



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 1, 2019


From: Wayne Craig
Director of Development

File: DP 19-858887
HA 19-858886

Re: **Application by Gordon Chan for a Development Permit and Heritage Alteration Permit at 12551 No.1 Road**

Staff Recommendation

1. That a Development Permit be issued which would permit the replacement of existing wooden ramp, stairs and deck with new aluminum ramp, stairs, and deck around the existing building and the installation of a new aluminum ramp on the rear (south) elevation at 12551 No.1 Road.
2. That a Heritage Alteration Permit be issued for 12551 No.1 Road in accordance with the Development Permit.


Wayne Craig
Director of Development

WC:mp
Att. 2

Staff Report

Origin

Gordon Chan has applied to the City of Richmond for permission to replace the existing wooden ramp, stairs and deck with new aluminum ramp, stairs and deck around the existing office building for Fisheries and Oceans Canada at 12551 No.1 Road. The applicant also proposes to install a new aluminum ramp on the rear (south) elevation.

The subject property is split-zoned: most of the site is zoned "Light Industrial (IL)", and the small triangular portion along Bayview Street is zoned "Steveston Commercial (CS2)".

The subject property is in the Steveston Village Heritage Conservation Area where a Heritage Alteration Permit is required for any exterior works or modification of land. Therefore, the Development Permit application is being considered in coordination with a Heritage Alteration Permit.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north: Across Bayview Street is a vacant property at 12451 No.1 Road. The property is currently landscaped with trees and lawn. The property contains an identified heritage resource, the curved roadway pattern as a trace in the landscape of the original Canadian Pacific Railway track that extended along the waterfront to the Gulf of Georgia Cannery.

To the east: Immediately to the east is the south end of No.1 Road with a ferry terminal ramp and the No.1 Road South Discharge station, which is an identified heritage resource.

To the south: South Arm Fraser River

To the west: A one-storey, multi-tenant commercial building at 3900 Bayview Street.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit and Heritage Alteration Permit applications.

Richmond Heritage Commission Comments

The applications were reviewed by the Richmond Heritage Commission (RHC) on June 5, 2019, and the RHC adopted the following resolution:

That the Richmond Heritage Commission support the Heritage Alteration Permit application (HA19-858886) and Development Permit application (DP19-858887) for 12551 No.1 Road subject to staff working with the Richmond Heritage Commission to ensure that the appearance of the proposed ramp, stairs and deck are in keeping with the heritage character of Steveston Village.

The applicant considered the Richmond Heritage Commission's comments and revised the proposed material to aluminum with matt finish. Information regarding the material along with an example photo was circulated to the Richmond Heritage Commission by email and was supported.

A copy of the relevant excerpt from the RHC minutes from June 5, 2019 is attached for reference (Attachment 2).

Advisory Design Panel Comments

The applications were not forwarded to the Advisory Design Panel as the proposed changes are minor in nature.

Analysis

Architectural Form and Character

- The existing office building is a one-storey structure with a flat roof. The building was constructed in the 1970s and is not one of the identified heritage resources within the Steveston Village Heritage Conservation Area.
- The applicant has indicated that the existing wooden stairs, ramp and deck around the building have deteriorated and they are in need of repair/replacement. Aluminum is chosen as it is more durable than wood.
- The building is currently painted with muted blue colour. The proposed aluminum material is proposed to be powder-coated with matt finish paint to match the existing colour of the building. The railing will be painted yellow for safety purposes.
- The proposed ramp on the front elevation will be slightly wider (i.e., 0.3 m) to increase accessibility and the stairs will be narrower to accommodate the wider ramp. The sizes of all other stairs and deck will remain unchanged.
- A pedestrian pathway will be clearly defined by means of pavement marking to provide safe pedestrian movement between the main building entrance and Bayview Street.
- The building is set back 7.6 m from Bayview Street and is also screened by the existing parking and vehicle circulation area at front. The affected areas on the front elevation are recessed and are not highly visible from Bayview Street.
- The proposed changes on the rear elevation will not be visible from Bayview Street.
- The proposed alteration does not impact other existing features of the property such as landscaping.

- The proposed changes are minor in nature and would not alter the existing character of the building.

Conclusion

The applicant proposes to replace the existing wooden ramp, stairs and deck with new aluminum ramp, stairs and deck around the existing office building for Fisheries and Oceans Canada at 12551 No.1 Road. The applicant also proposes to install a new aluminum ramp on the rear (south) elevation.

The proposed changes are minor in nature and would not alter the existing character of the building.

A Heritage Alteration Permit is also required to be issued for any works permitted through the Development Permit as the subject site is also located in the Steveston Village Heritage Conservation Area.

Staff recommend that the Development Permit and Heritage Alteration Permit be endorsed, and issuance of the Development Permit and Heritage Alteration Permit for 12551 No.1 Road by Council be recommended.



Minhee Park
Planner 2

MP:lce

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Richmond Heritage Commission June 5, 2019 Meeting Minutes



DP 19-858887

Attachment 1

Address: 12551 No.1 Road

Applicant: Gordon Chan

Owner: Crown Federal

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	2,503 m ²	No Change
Land Uses:	Office	No Change
OCP Designation:	Heritage Mixed Use (Commercial Industrial with Residential and Office Above)	No Change
Zoning:	Steveston Commercial (CS2) Light Industrial (IL)	No Change

	Bylaw Requirement	Proposed	Variance
Lot Coverage:	Max. 60 %	20.35 % (no change)	None
Setback – Front Yard:	Min. 3 m	7.6 m (no change)	None
Setback – West Side Yard:	Min. 0 m	10.4 m (no change)	None
Setback – East Side Yard:	Min. 0 m	5.6 m (no change)	None
Setback – Rear Yard:	Min. 0 m	16.3 m (no change)	None

Excerpt from the Draft Minutes
Richmond Heritage Commission Meeting

Wednesday, June 5, 2019 – 7:00 p.m.
Rm. M.2.002
Richmond City Hall

3.1. Heritage Alteration Permit Application (HA19-858886) and Development Permit Application (DP19-858887) – 12551 No.1 Road

Staff provided an overview of the applications to replace existing wooden steps, platforms and ramp to the existing structure at 12551 No.1 Road. Since the property is located within the Steveston Village Heritage Conservation Area, a Heritage Alteration Permit is considered in coordination with a Development Permit.

In response to Commission's query, the applicant noted that aluminum is proposed as it is more durable than wood. Commission asked details of the proposed aluminum material and indicated that it might not paint well unless it is anodized aluminum. Commission also asked about the texture and noted that it should not be shiny material.

One member noted that he had no concerns regarding the proposed material.

In response to Commission's query, the applicant noted that anti-slip coating will be applied, and steps, platforms and ramps will be painted to match the existing building colour.

Commission requested further details be provided regarding the proposed aluminum material and staff work with the Richmond Heritage Commission to determine whether the proposed material is in keeping with the heritage character of Steveston Village.

It was moved and seconded:

That the Richmond Heritage Commission support the Heritage Alteration Permit application (HA19-858886) and Development Permit application (DP19-858887) for 12551 No.1 Road subject to staff working with the Richmond Heritage to ensure that the appearance of the proposed ramp, stairs and deck are in keeping with the heritage character of Steveston Village.

CARRIED



No. DP 19-858887

To the Holder: Gordon Chan
 Property Address: 12551 No.1 Road
 Address: 201-33 East 8th Avenue, Vancouver BC V5T 1R5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
4. 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.
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.

This Permit is not a Building Permit.

