



**Development Permit Panel  
Wednesday, February 15, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair  
Cecilia Achiam, General Manager, Community Safety  
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on December 14, 2022 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 21-933765  
(REDMS No. 6862789)**

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 9300 and 9320 Cambie Road

**INTENT OF PERMIT:**

1. Permit the construction of 126 residential units in a five-storey multi-family apartment building over a common parkade at 9300 and 9320 Cambie Road on a site zoned “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)”.
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) increase the maximum lot coverage of buildings from 40 to 43 per cent; and
  - (b) reduce the minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.

## Development Permit Panel

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#### Applicant's Comments

Ken Chow, Interface Architecture, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the project's site context, road frontages, development statistics, site plan, building elevations and sections, and floor plans, highlighting the following:

- a six-storey multi-family apartment building is located to the east of the subject site and a three-storey townhouse development is located to the west of the site;
- the proposed development is located within the Alexandra District Energy Utility Energy (DEU) catchment area and will be required to connect to the Alexandra DEU;
- the proposed building has been designed to provide an appropriate transition from the six-storey apartment building to the east to the three-storey townhouse development to the west;
- the required east-west McKim Way road dedication will split the site into the northern portion where the 126-unit five-storey apartment building will be sited and the southern portion which will have an outdoor amenity space with garden plots for the exclusive use of residents in the proposed development;
- the proposed unit types include one- to three-bedroom units with dens;
- five two- to three-bedroom units will be provided for affordable housing;
- 36 units, including the five affordable units, will meet the City's Basic Universal Housing (BUH) requirements;
- the central mass of the proposed building is positioned from the adjacent east and west developments to provide separation, screening, and privacy and mitigate potential overlook and shadowing onto adjacent developments;
- the southeast corner of the proposed building is chamfered to allow sunlight penetration to the proposed building and to the west face of the adjacent apartment building to the east;
- the Cambie Road and McKim Way frontages include terraced landscaping to provide an appropriate relationship with the street; and
- in addition to the fitness centre and a multipurpose room on the first floor, a common amenity room will be provided on each floor of the proposed building.

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Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the main landscape features of the project with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), noting that (i) 38 existing trees on the site will be removed and 79 new trees will be planted, (ii) curved retaining walls with planters are proposed along the south edge to provide transition from McKim Way to the proposed building, (iii) the pedestrian entries on McKim Way are marked with pedestrian scale lighting, (iv) an architectural trellis is proposed above the parkade entry, (v) the loading area is screened from McKim Way by raised planters, (vi) the subject site's grade along the west side is matched to the site grade of the adjacent townhouse development and trees and tall shrubs are proposed to provide screening and privacy, (vii) terraced planter walls and trees are proposed along the north edge of the subject site to provide transition from Cambie Road to the proposed building, (viii) a landscape boulder feature, bench seating and bicycle rack are proposed near the pedestrian lobby entrance, (ix) terraced planter walls, one row of trees, and lounge seats are provided along the east edge of the subject site to provide a quiet and resting zone for the proposed development and privacy to the two adjacent properties, (x) the outdoor amenity area on the podium includes, among others, a children's play area, a large lawn, and an outdoor dining area, (xi) the community gardens in the southern portion of the subject site will be fenced and gated, and (xii) permanent irrigation will be provided for all landscaped areas in the proposed development.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Chow and Mr. Ruan noted that (i) the green space adjacent to the parkade entry and loading area is elevated and will not be accessible to the public, (ii) the proposed children's play area includes a large open lawn area and multiple play structures that provide play opportunities for children with ages ½ to 12 years, (iii) a three- to four-foot wide rainwater percolation zone is provided along the east and west edges of the subject site, (iv) downward focused and low lighting are proposed throughout the subject site which include bollard lights, step lights and unity entry downward lights to provide adequate lighting and avoid light pollution, and (v) there are penthouse units with outdoor decks provided on the 5th floor along Cambie Road.

## Development Permit Panel

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#### Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project which includes, among others, frontage improvements along Cambie Road and road construction of McKim Way extension through the subject site, (ii) the proposed variance to reduce the minimum width of one manoeuvring aisle is limited to a portion of the parkade, was reviewed and supported by Transportation staff, and would not adversely impact traffic mobility within the parkade, (iii) the proposed variance to increase the maximum lot coverage of buildings is a technical variance associated with balcony projections and columns supporting the balcony projections which assist in achieving energy efficiency, (iv) the building has been designed to achieve BC Step Code Level 3, (v) the package of Transportation Demand Measures (TDM) associated with the project includes, among others, provision of one-year 2-zone monthly transit passes to 25 percent of the market units and 100 percent of affordable units, provision of a bicycle maintenance and repair room in the development, provision of two car share vehicle spaces equipped with electric vehicle (EV) charging, and provision of voluntary cash contributions for wayfinding and cycling-related infrastructure in the West Cambie area.

In reply to queries from the Panel, Mr. Craig confirmed that (i) there is an existing north-south pedestrian walkway adjacent to the proposed community gardens, (ii) the walkway will be improved as part of the Servicing Agreement, and (iii) the proposed lot coverage variance is associated with the balcony columns which help thermal bridging for the balconies and enhance energy efficiency.

#### Correspondence

None.

#### Gallery Comments

Shaun Traill, a resident of the six-storey apartment building (i.e., REMY building) to the east of the subject site, sought clarification regarding (i) the proposed variance in lot coverage from 40 to 43 percent, (ii) the proposed affordable housing units, and (iii) whether there is public access along the east side of the proposed development adjacent to the REMY building.

In reply to Mr. Traill's queries, Mr. Craig noted that (i) the proposed increase of 3 percent in lot coverage is associated with columns that support balconies on the second floor of the subject building and enhance energy efficiency, (ii) the proposed five affordable housing units in the project are low-end market rental units secured by housing agreement with the City and could be occupied by qualified tenants meeting the City's income requirements, and (iii) there is no public access along the east side of the subject building.

## **Development Permit Panel**

### **Wednesday, February 15, 2023**

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Huang Wen Zheng, 4133 Stolberg Street, queried regarding the distance of the proposed building from the REMY building and expressed concern regarding fire truck access in the parkade as it relates to the proposed variance in minimum width of one manoeuvring aisle in the parkade.

