



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: November 1, 2004
File: DP 03-254303
Re: **Application by Chatham Development Ltd. for a Development Permit at
3771 Chatham Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a three-storey building containing 140.4 m² (1,511 ft²) of commercial space at grade and two (2) dwelling units above on a site zoned Steveston Commercial (Three-Storey) District (C5); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit four (4) tandem parking spaces; and
 - b) Permit three (3) small parking spaces.

Raul Allueva
Director of Development

SB:blg
App.

Staff Report

Origin

Chatham Development Ltd. has applied to the City of Richmond for permission to construct a three-storey building at 3771 Chatham Street containing 140.4 m² (1,511 ft²) of commercial space at grade and two (2) two-level residential units above on a previously undeveloped site. There is no rezoning application associated with this Development Permit application.

There are two previously approved Development Permit applications from this applicant for this site (DP 89-000304 and DP 95-000040). All three designs are consistent in showing a three-storey building to zero lot line with commercial at grade and residential above. All three designs continue the lane behind and also continue the adjacent setback and street front parking. The 1995 design included a storey of office space between the commercial and residential. The applicant's architect advises that the two previous Development Permits were abandoned for financial reasons.

Background

The subject application and associated staff report of September 29, 2004 (**Appendix B**) were considered by the Development Permit Panel on October 27, 2004. The Minister of the United Church across the lane attended the meeting to raise concerns about the parking and lane development proposed. A representative of the residential neighbour to the west was concerned that customers would double-park on Chatham Street and jeopardize the safety of pedestrians drawn to the medical centre.

The Panel referred the application back to staff with the following recommendation:

That DP 03-25430 be referred to the November 10, 2004 Development Permit Panel meeting in order for staff to:

- a. review the rear parking arrangement and the number of independently accessed stalls that would be required to meet the bylaw requirement; and,*
- b. determine whether a cash in-lieu-of parking payment would be appropriate.*

The purpose of this report is to outline the measures taken by the applicant to respond to the concerns raised by the Panel.

Staff Comments

As a result of improvements made to improve functionality of the rear surface parking lot, the applicant has changed the scope of the variances requested. Previously, the applicant requested variances to permit two (2) tandem and four (4) small parking spaces in the rear parking area.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests the following variances to Division 400 (Off-Street Parking & Loading) of the Zoning and Development Bylaw No. 5300:

- 1) To permit four (4) tandem parking spaces;

(Staff supports the proposed variance as it attempts to address the existing demand for parking in the Steveston village area. The tandem spaces will be utilized only for the

residential units and will be assigned to the same unit to ensure no operational conflict. In recognition of the relatively small lots in the Steveston village area, the applicant could have chosen to pay cash-in-lieu of providing parking spaces in the Steveston village area. Staff feel that this creative parking solution more appropriately addresses the demonstrated need for parking in the Steveston village area)

- 2) To vary the provision of Section 405.09 (Development & Maintenance Standards for Off-Street Parking) to permit four (3) small parking spaces where none are permitted as the parking lot contains fewer than 31 spaces; and

(Staff supports the proposed variance for the same reasons stated above)

Analysis

Impact on Lane:

- The applicant has improved the rear (lane) building elevation material from vinyl siding to wood siding to match the front elevation facing Chatham Street; and
- The Minister of the neighbouring United Church expressed concerns regarding the functionality of the lane, and requested that the lane either remain undeveloped between the church and the subject property to provide green space, or that the lane be developed through to 2nd Avenue. The frontage works associated with this development will extend the operational lane from the east across the rear of the subject property and terminating in line with the west property line. The lane will extend further westward and eventually connect to 2nd Avenue when the properties to the west are redeveloped. It is imperative that the lane be developed as development occurs to ensure adequate alternative access to properties in the area.

Residential Tandem Parking:

- The applicant has revised the proposal to provide two (2) tandem parking spaces to each residential unit. The applicant has requested variances for four (4) tandem and three (3) small residential parking spaces; and
- As discussed in the staff report, variances were requested and are supported by staff to provide tandem and small car parking spaces. The tandem spaces will be utilized only for the residential units and will be assigned to the same unit to ensure no operational conflict. The small car spaces will also be utilized only for the residential units. The revised proposal exceeds to the bylaw requirement for the number of on-site residential parking spaces provided.

Commercial Parking:

- The two (2) commercial units are located on Chatham Street adjacent between 1st and 2nd Avenues and adjacent to an operational lane in the rear which would be extended across the rear of the subject property as part of this development;
- Due to the dual frontages, although the entries face Chatham Street, inviting entries have been incorporated on both Chatham Street and the lane elevation. The covered entries facing the lane include signage and a buzzer should the door be closed;
- Due to the small site size, the applicant worked cooperatively with Transportation Department staff to come up with a creative parking plan to maximize the amount of parking provided on-site, while avoiding any operational conflicts between the loading area, residential and commercial parking spaces. The applicant has revised the rear parking plan

customer parking at the front. The proposed arrangement will decrease the number of commercial parking spaces onsite (3 provided along Chatham Street) and increase the number of residential parking spaces. A total of five (5) commercial parking spaces is required. The applicant will be required to make a cash contribution to the off-street parking fund in the amount of \$21,000 in lieu of two (2) required commercial parking spaces in accordance with section 408 (Provision of Parking in Steveston) of the Zoning & Development Bylaw No. 5300;

- Although this may result in customer parking being displaced from the on-site surface parking lot, there is public street parking available on adjacent streets and throughout the Steveston Village area (**Appendix A**). Public street parking is available proximate to the subject site on both sides of Chatham Street and around the corner on 1st Avenue. To maximize customer parking opportunities, the owner has agreed to advise future owners and staff to make alternate arrangements for transportation or off-site parking; and
- The proposal satisfies the bylaw requirements for on-site residential and commercial parking spaces and cash payment. On-site parking is located both off Chatham Street and off the rear lane. The parking facing Chatham Street is a continuation of the site planning of the adjacent medical building and permits the existing traffic flow to continue. The cash payment will be utilized to provide public parking in the future.

Conclusions

The applicant has satisfactorily addressed the Panel's comments regarding: residential tandem parking, and the conflict between loading and commercial parking. All other design considerations were addressed in the staff report of September 29, 2004 including conditions of adjacency, site planning and urban design, architectural form and character, and landscape design.

The applicant has presented a development that fits into Steveston Village through a development that incorporates quality design, materials, historical references and permits the continuation of the existing parking circulation of the adjacent medical building through extending the relationship of commercial space to the street. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Registration of a cross-access agreement required for property located at 3811 Chatham Street to allow encroachment in perpetuity of diagonal parking stall located in front setback;
- Payment of \$21,000 as cash-in-lieu of two required commercial parking spaces; and
- Receipt of a Letter of Credit for landscaping in the amount of \$9,324.

