



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

**To:** Development Permit Panel

**Date:** August 9, 2004

**From:** Raul Allueva  
Director of Development

**File:** DP 03-253222

**Re:** **Application by Patrick Cotter Architect Inc. for a Development Permit at  
3251 Chatham Street**

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**Staff Recommendation**

That a Development Permit be issued which would permit the construction of 105.6 m<sup>2</sup> (1,137 ft<sup>2</sup>) of commercial space and six (6) dwelling units at 3251 Chatham Street on a site zoned Steveston Commercial (Two-Storey) District (C4).

A handwritten signature in black ink, appearing to read 'Raul Allueva', with a long horizontal flourish extending to the right.

Raul Allueva  
Director of Development

SB:blg  
Att. 3

## Staff Report

### Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop six (6) dwelling units and 1,137 ft<sup>2</sup> of commercial space at 3251 Chatham Street. The site contained a one-storey provincial office building which was demolished for this project.

The Steveston Commercial (Two-Storey) District (C4) zoning for the site is in place.

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

The subject site is located on the corner of 5<sup>th</sup> Avenue and Chatham Street. The site is located in the Steveston Area, but outside of the core Steveston commercial area. Surrounding the site north of Chatham Street are single-family homes with land uses designated as residential in the Neighbourhood and Area Plan. The Chatham Street sub-area of the Steveston Village character area starts 1 ½ blocks to the east.

The proposal for a mixed commercial/residential development satisfies the zoning requirements which permits **Mixed Commercial-Residential Use** under the Steveston Commercial (Two-Storey) District (C4).

Development surrounding the site is described as follows:

- To the north, across a City lane are existing single-family residences;
- To the east, across 5<sup>th</sup> Avenue are existing single-family residences;
- To the west, are existing single-family residences;
- To the south, across Chatham Street is federally owned land. There is a bare strip used for informal surface parking which stretches from the corner of 6<sup>th</sup> Avenue past 4<sup>th</sup> Avenue. A portion of this may become a bus loop in the near future.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable Development Permit sections of the Official Community Plan (OCP) and is in full compliance with the Steveston Commercial (Two-Storey) District (C4) Schedule. There are conditions required to be met prior to the issuance of Building Permits (**Attachment 2**).

**Analysis**

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan:

- Schedule 1: 9.2 General Guidelines  
              9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)
- Schedule 2: 2.4 Steveston Area Plan

**Conditions of Adjacency:**

- The proposed two-storey height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The proposed private outdoor roof decks do not present overlook issues to the surrounding single-family back yards due to the siting of the surface parking, adjacency to the lane, location of garages across the lane and setback from both property lines and roof edges;
- The applicant has addressed privacy for the adjacent single-family lot to the west through the setback of the building, minimal openings in the adjacent elevation, hedge landscaping along the shared property line, and tree planting adjacent to the single-family back yard; and
- There is no significant shadowing of adjacent residential back yards.

**Site Planning and Urban Design:**

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The development offers streetscapes on 5<sup>th</sup> Avenue and Chatham Street animated with both residential front entries and commercial space; and
- The visitor parking has been located off the lane behind the building to minimize its visual impact on 5<sup>th</sup> Avenue and Chatham Street.

**Architectural Form and Character:**

- The building forms are well articulated; and
- The proposed building materials (wood shingles, wood trellis structures, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

**Landscape Design:**

- The landscape design includes seven (7) new trees and the retention of two (2) major boulevard trees which will contribute a maturity to the development identity and streetscape elevations;
- The landscape design also includes benches, special paving treatment with patterning and colour, as well as boulevard treatments through a Servicing Agreement;
- A landscape buffer and fencing are located along the west property line which separate the development from the adjacent single-family lot;
- The garbage and recycling for the commercial unit is located off the existing lane, screened with a gated enclosure and landscaping. It is located behind the building which obscures its visual impact onto Chatham Street and 5<sup>th</sup> Avenue; and
- The use of interlocking pavers improves the permeability of the site.

**Advisory Design Panel Comments**

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Minutes from March 17, 2004 is attached for reference (**Attachment 3**).

**Conclusions**

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.  
Planner 1

SB:blg

The following condition is required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping in the amount of \$24,806 (based on a total floor area of 12,403 ft<sup>2</sup>).

## List of Attachments

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Attachment 1	Development Application Data Sheet
Attachment 2	Staff Comments
Attachment 3	Excerpt from Advisory Design Panel Minutes

**City of Richmond**6911 No. 3 Road  
Richmond, BC V6Y 2C1**Development Application  
Data Sheet**  
Development Applications Department**DP 03-253222****Attachment 1**

Address:	3251 Chatham Street	Applicant:	Patrick Cotter Architect Inc.
Owner:	Existing: Yoshna Holdings Ltd.	Proposed:	David Bennington
Planning Area(s):	Gulf of Georgia Node of the Waterfront Neighbourhoods in the Steveston Area		
Site Area	Gross: 1,103.8 m <sup>2</sup>	Net:	no change
Floor Area	Gross: 1,152.2 m <sup>2</sup>	Net:	974.9 m <sup>2</sup>
Zoning	Steveston Commercial (Two-Storey) District (C4)		

	Existing	Proposed
Land Uses	formerly provincial offices	Mixed Commercial-Residential Use
OCP Designation	residential	Continuation of commercial
Number of Units	1 office building	6 dwellings & 1 commercial

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.88	none permitted
Lot Coverage:	n/a	58%	n/a
Setback – Chatham St:	n/a	0.9 m	n/a
Setback – Side Yard & 5 <sup>th</sup> Ave:	n/a	0.5 m & 1.1 m	n/a
Setback – Rear Yard:	n/a	1.1 m	n/a
Height (m):	9 m & 2 storeys	9 m & 2 storeys	none
Off-street Parking Spaces – Resident/Commercial:	9 and 4	9 and 4	none
Off-street Parking Spaces – Accessible:	1	6	none
Off-street Parking Spaces – Total:	13	13	none

\*No variances have been requested.

## Staff Comments

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The following condition is required to be met prior to issuance of Building Permit:

- A Servicing Agreement\* for the frontage and lane improvements to design and construct Chatham Street, 5<sup>th</sup> Avenue and laneworks improvements. Works include, but are not limited to:
  - Chatham Street: grass boulevard with Maple street trees;
  - 5th Avenue: - Benkleman Beam test to ensure quality of existing 5th Avenue, road widening on the west edge, curb and gutter, a grass and treed boulevard, street lighting and a 1.50 m concrete sidewalk at the property line, from Chatham Street, north to the lane;
  - Laneworks - this is currently paved but never has formally been designed. If the Engineering consultant can prove the base, grades and quality of asphalt are to current City standards, only minor modifications may be required. Either new lane construction or revising existing, both will require 5.10m wide asphalt surface with concrete roll curb and gutter on both sides, storm sewer and laneway street lighting; and
  - All works are at the developer's sole cost with no credits available.