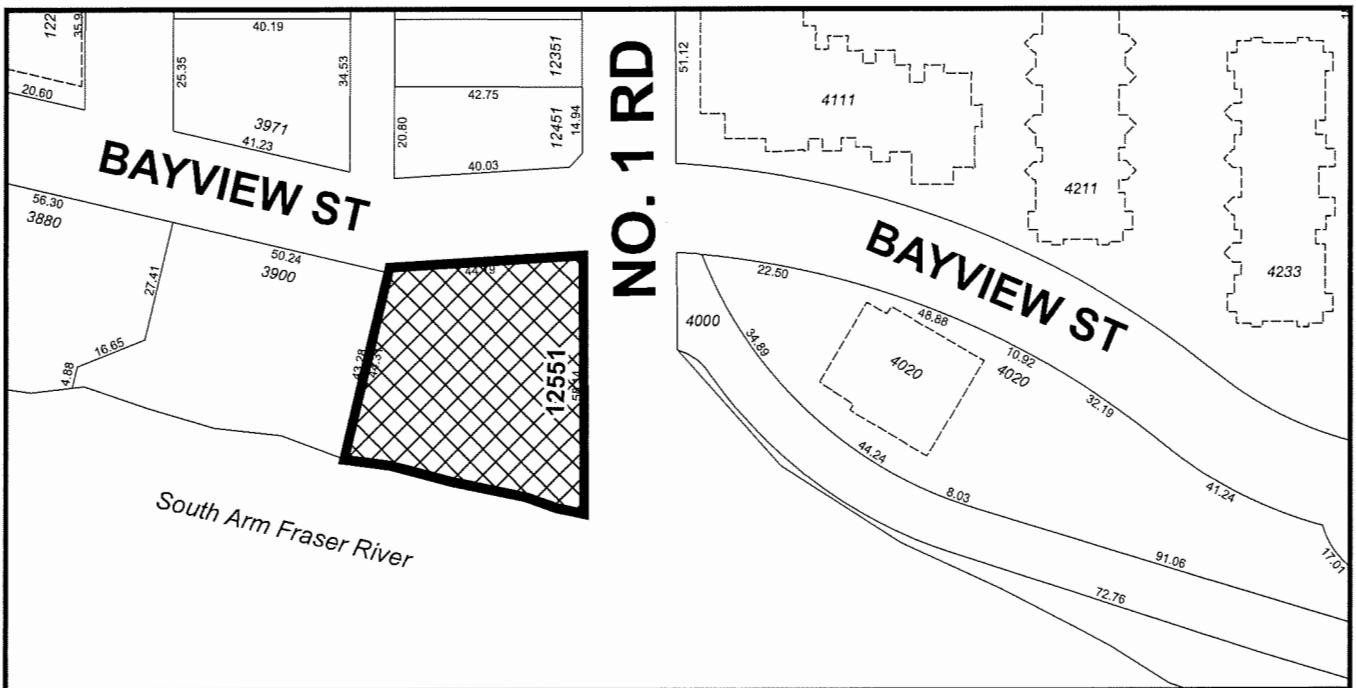
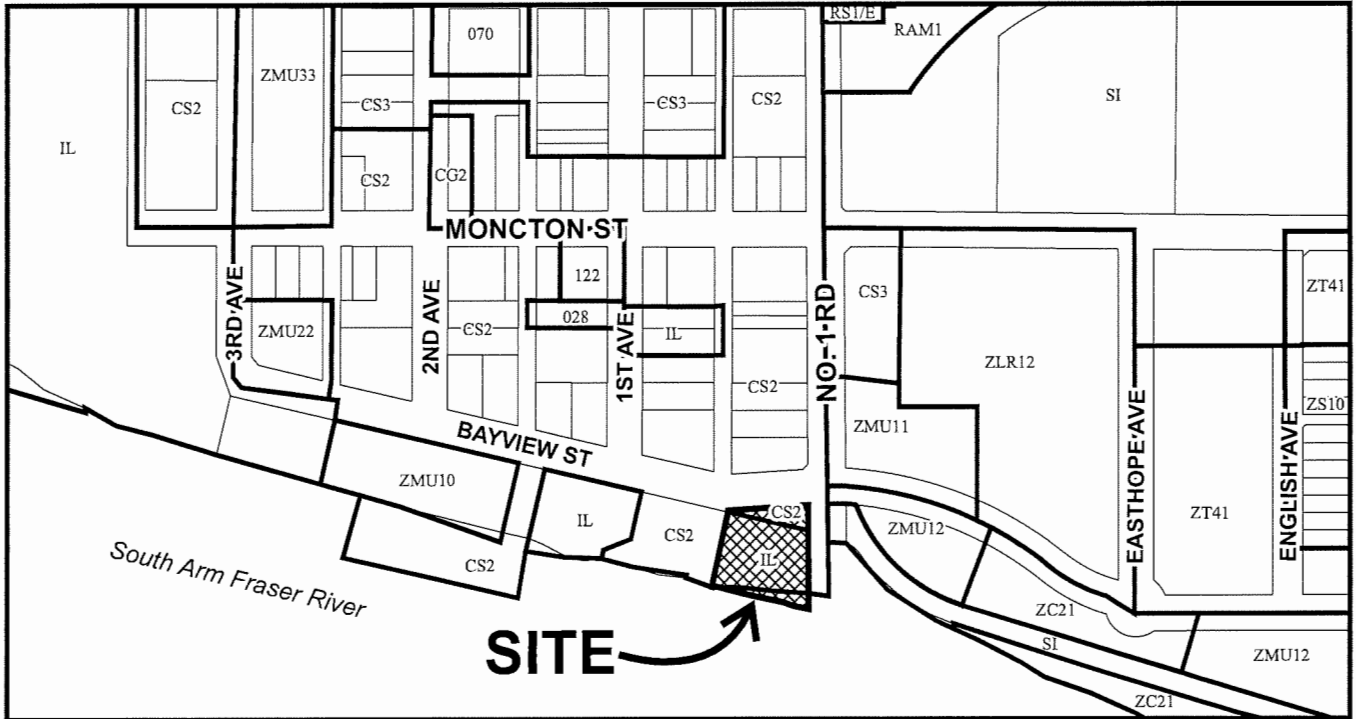
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DELIVERED THIS <Day> DAY OF <Month>, <Year>

