



Development Permit Panel

Wednesday, October 28, 2009

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering & Public Works
Jeff Day, General Manager, Project Development & Facility 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 14, 2009, be adopted.

CARRIED

2. Development Permit 09-482449

(File Ref. No.: DP 09-482449) (REDMS No. 2720611)

APPLICANT: S-8008 Holdings Ltd./Platinum Management Inc./
S-211 Holdings Ltd.

PROPERTY LOCATION: 8200, 8220, 8240 and 8260 Blundell Road

INTENT OF PERMIT:

1. Permit the construction of 16 townhouse units at 8200, 8220, 8240 and 8260 Blundell Road on a site zoned "Townhouse District (R2-0.6)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce west side yard setback from 3.0 m (9.84 ft.) to 2.3 m (7.5 ft.) for an electrical closet attached to Building No. 3.

Applicant's Comments

Yoshi Mikamo, Architect, provided the following background information on the proposed development:

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- 16 townhouse units are proposed fronting Blundell Road between No. 3 Road and St. Alban's Road, where two single-family homes currently exist;
- a landscaped strip, east of the entry driveway, provides a buffer to the adjacent single-family home to the east;
- five trees on site and one hedgerow along the south property line will be retained, in addition to the Chinese Elm tree located on the east property line; a 15 Cedar tree hedgerow along Blundell Road will be removed;
- the access driveway from the east will provide easy future access to future properties that will be developed east of the subject site;
- the amenity area is located at the southeast corner of the site; the area is expected to be enlarged and consolidated with the outdoor amenity area of a future development to the east;
- to retain the existing Chinese Elm tree located at the east property line, a two-way driveway has been designed; the driveway will be reduced from 6 metres to 4 metres in width in the future, and this will allow for a soft landscaped area to be provided around the Elm tree;
- each townhouse is two storeys, sited to complement the single family homes that exist on the east and south sides of the site;
- architectural elements include steep gable roofs and porches, with two colour schemes used alternatively, other elements are in keeping with the nature of other dwellings in the area;
- the area featuring permeable pavers has been maximized, and energy efficient appliances and lighting fixtures will be incorporated; and
- the requested variance is a small one, in order to reduce the west side yard setback from 3.0 metres to 2.3 metres to accommodate a single-storey electrical closet.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application for a Development Permit and the minor variance, and stated that the applicant had pushed the development to the west in order to accommodate the Chinese Elm tree at the east property line.

Mr. Jackson noted the wide driveway, and mentioned the applicant's efforts to retain as many onsite trees as possible.

Panel Discussion

In response to queries regarding landscaping the applicant provided the following information:

- the applicant will enter into a contract with a certified arborist to oversee all site preparation activities regarding trees and hedgerows;

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- no trees to be retained on the site by the applicant for this proposed development will be jeopardized when the property to the east is developed; and
- trees along the south property line will be preserved.

In response to queries from the Chair the applicant advised that:

- the children's play equipment in the outdoor amenity area includes a climbable structure, similar in design to a tree house;
- the adaptable unit, located adjacent to the one handicap-parking stall parking space, provides large bedrooms, grab-bar bathroom fixtures, wide doors to accommodate a wheelchair, as well as provisions for a residential elevator between floors; and
- Masa Ito, the development's landscape architect, was unable to attend the Panel meeting as he was out of the country on October 28, 2009.

The Chair stressed the importance of the attendance at Development Permit Panel meetings, whenever possible, of a development's landscape architect.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 16 townhouse units at 8200, 8220, 8240 and 8260 Blundell Road on a site zoned "Townhouse District (R2-0.6)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce west side yard setback from 3.0 m (9.84 ft.) to 2.3 m (7.5 ft.) for an electrical closet attached to Building No. 3.*

CARRIED

3. Development Permit 09-494467 and HA 09-494489
(File Ref. No.: DP 09-494467/ HA 09-494489) (REDMS No. 2728043)

APPLICANT: City of Richmond

PROPERTY LOCATION: 3791/3811 Moncton Street for the Relocation of the Heritage Building from 4091 Chatham Street

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INTENT OF PERMIT:

1. a) 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)"; and
 - b) Vary the provisions of the Zoning and Development Bylaw No. 5300 to exempt the relocated building from the requirements for off-street parking spaces.
2. Issue a Heritage Alteration Permit for 3791 and 3811 Moncton Street in accordance with Development Permit DP 09-494467.

Applicant's Comments

Serena Lusk, Manager, Parks - Planning & Design, provided the following information:

- the application will proceed in two phases: (Phase 1) relocation, including site preparation, and (Phase 2) the restoration of the 4091 Chatham Street heritage building;
- most of the trees on site will be preserved; up to four trees will be removed; of the four, two will be relocated, either on site, or at another location within Steveston; the other two will be protected during the construction period to increase their chance of survival, but if they cannot survive, they will be removed and placed at another location, such as the City nursery;
- the landscape design seeks to maintain the heritage nature, and the park like setting, at the rear of 3791 and 3811 Moncton Street, the site of the Steveston Museum; and
- permeable pavers will be used in access paths on the site to: (i) increase permeability and (ii) provide variety in paving treatments.

Staff Comments

Mr. Jackson stated that staff supports the application and 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.

Panel Discussion

In response to a query regarding parking, Mr. Jackson advised that: (i) the Steveston Museum, currently at 3811 Moncton Street does not have any dedicated parking spaces, (ii) parking related to the relocated heritage building can be accommodated within existing provisions in Steveston Village, and (iii) no off-street parking spaces are required.

A brief discussion ensued regarding the four trees to be impacted during Phase 1. Staff advised that the trees are healthy. Two trees will be relocated on site, or at a nearby site. The other two trees will be retained during the construction process with the hope that they can remain in their current location. If this is not possible, they will be removed and placed at another location.

With regard to the size of the heritage building, Mr. Jackson noted that two additions made in the past to the heritage building would be removed to ensure the authenticity of the building's original design, thereby making the building's footprint at the Moncton Street site smaller than the building's current footprint.

Mr. Jackson noted that the heritage building is to be pulled forward on the site and placed along the property line, in keeping with requests the City makes of developers, to bring the buildings forward on Steveston sites, to maintain consistency in the Village.

In response to the Chair's request for information regarding how staff solicited the public's input on the relocation site of the heritage building, staff advised that a December 2008 open house was held, and a questionnaire distributed and collected. Council's decision regarding the relocation site of the heritage building was made after the open house was held and after data from the questionnaire was analyzed.

Staff further advised that the level of support indicated in the questionnaires for relocation to the Steveston Museum site was 70%, with 26% of respondents favouring the Britannia Heritage Shipyard, and 1.8% of respondents favouring Garry Point Park.

Correspondence

M. Thomas, 101-12113 First Avenue (attached as Schedule 1)

Jim Tanaka, Richmond resident (attached as Schedule 2)

Karen Schiefner, President, Steveston Historical Society (attached as Schedule 3)

Gallery Comments

Ms. Malloch, 10840 Springmont Drive, spoke in opposition of the application. She stated that she believed the park setting at the Steveston Museum site should remain as it is, and that the park space was used and enjoyed by musicians and those who gathered at the park to enjoy the music, the trees, and the other landscaping elements.

Ms. Sigurgeirson, 11238 Fourth Avenue, spoke in opposition of the application and mentioned that a petition, with names of those opposed to the relocation of the heritage building to the Moncton Street site, had been submitted to Council. She remarked that the relocation of the heritage building to the Moncton Street site marked the destruction of a park and she stated doubt that more parkland would be gained in Steveston in the future.

Ms. Einarson, 3440 Georgia Street, expressed opposition to the application. She stated that the lack of parking spaces in Steveston is an issue, and she was concerned with the level of accessibility of the heritage house post-restoration.

Dora Labkovsky, Richmond resident, spoke in opposition of the application and remarked that she and her grandchildren often visit the park space beside the Steveston Museum. She stated her concern that the heritage building would not fit onto the Moncton Street site.

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Sonia Maynard, 8720 No. 1 Road, spoke in opposition of the application and described the Steveston Museum park as the heart of Steveston. She stated that the park was a gathering place where musicians are featured, and that the space is unique and has beautiful landscaping.

A resident at 12331 Phoenix Drive spoke in opposition to the application. She stated that the park was a magical place, and a place with soul, and that the disturbance of the park at the Moncton Street site by the addition of the heritage building spelled the end of the spiritual aspect of the park.

In response to queries from the speakers from the Gallery, staff provided the following information:

- a petition signed by those who opposed the relocation of the heritage building to the Moncton Street site was provided to Council before Council decided, at its February 9, 2009, meeting to relocate the building to the Steveston Museum site;
- the restoration of a heritage building could cost between \$600,000 and \$700,000;
- if two of the trees are not saved during the construction process, additional trees will be planted at the City nursery, in the standard ratio of 2-to-1;
- during Phase 2, staff will endeavour to make the heritage building fully accessible;
- the landscape design process is on-going, but overall the landscaping on the Moncton Street site would not significantly change from the landscaping presently at the site; and
- the placement of the heritage building was chosen to minimize the impact on the site; in addition, barrier free pedestrian access will be provided through the site after the relocation of the heritage building.

