



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: August 25, 2022

From: Wayne Craig
Director of Development

File: DP 22-015483
HA 22-015471

Re: **Application by Studio Senbel Architecture & Design Inc. for a Development Permit and Heritage Alteration Permit at 3960 Chatham Street**

Staff Recommendation

1. That a Development Permit be issued which would permit replacement of the existing wood siding with non-combustible siding (i.e. HardiPlank) at 3960 Chatham Street on a site zoned "Steveston Commercial (CS2)"; and
2. That a Heritage Alteration Permit be issued for 3960 Chatham Street in accordance with the Development Permit.

Wayne Craig
Director of Development

WC: mp
Att. 3

Staff Report

Origin

Studio Senbel Architecture & Design Inc. has applied to the City of Richmond for permission to replace the existing wood siding with non-combustible siding (i.e. HardiPlank) at 3960 Chatham Street on a site zoned “Steveston Commercial (CS2)” (Attachment 1). The new siding will have the same appearance as the existing wood siding and will be painted to match the existing colour.

As the subject site is located within the Steveston Village Heritage Conservation Area and the proposed work involves alteration to the exterior of the building, a Development Permit and Heritage Alteration Permit are required.

The site currently contains a two-storey commercial building. The building is not one of the identified heritage resources in the Steveston Village Heritage Conservation Area.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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 Chatham Street are a three-storey building on a lot zoned “Steveston Commercial (CS3)” at 3993 Chatham Street and a two-storey building on a lot zoned “Steveston Commercial (CS3)” at 3891 Chatham Street;
- To the east across No. 1 Road are a three-storey senior apartment on a lot zoned “Medium Density Low Rise Apartments (RAM1)” at 4100 Chatham Street and an one-storey heritage building know as Steveston Telephone Exchange, protected under Heritage Designation Bylaw 5519, on a lot zoned “Single Detached (RS1/E)” at 12004 No.1 Road;
- To the south is a two-storey building a lot zoned “Steveston Commercial (CS2)” at 12051 No. 1 Road, which contains Super Grocer; and
- To the west across the lane is a three-storey building on a lot zoned “Steveston Commercial (CS3)” at 3880 Chatham Street.

Richmond Heritage Commission Comments

The applications were reviewed by the Richmond Heritage Commission at its regular meeting held on July 27, 2022, and the following resolution was adopted:

That the Development Permit and Heritage Alteration Permit applications to replace the existing wood siding with cementitious board siding at 3960 Chatham Street be supported as proposed.

A copy of the relevant excerpt from the draft minutes of the July 27, 2022 Richmond Heritage commission meeting is attached for reference (Attachment 3).

Advisory Design Panel Comments

The applications were not reviewed by the Advisory Design Panel as the proposed alteration is minor in nature.

Analysis

Architectural Form and Character

- The existing cedar siding is rotting and in need of repair or replacement. The proposal is to replace all the existing cedar siding (1" by 6") with non-combustible siding (i.e. HardiPlank with 6" exposure) with rain screen and corner trims. The new siding will have the same appearance as the existing wood siding and will have a longer lifespan than wood. No changes are proposed to portions of the building that are not currently cedar siding.
- The new siding will be painted light grey (Cloverdale Paint 8251 White Palace) to match the existing colour of the building.
- No changes to the interior layout or use are proposed.
- The existing vinyl signs for Coast Capital Savings are not consistent with the current signage guidelines in the Steveston Area Plan. They will be removed and replaced with new signs that meet the current guidelines. A separate Heritage Alteration Permit application will be required for the new signs.

Landscaping Design and Open Space Design

- The existing landscaping is in good condition and no change is proposed.
- A painted pedestrian pathway will be provided between the City sidewalk and the building face at the northeast corner of the site.
- A small planter box on the west side of the building will be removed as it does not contribute to the overall character of the building and has not been used.

Conclusions

As the proposed siding replacement is consistent with the Development Permit Guidelines and would enhance the appearance of the building, staff recommend that the Development Permit and Heritage Alteration Permit be endorsed, and issuance by Council be recommended.



