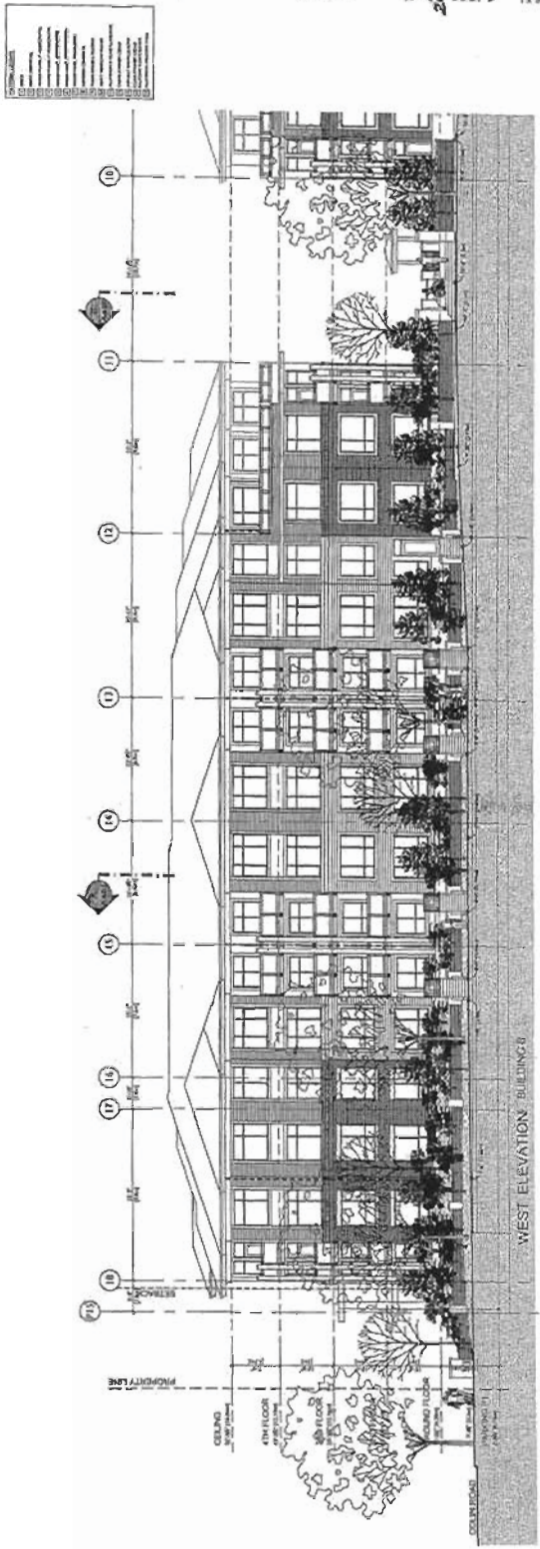
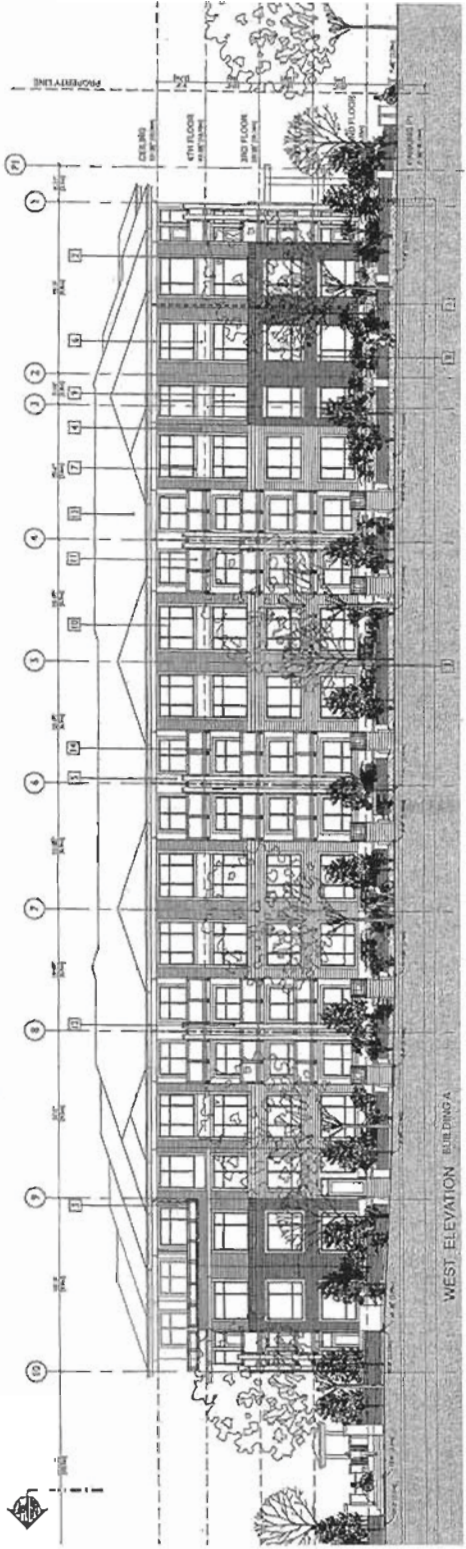
DP 09453125 Rev. 9

A-5.01

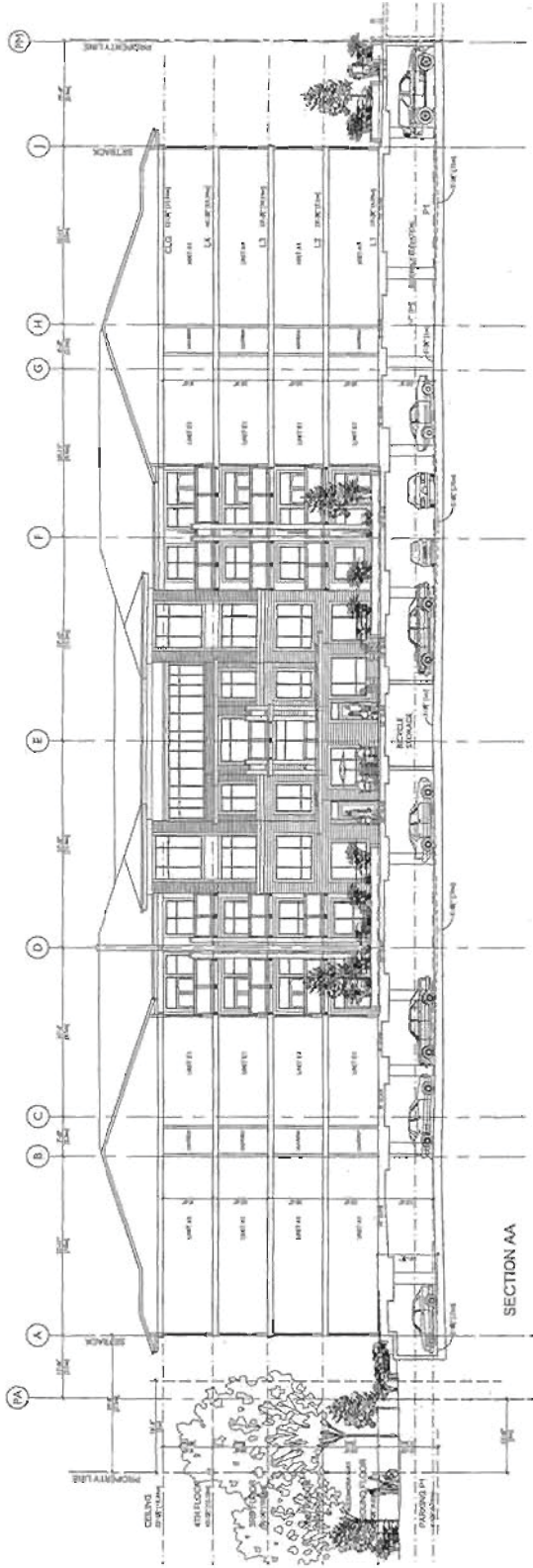


SPECIFICATIONS	
1. GENERAL	SEE SPECIFICATIONS BOOKS
2. EXTERIOR FINISHES	SEE SPECIFICATIONS BOOKS
3. INTERIORS	SEE SPECIFICATIONS BOOKS
4. MECHANICAL	SEE SPECIFICATIONS BOOKS
5. ELECTRICAL	SEE SPECIFICATIONS BOOKS
6. PLUMBING	SEE SPECIFICATIONS BOOKS
7. PAINTS AND COATINGS	SEE SPECIFICATIONS BOOKS
8. GLASS	SEE SPECIFICATIONS BOOKS
9. IRONING	SEE SPECIFICATIONS BOOKS
10. FURNITURE	SEE SPECIFICATIONS BOOKS
11. SIGNAGE	SEE SPECIFICATIONS BOOKS
12. SECURITY	SEE SPECIFICATIONS BOOKS