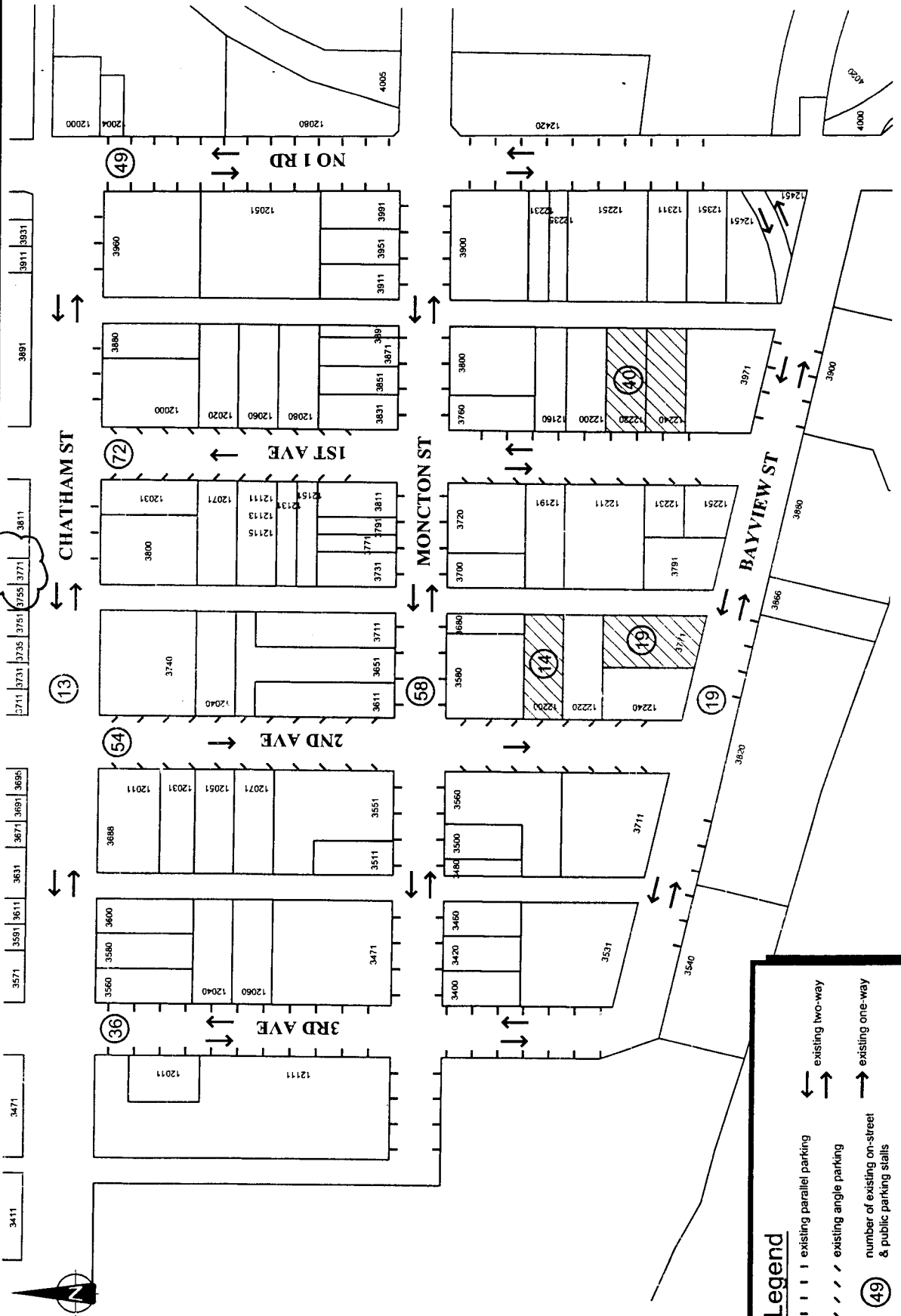
List of Appendices

Appendix A Steveston Village On-Street parking Map

Appendix B Staff report of September 29, 2004 presented to the Development Permit Panel on October 27, 2004.

Steveston Village On-Street Parking - Existing

(SITE)



Legend

- ||| existing parallel parking
- existing two-way
- existing angle parking
- existing one-way
- number of existing on-street & public parking stalls



City of Richmond
Urban Development Division

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Development Permit Panel**

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: September 29, 2004
File: DP 03-254303
Re: **Application by Chatham Development Ltd. for a Development Permit at 3771
Chatham Street**

Staff Recommendation

That a Development Permit be issued that would:

1. Permit the construction of a three-storey building containing 140.4 m² (1,511 ft²) of commercial space at grade and two (2) dwelling units above on a site zoned Steveston Commercial (Three-Storey) District (C5); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) permit two (2) tandem parking spaces; and
 - b) permit four (4) small parking spaces.


Raul Allueva
Director of Development

SB:rg
Att. 6

Staff Report

Origin

Chatham Development Ltd. has applied to the City of Richmond for permission to construct a three-storey building at 3771 Chatham Street containing 140.4 m² (1,511 ft²) of commercial space at grade and two (2) two-level residential units above on a previously undeveloped site.

There are two previously approved Development Permit applications from this applicant for this site (89-000304 & 95-000040). All three designs are consistent in showing a three-storey building to zero lot line with commercial at grade and residential above. All three continue the lane behind and also continue the adjacent setback and street front parking. The 1995 design included a storey of office space between the commercial and residential. The applicant's architect advises that the two previous Development Permits were abandoned for financial reasons.

Development Information

Please refer to attached Development Permit 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 Chatham Street, west of No. 1 Road between 1st and 2nd Avenues. The applicant proposes a mixed commercial/residential use development in the Chatham Street character sub-area of the Steveston Village character area of the Steveston Area. The proposed development consists of a three-storey building built to zero lot line on this existing narrow lot with angled parking in front, tandem parking in the rear, an extension of the existing lane and a pedestrian connection between the commercial parking in the rear and the retail unit(s).

Development surrounding the subject site is as follows:

- To the north, across the proposed rear lane extension is the rear of a United Church, it's surface parking lot and play area;
- To the east, is a medical office building built almost to the property line;
- To the south, across Chatham Street are buildings with commercial at grade and residential above;
- To the west, is an existing older single-family home (legal nonconforming structure on a site zoned C5 which is likely to redevelop in the future).

Public Comments

In response to sensitive design practices, the applicant consulted with the owner of the adjacent (existing legal nonconforming) older single-family home, which is located on a commercial zoned site. A letter was received from Ms. Charmis De Boer on behalf of the owner, Ms. Grace Gotch (**Attachment 4**). The parties have subsequently entered into a private agreement to mitigate the impact of the development on the neighbouring home (**Attachment 5**). Under this agreement, the applicant will replace the removed trees with three (3) new maple trees and provide privacy fencing in the rear and front yards, all located on the neighbouring property. The back yard privacy fence will extend across the lane on a temporary basis to provide an edge

for the paved lane. In addition, the owner has entered into a private agreement to coordinate the development with the adjacent medical building (**Attachment 6**). Under this agreement, the applicant will cover the gap between the buildings, the use of the driveways and drive aisle will be shared, and part of one (1) parking space will project into the neighbouring property.

Staff Comments

The proposed revised scheme attached to this report has satisfactorily addressed all the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application (**Attachment 2**). In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Steveston Commercial (Three-Storey) District (C5) Schedule except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in *bold*)

The applicant requests the following variations to Division 400 (Off-Street Parking & Loading) of the Zoning and Development Bylaw No. 5300:

- 1) To permit two (2) tandem parking spaces;

(Staff supports the proposed variance as it attempts to mitigate the existing demand for parking in the commercially successful Steveston village area. The applicant has decided to work with Transportation staff to provide parking on-site. In recognition of the relatively small lots in the Steveston village area, the applicant could have chosen to pay cash-in-lieu of providing parking spaces in the Steveston village area. Staff feel that this creative parking solution more appropriately addresses the demonstrated need for parking in the Steveston village area)

- 2) To vary the provision of Section 405.09 (Development & Maintenance Standards for Off-Street Parking) to permit four (4) small parking spaces where none are permitted as the area contains fewer than 31 spaces; and

(Staff supports the proposed variance for the same reasons stated above)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. A copy of the relevant section from the Advisory Design Panel Minutes from March 03, 2004 is attached for reference (**Attachment 3**). Applicant response is included in *bold italics*.

Analysis

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and 2 of Bylaw 7100, the Official Community Plan:

Schedule 1:	9.2	General Guidelines
	9.3	Multiple-Family Residential Development Permit Guidelines
	9.4	Commercial Guidelines
Schedule 2.4	8.2	Development Permit Guidelines for Steveston Area

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The applicant has addressed privacy for the adjacent single-family home to the west (3755 Chatham Street) through the planting of new trees on both the subject and neighbouring properties and an adjacent party wall façade without openings. Cedar fences are proposed along the shared property line in the front and rear setbacks as requested by the neighbour. In addition, a temporary low wood picket fence will be provided to edge the paved lane extension. This would be required to be removed with the future extension of the lane. In the meantime it serves as a symbolic end to the paved lane and gives the undeveloped lane portion over to the surrounding uses for their use and natural surveillance (including perceived territoriality) until it is paved for the use of future development. The fence is low and pickets are spaced for natural surveillance; and
- The applicant has made arrangements with the owner of 3755 Chatham Street to construct and locate privacy fences on their property to mitigate the impact of the development on the neighbouring home.

Site Planning and Urban Design:

- The siting of the building, the mix of commercial and residential uses and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives. To this end, the rear stairs need to be see through and photosensitive lighting is required to light the area around the stairs in a manner which is sensitive to the existing residential neighbour;
- The parking plan reflects that three of the five required commercial parking spaces are located in front of the building as a continuation of the existing diagonal configuration in front of the adjacent medical building. As a result, a portion of one of the parking spaces encroaches onto the adjacent property at 3811 Chatham Street by private agreement (**Attachment 6**). Both buildings will continue the existing arrangement of sharing the same parking lot, pedestrian path, driveway and accesses;
- Customers who park off of the lane in the two commercial spaces provided in the rear of the building can enter the commercial units through covered entries in the rear. The business names will be displayed on signage and buzzers will be provided should the doors be closed;
- The site plan includes a creative parking plan to maximize the number of on-site parking spaces which requires several variances. Although the applicant has the option of paying cash-in-lieu of providing required parking spaces in the Steveston Village area, the proposed creative parking solution more appropriately addresses the demonstrated need for parking in the Steveston village area.

Architectural Form and Character:

- The building form is well articulated and incorporates historical references; and
- The proposed building materials (wood siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Steveston Area Guidelines.

Landscape Design:

- A number of existing trees along the shared property line with the adjacent single-family home are being removed and replaced by private arrangement;
- The landscape design includes an extension of the existing walkway and parking arrangement in front of the adjacent medical building at 3811 Chatham Street. It also

- includes special paving treatment, a new tree facing Chatham Street, ground cover and a bench to provide a welcoming environment to support the new commercial space; and
- The commercial garbage/recycling area is located off of the lane with no visual impact on Chatham Street.

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 well into the Steveston Area. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:rg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Registration of a cross-access agreement required for property located at 3811 Chatham Street to allow encroachment in perpetuity of diagonal parking stall located in front setback.; and
- Receipt of a Letter of Credit for landscaping in the amount of \$9,324.

List of Attachments

- | | |
|--------------|--|
| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Staff Comments |
| Attachment 3 | Excerpt from Advisory Design Panel Minutes |
| Attachment 4 | Letter from Ms. Charmis De Boer of March 1, 2004 |
| Attachment 5 | Agreement with Ms. Charmis De Boer, Committee for Mrs. Grace Gotch of neighbouring 3751 Chatham Street |
| Attachment 6 | Agreement with owners of neighbouring 3811 Chatham Street |



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 03-254303

Attachment 1

Address:	3771 Chatham Street	
Owner:	Chatham Development Ltd.	Applicant: same
Planning Area(s):	Chatham Street Character Sub-Area in Steveston Area	
Site Area	Gross: 3,960 m ²	Net: no change
Floor Area	Gross: 433.1 m ²	Net: 367.6 m ²
Zoning	Steveston Commercial (Three-Storey) District (C5)	

	Existing	Proposed
Land Uses	vacant lot	Mixed Commercial-Residential Use
OCP Designation	Commercial	no change
Number of Units	vacant site	2 CRU & 2 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	1.0	none permitted
Lot Coverage:	n/a	40 %	n/a
Setback – Chatham St:	n/a	10.3 m	n/a
Setback – Side Yard:	n/a	0 m	n/a
Setback – Rear Yard:	n/a	0 m	n/a
Height (m):	Max. 12 m & 3 storeys	10.9 m & 3 storeys	none
Off-street Parking Spaces – Resident/Commercial*:	3 and 5	3 and 5	5 small parking spaces
Off-street Parking Spaces – Accessible:	n/a	0	none
Off-street Parking Spaces – Total:	8	8	none
Off-street Tandem Parking Spaces:	Not permitted	4 spaces	4 tandem spaces

* Variances have been requested to permit 4 tandem parking spaces and 5 small parking spaces.

Staff Comments

Transportation

A legal agreement in perpetuity with adjacent property owner must be obtained for angled visitor parking. While the site does provide for the required parking spaces in the bylaw, which is a goal for the Steveston area, the applicant must demonstrate that the tandem parking will work. A portion of the lane west of this property must be constructed such that vehicles parked at the westerly property line are able to back out and exit easterly along the lane.

Engineering Design

Neighbouring property to the east has existing drive aisle cutting through this site, with this application continuing that practice. Both owners should have a cross-access easement between them for this. Lane extension will mean existing dumpsters from neighbour to the east sitting in the lane right-of-way (ROW) on this developer's frontage will need to be relocated - developer should co-ordinate with neighbour.

The following conditions are to be met prior to issuance of Building Permit:

- Alterations to the City sidewalk, including the planting of an Oak tree on Chatham will be done via Work Order by City crews;
- A Servicing Agreement (SA)* or Work Order to design and construct a lane extension across the rear of the subject site (lane is dedicated) including the lane itself and drainage, tying into the (undesigned) lane to the east. There is a storm sewer connection at the west edge of the frontage which can be tied into. No street lighting is required. The developer can request the City to do this work via a Work Order to avoid the SA process; and
- All works are at the developers sole cost.

* Note: This requires a separate application.

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

Wednesday March 3rd, 2004 – 4:00 p.m.

Rm. M.1.003

RICHMOND CITY HALL

2. 2004-08

Residential/Commercial

Tom Yamamoto, Architect.
3771 Chatham Street

DP 03-254303

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

- ❖ the parking to the rear of the property was not feasible and should be changed to angled parking, this would allow tree planting in the rear since the planting on the adjacent property would be temporary. ***The parking configuration facing the lane was reviewed, but not changed as it was found that the proposal maximized the number of parking spaces in an area of Richmond with demonstrated parking demand;***
- ❖ they really liked the development however, they questioned its heritage look and wondered whether the design should be more reflective of other developments surrounding this site. In response to this, staff noted that this area of Steveston was an area in transition with a mixture of buildings scales, typologies and vintages. ***The proposed design is consistent with the area plan design guidelines;***
- ❖ recycling and garbage should be hidden, possibly by landscaping. ***Resident collection will be from curb side. Commercial collection by private arrangement will be from lane, hidden from Chatham Street;***
- ❖ more landscaping was needed to screen blank wall from single-family residence. ***Three replacement trees will be provided by private agreement with neighbour;***
- ❖ new trees on the adjacent neighbour's site should be changed from maple to a columnar coniferous to provide instant screening and calibre of both trees and shrubs should be upsized. ***See above;***
- ❖ a fence should be erected to provide privacy to residential backyards. ***Incorporated;***
- ❖ front walkway should receive special paving treatment, to impart more character. ***The front walkway and parking are a continuation of the adjacent existing pattern across the frontage of this narrow lot;***
- ❖ planters should be tucked into angled parking stalls in front and rear to provide more opportunities to incorporate additional

planting. ***Window boxes and planters have been incorporated in front of the CRUs;***

- ❖ stairs in the rear should either be see through or completely blocked off; and both photosensitive and bright lights should be installed at the rear of the property. ***Noted***

In summary, Chair stated that:

- ❖ he agreed with Panel's comments;
- ❖ the applicant should have provided adequate context plans to show the relationship between this development and the adjacent single-family residence;
- ❖ the shape and heritage design of this development was not in context with either of the two existing adjacent buildings. ***Noted. The heritage reference design is consistent with the area plan design guidelines;***
- ❖ he advised the architect that for future reference, more attention must be paid to the context of existing buildings which surrounded a proposed development;
- ❖ the applicant was strongly advised to adhere to Panel's requests to upsize the proposed landscaping, to construct a fence between this property and the single-family residence, and to revisit the parking in the rear and redesign these as angled parking. ***The landscaping sizes were increased and fences incorporated. As discussed above, parking facing the lane was reviewed and not changed.***

He also advised the applicant to remove the open rails around balconies and replace these with other material to control the balcony appearance from the street and create some privacy for residents. ***Incorporated.*** He also stated that the applicant should substitute other material for concrete sidewalk and thus extends the character of the heritage style building to the ground plane. ***As discussed above, the adjacent paving was extended across the subject site for continuity.***

The decision of the Panel, by unanimous vote, was that the project should move forward.