The Chair commented that Council, through the rezoning process, had made the decision to relocate the heritage building to the Steveston Museum site following comprehensive public input. He stated that the Panel's purpose was to consider whether the relocation was conducted in a sensitive manner, and in accordance with the Development Permit and Heritage Application processes.

He noted that genuine effort was made to retain trees on the Moncton Street site, and to relocate two healthy trees. In addition, he noted that he was satisfied that justification exists for the parking variance.

Panel Decision

It was moved and seconded

That:

1. a) *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)"; and*

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- b) Vary the provisions of the Zoning and Development Bylaw No. 5300 to exempt the relocated building from the requirements for off-street parking spaces.*
- 2. Issue a Heritage Alteration Permit for 3791 and 3811 Moncton Street in accordance with Development Permit DP 09-494467.*

CARRIED

4. New Business

Mr. Jackson advised the Panel that agendas for upcoming Development Permit Panel meetings would reflect an increase in the number of Development Permit applications to be considered.

5. Date of Next Meeting: Thursday, November 12, 2009

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 28, 2009.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

THIS PROPOSAL TO BE RECONSIDERED,
COULD WE NOT HAVE A FAIR VOTE
ON ALL IDEAS & NOT JUST PUSH SOME
PEOPLE'S IDEAS THROUGH.

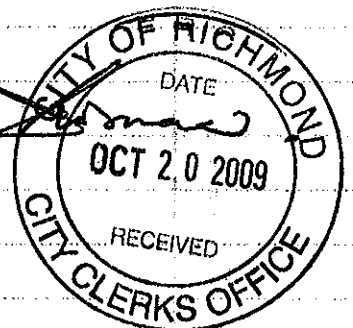
THE JAPANESE WERE NOT THE
ONLY PEOPLE WHO LIVED IN STEVESTON
IN THE PAST - I UNDERSTAND "FIRST
NATIONS" LIVED AROUND BARRY POINT
& OUT NEAR THE AIRPORT & CHINESE &
SOUTH ASIAN PEOPLE WORKED AT THE
CANNERY AS WELL & HOW ABOUT US
"NON NATIVE" PEOPLE - WE ALSO
LIVED IN THIS AREA.

I WOULD LIKE TO SEE A TRUE
PICTURE OF STEVESTON, WITH THE
HOTELS, POOL HALL, ETC. IT SEEMS
TO ME IT WAS MORE LIKE A PROSPERING
WILD WEST TOWN, THAN YOUR IDILIC
JAPANESE AREA.

I HAVE LIVED IN THIS BLOCK FOR 10
YEARS, & IN STEVESTON FOR OVER 30
YEARS. MY CHILDREN WENT TO SCHOOL &
GREW UP HERE. IT SEEMS TO ME THAT
YOU ARE TRYING TO PORTRAY AN "ARTIFICIAL"
VILLAGE THEME HERE FOR THE TOURISTS
& THE NEWCOMERS.

LETS SLOW DOWN & MAKE AN INFORMED
DECISION.

- *Shyama*



Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, October 28, 2009.

Subject: FW: Tanaka Comments re DPP Meeting, October 28, 2009 - HA/DP for Relocation of Heritage Building from 4091 Chatham Street to 3791/3811 Mocnton Street

Importance: High

From: Jim Tanaka [mailto:jhtanaka@shaw.ca]

Sent: October 25, 2009 6:00 PM

To: Brunette, Terence; Steves, Harold; 'Bill McNulty'; Barnes, Linda; Dang, Derek; 'Greg Halsey-Brandt'; 'Ken Johnston'; HalseyBrandt, Evelina; 'Sue Halsey-Brandt'; Brodie, Malcolm

Subject: Re: Development Permit Panel Meeting

Importance: High

Hi All,

Hope this email finds you well. Would anyone please explain to me the effect if any may have in securing a development permit in relocating the Heritage Building to the Museum site with another group headed by Mr. Kibble opposing the relocation? If Mr. Kibble and his group were really concerned, they should have come to the Committee and Council Meetings last year. They also had the opportunity to voice their concerns at a Public Hearing as well. So why now? The citizens of Richmond chose the Museum site (70%) at a Public Hearing and Council accepted the decision of the public and voted unanimously in favour of the Museum site at the February 9, 2009 Council Meeting.

When the intensity of demand is placed on the Council from the citizens making a convincing case against the Museum site, there is a propensity for Council to whatever deem necessary to alleviate or satisfy the demand placed on them as was the case at the October 15, 2008 Meeting. However, on Wednesday, October 28 the onus is on Council to prove to the citizens, who voted 70% in favour of the Museum site at a Public Hearing held on December 13, 2008, that the councillors are responsible and accountable by adhering to the unanimous decision reached on February 9, 2009.

Thank you in advance for your attention to this matter.

Regards,

Jim Tanaka

