



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development

Date: August 5, 2009
File: DP 09-474381/
HA 09-474921

**Re: Application by David S. Mah, Architect for a Development Permit and Heritage
Alteration Permit at 3960 Chatham Street**

Staff Recommendation

1. That 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. That a Heritage Alteration Permit be issued for 3960 Chatham Street in accordance with Development Permit DP 09-474381.

Brian J. Jackson, MCIP
Director of Development

TB:blg
Att.

Staff Report

Origin

David S. Mah, Architect has applied to the City of Richmond for permission to add an exterior elevator to 3960 Chatham Street in the Steveston Village Heritage Conservation Area. The site currently contains a two-storey commercial building and is zoned "Steveston Commercial (Two-Storey) District (C4).

No Rezoning or Servicing Agreement is required as part of this minor building addition.

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 "Core Area" of the Steveston Village Heritage Conservation Area (Steveston Area Plan). Development surrounding the subject site is as follows:

- To the north, across Chatham Street, is a heritage character three-storey mixed-use building with residential above commercial at grade, zoned "Steveston Commercial (Three-Storey) District (C5)";
- To the east, across No. 1 Road, is a two-storey a single-family dwelling and heritage building zoned "Single-Family Housing District, Subdivision Area E (R1/E)"; and a seniors residence zoned "Townhouse and Apartment District (R3)";
- To the south, is a two-storey commercial building, zoned "Steveston Commercial (Two-Storey) District (C4)"; and
- To the west, across a lane, is a three-storey mixed-use building with residential above commercial at grade, zoned "Steveston Commercial (Three-Storey) District (C5)".

Findings Of Fact

On Monday, June 22, 2009, Council adopted Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8403, which included the establishment of the Steveston Village Heritage Conservation Area.

A Heritage Alteration Permit (HAP) is required in the designated Heritage Conservation Area of the revised Steveston Area Plan, prior to:

- Subdividing Lands;
- Constructing a building or structure or an addition to an existing building or structure; or
- Altering a building or structure (including building demolition) or land (including landscape features).

As the subject site is located in the Steveston Village Heritage Conservation area, the recently adopted heritage conservation measures require Council to issue a Heritage Alteration Permit for the proposed renovations before a Building Permit can be issued.

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)".

Staff conducted an onsite visit:

- The landscaping is mature, well maintained and adequate.
- One (1) accessible parking stall is provided onsite.
- Barrier free pedestrian access is provided through the site and to the proposed elevator lobby entry.

Design Panel Comments

As the scope of the proposed addition is very limited, the application was not referred to the Advisory Design Panel (ADP) for comment.

Richmond Heritage Commission Comments

As the scope of the proposed addition is very limited, the application was not referred to the Richmond Heritage Commission (RHC) for comment.

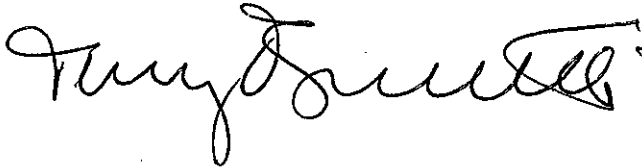
Analysis

- The proposed addition is located on the west elevation adjacent to the lane. The proposed addition complies with the provisions of the C4 District. The remainder of the existing building and site plan, including parking area, remain unchanged.
- The proposed alteration is a small addition to render the second floor accessible.
- The elevator is accessed directly off the lane from a covered exterior loggia and small lobby on the west elevation.
- The current holding area for the temporary storage of garbage will be reduced in size by the elevator addition. Another area of adequate size on the same property (which will not affect the existing number of parking spaces) will be allocated as a secondary space for garbage storage.
- The materials of the proposed addition are compatible and consistent with the existing building. A sample board with colour chips indicating the colours and finishes will be provided.
- Adequate exterior lighting will be provided in the area by the proposed new entry and elevator to light any dark areas in compliance with CPTED guidelines.
- Code requirements for exit doors and landings on the second floor have been addressed. Code requirements for disabled accessible washroom facilities on the second floor will be addressed during Building Permit Submission.

Conclusions

The proposed addition provides a community benefit by enhancing accessibility. The proposed addition is in character with the existing building.

Staff recommend that the Development Permit and Heritage Alteration Permit be issued.



Terry Brunette, Planner
Policy Planning Department
(604-276-4279)

TCB:blg

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

- 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.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



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 09-474381

Attachment 1

Address: 3960 Chatham Street

Applicant: David S. Mah, Architect Owner: Ronald S. Roadburg

Planning Area(s): Steveston – Steveston Village

Floor Area Gross: 835 m² (8,992 ft²) Floor Area Net: 503 m² (5,409 ft²)

	Existing	Proposed
Site Area:	1507 m ²	1507 m ²
Land Uses:	Office/Commercial	Office/Commercial
OCP Designation:	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)
Zoning:	Steveston Commercial (Two-Storey) District (C4)	Steveston Commercial (Two-Storey) District (C4)
Number of Units:	2 (Office/Commercial)	2 (Office/Commercial)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.55 Existing	None
Lot Coverage:	N/A	N/A	None
Setback – Front Yard:	Existing	Existing	None
Setback – Side Yard:	Existing	Existing	None
Setback – Side Yard:	Existing	Existing	None
Setback – Rear Yard:	Existing	Existing	None
Height (m):	Existing	Existing	None
Lot Size:	1507 m ²	1507 m ²	None
Off-street Parking Spaces – Regular/Commercial:	18 Required Time of Construction	22 Provided Existing	None
Off-street Parking Spaces – Accessible:	Existing	Existing	None
Total off-street Spaces:	18 Required Time of Construction	22 Provided Existing	None
Tandem Parking Spaces	N/A	N/A	None
Amenity Space – Indoor:	N/A	N/A	None
Amenity Space – Outdoor:	N/A	N/A	None



City of Richmond

Heritage Alteration Permit

No. HA 09-474921

To the Holder: DAVID S. MAH ARCHITECT
Property Address: 3960 CHATHAM STREET
Legal Description: LOT 37 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN 48767

(s.972, Local Government Act)

- 1. (Reason for Permit) [] Designated Heritage Property (s.967)
[] Property Subject to Temporary Protection (s.965)
[] Property Subject to Heritage Revitalization Agreement (s.972)
[] Property in Heritage Conservation Area (s.971)
[] Property Subject to s.219 Heritage Covenant
2. In accordance with approved Development Permit (DP 09-474381).
3. This Heritage Alteration 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.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT



W

City of Richmond
Planning and Development Department

Development Permit

No. DP 09-474381

To the Holder: DAVID S. MAH, ARCHITECT

Property Address: 3960 CHATHAM STREET

Address: c/o DAVID S. MAH
 SUITE 106-3380 MAQUINNA DRIVE
 VANCOUVER, BC V5S 4C6

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. 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 #7 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. 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.
6. 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.

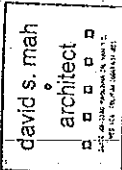
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____

ISSUED BY THE COUNCIL THE

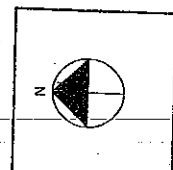
DELIVERED THIS _____ DAY OF _____, _____

MAYOR



360 CHATHAM STREET RICHMOND, B.C.
 TEL: 604.278.3333
 FAX: 604.278.3334
 WWW.DSMARCHITECT.COM

DATE	REVISION
10/12/09	SETUP FOR BUILDING PERMIT
10/27/09	PROPERTY LINES RECALCULATED



PROJECT TITLE
COAST CAPITAL SAVINGS
 360 CHATHAM STREET
 RICHMOND, BC

DATE OF ISSUE
SITE PLAN AND STATISTICS

SYMBOL KEY	
SCALE	DATE
DATE	SCALE
DATE	SCALE
DATE	SCALE

A-0

STATISTICS

CIVIC ADDRESS
 360 CHATHAM STREET RICHMOND, B.C.

LEGAL DESCRIPTION
 MUNICIPALITY OF RICHMOND
 LOT 37, SECTION 19, BLOCK 3 NORTH RANGE 7
 WEST PLAN 487, NEW WESTMINSTER DISTRICT

BUILDING AREA
 BUILDING - 464 SQ. M (4,968 SF)
 SITE - 394 SQ. M (4,280 SF)

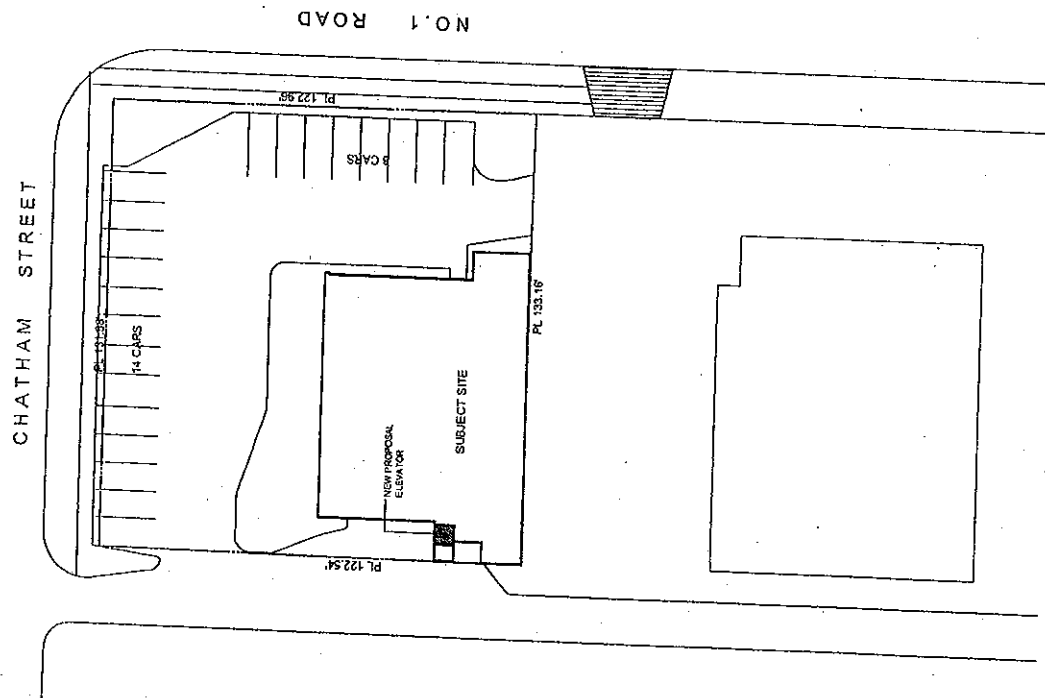
BUILDING CODE ANALYSIS
 BUILDING AREA - 464 SQ. M (4,968 SF)
 BUILDING USES - "O" - OFFICE / BANK @ LEVEL 1
 "D" - OFFICE @ LEVEL 2

REFER TO 3.2.2.8 GROUP "O" UP TO 2 STOREYS, SPRINKLERED
 1) BUILDING IS OF GROUP TO USE - YES
 a) SPRINKLERED THROUGHOUT - YES
 b) 2 STOREYS - YES
 c) AREA < 22 M² < 2400 MM²

2) BUILDING CAN BE OF COMBUSTIBLE NONCOMBUST.
 a) FLOORING TO BE COMBUSTIBLE CONSIST OF 45 MIN F.R.
 b) LOAD BEARING WALLS & CEILING COMPOSED OF 45 MIN F.R.
 OR CAN BE OF NONCOMBUST.

FIRE SEPARATION OF EXITS
 AS PER 3.4.4.2(1) WALLS - FLOOR CAN BE OF 45 MIN F.R. AS PROVIDED IN 3.2.2.6 (2) & (3)

EXIT THROUGH LOBBY
 AS PER 3.4.4.2 - VESTIBULES FOR ACCESS TO EXIT ARE REQUIRED AT LEVELS OTHER THAN THE ELEVATOR AT LEVEL 2 SO THAT THE ELEVATOR DOES NOT ENTER DIRECTLY ONTO THE EXIT STAIRS.
 AS PER 3.4.4.2 - AN ELEVATOR LOBBY HAS BEEN PROVIDED AT LEVEL 2 AS PER 3.4.4.2 (3) THE ELEVATOR IS PERMITTED TO OPEN INTO THE LOBBY AND THE ELEVATOR DOORS ARE DESIGNED TO REMAIN CLOSED EXCEPT DURING AND UNLOADING PASSENGERS.
 AS PER 3.4.4.2 (1) THE FIRE SEPARATION BETWEEN THE GROUND STAIR AND LOBBY SHALL BE AT LEAST 45 MIN F.R.
 AS PER 3.4.2 (1) THE SERVICE ROOM UNDER THE STAIRS SHALL BE OF 45 MIN F.R. AS PER 3.4.2.2 (1) A VESTIBULE WILL BE PROVIDED BETWEEN THE LOBBY AND SERVICE ROOM.
 AS PER 3.4.4.2 (1) THE SERVICE ROOM SHALL NOT CONTAIN SERVICE EQUIPMENT OR STORES EXCEPT FOR PERSONAL EFFECTS.
 (*) SUCH AS BOILERS OPERATING IN EXCESS OF 200 PSI



August 5, 2009

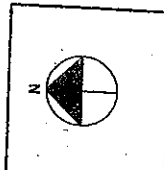
DP 09-474381/HA 09-474921

PLAN 1

david s. main
 architect
 11111 FORT WASHINGTON BLVD
 SUITE 100
 FORT WASHINGTON, PA 19041

