



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 28, 2024
From: Wayne Craig **File:** RZ 20-919115
 General Manager, Planning and Development
Re: **Application by 1096255 B.C. LTD. for Rezoning at 12071 2nd Avenue from “Steveston Commercial (CS3)” Zone to “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 to create the “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, and to rezone 12071 2nd Avenue from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone, be introduced and given first, second and third reading.

Wayne Craig
 General Manager, Planning and Development

WC:mp
 Att. 7

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

Staff Report

Origin

1096255 B.C. LTD. (Directors - Ahmad Ayyaz Bajwa & Khalid Hasan) has applied to the City of Richmond for permission to rezone 12071 2nd Avenue from “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)” zone in order to develop a three-storey, mixed use building containing approximately 100 m² (1,076 ft²) of commercial space at grade and six residential units above, with vehicular access from the lane to the west. A location map and aerial photo are contained in Attachment 1. Conceptual development plans are provided in Attachment 2.

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

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Uses

The subject site is currently vacant.

Surrounding Development

To the North: Immediately to the north is an existing three-storey, mixed-use building at 12051 2nd Avenue, zoned “Steveston Commercial (CS3)” with commercial at grade and residential on upper floors.

To the South: Immediately to the south is an existing two-storey, commercial building at 3551 Moncton Street and parking lot zoned “Steveston Commercial (CS2)”. A rezoning application (RZ21-934507) is under staff review for a two to three storey, mixed-use development and will be subject to a separate staff report at the conclusion of staff review.

To the East: Across 2nd Avenue is a one-storey building known as Marine Garage, which is one of the 17 identified heritage resources in Steveston Village, at 3611 Moncton Street zoned “Gas & Service Stations (CG2)”. Also, to the East is a rear portion of 3651 Moncton Street, which is zoned “Steveston Commercial (CS2)”, and has a Development Permit (DP) application (DP24-036438) to add a new storefront on the rear elevation of the existing building for a retail store. The DP application is under staff review and will be subject to a separate staff report at the conclusion of staff review.

To the West: Across the lane is a one to three-storey, mixed-use development, known as the Roderick, zoned “Commercial Mixed Use (ZMU33) – Steveston Village”. The parking access is from the lane.

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 (Attachment 4) in the Steveston Area Plan allows for the maximum Floor Area Ratio (FAR) of 1.6 and the maximum building height of 12 m (39.4 ft.) and three storeys on the subject site.

The proposed height and density for this project is consistent with the Steveston Area Plan. Permitting density up to 1.6 FAR can be considered where the developer provides voluntary financial contributions to the Steveston Village Heritage Conservation Grant (SVHCG) Program. The contribution amount is applicable to all developable floor area over 1.2 FAR up to a maximum 1.6 FAR and the current contribution rate is \$72.93 per sq. ft. for a total of \$192,156. Of the total contribution, the SVHCG Program contribution may be reduced by the amount of the voluntary cash-in-lieu contribution provided under the City’s Affordable Housing Strategy for the same development. The total required contribution amount is \$50,196.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires that all rezoning applications that propose 60 or fewer apartment units provide a voluntary cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant has agreed to submit a voluntary cash-in-lieu contribution to the Affordable Housing Fund in the amount of \$15 per buildable square foot (excluding the proposed commercial floor area) for a total contribution of \$141,960 prior to the final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City’s Official Community Plan establishes a policy framework for the provision of market rental housing. Projects including less than 60 residential units are not required to provide purpose-built market rental units, so long as a cash-in-lieu contribution is provided. The applicant has agreed to provide a contribution of \$28,392 (\$3 per buildable square foot, excluding the proposed commercial floor area) prior to the final adoption of the rezoning bylaw.

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.

Public Consultation

Two rezoning signs have been installed on the subject property: one fronting 2nd Avenue and the other fronting the lane. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

The Province has granted Royal Assent to Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Richmond Heritage Commission

The rezoning application was reviewed by the Richmond Heritage Commission on May 10, 2023. An excerpt from the meeting minutes is included in Attachment 5.

The Richmond Heritage Commission supported the application subject to the applicant giving considerations to the comments of the Commission. Comments made by the Commission on the proposal will be addressed through the Development Permit application process.

Analysis

Heritage Consultant Report

The application was submitted prior to Council's endorsement of the enhanced development application review process. However, the applicant has voluntarily engaged a heritage consultant to research the historical context of the site and guide the design development process. The original design was revised based on the recommendations in the consultant's report (Attachment 6) to better reflect the historic residential character of 2nd Avenue.

Built Form and Architectural Character

The proposed development is a three-storey, mixed-use building with at-grade commercial fronting 2nd Avenue and six residential units on the upper levels. Vehicular access to the parkade is from the existing lane to the west. Shared commercial and residential visitor parking for the development are provided directly off the lane, and the residential parking is secured by an overhead gate. The residential units can be accessed through a central courtyard on the second level, and each unit will have a private rooftop deck accessed by an open stairwell. The stair access design avoids any protruding structures, and the rooftop decks are screened from the street by parapets and setback in keeping with the design guidelines.

The proposed building design is directly informed by the historic residential use of the subject site. The building facades are divided into smaller portions and the top storey is set back to express the historic scale and footprint of residential uses on the site. The proposed building also features an asymmetrical design and the residential roof form, which emulates the roof form of the historic house.

In accordance with the Steveston Area Plan Development Permit Guidelines, the building is generally sited at zero lot line to both road frontage and the lane. The commercial entries are recessed to reflect the character of historic buildings in Steveston Village.

Additional design refinement of the architectural form and character, including consideration of comments from the Richmond Heritage Commission, will be addressed thorough the Development Permit application.

Proposed Mixed Use Zone (ZMU58) – 2nd Avenue (Steveston Village) Zone

The proposed new zone allows for similar uses as other mixed-use zones in Steveston Village that include general commercial and residential (apartment) uses.

The new proposed zone includes the following specific provisions:

- General base density of 1.6 FAR;
- A maximum building height of 12 m (3 storeys);
- Parking reductions in accordance with Steveston Area Plan policies; and
- Allowance of 50% of the parking spaces provided to be small car spaces.

With the introduction of new Provincial legislation related to density bonus measures, the proposed application would have a total base density of 1.6 FAR. The rezoning considerations agreed to by the applicant include the voluntary cash contributions toward affordable housing and heritage funds in keeping with existing Official Community Plan Policy.

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 will be secured as a rezoning consideration for this project.

Existing Legal Encumbrances

None.

Housing Type and Tenure

The proposed apartment units are all sized to be family-friendly (five three-bedroom units and one two-bedroom units). Consistent with OCP policy respecting multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation and Site Access

Vehicle access will be through the existing lane to the west.

The development contains a total of ten parking spaces: two commercial parking spaces and eight residential parking spaces. Two residential visitor parking spaces will be shared with the

commercial spaces, and 50% of the parking spaces (i.e., five spaces) provided will be small car spaces. The proposal is consistent with the Steveston Area Plan policies that allow 33% reduction for commercial uses and 13% reduction for residential uses from the applicable Zoning Bylaw parking requirements.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (tag#A) bylaw-sized trees on the subject property.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and supports the Arborist’s findings, with the following comments:

- One tree (tag#A) located on the site is a 9” calliper maple. The tree abuts a chain link fence near the property line and has been affected by proximity. The tree exhibits low vigour and is also in conflict with the proposed building envelope. This tree is not a good candidate for retention and should be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove one on-site trees (tag#A). The 2:1 replacement ratio would require a total of two replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m

The applicant proposes to plant at least two trees on-site in the central courtyard. As part of the Development Permit application review process, the number and species of proposed replacement trees is to be refined and additional planting opportunities are to be further examined where appropriate.

BC Energy Step Code and Zero Carbon Step Code

As a Part 3 building under the BC Building Code, the proposed development is subject to the City’s Step Code and Zero Carbon Step Code requirements. The project architect has submitted a letter confirming that the applicable performance targets for each Code have been considered in the proposed design.

Additional details on the Code compliance and the integration of applicable building mechanical systems into the development will be provided through the Development Permit application.

Amenity Space

For each residential unit, private outdoor decks on the rooftop are provided. The sizes of these rooftop decks exceed the minimum required (6 m²) for apartment units. A common outdoor amenity area is not provided for this small-scale mixed use development.

A cash-in-lieu contribution of \$9,600 (\$1,600 per unit) will be required as a rezoning consideration for indoor amenity space based on the Official Community Plan guidelines.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage works, as described in Attachment 7. The required works and upgrades include, but not limited to, the following:

- Upgrade the existing water main on 2nd Avenue from Moncton Street to Chatham Street to obtain adequate fire flow, and install a new fire hydrant on 2nd Avenue as per City spacing standards;
- Install a new water service connection and grant a SRW to locate a water meter on-site;
- Install a new storm sewer from Moncton Street to the north property line, complete with manholes;
- Along 2nd Avenue, pavement marking and signage to add angled parking; and
- Upgrade the west lane to match the design and works completed as part of the Roderick Servicing Agreement.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to adoption of the rezoning bylaw. Further design refinements to the proposed form and character will be undertaken as part of the Development Permit application review process, including, but not limited to:

- Compliance with Development Permit Guidelines in the 2041 Official Community Plan and the Steveston Area Plan, including the Sakamoto Guidelines;
- On-site landscape design development, including detailed design for the outdoor courtyard and rooftop decks and review of the size and species of on-site trees to ensure bylaw compliance;
- Further design development in response to the Richmond Heritage Commission's comments, refinement of the proposed window and door treatments and signage design;

- Review of details of the proposed awning projecting over City sidewalk (an encroachment agreement to be obtained prior to issuance of Building Permit);
- Review of acoustical and thermal reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements;
- Review of the aging-in-place features and accessibility measures; and
- Review of the sustainability measures.

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 (ZMU58) – 2nd Avenue (Steveston Village)" zoning district and to rezone 12071 2nd Avenue to this new zone to permit development of a three-storey, mixed use development with commercial at grade and six residential units on the upper levels.

Staff support the rezoning application as it is consistent with the land use, density and height policies within the Steveston Area Plan.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10571 be introduced and given first, second and third reading.



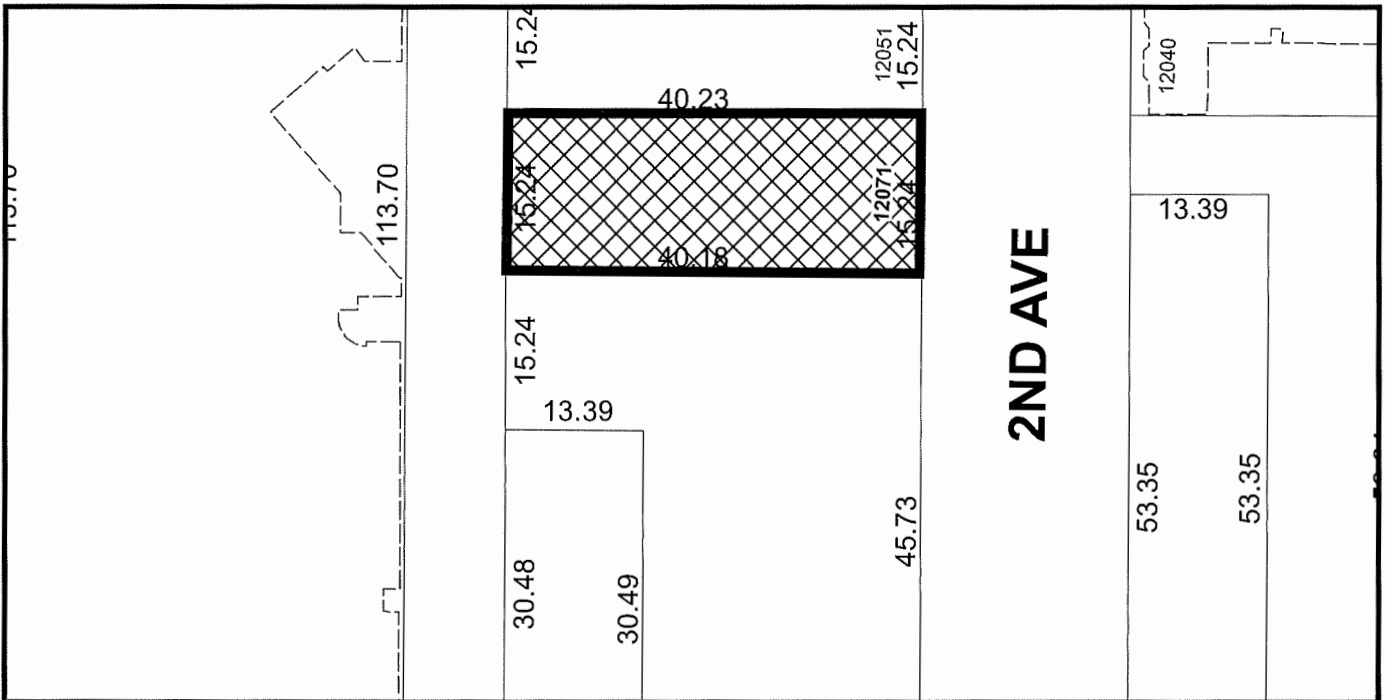
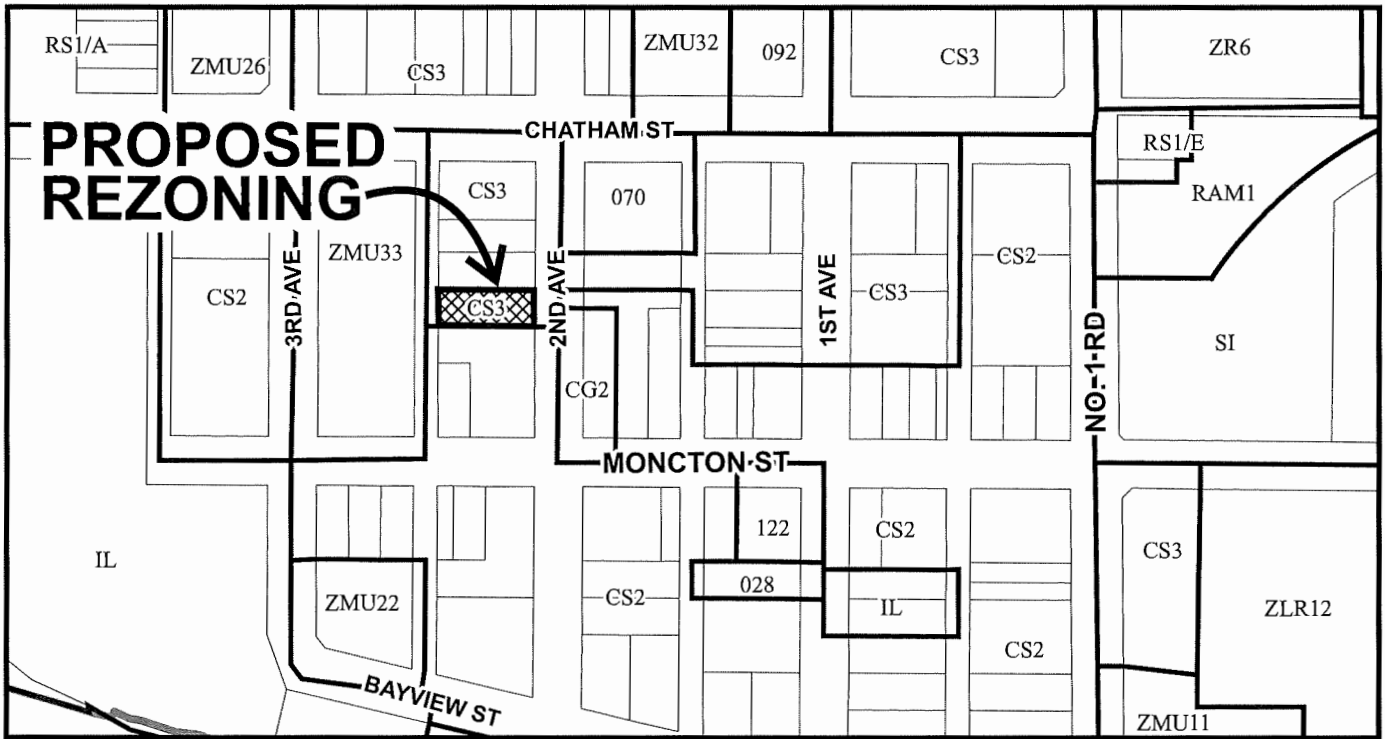
Minhee Park
Planner 3

MP:cas

- Att. 1: Location Map and Aerial Photo
2: Conceptual Development Plans
3: Development Application Data Sheet
4: Steveston Village Land Use Density and Building Height Map
5: Excerpt from the May 10, 2023 Richmond Heritage Commission Meeting Minutes
6: Heritage Consultant Report
7: Rezoning Considerations



City of
Richmond



	<h1>RZ 20-919115</h1>	<p>Original Date: 12/10/20</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



RZ 20-919115

Original Date: 12/10/20

Revision Date:

Note: Dimensions are in METRES

PLN - 63

REZONING FOR MIXED USE DEVELOPMENT AT 12071 2ND AVENUE, RICHMOND, BC

Attachment 2

DEVELOPMENT DATA

(A) CIVIC ADDRESS: 12071 2ND AVENUE, RICHMOND BC
 (B) LEGAL DESCRIPTION: LOT 5 BLOCK 7 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NWD 249
 (C) LOT AREA: 612 SM 6587 SF
 (D) ZONING USE: CS3
 (E) CURRENT ZONING (CS3): PROPOSED REZONING SITE SPECIFIC

(E) FLOOR AREA RATIO: 1.6
 979.25M 10540 SF
 PROPOSED BUILDING: 1.6
 979.0 SM (10540 SQ. FT.)
 RESIDENTIAL TOTAL: 879.0 SM (9464 SQ. FT.)
 RETAIL TOTAL: 100.0 SM (1076 SQ. FT.)

(F) BUILDING COVERAGE: 100%
 (G) BUILDING HEIGHT: 12M (3 STOREY)
 96.0% (567.2 SM 6323 SQ. FT.)
 12.0M TO TOP OF ROOF PARAPET

(H) SETBACK: NO REQUIREMENT
 NO REQUIREMENT
 FRONT YARD 0.04M (2')
 NORTH SIDE YARD 0.08M (3')
 SOUTH SIDE YARD 0.05M (2')
 REAR YARD 0.02M (1')

(I) PARKING: GLA RETAIL: 100.0 SM (1076 SQ. FT.)
 3 CAR PER 100SM (1076SF) = 3
 1.5 CAR PER DWELLING UNIT X 6 = 9
 TOTAL REQUIRED 12 CAR
 5 REGULAR PARKING
 5 SMALL PARKING
 TOTAL: 10 PARKING

(J) LOADING: REDUCTION ALLOWABLE IN STEVESTON VILLAGE
 33% REDUCTION COMMERCIAL ALLOWABLE
 3 CARS X 67% = 2 CARS
 13% REDUCTION RESIDENTIAL ALLOWABLE
 9 CARS X 87% = 8 CARS
 SHARED VISITOR PARKING WITH COMMERCIAL PARKING ALLOWED IN STEVESTON VILLAGE

(K) BICYCLE: ON SITE LOADING NOT REQUIRED IF ON STREET LOADING IS AVAILABLE WITHIN 50M
 CLASS 1: 8 BIKE
 CLASS 2: 2 BIKE

(L) OPEN SPACE: 6 SM PER DWELLING UNIT X 6 = 36 SM
 387 SF
 CLASS 1: 0.27 PER 100 SM RETAIL GLA
 0.27 X 100.0 SM /100 = 0.27
 DWELLING 1.25 PER UNIT X 6 = 7.5
 TOTAL = 8
 CLASS 2: 0.4 PER 100 SM RETAIL GLA
 0.4 X 100.0 SM /100 = 0.4
 DWELLING 0.2 PER UNIT X 6 = 1.2
 TOTAL = 2

67.3 SM 725.1 SQ. FT.
 387 SF

STEP CODE REQUIREMENTS:
 THE RESIDENTIAL PORTION SHALL MEET STEP CODE 3 WITH EMISSION LEVEL-2
 THE COMMERCIAL PORTION SHALL MEET STEP CODE 3 WITH EMISSION LEVEL-1

ONE CONVERTIBLE DWELLING UNIT IS PROVIDED
 ALL THE DWELLING UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS:
 (1) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS;
 (2) STAIRWELL HANDRAILS FOR BUILDING ENTRY AND DOOR HANDLES
 (3) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHUBS AND SHOWERS



ERIC LAW ARCHITECT
 12071 2ND AVENUE, RICHMOND BC
 TEL: (604) 261-2899

- 1. 2023.07.02 DRAFT FOR CITY REVIEW
- 2. 2023.07.02 DRAFT FOR CITY REVIEW
- 3. 2023.07.02 DRAFT FOR CITY REVIEW
- 4. 2023.07.02 DRAFT FOR CITY REVIEW
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- 10. 2023.07.02 DRAFT FOR CITY REVIEW

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- 8. 2023.07.02 DRAFT FOR CITY REVIEW
- 9. 2023.07.02 DRAFT FOR CITY REVIEW
- 10. 2023.07.02 DRAFT FOR CITY REVIEW

MIXED USE DEVELOPMENT AT 12071 2ND AVENUE RICHMOND BC

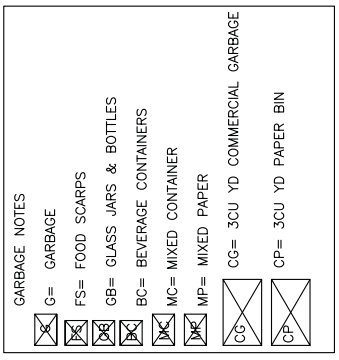
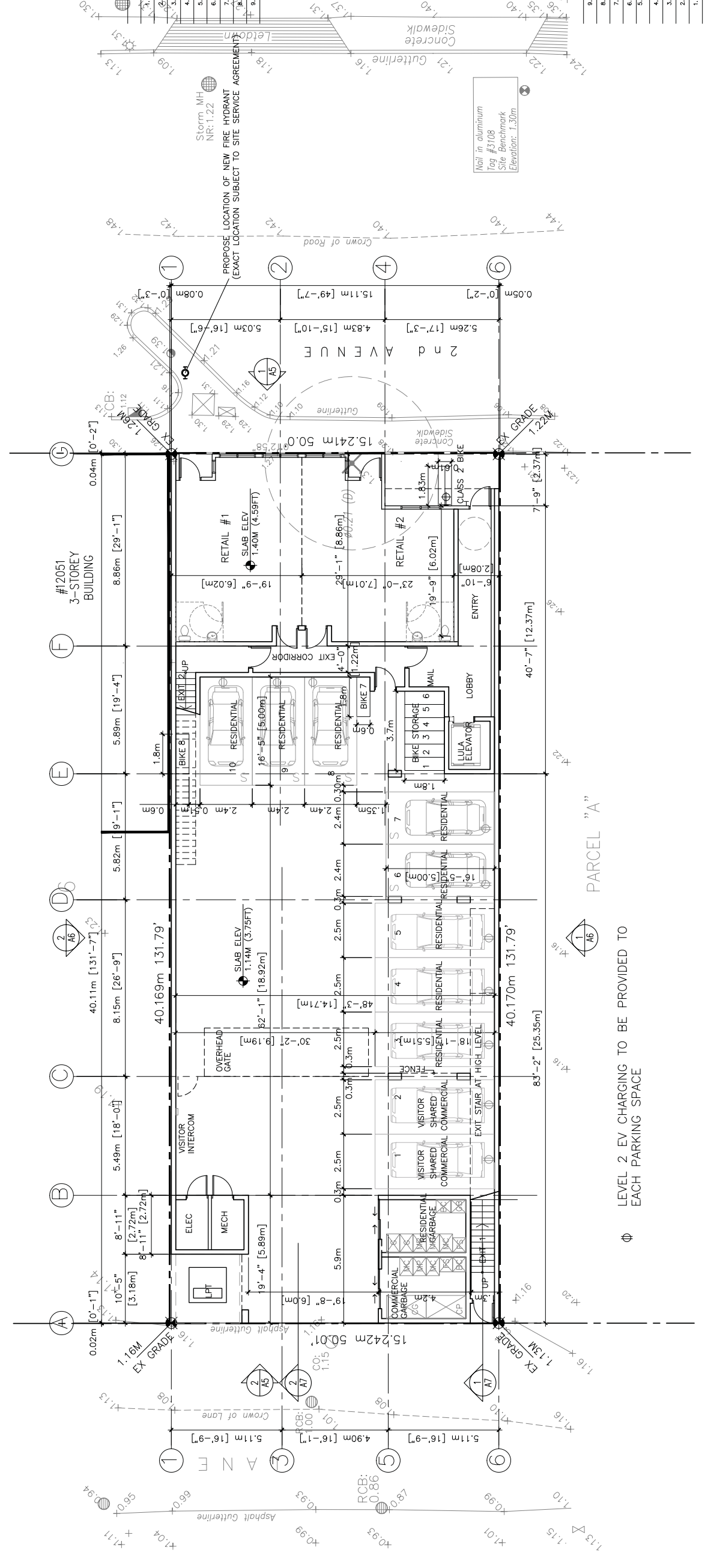
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 ISSUED: 7/2/2024
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 CHECKED BY: EL
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REZONE

RZ 20-919115

- ISSUED
- 1. 2020.11.02 ISSUED FOR REZONING APPLICATION
- 2. 2021.01.08 ISSUED FOR REZONING REVIEW
- 3. 2022.06.09 ISSUED FOR REZONING REVIEW
- 4. 2023.03.31 ISSUED FOR CITY REVIEW
- 5. 2023.04.29 ISSUED FOR CITY REVIEW
- 6. 2023.06.08 ISSUED FOR CITY REVIEW
- 7. 2023.06.28 ISSUED FOR CITY REVIEW
- 8. 2023.06.28 ISSUED FOR CITY REVIEW
- 9. 2023.07.02 ISSUED FOR CITY REVIEW



FINISH GRADE:
 NW LOT & BLDG CORNER: 1.16
 NE LOT & BLDG CORNER: 1.28
 SW LOT & BLDG CORNER: 1.22
 NW LOT & BLDG CORNER: 1.13
 1.19
AVERAGE GRADE: 1.19 M (3.9')
MAX CROWN OF THE ROAD: 1.42M
SLAB LEVEL: 1.40M



- REVISION
- 1. 2021.01.08 PARKING LAYOUT REVISED
- 2. 2021.03.28 PARKING LAYOUT ADJUSTED
- 3. 2022.06.09 REVISED PER CITY COMMENT
- 4. 2023.03.31 REVISED PER CITY COMMENT
- 5. 2023.04.29 REVISED PER CITY COMMENT FOR SECURITY AND ELEVATION COMMENTS
- 6. 2023.06.08 REVISED PER CITY COMMENT
- 7. 2023.06.28 REVISED PER CITY COMMENT
- 8. 2023.06.28 DELETE VARIANCE IN SMALL PARKING
- 9. 2024.07.02 DELETE VARIANCE IN SMALL PARKING

**MIXED USE
DEVELOPMENT AT
12071 2ND AVENUE
RICHMOND BC
1/F SITE PLAN**

PROJECT NUMBER: 20-13
 ISSUED: 7/2/2024
 DRAWN BY: EL
 CHECKED BY: EL
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- 1. 2024.01.15. ISSUED FOR PERMITS APPLICATION
- 2. 2024.01.15. ISSUED FOR PERMITS REVIEW
- 3. 2024.01.15. ISSUED FOR PERMITS REVIEW
- 4. 2024.01.15. ISSUED FOR CITY REVIEW
- 5. 2024.01.15. ISSUED FOR CITY REVIEW
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- 9. 2024.01.15. ISSUED FOR CITY REVIEW

- 1. 2024.01.15. ISSUED FOR PERMITS APPLICATION
- 2. 2024.01.15. ISSUED FOR PERMITS REVIEW
- 3. 2024.01.15. ISSUED FOR PERMITS REVIEW
- 4. 2024.01.15. ISSUED FOR CITY REVIEW
- 5. 2024.01.15. ISSUED FOR CITY REVIEW
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- 8. 2024.01.15. ISSUED FOR CITY REVIEW
- 9. 2024.01.15. ISSUED FOR CITY REVIEW

**MIXED USE
 DEVELOPMENT AT
 12071 2ND AVENUE
 RICHMOND BC**

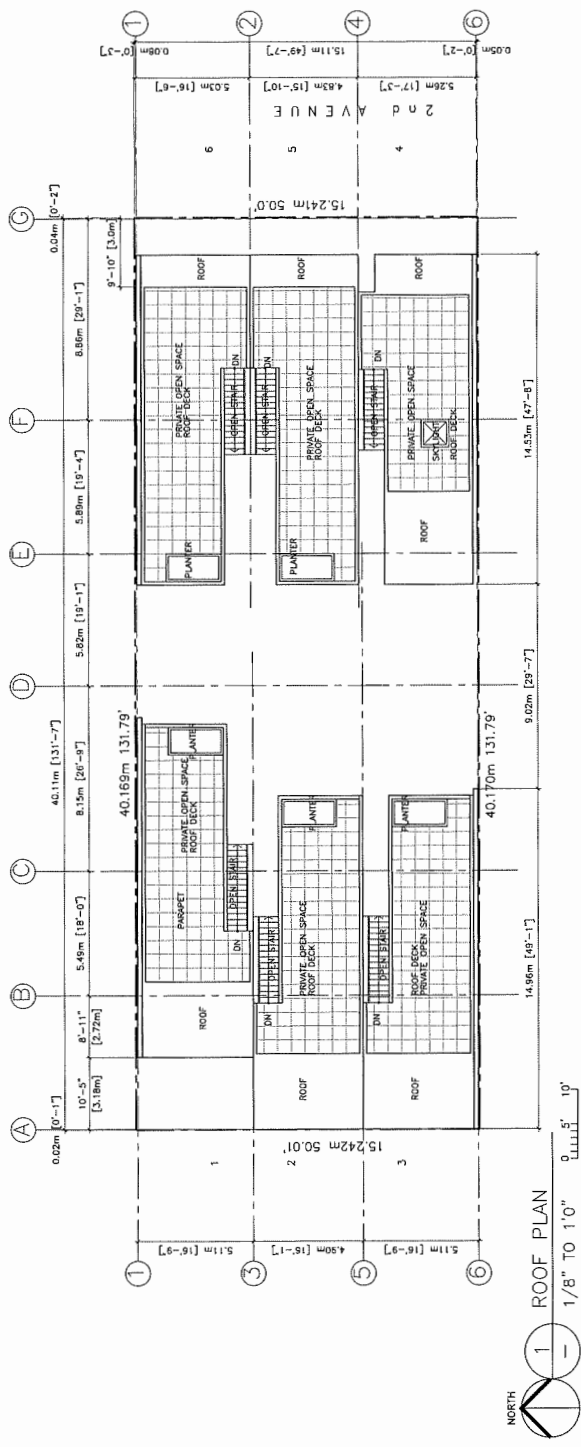
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A4

REZONE

RZ 20-919115



PLN - 67



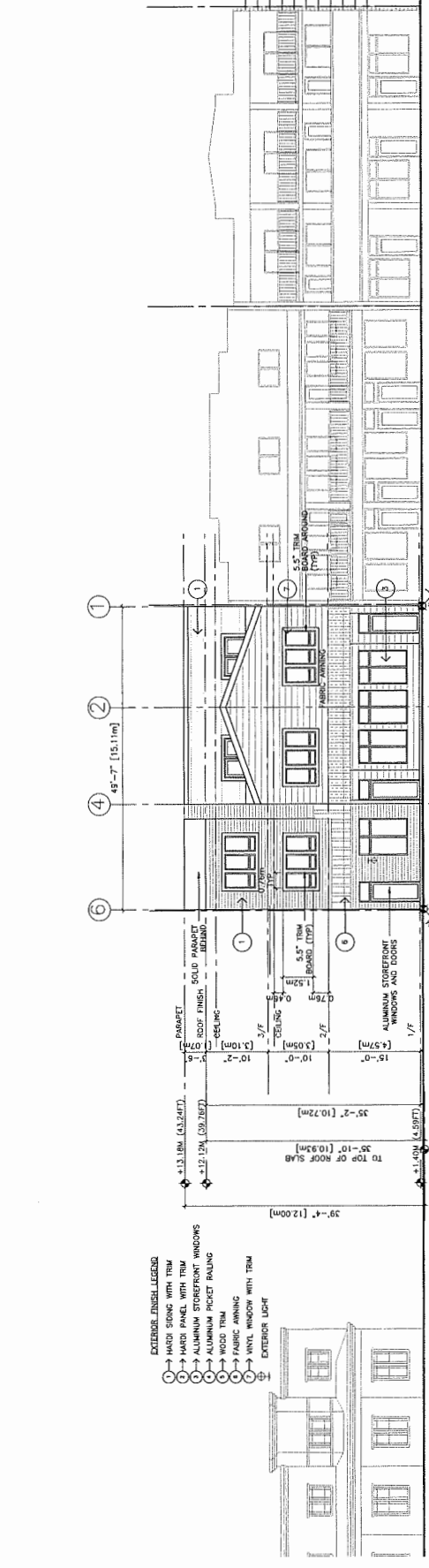
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NO.	DESCRIPTION
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2	2023.08.08 ISSUED FOR CITY REVIEW
3	2023.09.15 ISSUED FOR CITY REVIEW
4	2023.10.01 ISSUED FOR CITY REVIEW
5	2023.10.15 ISSUED FOR CITY REVIEW
6	2023.10.25 ISSUED FOR CITY REVIEW
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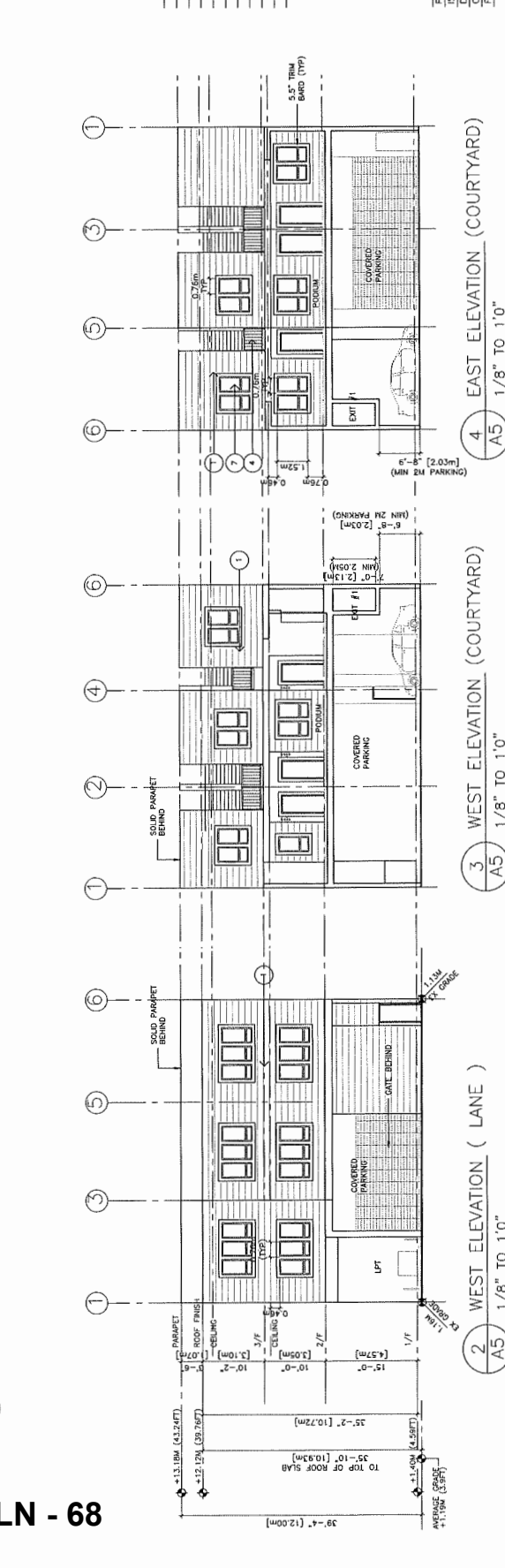
MIXED USE DEVELOPMENT AT 12071 2ND AVENUE RICHMOND BC ELEVATIONS

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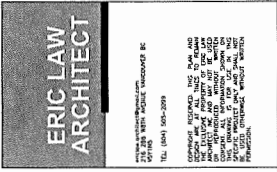
A5
 REZONE



1 EAST ELEVATION (CONTEXT)
 1/8" TO 1/0"



PLN - 68



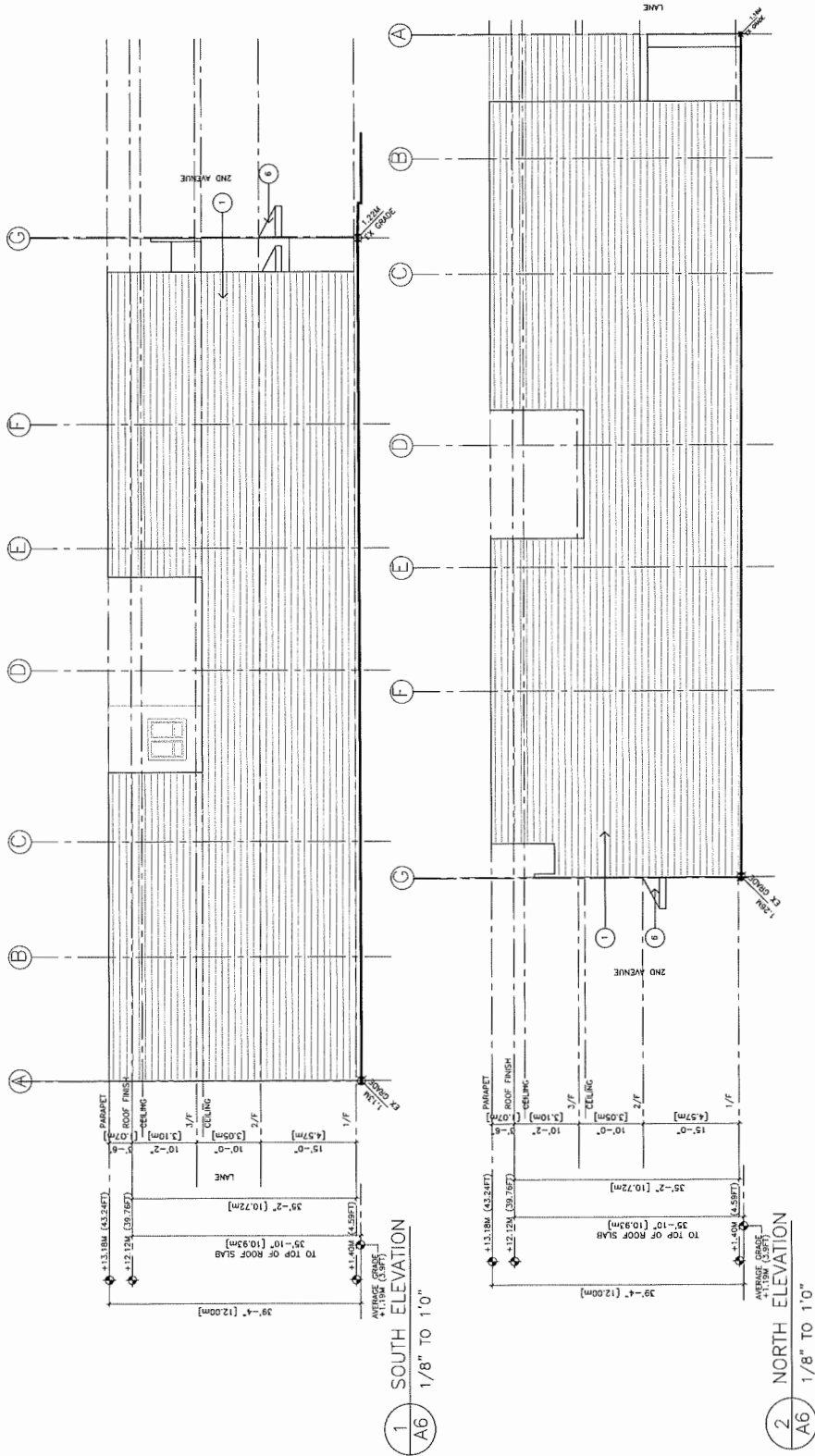
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- 1. 2024.11.01. ISSUED FOR PERMIT APPLICATION
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- 10. 2024.11.01. ISSUED FOR PERMIT APPLICATION

MIXED USE DEVELOPMENT AT 12071 2ND AVENUE RICHMOND BC ELEVATIONS

PROJECT NUMBER: 20-11
 ISSUED: 7/2/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 20-11-12071-2ND-AVE-ELEVATIONS

