



Development Permit Panel

Council Chambers

Wednesday, November 14, 2007

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, October 24, 2007.



2. Development Permit 06-352760

(Report: October 15, 2007 File No.: 06-352760) (REDMS No. 2256536)

APPLICANT: Jordan Kutev Architect

PROPERTY LOCATION: 6860 Eckersley Road

INTENT OF PERMIT:

1. To permit the construction of 16 townhouse units connected by a common outdoor courtyard located at the second level at 6860 Eckersley Road on a site zoned "Comprehensive Development District (CD/188)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum public road setback at the corner of Anderson Road and Eckersley Road to 2.5 m; and
 - b) permit an approximately 15 m² (161 ft²) covered garbage and recycling enclosure to be located in the Public Road setback to Anderson Road.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of 16 townhouse units connected by a common outdoor courtyard located at the second level at 6860 Eckersley Road on a site zoned "Comprehensive Development District (CD/188)"; and*

2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum public road setback at the corner of Anderson Road and Eckersley Road to 2.5 m; and*
 - b) *Permit an approximately 15 m² (161 ft²) covered garbage and recycling enclosure to be located in the Public Road setback to Anderson Road.*



3. Development Permit 07-359529

(Report: October 22, 2007 File No.: 07-359529) (REDMS No. 2244612)

APPLICANT: Great Canadian Gaming Corporation

PROPERTY LOCATION: 8840 River Road

INTENT OF PERMIT:

1. Permit the construction of a seven (7) storey parkade to provide approximately 1200 park-and-ride spaces to support public transit and an additional 288 parking spaces to serve the proposed 192 room, five (5) storey hotel expansion to the River Rock Casino Resort with commercial uses at grade at 8840 River Road and a portion of the rail right-of-way (ROW) on Lot 102, Section 21 and 22 Block 5 North Range 6 West New Westminster District Plan 46989 on a site zoned "Comprehensive Development District (CD/87)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Provide a 0 m road setbacks along Great Canadian Way, River Road and the new (to be constructed) Sexsmith Road for a portion of the proposed building;
 - b) Provide a 0 m setback to the sky bridge connecting the casino resort at 8811 River Road to the proposed hotel and parkade expansion at 8840 River Road;
 - c) Vary the lot coverage from 50% to approximately 87%; and
 - d) Vary the manoeuvring aisle from the required 7.6 m to 6.7 m.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a seven (7) storey parkade to provide approximately 1200 park-and-ride spaces to support public transit and an additional 288 parking spaces to serve the proposed 192 room, five (5) storey hotel expansion to the River Rock Casino Resort with commercial uses at grade at 8840 River Road and a portion of the rail right-of-way (ROW) on Lot 102, Section 21 and 22 Block 5 North Range 6 West New Westminster District Plan 46989 on a site zoned "Comprehensive Development District (CD/87)"; and*

2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
- a) *Provide a 0 m road setbacks along Great Canadian Way, River Road and the new (to be constructed) Sexsmith Road for a portion of the proposed building;*
 - b) *Provide a 0 m setback to the sky bridge connecting the casino resort at 8811 River Road to the proposed hotel and parkade expansion at 8840 River Road;*
 - c) *Vary the lot coverage from 50% to approximately 87%; and*
 - d) *Vary the manoeuvring aisle from the required 7.6 m to 6.7 m.*



4. **New Business**



5. **Date Of Next Meeting: Wednesday, November 28, 2007**

6. **Adjournment**