13. SPECIALTIES	SEE SPECIFICATIONS BOOKS
14. SCHEDULE	SEE SPECIFICATIONS BOOKS
15. TESTING	SEE SPECIFICATIONS BOOKS
16. MATERIALS	SEE SPECIFICATIONS BOOKS
17. CONSTRUCTION METHODS	SEE SPECIFICATIONS BOOKS
18. PROTECTION	SEE SPECIFICATIONS BOOKS
19. ACCESSIBILITY	SEE SPECIFICATIONS BOOKS
20. SUSTAINABILITY	SEE SPECIFICATIONS BOOKS

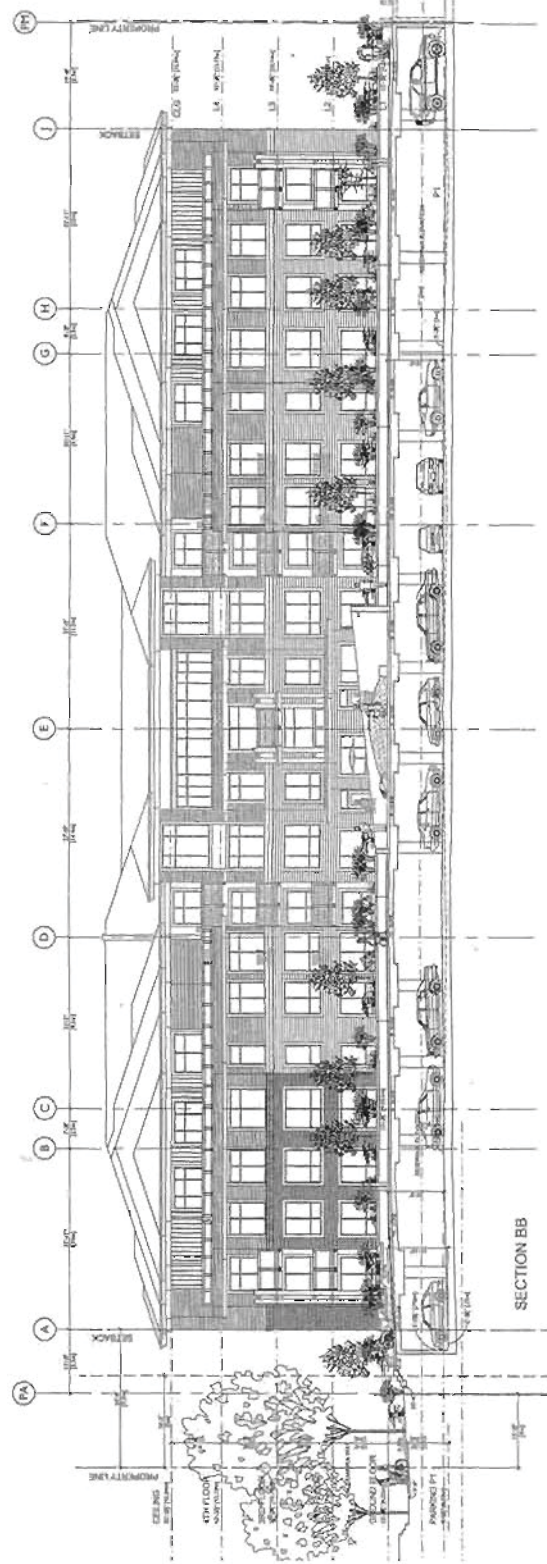
DP 09453125 Rev. 10 A-5.02



**VILLA ESPERANZA**  
 PHASE 2 UNIT DEVELOPMENT  
 2800 W. ADAMS ROAD  
 HOUSTON, TEXAS 77050  
 PROJECT NO. 0311  
 SHEET NO. A-5.03



