



Development Permit Panel

Council Chambers

Wednesday, January 13, 2010

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, December 16, 2009.



2. Development Permit 06-333170

(File Ref. No.: 06-333170) (REDMS No. 2777452)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8680 No. 3 Road

INTENT OF PERMIT:

1. To permit the construction of six (6) townhouse units at 8680 No. 3 Road on a site zoned Low Density Townhouse (RTL3); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.);
 - b) reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building; and
 - c) reduce the lot coverage for landscaping with live plant material from 30% to 26%.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of six (6) townhouse units at 8680 No. 3 Road on a site zoned Low Density Townhouse (RTL3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum lot size from 30 m (98.43 ft.) to 22.86 m (75 ft.);*

- b) *reduce the north side yard setback from 3.0 m (9.84 ft.) to 2.43 m (7.97 ft.) for a single storey garbage/recycling enclosure attached to the front building; and*
- c) *reduce the lot coverage for landscaping with live plant material from 30% to 26%.*



3. Development Permit 08-432203

(File Ref. No.: 08-432203) (REDMS No. 2757954)

APPLICANT: Polygon Development 225 Ltd.

PROPERTY LOCATION: 9631, 9651, 9691, 9711, 9731, 9751, 9791 Alexandra Road
and 4471, 4511, 4531 and 4551 No. 4 Road

INTENT OF PERMIT:

- 1. To permit the construction of a 141-unit, three-storey townhouse development in 25 buildings, plus a free-standing amenity building on a site zoned “Townhouses (ZT67)”; and
- 2. To vary the provisions of the Zoning Bylaw 8500 to:
 - a) reduce the minimum public road setback from 5 m to 4.5 m along the north side of Tomicki Avenue.

Manager’s Recommendations

That a Development Permit be issued which would:

- 1. *permit the construction of a 141-unit, three-storey townhouse development in 25 buildings, plus a free-standing amenity building on a site zoned “Townhouses (ZT67)”; and*
- 2. *vary the provisions of the Zoning Bylaw 8500 to:*
 - a) *reduce the minimum public road setback from 5 m to 4.5 m along the north side of Tomicki Avenue.*



4. New Business

5. Date Of Next Meeting: Wednesday, January 27, 2010

6. Adjournment