



Development Permit Panel
Wednesday, June 10, 2026

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Todd Gross, Director, Parks Services

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 May 27, 2026, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-797127
(REDMS No. 8399466)

APPLICANT: Xanadu Project Limited Partnership

PROPERTY LOCATION: 8131 Westminster Highway

INTENT OF PERMIT:

Cancel Development Permit DP 18-797127 be granted and notice of the Development Permit be released from Title of the subject property.

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Applicant's Comments

Jun Nan, Xanadu Development Limited Partnership, provided background information on the applicant's request to cancel Development Permit (DP) DP 18-797127 issued by Council, noting that the owner no longer wishes to proceed with the approved development due to current and future market conditions and is requesting the landscape security deposit be released to cover expenses.

Staff Comments

Josh Reis, Director, Development, noted that (i) the cancellation of the approved DP would remove the notice of permit from title, (ii) the existing zoning of the subject site would remain unchanged, (iii) the servicing agreement is proposed to be modified but a majority of the existing agreements secured on title would remain, and (iv) the subject site would require a future DP to redevelop.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel spoke to cancelling the DP and returning the landscape security deposit, noting that the subject site is in a prominent location in the city centre and hopes that the site will be well secured.

Panel Decision

It was moved and seconded

That the request to cancel Development Permit DP 18-797127 be granted and notice of the Development Permit be released from Title of the subject property.

CARRIED

2. DEVELOPMENT PERMIT 25-017215

(REDMS No. 8326226)

APPLICANT: Raghav Grover

PROPERTY LOCATION: 9291 Alexandra Road/9288 Tomicki Avenue

INTENT OF PERMIT:

1. Permit the construction of two four-storey buildings with approximately 182 m²

2.

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(1,958 ft²) of ground floor commercial retail space and 139 residential units at 9291 Alexandra Road/9288 Tomicki Avenue on a site zoned Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie); and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the setback to the partial below-grade parking structure from Alexandra Road from 7.0 m to 3.0 m; and
 - (b) reduce the side yard setback for non-residential uses to the east property line from 8.0 m to 7.14 m.

Applicant's Comments

Karen Smith, Engage Architecture, with an aid of the visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development, highlighting the following:

- the subject site is mid-block bounded by Tomicki Avenue to the north and Alexandra Road to the south in an existing multi-family residential neighbourhood;
- the proposed development includes two four-storey residential apartment buildings over a single-level parkade with one commercial unit located in the south building fronting Alexandra Road;
- the proposed development will complete the Alexandra Way pedestrian corridor on the east side of the subject site;
- the north building lobby will include elevator access to the commercial and visitor parking area directly at grade;
- the proposed development includes stepped retaining and plantings near both lobbies;
- the indoor amenity room is located in the north building with south facing orientation and direct access to the outdoor amenity spaces;
- 139 units are proposed on the subject site with nine affordable housing rental units and 29 units that are designed to meet the Basic Universal Housing (BUH) requirements;
- the form and character of the proposed buildings is West Coast transitional that includes traditional elements of punched windows, red brick, gray and white cladding, flat roofs and overhangs that incorporates well into the existing neighbourhood; and
- the form and character of the proposed commercial unit will include similar elements of the residential buildings with the addition of modern and clean details of large storefront windows, canopies and signage.

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Jergus Oprsal, Land Affairs, with the aid of the same visual presentation, spoke to the main landscape features noting (i) the frontage along Alexandra Way and Tomicki Avenue will include a sodded boulevard with concrete sidewalk, (ii) the plaza located at the centre of Alexandra Way is the entrance to both the north and south courtyards, (iii) the north courtyard includes a mix of passive and active amenity spaces with seating, plantings, urban agricultural area and open lawn, (iv) the south courtyard includes a children's play area with raised buffers, (v) both courtyards will include perimeter plantings, (vi) fencing and landscaping will provide privacy between the subject site and the existing multi-unit buildings fronting Dubbert Street, and (vii) proposed plantings will include a mixture of native and adaptive plants that will provide texture and seasonal interest.

Panel Discussion

In reply to query from Panel regarding the play equipment, the applicant noted that the children's play area is designed for different age groups in two zones, that includes a timber play structure with a slide and climbing net, stepping logs and balance boards for older children and a playhouse area with springers for younger children.

In reply to further query from Panel regarding the accessibility of the entry to the private courtyard from Alexandra Way, the applicant noted that all common entries to the proposed development, including the courtyard, are accessible.

Staff Comments

Josh Reis, Director, Development, noted that (i) the proposed development will connect to the Alexandra District Energy Utility (ADEU) that services the area, (ii) the proposed development is designed to meet Canada Mortgage and Housing Corporation (CMHC) standards for interior noise and that an acoustic report confirming this is required prior to building permit issuance, (iii) two car share parking stalls and a bicycle maintenance workspace are included in the parkade of the development as part of the development's transportation demand management measures, (iv) the Alexandra Way pedestrian corridor will be widened and completed, and (v) a servicing agreement is required prior to building permit issuance that includes water, storm and sanitary service connections, frontage improvements, construction of the Alexandra Way pedestrian corridor and a pedestrian activated crosswalk at the east side of the property at the alignment of the pedestrian corridor and at the intersection of Alexandra Road and McClellan Road.

Panel Discussion

In reply to query from Panel regarding the urban agricultural area, the applicant noted that the urban agricultural area in the north courtyard features raised garden timber plots that residents can use to grow vegetables and the Strata Council will organize the use of the plots.

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In reply to further query from Panel with regards to the lighting plan, the applicant noted that all exterior walkways, paths, exits and lobby entrances will be illuminated with down lit lighting that will also be used on the exterior patios, balconies and the commercial unit.

The Panel commented on the landscape proposal for the project site suggesting more durable and low maintenance materials for the fencing, garden plots and play structure as well as upgrading the gravel pathway to pavers to match the proposed development.

The applicant noted that the timber play structures have not been an issue in past developments, but they will take the landscape comments into consideration and review alternative options.

In reply to further query from Panel regarding the unique features along Alexandra Way, the applicant noted that the proposed development includes a central concrete pad for a future micromobility station as well as the installation of six bike racks and a bike repair station with tools on the southeast side.

Correspondence

Teresa Sun, Richmond resident, (Schedule 2), has no concerns with the development.

Louis, 615-9311 Alexandra Road, (Schedule 3), expressed concerns with traffic and parking management, acoustic buffering and privacy, and the increased use of the intersection Alexandra Road and May Drive.

In reply to the submission, staff noted that the intersection of Alexandra Road and May Drive are beyond the scope of the subject property site and improvements are not required as part of the development.

The Chair advised staff to forward the comments to the Transportation Department for future consideration.

Gallery Comments

Graciela, Richmond resident, spoke to traffic concerns at the intersection of Dubbert Street and Odlin Road.

The Chair replied that the intersection is removed from the subject site and that staff would forward the comments to the Transportation Department to investigate if any improvements are required.

Panel Discussion

The Panel expressed support for the application noting the applicant's attention to detail within the design and the improvements along Alexandra Way pedestrian corridor that will benefit the surrounding community.

The Panel directed staff to work with the applicant to review the landscaping elements.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of two four-storey buildings with approximately 182 m² (1,958 ft²) of ground floor commercial retail space and 139 residential units at 9291 Alexandra Road/9288 Tomicki Avenue on a site zoned Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the setback to the partial below-grade parking structure from Alexandra Road from 7.0 m to 3.0 m; and*
 - (b) *reduce the side yard setback for non-residential uses to the east property line from 8.0 m to 7.14 m.*

CARRIED

1. **New Business**
2. **Date of Next Meeting: June 24, 2026**

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:10 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, June 10, 2026.

