



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 16, 2021
File: RZ 18-817742

Re: Application by Inter Luck Trading Corp. for Rezoning at 3560 Moncton Street from Steveston Commercial (CS2) to Commercial Mixed Use (ZMU43) - Steveston Village

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the "Commercial Mixed Use (ZMU43) - Steveston Village" zone, and to rezone 3560 Moncton Street from "Steveston Commercial (CS2)" to "Commercial Mixed Use (ZMU43) - Steveston Village", be introduced and given first reading.

Wayne Craig
Director, Development

WC:ke
Att. 9

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Inter Luck Trading Corp. has applied to the City of Richmond for permission to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to a new “Commercial Mixed Use (ZMU43) – Steveston Village” zone in order to develop a two-storey, mixed use building containing approximately 419 m² (4,513 ft²) of commercial space at grade and five residential units above, with vehicular access from the lane to the west. A location map and aerial photo are contained in Attachment 1.

The subject site is located in the Steveston Village Heritage Conservation Area. It does not contain an identified heritage resource to be maintained and conserved.

On October 22, 2019, Planning Committee made the following referral:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the “Commercial Mixed Use (ZMU43) – Steveston Village” zone, and to rezone 3560 Moncton Street from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU43) – Steveston Village”, be referred back to staff to review proposed building design and building materials.

This report presents a revised proposal that responds to the October 22, 2019 Planning Committee referral. All applicable information contained in the previous staff report forwarded to Planning Committee on October 22, 2019 is incorporated into this report.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

Surrounding Development

The subject site is an L-shaped property located at the southwest corner of Moncton Street and 2nd Avenue. The site currently contains a one-storey commercial building on the north side and surface parking on the south side. The building was previously occupied by the Steveston Marine and Hardware store, and the building is currently vacant. There are no trees on the subject site.

To the North: Across Moncton Street is a two-storey commercial building constructed in the late 1980s.

To the South: The rear parking lot of the property fronting onto Bayview Street at 3711 Bayview Street.

To the East: Across 2nd Avenue is a two-storey commercial building known as “Hepworth Block”, which is one of the identified heritage resources in Steveston Village.

To the West: One-storey commercial buildings at 3500 Moncton Street and 3480 Moncton Street. The building at 3480 Moncton Street is one of the identified heritage resources in Steveston Village, known as “Watsida Building/Riverside Art Gallery”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston Village Core Area, and is designated “Neighbourhood Service Centre” in the Official Community Plan and “Heritage Mixed-Use” in the Steveston Area Plan. The proposed mixed-use development is consistent with these land use designations.

The Steveston Village Land Use Density and Building Height Map in the Steveston Area Plan allows for maximum Floor Area Ratio of 1.2 and maximum building height of 9 m and 2 storeys along Moncton Street (Attachment 3). The proposed height and density for this project is consistent with the permitted height and density in the Steveston Area Plan.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Revised Project – Building Design and Building Materials

In response to the Planning Committee referral the applicant and staff have completed a comprehensive review of the Steveston Area Plan Development Permit Guidelines (Steveston Village Core Area) and Sakamoto Guidelines. Based on this review, revisions to the overall design and clarification of the proposed use of building materials have been made and are summarized in this section. Revised conceptual development plans are contained in Attachment 4.

Building Design Revisions

The following provides a summary of building design revisions:

- A continuous building parapet along the second level for the Moncton Street and 2nd Avenue street frontages is proposed to provide a street wall with minimal breaks or recesses as supported by the Steveston Area Plan.
- Building recesses are minimized along the Moncton Street and 2nd Avenue frontages. Balcony spaces on the second level for the residential units are maintained to provide open space to the units without interruption to the building parapet. At grade, building recesses are limited to individual retail entrances creating a strong building presence and pedestrian friendly environment along the street.

- Windows for the residential units on the second level are proposed to have a different and distinct design from the commercial glazing associated with the at-grade retail that helps to identify the residential and commercial components of this mixed use development.
- An additional entrance to the at-grade commercial space along Moncton Street has been incorporated into the project to maintain a strong commercial presence along this street given the unique L-shaped geometry of the site that has a much longer frontage along 2nd Avenue.
- An analysis of the building heights and elevations measurements of adjacent two storey buildings (i.e., Hepworth Block) was undertaken. In response to this analysis the overall height of the building parapet for the proposed project has been reduced by approximately 0.4 m (1.3 ft.). This change results in a project massing and height that is consistent with and slightly less than the height of the Hepworth Block to the east. This change also results in the elevation of the at grade commercial being consistent with the existing one-storey commercial buildings to the west.
- The building recess along 2nd Avenue (mid-block for the project) is maintained to break up the mass of the building along this longer frontage of the subject site.
- A conceptual landscape plan has been developed for this project to demonstrate that the approach to applying landscaping on the rooftop complies with the Steveston Area Plan Development Permit Guidelines. The proposed conceptual landscape plans provides for low level landscaping and shrubs within the second level courtyard and rooftop areas to provide additional buffering and benefit to the residential units without adding additional bulk or massing to the building. The raised building parapet and placement of landscape areas within low level planters minimizes their view from the street.
- These revisions to the building design are consistent with the Steveston Area Plan Development Permit Guidelines (Steveston Village Core Area) and Sakamoto Guidelines.

Building Material Revisions

The following provides a summary of proposed building material revisions:

- Glass guardrails previously proposed for all of the balconies and rooftop deck spaces have been replaced with metal picket balustrades finished with a wood grain texture. The revision removes a modern building material in the glass guardrails and replaces with a more traditional guardrail design and material utilized in other mixed use projects in the surrounding area.
- The approach to building cladding has been simplified along on the second level to primarily utilize one cladding treatment (horizontal siding) whereas multiple cladding treatments were proposed in the previous original concept. This revision reinforces the focus on creating a contiguous building parapet design element that is consistent along the project's entire Moncton Street and 2nd Avenue frontages.

- Building material primarily consist of cementitious board and batten siding, horizontal siding, shingles and trim that is finished to resemble natural wood grain. The use of contemporary building materials is supported in the Steveston Area Plan that are designed with a natural finish (i.e., cementitious siding with a natural wood grain finish) to facilitate building materials that resemble historic natural materials used in the area that are resilient to the effects of weather.

Advisory Design Panel Review of Revised Proposal

In response to Planning Committee's referral on matters related to building design and building materials, the revised rezoning proposal was forwarded to Advisory Design Panel (ADP) for their comments. On September 23, 2020, ADP considered and supported the revised building design and building materials. An excerpt of the ADP meeting minutes is contained in Attachment 5.

Through the forthcoming Development Permit application, the proposal will be forwarded to the ADP again for review and consideration in accordance with the normal process.

Public Consultation

A rezoning sign has been installed on the subject property. The comments received in response to the placement of the rezoning sign on the property are summarized below, followed by staff comments in italic. Written correspondence is included in Attachment 6.

- An email was sent to Council from a Steveston resident noting that there are too many condominiums in Steveston and expressing concerns regarding the loss of the existing character of Steveston Village.

The proposed mixed-use development is consistent with the "Heritage Mixed-Use (Commercial-Industrial with Residential & Office above)" designation for Steveston Village in the Steveston Area Plan.

- Prior to Planning Committee's consideration and referral of the subject rezoning proposal, a member of the Steveston 20/20 requested a copy of the preliminary rezoning plans be provided by email. The preliminary plans provided were those considered by Planning Committee on October 22, 2020. These plans were circulated by the member to the Steveston 20/20 group for review and comment, and the member also provided a written comment noting concerns that the proposed rooftop amenity area is not accessible by an elevator, therefore, is not accessible by people with mobility challenges. No other correspondence was received from other members.

Individual hatch access points are proposed to the private rooftop decks to minimize potential visibility of access points to the rooftop. An elevator access is not required as a communal rooftop amenity area is not proposed. As a result, no changes to the overall layout and access configuration is proposed in the revised building design.

Along Moncton Street, the height of the buildings is limited to two-storey and 9 m to ensure the size and scale of the Moncton Street development is compatible with the

historic structures and existing developments. The proposed hatch access respects the existing character of the Moncton streetscape and is architecturally well integrated.

- The property owners of the adjacent building to the east, known as the Hepworth Block, met with staff on August 8, 2018 to obtain further information about site preparation activities associated with the proposed development and their potential impacts on the Hepworth Block.

Staff provided an email noting that details of the site preparation activities were not available as the applicant did not plan on commencing any site preparation works before the rezoning bylaw was adopted. No further comments were received from the property owners of the Hepworth Block.

- The property owner of the property at 3480 Moncton Street provided a letter outlining their concerns. The areas of concern are as follows:
 - Redirecting the customer traffic away from Moncton Street with the focus being on 2nd Avenue: *Due to the "L" shape of the site, there is longer commercial frontage along Second Avenue. Staff discussed this concern with the architect and through the building design revisions resulting from the October 22, 2019 Planning Committee referral, additional retail entrances have been added to the Moncton Street frontage to service the at grade commercial spaces and maintain a strong pedestrian friendly presence on Moncton Street. Further design refinement will be made at the Development Permit application stage to enhance the Moncton Street elevation with additional architectural details.*
 - The size and overall mass of the proposed development: *The proposed density and height of the revised design are consistent with the Steveston Area Plan. As a result of changes to the building design in response to the October 22, 2019 Planning Committee referral, the height of the building parapet has been reduced by approximately 0.4 m (1.3 ft.).*
 - Vehicle access from the lane and using the lane as a loading area: *Transportation staff notes that the lane is designed to provide a geometry and capacity to serve existing and future traffic, and accommodating vehicle access from a lane is consistent with the policy in the Steveston Area Plan. Transportation staff do not have concerns regarding using the lane for loading and unloading. Loading and unloading off of the lane is currently permitted for other businesses in vicinity, and a designated on-site loading area is not required for this small scale development. The proposed garbage and recycling room design and access was reviewed by the Transportation and Engineering and Public Works staff and they had no concern regarding its location and design. The lane upgrade along the site frontage will be required as part of the Servicing Agreement. The revised building design in response to the October 22, 2019 Planning Committee referral does not change the project's proposed use of the existing lane for vehicle access and loading purposes as outlined above.*

A geotechnical report has been provided by the applicant to assess soil and groundwater conditions and potential impacts of the proposed development on neighbouring buildings. The report concludes that no negative impacts are anticipated on the Hepworth Block across 2nd Avenue but there may be some cracking and settlement to the properties immediately to the west at 3500 Moncton Street and 3480 Moncton Street.

The applicant has provided a copy of the geotechnical report to the immediate neighbours at 3500 Moncton Street and 3480 Moncton Street and consulted regarding details of the proposed development and provided the written summary of the meeting (Attachment 7).

The applicant has indicated that a qualified consultant will be hired to inspect the current condition of the buildings prior to any works on the subject site and monitor the exterior of the building and settlement. Also, registration of a subsidence covenant on title will be required prior to issuance of a Building Permit. A signed and sealed letter/report from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Heritage Design Considerations

As the subject site is located in the Steveston Village Heritage Conservation Area, the rezoning application was presented to the Richmond Heritage Commission on May 1, 2019. The Richmond Heritage Commission supported the rezoning application as presented. An excerpt of the Richmond Heritage Commission minutes is contained in Attachment 8.

