



**Development Permit Panel  
Wednesday, March 28, 2018**

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Cecilia Achiam, General Manager, Community Safety

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 March 14, 2018 be adopted.*

**CARRIED**

**1. Development Variance 17-791500**  
(REDMS No. 5723669)

APPLICANT: Ken Hanna Holdings Ltd.

PROPERTY LOCATION: 18351 and 18360 McCartney Way

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted site coverage for buildings from 60% to 65%, in order to permit the construction of an addition to connect two existing buildings on a site at 18351 and 18360 McCartney Way zoned "Industrial (I)".

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### Applicant's Comments

Andrew Peterson, Beedie Development Group, noted that the staff report for the subject development variance permit application is thorough and advised that he will answer questions from the Panel regarding the subject application.

### Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed variance to increase the maximum permitted site coverage for buildings supports a more intensive use of the two subject properties which is supported by the Official Community Plan (OCP), (ii) the two subject properties will be consolidated into a single property prior to the development variance permit application proceeding to Council for issuance, and (iii) the cross access easement for shared driveway access registered on the title of each of the subject properties will be deemed redundant following consolidation and will be discharged as a condition of consolidation.

### Gallery Comments

None.

### Correspondence

None.

### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted site coverage for buildings from 60% to 65%, in order to permit the construction of an addition to connect two existing buildings on a site at 18351 and 18360 McCartney Way zoned "Industrial (I)".*

**CARRIED**

## 2. Development Permit 17-791769

(REDMS No. 5703503)

APPLICANT: Polygon Berkeley House Ltd.

PROPERTY LOCATION: 9211/9251/9271/9291 Odlin Road

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#### INTENT OF PERMIT:

Permit the construction of 265 residential units in two four-storey to six-storey multi-family apartment buildings over a common parkade at 9211, 9251, 9271, 9291 Odlin Road on a site zoned “Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)”.

#### **Applicant’s Comments**

Scott Baldwin, Polygon Development, introduced the architect and landscape architect for the project.

James Bussey, Raymond Letkeman Architecture Inc., provided background information on the proposed development and highlighted the following:

- 265 residential units are proposed in two four-storey to six-storey multi-family apartment buildings over a common parkade;
- majority of the units are family-oriented and have two or three bedrooms;
- the proposed development includes 21 basic universal housing (BUH) units and 13 affordable housing units which are dispersed throughout the project;
- direct at grade entrances to the two buildings are provided off Odlin Road to the south of the project;
- the grand stairs fronting Odlin Road provide access to the internal landscaped courtyard;
- the greenway along the eastern edge of the site will be built along with the proposed development;
- the future Dubbert Street connection along the site’s western frontage will be partially constructed to an interim “half-road” along with the project;
- there is an accessible pedestrian connection off the greenway into the middle of the internal courtyard;
- the two buildings have been stepped down to four storeys at the northern end to provide an appropriate interface with the townhouse development to the north currently under construction and the massing has been pushed back from the north property line to provide a generous separation from the townhouse development;
- proposed use of brick exterior wall framing structures help break up the massing into three distinct segments;
- the internal landscaped courtyard has been designed as a series of rooms with specialized uses; and
- the mechanical and electrical room is incorporated with the landscaping of the internal courtyard to mitigate its visual impact.

In response to a query from the Panel, Mr. Bussey acknowledged that the project will be built in phases and the greenway will be constructed concurrently with the project.

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Marina Rommel, Connect Landscape Architecture, briefed the Panel on the main landscaping features of the project, noting that the internal landscaped courtyard consists of, among others, an open lawn area, a central plaza provided with seating and catenary lighting, a mound and raised patio over a central mechanical/electrical room, a children's play area provided with play equipment and natural play opportunities, and social rooms which provide more intimate seating areas.

In addition, Ms. Rommel noted that (i) a semi-private walkway connects Dubbert Street to the greenway, and (ii) a central node area along the greenway will bring people up into the internal courtyard.

In response to a query from the Panel, Ms. Rommel noted that wheelchair access to the internal courtyard from Odlin Road is through an elevator in the lobby entrance to each building.

In response to a query from the Panel, Mr. Craig noted that there is a small townhouse development under construction to the north of the proposed development and the grade of the townhouse development will match up with the grade on the subject site in terms of the parkade height.

#### **Staff Comments**

Mr. Craig noted that there is a Servicing Agreement associated with the proposal for (i) the construction of future Dubbert Street, (ii) frontage improvements along Odlin Road, and (iii) reconstruction and modification of the greenway along the east side of the development to widen it to its ultimate design.

Mr. Craig further noted that (i) the proposed development will be connected to the Alexandra District Energy Utility (DEU) facility, (ii) the project has been designed to achieve the City's Aircraft Noise Sensitive Development requirements, (iii) a 1.5 meter wide walkway along the north side of Odlin Road from the new Dubbert Street to Garden City Road will be constructed as part of the Transportation Demand Management (TDM) package associated with the project, and (iv) the project includes 13 affordable housing units and 21 basic universal housing (BUH) units.

In response to queries from the Panel, Mr. Craig acknowledged that (i) the modification of an interim greenway to its ultimate configuration had been previously done in similar developments, and (ii) the proposed building height and massing are consistent with the proposal presented by the applicant at the rezoning process.

In response to a further query from the Panel, Mr. Craig confirmed that there are other six-storey multi-family developments in the West Cambie Area including one to the northeast and another further to the southeast of the subject development.

#### **Gallery Comments**

None.

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**Correspondence**

None.

**Panel Discussion**

The Panel expressed support to the project, noting that (i) the project design is well thought out, (ii) the proposed Traffic Development Management (TDM) initiatives are appreciated, (iii) the design of the internal courtyard is thoughtful, and (iv) the provision for a dog wash will be appreciated by future residents of the proposed development.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 265 residential units in two four-storey to six-storey multi-family apartment buildings over a common parkade at 9211, 9251, 9271, 9291 Odlin Road on a site zoned "Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)".*

**CARRIED**

**3. Date of Next Meeting: April 11, 2018**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:48 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, March 28, 2018.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk