



City of Richmond

Report to Council

To: Richmond City Council
From: Councillor Harold Steves, Chair
Planning Committee
Date: September 17, 2008
File: 12-8060-20-
8432/8433
Re: APPLICATION BY 0768807 B.C. LTD. FOR REZONING AT 11900 NO. 1 ROAD FROM "STEVESTON COMMERCIAL (TWO-STOREY) DISTRICT (C4)" AND 4091 & 4111 CHATHAM STREET FROM "SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E)" TO "COMPREHENSIVE DEVELOPMENT DISTRICT (CD/199)"

The Planning Committee, at its meeting held on Tuesday, September 16, 2008, considered the attached report, and recommends as follows:

Committee Recommendation (OPPOSED: Councillor Steves)

- (1) That Bylaw No. 8432, to redesignate 11900 No. 1 Road, 4091 and 4111 Chatham Street:
 - (a) from "Neighbourhood Service Centre" to "Mixed-Use" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 7100 (Generalized Land Use Map); and
 - (b) from "Commercial" to "Multiple Family" in the Steveston Waterfront Neighbourhoods Land Use Map in Schedule 2.4 of the Official Community Plan Bylaw 7100 (Steveston Area Plan)be introduced and given first reading;
- (2) That Bylaw No. 8432 having been considered in conjunction with:
 - (a) the City's Financial Plan and Capital Program; and
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plansis hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
- (3) That Bylaw No. 8432, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and
- (4) That Bylaw No. 8433 to create "Comprehensive Development District (CD/199)" and for the rezoning of 11900 No. 1 Road, 4091 and 4111 Chatham Street from "Steveston Commercial (Two-Storey) District (C4)" and "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/199)" be introduced and given first reading.
- (5) That the 4091 Chatham Street Heritage Building be relocated to the Steveston Museum site at 3811 Moncton Street.

Councillor Harold Steves, Chair
Planning Committee

Attach.

VARIANCE

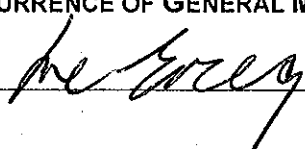
Please note that staff recommended Parts (1), (2), (3), and (4) and Committee added Part (5).

4. That Bylaw No. 8433 to create "Comprehensive Development District (CD/199)" and for the rezoning of 11900 No. 1 Road, 4091 and 4111 Chatham Street from "Steveston Commercial (Two-Storey) District (C4)" and "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/199)" be introduced and given first reading.



Brian J. Jackson, MCIP
Director of Development

FM/DN:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks Planning, Design & Construction ...	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

0768807 B.C. Ltd. has applied to the City of Richmond for permission to rezone 11900 No. 1 Road, 4091 and 4111 Chatham Street (**Attachment 1**) from "Steveston Commercial (Two-Storey) District (C4)" and "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/199)" in order to construct a mixed-use development consisting of approximately 144 "Supportive Independent Living" (seniors) residential units in a four-storey building and a new ANAF (Army Navy Air Force) 284 Club of approximately 1,174 m² (12,636 ft²), and associated parking containing 158 parking spaces (**Attachment 2**).

Findings of Fact

The proposed development, which is the subject of this report, aims to achieve the urban design objectives for the area envisioned in the Steveston Area Plan, as well as to provide a significant community amenity by partnering facilities for ANAF members and supportive independent living units for seniors in Richmond.

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

Project Description

The development proposal will occupy a large consolidation of land [approximately 7,937 m² (85,433 ft²)], which is located at the northeast corner of the Chatham Street and No. 1 Road intersection, at the entrance to the Steveston Village from the north.

Redevelopment of the site will facilitate the introduction of new facilities for the ANAF 284 Club to replace the aging existing structure located at 11900 No. 1 Road and support independent housing for seniors, thereby increasing the housing options for seniors within the Steveston Neighbourhood.

There are two (2) existing houses on the single-family lots (4091 and 4111 Chatham Street) that form part of this application. To allow for the proposed development, the single family home located at 4111 Chatham Street will be demolished and the relocation and conservation of the building located at 4091 Chatham Street, (also referred to as the "The Nurses Residence" and/or "the 4091 Chatham Street Heritage Building") to Garry Point Park is being recommended. The applicant will contribute \$50,000 towards relocation and conservation, which is discussed in more detail in a subsequent section of this report.

The proposal involves the following components:

- Approximately 144 "supportive independent living" residential units organized in a "H" shaped, four-storey wood-frame building that is oriented in an east-west axis and associated outdoor courtyard and amenities, which is situated above the parking structure;
- A new 1,174 m² (12,636 ft²) ANAF 284 Club that extends along the No. 1 Road frontage of the site; and
- A semi-submerged parking structure that provides for the parking needs of the supportive independent living residential units and the ANAF 284 Club.

There are two (2) courtyards at the second level, on the roof of the parking level. The eastern courtyard provides open and long views toward the Steveston Park, while the western courtyard is an outdoor extension of the dining area; its enclosed character provides a quiet gathering place for the residents and visitors.

Surrounding Development

The immediate context surrounding the development site is as follows:

- To the North: Several three-storey townhouse clusters and a four-storey wood-frame building (ANAVETS) on individual parcels zoned "Townhouse and Apartment District (R3)", designated "Multiple-Family" in the Steveston Area Land Use Map.
- To the East: A paved parking area serving the needs of Steveston Park zoned "School & Public Use District (SPU)" designated "Public Open Space" in the Steveston Waterfront Neighbourhoods Land Use Map.
- To the South: Across Chatham Street, a single-family residence on a site zoned "Single-Family Housing District, Subdivision Area E (R1/E)" and the surface parking area for the residents of the Bill Rigby Manor apartment building on a site zoned "Townhouse & Apartment District (R3)" designated "Public Open Space" in the Steveston Waterfront Neighbourhoods Land Use Map. The old Steveston Telegraph Exchange building is located south of the residence at the corner of No. 1 Road and Chatham Street.
- To the West: Across No. 1 Road, at the corner of Chatham Street and No. 1 Road, a mixed-use development consisting of commercial uses at the ground level and two (2) residential floors above is being constructed on a lot zoned "Steveston Commercial (Three-Storey) District (C5)" designated "Commercial" in the Steveston Waterfront Neighbourhoods Land Use Map. At the corner of No. 1 Road and Broadway Street is a single-family dwelling on a lot zoned "Single Family Housing District, Subdivision Area A (R1/A)", designated "Single-Family" in the Steveston Area Land Use Map.

Related Policies & Studies

Richmond Official Community Plan (OCP):

- The OCP defines "Neighbourhood Service Centres" as areas of the City that are intended to accommodate the shopping, personal service, business, entertainment, recreational, and community facility and service needs of area residents, and may include residential uses. As the proposed development intends to provide not only a space for recreation and entertainment of ANAF Club users, which is accommodated under the current designation, but also supports independent living housing for seniors, redesignation of the site to "Mixed-Use" in the General Land Use Map of Schedule 1 of the OCP is required to reflect the emphasis of the seniors oriented supportive independent living housing component being proposed on-site.

- In addition, an amendment from “Commercial” to “Multiple-Family” in the Steveston Waterfront Neighbourhoods Land Use Map in Schedule 2.4 of the OCP is required. The “Multiple-Family” designation permits congregate housing use, which will introduce housing alternatives for Richmond seniors. The commercial and community use proposed on-site is complimentary to the congregate housing proposed, which consists of approximately 144 supportive independent living seniors units.
- The proposal responds well to general OCP and Steveston Area Plan housing and land use objectives. Further, the proposed development generally meets the character Sub-Area Guidelines applicable to this area.
- Additionally, the proposal will provide a significant contribution toward expanding the housing stock available for independent seniors residing within Steveston and provide a new club space for the ANAF 284 Club. The site is one of the few large parcels remaining in the area capable of accommodating the proposed uses.
- The proposed OCP amendments (Bylaw No. 8432) have been considered in conjunction with the City’s Financial Plan and Capital Program and the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans. The proposed amendments are considered to be consistent with the Program and Plan in accordance with the Local Government Act.

Floodplain Management Implementation Strategy

In accordance with the City’s current Flood Management Strategy, the applicant is required to register a flood indemnification covenant on title referencing the minimum habitable elevation.

Affordable Housing

Proposed Rezoning Bylaw No. 8433 permits congregate housing, and accessory uses, buildings and structures that are limited to food catering establishment and commercial entertainment. The Richmond Affordable Housing Strategy applies only to the development of market housing, and as a congregate housing project, the Richmond Affordable Housing Strategy does not apply to this development proposal.

The applicant has indicated that veteran subsidies may be available to future tenants. Depending on rank and level of disability, subsidies or shelter allowances may be in the order of \$700-\$1200 per month. In addition the ANAF has announced that it will further subsidize veterans by 10% for the lifetime they are in the building. This 10% applies to both the rent and subsidies. Rental rates will include the optional provision of food services, housekeeping services, and potentially recreation services.

City Parks Space

Steveston Park, which is owned by the City, is located along the site’s eastern boundary. The Steveston Waterfront Neighbourhoods Land Use Map designates the properties on the south side of Chatham Street as “Public Open Space”. Despite being bounded on two sides by properties with significant park value, the subject site is outside the scope of the ultimate park strategy in the area.

Consultation

Consultation in accordance with procedural requirements associated with rezoning has been undertaken; no additional consultation is required in association with the proposed OCP amendment.

The rezoning process includes erection of a development sign, notification of neighbours, and local advertising of the Public Hearing. The applicant has forwarded confirmation that a development sign has been posted on the site and the statutory Public Hearing will provide area residents, businesses, and property owners with opportunity to comment on the application.

In addition, the applicant hosted a series of Public Information Meetings; on October 16, 2007, November 28, 2007 and January 8, 2008 at the ANAF 284 Club, which were advertised in the Richmond News. The meetings were undertaken as a private initiative by the applicant.

Staff received one objection to the proposal. A letter was received by staff (**Attachment 4**) expressing the following concerns (staff comments follow in bold italics):

- Project size is a concern.
A density no greater than 1.75 Floor Area Ratio (FAR) is proposed. Although the density proposed is greater than that permitted by the "Townhouse & Apartment District (R3)" zoning that applies to the townhouse projects located north of the subject site, the impact of the building is minimized through building placement and building design, which includes stepping down the building from four (4) storeys to three (3) storeys at building ends, introduction of an "H" shaped building, semi-submerging the parking, and maximizing building recesses and openings.
- The proposed use would be better accommodated at the Steveston High school site.
Steveston High school is owned by the Richmond School District No. 38.
- Ability of the parking structure to accommodate the ANAF Club parking needs.
A total of 158 parking stalls are provided on-site and CD/199 prescribes a required ratio of stalls for use by the ANAF Club space and the associated commercial and entertainment uses. The parking ratio applied to the non-residential component of the site (8.5 spaces per 100 m² (1,076 ft²) of gross leasable floor area of building) is in keeping with the parking requirements in the Zoning and Development Bylaw, which is acceptable to the City's Transportation Engineering Department.
- Inadequate notification for the applicant sponsored Open House.
An applicant-initiated Open House occurred on November 28, 2007 at the ANAF Club and was advertised in the Richmond News. As the applicant was not required by the City to host an Open House, the City did not impose advertising and event format criteria. The rezoning process includes erection of a development sign, notification of neighbours, and local advertising of the Public Hearing in accordance with the Local Government Act.

