



Development Permit Panel

Wednesday, August 26, 2009

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
John Irving, Director of Development
Victor Wei, Director of Transportation

The meeting was called to order at 3:33 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 29, 2009, be adopted.

CARRIED

2. Development Permit 09-474381 / HA 09-474921 (File Ref. No.: 09-474381 / HA 09-474921) (REDMS No. 2670525)

APPLICANT: David S. Mah, Architect

PROPERTY LOCATION: 3960 Chatham Street

INTENT OF PERMIT:

That:

1. a Development Permit be issued which would permit the construction of an elevator tower addition to the existing building at 3960 Chatham Street; and
2. a Heritage Alteration Permit be issued for 3960 Chatham Street in accordance with Development Permit DP 09-474381.

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Applicant's Comments

Architect David Mah made a brief presentation regarding the application to add an exterior elevator to the Coast Capital Savings building, located at 3960 Chatham Street in Steveston. Mr. Mah drew the Panel's attention to the following details:

- the vacant second floor of Coast Capital Savings will be occupied by the Army Navy and Air Force Veterans Unit No. 284 (ANAF) for the duration of the construction of the ANAF's new facility at 11900 No. 1 Road; Mr. Mah advised that two ANAF representatives had accompanied him and were present at the Panel meeting;
- two flights of stairs, one on the east side, and one on the west side of the building, provide access to the second floor, and the building code requires that access is provided to the second floor for the disabled;
- the elevator is to be located on the west elevation of the building; the layout of the mechanical rooms will not undergo any design change as a result of the addition of the elevator tower;
- to accommodate the door swing, a slight change to the upper floor design will take place;
- stucco will be applied to the exterior of the west wall and stucco is compatible with, and appropriately mimics, the material and colour that is on the building's exterior; and
- the building is located within the Steveston Village Heritage Conservation area and is of a modern, circa 1980, design.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application for a Development Permit and a Heritage Alteration Permit by the applicant. He added that the addition of an elevator tower requires a minor amendment to the western side of the building, and that the applicant has: (i) satisfactorily addressed the urban design issues and other staff comments, and (ii) used the appropriate materials.

Panel Discussion

In response to a query regarding how a disabled person would access the building's second floor when the bank on the ground floor is closed, the applicant advised that the bank and the ANAF space will operate independently. He stated that a wheelchair could be guided across the exterior sidewalk system to the ground floor door that is dedicated to the elevator tower.

In response to a further question, Mr. Mah stated that appropriate way-finding signage could be placed on the property to guide people to the elevator tower. The Chair added that staff and the applicant would work together on directional signage.

With regard to the height of the elevator tower matching the height of the roof of the building, the applicant remarked that during the design process it was evident that the vertical portion of the building is a support for the horizontal.

In response to the Chair's query regarding whether the current holding area for the temporary storage of garbage would be affected by the elevator addition, Mr. Mah advised that another area of adequate size on the property, would be allocated as a secondary space for garbage storage.

Correspondence

None.

Gallery Comments

Peter Mitchell, 6271 Nanika Crescent, Vice President of ANAF Unit No. 284 and a member of ANAF's holding company, addressed the Panel and reported that he anticipates that the ANAF would occupy the second floor of the building for approximately 24 months. This time frame depends upon the pacing of the construction of the new ANAF building.

Mr. Mitchell remarked that an elevator is needed in order for the ANAF to occupy the second floor of the Coast Capital Building. He opined that the location of the elevator, on the west side of the building, would work out well, and that the west entrance essentially provides an emergency exit for the bank's staff and customers. The west side is the least obtrusive area for the placement of the elevator. He added that the design of the elevator tower has been well integrated into the building.

In closing, Mr. Mitchell stated that the building's current parking arrangement naturally defined where the elevator should be located. He added that the distance between the onsite designated accessible parking stall and the elevator was not too much, and that crossing this distance would work out nicely for those in wheelchairs.

Panel Decision

It was moved and seconded

That:

1. *a Development Permit be issued which would permit the construction of an elevator tower addition to the existing building at 3960 Chatham Street; and*
2. *a Heritage Alteration Permit be issued for 3960 Chatham Street in accordance with Development Permit DP 09-474381.*

CARRIED

3. New Business

None.

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4. **Date Of Next Meeting: Wednesday, September 16, 2009**

5. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:50 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 26, 2009.

Robert Gonzalez
Chair

Sheila Johnston
Committee Clerk