



Development Permit Panel

Council Chambers

Wednesday, March 10, 2010

3:30 p.m.

1. **Minutes**

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, February 10, 2010.



2. **Development Permit DP 08-429669**

(File Ref. No.: DP 08-429669) (REDMS No. 2794166)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 10999 Shell Road (formerly 10911, 10931, 10951, 10971 and 10991 Steveston Highway)

INTENT OF PERMIT:

Permit the construction of 25 town houses at 10999 Shell Road (formerly 10911, 10931, 10951, 10971 and 10991 Steveston Highway) on a site zoned "Town Housing (ZT68) – Steveston Highway/ Shell Road".

Manager's Recommendations

That a Development Permit be issued which would permit the construction of 25 town houses at 10999 Shell Road (formerly 10911, 10931, 10951, 10971 and 10991 Steveston Highway) on a site zoned "Town Housing (ZT68) – Steveston Highway/ Shell Road".



3. **Development Permit DP 09-505655**

(File Ref. No.: DP 09-505655) (REDMS No. 2809687)

APPLICANT: Ontrea Inc.

PROPERTY LOCATION: 6551 No. 3 Road

INTENT OF PERMIT:

To permit the alteration of the roof in association with interior renovations at 6551 No. 3 Road on a site zoned Downtown Commercial (CDT1) and "Gas & Service Stations (CG1)".

Manager's Recommendations

That a Development Permit be issued which would permit the alteration of the roof in association with interior renovations at 6551 No. 3 Road on a site zoned Downtown Commercial (CDT1) and "Gas & Service Stations (CG1)".



4. Development Permit DP 06-333170

(File Ref. No.: DP 06-333170) (REDMS No. 2804252)

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%.*



5. Development Variance Permit DV 09-480570

(File Ref. No.: DV 09-480570) (REDMS No. 2823986)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9700 No. 3 Road

INTENT OF PERMIT:

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).



6. Development Variance Permit DV 09-504241

(File Ref. No.: DV 09-504241) (REDMS No. 2818014)

APPLICANT: Priority Permits Ltd.

PROPERTY LOCATION: 5811 Cooney Road

INTENT OF PERMIT:

To vary the Sign Bylaw No. 5560 to permit two (2) freestanding signs closer than 30 m apart at 5811 Cooney Road.

Manager's Recommendations

That a Development Variance Permit be issued to vary the Sign Bylaw No. 5560 to permit two (2) freestanding signs closer than 30 m apart at 5811 Cooney Road.



7. Development Variance Permit DV 09-505657

(File Ref. No.: DV 09-505657) (REDMS No. 2817158)

APPLICANT: Arvinder Randhawa

PROPERTY LOCATION: 8751 Finn Road

INTENT OF PERMIT:

To vary the provisions of the Richmond Zoning Bylaw 8500 to increase the maximum required setback from a public road in the Agriculture (AG1) zone from 50 m to 75 m to accommodate a two-storey addition to the existing single-family dwelling at 8751 Finn Road.

Manager's Recommendations

That a Development Variance Permit be issued which would vary the provisions of the Richmond Zoning Bylaw 8500 to increase the maximum required setback from a public road in the Agriculture (AG1) zone from 50 m to 75 m to accommodate a two-storey addition to the existing single-family dwelling at 8751 Finn Road.



8. New Business

9. Date Of Next Meeting: Wednesday, March 24, 2010

10. Adjournment