A6
 REZONE



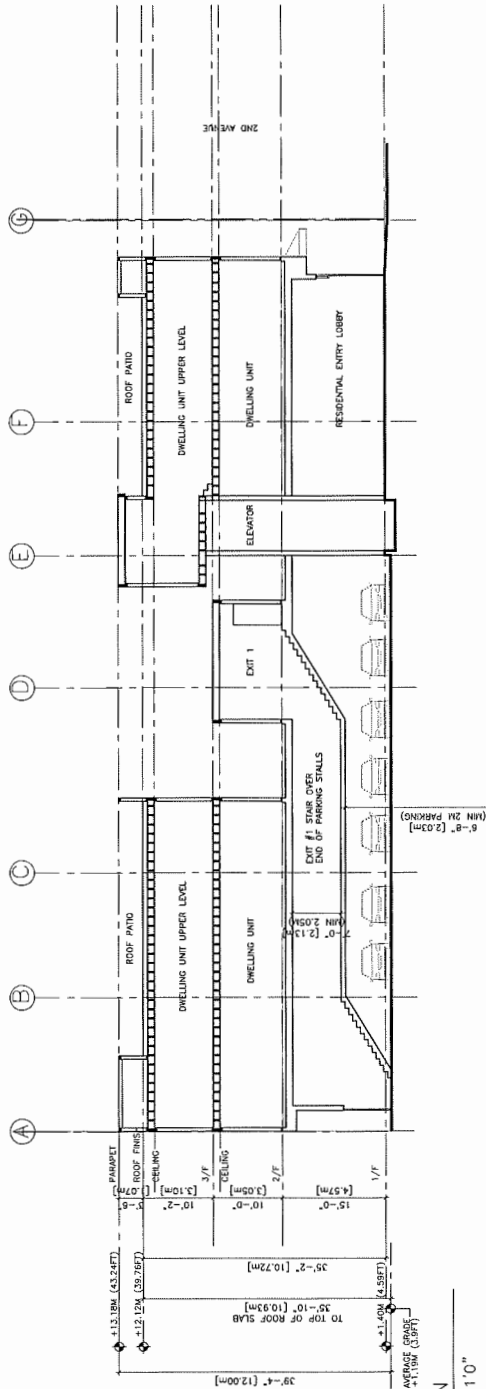
ERIC LAW ARCHITECT

2071 2ND AVENUE, RICHMOND BC V6X 2E2
 TEL: (604) 566-2999

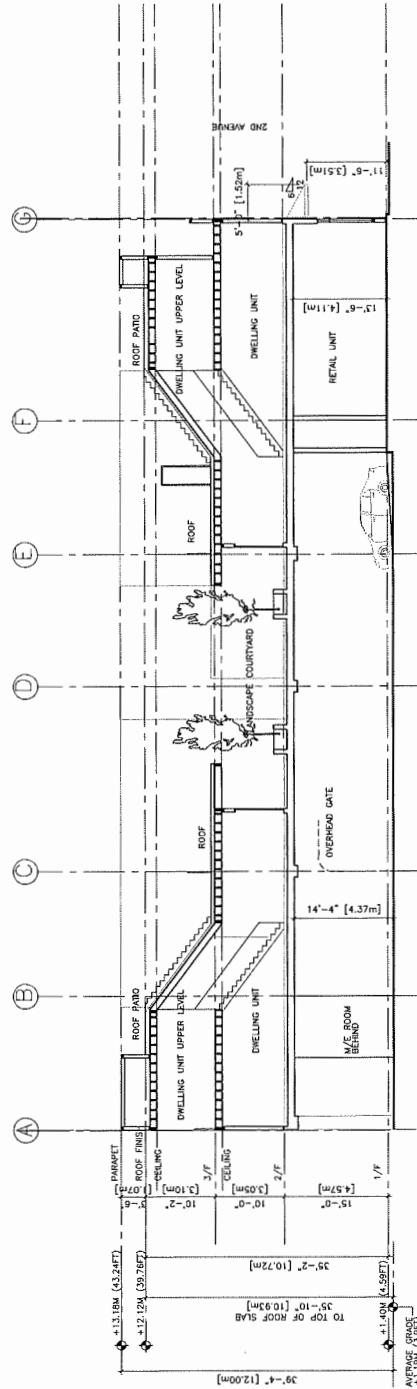
REPRESENTED BY: ERIC LAW ARCHITECT
 2071 2ND AVENUE, RICHMOND BC V6X 2E2
 TEL: (604) 566-2999

REVISIONS

1. 2024.07.01 REVISED FOR ARCHITECTURAL APPLICATION
2. 2024.07.01 REVISED FOR ARCHITECTURAL REVIEW
3. 2024.06.05 REVISED FOR ARCHITECTURAL REVIEW
4. 2024.03.21 ISSUED FOR CITY REVIEW
5. 2024.04.28 ISSUED FOR CITY REVIEW
6. 2024.06.05 ISSUED FOR CITY REVIEW
7. 2024.06.05 ISSUED FOR CITY REVIEW
8. 2024.06.28 ISSUED FOR CITY REVIEW
9. 2024.07.01 ISSUED FOR CITY REVIEW



SECTION 1
 1/8" TO 1/0"



SECTION 2
 1/8" TO 1/0"

1. 2024.07.01 REVISED FOR ARCHITECTURAL APPLICATION
2. 2024.07.01 REVISED FOR ARCHITECTURAL REVIEW
3. 2024.06.05 REVISED FOR ARCHITECTURAL REVIEW
4. 2024.03.21 ISSUED FOR CITY REVIEW
5. 2024.04.28 ISSUED FOR CITY REVIEW
6. 2024.06.05 ISSUED FOR CITY REVIEW
7. 2024.06.05 ISSUED FOR CITY REVIEW
8. 2024.06.28 ISSUED FOR CITY REVIEW
9. 2024.07.01 ISSUED FOR CITY REVIEW

MIXED USE DEVELOPMENT AT 12071 2ND AVENUE RICHMOND BC

SECTIONS

PROJECT NUMBER: 20-13
 ISSUED: 7/2/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 20-13_PLN-70-01-SECTION-1-2.DWG

A7

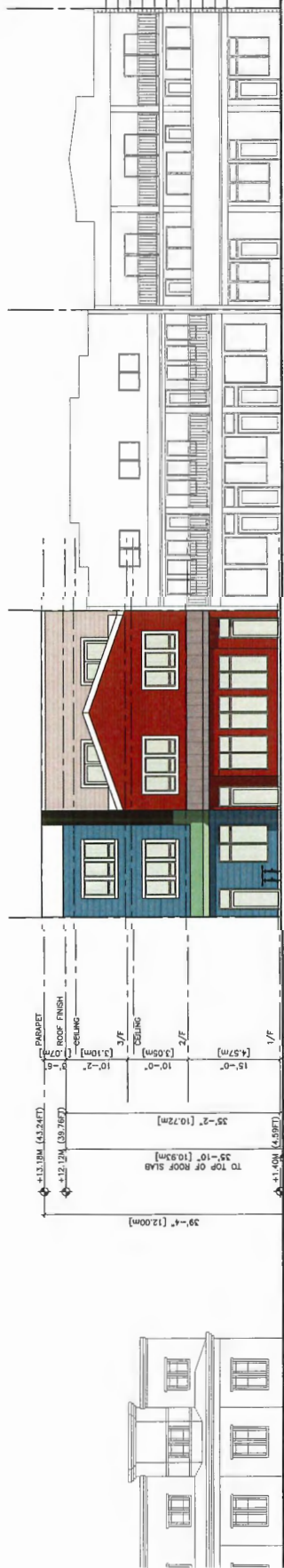
REZONE

RZ 20-919115

1000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 2Y6
 TEL: (604) 300-1200

CONTRACT NUMBER: 20-13-13
 AND
 THE CLIENT'S APPROVAL OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS. ANY OTHER USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF ERIC LAW ARCHITECT IS STRICTLY PROHIBITED. ANY USE OF THIS PLAN FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ERIC LAW ARCHITECT IS STRICTLY PROHIBITED.

- REVISIONS**
1. 2024.11.08 ISSUED FOR PERCHING APPLICATION
 2. 2024.11.08 ISSUED FOR PERCHING REVIEW
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 8. 2024.11.08 ISSUED FOR CITY REVIEW



- HERITAGE COLOURS**
- GOLDEN BROWN
 - SILVER GREY
 - PALE BLUE
- SHAWIN WILLIAMS MATCHING COLOURS**
- CHALK RED SW 6035
 - GRAY MATTERS SW 7035
 - REFLECTING POOL SW 6465

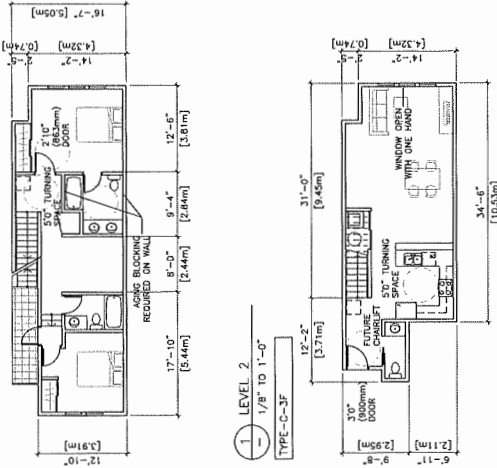
1 EAST ELEVATION (CONTEXT)
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- MIXED USE DEVELOPMENT AT 12071 2ND AVENUE RICHMOND BC COLOURS**
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PROJECT NUMBER: 20-13
 ISSUED: 7/7/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 20-13_PAL_240702-RZLING

CONTRACT NO. 2020-01-01
 PROJECT NO. 2020-01-01
 DATE: 07/27/2024
 DRAWN BY: EL
 CHECKED BY: EL
 PROJECT TITLE: MIXED USE DEVELOPMENT AT 12071 2ND AVENUE, RICHMOND BC

NO.	DESCRIPTION
1	2020-01-01: CONCEPT PLAN
2	2020-01-01: CONCEPT PLAN
3	2020-01-01: CONCEPT PLAN
4	2020-01-01: CONCEPT PLAN
5	2020-01-01: CONCEPT PLAN
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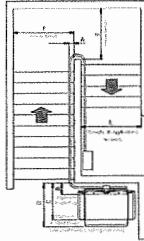


- 1 LEVEL 1
 2 LEVEL 2

CONVERTIBLE UNIT PLAN

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS:
 (1) AVOID IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS;
 (2) AVOID IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS;
 (3) AVOID IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS;
 (4) AVOID IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS;
 (5) AVOID IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS;

Item	Quantity	Unit
1. Access Panel	1	each
2. Access Panel	1	each
3. Access Panel	1	each
4. Access Panel	1	each
5. Access Panel	1	each
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20. Access Panel	1	each



FUTURE CHAIRLIFT

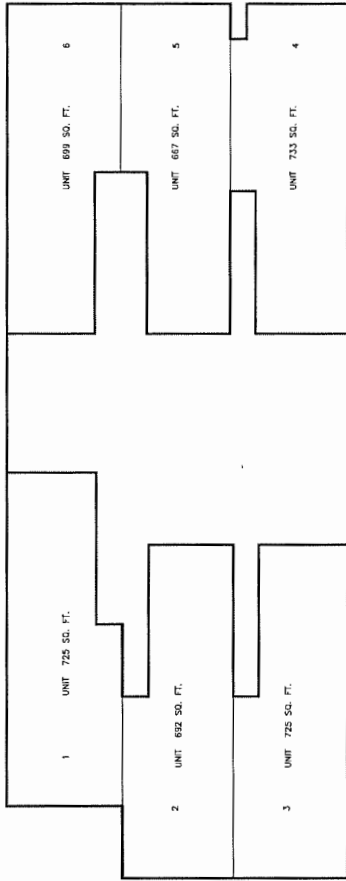
Dimensions

Turning Clearances

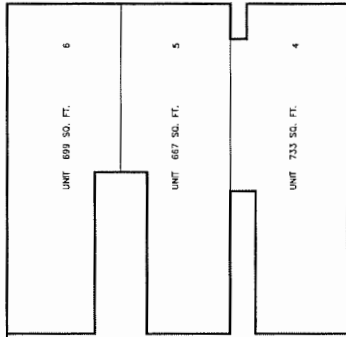
Category	Requirements
DOORS & DOORWAYS	<ul style="list-style-type: none"> ENTRY DOORS SHALL BE MINIMUM 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR. ENTRY DOORS SHALL BE MINIMUM 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR. ENTRY DOORS SHALL BE MINIMUM 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR.
VERTICAL CIRCULATION	<ul style="list-style-type: none"> STAIRS SHALL BE MINIMUM 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR. STAIRS SHALL BE MINIMUM 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR. STAIRS SHALL BE MINIMUM 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR.
HALLWAYS	<ul style="list-style-type: none"> MIN. 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR. MIN. 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR. MIN. 36" WIDE WITH 12" MIN. CLEARANCE UNDER DOOR.
BATHROOM (MIN. 1)	<ul style="list-style-type: none"> TOILET CLEAR FLOOR SPACE MIN. 1020 MM IN FRONT OF TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 1/2" SOLID LUMBER IN ALL WALLS, SHOWER, AND TOILET LOCATIONS. DOOR-TYPE HANDLES FOR PLUMBING FIXTURES AND TOILETS SHALL BE INSTALLED ON ALL SHOWER FAUCETS, SINKS, AND TOILETS. UNDERCOUNTER SINKS ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT). DOOR-TYPE HANDLES FOR PLUMBING FIXTURES. DOOR-TYPE HANDLES FOR PLUMBING FIXTURES. DOOR-TYPE HANDLES FOR PLUMBING FIXTURES.
KITCHEN	<ul style="list-style-type: none"> CLEAR AREA UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF KITCHEN ISLANDS, SINKS, AND TOILETS. MIN. 1020 MM CLEARANCE UNDER COUNTER, SINK, AND TOILET. MIN. 1020 MM CLEARANCE UNDER COUNTER, SINK, AND TOILET. MIN. 1020 MM CLEARANCE UNDER COUNTER, SINK, AND TOILET.
WINDOWS	<ul style="list-style-type: none"> MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM). MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM). MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM).
OUTLETS & SWITCHES	<ul style="list-style-type: none"> PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESSE WINDOW, BOTTOM OF STAIRWAYS, BESSE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY TO KITCHEN COUNTER, WITHIN PROXIMITY TO KITCHEN COUNTER, WITHIN PROXIMITY TO KITCHEN COUNTER. UPGRADE TO FOUR-POLY OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

3/F

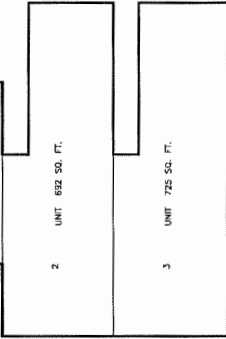
DWELLING UNIT 1
TOTAL: 1522 SQ. FT.



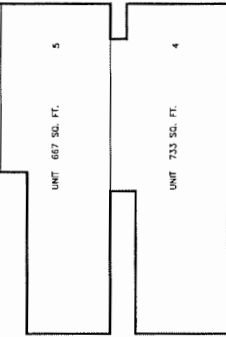
DWELLING UNIT 6
TOTAL: 1488 SQ. FT.



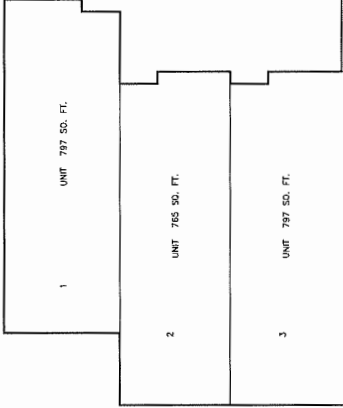
DWELLING UNIT 2
TOTAL: 1457 SQ. FT.