SECTION AA

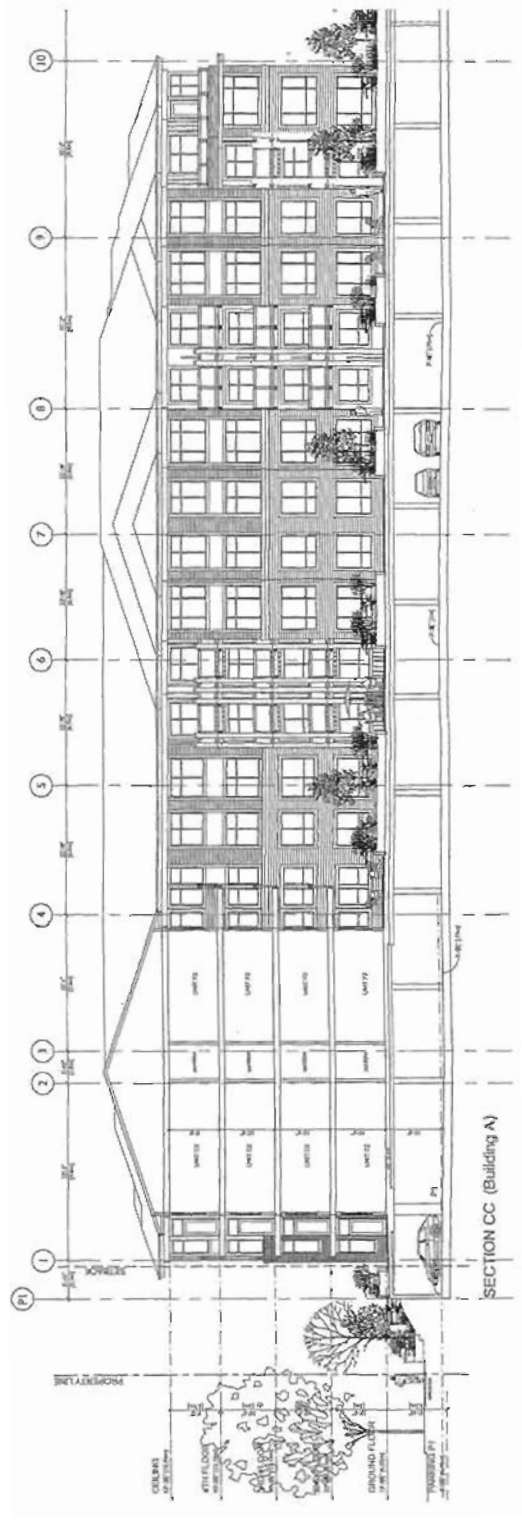
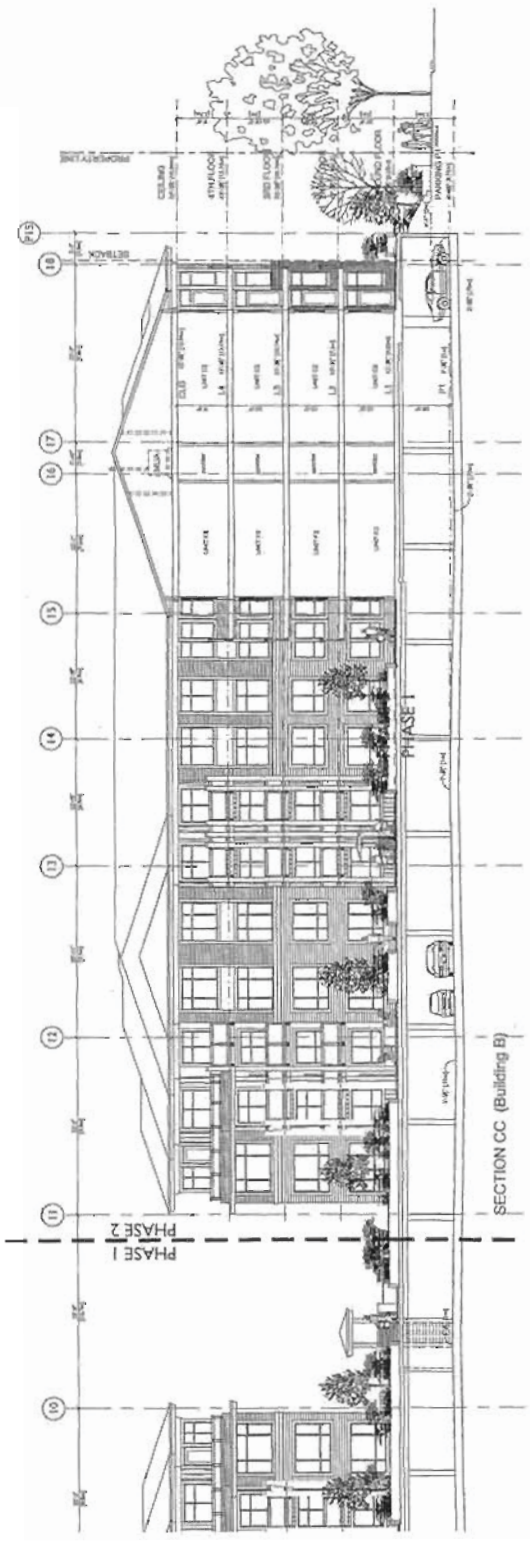


