



Development Permit Panel

Wednesday, October 30th, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Terry Crowe, Acting General Manager, Urban Development, Acting 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, October 16, 2002, be adopted.

2. Development Permit DP 02-212757

(Report: October 8/02 File No.: DP 02-212757) (REDMS No. 869521)

APPLICANT: London Landing Development Corp.
PROPERTY LOCATION: 13200 Princess Street
INTENT OF PERMIT: To allow the development of 19 detached townhouse units containing a total floor area of 2,636.874 m² (28,384 ft²).

Applicant's Comments

Mr. Dana Westermarck, 21, 4111 Garry St., with the aid of site plans, elevations, a landscape plan and an artists' renderings, reviewed the location of the property and the conditions of adjacency. The London Landing design concept of the first phase, including the 2.5 storey character, will be continued into this development. The connections to the future development to the north, the pedestrian and vehicle right-of-way, and the two public pedestrian right-of-ways were identified. Information was provided that the internal road is to be governed by cross access agreements with the adjoining parcels, which will allow in and out vehicle traffic at a number of points. The future intended park area was also identified, as was the planned public space and the connection to the dyke.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that the rezoning was approved at the October 28th, 2002 meeting of Council. In addition, Mr. Erceg said that the proposed development will contain details similar to those of the existing London Landing development, which has been well received, and that staff supported the project.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a question from the Panel, Mr. Erceg confirmed that the public right-of-ways could not be removed or amended by the Strata Corporations involved.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 13200 Princess Street on a site zoned Comprehensive Development District (CD/115), which would allow the development of 19 detached townhouse units containing a total floor area of 2,636.874 m² (28,384 ft²).

CARRIED

3. Development Permit DP 02-205966

(Report: October 8/02 File No.: DP 02 - 205966) (REDMS No. 871454)

APPLICANT: Westbank Projects Corporation

PROPERTY LOCATION: 11760 Steveston Highway

INTENT OF PERMIT: To allow the development of a commercial/retail building on one (1) lot containing a total floor area of 1,318.716 m² (14,195 ft²); and

To vary the provisions of Zoning and Development Bylaw No. 5300 to permit the following:

1. Reduce the side yard setback along the east property line from 6 m (19.865 ft) to 1 m (3.281 ft);
2. Reduce the rear yard setback along the south property line from 6 m (19.865 ft) to 1.5 m (4.921 ft);
3. Reduce the side yard setback along the west property line from 6 m (19.865 ft) to 3 m (9.843 ft); and
4. Increase the lot coverage from 35% to 36%.

Applicant's Comments

Mr. Scott Douglas, Kasian Kennedy Architects, on behalf of Westbank, said that at the first presentation of the project to the Panel, in August 2002, two items were asked to be reconsidered, i) the relationship of the proposed developed to the neighbouring Chevron station and ii) the building scheme.

Mr. Douglas, with the aid of a context plan and a landscape plan, reviewed Westbank's response to the two issues. The proposed two-building scheme is more in keeping with the two shopping centres; the pad building is across the front of the site facing Steveston Highway; the second building is tucked back behind CRU9 into the corner of the site, which better allows for the circulation of pedestrian and vehicle traffic; 8600 and 5600 sq. ft. buildings are proposed; 52 parking stalls have been provided which relates well to office, retail and personal service uses. There will be no vehicle access to the Chevron station, however, pedestrian access is provided.

A number of setbacks have been requested to achieve the desired square footage. Handicapped access has been provided from Steveston Highway through to the shopping centre. The south side of CRU11 will be utilized for loading. The street tree treatment along Steveston Highway will be continued and the existing landscaping on the subject site will be augmented. The elevations, as they front onto parking and Steveston Highway, are typical; the end caps of buildings contain minimal glazing.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that the initial presentation of the project in August 2002 had resulted in a referral to staff for review of the concerns identified by the Panel and the owners of the neighbouring Chevron station. All concerns have now been addressed. The variances are considered minor and all were identified in the rezoning process. As such, staff were supportive of the application.

Correspondence

None.

Gallery Comments

Mr. Larry Hardisty, Area Development Manager, Chevron Canada Limited, said that Chevron was satisfied with the current proposal.

Panel Discussion

The General Manager, Engineering and Public Works, Jeff Day, said the current proposal was far better than the previous presentation in maintaining the open look and feel of Ironwood Shopping Centre.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 11760 Steveston Highway on a site zoned Community Commercial District (C3), which would allow the development of a commercial/retail building on one (1) lot containing a total floor area of 1,318.716 m² (14,195 ft²); and

Vary the provisions of Zoning and Development Bylaw No. 5300 to permit the following:

- 1. Reduce the side yard setback along the east property line from 6 m (19.865 ft) to 1 m (3.281 ft);*
- 2. Reduce the rear yard setback along the south property line from 6 m (19.865 ft) to 1.5 m (4.921 ft);*
- 3. Reduce the side yard setback along the west property line from 6 m (19.865 ft) to 3 m (9.843 ft); and*
- 4. Increase the lot coverage from 35% to 36%.*

CARRIED

4. Development Variance Permit 02-215548

(Report: September 30/02 File No.: DV 02-215548) (REDMS No. 860688)

APPLICANT: Canadian Martyrs Parish

PROPERTY LOCATION: 5771 Granville Avenue

INTENT OF PERMIT: To 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.

Applicant's Comments

Mr. Greg Andrews and Mr. Tom Abale, of DGBK Architects, were present. Mr. Andrews provided the following points in his review of the project – the application was a variance request for the maximum height allowed for a free standing church cross tower; the cross tower structure will be located next to the front entrance to the church; the tower was designed to reflect and respond to the character of the building itself; and, the current height envelope gave a disproportional feel to the tower and would be improved by the tower rising above the envelope.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that the application was for a height variance of 6 ft. The variance, as noted, was required for the cross element only. In addition, Mr. Erceg said that the Assembly Zone did not provide for certain elements without a variance so that requests for a variance for these elements were common. Staff considered this variance and the element minimal, and were supportive of the request.

Correspondence

- M. Mackay, Sharon Manor – Schedule 1.
- Petition from residents of Sharon Manor – Schedule 2.
- L. Danielson, 9944 Swordfern Way, Youbou, BC – Schedule 3.
- L. Boyle, Sharon Manor – Schedule 4.
- G. Seeley, Sharon Manor – Schedule 5.
- E. Strauss, Sharon Manor – Schedule 6.
- B. Miller, Sharon Manor – Schedule 7.

Gallery Comments

A resident of 5791 Granville Avenue, expressed his concerns that the tower exceeded the City bylaw and that the front of the building did not need to have a cross.

Ms. M. Thomas, 5791 Granville Avenue, said that she would be glad when the project was finished as it had caused a lot of trouble, specifically by the inopportune placement of a garbage container. Ms. Thomas wondered why the residents of her building had been asked for their opinion. In response to questions from Ms. Thomas, Mr. Abale and Mr. Andrews provided further clarification of the location and structure of the cross tower.

In response to questions from the Panel, Mr. Andrews provided the information that a small paved area will be located at the base of the tower structure and that the tower will be constructed from 6" x 10" galvanized plated material.

Mr. Abale apologized for the location of the garbage container referred to by Ms. Thomas. Upon the concerns of the residents of 5791 Granville Avenue becoming evident, Mr. Abale said that he had immediately ordered the structure to be demolished and relocated. Further to this, Mr. Abale said that he understood some of the neighbours' concerns as the site had previously been underdeveloped and therefore contained a more significant amount of open space than what exists now. It had not ever been the intention, however, to do anything insensitive.

Panel Discussion

In response to a question from the Acting Chair, Mr. Erceg provided examples of where variances such as the proposed, or higher, had been granted previously. In light of those precedents, support for the project was expressed. Further, the mass of the church was noted to be well below the maximum limit; the low profile cross was unlit and would cause no discomfort to neighbours; a lower tower structure height would look disproportional; and, tower structures were noted to be common for religious facilities.

Panel Decision

It was moved and seconded

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.

CARRIED

5. GENERAL COMPLIANCE - REQUEST BY WESTBANK PROJECTS LTD. FOR GENERAL COMPLIANCE RULING ON A DEVELOPMENT PERMIT AT STEVESTON HIGHWAY/NO. 5 ROAD

(Report: October 7/02 File No.: DP 96-000212) (REDMS No. 841187)

APPLICANT: Westbank Projects Ltd.

PROPERTY LOCATION: Steveston Highway/No. 5 Road

Applicant's Comments

The applicant was not present.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That the attached plans for improved pedestrian access, vehicular access and site layout be considered to be in general compliance with DP96-000212.

CARRIED

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:18 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 30th, 2002.

Terry Crowe
Acting Chair

Deborah MacLennan
Administrative Assistant

22nd October, 2002

J. Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C., V6Y 2C1

Development Permit Panel	
Date:	OCT 30.02
Item #:	4
Re:	5771 GRANVILLE

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
October 30, 2002.

	DW	DW
	KY	
	AS	
	DP	
	WB	
	DW	

Dear Sir,

RE: PERMIT DV 02-215548 Notice of Application for a Development Variance (Received 2002.10.18)

As an owner/resident of Sharon Manor, I strongly object to the proposed increase in the height of a new cross tower on the Canadian Martyrs Parish Church at 5771 Granville Avenue, Richmond, BC.

Not only have the residents of this building been subjected to a horrendous amount of noise, dirt, and inconvenience from 7:00am onwards, on a daily basis, for a very long time, those apartments facing the new "Church" have lost their view altogether; some can no longer even see the sky. This means electric lights on all day thereby increasing hydro costs drastically. The property values of this building have plummeted due to the size of this construction, and those on the west side face a huge decline in their quality of living since they will have a view of a brick wall when the building is completed.

Over the past months I have observed several building regulation infringements which probably have nothing to do with the proposed application, i.e. workers on the roof, scaffolding, or ladders minus appropriate safety equipment. I also noted on several occasions that Richmond's construction (noise) bylaws (7:00am to 8:00pm) were not adhered to.

The original plans have already been changed. The building blots out the skyline now. Please don't let it get any worse.

Sincerely,

M. MACKAY
Sharon Manor
5791 Granville Avenue
Richmond, B.C. V7C 1E8



Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 30, 2002.

To Development Permit Panel	
Date:	OCT 30 2002
Item #:	4
Re:	5771 GRANVILLE AVE

**Notice of Application
For a Development Variance
Permit DV 02-215548**



Phone (604) 276-4007 Fax (604) 278-5139

Will there be a Bell Tower a where?

Applicant: Canadian Martyrs Parish

Property Location: 5771 Granville Avenue

Intent of Permit: To 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.

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

Date: Wednesday, October 30, 2002
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

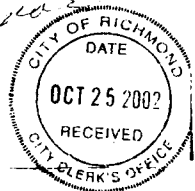
If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the City Clerk, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

To obtain further information on this application, or to review supporting staff reports, contact the Urban Development Division, ((604) 276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Thursday, October 17, 2002 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at http://www.city.richmond.bc.ca/council/dpp/2002/dpp2002_list.htm.

**THE RESIDENTS OF SHARON MANOR
 STRONGLY REJECT THE PROPOSAL TO
 INCREASE THE HEIGHT OF THE
 NEW CROSS TOWER OF THE CANADIAN
 MARTYRS PARISH CHURCH.**

J. Richard McKenna
City Clerk

LAUREL BOYLE apt 116 THIS MINOR CHANGE // AFFECTS NO ONE (307)
Mary Keefers 211. #505 Sharon Miller
no more changes
Margaret Swette 109 J agree
St. Francis
Queen Action 310



- Bernice Miller 201
- Dorothy Gagnier 209
- Irina Florin 203
- Nicholas Florin
- Glennest Light
- Daya Wadi
- Margaret Mackay 316
- Veronica Medved
- Colleen Jupp 313
- R. Gotschek 2
- Michael - 11
- Kay Bandeen 308
- 215

*THIS MINOR CHANGE
 AFFECTS NO ONE,
 LEAVE THE ARCHT
 ALONE
 DO NOT ATTEMPT
 We all have a right
 to our opinions -
 you!*

Schedule 3 to the Minutes¹⁰⁻²⁰⁻⁰² of the
Development Permit Panel meeting
held on Wednesday,
October 30, 2002.

To Development Permit Panel	
Date:	Ock 30. 2002
Item #:	4
Re:	5771 Granville Ave.

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

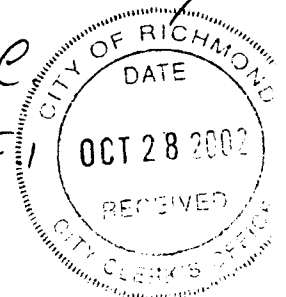
October 24, 2002.

4105-20-20022153

To Whom It May Concern :

Further to the Notice of Application for a
Development Variance Permit DV 02-215548 by
the Canadian Martyrs Parish, I would recommend
that the variance NOT be approved. In keeping
with other structures in the area, a height of
12 m. should be more than sufficient. The
restrictions should have been taken into consideration
prior to building. Thank you.

Lily Danielson
9944 Swardfern Way
Yubau, B.C.
VOR 3E1





Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
October 30, 2002.

**Notice of Application
For a Development Variance
Permit DV 02-215548**

To Development Permit Panel	
Date:	Oct 30, 2002
Item #	4
Re:	5771 Granville Ave

Applicant: Canadian Martyrs Parish

Property Location: 5771 Granville Avenue

Intent of Permit: To 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.

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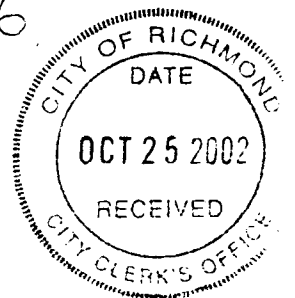
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J. Richard McKenna
City Clerk

*I strongly oppose to any
more changes.*

*Laura Boyle
Oct 16*



⌈ Schedule 5 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
October 30, 2002.

FAX

P. 1

To Development Permit Panel	
Date:	Oct 30 02
Item #	4
Re:	5771 Granville Ave

✓	DW

City Clerk's Office,
City of Richmond,
Richmond, B. C.

Attn; Richmond Development Permit Panel

I wish to vehemently oppose the addition of a cross tower at
Martyrs Parish.

DV 02-215545

This building is already an eyesore to those neighbors who are,
unfortunately, having to view it every day. A cross tower will
just make this ugly edifice even uglier!

Please! SAY NO!!!

Gladys Seeley,
Sharon Apartment

604-274-9387





City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone (604) 276-4007 Fax (604) 278-5139

**Notice of Application
For a Development Variance
Permit DV 02-215548**

✓	DW
AS	
DP	
WE	

To Development Permit Panel	
Date:	Oct 30, 2002
Item #	4
Re:	5771 Granville Ave

Applicant: Canadian Martyrs Parish

Property Location: 5771 Granville Avenue

Intent of Permit: To 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.

I favor the granting of permit.
Erwin Strauss

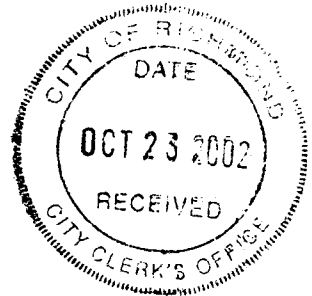
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Place: Council Chambers, Richmond City Hall

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J. Richard McKenna
City Clerk





Schedule 7 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
October 30, 2002.

Richmond, BC V6Y 2C1
Phone (604) 276-4007 Fax (604) 278-5139

Notice of Application For a Development Variance Permit DV 02-215548

Applicant: Canadian Martyrs Parish

Property Location: 5771 Granville Avenue

Intent of Permit: To 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.

To Development Permit Panel

Date: _____

Item # _____

Re: _____

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Date: Wednesday, October 30, 2002
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

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Where is the Bell Tower going?

J. Richard McKenna
City Clerk

I don't mind a cross, but it's where will you put it, that's my concern. I live in 201. Sharon Manor.

Bernie Miller

882322

Does it have to be that (Big)