Minhee Park
Planner 2

MP:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

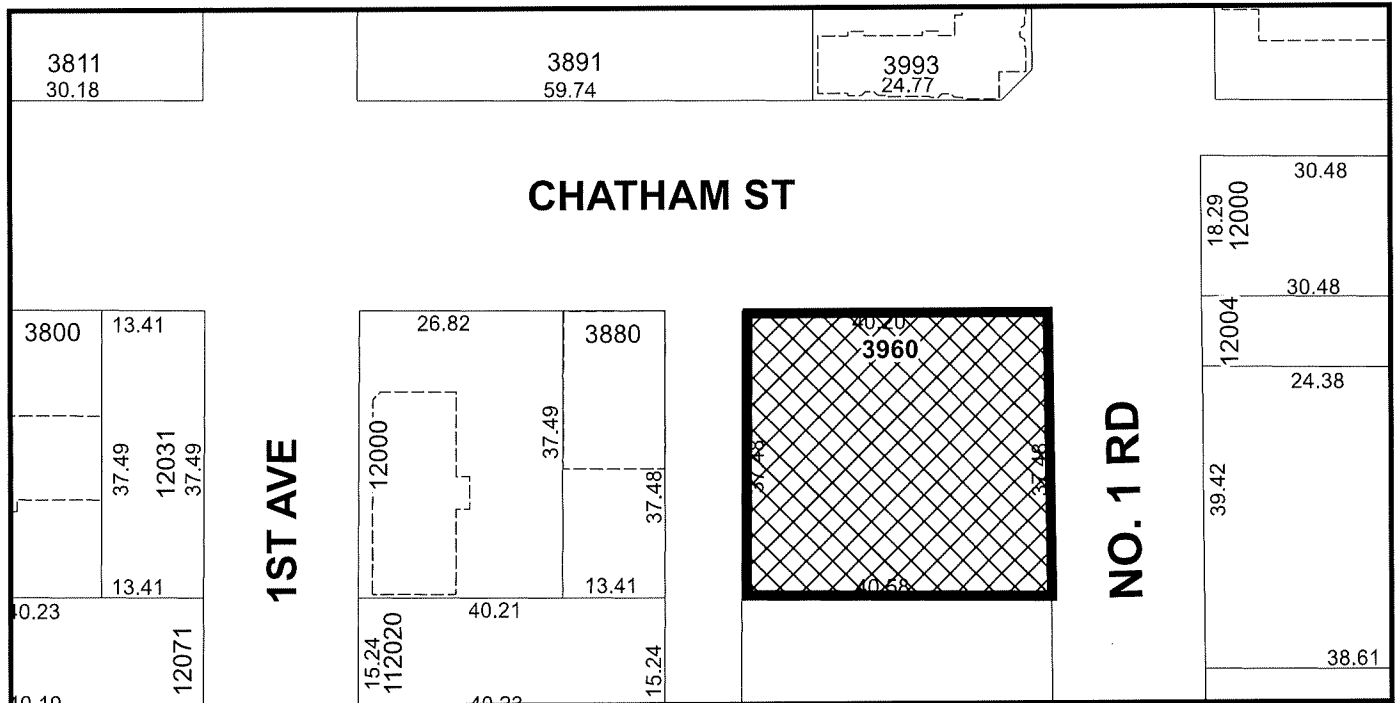
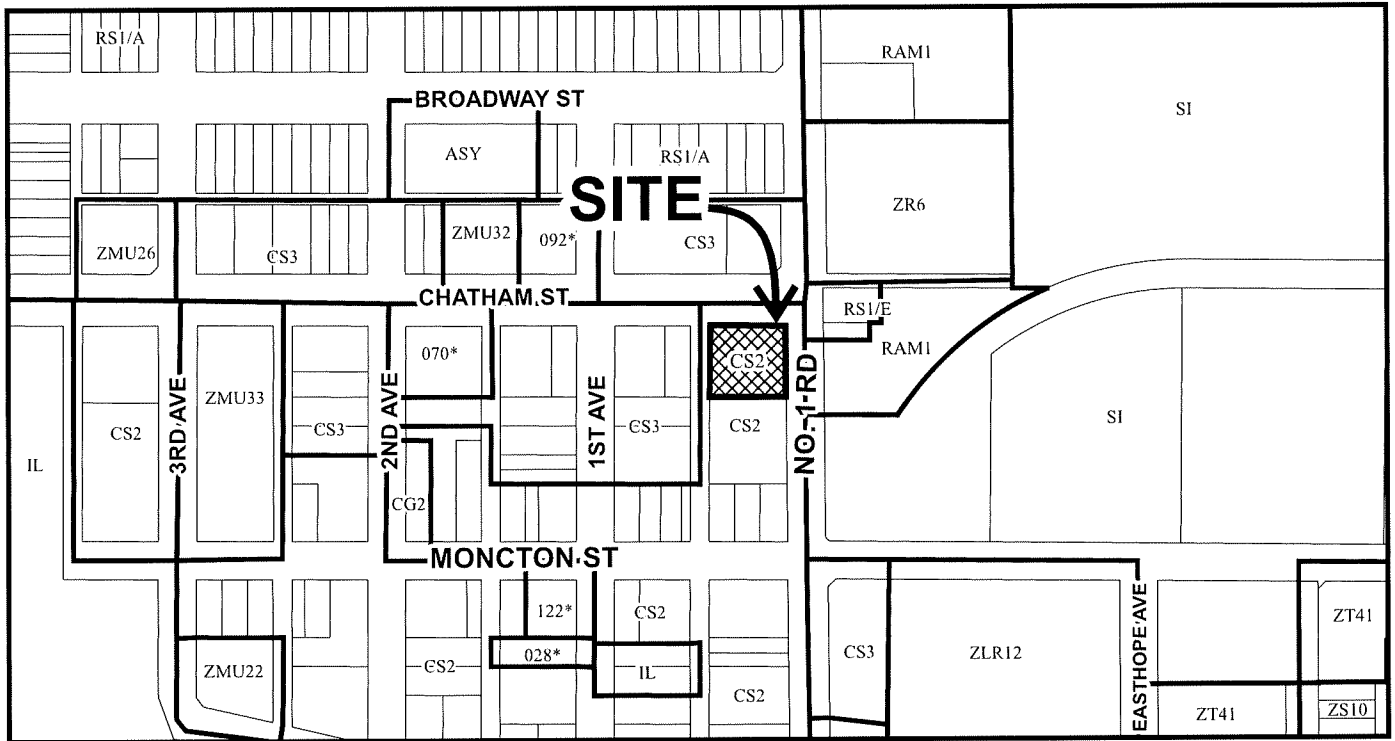
Attachment 3: Excerpt from the Richmond Heritage Commission July 27, 2022 Meeting Minutes

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).



City of
Richmond



DP 22-015483

Original Date: 07/13/22

Revision Date:

Note: Dimensions are in METRES



DP 22-015483 & HA 22-015471

Attachment 2

Address: 3960 Chatham Street

Applicant: Studio Senbel Architecture & Design Inc. Owner: Chatham Street Holdings Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	1,512 m ²	No Change
Land Uses:	Commercial	No Change
OCP Designation:	Neighbourhood Service Centre	No Change
Steveston Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change
Zoning:	Steveston Commercial (CS2)	No Change

	Bylaw Requirement	Proposed	Variance
Lot Size:	1,512 m ²	No Change	None
Off-street Parking Spaces – Accessible:	1	No Change	None
Total Off-street Parking Spaces:	21	No Change	None

Excerpt from the Minutes from
The Richmond Heritage Commission Meeting

Wednesday, July 27, 2022 – 7:00 p.m.
Via Webex
Richmond City Hall

3. New Business

- a) Development Permit and Heritage Alteration Permit Applications at 3960 Chatham Street (DP22-015483 & HA22-015471)

Staff provided a brief overview of the Development Permit (DP) and Heritage Alteration Permit (HAP) applications by Studio Senbel Architecture and Design Inc., highlighting the site's location and the general nature of the work proposed.

The Commission had no concerns regarding the proposed siding replacement.

It was moved and seconded:

That the Development Permit and Heritage Alteration Permit applications to replace the existing wood siding with cementitious board siding at 3960 Chatham Street be supported as proposed.

CARRIED



City of Richmond

Development Permit

No. DP 22-015483

To the Holder: Studio Senbel Architecture & Design Inc.