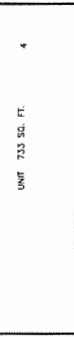
DWELLING UNIT 5
TOTAL: 1424 SQ. FT.



DWELLING UNIT 3
TOTAL: 1522 SQ. FT.



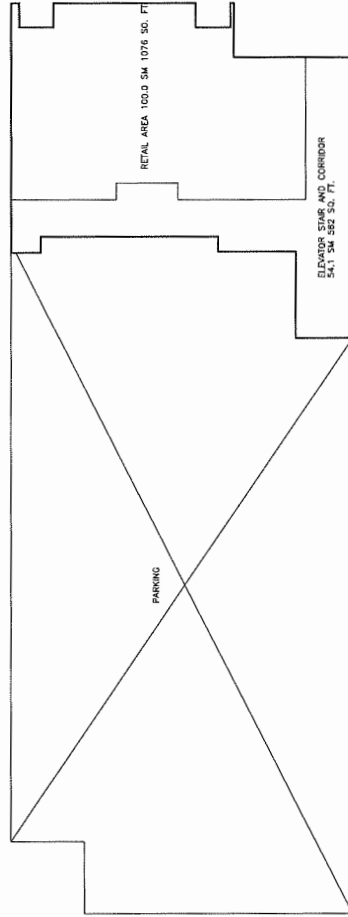
DWELLING UNIT 4
TOTAL: 1403 SQ. FT.



3/F OVERALL FAR AREA 393.9 SM 4241 SQ. FT.

2/F

2/F OVERALL FAR AREA 431.0 SM 4640 SQ. FT.



1/F

1/F OVERALL FAR AREA 154.1 SM 1659 SQ. FT.

RZ 20-919115

ERIC LAW ARCHITECT
 2100 WEST PARKWAY, SUITE 200
 VANCOUVER, BC V6J 1V6
 TEL: (604) 366-3999

CONTRACT NO. 20-115A-240702-RZ-010
 DATE: 7/27/2024
 PROJECT: 12071 2ND AVENUE, RICHMOND BC
 ARCHITECT: ERIC LAW ARCHITECT
 PROJECT MANAGER: ERIC LAW
 PROJECT COORDINATOR: ERIC LAW
 PROJECT ENGINEER: ERIC LAW
 PROJECT ARCHITECT: ERIC LAW

- 1. 2024.11.05. ISSUED FOR RECORDS APPROVAL
- 2. 2024.11.05. ISSUED FOR RECORDS APPROVAL
- 3. 2024.08.05. ISSUED FOR RECORDS APPROVAL
- 4. 2024.08.05. ISSUED FOR CITY REVIEW
- 5. 2024.08.05. ISSUED FOR CITY REVIEW
- 6. 2024.08.05. ISSUED FOR CITY REVIEW
- 7. 2024.08.05. ISSUED FOR CITY REVIEW
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- 1. 2024.11.05. ISSUED FOR RECORDS APPROVAL
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- 3. 2024.08.05. ISSUED FOR RECORDS APPROVAL
- 4. 2024.08.05. ISSUED FOR CITY REVIEW
- 5. 2024.08.05. ISSUED FOR CITY REVIEW
- 6. 2024.08.05. ISSUED FOR CITY REVIEW
- 7. 2024.08.05. ISSUED FOR CITY REVIEW
- 8. 2024.08.05. ISSUED FOR CITY REVIEW
- 9. 2024.08.05. ISSUED FOR CITY REVIEW

**MIXED USE
 DEVELOPMENT AT
 12071 2ND AVENUE
 RICHMOND BC
 FAR AREA**

PROJECT NUMBER: 20-115
 ISSUED: 7/27/2024
 CHECKED BY: EL
 FILENAME: 20-115A-240702-RZ-010

FAR

REZONE



RZ 20-919115

Attachment 3

Address: 12071 2nd Avenue

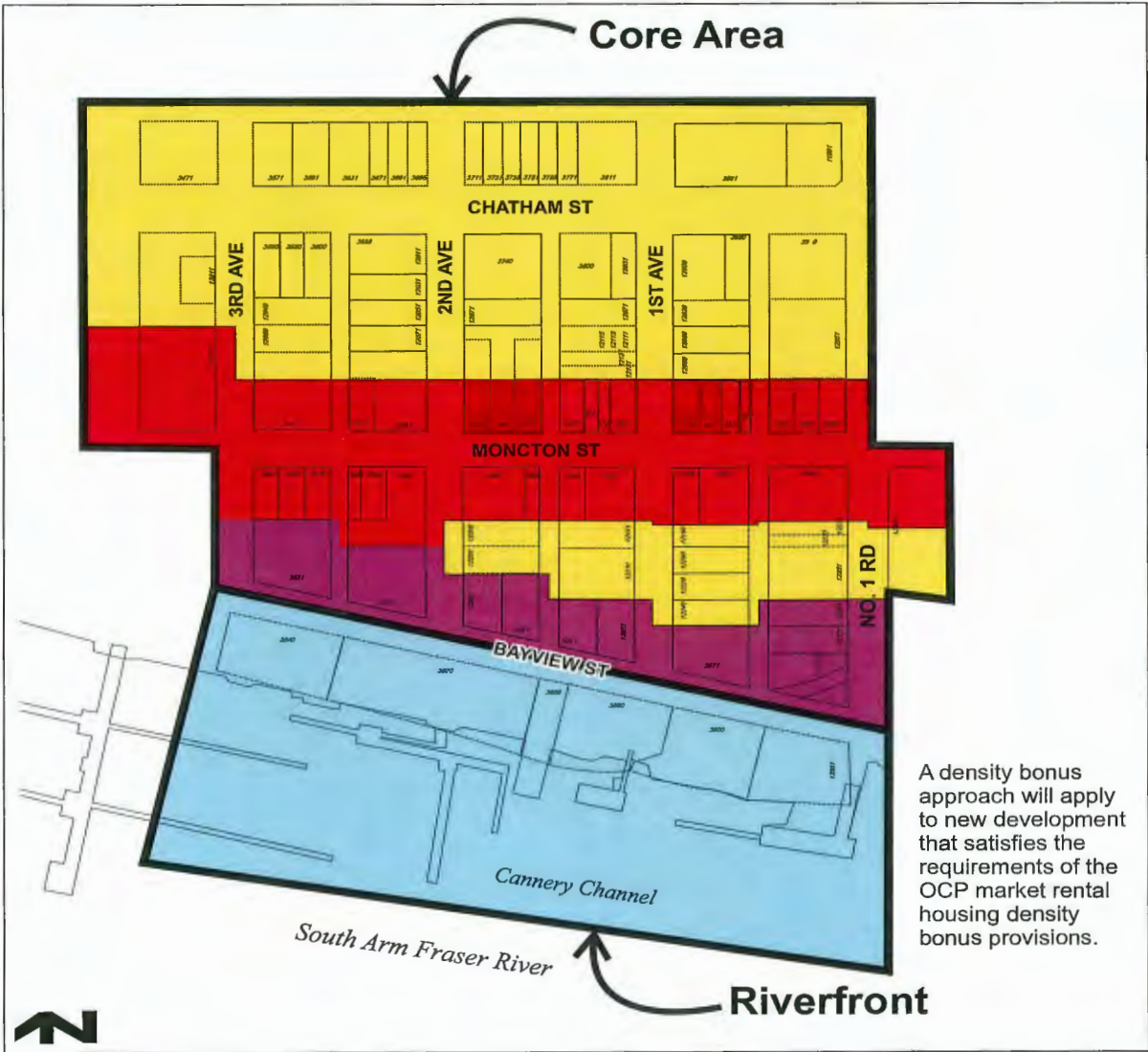
Applicant: 1096255 B.C. LTD.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	1096255 B.C. LTD.	TBD
Site Size (m²):	612 m ²	No Change
Land Uses:	Vacant	Mixed Use (commercial and residential)
OCP Designation:	Neighbourhood Service Centre	No Change – complies
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change – complies
Zoning:	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU58) - 2nd Avenue (Steveston Village)
Number of Units:	Vacant	At grade commercial units and six residential units above

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.6	1.6	None permitted
Lot Coverage (% of lot area):	Max 100%	96%	None
Setbacks (m):	No front, rear or side yard setback	No front, rear, side yard setback	None
Height (m):	Max 12 m	12 m	None
Off-street Parking Spaces – Total:	Commercial - 2 spaces Residential - 8 spaces Visitor (shared with Commercial)	Commercial - 2 spaces Residential - 8 spaces Visitor (shared with Commercial)	None
Off-street Parking Spaces – Small car	Max 50% (5 spaces)	Max 50% (5 spaces)	None
Class 1 Bicycle Parking Spaces	8 spaces (1.25 space per unit)	8 spaces	None
Class 2 Bicycle Parking Spaces	2 spaces (0.2 space per unit)	2 spaces	None

Steveston Village Land Use Density and Building Height Map Bylaw 10392
2022/12/22



	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	9 m***

Bylaw 10392
2022/12/19

* 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.

Bylaw 10392
2022/12/19 *** Maximum building height along the south side of Bayview Street shall not exceed two storeys above finished site grade.

**Richmond Heritage Commission
Excerpt of Meeting Minutes
May 10, 2023, 7:00 pm**

Cisco Webex Online Meeting

3. New Business

a) Rezoning Application for 12071 2nd Avenue (RZ20-919115)

Virendra Kallianpur, Program Manager, Urban Design, provided an introduction highlighting the site context, and requested the Commission provide commentary on the alignment of the proposal with the Steveston Village Conservation Strategy, the proposed façade to reflect historical lot lines, and the overall design aspects including scale, massing, height and materials.

Elana Zysblat, Ance Building Services, provided the history of the site, its heritage significance and development chronology, with the aid of a visual presentation, highlighting the following:

- From the 1880s up until the late 1970s, the avenues between Moncton Street and Chatham Street were primarily residential blocks, dominated by single-family, wood-frame dwellings. Most of the houses in the block shared a simple vernacular design.
- With the industrialization of the town in the 1970s, the lot was used by Rod's Building Supplies for over 40 years. After the Sakamoto guidelines were published in the 1980s, new mix-used buildings were constructed to the north of the subject lot, and these buildings fundamentally altered the historic character of 2nd Avenue.
- The proposed design reflects the historical single family residential use of the subject lot, and evolution of this section of Steveston Village.

Eric Law, Eric Law Architecture Inc., with the aid of a visual presentation, provided a design rationale and site layout, noting the following:

- The proposed design includes the following elements that reflect the historic use of the site: a smaller scale façade footprint, reduced perceived building height, vernacular details in the façade design, a low-pitched gable roof, and the use of historic colours.
- The proposed building consists of ground-level retail space and six residential units above with parking access from the lane.

Donald V.S. Duncan, landscape architect, with the aid of a visual presentation, provided an overview of the landscape design. Mr. Duncan noted that the design intent was to create a courtyard reminiscent of an early 20th century aesthetic with a series of planter boxes with a variety of planting materials. Tiles are proposed as a paving material to provide a friendly courtyard appearance.

In response to the Commission's questions, the consultant provided the following additional information:

- Historic landscaping was rural with no urban infrastructure. Most homes had gardens in the back, and landscaping was simple and vernacular.
- The trees proposed in the courtyard meets the City's replacement tree requirements.
- No additional landscaping is proposed in front of the site, and the off-site changes will be mainly the sidewalk upgrade.
- All the utilities and servicing is provided on the lane side, and the parking area is not secured with a gate.
- The proposed building is about 3.5 ft. taller than the neighbours' building to the north due to the higher ceiling height requirement for the ground level to meet the transportation requirements.
- The front façade of the proposed building aligns with the façade of the neighbouring building, but the top level would be recessed.
- The south elevation will be finished with Hardi-siding. A three-storey building is proposed immediately to the south, so the south elevation would not be visible once the adjacent development is complete.

The comments from the Commission were as follows:

- The asymmetrical approach works well, and the front façade design is appealing.
- A steeper roof pitch was suggested to make the building more in keeping with the earlier era and provide a more distinct character.
- One member suggested a simpler colour palette for fabric awnings.
- Further refinement of the façade with architectural details, particularly detailing of the era such wood trims, extended overhangs, decorative light fixtures, cornice details and thicker railing, would add more visual interest.
- A mix of Hardi siding and wood would be helpful to give the building a sense of historical feeling.
- The proposed design is consistent with the character of Steveston Village. Depth created by recesses and notches is effective. Different façade treatments can be further enhanced to distinguish the façades as much as possible.
- Further design development is required for the flat parapet of the top storey. Planters can be placed or the depth can be increased.
- Attention needs to be paid to minimize the look of the firewall between the proposed building and the neighbouring building to the north.
- It would be helpful to understand the history of the landscaping on the site. Some background in the heritage report would be helpful to reference and provide guidance.

- The proposed roof top garden is charming, but poplar would not be an appropriate species. Other trees such as Japanese Maple, Native Crab Apple, which allude to the Japanese Canadian history of the site should be considered.
- The lane façade can be refined with landscaping such as a trellis, planters, vines to add to the vibrancy of the lane.

It was moved and seconded:

That the rezoning application for 12071 2nd Avenue (RZ20-919115) be supported subject to the applicant, City staff and Council giving consideration to the comments of the Commission.