The review of the rezoning proposal by the Richmond Heritage Commission was undertaken prior to the Planning Committee referral on October 22, 2019 on matters related to building design and building materials. Through the forthcoming Development Permit and Heritage Alteration Permit application, the project will be forwarded to the Richmond Heritage Commission for further review and comment.

Staff are currently preparing a report to Council for consideration that will bring forward potential changes to heritage related policies, procedures and bylaws applicable to the Steveston Village Heritage Conservation Area. This report, will include an option for Council to potentially re-establish the Steveston Design Committee to review proposed developments in the Steveston Village Heritage Conservation Area.

Should Council decide to re-establish the Steveston Design Committee, the forthcoming Development Permit and Heritage Alteration Permit will provide the opportunity for the Steveston Design Committee, once established and operational, to review and comment on the proposed building design prior to the Development Permit and Heritage Alteration Permit being forwarded to the Development Permit Panel and Council for consideration.

Analysis

Built Form and Architectural Character

The revised project is a two-storey, mixed-use building with street-fronting commercial units at grade and five residential units above that is consistent with the Steveston Area Plan land use designation for the site. In accordance with the Steveston Area Plan Development Permit Guidelines and accompanying Sakamoto Guidelines document, the building will be sited at zero lot line to Moncton Street, 2nd Avenue and the lane, which is consistent with the Development Permit guidelines for the Steveston Village Core Area.

The proposed building massing and height is consistent with the Steveston Area Plan and is compatible with the Hepworth Block, the adjacent heritage building to the east across 2nd Avenue. The proposed flat roof form with contiguous parapet with consistent architectural detailing provides continuity with adjacent buildings on Moncton Street, and the building features decorative architectural details including wood brackets and dentils, which are found in other existing buildings in Steveston Village, and fabric awnings along Moncton Street and 2nd Avenue. The proposed awning encroachment and any accompanying encroachment agreement will be reviewed in detail at the Development Permit application stage.

Along the subject site's longer frontage on 2nd Avenue, a building recess is proposed generally in the middle of building, providing for a break in the overall massing of the relatively long length of the site along this street.

Private rooftop decks are proposed for all five residential units and can be accessed through roof top hatches from the individual units. The rooftop hatches are set back from all roof edges and will not be visible from the streets and other public vantage points. This design is consistent with the Development Permit Guidelines for the Steveston Village Core Area. No common outdoor area is provided for this small-scale mixed-use development.

Access to the residential lobby is provided from 2nd Avenue, and secured residential parking is provided behind the commercial units. Commercial parking spaces are proposed along the south property line. All parking spaces can be accessed from the existing lane to the west. A pedestrian breezeway is proposed to connect the vehicle parking area with 2nd Avenue.

Staff have reviewed the revised building design and building materials put forward in the modified proposal developed in response to the October 22, 2020 Planning Committee referral and confirm that the project design and architecture are consistent with the Development Permit guidelines specific to the Steveston Village Core Area and applicable design criteria contained in the Sakamoto Guideline documents appended to the Steveston Area Plan.

Proposed Commercial Mixed Use (ZMU43) – Steveston Village Zoning District

The proposed new zone allows for similar uses as other mixed use zones in Steveston Village that includes general commercial and apartment housing uses.

The new proposed zoning district has the following specific provisions:

- General base density of 1.0 Floor Area Ratio (FAR)

- Additional density related to affordable housing up to 1.15 FAR
- Parking regulations in accordance with the policies in the Steveston Area Plan
- Permit one small car parking stall in the development.

Registration of a covenant identifying that the building is a mixed-use building and indicating that the building is designed to avoid unwanted noise generated by internal use from penetrating into residential areas is required prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There is an existing 3 m wide statutory right-of-way (SRW) immediately south of the adjacent properties to the west for sanitary sewer. The SRW area is proposed to be a drive aisle, and no structure or landscaping is proposed in the area.

Transportation and Site Access

Vehicle access will be through the existing lane to the west, and the existing driveway crossing located on the 2nd Avenue will be closed.

The development contains a total of 16 parking spaces: nine (9) commercial parking spaces and seven (7) secured residential parking spaces. One residential visitor parking space will be shared with the commercial spaces. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking.

A fully enclosed bicycle storage room for nine (9) bicycle parking spaces is proposed in the parking area and three (3) visitor bicycle parking spaces are proposed along the pedestrian breezeway connecting the parking area and 2nd Avenue. The proposed bicycle parking spaces meet the Zoning Bylaw requirements.

Affordable Housing Strategy

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. Based on the maximum permitted floor area in the proposed ZMU43 zone, but excluding the proposed commercial floor area, a total cash-in-lieu contribution of \$106,216.7 (\$10.00 per square foot) will be secured as a rezoning consideration (Attachment 9) for this development.

BC Energy Step Code

The BC Energy Step Code will apply to the proposed development. Compliance with the BC Energy Step Code occurs as part of the building permit process. A preliminary energy modelling report has been prepared and confirms that the proposed design is able to meet the current requirements of the BC Energy Step Code.

Amenity Space

For each residential unit, balconies and private outdoor decks are provided. The sizes of the private outdoor amenity spaces exceed the minimum required 6 m² (64.59 ft²) for apartment

units. A common outdoor amenity area is not provided for this small-scale mixed-use development.

Indoor amenity space or cash-in-lieu contribution is not provided based on the Official Community Plan guidelines, which provides an exemption where the average unit size is greater than 148 m² (1,593.1 ft²) per residential unit. All the proposed residential unit sizes are greater than 148 m² (1,593.1 ft²).

Site Servicing and Frontage Improvements

A Servicing Agreement is required prior to final adoption of the rezoning bylaw. Engineering and Transportation staff have identified the required works and upgrades for the proposed development, including the following:

- Construct 2.0 m wide concrete sidewalk with 0.88 m wide hardscape boulevard and 0.15 m wide concrete curb and gutter at the north property line of the subject site.
- Upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired at the southwest corner of the Moncton Street and 2nd Avenue intersection.
- Remove the existing driveway and construct 1.67 m wide concrete sidewalk with 0.15 m wide concrete curb and gutter along the 2nd Avenue frontage.
- Remove the existing pavement marking related to street parking and prepare a new pavement marking plan to back fill the development curb frontage with angle parking on 2nd Avenue. Remove any affected traffic/parking signage and install new signage as required along the development frontage.
- Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane along the lane frontage and installation of street lighting with bollard offset 0.5 m away from the street lighting poles.
- Grant a 2 m by 2 m SRW at the northeast corner of the site to facilitate pedestrian movement.
- Provide fire hydrants at Moncton Street and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.

Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a rezoning consideration for this project. The forthcoming Development Permit application will examine the following aspects of the proposed development:

- Compliance with Development Permit Guidelines in the 2041 Official Community Plan and the Steveston Area Plan including the Sakamoto Guidelines.
- Refinement of the proposed building elevations facing public streets and review of architectural details including awning encroachment.
- Refinements of landscape design details, including planting materials.
- Review of aging-in-place features and accessibility measures.
- Review of sustainability strategy of the proposed development.

A Heritage Alteration Permit application will also be required to be processed concurrently with the Development Application. Issuance of the HAP is required prior to any future modifications

to the site including demolition of existing building and structure, land clearing, excavation, site preparation or investigation.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

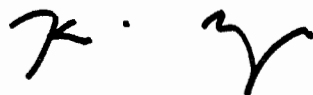
The purpose of this rezoning application is to create a new “Commercial Mixed Use (ZMU43) – Steveston Village” zoning district and rezone 3560 Moncton Street to this new zoning district.

In response to the October 22, 2019 Planning Committee referral, the building design and materials have been revised and are presented in this report for Council consideration.

The proposed application will allow for development of a mixed use project with street fronting commercial space at grade and five residential units on the second level.

Staff support the rezoning application as it is consistent with land use, density and height policies in the Steveston Area Plan and also complies with the applicable Development Permit Guidelines.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 be introduced and given first reading.



Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Steveston Village Land Use Density and Building Height Map

Attachment 4: Conceptual Development Plans

Attachment 5: Excerpt of Advisory Design Panel September 23, 2020 Minutes

Attachment 6: Written Correspondence

Attachment 7: Written Summary from the Applicant regarding Consultation with Neighbours

Attachment 8: Excerpt of the May 1, 2020 Richmond Heritage Commission Minutes

Attachment 9: Rezoning Considerations



City of Richmond



RZ 18-817742

Original Date: 04/13/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-817742