Property Address: 3960 Chatham Street

Address: 125-1085 East Kent Avenue N

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. 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 #3 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.
6. This permit is limited to the subject property and does not confer any right or interest to use or occupy property, including highway, owned by the City of Richmond or any third party.
7. This permit does not relieve the Holder from obtaining necessary authorizations, approvals and/or licences for use or occupancy of property, including highway, located outside the boundaries of the subject property.
8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

Heritage Alteration Permit

No. HA22-015471

To the Holder: Studio Senbel Architecture & Design Inc.

Property Address: 3960 Chatham Street

Legal Description: LOT 37 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 48767

(s.617, Local Government Act)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 22-015483.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit shall lapse.
5. This permit is limited to the subject property and does not confer any right or interest to use or occupy property, including highway, owned by the City of Richmond or any third party.
6. This permit does not relieve the Holder from obtaining necessary authorizations, approvals and/or licences for use or occupancy of property, including highway, located outside the boundaries of the subject property.
7. This is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____ ISSUED BY THE COUNCIL THE DAY OF _____, 2022.

DELIVERED THIS _____ DAY OF _____, 2022.

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.

PROJECT DATA:

Legal Description:

Lot 37, Block 3N, Plan NWP48767, Section 10, Range 7W,
New Westminster Land District

Civic Address:

3960 Chatham Street, Richmond, BC V7E 2Z7

Site / Lot Area: 1,1512 sq.m. (16,275 sq.ft.)

Building Area : 438 sq.m. (4,715 sq.ft.) - NO CHANGE

Zoning: CS2- Steveston Commercial - NO CHANGE

**Building Height, Lot Coverage, Density,
Yards & Setbacks and Parking & Loading - NO CHANGE**

Existing Use: - NO CHANGE

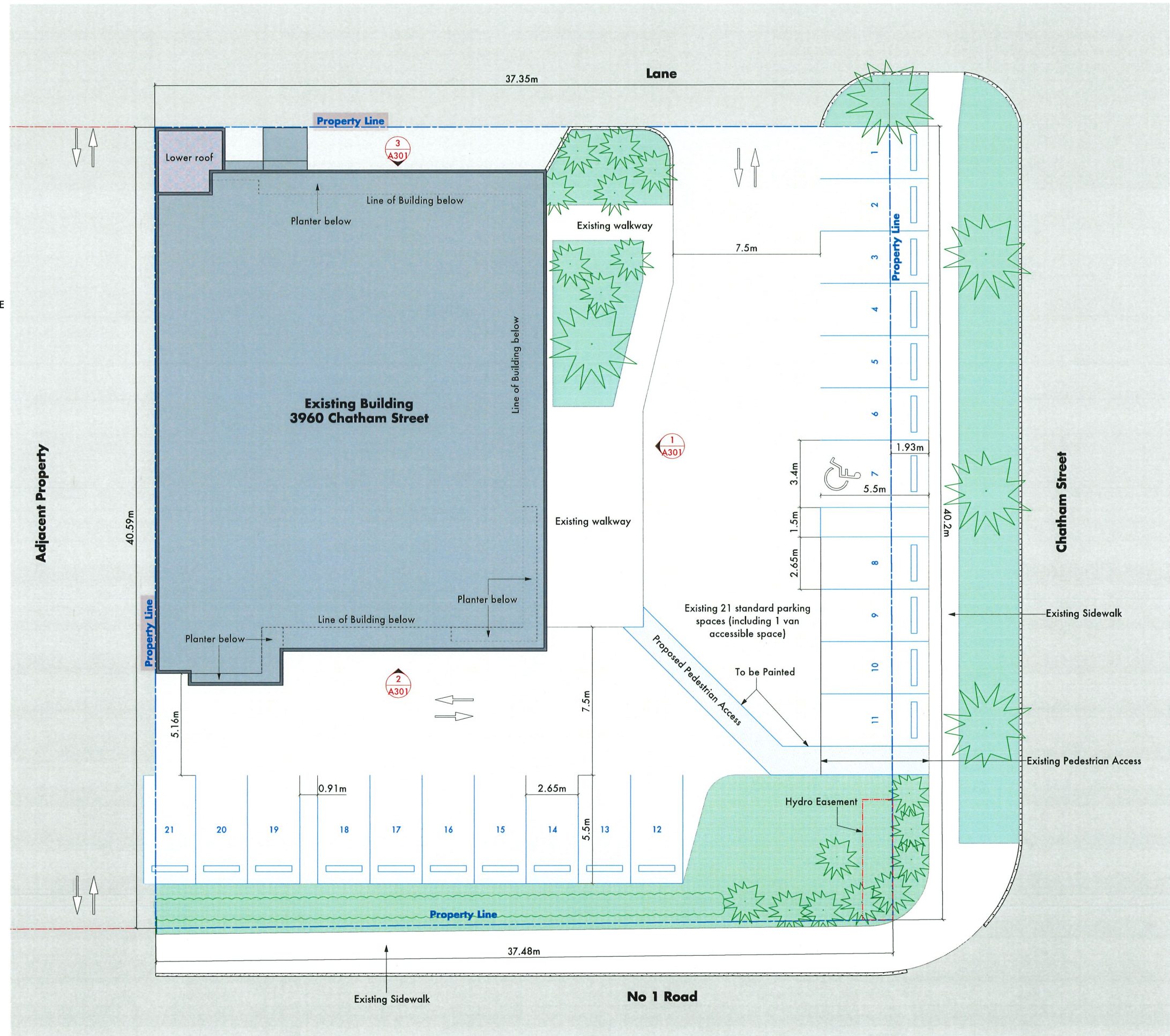
Reference ByLaws :

- 1) Richmond Zoning Bylaw 8500.
- 2) British Columbia Building Code 2018

PROJECT TEAM:

Architect:

Studio Senbel, architecture + design inc.
125-1085 East Kent Avenue N.
Vancouver, British Columbia, V5X 4V9
(604) 605 6995



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Exterior Improvements

Steveston Centre
3960 Chatham St.
Richmond, BC

Studio Senbel, architecture + design inc.
#125-1085 East Kent Ave. N.
Vancouver, B.C. V5X 4V9
t. 604.605.6995
saw@studiosenbel.com

notes

issue

- 06Jun'22 Issued for Heritage Alteration Permit
- 26Aug'22 Issued for HAP R2

drawing

Existing Site Plan

page no.

A-001

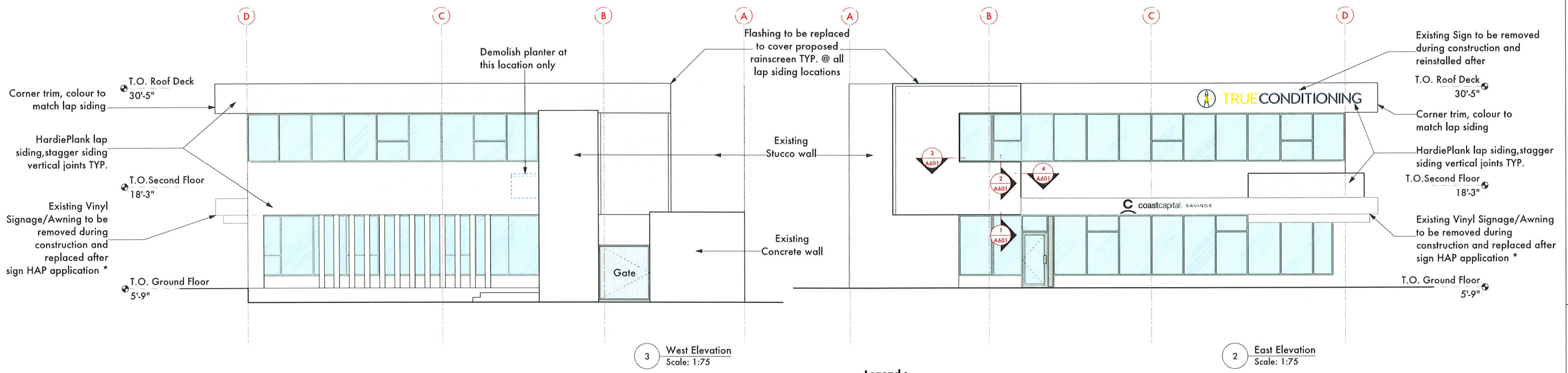


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Exterior Improvements

Steveston Centre
3960 Chatham St.
Richmond, BC

Studio Senbel, a/c inc.
#125-1085 East Kent Ave. N
Vancouver, B.C. V5K 4Y9
T: 604.605.6795
sw@studiosenbel.com



3 West Elevation
Scale: 1:75

2 East Elevation
Scale: 1:75

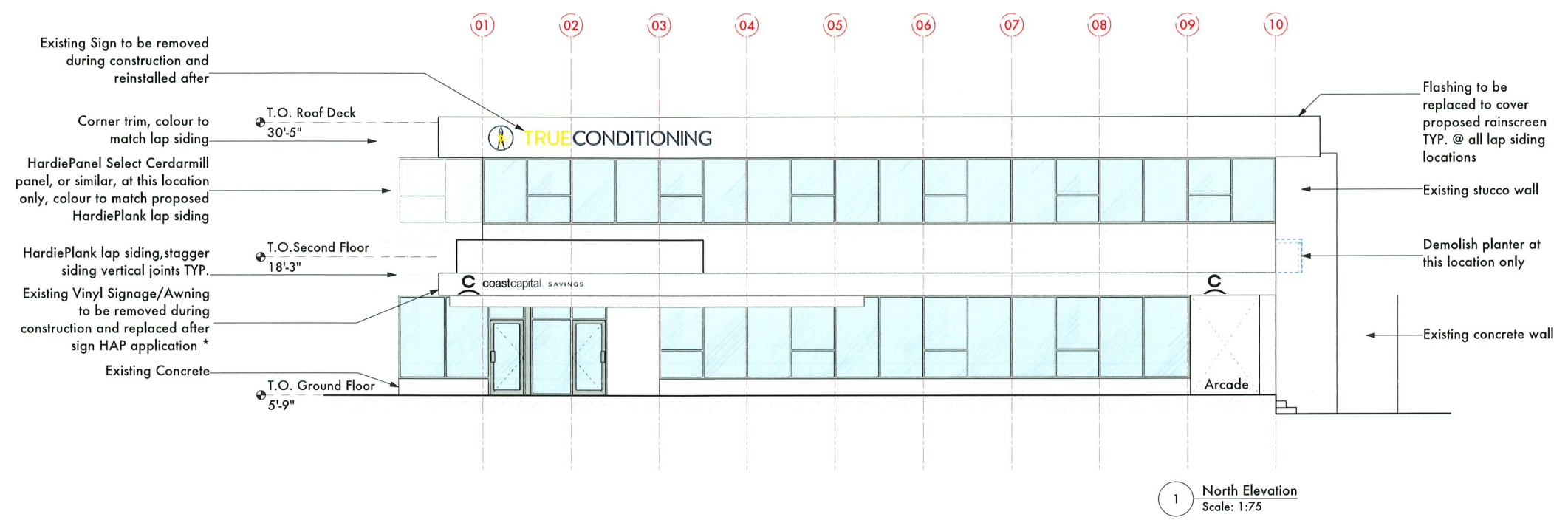
Legend :

- Existing Stucco - No Change
- Existing Concrete - No Change

Existing siding to be removed and replaced by new cement board lap siding with rainscreen, (HardiePlank Lap siding Select Cedarmill, or similar, with 150mm (6") plank exposure and staggered vertical joints and 25mm x 100mm (1"x4") mitred HardieTrim boards, or similar, at outer corners, colour to be Cloverdale Paints 8251 White Palace)

- Existing Glazing - No Change
- To be demolished

Note :
* Separate HAP Application will be submitted for signs prior to reinstallation.



1 North Elevation
Scale: 1:75

notes

issue
- 06Jun'22 Issued for Heritage Alteration Permit
- 18Jul'22 Issued for HAP R1

Building Elevations

page no.
A-301



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Exterior Improvements

Steveston Centre
3960 Chatham St.
Richmond, BC

Studio Senbel, arch inc.
#125-1085 East Kent Ave., N
Vancouver, B.C. V5X 4V9
T: 604.605.8795
sw@studiosenbel.com

notes

issue

06Jun'22 Issued for Heritage Alteration Permit

drawing

Details

page no.

A-601

