



## Development Permit Panel

### Council Chambers

Wednesday, March 2, 2011

3:30 p.m.

#### 1. Minutes

*Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, February 16, 2011.*



#### 2. Development Permit DP 10-540948

(File Ref. No.: DP 10-540948) (REDMS No. 3114243)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 7491 / 7531 and 7551 No. 2 Rd.

##### INTENT OF PERMIT:

1. Permit the construction of 14 townhouses in two rows with six two storey duplexes at the rear and eight two and three storey units in two clusters at the front of the site at 7491, 7531 and 7551 No. 2 Rd on a site zoned Medium Density Townhouses (RTM3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the front yard setback for portions of the second and third floors of the buildings fronting No. 2 Rd. from 6.0m to a minimum of 5.6m.;
  - b) increase the maximum lot coverage for buildings from 40% to 42.2%;
  - c) reduce the lot area restricted to landscaping live plant material from 30% to 23.5%; and
  - d) permit up to 6 tandem parking stalls.

#### Manager's Recommendations

*That a Development Permit be issued which would:*

1. *Permit the construction of 14 townhouses in two rows with six two storey duplexes at the rear and eight two and three storey units in two clusters at the front of the site at 7491, 7531 and 7551 No. 2 Rd on a site zoned Medium Density Townhouses (RTM3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *reduce the front yard setback for portions of the second and third floors of the buildings fronting No. 2 Rd. from 6.0m to a minimum of 5.6m.;*
  - b) *increase the maximum lot coverage for buildings from 40% to 42.2%;*
  - c) *reduce the lot area restricted to landscaping live plant material from 30% to 23.5%; and*
  - d) *permit up to 6 tandem parking stalls.*



**3. Development Permit DP 10-551711**

(File Ref. No.: DP 10-551711) (REDMS No. 3141400)

APPLICANT: Polygon Mayfair Place Homes Ltd.

PROPERTY LOCATION: 9331, 9351, 9371, 9391, and 9411 Odlin Road

**INTENT OF PERMIT:**

1. *Permit the construction of 358 unit apartment complex with an indoor amenity building over one level of parking at 9331, 9351, 9371, 9391 and 9411 Odlin Road on a site zoned “Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)”;* and
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *increase the maximum lot coverage from 45% to 46.4%; and*
  - b) *reduce the parkade setback off of Odlin Road from 3.8 meters to 3.0 meters.*

**Manager’s Recommendations**

*That a Development Permit be issued which would:*

1. *Permit the construction of 358 unit apartment complex with an indoor amenity building over one level of parking at 9331, 9351, 9371, 9391 and 9411 Odlin Road on a site zoned “Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)”;* and
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *increase the maximum lot coverage from 45% to 46.4%; and*
  - b) *reduce the parkade setback off of Odlin Road from 3.8 meters to 3.0 meters.*



**4. Development Permit DP 08-432193**

(File Ref. No.: DP 08-432193) (REDMS No. 2592297)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 12351 No 2 Road

**INTENT OF PERMIT:**

Permit the construction of a 44-unit townhouse development at 12351 No. 2 Road on a site zoned “Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)”.

**Manager’s Recommendations**

*That a Development Permit be issued which would permit the construction of a 44-unit townhouse development at 12351 No. 2 Road on a site zoned “Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)”.*



**5. New Business**

**6. Date Of Next Meeting: Wednesday, March 16, 2011**

**7. Adjournment**