\* Note: This requires a separate application.

**EXCERPT FROM THE DRAFT MINUTES FROM  
THE DESIGN PANEL MEETING**

**Wednesday March 17<sup>th</sup>, 2004 – 4:00 p.m.**

**Rm. M.1.003**

**RICHMOND CITY HALL**

3. 2004-10 **Residential/Commercial**

*Patrick Cotter, Architect.*

DP 03-253222

3251 Chatham Street

The panel then proffered the following comments about the project that:

- ❖ the surface off street parking area could be used to create some amenity space;
- ❖ they were concerned about the treatment of the east elevation – interruption of hedge by access to entrance;
- ❖ the applicant should try to soften acute angle where the sidewalk meets unit paving;
- ❖ they suggested concrete brick unit pavers;
- ❖ the addition of shrubs and benches was a good touch;
- ❖ signage for the commercial project could be improved;
- ❖ details of a commercial garbage area and its location is needed;
- ❖ the public plaza was well thought out; and
- ❖ they liked the idea of commercial mixed with residential.

In summary, Chair stated that:

- ❖ the hemlock might not be the best species to use at the lane as they tend to spread;
- ❖ roof deck hatches should be investigated, full height doors may be required;
- ❖ the applicant should revisit the lane treatment including some treatment to alleviate the blankness of the wall;
- ❖ the applicant should complete landscaping as per staff and panel comments;
- ❖ the applicant should provide commercial garbage location and details; and
- ❖ the applicant should provide signage details for the project.

The applicant thanked the panel for their suggestions and advised that he will incorporate these suggestions into the project.

The decision of the Panel, unanimously, was that the project move forward.





**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 03-253222**

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 3251 CHATHAM STREET

Address: C/O 1338 - 56<sup>TH</sup> STREET  
DELTA, BC V4I 2A4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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 "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plans #1 and #2 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 to #3 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #8 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

# Development Permit

No. DP 03-253222

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 3251 CHATHAM STREET

Address: C/O 1338 - 56<sup>TH</sup> STREET  
DELTA, BC V4I 2A4

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$24,806.00.

5. 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.
6. 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 and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

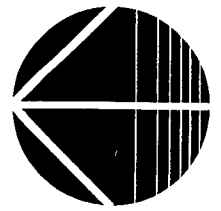
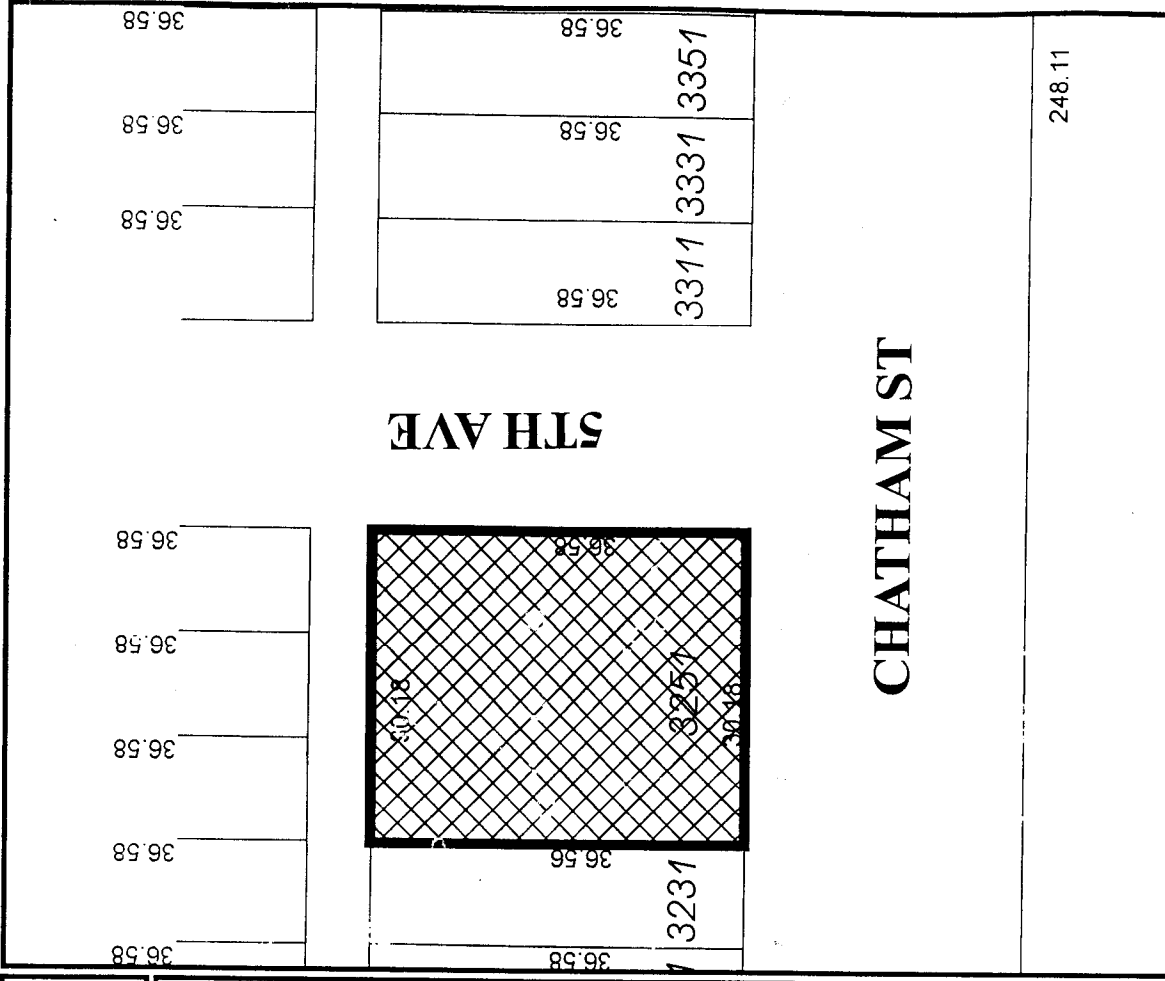
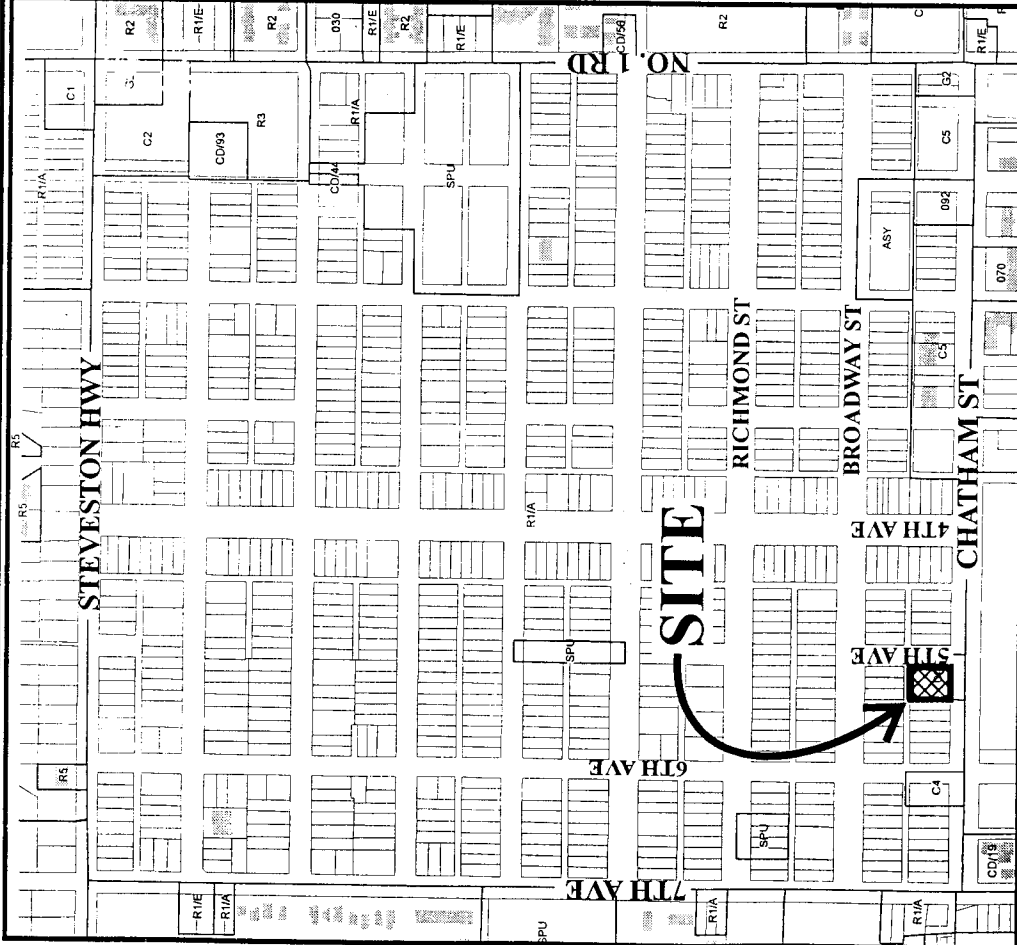
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



