



Development Permit Panel

Council Chambers

Wednesday, July 28, 2010

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, July 14, 2010.



2. Development Permit 07-359083

(File Ref. No.: DP 07-359083) (REDMS No. 2920848)

APPLICANT: Phileo Development Corp.

PROPERTY LOCATION: 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a Surplus Portion of No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of two (2) 16-storey high-rise buildings with ground floor commercial retail space and townhouses with a total area of approximately 27,362 m² as Phase I of a comprehensive Mixed-Use Residential, Institutional & Community Use development at 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road 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 Public Road setback from 3.0 m to 2.0 m along Firbridge Way; and
 - b) reduce the number of required Class 2 bicycle parking spaces from 63 parking spaces to 50 parking spaces.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of two (2) 16-storey high-rise buildings with ground floor commercial retail space and townhouses with a total area of approximately 27,362 m² as Phase I of a comprehensive Mixed-Use Residential, Institutional & Community Use development at 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road 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 Public Road setback from 3.0 m to 2.0 m along Firbridge Way; and*
 - b) *reduce the number of required Class 2 bicycle parking spaces from 63 parking spaces to 50 parking spaces.*



3. Development Permit 10-520511

(File Ref. No.: DP 10-520511) (REDMS No. 2935145)

APPLICANT: Onni Group of Companies

PROPERTY LOCATION: 6951 Elmbridge Way

INTENT OF PERMIT:

1. Permit the construction of a mixed-use project at 6951 Elmbridge Way, on a site zoned “Residential/Limited Commercial (RCL3)”, incorporating three towers of varying heights (i.e. approximately 39 m, 44 m, and 47 m geodetic), 324 dwellings including 70 live/work dwellings and 20 low-end market rental units (secured via a Housing Agreement), approximately 6,200 m² (67,000 ft²) of ground floor retail, large outdoor and indoor amenity spaces at the project’s podium roof level, green roofs on a minimum of 50% of the project’s total roof area, and three levels of parking (711 spaces); and
2. Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 8604, to:
 - a) reduce the minimum allowable front yard and exterior side yard setback along Elmbridge Way, Hollybridge Way, and River Road for portions of the building that are situated below finished grade from 3.0 m to no setback required;
 - b) reduce the minimum allowable exterior side yard setback along Hollybridge Way, south of Lansdowne Road, from 3.0 m to 2.0 m;
 - c) increase the maximum allowable projection for balconies projecting into an exterior side yard setback along Hollybridge Way, south of Lansdowne Road, from 1.0 m to 2.6 m; and
 - d) increase the maximum allowable projection for architectural features projecting into an exterior side yard setback along Hollybridge Way, at the end of Lansdowne Road, from 0.6 m maximum to no setback required.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a mixed-use project at 6951 Elmbridge Way, on a site zoned "Residential/Limited Commercial (RCL3)", incorporating three towers of varying heights (i.e. approximately 39 m, 44 m, and 47 m geodetic), 324 dwellings including 70 live/work dwellings and 20 low-end market rental units (secured via a Housing Agreement), approximately 6,200 m² (67,000 ft²) of ground floor retail, large outdoor and indoor amenity spaces at the project's podium roof level, green roofs on a minimum of 50% of the project's total roof area, and three levels of parking (711 spaces); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 8604, to:*
 - a) *reduce the minimum allowable front yard and exterior side yard setback along Elmbridge Way, Hollybridge Way, and River Road for portions of the building that are situated below finished grade from 3.0 m to no setback required;*
 - b) *reduce the minimum allowable exterior side yard setback along Hollybridge Way, south of Lansdowne Road, from 3.0 m to 2.0 m;*
 - c) *increase the maximum allowable projection for balconies projecting into an exterior side yard setback along Hollybridge Way, south of Lansdowne Road, from 1.0 m to 2.6 m; and*
 - d) *increase the maximum allowable projection for architectural features projecting into an exterior side yard setback along Hollybridge Way, at the end of Lansdowne Road, from 0.6 m maximum to no setback required.*



4. Development Permit 10-525175

(File Ref. No.: DP 10-525175) (REDMS No. 2908976)

APPLICANT: Brook + Associates Inc.

