



**Development Permit Panel  
Wednesday, October 16, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Dave Semple, General Manager, Community Services  
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 11, 2013, be adopted.*

**CARRIED**

**2. Development Permit DP 13-631492**

(File Ref. No.: DP 13-631492) (REDMS No. 3977245)

APPLICANT: Polygon Development 269 Ltd.

PROPERTY LOCATION: 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road

INTENT OF PERMIT:

1. To permit the construction of a 547 unit apartment complex and one indoor amenity building at 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road on a site zoned "Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 21.50 metres to a maximum of 22.24 metres to support an architectural pop up roof treatment at the lobby entrance and corners of each building.

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

Robin Glover, Polygon, and Karen Smith, Robert Ciccozzi Architecture, Inc., provided background information on the proposed development and highlighted the following:

- 547 residential units are distributed into four L-shaped buildings;
- breaks of the buildings are symmetrically arranged across the streets and the Alexandra Way Greenway;
- a single-storey indoor amenity building is proposed in the central internal courtyard;
- the main entrance to the indoor amenity building is off Alexandra Road;
- there are extensive terracing and landscaping along all street frontages;
- Alexandra Way Greenway rises towards the centre providing a flat connection to the internal courtyard; and
- the two entrances to the parkade are located at Tomicki Avenue and May Drive.

Ms. Smith also provided details on the architectural form and character of the proposed development.

In reply to a query from the Panel, Ms. Smith advised that there are elevations facing the Alexandra Way Greenway.

Bryce Gauthier, Sharp and Diamond Landscape Architecture, Inc., reviewed the details of the important landscaping aspects of the project which include the streetscape, the outdoor amenity area and the public connections to the site.

#### **Panel Discussion**

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

- the central courtyard can be accessed by wheelchair at the midpoint of Alexandra Way Greenway and through the elevators at the main lobbies;
- the children's play area includes a play lawn, a play mound, a seating edge, a grass berm with tubular slides and three play toys;
- the elevation along Alexandra Road has the lowest interface with the sidewalk;
- there is a high brick wall behind the loading bay along May Drive and Tomicki Avenue;
- proposed finishing for the exposed areas of the podium above the street level includes architectural concrete finish and other finishes that match the building;
- there are constraints in bringing the sidewalks higher relative to the podium; and
- 46 universal housing units in various unit types would be located throughout the proposed development.

In response to a further query from the Panel, Ms. Smith reviewed the roof details for the proposed development.

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#### Staff Comments

Wayne Craig, Director of Development, commented that the proposed development will connect to the Alexandra District Energy Utility. The applicant also agreed to a Transportation Demand Management package. Twenty percent of all parking stalls will provide electric charging for electric vehicles. Electric plug-ins will also be provided for electric bicycles. The proposed development is designed to meet aircraft noise mitigation standards. The Servicing Agreements require the applicant to construct the road and frontage improvements for all street frontages. Improvements along the Tomicki Avenue and Alexandra Road frontages will also be undertaken by the applicant for the continuation of the Alexandra Way Greenway.

In response to a query from the Panel, Mr. Craig advised that Planning staff will work with Engineering staff for further design improvements with regard to road elevations.

#### Correspondence

Richard Wang, 408 – 9299 Tomicki Avenue (**Schedule 1**)

Mr. Craig advised that the correspondent expressed opposition to the proposed development due to the projected increase in population density of the area and the inadequate facilities in the area to serve a larger population.

#### Gallery Comments

None.

#### Panel Discussion

The Panel commended the applicant for a well resolved project and good attention to detail, noting the good use of space in the internal courtyard and the welcoming Alexandra Way Greenway. The Panel also noted that the proposed development fits well into the Alexandra Neighbourhood and requested the applicant to give further attention to streetscape elevation details.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a 547 unit apartment complex and one indoor amenity building at 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road on a site zoned "Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 21.50 metres to a maximum of 22.24 metres to support an*

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*architectural pop up roof treatment at the lobby entrance and corners of each building.*

**CARRIED**

**3. Development Permit DP 13-634493**  
(File Ref. No.: DP 13-634493) (REDMS No. 3948829)

APPLICANT: Richmond Inn Investments Ltd.

PROPERTY LOCATION: 7551 Westminster Highway

INTENT OF PERMIT:

1. To permit the construction of a 1,651 m<sup>2</sup> (17,768 ft<sup>2</sup>) building addition at the south-west corner of the existing hotel for a conference centre and moving the existing liquor store within the building at 7551 Westminster Highway on a site zoned Downtown Commercial (CDT1); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce required off-street parking from 439 to 412 parking spaces.

**Applicant's Comments**

Douglas Massie, Chercover Massie and Associates, Ltd., provided background information on the proposed addition to the existing Sheraton Hotel complex, noting that the project would (i) increase by more than double the hotel's current conference space, making it one of the largest conference venues in the City, (ii) boost the City's hotel industry, and (iii) enable the hotel to recover lost opportunities in the conference hosting business.

