



Development Permit Panel

Council Chambers

Wednesday, March 26, 2008

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on March 12, 2008.



2. Development Permit DP 05-296823

(Report: February 5, 2008 File No.: DP 05-296823) (REDMS No. 2079701)

APPLICANT: Gerry Blonski Architect

PROPERTY LOCATION: 9000 Granville Avenue and 7040 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of twelve (12) townhouses at 9000 Granville Avenue and 7040 Garden City Road on a site zoned Comprehensive Development District (CD/128); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the Public Road Setback on Garden City Road from 6 m to 4.50 m for Building 'A' and to 3.9 m for Building 'B';
 - b) increase the permitted maximum balcony and porch projection into the setback on Granville Avenue from 1 m to 1.83 m for Building 'A'; and
 - c) permit landscape trellis structures within 2 m of the property line at Garden City Road and at the corner of Garden City Road and Granville Avenue.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of twelve (12) townhouses at 9000 Granville Avenue and 7040 Garden City Road on a site zoned Comprehensive Development District (CD/128); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the Public Road Setback on Garden City Road from 6 m to 4.50 m for Building 'A' and to 3.9 m for Building 'B';*
 - b) *increase the permitted maximum balcony and porch projection into the setback on Granville Avenue from 1 m to 1.83 m for Building 'A'; and*
 - c) *permit landscape trellis structures within 2 m of the property line at Garden City Road and at the corner of Garden City Road and Granville Avenue.*



3. Development Permit DP 06-345763

(Report: March 4, 2008 File No.: DP 06-345763) (REDMS No. 2349095)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 12020 1st Avenue

INTENT OF PERMIT:

1. Permit the construction of a three-storey mixed-use building at 12020 1st Avenue on a site zoned "Steveston Commercial (Three-Storey) District (C5)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) increase the maximum building height from 12 m to 12.8 m for stair access to the roof decks;
 - b) reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m;
 - c) permit 27% of off-street parking spaces to be for small cars (3 of 11 total parking spaces); and
 - d) reduce the minimum parking setback from 3 m to 0.6 m to the lane, and from 1.5 m to 0.6 m to the north property line and 0 m to the south property line.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a three-storey mixed-use building at 12020 1st Avenue on a site zoned "Steveston Commercial (Three-Storey) District (C5)"; and*
 2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *increase the maximum building height from 12 m to 12.8 m for stair access to the roof decks;*
 - b) *reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m;*
 - c) *permit 27% of off-street parking spaces to be for small cars (3 of 11 total parking spaces); and*
 - d) *reduce the minimum parking setback from 3 m to 0.6 m to the lane, and from 1.5 m to 0.6 m to the north property line and 0 m to the south property line*
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4. **New Business**
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5. **Date Of Next Meeting: Wednesday, April 16, 2008**
6. **Adjournment**