




City of Richmond

Report to Council

To: Richmond City Council
From: John Irving
Chair, Development Permit Panel
Date: January 9, 2019
File: 01-0100-20-DPER1-
01/2019-Vol 01
Re: **Development Permit Panel Meeting Held on October 24, 2018**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-794280) for the property at 4008 Stolberg Street be endorsed, and the Permit so issued.


John Irving
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 24, 2018.

DP 17-794280 – CICOZZI ARCHITECTURE INC. – 4008 STOLBERG STREET
(October 24, 2018)

The Panel considered a Development Permit application to permit the construction of a 196-unit apartment complex on a site zoned “Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)”. No variances are included in the proposal.

Architect, Robert Ciccozzi, of Ciccozzi Architecture Inc., and Landscape Architect, Daryl Tyacke, of ETA Landscape Architecture, provided a brief presentation, including noting that:

- Two four-storey wood frame buildings over a parkade are proposed, including 196 units of which 20 units will have Basic Universal Housing (BUH) features.
- The East Coast contemporary design of the buildings fits into the neighbourhood, uses brick as the base material, and the building massing is broken down through the use of materials, colours and recesses on the building façade.
- The applicant addressed the comments of the Advisory Design Panel including, among others: (i) increasing the size of the entry plaza; and (ii) improving the parkade ramp and loading area to provide visual interest and create a plaza-like feeling.
- The public realm is animated through the brick and concrete retaining walls along the street frontages punctuated by stairways leading from the street to the residential units, with a maximum 1.2 m height difference between sidewalk and patios.
- The outdoor amenity space central courtyard provides active and passive spaces and the amenity room in each building spills out into the courtyard.
- Dense planting is proposed along the west and east sides of the development to provide screening to the street and adjacent developments:

Staff noted that: (i) the project will connect to the Alexandra District Energy Utility (DEU); (ii) the development will meet the requirements for the City’s Aircraft Noise Policy; (iii) the majority of road frontages were improved through the Servicing Agreements associated with the rezoning of the subject site; and (iv) there will be work orders for minor frontage adjustments to accommodate the project.

In reply to Panel queries, Mr. Ciccozzi acknowledged that: (i) the retaining walls along the three frontages will be clad in brick; (ii) a fence and berm landscaping provide an appropriate interface with the development to the east; (iii) garbage and recycling rooms are located in the parkade and the bins will be brought up to the loading area for pick-up; and (iv) the proposed surface paving treatment of the loading area will help create a plaza-like feel for the space.

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

The Panel recommends the Permit be issued.

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