



Development Permit Panel

Council Chambers

Wednesday, January 27, 2010

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, January 13, 2009.



2. Development Permit DP 07-399354

(File Ref. No.: DP 07-399354) (REDMS No. 2797391)

APPLICANT: Ledingham McAllister Communities Ltd.

PROPERTY LOCATION: 8600 Park Road (Formerly 6760, 6780, and 6800 Eckersley Road, 8500, 8520, and 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, and 6831 Park Place, and the Park Place Road Right-of-Way)

INTENT OF PERMIT:

1. Permit the construction of 296 units in three 4-storey apartment buildings over a 1-storey parking structure on a site zoned "Low Rise Apartment (ZLR23)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum allowable projection for common entry features projecting into a public road setback, including any associated architectural features, cantilevered roofs, eaves, and gutters, as follows:
 - (i) from 1.2 m to 3.2 m on Eckersley Road; and
 - (ii) from 2.1 m to no setback required on Park Road;
 - (b) increase the maximum allowable projection for unenclosed balconies projecting into a public road setback as follows:
 - (i) from 1.2 m to 1.3 m on Eckersley Road; and
 - (ii) from 2.1 m to 2.3 m on Park Road; and

- (c) permit one loading space along the subject site's Park Road frontage (intended for recycling pick-up purposes) to encroach into the Park Road right-of-way provided that it does not obstruct the public sidewalk.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 296 units in three 4-storey apartment buildings over a 1-storey parking structure on a site zoned "Low Rise Apartment (ZLR23)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum allowable projection for common entry features projecting into a public road setback, including any associated architectural features, cantilevered roofs, eaves, and gutters, as follows:*
 - (i) *from 1.2 m to 3.2 m on Eckersley Road; and*
 - (ii) *from 2.1 m to no setback required on Park Road;*
 - (b) *increase the maximum allowable projection for unenclosed balconies projecting into a public road setback as follows:*
 - (i) *from 1.2 m to 1.3 m on Eckersley Road; and*
 - (ii) *from 2.1 m to 2.3 m on Park Road; and*
 - (c) *permit one loading space along the subject site's Park Road frontage (intended for recycling pick-up purposes) to encroach into the Park Road right-of-way provided that it does not obstruct the public sidewalk.*



3. Development Permit DP 08-441302

(File Ref. No.: DP 08-441302) (REDMS No. 276597)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 4360 Moncton Street

INTENT OF PERMIT:

1. Permit the construction of 14 townhouses at 4360 Moncton Street on a site zoned "Town Housing (ZT41) - Bayview Street/English Avenue (Steveston)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum side yard setbacks from 4.3 m to: 2.2 m for the east side yard; 3.2 m for the west side yard at the building fronting onto Moncton Street; and 1.6 m for the west side yard at the rear building;
 - (b) increase the maximum building height within 10 m of Moncton Street from 9 m to 10.1 m for gable dormer secondary roof elements; and

- (c) Permit 20 tandem parking spaces (in 10 townhouse units).

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 14 townhouses at 4360 Moncton Street on a site zoned "Town Housing (ZT41) - Bayview Street/English Avenue (Steveston)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum side yard setbacks from 4.3 m to: 2.2 m for the east side yard; 3.2 m for the west side yard at the building fronting onto Moncton Street; and 1.6 m for the west side yard at the rear building;*
 - (b) *increase the maximum building height within 10 m of Moncton Street from 9 m to 10.1 m for gable dormer secondary roof elements; and*
 - (c) *permit 20 tandem parking spaces (in 10 townhouse units).*



4. Development Permit DP 09-500638

(File Ref. No.: DP 09-500638) (REDMS No. 2785190)

APPLICANT: Inspire Group Development Corp.

PROPERTY LOCATION: 9888 Keefer Avenue

INTENT OF PERMIT:

1. Permit the construction of 12 townhouse units at 9888 Keefer Avenue on a site zoned "Low Density Townhouses District (RTL3)"; and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
 - a) reduce the Exterior Side Yard Setback to Keefer Avenue from 6 m to 4.3 m and to permit porch projections of a maximum of 1.5 m; and
 - b) permit 16 tandem parking spaces in eight (8) townhouse units.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 12 townhouse units at 9888 Keefer Avenue on a site zoned "Low Density Townhouses District (RTL3)"; and*

2. *Vary the provisions of the Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the Exterior Side Yard Setback to Keefer Avenue from 6 m to 4.3 m and to permit porch projections of a maximum of 1.5 m; and*
 - b) *permit 16 tandem parking spaces in eight (8) townhouse units.*



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

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8680 No. 3 Road

SEE MEMORANDUM FROM THE DIRECTOR OF DEVELOPMENT REGARDING THE STATUS OF THIS APPLICATION.

6. New Business

7. Date Of Next Meeting: Wednesday, February 10, 2010

8. Adjournment