- Unit sizes have not been confirmed.

The applicant proposes to introduce approximately 144 supportive individual living units on-site. The maximum total building Floor Area Ratio permitted on-site is specified in proposed Comprehensive Development District (CD/199) and parking requirements according to use are also specified. The size and layout of units is reviewed by staff in association with the Development Permit; however, the ultimate layout and size is determined by the applicant.

- The City does not propose to regulate rental rates and the rates may be unaffordable for most seniors.

The Richmond Affordable Housing Strategy applies only to multiple-family development. Proposed Comprehensive Development District (CD/199) permits congregate housing but does not permit multiple family housing; therefore, the terms of the Affordable Housing Strategy, including maximum rental rate restrictions, do not apply to the subject development application.

The project proponent has advised that rental rates, which are anticipated to be within the eightieth percentile of rents providing housing for BC Seniors, will include the optional provision of food services, housekeeping services, and potentially recreation services. Some future tenants may qualify for veteran subsidies that are available through existing programs.

- The proposed development will generate substantial garbage and there is concern that collection facilities will be inadequate.

In association with the Development Permit (DP 07-389916), the garbage and recycling facilities required on-site will be determined and reviewed by Environmental Programs and Planning staff.

School District No. 38 (Richmond).

This application was not referred to School District No. 38 (Richmond) because of the nature of the project, which proposes to introduce approximately 144 supportive independent living dwelling units for seniors. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). As this development will not generate any additional students, consultation with the School District was not required.

Staff Comments

No significant concerns have been identified through the technical review.

Analysis

The Conservation of the 4091 Chatham Street Heritage Building

Value Of the Building

The subject development consists of a consolidation of three (3) properties. A heritage building is located at 4091 Chatham Street, which is a property included in the subject consolidation. The heritage building located at 4091 Chatham Street (referred to as "the 4091 Chatham Street Heritage Building") has important heritage value as it represents Japanese heritage in Steveston (e.g., was used as the Steveston Japanese Hospital Office) and as it retains 1920's style character elements. The 4091 Chatham Street Heritage Building is on the Heritage Inventory and in the Steveston Village Conservation Strategy. The development of staff recommendations for the conservation of the heritage building entailed a rigorous review process.

Developer's Proposal and Contributions

The developer proposes to give the 4091 Chatham Street Heritage Building to the City and contribute \$50,000 for its relocation off the site and conservation.

Chronology

- On May 8, 2007 Planning Committee directed:
That staff investigate (i) the recent purchase by the Army, Navy and Air Force Branch of the Legion (Steveston) of a heritage building at 4091 Chatham Street, and (ii) the new owner's intention to move the building to another location, and (iii) provide comment and advice to the Planning Committee at a future meeting.
- On July 23, 2007, Council passed the following resolution:
That staff continue to work with the Army Navy & Air Force Legion Branch, Nikkei Fishermen's Project Committee, Richmond Heritage Commission, Steveston Historical Society (Museum) Board and potential private owners to determine the most viable solution to conserve the 4091 Chatham Street building, and report progress as required.
- On May 20, 2008, the Steveston Community Society advised the City that it did not accept the 4091 Chatham Street Heritage Building in Steveston Park.
- On May 27, 2008 Parks, Recreation & Cultural Services Committee passed the following motion:
That staff solicit the seven Steveston non-profit societies' input and recommendations with regard to the Japanese Nurses House, in conjunction with the existing staff referral on the issue, and report to the Planning Committee.
- On July 15, 2008, the Steveston Community Society commented on behalf of the groups that, without funding to complete the 4091 Chatham Street Heritage Building and a community willingness to take on the project, in their opinion, it would be better to dispose of the building and have the dollars that are to be allocated to it by the developer to assist other heritage projects in the Steveston area.

Staff Recommendations

After community consultation and discussions with the Heritage Commission, City Staff recommended that the 4091 Chatham Street Heritage Building be conserved, but there has been no consensus regarding where and how to do it. To conserve the 4091 Chatham Street Heritage Building, staff suggest the following:

1. That the 4091 Chatham Street Heritage Building be conserved;
2. That the developer provide \$50,000 as a contribution to relocate and assist to conserve the building;
3. That the 4091 Chatham Street Heritage Building be relocated to Garry Point to the area just north of the caretaker/concession stand building;
4. That Parks Recreation & Cultural Services submit proposals for \$250,000 in each of the 2009 and 2010 Capital Submissions to finance: first, the placement and stabilization of the 4091 Chatham Street Heritage Building, and second, the restoration and retrofit of the interior for a total of \$500,000;
5. That the 4091 Chatham Street Heritage Building be used for a variety of City and/or community purposes, as determined by Council in the future, including a possible museum to provide park user/tourism information about Garry Point Park and the West Dyke Trail System, and possibly sharing of the space with a community group for a fee to promote its objectives) (e.g. the Nikkei Fishermen); and
6. That the possibility of sharing space within the 4091 Chatham Street Heritage Building with community groups be investigated. It is noted that the Nikkei Fishermen group has expressed an interest in using some of the building to showcase their culture and potentially raising money to share space. As the amount and timing of their (or any other group's) financial contribution is uncertain and as it is important to complete the restoration the 4091 Chatham Street Heritage Building as quickly as possible to provide a timely benefit to the community, staff propose that the City relocate the building with the developer's \$50,000 contribution and restore the building primarily at its expense. Further, a community group intending to occupy and use space within the relocated 4091 Chatham Street Heritage Building will need to negotiate a lease with the City that articulates the terms, including financial terms, associated with the use of the building.

Reason To Relocate the 4091 Chatham Street Heritage Building To Garry Point Park

Rationale for the relocation of the 4091 Chatham Street Heritage Building to Garry Point Park include:

1. The land is City-owned.
2. The original Garry Point Park Master Plan included in this area "a structure resembling a traditional Japanese house. This would serve as a museum of Japanese history in the area, bonsai display, etc." (Pages 22-23 Garry Point Park Master Plan June 1983).
3. The nearby Kuno Gardens, sponsored by the B.C. Wakayama Kenji-kai, commemorates the first Japanese in Canada. In the last few years, this organization has continued its commitment to Garry Point Park by the annual planting of cherry trees in the park, specifically, in the grass berm area bordering 7th Avenue.

4. Garry Point Park, as part of Steveston Village and the regional greenways system, is exceedingly popular with residents and visitors to Richmond. While it is time to review the Master Plan for Garry Point Park, the concept of providing an opportunity to tell the Japanese history in the park is still valid.
5. The proposed location for the 4091 Chatham Street Heritage Building would be in the grass area north of the caretaker and on the west side of the berm. The berm should be regraded so that the building would sit at the parking lot level; thereby, reducing the impact on the residential townhouses along 7th Avenue. The building would be highly visible to park visitors and it would not block views to the water in this location. The building, as a potential museum, could also be used to provide park user/tourism information about Garry Point Park and the West Dyke Trail System. In addition, the grass berm around the building could be designed to accommodate outside interpretation features.

Site Relocation Options

Before concluding that Garry Point Park is the preferred site, the following sites were reviewed by staff. While not preferred by staff, they are options which Council may consider.

SITE	PRO	COMMENTS
Steveston Museum Site	▪ Not preferred	• Not supported by the Steveston Historical Society due to loss of green space.
Britannia Heritage Shipyard	▪ Not preferred	• Is not consistent with the Britannia Heritage Shipyard Concept Plan since it is an upland building with no connection to the waterfront.
Terra Nova Parksit – Artisan Heritage District	▪ Not preferred	• Is not consistent with the Terra Nova Rural Park Master Plan since the house has no connection to the waterfront or a cannery community which is the basis for the heritage district in the park.
Steveston Parksit – near The Martial Arts Centre & Japanese Cultural Centre	▪ Not preferred	• Not consistent with the Steveston Community Park Vision Plan and lack of heritage context with these existing modern buildings
Steveston Parksit – as the Steveston Community Police Office Building	▪ Not preferred	• Not consistent with the Steveston Community Park Vision Plan and possible impacts to heritage fabric required by adaptive reuse with limited connection to Japanese heritage.
ANAF Site	▪ Not preferred	• Development proposal for the site does not include the building.

Benefits Associated with the Staff Recommendation

The benefits of the arrangement recommended by Staff include:

- For the 4091 Chatham Street Building: It is conserved as an important Steveston and Japanese heritage building, it is conserved in Steveston, it can be relocated quickly, it can be conserved and operational in a short amount of time (e.g., by 2010/11) for community benefit and options still remain open for the City to partner with a community group(s) to share the use of the Building;
- For the ANAF Site: A new development, that is associated with significant community benefit, can proceed; and
- Overall: Through coordination and partnerships Steveston is revitalized.

Richmond Heritage Commission

- The Richmond Heritage Commission reviewed the proposed development at its meetings on January 17, 2008 and May 8, 2008. At its May 8, 2008 meeting, the Commission supported the changes and design development undertaken by the application in response to the Commission's comments at the January 17, 2008 meeting. **Attachment 5** summarizes the Commission's comments from the May 8, 2008 meeting.
- Further design development will be undertaken in association with the Development Permit (DP 07-389916), which is discussed in more detail in a subsequent section of this report.

Tree Preservation

- The proposed building size and mass results in no opportunities for on-site tree preservation. Tree survey information submitted with the development application identifies approximately 13 trees on-site.
- Landscaping details, demonstrating the introduction of a comprehensive replanting plan in accordance with the 2:1 replacement requirement, will be further evaluated and a landscape Letter of Credit secured in association with the Development Permit (DP 07-389916).

Proposed Comprehensive Development (CD/199) Bylaw

- The proposed Comprehensive Development (CD/199) Bylaw is tailored to secure congregate housing and associated compatible uses on-site, and responds to the objectives of the Steveston Area Plan to accommodate a variety of housing options within the neighbourhood. Additionally, the ANAF Club space provides a community amenity.
- A Floor Area Ratio (FAR) of 1.75 is permitted, which is responsive to the range of density within the neighbourhood.
- The building setbacks and permitted building height are sensitive to the adjacent context. In addition, further design development and appropriate landscaping will be undertaken in association with the Development Permit (DP 07-389916) to maximize the building's integration into the neighbourhood.

Roads, Transportation and Parking

- This development will provide road dedications/Public Rights-of-Passage Rights-of-Way (PROP ROW) (**Attachment 8**) to enable road widening and frontage improvements along No. 1 Road and Chatham Street. A Servicing Agreement for all frontage works must be entered into prior to adoption of the rezoning bylaw.
- An additional PROP ROW will also be provided to facilitate a vehicular turnaround near the end of Chatham Street before the entrance to Steveston Park.
- A \$9,000 cash contribution towards accessible pedestrian signal enhancements of the No. 1 Road/Chatham Street intersection is also required prior to adoption of the rezoning bylaw.
- The required Off-Street Parking/Loading has been determined, based on consideration of the proposed development and is supported by a Transportation Engineering Study that was reviewed and accepted by the City Transportation Engineering Department. The following parking rates are required:

- For the independent living seniors oriented housing: 0.4 parking spaces per sleeping unit; and
- For the ANAF Club facility: 8.5 spaces per 100 m² (1,076 ft²) of gross leaseable floor area.
- A total of 152 standard parking stalls are provided for the proposed development plus an additional six (6) accessible stalls, which comply with the City's standards for accessibility, will be provided on-site. The total parking is consistent with the provisions of CD/199.
- Vehicle access to the parking structure is from Chatham Street. A separate loading area will have access from No. 1 Road at the north edge of the site.
- There is an existing parking area on the adjacent lot to the North (11820 No. 1 Road) that is accessed through the subject site. The subject site will continue to provide physical access to this parking area through the parking structure. A cross-access easement in favour of 11820 No. 1 Road will be secured prior to final adoption of the rezoning bylaw.

Engineering Servicing Capacity and Upgrades

- The developer's engineering consultant has submitted an assessment of the City's Storm and Sanitary system. According to the engineering assessment, upgrades to the City's storm sewer system are required. The City's Engineering Department has reviewed the engineering assessment and determined that upgrades to the City's Storm Sewer are required (**Attachment 6**). These upgrades will be constructed via the City's standard Servicing Agreement, which must be entered into prior to adoption of the rezoning bylaw.
- Additional utility Rights-of-Way (ROW) will be required in conjunction with the site servicing constructed via the Servicing Agreement.
- There is an existing ROW in favour of the City registered on 4111 Chatham Street that will need to be discharged as part of the development of the property. The discharge of this ROW (*RD32598 Plan 50630*) is required prior to final adoption of the rezoning bylaw.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposed development at its meeting of May 7, 2008. The Panel supported and provided comments (**Attachment 7**) on the proposed development. Design development to incorporate the Panel comments will be addressed as part of the Development Permit design review process.

Proposed Development Permit (DP 07-389916)

- The Development Permit review process is in progress. The location of the buildings on the site have been determined with consideration of the building mass and open space and the building's relationship with Steveston Park, adjacent residential land uses, and adjacent commercial land uses. The east and west building ends are lowered to minimize the mass and scale of the building and improve the relationship with adjacencies.
- Subsequent to review by the ADP, improvements to the treatment of the southeast corner of the building were undertaken to reduce the apparent mass of the building and improve the relationship with the street.

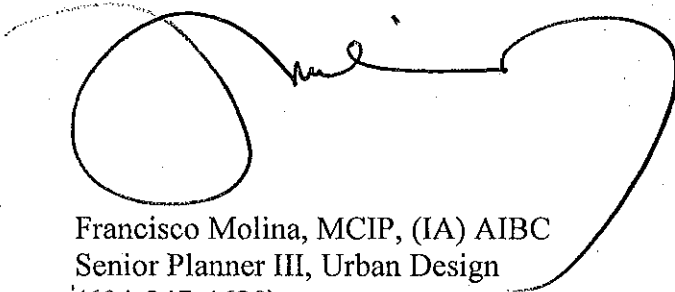
- Modular window and pilasters treatment, and a canopy above the ANAF Club space along the No. 1 Road frontage reference the commercial uses located south of the site and contribute toward a commercial character at the street level.
- Proposed roof slopes reference proportions used for residential buildings within the neighbourhood.
- A pedestrian character and scale has been reinforced along the Chatham Street frontage, which contributes to the pedestrian linkage between Gary Point Park and Steveston Park.
- The relationship between the ANAF Club space and No. 1 Road has been strengthened by raising the elevation of the Club slightly above the sidewalk level. A minimum differentiation between the grade of the ANAF Club and the sidewalk facilitates a positive relationship between indoor use and the outdoor public realm, which also creates opportunities for passive surveillance of street activities.
- In association with the Development Permit (DP 07-389916), the following design details are to be further considered:
 - Further consideration of the building materials proposed to improve the relationship between building components and the existing context, and stronger historical references;
 - The inclusion of four (4) entrances to the ANAF Club, an isolated loading area located on the north side of the building, and a recessed bus stop shelter area on the No. 1 Road frontage all require further consideration to address potential safety and security concerns;
 - Further development of the parking layout to include delineation and appropriate security measures between parking for residents, club patrons, and visitors. Glazing is to be used to improve visual permeability of elevator lobbies and vision panels are to be incorporated into doors leading to publicly accessible areas such as exist stairs. The parking area is to be painted with reflective white paint, incorporate way-finding queues for visitors that include physical elements such as raised curbs and ramps, and minimize hidden corners within the structure;
 - Further enhancement of the public realm, including further design development of the interface between the buildings and street and use of quality materials, minimizing exposure of parkade walls, and enhancing the raised planters and trellis elements along the Chatham Street frontage; and
 - Development of a landscape treatment to include significant reference to Japanese culture in recognition of the historical importance of the 4091 Chatham Street Historical Building.

Financial Impact or Economic Impact

The applicant will contribute \$50,000 toward relocation and conservation of the 4091 Chatham Street Heritage Building. The full financial cost of relocation and conservation will exceed the contribution amount. Staff suggest that Parks Recreation and Culture Services submit proposals for \$250,000 in each of the 2009 and 2010 Capital Submissions, resulting in a sum total of \$500,000, for the placement, stabilization, and internal restoration and retrofit of the 4091 Chatham Street Heritage Building. It is noted that there is no guarantee that funds will be available via the Capital process.

Conclusion

Staff recommend that this application be approved to proceed. Rezoning of the site, which would permit approximately 144 supportive independent living housing units for seniors, a new club space for the ANAF 248 Club, and associated parking, provides an opportunity to introduce housing options for Richmond seniors and improved club space for a long-standing Richmond group. The proposed development also makes allowances for the preservation of a valued Heritage asset (the 4091 Chatham Street Heritage Building), which will be relocated. The proposed use and density, as well as urban form, are in accordance with the overall urban design and complete community objectives of the Steveston Area Plan. On this basis the proposed land use and density is supportable.



Francisco Molina, MCIP, (IA) AIBC
Senior Planner III, Urban Design
(604-247-4620)

FM/DN:blg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

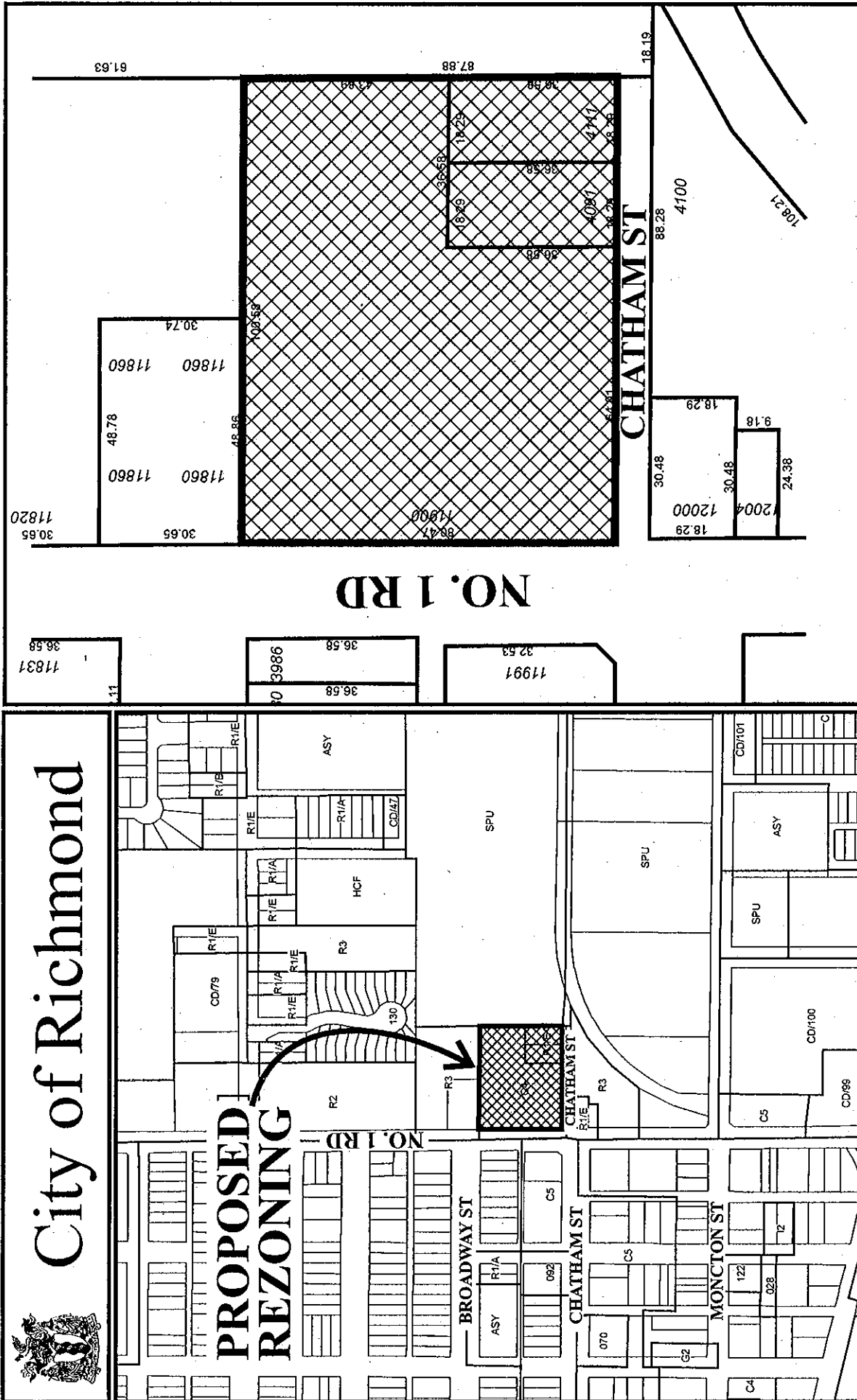
Attachment 4: Letter of Concern from Resident

Attachment 5: Richmond Heritage Commission Regular Meeting Minutes (May 8, 2008)

Attachment 6: Storm & Sanitary Analysis Synopsis

Attachment 7: Advisory Design Panel Minutes (May 7, 2008)