In reply to Mr. Huang's queries, the Chair noted that the proposed building's setback from the common property line is larger than the building setback provided on the REMY building.

In addition, Mr. Craig noted that (i) the minimum required setback from the common property line is 4 meters, (ii) the central portion of the subject building is set back 10.4 meters from the east property line and the proposed building setback at the north and south ends of the proposed building is 4 meters, (iii) there is no need for fire truck access in the parkade, (iv) a fire suppression system will be installed in the proposed building that meets the City's Building Code requirements, and (v) the proposed manoeuvring aisle variance is limited to the eastern side of the parkade which is occupied only by small cars.

Mr. Huang also expressed concern regarding the height of the proposed building, its potential impact on sunlight exposure to the adjacent REMY building particularly during winter, and the width of the roads in the neighbourhood.

With regard to the concern on the height of the proposed building and road width, the Chair noted that (i) the proposed height of the building is a zoning issue which is not within the purview of the Panel, and (ii) the roads in the neighbourhood have been designed to accommodate the proposed development in accordance with the master plan for the neighbourhood.

With regard to the potential shadow impact of the proposed building on the adjacent REMY building, Mr. Craig referenced the shadow analyses for the project, noting that the two buildings will cast a shadow on each other during winter and confirmed that the amount of shading on the proposed development from the taller REMY building would be greater. In addition, Mr. Craig noted that the proposed building has been pulled back as far as possible from the east property line to mitigate shadowing impacts.

#### **Panel Discussion**

The Panel expressed support for the project, noting that (i) the project has been sensitively designed to provide an appropriate interface with existing adjacent developments and the adjacent streets, and (ii) the proposed outdoor amenity spaces are well thought out.

The Panel then directed staff to work with the applicant to address potential security issues with respect to the proposed community gardens on the southern portion of the subject site.

**Development Permit Panel**  
**Wednesday, February 15, 2023**

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 126 residential units in a five-storey multi-family apartment building over a common parkade at 9300 and 9320 Cambie Road on a site zoned "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)".*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *increase the maximum lot coverage of buildings from 40 to 43 per cent; and*
  - (b) *reduce the minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.*

**CARRIED**

**2. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, March 1, 2023 be cancelled.*

**CARRIED**

**3. Date of Next Meeting: March 15, 2023**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:39 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 15, 2023.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the  
Development  
meeting held on  
February 15, 2022



## **DPP PRESENTATION**

### **126-UNIT MULTI-FAMILY DEVELOPMENT**

9300 & 9320 CAMBIE ROAD, RICHMOND BC

#### **LIST OF IMAGES**

- 1** TITLE SCREEN
- 2** SITE CONTEXT & PARCELING
- 3** EXISTING CAMBIE ROAD FRONTAGE
- 4** EXISTING MCKIM WAY FRONTAGE
- 5** DEVELOPMENT STATISTICS
- 6** SITE DESIGN CONTEXT 1
- 7** SITE DESIGN CONTEXT 2
- 8** SITE DESIGN CONTEXT 3
- 9** EAST-WEST SITE & BUILDING SECTION
- 10** BUILDING SECTION AT ENTRIES
- 11** BUILDING SECTION AT TOWNHOUSES
- 12** SHADOW STUDY AT 6-STOREY REMY
- 13** ACTUAL MATERIAL SAMPLES & COLOURS
- 14** RENDERING: AERIAL VIEW AT CAMBIE
- 15** RENDERING: AERIAL VIEW AT MCKIM WAY
- 16** RENDERING: STREET LEVEL VIEW AT CAMBIE
- 17** RENDERING: STREET LEVEL VIEW AT MCKIM WAY
- 18** PARKADE FLOOR PLAN
- 19** MAIN FLOOR PLAN