ATTACHMENT 4

City of Richmond
 6911 No. 3 Rd
 Richmond, BC V6Y2C1
 Re development Plan # DP 03-254 303

March 1, 2004

		INT
✓	JFM	DW
	DW	DW
	KY	
	AS	
	DB	
	WB	

To Whom It May Concern,

We are the Neighbors/owner of the property located next to this development. Our address is 3751 Chatham Street Richmond BC V7E 2Z4 Phone: 604 277 1655.

Saying this, our family has a few concerns regarding the proposed development located next to my mothers' property.

03-254303

Our biggest concern is the fact that there is mention of pile driving for the foundation structure. The structure of our house is built on an original foundation from the 1940's and was later raised using cinderblocks. For many years the BC transit, now Coast Mountain Transit has been using the frontage of our lots for a bus loop and parking. The shaking of the road as these buses come and go has caused enough of a detrimental effect every time the buses go by, we can only imagine the potential damage that the pile driving could cause. Our thought is that pile driving could do major damage to the structure of our house. The windows are another concern (single glazed with putty) they rattle because of their age. Pile driving would most certainly dislodge a few panes. My mother still resides in this house and is an integral part of her part of her well-being. We want to make sure that my mother's living space is not compromised as a result of major damage that could occur. While of course any damage would not be good regardless. Therefore we would like to request that other methods be explored and that we be kept informed of the progression towards a realistic solution.

Our next concern is that due to the fact that the property being developed next door is very small we want to make sure that this new development does not encroach on our property.

Another concern is we have had two informal meetings with Charan Sethi at the property location to discuss issues surrounding this plan. While the meetings have been informative and appreciated, we still are unclear about a few things. One of the things we have been discussing is the trees that would need to be removed from the property line. At our second meeting it was proposed that a few maple trees would replace the ones taken out. It was proposed that the maples be left in large planters (this could shorten the life of the trees), we would prefer them to be planted in the ground. However on the drawing presented to us it is not clear how large these trees would be. In our minds the concrete wall will be 3 stories and quite ugly and closed in. As for the concrete wall, to make it more esthetically pleasing we would like to know the possibly of the following:

- A. Rough textured split cinder blocks, possibly painted to make it more esthetically pleasing.
- B. A mural on plain cinder blocks
- C. Siding (match the front elevation)



We would also like to request that these ideas with the confirmation of which trees will stay existing be confirmed to us as well as proposed maple trees being planted in the ground not in boxes. We also want to ensure that there will be fencing replaced in front to the cinder wall and replaced in the back from the cinder wall to the property end existing fencing. Small children live here so the fence is very important for the safety for our kids and there is currently fencing for this reason.

Another question outstanding is where the garbage cans from the medical building are going to end up?

As well as how the garbage cans in the front of this new development going to be contained for litter, smell, and noise control.

Next the property development will be much higher than ours and we want to ensure that the retaining walls in the front and back are satisfactory and the sole reasonability of our neighbors.

Also we want to ensure that the drainage of this property does not drain on to our property.

It is obvious that we have questions and concerns, but would also like to say that we do not want or intend this to complicate the development of the property next door. For the most part, we just want to ensure that our living space will remain structurally sound and the safety of our yard will be the same.

Please address your comments to:

Charmis De Boer

3751 Chatham Street
Richmond, BC V7E 2Z4

Sincerely,



Charmis De Boer

Tomizo Yamamoto Architect
Mr. Tsuyoshi Mikomo
Re: Development at
3771 Chatham Street Richmond
604 275 4702
Dear Mikomo.

August 24, 2004

ATTACHMENT 5

I have your letter dated August 20, 2004, received August 23, 2004 regarding your project located at 3771 Chatham Street Richmond; neighbouring my mother's property at 3751 Chatham St Richmond; see attached. I refer to your letter as reference for the basis of this correspondence. I confirm that I have had discussions with Ito and Mikomo of Tomizo Yamamoto Architect regarding the removal of the existing trees located on our property but bordering the property line of 3751 and 3771 Chatham St Richmond. I agree to the removal of these trees bordering the property line under the following terms:


1. The Development is approved by the City of Richmond and all other approval bodies and that development will be proceeding within one year of the date of this letter.
2. The Developer/owner of the property at 3771 Chatham Street Richmond agrees that once the trees are removed the new trees, shrubs, fence, retaining wall and grass referred to in your letter (as being 3 Oak trees on 3751 property and 2 on the project site all being 14-16 feet high and a 6 foot wood fence between the back of the proposed building to the lane, to join our existing back fence and a 4' high wood fence from the front building to the front property line will also be built ~~on top of a wood retaining wall~~, and shrubs and ornamental grass), will be put up without delay so that our property located at 3751 Chatham does not remain open for an unnecessary amount of time, and that the owner /developer post security to install these agreed to items in replacement of the existing trees so that in the event the development were not to proceed then the owner/developer guarantees that the fence, trees and shrubs and grass will be installed anyway. Temporary fencing would be installed to keep our yard secure in the interim.
3. Also, it is clear that this letter no way releases any owner/developer or contractor from liability resulting from the removal of the trees or from any other part of the development of this project.
4. All costs associated with the removal of the trees, and disposal is completely paid by the owner/developer of 3771 Chatham and that Grace Gotch or Charmis De Boer has no responsibility to the bills of such removal. We have also agreed that the trunks of the trees be salvaged for us to cut up for the use of firewood and that a garbage bin be available for us to use without cost in the aid to cleanup along the side of the property line and no expenses will be accrued to Grace Gotch or Charmis De Boer for the disposal of the cleanup. And that at least one month notice or more be given before the start of the removal of the trees so that we be able to start on the cleanup of the side of our house.
5. And that the basis for the agreement to the removal of the trees is also based on the word of the Developer that no pile driving will occur and that the alternate will be drill driving and that any damages occurring to 3751 Chatham St Richmond will be 100% covered by the owner/developer over the course of this project.

Please contact me at 604 277 1655 or 604 816 1655 anytime.

Sincerely,


Charmis De Boer

Committee for Grace Gotch
3751 Chatham St
Richmond BC V7E 2Z4


V.N. Carvalho
Chatham Development Ltd
14/9/04

The City of Richmond
5911 no 3 Road
Richmond, B.C.
V6Y 2C1

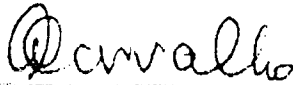
Dear Sir,

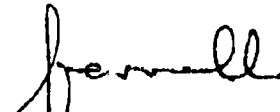
The following is the agreement between the parties.

1. That the existing shared driveway, width and location on Chatham Street will not be altered
2. That Chatham Development Ltd is permitted to block off the gap (approx. 1 ft) between the proposed building to be constructed by Chatham Development Ltd. and the existing medical building.
3. The parties further agree that the above agreement is irrevocable.

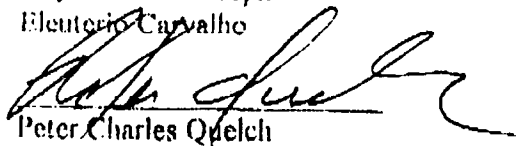
Dated this 17 day of ^{August} June, 2004

Per Chatham Development Ltd





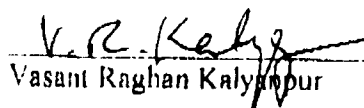
Ravi Antonio Joseph
Eleuterio Carvalho



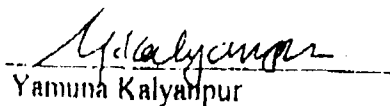
Peter Charles Quelch



Kee Sheen Leong-Sit



Vasant Raghav Kalyanpur



Yamuna Kalyanpur



No. DP 03-254303

To the Holder: CHATHAM DEVELOPMENT LTD.
Property Address: 3771 CHATHAM STREET
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

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 Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3 and #3a attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 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 #5 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 03-254303

To the Holder: CHATHAM DEVELOPMENT LTD.
Property Address: 3771 CHATHAM STREET
Address: C/O TOMIZO YAMAMOTO ARCHITECT, INC.
954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$9,324.

