



City of Richmond

Report to Council

To: Richmond City Council
From: David McLellan
Chair, Development Permit Panel
Date: February 13, 2002
File: 0100-20-DPER1
Re: **Development Permit Panel Meeting Held on February 13, 2002**

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Variance Permit (DV 01-197911) for the property at 7100 Granville Avenue;
- ii) a Development Variance Permit (DV 01-198616) for the property at 1600 Savage Road;

be endorsed, and the Permits so issued.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two development variance permits at its meeting held on February 13, 2002.

DV 01-197911 – TRINITY LUTHERAN CHURCH – 7100 GRANVILLE AVENUE

The proposal to construct a two storey addition to this church on the south side of Granville Avenue between Moffatt and Gilbert Roads generated some favourable and unfavourable public comment. The unfavourable comment was from owners in the adjacent tower, but in the Panel's review it was noted that there is a substantial landscape buffer between the two properties, the variance is primarily adjacent to the parkade and the setback is similar to that of the parkade.

The Panel recommends that the permit be issued.

DV 01-198616 – FINNING INTERNATIONAL INC. – 1600 SAVAGE ROAD

The proposal to vary the sign bylaw at this site at the corner of River Road and Savage Road did not generate any public comment. The Panel was advised that the only reason this is required is because the development sits on two parcels with the building on the opposite site as the sign.

The Panel recommends that the permit be issued.

DJM:dj



Development Permit Panel

Wednesday, February 13, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: David McLellan, General Manager, Urban Development, Chair
Jeff Day, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 30, 2002, be adopted.

2. Development Variance Permit DVP 01-197911 (Report: January 22/02 File No.: DV 01-197911) (REDMS No. 587275)

APPLICANT: Trinity Lutheran Church

PROPERTY LOCATION: 7100 Granville Avenue

INTENT OF PERMIT:

To vary the side yard setback from 7.5 m (24.606 ft.) to 3.05 m (10 ft.) along the west property line in order to permit a two-storey addition to the existing church for a new gymnasium, classrooms, offices and entry.

Applicant's Comments

Mr. Reg Zotzman introduced himself, and also Mr. Harold Bosche, to the Panel. Mr. Zotzman provided a written summary of his comments which is attached as Schedule 1 and forms a part of these minutes. Several photographs were displayed that showed the existing 10 foot setback currently utilized by the sacristy; the parkade located 6 feet west of the western property line; and, existing trees on the subject property.

Staff Comments

The Development Co-ordinator, Mr. Holger Burke, said that staff were recommending approval of the application. In addition to the comments provided in Mr. Zotzman's summary, Mr. Burke said that i) the substantive trees along the west property line would provide a significant landscape buffer, and ii) if the required 7.5 metre setback were complied with the new building would not line up with the existing A-frame.

Correspondence

Mohammad Shahbaz, 212-545 Clyde Avenue, West Vancouver – Schedule 2

Kit Ling Chiang, Unit #1107, 7100 Gilbert Road – Schedule 3

Gallery Comments

There were none.

Panel Discussion

The Chair noted the very valuable service Trinity Lutheran Church provides to the City Centre and said that he was glad that the church was to remain in its present location.

The Chair considered this to be a reasonable application that allowed for an upgrade to the existing facility while creating no residential impact. Of further consideration was the proximity of the adjacent parkade to the western property line and also the substantive buffer along that edge.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the side yard setback from 7.5 m (24.606 ft.) to 3.05 m (10 ft.) along the west property line in order to permit a two-storey addition to the existing church for a new gymnasium, classrooms, offices and entry.

CARRIED

3. Development Variance Permit DVP 01-198616

(Report: January 17/02 File No.: DV 01-198616) (REDMS No. 592741)

APPLICANT: Finning International Inc.

PROPERTY LOCATION: 1600 Savage Road

INTENT OF PERMIT:

To vary the Sign Bylaw No. 5560 in order to permit the placement of a third party advertising sign on 1600 Savage Road for a building at 15100 River Road.

Applicant's Comments

Mr. Bob Laure, Finning International Manager of Real Estate for BC, Alberta, Yukon and Northwest Territories, advised the Chair that he would not make a formal presentation as all information was contained in the staff report.

In response to a question from the Chair, Mr. Laure provided information on the status of the property located on Great Northern Way. In addition, Mr. Laure said that the move of the Power Systems Group to Richmond, to an area that is evolving nicely, brought 150 real jobs to the City.

