



## Development Permit Panel

### Council Chambers

Wednesday, December 15, 2010

3:30 p.m.

#### 1. Minutes

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



#### 2. Development Permit DP 10-534599

(File Ref. No.: DP DP 10-534599) (REDMS No. 3064213)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9840 Alberta Road

##### INTENT OF PERMIT:

1. Permit the construction of eight (8) townhouse units at 9840 Alberta Road on a site zoned "Town Housing (ZT60)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the front yard setback from 6.0 m to 3.4 m for a single-storey garbage and recycling enclosure attached to the building;
  - b) allow a 2.59 m porch projection into the front yard setback; and
  - c) reduce the rear yard setback from 3.0 m to 2.2 m for a single-storey electrical closet attached to the building.

##### Manager's Recommendations

*That a Development Permit be issued which would:*

1. *Permit the construction of eight (8) townhouse units at 9840 Alberta Road on a site zoned "Town Housing (ZT60)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*

- a) *reduce the front yard setback from 6.0 m to 3.4 m for a single-storey garbage and recycling enclosure attached to the building;*
- b) *allow a 2.59 m porch projection into the front yard setback; and*
- c) *reduce the rear yard setback from 3.0 m to 2.2 m for a single-storey electrical closet attached to the building.*



**3. Development Permit DP 10-539751**

(File Ref. No.: DP 10-539751) (REDMS No. 3068121)

APPLICANT: Centro Parkside Development Ltd.

PROPERTY LOCATION: 9651 Alberta Road

**INTENT OF PERMIT:**

1. Permit the construction of 22, three-storey townhouse units at 9651 Alberta Road, zoned “High Density Townhouses (RTH1)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the required front yard setback along Hemlock Drive from 4.5m to 2.3m to allow an encroachment of the front balcony;
  - b) reduce the required lot width from 40.0m to 26.1m;
  - c) reduce the required landscaped area from 25% to 21.3%; and
  - d) permit resident parking to allow a tandem parking configuration for 22 units (44 stalls).

**Manager’s Recommendations**

*That a Development Permit be issued which would:*

1. *Permit the construction of 22, three-storey townhouse units at 9651 Alberta Road, zoned “High Density Townhouses (RTH1)”;*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *reduce the required front yard setback along Hemlock Drive from 4.5m to 2.3m to allow an encroachment of the front balcony;*
  - b) *reduce the required lot width from 40.0m to 26.1m;*
  - c) *reduce the required landscaped area from 25% to 21.3%; and*
  - d) *permit resident parking to allow a tandem parking configuration for 22 units (44 stalls).*



**4. New Business**

**5. Date Of Next Meeting: Wednesday, December 29, 2010**

**6. Adjournment**