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 _____, _____.

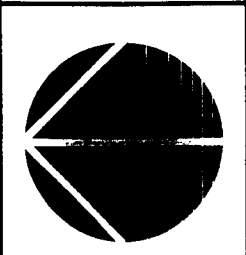
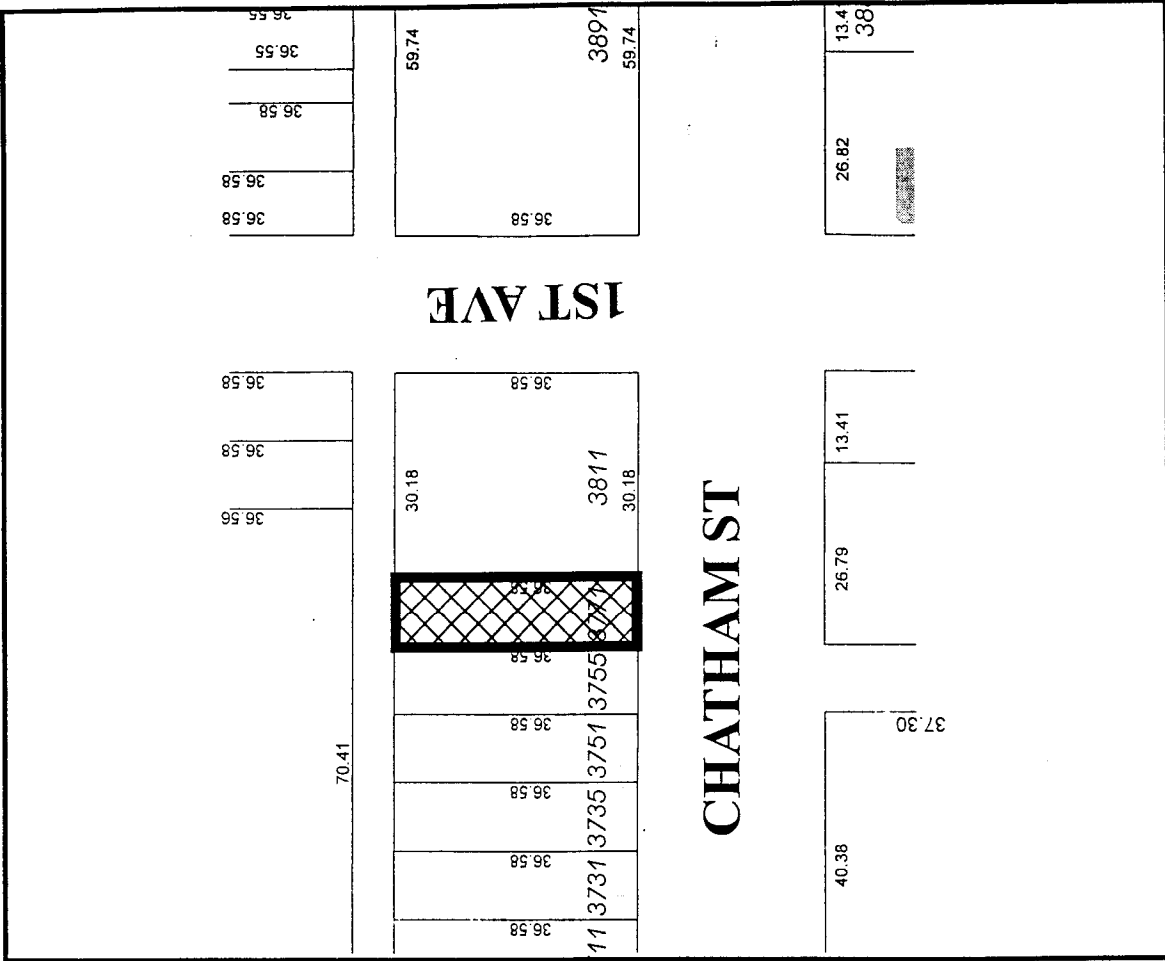
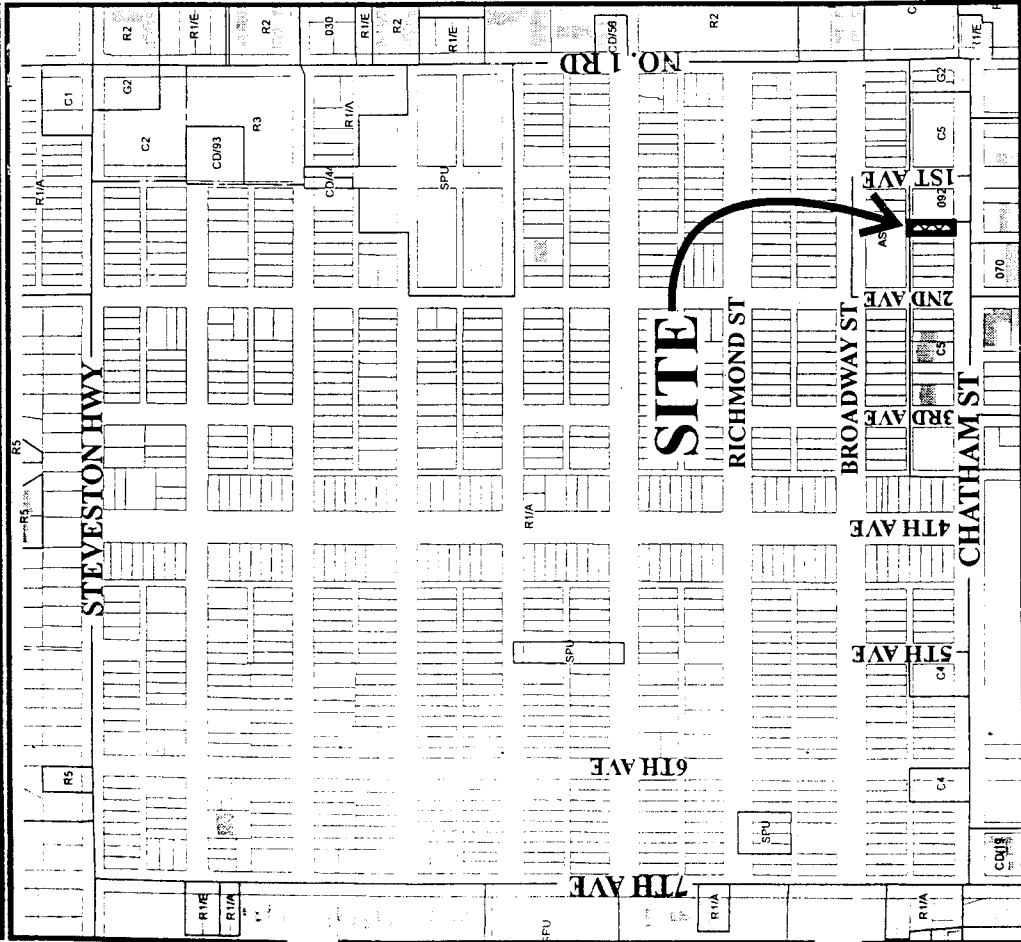
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