Wayne Craig
Chair

Andrea Mizuguchi
Legislative Services Coordinator



DORCHESTER APARTMENTS

9291 ALEXANDRA ROAD, RICHMOND, BC V6X 1C5

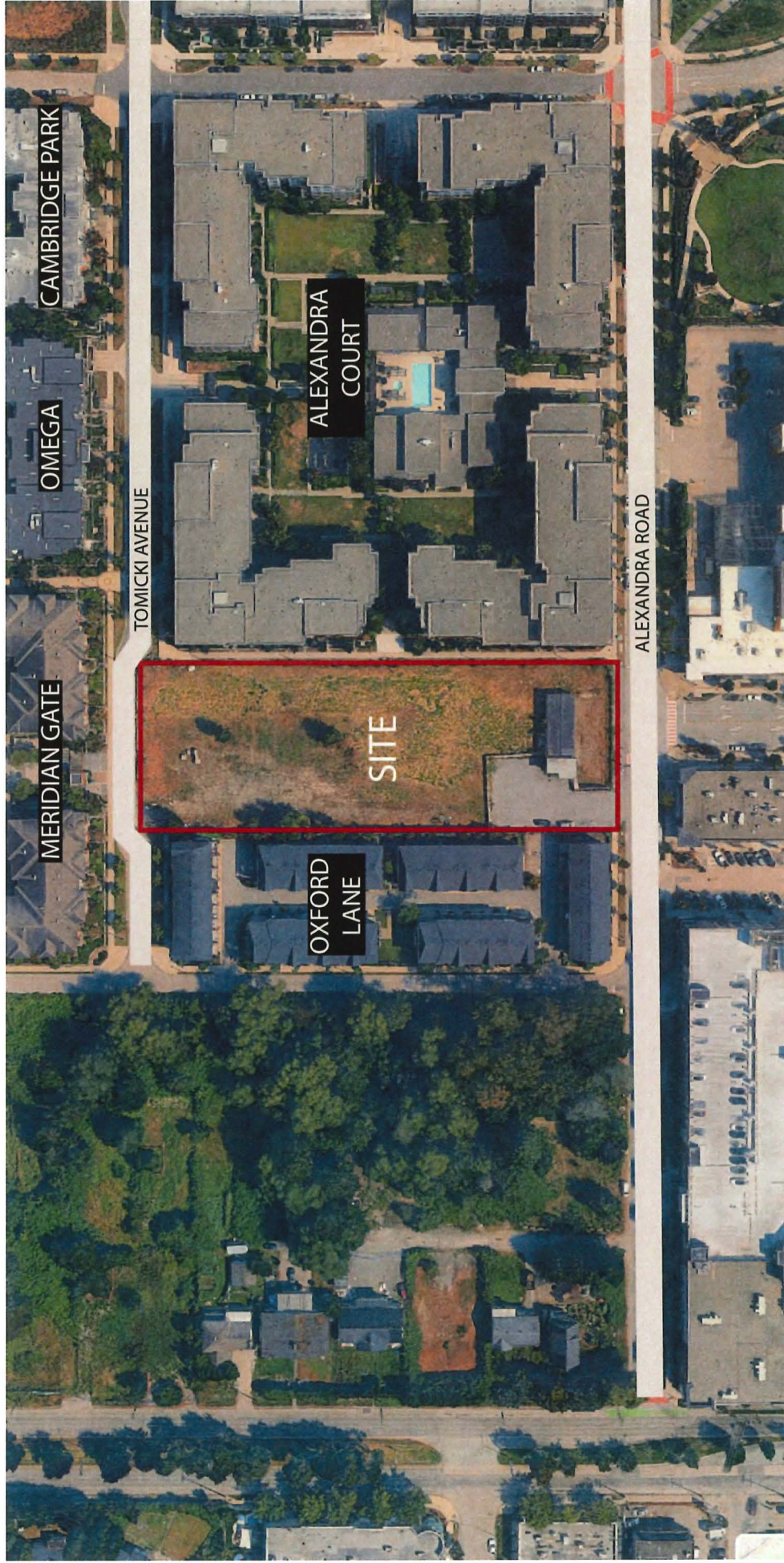




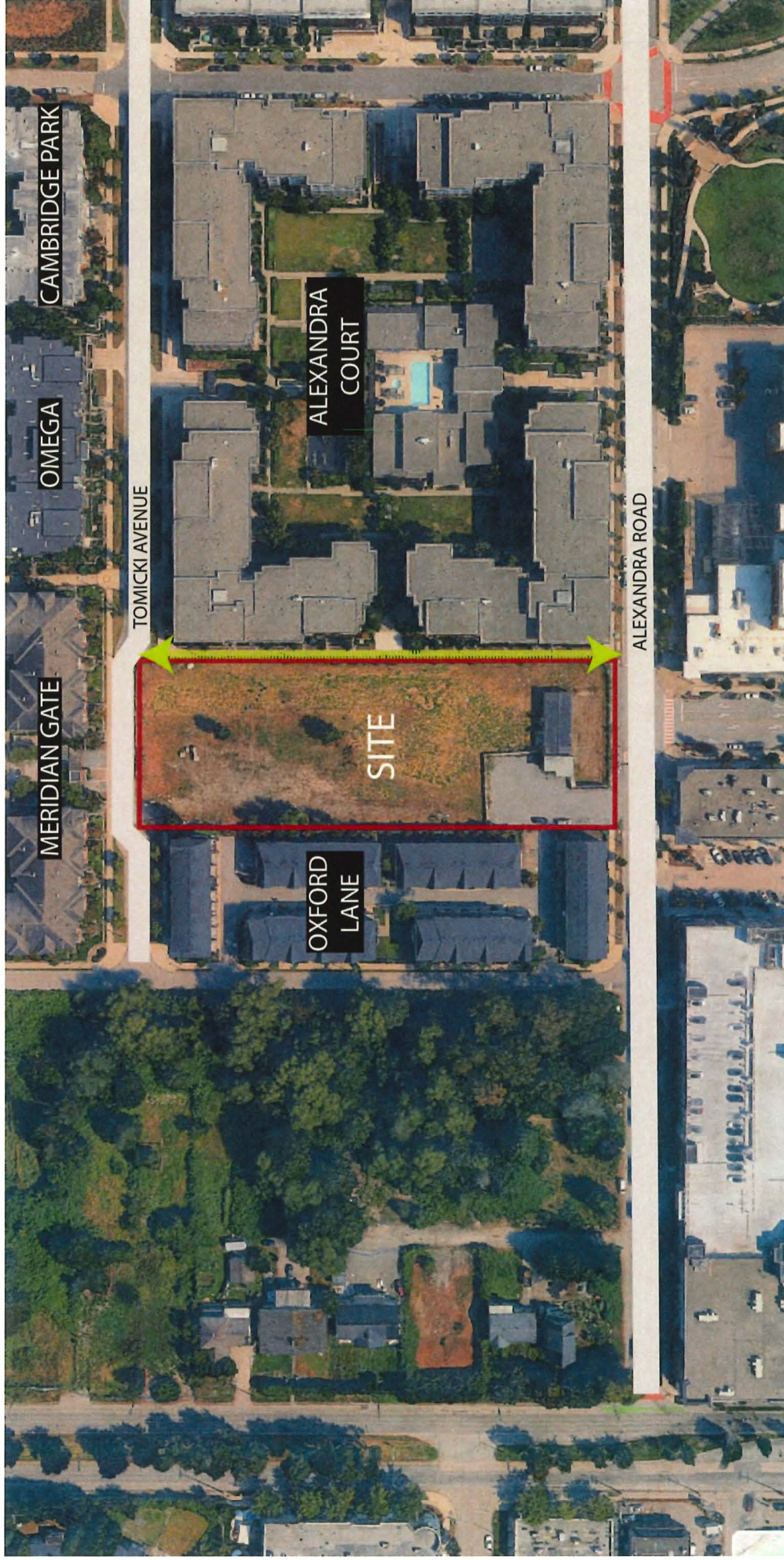
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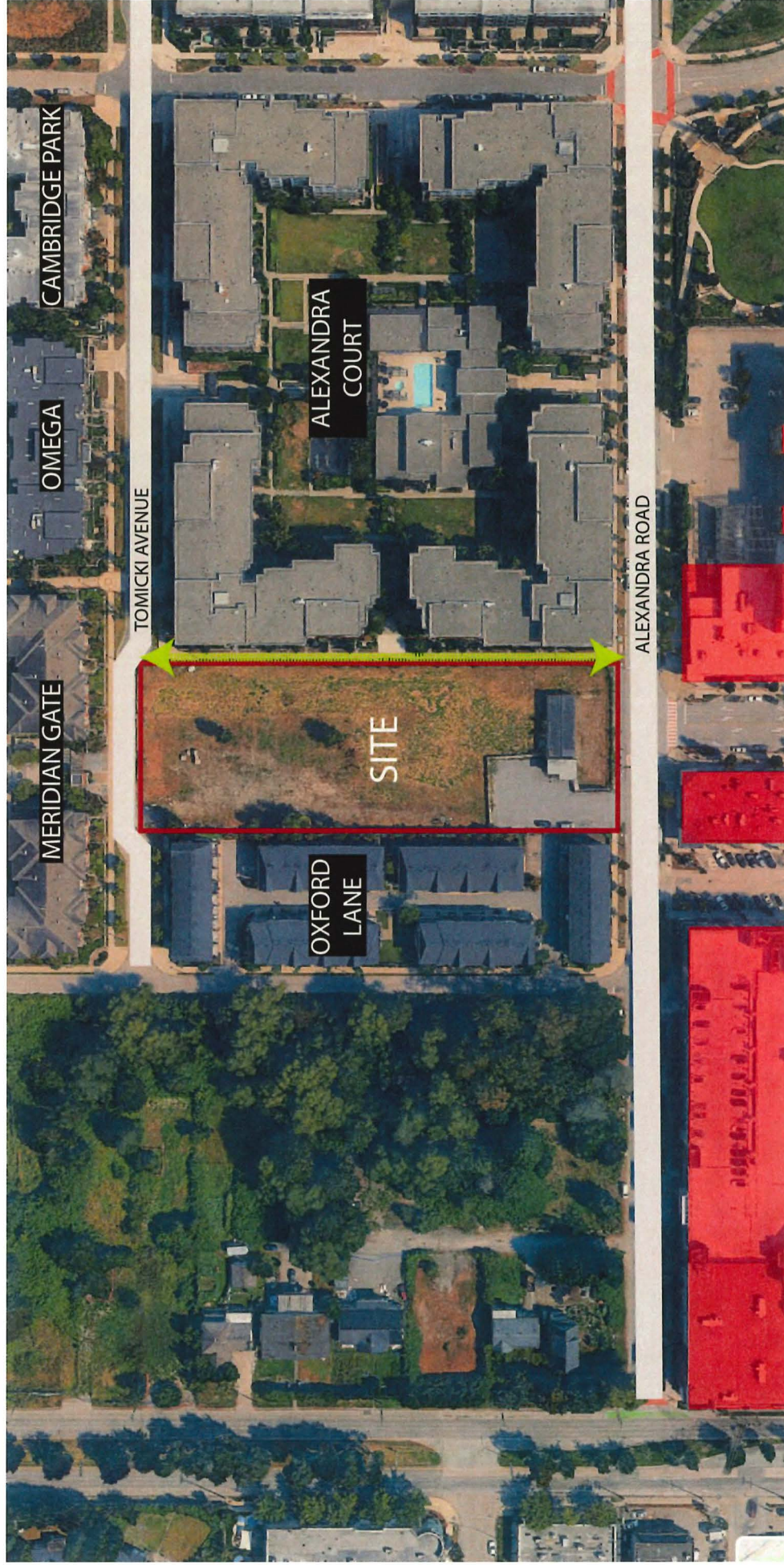
