



Development Permit Panel

Council Chambers

Wednesday, March 24, 2010

3:30 p.m.

1. Minutes

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



2. Development Permit DP 08-429887

(File Ref. No.: DP 08-429887) (REDMS No. 2847915,)

APPLICANT: Orion Estates Ltd.

PROPERTY LOCATION: 7140 Railway Avenue

INTENT OF PERMIT:

1. To permit the construction of 12 town houses at 7140 Railway Avenue on a site zoned "Town Housing (ZT23) – Laurelwood"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the Minimum Public Road Setback from 6 m to 4.5 m and to 4.0 m at the west corner of the northern building for the open porch and second floor open balcony; and
 - b) permit 45% small car parking spaces (12 small car spaces of 27 total parking spaces).

Manager's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 12 town houses at 7140 Railway Avenue on a site zoned "Town Housing (ZT23) – Laurelwood"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*

- a) *reduce the Minimum Public Road Setback from 6 m to 4.5 m and to 4.0 m at the west corner of the northern building for the open porch and second floor open balcony; and*
- b) *permit 45% small car parking spaces (12 small car spaces of 27 total parking spaces).*



3. Development Permit DP 09-463392

(File Ref. No.: DP 09-463392) (REDMS No. 2821874)

APPLICANT: Newbury Ventures Limited Partnership

PROPERTY LOCATION: 7751, 7851 Bridge Street and 9531, 9551 Blundell Road

INTENT OF PERMIT:

1. To permit the construction of 22 townhouses at 7751, 7851 Bridge Street and 9531, 9551 Blundell Road on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum side yard from 3 m to 1.5 m limited to one (1) building on the north side of the outdoor amenity space; and
 - b) to permit 8% small car parking spaces (4 small car spaces of 49 total parking spaces).

Manager’s Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 22 townhouses at 7751, 7851 Bridge Street and 9531, 9551 Blundell Road on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum side yard from 3 m to 1.5 m limited to one (1) building on the north side of the outdoor amenity space; and*
 - b) *permit 8% small car parking spaces (4 small car spaces of 49 total parking spaces).*



4. Development Permit DP 09-504501

(File Ref. No.: DP 09-504501) (REDMS No. 2842799)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 8051, 8091, 8111 Williams Road

INTENT OF PERMIT:

1. To permit the construction of 16 two and three-storey townhouses at 8051/8091/8111 Williams Road on a site zoned Medium Density Townhouses (RTM3); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) increase the maximum lot coverage from 40% to a maximum of 41.3% on the net site (i.e. after dedications);
 - b) reduce the front yard setback from a minimum of 6.0m to a minimum of 5.4m along Williams Road; and
 - c) permit tandem stalls in up to three units (i.e. 6 tandem parking stalls).

Manager's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 16 two and three-storey townhouses at 8051/8091/8111 Williams Road on a site zoned Medium Density Townhouses (RTM3); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *increase the maximum lot coverage from 40% to a maximum of 41.3% on the net site (i.e. after dedications);*
 - b) *reduce the front yard setback from a minimum of 6.0m to a minimum of 5.4m along Williams Road; and*
 - c) *permit tandem stalls in up to three units (i.e. 6 tandem parking stalls).*



5. New Business

6. Date Of Next Meeting: Wednesday, April 14, 2010

7. Adjournment