



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

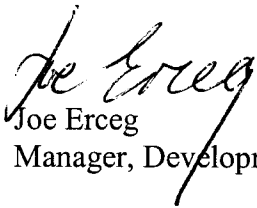
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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** September 30, 2002  
**File:** DV 02-215548  
**Re:** **Application by Canadian Martyrs Parish for a Development Variance Permit at 5771 Granville Avenue**

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### Manager's Recommendation

That a Development Variance Permit be issued that would vary the maximum height in the Assembly District (ASY) zone for a proposed new cross-tower from 12 m (39.37 ft) to 13.75 m (45.11 ft) at the new Canadian Martyrs Parish at 5771 Granville Avenue.



Joe Erceg  
Manager, Development Applications

JE:jdk

## Staff Report

### Origin

The subject site is located on the north side of Granville Avenue between Lynas Lane and No. Two Road and is zoned Assembly District (ASY).

The applicants are requesting permission to construct a free-standing 13.75m (45.11 ft) high cross-tower for the new church building which is under construction at the present time. The Zoning Bylaw only permits structures in the Assembly District (ASY) to be a maximum height of 12m (39.37 ft), therefore a variance is required.

A copy of the development application, filed with the Urban Development Division, is appended to this report.

### Findings of Fact

The subject site was the former location of the Rose of Sharon Baptist Church which was originally built in the early 1960's. The Catholic Church purchased the property approximately seven years ago and is presently constructing a new church building on the site.

There is a two-storey townhouse development to the west and a three-storey seniors apartment complex to the east. There are single-family homes on the north side of Garrison Road and along the south side of Granville Avenue.

### Staff Comments

No adverse comments were received.

### Analysis

The applicants are requesting a variance to the 12 m (39.37 ft) height limit for the purpose of constructing a more proportionally designed cross-tower structure as conceived by DGBK Architects. The cross-tower will be located close to the entrance of the church, adjacent to the Granville Avenue driveway access.

Based on design proportions, symbolic significance and visibility, the owner is requesting the approved height limit be extended approximately 1.8 m (6 ft) for this structure. The new church building itself is well within the 12 m (39.37 ft) height limit at approximately 10.5m (34.45 ft). The western edge of the church building was deliberately kept at a lower height for both the scale of the design and for respect of the neighbouring context.

It was intended that the support structure for the metal cross be designed to relate to both the form and the materials that will be used on the main building. There will be controlled lighting incorporated to feature both the upper and lower edges of the structure. Ground level landscape lighting will light up the stone walls of the two piers and lamps mounted higher on the structure will serve to accent the rising metal cross above.

The applicant also feels strongly that without the variances the proposed cross-tower will not be as visible due to a row of tall trees which are located on the neighbouring property to the west.

Staff agree that from a design and visibility perspective, the cross-tower will be more proportionate and visible in relation to the new church building. In staff's opinion, the architects have created a design which is not only impressive architecturally, but also sensitive to the existing residential developments surrounding the site.

**Conclusions**

Staff support the variance as requested.

A handwritten signature in black ink, appearing to read "J. DeKleer", with a long horizontal flourish extending to the right.

Jim DeKleer  
Engineering Assistant - Development & Processing

JDK:jdk



**City of Richmond**  
Urban Development Division

## Development Variance Permit

**No. DV 02-215548**

To the Holder:                   CANADIAN MARTYRS PARISH

Property Address:               5771 GRANVILLE AVENUE

Address:                         C/O DGBK ARCHITECTS  
400 – 1080 MAINLAND STREET  
VANCOUVER, BC V6B 2T4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The maximum height in the Assembly District (ASY) zone of the "Richmond Zoning and Development Bylaw No. 5300" is hereby varied for a proposed new cross-tower from 12 m (39.37 ft) to 13.75 m (45.11 ft).
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