SECTION BB

<b>VILLA ESPERANZA</b> ARCHITECTURAL DEVELOPMENT 1000 JAVIER PEREZ OLIVERA ROAD BOCA RATON, FL 33431	
SECTION AA • BB	DATE: 08/31 DRAWING NO.: 0831

DP 09453125  
Pg. # 12





DR 09453125  
PG # 13



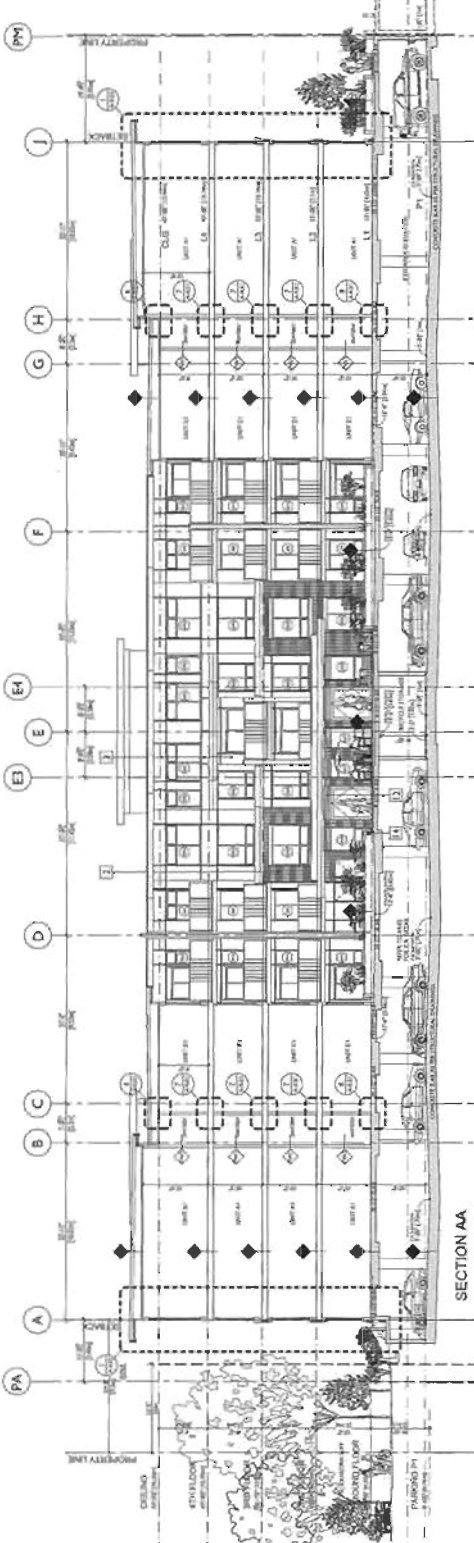






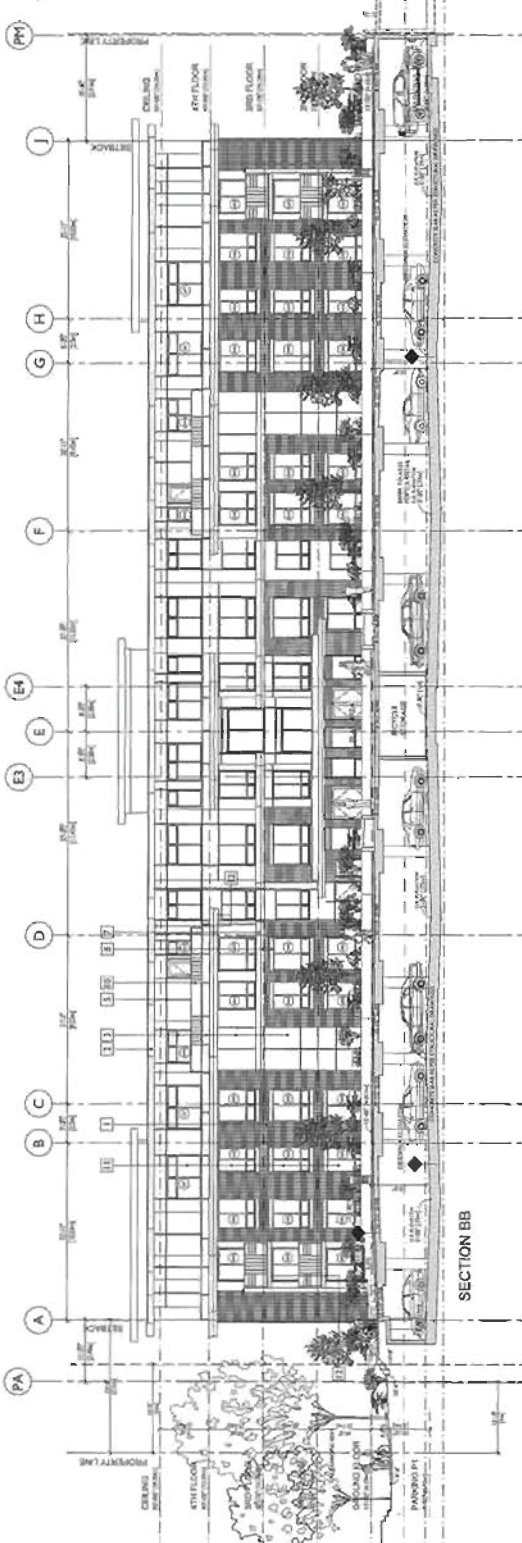
*General Compliance  
DP 09-453125*

GENERAL LEGEND	
1	1) FINISH
2	2) FINISH
3	3) FINISH
4	4) FINISH
5	5) FINISH
6	6) FINISH
7	7) FINISH
8	8) FINISH
9	9) FINISH
10	10) FINISH
11	11) FINISH
12	12) FINISH
13	13) FINISH
14	14) FINISH
15	15) FINISH
16	16) FINISH
17	17) FINISH
18	18) FINISH
19	19) FINISH
20	20) FINISH
21	21) FINISH
22	22) FINISH
23	23) FINISH
24	24) FINISH
25	25) FINISH
26	26) FINISH
27	27) FINISH
28	28) FINISH
29	29) FINISH
30	30) FINISH
31	31) FINISH
32	32) FINISH
33	33) FINISH
34	34) FINISH
35	35) FINISH
36	36) FINISH
37	37) FINISH
38	38) FINISH
39	39) FINISH
40	40) FINISH
41	41) FINISH
42	42) FINISH
43	43) FINISH
44	44) FINISH
45	45) FINISH
46	46) FINISH
47	47) FINISH
48	48) FINISH
49	49) FINISH
50	50) FINISH
51	51) FINISH
52	52) FINISH
53	53) FINISH
54	54) FINISH
55	55) FINISH
