



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan
Chair, Development Permit Panel
DATE: October 18, 2000
FILE: 0100-20-DPER1
RE: Development Permit Panel Meeting Held on October 11, 2000

PANEL RECOMMENDATION

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

- i) a Development Variance Permit (DV 00-174131) for the property at 3200 Sweden Way;
- ii) a Development Variance Permit (DV 00-176748) for the property at 7886 Shackleton Drive;
- iii) a Development Variance Permit (DV 00-084968) for the property at 12011 Woodhead Road;

be endorsed, and the Permits so issued.

A handwritten signature in cursive script, appearing to read "David McLellan".

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered three development variance permits at its meeting held on October 11, 2000.

DV 00-174131 – DAVID S. MAH – 3200 SWEDEN WAY

The proposal to increase the number of free standing signs at the Ikea outlet on Bridgeport Road was considered for a second time by the Panel as the initial proposal did not provide for any improvement to the landscaping on the site. The proponent responded quite well to the concern by adding a number of trees to the parking area and floral beds at the major entrances to the premises. There was no public comment on the proposal.

The Panel recommends that the permit be issued.

DV 00-176748 – [REDACTED] – 7886 SHACKLETON DRIVE

The proposal to vary the rear yard setback for a small addition to a home north of Blundell Road and east of No. 1 Road generated a number of public comments. Correspondence was supplied from each of the neighbouring owners indicating that they had no concern with the proposal. One letter of concern was received from a property owner somewhat distant from the site. The irregular shape of the lot necessitates the variance application and the Panel found that there is still an ample rear yard on the lot.

The Panel recommends that the permit be issued.

DV 00-084968 – THE ROMAN CATHOLIC ARCHBISHOP OF VANCOUVER – 12011 WOODHEAD ROAD

The proposal to construct a new and larger church and hall in place of the existing St. Monica's at the north east corner of No. 5 Road and Woodhead Road generated only one public comment. The proponent revised the design considerably as there were several design concerns when the project was initially presented to the Panel. In fact, the Panel directed at its first meeting that the project be reviewed by the Advisory Design Panel. The improvements to the landscaping and facades of the building were appreciated by the Panel. The objections from the neighbours across the street related primarily to the building height and mass. The height of the steeple was deemed appropriate by the Panel as it did not cast shadows on the neighbouring properties and fit well with the design of the building. The building mass was more a function of the zoning of the property.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, October 11, 2000

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, General Manager, Urban Development, Chair
Jim Bruce, General Manager, Finance and Corporate Services
Jeff Day, Director, Engineering

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 meetings of the Development Permit Panel held on September 13, 2000 and September 22, 2000 be adopted.

CARRIED

2. **DEVELOPMENT VARIANCE PERMIT DV 00-084968**

(Report: September 21/00, File No.: DV 00-084968) (REDMS: 190661)

APPLICANT: David J. Ho, on behalf of the Roman Catholic Archbishop of Vancouver

PROPERTY LOCATION: 12011 Woodhead Road

INTENT OF PERMIT:

1. To vary the rear yard setback at the north property line from 7.5 m (24.606 ft.) to 3.316 m (10.88 ft.) for the proposed new parish complex;
2. To vary the road setback on Woodhead Road from 6 m (19.685 ft.) to 0.381 m (1.25 ft.) for a new porte cochere entrance;
3. To vary the maximum height for a structure from 12 m (39.37 ft.) to 20.42 m (67.0 ft.) for a new bell tower and cross;

4. To vary the off-street parking setback from 3 m (9.843 ft.) to 2.0 m (6.56 ft.) along Woodhead Road, 1.5 m (4.921 ft.) to 0.421 m (1.38 ft.) along the east property line, and 1.5 m (4.921 ft.) to 1.021 m (3.35 ft.) for three parking spaces and 0.671 m (2.20 ft.) for two additional spaces along the north property line;
5. To vary the parking drive aisle from 7.5 m (24.606 ft.) to 6.706 m (22 ft.) for the easterly and 6.888 m (22.60 ft.) for the westerly north/south drive aisles; and
6. To vary the requirement for relocating the existing sidewalk and adding a grass boulevard with street trees on Woodhead Road and No. 5 Road.