Staff Comments

The Development Co-ordinator, Mr. Holger Burke, said that staff were recommending approval of the application.

Correspondence

There was no correspondence on this matter.

Gallery Comments

There were none.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued to vary the Sign Bylaw No. 5560 in order to permit the placement of a third party advertising sign on 1600 Savage Road for a building at 15100 River Road.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:58 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Development
Permit Panel of the Council of the City of
Richmond held on Wednesday, February 13,
2002.

Board of Variance Application Richmond

1. Introduction

- My name is Reg Zotzman and I will be representing Trinity Lutheran Church- Richmond- Building Committee today.
- I would like to take this opportunity to provide additional information on Trinity's application for a side yard variance.

2. Historical Background

- **Active within Community**
 - Trinity Church has been actively worshipping in Richmond for the last 49 years
 - It has grown and evolved from a single English congregation to one that presently is serving three groups;
 - English congregation - Pastor Habershtock
 - Mandarin services – Pastor Tu
 - Cantonese services – Pastor Wong
 - As well Trinity's facilities provide meeting and recreational space for users as varied as voting or polling station, to community groups such as Al-Anon and Al-ateen, recreation space and a number of ESL classes.
- **Facilities**
 - These were constructed in three separate phases; Hall and classrooms in 1950's, addition to classrooms was added and then early 1960's the Sanctuary was constructed.
 - Today then facilities reflect their age and design.
 - Facilities work as two physically separate facilities
 - Small isolated class and meeting rooms.
 - Isolated and poorly assessable green spaces
 - Minimum insulation and therefore poor energy efficiency.

3. Process and Change in Richmond

- Trinity was originally located in a predominately single family neighbourhood.
- Over the last 50 years this neighbourhood has changed to reflect a character of multi-family townhouse and high rise residential developments.
- Over the last decade or so, Trinity has re-examined it's location within Richmond.
 - Initial thoughts were to sell the present facility and relocate to the # 5 Road Area.
 - Other locations in Richmond were then examined and a redevelopment of the existing site to a equity co-operative with the Church as a component was perused.
 - Today Trinity has made the descion carry out its Mission Statement in its present location.
- To accomplish these goals Trinity must redevelop and renew its existing facilities.

4. Proposed Facilities

- Create one efficient facility
- Facility designed to serve the Congregation(s) and the Community; with additional classrooms and meeting rooms

- Add a two storey facility rather than a one story facility so to;
 - minimise site coverage
 - provide better energy efficiency
 - provide maximum green space
- Enhance and complement the existing A Frame's (Sanctuary) appearance.
- Improve traffic flow and the efficiency of the Narthex and Sanctuary.
- Increase available parking and green space; parking increase from 64 to approximately 108 spaces.

5. Variance Request; to reduce the west side yard from 25 feet to 10 feet; to be inline with the existing Sacristy's side yard.

- ✂ Facilities are designed so that the one storey addition will be constructed near the adjacent 12 storey residential tower at 7040 Granville
- ✂ Two storey classroom facility will be adjacent to a two storey concrete parking structure; this parking structure is 6.0 feet from Trinity's west property line
- ✂ Townhouse development to the south will have an approximate 40 feet setback well within the 25.0 setback requirement.

6. Summary of Benefits

- ✂ A more efficient and attractive facility
- ✂ Increase on site parking
- ✂ Maintain and improve two large open green spaces
- ✂ Allow for the introduction of additional green space within the building project

7. Conclusion

- Trinity Church would like to Thank you for this opportunity to make this presentation.
- Also members of the Building Committee and Trinity's architect Mr. Gerry Sportack are available to provide additional information and or answer questions.

13 February, 2002

To Development Permit Panel
Date: FEB 13. 02
Item # 2
Re: 7100 GRANVILLE AVE
DVP 01-197911

[illegible]

A circular black and white stamp. The outer ring contains the text "CITY OF RICHMOND" at the top and "CITY CLERK'S OFFICE" at the bottom. Inside the ring, the word "DATE" is at the top, "FEB - 7 2002" is in the center, and "RECEIVED" is at the bottom.

12 Feb 2002

To: City Clerk
City of Richmond.

Re: Development Variance Permit
DVP 01-197911

I would like to inform you that
as owner of a unit of 7100 Gilbert Road,
Richmond (Tower on the Park), I am
in favour of new construction. Replacement
of the existing old structure with new
construction will improve the general
appearance of the neighborhood.

Kit Ling Chiang
Unit # 1107
7100 GILBERT ROAD
RICHMOND, B.C.