MAYOR



City of Richmond

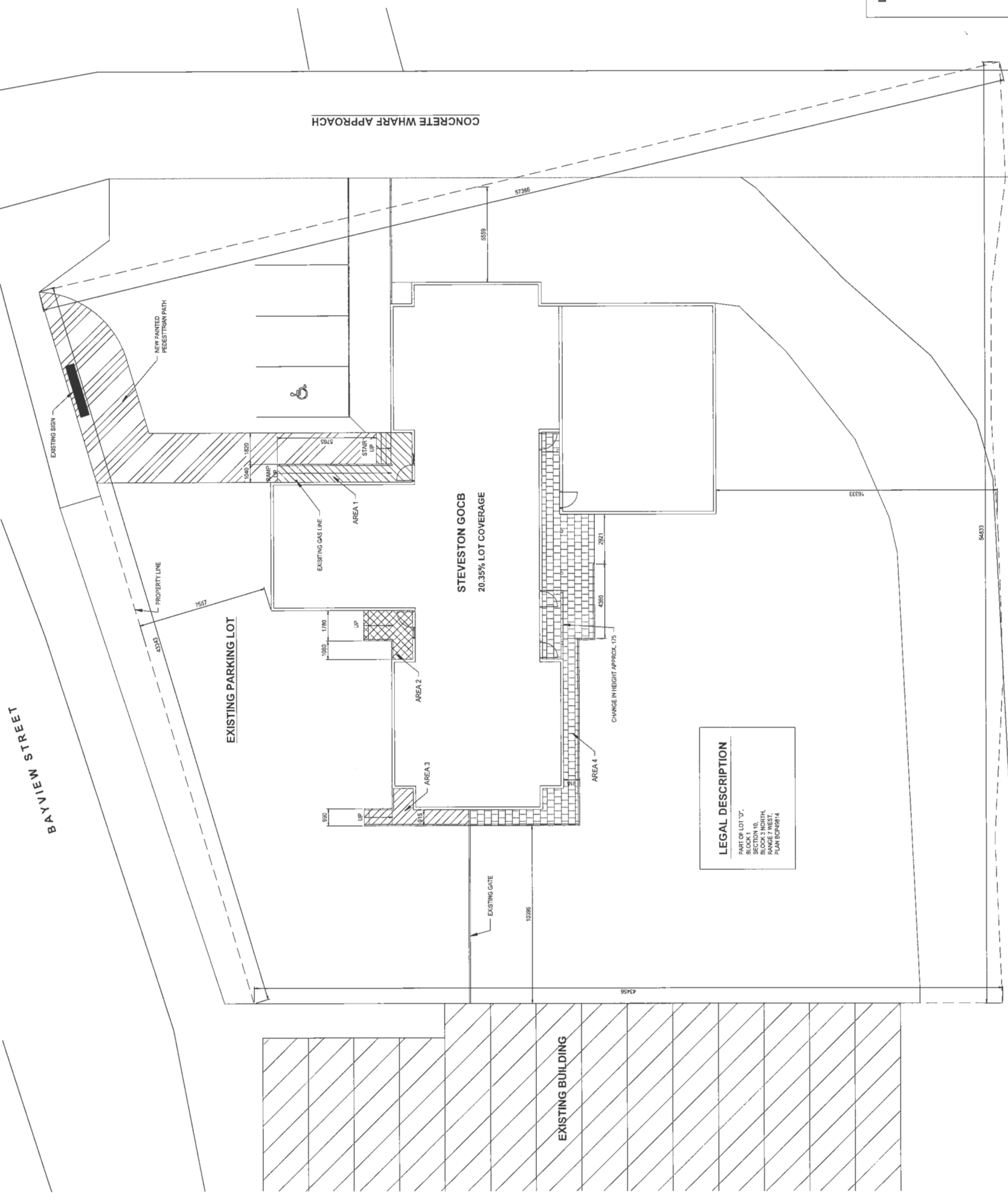


DP 19-858887

Original Date: 05/06/19

Revision Date: 05/07/19

Note: Dimensions are in METRES



LEGEND:

AREAS OF WORK

- AREA 1 (11.30 m²)
- AREA 2 (6.90 m²)
- AREA 3 (7.18 m²)
- AREA 4 (45.02 m²)

LEGAL DESCRIPTION
 PART OF LOT "B",
 BLOCK 1
 SECTION 10,
 TOWN OF STEVESTON,
 RANGE 7 WEST,
 PLAN B049614

Rev.	Description	Date
5	IMP & EP SUBMITTALS	2018/07/25
3	NOTICE ALLOCATION POINT	2018/05/28
4	ISSUED FOR PERMIT	2018/02/16
3	ISSUED FOR TENDER	2018/01/24
2	50% DESIGN COMPLETION	2018/01/10
1	50% Design Completion - Revised	2018/02/01
0	50% Design Completion	2018/01/16

**BROOKFIELD GLOBAL
 INTEGRATED SOLUTIONS**

SUITE 910-1045, HOWE STREET
 VANCOUVER, BC

Project title/titre du projet
 RICHMOND BC
 1255 HWY 1 ROAD
 STEVESTON GOCB

**UPGRADE STEPS - PLATFORM
 - RAMP**

Consultant Signature Box Only
 MCCLOUD & ASSOCIATES ENGINEERING LTD.
 Designed by/Conçue par
 G.C.
 Drawn by/Dessiné par
 R.F. JUN 25, 2019
 PWSOC Project Manager/Administrateur de Projet PWSOC
 CATHERINE CHU
 PWSOC, 200 West Mosquit Avenue, Vancouver, BC V6V 2G6
 PWSOC is a registered professional engineering firm under the Engineering Act, R.S.B.C. 1996, c. 42 (1) and the Engineering and Geomatics Act, R.S.B.C. 2002, c. 24.

Drawing title/titre de dessin
SITE PLAN - AREA

Project No./No. du projet
GCC375231

Sheet/Feuille
A01
 OF A05

(MAE : 20170614)

SITE PLAN - AREA OF WORK
 SCALE: 1:100

DP 14 5 207

plan #1

PROPOSED SITE PLAN
 SCALE: 1:50

No.	Revision/Description/Client/Date	Date
5	ISSUED FOR PERMIT	2019/12/28
4	ISSUED FOR APPROVAL P	2019/02/09
3	ISSUED FOR TENDER	2019/07/24
2	SITE DESIGN COMPLETION	2019/02/10
1	SITE Design Completion - Revised	2019/12/18
0	SITE Design Completion	2019/11/18

BROOKFIELD GLOBAL
INTEGRATED SOLUTIONS
 SUITE 910-1045, HOWE STREET
 VANCOUVER, BC

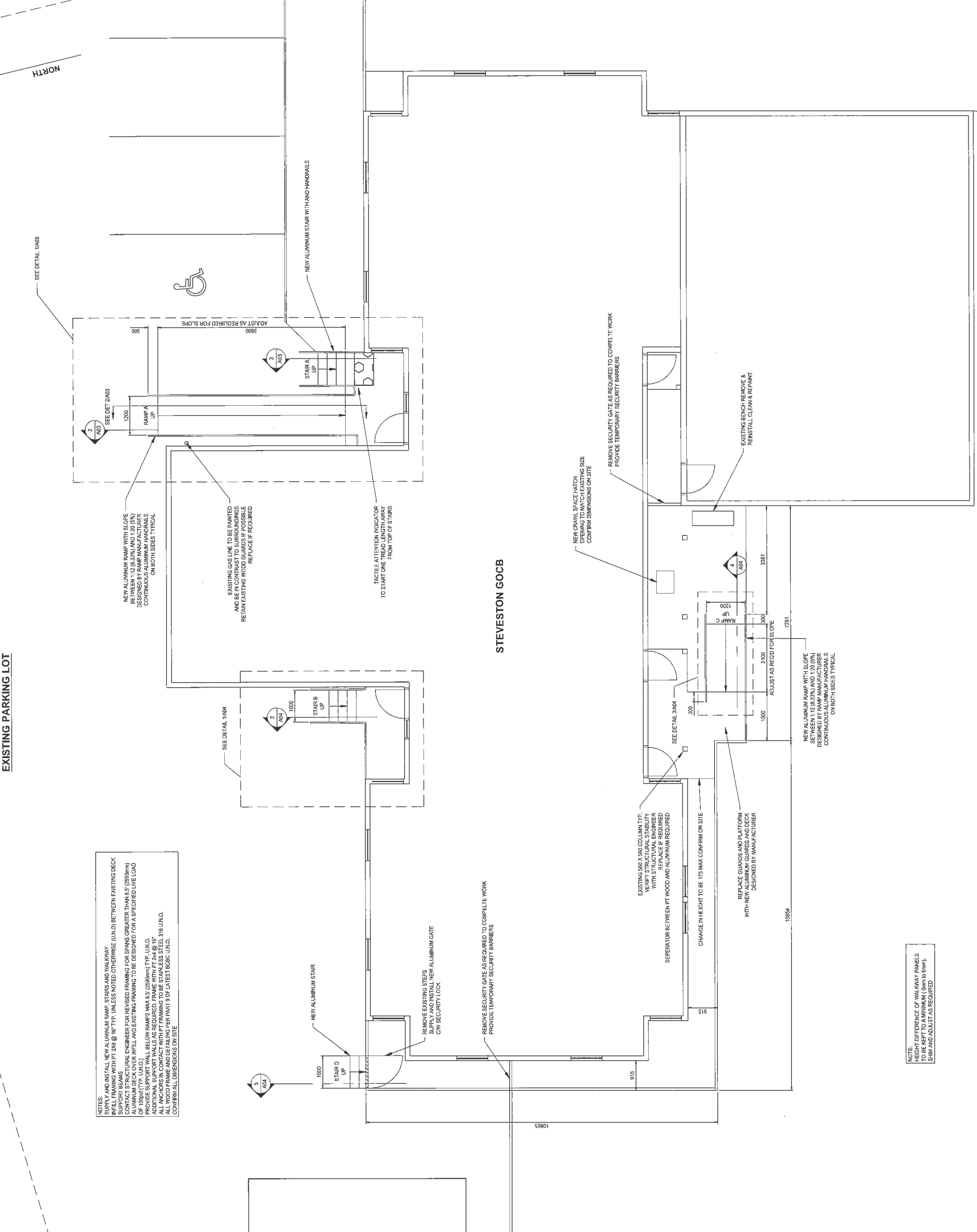
Project Title/Title du projet:
 RICHMOND BC
 12551 No. 1 ROAD
 STEVESTON GOB

UPGRADE STEPS - PLATFORM
 - RAMP

Consultant/Spinoffeur: Biv. Only
 MCGILL & ASSOCIATES ENGINEERING LTD.
 Designed by/Conçue par:
 G.C.

Drawn by/Dessiné par:
 R.F. - JAN 24, 2019

PMSC Project Manager/Administrateur de Projets:
 CATHERINE CHU



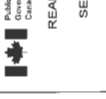
NOTES:
 SUPPLY AND INSTALL NEW ALUMINUM RAMP, STAIRS AND WALKWAY
 IN-FILL FRAMING WITH PT 2x8 @ 16" TYP. UNLESS NOTED OTHERWISE (U.A.O) BETWEEN EXISTING DECK
 SUPPORT BEAMS. RAMP ENGINERS FOR REINFORCING FRAMING FOR LOADS GREATER THAN 60 PSF (2800N)
 ALUMINUM DECK OVER IN-FILL AND EXISTING FRAMING TO BE DESIGNED FOR A SPECIFIED LIVE LOAD
 OF 100psf (4.79 U.A.O.)
 PROVIDE SLOPE INDICATOR BETWEEN RAMP AND DECK. (U.A.O.)
 ALL ANCHORS IN CONTACT WITH PT FRAMING TO BE STAINLESS STEEL 316 U.A.O.
 ALL WOOD FRAME AND DETAILS PER PART 9 OF LATEST EBCBC U.A.O.
 CONFIRM ALL DIMENSIONS ON SITE

NOTE:
 ALL DIMENSIONS OF WALKWAY PANELS
 TO BE KEPT TO A MINIMUM (0mm to 5mm).
 SHIM AND ADJUST AS REQUIRED

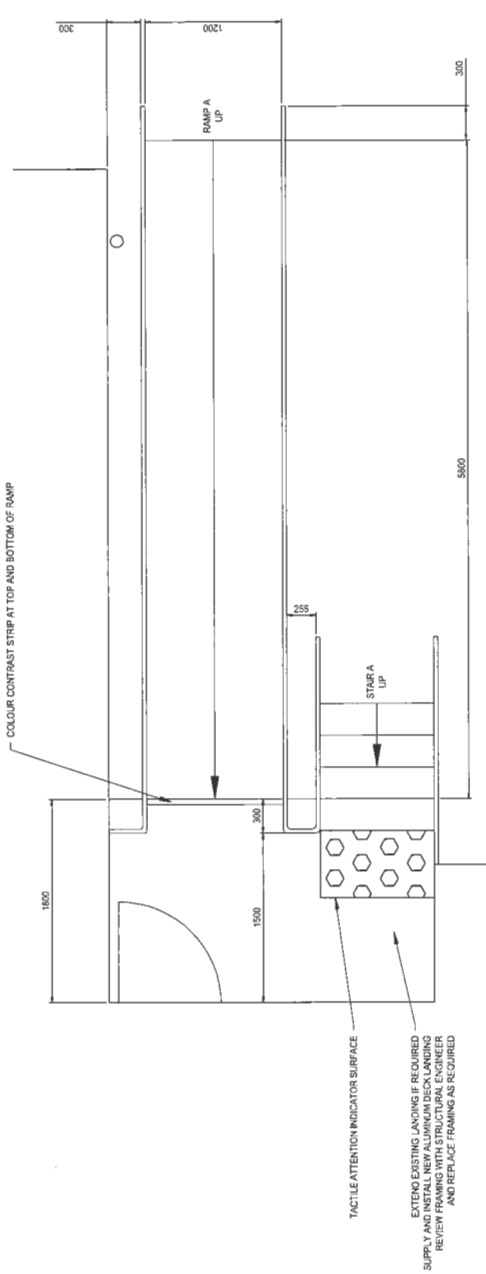
PROPOSED SITE PLAN
 SCALE: 1:50

DP 10-05-0887

plan # 2

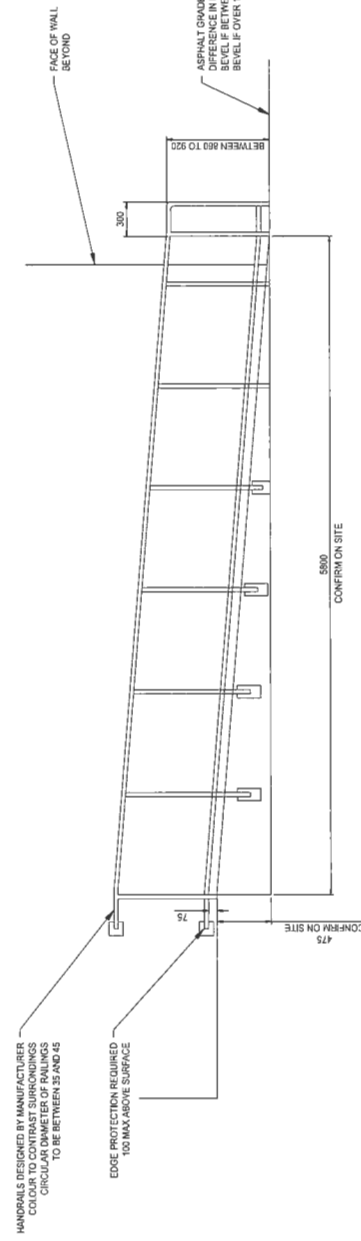


Public Works and Infrastructure Services
 REAL PROPERTY SERVICES
 Pacific Region
 SERVICES IMMOBILIERS
 Région de Pacific



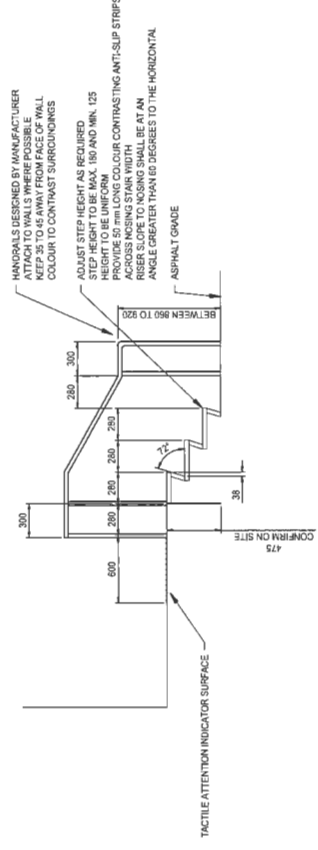
RAMP A - PLAN VIEW
 SCALE 1:25

1
 A03



RAMP A - ELEVATION
 SCALE 1:25

2
 A03



RAMP A - STAIR SECTION
 SCALE 1:25

3
 A03

3				
4	DESIGN FOR PERMIT	2019/02/28		
3	DESIGN FOR TENDER	2019/01/24		
2	BBS DESIGN COMPLETION	2019/06/10		
1	DESIGN CONSTRUCTION - REVISED	2019/12/16		
0	AS E DESIGN COMPLETION	2019/11/18		
	Author/Designer/Checker/Coordinator			

BROOKFIELD GLOBAL INTEGRATED SOLUTIONS

SUITE 910-1045, HOWE STREET
 VANCOUVER, BC

Project files/Titles de projet
 RICHMOND, BC
 12551 NO. 1 ROAD
 STEVESTON GOV

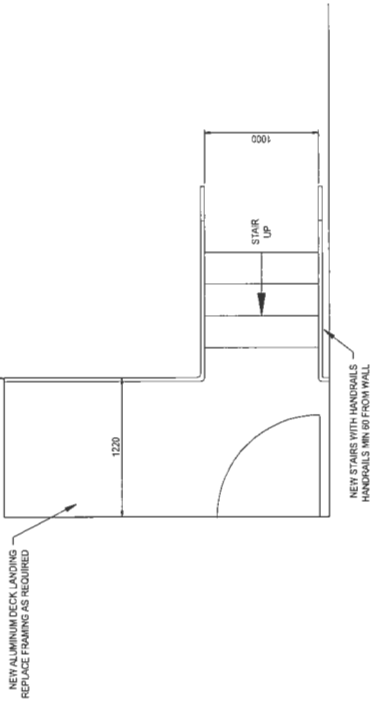
UPGRADE STEPS - PLATFORM - RAMP

Consultant Signature Box Only
 McCuaig & Associates Engineering Ltd.
 Designed by/Concept par
 G.C.
 Drawn by/Drawné par
 R.F. - JAN 24, 2019
 Project Manager/Administrateur de Projet
 CATHERINE CHU
 Project Engineer/Ingénieur en Projet
 CATHERINE CHU
 Drawing Title/Titre du dessin

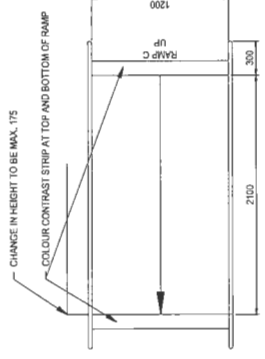
RAMP AND STAIR DETAILS

(MAE: 20170614)
 Project No./No. du projet: GOC375231
 Sheet/Feuille: A03 of A06
 No. de plan: 0

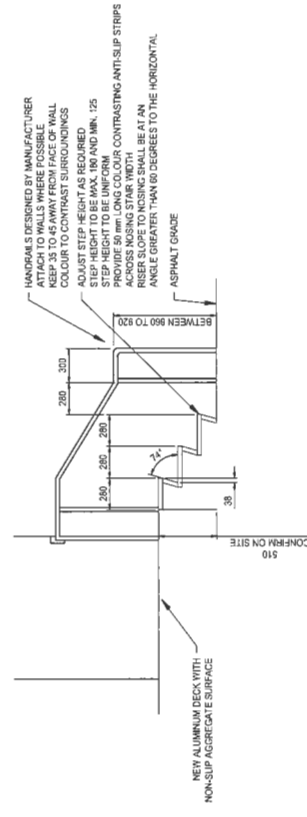
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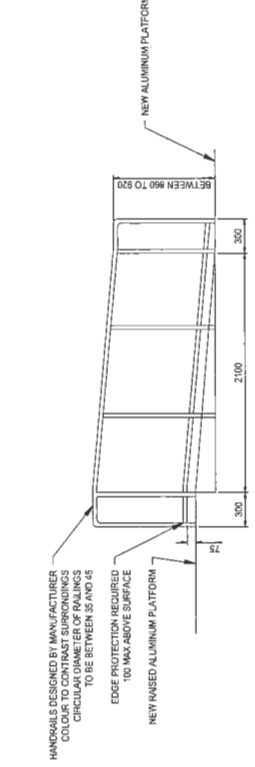
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STAIR B - PLAN VIEW
 SCALE 1:25



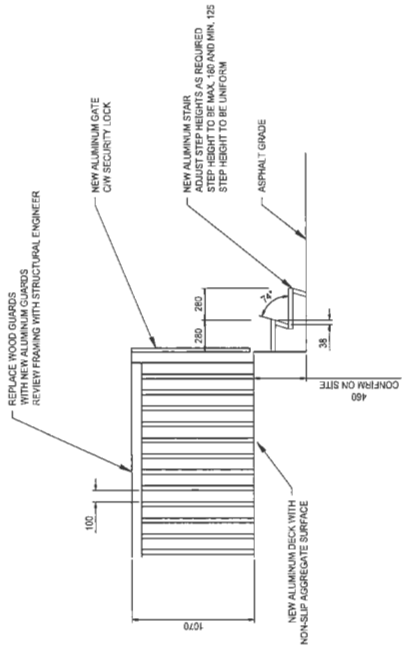
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A04
RAMP C - PLAN VIEW
 SCALE 1:25



2
A04
STAIR B - STAIR SECTION
 SCALE 1:25



4
A04
RAMP C - SECTION VIEW
 SCALE 1:25



5
A04
STAIR D - STAIR SECTION
 SCALE 1:25

5			
4	REVISED FOR FORM	2018/02/28	
3	REVISED FOR TENDER	2018/07/24	
2	90% DESIGN COMPLETION	2018/07/10	
1	90% Design Completion - Revised	2018/12/18	
0	90% Design Completion	2018/11/24	
	Author/Checked/Drawn/Date	Description/Classification	Date/Date

**BROOKFIELD GLOBAL
 INTEGRATED SOLUTIONS**

SUITE 910-1045, HOWE STREET
 VANCOUVER, BC

Project files/Titre de projet
 RICHMOND, BC
 12551 No. 1 ROAD
 STEVESTON GOC

**UPGRADE STEPS - PLATFORM
 - RAMP**

Consultant/Signataire/Box Only
 MCCUAB & ASSOCIATES ENGINEERING LTD.
 Designed by/Concepté par
 G.C.
 Drawn by/Dessiné par
 R.F. - JAN 24, 2019
 Project Manager/Administrateur de Projets/PSAC
 CATHERINE CHU
 Project Manager/Administrateur de Projets/PSAC
 CATHÉRIE CHU
 Project Manager/Administrateur de Projets/PSAC
 CATHÉRIE CHU

RAMP AND STAIR DETAILS

Drawing No./Titre de dessin

Project No./No. du projet
GOC375231

Sheet/Feuille
A04

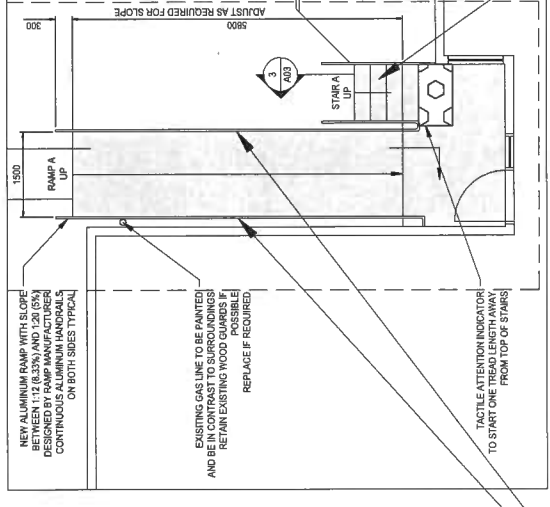
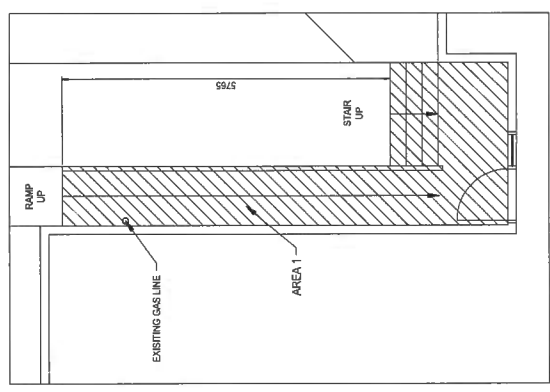
of
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(MAE: 20170614)

DP 19-05-8887 plan#4

EXISTING

PROPOSED

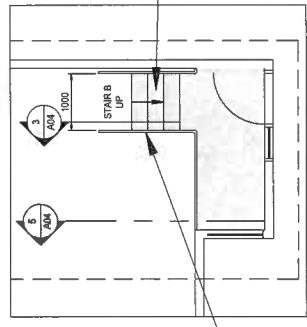
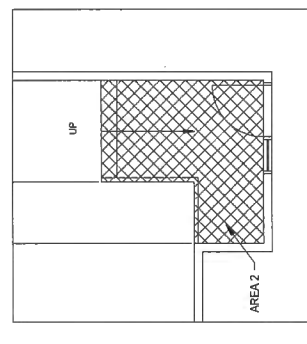


NEW ALUMINUM RAMP WITH SLOPE BETWEEN 1:12 (8.33%) AND 1:20 (5%) TO BE INSTALLED WITH CONTINUOUS ALUMINUM HANDRAILS ON BOTH SIDES TYPICAL.

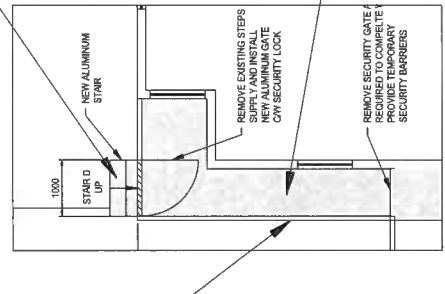
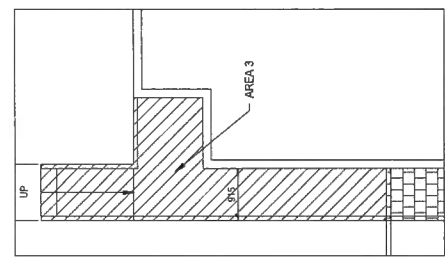
EXISTING GAS LINE TO BE REMOVED AND BE IN CONTRAST TO SURROUNDINGS. RETAIN EXISTING WOOD GUARDRAILS IF POSSIBLE. REPLACE IF REQUIRED.

TACTILE ATTENTION INDICATOR TO START ONE TREAD LENGTH AWAY FROM TOP OF STAIRS.

AREA - 1



AREA - 2



AREA - 3



Revisión / Révisé	Description / Description	Date / Date
5	HERITAGE ALTERATION PERMIT	2019/05/29
4	ISSUED FOR PERMIT	2019/02/28
3	ISSUED FOR TENDER	2019/01/24
2	RPM DESIGN COMPLETION	2019/01/03
1	SES Design Completion - Revised	2018/12/06
0	SES Design Completion	2018/11/06

BROOKFIELD GLOBAL INTEGRATED SOLUTIONS

SUITE 910-1045 HOWIE STREET
VANCOUVER, BC

Project file/Title du projet
RICHMOND BC
12551 No. 1 ROAD
STEVESTON GOC

UPGRADE STEPS - PLATFORM - RAMP

Consultant Signature Box Only
MCCUAG & ASSOCIATES ENGINEERING LTD.
Designed by/Conçue par
G.C.
Drawn by/Dessiné par
R.F. JUN 25, 2018
PROJECT Project Manager/Administrateur de Projets TP50C
CATHERINE CHU
Project Manager/Administrateur de Projets TP50C
12551 No. 1 Road, Steveston, BC V7A 1P2

Drawing Title/Titre du dessin
SITE PLAN - AREA 1, 2 & 3

Project No./No. du projet
GOC375231

Sheet/Feuille
A05
OF A05

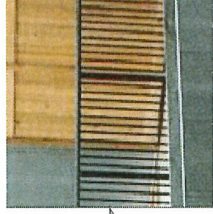
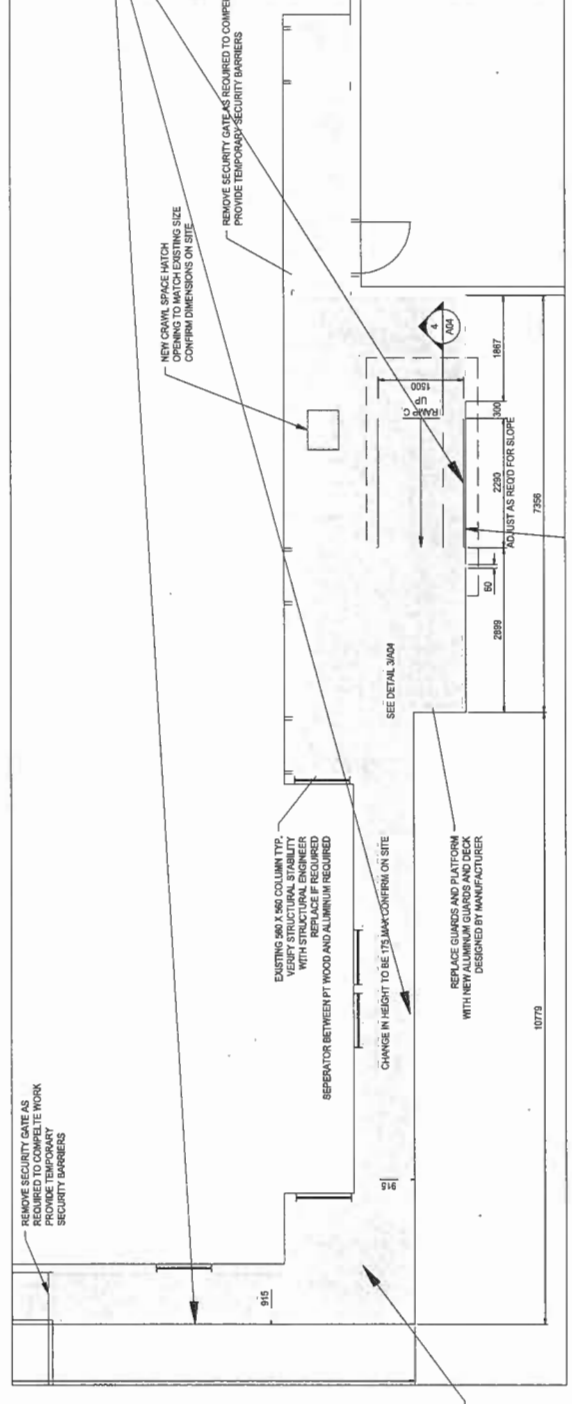
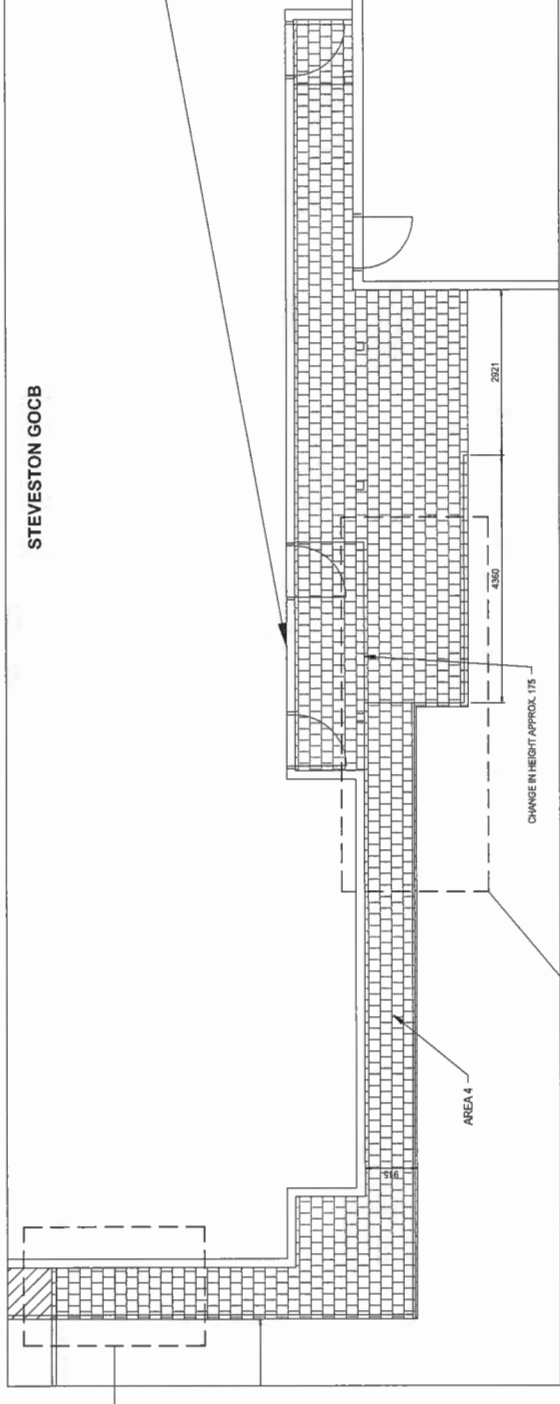
Revision No./No. de Révision
0

DP 19-858887 plan #5

SITE PLAN - AREA OF WORK
SCALE: 1:100



STEVESTON GOGB



REV	DESCRIPTION	DATE
5	ISSUE FOR PERMIT	2019/05/24
4	ISSUE FOR PERMIT	2019/02/28
3	ISSUE FOR TENDER	2019/01/24
2	BID DESIGN COMPLETION	2018/09/10
1	BID Design Completion - Revised	2018/12/18
0	BID Design Completion	2018/11/14

**BROOKFIELD GLOBAL
INTEGRATED SOLUTIONS**

SUITE 910-1045, HOWE STREET
VANCOUVER, BC

Project Site/Title de projet
RICHMOND, BC
12551 No. 1 ROAD
STEVESTON GOB

**UPGRADE STEPS - PLATFORM
- RAMP**

Consultant/Signataire des plans
MCCLELLAN & ASSOCIATES ENGINEERING LTD.
Designed by/Conçu par
G.C.

Drawn by/Dessiné par
R.F. - JUN 25, 2019
PROJECT Project Manager/Administrateur de Projet PFSOC
CATHERINE CHU

Drawing No./Titre de dessin
PLAN VIEW - AREA 4

DP 19-858887 plan #6

PLAN VIEW - AREA 4
SCALE: 1:100

(MAE : 20170614)

Project No./No. de projet	Sheet/Feuille	Drawn by/Dessiné par
GOC375231	A06	CATHERINE CHU
	OF A06	
		0



City of Richmond

Heritage Alteration Permit
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA19-858886

To the Holder: Gordon Chan
Property Address: 12551 No.1 Road
Legal Description: Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan BCP49814

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.967)
 - Property Subject to Temporary Protection (s.965)
 - Property Subject to Heritage Revitalization Agreement (s.972)
 - Property in Heritage Conservation Area (s.971)
 - Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 19-858887.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
4. 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.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

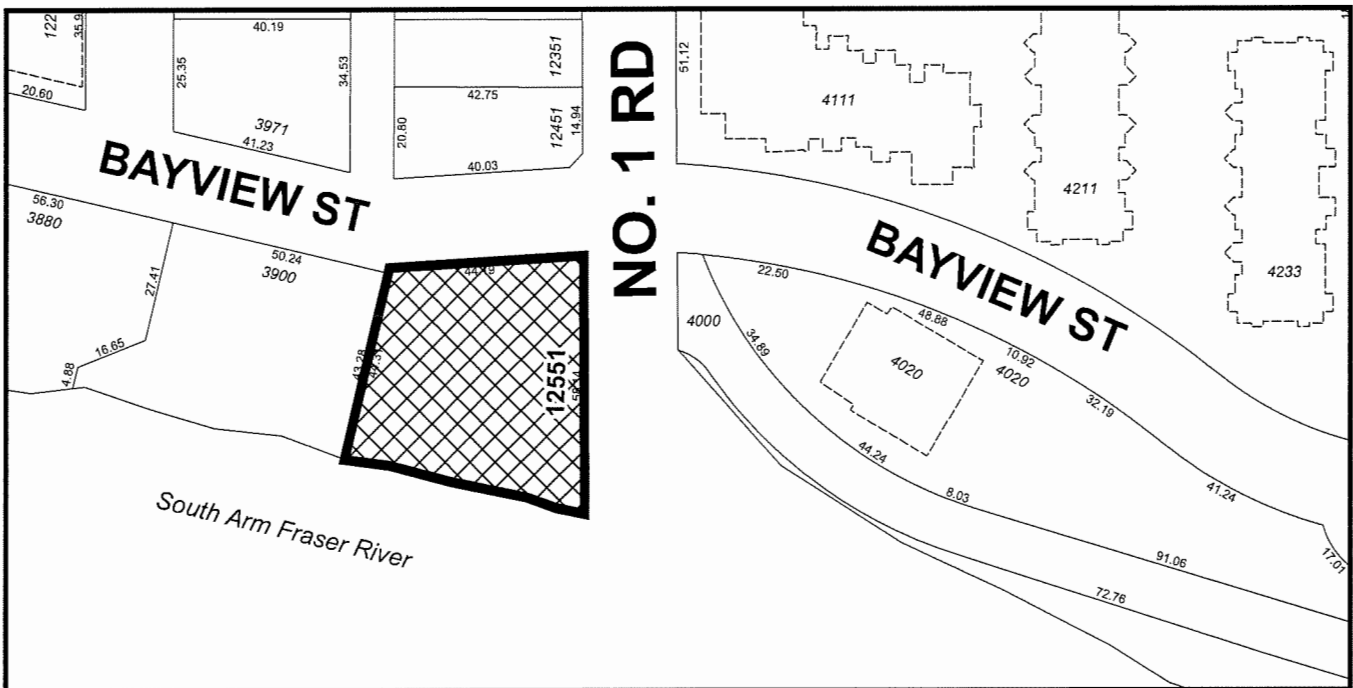
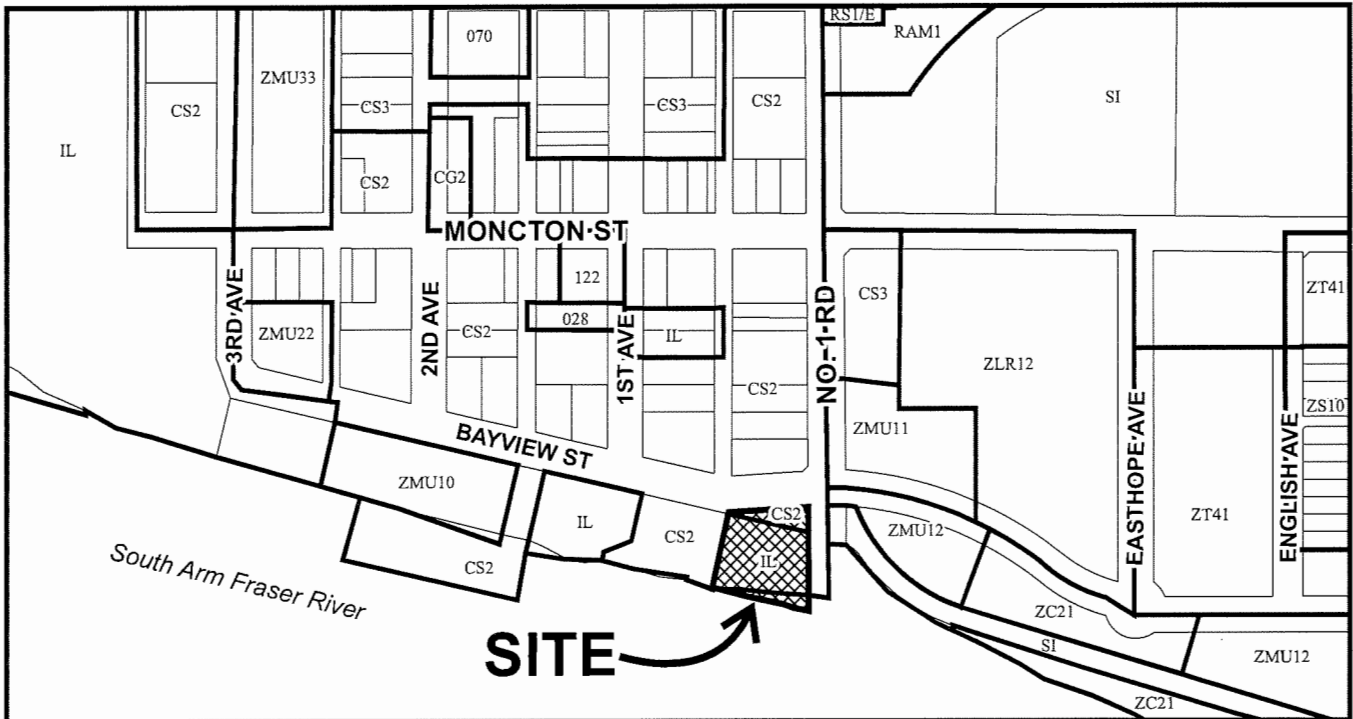
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



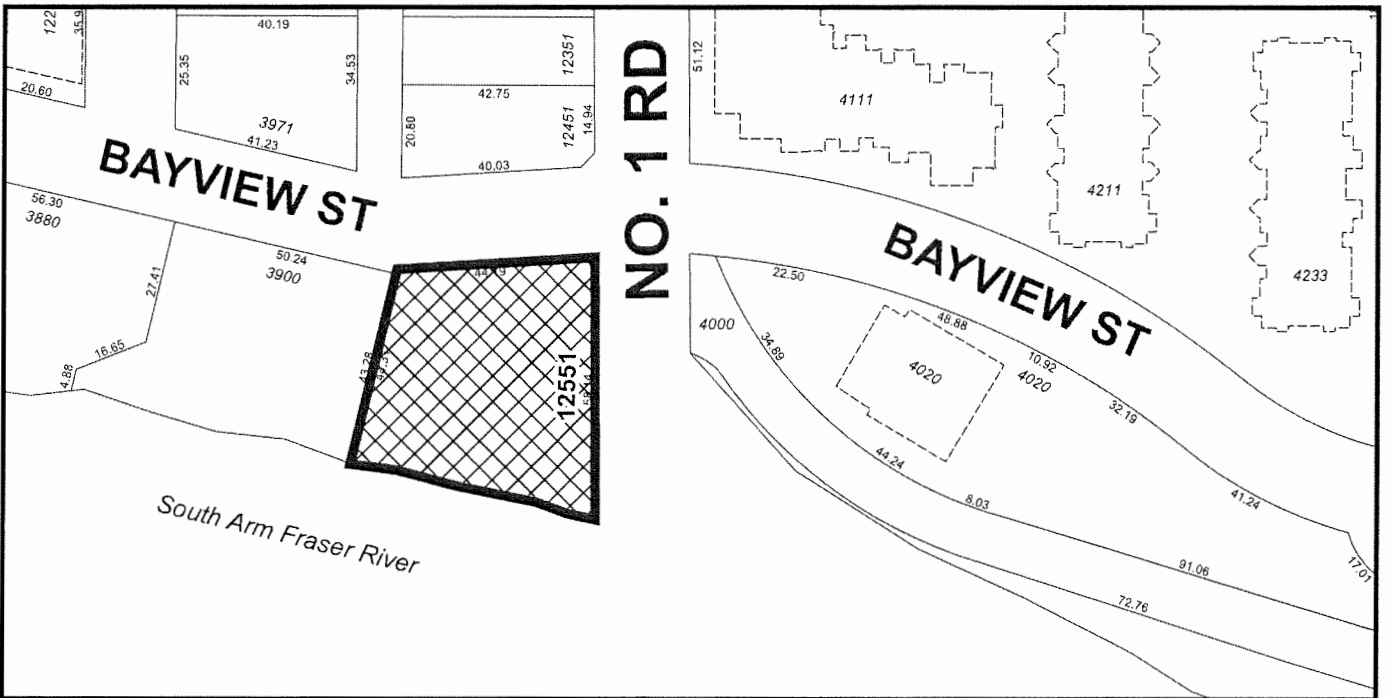
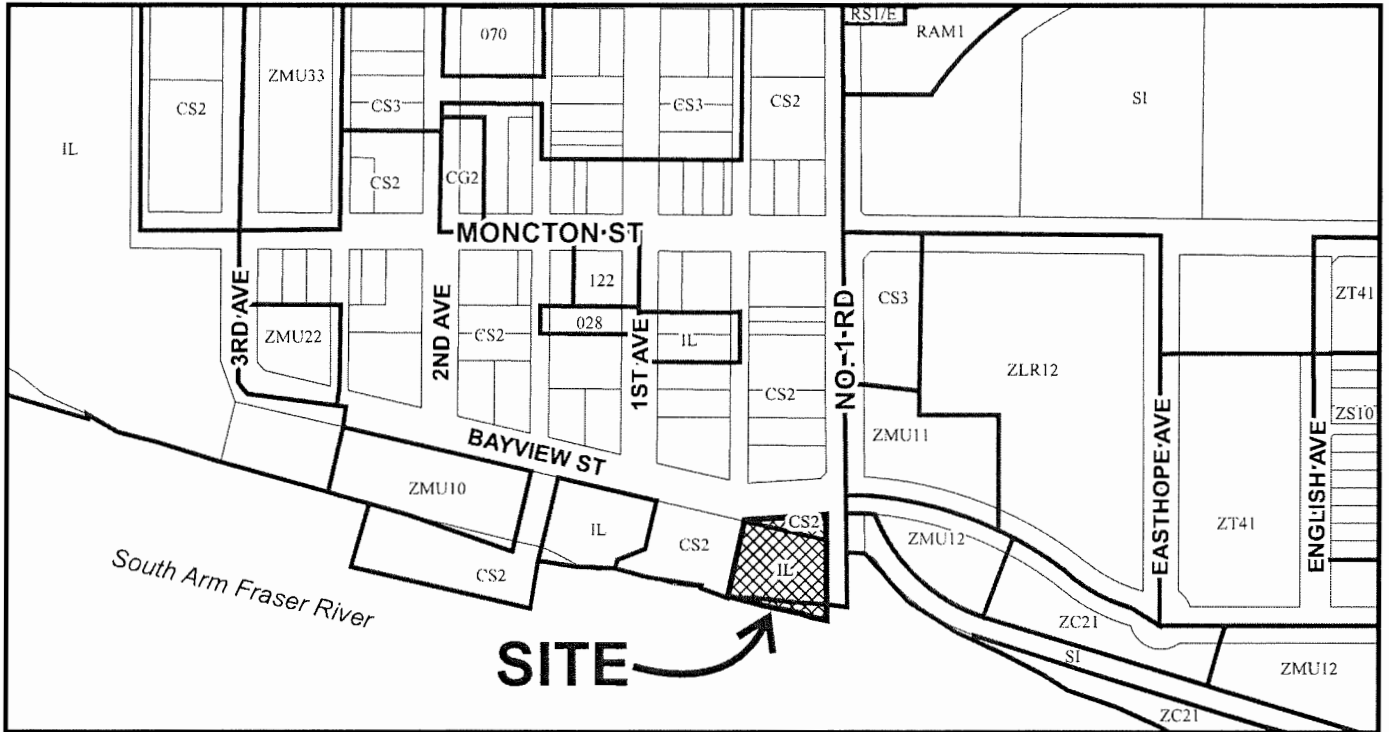
City of Richmond



	<h2>HA 19-858886</h2>	<p>Original Date: 05/06/19 Revision Date: 05/07/19 Note: Dimensions are in METRES</p>
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City of Richmond



DP 19-858887

Original Date: 05/06/19

Revision Date: 05/07/19

Note: Dimensions are in METRES