



Development Permit Panel

Council Chambers

Wednesday, June 30, 2010

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, June 16, 2010.



2. Development Permit DP 09-506577

(File Ref. No.: 09-506577) (REDMS No. 2912409)

APPLICANT: Sonus Developments Ferndale Ltd.

PROPERTY LOCATION: 9560 & 9620 Westminster Highway and 9571 & 9611 Ferndale Road

INTENT OF PERMIT:

- 1. Permit the construction of 40, 3-storey Townhouse units at 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road on a site zoned “Town Housing (ZT58) – North McLennan (City Centre); and
- 2. Vary the provisions of Zoning Bylaw No. 8500 to:
 - a) reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the north-west and south-west corners of the lot.

Manager’s Recommendations

That a Development Permit be issued which would:

- 1. *Permit the construction of 40, 3-storey Townhouse units at 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road on a site zoned “Town Housing (ZT58) – North McLennan (City Centre); and*
- 2. *Vary the provisions of Zoning Bylaw No. 8500 to:*
 - a) *Reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the north-west and south-west corners of the lot.*



3. Development Permit DP 10-517750

(File Ref. No.: 10-517750) (REDMS No. 10-517750)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 9560 & 9580 Alberta Road

INTENT OF PERMIT:

1. Permit the construction of 13, three-storey townhouse units at 9560 and 9580 Alberta Road, zoned “Medium Density Townhouses (RTM3)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the required front yard setback from 6.0 m to 5.34 m to allow an encroachment of the front of Building 4; and
 - (b) reduce the required side yard setback along the western side from 3.0 m to 2.50 m to allow an encroachment of the west unit in Building 4
 - (c) permit resident parking to allow a tandem parking configuration for 13 units (26 stalls).

Manager’s Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 13, three-storey townhouse units at 9560 and 9580 Alberta Road, zoned “Medium Density Townhouses (RTM3)”; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the required front yard setback from 6.0 m to 5.34 m to allow an encroachment of the front of Building 4; and*
 - (b) *reduce the required side yard setback along the western side from 3.0 m to 2.50 m to allow an encroachment of the west unit in Building 4.*
 - (c) *permit resident parking to allow a tandem parking configuration for 13 units (26 stalls).*



4. Development Permit DP 07-361642

(File Ref. No.: DP 07-361642) (REDMS No. 2837822)

APPLICANT: Denis Turco Architect Inc.

PROPERTY LOCATION: 22331 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of a six (6) unit townhouse complex at 22331 Westminister Highway on a site zoned “Town Housing (ZT61) – Hamilton”; and

2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) permit a 2.5 m west side yard setback; and
 - b) reduce the minimum front and side yard setbacks for accessory structures to permit the garbage and recycling enclosure to be located in the southwest corner of the property.

Manager's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of a six (6) unit townhouse complex at 22331 Westminster Highway on a site zoned "Town Housing (ZT61) – Hamilton"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *permit a 2.5 m west side yard setback; and*
 - b) *reduce the minimum front and side yard setbacks for accessory structures to permit the garbage and recycling enclosure to be located in the southwest corner of the property.*



5. **New Business**

6. **Date Of Next Meeting: Wednesday, July 14, 2010**

7. **Adjournment**