



To: Richmond City Council
From: David McLellan
Chair, Development Permit Panel
Date: April 4, 2002
File: 0100-20-DPER1
Re: Development Permit Panel Meeting Held on March 2002

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 01-195138) for the property at 6511 No. 1 Road;
 - ii) a Development Permit (DP 01-196064) for the property at 10700 Cambie Road;be endorsed, and the Permits so issued.

2. That the alteration to the mix of unit sizes and consequent impacts on building facades at 8060 & 8120 Jones Road be deemed to be in general compliance with the Development Permit (DP 94-000042) issued for that property.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two development permits and one general compliance matters at meetings held in March 2002.

DP 01-195138 – AM-PRI CONSTRUCTION LTD. – 6511 NO. 1 ROAD

The proposal to develop twelve townhouses on the west side of No. 1 Road north of Granville Avenue did not generate any public comment. The design scheme is compatible with other townhouse developments in Terra Nova and the Panel was advised that there are only minor variances to setbacks for a mailbox structure and signage.

The Panel recommends that the permit be issued.

DP 01-196064 – RANDY KNILL ARCHITECT LTD. – 10700 CAMBIE ROAD

The proposal to establish a new drive through restaurant at the existing commercial centre at the south west corner of Cambie Road and Shell Road did not generate any public comment. A small variance to the parking aisle width did not seem to cause any issues with the Panel. The new design also includes further improvement to the landscaping on the site.

The Panel recommends that the permit be issued.

DP 94-000042 – RAYMOND LETKEMAN ARCHITECTS – 8060 & 8120 JONES ROAD

This apartment complex at the north east corner of No. 3 Road and Blundell Road has remained only partially completed for about half a decade. Recent improvements in the housing market have sparked an interest in completing the project but with revisions appropriate to the current market. This change would have 52 three bedroom units where none were envisioned in the initial design.

The Panel recommends that the alterations to the housing unit mix and consequent amendments to the building facades be deemed to be in general compliance with the Development Permit issued.

DJM:djm



Development Permit Panel

Wednesday, March 27, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: David McLellan, General Manager, Urban Development, Chair
Jeff Day, General Manager, Engineering and Public Works
Chuck Gale, General Manager, Community Safety

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, March 13, 2002, be adopted.

2. Development Permit 01-195138

(Report: March 5/02 File No.: DP 01-195138) (REDMS No. 623792)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 6511 No. 1 Road

INTENT OF PERMIT:

1. To allow the development of twelve (12) townhouses with a total building area of 1,444.967 m² (15,554 ft²); and
2. To vary the provisions of the Zoning and Development Bylaw 5300 to reduce the front yard setback along No. 1 Road from 6.0 m (19.685 ft.) to 1.219 m (4.0 ft.) for a mailbox structure and project sign on the north side of the vehicle entry from No. 1 Road.

Applicant's Comments

None

Staff Comments

There were no additional comments to the report.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Panel supported Development Permit 01-195138 as no significant variances were required and the Official Community Plan guidelines were met.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 6511 No. 1 Road on a site zoned Comprehensive Development District (CD/123), which would:

- i) Allow the development of twelve (12) townhouses with a total building area of 1,444.967 m² (15,554 ft²); and*
- ii) Vary the provisions of the Zoning and Development Bylaw 5300 to reduce the front yard setback along No. 1 Road from 6.0 m (19.685 ft.) to 1.219 m (4.0 ft.) for a mailbox structure and project sign on the north side of the vehicle entry from No. 1 Road.*

CARRIED

3. GENERAL COMPLIANCE - REQUEST BY RAYMOND LETKEMAN ARCHITECTS, ON BEHALF OF BARBICAN PROPERTIES INC., FOR GENERAL COMPLIANCE RULING ON A DEVELOPMENT PERMIT AT 8060 AND 8120 JONES ROAD.

(Report: March 14/02 File No.: DP 94-000042) (REDMS No. 635630)

APPLICANT: Raymond Letkeman Architects, on behalf of Barbican Properties Inc.,

PROPERTY LOCATION: 8060 and 8120 Jones Road.

Applicant's Comments

None

Staff Comments

There were no additional comments to those contained in the report.

Correspondence

None

Gallery Comments

None

Panel Discussion

The General Compliance request was considered appropriate.

Panel Decision

It was moved and seconded

That the attached plans, which alters the mix of unit sizes and consequently affects the building façades, be considered to be in general compliance with the Development Permit DP 94-000042.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:35 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, March 27, 2002.

David McLellan
Chair

Deborah MacLennan
Recording Secretary