



Development Permit Panel

Wednesday, April 16, 2008

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Mike Kirk, General Manager, Corporate Services

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, March 26, 2008, be adopted.

CARRIED

2. Development Permit 06-353282

(Report: March 27, 2008 File No.: 06-353282) (REDMS No. 2239100)

APPLICANT: Bob Cheema

PROPERTY LOCATION: 9280 General Currie Road

INTENT OF PERMIT:

1. Permit the construction of two (2) detached dwelling units on each of two (2) future subdivided lots for a total of four (4) detached dwelling units at 9280 General Currie Road on a site zoned "Comprehensive Development District (CD/120)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted open porch projection into the General Currie Road setback from 1 m to 1.5 m.

Applicant's Comments

Rod Lynde, Lynde Designs Ltd., 8171 Claysmith Road, representing the applicant, explained that the variance requested for the increase in open porch projection responded to the South McLennan Area Plan in that the entrance would be more of a recognizable feature, and it would make the veranda usable. The impact on the neighbouring property would be minimal.

Staff Comments

Brian Jackson, Director of Development, indicated that staff recommend the variance in accordance with OCP provisions, allowing the dwelling unit porches to be more usable spaces. With respect to the nine trees that were identified at rezoning to be removed from the property, Mr. Jackson advised that four were identified as being in poor health, one was an invasive species, and the four remaining in medium health conflicted with the building envelopes. He expressed support for issuing the development permit and granting the variance the applicant was seeking.

Correspondence

Kista Gawander, 9340 General Currie Road (attached as Schedule 1 to these Minutes)

Gallery Comments

None.

Panel Discussion

In response to the Chair's query with respect to the level of high quality development appropriate for Richmond, Mr. Lynde indicated that the site plan redesign was done to widen the access and include an open area between the buildings as a pathway to the adjacent park. Further, he noted that the landscape plan was done by a North Vancouver landscape architect, and a variety of quality materials have been specified.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of two (2) detached dwelling units on each of two (2) future subdivided lots for a total of four (4) detached dwelling units at 9280 General Currie Road on a site zoned "Comprehensive Development District (CD/120)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted open porch projection into the General Currie Road setback from 1 m to 1.5 m.*

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:37 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 16, 2008.

Joe Erceg
Chair

Karen Miller, Raincoast Ventures Ltd.
Recording Secretary