DP 03-254303

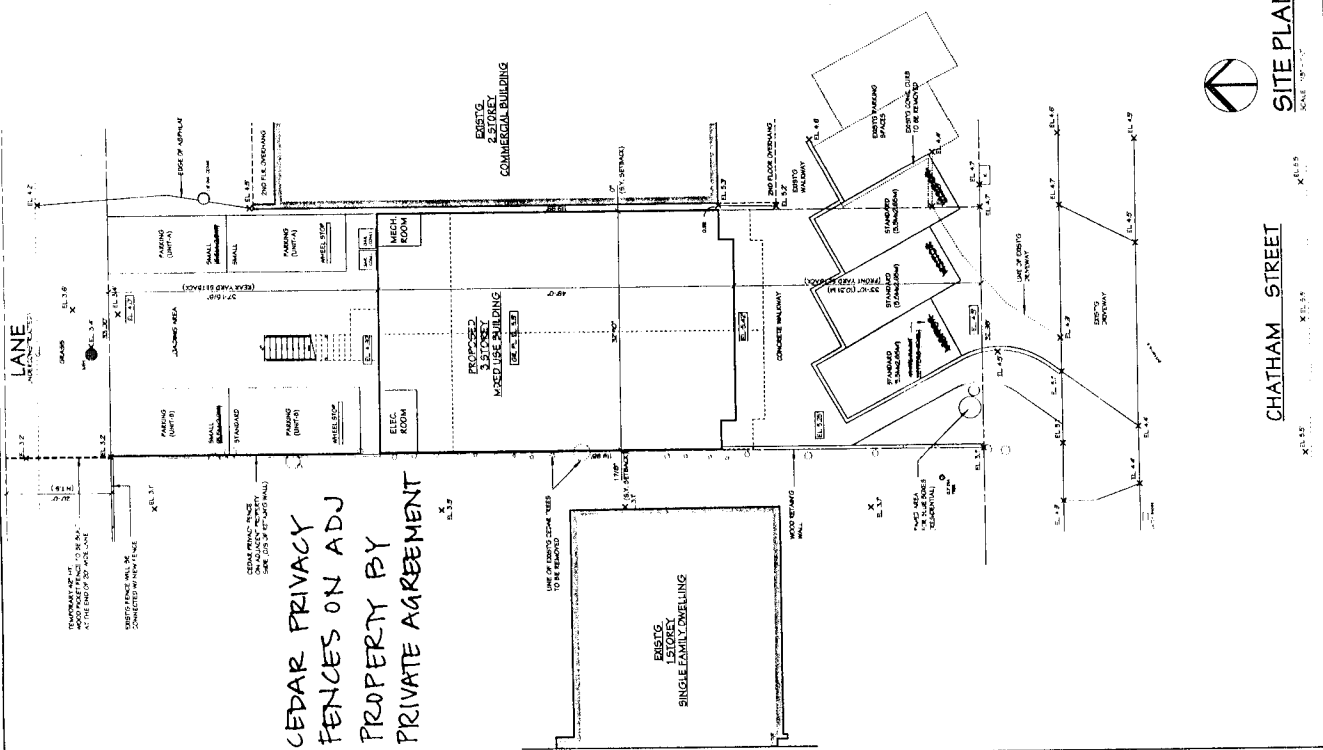
SCHEDULE "A"

Original Date: 01/06/04

Revision Date:

Note: Dimensions are in METRES





**CEDAR PRIVACY
FENCES ON ADJ
PROPERTY BY
PRIVATE AGREEMENT**

CHATHAM STREET

SITE PLAN
SCALE: 1/8" = 1'-0"

STATISTICS:
 ONE ADDRESS: 1000 W. CHATHAM STREET
 LOT # OF BLOCK: 22 SECTION: 3
 BLOCK'S NORTH RANGE: 1 WEST, N.W.P. PLAN 240
 ZONING: C-2
 SITE AREA: 3,980 SQ. FT.
 MAXIMUM FLOOR AREA RATIO: 1.0
 MAX. ALLOWED: 3,980 SQ. FT.

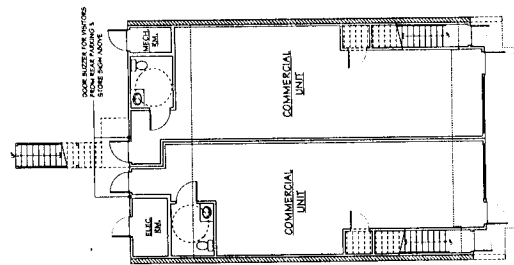
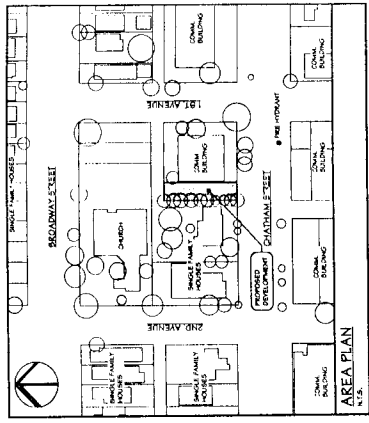
PROPOSED FLOOR AREA:

UNIT	FLOOR AREA
CU-1	79 SQ. FT.
CU-2	79 SQ. FT.
CU-3	79 SQ. FT.
CU-4	104 SQ. FT.
CU-5	104 SQ. FT.
TOTAL	3987 SQ. FT.

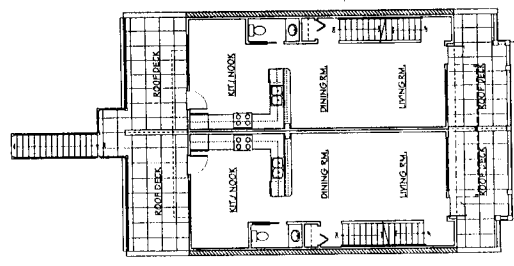
PARKING REQUIREMENTS:
 COMMERCIAL: 1.5 SPACES PER 1,000 SQ. FT. (1.5 SPACES) x 3,987 SQ. FT. = 6 SPACES
 RESIDENTIAL: 2 SPACES PER UNIT x 3 UNITS = 6 SPACES
TOTAL: 12 SPACES
 PROVIDED: 12 SPACES
 DEFICIT: 0 SPACES

4 TANDEM PARKING SPACES

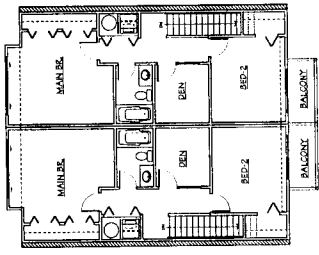
1 LOADING SPACE PER 1,000 SQ. FT. (1.0 SPACES) x 3,987 SQ. FT. = 4 SPACES
 1 LOADING SPACE PER 1,000 SQ. FT. (1.0 SPACES) x 3,987 SQ. FT. = 4 SPACES
 3 SMALL CAR PARKING SPACES



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS
1	11/10/2004	ISSUED FOR P.P.
2	11/10/2004	ISSUED FOR P.P.
3	11/10/2004	ISSUED FOR P.P.
4	11/10/2004	ISSUED FOR P.P.
5	11/10/2004	ISSUED FOR P.P.
6	11/10/2004	ISSUED FOR P.P.
7	11/10/2004	ISSUED FOR P.P.
8	11/10/2004	ISSUED FOR P.P.
9	11/10/2004	ISSUED FOR P.P.
10	11/10/2004	ISSUED FOR P.P.

