



**Development Permit Panel  
Wednesday, October 15, 2014**

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

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, September 24, 2014, be adopted.*

**CARRIED**

**2. Development Permit 14-667441**  
(File Ref. No.: DP 14-667441) (REDMS No. 4315296)

APPLICANT: Polygon Jayden Mews Homes Ltd.

PROPERTY LOCATION: 9700 and 9740 Alexandra Road

INTENT OF PERMIT:

1. Permit the construction of 64 townhouses at 9700 and 9740 Alexandra Road on a site zoned "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum percentage of enclosed vehicle parking spaces provided in a tandem arrangement to 57%.

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### Applicant's Comments

Jim Bussey, Formwerks Architectural Inc. gave a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) landscape and open space design, and (iv) sustainability features.

Mr. Bussey advised that the proposed development will incorporate energy efficient features such as Energy Star appliances, Low-E glazing on all windows and use low VOC paints. He added that the green space will incorporate owl habitats as part of a public art offering.

Cheryl Bouwmeester, ETA Landscape Architecture, commented on the proposed development's landscaping and open space design under the Environmentally Sensitive Area (ESA) and noted the following:

- a three metre-wide landscape buffer will run along the eastern and western edges of the site;
- a minimum of fifty percent of the plants used for landscaping will be native species;
- the plants used in the landscaping is expected to attract songbirds;
- there will be greenspace that will open up to Alderbridge Way;
- a douglas fir tree near the centre of the development is proposed for retention;
- a tree well installed with retaining walls and a raised wooden seating area will be constructed to maintain the existing grade around the douglas fir tree;
- meandering pathways is proposed to provide pedestrian access through the site; and
- a proposed vegetative wall along the eastern portion of the proposed development will separate the site from neighbouring properties.

### Panel Discussion

Chris Ho, Polygon and Ms. Bouwmeester, advised that there will be three habitat boxes for owls on-site. Ms. Bouwmeester added that the habitat boxes will be surrounded by willow trees and will be elevated to approximately nine to sixteen feet to provide clearance for the owl nest. Also, Ms. Bouwmeester noted that the owls will have a temporary habitat while the site is under construction.

Discussion ensued regarding the outdoor play elements and in reply to queries from the Panel, Mr. Ho noted that that play elements will include a spinning dish, climbing logs and boulders, and a flat surface for chalk drawings.

In reply to queries from the Panel, Mr. Ho advised that the pathway on-site will be accessible for pedestrians. Wayne Craig, Director, Development, added that the access to pathway will be for residents but will not be gated.

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Discussion then ensued with respect to the exposure of proposed development's frontage. Mr. Craig advised that landscaped buffer along Alderbridge Way would be a continuation of the vegetative buffer treatment that will be installed on adjacent developments to the west. He added that the servicing agreement will include additional planting on the centre median along Alderbridge Way.

#### **Staff Comments**

Mr. Craig commented on the proposed development noting that:

- a servicing agreement will address frontage improvements along Alexandra Road and Alderbridge Way;
- the proposed development will be designed to achieve an EnerGuide rating of 82 or better;
- the proposed development will be designed to achieve the City's aircraft noise mitigation standards; and
- 14 convertible units will be included in the development.

In reply to queries from the Panel, Mr. Craig noted the planting within the City boulevards will be part of the servicing agreement and staff will determine the appropriate plant species used.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

Discussion ensued with regard to the proposed development's architectural form and character and sustainability features.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 64 townhouses at 9700 and 9740 Alexandra Road on a site zoned "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum percentage of enclosed vehicle parking spaces provided in a tandem arrangement to 57%.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the Wednesday, October 29, 2014 meeting of the Development Permit Panel be cancelled due to lack of agenda items.*

**CARRIED**

**4. Date Of Next Meeting: Wednesday, November 12, 2014**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:46 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, October 15, 2014.

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Joe Erceg  
Chair

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Evangel Biason  
Auxiliary Committee Clerk