



Development Permit Panel

Council Chambers

Wednesday, June 25, 2008

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, June 11, 2008.



2. Development Permit 06-352004

(Report: June 5, 2008 File No.: DP 06-352004) (REDMS No. 2460885)

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).*



3. Development Permit 07-377055

(Report: May 22, 2008 File No.: DP 07-377055) (REDMS No. 2446261)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9071 & 9091 Williams Road

INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse dwellings at 9071 and 9091 Williams Road on a site zoned "Townhouse District (R2-0.6)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum front yard setback from 6.0 m to 5.00 m for the buildings and to 4.17 m for porch projections;
 - b) Increase the maximum lot coverage from 40% to 42.7%; and
 - c) Allow tandem parking spaces in three (3) of the nine (9) townhouse units.

Manager's Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of nine (9) townhouse dwellings at 9071 and 9091 Williams Road on a site zoned "Townhouse District (R2-0.6)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum front yard setback from 6.0 m to 5.00 m for the buildings and to 4.17 m for porch projections;*
 - b) *Increase the maximum lot coverage from 40% to 42.7%; and*
 - c) *Allow tandem parking spaces in three (3) of the nine (9) townhouse units.*



4. New Business

5. Date Of Next Meeting: Wednesday, July 16, 2008

6. Adjournment