



City of Richmond

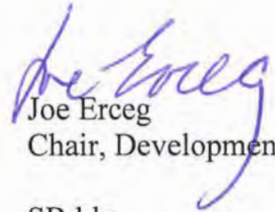
Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: May 16, 2017
File: 01-0100-20-DPER1-
01/2017-Vol 01
Re: **Development Permit Panel Meeting Held on May 10, 2017**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 16-753377) and Heritage Alteration Permit (HA 17-763809 for the properties at 3471 Moncton Street, 12040 & 12060 3rd Avenue and 3560, 3580 & 3600 Chatham Street;

be endorsed, and the Permits so issued.



Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on May 10, 2017.

DP 16-753377 AND HA 17-763809 – PLATFORM PROPERTIES (STEVESTON) LTD. AND PLATFORM PROPERTIES (STEVESTON RESIDENTIAL) LTD.
– 3471 MONCTON STREET, 12040 & 12060 3RD AVENUE AND 3560, 3580 AND 3600 CHATHAM STREET
(May 10, 2017)

The Panel considered a Development Permit application and Heritage Alteration Permit application to permit the construction of a mixed use development ranging from one to three storeys containing commercial space at grade and approximately 32 residential units on a site zoned “Commercial Mixed Use (ZMU33) – Steveston Village”. A variance is included in the proposal for increased building height for portions of the building’s roof and rooftop deck structures.

Architect, Patrick Cotter, and Landscape Architect, Brian McCarter, of ZGF Cotter Architects, provided a brief presentation, noting that:

- The proposed form and character for the mixed used development is the result of the applicant’s consultations with the community and Richmond Heritage Commission.
- The single-storey massing with smaller scale retail units on the south portion of the site facing Moncton Street transitions to three-storey massing with larger scale retail space to the north facing Chatham Street.
- Building façade treatments were developed in coordination with historic lot lines.
- The proposed central boardwalk on the second level, reminiscent of the boardwalk sidewalks from historic Steveston streets, provides an open air access to residential units.
- Proposed building materials were considered for durability and sustainability.
- Proposed upgrades for the site’s public road frontages include planting of street trees, incorporating grass and treed boulevards, and introducing sidewalk paving patterns.
- At the podium level, low to medium plants and shrubs in raised planters along the communal walkways provide separation to private patios of residential units.
- A central gathering space with outdoor amenities and vertical vine planting is proposed to be located at the southern portion of the podium level to receive maximum sunlight exposure.
- Residential units include rooftop decks for private outdoor space.

In response to Panel queries, Mr. Cotter advised that:

- The retail entrances at grade and residential entrances on the second and third levels can be accessed from ground level parking.
- The applicant is investigating potential for heat recovery from the larger retail space.

- Electric vehicle charging is proposed at ground level parking.
- The low percentage of openings in the proposed building facilitates heat retention.
- The proposed height variances are consistent with those identified at the rezoning stage.
- Individual unit rooftop deck access structures are not full height and are set back from the street to minimize visual impacts from surrounding areas.
- Ground level parking is screened from 3rd Avenue with decorative metal panels designed to reflect Steveston's maritime history.

Staff noted that: (i) the project was reviewed and supported by the Richmond Heritage Commission and Advisory Design Panel; (ii) the proposed development includes four basic universal housing units and an additional eight residential units with convertibility features; (iii) a washroom facility is incorporated into the subject development for Coast Mountain Bus Company employees; and (iv) there is a Servicing Agreement for upgrades along the site's public road frontages, lane upgrades, off-site pedestrian pathway upgrades and City services.

In response to a Panel query, staff confirmed that the proposed height variances are consistent with those identified at rezoning.

No correspondence was submitted to the Development Permit Panel regarding the applications.

The Panel expressed support for the project, noting that: (i) the project is well designed and addresses all the street frontages; (ii) the private outdoor spaces and shared outdoor amenity areas are well designed; and (iii) the stepping down of the building massing in response to Steveston Area Plan Development Permit guidelines is appreciated.

The Panel recommends that the Permits be issued.