## DP 03-253222 SCHEDULE "A"

Original Date: 01/05/04

Revision Date:

Note: Dimensions are in METRES

# PROJECT DATA:

CIVIC ADDRESS: 3251 CHATHAM STREET  
RICHMOND, BRITISH COLUMBIA

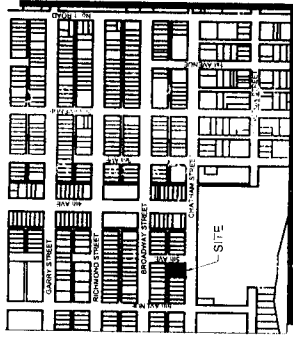
LEGAL ADDRESS: SEC. 3 BLK3N RG7W PL  
65950 PARCEL 169, REF.65650

PARCEL IDENTIFIER: 003-569-420

APPLICANT: PATRICK COTTER ARCHITECT INC.

ZONING: C4

# LOCATION PLAN:



# DEVELOPMENT DATA:

GROSS SITE AREA: 11,882 SQ.FT.

BUILDING AREA SUMMARY:

	RESIDENTIAL	COMMERCIAL	TOTAL
GRND FLOOR	3,707 SQ.FT.	1,137 SQ.FT.	4,844 SQ.FT.
2nd FLOOR	5,650 SQ.FT.	0 SQ.FT.	5,650 SQ.FT.
TOTAL:	9,357 SQ.FT.	1,137 SQ.FT.	10,494 SQ.FT.

DENSITY: 0.88 PROPOSED F.A.R. (1.0 PERMITTED F.A.R.)  
COVERAGE: 58% PROPOSED SITE COVERAGE

# PARKING SUMMARY:

	REQUIRED	PROPOSED
RESIDENT: 1.5/UNIT	9 SPACES	9 SPACES
SUB-TOTAL:		9 SPACES
COMMERCIAL 3 per 1,076 SF	4 SPACES	4 SPACES
TOTAL:	13 SPACES	13 SPACES

\*SEE DWG A203 FOR F.A.R. CALCULATIONS

NOTE:  
OWNERS WILL BE REQUIRED TO MAINTAIN BOULEVARD TREATMENT.

REQUESTED VARIANCE:  
NO VARIANCES

# CHATHAM STREET COMM./ RESIDENTIAL DEVELOPMENT

## 3251 CHATHAM STREET RICHMOND, BRITISH COLUMBIA

03 DECEMBER, 2003 ISSUED FOR DEVELOPMENT PERMIT APPLICATION  
05 MARCH, 2004 ISSUED FOR ADVISORY DESIGN PANEL  
10 JUNE, 2004 ISSUED FOR DEVELOPMENT PERMIT PANEL  
24 JUNE, 2004 ISSUED FOR DESIGN PANEL

# DRAWING LIST:

- COVER
- A-101 SITE CONTEXT SHEET
- A-102 SITE PLAN / GROUND FLOOR PLAN
- A-103 SHADOW ANALYSIS - JUNE
- A-104 SHADOW ANALYSIS - MARCH/SEPTEMBER
- A-201 SECOND FLOOR PLAN
- A-202 ROOF PLAN
- A-203 FAR CALCULATIONS
- A-301 SOUTH & EAST EXTERIOR ELEVATIONS
- A-302 NORTH & WEST EXTERIOR ELEVATIONS
- A-303 PARTIAL EAST & WEST EXTERIOR ELEVATIONS
- A-304 STREETSCAPE ELEVATIONS
- A-401 BUILDING SECTIONS
- L-1 LANDSCAPE PLAN

# CONTEXT:

SITE



SITE

PATRICK COTTER ARCHITECT INC. PLAN # 1 SEP 15 2004  
DP 03253222

1208 - 56th STREET, DELTA, BC V4L 2A4  
TEL (604) 277-1191  
FAX (604) 277-1192  
CELL (604) 277-1193  
E-MAIL: patrick@telus.net