PROPERTY LOCATION: 3200 Sweden Way, 13091, 13131, 13080, 13120 Bathgate Place and the northern 1.66 hectares (4.1 acres) of 3810 Jacombs Road (addressed as 3760 and 3820 Jacombs Road), the existing Bathgate Place surplus City Road Right-of-Way, and portions of the existing Jacombs Road surplus City Road Right-of-Way

INTENT OF PERMIT:

1. Permit the construction of a new IKEA Store with a total floor area of 32,036 m² (344,832 ft²) located at 3200 Sweden Way, 13091, 13131, 13080, 13120 Bathgate Place and the northern 1.66 hectares (4.1 acres) of 3810 Jacombs Road (addressed as 3760 and 3820 Jacombs Road), the existing Bathgate Place surplus City Road Right-of-Way and portions of the existing Jacombs Road surplus City Road Right-of-Way on a site zoned Industrial Retail (IR1);
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 12 m to 20.30 m.; and
3. Vary the provision of the Richmond Sign Bylaw 5560 to:
 - a) increase the maximum allowable area for fascia signs from 526.5m² to 755m²;
 - b) increase the maximum allowable number of free standing signs from 3 to 13 as identified in the Development Permit package;
 - c) increase the maximum allowable area for an electronic message board from 29.4 m² to 88.2 m²; and
 - d) increase the maximum allowable height of the free standing navigation sign from 12 m to 35 m.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a new IKEA Store with a total floor area of 32,036 m² (344,832 ft²) located at 3200 Sweden Way, 13091, 13131, 13080, 13120 Bathgate Place and the northern 1.66 hectares (4.1 acres) of 3810 Jacombs Road (addressed as 3760 and 3820 Jacombs Road), the existing Bathgate Place surplus City Road Right-of-Way and portions of the existing Jacombs Road surplus City Road Right-of-Way on a site zoned Industrial Retail (IR1);*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 12 m to 20.30 m.; and*
3. *Vary the provision of the Richmond Sign Bylaw 5560 to:*
 - a) *increase the maximum allowable area for fascia signs from 526.5m² to 755m²;*
 - b) *increase the maximum allowable number of free standing signs from 3 to 13 as identified in the Development Permit package;*
 - c) *increase the maximum allowable area for an electronic message board from 29.4 m² to 88.2 m²; and*
 - d) *increase the maximum allowable height of the free standing navigation sign from 12 m to 35 m.*



5. Development Permit DV 10-529985

(File Ref. No.: DV 10-529985) (REDMS No. 2901254)

APPLICANT: Kasian Architecture Interior Design & Planning Ltd.

PROPERTY LOCATION: 5631 Parkwood Way

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height to 14.4 m (47.25 ft) for elevator towers only.

Manager's Recommendations

That the provisions of Richmond Zoning Bylaw 8500 be varied to increase the maximum building height to 14.4 m (47.25 ft) for elevator towers only.

6. GENERAL COMPLIANCE - REQUEST BY HBBH + CE INTEGRATED DESIGN BC INC. FOR A GENERAL COMPLIANCE RULING AT 14000, 14088, 14100, 14200 AND 14300 RIVERPORT WAY (FORMERLY 14791 STEVESTON HIGHWAY)

(File Ref. No.: DP 04-269797 and DP 04-269797) (REDMS No. 293)

APPLICANT: HBBH + CE Integratedesign BC Inc.

PROPERTY LOCATION: 14000, 14088, 14100, 14200 and 14300 Riverport Way (formerly 14791 Steveston Highway)

Manager's Recommendations

That the revised plans for the residential rental building at 14000, 14088, 14100, 14200 and 14300 Riverport Way (formerly 14791 Steveston Highway) be considered in General Compliance with Development Permit (DP 04-269797).

7. New Business

8. Date Of Next Meeting: Wednesday, August 11, 2010

9. Adjournment