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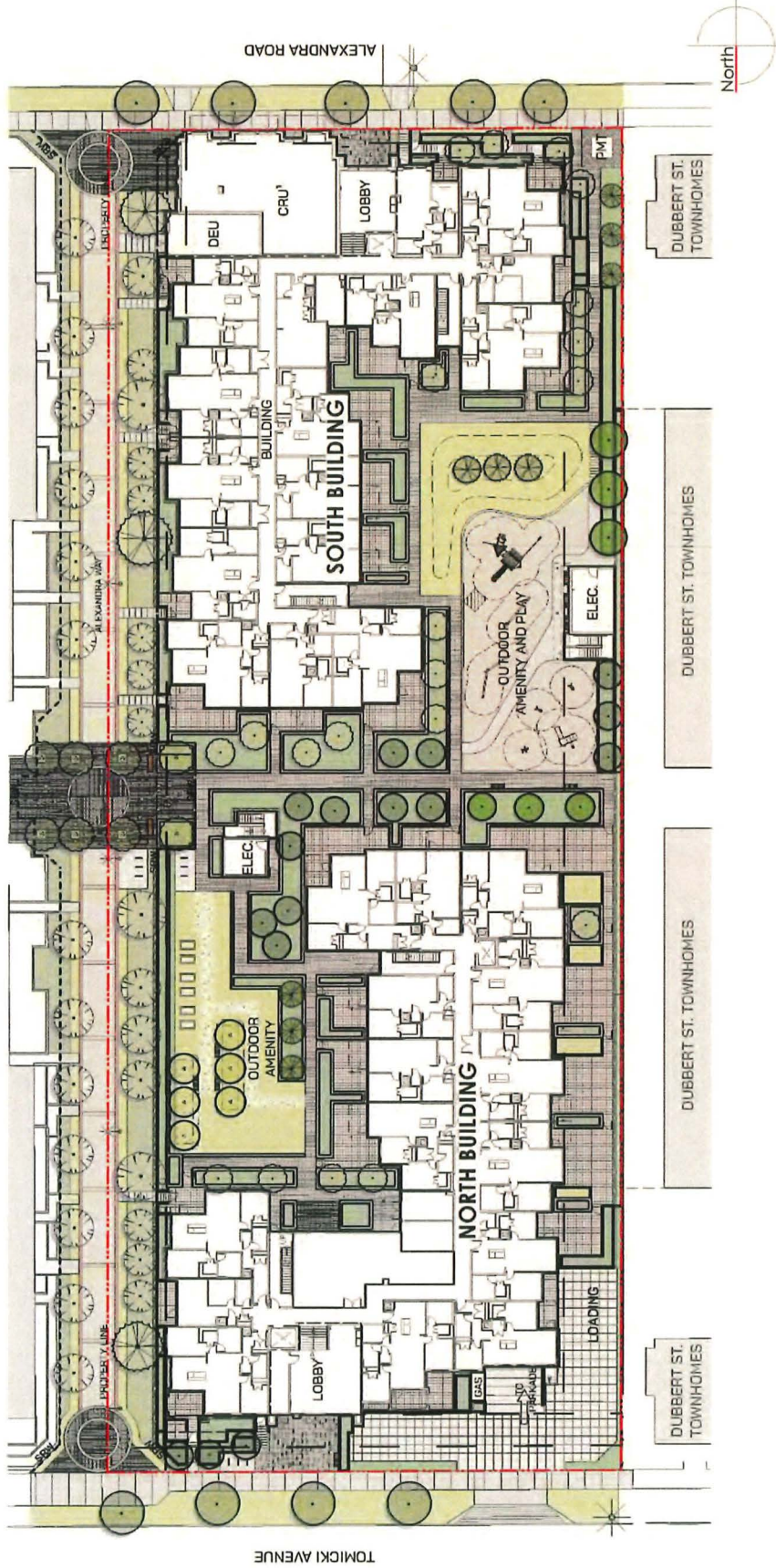
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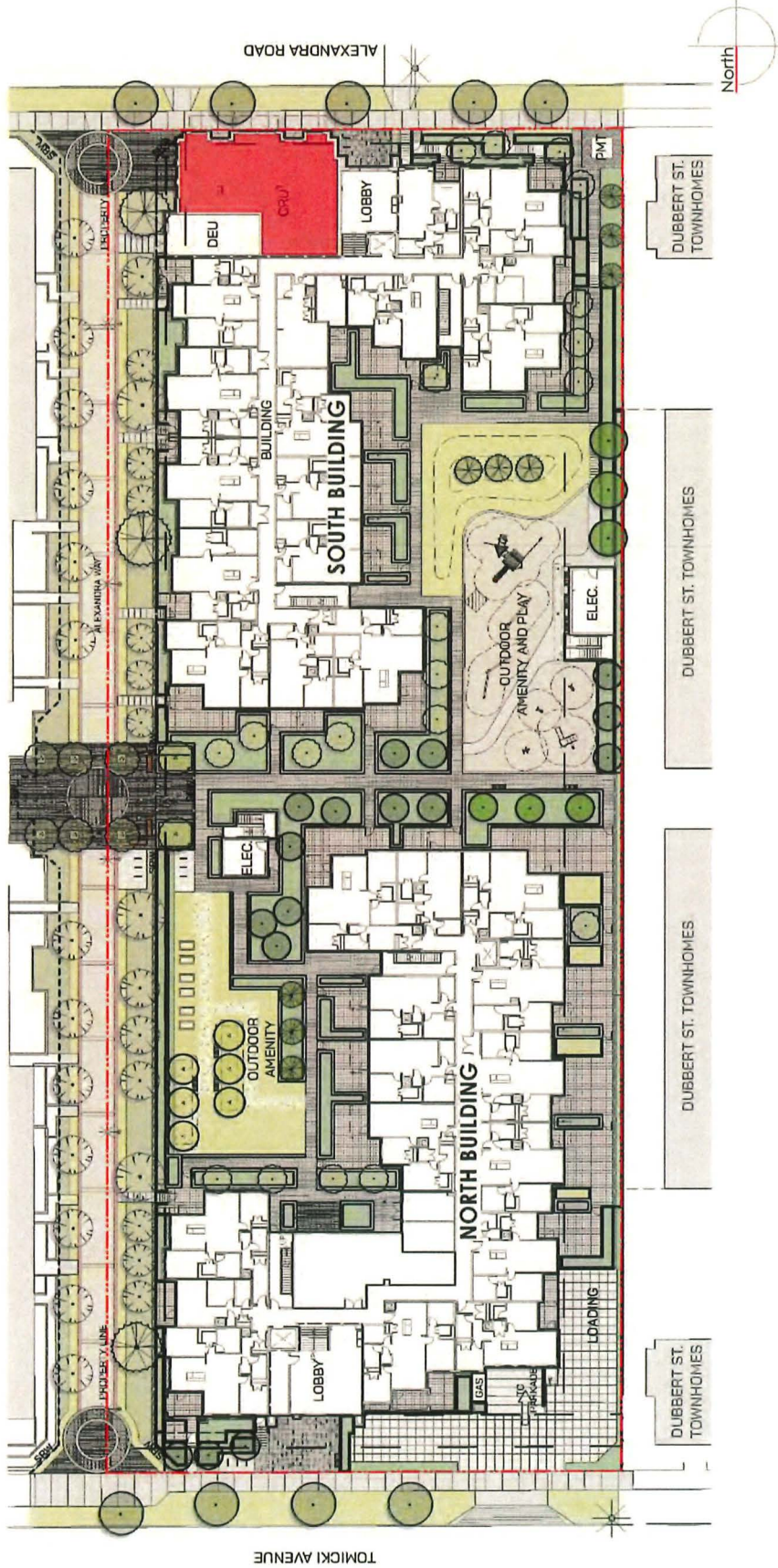
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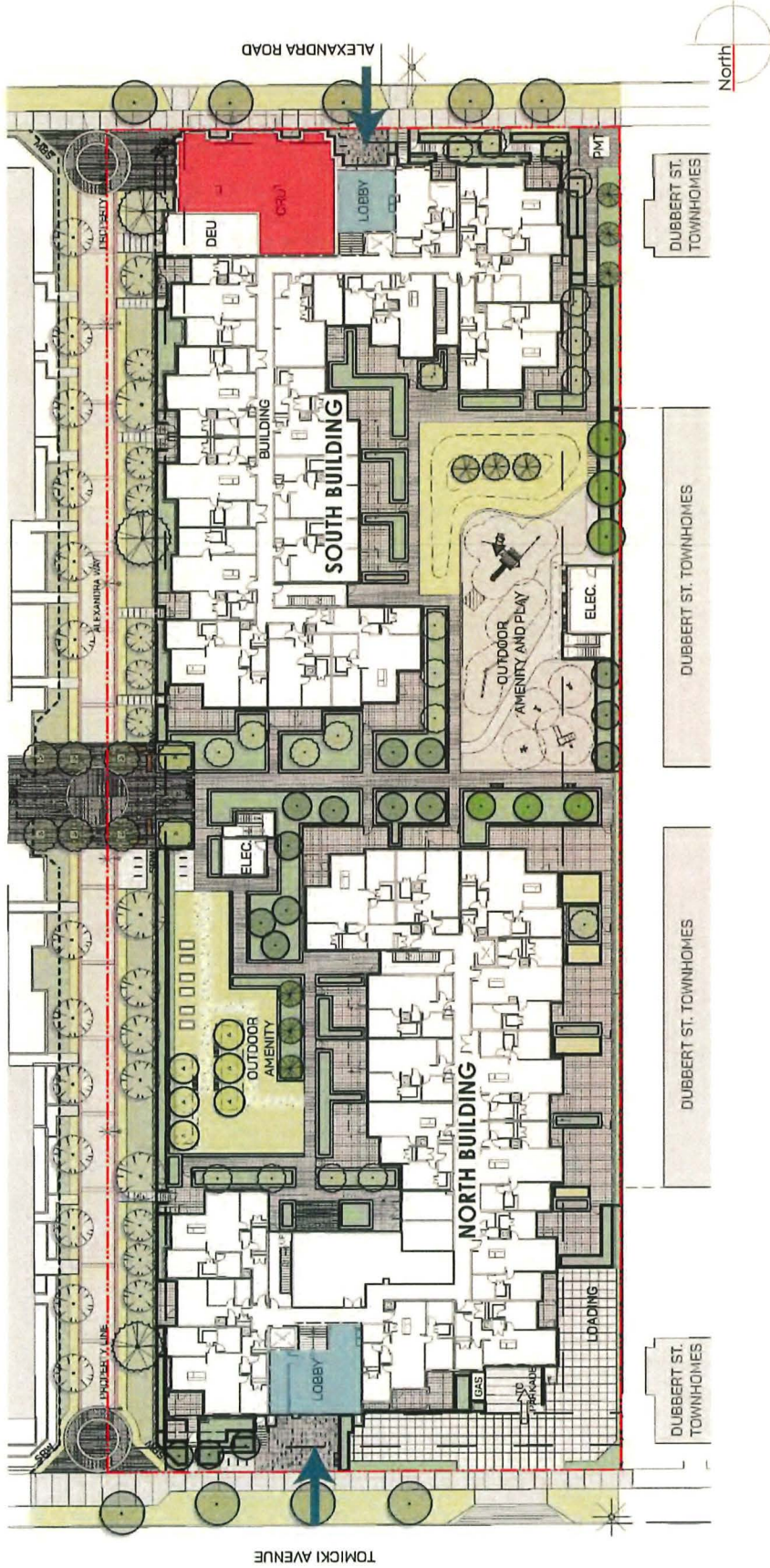
Site Plan