Attachment 8: Rezoning Considerations

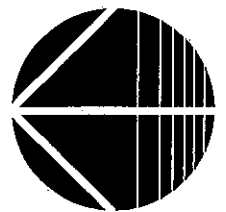


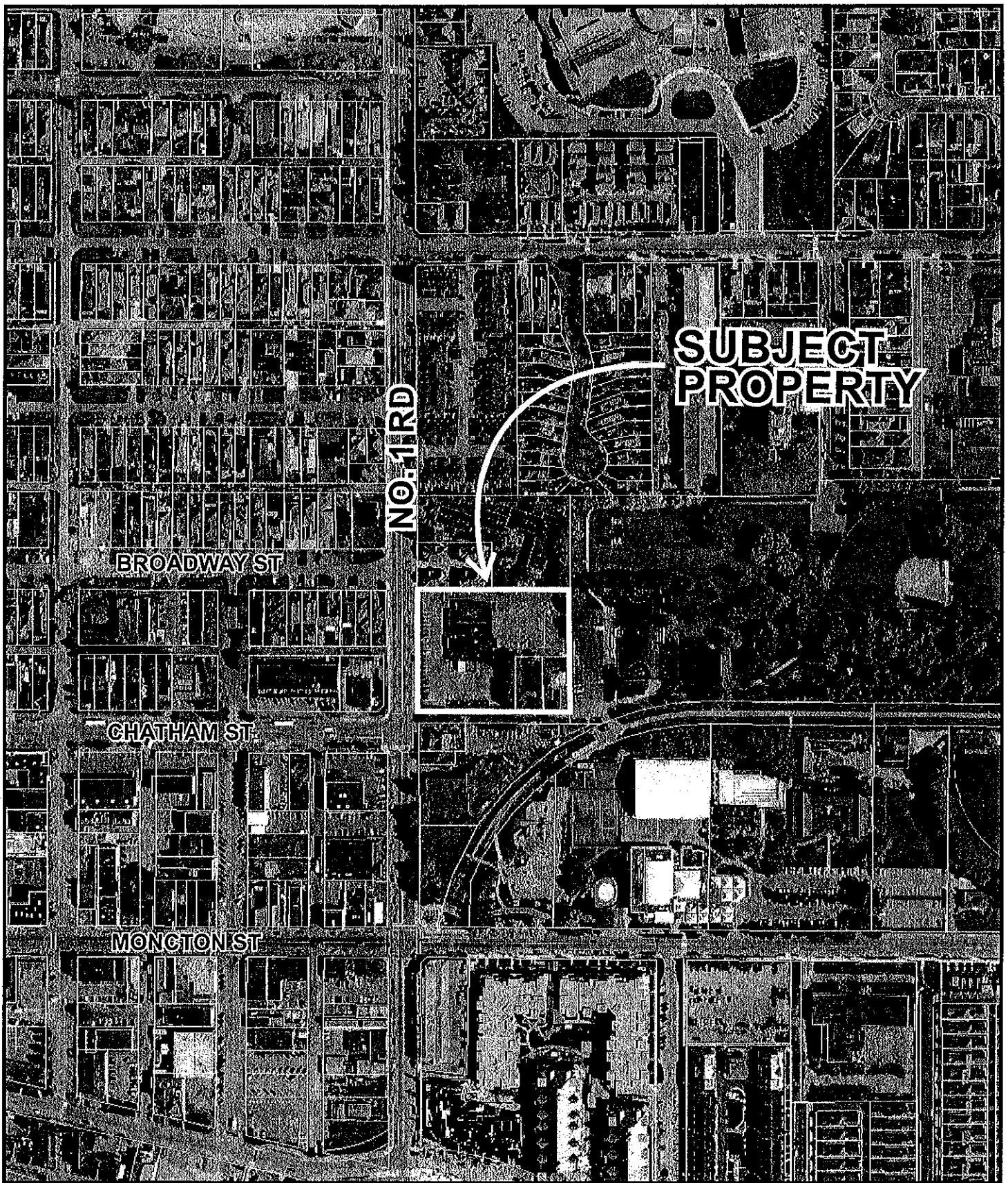
RZ 07-384741

Original Date: 09/26/07

Revision Date:

Note: Dimensions are in METRES



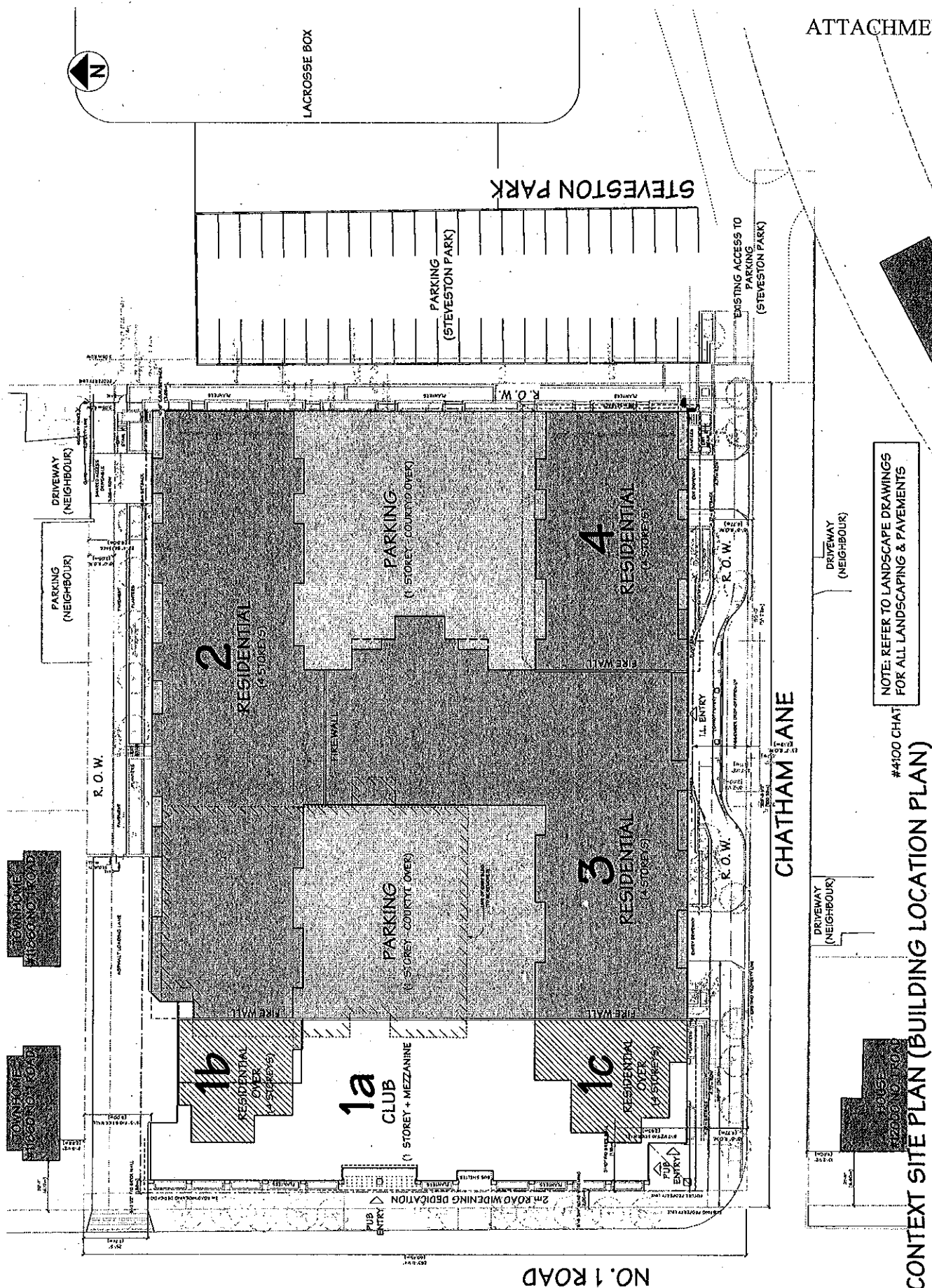


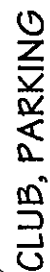
RZ 07-384741

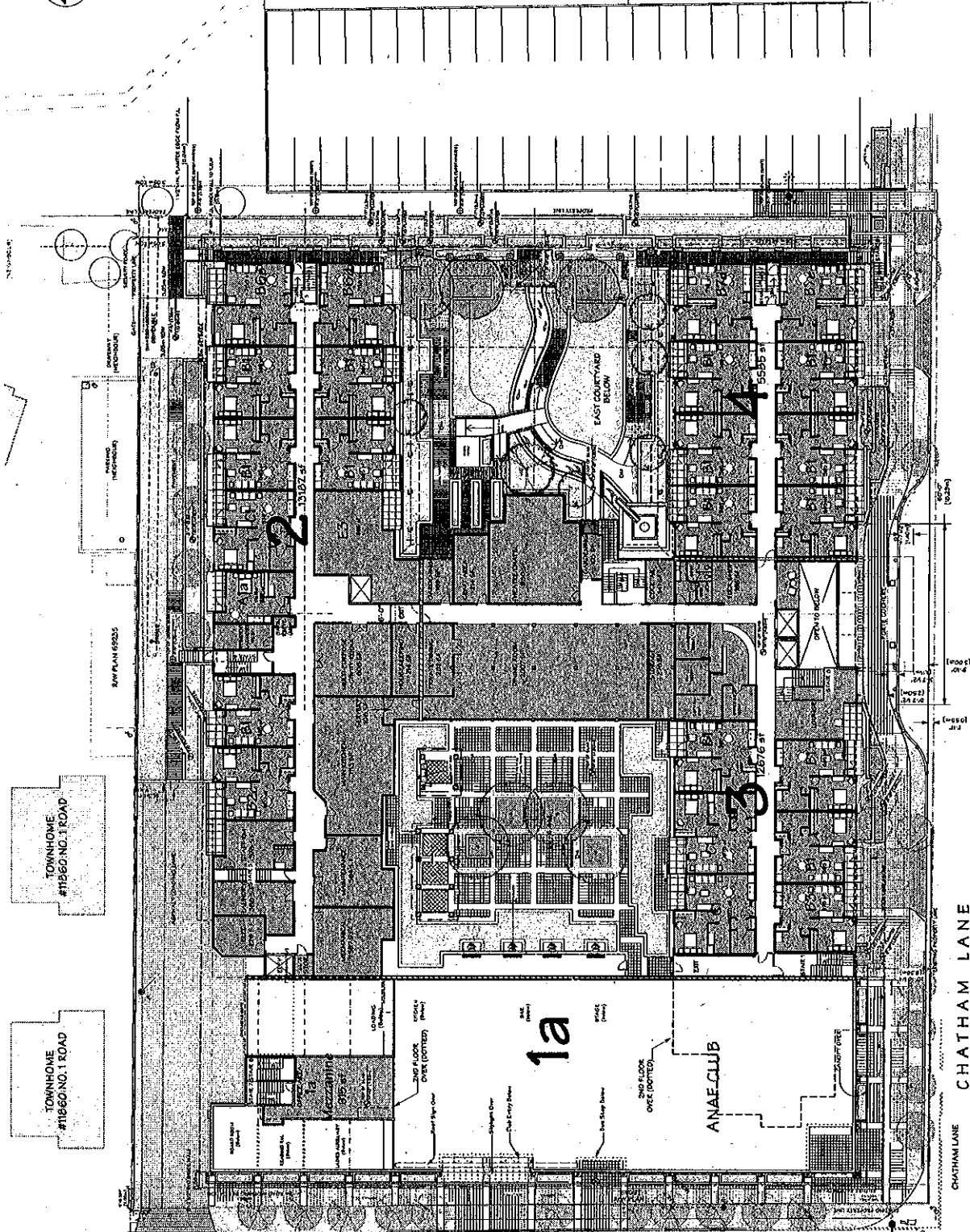
Original Date: 09/26/07

Amended Date:

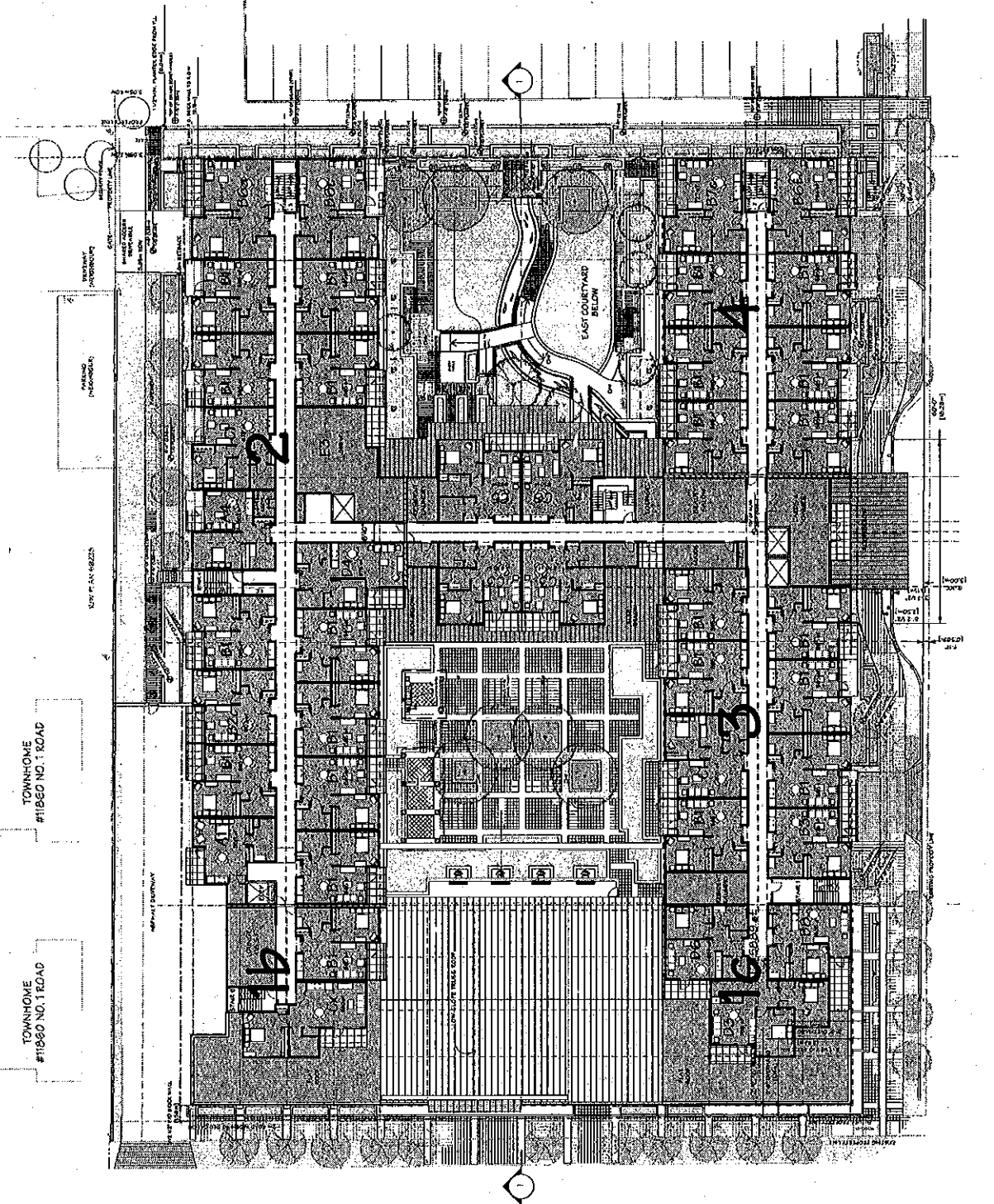
Note: Dimensions are in METRES







FLOOR 1

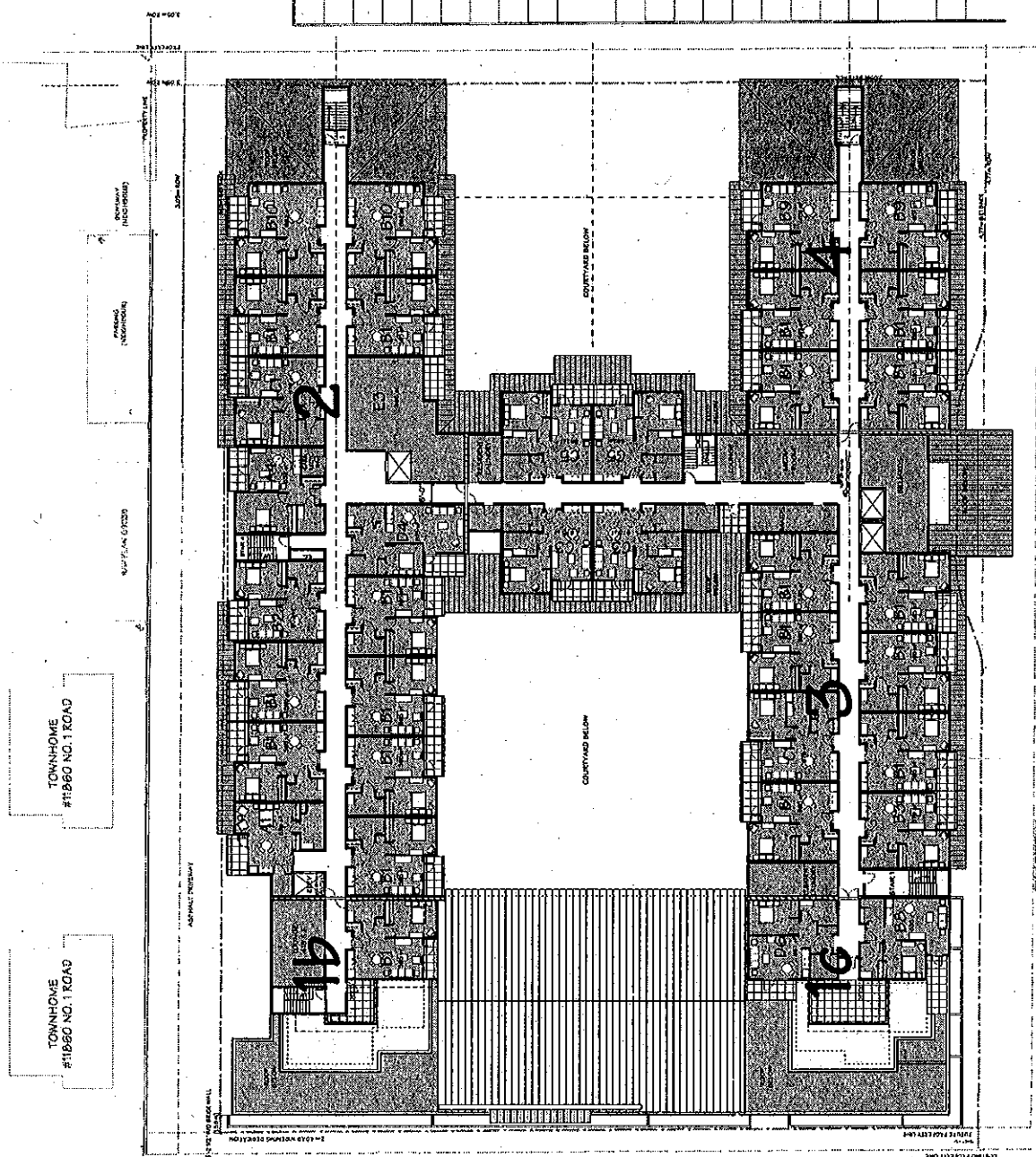


TOWNHOME
#11860 NO. 1 ROAD

TOWNHOME
#11860 NO. 1 ROAD

NO. 1 RD.

