



Development Permit Panel

Council Chambers

Wednesday, February 13, 2008

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, January 30, 2008.



2. Development Permit 05-315321

(Report: January 24, 2008 File No.: 05-315321) (REDMS No. 2265123)

APPLICANT: Elegant Development Inc.

PROPERTY LOCATION: 22760, 22780, 22800, 22820, 22840 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of a 54 unit three storey townhouse complex consisting of 5 to 8 units per building at 22760, 22780, 22800, 22820, 22840 Westminster Highway on a site zoned Comprehensive Development District (CD/24); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) allow covered porches and bay windows to project a maximum of 1.53 metres into the front yard setback, and;
 - b) permit tandem parking stalls in up to 38 dwelling units (76 stalls maximum).

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a 54 unit three storey townhouse complex consisting of 5 to 8 units per building at 22760, 22780, 22800, 22820, 22840 Westminster Highway on a site zoned Comprehensive Development District (CD/24); and*

2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *allow covered porches and bay windows to project a maximum of 1.53 metres into the front yard setback, and;*
 - b) *permit tandem parking stalls in up to 38 dwelling units (76 stalls maximum).*



3. **Development Permit 06-352004**

(Report: January 23, 2008 File No.: 06-352004) (REDMS No. 2274382)

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 3900 Moncton Street

INTENT OF PERMIT:

1. Permit the construction of a two-storey mixed use development at 3900 Moncton Street on a site zoned "Steveston Commercial (Two-Storey) District (C4)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase maximum building height from 9 m to maximum 10.06 m for false front parapets;
 - b) Reduce the minimum parking setback from 1.5 m to 0.45 m to the south property line and from 3 m to 1 m to the lane;
 - c) Permit 30% of off-street parking spaces to be for small cars (7 of 24 total parking spaces); and
 - d) Reduce the minimum number of off-street parking spaces from 28 to 26 spaces (24 parking spaces provided).

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a two-storey mixed use development at 3900 Moncton Street on a site zoned "Steveston Commercial (Two-Storey) District (C4)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Increase maximum building height from 9 m to maximum 10.06 m for false front parapets;*
 - b) *Reduce the minimum parking setback from 1.5 m to 0.45 m to the south property line and from 3 m to 1 m to the lane;*
 - c) *Permit 30% of off-street parking spaces to be for small cars (7 of 24 total parking spaces); and*
 - d) *Reduce the minimum number of off-street parking spaces from 28 to 26 spaces (24 parking spaces provided).*



4. Development Variance Permit DV 07-396897
(Report: January 22, 2008 File No.: DV 07-396897) (REDMS No. 2330874)

APPLICANT: Randy May

PROPERTY LOCATION: 2600 No. 7 Road

INTENT OF PERMIT:

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum required setback from a public road in the Agricultural District (AG1) zone from 50 m (164 ft.) to 75 m (246 ft.) to accommodate a new single-family dwelling at 2600 No. 7 Road.

Manager's Recommendations

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum required setback from a public road in the Agricultural District (AG1) zone from 50 m (164 ft.) to 75 m (246 ft.) to accommodate a new single-family dwelling at 2600 No. 7 Road.

☐

5. New Business

☐

6. Date Of Next Meeting: Wednesday, February 27, 2008

7. Adjournment