



Development Permit Panel

Council Chambers

February 10, 2010

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, January 27, 2010.



2. Development Permit DP 08-429756

(File Ref. No.: DP 08-429756) (REDMS No. 2809329)

APPLICANT: Oval 2 Holdings Ltd.

PROPERTY LOCATION: 6031 River Road

INTENT OF PERMIT:

1. Permit the construction of multi-residential development consisting of four (4) high-rise building blocks and townhouses with a total square footage of approximately 65.479 m² (704,820 ft²), which includes approximately 458 units (432 apartments units and 26 townhouses) at 6031 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum Public Road setback from 5.0 m to 3.0 m along Road "A".

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of multi-residential development consisting of four (4) high-rise building blocks and townhouses with a total square footage of approximately 65.479 m² (704,820 ft²), which includes approximately 458 units (432 apartments units and 26 townhouses) at 6031 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and*

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

- a) *reduce the minimum Public Road setback from 5.0 m to 3.0 m along Road "A".*



3. **Development Permit DP 09-472862**

(File Ref. No.: DP 09-472862) (REDMS No. 2797354)

APPLICANT: 797460 B.C. LTD.

PROPERTY LOCATION: 9371 and 9411 Alexandra Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of mixed-use residential/commercial development that consists of two – four storey buildings to accommodate a 139 unit residential apartment complex which includes eight (8) affordable housing units and a 369m² commercial space at 9371 and 9411 Alexandra Road on a site zoned "Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)".

Manager's Recommendations

That a Development Permit be issued which would permit the construction of mixed-use residential/commercial development that consists of two – four storey buildings to accommodate a 139 unit residential apartment complex which includes eight (8) affordable housing units and a 369m² commercial space at 9371 and 9411 Alexandra Road on a site zoned "Residential / Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)".



4. **Development Permit DV 09-480570**

(File Ref. No.: DV 09-480570) (REDMS No. 2786336)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9700 No. 3 Road

INTENT OF PERMIT:

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings in the Medium Density Townhouses (RTM1) zone from 40% to 44.55% and that the proposed changes to the architectural form and landscaping plans be considered in General Compliance with the approved Development Permit (DP 07-386208).

Manager's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings in the Medium Density Townhouses (RTM1) zone from 40% to 44.55% and that the proposed changes to the architectural form and landscaping plans be considered in General Compliance with the approved Development Permit (DP 07-386208).



5. New Business

6. Date Of Next Meeting: Wednesday, March 10, 2010

7. Adjournment