



**Development Permit Panel  
Wednesday, April 27, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Robert Gonzalez, General Manager, Engineering and Public Works

The meeting was called to order at 3:32 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on April 13, 2016, be adopted.*

**CARRIED**

**1. Development Variance 15-709889**  
(File Ref. No.: DV 15-709889) (REDMS No. 4948229)

APPLICANT: First Richmond North Shopping Centres Limited

PROPERTY LOCATION: 4751 McClelland Road

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted height for an accessory structure in the "Neighbourhood Commercial (ZC32) - West Cambie Area" from 12.0 m (39.4 ft.) to 26.0 m (approximately 85.0 ft.) in order to permit the installation of a flag pole in the plaza area at the corner of Garden City Road and Alderbridge Way.

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#### **Applicant's Comments**

Christopher Block, Chandler Associates Architecture, Inc., accompanied by Cristiana Valero, SmartREIT, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule1), provided background information on the development variance permit application and highlighted the following:

- the development variance permit application is being requested to vary the maximum height for an accessory structure from 12 meters to 26 meters for the installation of a flag pole at the front entrance of the Richmond North Shopping Centre currently under development;
- the proposed flag pole, located at the southwest corner of the shopping centre located at Alderbridge Way and Garden City Road, will only be used to fly the Canadian flag;
- the proposal is a patriotic initiative of the developer and provides a gateway feature to the shopping centre, the City Centre, and Alexandra Neighbourhood; and
- Transport Canada and NAV Canada have no concerns regarding the proposal.

#### **Panel Discussion**

In response to queries from the Panel, Mr. Block advised that (i) the proposed height of the flag pole is necessary to make the Canadian flag visible considering the height of the surrounding buildings, and (ii) the top of the flag pole will be lighted.

#### **Staff Comments**

Wayne Craig, Director, Development, acknowledged support for the development variance permit application, noting that (i) the height of the proposed flag pole relates well to the built context around the area, and (ii) there will be a legal agreement registered on Title restricting the use of the flag pole to fly only the Canadian flag measuring approximately 15 by 30 feet.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

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**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 height for an accessory structure in the "Neighbourhood Commercial (ZC32) - West Cambie Area" from 12.0 m (39.4 ft.) to 26.0 m (approximately 85.0 ft.) in order to permit the installation of a flag pole in the plaza area at the corner of Garden City Road and Alderbridge Way.*

**CARRIED**

**2. Development Permit 15-697654**

(File Ref. No.: DP 15-697654) (REDMS No. 4858900)

APPLICANT: Canada Haotian Investment Ltd.

PROPERTY LOCATION: 8191 Alexandra Road

INTENT OF PERMIT:

1. Permit the construction of a two-storey commercial building at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.

**Staff Comments**

Mr. Craig advised that to address the referral from the April 13, 2016 Development Permit Panel meeting, the applicant is proposing to add an architectural feature wall at the front and the rear (adjacent to the garbage enclosure) of the proposed building's west side extending to the east side of the neighbouring building to the west. Also, Mr. Craig noted that the narrow gap between the two buildings will remain accessible for the maintenance of equipment on the east wall of the neighbouring building.

**Applicant's Comments**

Patrick Yang, Pacific West Architecture, confirmed that the materials to be used for the architectural feature wall will be the same materials proposed for the subject building.

**Panel Discussion**

In response to a query from the Panel, Mr. Yang commented that sustainability features of the proposed development include, among others, (i) the cantilevered roof at the top of the northeast corner of the building which provides shading to the glazed wall, (ii) use of energy-efficient kitchen equipment, and (iii) installation of a future heat exchange system for the building.

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**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a two-storey commercial building at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.*

**CARRIED**

**3. Development Permit 15-700370**

(File Ref. No.: DP 15-700370) (REDMS No. 4926276)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9560 Alexandra Road

INTENT OF PERMIT:

Permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".

**Applicant's Comments**

Taizo Yamamoto, Yamamoto Architecture, Inc., stated that in response to the referral from the April 13, 2016 Development Permit Panel, the following revisions to the proposal has been made by the applicant to improve the interface of the subject site with the future City-owned park:

- the developer will construct an elevated three-meter wide planting bed of soil 0.6 meter high and gently sloping back down to grade along the east edge of the park, in addition to the contribution towards the landscape screening in the east edge of the park adjacent to the subject site;
- a terraced wood retaining wall will be introduced along most the west edge of the subject site, similar to the retaining wall condition at the north end of the site, which includes a two-foot high wood retaining wall along the majority of the west property line and another two-foot high wood retaining wall set back from the west property line; and

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- the two retaining walls will be screened with planting.

In response to a query from the Panel, Denitsa Dimitrova, PMG Landscape Architects, noted that (i) screening along the west property line includes a one meter high evergreen row of shrubs, and (ii) trailing plants are proposed for the screening of the two retaining walls. In response to a further query from the Panel, Ms. Dimitrova added that the future strata management for the proposed townhouse development will be responsible for the maintenance of the landscaping along the west property line.

In response to a query from the Panel, Mr. Yamamoto confirmed that (i) the original proposal for a vertical retaining wall will be retained in a small portion northwest of the site (approximately 12 meters wide) to support the visitor parking space and drive aisle end, and (ii) allan block is being proposed to be used for the retaining wall in this location.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".*

**CARRIED**

4. **Date of Next Meeting:**    **May 11, 2016**

5. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:52 p.m.*

**CARRIED**

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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 27, 2016.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

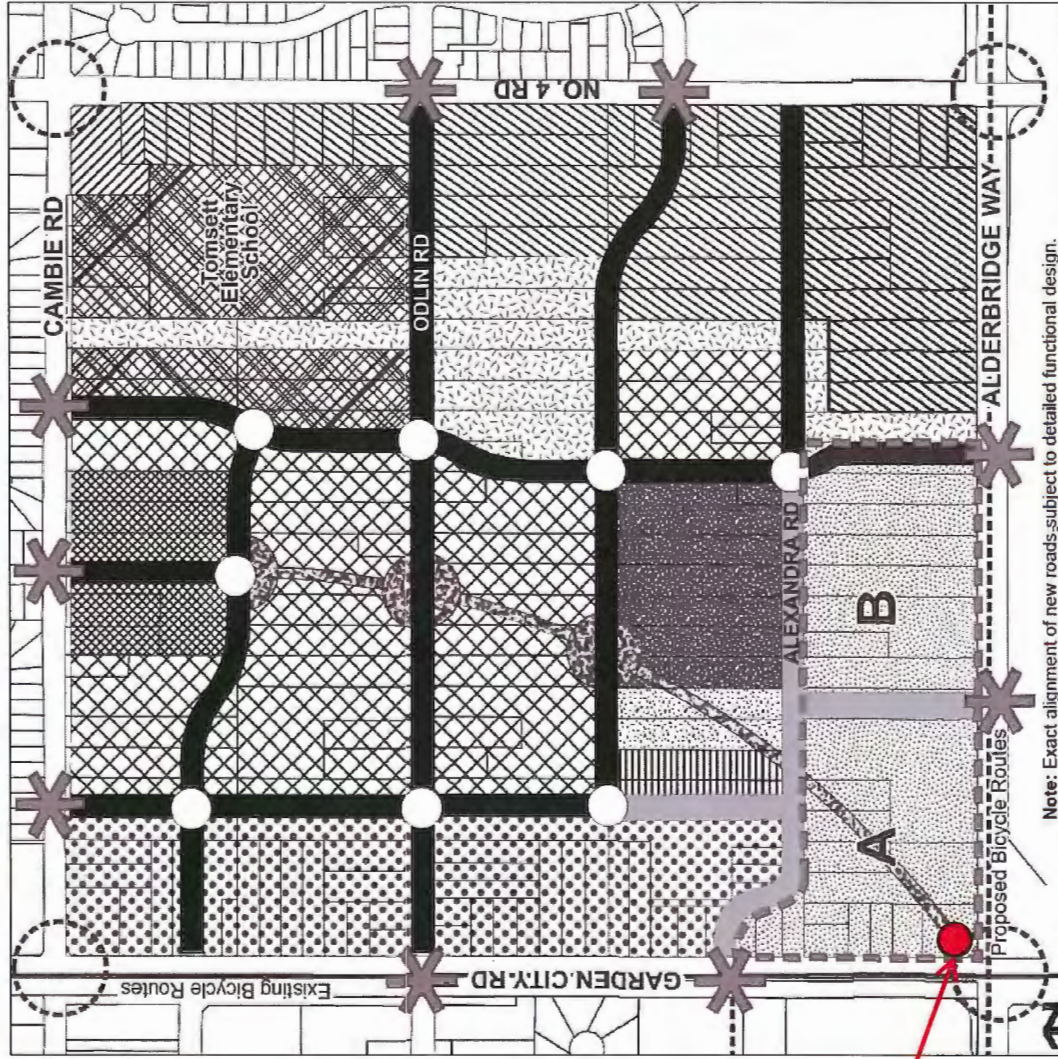






# Alexandra Neighbourhood Land Use Map

Alexandra Neighbourhood Land Use Map  
Bylaw 9121  
2015/06/15



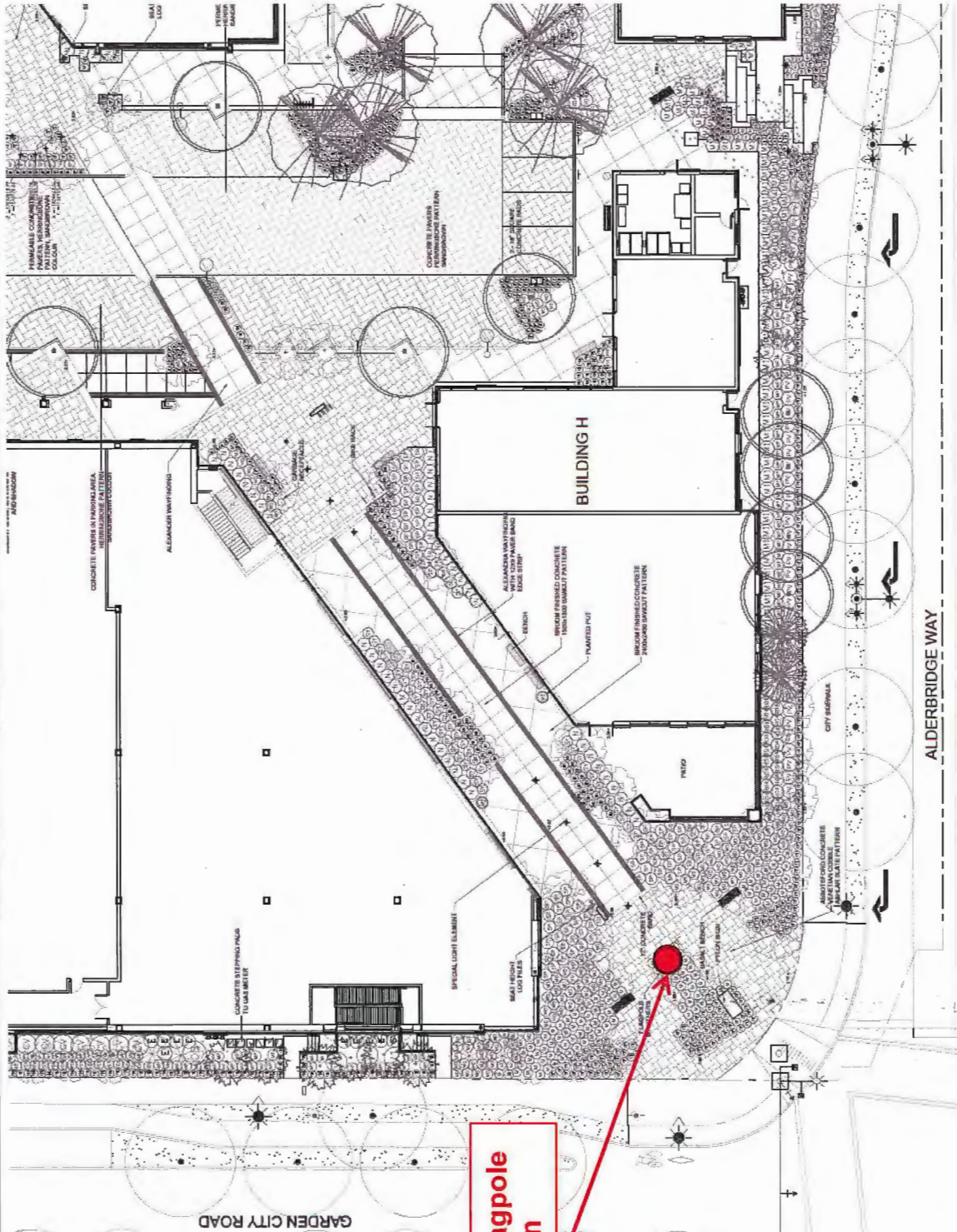
Note: Exact alignment of new roads subject to detailed functional design.