1 - Cambie St looking south east



1 - Cambie St looking south west



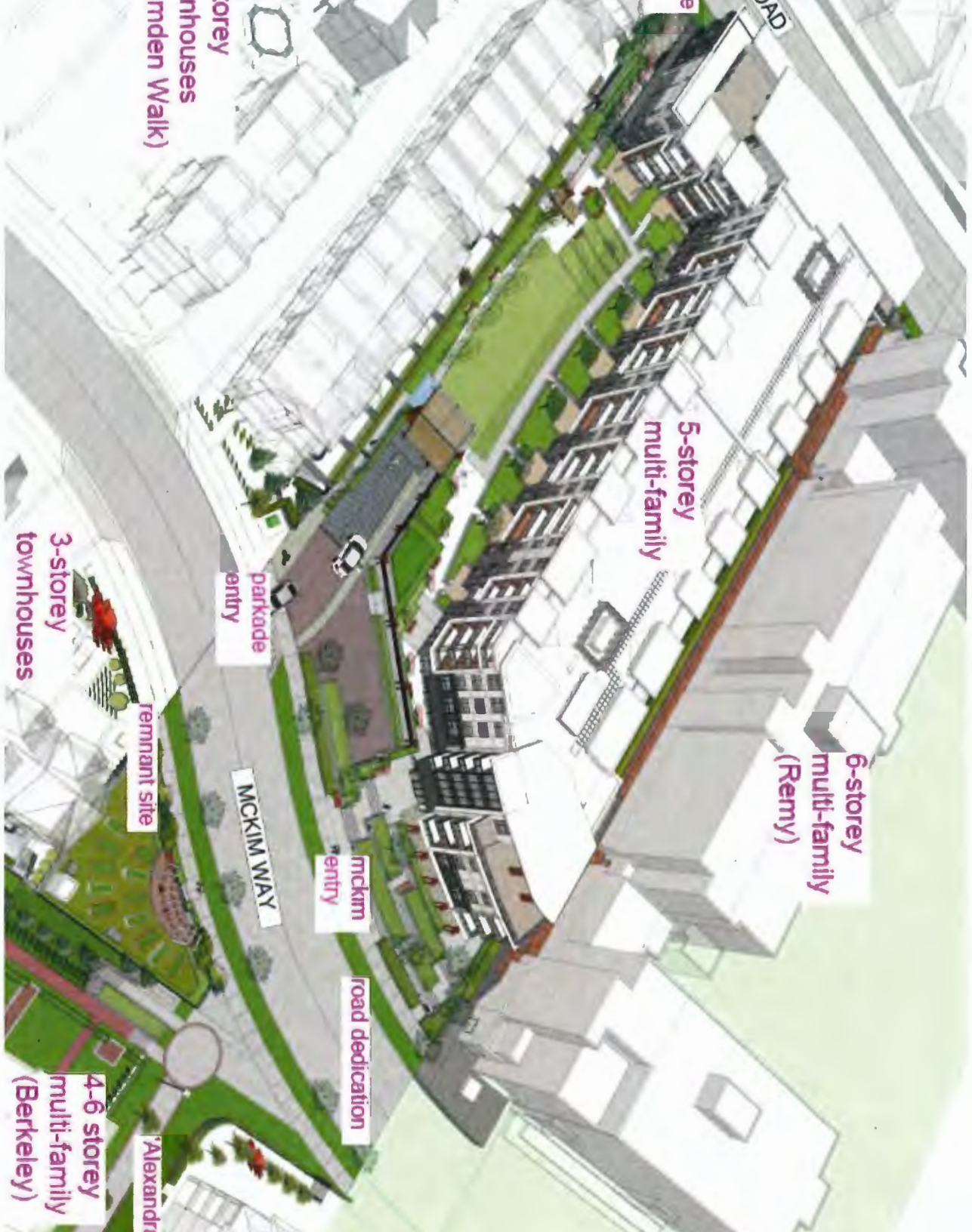
3 - Mckim Way looking north east



4 - Mckim Way looking north east







6-storey  
multi-family  
(Remy)

5-storey  
multi-family

road dedication

mckim  
entry

parkade  
entry

MCKIM WAY

remnant site

3-storey  
townhouses

4-6 storey  
multi-family  
(Berkeley)

Alexander

3-storey  
townhouses  
(Menden Walk)





ily

residential  
garden

MCKIM WAY

mckim  
entry

parkade  
entry

3 storey  
townhouses

outdoor  
amenity

5 storey  
multi-family

6 storey  
multi-family

cambie  
entry

CAMBIE





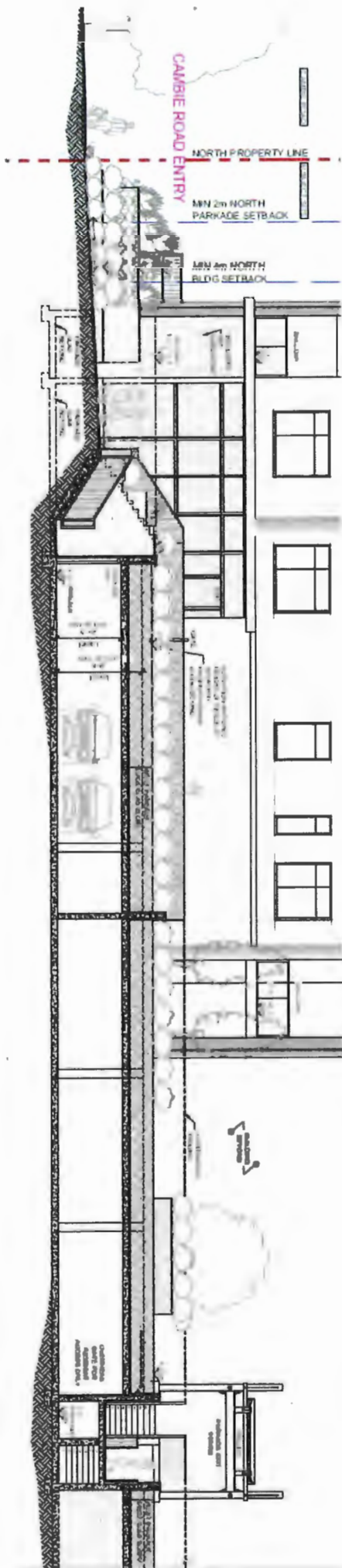
AERIAL VIEW - LOOKING FROM NORTH EAST



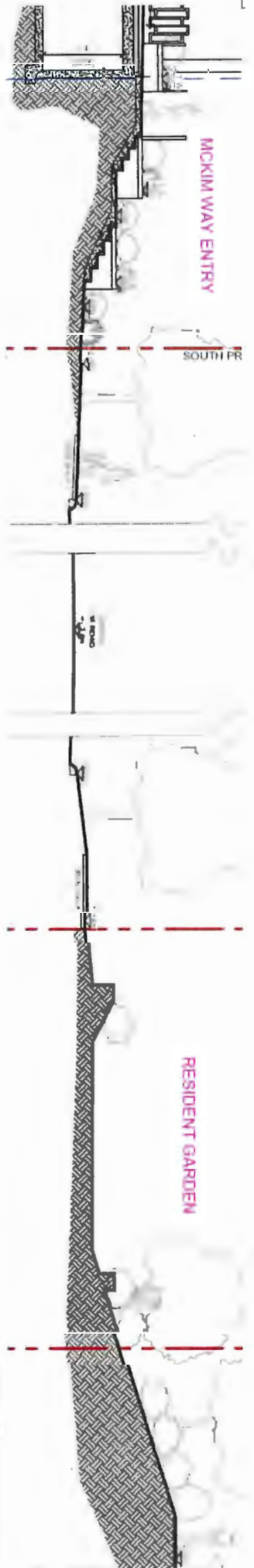
AERIAL VIEW - LOOKING FROM NORTH WEST







SECTION E: AT NORTH PL. LOOKING EAST



SECTION B: LOOKING EAST  
SCALE 3/16" = 1'-0"





MARCH 21 2PM



MARCH 21 3PM



MARCH 21 4PM



MARCH 21 5PM



MARCH 21

SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - SPRING EQUINOX (1PM TO 6PM)



JUNE 21 2PM



JUNE 21 3PM



JUNE 21 4PM



JUNE 21 5PM



JUNE 21 6PM

SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - SUMMER SOLSTICE (1PM TO 6PM)







2-storey single family

camble entry

6-storey multi-family (Remy)

5-storey multi-family

mckim entry

remnant site

4-6 storey multi-family (Berkeley House)

3-storey townhouses (Camden Walk)





4-6 storey multi-family  
(Berkeley House)

3-storey townhouses  
(Camden Walk)

remnant site

parkada entry

mckim entry

3-storey townhouses  
(Camden Walk)

5-storey  
(multi-family)

6-storey  
multi-family  
(Remy)