PROJECT NO.
 DATE
 DRAWN BY
 CHECKED BY
 SCALE

PROJECT NO.	DATE	DRAWN BY	CHECKED BY	SCALE

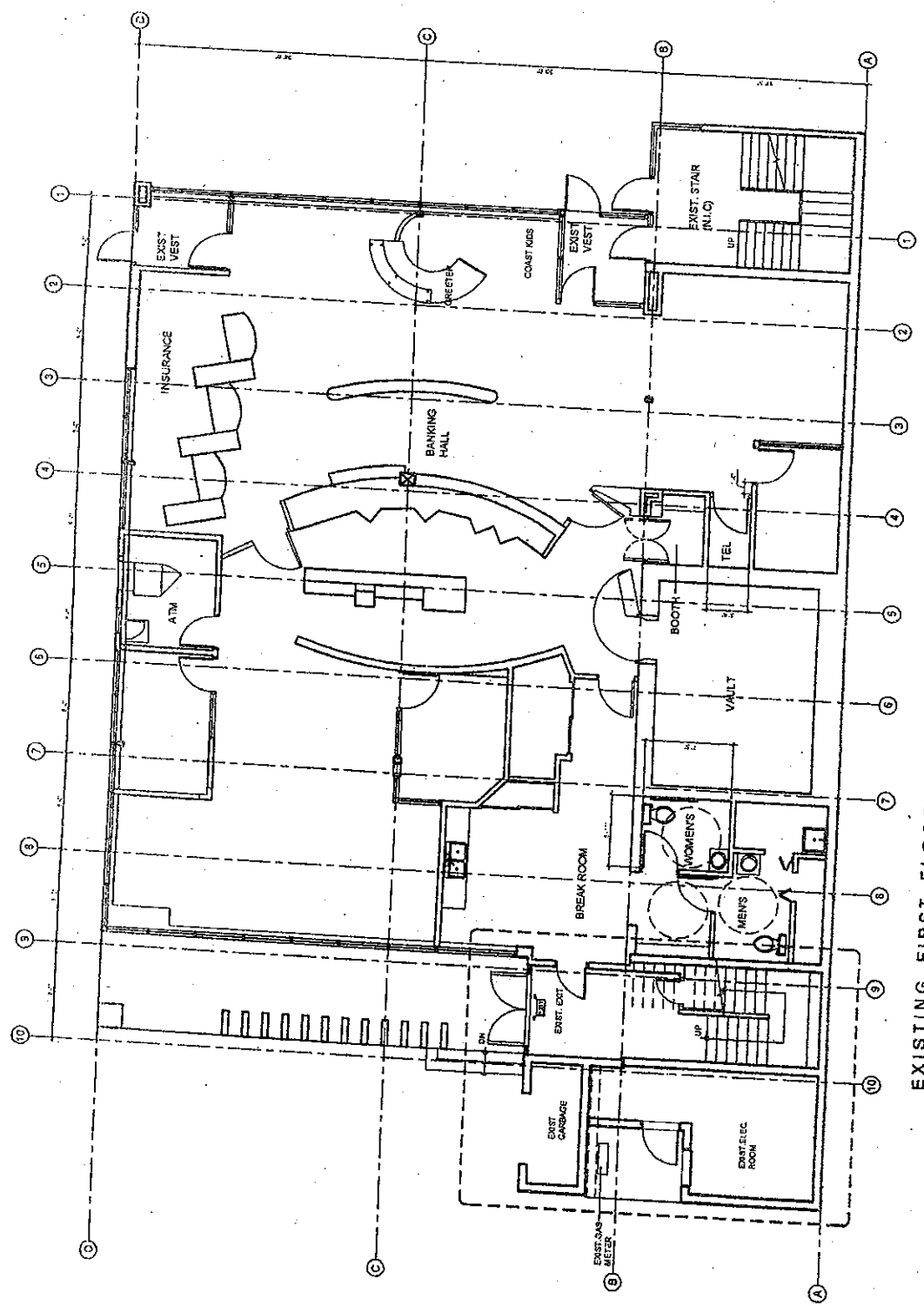


PROJECT NO.
 COAST CAPITAL
 SAVINGS
 3888 CHATELAIN STREET
 RICHMOND, BC

COAST CAPITAL
 EXISTING FIRST
 FLOOR PLAN

DATE	BY	SCALE	REVISION

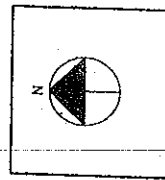
A-1



EXISTING FIRST FLOOR PLAN

REFERENCE DP 09-474381/HA 09-474921 August 5, 2009

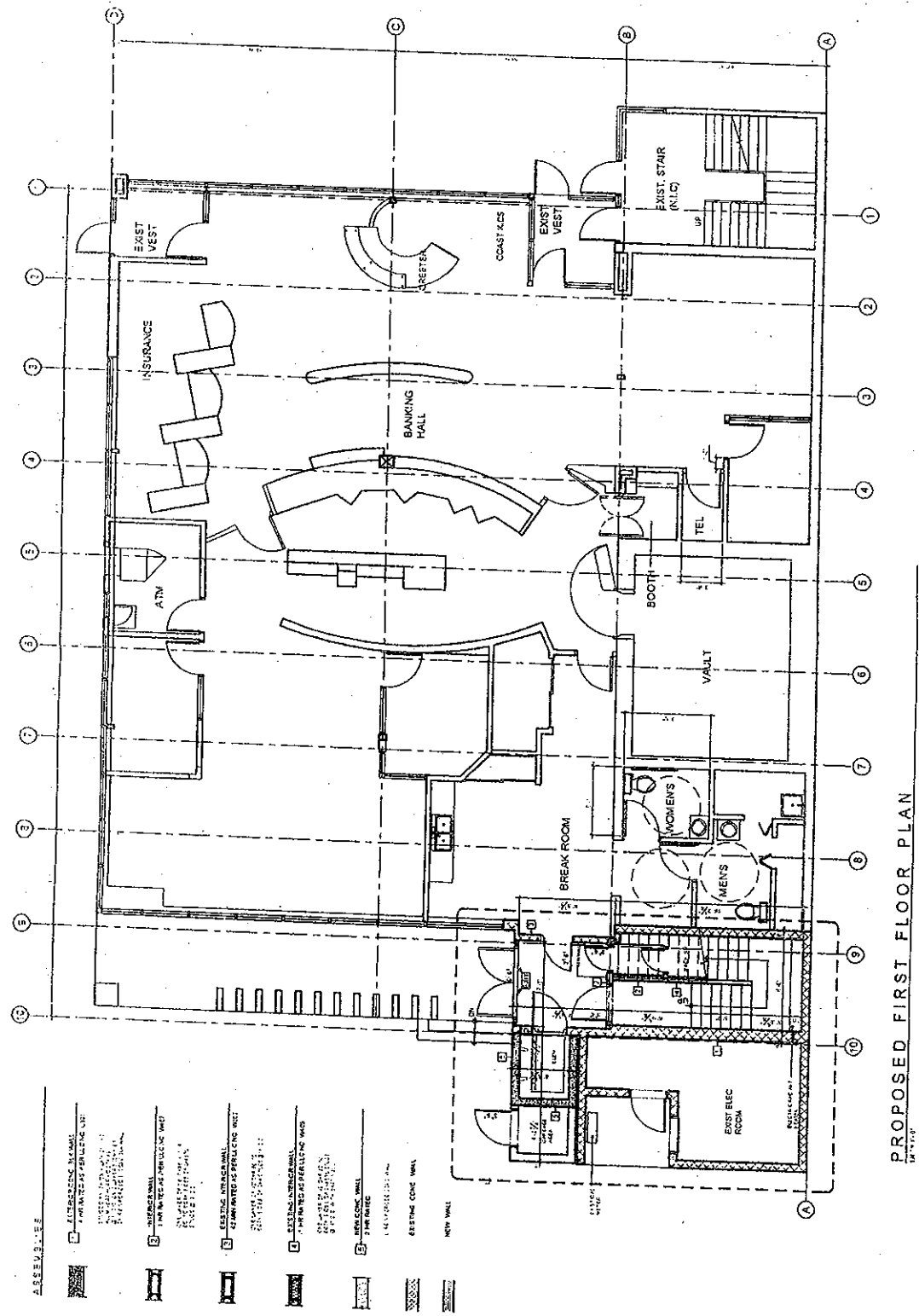
PROJECT NO.	09-474381/HA
DATE	08/05/09
PROJECT NAME	COAST CAPITAL SAVINGS
LOCATION	1000 UNIVERSITY AVENUE, SUITE 100, ANN ARBOR, MI 48106-1500
ARCHITECT	DAVID S. MAH ARCHITECT



PROJECT NO.
 COAST CAPITAL SAVINGS
 1000 UNIVERSITY AVENUE, SUITE 100, ANN ARBOR, MI 48106-1500

DRAWING NO.
 PROPOSED FIRST FLOOR PLAN

DATE	08/05/09
BY	DSM
CHECKED	DSM
SCALE	AS SHOWN
PROJECT NO.	09-474381/HA
DRAWING NO.	A-3



PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"

REFERENCE DP 09-474381/HA 09-474921 August 5, 2009

- ASSEMBLY
- ALTERNATING GLASS AND ALUMINUM PANELS WITH INTERIOR GLAZING
 - INTERIOR WALL WITH 1/2" GYPSUM BOARD
 - EXTERIOR WALL WITH 2" MASONRY
 - EXISTING INTERIOR WALL WITH 1/2" GYPSUM BOARD
 - EXISTING EXTERIOR WALL WITH 2" MASONRY
 - EXISTING CONCRETE WALL
 - NEW WALL

