



Development Permit Panel

Council Chambers

Wednesday, May 11, 2011

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, April 13, 2011.



2. Development Permit DP 07-381317

(File Ref. No.: DP 07-381317) (REDMS No. 3176501)

APPLICANT: Matthew Cheng Architects Inc.

PROPERTY LOCATION: 8391, 8411, and 8471 Williams Road

INTENT OF PERMIT:

1. To permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 15 townhouse units at 8391, 8411 and 8471 Williams Road on a site zoned "Medium Density Townhouses (RTM1)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in eight (8) of the 15 townhouse units.*



3. Development Permit DP 10-544504

(File Ref. No.: DP 10-544504) (REDMS No. 3200208)

APPLICANT: Townline Gardens Inc. (dba The Gardens Joint Venture)

PROPERTY LOCATION: 12011 Steveston Highway and 10800 No. 5 Road

INTENT OF PERMIT:

1. To permit the development of ‘The Gardens’ – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).

Manager’s Recommendations

That a Development Permit be issued which would:

1. *Permit the development of ‘The Gardens’ – Phase 1 consisting of 2 mixed-use residential/commercial buildings containing a total of 182 apartment dwelling units with a total floor area of 20,335 m² (14,472 m² residential and 5,863 m² commercial) for a portion of 12011 Steveston Highway and 10800 No. 5 Road on a site rezoned Commercial Mixed Use (ZMU18) – The Gardens (Shellmont).*



4. Development Permit DP 11-564210

(File Ref. No.: DP 11-564210) (REDMS No. 3182830)

APPLICANT: Phileo Development Corp.

PROPERTY LOCATION: 5900 Minoru Boulevard

INTENT OF PERMIT:

1. To permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m² (34,873 ft²) of Community Centre space and approximately 1,944 m² (20,930 ft²) of space for a Post Secondary Institution on a site zoned “Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)”; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;

- b) reduce the total number of required short-term bicycle parking to 60 stalls;
- c) increase the permitted lot coverage to 90%; and
- d) reduce the resident and visitor parking requirement by 13.3%.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of approximately 418 units distributed in three (3) residential towers (two (2) 16-storey and one (1) 14-storey tower), approximately 3,239 m² (34,873 ft²) of Community Centre space and approximately 1,944 m² (20,930 ft²) of space for a Post Secondary Institution on a site zoned "Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum required setback from Firbridge Way from 3.0 m to 1.5 m for the portion of the development consisting of the Community Centre/Post Secondary Institution;*
 - b) *reduce the total number of required short-term bicycle parking to 60 stalls;*
 - c) *increase the permitted lot coverage to 90%; and*
 - d) *reduce the resident and visitor parking requirement by 13.3%.*



5. New Business

6. Date Of Next Meeting: Wednesday, May 25, 2011

7. Adjournment