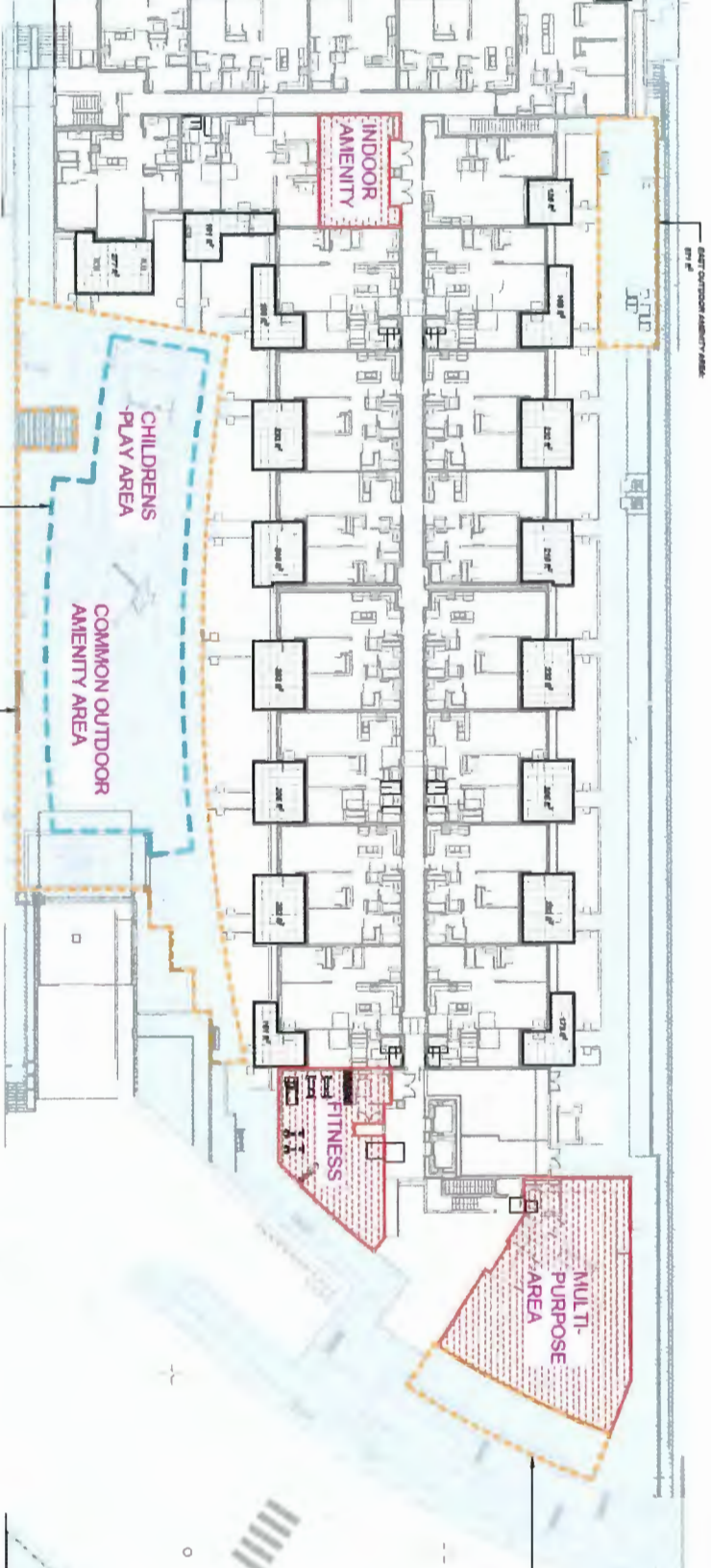














Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 15, 2023

**SCHEDULE - ONSITE**

COMMON NAME	PLANTED SIZE / REMARKS
VINE MAPLE	4M HT: 848 3 STD: 848
COLUMBIAN ARMSTRONG MAPLE	8CM CAL: 2M STD: 848
JAPANESE MAPLE	4M HT: 848
PERCIPHERYLLUM ARMSTRONG	8CM CAL: 1.5M STD: 848
PAVUS SYLVATICA DAWYCK GOLD	8CM CAL: 848
SCALDSTRIM T. NERUS SYLVAE	8CM CAL: 1.5M STD: 848
SMILANORUM X GRANDIFLORA	8CM CAL: 1.5M STD: 848
WHITE SPRUCE	4M HT: 848

**PLANT SCHEDULE - COMMUNITY GARDEN**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	MALUS DOMESTICA 'FLUR'	COMMON FIG	8CM CAL: 1.5M STD: 848
	3	MALUS DOMESTICA 'FLUR'	FLU APPLE	8CM CAL: 1.5M STD: 848

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNSPECIFIED SUBSTITUTIONS WILL BE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD LATEST EDITION. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ATION FOR ALL SOFT LANDSCAPE WILL BE INSTALLED



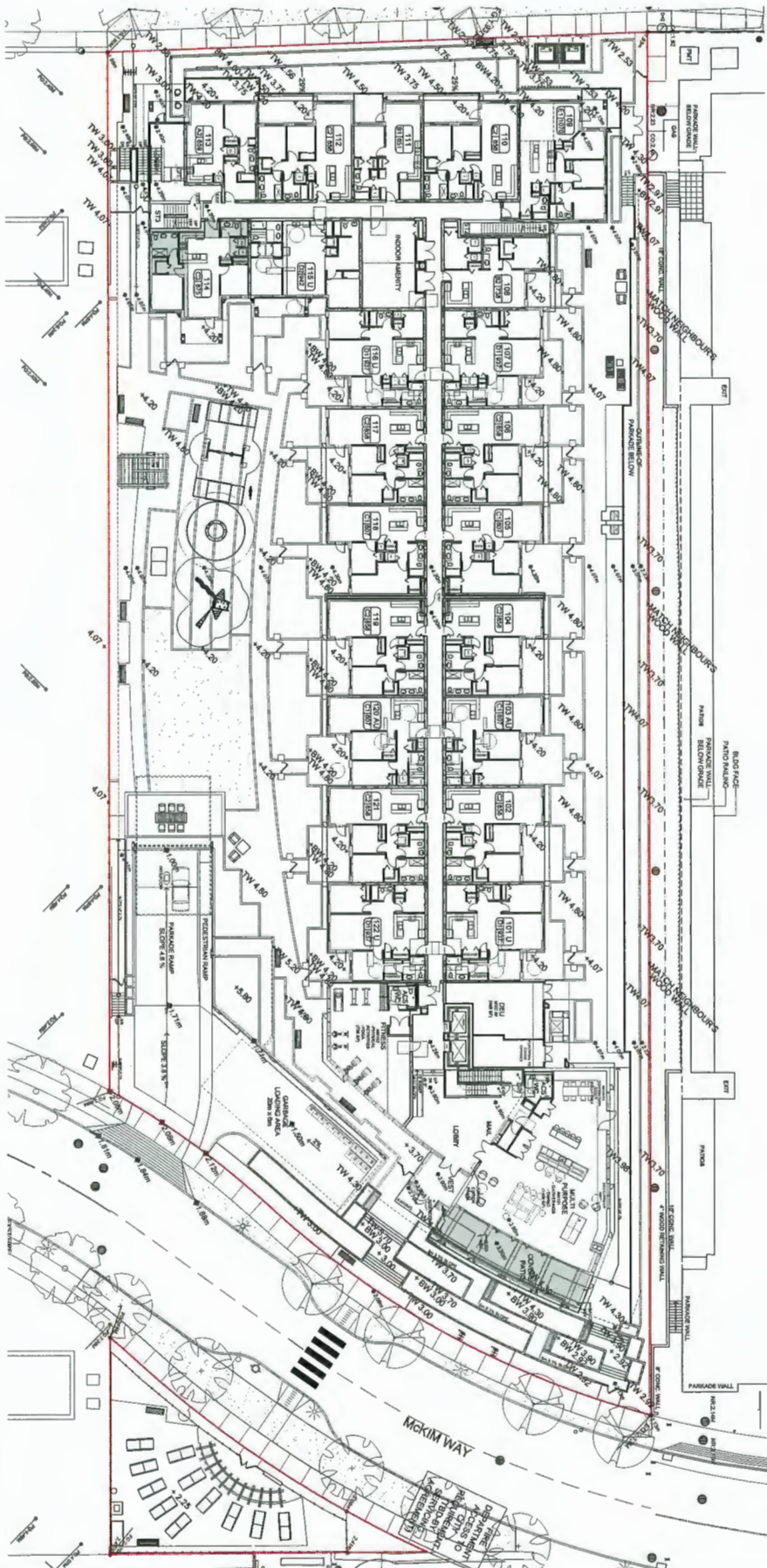
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DP PLAN # 3









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**DP PLAN # 3b**

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 DESIGN: W  
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 OF 10  
 PMS PROJECT NUMBER: 19-151

DRAWING TITLE:  
**GRADING PLAN**

PRODUCT:  
**RESIDENTIAL DEV.**  
**9300 & 9320 CAMBIE RD.**  
**RICHMOND, BC**

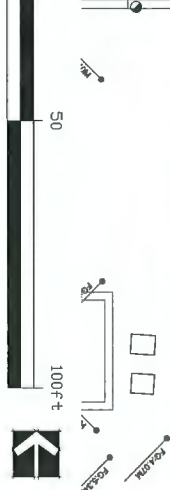
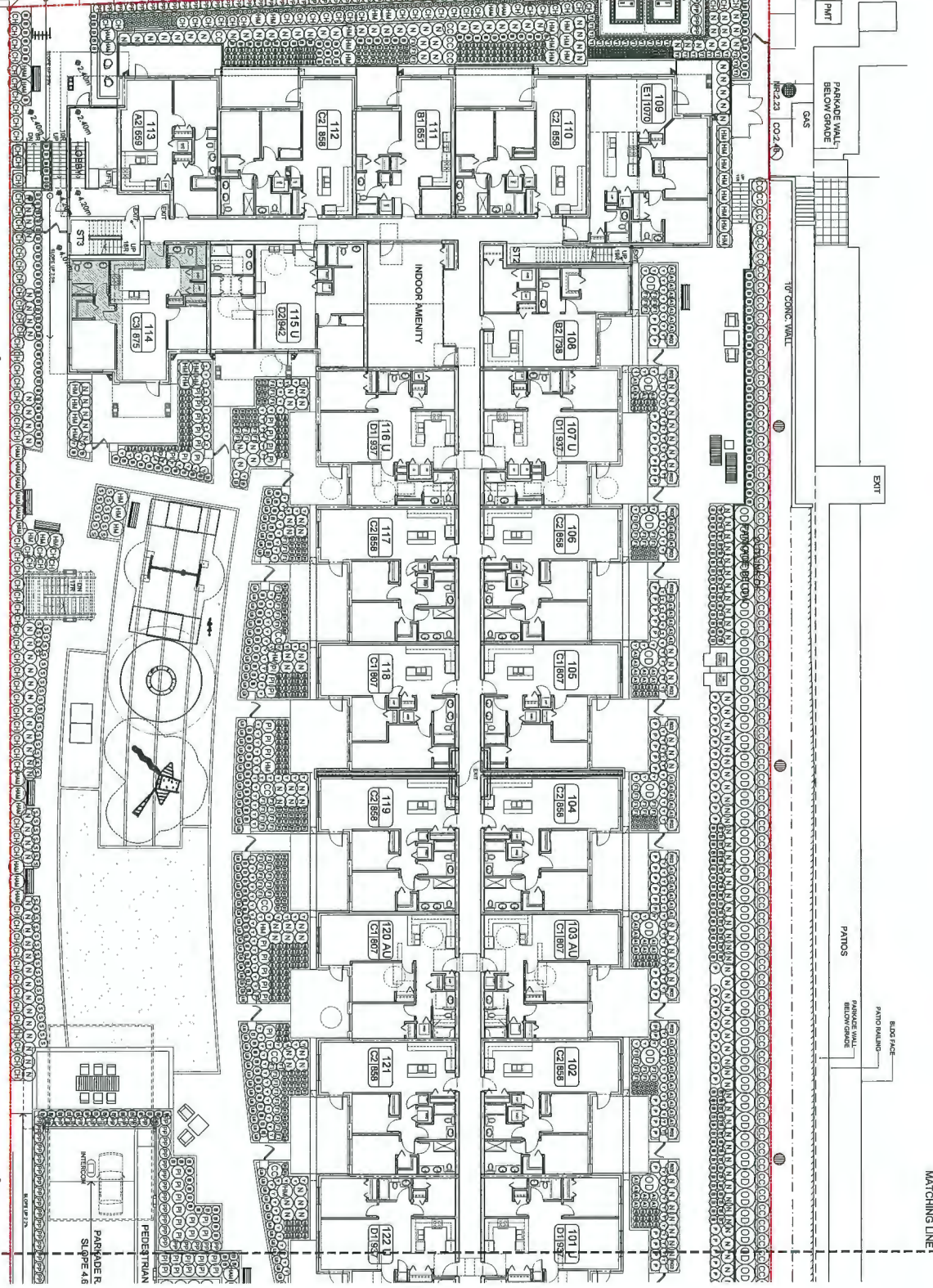
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PL