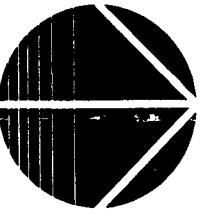
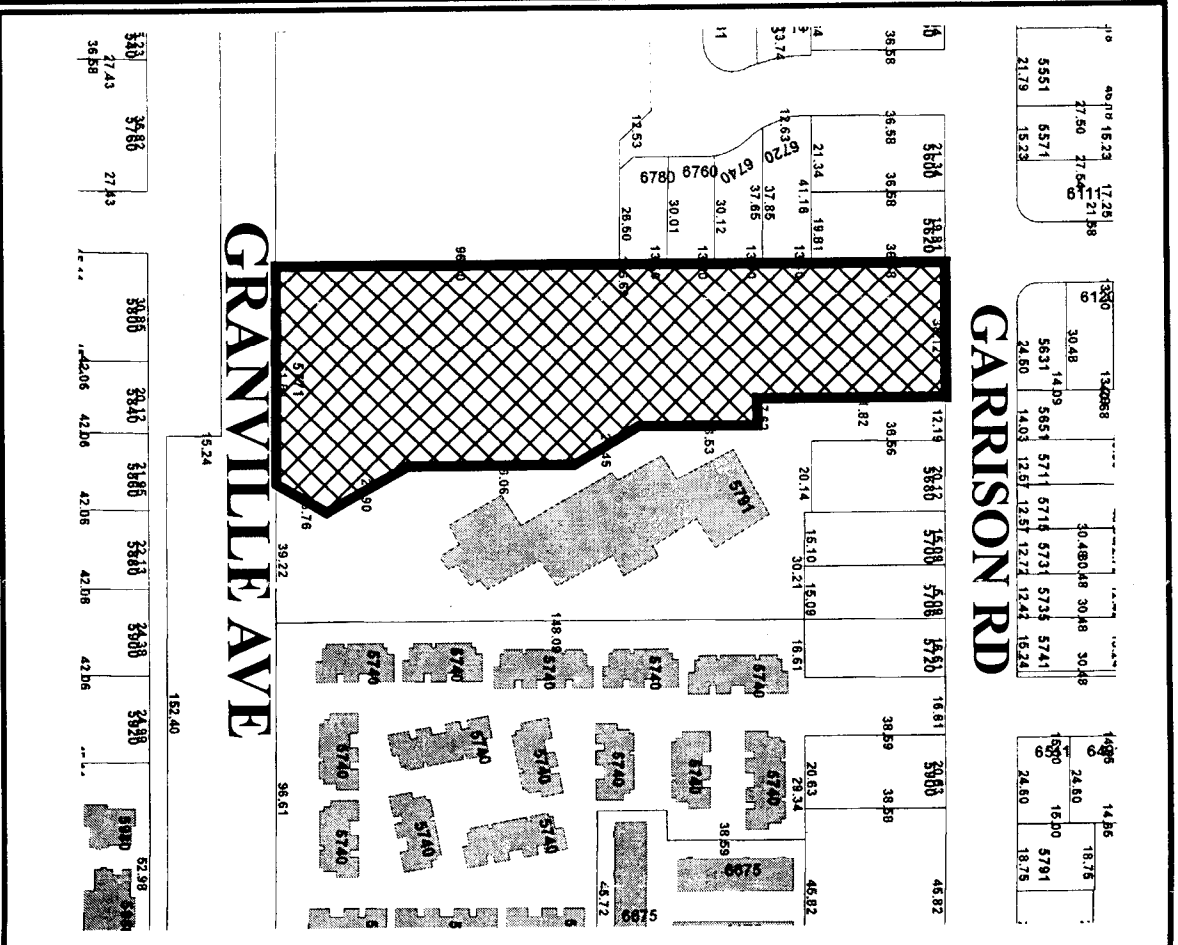
