



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan, Chair,
Development Permit Panel

DATE: June 20, 2001
FILE: 0100-20-DPER1-01


RE: Development Permit Panel Meetings Held on May 30 and June 13, 2001.

PANEL RECOMMENDATION

That the recommendations of the Panel to authorize the issuance of:

- (1) **DP 00-180246** - Adera Equities Inc. - 5988 Blanshard Drive, and
- (2) **DV 01-115316** - John Cordonier - 13900 Maycrest Way,

be endorsed and the Permits so issued.


David McLellan
General Manager, Urban Development

PANEL REPORT

The Development Permit Panel considered the following permits at its May 30 and June 13, 2001.

1. From the May 30, 2001 DP Panel meeting:

DEVELOPMENT PERMIT DP 00-180246

This proposal involves:

1. The development of 25 residential townhouse units with a total building area of 3,246.76 m² (34,949 ft²), including one (1) tandem resident parking stall; and
 2. Varying provisions of the Zoning and Development Bylaw 5300 as follows:
 - a) Porches and bay windows project a maximum of 1.5 m (4.92 ft.) into the required 6.0 m (19.865 ft.) front yard setback;
 - b) Roofed enclosure for mailboxes and recycling bins located within the required 6.0 m (19.865 ft.) front yard setback; and
 - c) Portion of one building projects a maximum of 0.92 m (3.0 ft.) into the required 3.0 m (9.843 ft.) rear yard setback.
- The property has recently been rezoned to CD89.
 - The small scale design is in keeping with the existing single family homes.
 - The project has a good presentation to the street.
 - Potential privacy issues have been taken into consideration.

Two letters were received regarding:

- the turning ability of garbage trucks, and
- why the recycling garbage bins were not located in the back entry.

These matters were successfully addressed.

The recycling enclosure is tied to the mail box at the front and curbside pick up is preferred.

The Panel recommends approval.

2. From the June 13, 2001 DP Panel meeting:


DEVELOPMENT VARIANCE PERMIT DV01-115316

The proposal involves varying:

- the maximum building height in the Business Park Industrial District (I3) from 12 m (39.37 ft.) to 16.5 m (54.134 ft.), and
 - the off-street parking requirement from four (4) spaces to 3.15 spaces per 100 m² (1,076.43 ft²),
- in order to construct a new three-storey office building.

No public comments were received.

The Panel recommends approval.


David McLellan
General Manager, Urban Development



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, June 13, 2001

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, Chair, General Manager, Urban Development Division
Jim Bruce, General Manager, Finance and Corporate Services
Jeff Day, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on May 30, 2001 be adopted.

CARRIED

2. DEVELOPMENT PERMIT DP 00-184308

(Report: May 23/01 File No.: DP 00-184308) (REDMS: 311776)

APPLICANT: Matthew Cheng

PROPERTY LOCATION: 9011 Douglas Street

INTENT OF PERMIT:

1. To allow the development of a two-storey warehouse with a total building area of 565.12 m² (6,083.11 ft²), on a site zoned Light Industrial District (I2); and

2. To vary the provisions of the Zoning and Development Bylaw 5300 as follows:
 - a) Reduce the road setback from 6.0 m (19.685 ft.) to 1.5 m (5.0 ft.);
 - b) Reduce the off-street parking setback from 3.0 m (9.843 ft.) to 1.2 m (4.0 ft.); and
 - c) Reduce the loading space requirement from one to zero.

APPLICANT'S COMMENTS

Mr. Cheng had no further information to that contained in the staff report.

STAFF COMMENTS

It was noted that staff had no additional comments or questions for the applicant.

CORRESPONDENCE

None

GALLERY COMMENTS

None

PANEL DISCUSSION

The Chair noted the Panel's support for the application.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 9011 Douglas Street on a site zoned Light Industrial District (I2), which would:

- 1. Allow the development of a two-storey warehouse with a total building area of 565.12 m² (6,083.11 ft²).***
- 2. Vary the provisions of the Zoning and Development Bylaw 5300 as follows:***
 - a) Reduce the road setback from 6.0 m (19.685 ft.) to 1.5 m (5.0 ft.);***
 - b) Reduce the off-street parking setback from 3.0 m (9.843 ft.) to 1.2 m (4.0 ft.);***
and
 - c) Reduce the loading space requirement from one to zero.***

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 01-115316

(Report: May 22/01 File No.: DV 01-115316) (REDMS: 409480)

APPLICANT: John Cordonier

PROPERTY LOCATION: 13900 Maycrest Way

INTENT OF PERMIT:

To vary the maximum building height in the Business Park Industrial District (I3) from 12 m (39.37 ft.) to 16.5 m (54.134 ft.) and to vary the off-street parking requirement from four (4) spaces to 3.15 spaces per 100 m² (1,076.43 ft²) in order to construct a new three-storey office building.

APPLICANT'S COMMENTS

Mr. Cordonier said he had no further information to that contained in the report.

STAFF COMMENTS

It was noted that staff had no additional comments or questions for the applicant.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

Mr. McLellan noted the Panel's support of the application.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued for 13900 Maycrest Way which would vary the maximum building height in the Business Park Industrial District (I3) from 12 m (39.37 ft.) to 16.5 m (54.134 ft.) and to vary the off-street parking requirement from four (4) spaces to 3.15 spaces per 100 m² (1,076.43 ft²) in order to construct a new three-storey office building.

CARRIED

4. **ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 3:32 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, June 13, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary