



City of Richmond

Report to Council

To: Richmond City Council
From: Dave Semple
Chair, Development Permit Panel

Date: September 18, 2012
File: 01-0100-20-DPER1-
01/2012-Vol 01

Re: **Development Permit Panel Meeting Held on July 25, 2012**

Staff Recommendation

That the changes to the building elevations at 9388 Odlin Road (formerly 9340, 9380 and 9400 Odlin Road) be deemed to be in general compliance with the Development Permit (DP 09-453125) issued for that property.

A handwritten signature in black ink, appearing to read "Dave Semple".

Dave Semple
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on July 25, 2012.

GENERAL COMPLIANCE TO DP 09-453125 – PAUL GOODWIN (GBL ARCHITECTS) – 9388 ODLIN ROAD (FORMERLY 9340, 9380 AND 9400 ODLIN ROAD)
(July 25, 2012)

The Panel considered an application for changes to the building elevations of the residential building to be considered in General Compliance with approved Development Permit (DP 09-453125).

The applicant/architect, Mr. Paul Goodwin, and architect, Mr. Tom Bell, Principal, of GBL Architects, provided a brief description of the changes, including the following details:

- Changes were proposed to the apartment complex to provide a more modernized version, one more in keeping with Concord's quality, with added changes. The intent of the changes was to "raise the bar" thereby making it a better building.
- Only exterior changes are proposed. There are no changes to the site plan, floor plans, the balcony locations, parking provisions, or the window locations.
- A proposed change is to limit brick to the facades of the lower two (2) floors, for reasons of enhancement, and the addition of more brick to accentuate the corners, as well as the courtyard section.
- A flat roof will replace the originally designed shallow slop hip roof.
- Despite the proposed changes to the exterior, the building would "read" the same way as it did before the redesign, to any pedestrian standing at ground level looking up.
- Decks and private areas, parts of the public realm, will undergo no changes, except for the addition of a fountain in the courtyard to enhance that area.
- Originally Hardi-plank was the material of choice, but that has been changed to Hardi-panel.

Staff supported the request for General Compliance for the proposed changes and stated that there is no down-grade in quality as a result of the proposed exterior changes to the apartment complex.

In response to Panel queries, Mr. Bell advised that: (i) a public pedestrian walkway runs east-west, from one end of the subject site to the other end; and (ii) with the removal of the hip roof, the highest point of the building is now lower than the highest point in the previous iteration.

There was general agreement that the proposed changes to the project's exterior modernizes the appearance of the apartment complex, and that the design is a better fit with the character of the West Cambie/Alexandra neighbourhood.

No public correspondence was received regarding the General Compliance request.

The Panel recommends that the revisions be approved.