NOTES

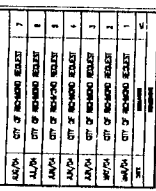
1 UNIT NUMBER  
A UNIT TYPE

FOR INDIVIDUAL UNIT PLANS SEE  
A200 SERIES DRAWINGS

THIS PLAN IS EQUIVALENT TO SITE PLAN  
AND 5" X 1" LEGAL SURVEY LOT

2. DIMENSIONS AND AREAS ARE  
CONFORMANT WITH SURVEY  
CONFORMANT TO SURVEY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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C. KAVELINAS & ASSOCIATES INC.  
ENGLA GOLA  
21328 - 64 AVONUE  
LAWEST, B.C.  
V6T 1Z7  
PHONE (604) 868-2263

MR. DAVID BENNETTON  
c/o PATRICK COTTER ARCHITECT, INC.  
1228 - 58th STREET  
S.E. 7, D.C.  
W4 244

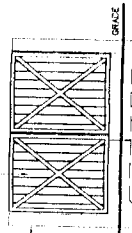
ADORE [604] 834-1131

PLAN VIEW	<p>LANDSCAPE PLAN 6 UNIT LIVE/WORK RES. DEVELOPMENT</p> <p>328' - ORIGINAL STREET PC-MOD. E.C.</p>
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DATE	1:50	DEC/70
TIME		
NAME		
ADDRESS		
CITY		
STATE		
ZIP		

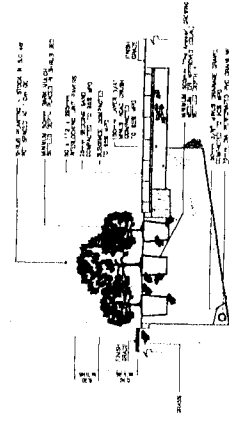
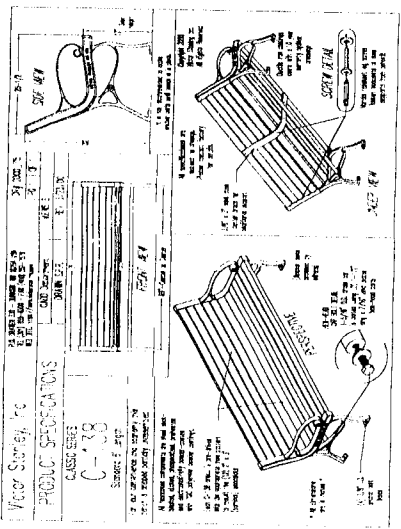
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ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