377 CHATHAM STREET
 RICHMOND, B.C.
tomizo yamamoto architect inc.

NO. 1000 W. CHATHAM STREET, RICHMOND, B.C. V6V 2R2
 TEL: (604) 273-2222
 FAX: (604) 273-2222
 WWW.TOMIZOYAMAMOTO.COM

PROJECT: MIXED-USE BUILDING

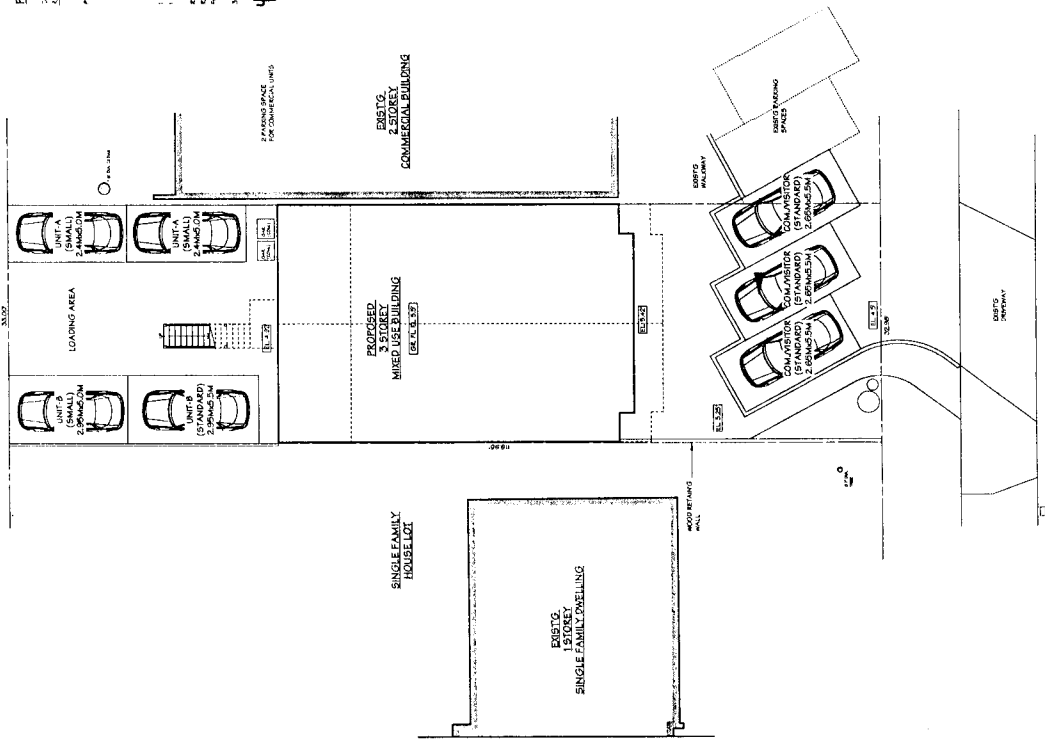
DATE: 11/10/2004

SHEET NO: 1

SCALE: 1/8" = 1'-0"

PROJ. NO.: 0111

LANE



PARKING REQUIREMENTS:

COMERCIAL	RESIDENTIAL	TOTAL	11-4.0M SPACES	2 SPACES	3 SPACES	4 SPACES
2	2	4	2	2	2	2
PROVIDED	COMERCIAL	RESIDENTIAL	TOTAL			
2	2	4	4	4	4	4

1. LOADING SPACE REQUIRED
LOADING SPACE PROVIDED (MIN. 4.0M X 2.0M)
2. PARKING SPACES
3. SMALL CAR PARKING SPACE S

4 TANDEM PARKING SPACES

NO.	DATE	REVISIONS
1	10/12/2004	ISSUED FOR P.P.
2	10/12/2004	REVISED

PROJECT
MIXED-USE
BUILDING

777, CHATHAM STREET
MONTREAL, Q.C.
tomizo
yamamoto
architect inc.

DATE: 10/12/2004
DRAWING TITLE
PARKING PLAN

PLAN # 2 NOV 10 2004
DP 03254303



CHATHAM STREET

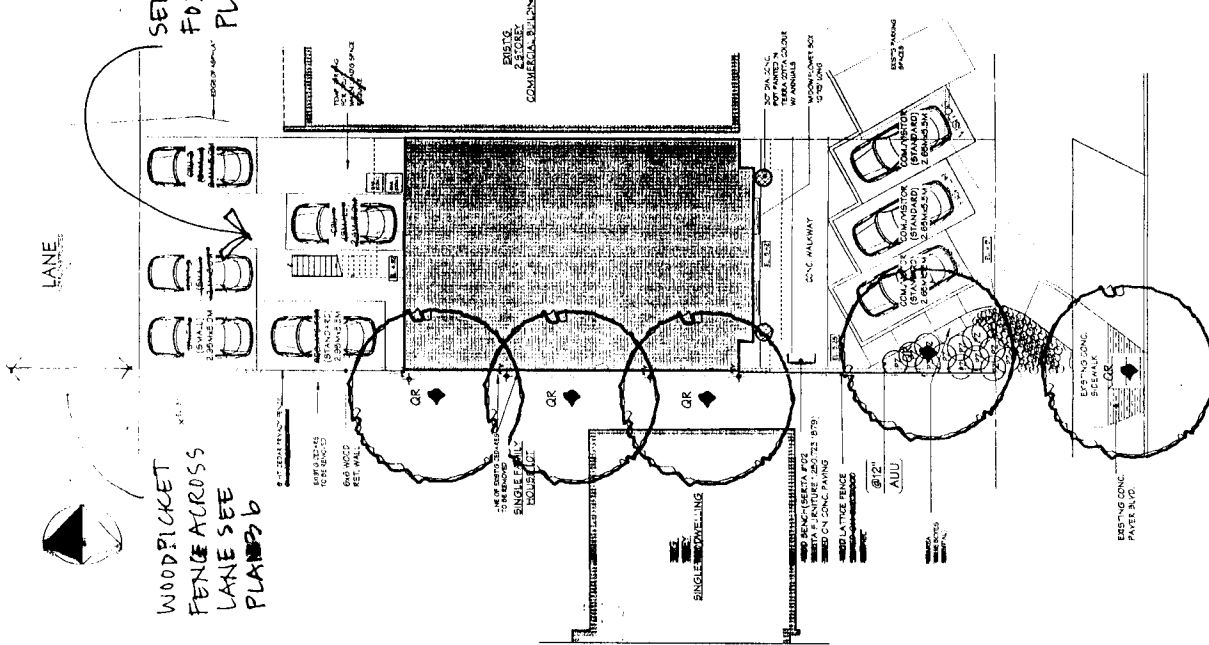
PARKING PLAN

SCALE: 1/8" = 1'-0"

SCALE	DATE	NO.
1/8" = 1'-0"	10/12/2004	2
DRAWN	T.A.M.	
CHECKED		

SEE PLAN # 2
FOR PARKING
PLAN

WOODPICKET
FENCE ACROSS
LANE SEE
PLAN # 6



PLANT LIST

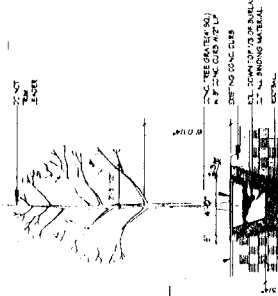
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ARB	9	QUERCUS C. BR.	RED OAK	8' DBH CAL. BAR 15'W - STD
SHRUBS	2	FRAXINUS LAURENCEANUS C. SIEB.	ASH	40 POT
GROUND COVERS	20	ARCTOSTAPHYLOS UVA-URS	KISMET	40" POT
VINES	4	PARthenocissus TELESIANA VITIFOLIA	BOSTON VY	#1 POT STAKED
PERENNIALS/ANNUALS/PERENNIALS/GRASSES/AQUATIC PLANTS	71	HELIOTROPION SEMPERVIRENS	BLUE STAR GRASS	#1 POT
ANN	20	ANNUALS	ANN	40" POT

NOTES

** DENOTES SPECIES AND VARIETY TO BE APPLIED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND REGION SHALL BE IN ACCORDANCE TO THE MOST RECENT
 BRITISH COLUMBIA LANDSCAPE STANDARDS
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE JANTA STANDARDS
 FOR NURSERY STOCK AND THE BOJINA STANDARDS FOR CONTAINER GROWN PLANTS.
 ALL PLANT QUANTITIES DISCREPANCIES BETWEEN "PLAN AND PLANT" LIST SHALL BE
 REPORTED TO THE "LANDSCAPE ARCHITECT" FOR "REFLECTION" WORK TO BE LIMITED TO 5%
 ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO ONE (1) YEAR
 AFTER THE DATE OF SUBMITTAL PERFORMANCE. MATERIAL PERFORMANCE
 SHALL OCCUR WHEN PART OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION
 OF THE LANDSCAPE ARCHITECT.
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE
 STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

