



Development Permit Panel

Council Chambers

Wednesday, April 11, 2012

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, March 28, 2012.



2. Development Permit 11-564405

(File Ref. No.: DP 11-564405) (REDMS No. 3482687)

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APPLICANT: Oris Development (River Drive) Corporation

PROPERTY LOCATION: 10011 & 10111 River Drive and portion of 10199 River Drive (Phase 1)

INTENT OF PERMIT:

1. Permit the construction of five (5) residential buildings, one (1) mixed-use commercial residential building and one (1) resident amenity/commercial use building (Phase 1) at 10011 and 10111 River Drive and portion of 10199 River Drive on a site zoned "Residential Mixed-Use Commercial (ZMU17)-River Drive/No.4 Road (Bridgeport)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum permitted building height between 20.0 m and 36.0 m of the lot line abutting River Drive, from 15.0 m to 26.0 m for the southernmost 5.0 m of the upper two floors of Building "G"
 - (b) reduce the Building "B" setback to the proposed west property line of West Park from 6.0 m to 2.7 m for roof support columns; and
 - (c) reduce the Building "C" setback to the proposed internal site east property line from 6.0 m to 4.0 m for a partial building and roof projection and allow the Building "E" entry canopy to project into the internal side yard setback.

Manager's Recommendations

That a Development Permit be issued, which would:

1. *Permit the construction of five (5) residential buildings, one (1) mixed-use commercial residential building and one (1) resident amenity/commercial use building (Phase 1) at 10011 and 10111 River Drive and portion of 10199 River Drive on a site zoned "Residential Mixed-Use Commercial (ZMU17)-River Drive/No.4 Road (Bridgeport)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum permitted building height between 20.0 m and 36.0 m of the lot line abutting River Drive, from 15.0 m to 26.0 m for the southernmost 5.0 m of the upper two floors of Building "G";*
 - (b) *reduce the Building "B" setback to the proposed west property line of West Park from 6.0 m to 2.7 m for roof support columns; and*
 - (c) *reduce the Building "C" setback to the proposed internal site east property line from 6.0 m to 4.0 m for a partial building and roof projection and allow the Building "E" entry canopy to project into the internal side yard setback.*



3. Development Permit 11-586344

(File Ref. No.: DP 11-586344) (REDMS No. 3382871)

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APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9731 and 9751 Cambie Road

INTENT OF PERMIT:

1. Permit the construction of 12 townhouse units at 9731 and 9751 Cambie Road on a site zoned Low Density Townhouse (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow a total 16 tandem parking spaces in eight (8) townhouse units.

Manager's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 12 townhouse units at 9731 and 9751 Cambie Road on a site zoned Low Density Townhouse (RTL4); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to allow a total 16 tandem parking spaces in eight (8) townhouse units.*



4. Development Permit 11-589490
(File Ref. No.: DP 11-589490) (REDMS No. 3494638)

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APPLICANT: Triple A Planning Consultants

PROPERTY LOCATION: 6780 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 10 bed congregate housing and 37 space child care facility with an accessory residential caretaker dwelling unit at 6780 No. 4 Road on a site zoned “Congregate Housing and Child Care – McLennan (ZR8)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum road setback from 3m to 2.75m for the corner portion of the building located at the No. 4 Road and Granville Avenue intersection.
 - (b) allow a screened garbage/recycling enclosure to be located along the north property line and encroach 2.9m into the setback for the east property line at the north east corner of the site.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 10 bed congregate housing and 37 space child care facility with an accessory residential caretaker dwelling unit at 6780 No. 4 Road on a site zoned “Congregate Housing and Child Care – McLennan (ZR8)”; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum road setback from 3m to 2.75m for the corner portion of the building located at the No. 4 Road and Granville Avenue intersection.*
 - (b) *allow a screened garbage/recycling enclosure to be located along the north property line and encroach 2.9m into the setback for the east property line at the north east corner of the site.*



5. New Business

6. Date Of Next Meeting: Wednesday, April 25, 2012

7. Adjournment