



Development Permit Panel

Council Chambers

Wednesday, April 15, 2009

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, January 28, 2009.



2. Development Permit 07-402052

(Report: March 20, 2009 File No.: DP 07-402052) (REDMS No. 2528745)

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 8140 and 8160 Park Road

INTENT OF PERMIT:

1. To permit the construction of a mixed-use commercial and residential development consisting of a 14-storey tower with a total of 99 residential units; including eight (8) Affordable Housing units and approximately 457.8 m² (4,928 ft²) of retail/commercial space at street level at 8140 and 8160 Park Road on a site zoned "Downtown Commercial District (C7)"; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the number of parking spaces for each residential unit from 1.5 parking spaces per dwelling unit to 1.0 parking spaces per dwelling unit;
 - b) reduce the number of parking spaces for each Affordable Housing unit from 1.2 (resident and visitor) parking spaces per dwelling unit to 1.1 (resident and visitor) parking spaces per dwelling unit; and
 - c) reduce the minimum Public Road setback from 3.0 m to 1.8 m. along Park Road.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of a mixed-use commercial and residential development consisting of a 14-storey tower with a total of 99 residential units, including eight (8) Affordable Housing units and approximately 457.8 m² (4,928 ft²) of retail/commercial space at street level at 8140 and 8160 Park Road on a site zoned "Downtown Commercial District (C7)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the number of parking spaces for each residential unit from 1.5 parking spaces per dwelling unit to 1.0 parking spaces per dwelling unit;*
 - b) *reduce the number of parking spaces for each Affordable Housing unit from 1.2 (resident and visitor) parking spaces per dwelling unit to 1.1 (resident and visitor) parking spaces per dwelling unit; and*
 - c) *reduce the minimum Public Road setback from 3.0 m to 1.8 m. along Park Road.*



3. Development Permit 08-442688

(Report: March 19, 2009 File No.: DP 08-442688) (REDMS No. 2585004)

APPLICANT: Timothy Tse

PROPERTY LOCATION: 7620 Acheson Road

INTENT OF PERMIT:

1. To permit the construction of two (2) front-to-back duplexes at 7620 Acheson Road on a site zoned "Comprehensive Development District (CD/28)"; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit portions of the second storey of the buildings to project beyond the residential vertical envelope (lot depth) to a maximum of 1.5 m (5.0 ft).

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of two (2) front-to-back duplexes at 7620 Acheson Road on a site zoned "Comprehensive Development District (CD/28)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit portions of the second storey of the buildings to project beyond the residential vertical envelope (lot depth) to a maximum of 1.5 m (5.0 ft).*



4. New Business



5. Date Of Next Meeting: Wednesday, April 29, 2009

6. Adjournment