



**Development Permit Panel  
Wednesday, September 11, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Victor Wei, Director, Transportation

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, August 28, 2013, be adopted.*

**CARRIED**

**2. Development Permit DP 10-557521**

(File Ref. No.: DP 10-557521) (REDMS No. 3639254)

APPLICANT: GBL Architects Group Inc.

PROPERTY LOCATION: 9500 Cambie Road

INTENT OF PERMIT:

1. To permit the construction of a 135-unit mid rise apartment complex at 9500 Cambie Road on a site zoned "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) increase maximum lot coverage from 45% to 46%;
  - b) reduce the minimum side yard from 6.0 m to 5.6 m for limited portions of the southwest corner of the building; and

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- c) reduce the minimum width of limited portions of the manoeuvring aisles from 6.7 m to 6.1 m.

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

Paul Goodwin, GBL Architects Group Inc., and David Rose, PD Group Landscape Architecture Ltd., gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, and (iv) aircraft noise sensitivity.

#### **Panel Discussion**

In reply to queries from the Panel the following additional information was provided:

- that the 1,127 ft<sup>2</sup> indoor amenity space is located on the ground floor adjacent to the main lobby;
- that the outdoor amenity space includes children's play equipment in two separate play stations, and lawn and seating areas with overhead trellises;
- that the building massing is articulated with projecting and recessing bays and balconies; as well, the rooflines are articulated with tower elements;
- that a diverse streetscape will be created with the use of grass boulevard, street trees, landscaping, and patio pedestrian entries; and
- that the accessible pedestrian access to the site is from the main lobby off of May Drive.

#### **Staff Comments**

Wayne Craig, Director of Development, advised that the development includes six (6) affordable housing units and 122 basic universal housing units in accordance with the zoning bylaw. The Transportation Demand Management package provided with the development includes a cash contribution for a special crosswalk upgrade at the intersection of Stolberg Street and Cambie Road. The building has been designed to comply with the City's Aircraft Noise Sensitive Development policy and will include acoustical measures to ensure CMHC guidelines are achieved. The project will connect into the Alexandra District Utility and the applicant is working co-operatively with the adjacent application to the east on the construction of May Drive. The applicant has satisfactorily addressed the concerns raised by the Advisory Design Panel.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a 135-unit mid rise apartment complex at 9500 Cambie Road on a site zoned "Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *increase maximum lot coverage from 45% to 46%;*
  - b) *reduce the minimum side yard from 6.0 m to 5.6 m for limited portions of the southwest corner of the building; and*
  - c) *reduce the minimum width of limited portions of the manoeuvring aisles from 6.7 m to 6.1 m.*

**CARRIED**

**3. Development Permit 12-624891**

(File Ref. No.: DP 12-624891) (REDMS No. 3913699)

APPLICANT: Western Maple Lane Holdings Ltd.

PROPERTY LOCATION: 9160 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of 15 three-storey townhouse units at 9160 No. 2 Road on a site zoned Medium Density Townhouses (RTM3).

**Applicant's Comments**

Wayne Fougere, Fougere Architecture Inc., and Masa Ito, Landscape Architect, ITO & Associates, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design. Design changes implemented after public input through the rezoning process included a reduction in the number of units proposed from 18 to 15, one additional accessible unit was added, and five (5) additional residential and two (2) additional visitor parking spaces were provided.

**Panel Discussion**

In reply to queries from the Panel the following additional information was provided:

- that the scale of the development is in keeping with the larger scale two storey single-family dwellings in the neighbourhood;

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- to address safety concerns related to the outdoor amenity space adjacent to No. 2 Road the existing trees have been retained and additional concrete columns for the metal fence have been provided;
- that vehicular access from No. 2 Road has been investigated; however, due to (i) the larger volume of traffic along No. 2 Road, (ii) the steeper grade for vehicular access from No. 2 Road, and (iii) the significant impact on trees to be retained on the site, access for the site has been provided from Maple Road; and
- that a retaining wall and 3.5 foot fence with a landscape filter is proposed along the western property line.

#### Staff Comments

Wayne Craig, Director of Development, commended the applicant and his design team for the revisions made to the project subsequent to the public hearing. As part of the revisions (i) additional residential and visitor parking spaces were added, and (ii) one additional convertible unit was added bringing the total to 2 convertible units. Aging-in-place features are included in all of the units. Staff thoroughly investigated alternative driveway access to the site; however, the driveway access has been retained off of Maple Road, but relocated further west to provide greater separation from the existing single family home to the east. Staff appreciated the efforts made to retain the grove of maple and fir trees along No. 2 Road.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel appreciated the changes made to the project, the challenges in providing access from No. 2 Road, and was in support of the development.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 15 three-storey townhouse units at 9160 No. 2 Road on a site zoned Medium Density Townhouses (RTM3).*

**CARRIED**

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**4. New Business**

It was moved and seconded

*That the September 25, 2013 meeting of the Development Permit Panel be cancelled due to lack of agenda items.*

**CARRIED**

**5. Date Of Next Meeting: Wednesday, October 16, 2013**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:05 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, September 11, 2013.

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Joe Erceg  
Chair

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Heather Howey  
Committee Clerk