Attachment 2

Address: 3560 Moncton Street

Applicant: Inter Luck Trading Corp

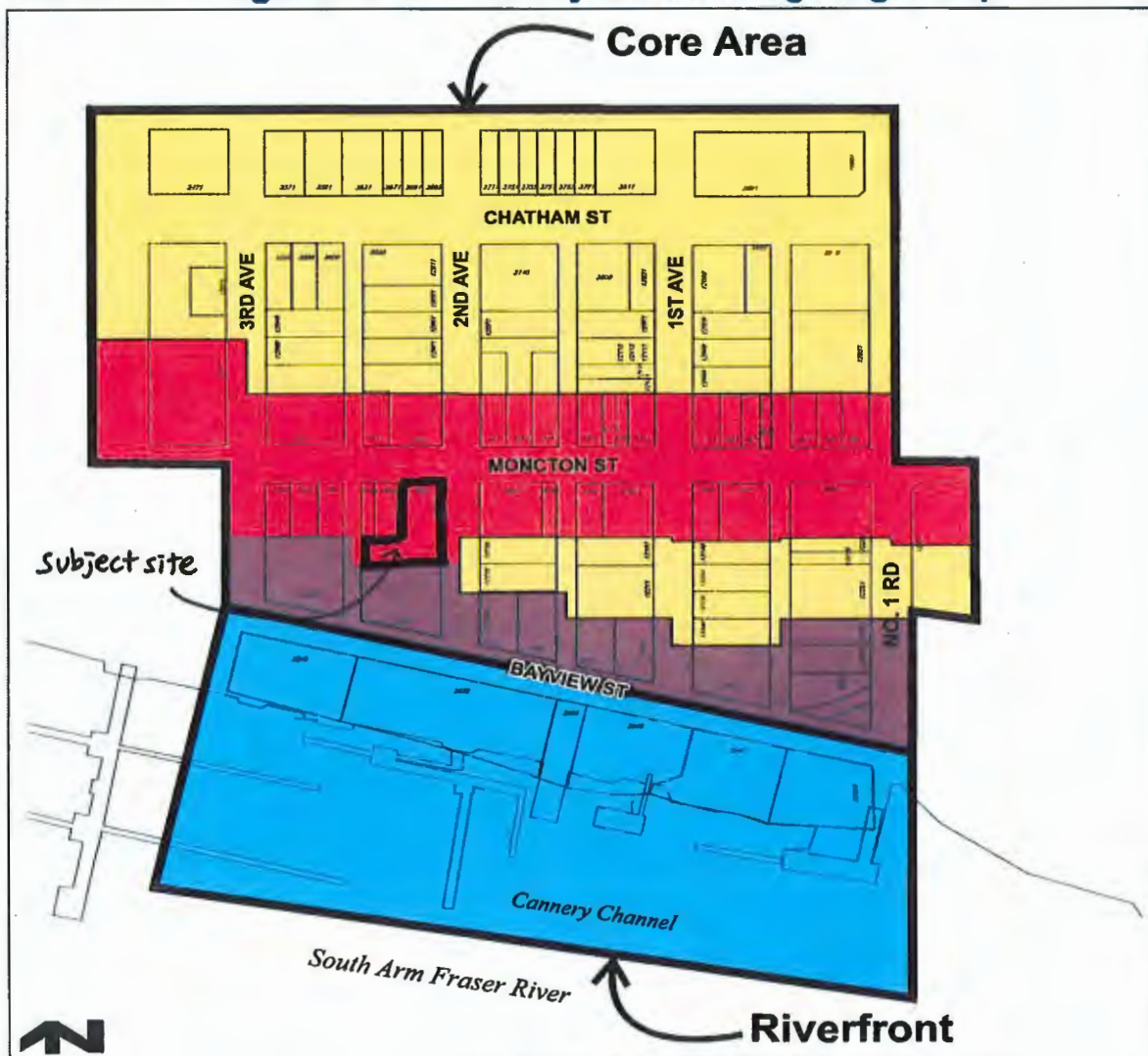
Planning Area(s): Steveston Area Plan

	Existing	Proposed
Owner:	Inter Luck Trading Corp.	TBD
Site Size (m²):	1,225.9m ² (13,195.48 ft ²)	No change
Land Uses:	Commercial	Mixed-Use commercial and residential
OCP Designation:	Neighbourhood Service Centre (NSC)	No Change
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change
Zoning:	Steveston Commercial (CS2)	Commercial Mixed Use (ZMU43 – Steveston Village)
Number of Units:	One commercial unit	At grade commercial units and five 2 nd level residential units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.15	1.13	none permitted
Lot Coverage (% of lot area):	Max. 100 %	93 %	none
Setbacks (m):	No front, rear or side yard setback	No front, rear or side yard setback	none
Height (m):	9 m	8.5 m	none
Off-street Parking Spaces – Total:	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	none
Off-street Parking Space – Accessible	1	1	none
Class 1 Bicycle Parking Spaces	Commercial 2 Residential 7	9	none
Class 2 Bicycle Parking Spaces	Commercial 1 Residential 2	3	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond

Steveston Village Land Use Density and Building Height MapBylaw 9797
2017/12/18

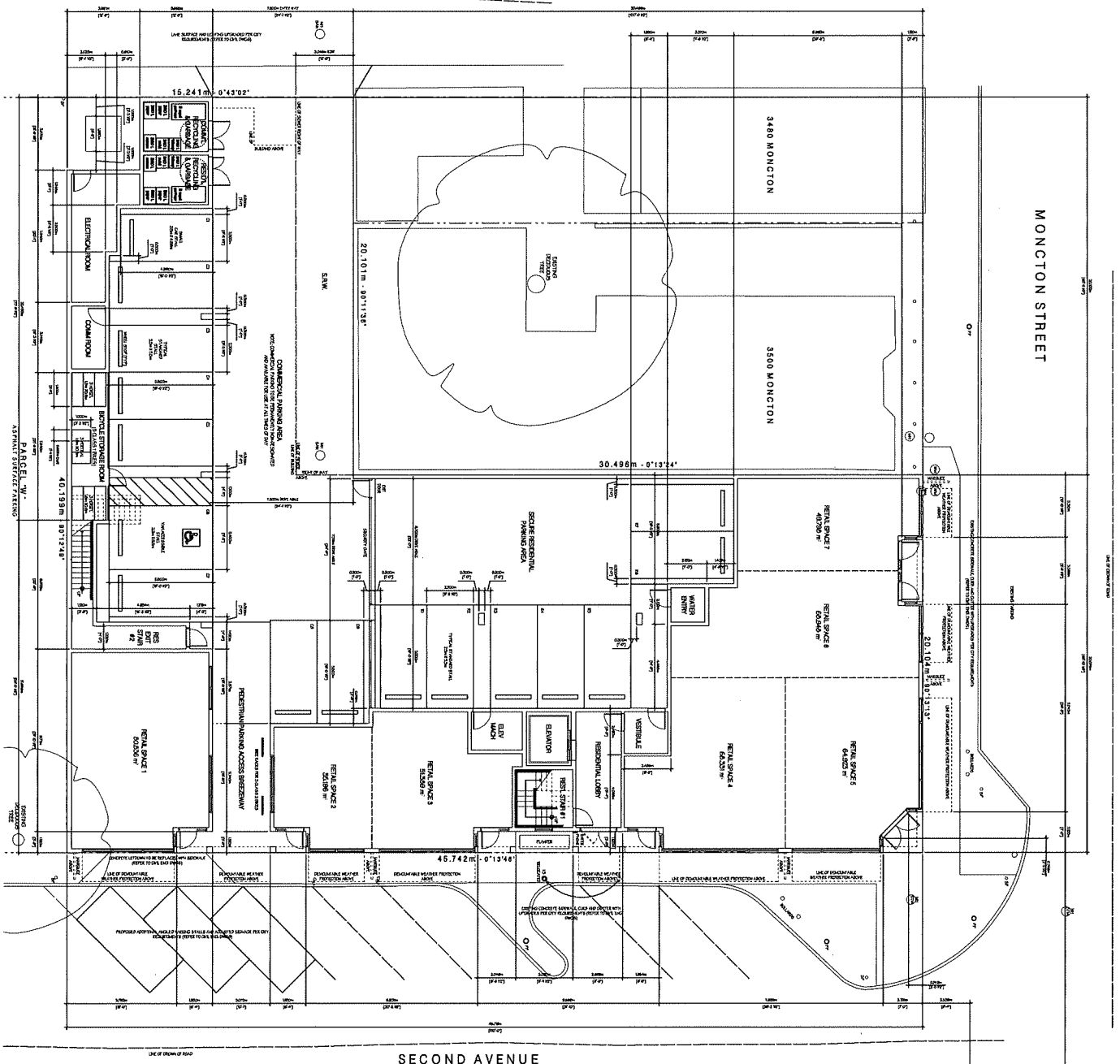
	Maximum FAR	Maximum Storeys	Maximum Building Height
Core Area, generally	1.6	3	12 m *
Core Area, Bayview Street (North)	1.2	3**	Varies due to grade elevation difference north of Bayview Street
Moncton Street **	1.2	2	9 m *
Riverfront Area	1.2	2	20 m GSC ***

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three storey building height for buildings along the north side of Bayview Street shall include two storeys over a parkade structure.

*** Maximum building height may not exceed the height of the Gulf of Georgia Cannery, which is approximately 22 metres GSC.

LANE



SECOND AVENUE

[illegible]

NOTE: FOR OFFSITE WORKS AT MONICION STREET, SECOND AVENUE & THE LANE, REFER TO CIVIL ENGINEERING DRAWINGS (FUNCTIONAL PLAN) & LANDSCAPE DRAWINGS

A-1

SITE PLAN WITH
GROUND FLOOR
LAYOUT

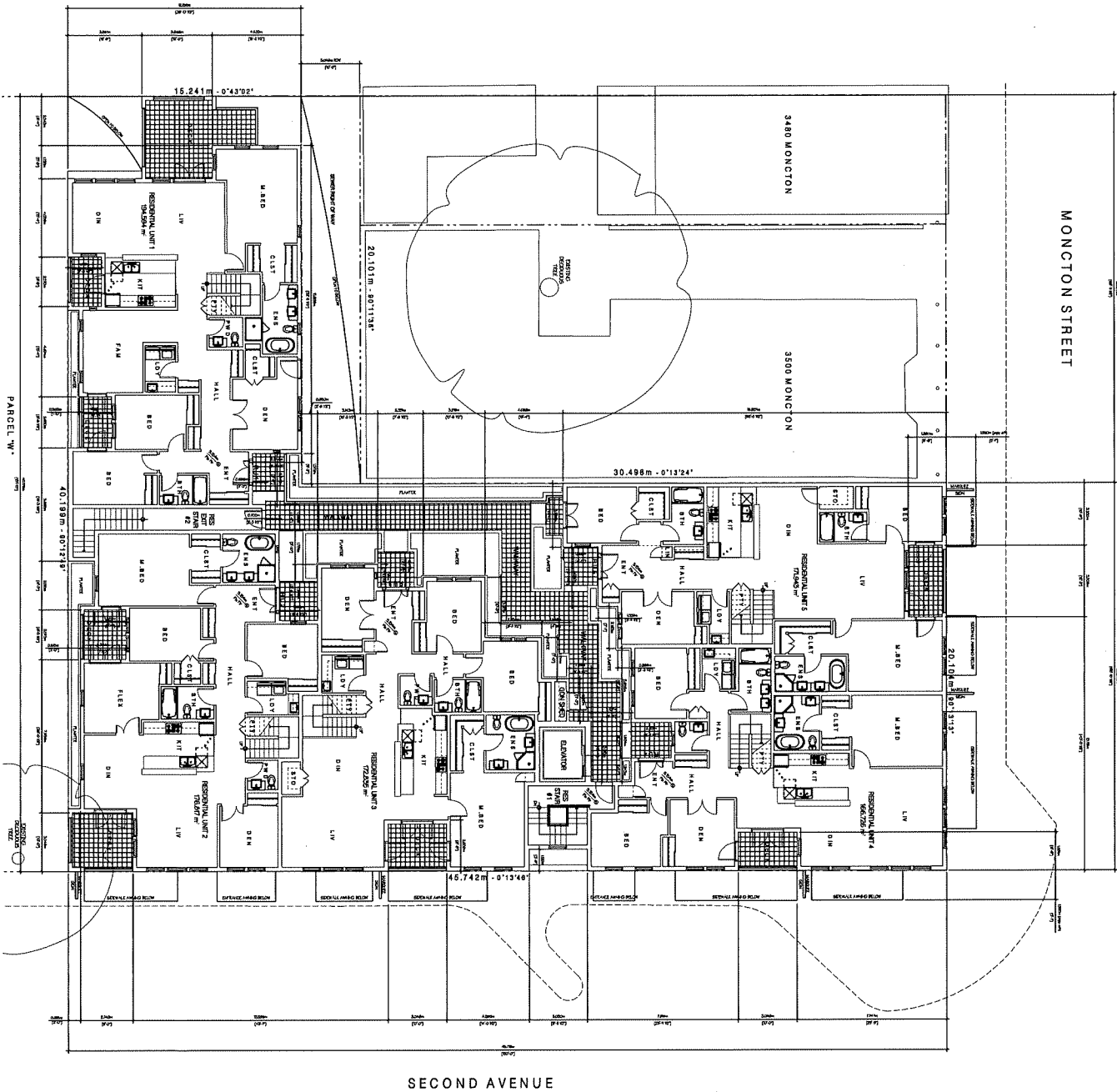
MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
for
INTERLUCK TRADING INC.