Proposed Flagpole Location



SMARTREIT

# Proposed Flagpole Location



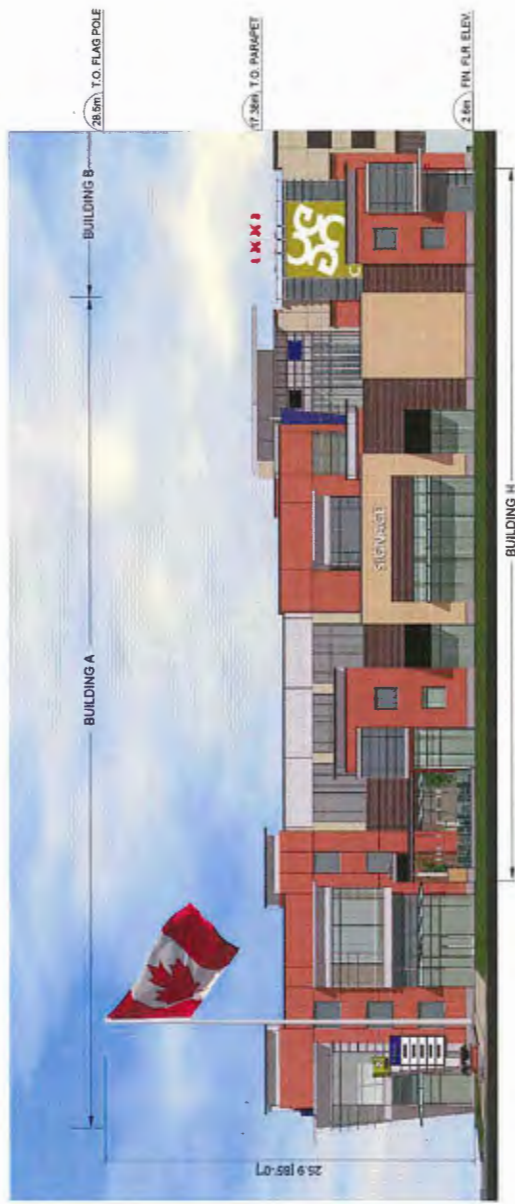
**Proposed Flagpole Location**



# Proposed Flagpole - Perspective



# Proposed Flagpole - Elevations



SOUTH ELEVATION - ALONG ALDERBRIDGE WAY  
SCALE: 1:150



WEST ELEVATION - ALONG GARDEN CITY ROAD  
SCALE: 1:150



**SMARTREIT**

CENTRAL AT GARDEN CITY - RICHMOND, BC