56	56) FINISH
57	57) FINISH
58	58) FINISH
59	59) FINISH
60	60) FINISH
61	61) FINISH
62	62) FINISH
63	63) FINISH
64	64) FINISH
65	65) FINISH
66	66) FINISH
67	67) FINISH
68	68) FINISH
69	69) FINISH
70	70) FINISH
71	71) FINISH
72	72) FINISH
73	73) FINISH
74	74) FINISH
75	75) FINISH
76	76) FINISH
77	77) FINISH
78	78) FINISH
79	79) FINISH
80	80) FINISH
81	81) FINISH
82	82) FINISH
83	83) FINISH
84	84) FINISH
85	85) FINISH
86	86) FINISH
87	87) FINISH
88	88) FINISH
89	89) FINISH
90	90) FINISH
91	91) FINISH
92	92) FINISH
93	93) FINISH
94	94) FINISH
95	95) FINISH
96	96) FINISH
97	97) FINISH
98	98) FINISH
99	99) FINISH
100	100) FINISH



SECTION AA

DATE: MAY 4 8 2012



SECTION BB

GENERAL LEGEND	
1	1) FINISH
2	2) FINISH
3	3) FINISH
4	4) FINISH
5	5) FINISH
6	6) FINISH
7	7) FINISH
8	8) FINISH
9	9) FINISH
10	10) FINISH
11	11) FINISH
12	12) FINISH
13	13) FINISH
14	14) FINISH
15	15) FINISH
16	16) FINISH
17	17) FINISH
18	18) FINISH
19	19) FINISH
20	20) FINISH
21	21) FINISH
22	22) FINISH
23	23) FINISH
24	24) FINISH
25	25) FINISH
26	26) FINISH
27	27) FINISH
28	28) FINISH
29	29) FINISH
30	30) FINISH
31	31) FINISH
32	32) FINISH
33	33) FINISH
34	34) FINISH
35	35) FINISH
36	36) FINISH
37	37) FINISH
38	38) FINISH
39	39) FINISH
40	40) FINISH
41	41) FINISH
42	42) FINISH
43	43) FINISH
44	44) FINISH
45	45) FINISH
46	46) FINISH
47	47) FINISH
48	48) FINISH
49	49) FINISH
50	50) FINISH
51	51) FINISH
52	52) FINISH
53	53) FINISH
54	54) FINISH
55	55) FINISH
56	56) FINISH
57	57) FINISH
58	58) FINISH
59	59) FINISH
60	60) FINISH
61	61) FINISH
62	62) FINISH
63	63) FINISH
64	64) FINISH
65	65) FINISH
66	66) FINISH
67	67) FINISH
68	68) FINISH
69	69) FINISH
70	70) FINISH
71	71) FINISH
72	72) FINISH
73	73) FINISH
74	74) FINISH
75	75) FINISH
76	76) FINISH
77	77) FINISH
78	78) FINISH
79	79) FINISH
80	80) FINISH
81	81) FINISH
82	82) FINISH
83	83) FINISH
84	84) FINISH
85	85) FINISH
86	86) FINISH
87	87) FINISH
88	88) FINISH
89	89) FINISH
90	90) FINISH
91	91) FINISH
92	92) FINISH
93	93) FINISH
94	94) FINISH
95	95) FINISH
96	96) FINISH
97	97) FINISH
98	98) FINISH
99	99) FINISH
100	100) FINISH

OMEGA  
345 UNIT DEVELOPMENT  
1000 W. 10TH AVE. SUITE 100  
DENVER, CO 80202  
SECTION AA • BB  
DATE: MAY 4 8 2012  
SCALE: AS SHOWN  
PROJECT: 0831