Robert Weber, Chercover Massie and Associates, Ltd., provided details on site planning and architectural form and character of the proposed building addition and highlighted the following:

- the proposed addition is approximately 18,000 sq.ft. including a new 10,000 sq.ft. conference hall with ancillary spaces;
- the existing liquor store will be relocated within the building;
- the design of the building creates a welcoming feel and encourage people to use the facilities in the building for weddings, exhibitions and conventions;
- sustainability features include solar heating in the window wall, large overhangs to provide sun shield, strategic location of the mechanical room to harvest warm air, and roofing material made of concrete topped rigid insulation panel board;
- large overhangs provide noise protection to the neighbourhood;
- red cedar soffits with lighting underneath provide a welcoming experience at night;

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- a LED sign will be installed to announce the events taking place in the conference centre;
- colours of proposed building materials will match the existing materials used on the hotel; and
- stucco will be used as a building material.

Mark Vaughan, Vaughan Landscape Planning, stated that proposed landscaping include (i) relocating all existing trees within the subject site; (ii) providing a new two meter wide sidewalk along the subject site's Westminster Highway frontage; (iii) replacing the existing trees along the Westminster Highway frontage with more appropriate tree species; (iv) planting of a hedge at the southeast corner of the subject site; and (v) providing three pedestrian accesses from Westminster Highway to the proposed building addition.

#### Panel Discussion

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

- the locations for the proposed pedestrian entries are currently on raised concrete and will be lowered to accommodate the proposal;
- the applicant would consider widening the sidewalk on the south side of the relocated liquor store to provide convenient access for pedestrians coming from the proposed conference centre;
- there is adequate parking on-site even during peak demand periods and signage for additional parking in other parking areas within the site are provided; and
- the applicant considered a green roof for the proposed conference centre but it is not possible due to structural issues.

#### Staff Comments

Wayne Craig, Director of Development, advised that Transportation Division staff reviewed the Parking Impact Assessment report prepared for the applicant and agreed with the finding that existing parking facilities shared between three neighbouring hotels are sufficient during peak demand periods. Mr. Craig also stated that Transportation Demand Management measures agreed to by the applicant include provisions for (i) five electric car charging stalls, (ii) a new sidewalk on Westminster Highway, (iii) a new crosswalk on Elmbridge Way and Cedarbridge Way, and (iv) an upgraded traffic signal at Alderbridge Way and Westminster Highway.

#### Correspondence

Lei Pan, 503 – 7373 Westminster Highway (Schedule 2)

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Mr. Craig advised that the correspondent expressed concern regarding the potential noise from the rooftop mechanical unit on the proposed conference centre.

In response to a query from the Panel, the applicant reviewed the proposed roofing for the conference centre.

#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed support for the proposed project and commended the applicant for its work on the proposed building addition, noting that it will be a welcome addition to the existing hotel complex. The proposed conference centre will also help bring the hotel building closer to the street and generate more activities.

With regard to the concerns raised by the Panel, the applicant was directed to consult with staff and submit an amended plan showing roof details of the proposed conference centre and the widening of the sidewalk on the south side of the relocated liquor store prior to the development permit application moving forward for Council consideration.

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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 1,651 m<sup>2</sup> (17,768 ft<sup>2</sup>) building addition at the south-west corner of the existing hotel for a conference centre and moving the existing liquor store within the building at 7551 Westminster Highway on a site zoned Downtown Commercial (CDT1); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *reduce required off-street parking from 439 to 412 parking spaces.*

**CARRIED**

#### 4. New Business

None.

#### 5. Date Of Next Meeting: Wednesday, October 30, 2013

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**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:30 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 16, 2013.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

**Mayor and Councillors**

From: Webgraphics  
Sent: Tuesday, 15 October 2013 7:04 PM  
To: Mayor and Councillors  
Subject: Send a Submission Online (response #746)  
Categories: 08-4105-20-2013631492 - 9311-9471 Alexandra Road

<b>To Development Permit Panel</b>	
Date:	Oct 16, 2013
Item #	2
Re:	9311, 9331, 9393, 9431, 9451, 9471 Alexandra Rd DP 13-631492

**Send a Submission Online (response #746)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date: 10/15/2013 7:13:27 PM	

**Survey Response**

Your Name: Richard WANG  
Your Address: 408-9299 Tomicki Ave, Richmond

Subject Property Address OR Bylaw Number: 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Rd

**Comments**

I already get the flyer from Polygon said that Alexandra Neighbourhood will start to build soon, so I know the public hearing actually has no meaning. Governments and developers will always be consistent with the same interests. But I still want to say NO to this project. High population density and inadequate facilities, will make here a discordant community where the crime rate increases, deterioration of the environment has been shown.





Schedule 2 to the Minutes of  
the Development Permit  
Panel Meeting of Wednesday,  
October 16, 2013.

To Development Permit Panel	
Date:	Oct 16 / 13
Item #	3
Re:	7551 Westminister Hwy DP- 634493

October 16, 2013

Mr. David Weber  
Director, City Clerk's Office  
City of Richmond

Dear Sir:

Re: DP 13-634493

I am Lei Pan, the owner of #503 7373 Westminister Hwy, Richmond BC.

All the east windows in my unit facing the building, it will be too noisy for me. If the air condition unit and other devices on the roof of the building (conference centre), I can not stand the noise.

So, I **do not agree** with the above development permit. Your favorable consideration regarding my opinion will be highly appreciated.

Sincerely yours,

*Lei Pan*

Lei Pan