PLN-35

RESPONSE TO ADP COMMENT
5
RESPONDING TO PLANNING CITE
SITE COVERAGE AREAS ADDED
REMOVED ROOF DECK AREA
REMOVED ROOF AREA AND ROOF DECK

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

LANE



SECOND AVENUE

UPPER LEVEL RESIDENTIAL
GROSS FLOOR AREA = 30,023 sq ft



A-2

SECOND FLOOR
LAYOUT

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTER LUCK TRADING INC.

PLN 36

FOR USE TO NOT CONVERTS
REV 1 & 2020 REVISED MONCTON ALLEY BALCONY
REV 4, 2020 REVISED REPAIRING TO PLANNING CITY
DATE: 04/04/2020

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

MONCTON STREET



Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3



MONCTON STREET



NORTH ELEVATION
FACING MONMOUTH STREET



ADJACENT PARKING

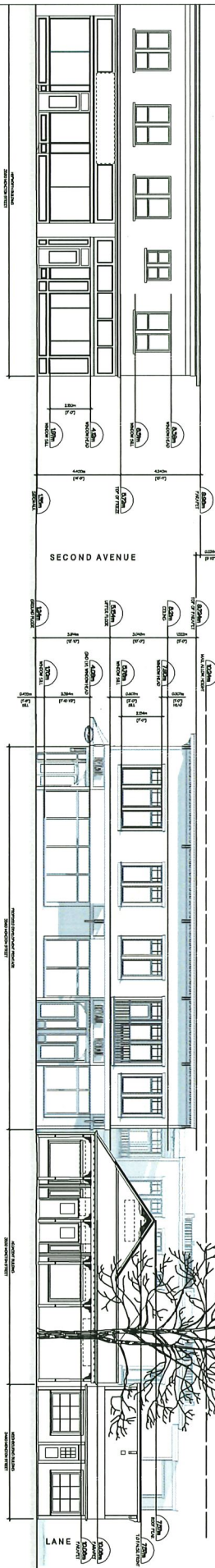


SECOND AVENUE

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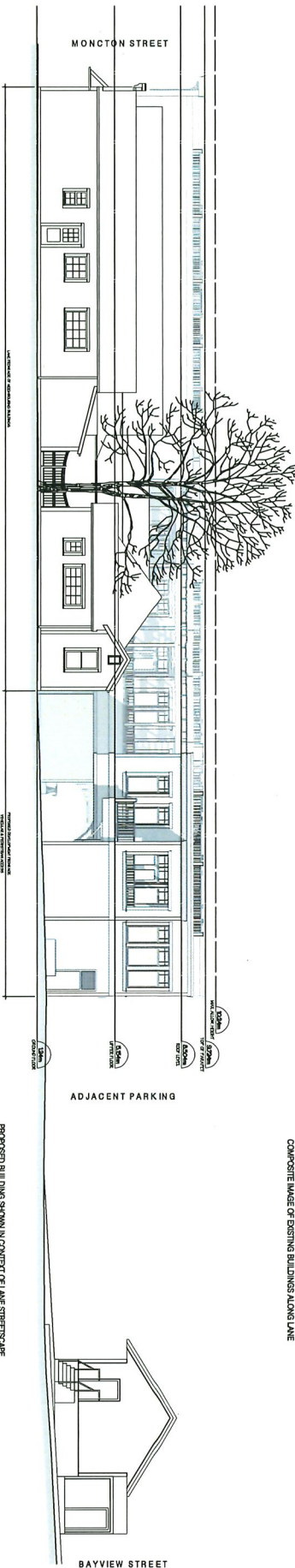
COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG MONCTON STREET



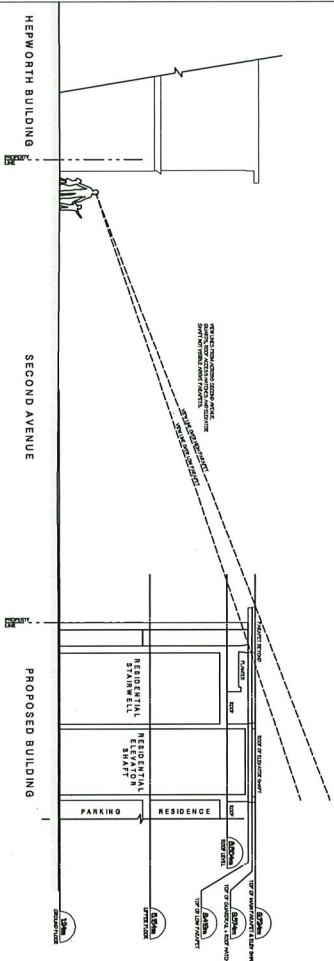
PROPOSED BUILDING SHOWN IN CONTEXT OF MONCTON STREETSCAPE



COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG LANE



PROPOSED BUILDING SHOWN IN CONTEXT OF LANE STREETSCAPE



VIEW TOWARDS RESIDENTIAL ENTRANCE AND STAIRWELL WALL FROM THE EAST SIDE OF SECOND AVENUE



HIGH EYE LEVEL PERSPECTIVE VIEW FROM NORTH EAST

A-6

DATE: 2021.07.27
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

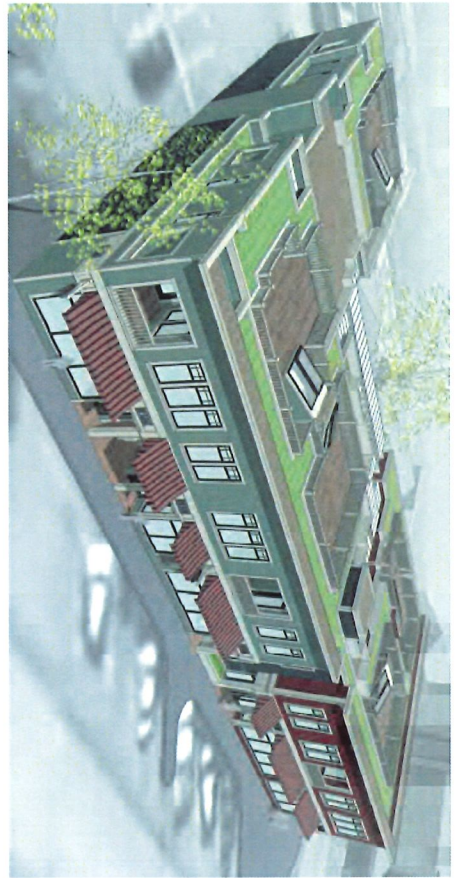
VIEW ANALYSIS
WITH
STREET VIEWS
AND
PERSPECTIVES

MIXED USE BUILDING
3560 MONCKTON STREET
RICHMOND, BC
INTERLUCK TRADING INC.

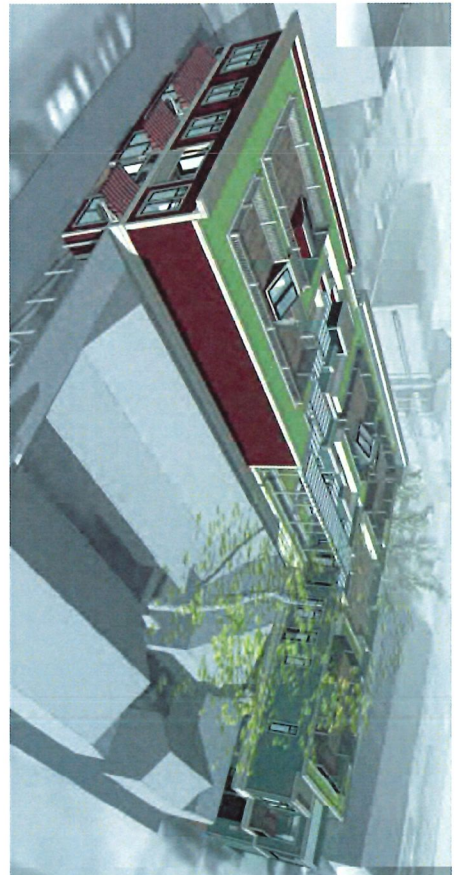
PLN - 40

DATE: 2021.07.27
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3



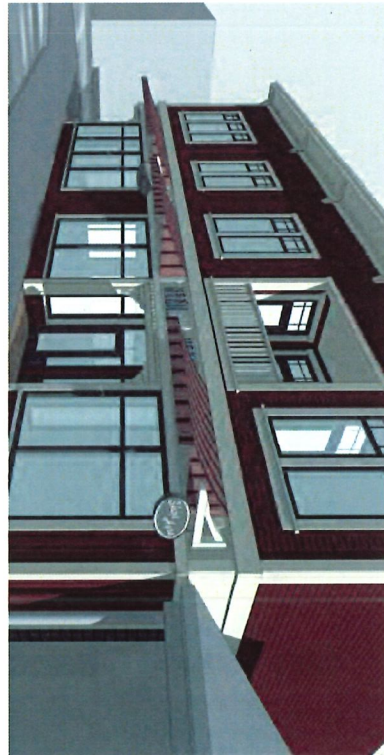
BIRD'S EYE VIEW FROM SOUTH EAST



BIRD'S EYE VIEW FROM NORTH WEST



VIEW THROUGH PARKING ACCESS BREEZEWAY FROM EAST



VIEW ALONG MONCTON STREET SIDEWALK FROM WEST



VIEW ALONG SECOND AVENUE SIDEWALK FROM SOUTH



VIEW TOWARDS SECOND AVENUE RESIDENTIAL ACCESS FROM NORTH

A-7

DATE: 2017.01.17
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

RENDERINGS
BIRD'S EYE VIEWS
AND
DETAILED
ARCHITECTURAL
DRAWINGS

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTERLUCK TRADING INC.