APPLICANT'S COMMENTS

Mr. Ho and Pastor Boisclair introduced themselves to the Panel. Then, with the aid of artist's renderings and drawings, Mr. Ho reviewed the changes that have been made in answer to requests from the Advisory Design Panel. The most significant change, however, was the applicant's decision to relocate the building 5 ft. to the north. Taller shrubs will be utilized and the gable ends have been changed to reduce mass. He also explained that the variance for the west side has been reduced as the column can be moved closer in to the building, which also allows for a pedestrian overhang to be created.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, referred to this presentation having been before the Development Permit Panel last August, at which point it had been referred to the Advisory Design Panel. The Advisory Design Panel saw the presentation on two occasions in September. Mr. Erceg also noted that staff support the variances required and that the Parks Department is currently taking a look at the vegetation in the adjacent City Property.

In response to a question from the Chair, Mr. Ho said that the elevation of the planting along No. 5 Road is such that the rectory is private but the view to the cross and bell tower is open.

GALLERY COMMENTS

Mr. and Mrs. Fratino, 4211 No. 5 Road addressed the Panel with their concerns about the height of the building. They felt that the volume of traffic noise would be increased and that sunlight would be diminished. Also of concern was a perceived drop in property value due to the proximity of the building mass to the road. The Fratino's asked if the cross and bell tower could be relocated to the other side of the building.

During the discussion that ensued Pastor Boisclair and Mr. Ho explained why this would not be feasible ie. the altar area is incorporated into the area below the bell tower, and the pews have been arranged accordingly. It was noted that the cross and bell tower require a height relaxation, however, it was also noted that the setback, which is within the requirement, is such that shadow lines should not affect the Fratino's property. Further, the large trees that are being retained on the property and also the adjacent park would impact shadow lines as significantly as the cross and bell tower.

CORRESPONDENCE

None

PANEL DISCUSSION

It was noted that the proponent is meeting space and other requirements and that the setback variances are minor. The setbacks from both roads are appropriate, and the building design is functional. The heightened elevations could be anticipated for any religious building located on a site with similar zoning.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued for 12011 Woodhead Road which would give permission to:

- 1. Vary the rear yard setback at the north property line from 7.5 m (24.606 ft.) to 3.316 m (10.88 ft.) for the proposed new parish complex;***
- 2. Vary the road setback on Woodhead Road from 6 m (19.685 ft.) to 0.381 m (1.25 ft.) for a new porte cochere entrance;***
- 3. Vary the maximum height for a structure from 12 m (39.37 ft.) to 20.42 m (67.0 ft.) for a new bell tower and cross;***
- 4. Vary the off-street parking setback from 3 m (9.843 ft.) to 2.0 m (6.56 ft.) along Woodhead Road, 1.5 m (4.921 ft.) to 0.421 m (1.38 ft.) along the east property line, and 1.5 m (4.921 ft.) to 1.021 m (3.35 ft.) for three parking spaces and 0.671 m (2.20 ft.) for two additional spaces along the north property line;***
- 5. Vary the parking drive aisle from 7.5 m (24.606 ft.) to 6.706 m (22 ft.) for the easterly and 6.888 m (22.60 ft.) for the westerly north/south drive aisles; and***
- 6. Vary the requirement for relocating the existing sidewalk and adding a grass boulevard with street trees on Woodhead Road and No. 5 Road.***

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 00-174131

(Report: September 14/00 File No.: DV 00-174131) (REDMS: 188229)

APPLICANT: David S. Mah, Architect

PROPERTY LOCATION: 3200 Sweden Way

INTENT OF PERMIT: To vary the maximum number of free-standing signs permitted at 3200 Sweden Way from three signs to five signs.

APPLICANT'S COMMENTS

David Mah, Architect, and Fred Lui, Landscape Architect, addressed the Panel. In reviewing the drawings it was noted that the tree plantings in the parking lot were for provision of shade as well as greening. The Sweden Way entrance area and the Jacombs Road island have been improved upon. The entrance has added shrub groupings with grass area wrapping around onto the islands and two pine trees have been added to the

Jacombs island and the plantings have been redistributed. The paving has been removed from the Jacombs island.

STAFF COMMENTS

Mr. Erceg stated that as had been requested a number of changes have been made to the landscaping. He also noted that the total area of signage is considerably less than allowable.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued to vary the maximum number of free-standing signs permitted at 3200 Sweden Way from three signs to five signs.

CARRIED

4. DEVELOPMENT VARIANCE PERMIT DV 00-176748
(Report: August 29/00 File No.: DV 00-176748) (REDMS: 181380)

APPLICANT:



PROPERTY LOCATION: 7886 Shackleton Drive

INTENT OF PERMIT: To vary the rear yard setback in the Single-Family Housing District, Subdivision Area B (R1/B) from 6 m (19.685 ft) to approximately 3 m (9.843 ft.) in order to accommodate a reading room addition to the existing single-family residence.

APPLICANT'S COMMENTS

The applicant stated that he had added a reading room to the existing house not realizing a permit was required. This became evident when a property inspector attended the property. He said the neighbouring properties have no objection to the addition.

STAFF COMMENTS

Mr. Erceg explained that the variance is required as the room was unlawfully built and that while there are some reservations, the room is not visible from the street and it is well screened from neighbouring properties. It was also noted that usability of the back yard is not impacted.

GALLERY COMMENTS

None

CORRESPONDENCE

Ms. Anne Schaeffer, 7771 Eperson Road, attached as Schedule 1.

Ms. Sandra Tackaberry, 7751 Eperson Road, attached as Schedule 2.

PANEL DISCUSSION

It was hoped that sewer right of ways would not be an issue in the future.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued for 7886 Shackleton Drive that would vary the rear yard setback in the Single-Family Housing District, Subdivision Area B (R1/B) from 6 m (19.685 ft) to approximately 3 m (9.843 ft.) in order to accommodate a reading room addition to the existing single-family residence.

5. **ADJOURNMENT**

CARRIED

It was moved and seconded

That the meeting be adjourned at 4:15 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, October 11, 2000.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

DPP meeting
Oct 11/2000



Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, October 11, 2000.

CITY OF RICHMOND

6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Phone: 276-4007
Fax: 278-5139

**NOTICE OF APPLICATION
FOR A DEVELOPMENT VARIANCE PERMIT DV 00-176748**

APPLICANT:



PROPERTY LOCATION: 7886 Shackleton Drive

INTENT OF PERMIT: To vary the rear yard setback in the Single-Family Housing District, Subdivision Area B (R1/B) from 6 m (19.685 ft) to approximately 3 m (9.843 ft.) in order to accommodate a reading room addition to the existing single-family residence.

✓	IRM	INIT
✓	DW	✓
	KY	
	AS	
	DB	
	SF	
✓	Devel	

DV 00-176748

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: Wednesday, October 11, 2000
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **City Clerk**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

To obtain further information on this application, or to review supporting staff reports, **contact the Urban Development Division**, (276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Thursday, September 28, 2000 and the date of the Development Permit Panel Meeting.

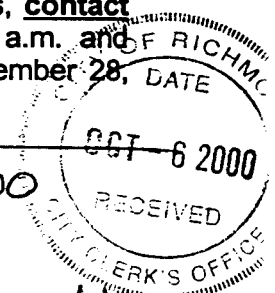
J. Richard McKenna
ANNE SCHAEFFER
7771 EPERSON ROAD
RICHMOND BC V7C 2K5
CANADA

263
192593

Dear Sir,

I'm unable to attend the meeting
on Oct. 11. 00 at 3:30 PM
in regard to the Permit and
addition to the house, 7786
7786 Shackleton Drive. I have nothing against
it and approve. Yours truly, Mrs. R. Ylves

Oct. 4, 2000



DPP meeting
OCT. 11, 2000

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, October 11, 2000.

Mrs. S. Tackaberry
9136 117th Street
Delta, B.C. V4C 6B4

Richmond City Hall
6911 No. Three Road
Richmond, B.C. V6Y 2C1
Fax# 276-4177

Attn: Urban Development Division - Permit Panel.

Re: 7886 Shackleton Drive - to vary rear yard set back from -
6m (19.685 ft) to 3m (9.843 ft)

Meeting Date: Council Chambers 3:30 p.m. October 11, 2000

I am writing to you on behalf of my mother, the homeowner of 7751 Eperson Road,
Richmond, B.C., V7C 2K5.

The homeowner's only concern is the Laurel tree hedge in the back yard of 7751 Eperson Road. This is cut professionally once a year. The homeowner does not want this hedge cut without the homeowner's permission and without written notification of intent to trim the hedge. In the past the hedge has been cut several feet into the property at 7751 Eperson Road, without the homeowner's knowledge or consent. The trimmings were left, thereby creating a potential fire hazard, this is not acceptable.

If you have any questions or concerns please contact me at (604) 599-9388.

Thank you for your kind consideration in this matter.

Sincerely,



Sandra Tackaberry