DP PLAN # 3C

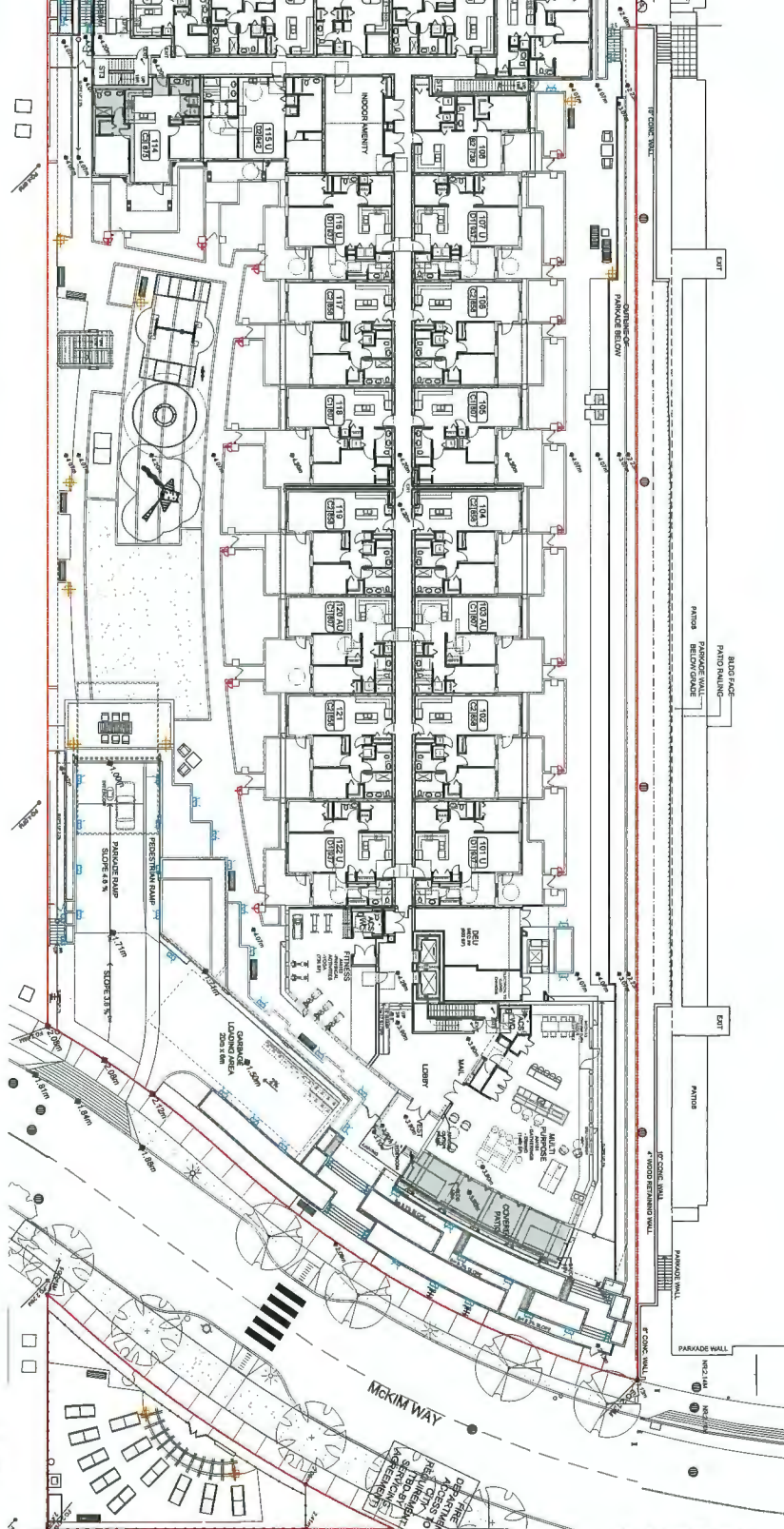
3/20/2020









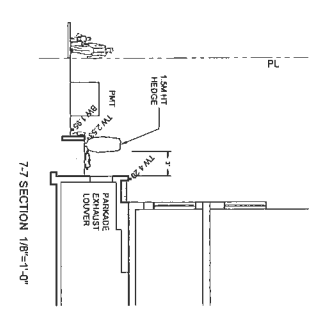
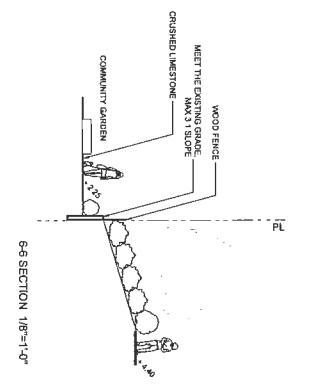
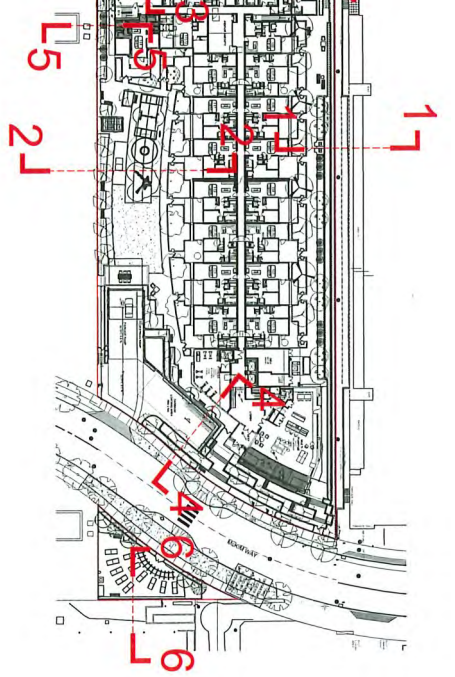
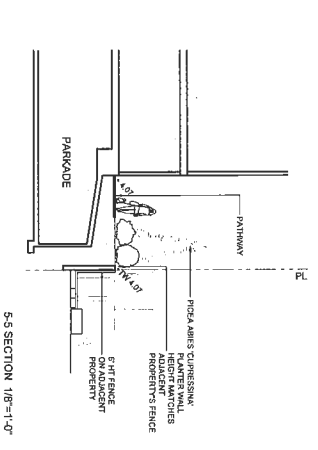
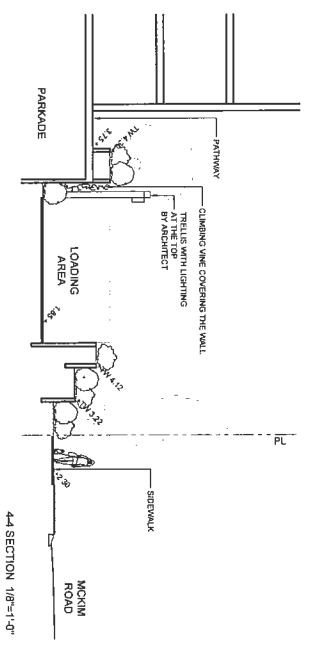
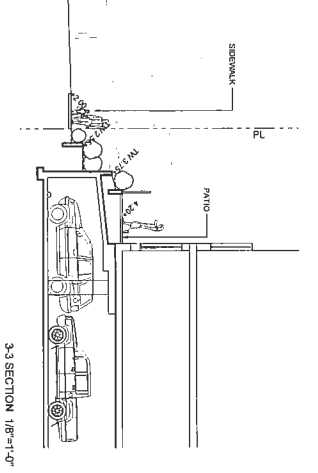
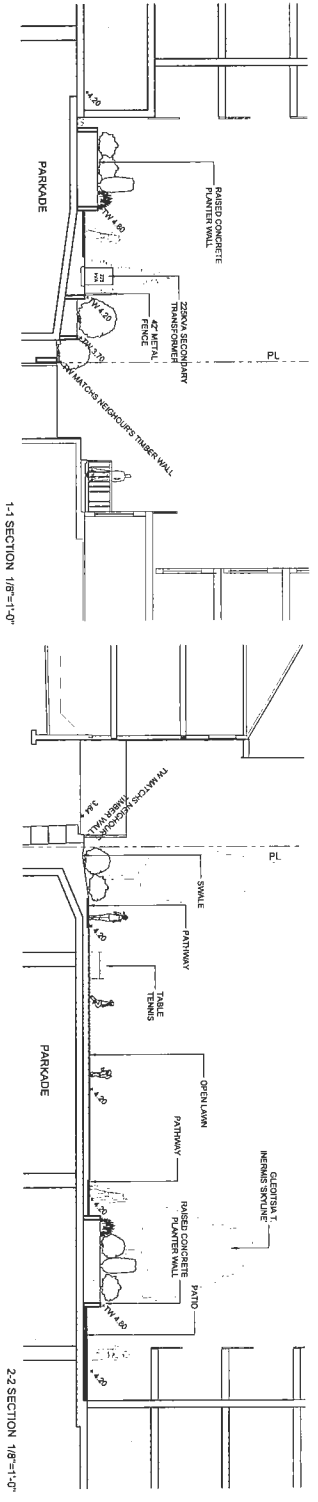


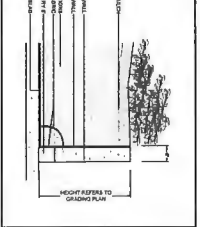
LIGHT LEGEND

	SOLID LIGHT SOLID WALL/LIGHTWALL SHIELDED / ABOVE GROUND