FENCES & TREES ON NEIGHBOURING PROPERTY
BY PRIVATE AGREEMENT

ALL WORKS AFFECTING CITY
SIDEWALK TO BE BY CITY
WORK ORDER



1 STREET TREE INSTALLATION DETAIL
 SCALE: 1/4" = 1'-0"

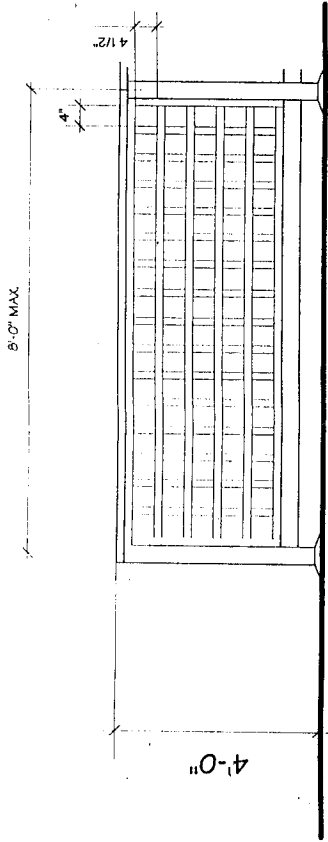
DATE: 10/21/2003
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

PLAN # 3
 OCT 18 2004
 PP 03254303

ITO ASSOCIATES
 LANDSCAPE ARCHITECTS
 31801 PLANT STREET, SUITE 204
 VANCOUVER, BRITISH COLUMBIA V6K 1Y7
 TEL: 604.272.1524
 FAX: 604.272.4638
 EMAIL: INFO@ITO.AS.AS

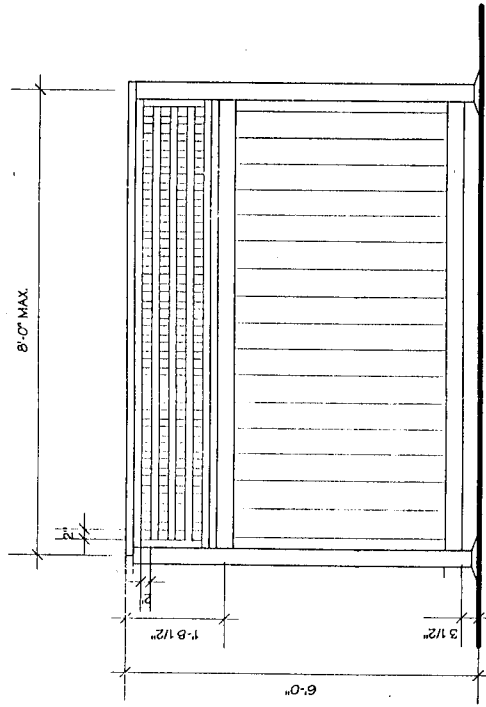
Project: 3771 CHATHAM ST., RICHMOND, BC

Drawn by: LANDSCAPE PLAN



4' HT. WOOD LATTICE FENCE

SCALE: 1/2" = 1'-0"



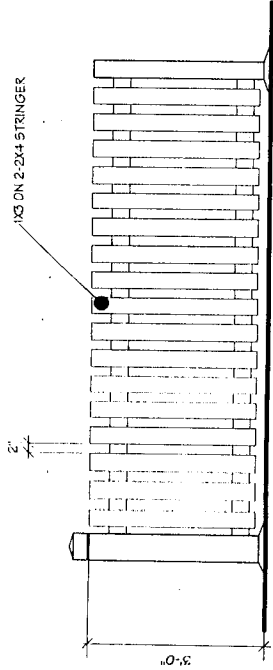
6' HT. WOOD FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAILS FOR
 3771 CHATHAM ST. RMD.
 LD-1

PLAN # 3a
 DP 03254303
 27
 OCT 18 2004



3' HT. WOOD FENCE FOR LANE

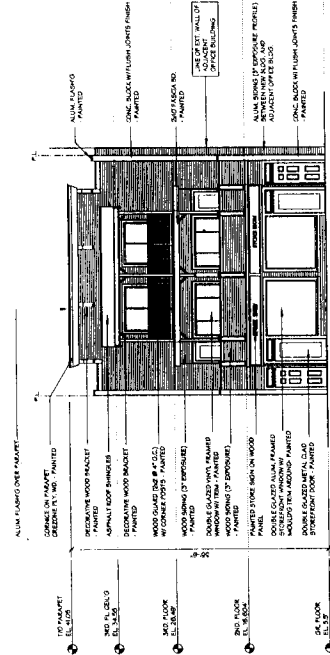
SCALE: 1/2" = 1'-0"

PLAN # 3b OCT 27 2004
 DP 03254303

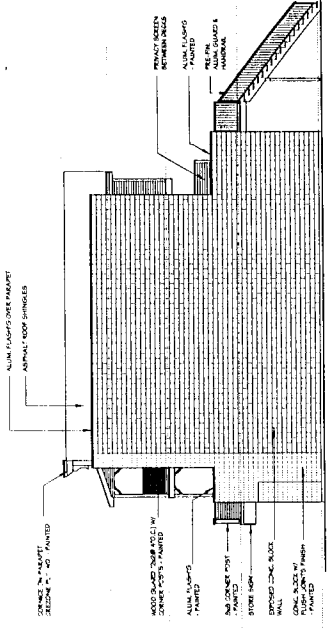


OCT. 12.004

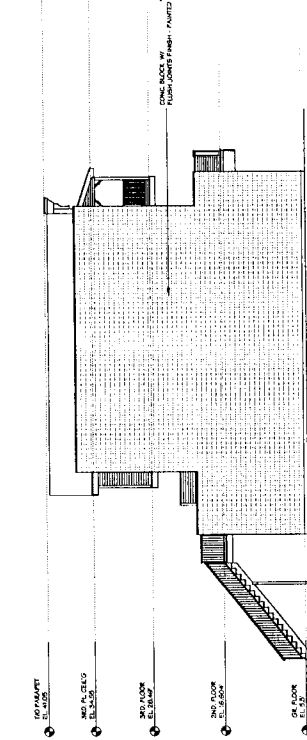
FENCE FOR LANE
3771 CHATHAM ST. RMD. LD-2



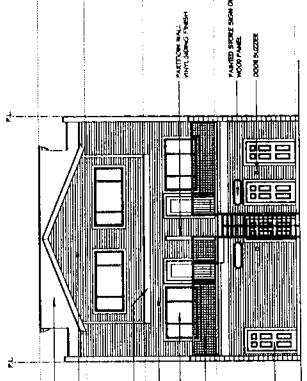
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS
1	05/20/04	REVISED FOR 2-D
2	05/20/04	REVISED FOR 3-D
3	05/20/04	REVISED FOR 3-D

CONSULTANT:
MIXED-USE
BUILDING

370 NORTHWIND STREET
ANNAPOLIS, MD
tomizo
yamamoto
architect inc.

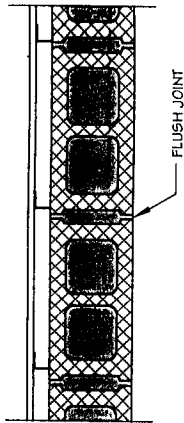
DRAWING TITLE:
ELEVATIONS

PLAN # 4
NOV 10 2004
DP 03254303

DATE: 10/20/04	SHEET NO: 3
DATE: 10/20/04	DRAWN: T.A.M.
CHECKED:	SCALE: 1/4" = 1'-0"



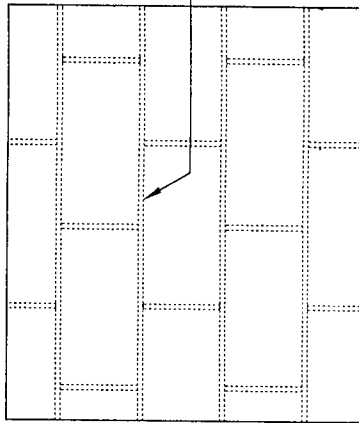
INSIDE



FLUSH JOINT

OUTSIDE

PLAN



FLUSH JOINTS (SMOOTH FINISH)
- PAINTED

ELEVATION

CONC. BLOCK PARTY WALL
SURFACE TREATMENT DETAIL

PLAN # S 27
OCT 18 2004
DP 03254303

Proj. # 0314

AUGUST 05/ 2004

COMMERCIAL / RESIDENTIAL DEVELOPMENT
3771 CHATHAM STREET, RICHMOND, B.C.

tomizo yamamoto architect inc.
954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel: 604-925-3531 Fax: 604-929-5531
E-mail: tyarch@shaw.ca