CARRIED

12071 Second Avenue, Richmond, B.C.

Heritage Review

June 2024



Prepared by: Elana Zysblat, CAHP - Ance Building Services

Research and analysis by: Jurian ter Horst

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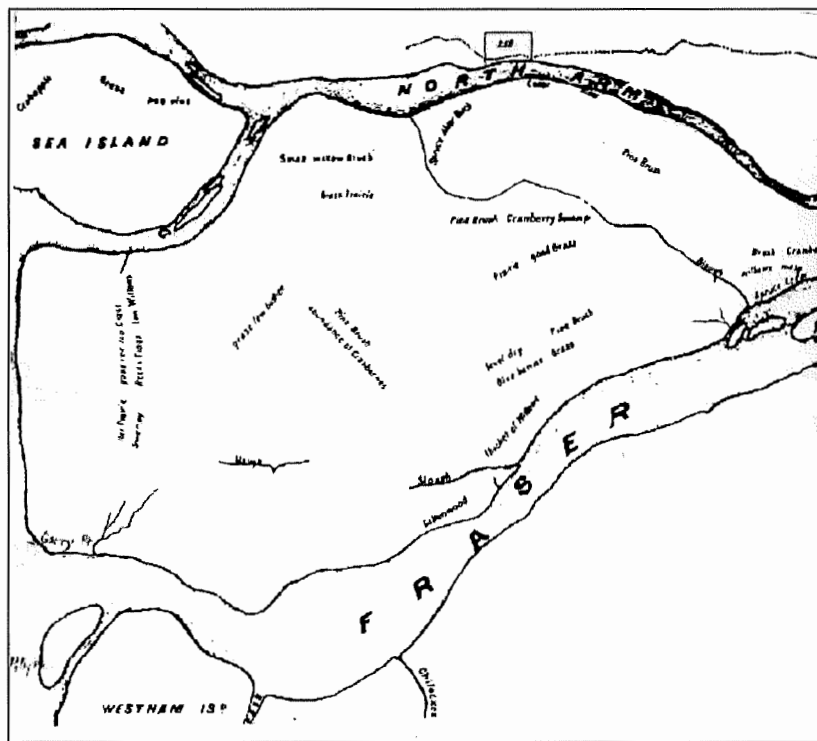
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Historic Brief

Long before colonial settlers learned about its rich fishing grounds, the Coast Salish peoples set up camps along the Fraser River during summer to fish for salmon, sturgeon and other types of fish. On the southwestern tip of the island that would become known as Lulu Island by settlers, there were at least two Musqueam settlements: Kwayo7xw (Kway-ah-wh, 'bubbling water') and Kwlhayam (kwi-thay-um, 'beach with driftwood logs'). The lands on the north banks of the river on Lulu Island were a grassy delta with sloughs running into the river. In the 1860s and 1870s, European settlers claimed ownership over the land and started developing the area.



Map of Lulu Island, Sea Island and the mouth of the Fraser River, c. 1870.
(Source: City of Richmond Archives / communitystories.ca)

Throughout the 1880s settlers built homes, farms and shops in what would become known as Steves, later as Steveston. By the early 1890s, there were canneries, a post office, an opera house, churches, a butcher shop, a barber shop, stables, a wharf and hotels. The town flourished in the 1890s and 1910s, mostly relying on farming and canneries (at one point there were fourteen canneries and packing companies in Steveston).

The rapid growth of Steveston in the 1880s and early 1890s can be largely contributed to William Herbert Steves, son to Manoah Steves, after whom the town was named. His luck was short-lived, however, as by 1893 the B.C. Land Company had confiscated all of Steves' properties, including 160 acres of land north of Chatham Street which he had purchased in 1880. Beside settlers originating from Europe, Indigenous peoples and Asian settlers worked and lived in "huts" around the canneries, and made up a large part of the town's community.



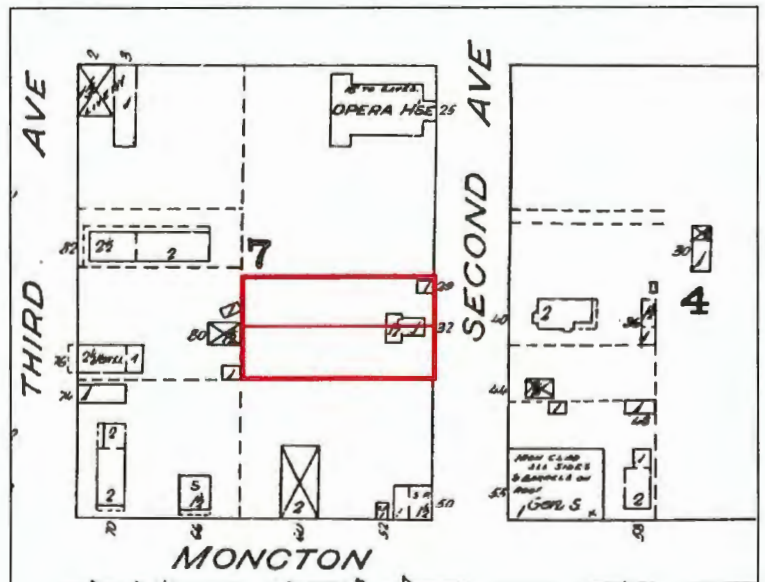
Archival photograph of 2nd Avenue from Bay View Street to the Methodist Church on the northeast corner of Chatham Street and 2nd Avenue in the middle of the picture, c. 1898. (Source: City of Vancouver Archives, Out P681)

Steveston was hit by several large fires, including disastrous fires in 1901 on October 2 and October 8, and a big fire on April 5, 1907 which destroyed a part of Steveston's Chinatown. The Steveston fire of May 14, 1918, which started in a bunkhouse of the Star Cannery, destroyed a great amount of buildings between No. 1 Road and Third Avenue, and south of Moncton Street.



Archival photograph of Moncton Street and 2nd Avenue showing the damage that was caused by the fire on May 14, 1918. (Source: City of Richmond Archives, 1984-17-15)

Prior to the fire of 1918, Second Avenue was Steveston's main street. On Second Avenue south of Moncton Street, stood the town's wharf, the town's first general store, a post office, a bakery, a photography shop, and the Richmond hotel. The Opera House stood at the corner of Chatham Street and 2nd Avenue. Second Avenue north of Moncton Street was transitioned the commercial area of Steveston into the residential area north of Chatham Street.



Built between 1891 and 1895, among the first buildings on Second Avenue between Moncton and Chatham Streets, were a one storey, shack-like structure and a 1.5 half storey dwelling

Map of Steveston, c. 1895. It shows Second Avenue between Moncton and Chatham Streets. The building at 32 Second Avenue was built on the property line of lots 4 and 5, outlined in red, both owned by Mrs. Sidney McDonald. (Source: City of Richmond Archives, 1985-132-1)

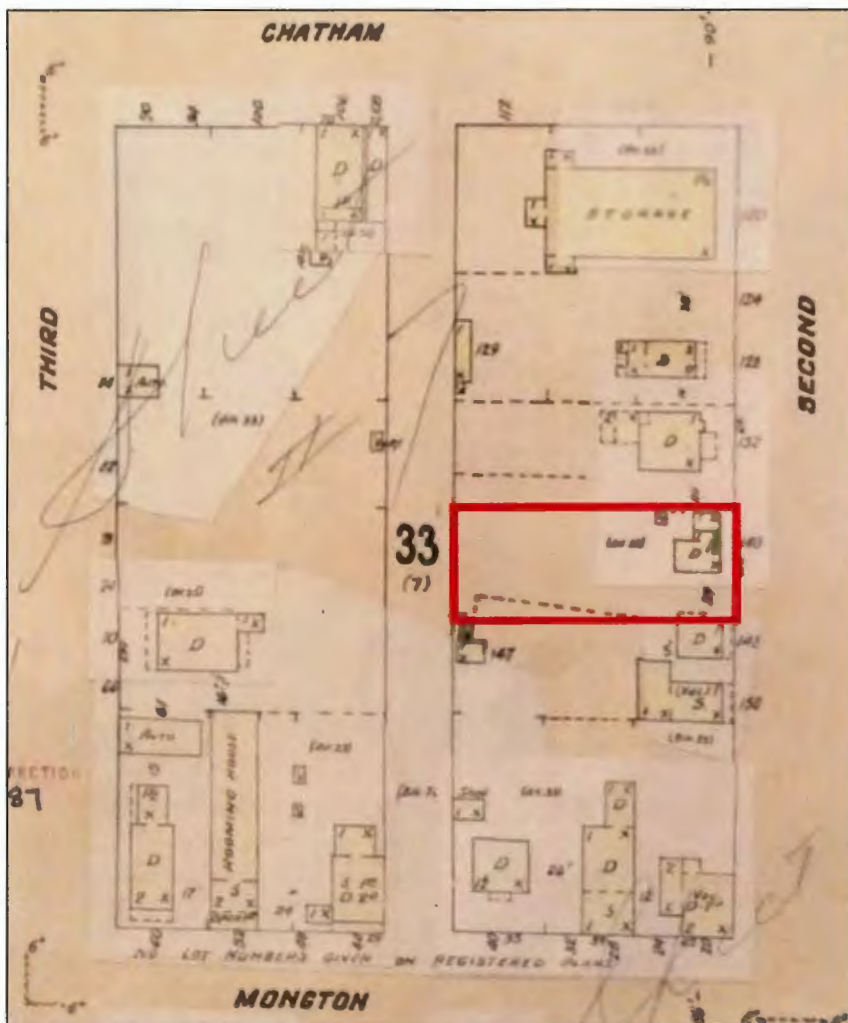
12071 Second Avenue, Richmond, B.C.

on lots 4 and 5, with addresses 29 Second Avenue and 32 Second Avenue.

The first-known owner of these lots was Mrs. Sidney McDonald (1854-1933), who also owned lot 6 on this block. Mrs. Sidney McDonald, a widow who was originally from Quebec, ran the Steveston Club. The Steveston Club was founded in 1895 as a club for "mutual recreation and improvement" and served liquor.

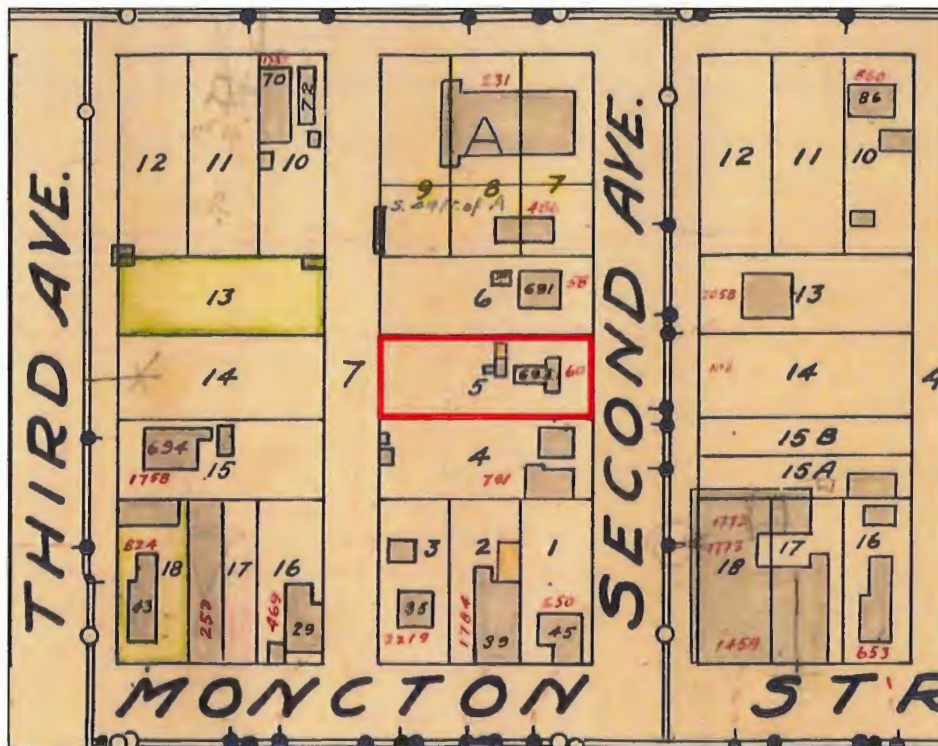
During the first two decades of the twentieth century, Mrs. McDonald developed all three lots she owned on Second Avenue. By 1905 a new structure had replaced the older structure that was built on lots 4 and 5, and new structures were built on lot 4 as well. In 1917, a house was built on lot 6.

The below 1924 map shows the subject lot (lot 5) outlined in red. It now houses the 'new' 1905 house, addressed as 140 Second Avenue. This map also shows the 1917 house on lot 6, and a new dwelling on lot 4.



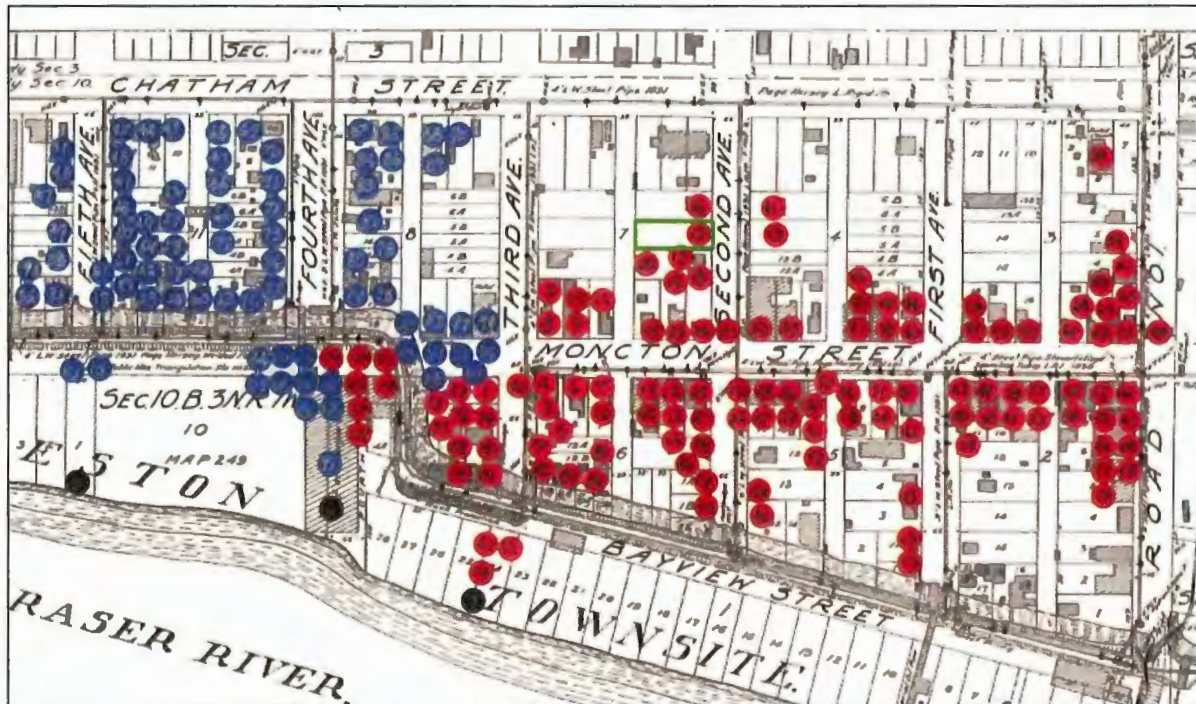
Fire Insurance Map of Steveston, 1924. (Source: Preliminary Site Investigation, 12071 Second Avenue, Richmond, BC / UBC Special Collections)

In 1931, a one-storey house with four rooms, wood cladding and shingles was built on the subject lot, which replaced the 1905 house. There was also a wood shed behind the house. Mrs. McDonald lived on Second Avenue when she died on January 28, 1933 (her precise house number is unknown). Her properties were purchased by Samuel A. Moore from Vancouver's Court House in 1936.