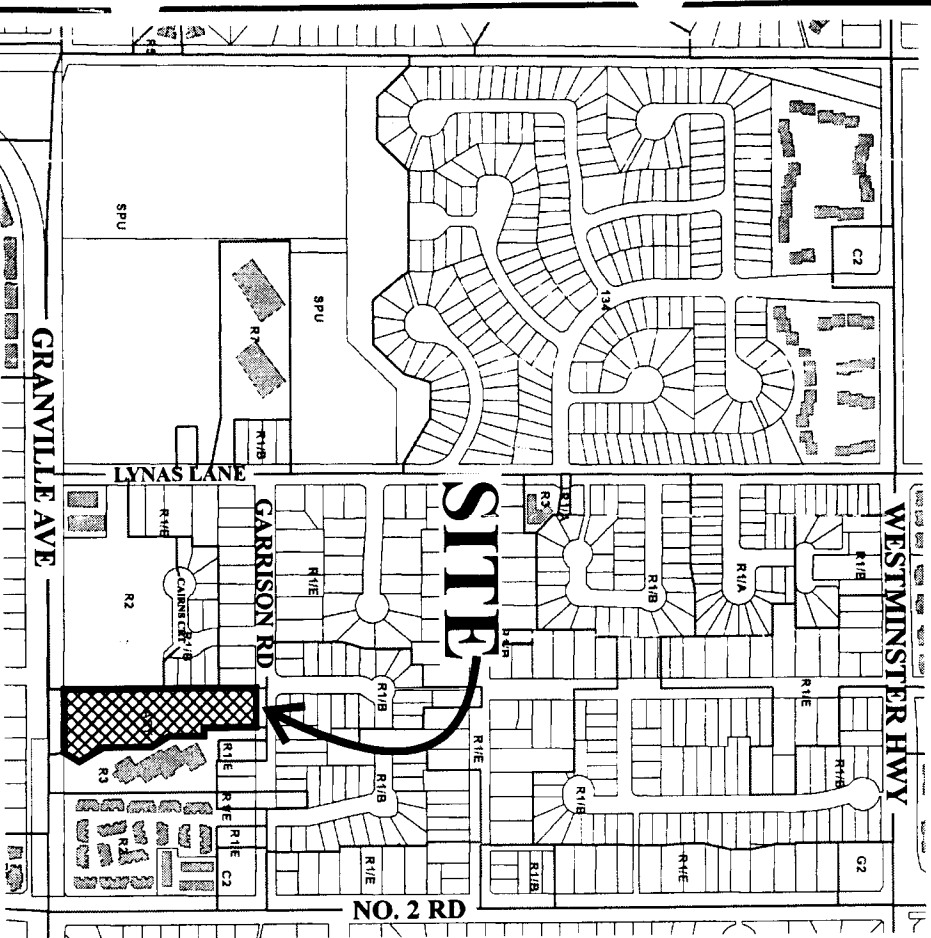
ISSUED BY THE COUNCIL THE

