



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

From: Brian Jackson
Director of Development

Re: **Application by Andrew Cheung Architects Inc. for a Development Permit at
3900 Moncton Street**

To Development Permit - Feb 13, 2008

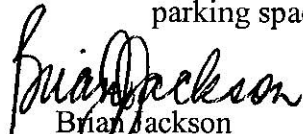
Date: January 23, 2008

File: DP 06-352004

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a two-storey mixed use development at 3900 Moncton Street on a site zoned "Steveston Commercial (Two-Storey) District (C4)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase maximum building height from 9 m to maximum 10.06 m for false front parapets;
 - b) Reduce the minimum parking setback from 1.5 m to 0.45 m to the south property line and from 3 m to 1 m to the lane;
 - c) Permit 30% of off-street parking spaces to be for small cars (7 of 24 total parking spaces); and
 - d) Reduce the minimum number of off-street parking spaces from 28 to 26 spaces (24 parking spaces provided).


Brian Jackson
Director of Development

SB:blg
Att.

Staff Report

Origin

Andrew Cheung Architects Inc. has applied to the City of Richmond for permission to develop a two-storey mixed-use development at 3900 Moncton Street on a site zoned "Steveston Commercial (Two-Storey) District (C4)". The proposal includes commercial retail units on the ground floor and nine (9) residential units on the second floor. There is no associated rezoning application.

Prior to future Building Permit issuance, the developer is required to enter into a separate Servicing Agreement for the design and construction of storm sewer infrastructure upgrades and frontage improvements along their No. 1 Road, Moncton Street and lane frontages (see *Servicing and Utilities* section below).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is located in the Moncton Street character sub-area of the Steveston Village (Steveston Area Plan). Development surrounding the subject site is as follows:

- To the north, across Moncton Street are one and two-storey retail stores/commercial development, zoned "Steveston Commercial (Two-Storey) District (C4)";
- To the east, across No. 1 Road is a three-storey commercial/residential development with roof parking, zoned "Steveston Commercial (Three-Storey) District (C5)";
- To the south, is a one-storey bakery/coffee shop with rear surface parking, zoned "Steveston Commercial (Two-Storey) District (C4)"; and
- To the west, across the lane are one-storey retail/restaurant/commercial shops, zoned "Steveston Commercial (Two-Storey) District (C4)".

Policies

The proposal to provide new commercial spaces to meet the level of the sidewalk is in keeping with the Official Community Plan's (OCP) Steveston Area Plan (Steveston Village Character Area). It is in keeping with the existing character of Moncton Street and the west side of No. 1 Road. It is also consistent with the Richmond Heritage Committee's Draft Steveston Village Conservation Program. The proposal is considered to be consistent with the City's flood protection efforts as outlined below.

The Richmond Heritage Commission and City staff from Development Applications, Policy Planning and Engineering and Public Works have considered the subject proposal and support the applicant's proposal.

Official Community Plan (Steveston Area Plan)

The Steveston Village Character Area additional Development Permit guidelines call for continuity and animation of the streetscape, which the proposed development provides. The proposal complies with the Steveston Character Areas Checklist for General Development Permit Guidelines (**Attachment 2**).

Draft Steveston Village Conservation Program – Conservation Strategy

On July 23, 2007, the Draft Steveston Village Conservation Program – Conservation Strategy was approved in principle by Council subject to the preparation of an Implementation Program; and staff were instructed to prepare a Steveston Village Conservation Program: Implementation Program. Work on the implementation program is underway by staff, the Richmond Heritage Commission and external consultants.

The proposed development complies with the Draft Steveston Village Conservation Program in respecting and promoting the identified Steveston Village heritage resources of:

- Present Ground Level – the proposal respects and continues the existing grade;
- Pedestrian Shortcuts – the proposal includes a private pedestrian shortcut with a passageway from Moncton Street through to a rear parking area off the lane;
- East Lane of the Three Lanes – the proposal continues the existing pattern of vehicle access from East Lane and opens onto the lane with a covered passageway and commercial glazing; and
- Moncton Streetscape – the proposal reinforces the Moncton streetscape as the pre-eminent commercial street in the village with ground floor small commercial retail units and a building articulated to break down the façade of the larger building to emulate narrow frontages.

1989 Floodplain Management Implementation Strategy Council Policy 7000

For the area south of Moncton Street in the vicinity of the subject site, it is Council policy that the Flood construction level be 2.6 m GSC, with the provision for transition to existing land use adjacent to the non-exempt lands. The proposed construction level is minimum 1.1 m GSC no lower than the sidewalk to continue the historic continuity between interior commercial spaces and exterior public sidewalks in Steveston Village and on the adjacent non-exempt lands (**Attachment 3**).

Although located in the non-exempt south portion of Steveston Village where minimum elevation has been set at 2.6 m geodetic, the proposal may be considered to be consistent with the 1989 Floodplain Management Implementation Strategy on the basis that it provides appropriate transition to existing land uses adjacent to the subject non-exempt lands. That is, the proposed elevation matches the elevation of existing adjacent buildings to the south at 12231 No. 1 Road and to the west across the lane at 3800 Moncton Street. These elevations are no less than 0.9 m geodetic in compliance with the Building Regulation Bylaw No. 7230. Similarly, directly across No. 1 Road, 12420 No. 1 Road (DP 95-033), also known as Steveston Landing, is also built at the level of the sidewalk.

Raising commercial space construction level to 2.6 m GSC (1.5 m above the level of the sidewalk) would significantly interfere with the look and feel of the Moncton Street streetscape and present very awkward transitions to the adjacent existing land uses.

Flood Plain Management Bylaw

The Flood Plain Designation and Protection Bylaw No. 8204 received Third Reading from Council on November 26, 2007 and implementation is currently under review. It proposes that buildings in the Steveston Village Area be constructed no lower than City sidewalk level. The proposed development complies.

Draft 2006-2031 Flood Protection Management Strategy

In compliance with the Draft 2006-2031 Flood Protection Management Strategy, the applicant has agreed to register a flood indemnity covenant on title.

Received for information by the General Purposes Committee on July 4, 2006. The draft strategy outlines the need for an Interim Floodplain Bylaw, Implementation Plan and the requirement of Flood Covenants, including an indemnity clause for all discretionary development applications.

The draft strategy also recommends that until a Floodplain Bylaw is adopted (see Flood Plain Management Bylaw section above), Council manage flood protection by using the draft strategy as a guide and continue to implement the 1989 Floodplain Management Implementation Strategy as well as other relevant City Bylaws and Policies.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Steveston Commercial (Two-Storey) District (C4)" except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Increase maximum building height from 9 m to maximum 10.06 m for false front parapets.

(Staff supports the proposed variance as it allows for a strong false front parapet, which is consistent with the Steveston Village Character Area guidelines. Shadowing is not a concern due to the road separation).

- 2) Reduce the minimum parking setback from 1.5 m to 0.45 m to the south property line and from 3 m to 1 m to the lane.

(Staff supports the proposed variance as the reduced setbacks are mitigated with landscape buffers including fencing and tree planting, are an improvement to the character of the lane, and enable the provision of additional on-site parking. The City's Transportation Department has been consulted and does not object to the variance).

- 3) Permit 30% of off-street parking spaces to be for small cars (7 of 24 total parking spaces).

(Staff supports the proposed variance as it enables the provision of additional on-site parking and the percentage is consistent with the percentage of small parking spaces allowed in a parking area with 31 or more stalls. The City's Transportation Department has been consulted and does not object to the variance).

- 4) Reduce the minimum number of off-street parking spaces from 28 to 26 spaces.

(Staff supports the proposed variance as it is part of a parking program that includes 10 parking spaces for the residents, 2 for their visitors, 11 for the commercial uses, 1 for a person in a wheelchair, and 1 car co-op space with a car provided by the developer. The subject site is within Steveston Village which is served by City owned parking lots. The community benefit of a providing a car co-op parking space, contract and vehicle is appropriate. Transportation Department has been consulted and does not object to the variance.)

Richmond Heritage Commission Comments

The proposal was presented twice to the Richmond Heritage Commission: November 16, 2006 and February 15, 2007. The Commission was supportive of the revised scheme presented at the February 15, 2007 meeting. A copy of the relevant excerpt from the Richmond Heritage Commission Minutes from the second presentation on February 15, 2007 is attached for reference (**Attachment 4**). The design response from the applicant has been included immediately following the specific Heritage Commission comments and is identified in '***bold italics***'.

