



Development Permit Panel

Council Chambers

Wednesday, September 12, 2007

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on August 15, 2007.



2. Development Variance DV 06-337315

(Report: August 24, 2007 File No.: DV 06-337315) (REDMS No. 2271360)

(Referred from the August 15, 2007 DPP Meeting.)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8140 No. 5 Road

INTENT OF PERMIT:

1. Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 21.44 m (70.34 ft.);
2. Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);
3. Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and
4. Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).

Manager's Recommendations

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to:

1. *Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 21.44 m (70.34 ft.);*
2. *Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);*

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3. *Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and*
4. *Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).*



3. Development Permit 07-363084

(Report: August 21, 2007 File No.: 07-363084) (REDMS No. 2230448)

APPLICANT: Tussy Berg, Markus Berg and Viktor Berg of H.A. Berg Investments

PROPERTY LOCATION: 11991 No. 1 Road (formerly 11991 No. 1 Road and 3911/3931 Chatham Street)

INTENT OF PERMIT:

1. To permit the construction of a three-storey mixed-use building consisting of approximately 156 m² (1,674 ft²) of commercial space and 10 dwelling units on a site zoned “Steveston Commercial (Three-Storey) District (C5)”; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) increase the building maximum height from 12 m to 12.9 m for roof accesses;
 - b) decrease the minimum manoeuvring aisle width from 7.5 m to 6.7 m; and
 - c) permit 21% small car sized off-street parking spaces (6 spaces).

Manager’s Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a three-storey mixed-use building consisting of approximately 156 m² (1,674 ft²) of commercial space and 10 dwelling units at 11991 No. 1 Road (formerly 11991 No. 1 Road and 3911/3931 Chatham Street) 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 building maximum height from 12 m to 12.9 m for roof accesses*
 - b) *decrease the minimum manoeuvring aisle width from 7.5 m to 6.7 m; and*
 - c) *permit 21% small car sized off-street parking spaces (6 spaces).*



4. New Business



5. Date Of Next Meeting: Wednesday, September 26, 2007

6. Adjournment