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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** October 7, 2015  
**File:** 01-0100-20-DPER1-  
01/2015-Vol 01  
**Re:** **Development Permit Panel Meetings Held on September 16, 2015,  
January 15, 2014 and September 11, 2013**

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**Staff Recommendation**

1. That the changes to the design be deemed to be in General Compliance with the Development Permit (DP 13-643519) issued for the property at 11100 Cambie Road; and
2. That the recommendation of the Panel to authorize the issuance of:
  - a) A Development Permit (DP 13-634111) for the property at 6511 Buswell Street; and
  - b) A Development Permit (DP 10-557521) for the property at 9500 Cambie Road;be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read 'Joe Erceg', written over the typed name and title.

Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on September 16, 2015, January 15, 2014 and September 11, 2013.

GENERAL COMPLIANCE TO DP 13-643519 – CHRISTOPHER BOZYK ARCHITECTS –  
11100 CAMBIE ROAD  
(September 16, 2015)

The Panel considered an application for changes to the design to be in General Compliance with the approved Development Permit (DP 13-643519).

Architect, Christopher Bozyk, of Christopher Bozyk Architects; David Monti, of Wales McLelland Construction; and Landscape Architect, Al Tanzer, of LandSpace Design Inc., provided a brief presentation, noting that:

- Changes were proposed to landscaping due to plans by BC Hydro to relocate power lines underground.
- Changes to landscaping include the removal of the retaining wall and replacing the 8 ft. fence with a glazed windscreen wall.
- Planting trees will not be a viable option; however, vines, ornamental rocks and some shrubbery can be installed. There will be underground water storage and a rain garden at the front of the property with the drainage going into a bio swale.

Staff supported the General Compliance request and noted that the proposed landscaping design has been enhanced in other portions of the site unaffected by the BC Hydro lines and that the proposed breezeway along the western portion of the site will meet the intent of the original Development Permit application.

No correspondence was submitted to the Panel regarding the General Compliance application.

The Panel recommends that the revisions be approved.

DP 13-634111 – INTEGRA ARCHITECTURE INC. – 6511 BUSWELL STREET  
(January 15, 2014)

The Panel considered a Development Permit application to permit the construction of a 15-storey mixed use (residential/commercial) tower on a site zoned “Downtown Commercial (CDT1)”. A variance is included in the proposal to provide the City Centre Zone 1 parking rate.

Architect, Duane Siegrist, of Integra Architecture Inc., and Landscape Architect, Ron Smith, of Forma Design Inc., provided a brief presentation.

Staff supported the Development Permit application and advised:

- There is no associated rezoning application, so staff are supportive of the variance since the site is located within the City Centre Zone 1 area and the owner has agreed to provide five (5) affordable housing units and a comprehensive Transportation Demand Management

(TDM) package, including: (i) a continuous canopy and benches along the Buswell Street frontage; (ii) traffic signal upgrade at the Cook Road and Buswell Street intersection; and (iii) electric vehicle charging stalls.

- The proposal includes road frontage and infrastructure improvements, and a financial contribution of approximately \$56,000 to the Public Art Program.
- The proposal will be DEU-ready and designed to meet aircraft noise mitigation standards.

Correspondence was submitted to the Development Permit Panel from a representative of a business across Cook Road from the site, expressing concern regarding potential noise and safety hazards during construction.

In response to Panel queries, Mr. Siegrist advised that:

- A private penthouse roof deck is provided for upper floor luxury units.
- Shifting indoor amenity space southward to increase the north outdoor amenity area would decrease the amount of indoor amenity space.
- Sidewalks along the Cook Road and Buswell Street frontages will be reconstructed.
- On the adjacent lot to the west is a two-storey building.
- Potential development in the area and the City's guidelines on building separation were considered in the design and siting of the proposed tower.
- Five (5) affordable housing units will be provided, located throughout the building.

In response to Panel queries, staff advised that:

- The proposed development complies with the minimum Official Community Plan (OCP) requirement for outdoor amenity space and exceeds the minimum indoor amenity space requirement by 10 percent.
- The three (3) properties to the west of the subject site have the same owner and a concept drawing and shadow analysis demonstrate that the proposed tower separation from the adjacent properties to the west complies with the City's guidelines.
- The applicant is required to submit a construction traffic management plan.
- The applicant has advised pile driving will not be used during construction, and the City's Noise Bylaw regulates the noise and construction hours.

The Panel agreed to support the proposed project, noting that, although it did not go through the rezoning process, the applicant had responded well to the Development Permit guidelines and design aspects.

The Panel recommends that the Permit be issued.

DP 10-557521 – GBL ARCHITECTS GROUP INC. – 9500 CAMBIE ROAD  
(September 11, 2013)

The Panel considered a Development Permit application to permit the construction of a 135-unit mid rise apartment complex on a site zoned “Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie)”. Variances are included in the proposal for increased lot coverage, reduced side yard for limited portions of the southwest corner of the building and for reduced width of portions of manoeuvring aisles.

Architect, Paul Goodwin, of GBL Architects Group Inc. and Landscape Architect, David Rose, of PD Group Landscape Architecture Ltd., provided a brief presentation.

Staff supported the Development Permit application and requested variances and advised:

- The proposal includes six (6) affordable housing units and 122 basic universal housing units.
- The Transportation Demand Management package includes a cash contribution for a special crosswalk upgrade at the intersection of Stolberg Street and Cambie Road.
- The building will comply with the City’s Aircraft Noise Sensitive Development policy, including acoustical measures to ensure CMHC guidelines are achieved.
- The project will connect into the Alexandra District Utility.
- The applicant has satisfactorily addressed the concerns raised by the Advisory Design Panel.

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

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

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

The Panel recommends that the Permit be issued.