CHATHAM LANE





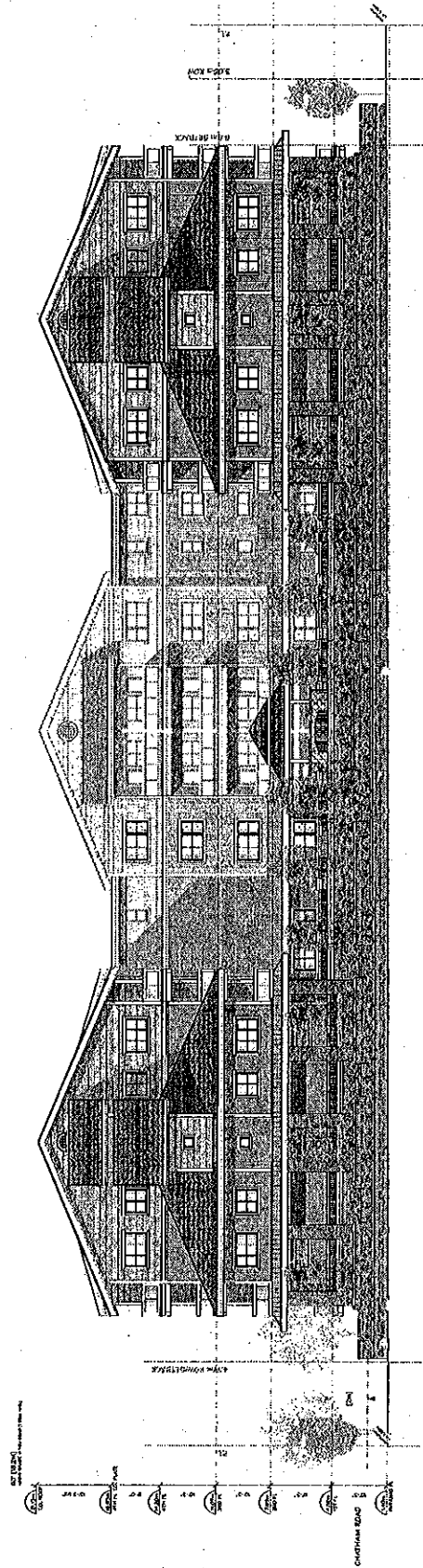
FORM NO. 100-0

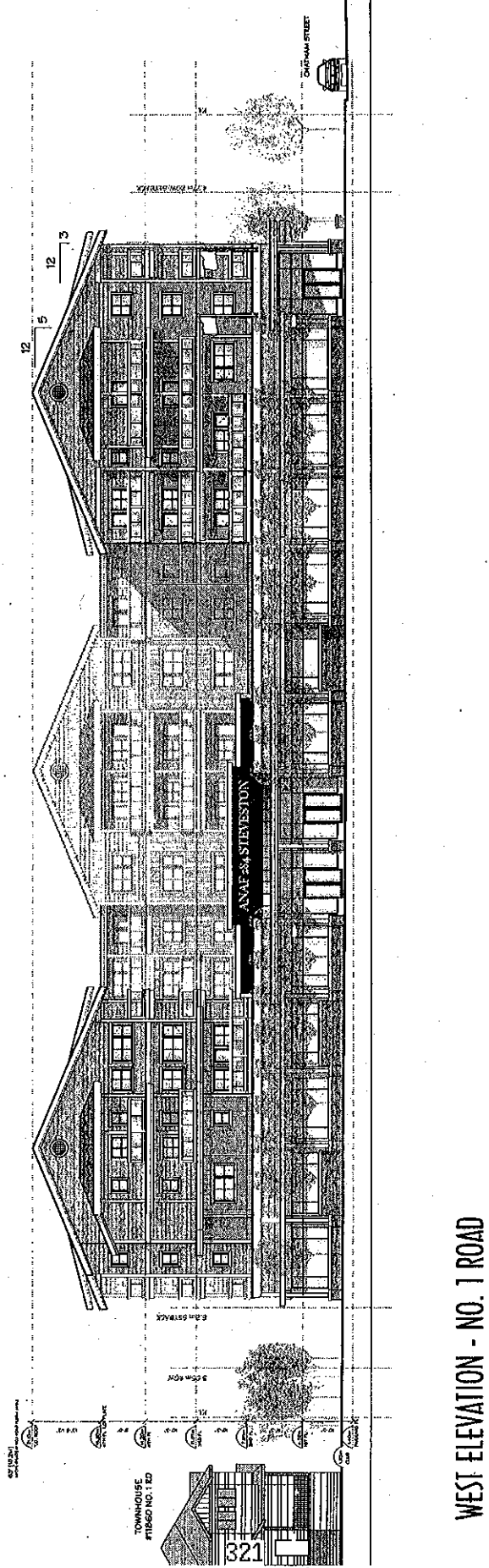
2025 ON OFFICE
 ELECTIONS

NO. 1 RD.

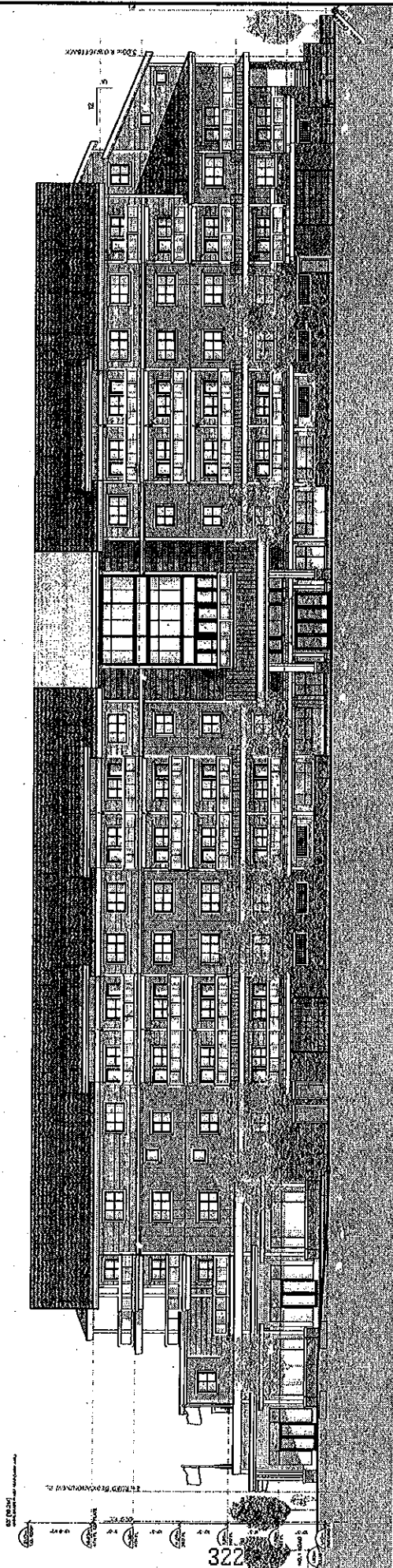
FLOOR 4

EAST ELEVATION





WEST ELEVATION - NO. 1 ROAD



SOUTH ELEVATION - CHATHAM LANE



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 07-384741
Attachment 3

Address: 11900 No. 1 Road and 4091 & 4111 Chatham Street

Applicant: 0768807 B.C. Ltd.

Planning Area(s): Steveston Area Plan (Steveston Area I and Use Map)

	Existing	Proposed	
Owner:	0768807 B.C. Ltd.	0768807 B.C. Ltd.	
Site Size (m²):	approximately 8,087 m ² (87,047 ft ²)	7,937 m ² (85,434 ft ²)	
Land Uses:	ANAF 284 Club, Residential	approximately 144 supportive independent living seniors units, ANAF club facilities, associated parking	
OCP Designation:	Neighbourhood Service Centre	Mixed-Use	
Area Plan Designation:	Commercial	Multiple-Family	
Zoning:	Steveston Commercial (Two-Storey) District (C4)	Comprehensive Development District (CD/199)	
Number of Units:	2 single-family homes	approximately 144 supportive independent living seniors units	
On Future Subdivided Lots	Bylaw 8433 Requirement	Proposed	Variance
Floor Area Ratio:	1.75	1.71	none permitted
Lot Coverage – Building:	Max. 60%	54.8%	none
Setbacks	public road: 0.80 m side yard: 3.0 m rear yard: 3.0	public road: 0.80 m side yard: 3.05 m rear yard: 6.8 m	none
Height (m):	21 m 5 m for accessory buildings and structures	21 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	congregate housing: 0.4 parking spaces for each sleeping unit: 0.4 x 144 = 57.6 food catering/commercial: 8.5 spaces per 100 m ² of gross leasable floor area: (1,174/100) 8.5 = 99.7	Total number of parking stalls provided on-site: 158	none
Off-street Parking Spaces – Total:	158	158	none

Other: Tree replacement compensation required for loss of significant trees.

mouth of the property now?

Most of the designated parking spaces for 284 would be empty most times as they are now, approx. 5 days a week, the only time the lot is full is on Fri. & Sat. when they have the meat draws. This is an inefficient use of space in my opinion. Was the club not in areas for parking lot tags? (i.e. \$80,000?) and will they not be tagged in the future?

27 Mrs. notes I went for a meeting! What's the reason for that? considering the club was poorly advertised and attended, same for this



With 2 pro-developers like Gordon Campbell and M. Brodie you'd think they'd get along great. Ever seen the 2 of them together for a photo op in Richmond? I didn't think so.

For the people who really see what's going on here, look at municipal employees, they should be the ones looking for serious amendments to this Wal-Mart sized project.

Why not sell the property, do a land swap with the city at the Stenston High site ^{there} build whatever you want and build townhouses similar to what's



4
was in both papers. That is simply not true; unless someone can show me where it is and if they can't be truthful about that it certainly brings it to one's attention.

I find it interesting and out of place that even talking to the architects and developers that they can't specifically tell us what the exact sg footage of the units is. (after 2 1/2 yrs?)

Oxford definitions of public: of the people as a whole open to or shared by all done or existing openly community, or members of it, in general. reveal one's plans etc. in public openly, publicly.

craftsman collision

-3-

one, even appallingly low. The only other 2 people that attended were non-vet members of the club that came from Minbru Blvd! They don't even live in Steveston!

That means I was the only person that attended that could be considered THE PUBLIC, and I wouldn't even have known had it not been for me calling Mr. Molina on the same day of the meeting! I am a regular reader of both local papers, but I did miss the ad which appeared on page 9 Nov. 27/07 Richmond News, but no ad appears in the Richmond Review of Nov. 22 or 25. I believe they specifically said it



23 LOCATIONS IN B.C. AND ALBERTA

Please visit www.craftsmancollision.com for locations near you



176 -

If ANAF says that they've performed their duties and obligations making the neighborhood aware then this is a reuse.
The advertising manager at the Richmond Review confirms there were no ads placed by ANAF 284!

P.S. A recent ad in the Review concerning Ash St. Rehab gave 5 days notice!

5 - 4

What is really better, providing 22% of so-called affordable (???) housing or approx. 78% of social housing? and leasing only 43 people on the list for B.C. housing. Seems like a no-brainer to me.

For anyone whose parents are still alive answer honestly and tell me if you could AFFORD to pay their rent at \$2800-2900 a month???

What kind of income do you have to have to afford these hotel rates? Why not just apply for a casino license and go double hog?



23 LOCATIONS IN B.C. AND ALBERTA

ICBC CAR SHOPVALET
Accredited Collision Repairs & Valet Service

Please visit www.craftsmancollision.com for locations near you

6-4573
RZ07384741
000247-4620

St. Louis

Gulley (and)

"y priced"

day?

and this is the
d do?

- 2011?

still unclear to me
who was the woman
2 - that answered my
question?

5 by ambulances

ge

LOCATIONS IN B.C.
AND ALBERTA



Collision.com for locations near you

ICBC car
shopVALET
Accredited Collision Repairs & Valet Service

23 LOCATIONS IN B.C.
AND ALBERTA



Please visit www.craftsmancollision.com for locations near you

According to the Richmond Poverty
Response Committee, the wait list for
affordable, subsidized rental housing in
Richmond stands at 692; 417 families,
185 seniors and 90 special needs.

Homelessness is also a growing
issue facing Richmond. In 2000, the
homelessness count found 29 people
on the streets. In 2005, 33 people were
found. The only shelter in Richmond is a
10-bed facility for men.



185
42

ties - save them please!

too many cars 170

you have approx 107 spaces
now

1 stories - Walmart out of
place & character with
neighborhood.

Less light

will see a lot less sky
approx. (2 Tons) of garbage
now, everything & anything
poor re of Clinic Habits (at Anavets)

143 units = 56 TONS of
garbage a month, 72 TONS
environmentally a year!

unfriendly !!!
ambulances - several times
a month at Anavets
will be 3x the fees.

visits

"independent living"?
"assisted living component"?



Chart well - professional
con man

(80)'s Seniors

\$2800 a month ???

8 studios (sq. ft.?)
ZBR

no stove

"it's all about choice"
weekly housekeeping no
Well I'd like breakfast! breakfast?
sorry?

Excerpts from the Minutes of the Richmond Heritage Commission

HERITAGE COMMISSION

Date: Thursday, May 8, 2008

Place: Meeting Room 2.002 – Richmond City Hall

Time: 6:00 p.m.