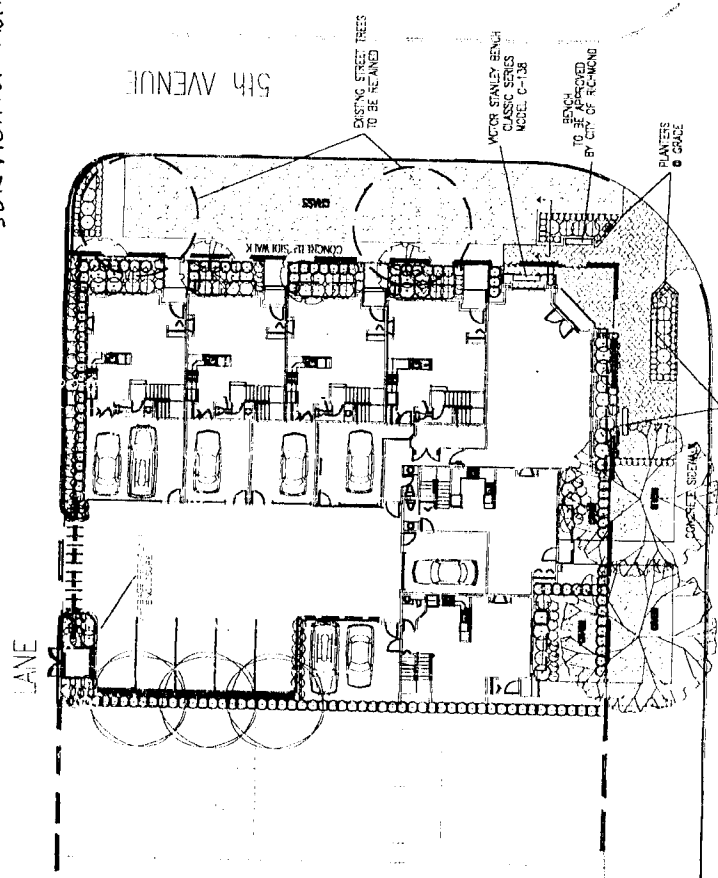


ELEVATION

BOULEVARD WORKS TO BE  
CONFIRMED THROUGH  
SERVICING AGREEMENT

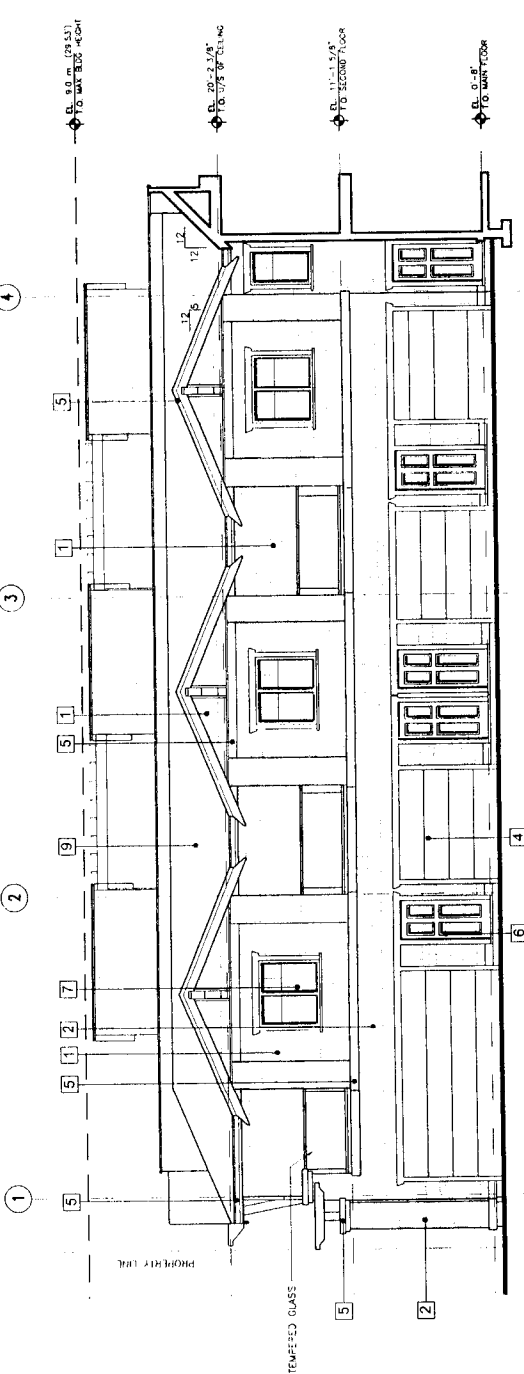


PLAZA PLANTED CROSS SECTION  
NORMAL  
PLAN # 3 SEP 15 2004  
2"=10'-0" HORIZONTAL  
1"=1'-0" VERTICAL



CATHAY STREET





1  
INNER COURTYARD  
PARTIAL WEST ELEVATION  
A302 1/4\"/>

- NOTES
1. WOOD SINGLE SIDING  
SEMI-TRANSPARENT STAIN  
COLOR MATCH TO #3
  2. WOOD SINGLE SIDING  
SEMI-TRANSPARENT STAIN  
COLOR MATCH TO #1
  3. PAINT #1234  
COLOR: BENJAMIN MOORE  
#1234 - SIKKENS SAGE
  4. PAINT #1234  
COLOR: BENJAMIN MOORE  
#1234 - SIKKENS SAGE
  5. PAINT #1234  
COLOR: BENJAMIN MOORE  
#1234 - SIKKENS SAGE
  6. PAINT #1234  
COLOR: BENJAMIN MOORE  
#1234 - SIKKENS SAGE
  7. DOUBLE-GLAZED  
VINYL CLAD WINDOWS
  8. PRE-PAINTED METAL SADDLES  
& FLASHINGS, VENTILATORS  
COLOR: #1234 - CHARCOAL
  9. DURED SHINGLES  
SHOWN PROFILE  
COLOR: #1234 - CHARCOAL

NO.	DESCRIPTION	QUANTITY	UNIT
1	WOOD SINGLE SIDING	100	SQ. FT.
2	WOOD SINGLE SIDING	100	SQ. FT.
3	PAINT #1234	100	GAL.
4	PAINT #1234	100	GAL.
5	PAINT #1234	100	GAL.
6	PAINT #1234	100	GAL.
7	DOUBLE-GLAZED	100	SQ. FT.
8	PRE-PAINTED METAL	100	SQ. FT.
9	DURED SHINGLES	100	SQ. FT.

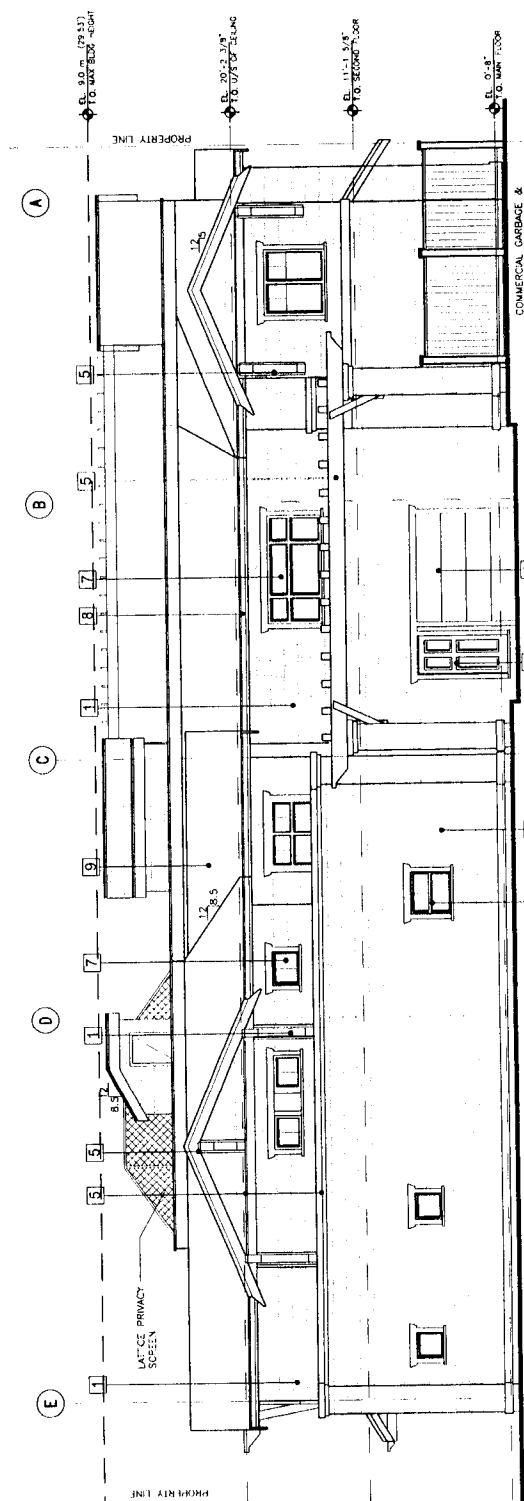
100 SQ. FT. 20' x 5' 0\"/>

COMMERCIAL / RESIDENTIAL  
DEVELOPMENT  
3251 Chatham Street  
Richmond, B.C.

NO.	DESCRIPTION	QUANTITY	UNIT
1	WOOD SINGLE SIDING	100	SQ. FT.
2	WOOD SINGLE SIDING	100	SQ. FT.
3	PAINT #1234	100	GAL.
4	PAINT #1234	100	GAL.
5	PAINT #1234	100	GAL.
6	PAINT #1234	100	GAL.
7	DOUBLE-GLAZED	100	SQ. FT.
8	PRE-PAINTED METAL	100	SQ. FT.
9	DURED SHINGLES	100	SQ. FT.