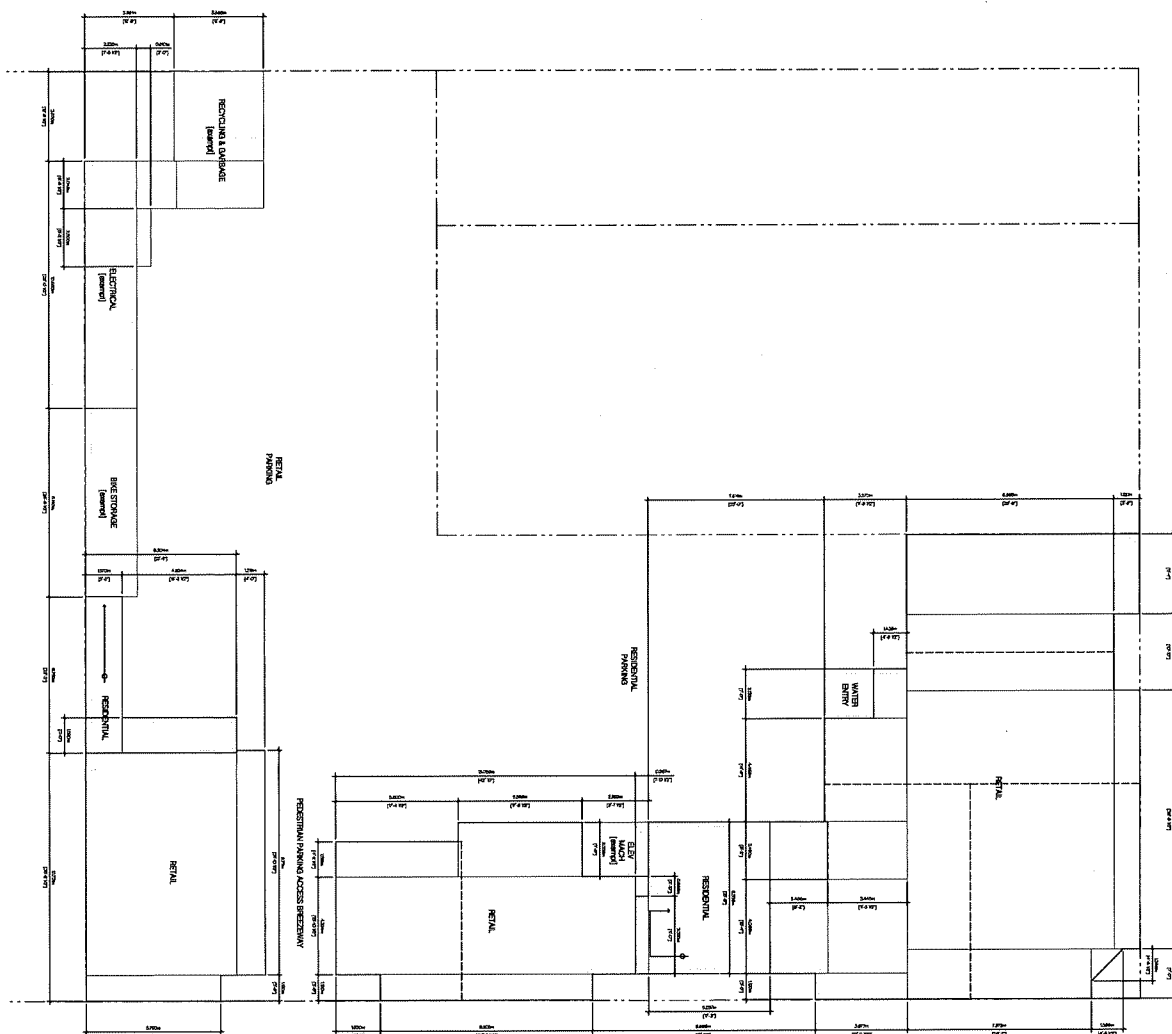
PLN 41

JAN 16, 2017
REV 1: 2017
REV 2: 2017
REV 3: 2017
REV 4: 2017
REV 5: 2017
REV 6: 2017
REV 7: 2017
REV 8: 2017
REV 9: 2017
REV 10: 2017
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REV 95: 2017
REV 96: 2017
REV 97: 2017
REV 98: 2017
REV 99: 2017
REV 100: 2017

RESPONSE TO ADP COMMENTS
REMOVED MONCTON JARRETTE BALCONY
UPDATING TO PLANNING CITE
STREET VIEWS ADDED
CHANGES AT RUMP SIDE LEVEL SHOWN
REVISIONS FROM PREVIOUS SUBMISSIONS

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

MONCTON STREET



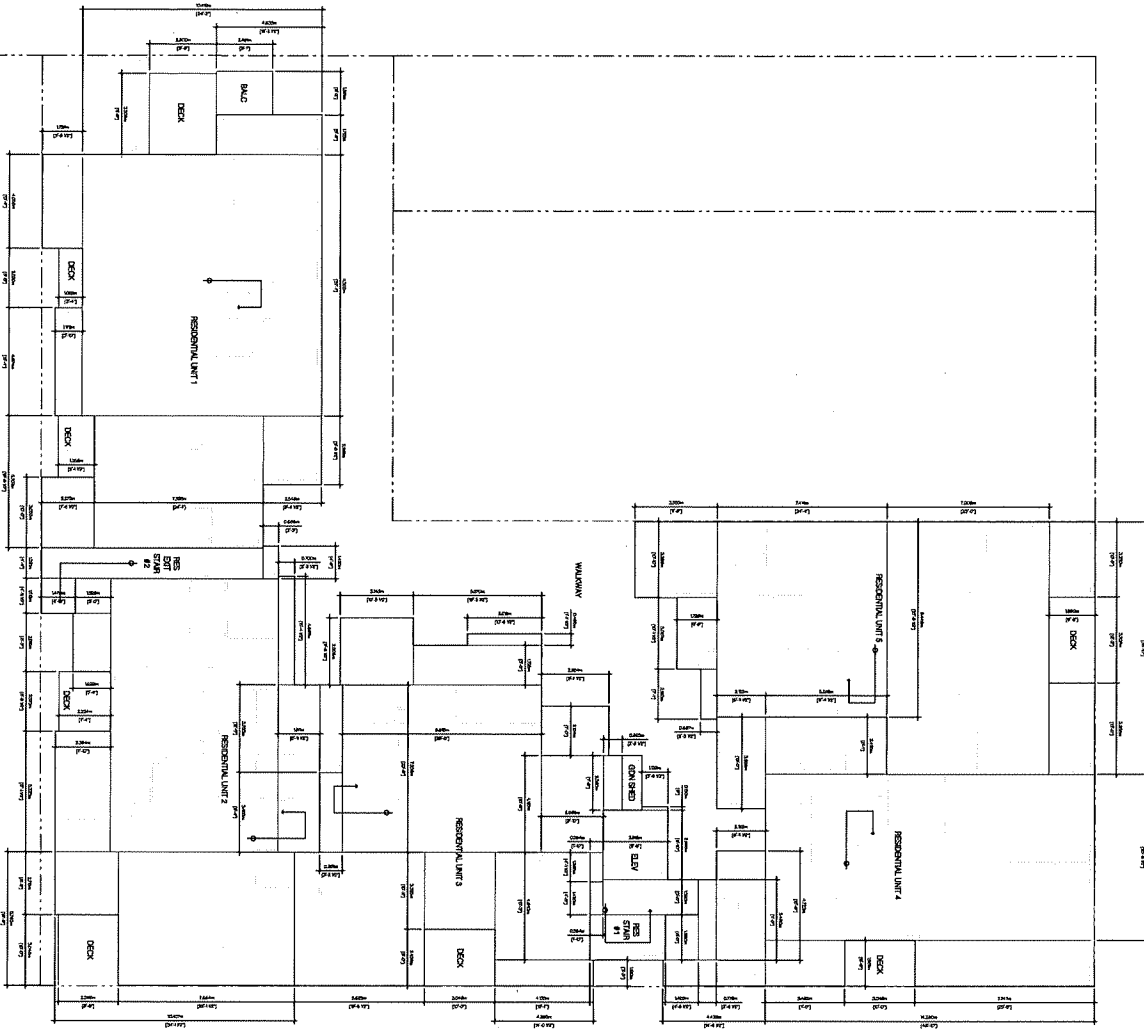
SECOND AVENUE



LANE

MONCTON STREET

SECOND AVENUE



AR-2

SECOND FLOOR
LEVEL
FLOOR AREA RATIO
COMPUTATION

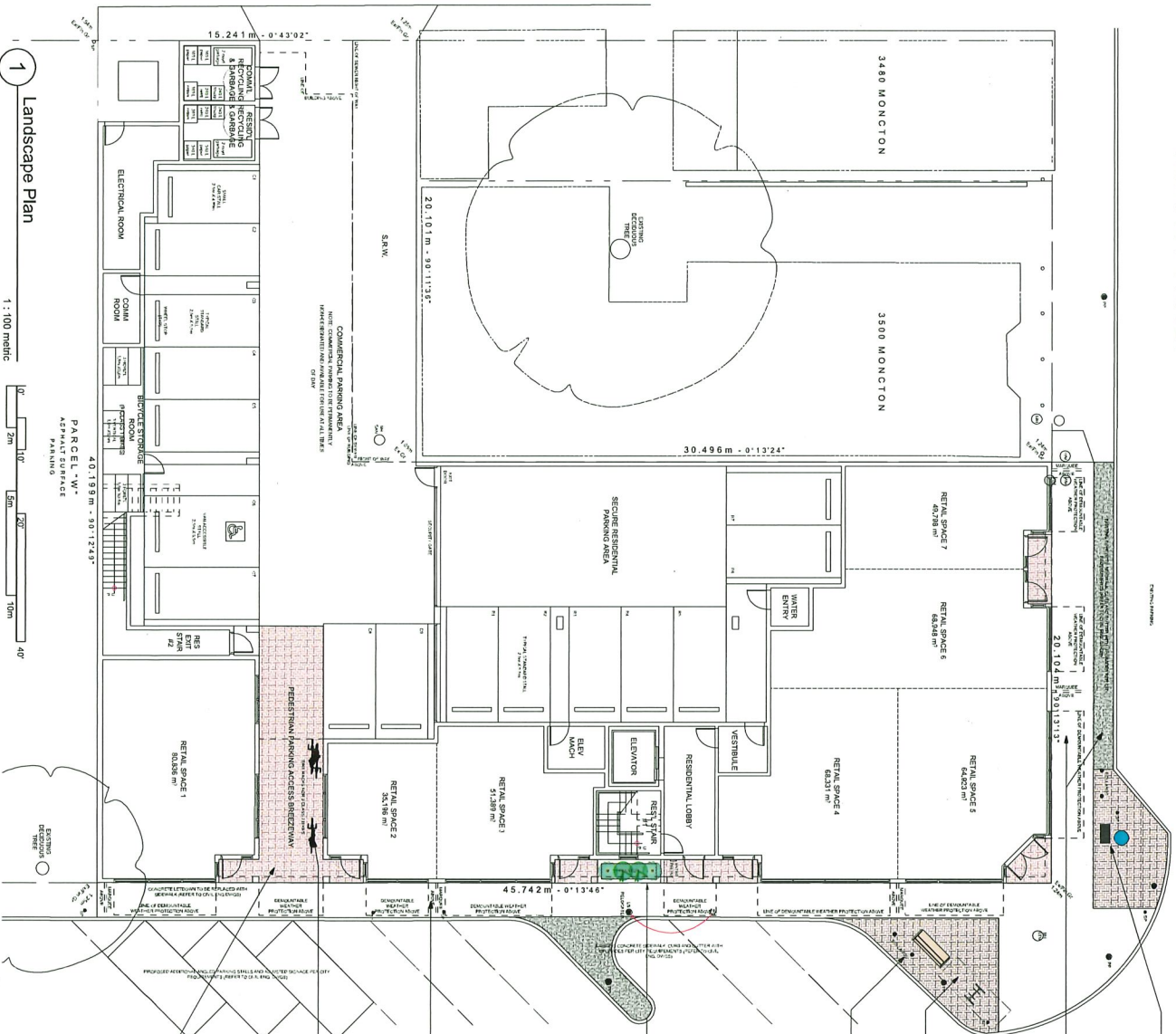
MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTERLUCK TRADING INC.

PLN - 43

JAN 14, 2021
RESPONSE TO RFP COMMENTS

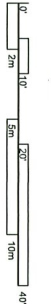
Zaher Verjee Architect
213-9233 Government Street, Burnaby, BC V3N 0A3

MONCTON STREET



1 Landscape Plan

1 : 100 metric



PARCEL - W- ASPHALT SURFACE

- Refuse area
- Relocate / reinstall existing furnishings
- Trash and recycling receptacles
- Unit paving: standard shape, 90° herringbone, red/black colour blend
- Sidewalk - broom finished concrete to City standards
- 2.0m wide, building to paving band
- Paving Band at curb - Exposed aggregate concrete paving
- approx 85cm wide
- Seating area
- Bench - make and model to City standards
- Bicycle Rack - Cora 4505, Blue to match existing
- Unit paving: standard shape, 90° herringbone, red/black colour blend
- Existing bollards
- Planter box
- Sidewalk - broom finished concrete to City standards
- 1.7m wide, building to curb
- Bicycle Racks - Class 2
- Capacity for 3 required 4 provided
- Cora Bike Racks, model SRA002 'Staple', black powdercoat finish
- Retail and Residential Entry Walkways
- Unit paving on gravel base structure
- Entries - Red/black colour, 90° herring bone pattern

For Plant List
Refer to drawing L-4



Greenway
Landscape Architecture
3560 Moncton St.
Richmond BC V2A 1G4
Tel: 604 271-1111
Fax: 604 271-1112
Email: info@greenway.ca
Paul Whithead RICSIA
Registered Landscape Architect 2146

CLIENT
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St.
Richmond BC

DRAWING
Ground Level
Landscape
Plan
DRAWN NUMBER
L-1

SCALE
AS NOTED
DRAWN
PACW
PROJECT NUMBER
1825

LANE



1 : 100 metric

A horizontal line with several segments. From left to right, the segments are labeled: 0', 2m, 10', 20', 5m, 10m, and 40'.

SECOND AVENUE

—small planter across from elevator
Climbing lattice for evergreen vine

- Planter boxes
- Concrete walls
- Walls to support trellis/canopy structure

- Communal and entry walkways
- Unit paving on pea gravel bed/drainage layer
- Entries - Red/black colour, 90° herring bone pattern
- Bands - charcoal colour, running bond pattern
- Walkway - 12" square, desert sand colour, grid pattern

For Plant List
Refer to drawing L-4

#	DATE	SCALE REVISION
1.	29 Jan 18	RECONING APPLICATION
2.	07 Aug 20	RECONING APPLICATION
3.	02 Dec 20	RECONING APPLICATION
4.	18 Jan 21	RECONING APPLICATION



Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 5T4
T 604 461 9120
E paul@greenway.ca

Paul Whitehead PRCSLA
Registered Landscape Architect #246

PLN - 45

CLIENT
Inter Luck Trading

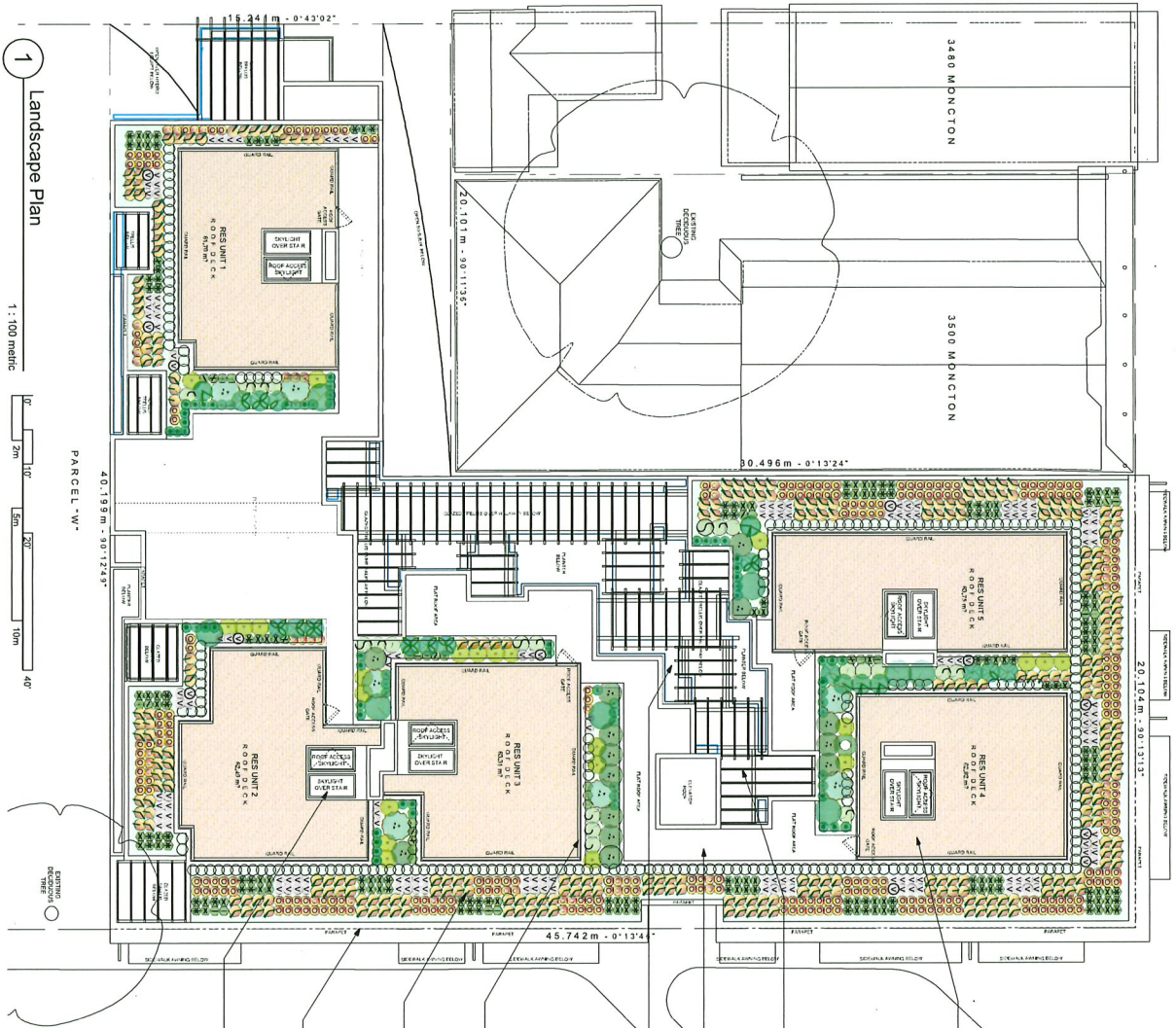
PROJECT
Mixed Use Bldg
3560 Moncton St.
Richmond BC

DRAWING
Level Two
Landscape
Plan
DRAWING NUMBER
L-2

SCALE	AS NOTED
DRAWN	PACW
PROJECT NUMBER	1825

MONCTON STREET

LANE



1 Landscape Plan

1 : 100 metric



PARCEL "W"

40.198 m - 30°12'43"

SECOND AVENUE

- Resident decks
Synthetic timber decking, tan colour
- Trellis over level 2 walkway and residence entries
roof/glazing to drain to a gutter
Timber posts and beams, with metal T bar to support translucent panels.
Refer to detail
- Rooftop area with aggregate surface
- Planter boxes on level 2
Concrete walls
Walls to support trellis/canopy structure
- Planter boxes between resident decks
For space separation and passive screening
450 deep with shrubs and low plants
Width varies
- Planter boxes along street and side property lines
Low planting to not be visible behind parapet
3.0m wide x 300 deep
Plants and planter max 1.0m above rooftop
- Parapet at guard rail height
Refer to architectural drawings
- Stair from residential unit below
Refer to architectural drawings

For Plant List
Refer to drawing L-4



Greenway
Landscape Architecture
2200 Main Street
Vancouver, BC V6J 1A1
E: paul@greenway.ca
P: 604.681.1234
Paul Whithead RBCLA
Registered Landscape Architect 0246

CLIENT
Inter Luck Trading

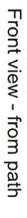
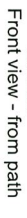
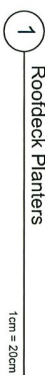
PROJECT
Mixed Use Bldg
3560 Moncton St
Richmond BC

DRAWING
Level Three
Landscape
Plan
DRAWN NUMBER
L-3

SCALE AS NOTED
DRAWN PACW
PROJECT NUMBER 1825

At drawing remains the property of Greenway Landscape Architecture and is not to be reproduced or used in any form without the written consent of Greenway Landscape Architecture.



#	DATE	REVISION/DESCRIPTION
1	12/10/18	REVISION: FINAL DESIGN
2	12/10/18	REVISION: FINAL DESIGN
3	12/10/18	REVISION: FINAL DESIGN
4	12/10/18	REVISION: FINAL DESIGN
5	12/10/18	REVISION: FINAL DESIGN





31	Spiraea x Burmaldia Gold Flame	
1	Vaccinium ovatum	
15	Weigelia florida MW	

31	Spiraea x Burmaldia Gold Flame	
1	Vaccinium ovatum	
15	Weigelia florida MW	

31	Spiraea x Burmaldia Gold Flame	
1	Vaccinium ovatum	
15	Weigelia florida MW	

	293	<i>Pennisetum alopecuroides</i> 'Har
	291	<i>Stipa tenuissima</i>

	293	<i>Pennisetum alopecuroides</i> 'Har
	291	<i>Stipa tenuissima</i>

- 1) in case of discrepancy between plant numbers on this list and on
- 2) All planting shall be in accordance with BCSLVBCLNA Landscape
- 3) All planting beds: mulch with 75mm of decomposed hem/fir bark

3560 Moncton St.
Richmond BC

L-4

PROJECT NUMBER	1825
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**Excerpt from the Minutes
Advisory Design Panel Meeting**

Wednesday, September 23, 2020

1. RZ 18-817742 – 2-STOREY MIXED-USE DEVELOPMENT IN THE STEVESTON VILLAGE HERITAGE CONSERVATION AREA

ARCHITECT: Zaher Verjee Architect

LANDSCAPE ARCHITECT: Greenway Landscape Architecture

PROPERTY LOCATION: 3560 Moncton Street

Applicant's Presentation

Zaher Verjee, Zaher Verjee Architect, and Paul Whitehead, Greenway Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- consider adding one accessible parking stall to serve residents, visitors and customers with disabilities; consider installing pocket doors for the accessible washroom and powder room to provide easy wheelchair access;
- consider providing electric wiring to allow the installation of automatic door openers;
- a stairlift does not provide independence and safety for people in wheelchairs and those using walkers; investigate opportunities to allow people with disabilities to access the private rooftop decks;
- review the proposed materials and colours for the building exterior;
- consider further articulation to the entry to the pedestrian parking access breezeway to make it more prominent;
- review the design of the fire exit as the exit route does not lead directly to the street;
- when the project comes back to the Panel for formal review of the Development Permit application, the applicant is asked to present sufficient information to determine whether the project is on track with respect to achieving the energy and sustainability targets of the project;
- also, the proposed mechanical systems for the project, including requirements for retail spaces, are requested to be presented at the Panel's formal review of the project;

