



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Peter Russell  
Chair, Development Permit Panel  
**Date:** May 12, 2020  
**File:** 01-0100-20-DPER1-  
01/2020-Vol 01  
**Re:** **Development Permit Panel Meeting Held on January 29, 2020**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-841057) for the property at 7811 Alderbridge Way be endorsed, and the Permit so issued.

Peter Russell  
Chair, Development Permit Panel  
(604-276-4130)

JL/SB:blg

## Panel Report

The Development Permit Panel considered the following item at its meeting held on January 29, 2020.

DP 18-841057 – ONNI 7811 ALDERBRIDGE HOLDING CORP INC.  
– 7811 ALDERBRIDGE WAY  
(January 29, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of a mid-rise mixed use development containing approximately 275 square meters of commercial space and 368 dwelling units, including 21 affordable housing units, on a site zoned “Residential/Limited Commercial (RCL2)”. A variance is included in the proposal to reduce the number of required on-site large size loading space from one to zero.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc.; and Landscape Architect, Marina Rommel, of Connect Landscape Architecture, provided a brief presentation, noting that:

- The project is the second phase of the overall Riva development and is located to the east of the previous development.
- The key corners of the site are located on the northeast and southeast, with a retail space provided on the southeast corner.
- The location of the lobbies of the two proposed buildings (Buildings 5 and 6) in the subject site is consistent with the buildings to the west.
- Private amenity spaces overlook the east-west public pedestrian greenway that is proposed to extend through the middle of the site.
- A shared one and a half level parkade is provided, with loading and vehicular access for the two buildings provided on the west edge of the site.
- Some patios on the east and south sides of Building 5 have been lowered to address grade changes and provide an appropriate interface with the sidewalk elevation.
- The design and articulation of the two buildings in the subject site are slightly different from the two buildings to the west.
- The affordable housing units are distributed throughout the proposed development.
- Almost all dwelling units have Basic Universal Housing (BUH) features.
- The two north-south pedestrian connections are bicycle-friendly, and the east-west public pedestrian greenway will be provided with public amenities.
- Courtyard spaces provide most of the outdoor amenities for the residents, with the courtyard in Building 6 being accessible from the building or from the greenway and the courtyards in Building 5 provided in two levels. Private patios overlook the outdoor amenity spaces for the two buildings and the east-west public pedestrian greenway.

Staff noted that: (i) 21 affordable housing low-end market rental residential units are provided in the project; (ii) the project has been designed to achieve LEED Silver equivalency and will connect to the Oval district energy utility (DEU); (iii) six existing on-site trees and three existing off-site trees are proposed to be removed; (iv) 61 new trees are provided as part of the Development Permit plans and will be secured through a landscaping security Letter of Credit; (v) the project's outdoor and indoor amenity spaces exceed the minimum requirements of the Official Community Plan (OCP); (vi) 95 percent of the units will have a Basic Universal Housing (BUH) level of design; (vii) all units will have aging-in-place features; (viii) the applicant will provide a contribution to the City's Public Art Fund; (ix) there is an associated Servicing Agreement which includes the extension of Minoru Boulevard, widening of Alderbridge Way, widening of River Parkway across the site frontages, provision of an on-site public pedestrian link from Alderbridge Way to River parkway, extension of an on-site public pedestrian greenway from Cedarbridge Way to the proposed Minoru Boulevard extension, and infrastructure works including frontage improvements and site services upgrades; (x) the City's surplus lane lands along the west edge of the site will be acquired; (xi) the proposed variance to reduce the requirement for a large loading space from one to zero is supported by staff; and (xii) a total of four medium loading spaces are provided in the project.

In reply to Panel queries, Taizo Yamamoto and Marina Rommel acknowledged that: (i) the second level outdoor amenity area in Building 5 could be accessed either through the stairs from the ground level or through the second level of the building; (ii) the project's indoor amenity spaces are not accessible to the public; (iii) there are more affordable housing units provided in Building 5 than in Building 6 due to the phasing of the project; (iv) parking will be provided for the commercial unit in Building 5; (v) 108 out of 514 parking stalls are tandem parking, each set of tandem stalls will be owned by one dwelling unit; (vi) the recessed area of the commercial unit facing Alderbridge Way will provide the commercial unit the ability to spill out onto the sidewalk; and (vii) the proposed exterior lighting along the public pedestrian greenway is consistent with the City's standards.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends the Permit be issued.