NORTH & WEST  
EXTERIOR ELEVATIONS

A-302 C



2  
LANE NORTH ELEVATION  
A302 1/4\"/>

SEP 15 2004  
PLAN # 5  
DP 03253222



- |       |   |   |
|-------|---|---|
| NOTES | 1 | WOOD 5" X 6" SILING.<br>SEMI-TRANSPARENT STAIN<br>COLOUR MATCH TO F3N       |
|       | 2 | WOOD 5" X 6" SILING.<br>SEMI-TRANSPARENT STAIN<br>COLOUR MATCH TO F3N       |
|       | 3 | PANT FELD COLOUR<br>PAINT-114, SKYBROOK SALE                                |
|       | 4 | PANT FELD COLOUR<br>COLOUR BENJAMIN MOORE<br>PAINT-122, BURNING GREEN       |
|       | 5 | PANT FELD COLOUR<br>PAINT-122, BURNING GREEN<br>PAINT-2, BEACON HILL DAMASK |
|       | 6 | PANT AGENT COLOUR<br>COLOUR BENJAMIN MOORE<br>PAINT-134, TINKER AND SPAIN   |
|       | 7 | DOUBLE-PAZED<br>COLOUR "N"<br>COLOUR "N"                                    |
|       | 8 | PRE-FINISHED METAL CUTLERS<br>A FLAS-NCS-60627 "CHAPCAL"                    |
|       | 9 | QUERO 5" X 6" SILING<br>COLOUR NW DIRTWOOD                                  |

[illegible]

\*100 500 5<sup>th</sup> 2617A, S.C., WIL 2014  
 TEL 803 343-111  
 FAX 803 343-112  
 CEL 803 777-3434  
 E MAIL 2617@SCS.NET

COMMERCIAL / RESIDENTIAL  
DEVELOPMENT

3251 Chatham Street  
Richmond, B.C.

THE LOOK					
	NO.	MR.	ST.		
<hr/>					
	Jr. • A/I TONE				
<hr/>					
	EERING				
<hr/>					
	SA. MAND				
<hr/>					
NOTE					
<hr/>					

PARTIAL EAST & WEST  
EXTERIOR ELEVATIONS

A-303 A

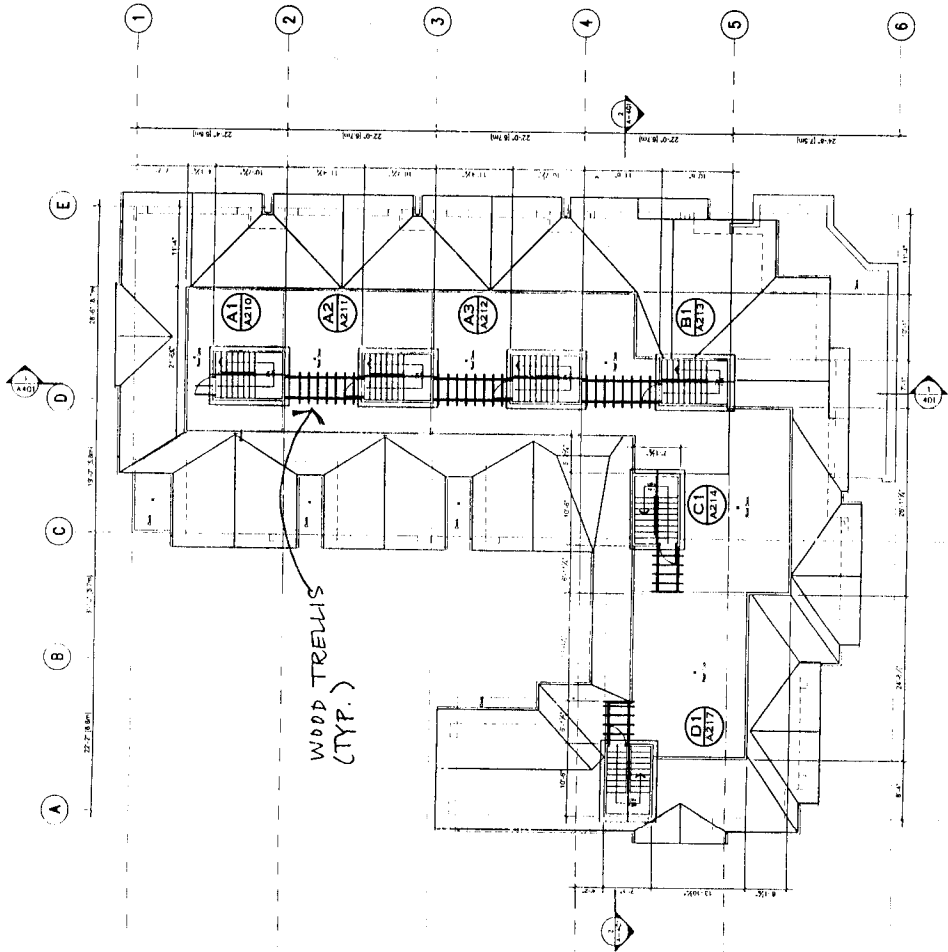
PLAN # 6 SEP 15 2004  
DP 03253222

2  
A.303

1  
A303

2  
A303

NOTES



PROJECT: 3251 CHATHAM STREET  
RICHMOND, B.C.  
ARCHITECT: PATRICK COTTER  
ARCHITECT INC.  
DATE: 15 SEP 2004  
SCALE: 1/8" = 1'-0"

COMMERCIAL / RESIDENTIAL  
DEVELOPMENT  
3251 Chatham Street  
Richmond, B.C.

DATE

DATE	15 SEP 2004
BY	PKC
CHECKED	PKC
SCALE	1/8" = 1'-0"
DATE	15 SEP 2004

OVERALL BUILDING  
ROOF PLAN

PLAN # 7 SEP 15 2004  
DP 03253222



A-202 D



Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a complex roofline featuring gables and dormers. The facade is divided into several vertical sections by pilasters or columns. Numerous windows of various sizes are distributed across the facade. To the right of the building, there are three height markers with corresponding text:

- EL. 3.0 m (98.53') TO MAX. BUILDING HEIGHT
- EL. 25'-0" (7.62') TO TOP OF CEILING
- EL. 11'-1 5/8" TO SECOND FLOOR

Below the building, there are three dashed lines representing ground level or setbacks, each labeled "POSSIBLE LINE" on the left side. At the top of the page, there is a dashed line representing a boundary or road, labeled "POSSIBLE LINE" on the right side. The drawing is oriented horizontally on the page.

1  
A304

[illegible]

338 58th ST., DELTA, B.C., V4L 2A4  
TEL: (604) 943-1191  
FAX: (604) 943-1152  
CEL: (604) 377-9454  
E-MAIL: [parich@telus.net](mailto:parich@telus.net)

PROJECT:  
COMMERCIAL / RESIDENTIAL  
DEVELOPMENT

3251 Chatham Street  
Richmond, B.C.

**cuon-**



NAME	
DATE	
TIME	
LOCATION	
REMARKS	

STREETSCAPE  
ELEVATIONS

## Reference Plan

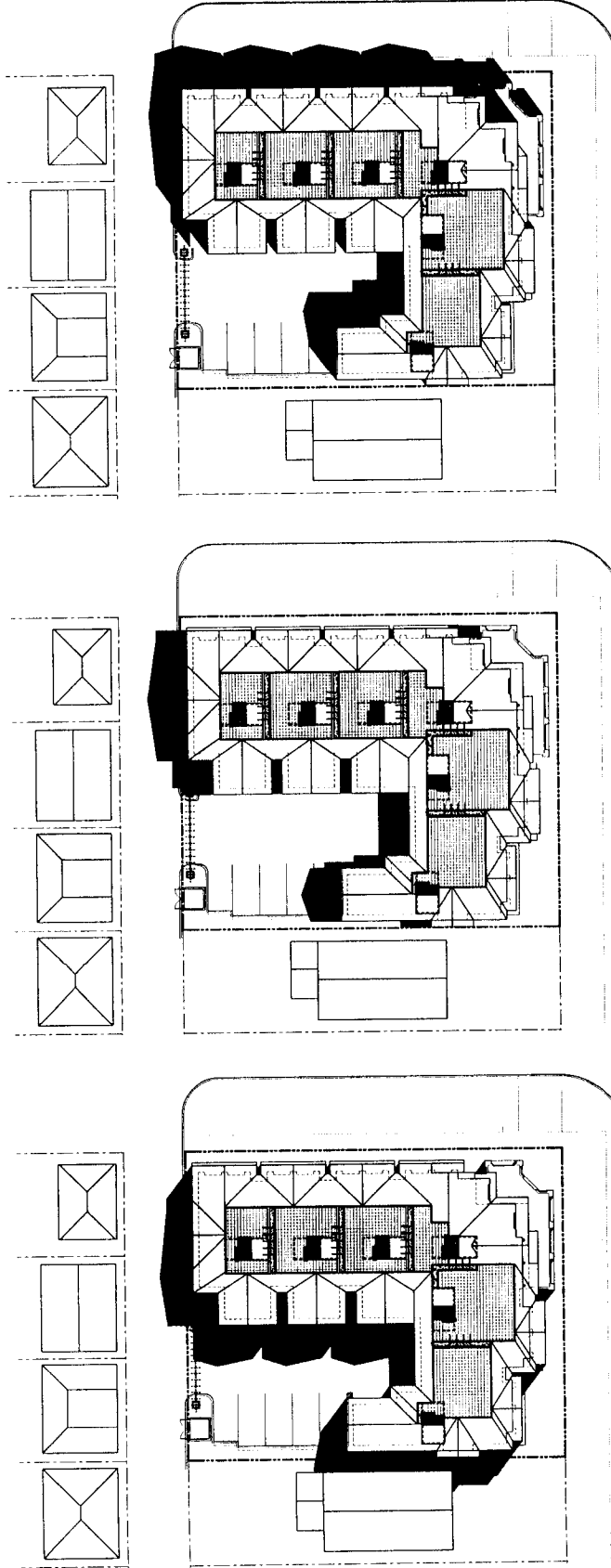
SEP 15 2004

DP 03253222

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2  
A304

NOTES:



**PATRICK COTTER ARCHITECT INC.**  
1380 BAY ST. OUELLET, B.C. V6M 3A4  
TEL: (604) 273-1111  
FAX: (604) 273-1112  
WWW.PATRICKCOTTERARCHITECT.COM

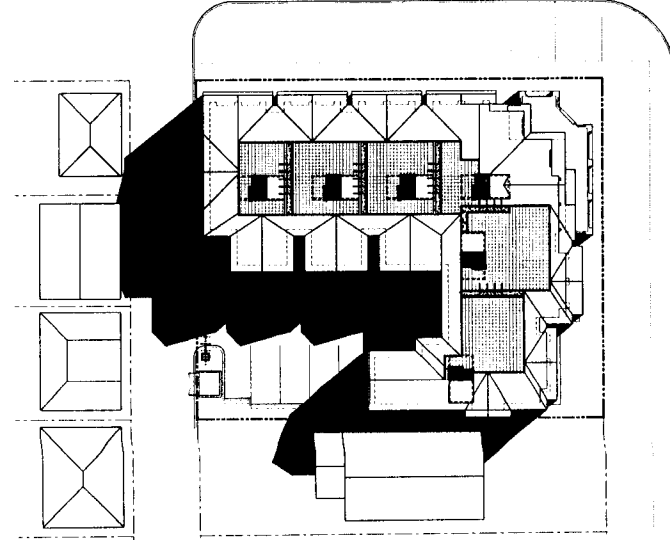
**COMMERCIAL / RESIDENTIAL DEVELOPMENT**  
3251 Chatham Street  
Richmond, B.C.

DATE	22 JUNE 2004
BY	PKC
CHECKED	PKC
SCALE	1/8"=1'-0"
PROJECT	3251 CHATHAM STREET
SHEET TITLE	SHADOW ANALYSIS

SHADOW ANALYSIS  
JUNE

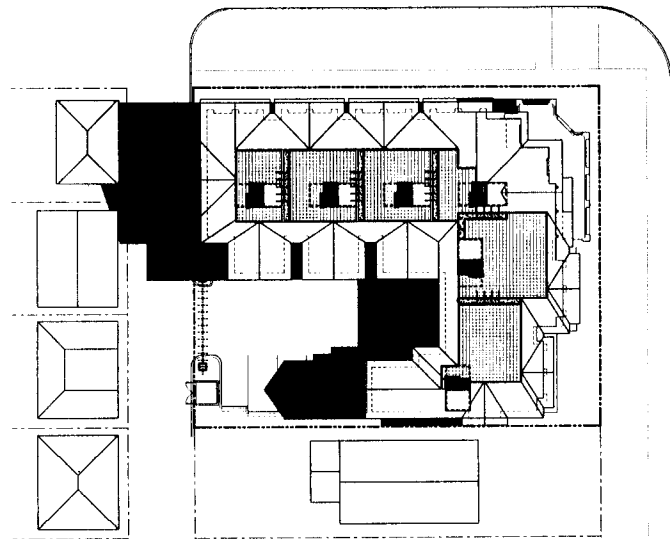
Reference Plan SEP 15 2004  
DP 03253222 A-103 A