DELIVERED THIS           DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



## DV 02-215548 SCHEDULE "A"



Original Date: 09/12/02

Revision Date:

Note: Dimensions are in METRES



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
(604) 276-4000

**Development Application**  
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT VARIANCE PERMIT  
Property Address(es): 5771 GRANVILLE AVE RICHMOND  
Legal Description(s): LOT 610, SECTION 12, BLOCK 4 NORTH  
RANGE 7 WEST N.W.D. PLAN 58494  
Applicant: CANADIAN MARTYRS PARISH

Correspondence/Calls to be directed to:

Name: DGBK ARCHITECTS / GREG ANDREWS  
Address: 400 - 1080 MAINLAND, VANCOUVER

Tel. No.: 604. 682. 1664  
Business  
E-mail  
Postal Code: V6B 2T4  
Residence: 604 682-2405  
Fax

Property Owner(s) Signature(s): [Signature]  
FR. PAUL CHU  
Please print name

or

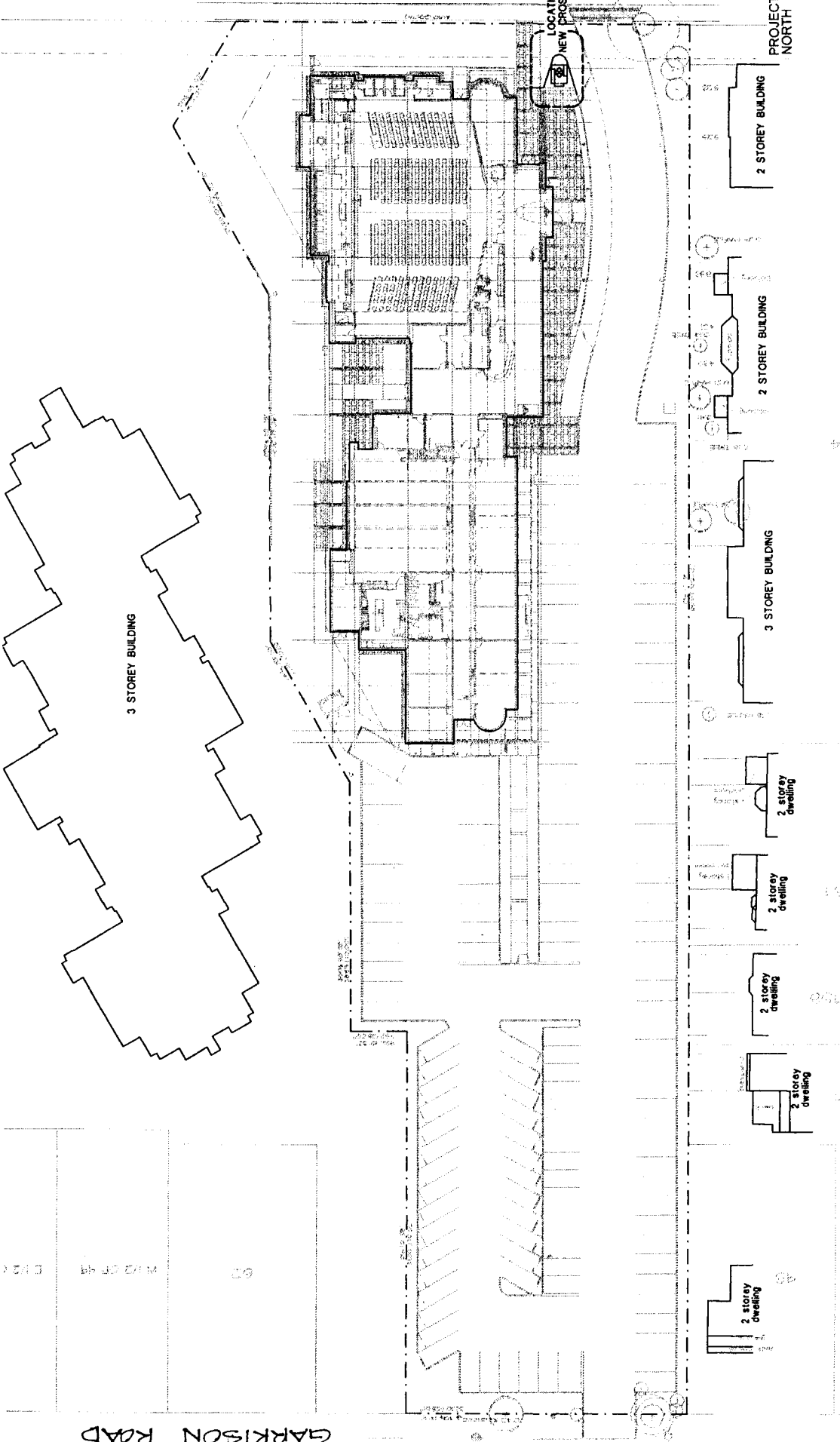
Authorized Agent's Signature: \_\_\_\_\_  
Attach Letter of Authorization  
Please print name

**For Office Use**  
Date Received: Aug 30/02 Application Fee: \$525.00  
File No.: 02-215548 DV Receipt No.: 17-0000987  
Only assign if application is complete

ENTERED  
AC

GARRISON ROAD

GRANVILLE AVENUE



3 STOREY BUILDING

LOCATION OF NEW CROSS TOWER

2 STOREY BUILDING

2 STOREY BUILDING

3 STOREY BUILDING

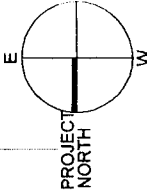
2 storey dwelling

2 storey dwelling

2 storey dwelling

2 storey dwelling

2 storey dwelling



**DCBK**  
ARCHITECTS

Dalle-Lana Griffin Dowling Knapp Architects  
400-1000 Mainland Street, Vancouver, British Columbia CANADA V6B 2T4  
Tel: (604) 683-9654 Fax: (604) 683-2465 E-mail: info@dcbk.com

**CANADIAN MARTYRS  
CATHOLIC CHURCH  
CONTEXT PLAN**

SCALE 1 : 500

03 OCTOBER 2002

PV 02-215548

Project No.	
Client	
Architect	
Date	
Scale	
Sheet No.	

**FILE COPY**  
 DV 02-21554

CANADIAN  
 MARTYRS CHURCH

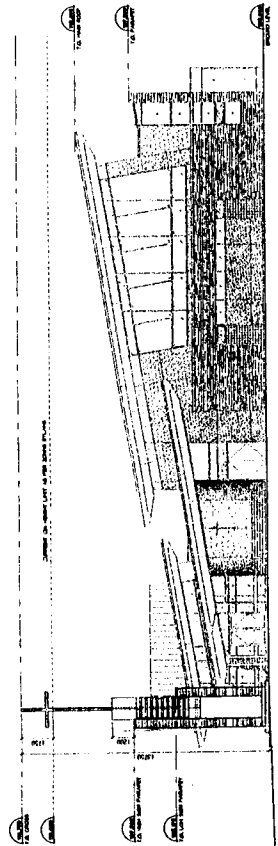
CANADIAN ARCHITECTURE  
 ARCHITECTS

**DGBK**  
 ARCHITECTS

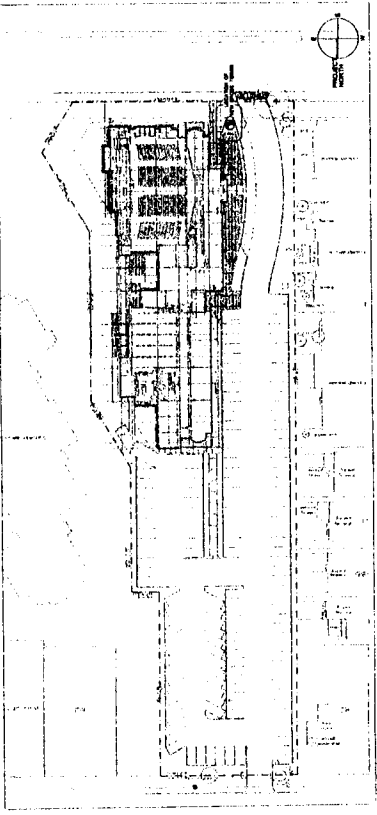
CROSS TOWER  
 PLANS, SECTIONS  
 & ELEVATIONS

**A-402**

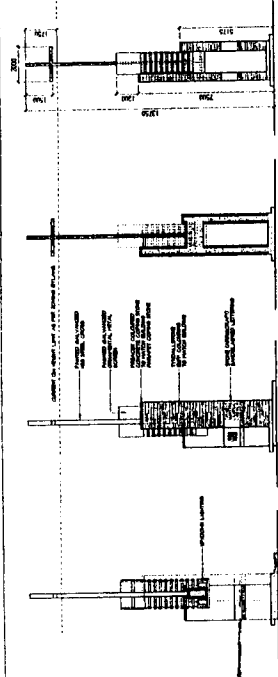
PROPERTY LINE  
 GRANVILLE AVENUE



BUILDING - SOUTH ELEVATION



SITE PLAN 1500



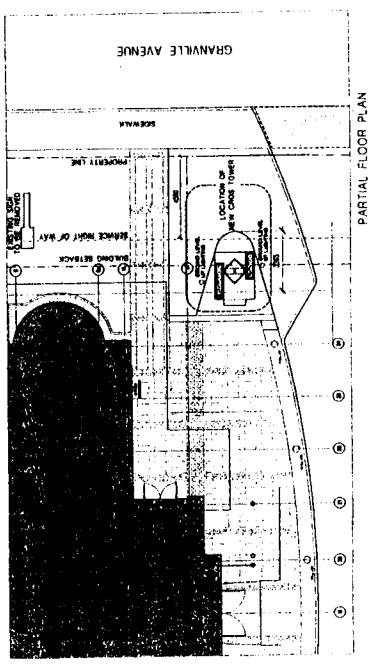
PLAN SECTION

PLAN

SECTION NORTH/SOUTH

SECTION EAST/WEST

SOUTH ELEVATION

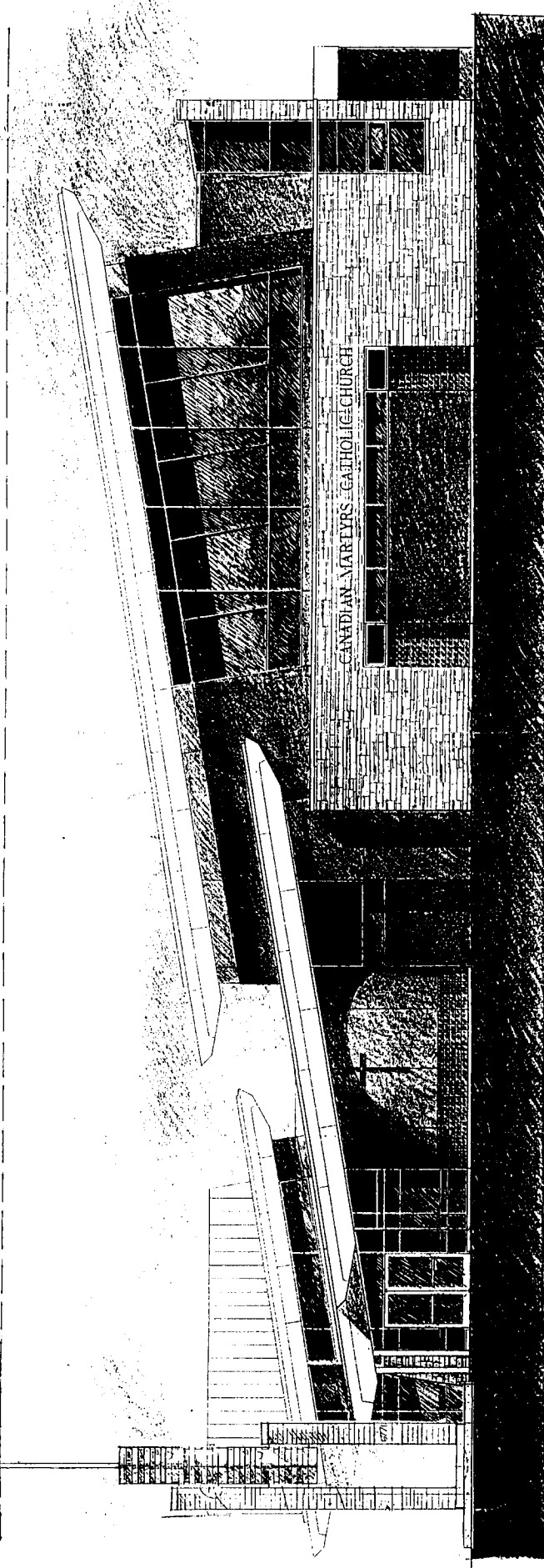


PARTIAL FLOOR PLAN

SEP 3 0 2002 BUILDING - WEST ELEVATION DV 02-21554 8



12 m height limit - zoning



South Elevation, Cranville Avenue.

SEP 3 0 2002

DY 02-215548

DCBK

Dalla-Lana Griffin Dowling Knapp Architects

NO.	DATE	DESCRIPTION
1	10/15/01	PRELIMINARY
2	11/15/01	REVISED
3	12/15/01	REVISED
4	01/15/02	REVISED
5	02/15/02	REVISED
6	03/15/02	REVISED
7	04/15/02	REVISED
8	05/15/02	REVISED
9	06/15/02	REVISED
10	07/15/02	REVISED
11	08/15/02	REVISED
12	09/15/02	REVISED
13	10/15/02	REVISED
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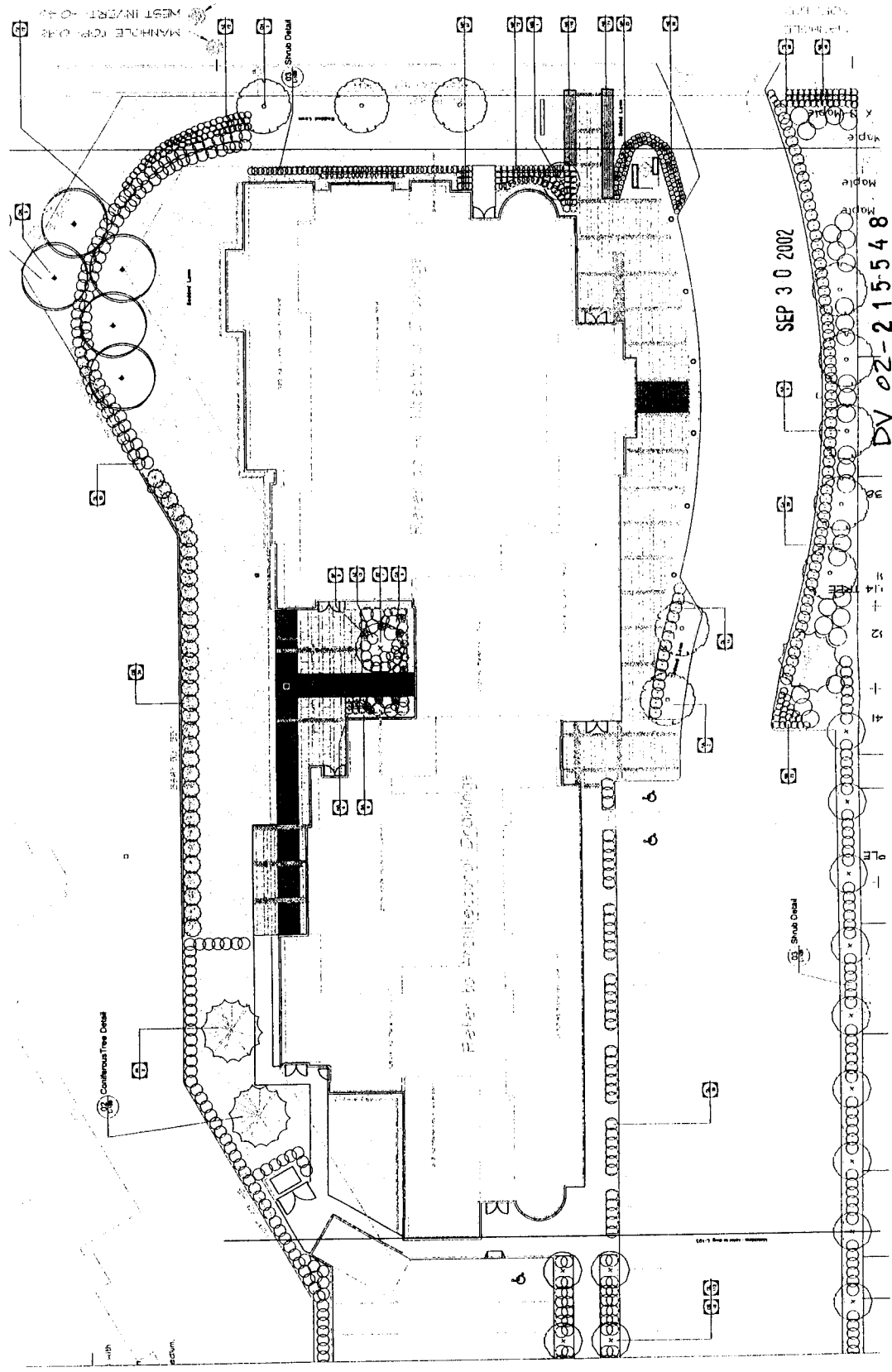


CANADIAN  
MARTYR CHURCH

**DGBK**  
ARCHITECTS

LANDSCAPE PLAN  
- SOUTH PORTION

V-101



SEP 30 2002  
DV 02-215548

- NOTES**
- All landscape and plant materials, installation, and maintenance shall be in accordance with the latest edition of the S.C.S.A., B.C.N.T.A., Landscape Standards.
  - Location of plant materials shall be approved on site by Consultant prior to installation.
  - All landscape areas to be irrigated with an automatic irrigation system.
  - Site-grade shall be approved by Landscape Architect before installation of grading medium.
  - Ensure positive drainage away from building.
  - All trees to have a 3' tree circle where located in lawn.

**PLANT LIST**

Qty.	Symbol	Botanical Common Name	Size / Distribution
2	1	016 Plum	12" x 12" x 12"
2	2	026 Maple	12" x 12" x 12"
2	3	042 Redwood	12" x 12" x 12"
2	4	019 Tree	12" x 12" x 12"
2	5	Shrub Detail	12" x 12" x 12"
2	6	Continuous Tree Detail	12" x 12" x 12"
2	7	Groundcover Detail	12" x 12" x 12"
2	8	019 Tree	12" x 12" x 12"
2	9	016 Plum	12" x 12" x 12"
2	10	026 Maple	12" x 12" x 12"
2	11	042 Redwood	12" x 12" x 12"
2	12	019 Tree	12" x 12" x 12"
2	13	Shrub Detail	12" x 12" x 12"
2	14	Continuous Tree Detail	12" x 12" x 12"
2	15	Groundcover Detail	12" x 12" x 12"
2	16	019 Tree	12" x 12" x 12"
2	17	016 Plum	12" x 12" x 12"
2	18	026 Maple	12" x 12" x 12"
2	19	042 Redwood	12" x 12" x 12"
2	20	019 Tree	12" x 12" x 12"
2	21	Shrub Detail	12" x 12" x 12"
2	22	Continuous Tree Detail	12" x 12" x 12"
2	23	Groundcover Detail	12" x 12" x 12"
2	24	019 Tree	12" x 12" x 12"
2	25	016 Plum	12" x 12" x 12"
2	26	026 Maple	12" x 12" x 12"
2	27	042 Redwood	12" x 12" x 12"
2	28	019 Tree	12" x 12" x 12"
2	29	Shrub Detail	12" x 12" x 12"
2	30	Continuous Tree Detail	12" x 12" x 12"
2	31	Groundcover Detail	12" x 12" x 12"
2	32	019 Tree	12" x 12" x 12"
2	33	016 Plum	12" x 12" x 12"
2	34	026 Maple	12" x 12" x 12"
2	35	042 Redwood	12" x 12" x 12"
2	36	019 Tree	12" x 12" x 12"
2	37	Shrub Detail	12" x 12" x 12"
2	38	Continuous Tree Detail	12" x 12" x 12"
2	39	Groundcover Detail	12" x 12" x 12"
2	40	019 Tree	12" x 12" x 12"
2	41	016 Plum	12" x 12" x 12"
2	42	026 Maple	12" x 12" x 12"
2	43	042 Redwood	12" x 12" x 12"
2	44	019 Tree	12" x 12" x 12"
2	45	Shrub Detail	12" x 12" x 12"
2	46	Continuous Tree Detail	12" x 12" x 12"
2	47	Groundcover Detail	12" x 12" x 12"
2	48	019 Tree	12" x 12" x 12"
2	49	016 Plum	12" x 12" x 12"
2	50	026 Maple	12" x 12" x 12"
2	51	042 Redwood	12" x 12" x 12"
2	52	019 Tree	12" x 12" x 12"
2	53	Shrub Detail	12" x 12" x 12"
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2	55	Groundcover Detail	12" x 12" x 12"
2	56	019 Tree	12" x 12" x 12"
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2	58	026 Maple	12" x 12" x 12"
2	59	042 Redwood	12" x 12" x 12"
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2	65	016 Plum	12" x 12" x 12"
2	66	026 Maple	12" x 12" x 12"
2	67	042 Redwood	12" x 12" x 12"
2	68	019 Tree	12" x 12" x 12"
2	69	Shrub Detail	12" x 12" x 12"
2	70	Continuous Tree Detail	12" x 12" x 12"
2	71	Groundcover Detail	12" x 12" x 12"
2	72	019 Tree	12" x 12" x 12"
2	73	016 Plum	12" x 12" x 12"
2	74	026 Maple	12" x 12" x 12"
2	75	042 Redwood	12" x 12" x 12"
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2	77	Shrub Detail	12" x 12" x 12"
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2	79	Groundcover Detail	12" x 12" x 12"
2	80	019 Tree	12" x 12" x 12"
2	81	016 Plum	12" x 12" x 12"
2	82	026 Maple	12" x 12" x 12"
2	83	042 Redwood	12" x 12" x 12"
2	84	019 Tree	12" x 12" x 12"
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2	86	Continuous Tree Detail	12" x 12" x 12"
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2	88	019 Tree	12" x 12" x 12"
2	89	016 Plum	12" x 12" x 12"
2	90	026 Maple	12" x 12" x 12"
2	91	042 Redwood	12" x 12" x 12"
2	92	019 Tree	12" x 12" x 12"
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2	96	019 Tree	12" x 12" x 12"
2	97	016 Plum	12" x 12" x 12"
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