



Development Permit Panel

Wednesday, April 13, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, March 16, 2011, be adopted.

CARRIED

2. Development Permit 09-453125

(File Ref. No.: DP 09-453125) (REDMS No. 3170878)

APPLICANT: Paul Goodwin - GBL Architects

PROPERTY LOCATION: 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)

INTENT OF PERMIT:

1. Permit the construction of a 245 unit (including 10 affordable housing units), four storey residential apartment condominium development at 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road) on a site zoned "Low Rise Apartment (ZLR24), Alexandra Neighbourhood (West Cambie)" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage from 45% to 48%.

Applicant's Comments

Paul Goodwin, Architect, GBL Architects, addressed the Panel and advised that the apartment complex project had been slightly modified to take advantage of: (i) the allowable density bonus provision; and (ii) an amendment to the Alexandra District Energy Utility Bylaw.

Mr. Goodwin further advised that:

- the increase in the total floor area of the proposal has resulted in the number of apartment units increasing from the previous 221 to the current 245; and
- the reconfiguration changes to the proposal do not affect the form, character, or public facades of the project, but are confined to the internal elevations facing the interior courtyard, of the east and west wings of both buildings, and the end units at the tip of each apartment building wing.

In response to a queries from the Chair, Mr. Goodwin responded that:

- the separation between the buildings has not changed;
- in the central courtyard area, the change to the project provided the advantage of a bit more open space in the individual patio area;
- since the Development Permit Panel considered the application at its August 11, 2010 meeting, the number of parking spaces has increased from the original 221, to the present 245 spaces; and
- the variance request to increase the maximum lot coverage from 45% to 48% has differed somewhat, from the August, 2010 variance request for an increase in the maximum lot coverage to 46%.

Staff Comments

Brian Jackson, Director of Development, advised that staff supports the application, and the requested variance, and he provided the following information:

- due to the allowable density bonus, the proposed project had to come before the Panel to request a Development Permit, not a General Compliance; and
- the project includes the installation of an electrical plug-in outlet to four of the underground parking stalls to service electric vehicles as a Transportation Demand Measure.

Applicant's Comments

Landscape Architect Lindsay Senga, of Senga Landscape Architecture Inc. provided the following information:

- there are no substantial changes to the original landscape plan design, except the removal of the entry pergola gateway feature;

- the interior courtyard still features lush landscaping and maintains the original generous outdoor patio spaces; and
- work was done by the landscape architect and City planners with regard to the layout and materials on the Alexander Way passageway.

In response to a query from the Chair, Ms. Senga advised that the child's play structure in the outdoor amenity area has been changed and now is suitable for children between the ages of five and 8. The intention is that parents and small children do not have to seek a play feature outside the proposed apartment complex.

Correspondence

Jay Lam, 432-9500 Odlin Road (Schedule 1)

Mr. Jackson advised that the correspondent lives in a complex located west of the proposed project, and that the requested variance to increase the maximum lot coverage of the proposed project does not affect the proximity of the two developments.

Mr. Jackson stated that staff has sent an email reply to Mr. Lam, explaining such issues as: (i) how the proposed changes affect the project's interior courtyard, not the exterior public elevations; (ii) how the applicant is doubling the width of the existing Alexandra Way passageway; and (iii) that street widening will take place along Tomicki Avenue and Odlin Road, complete with the addition of sidewalks.

In addition, Mr. Lam has been invited to view the applicant's plan.

Gallery Comments

None.

Panel Discussion

There was general agreement that the applicant's proposed changes are minor, that the play structure has been improved, and that the addition of four (4) electrical plug-ins to service electric vehicles is an enhancement.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 245 unit (including 10 affordable housing units), four storey residential apartment condominium development at 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road) on a site zoned "Low Rise Apartment (ZLR24), Alexandra Neighbourhood (West Cambie)" and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage from 45% to 48%.*

CARRIED

**Development Permit Panel
Wednesday, April 13, 2011**

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, April 27, 2011 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, May 11, 2011

CARRIED

4. Date Of Next Meeting: Wednesday, May 11, 2011

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:45 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, April 13, 2011.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