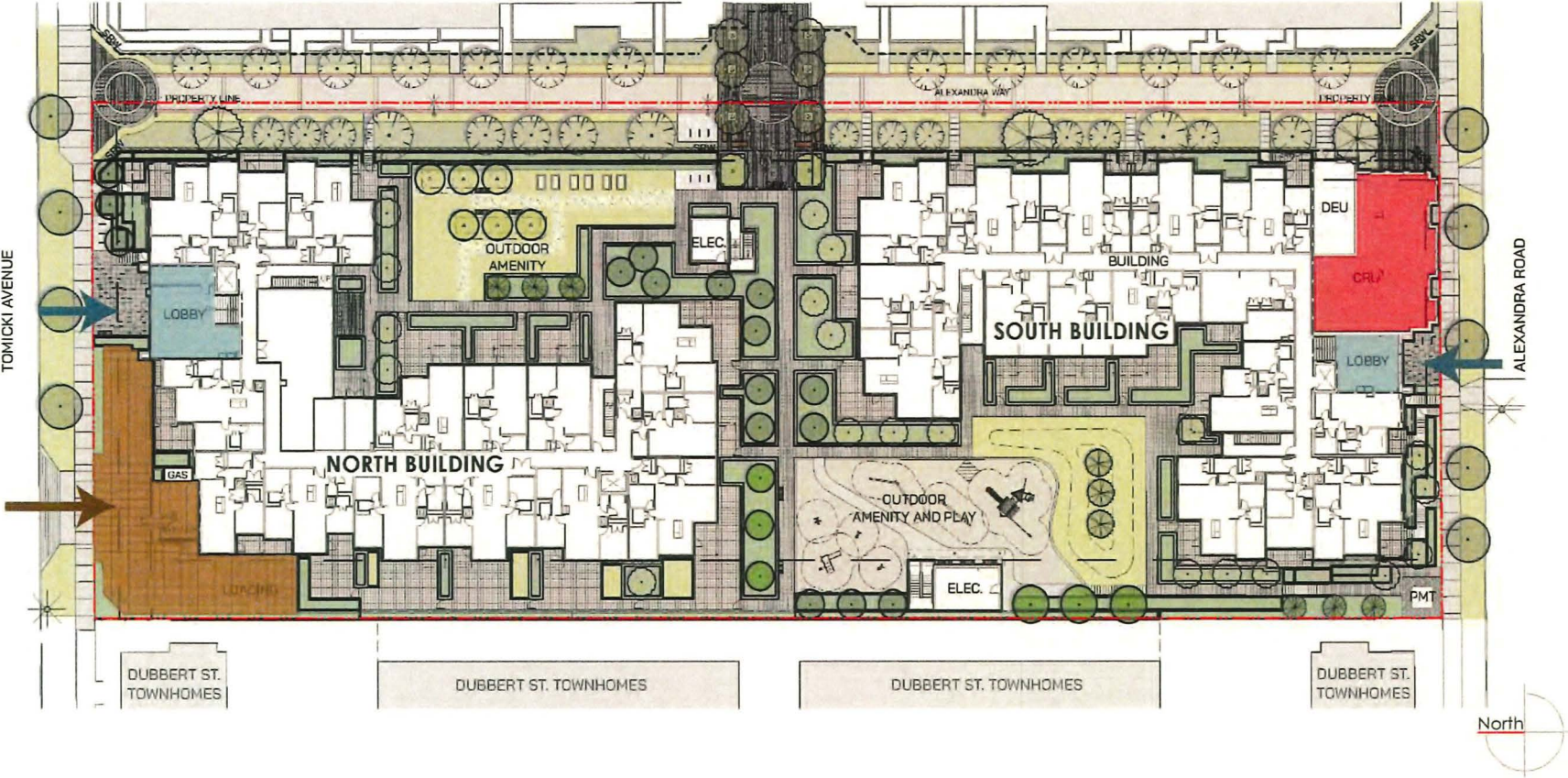
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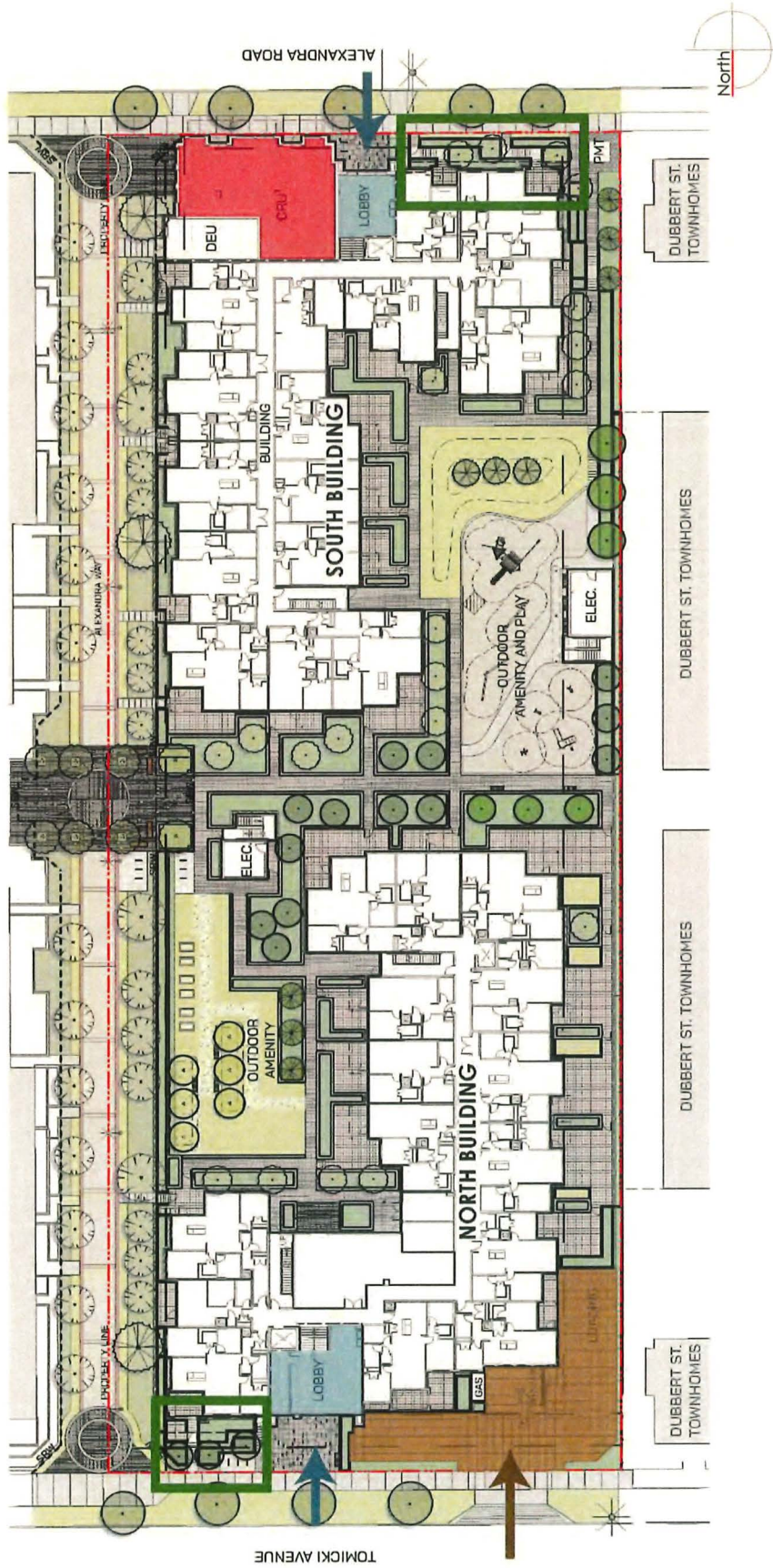
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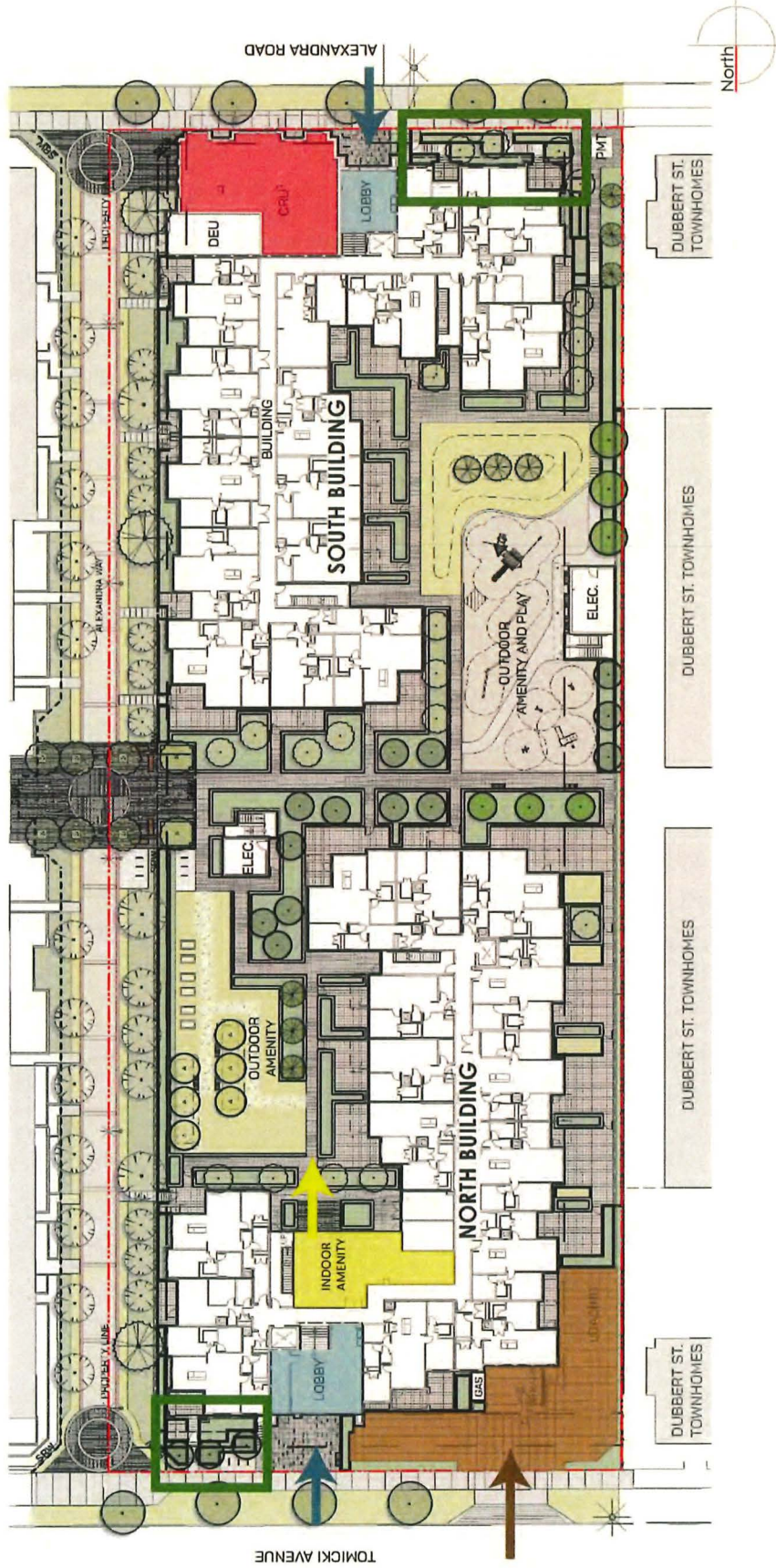
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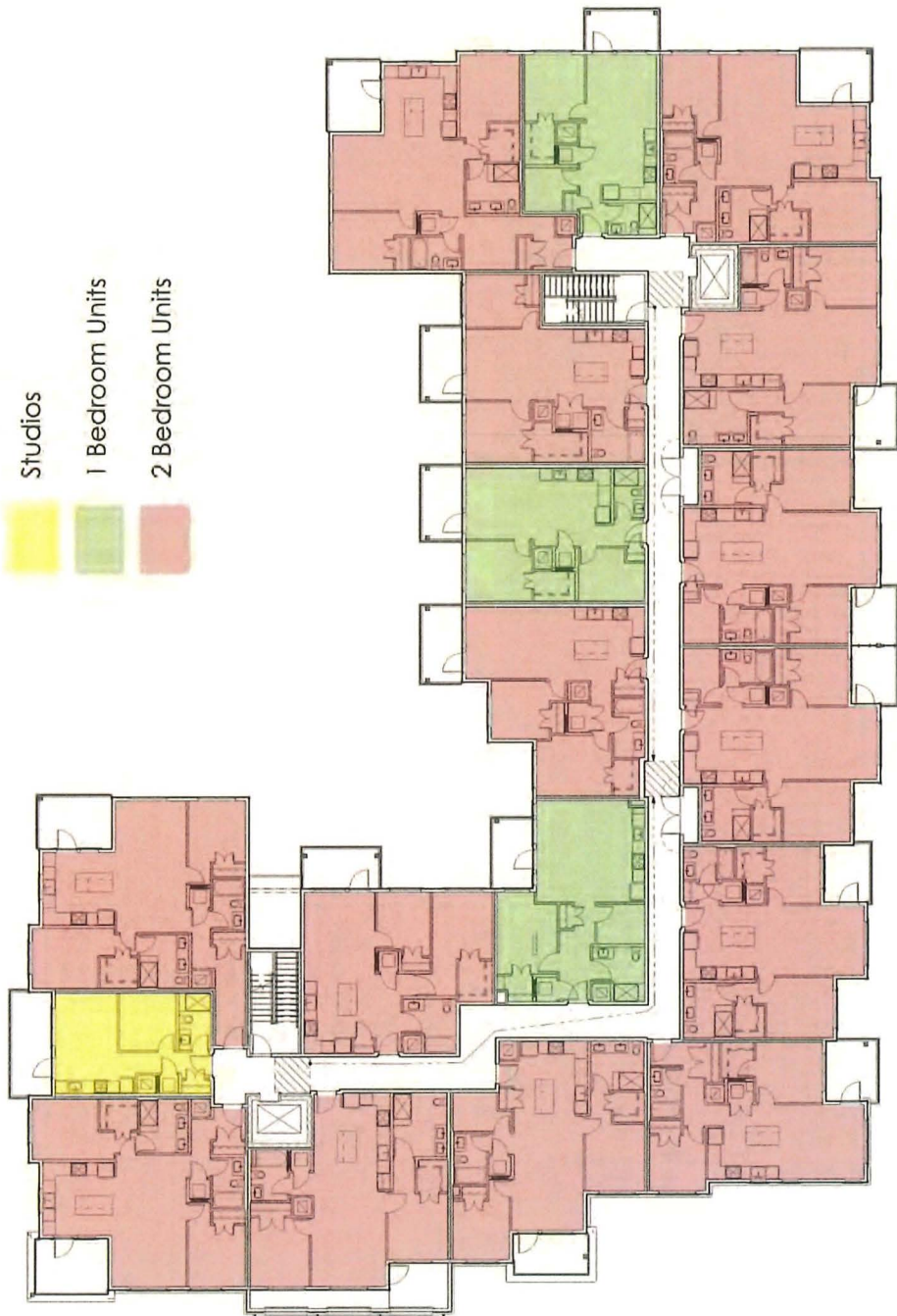
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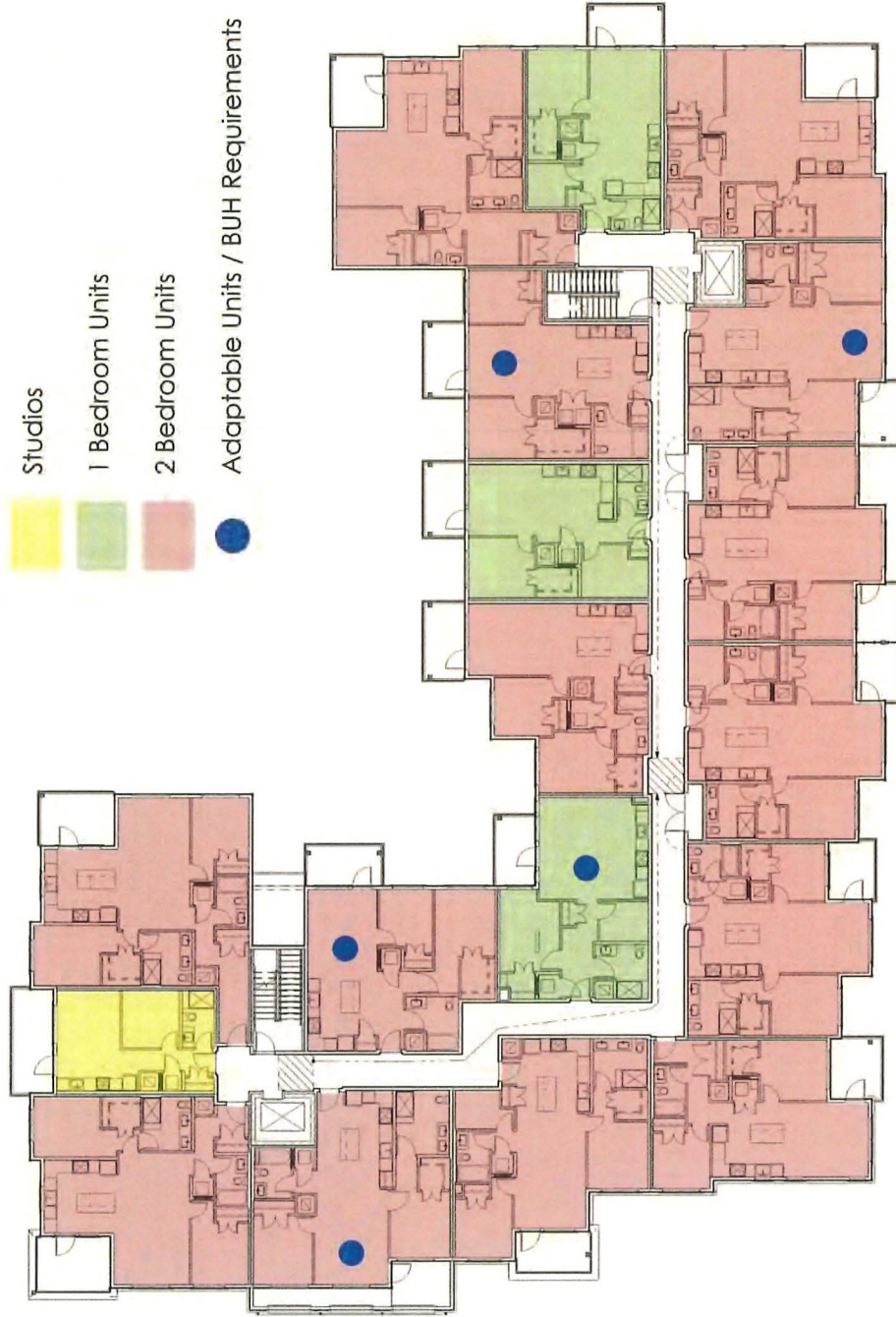
Site Plan



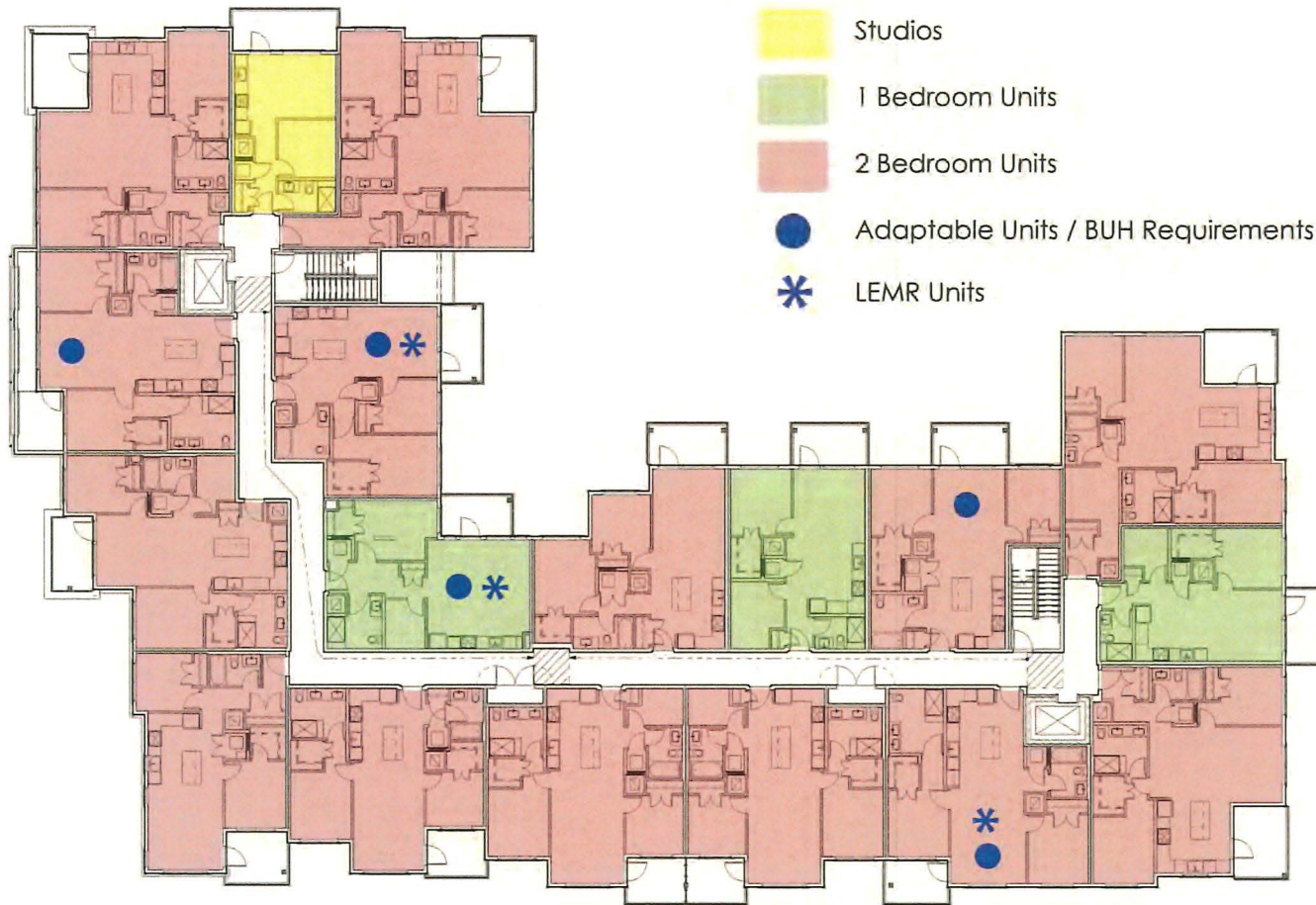
Unit Plans: North Building



Unit Plans: Adaptable Units



Unit Plans: LEMR Units (Affordable Rental)



Site Photos- Alexandra Road



Streetscape

From Alexandra Road



OXFORD LANE
3 STOREY TOWN HOUSES

PROPOSED DORCHESTER APARTMENTS
(SOUTH BUILDING)

ALEX COURT
6 STOREY APARTMENT

From Tomicki Avenue

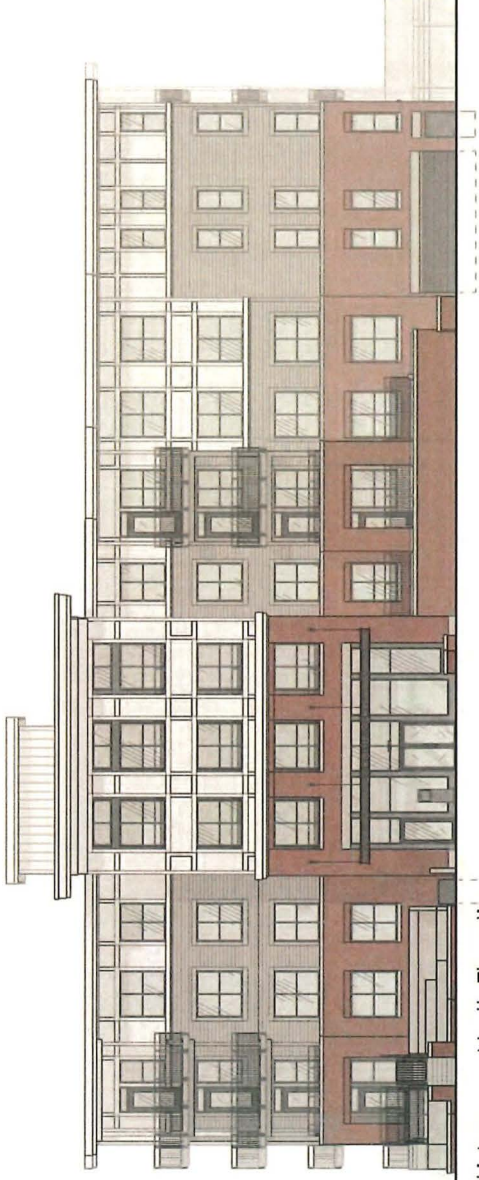


ALEX COURT
6 STOREY APARTMENT

PROPOSED DORCHESTER APARTMENTS
(NORTH BUILDING)

OXFORD LANE
3 STOREY TOWN HOUSES

Elevations

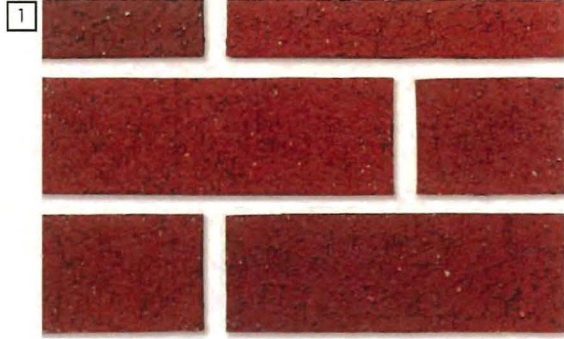


From Tomicki Avenue- North Elevation

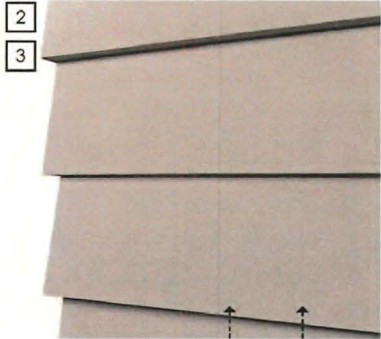


From Alexandra Road- South Elevation

Colours and Materials



1

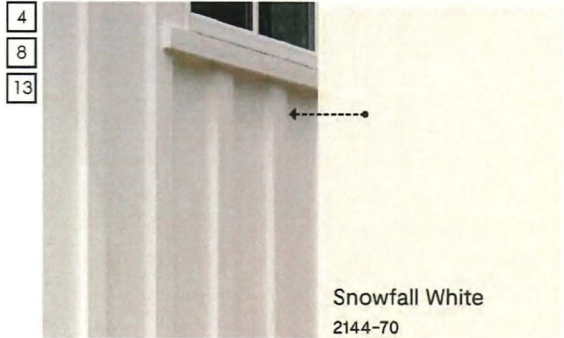


2

3



9

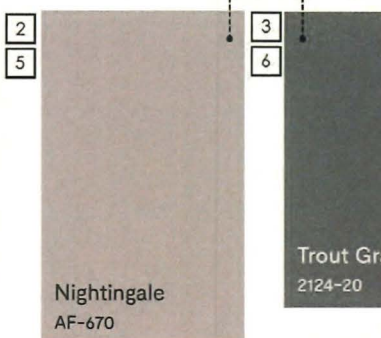


4

8

13

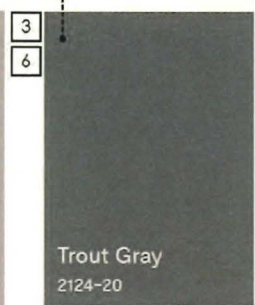
Snowfall White
2144-70



2

5

Nightingale
AF-670



3

6

Trout Gray
2124-20

BUILDING MATERIALS

1	BRICK VENEER - INCA MISSION MUTUAL MATERIALS	9	ALUMINUM RAILING AT BALCONIES - BLACK
2	PAINTED HORIZONTAL FIBRE CEMENT SIDING - EM NIGHTINGALE (AF 670)	10	CONCRETE CAP/SILLS - CLEAR COATING + RETAINING WALLS
3	PAINTED HORIZONTAL FIBRE CEMENT SIDING - EM TROUT GRAY (2124-20)	11	ALUMINUM SORBIT - EM SNOWFALL WHITE (2124-20)
4	PAINTED TRIMS AND FASCIA BOARDS - EM SNOWFALL WHITE (2124-20)	12	METAL CANOPY AND LOUIRE - BLACK
5	PAINTED TRIMS AND FASCIA BOARDS - EM NIGHTINGALE (AF 670)	13	PAINTED BOARD AND BATTEN - EM SNOWFALL WHITE (2124-20)
6	PAINTED TRIMS AND FASCIA BOARDS - EM TROUT GRAY (2124-20)	14	ALLAN BLOCKS
7	VINYL WINDOWS - BLACK EXTERIOR FRAME	15	STOREFRONT GLAZING - BLACK
8	PAINTED FIBRE CEMENT BOARD AND BATTEN - EM SNOWFALL WHITE (2124-20)		



10



14



12

15

Perspective Views

South Building from Alexandra Road (SE Corner)



Perspective Views

South Building from Alexandra Road (SW Corner)



Perspective Views

South Building from Courtyard



Perspective Views

North Building from Tomicki Ave. (NE Corner)

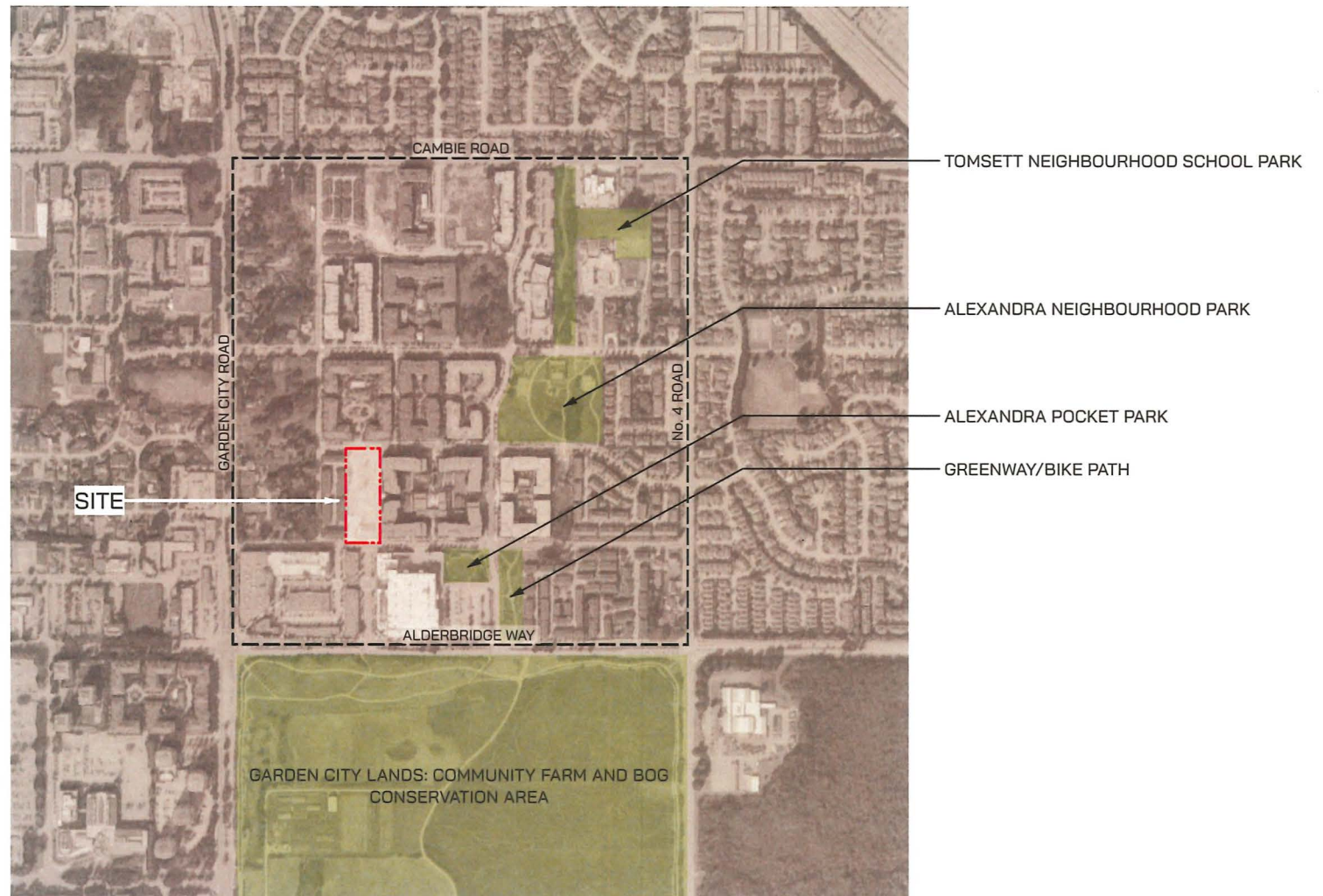


Perspective Views



North Building from Tomicki Ave. (NE Corner)



ALEXANDRA NEIGHBOURHOOD: PUBLIC OPEN SPACE

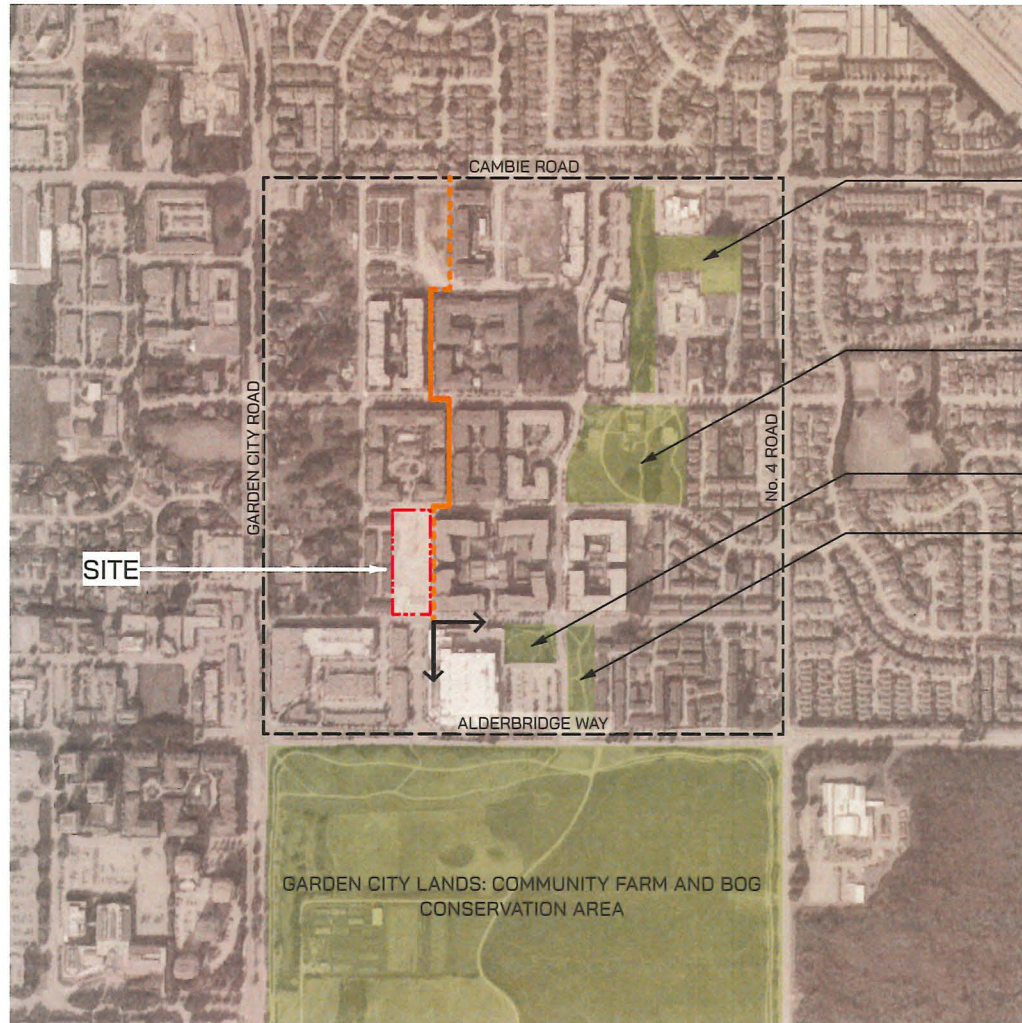


ALEXANDRA NEIGHBOURHOOD: PUBLIC OPEN SPACE GREENWAY SYSTEM

-  EXISTING GREENWAY
-  FUTURE GREENWAY



EXISTING FORM AND CHARACTER IN THE NEIGHBOURHOOD



TOMSETT NEIGHBOURHOOD SCHOOL PARK

ALEXANDRA NEIGHBOURHOOD PARK

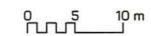
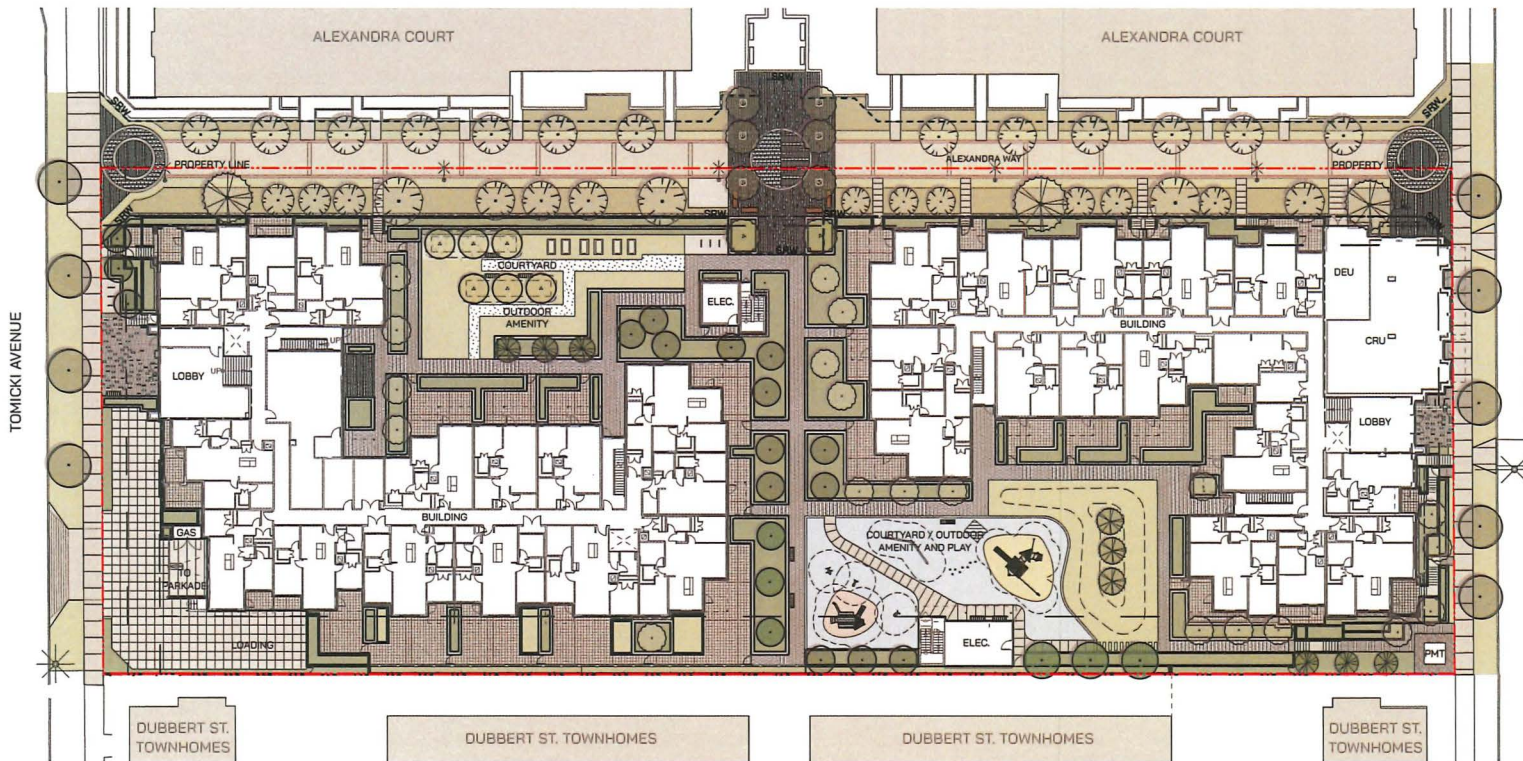
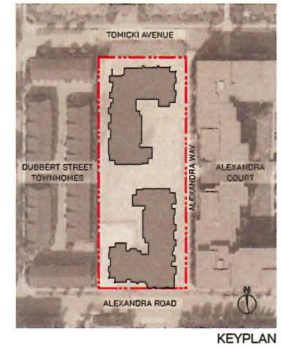
ALEXANDRA POCKET PARK

GREENWAY/BIKE PATH

SITE

SCALE 1:500



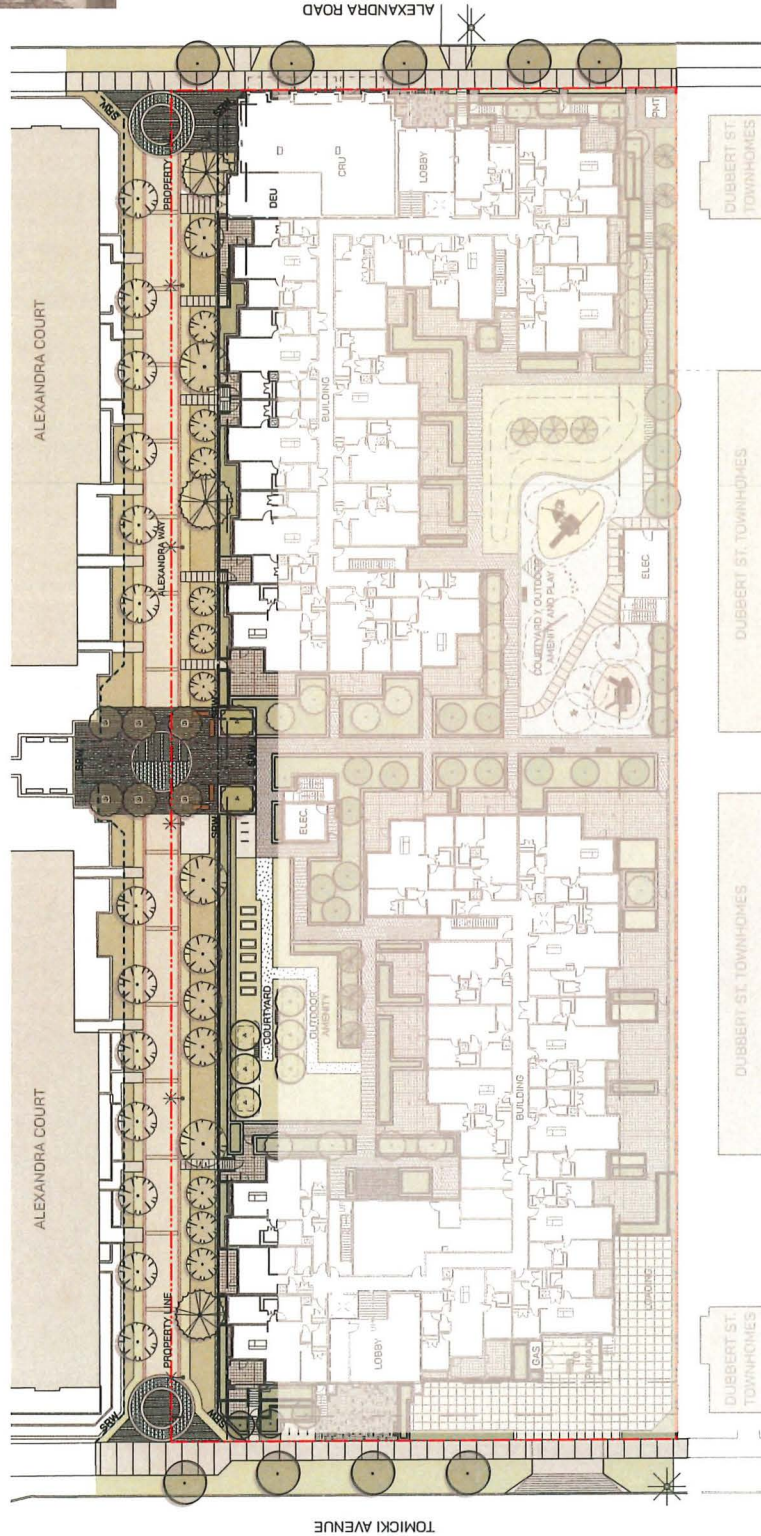
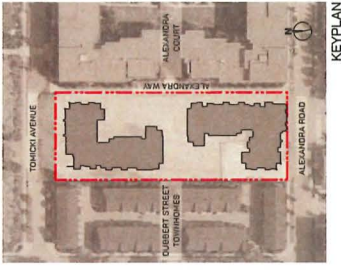


SCALE 1:500



JUNE 2026





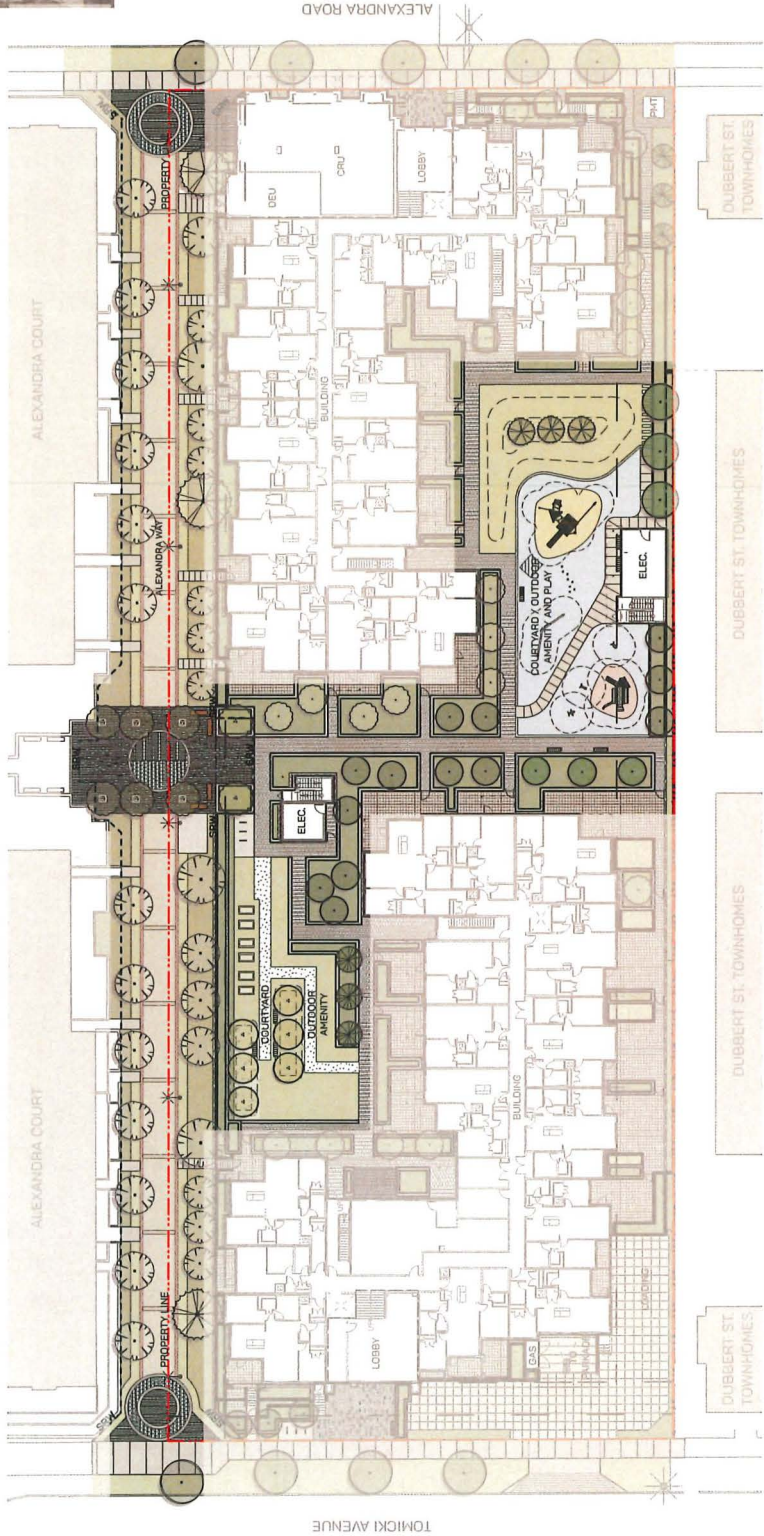
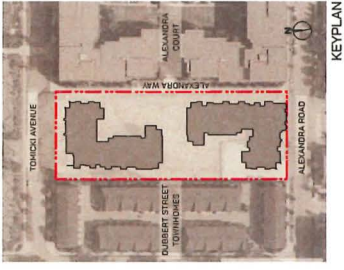
SCALE 1:500



JUNE 2026



DORCHESTER
DP BOARD PRESENTATION

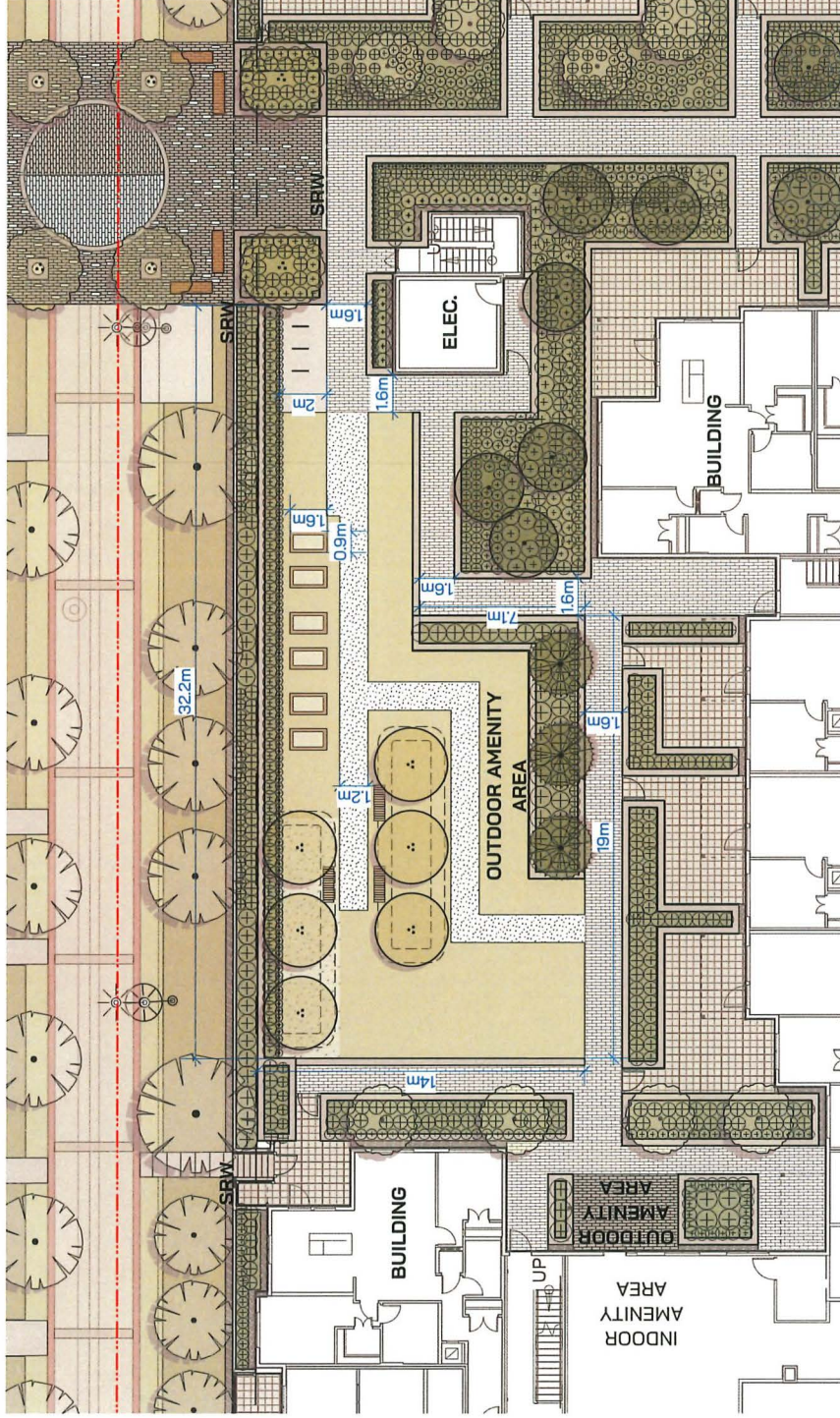


SCALE 1:500



DORCHESTER
DP BOARD PRESENTATION

JUNE 2026



SCALE 1:200



DORCHESTER

DP BOARD PRESENTATION

JUNE 2026



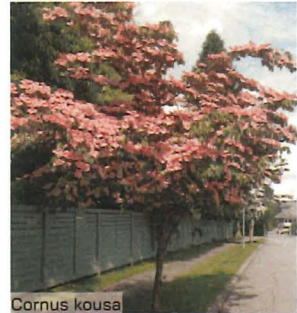
Acer x freemanii



Magnolia stellata



Acer palmatum



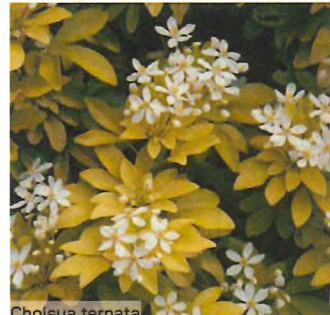
Cornus kousa



Styrax japonica



Amelanchier alnifolia



Choisya ternata



Rhododendron 'Ramapo'



Sarcococca hookeriana



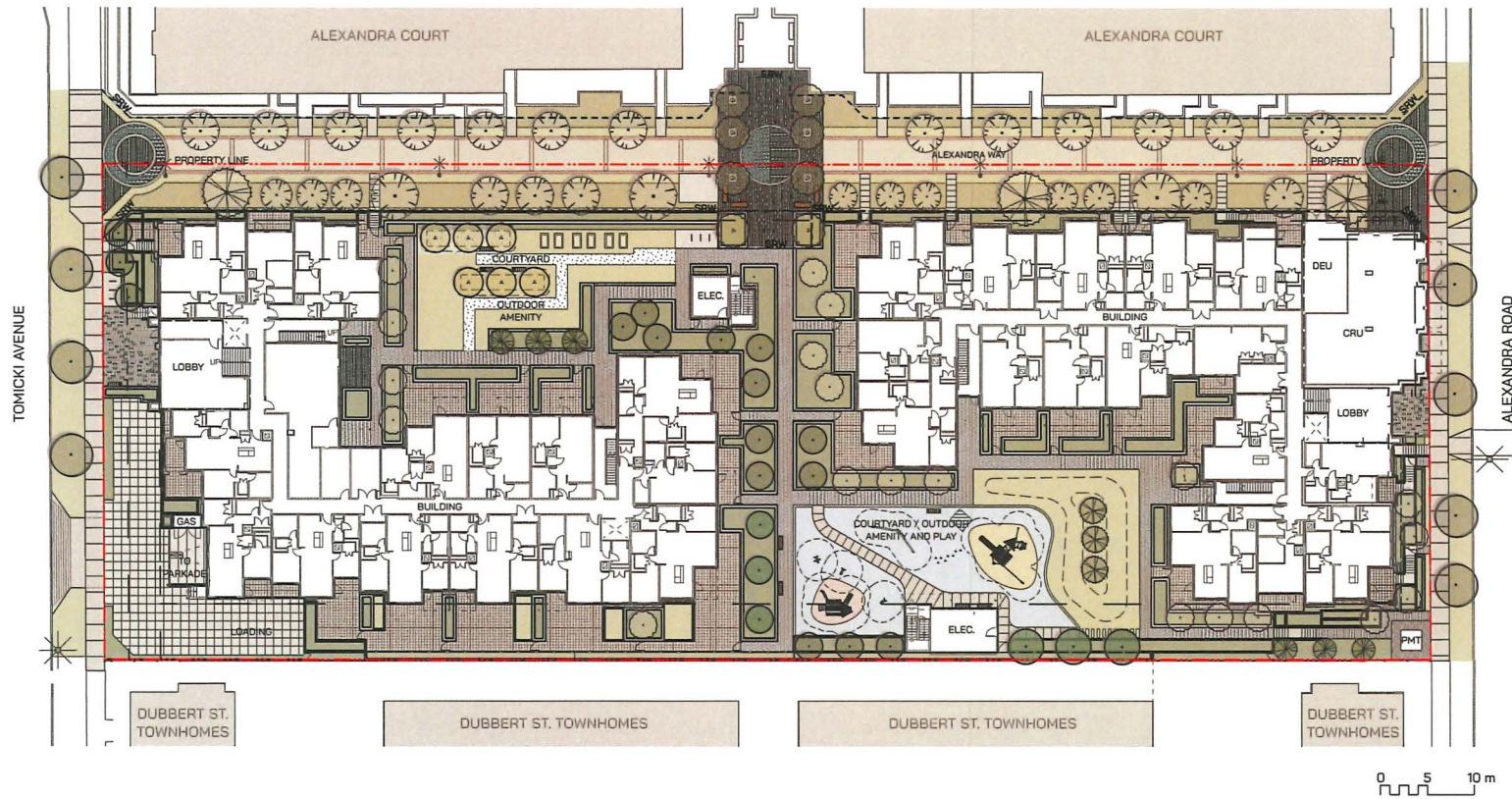
Rhododendron 'Capistrano'



Hebe vernicosa



Mahonia aquifolium 'compacta'



SCALE 1:500



JUNE 2026



THANK YOU



Mizuguchi,Andrea

From: Teresa Sun <teresa0626tree@gmail.com>
Sent: Saturday, May 30, 2026 5:34 PM
To: CityClerk
Subject: Development Permit Panel attendance

Categories: Andrea

You don't often get email from teresa0626tree@gmail.com. [Learn why this is important](#)

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Hello,

I am emailing to notify you that I will not be attending the development permit panel meeting about 9291 Alexandra Road on June 10th. I feel indifferent to the proposal.
Thank you!

Reis, Joshua

From: Lee, Edwin
Sent: Wednesday, March 18, 2026 10:43 AM
To: Ma Ming
Subject: RE: FORMAL OBJECTION: Infrastructure Deficits & Safety Hazards – DP 25-017215 - 9291 Alexandra/9288 Tomicki

Hi Louis,

My name is Edwin Lee, the planner assigned to the subject Development Permit application. Thank you for your email. Please see the following staff responses to your comments:

- 1. Traffic & Parking Management:** The proposed development provides sufficient on-site parking to meet parking requirements established through the City’s Zoning Bylaw. The development fronts the intersection of Alexandra Road and McClelland Road, and a parking bay on Alexandra Road fronting the development cannot be introduced at the intersection for safety reasons. The City does not manage parking within private property, so we recommend that concerns around parking and access management within your property be brought to your strata management for consideration.
- 2. Acoustic & Privacy Buffering:** The subject development site is located within Area 2 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. All aircraft noise sensitive land use types, except new single family, may be considered. A City’s standard residential aircraft noise covenant has been secured at Rezoning. An acoustic report and a mechanical report, prepared by a certified professional, are required prior to Building Permit issuance to demonstrate that the interior noise levels and noise mitigation standards comply with the City’s OCP and Noise Bylaw requirements.
- 3. Circulation & Signalization:** Vehicular access to the proposed development is located on Tomicki Avenue. The development is not anticipated to generate significant vehicular traffic on Alexandra Road, and changes to the May Drive and Alexandra Road intersection are not included within the scope of this development. The City will conduct a traffic signal warrant analysis at the May Drive and Alexandra Road intersection to assess whether upgrades may be warranted as part of future capital upgrades.

Should you have further questions regarding this Development Permit application, please feel free to contact me at 604-276-4121.

Regards,

Edwin Lee
Planner 2
Development Applications
City of Richmond
604-276-4121
elee@richmond.ca



PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: Ma Ming <louisma99@yahoo.com.hk>
Sent: March 14, 2026 1:32 PM
To: CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>; Fire <Fire@richmond.ca>; board@translink.ca <board@translink.ca>
Subject: FORMAL OBJECTION: Infrastructure Deficits & Safety Hazards – DP 25-017215

You don't often get email from louisma99@yahoo.com.hk. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Dear City Clerk,

My name is Louis, residing at 615-9311 Alexandra Rd. I am submitting this formal objection to DP 25-017215 regarding the proposed development at 9291 Alexandra Road. The current application lacks the necessary technical infrastructure to support the density increase and will negatively impact the livability and safety of the existing corridor.

I. Traffic & Parking Management:

The current plan ignores the "Parking War" caused by local retail overflow. I demand the implementation of **Raised Dedicated Parking Lanes**, structurally separated from the main thoroughfare. Furthermore, to ensure operational efficiency, I require the installation of **Automated Capacity-Linked Access Control**. These barriers must be engineered to seal off entire parkade levels when capacity is reached, preventing illegal retail parking theft and ensuring strictly controlled, resident-only access.

II. Acoustic & Privacy Buffering:

My unit at 615-9311 Alexandra Rd is subject to severe ambient noise pollution from low-altitude flight paths and industrial trucking. The proposal fails to account for **Low-Frequency Noise (LFN) attenuation**. I demand the installation of high-STC (Sound Transmission Class) rated acoustic glazing and non-transparent architectural shielding to mitigate visual and acoustic intrusion, effectively acting as a privacy and noise buffer.

III. Circulation & Signalization:

The current intersection configurations at Alexandra/May Drive are inadequate and fail the standard **Traffic Signal Warrant (TSW) analysis**. The existing stop-sign gridlock system creates severe circulation bottlenecks. I formally request a comprehensive TSW study to justify the installation of synchronized traffic signals or an appropriately sized roundabout to facilitate efficient emergency vehicle bypass.

Sincerely,

Louis

615-9311 Alexandra Rd