At the Commission meeting of September 20, 2007, the Commission was asked to comment on an appropriate flood construction level and supported the proposal to provide commercial units level with the sidewalk and residential units above on the second floor. A copy of the relevant excerpt from the Richmond Heritage Commission Minutes from September 20, 2007 is attached for reference (**Attachment 5**).

Advisory Design Panel Comments

The Advisory Design Panel was supportive. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, April 4, 2007 is attached for reference (**Attachment 6**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The form and massing of the two-storey mixed use development generally complies with Official Community Plan (OCP) guidelines;
- A pedestrian-oriented streetscape is provided on both No. 1 Road and Moncton Street with commercial storefronts, a gated passageway and a modest residential lobby;
- The proposed height, location and orientation of the building respects the massing of the existing adjacent one-storey commercial buildings to the south and across the lane to the west;
- The applicant has addressed the rear interface with the adjacent commercial building parking area; and
- The applicant is proposing to meet the grade of the sidewalk and adjacent lot.

Urban Design and Site Planning

- The No. 1 Road and Moncton streetscapes are animated with pedestrian-oriented commercial storefronts. There are also a modest residential lobby and passageway to the rear parking area and in the Moncton streetscape;

- The owner is providing a corner cut road dedication for intersection safety;
- Vehicular access is provided from the lane;
- The provision of off-street parking does not meet the bylaw requirement. A variance has been requested to reduce the off-street parking requirement from 28 to 26 parking spaces. The applicant is proposing to provide a \$21,000 cash contribution to the Steveston Townsite Parking Fund, 24 off-street parking spaces, including one (1) car co-op parking space with a vehicle provided by the developer and a contract with a co-operative. Transportation Department has been consulted and supports the variance;
- 24 off-street parking spaces are proposed, including: 11 commercial parking spaces, 10 residential parking spaces, two (2) residential visitor parking spaces and one (1) car co-op parking space. One (1) accessible commercial surface parking space is provided;
- The site has been designed to accommodate fire-fighting requirements. An internal room has been provided for recycling carts and private collection garbage dumpster;
- One (1) out of the nine (9) units proposed has been designed to allow future conversion for wheelchair accessibility;
- Universal accessibility measures have also been incorporated into the other residential units to promote aging in place (such as lever handles and taps, backing board behind the bath, etc.); and

Architectural Form and Character

- The building form is inspired by heritage simple massing with traditional references. The building mass is articulated with a combination of false front parapets, balconies and projections and recesses to break down the larger Moncton Street façade for the appearance of smaller storefront buildings. This is in keeping with the Moncton Street character sub-area of Steveston Village Development Permit guidelines in the Official Community Plan (OCP) Steveston Area Plan;
- The proposed building materials (horizontal wood siding, wood trim, wood frame windows and asphalt roof shingles) and colour scheme (muted grey) are consistent with the Official Community Plan (OCP) Guidelines (**Attachment 2**); and
- Surface parking has been located behind the building on-site off the lane with little visual impact to the streetscape.

Landscape Design and Open Space Design

- There are no existing trees on-site;
- Streetscape landscaping in the No. 1 Road City boulevard is required with ornamental trees in concrete grates to match existing landscaping across the street. Streetscape onsite landscaping includes pavers, low shrub planting beds and a bench;
- No outdoor amenity space has been provided for this small-scale mixed use development, which is consistent with existing development in the Moncton Street character sub-area of the Steveston Village;
- The residential mailboxes are located in the secured residential lobby;
- The landscape design includes ornamental trees in tree guards in the parking area, ornamental black metal fencing at the lane and at the interface to the neighbouring parking area, and planting beds on two sides of the surface parking area;
- Paving treatment includes a variety of materials to provide visual interest and to differentiate between public boulevard/lane and private property, pedestrian and vehicle areas; and

- On-site indoor amenity space is not proposed in this small mixed-use development with nine (9) residential units. The developer has agreed to provide a voluntary contribution in the amount of \$9,000 as a condition of rezoning, in compliance with the Official Community Plan (OCP). In addition, a small second floor meeting room is proposed.

Crime Prevention Through Environmental Design

- Entry alcoves have been kept shallow, are surrounded by vision glass and are open to the streetscape to maximize visibility;
- The commercial, car co-op and residential visitor parking area is consolidated and open to the wide lane, allowing for natural surveillance. The residents parking area is consolidated, mostly secured and somewhat visually open to the commercial parking area and lane through security gates, allowing for some natural surveillance; and
- The residential lobby and mailboxes are secured.

Affordable Housing

- No affordable housing units are proposed in this small mixed-use development with nine (9) residential units. The developer has agreed to provide a voluntary contribution as a condition of rezoning in the amount of \$0.60 per buildable ft² (e.g. \$13,593) in accordance with the City's affordable housing strategy for applications received before July 1, 2007.

Servicing and Utilities

- The developer has submitted storm and sanitary sewer capacity analyses as requested by the City's Engineering Department. The analyses identified storm and sanitary sewer upgrades required to facilitate the proposed development.
- The storm sewer analysis identified the need for upgrades across the Moncton Street frontage (from STMH9112 to STMH60).
- The sanitary sewer analysis identified that over 200 m of sanitary sewer is undersized under Moncton Street from the lane west of 1st Avenue to the lane west of 3rd Avenue (from MH 5118 to MH 5131). The Developer has agreed to contribute \$58,170.00 to the City for the future upgrading of the undersized downstream sanitary sewer.
- A Servicing Agreement is required prior to the issuance of future Building Permit for the design and construction of the identified storm sewer upgrades noted above and frontage improvements. Frontage improvement works will include, but are not limited to:
 - No. 1 Road: new 1.5 m exposed aggregate sidewalk, 1.51 m paving stone boulevard, ornamental trees in concrete grates to match east side of No. 1 Road.
 - Moncton Street: establish a bench for seating and bicycle rack.
 - Lane: Steveston Village Conservation Program may not require curb and gutter or sidewalk. Existing pavement to be tested or replaced (Benkelman beam or equivalent). Laneway street lighting is required (Spec L11.5, powder coated black).

Flood Indemnity Covenant

- The owner has agreed to register a Flood Indemnity Covenant on title to the lands as a condition of rezoning which would permit the commercial spaces, residential lobby and service spaces and parking area to be no lower than the level of the sidewalk or 0.9 m GSC, whichever is higher. Please refer to the policies section above.

Conclusions

This application is generally in conformance with the Moncton Street character sub-area (Steveston Village) and the Richmond Heritage Committee's Draft Steveston Village Conservation Program. Staff recommend that the Development Permit be issued.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

See **Attachment 7** for requirements to be met prior to forwarding this application to Council for approval.

List of Attachments

Attachment 1	Development Application Data Sheet
Attachment 2	Steveston Character Areas Checklist for General DP Guidelines
Attachment 3	Flood Plain Construction Elevations Map
Attachment 4	Annotated Excerpt of Richmond Heritage Commission Minutes (2007 Feb 15)
Attachment 5	Annotated Excerpt of Richmond Heritage Commission Minutes (2007 Sep 20)
Attachment 6	Annotated Excerpt of Advisory Design Panel Minutes (2007 Apr 04)
Attachment 7	Development Permit considerations



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

Development Application Data Sheet

Development Applications Division

DP 06-352004

Attachment 1

Address: 3900 Moncton Street

Applicant: Andrew Cheung Architects Inc.

Owner: Eclissi Developments Ltd

Planning Area(s): Steveston Area Plan - Moncton Street character sub-area of Steveston Village

Floor Area Gross: 1,636 m²

Floor Area Net: 1,239 m²

	Existing	Proposed
Site Area:	1271 m ²	Site: 1,263 m ² Road dedication: 8 m ²
Land Uses:	Commercial	Mixed-Use
OCP Designation:	Commercial	No change
Zoning:	Steveston Commercial (Two-Storey) District (C4)	No change
Number of Units:	7 CRU	5 CRU & 9 residential units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	1.0	None permitted
Lot Coverage:	No restriction	69%	None
Setback – No. 1 Rd (Front Yard):	No restriction	0 m	None
Setback – Moncton St (Side Yard):	No restriction	0 m	None
Setback – South (Side Yard):	No restriction	0 m	None
Setback – Lane (Rear Yard):	No restriction	0 m	None
Setback – Parking:	Min. 1.5 m and Min. 3 m Lane	0.45 m to South and 1 m to Lane	2 m Reduction
Height (m):	Max. 9 m & two-storey	10.06 m & two-storey	Max. 1.06 m for false front parapet
Off-street Parking Spaces:	Commercial 12 Residential 14 Visitor 2 Car Co-op N/A	Commercial 11 Residential 10 Visitor 2 Car Co-op 1	4 space shortfall with 1 car Co-op space in-lieu of 2 spaces
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	28	24 + cash-in-lieu of 2	2 spaces
Small Car Parking Spaces:	None permitted	30% (7 spaces)	30% (7 spaces)



City of Richmond

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Steveston Character Areas Checklist for General Guidelines Development Applications Division

DP 06-352004

ATTACHMENT 2

8.3.1 Area A: Steveston Village

8.3.1.1 General Guidelines

1.1 Architectural Elements

- ☒ Roofs, walls, finishes: "humble structures".
- ☒ Buildings to have a base, middle, and top.
- ☒ Pitched roofs, gable-ends, and false fronts.
- ☒ First floor about 5m high, with high interiors, continuity with adjacent buildings.
- ☒ Wood door and window frames
- ☒ Larger windows on the ground floor.
- ☐ Recessed entries (at least 1m) – *Recess reduced to 0.9 m to balance traditional appearance with RCMP concern about opportunities for loitering.*
- ☒ High-quality materials and craftsmanship.
- ☒ Primary cladding materials are wood and brick
- ☐ Punched windows, post-and-beam, heavy timber, etc. – *Traditional false front lapped wood siding commercial detailing proposed to reflect previous Mukai Confectionery building onsite.*
- ☒ Personalized building details & add-ons.

1.2 Weather Protection

- ☒ Awnings simple, flat, durable fabric (not vinyl or plastic), and permanent structures.
- ☐ Canopy posts on private property, 2.7m clearance to ground – *Not applicable.*
- ☒ Canopy minimum 1.2m depth.
- ☒ Clearances from canopies to curbs (0.6m), utility poles (1m) and utility wires (2.1m).

1.3 Signs (Requires Separate Sign Permit)

- ☒ Integrated with building.
- ☒ Wood, metal, fabric, or painted / etched onto windows or glazed door panels.
- ☒ Not plastic, back-lit awnings, moving, or neon.
- ☒ Primarily oriented to pedestrians.

- ☒ Not a river navigation hazard.
- ☒ Illuminated externally, nautical or industrial character.
- ☒ Maximum sizes as per guidelines.

1.4 Landscape Elements

- ☒ Sidewalks narrow – *Storefronts generally close to property line.*
- ☐ Timber, gravel, or special paving, rather than asphalt – *Mixture of paving materials.*
- ☒ Planters with seasonal colour.
- ☒ Indigenous plants.
- ☐ Plant / retain trees near riverfront – *Not applicable.*
- ☒ Trees in parking lots, 1 for every 3 stalls. Plant at sides, not heads of stalls.
- ☒ Industrial furnishings and City standard street furniture – *To be provided through separate Servicing Agreement.*

8.3.1.2 Steveston Character Area Guidelines

8.3.1.2.A Moncton Street

2.A.1 Settlement Patterns

- ☒ Continuous street wall built at or close to property line. Interruptions for special public open space, heritage or tree preservation.
- ☒ Pedestrian-oriented open spaces and mixed-uses abutting lanes, particularly south of Moncton Street.
- ☒ Varied lane setbacks.
- ☒ Network of pedestrian arcades and courtyards linking streets and lanes.

2.A.2 Massing and Height

- ☐ Typically two-storey and 8-9m in height along Moncton Street. Setback taller buildings at least 10m from Moncton Street. – *Higher 10.06 m building height proposed for false front parapet of two-storey building in keeping with the proportions of the previous historic Mukai Confectionery building.*
- ☒ Maximum 20m building frontage. Break up larger frontages.
- ☒ Varied building height along lanes.
- ☒ Direct sunlight access into arcades and courtyards.

2.A.3 Architectural Elements

- ☒ Continuous animated uses at grade along all street frontages, rather than blank walls and private offices.
- ☒ Varied architectural form and character along lanes. Enable buildings to open up to the lane.

- ☑ Varied architectural form and character along lanes. Enable buildings to open up to the lane.
- ☑ Provide 3-5m wide open-air pedestrian arcades, preferably at grade.

2.A.4 Landscape Elements

- ☑ Limited street tree planting at street wall interruptions.
- ☑ Varied large species at rear of buildings.
- ☑ Planters, window boxes and climbing vines along lanes.
- ☑ Setback garbage uses 15m from street in building or garbage enclosure which enhances area.

2.A.5 Parking and Services

- ☑ Locate parking and on-site loading bays at rear of buildings, screened from streetscape.
- ☑ Support primary use of lane system south of Moncton for non-parking uses.
- ☑ Conceal parking structures with non-parking uses along streets and open spaces.



City of Richmond

Policy Manual

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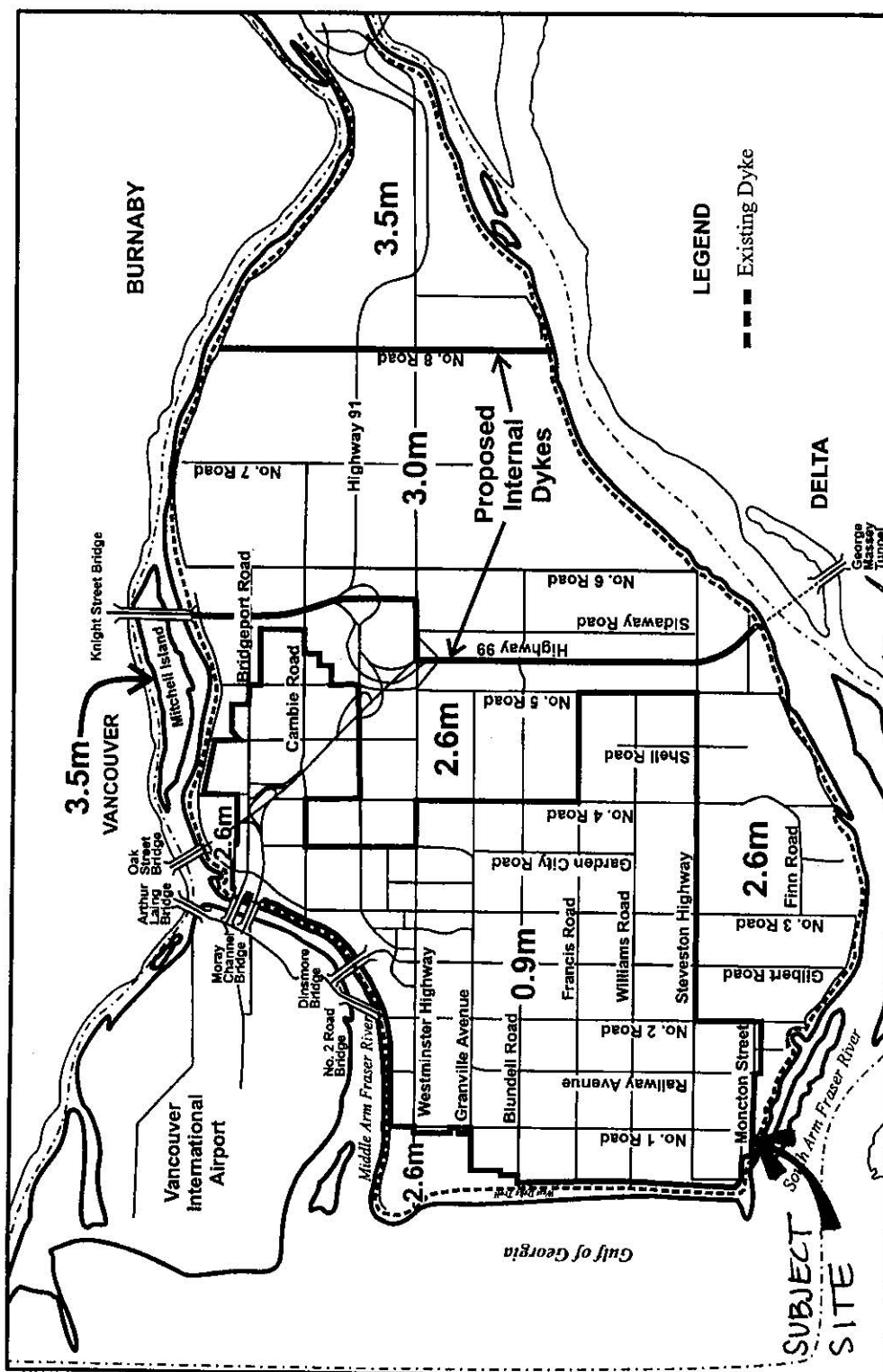
Adopted by Council: Sept. 11/89

POLICY 7000

Amended by Council – July 24, 2006

File Ref: 6410-05

FLOODPLAIN MANAGEMENT IMPLEMENTATION STRATEGY



Original Date: 01/13/00

Revision Date: 07/24/06

Note: Dimensions are in METRES

Flood Plain Construction Elevations



**Annotated Excerpt from the Minutes from
The Richmond Heritage Commission Meeting
Thursday, February 15, 2007**

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 3900 Moncton Street

Staff Comments:

Previous scheme reviewed by the Commission on November 16, 2006 and revised by the applicant. Design revisions include the façade, window treatments, corners and the height and shape of the building.