Present: Graham Turnbull, Chair
Wendy Andrews
Ray Froh
Teresa Murphy
Mitch Sakumoto (arrived 6:13 p.m.)
Norbert Spitz
Dana Westermarck

Also Present: Sara Badyal, Planner
Terence Brunette, Planner
Terry Crowe, Manager, Policy Planning (arrived 6:56 p.m.)
Francisco Molina, Senior Planner III, Urban Design
Hanieh Floujeh, Recording Secretary

Absent: Jo-Anne Rocque
Vera Smart
Councillor Rob Howard

3. Design Review

Revised Rezoning / Development Permit Proposal – 11900 No. 1 Road (ANAF Site at No. 1 Road and Chatham Street)

Francisco Molina, Senior Planner III, Urban Design, reviewed the site context and advised that the project had seen significant change in light of the Heritage Commission's (Commission) comments in January 2008. Mr. Molina further advised that (i) the building-street interface along Chatham Street was much improved as it further reinforced the character and pedestrian scale of the greenway extending between Garry Point Park and Steveston Park; (ii) the Club-street relationship along No. 1 Road was resolved by placing the Club slightly above the sidewalk level; and (iii) detailing and materials more closely reflect those in the Steveston Village Conservation Strategy.

Rodney Cottrell of Coast Architectural Group stated that David Eaton is the project architect, however Mr. Eaton could not be present. With the aid of a model and various

artist's renderings, Mr. Cottrell highlighted the following information:

- due to the surrounding low-density structures, the proposed design introduced a 'skirt level' in order to bring down the massing and create a friendlier relation at the pedestrian level;
- lowering the ends of the Independent Living (I.L.) structure was challenging in light of maintaining a high unit count;
- the proposed design indicated the Club entrance off of No. 1 Road would have a double bay entry, thus, making the bus stop shelter area secondary;
- the entry off Chatham Lane was designed as the principal and sole entry to the I.L. building due to concerns related to the safety, health, and security of future residents;
- the proposed principal colour scheme is darker, touching on earth tones; this scheme was chosen to help visually reduce the size of the building; softer tones were chosen for the building trim to help unify the structures;
- in keeping with surrounding buildings, the proposed roofs will have a simple slope and brick was identified as the material for the lower portion of the building; and
- I.L. units on the second floor will extend out over the Club in order to maintain a maximum number of units.

Mr. Cottrell concluded by stating that the project was recently before the Advisory Design Panel and the Panel encouraged that the design be playful and break some formality as the buildings and landscaping appeared too rigid.

Masa Ito, Landscape Architect, provided the following information related to the proposed landscaping:

- along Chatham Lane, there will be raised planters at seating height to create opportunities to stay connected with the community and to socialize;
- Cherry trees will be planted all along Chatham Lane to commemorate the site's history – originally, a Japanese hospital;
- the west courtyard is adjacent to a dinning room; thus, creating an opportunity to have an indoor / outdoor dinning space; this area will allow for larger assemblies, but also provide smaller meeting places for residents to take their visitors;
- the west courtyard has passive landscaping and included a shallow water feature for visual and acoustic effects;
- the east courtyard will have raised planters for ease of gardening, a serpentine-like water feature that will be visually appealing when seen from above; and
- the intention of the east courtyard is to visually connect to the park and act as a continuation of the park.

Discussion between the Commission and the applicant ensued and the following information was noted:

- a garage roll-up window cannot be considered along the front of the Club portion

of the proposal on No. 1 Road due to the Club's liquor licence requirements, i.e. must have controlled entrances all around;

- elevated planting beds will allow those with mobility restrictions to garden;
- Japanese heritage was not adequately recognized with a row of Cherry trees; and
- photographs are being sought out to enhance the commemorative area.

Comments from the Commission were as follows:

- the proposed landscaping is very attractive and contributes well to the project; it was suggested to consider a more commercial character for the southern portion of the Club's frontage and streetscape; suggestion was made to further extend the canopy along Chatham Lane over the parking stalls in order to have a strong impact and sense of arrival; caution was made with regard to the use of brick along the base of the buildings; it was also suggested that the windows on the east side of the I.L. structure be larger to take advantage of the views of the park and have a completely different treatment;
- it was suggested that a commercial 'feel' be implemented at grade level to relate it more to the surrounding properties; the elevation along No. 1 Road is monotonous and requires further development; the windows are very rigid and it was suggested that the windows could differentiate from those on the main floor, to the second and third floors; overall, the project has come a long way in addressing the Commission's initial comments;
- suggestion was made to add interest to the windows as they appear warehouse-like; the trellis' stand out and appear out of place – would like to see a different treatment; and
- recognition was made that the size of the project has been softened; however, in comparison to surrounding properties, the massing should continue to be softened.

It was moved and seconded

That the application be forwarded to rezoning and the Development Permit Panel with due consideration to the issues raised by the Heritage Commission.

CARRIED

July 4, 2008
File: 10-6060-01/2008-Vol 01

Engineering
Telephone: 604-276-4289
Fax: 604-276-4197

Core Concept Consulting
1203-13351 Commerce Parkway
Richmond, B.C.
V6V 2X7

Attention: Mr. Bruce Duffy

Dear Mr. Duffy:

**Re: 11900 No. 1 Rd. & 4091/4111 Chatham St.
Storm & Sanitary Analysis / RZ 07-384741**

The City has reviewed your analyses and makes the following comments:

Storm

- 1) According to your assessment, there is insufficient capacity in the existing 450mmØ storm sewer fronting your development on Chatham Street.
- 2) The City agrees with your recommendation to upgrade the existing 450mmØ storm sewer fronting your development on Chatham Street to your calculated size of 600mmØ pipe.

Sanitary

- 1) According to your 'Existing + In stream + Proposed Development' and the 'OCP' calculations, there is sufficient capacity for your development.
- 2) The City agrees with your recommendation that no upgrades are required.

The City requires that both storm and sanitary analyses be submitted on the Servicing Agreement Design Drawings. If you have any further questions, please call me at 247-4915.

Yours truly,

Eric Sparolin, P.Eng.
Project Engineer

ES:ra

pc: Craig Lochhead; Fax: 604-276-9981
Erland Carlson, Engineering Technician, Development & Contract Operations
Francisco Molina, Senior Planner III, Urban Design
Bill Jones, ASCT, Supervisor, Infrastructure Planning

Excerpts of the Minutes of the Advisory Design Panel

Wednesday, May 7, 2008

REZONING 07-384741 (FORMAL)

APPLICANT: Coast Architectural Group

PROPERTY LOCATION: 11900 No. 1 Road, 4091, 4111 Chatham Street

Staff Comments

Francisco Molina, Senior Planner III, Urban Design, reviewed the site context and noted that this project went before the Richmond Heritage Commission and the plans had been modified to satisfy the Commission's strong comments. Mr. Molina further advised that:

- the building-street interface along Chatham Street was well done as it reinforced the character and pedestrian scale of the greenway extending between Garry Point Park and Steveston Park;
- the Club-street relationship along No. 1 Road was resolved by lowering the Club to slightly above the sidewalk level;
- the mass and scale of the Club structure related well to the existing single-family dwelling at the south-east corner of No. 1 Road and Chatham Street intersection;
- the north and south wings of the Independent Living (I.L.) component of the proposal excessively extend to the west, over the Club;
- the west end of the I.L. building's south wing, including its relationship to the Club and overall architectural expression required further design development; and
- sloping rooflines should be considered in resolving the massing transition at the west end of the I.L. structure's north and south wings.

Applicant's Comments

Rodney Cottrell of Coast Architectural Group stated that David Eaton is the project architect, however Mr. Eaton could not be present. With the aid of a model and various artist renderings, Mr. Cottrell highlighted the following information:

- due to the surrounding low-density structures, the proposed design introduced a skirt level in order to bring down the massing and create a friendlier relation at the pedestrian level;
- eroding the ends of the I.L. structure was challenging in light of maintaining a high unit count;
- the proposed design indicated the Club entrance off of No. 1 Road would have a double bay entry, thus, making the bus stop shelter area, also located on the No. 1 Road frontage, secondary;

- the entry off Chatham Lane was designed as the principal and sole entry to the I.L. building due to concerns related to the safety, health, and security of future residents;
- the proposed principal colour scheme is darker, touching on earth tones; this scheme was chosen to help visually reduce the size of the building; softer tones were chosen for the building trim to help unify the structures;
- in keeping with surrounding buildings, the proposed roofs will have a simple slope and brick was identified as the material for the lower portion of the building;
- I.L. units on the second floor will extend out over the Club in order to maintain a maximum number of units; and
- the wall along the front of the Club was identified to be a parapet wall.

Masa Ito, Landscape Architect, provided the following information related to the proposed landscaping:

- along No. 1 Road, there will be a single row of red maple trees;
- along Chatham Lane, there will be low raised planters to create opportunities for seating to stay connected with the community and to socialize;
- Cherry trees will be planted all along Chatham Lane to commemorate the site's history – originally, a Japanese hospital;
- the west courtyard is adjacent to a dining room; thus, creating an opportunity to have an indoor / outdoor dining space; this area will allow for larger congregations and smaller meeting place areas for residents to take their visitors;
- the west courtyard has passive landscaping and a shallow water feature for visual and acoustic effects; and
- the intention of the east courtyard is to visually connect to the park and act as a continuation of the park.

Panel Discussion

In answer to several questions, the applicant provided the following advice:

- the ANAF sign along No. 1 Road will be illuminated with painted metal as a background and raised lettering;
- the roof structure over the ANAF Club has a shallow truss on the interior, however it will be screened by a parapet;
- the materials being considered included painted standard brick, painted board and batten wood siding; wood shingles, wood trim, shingled balconies with glazed detail, duroid-shingles for the upper roof, a charcoal standing seam for the lower and skirt roofs, metal doors and windows,
- parking for residents of the I.L. component is secured and separate from other parking;
- there are two separate entrances to the parking areas in order to ensure safety of drivers and pedestrians;

- there are many small parking stalls due to the parking stall quota;
- the ANAF Club's small second floor will primarily serve as an administrative area with offices;
- residents of the I.L. building will not have open access to the ANAF Club due to liquor licensing requirements;
- two elevators are being proposed for the Club component of the project; and
- there will be direct and secure routes to the garbage area for the I.L. kitchen and service areas.

Comments from the Panel were as follows:

- there are appropriate areas in the proposed development to incorporate public art such as the main entrance and gazebo area; the applicant was encouraged to consult with the Steveston Community Society on this subject;
- the scale of the project was being resolved with articulation of the facades; would like to see further character development on the west façade; the lower levels could use variation as it appeared linear and repetitive; concerned about the commercial kitchen's exhaust; if there is any roof top equipment, consider screening it; liked the way the stairwell on the east side articulated and would like to see it carried over onto the west side; commended the landscape treatment, in particular the south east corner;
- commended the developer in recognizing the landscape as an amenity space for residents; concerned with the No. 1 Road frontage as the trees may be removed with the anticipated road widening; would like to see the plants along No. 1 Road be species that stay green throughout the year and grow to substantial heights in order to minimize the impact of the long wall; on the east side, would like to see plant material that cascade down the wall; along Chatham Lane, suggested that there be two rows of Cherry trees, or one row of Cherry trees and a different tree specie planted at random; suggested different paving patterns to distinguish dinning areas in the west courtyard; would like to see planting along Chatham Lane to use the boulevard to separate from vehicular and pedestrian traffic;
- would like to see the parkade wall articulated, in addition to the No. 1 Road frontage; concerned with window types as they appear relentless and warehouse like; balconies and trellis features need to be modernized a bit; banding of the floors could use creativity; the serpentine water feature is a very nice touch;
- the trellis' in the upper portion of the I.L. wings along No. 1 Road appear out of place, suggested a cottage roof to soften the look; a metal roof does not seem appropriate for a heritage sensitive site; dormers along Chatham Lane make the building appear as a five-storey building; would like some exploration to a lower pitch to the roof; and
- elevation where the shed roof meets the gable roof – suggested that the shed roof run straight across; the site acts as a gateway to Steveston Village, therefore, there is opportunity to be playful; consider different canopies for the Club façade; consider different window types such as a roll-up garage door,

large sliding window etc.; trellis' should be given more thought, in particular the trellis above the I.L. entrance along Chatham Lane; consider putting in one large garage door with a one-way traffic pattern in the parking level.

In response to the Panel's comments, the applicant advised that public art submissions are currently ongoing and due to liquor licensing requirements, open windows cannot be placed along the No. 1 Road frontage.

Following the discussion, the Chair summarized points raised, and called for additional input prior to consideration of the ensuing motion.

Panel Decision

It was moved and seconded

That Development Permit 07-839916 (RZ 07-384741) move forward to the Development Permit Panel, taking into consideration the following comments provided by the Advisory Design Panel:

1. *consider public art at the gazebo and entry, and investigate other areas;*
2. *consult with the Steveston Community Society regarding their standards and requirements for public art;*
3. *consider further design development to the west side of the building;*
4. *consider more variation to the Club frontage;*
5. *pay attention to the venting for the commercial kitchen and other building vents in order to screen them and provide adequate separation from the living space;*
6. *consider screening for any roof top equipment;*
7. *consider expressing the stairs as done on the east side, to the west side;*
8. *consider further amplifying the south east corner plaza;*
9. *consider the use of evergreen and substantial planting on the No. 1 Road frontage;*
10. *consider adding planting on the east side to the podium that will cascade down the wall towards the park;*
11. *design develop linearity of the Cherry trees along Chatham Lane or as an alternative, consider a row of Cherry trees and random planting of different trees;*
12. *consider detailing the paving pattern to reflect individual dinning areas proposed for the courtyard space;*
13. *consider planting rather than lawn on small areas along Chatham Lane;*
14. *consider further design development to the Chatham Lane frontage;*
15. *consider canopies for the No. 1 Road frontage to increase articulation;*
16. *consider further design development to windows and trellis' on the Chatham Lane frontage and elsewhere to provide more variety;*
17. *consider the trellis on the No. 1 Road frontage of the I.L. residential building and elsewhere and investigate if a roof element may be more appropriate;*

18. *consider the number and location of roof vents;*
19. *consider further design development to dormers on the Chatham Lane frontage;*
20. *consider the elevation where the shed roof meets the gable roof and consider having the shed roof run straight across;*
21. *consider different window types along the No. 1 Road frontage, such as a roll-up garage window; and*
22. *consider installing one large garage door with a one-way traffic pattern.*

CARRIED

Rezoning Considerations

11900 No. 1 Road, 4091 & 4111 Chatham Street RZ 07-384741

Prior to final adoption of OCP Amendment Bylaw 8432 and Zoning Amendment Bylaw No. 8433, the developer is required to complete the following:

1. Consolidate of all three existing lots, into one development parcel.
2. On the same Consolidation plan (1), provide a continuous road dedication of a 2 m wide strip along the entire No 1 Road frontage.
3. Registration of a 4.77m Public Rights of Passage (PROP) ROW, widening out to 7.18m for the lay-by, securing the additional public corridor required along the entire North edge of Chatham Street. This will allow completion of the Road edge along with creating a corridor for the new boulevard and sidewalk. The *exact* width of the PROP ROW may need to be further adjusted subject to the final functional design and detailed survey to be prepared by the developer and approved by the City as part of the Servicing Agreement*.
4. Registration of an additional 6.7 m across by 2.5 m deep PROP ROW is required (separate plan) for the vehicular turnaround near the end of Chatham Street.
5. Register a standard 3.0 m Utilities ROW along the entire east edge of what is currently Lot 4 at 4111 Chatham Street, connecting to existing ROW Plan 39577 which is currently on Lot 36 at 11900 No 1 Road.
6. Discharge ROW Plan 50630, and abandoning the sanitary sewer in this ROW over what is currently Lot 4 at 4111 Chatham Street.
7. Register a cross access agreement that is required from the northeast edge of this development to the existing complex at 11820 No 1 Road. This agreement is to be prepared by the developer's solicitor and in a form acceptable to the Director of Development.
8. Registration of a Flood Indemnification Covenant on Title of the development site.
9. Contribute \$9,000 towards upgrading No.1 Road/Chatham Street intersection to an Accessible Pedestrian Signal (APS).
10. Transfer ownership of the existing "heritage house" located at 4091 Chatham Street to the City of Richmond including any associated legal agreements as determined necessary by the Director of Development. A contribution of \$50,000 to the City of Richmond to be applied towards the relocation and conservation of the existing "heritage house" located at 4091 Chatham Street.
11. Processing of a Development Permit* to the satisfaction of the Director of Development.

12. Enter into the City's standard Servicing Agreement to design and construct full No. 1 Road *frontage* upgrades and full Chatham Street upgrades. The works are at the developer's sole cost; i.e. no Development Cost Charge (DCC) credits apply. Works include, but are not limited to:

- No 1 Road: Remove the existing concrete sidewalk and lighting strip. At the new Property Line, pour a new 2 m concrete sidewalk. Between the sidewalk and the existing curb, a grass and treed boulevard is to be established. The tree species is *Carpinus betulus* "European Hornbeam", with the trees to be planted 0.75 m west of the new sidewalk. The existing davit arm street lighting does not need to be modified, however technical analysis on the lighting patterns of No. 1 Road must be made and should deficiencies be identified, they must be rectified. The existing bus stop is to be replaced in the new boulevard, with a new decorative bus shelter complete with a bench and garbage can. The City is in a process of establishing a Citywide standard for this type of bus shelter. Should that process not be completed when this project proceeds, this developer shall contribute an agreed upon amount towards future installation of the updated bus shelter.
- Chatham Street: The developer's engineering consultant - Core Concept Consulting Ltd (CCC) has advised that a Benkelman beam test has been preformed on Chatham Street. The street "passed" so will not have to be rebuilt from the base. Those results must be included in the Servicing Agreement submission. Road widening is required with appropriate overlays as determined by the developer's engineer. The ultimate Chatham Street cross section is to be 7.5 m asphalt, with roll curb and gutter on both sides, with a 1.5 m grass and treed (species still to be determined) boulevard and a minimum 2.5 m sidewalk, the back of which is to be the new PROP ROW edge. The street lighting in the new boulevard is to be Type 5 Decorative Luminaire Poles, per Richmond standard drawing L12.8 powder coated Grey NP.
- Service Connections: Service connections for the development site are to be included in the Servicing Agreement design set.
- Water, Storm and Sanitary Sewer Upgrades: Per the results of the storm and sanitary sewer Capacity Analysis **storm** upgrades are to be included via this Servicing Agreement process. A new 600 mm diameter system is to be designed for Chatham Street. Also, the results of the analysis must be presented as part of the Servicing Agreement design set.

* Note: This requires a separate application.

Signed

Date

Prior to Development Permit* issuance the following issues need addressing:

- Provision of appropriate garbage and recycling facilities as determined by the City of Richmond

Prior to Building Permit* issuance the following issues need addressing:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8432 (RZ 07-384741)
11900 No. 1 Road & 4091, 4111 Chatham Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by:
 - a. Repealing the existing land use designation in Attachment 1 to Schedule 1 thereof the following area and by designating it "Mixed Use".

P.I.D. 008-979-499
Lot 36 Section 2 Block 3 North Range 7 West New Westminster District Plan 27312

P.I.D. 009-341-421
Lot 3 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518

P.I.D. 001-878-409
Lot 4 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518
 - b. Repealing the existing land use designation on the Steveston Waterfront Neighbourhoods Land Use Map in Schedule 2.4 of Official Community Plan Bylaw No. 7100 (Steveston Area Plan) thereof the following area and by designating it "Multiple-Family".

P.I.D. 008-979-499
Lot 36 Section 2 Block 3 North Range 7 West New Westminster District Plan 27312

P.I.D. 009-341-421
Lot 3 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518

P.I.D. 001-878-409
Lot 4 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8432"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8433 (RZ 07-384741)
11900 NO. 1 ROAD & 4091, 4111 CHATHAM STREET**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.199 thereof the following:

"291.199 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/199)"

The intent of this zoning district is to accommodate for congregate housing

291.199.1 PERMITTED USES

**CONGREGATE HOUSING;
ACCESSORY USES, BUILDINGS & STRUCTURES.**

The following uses are permitted as an **accessory use** to the **Congregate Housing** provided that the combined **gross leasable floor area** does not exceed 1,200 m² (12,920 ft²):

**FOOD CATERING ESTABLISHMENT;
COMMERCIAL ENTERTAINMENT.**

291.199.2 PERMITTED DENSITY

- .01 Subject to subsection .02 herein, the maximum **Floor Area Ratio** shall be: 1.75
- .02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
 - a) portions of a **building** that are **used** for off-street parking and loading purposes; unenclosed balconies; covered walkways; bicycle storage areas or garbage & recycling facilities;
 - b) elevator shafts and common stairwells above ground floor level;
 - c) mechanical and electrical rooms, provided that the total floor area of these facilities does not exceed 200 m² (2,152 ft²) per **lot**.

291.199.3 MAXIMUM LOT COVERAGE: 60%**291.199.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road Setback:** 0.80 (2.62 ft.).

.02 **Side Yard:** 3.0 m (10 ft.).

.03 **Rear Yard:** 3.0 m (10 ft.).

291.199.5 MAXIMUM HEIGHTS

.01 **Buildings:** 21 m (69 ft.).

.02 **Accessory Buildings and Structures:** 5 m (16 ft.).

291.199.6 OFF-STREET PARKING

.01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this bylaw, except that:

- (a) For **congregate housing:** 0.4 parking spaces for each sleeping unit;
- (b) For **food catering establishment and commercial entertainment:** 8.5 spaces per 100 m² (1,076 ft²) of **gross leasable floor area of building.**

291.199.7 SIGNAGE

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Steveston Commercial (Three-Storey) District (C5)".

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/199).**

P.I.D. 008-979-499

Lot 36 Section 2 Block 3 North Range 7 West New Westminster District Plan 27312

P.I.D. 009-341-421

Lot 3 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518

P.I.D. 001-878-409

Lot 4 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518

3. This Bylaw may be cited as, "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8433".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>il</i>
APPROVED by Director or Solicitor <i>PSJ</i>

MAYOR

CORPORATE OFFICER