NOTES



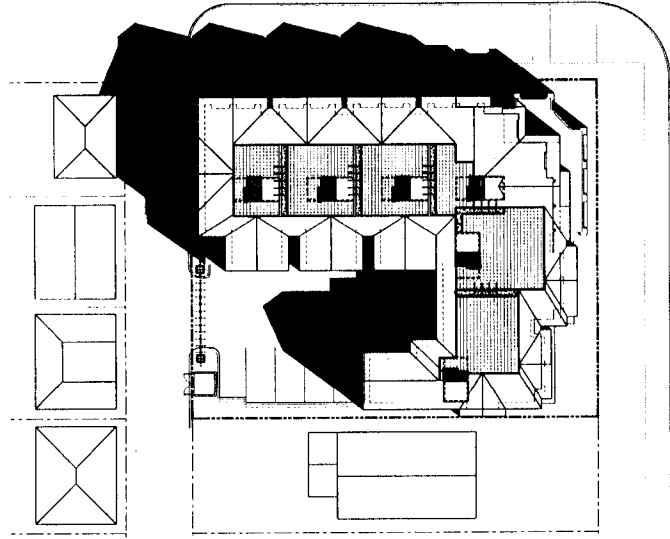
chatham street

21 MAR/23 SEPT 11AM  
SHADOW ANALYSIS  
SCALE 1/16" = 1'-0"



chatham street

21 MAR/23 SEPT 1PM  
SHADOW ANALYSIS  
SCALE 1/16" = 1'-0"



chatham street

21 MAR/23 SEPT 3PM  
SHADOW ANALYSIS  
SCALE 1/16" = 1'-0"

PATRICK COTTER  
ARCHITECT INC.  
1125 BROADWAY, 15TH FLOOR  
NEW YORK, NY 10019  
TEL: (212) 691-1100  
FAX: (212) 691-1101  
WWW.PATRICKCOTTER.COM

COMMERCIAL / RESIDENTIAL  
DEVELOPMENT  
3251 Chatham Street  
Richmond, B.C.

DATE: 21 MAR/23 SEPT 11AM  
SCALE: 1/16" = 1'-0"  
SHEET: 104  
TOTAL: 104

SHADOW ANALYSIS  
MARCH/SEPTEMBER

Reference Plan SEP 15 2004

DP 032253222



A-104 A

UNIT NUMBER	UNIT TYPE
1	'A'

FOR INDIVIDUAL UNIT PLANS SEE  
A-200 SERIES DRAWINGS

DATE	TIME	LOCATION	WIND	SEA	WAVE	TEMP	WIND	SEA	WAVE	TEMP
19-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
20-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
21-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
22-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
23-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
24-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
25-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
26-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
27-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
28-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
29-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
30-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0
31-10-1967	14:00	100°E	10	1	1	25.0	10	1	1	25.0

■ PATRICK COTTER  
■ ARCHITECT INC.

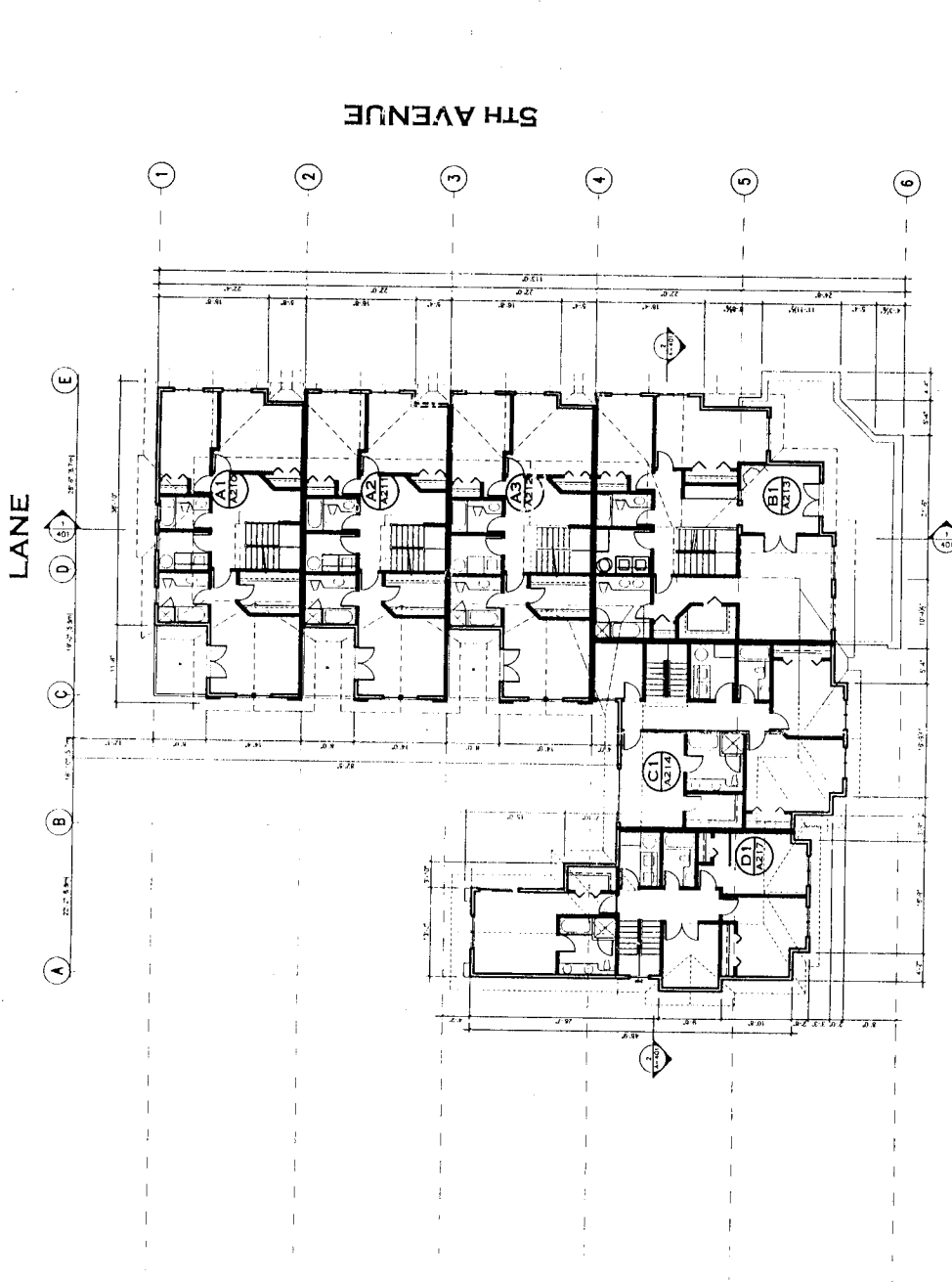
COMMERCIAL · RESIDENTIAL  
DEVELOPMENT™

1251 Chatham Street  
Richmond, B.C.

DATE	10/10/1964
TIME	10:10
LOCATION	10:10
NAME	10:10
ADDRESS	10:10
CITY	10:10
STATE	10:10
ZIP	10:10
TELEPHONE	10:10
TELETYPE	10:10
FAX	10:10
EMAIL	10:10
WEBSITE	10:10
OTHER	10:10

OVERALL BUILDING  
SECOND FLOOR

A-201  
 D



CHATHAM STREET  
Reference Plan  
SEP 15 2004  
bP 03253222