Applicant's Comments

Andrew Cheung, Andrew Cheung Architects referred to updated drawings of the design revision, circulated at the meeting, and provided comments about the following changes:

- breaking down the massing of the large building to be smaller in scale,
- the use of richer texture on the façade and balcony features;
- the proportions of the ground and second floors being the same as historical buildings;
- the longer and narrower windows with trim boards;
- the emphasis of the false front motif;
- the simplicity of the form, trim and surface;
- the addition of open balconies;
- the alteration of the second floor to allow more light and sunshine; and
- the addition of the roof top garden.

Commission Discussion

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

- the roof is pitched with no variance – *height variance subsequently identified by applicant*
- the canopies used throughout the development are projecting beyond the PL;
- the proposed colour palette is researched and developed by the Vancouver Heritage Foundation and Benjamin Moore, the trim will be dark grey in colour; and
- the roof top garden is a mixture of grass and landscaping – *the green roof was subsequently deleted due to uncertainty in the industry.*

Comments from the Commission were as follows:

- the design revisions provide enormous improvements;
- consider extending the awnings out as far as possible – *Incorporated;*
- appreciates the non symmetrical design;
- give further consideration to the outlook of the units located at the back, overlooking the parking lot – *hard and soft landscaping has been incorporated in the parking area;*
- reconsider planters as screening, try structural screening instead – *Both incorporated;*
- consider introducing greenery at the parking level – *Incorporated;*
- consider textural treatment along the edge of the back lane – *Entry gate incorporated;*
- consider stamping the asphalt or concrete – *Areas of interlocking pavers incorporated;*
- posts should be substantial and not flimsy – *Historic photograph indicates proportionally slender posts. Therefore posts remain proposed at 10" x 10";*
- appreciates the set back gathering area, a consumer friendly design;
- this project captures the spirit of Steveston;

- give further consideration to the awnings, try to prevent water from flowing over the edges and onto pedestrians – *Heritage character awnings were chosen, which unfortunately do not include built in gutters;*
- appreciates the changes to the massing resulting in smaller buildings; and
- appreciates the softening of the corners and edges.

Further discussion took place about the submission of applications and the benefits and effectiveness of the applicant providing archival research including photographs as part of the application. This makes it easier for the Commission members and staff to ground the character and provides a point of reference.

Commission Decision

It was moved and seconded

That the Development Application for 3900 Moncton Street move forward to Development Permit Process with the support of the Heritage Commission.

CARRIED

**Annotated Excerpt from the Minutes from
The Richmond Heritage Commission Meeting
Thursday, September 20, 2007**

(B) Design Review: Proposed Development Permit – 3900 Moncton Street (DP 06-352004)

Ms. Badyal advised that at the Heritage Commission's February 25, 2007 meeting there was a design review of the proposed commercial/residential development at 3900 Moncton Street at the southwest corner of No. 1 Road (currently the site of the British Sweet Shop). To inform the discussion regarding the elevation of the commercial units fronting the street, Ms. Badyal explained that:

- (i) the Conservation Strategy supported an at-grade sidewalk elevation (roughly 1.1 metres geodetic);
- (ii) current City policy states that the south side of Moncton Street achieve an elevation of 2.6 metres geodetic with consideration for adjacencies;
- (iii) City staff is preparing a flood bylaw that may recommend an elevation of 2.9 metres geodetic, which may include special consideration for the heritage Steveston Village area; and
- (iv) the development proposal is likely to move forward in advance of the flood bylaw.

Discussion ensued with regard to 3900 Moncton in particular, and the rest of Steveston in general, regarding the merits of protecting Steveston structures from the effects of possible future flooding by imposing an elevation of 2.6 metres for commercial businesses versus maintaining the character of Steveston by keeping street-level commercial businesses at current elevation.

It was moved and seconded

That the Heritage Commission support the development proposal for 3900 Moncton Street with continuity of ground floor retail at the sidewalk level in respect of the "existing grade" as identified in the Steveston Village Conservation Strategy.

CARRIED

**Annotated Excerpt from the Minutes from
The Advisory Design Panel Meeting
Wednesday, April 4, 2007 – 4:00 p.m.**

Comments from the Panel were as follows:

- concern that recessed doors may generate loitering;
- close proximity to the pub and park may generate loitering at the back of the building;
- handsome project with small floor space;
- although not accessible, potential for visit-ability and semi accessible. To improve ability to visit, consider 34" bathroom doors and 30" inch sliding doors;
- appreciates the western store front expression;
- consider providing a gate at the passage for security at night;
- overall massing and breaking up of massing well resolved;
- appreciates the social activity space at the corner;
- consider weather protection on the open balconies;
- consider a paving level change, materials and detailing through the passage and through the handicap parking space to extend the pedestrian link from Moncton Street;
- the articulation of the passage needs to be emphasized, with added detail either above or underneath;
- The pull back at the corner is a nice detail;
- continue using wood windows on second floor, to keep it consistent with ground floor;
- Insurers may be concerned about a green roof and balconies without overhangs;
- Consider the purpose of the green roof, if it is to decrease the heat island effect then reconsider the colour and reflectivity of the pitched roof materials and consider extending to all flat roof surfaces;
- colour board requires further development to include the wood windows, roof colours, banding and tones. Windows are an important design feature, incorporate natural wood;
- ensure that balconies do not become bicycle storage, consider an area for bike storage within the building such as hooks in the parkade above the parking spaces.
- Simple balcony design maintains heritage character. Any revision would result in the need to reconsider corner design.

Panel Decision

That Development Permit 06-352004 move forward to the Development Permit Panel process taking into consideration the following comments provided by the Advisory Design Panel:

1. consider the balconies with regard to rain covers, misuse, and simple heritage expression – ***Balconies simplified for heritage expression;***
2. design development to passage way to add detail – ***Detail incorporated;***
3. clarify the purpose of the green roof. Reconsider pitched roof materials and consider expanding green roof to all flat roof areas – ***The owner has deleted the green roof due to concern about uncertainty in the industry;***
4. consider general security issues – ***Security reviewed;***
5. continue Heritage Integrity throughout the building by using wood windows at the second level – ***Incorporated;*** and
6. design development to the paving through the passageway and handicapped parking space – ***Incorporated.***

CARRIED

Development Permit Considerations 3900 Moncton Street ("The Lands")

Prior to forwarding this application to Council for Development Permit approval, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut at the intersection of No. 1 Road and Moncton Street.
2. Registration of a flood indemnity covenant on title to the lands which permits the commercial spaces and residential lobby to be no lower than the level of the sidewalk or 0.9 m GSC, whichever is higher.
3. Legal agreement registered on title to the lands providing that no Building Permit will be issued until a Servicing Agreement* for the design and construction of frontage and infrastructure improvements is entered into. The improvements will include, but are not limited to:
 - a. No. 1 Road: new 1.5 m exposed aggregate sidewalk, 1.51 m paving stone boulevard, ornamental trees in concrete grates to match east side of No. 1 Road.
 - b. Moncton Street: establish a bench for seating and bicycle rack.
 - c. Lane works: Steveston Village Conservation Program may not require curb and gutter or sidewalk. Existing pavement to be tested or replaced (Benkelman beam or equivalent). Laneway street lighting is required (Spec L11.5, powder coated black).
 - d. Storm sewer: upgrades across the Moncton Street frontage (from STMH9112 to STMH60), as identified in the capacity analysis.
4. Provision of on-site indoor amenity space or payment in lieu as per the OCP (e.g. \$9,000.00).
5. Payment of \$58,170.00 to the City for the future upgrading of the undersized downstream sanitary sewer (from MH 5118 to MH 5131 as identified in the capacity analysis).
6. Registration of a legal agreement on Title to the lands identifying a parking stall as assigned to a car that will be co-operatively shared by members of an automobile co-operative association. A copy of the agreement between the applicant and the automobile co-operative association that outlines the terms and conditions of the arrangement related to the on-site provision of a co-op car is required to be attached as a schedule to the required covenant.
7. Discharge of Restrictive Covenant registered on Title to the lands for the encroachment of a sign associated with the former commercial uses and which will be demolished (Charge number BM318978).
8. Contribution to the Steveston Townsite Parking Fund in the amount of \$21,000 (e.g. \$10,500 for each of 2 required off-street parking spaces not provided onsite).
9. The City acceptance of the developer's voluntary offer of an amenity contribution for affordable housing in the amount of \$0.60 per buildable ft² (e.g. \$13,593.00 for a net site area of 1,262.8 m²) towards the City's affordable housing strategy.
10. Receipt of a Letter-of-Credit for landscaping in the amount of \$27,063.

[signed original in file]

Signed

Date

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

11. Enter into a Servicing Agreement* for the design and construction of No. 1 Road, Moncton Street and lane frontage improvements as described above.
12. Registration of a legal agreement* on title to the lands to permit commercial ground floor weather protection awnings to project offsite out over the City sidewalk.
13. Incorporation of accessibility measures for aging in place in Building Permit drawings for all residential units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails; and
14. Submit a construction parking and traffic management plan to the satisfaction of the Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

* Note: This requires a separate application.



No. DP 06-352004

To the Holder: ANDREW CHEUNG ARCHITECTS INC.
Property Address: 3900 MONCTON STREET
Address: c/o MR. CHI CHAN
ANDREW CHEUNG ARCHITECTS INC.
720 – 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) Increase maximum building height from 9 m to maximum 10.06 m for false front parapets;
 - b) Reduce the minimum parking setback from 1.5 m to 0.45 m to the south property line and from 3 m to 1 m to the lane;
 - c) Permit 30% of off-street parking spaces to be for small cars (7 of 24 total parking spaces); and
 - d) Reduce the minimum number of off-street parking spaces from 28 to 26 spaces
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$27,063. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 06-352004

To the Holder: ANDREW CHEUNG ARCHITECTS INC.

Property Address: 3900 MONCTON STREET

Address: c/o MR. CHI CHAN
ANDREW CHEUNG ARCHITECTS INC.
720 - 1201 WEST PENDER STREET
VANCOUVER, BC V6E 2V2

7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

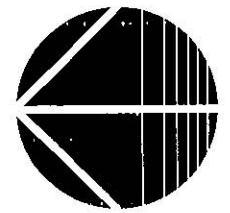
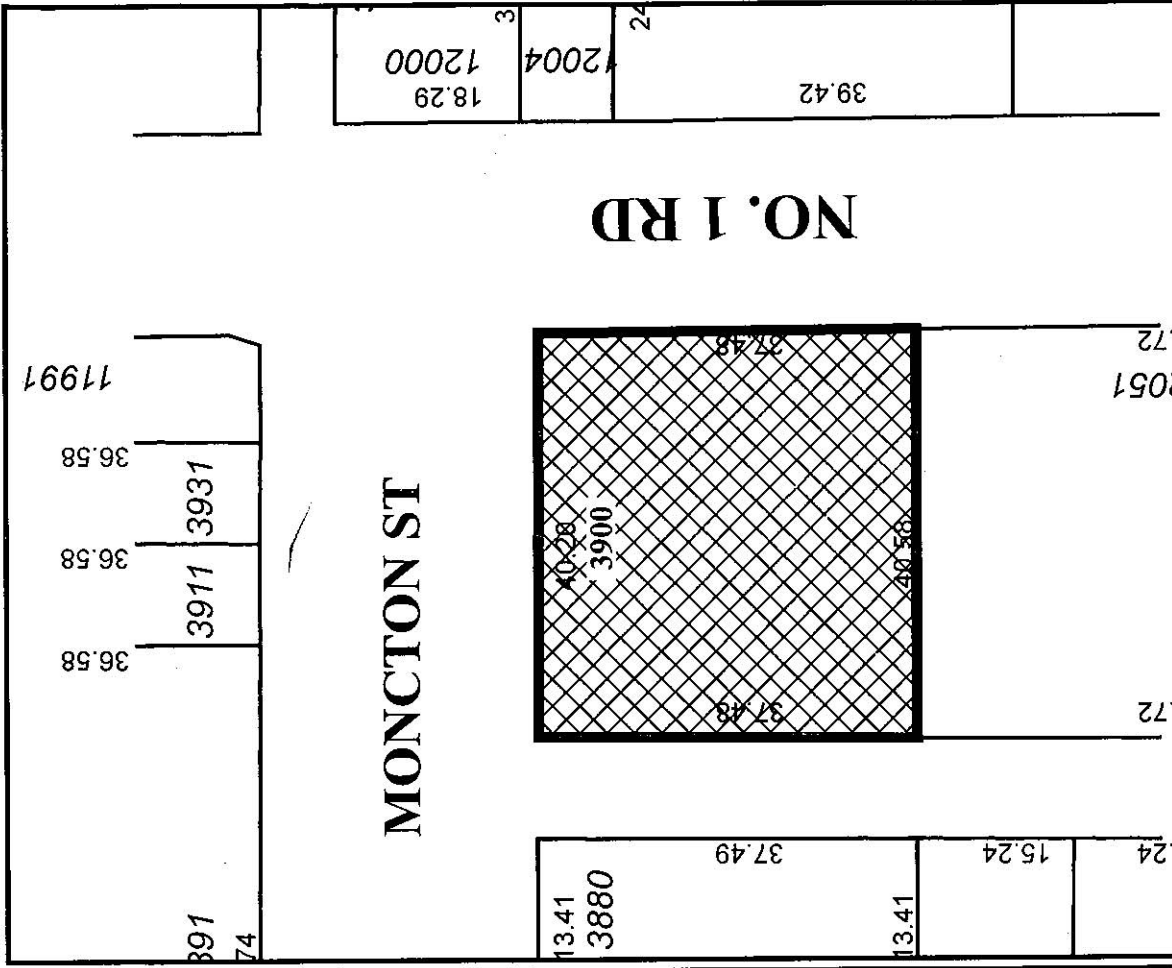
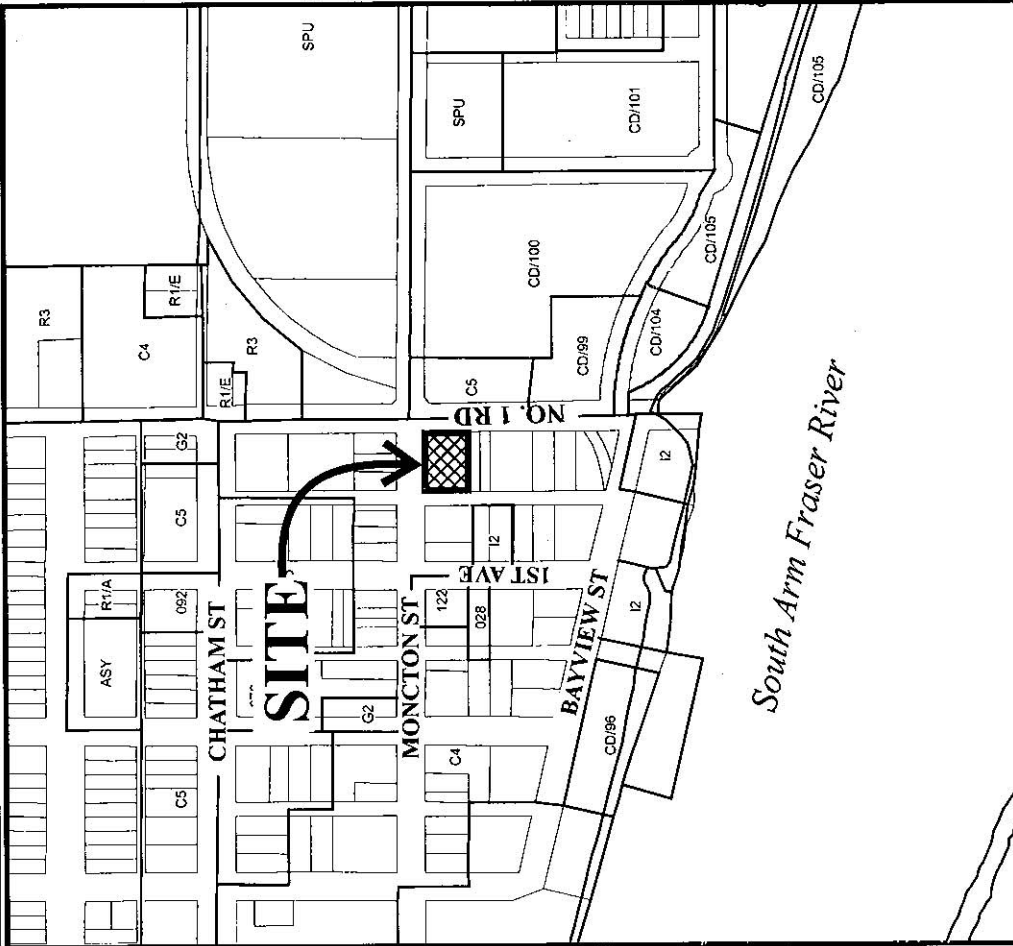
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DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 06-352004 SCHEDULE "A"

Original Date: 11/06/06

Revision Date: 12/11/07

Note: Dimensions are in METRES

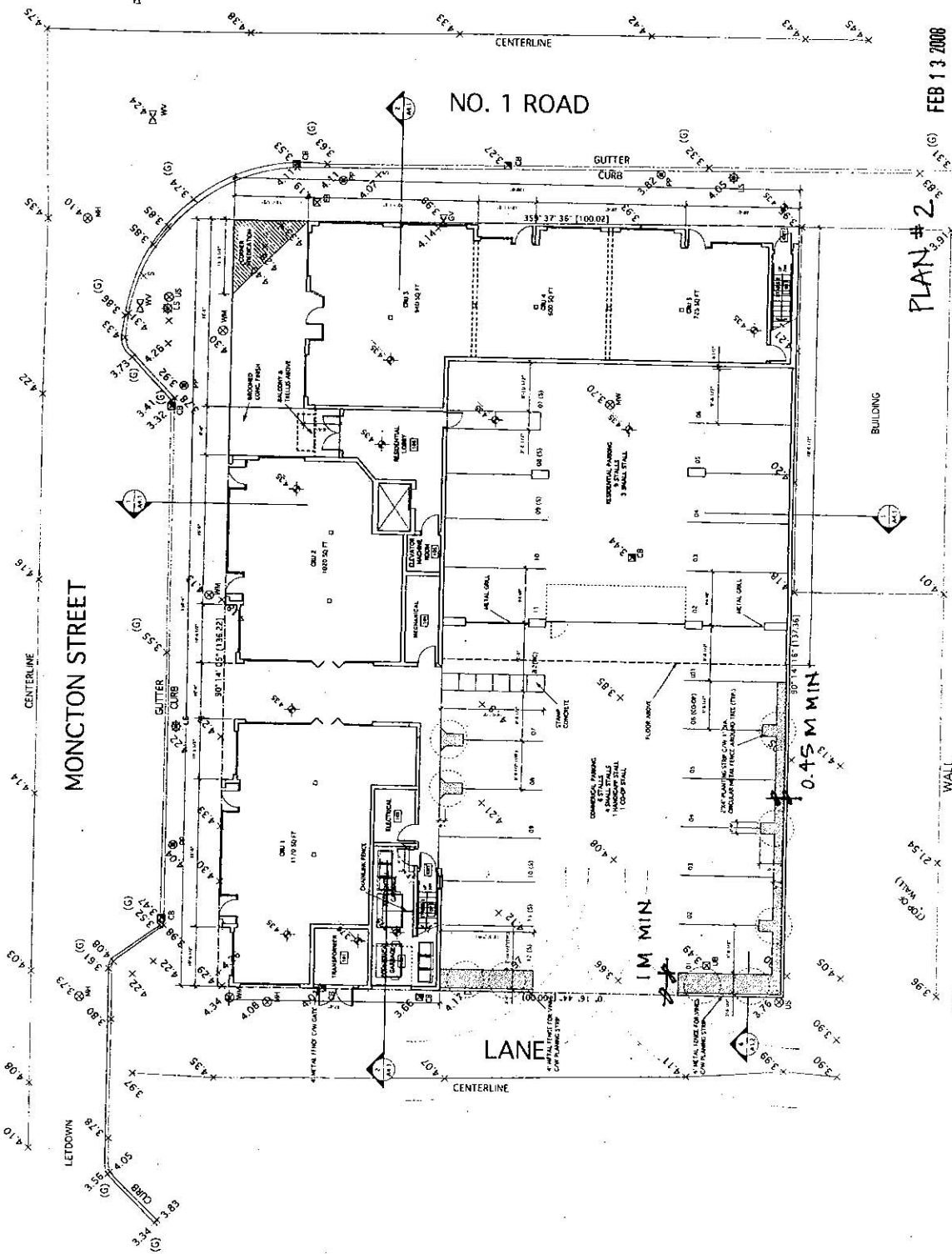
ISSUED FOR PERMIT SEPTEMBER 25, 2007 DP 06352004 JAN 21, 2008	CONSULTING
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ANDREW CHEUNG
ARCHITECTS INC.

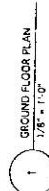
1201 W. 100th Street
Vancouver, B.C.
V6P 2Z2
Tel: (604) 685-2088
Fax: (604) 685-1889



3900-3980 MONCTON STREET RICHMOND, BRITISH COLUMBIA	
GROUND FLOOR PLAN	
Scale: 1/8" = 1'-0"	Sheet: A2.1

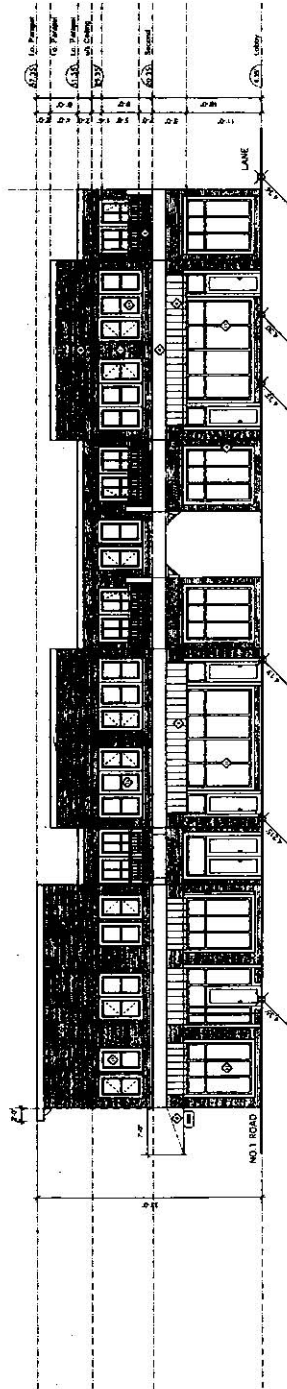


PLAN # 2-391
FEB 13 2008
DP 06352004

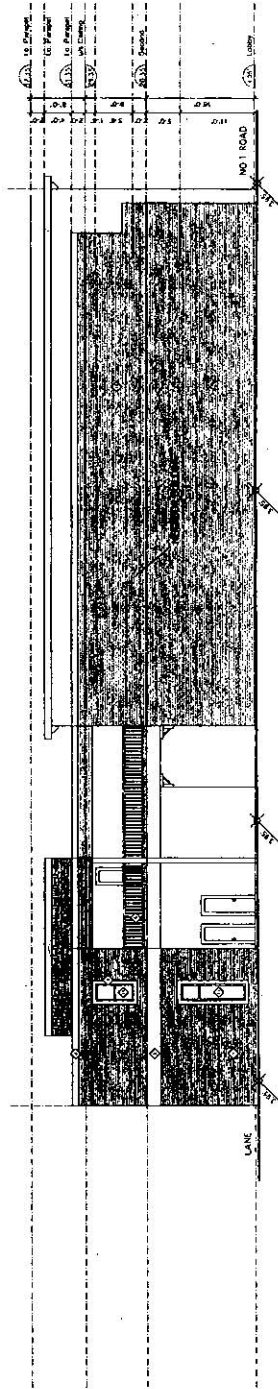


GROUND FLOOR PLAN
1/8" = 1'-0"

- LEGEND**
1. WOOD SIDING - CONCRETE BASE
 2. WOOD TRIM - CHINA
 3. WOOD PANEL - CHINA
 4. SOLID WOOD TRIM - CHINA
 5. SOLID WOOD TRIM - CHINA
 6. SOLID WOOD TRIM - CHINA
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1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

10000

ISSUED FOR PRICING
SEPTEMBER 25, 2007

OF REVISIONS
JAN 22, 2008

10000

ANDREW CHEUNG
ARCHITECTS INC.

suite 720
1201 W. 4TH AVENUE
VANCOUVER B.C.
V6H 2V2
TEL (604) 685-2068
FAX (604) 685-1889

3900-3900 MONCTON STREET
RICHMOND, BRITISH COLUMBIA

NORTH & SOUTH ELEVATION

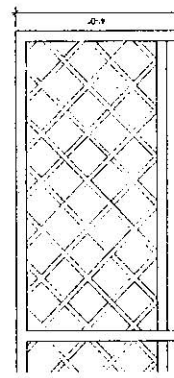
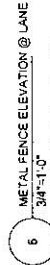
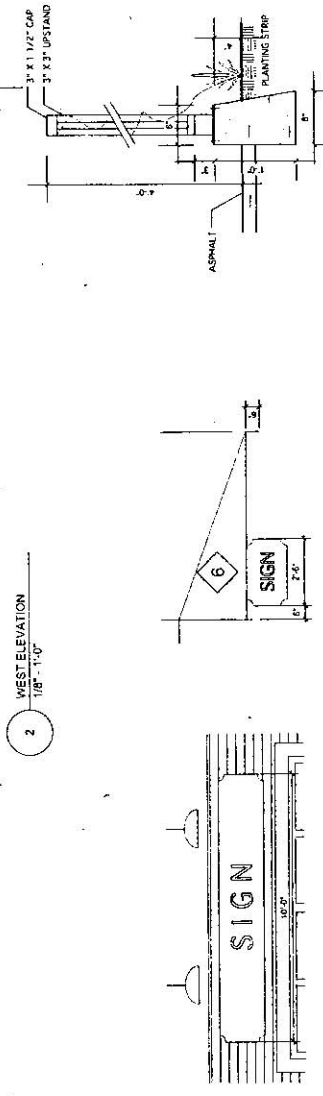
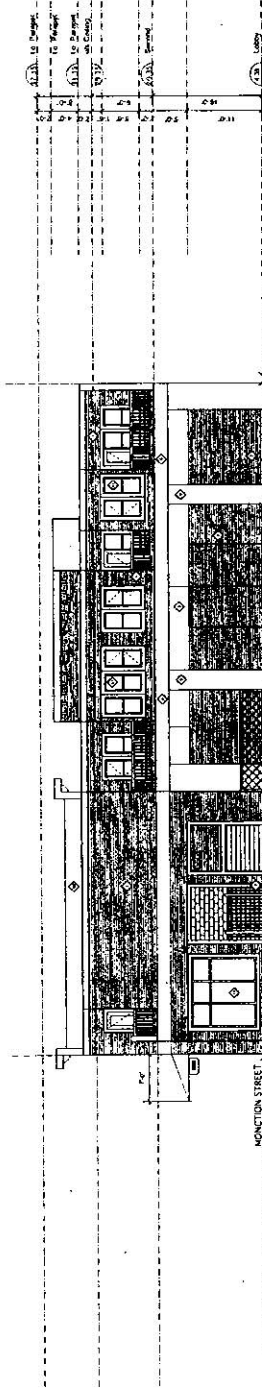
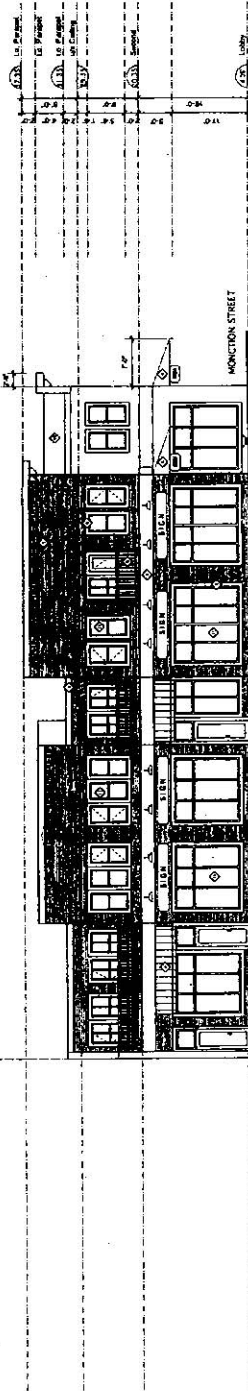
DATE: 02/13/08

SCALE: 1/8" = 1'-0"

A3.1

PLAN #4
FEB 13 2008
DP06352004

- LEGEND**
1. WOOD SIDING - CONDO SIDE
 2. WOOD TRIM - EDWARDS
 3. WOOD PANEL - EDWARDS
 4. SOLID WOOD TRIM - EDWARDS
 5. SOLID WOOD GUARD RAIL - EDWARDS
 6. METAL FENCE - EDWARDS
 7. METAL FENCE (LANT) - CONDO TO MATCH EDWARDS PORCH
 8. GREY CONCRETE - CONDO TO MATCH EDWARDS PORCH
 9. METAL FENCE - CONDO TO MATCH EDWARDS PORCH
 10. ASPHALT - SINGLE - BLACK
 11. ASPHALT - DOUBLE - BLACK
 12. ASPHALT - CONDO SIDE



PLAN # 5
FEB 13 2008
DP 06352004

<p>ISSUED FOR PRICING SEPTEMBER 25, 2007</p> <p>DP 06352004 JAN 22, 2008</p>	<p>DATE</p> <p>REVISIONS</p> <p>COMMENTS</p>
--	--

ANDREW CHEUNG
ARCHITECTS INC.

SUITE 720
1201 W. BROAD STREET
VANCOUVER, B.C.
V6E 2V2
TEL (604) 685-2088
FAX (604) 685-1889

<p>3900-3900 MONCTON STREET RICHMOND, BRITISH COLUMBIA</p> <p>CAT & WEST ELEVATION</p>	<p>DATE</p> <p>BY</p> <p>APP</p> <p>REV</p> <p>DATE</p> <p>REVISIONS</p> <p>COMMENTS</p>
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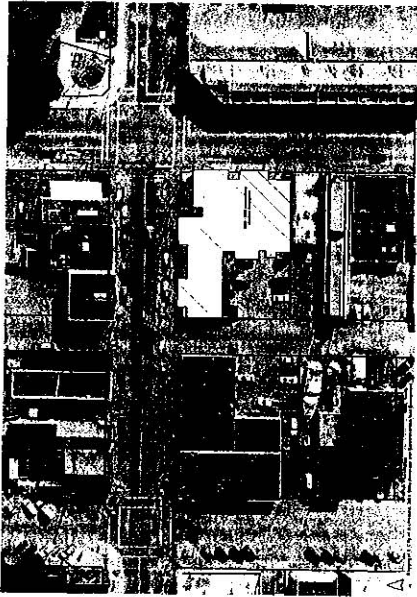


FEB 13 1961

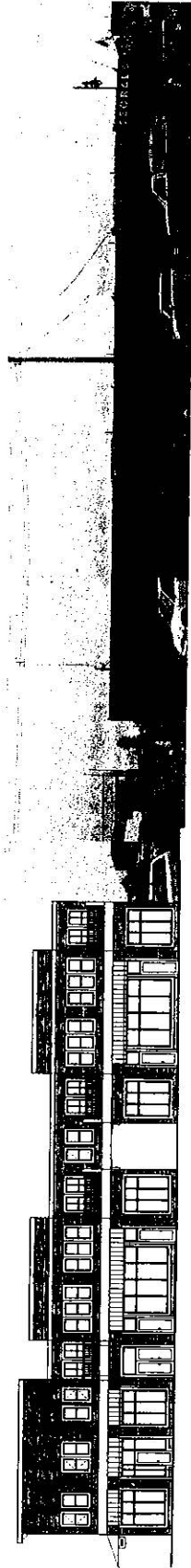
DP 06352004

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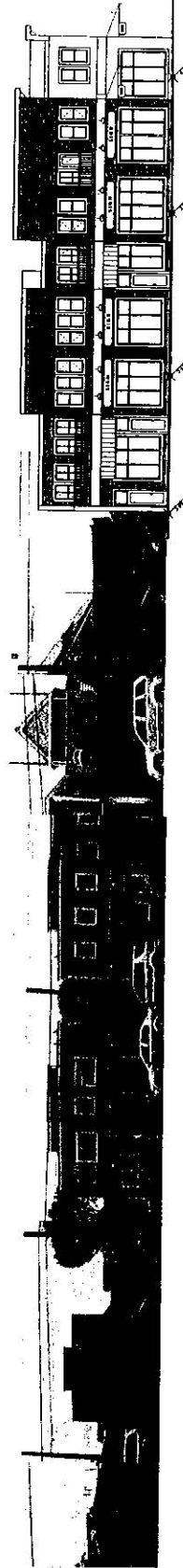
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SHEET NO. 1 OF 1		PROJECT NO. A2.3		DRAWN BY: [Signature]	
NOTES: 1. SEE ELEVATIONS FOR FINISHES. 2. SEE SECTION CUTS FOR FOUNDATION AND ROOFING DETAILS.					



1 Context Plan
A1.1 1"=50'-0"



2 Main Street Streetscape
A1.1 3/32"=1'-0"



3 No. 1 Road Streetscape
A1.1 3/32"=1'-0"

DATE	REVISIONS
	REVISION FOR DP PERMIT SEPTEMBER 15, 2007
CONSULTANTS	

ANDREW CHEUNG
ARCHITECTS INC.

suite 720
1201 w. pomeroy street
vancouver, b.c.
v6c 2t2
tel: (604) 685-2088
fax: (604) 685-1869



2000 - 1980 Metcalf Street Richmond, British Columbia	
Client: P. & S. Cheung	
Project: P. & S. Cheung	
Scale: 1/8" = 1'-0"	
Sheet: A1.1	

REFERENCE PLAN FEB 13 2008
DP 06352004

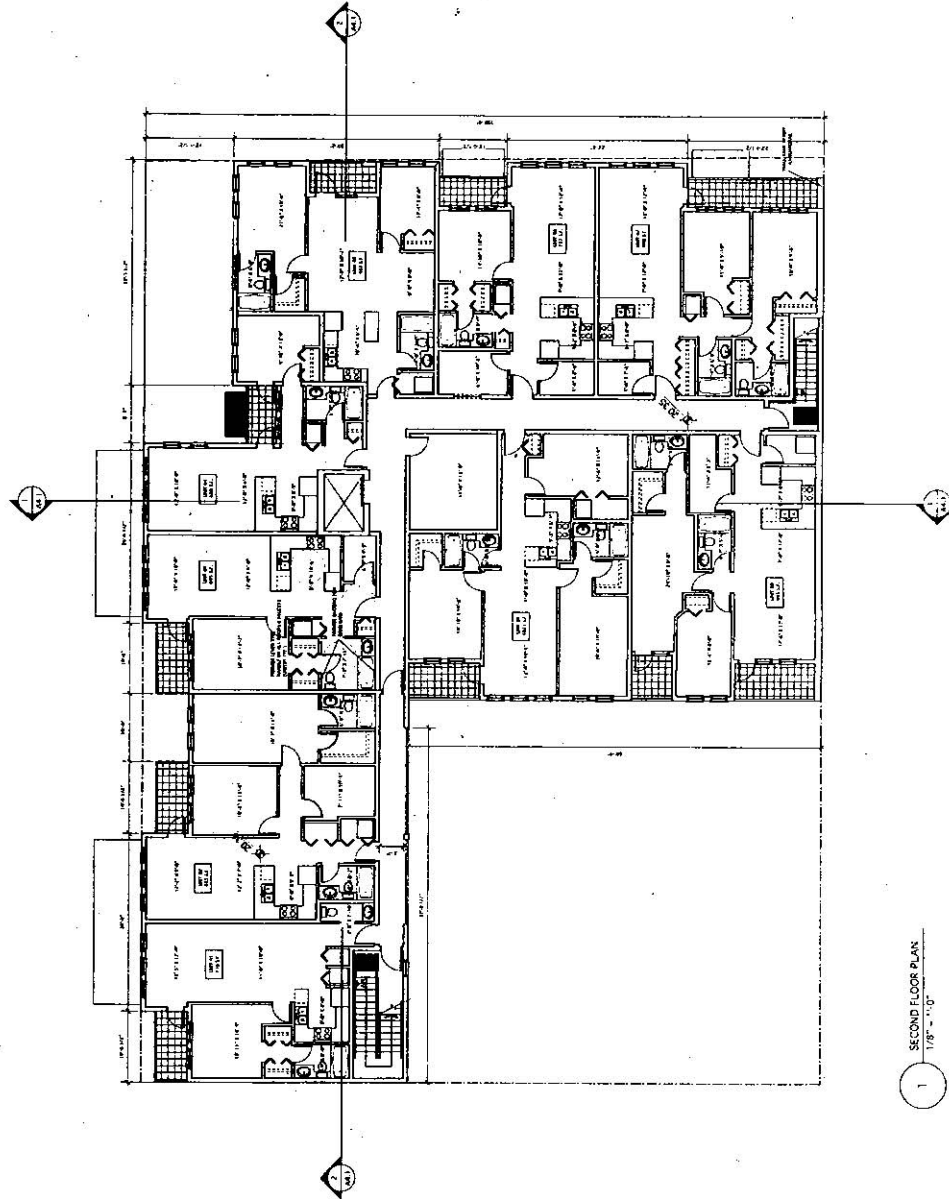
NOTES	
ISSUED FOR PERMIT SEPTEMBER 22, 2007	DP RESUBMISSION JAN 22, 2008
CONSULTING	

ANDREW CHEUNG
ARCHITECTS INC.

Suite 720
1201 W. Pender Street
Vancouver, B.C.
V6E 2V2
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Fax: (604) 685-1859

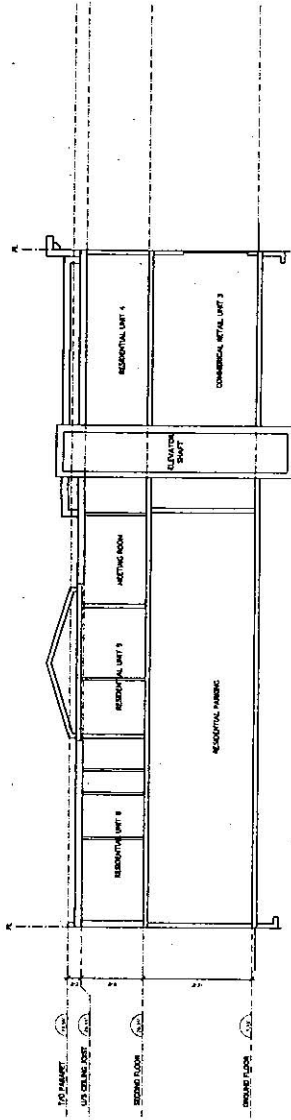


3900-3980 HONCTON STREET RICHMOND, BRITISH COLUMBIA	
SECOND FLOOR PLAN	
DATE	10/11/07
BY	AC
SCALE	1/8" = 1'-0"
A2.2	

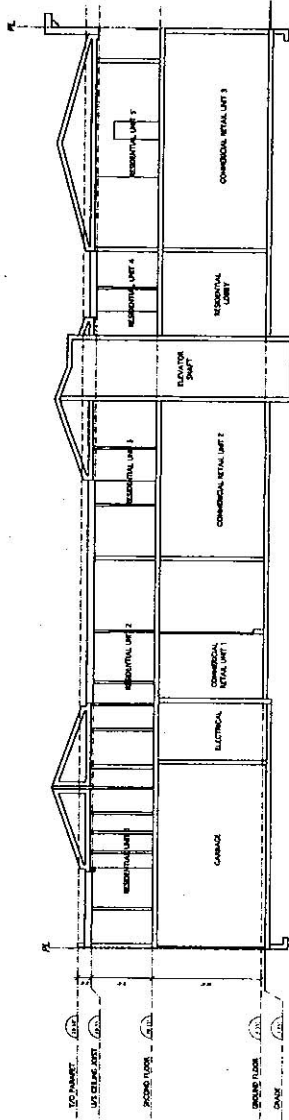


1 SECOND FLOOR PLAN
1/8" = 1'-0"

REFERENCE PLAN FEB 13 2008
DP 06352004



1 BUILDING SECTION
Scale 1/8" = 1'-0"



2 BUILDING SECTION
Scale 1/8" = 1'-0"

DATE: 10/10/07

PROJECT: 1000-388 MONCTON STREET

ISSUED FOR PERMIT: SEPTEMBER 25, 2007

ISSUED FOR BP PERMIT: DECEMBER 12, 2007

CONTINUATION

ANDREW CHEUNG
ARCHITECTS INC.

1201 W. PENDER ST.
VANCOUVER, B.C.
V6E 2V2

TEL: (604) 685-2088
FAX: (604) 685-1889

1000-388 MONCTON STREET RICHMOND, BRITISH COLUMBIA	
SECTIONS	
SECTION	SCALE
1	1/8" = 1'-0"
2	1/8" = 1'-0"
A4.1	

REFERENCE PLAN FEB 13 2008
DP 06352004