



Development Permit Panel

Council Chambers

Wednesday, September 16, 2009

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, August 26, 2009.



2. Development Permit 08-431155

(File Ref. No.: 08-431155) (REDMS No. 2590959)

APPLICANT: Oris Development (Cambie) Corp.

PROPERTY LOCATION: 9420, 9460 and 9480 Cambie Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of a mixed-use development including approximately 193 dwelling units in three (3) four storey buildings, as well as approximately 166 m² (1,788.1 ft²) of commercial space and 175.3 m² (1,886 ft²) of indoor amenity space at 9420, 9460 and 9480 Cambie Road on a site zoned Comprehensive Development District (CD/196).

Manager's Recommendations

That a Development Permit be issued which would permit the construction of a mixed-use development including approximately 193 dwelling units in three (3) four storey buildings, as well as approximately 166 m² (1,788.1 ft²) of commercial space and 175.3 m² (1,886 ft²) of indoor amenity space at 9420, 9460 and 9480 Cambie Road on a site zoned Comprehensive Development District (CD/196).



3. Development Permit 08-445014

(File Ref. No.: DP 08-445014) (REDMS No. 2666543)

APPLICANT: Abbarch Architecture Inc.

PROPERTY LOCATION: 10151 No. 3 Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit alteration of a portion of the No. 3 Road façade at the Safeway store and improvements to the pedestrian circulation and landscaping adjacent to No. 3 Road on a site under “Land Use Contract 022 (LUC 022)”.

Manager’s Recommendations

That a Development Permit be issued which would permit alteration of a portion of the No. 3 Road façade at the Safeway store and improvements to the pedestrian circulation and landscaping adjacent to No. 3 Road on a site under “Land Use Contract 022 (LUC 022)”.



4. Development Permit 09-463340

(File Ref. No.: DP 09-463340) (REDMS No. 2708956)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7531 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of five (5) townhouse units at 7531 No. 4 Road on a site zoned “Comprehensive Development District (CD/35)”;
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum north side yard setback for the east building (triplex along No. 4 Road) from 3.0 m to 1.88 m;
 - b) reduce the minimum north side yard setback from 3.0 m to 1.73 m for a single storey garbage/recycling enclosure attached to the west building (duplex at the back); and
 - c) allow tandem parking spaces in all of the five (5) townhouse units.

Manager’s Recommendations

That a Development Permit be issued which would:

1. *Permit the construction of five (5) townhouse units at 7531 No. 4 Road on a site zoned “Comprehensive Development District (CD/35)”;*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*

- a) *reduce the minimum north side yard setback for the east building (triplex along No. 4 Road) from 3.0 m to 1.88 m;*
- b) *reduce the minimum north side yard setback from 3.0 m to 1.73 m for a single storey garbage/recycling enclosure attached to the west building (duplex at the back); and*
- c) *allow tandem parking spaces in all of the five (5) townhouse units.*



5. Development Permit 09-472234

(File Ref. No.: DP 09-472234) (REDMS No. 2680523)

APPLICANT: Palmer Yachts Ltd.

PROPERTY LOCATION: 23740 Dyke Road

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of a mixed use industrial/water oriented shipyard marina complex with nine single-family character residential units and a lot transferred to the City for future park use at 23740 Dyke Road on a site zoned Comprehensive Development District (CD/204) and School & Public Use District (SPU).

Manager's Recommendations

That a Development Permit be issued which would permit the construction of a mixed use industrial/water oriented shipyard marina complex with nine single-family character residential units and a lot transferred to the City for future park use at 23740 Dyke Road on a site zoned Comprehensive Development District (CD/204) and School & Public Use District (SPU).



6. New Business

7. Date Of Next Meeting: Wednesday, September 30, 2009

8. Adjournment