- consider the feasibility of installing a low-profile two-piece washroom on the private rooftop decks as it would provide a significant benefit to the residents;
- consider using a different colour for the smaller southern portion of the site's Second Avenue frontage to visually create a smaller building profile to be consistent with the historic character of the buildings in the area;
- appreciate the applicant making the extra effort to meet the design guidelines for proposed developments in the Steveston Village Heritage Conservation Area;
- investigate opportunities to enhance the soft landscaping for the project, e.g. installing green roof on the building, enhancing the landscaping along the Moncton Street and Second Avenue frontages, and planting trees at grade;
- the project is well done and consistent with the architectural form and character of the other buildings in the area;
- the design of the project works well with the character and scale of the neighbourhood;
- the visual openness and transparency of the pedestrian parking access breezeway are key factors in the usability of the bicycle parking at the breezeway entry; consider locating the bicycle racks closer to the breezeway entry to make them more visible and to accommodate additional stalls; consider a parallel application to the building itself and bicycle bollards which are more compact in lieu of bicycle racks to increase visibility of facade;
- appreciate the size of the private rooftop decks; considering that the building parapets provide screening around the rooftop decks, consider using glass or aluminum picket guardrails for the private rooftop deck areas as these will not be visible from the surrounding streets at grade and in order to address guardrail lifespan and maintenance issues;
- support Panel comments that the design of the project is consistent with its site context and the historic development patterns in the area;
- note that the residential lobby entry does not occur in the gap, but adjacent to it; consider creating a stronger gesture by locating the residential entry right where the building sets back;
- the breezeway provides a second break in the building massing along Second Avenue;
- support the installation of awnings above the retail storefronts; however, the awning above the breezeway entrance is not necessary as it does not signal a retail entry;
- the same building façade treatment along Moncton Street and Second Avenue with just a single break is too long; consider introducing some variations on the building façade along Second Avenue, e.g. through introducing a different colour and/or striking window placement;

- the interface of the subject development with the adjacent one-storey buildings to the west (i.e., 3500 Moncton Street and 3480 Moncton Street) would significantly determine the success of the proposed two-storey development; the design and treatment of the exposed party wall would be critical to the success of the project;
- the proposed development could recreate the historical architecture of the existing building by investigating the use of real wood for cladding and wood windows;
- not concerned with the proposed design and materials for the balustrades on the balconies and patios; the private rooftop decks are a good addition to the living space;
- consider varying the building's soffit/parapet line; and
- incorporating the image of the proposed development along with the photo of the existing streetscape along Moncton Street on page A-5 of the submission package would have been helpful in showing how well the proposed development fits into the existing Moncton Street streetscape.

Sara Badyal, Planner 2, read into the record the following comments submitted by Patrick Schilling:

- overall massing and design is well done;
- use of contextual materials is quite successful;
- very intrigued by the access to the rooftop decks from inside the residential suites; if feasible, add a very interesting element to the space;
- the breezeway provides access to the parkade and should be celebrated/highlighted in a similar way to the treatment of the residential lobby;
- the vertical break at the residential lobby creates a nice break in the massing along Second Avenue, but creates two similar masses; consider introducing a similar break at the breezeway to further break down the massing along Second Avenue;
- there appears to be a disconnection on the elevation between the ground floor and second floor; understanding that each floor has a very different use, consider making more connections between both floors to minimize the horizontal break between the two; and
- support the project.

Panel Decision

It was moved and seconded

That the building design and building materials associated with the subject application (RZ 18-817742) are supported by the Advisory Design Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Park, Minhee

From: MayorandCouncillors
Sent: Friday, 27 July 2018 08:24
To: 'June Stevens'
Subject: RE: Steveston Marine

Good morning Ms. Stevens,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor.

Thank you again for taking the time to make your views known.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

-----Original Message-----

From: June Stevens [<mailto:jstevens0613@hotmail.com>]
Sent: Thursday, 26 July 2018 18:37
To: MayorandCouncillors
Subject: Steveston Marine

This is the first time I have ever made the move to voice my concerns about the way that Richmond seems to be "selling out" and changing the reason for my living here. I am usually a part of the silent majority but reading the latest issue of the Richmond News, has prompted me to protest vehemently.

I live in Steveston because of the character and pace of living but I have been watching this succumb to developers. Firstly it was Rod's Lumber being replaced with expensive condos. It is now going to be Steveston Marine being replaced with condos. We DO NOT need more condos, we need the character of our village to be maintained. May be you could take a leaf out of Fort Langley's book, the council seem to care more about keeping their character village than money. Development permits seem to be handed out like bus tickets without any consideration of the infrastructure. We still only have the same bridges and tunnel for as long as I have lived here, yet thousands of condos and mega houses bring more vehicles onto the island.

I could go on about the irresponsibility of allowing the gigantic houses in our agricultural land but I'll spare you my ire on this subject.

When I moved here in 1988 it was a great place to live. The last thing I want is to move from Richmond but the decisions of your staff, councillors and mayor push me closer to making this change.

June Stevens

Sent from my iPad

Park,Minhee

From: Linda Barnes <loulindy50@gmail.com>
Sent: Wednesday, 31 July 2019 09:26
To: Park,Minhee
Cc: Zaher Verjee
Subject: Re: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Thanks Michele! I did forward to them and asked them to reply to you directly. With holidays and summer in Steveston many are quite busy so am sorry if no one got back. I'm an example! My comments are as follows;
I feel its an acceptable design although nothing of notable excitement
The rooftop access should be accessible for people with disabilities. I understand the issue of the individual "dog houses" visible from street level but there must be a much better way of making the rooftop usable, green and accessible for all residents and their visitors. With so little green garden space in developments (understandable), especially in Steveston, the use of rooftops is really important and should be maximized.

Cheers
Linda Barnes
4551 Garry St
Richmond
604 787 3118

On Jul 30, 2019, at 4:00 PM, Park,Minhee <MPark@richmond.ca> wrote:

Hi Linda,

Just following up to see if you have received comments from Steveston 20/20 members and if you have any comments on the proposed development.

I am finalizing the rezoning staff report this week. If you want your comments to be attached to the staff report, please send me your written comments by the end of tomorrow.

Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

From: Park,Minhee
Sent: Wednesday, 26 June 2019 09:35
To: 'Linda Barnes'
Cc: Zaher Verjee
Subject: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Hi Linda,

Further to our meeting on June 20, 2019, please find attached a copy of the plans submitted for the rezoning application for 3560 Moncton Street. Please note that these plans are preliminary and more detailed plans will be provided and reviewed at the Development Permit stage.

The rezoning application is tentatively placed on the September 4 Planning Committee agenda for consideration. This means I need to finalize my report before the end of July. If you want your comments to be included in the staff report, please send me your written comments by July 31, 2019.

If the Planning Committee and Council decide to move the application forward, a Public Hearing for the rezoning bylaw will be held on October 21.

Please be advised that a Development Permit (DP) application has not been submitted yet. If the rezoning bylaw receives third reading, the applicant will be required to submit complete Development Permit and Heritage Alteration Permit applications and they must be processed to a level deemed acceptable by the Director of Development prior to final adoption of the rezoning bylaw.

Please let me know if you have any questions or need further information. Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

PD Riverside Ventures Inc.

#107-970 Burrard Street

Vancouver, B.C.

V6Z 2R4

August 20, 2019

City of Richmond

6911 No.3 Road

Richmond, BC

V6Y 2C1

Attention: **Ms. Minhee Park,**
Planner 2, Policy Planning Division.

Wayne Craig,
Director of Development

Dear Ms. Park and Mr. Craig,

Thank you for your email correspondence regarding the proposed Mixed Use Development of 3560 Moncton Street, located in the Steveston Village.

As requested, this letter outlines our main concerns of the proposed development as owners of the neighbouring property, 3480 Moncton Street and landlord for a new business tenant operating from that location.

Our primary concerns are as follows:

The proposed development redirects customer traffic away from Moncton Street with the focus being on Second Avenue as the major points of storefront entry and decorative access points are facing Second Avenue. Unlike the existing Marine building this proposed development does not support the historical influence of Moncton Street.

The size and overall mass of the proposed development overshadow the neighbouring buildings and do not support the concept of Steveston as a small heritage community and creates the illusion of engulfment of the existing buildings along Moncton Street. This proposal clearly does not support the current vision of a historical fishing vision and does nothing to preserving the historical aspects of Steveston for future generations.

The proposed parking includes nine commercial spaces and seven residential spaces and all of these parking stalls are accessed through the lane. Currently the lane is already extremely busy with heavy delivery and pedestrian traffic and services a condominium complex and several commercial businesses.

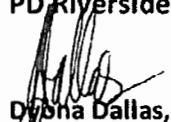
In fact our building is right at the property line to this lane and the entrance and exits to our property face into this lane. This includes emergency evacuation exit points. In addition, as a result of the lack of parking in Steveston this area is used for restaurant patio and takeout service, deliveries and parking for the existing commercial buildings and is always congested with cars, delivery and garbage trucks and pedestrian traffic. The proposed development includes one entrance off the lane which is the ONLY service entrance, delivery access, residential tenants access. The width of the lane and the visibility in the lane do not support the proposed pre and post construction traffic as it is too dangerous for pedestrian traffic.

In addition, we do not see a designated loading area for the building included in the development proposal and therefore will be increased congestion in the lane. Garbage trucks will not be able to turn into their property and will have to block the lane to manually load the containers onto the truck. This garbage and recycling area is proposed for the area behind our building and will be extremely disruptive. The proposed drawings include a deck on the second level overlooking our building at 3480 Moncton these decks are greater than 180 square feet. We are concerned about the impact the closeness of the decks and the second floor of this building will have on our building and future redevelopment of our property.

The sewer right of way shown on the drawings appears to provide a ten foot buffer on the west side of the proposed building and ours building. This buffer is undersized considering the size of the new structure.

At this point we will be engaging construction and heritage professionals to help us further investigate the impact of this development on our property and business tenant in order to preserve and protect our property and business. Please feel free to contact me if you wish to discuss any of these points in more detail and we do look forward to working with you throughout this process.

With regards,
PD Riverside Ventures Inc.



Dyan Dallas,
Director

August 20, 2019

Ms Minhee Park
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

On August 19, 2019, we met with Mr. Patrick Chan, the owner of 3500 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc. and to obtain his feedback on the proposed development.

The following were present at the meeting:

Parick Chan Owner 3500 Moncton Street
Nora Truong Owner 3560 Moncton Street
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Mr. Chan.
2. It was pointed out to Mr. Chan, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Mr. Chan agreed to this arrangement in principle.
5. Regards to the existing door at the rear of 3500 Moncton opening onto proposed driveway, Mr. Chan and Ms Nora expressed willingness to enter into a written legal easement allowing the door to exist subject to City approval. Ms Nora may require a waiver from Mr. Chan.
6. Mr. Chan was very cooperative and did not have any comments on the proposed development.

Regards,



Nora Truong
Inter Luck Trading Corp.

August 20, 2019

Ms Minhee Park,
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

On August 7, 2019, we met with Ms Dyona Dallas, the owner of 3480 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc. and to obtain her feedback on the proposed development.

The following were present at the meeting:

Dyona Dallas (and partner) --- Owner 3480 Moncton Street
Nora Truong Owner 3560 Moncton Street
Richard Truong
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Ms Dyona.
2. It was pointed out to Ms Dyona, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Ms Dyona said she would study the report and respond and perhaps, she may want to hire her own consultant to monitor.
5. Ms Dyona had comments on the proposed treatment of the Moncton Street facade. She was advised to contact the Planning Department at the City.

Regards,



Nora Truong
Inter Luck Trading Corp

Excerpt from the Minutes
Richmond Heritage Commission Meeting

Wednesday, May 1, 2019 – 7:00 p.m.

Rm. M.2.002

Richmond City Hall

Rezoning Application for 3560 Moncton Street (RZ18-817742)

Staff introduced the rezoning application by providing the site context, and the applicant provided a more detailed presentation regarding the proposed development. The applicant noted that the proposed design was keeping with the heritage character of Steveston Village while introducing some modern elements such as different window sizes to provide a more open feel.

In response to Commission's query, staff noted that more detailed information about the proposed landscaping materials would be provided at the Development Permit application stage.

Commission appreciated the design that respects the heritage character of Steveston Village.

In response to Commission's query why the rooftop hatches were proposed instead of an elevator, the applicant noted that it was to minimize potential visual impact. Staff also noted that minimizing visual impacts of rooftop structures respects the heritage streetscape along Moncton Street, and was consistent with the design guidelines in the Steveston Area Plan.

Commission asked whether the Steveston Marine and Hardware store will be staying as a tenant in the building, and the applicant noted that the store will move out and there will be new tenants.

Commission complimented the design of the windows which are above ground floor level which follows the historic rhythm.

In response to Commission's query, the applicant noted that colours of the building will be muted heritage colours, and cladding materials will be 4" horizontal siding and board and batten, and fabric awnings are proposed along the street facades.

Commission noted that the proposed building is attractive and is effectively integrated into the existing streetscapes.

It was moved and seconded:

That the Richmond Heritage Commission support the rezoning application for the property at 3560 Moncton Street (RZ18-817742) as presented.

CARRIED



Address: 3560 Moncton Street

File No.: RZ 18-817742

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10075, the developer is required to complete the following:

1. Granting a 2 m by 2 m Statutory Right-of-Way (SRW) at the northeast corner of the subject property.
2. The submission and processing of a Development Permit* and a Heritage Alteration Permit* (if required at the time of final adoption of the rezoning bylaw) completed to a level deemed acceptable by the Director of Development.
3. Registration of a flood indemnity covenant on title.
4. City acceptance of the developer's offer to voluntarily contribute \$10 per buildable square foot (i.e. \$106,216.7) for residential portion only to the City's affordable housing fund.
5. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Registration of a covenant on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
7. Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 432 L/s and 558 L/s of water available at a 20 psi residual at Moncton Street and the 2nd Ave. respectively. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Provide fire hydrants at Moncton Road and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.
- At the Developer's cost, the City is required to:
 - Abandon and cap at main the existing water service connection, and remove meter.
 - Install a new water service connection at the Moncton St frontage, complete with meter, meter box, and right-of-way. The dimensions of the right of way shall be finalized during the servicing agreement process.

Storm Sewer Works:

- The developer is required to:
 - Remove approximately 65 meters of existing 375mm diameter storm sewer along 2nd Avenue frontage from STMH9121 to STMH9138.
 - Install approximately 65 meters of new 600mm storm sewer along 2nd Avenue. The tie-in to the north shall be to a new 1200mm diameter manhole, which will replace the existing manhole STMH9121. Tie in to the south shall be to the manhole STMH9138. New storm sewer to be installed such that it is draining to the south, towards Bayview Street.

- Protect existing AC watermain along Moncton Street during storm sewer installation. Any portions of the water main undermined or damaged by construction are to be replaced at developer's cost.
- Replace 6m portion of AC watermain at Moncton Street where storm sewer crosses
- Install a new storm service connection complete with inspection chamber at the 2nd Avenue frontage.
- At the Developer's cost, the City will:
 - Cut and cap at main all existing storm sewer connections to the development site.
 - Tie-in all the existing systems to the new system being installed.

Sanitary Sewer Works:

- The developer is required to:
 - Upgrade approximately 56 meters of existing 150mm diameter sanitary sewer to 200mm diameter sanitary sewer along the property frontage from MH 5119 to 5125 in the same alignment as the existing sewer. Tie-in to the existing sanitary sewers at both east and west ends shall be via new manholes.
 - Install a new sanitary service connection complete with an inspection chamber. Sanitary connection not to be made to sanitary sewer in rear lane.
 - Renew portions of the existing AC watermain along Moncton Street that will be impacted by the sanitary service connection.
- At the Developer's cost, the City will:
 - Cut and cap, at main, the existing sanitary sewer connections to the development site.
 - Tie-in all the existing systems to the new system being installed.

Moncton Street Frontage Improvements

- Construct a 2.0 m wide concrete sidewalk at the north property of the subject site. The remaining space between the edge of sidewalk and the existing south curb of Moncton Street is to contain hardscaped boulevard generally consisting of: stamped/tinted concrete; street trees (if applicable); street furniture (including benches, street lighting, bicycle racks, and garbage receptacles); and intermittent landscaping. The cross-section of the frontage improvements, measuring from the property line towards the south curb of Moncton Street, shall include the following:
 - 2.0 m wide concrete sidewalk
 - 0.88 m wide hardscaped boulevard
 - 0.15 m wide concrete curb and gutter.(Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions, in particular the corner treatment at the Moncton Street/2nd Avenue intersection).
- At the southwest corner of the Moncton Street and 2nd Avenue intersection, upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired (MMCD R-15-SD).
- All existing driveways along the Moncton Street development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards described under item above.

2nd Avenue Frontage Improvements

- Construct a 1.67 m wide concrete sidewalk along the development frontage that matches the existing width of the sidewalk in this block of 2nd Avenue. The cross-section of the frontage improvements, measuring from the property line towards the west curb of 2nd Avenue, shall include the following:
 - 1.67 m wide concrete sidewalk.
 - 0.15 m wide concrete curb and gutter.(Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions).

- All existing driveways along the 2nd Avenue development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards noted under item above.
- Upon closing the existing driveways and back filling with new sidewalk and curb/gutter, the Developer is required to, across the 2nd Avenue development frontage, complete the following pavement marking and signage works:
 - Remove the existing pavement marking related to on-street parking. As part of the SA detailed design process, prepare a new pavement marking plan to back fill the development curb frontage with angle parking (45 degree at 5.5 m x 2.5 m car parking space dimensions).
 - Remove any affected traffic/parking signage and install new signage as required along the development frontage.

Lane Frontage Improvements

- The lane development frontage has a road right-of-way width of 10.06 m. The lane upgrade requirements shall include:
 - Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane, to comply with City of Richmond Engineering Design Standards. The upgrade is to match that carried out under SA 13-635022. The SA detailed design process shall determine the final cross-section profile, pavement structure, and other design details taking into considerations drainage and utility requirements.
 - The Developer is required to check the existing lighting levels in the lane to determine if lighting is adequate. If it is not adequate, lighting that meets City of Richmond lighting standards are to be provided at the cost of the Developer.
 - Construct a new driveway for vehicle access to the site. City design standards for commercial driveways are to be met (7.5 m driveway width at the property line).
- The required lane frontage improvements are limited to the site frontage only.

Statutory Right of Way Requirements

- A 2 m by 2m SRW is required at the northeast corner of the site (southwest corner of the Moncton Street and 2nd Avenue intersection.)
- All above ground hydro/telephone kiosk and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRWs are to be secured for the placement of this equipment.

Other Frontage Improvements:

- The developer is required to:
 - Provide frontage improvements as per Transportation's requirements.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m

- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m
- Provide street lighting along the lane frontage with bollards offset 0.5m away from the street lighting poles.
- Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- The Developer is required to:
 - Enter into an encroachment agreement for the proposed canopy encroachment prior to building permit issuance, including payment of any required fees. An encroachment agreement will only be granted if the encroachment will not hinder the use of and access to City infrastructure. Any proposed encroachments must be easily removable, and in the event that the City requires removal of the encroachment (for example, to access City utilities), removal and replacement will be at the Owner's cost.
 - Provide, within the first servicing agreement submission or prior to start of site preparation works (whichever comes first), a geotechnical assessment of preload, de-watering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - Provide a video inspection report of the existing sanitary service connection on the ROW and the sanitary sewer running from manhole SMH5126 to SMH5125 prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Not encroach into the existing SRW with proposed trees, non-removable fencing, or other structures.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of an appropriate landscape bond/letter of credit for on-site landscaping.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Registration of a subsidence covenant on title. A signed and sealed letter from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.
4. Enter into an encroachment agreement for the proposed fabric awnings along Moncton Street and 2nd Avenue.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed copy on file

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10075 (RZ 18-817742)
3560 Moncton Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:

a. Inserting the following table into the existing table contained in Section 5.15.1(c):

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZMU43	\$10.00 for wood frame construction \$14.00 for concrete construction

b. Inserting the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.43 Commercial Mixed Use (ZMU43) – Steveston Village

20.43.1 Purpose

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.43.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- government service
- health service, minor
- housing, apartment
- industrial, general
- liquor primary

20.43.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

- establishment**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **recycling depot**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.43.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.43.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.15” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU43 zone.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.43.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.43.6 Yards & Setbacks

1. There is no minimum **front yard, rear yard** or **side yard setback**.

20.43.7 Permitted Heights

1. The maximum **building heights** for the **site** is 9 m and two storeys.

20.43.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

20.43.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.

20.43.10 On-Site Parking

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) Non-residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 33% with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal**.
 - ii) Residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 13%.
 - c) Notwithstanding Section 7.5.13 of this Bylaw, one small space (i.e., 2.3 m by 4.6 m) is permitted.

20.43.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line abutting a road** shall be used for residential purposes.
 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 3.0 m in width.
 3. Signage must comply with the City of Richmond's *Sign Bylaw No. 9700*.
 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and by designating it **"COMMERCIAL MIXED USE (ZMU43) – STEVESTON VILLAGE"**.

P.I.D. 001-067-915

Lot 25 Section 10 Block 3 North Range 7 West New Westminster District Plan 25758

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10075"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER