



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council

DATE: January 5, 2000

FROM: David McLellan
Chair, Development Permit Panel

FILE: 0100-20-DPER1

RE: Development Permit Panel Meeting Held on December 15, 1999

PANEL RECOMMENDATION

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 99-167829) for the property at 9160 Steveston Highway be endorsed, and the Permits so issued.

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered two development permits and one development variance permit at its meeting held on December 15, 1999. Only the development variance permit is ready for Council consideration, given additional requirements which must be met by the development permits.

DV 99-167829 – INTERNATIONAL BUDDHIST SOCIETY – 9160 STEVESTON HIGHWAY

The proposal to vary a number of yard setbacks to accommodate additional minor structures within the walls of the Buddhist Temple complex on Steveston Highway generated one comment from neighbours on the north side of Steveston Highway regarding the noise and damage resulting from construction. The Panel was advised that all outstanding matters related to building code compliance have now been addressed on the site. The Panel was of the view that these minor variances would not be visible nor would they impact adjacent properties.

The Panel recommends that the permit be issued.

DJM:djm

DEVELOPMENT PERMIT PANEL

Wednesday, December 15, 1999

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, Chair
Chuck Gale, General Manager, Engineering & Public Works
Jim Bruce, General Manager, Finance & Corporate Services

The meeting was called to order at 3:30 p.m.

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. MINUTES

It was MOVED and SECONDED

That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 24th, 1999 be adopted as circulated.

CARRIED

2. **DEVELOPMENT VARIANCE PERMIT DP 99- 167589**

(Report: Dec. 1/99; File No.: DP 99-167589) (REDMS Nos.: 117813, 115744).

APPLICANT: 576105 B.C. Ltd.

PROPERTY LOCATION: 4711 Blair Drive

INTENT OF PERMIT: To allow the development of a 4,878 m² (52,508 ft²) townhouse complex consisting of 38 residential units; and

1. Vary the provisions of the Zoning and Development Bylaw 5300 as follows:

- a) Reduce the road setbacks along Blair Drive, Howard Street and Fisher Drive from 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for building projections to accommodate bay/box windows, lower floor and entry porch projections;
- b) Reduce the east side setback from 9.0 m (29.527 ft.) to 8.69 m (28.51 ft.) for bay/box windows and main floor building projections and to 8.0 m (26.247 ft.) for the amenity building main floor projection;
- c) Reduce the south side setback from 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for main/upper floor building projections;
- d) Reduce the road setback along Blair Drive from 6.0 m (19.685 ft.) to 1.5 m (4.921 ft.) for a roofed mailbox and entry gate structure; and
- e) Increase the maximum height of buildings along Blair Drive and Howard Street from 9.0 m (29.527 ft.) but not containing more than 2.5 storeys to 11.0 m (36.089 ft.) but not containing more than 3 storeys.

The Chair advised that this application had been adjourned from the previous meeting of November 24, 1999 in order to address issues on density and zoning requirements.

STAFF COMMENTS

Joe Erceg, Manager, Development Applications, advised that staff were recommending approval of the application. He stated that staff had reviewed the issues of parking and overall density and had concluded that the necessary requirements had been met. He noted that the height issue had been addressed with the submission of drawings which included across section of Fisher Gardens. In addition, the applicant had submitted revised landscape drawings showing a number of improvements including a pedestrian walkway near the amenity building and the addition of a trellis.

APPLICANT'S COMMENTS

Mr. Yamamoto, Architect, advised that the submitted landscape drawings show more trees and the pedestrian pattern changed to respond to previous comments from the Panel.

GALLERY COMMENTS

There were no comments from the gallery.

PANEL COMMENTS

The Chair noted that the project was consistent with the neighbourhood and further noted that the height now showed gradual transition.

PANEL DECISION

It was **MOVED** and **SECONDED**

That the following recommendation be endorsed and forwarded to Council for adoption:

That Development Variance Permit (DP 99-167589) be issued for property at 4711 Blair Drive to allow the development of a 4,878 m² (52,508 ft²) townhouse complex consisting of 38 residential units; and to vary the provisions of the Zoning and Development Bylaw 5300 as follows:

- a) *Reduce the road setbacks along Blair Drive, Howard Street and Fisher Drive from 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for building projections to accommodate bay/box windows, lower floor and entry porch projections;*
- b) *Reduce the east side setback from 9.0 m (29.527 ft.) to 8.69 m (28.51 ft.) for bay/box windows and main floor building projections and to 8.0 m (26.247 ft.) for the amenity building main floor projection;*
- c) *Reduce the south side setback from 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for main/upper floor building projections;*
- d) *Reduce the road setback along Blair Drive from 6.0 m (19.685 ft.) to 1.5 m (4.921 ft.) for a roofed mailbox and entry gate structure; and*
- e) *Increase the maximum height of buildings along Blair Drive and Howard Street from 9.0 m (29.527 ft.) but not containing more than 2.5 storeys to 11.0 m (36.089 ft.) but not containing more than 3 storeys.*

CARRIED

3. **DEVELOPMENT PERMIT DP 99-164714**
(Report: Nov. 24/99; File No.: DP 99-164714) (REDMS Nos : 120443, 120665, 113901, 100965).

APPLICANT: KBK No. 61 Ventures Ltd.

PROPERTY LOCATION: 11020 Williams Road

INTENT OF PERMIT: To allow the development of a townhouse complex consisting of 90 units and a retail/community-use site and ancillary facilities; and that would:

1. Vary the provisions of the Zoning and Development Bylaw 5300 to:
 - Allow parking stalls in tandem for up to 60 stalls;
 - Reduce the number of required resident parking stalls from 180 to 178; and
 - Reduce the minimum number of regular parking stalls from 70% to 67% in the commercial area.

APPLICANT'S COMMENTS

Mr. Keith S. Hemphill of Rositch, Hemphill and Associates were in attendance to make a presentation to the Development Permit Panel. Site plans, artistic renderings and models were utilized in their introduction of Shelmont Plaza.

The site context of the proposed project was discussed in terms of the overall neighbourhood. It was noted that this was located near Ironwood Shopping Centre. The site plan showed the organization of the circulation systems of the site development to allow for the development of the character of the buildings. Reference was made to the two components: commercial and residential. The proposed townhomes were organized around auto courts which were able to connect to pedestrian routes.

As a result of a comprehensive CPTED report, the applicant advised that there was a high degree of surveillance with adequate lighting and security.

It was advised that the pedestrian access came from input out of public information meetings held in the neighbourhood. It was noted that earlier laneways were paved over and that there was now a dedicated pedestrian access in place.

The Architect advised that the main accesses were north/west and south/east through a large open green space in the middle with a play area that includes grass and play equipment. This provides a central hub for the project and relates to the nearby amenity building by providing visual access. It was noted that the pathway system works around this area and further noted that there were additional play areas in different locations throughout the site. It was suggested that the auto courts could also be used as hard surface play areas.

Reference was made to the level of articulation of the townhomes and a colour coded site plan was introduced. It was stated that the massing had been organized to project a small scale with a variety of roof forms.

STAFF COMMENTS

Joe Erceg, Manager, Development Applications, advised that staff were recommending approval of the application. It was advised that this area had been rezoned to CD 91 and 92 to allow for commercial and townhouses. He noted that the changes made had resulted from discussions with staff and that the variances requested for parking were minor and common. He stated that a request would be made for a letter of credit for landscaping.

It was noted that the designation of two units for future child care resulted from a comment from staff.

PANEL COMMENTS

The Chair encouraged the applicant to pursue the potential of having child care in the project due to possible future need.

Upon questioning, the applicant advised that the reduction of two resident parking stalls did not result in an increase of two visitor parking stalls and that driveways would provide tandem parking.

The Architect drew attention to the art feature to be placed on top of the cupola in the corner plaza, part of the Public Art Program.

Panel members complimented the architect on the layout and the attractiveness of the proposed development and stated their appreciation for the public art project.

GALLERY COMMENTS

There were no comments from the gallery.

CORRESPONDENCE

None.

PANEL DECISION

It was **MOVED** and **SECONDED**

That the following recommendation be endorsed and forwarded to Council for adoption:

That Development Permit (DP 99-164714) be issued for property at 11020 Williams Road to allow the development of a townhouse complex consisting of 90 units and a retail/community-use site and ancillary facilities; and

That would vary the provisions of the Zoning and Development Bylaw 5300 to:

- > *Allow parking stalls in tandem for up to 60 stalls;***
- > *Reduce the number of required resident parking stalls from 180 to 178; and***
- > *Reduce the minimum number of regular parking stalls from 70% to 67% in the commercial area.***

CARRIED

4. **DEVELOPMENT PERMIT DV 99-167829**
(Report: Nov. 1/99; File No.: DV 99-167829) (REDMS Nos : 8914, 120670, 118914).

APPLICANT: International Buddhist Society

PROPERTY LOCATION: 9160 Steveston Highway

INTENT OF PERMIT: 1. To allow a front yard setback along Steveston Highway from 6 m (19.685 ft.) to 0.305 m (1 ft.) for the expansion of the Kitchen on the lower floor and Thousand Buddha Hall on the second floor and the construction of the General Kwan Shrine and Bell Tower Gate;

2. Eastern side yard setback from 7.5 m (24.606 ft.) to 0.305 m (1 ft.) for the Seven Buddha Pavilion, Drum Tower Gate and Bell Tower Gate;
3. Western side yard setback from 7.5 m (24.606 ft.) to 0.610 m (2 ft.) for the expansion of the Kitchen on the lower floor and Thousand Buddha Hall on the second floor and to 1.798 m (5.9 ft.) for the extension of the Monk's Quarters on the lower floor and Ksitigarbha Buddha Hall on the second floor; and
4. Rear yard setback from 7.5 m (24.606 ft.) to 0.305 m (1 ft.) for the expansion of the Monk's Quarters on the lower floor and Ksitigarbha Buddha Hall on the second floor and extension of the South Lecture/Study Room.

APPLICANT'S COMMENTS

Julie Wang, Secretary-Treasurer, International Buddhist Society, was in attendance to comment and answer questions from the Panel. She advised that this application had been submitted last year and returned back for building code analysis. They hired a projection engineer and submitted the final amendment in early January of 1999. She explained that when the revision was brought forward to Council for final approval, an earlier plan was submitted by mistake. This resulted in a request for resubmission. She noted that the building department had approved the building code analysis.

STAFF COMMENTS

Joe Erceg, Manager, Development Applications, advised that staff were recommending approval of the application. He stated that the requested Development Variances had been approved in May of 1999 and that there had been minor revisions made to these plans. It was noted that the applicant also owns the properties to the east and west of the site so that there would be no great impact. There was a minor variance to the south of the site.

Holger Burke, Urban Development submitted site plans for the perusal of committee members showing the original and the revised versions.

CORRESPONDENCE

Correspondence from Bert and Jackie D'Odorico of 9131 Steveston Highway (attached as Schedule A) was read for the information of those present expressing their concern regarding potential "noise and damage" of the construction.

The applicant advised that they have been in contact with the above, have agreed not to work on Sunday and further advised that construction was being carried out according to city by-law.

PANEL DECISION

It was **MOVED** and **SECONDED**

That the following recommendation be endorsed and forwarded to Council for adoption:

That a Development Permit (DV 99-167829) be issued for property located at 9160 Steveston Highway to allow a:

1. *Front yard setback along Steveston Highway from 6 m (19.685 ft.) to 0.305 m (1 ft.) for the expansion of the Kitchen on the lower floor and Thousand Buddha Hall on the second floor and the construction of the General Kwan Shrine and Bell Tower Gate;*
2. *Eastern side yard setback from 7.5 m (24.606 ft.) to 0.305 m (1 ft.) for the Seven Buddha Pavilion, Drum Tower Gate and Bell Tower Gate;*
3. *Western side yard setback from 7.5 m (24.606 ft.) to 0.610 m (2 ft.) for the expansion of the Kitchen on the lower floor and Thousand Buddha Hall on the second floor and to 1.798 m (5.9 ft.) for the extension of the Monk's Quarters on the lower floor and Ksitigarbha Buddha Hall on the second floor; and*
4. *Rear yard setback from 7.5 m (24.606 ft.) to 0.305 m (1 ft.) for the expansion of the Monk's Quarters on the lower floor and Ksitigarbha Buddha Hall on the second floor and extension of the South Lecture/Study Room.*

CARRIED

8. **NEW BUSINESS**

None.

9. **DATE OF NEXT MEETING:**

The next meeting will be held on **Wednesday, January 12, 1999.**

10. **ADJOURNMENT**

It was **MOVED** and **SECONDED**

That the meeting be adjourned at 4:05 p.m.

DEVELOPMENT PERMIT PANEL MEETING
DECEMBER 15, 1999

ITEM: #4

Schedule A

City of Richmond
7577 Elmbridge Way
Richmond B.C.
V6X 2Z8

		INIT
✓	JRM	
✓	AB	
	DAW	
	AS	
	KY	

DVP 99-1675

Attn: City Clerk

To the Richmond Development Permit Panel,

I came into the City Hall last week to see what it was the Buddhist Society were planning to build this time.

As I had explained to the gentleman our concern was **NOISE & DAMAGE**.

Because we are directly across from the Main Temple the noise really affects us, there have been times when they continually were chipping blocks of cement that we had to **leave our house** because the noise was driving us **crazy**. I'm not kidding we wrote them to **PLEASE**, give us at least 1 day without that chipping as we couldn't even sit out on our porch in the summer even into the evening with out that noise.

Plus when they put up the church just west of the original temple we had over \$5,000.00 **Damage** done to our house. **Our** insurance paid for most of it. They (the Buddhist Society **didn't pay a cent**.) They sent over some fruit basket if I remember right. That's Just great when you have cracks allover your house.

I understand most of the plans have already been ok'd last year so we realize no matter what we have to say all is going to go ahead anyway. But please as a long time resident (40 +years) could we not be considered even just a little bit. Could we not have some assurance that we aren't going to be out of pocket and maybe have some quiet time when they are working in the summer.

Yours truly,

Bert & Jackie D'Odorico
9131 Steveston Hwy.
Richmond B.C. V7A1M6

