



Development Permit Panel

Council Chambers

Wednesday, January 26, 2011

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, January 12, 2011.



2. Development Variance 10-542107

(File Ref. No.: DV 10-542107) (REDMS No. 6)

APPLICANT: Sanford Design Group

PROPERTY LOCATION: 6900 Graybar Road

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height of "Industrial Business Park (IB1)" from 12 m (39.4 ft.) to 15.5 m (50.8 ft.), in order to permit the construction of a three-storey mixed-use complex at 6900 Graybar Road.

Manager's Recommendations

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height of "Industrial Business Park (IB1)" from 12 m (39.4 ft.) to 15.5 m (50.8 ft.), in order to permit the construction of a three-storey mixed-use complex at 6900 Graybar Road.



3. Development Permit DP 10-546272

(File Ref. No.: DP 10-546272) (REDMS No. 3074644)

APPLICANT: Turnberry Lane Holdings Ltd.

PROPERTY LOCATION: **9451 and 9471 Ferndale Road**

INTENT OF PERMIT:

1. Permit the construction of 20 Townhouse Units at 9451 and 9471 Ferndale Road on a site zoned "Town Housing (ZT69) – North McLennan (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required rear yard setback from 3.0 m to 1.6 m to allow an encroachment of the raised entry porch outside of Unit 2C;
 - b) reduce the required front yard setback along Ferndale Road from 6.0 meters to 5.4 meters to allow a third floor building projection;
 - c) reduce the required front yard setback along Alder Street from 4.5 meters to 3.9 meters to allow a third floor building projection; and
 - d) permit resident parking to allow a tandem parking configuration for 2 units (4 stalls).

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 20 Townhouse Units at 9451 and 9471 Ferndale Road on a site zoned "Town Housing (ZT69) – North McLennan (City Centre)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the required rear yard setback from 3.0 m to 1.6 m to allow an encroachment of the raised entry porch outside of Unit 2C;*
 - b) *reduce the required front yard setback along Ferndale Road from 6.0 meters to 5.4 meters to allow a third floor building projection;*
 - c) *reduce the required front yard setback along Alder Street from 4.5 meters to 3.9 meters to allow a third floor building projection; and*
 - d) *permit resident parking to allow a tandem parking configuration for 2 units (4 stalls).*



4. Development Variance 10-554163

(File Ref. No.: DV 10-554163) (REDMS No. 3084676)

APPLICANT: Chris Hawkey

PROPERTY LOCATION: 80/100 Lancaster Crescent

INTENT OF PERMIT:

To Vary minimum local road construction standards for Lancaster Crescent (i.e. pavement width, sidewalk, curb and gutter, ornamental street lighting, boulevard street trees and storm sewer) contained in Subdivision Control Bylaw 6530 to allow for a two-lot subdivision at 80/100 Lancaster Crescent.

Manager's Recommendations

That a Development Variance Permit be issued which would vary minimum local road construction standards for Lancaster Crescent (i.e. pavement width, sidewalk, curb and gutter, ornamental street lighting, boulevard street trees and storm sewer) contained in Subdivision Control Bylaw 6530 to allow for a two-lot subdivision at 80/100 Lancaster Crescent.



5. New Business

6. Date Of Next Meeting: Wednesday, February 16, 2010

7. Adjournment