Waterworks map from Steveston, 1936. It shows the 1931 house and shed on the subject lot, with the address 693 2nd Avenue. (Source: City of Richmond Archives, 1991-40-18)

Japanese-Canadian fisherman Isamu Shinde, purchased the property in 1937. He lived there with his wife Masako, their two daughters Kiyoko and Norma, and his parents, Kiri and Yoshimatsu. The Japanese-Canadian community was omnipresent in Steveston since it was first settled, and was especially active in the fishing industry. Steveston's Japanese Fishermen's Benevolent Association was founded in 1896, and in the early twentieth century, Japanese institutions such as a Japanese Methodist Mission building on the south side of Chatham and No. 1 Road, Japanese schools, and a Buddhist temple on 1st Avenue, south of Moncton Street were built. By 1919, the Japanese fishermen controlled nearly half of the fishing licenses in Steveston, and at a peak in the 1930s, there were around 3,500 Japanese descendants living in the Steveston area, compared to around 500 European descendants.



The map shows a part of Steveston and the houses that were the homes of Japanese-Canadians in the 1930s. The green box marks the subject lot. The blue and red circles represent the Gulf of Georgia Cannery and Steveston Old Town. (Source: The Japanese Connection in Steveston, British Columbia)

In April 1942, all 250 Japanese-Canadian families that were living in Steveston at the time were forcefully removed from the town and interned in BC's Interior or even further away. Steveston's Japanese community was gone, including the Shinde family, who were moved to Emerson, MB. Their house at 693 Second Avenue was expropriated and rented to Mrs. E. Hackett in July 1942. In March 1943, Robert Manary took over the lease, followed by S.C. Robinson in February 1944. Despite protests by Isamu Shinde, the property was sold later that year to Steve and Anne Tuchak.

The 1931 house was demolished in 1974 or 1975. The residential use of the lot ceased after this and was instead used for lumber storage by Rod's Building Supplies, which was located on the southwest side of the block, at 3471 Moncton Street, until circa 2018.

The subject lot is located within the Steveston Village Character Area (1985/1987) and the Steveston Heritage Conservation Area (2009).

Development Chronology

Year	Development	Address	Source(s)
c.1892/1895 – c.1905	One and one-and-a-half storey dwelling	32 2 nd Avenue	Tax Assessment Rolls 1891/1905
	Small structure	29 2 nd Avenue	Map of Steveston, c. 1895 (CRA, 1985-132-1)
c. 1905 - 1930	One-storey dwelling	140 2 nd Avenue	Tax Assessment Rolls 1905/1906 Map of Steveston, c. 1911 (CRA, 1985-132-6) Fire Insurance Map of Steveston, 1924 (UBC Special Collections)
1931-1974/19 75	One-storey dwelling with four rooms Shed	693 2 nd Avenue / 1207 2 nd Avenue	Tax Assessment Rolls 1931 Waterworks atlas, 1936 (CRA, 1991-40-18) Landscapes of Injustice / 683 – Isamu Shinde
1974/1975	Demolition	-	City Directories 1974-1975 View of Steveston, 1977 (CRA, 1978-41-9)
c. 1977-2018	Storage place for lumber (Rod's)	12071 2 nd Avenue	View of Steveston, 1977 (CRA, 1978-41-9) Richmond Interactive Map
2018	Vacant	12071 2 nd Avenue	Richmond Interactive Map Google Street View

12071 Second Avenue, Richmond, B.C.

Research Findings

Street Address: 12071 2nd Avenue, Richmond, B.C. V7E 3A5

Legal Address: LOT 5 SEC 10 BLK 3N RG 7W PL NWP249 Lot 5, Block 3N, Sub Block 7, Plan NWP249, Section 10, Range 7W, New Westminster Land District

Dates of Construction:

- c. 1892/1895
- c. 1905
- 1931

Sources: Tax Assessment Rolls 1891/1905, Map of Steveston, c. 1895 (CRA, 1985-132-1)

Use:

- Residential: c. 1895-1974/1975
- Commercial: c. 1975/1977-current

Sources: Tax Assessment Rolls 1891-1942, Map of Steveston, c. 1911 (CRA, 1985-132-6), Fire Insurance Map of Steveston, 1924 (UBC Special Collections), Waterworks atlas, 1936 (CRA, 1991-40-18), Landscapes of Injustice / 683 – Isamu Shinde, City Directories 1947/1969/1973-1975

Original owner: Mrs. Sidney McDonald

Architect(s): Unknown

Residents/owners:

- c. 1905-1933: Mrs. Sidney McDonald
- 1936: Samuel A. Moore (Court of Vancouver)
- 1937-1942 (1944): Isamu & Masako Shinde
- 1942: Mrs. E. Hackett (tenant)
- 1943: Robert Manary (tenant)
- 1944: S.C. Robinson (tenant)
- 1944-c. 1947 (or later): Steve & Anne Tuchak
- 1969: Michael Smith
- 1973-1974: M.E. Frank
- c. 1977-2018: Rod's Building Supplies (storage)

Immediate Context



The subject site is an empty lot (outlined in red in the above 2020 Google Streetview photo), located on the middle lot of the 12000 block's west side on Second Avenue, between Chatham Street and Moncton Street.

The lot to the south of the subject property is a parking lot that serves the commercial building at the northwest corner of Moncton Street and Second Avenue. The two buildings north of the subject site were built in 1990 (12051 Second Avenue) and 1988 (12031 Second Avenue). Both buildings are a product of the Steveston Village Character Area and the Sakamoto Guidelines, which were introduced in 1987.

A similar Sakamoto-informed structure was built on the lot opposite to the subject site in 1996 (12040 Second Avenue). All three buildings are three-storey, mixed-use buildings, with commercial units at ground level and residential units on the second and third floors. The two buildings north of the subject site sit at the property line and have recessed entries.

12071 Second Avenue, Richmond, B.C.



12051 (left) and 12031 (right) Second Avenue. (Source: Google Street View, 2020)



12040 Second Avenue. (Source: Google Street View, 2020)

Subject Site's Summary of Heritage Significance

The site has heritage value for its association with the growth of Steveston in the late 19th- and early 20th- century as a colonial settlement that became of interest to European land speculators, entrepreneurs and Asian settlers - the latter predominantly working in the town's large fishing and cannery industry. It is valued for its historical association with two owners (McDonald and Shinde), for its residential use for over 70 years, as well as its industry-serving use for over 40 years.

The site is valued for its association with the growth of Steveston as a colonial settlement along the Fraser River. The narrow lot is testament to the subdivision of the town in the 1880s and 1890s, when European land speculators claimed and purchased large amounts of land to plan and subdivide Steveston into small lots. Whereas the blocks south of Moncton Street were predominantly planned for commercial use, land-use along the avenues between Moncton and Chatham Streets marked the transition into residential use and farmland north of Chatham Street. The site has further historical value as an example of a growing township (Steveston) and city (Richmond) throughout the 20th century, evident in the recurring address change of the subject lot (from 29 and 32, to 140, 639, 1270 and eventually 12701 Second Avenue).

The site has heritage value for its association with a rare example of a late 19th- and early 20th-century female entrepreneur - Mrs. Sidney McDonald. Mrs. McDonald owned the subject lot as well as the two adjacent lots to the north and south of it, and initiated the first developments on all three lots. She also owned and ran the Steveston Club, one of the many places in Steveston that served liquor.

The site has further heritage value for its association with Steveston's fishing and cannery industry, and the settlement and later internment of Japanese descendants in Steveston. The site was owned by Japanese-Canadian Isamu Shinde, who lived at the house with his wife, their two daughters, and his parents. During the internment of Japanese-Canadians in 1942, the Shinde family was forcefully removed from their house, and they eventually lost their property in 1944. The house was rented between 1942 and 1944.

The site is also valued for over 40 years of industry-serving use, and is testament to the changing character of Steveston that started with the industrialization of the town in the 1970s. The lot was used by Rod's Building Supplies for lumber storage. Rod's served the local community for over 40 years, and was located southwest of the subject site, on Moncton Street.

Archival Images



Aerial view of Steveston, 1947. The red circle marks the four-room house at 1207 Second Avenue.
(Source: Vintage Air, BO-47-1466)



Aerial view of Steveston, February 1952. The red circle marks the house at 1207 2nd Avenue. (Source: CRA, 1997-16-73)



Aerial view of Steveston, July 1952. The red circle marks the house at 1207 Second Avenue. Note the shed on the west elevation. (Source: CRA, 1997-16-86)



Aerial view of Steveston, 1966. The red circle marks the house at 1207 2nd Avenue. (Source: CRA, 1985-4-210)



Aerial view of Steveston, 1977. The red box marks the subject lot, used for storage by Rod's Building Supplies. (Source: CRA, 1978-41-9)



Aerial view of Steveston, 2020. The red box marks the subject lot. (Source: Richmond Interactive Map)

Mrs. Sydney McDonald Of Steveston Is Dead

A well-known resident of Lulu Island, Mrs. Sydney McDonald, aged 86, who came to British Columbia forty years ago, died on Saturday at her home on Second avenue, Steveston. She was a native of Quebec.

She is survived by a brother, Luke Brown of Steveston, and two sisters, Mrs. M. J. Baldwin of Quebec and Mrs. Anne Knowles of Steveston.

Funeral services will be held in T. Edwards Co.'s chapel on Tuesday at 2:30 p.m. Rev. A. J. Williams will officiate and interment will be in the family plot, Mountain View Cemetery.

Mrs. Sidney McDonald passed away in January 1933. (Source: The Province, January 30, 1933)

MCDONALD--PASSED AWAY ON JAN. 28, at the residence, 2nd Avenue, Steveston, Mrs. Sydney McDonald, in her 87th year, leaving to mourn her loss one brother, Mr. Luke Brown, and one sister, Mrs. Anne Knowles of Steveston; also one alster, Mrs. M. J. Baldwin of Quebec. Remains are resting at T. Edwards Co.'s parlors, 10th Avenue and Granville St. Funeral arrangements will be announced later.

Mrs. Sydney McDonald, residing on Second Avenue in Steveston, passed away on January 28, 1933. (Source: The Vancouver Sun, January 28, 1933)

New Proposal Design Rationale

From the 1880s up until the late 1970s, the avenues north of Moncton and south of Chatham were primarily residential blocks, dominated by single-family, wood-frame dwellings, with front and back yards. In the case of the subject property and its immediate block, the entire 12000 block of Second Avenue was made up of single-family homes on both sides, apart from the Moncton Garage which still stands at the southeastern corner.



Crop from Richmond Archives photograph 1997-0016-00073, dated February 1952.

The two existing commercial buildings to the north of the subject lot, and the large corner building to its south on Moncton, are all replacements for historic single-family homes (the one on Moncton was a house with a corner store). These commercial buildings were all built soon after the Sakamoto Guidelines were introduced in 1987. Although these structures adhere to the Sakamoto Guidelines, they have fundamentally altered the historic character of 2nd Avenue, and present false historic buildings, creating confusion about what is old and what is new, and as well as around the authentic story and evolution of this section of Steveston.



Rendering of the proposed development. Source: Eric Law Architect.

The proposed development, above, also adheres to the Sakamoto Guidelines, but rather than present a random commercial building design chosen from the Sakamoto illustrations, it is directly informed by the history of the subject lot in the following ways:

1. The facade expresses the smaller scale/footprint of the single-family house documented to have stood here until 1975, by being visually divided into two smaller 'buildings'.
2. The perceived height of the building is lowered to a more residential scale by setting back the third storey.
3. The facade incorporates two vernacular designs that lack the formality and symmetry of the Sakamoto illustrations, and which better reflect not only the vernacular, informal design of the former historic house, but which better reflect the documented historic streetscape character of these avenues of Steveston.
4. A dominant feature of the new design is a low-pitched gable element which emulates the roof form of the 1931 house which stood on this lot until 1975.
5. The facade colours are chosen from an early 1930s General Paint palette, a Canadian paint company that was created in 1931 and which sold paint locally in BC until it was recently purchased by Sherwin Williams.

The following sections contain the Statements of Significance for the Village, the Avenues and Lanes. Values and Character Defining Elements that the proposed development align with are underlined. *Italic text* explains the alignments.

Proposal Alignment with Steveston Village - Statement of Significance

Values

The heritage value of Steveston lies in the complex threads of its history which, combined with the integration of its natural landscape and resources with human activity, have determined its form, character and cultural associations. This history is embodied in Steveston's historic, aesthetic, social, associative, and natural values.

Steveston is significant as a Fraser River settlement which is representative of British Columbia's natural resource-based development since the 1880s. Its heritage values lie in the evidence it retains of the influences of the agriculture and fishing industries on its growth over time, which enabled it to become one of the most important early West Coast towns. True to William Herbert Steves's vision to make this settlement a major economic centre, destination, and terminus when he pre-empted the land in 1880,

Steveston's history and intrinsic heritage resonate across the province and beyond. Steveston is valued as Richmond's earliest example of city planning. Its grid pattern layout, characterized by small blocks, narrow lots, and rear service lanes, dates to 1888 and reflects the original survey which focused the town site on the river and ensured that the local infrastructure accommodated the needs of both fishing fleets and canneries which were abundant here at the time and continued to thrive until the mid twentieth century.

The proposed development's facade emulates the early 1880s grid pattern of narrow lots.

The location of the commercial core of the village is also significant, as it reflects the importance of the interrelationship between water, rail, and road which played a crucial role in the economic and physical development of the town in the late nineteenth and early twentieth centuries.

Steveston is valued for the extent of its historic character and intrinsic heritage values, seen less in individual buildings than in the cumulative effect its physical and intangible elements have had on its heritage significance since 1880. Its unpretentious working

environment and aesthetic character provide an important counterpoint to its traces of urban complexity, diverse commercial service and retail uses, and range of building types which embody the complexity and vitality of its economic and social history. It evokes a sense of a bygone era, and most significantly retains the character of an early twentieth century small town in an area that is surrounded by major urban development.

The proposed development's facade reflects an unpretentious, working-class design of diverse commercial character, inspired by historic architecture.

Steveston's social values are reflected through its use over almost a century as a community gathering place for residents and business people from the surrounding area. Moncton Street in particular is a testament to the importance of the commercial core of small-town British Columbia; it continues to evolve as the economic and social heart of the village and the primary local source for goods and services, much as it was historically.

The proposed development maintains and contributes to the tradition of a commercial and residential community gathering place. It will offer homes and retail services, as was this area historically.

Steveston's associative values make it an excellent representative example of the effects of boom-and-bust cycles in British Columbia's economic and cultural development since the late nineteenth century. A significant contributor to the social value of the town site is the multi-cultural nature of the residential community and the work force, brought into existence because of the early canneries and fishing fleets. It is significant that Steveston resonates throughout British Columbia, both for its role as an inter-racial community and as a central place of prosperity and promise.

Steveston exists in its current form in part because of the physical and natural environment found in its location at the mouth of the Fraser River. The town site reflects significant natural heritage values; these values are embodied in the ecology of the Fraser River, traces of surviving indigenous vegetation, riverine and terrestrial habitat values, and open spaces such as nearby Garry Point Park. It is also important that the town site is visually connected to its surrounding natural landscapes, with views of Shady Island in the Fraser River and the North Shore Mountains.

Character-Defining Elements

The proposed development is aligned with the CDEs underlined below:

Built/Planned Environment

- Small commercial buildings with wood framed facades and false fronts
- Building details including cornices, brackets
- Strong street wall edges created by the buildings at Moncton Street
- Pedestrian scale
- Commercial streets parallel to the water
- Cross-grid of north/south streets
- North/south streets with visual access to the dyke
- Associative gathering places (Net Shed, hotel)
- Historical patterns and buildings on the north side of Chatham
- Proximity of the residential area to the commercial area

Residential components of the streets:

- Varying street widths
- Original grid layout
- Exposed drainage ditches
- Lack of street curbs in lanes
- Way in which the site reflects original development

Archetypal main street pattern of Moncton Street:

- Multi-use utilitarian lanes and alleyways
- Variety of building styles and construction types
- Evidence of multi-culturalism in the town
- Industrial traces such as the railway tracks

Landscape

- Landscape elements including ditches, bridges, fences, lawn areas and planted areas
- Mature trees which differentiate the residential area north of Chatham
- Containment of the place by the physical landscape feature of the ocean to the west and river to the south
- Slope of the land down from the dyke
- Location of the site 5 kilometres from the mouth of the South Arm of the Fraser River
- Traces of residential gardens
- Significant open spaces that frame the townsite such as Steveston Park, Garry Point Park
- Views from the townsite to the Gulf of Georgia to the south and west, and to the north shore mountains to the north
- Roughness and unfinished nature of parts of the site
- Waterfront

- Direct connection to the waterfront
- Small scale elements including pilings and wharves, rip-rap river edges, fences, signs
- Presence of marine industrial heritage – boats, masts, rigging, wharves, fish sales, fish store
- Sounds, smells of the waterfront
- Relationship of the site to the waterfront
- Evidence of the use of the waterfront
- Clean water and the natural landscape of the river

Uses

- Diverse business activity – you can get most everything you need
- Working nature of the town reflected by commercial and industrial businesses and businesses related to the fishing industry
- Informal pedestrian use of the streets (eg. jaywalking)
- Ability to access the waterfront and the wharves on foot
- Sense of being in a small town, characterized by such elements as diagonal parking on the street, informal lane parking, shortcuts through properties, small scale building, limited area overall.

Proposal Alignment with Steveston's Three Avenues - Statement of Significance

Values

Steveston's three avenues are valued for their physical contribution to the village; they reflect the orientation of the village planning and development to the landscape, and provide view corridors to the North Shore Mountains and Shady Island. With their openness and features which continue to reflect the original survey of the townsite, they make a significant contribution to the small-town sense of place which characterizes Steveston's heritage.

The proposed development reflects the original village orientation, retains mountain views and contributes to the small-town sense of place.

Character-Defining Elements

- Clear corridor for view to mountains
- Lack of traffic lights
- Angled parking in places

Proposal Alignment with Steveston's Three Lanes - Statement of Significance

Values

The lanes in Steveston possess historical value as products of the initial survey for Steveston, which occurred in 1880. They reflect the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner. The village lanes are also important as informal spaces which connect residential and commercial areas with the dyke and shoreline both physically and visually. Providing informal parking opportunities within the village, they contribute significantly to the cultural value of the small-town sense of place which characterizes Steveston's heritage.

The proposed development introduces a lane building which emphasizes the original lanes and retains their use of connecting informal residential and commercial areas with the dyke and shoreline. The lane aspect of the development contributes to the small-town sense of place.

Character-Defining Elements

- 33' width
- amorphous paved ground plane
- little differentiation between public and private property

Proposal Alignment with Second Avenue - Statement of Significance

Values

Second Avenue is valued for its contribution to the small-town aesthetic of the village. The north/south orientation of the avenues, and their relationships to the natural geography of this area are important reflections of the early land surveys and planning which created the village at this location. Second Avenue is also valued as a thoroughfare in the village, which runs between the residential neighbourhood to the north and the boardwalk associated with Fisherman's Wharf to the south. The historical value of the name of 2nd Avenue is also noteworthy, as it reflects the original survey of the townsite.

The proposed development contributes to the small-town aesthetic of the village, to the thoroughfare aspect of the avenue, to the residential origins of Second Avenue and to the original townsite survey.

Character-Defining Elements

- The absence of traffic lights and the casual flow of pedestrian and vehicle traffic
- The views north to the North Shore Mountains, and south to the dyke and the waterfront
- Angled parking
- The north / south orientation
- Its physical relationships to the residential neighbourhood north of Chatham Street, and the boardwalk at Fisherman's Wharf

Proposal Alignment with West Lane - Statement of Significance

Values

The West Lane possesses historical value as a product of the initial survey for Steveston. It reflects the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner. Important as an informal space in the village core, it connects residential and commercial areas with the dyke and shoreline both physically and visually. As the most working lane in the village, the West Lane contributes significantly to the cultural value of the small-town sense of place which characterizes Steveston's heritage.

The proposed development's facade emulates the early 1880s grid pattern of narrow lots. The proposed development introduces a lane building which emphasizes the original lanes and retains their use of connecting informal residential and commercial areas with the dyke and shoreline. The lane aspect of the development contributes to the small-town sense of place.

Character-Defining Elements

- 33' width
- amorphous paved ground plane
- little differentiation between public and private property
- abrupt rise to dyke (Bayview Street)
- good view from southern end of North Shore Mountains.
- Loading bays, garage doors

References

Ancestry.ca (<https://www.ancestry.ca/>)

BC Assessment (<https://www.bcassessment.ca/>)

Birmingham & Wood. "Steveston Village Conservation Program" (July 2007)

City of Richmond Archives:

- Archival photographs
- City Directories (1902-1976)
- Maps, including Steveston, B.C. [ca. 1895-1911], Steveston Townsite [c. 1932] and Water Works Map [1936]
- Tax Ledgers (1881-1891)
- Tax Assessment Rolls (1905-1942)

City of Vancouver Archives:

- Archival photographs

Community Stories (<https://www.communitystories.ca/>)

Historic Steveston (<https://historicsteveston.ca/>)

Landscapes of Injustice (<https://www.landscapesofinjustice.com/>)

McNulty, Bill. Steveston: A Community History (The Steveston Community Society, 2011)

Mizuta, Haruji. The Japanese Connection in Steveston, B.C. (2006)

Newspapers.com (<https://www.newspapers.com/>)

Next Environmental Inc. "Stage 1 Preliminary Site Investigation for 12071 2nd Avenue, Richmond, BC." Project: 109090101.01 (October 28, 2020)

Richmond Interactive Map (<https://maps.richmond.ca/rim/>)

UBC Special Collections:

- BC Historical Newspapers

Vintage Air Photos (<https://vintageairphotos.com/>)



Address: 12071 2nd Avenue

File No.: RZ 20-919115

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10571, the developer is required to complete the following:

1. **(Flood Protection)** Registration of a flood indemnity covenant on title.
2. **(Affordable Housing)** Contribution of \$15 per buildable square foot (e.g. \$141,960) to the City's affordable housing fund.
3. **(Market Rental)** Contribution of \$3 per buildable square foot (e.g. \$28,392) to the City's affordable housing fund.
4. **(Heritage)** Contribution of \$72.93 per buildable square foot for 0.4 FAR of the site's density (e.g., \$192,156), minus the applicable affordable housing cash-in-lieu contribution (under consideration 2 above) for the development, in accordance with the Steveston Village Heritage Conservation Grant Program (Policy 5900). The total required amount is \$50,196.
5. **(Mixed Use Noise)** Registration of a legal agreement 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.
6. **(Housing Tenure and Age Restriction)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Indoor Amenity)** Contribution of \$1,600 per dwelling unit (e.g. \$9,600) in-lieu of on-site indoor amenity space.
8. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
9. **(Servicing Agreement)** 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:

Water Works:

- a) Using the OCP Model, there is 205.4 L/s of water available at a 20 psi residual at the 3551 2nd Avenue frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s.
- b) At developer's cost, remove and legally dispose of the existing water main on 2nd Avenue.
- c) Upgrade the existing water main on 2nd Avenue to obtain adequate fire flow. At developer's cost, provide a 200mm diameter water main along 2nd Avenue from the existing 200mm diameter water main in Moncton St to Chatham St. The portion from the north property line up to Chatham St will be paid for by the city subject to funding approval. The tie in of the new water main at Moncton St and Chatham St, which will be done by the city crew, shall be paid for by the developer.
- d) Install a new water service connection c/w water meter to be located on-site in a ROW. Dimensions of the ROW, location of the service connection and meters shall be finalized during the SA design process.
- e) Install a fire hydrant on 2nd Avenue as per city spacing standards. The developer will need to coordinate and confirm the location of the hydrant with the Richmond Fire Department.
- f) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- g) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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 building designs.

- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- h) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Install a new storm sewer from Moncton Street to the north property line, complete with manholes. Tie the new storm sewer into the existing drainage system north of the property line. Conduct a capacity analysis to determine the acceptable diameter size required to service the proposed site.
 - iii) At developers cost, install new storm service connections for the development site, 3611 Moncton Street, 12040 2nd Avenue, and 3551 Moncton Street complete with inspection chambers.
 - iv) Remove and legally dispose of existing dual system drainage spanning Moncton Street up to the north property line.
- b) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Upgrade and extended the existing sanitary line on 2nd Avenue with a new 200mm sanitary sewer to the north property line, complete with manholes.
 - iii) Install new sanitary service connection, complete with inspection chamber.
- b) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- a) At Developer's cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- a) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, 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
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages 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.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) 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.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater 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 groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- xi) 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.

Transportation Works

The Developer is to enter into a Servicing Agreement for the design and construction of the frontage improvements and other Transportation-related works described below. All works are to be completed at the cost of the Developer and to the satisfaction of the City. A functional road plan is required based on the following comments:

- a) Along the Second Avenue site frontage, renew the existing frontage treatments.
- b) Development to install wheel stops in the five (5) angle parking spaces adjacent to the site’s frontage on 2nd Ave using the P-TAC design vehicle to ensure no overhang or encroachment onto the sidewalk.
- c) Upgrade the west laneway to match Steveston lane design and works completed as part of the Roderick Servicing Agreement. This will be included as part of the servicing agreement and will need consultation and confirmation by Engineering.
- d) Reinstate/back-fill street signage and pavement marking affected by the frontage works.
- e) The exact dimensions of the frontage works are to be determined based on legal surveys and the functional road plan design process.
- f) Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works and design off site works to accommodate tree preservation requirements and Transportation elements as noted.
- g) Consult Engineering on lighting and other utility requirements as part of the frontage works.

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

- 1. **(Noise Mitigation)** Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to a Development Permit* issuance, the following must be completed:

- 1. **(Landscape Security)** Submission of an appropriate landscape bond/letter of credit for on-site landscaping and registration of an accompanying legal agreement. The landscape plan must include at least two replacement trees with the following minimum sizes:

No. of Replacement Trees	Min. Caliper of Deciduous Tree	Min. Height of Coniferous Tree
2	8 cm	4 m

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. Enter into an encroachment agreement for the proposed awnings along 2nd Avenue and any other encroachments.
- 4. 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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10571 (RZ 20-919115)
12071 2nd Avenue

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 into Section 20 – Site Specific Mixed Use Zones, in numerical order:

20.58 Commercial Mixed Use (ZMU58) – 2nd Avenue (Steveston Village)

20.58.1 Purpose

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

- 20.58.2 Permitted Uses
• animal grooming
• broadcasting studio
• child care
• education
• education, commercial
• government service
• health service, minor
• housing, apartment
• industrial, general
• liquor primary establishment
• manufacturing, custom indoor
• microbrewery, winery and distillery
• office
• parking, non-accessory
• recreation, indoor
• recycling depot
• restaurant
• retail, convenience
• retail, general

- 20.58.3 Secondary Uses
• boarding and lodging
• community care facility, minor
• home business

- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.58.4 Permitted Density

1. The maximum **floor area ratio** is 1.6.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.58.5 Permitted Lot Coverage

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

20.58.6 Yards & Setbacks

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

20.58.7 Permitted Heights

1. The maximum **building height** for the **site** is 12.0 m, containing not more than three **storeys**.

20.58.8 Subdivision Provisions/Minimum Lot Size

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

20.58.9 Landscaping & Screening

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

20.58.10 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 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 Section 7.0 of this Bylaw are reduced by 13%.

c) A minimum of 50% of the spaces provided shall be standard spaces.

20.58.11 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. 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 (ZMU58) – 2ND AVENUE (STEVESTON VILLAGE)” zone.**

P.I.D. 003-448-614

Lot 5 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10571”.**

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER