



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** November 5, 2009  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on October 14, 2009 and  
October 28, 2009**

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### Panel Recommendation

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

- i) a Development Permit (DP 09-494467) for the property at 3791 and 3811 Moncton Street; and
- ii) a Development Variance Permit (DV 09-482429) for the property at 8300 Railway Avenue;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on October 14, 2009 and October 28, 2009.

#### DP 09-494467 – CITY OF RICHMOND – 3791 AND 3811 MONCTON STREET

(October 28, 2009)

The Panel considered an application to permit the site preparation and the construction of new foundations for the relocation of the heritage building from 4091 Chatham Street to the rear of 3791 and 3811 Moncton Street on a site zoned “Steveston Commercial (Two-Storey) District (C4)”. A variance is included in the proposal to not provide off-street parking spaces. There is an associated Heritage Alteration Permit application (HA 09-494489) for the Steveston Village Heritage Conservation Area site that will be forwarded for Council consideration under a separate report.

Ms. Serena Lusk, Manager, Parks – Planning & Design, provided a brief description of the project, which includes:

- Site preparation and relocation of the heritage building. Restoration will occur in the future.
- Up to four (4) existing trees will be impacted. Two trees will be relocated onsite or within Steveston; and measures will be taken to protect the other two, but they may require relocation off-site.
- The landscape design seeks to maintain the park-like setting

Staff supported the Development Permit application. Staff advised that the relocation of the heritage building from 4091 Chatham Street to the rear of 3791 and 3811 Moncton Street reflects direction received from Council on February 9, 2009.

Public correspondence was received in support of the application referencing Council, public and Steveston Historical Society support for the relocation of the heritage building to the Steveston Museum site. Public delegations and correspondence regarding the application were received and included the following concerns:

- Lack of parking
- Building would not fit onto site
- Alterations to Steveston Museum site park
- Public petition opposing the relocation of the heritage building to the Steveston Museum site
- Accessibility in the restored heritage building

In response to a query regarding parking, staff advised that the existing Museum does not include off-street parking spaces, parking is available in Steveston Village, the addition of the heritage building is not expected to appreciably increase demand for parking, and no off-street parking spaces are included in the proposal.

In response to a query regarding the size of the heritage building, staff advised that the footprint at the Moncton Street site is smaller than the building's current location. For the authenticity of the building's original design, two existing additions made to the heritage building would be removed before relocating the building.

In response to queries from the Chair and public regarding public input on the relocation site for the heritage building, staff advised that a December, 2008 open house was held, a questionnaire distributed and collected. A public petition opposing the relocation of the heritage building to the Steveston Museum site was submitted to Council. Council decided at its February 9, 2009 meeting to relocate the building to the Steveston Museum site. The decision was made after the open house was held, data from the questionnaire was analyzed, and petition considered. The questionnaire data indicated support levels of 70% for the Steveston Museum site, 26% for Britannia Heritage Shipyard, and 1.8% for Garry Point Park.

In response to queries from the public regarding accessibility, staff advised that during the future restoration phase, staff will make the heritage building fully accessible.

In response to queries from the public regarding the existing trees, staff advised that if the trees do not survive, replacement trees will be planted at the City nursery at a 2:1 ratio.

In response to queries from the public regarding building placement, staff advised that the building placement at the property line was chosen to: maintain consistency in the Village, be consistent with City requests to developers, to minimize impact on the site, and to ensure barrier free access through the site after the relocation.

The Panel recommends that the Permit be issued.

DV 09-482429 – SID GUPTA – 8300 RAILWAY AVENUE  
(October 14, 2009)

The Panel considered an application to permit a two-lot subdivision fronting Colbeck Road on a lot zoned "Single-Family Housing District, Subdivision Area E (R1/E) at 8300 Railway Avenue. The application is for a variance to reduce the minimum lot width.

Staff supported the Development Variance Permit application. Staff advised that the applicant could have proceeded with the two-lot split in the direction of Railway Avenue with no variances but the applicant chose to work with staff to have the lots front onto Colbeck Road instead, which had the positive effect of relocating driveway crossings from Railway Avenue onto the internal street. He added that the architectural drawings included in the staff report conformed to the look of newer development within the rest of the community

Correspondence was received regarding the Development Variance Permit application regarding hedge and tree retention.

The Panel recommends that the Permit be issued.