



To: Richmond City Council

Date: October 8, 2003

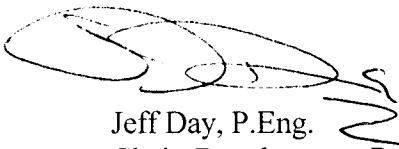
From: Jeff Day, P.Eng.
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meetings Held on August 27, 2003 and
September 24, 2003

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 02-221626) for the property at 9060 General Currie Road be endorsed, and the Permits so issued.



Jeff Day, P.Eng.
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two items at its meetings held on August 27, 2003 and September 24, 2003.

DP-02-221626 – AZURE (JIMMY'S GARDEN) DEVELOPMENTS CO. LTD. – 9060 GENERAL CURRIE ROAD

The proposal to permit the construction of nine townhouses at 9060 General Currie Road did not generate any public concern. The Panel did not have any concerns with the proposal and noted that the requested variances for the entry structures and tandem parking are consistent with previously approved variances for this type of development.

The Panel recommends that the permit be issued.

JD:db



Development Permit Panel

Wednesday, September 24th, 2003

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works – Chair
Jim Bruce, General Manager, Finance and Corporate Services
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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, September 10th, 2003, be adopted.

CARRIED

2. Development Permit DP 02-221626

(Report: September 3/03 File No.: DP 02-221626) (REDMS No. 1030425)

APPLICANT: Azure (Jimmy's Garden) Developments Co. Ltd.

PROPERTY LOCATION: 9060 General Currie Road

INTENT OF PERMIT:

1. To permit the construction of nine (9) townhouses on a property zoned Comprehensive Development District (CD/120); and
2. To vary the regulations in the Zoning and Development Bylaw to:
 - a) reduce the setback from General Currie Road from 6 m (19.685 ft.) to 1.5 m (4.921 ft.) for porches and stairs and to 3 m (9.842 ft.) for balconies; and
 - b) allow up to nine (9) parking stalls to be arranged in tandem.

Applicant's Comments

Mr. Peter Eng, the applicant, was present to answer questions.

Staff Comments

Mr. Holger Burke, Development Coordinator, said that this was an interesting infill project. In addition, Mr. Burke said that the applicant had been very cooperative in the review of the project, the retention of existing trees, and, materials. The project had received the approval of the Advisory Design Panel.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair indicated his satisfaction with the project and noted that the variances requested were common for this type of development.

Panel Decision

It was moved and seconded

That a Development Permit be issued on a property at 9060 General Currie Road that would:

- 1. permit the construction of nine (9) townhouses on a property zoned Comprehensive Development District (CD/120); and*
- 2. vary the regulations in the Zoning and Development Bylaw to:*
 - a) reduce the setback from General Currie Road from 6 m (19.685 ft.) to 1.5 m (4.921 ft.) for porches and stairs and to 3 m (9.842 ft.) for balconies; and*
 - b) allow up to nine (9) parking stalls to be arranged in tandem.*

CARRIED

3. Development Permit DP 03-244583

(Report: September 2/03 File No.: DP 03-244583) (REDMS No. 1059300)

APPLICANT: J.A.B. Enterprises Ltd.

PROPERTY LOCATION: 7060 Blundell Road

INTENT OF PERMIT:

1. To allow development of four (4) two-storey townhouse units on one (1) lot

containing a total floor area of 740.251 m² (7,968 ft²); and

2. to vary the provisions of Zoning and Development Bylaw 5300 to permit the following:
 - a) reduce the minimum lot size width from 30 m (98.425 ft.) to 29.57 m (97.014 ft.).

Applicant's Comments

The applicant was not present.

Staff Comments

Mr. Holger Burke, Development Coordinator, indicated that he believed the applicant would be in favour of the item proceeding in spite of his absence.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was no discussion.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 7060 Blundell Road on a site zoned Comprehensive Development District (CD/23) which would:

1. *allow development of four (4) two-storey townhouse units on one (1) lot containing a total floor area of 740.251 m² (7,968 ft²); and*
2. *vary the provisions of Zoning and Development Bylaw 5300 to permit the following:*
 - a) *Reduce the minimum lot size width from 30 m (98.425 ft.) to 29.57 m (97.014 ft.).*

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, September 24th, 2003.

Jeff Day
Chair

Deborah MacLennan
Administrative Assistant