	TRANSLUCENT LIGHT SOLID WALL/LIGHTWALL SHIELDED
	UNIT ENTRY LIGHT

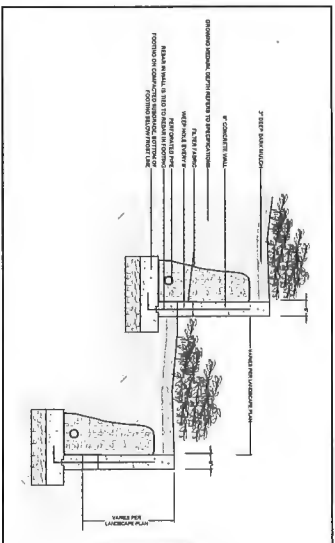


DP PLAN # 3f  
02/13/12

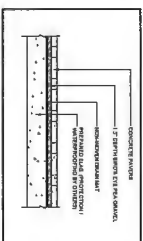




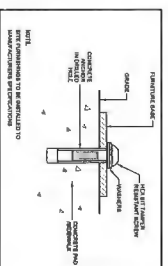
**TRAINING WALL ON SLAB**



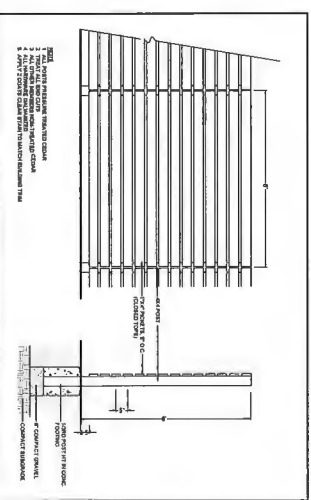
**1-2 CONCRETE RETAINING WALL ON GRADE**  
SCALE: 1/2"=1'-0"



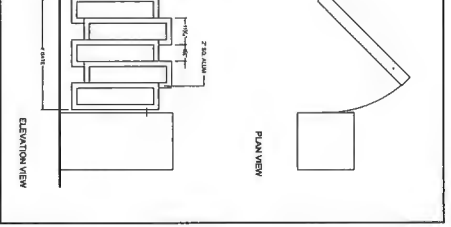
**2 PAVING ON SLAB**  
SCALE: 1/2"=1'-0"



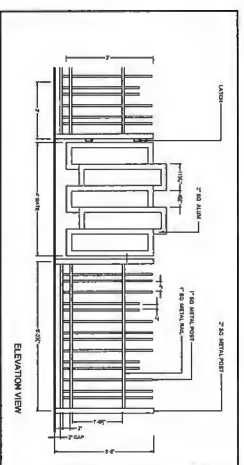
**3 SITE FURNITURE MOUNTING**  
SCALE: 1"=1'-0"



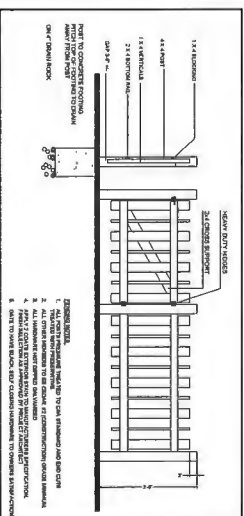
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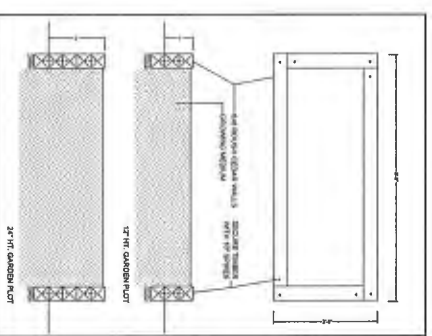
**GATE WITH COLUMNS**



**6 42\"/>**



**7 42\"/>**



**8 GARDEN PLOT**  
SCALE: 1/2"=1'-0"



**KOMPA NI TWO SETTING SWING**  
(AGE 1-12)



**KOMPA NI PAVO**  
(AGE 5-12)



**KOMPA NI PLAN PANEL 1 - CREATIVE - SKY**  
(AGE 6-8)



**PICNIC TABLE**  
HAUSER  
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**WOOLSEY**  
OUTDOOR PICNIC TABLE

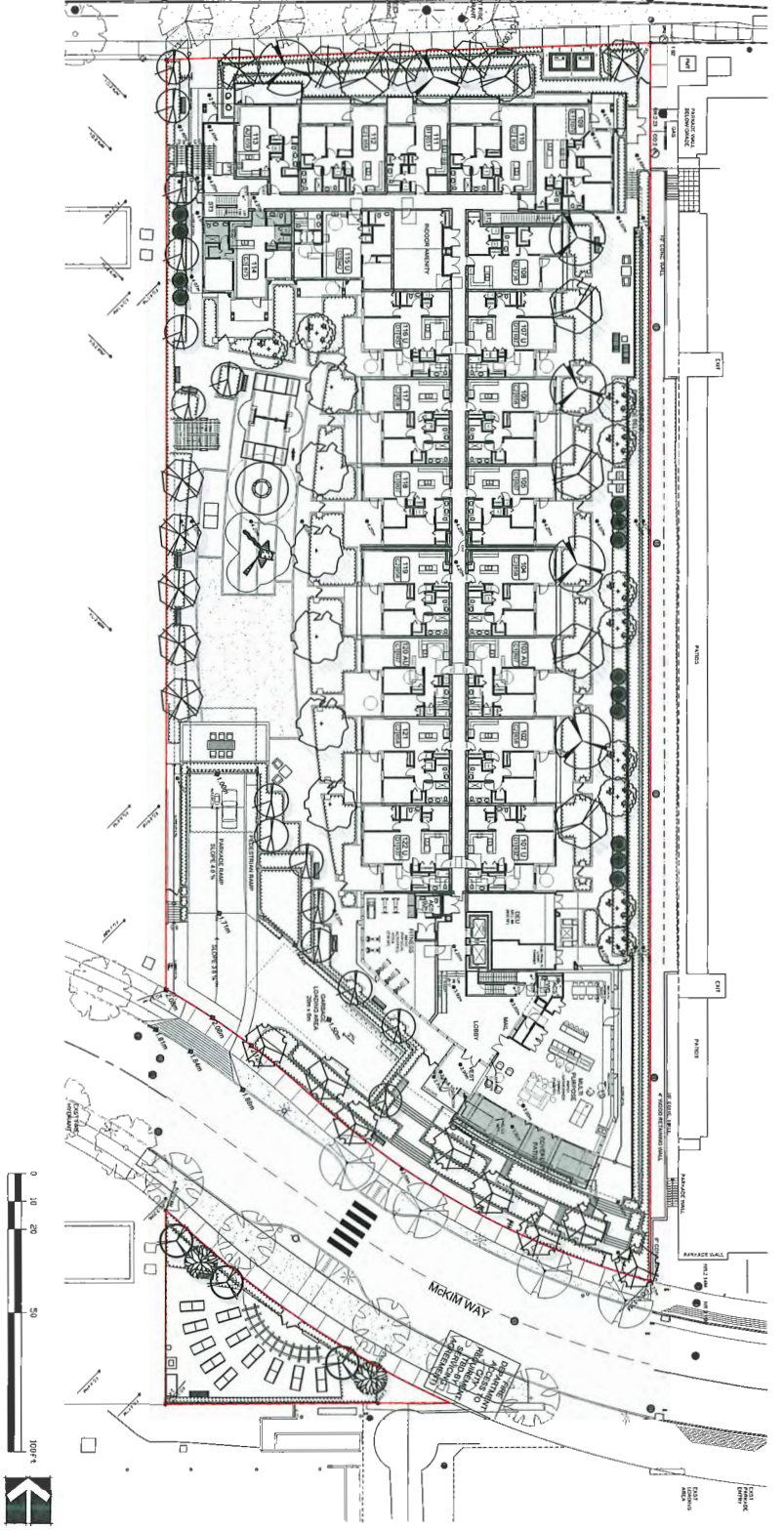




TOTAL SITE AREA: 6,736 M<sup>2</sup>  
SOFT LANDSCAPE AREA: 1,823.54 M<sup>2</sup>  
LOT COVERAGE PERCENTAGE: 27.1%  
POROUS AREA: 2206.88M<sup>2</sup>  
LOT COVERAGE PERCENTAGE: 32.8%

SOFT LANDSCAPE AREA

POROUS AREA EXCEPT FOR SOFT LANDSCAPE AREA



DP PLAN # 3j  
3/21/14 JAP