



To: Development Permit Panel

Date: November 22, 2016

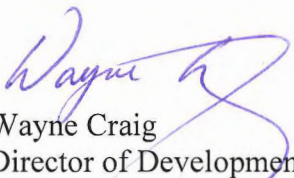
From: Wayne Craig
Director of Development

File: DP 16-723753
HA 16-723754

Re: **Application by City of Richmond for a Development Permit and Heritage Alteration Permit at 3811 Moncton Street**

Staff Recommendation

1. That a Development Permit be issued which would permit the construction of an enclosure containing information technology and building mechanical equipment on a portion of the east side of Steveston Museum, a designated heritage building in the Steveston Village Heritage Conservation Area, at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and
2. That a Heritage Alteration Permit (HA 16-723754) be issued for 3811 Moncton Street in accordance with the Development Permit.


Wayne Craig
Director of Development

WC:
Att. 2

Staff Report

Origin

The City of Richmond has applied for permission to construct an IT enclosure on a small portion of the east elevation of the Steveston Museum at 3811 Moncton Street, which is a designated heritage building located in the Steveston Village Heritage Conservation Area (SVHCA). The enclosure would contain IT and mechanical equipment for the museum. The site is zoned "Steveston Commercial (CS2)" and currently contains the one and a half storey Steveston Museum building located at the corner of Moncton Street and 1st Avenue. The one storey Japanese Fishermen's Benevolent Society Building is located to the north and fronts onto 1st Avenue. Both buildings are protected designated heritage buildings in the SVHCA.

Development Information

The subject development proposal includes the following works to the building exterior of the Steveston Museum:

- Construction of an enclosure that would contain City IT-related infrastructure. The enclosure also allows for the HVAC mechanical unit and service conduits for the building to be screened within the structure.
- The proposed enclosure is 3.4 m (11.25 ft.) in length, 1.3 m (4.33 ft.) in height and 1.1 m (3.66 ft.) in depth.
- Cladding, building materials and colour will match the Steveston Museum building.
- The IT/mechanical enclosure is proposed to remain separate from the Steveston Museum building. The small gap between the enclosure and the existing building will be addressed with metal flashing integrated into the siding of the existing building and a foam gasket around the edges.
- A wood shingle roof, similar to the roof materials on the surrounding historic buildings, covers the enclosure.

Please refer to 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 Steveston Village Heritage Conservation Area (Steveston Area Plan). Development surrounding the subject site is as follows:

To the north, is a two-storey mixed use building with residential above commercial at grade, zoned "Steveston Commercial (CS3)";

To the east, across 1st Avenue, is a one-storey identified heritage resource in the SVHCA, zoned "Steveston Commercial (CS2)";

To the south, across Moncton Street, is a one-storey commercial building, zoned under Land Use Contract 122; and

To the west, is the Steveston Town Square Park, zoned "Steveston Commercial (CS2)".

Staff Comments

The proposed enclosure provides screening, security and weather protection to the IT and building mechanical systems along this portion of the building and is designed to match cladding materials and colour in keeping with the existing heritage character of the building. The project also complies with the Steveston Area Plan Official Community Plan and existing “Steveston Commercial (CS2)” zoning for the subject site.

Richmond Heritage Commission

The Richmond Heritage Commission reviewed and endorsed the proposal on January 20, 2016. An excerpt copy of the minutes is in Attachment 2.

Analysis***Conditions of Adjacency***

- The IT enclosure will be located along 1st Avenue and is located in an existing ‘nook’ between the Steveston Museum and Japanese Fishermen’s Benevolent Society building. The public sidewalk (wooden boardwalk in this location) will not be impacted.

Urban Design and Site Planning

- The current condition along this portion of the building contains an unscreened HVAC unit and exposed mechanical conduits servicing the building. The enclosure provides a means to implement a screen enclosure that conceals this equipment (plus additional IT equipment) of the building in a structure that is consistent with the heritage character of the building.
- The clustering of IT and building mechanical systems in this location is determined by the existing servicing conduits that provide access to the building and power to the equipment.

Architectural Form and Character

- The architectural form and character of the structure is intended to:
 - Not result in having to undertake works to the existing building envelope of the Steveston Museum building by developing a completely separate structure.
 - Provide consistent materials and colours to match the existing building.
 - Be designed with a minimum footprint and low profile to ensure accessibility and proper functioning of the equipment, while also ensuring minimal visual impact of the enclosure.

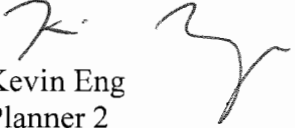
Landscape Design and Open Space Design

- The remaining area around the enclosure will be grass/sod, which is consistent with the current site condition.

Conclusions

The proposed enclosure containing IT and building mechanical related equipment has been designed to screen and provide security and weather protection to this area of the building in a manner that is consistent with the heritage character of the building.

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


Kevin Eng
Planner 2

KE:cas



DP 16-723753

Attachment 1

Address: 3811 Moncton Street

Applicant: City of Richmond

Owner: City of Richmond

Planning Area(s): Steveston Area Plan – Steveston Village Heritage Conservation Area

	Existing	Proposed
Site Area:	613 m ²	No change
Land Uses:	Institutional/Museum	No change
OCP Designation:	Heritage Mixed Use	No change
Zoning:	Steveston Commercial (CS2)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	Not applicable - complies	none permitted
Lot Coverage:	Max. 100%	No impact - complies	none
Setback – Side Yard (East):	Min. 0 m	1.5 m (edge of enclosure to 1 st Avenue property line)	none

Excerpt from the Minutes from
Richmond Heritage Commission Meeting

Wednesday, January 20, 2016 – 7:00 p.m.
Rm. M.2.004
Richmond City Hall

Development Proposal – 3811 Moncton Street Heritage Alteration Permit and Development Permit for Utility/I.T. Enclosure

John Larsen and Wendy Andrews joined the Commission to present on the Heritage Alteration Permit and Development Permit for the utility and information technology enclosure being proposed for 3811 Moncton Street. It was noted that this enclosure will have materials and design consistent with the Steveston Museum building. The Heritage Building Committee asked that this utility enclosure be addressed and kept low-key in aesthetics, and have been supportive of the wood panel cladding proposed. It was noted that the enclosure will include maneuverable doors to allow for servicing. Discussion ensued on the groundcover, materials, picket fence, and existing cage.

It was moved and seconded

That the Richmond Heritage Commission supports this proposal as presented.

CARRIED



City of Richmond

Development Permit

No. DP 16-723753

To the Holder: CITY OF RICHMOND
 Property Address: 3811 MONCTON STREET
 Address: 6911 NO. 3 ROAD
 RICHMOND, BC V6Y 2C1

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 #2 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



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

**Heritage Alteration Permit
Development Applications Division**

No.: HA 16-723754

To the Holder: City of Richmond
Property Address: 3811 Moncton Street
Legal Description: Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan BCP42935

(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. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 16-723753.
- 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. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF ,

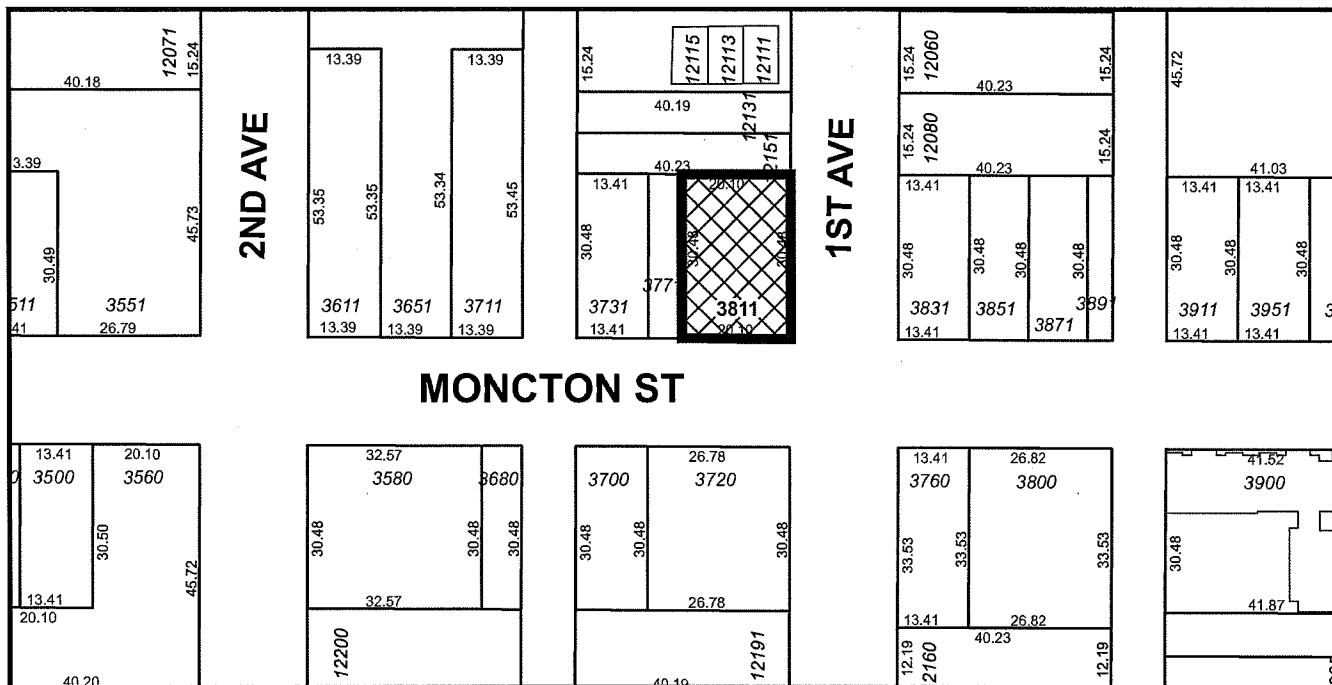
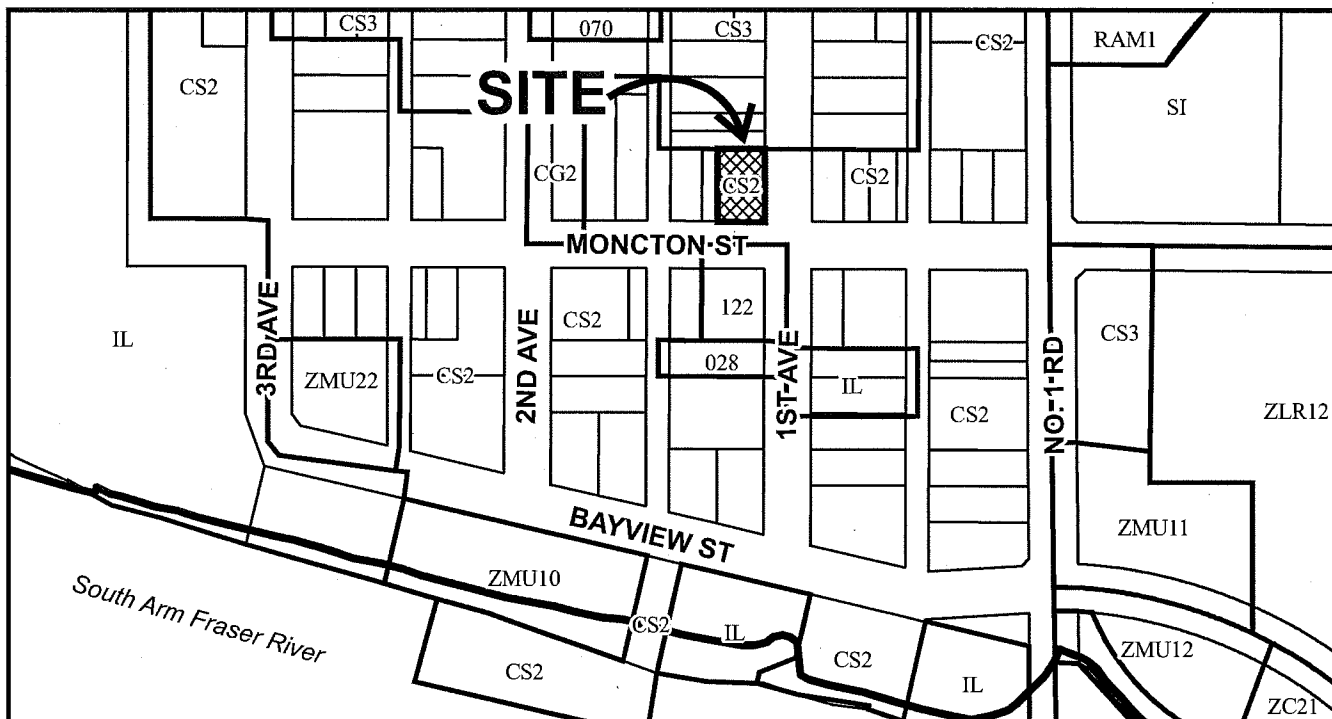
MAYOR

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.



City of Richmond



HA 16-723754

Original Date: 02/10/16

Revision Date:

Note: Dimensions are in METRES

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Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any liability from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
IND.	DATE	DESCRIPTION

PROJECT LOCATION

STEVESTON MUSEUM & POST OFFICE
3811 MONCTON ST.
RICHMOND, BC

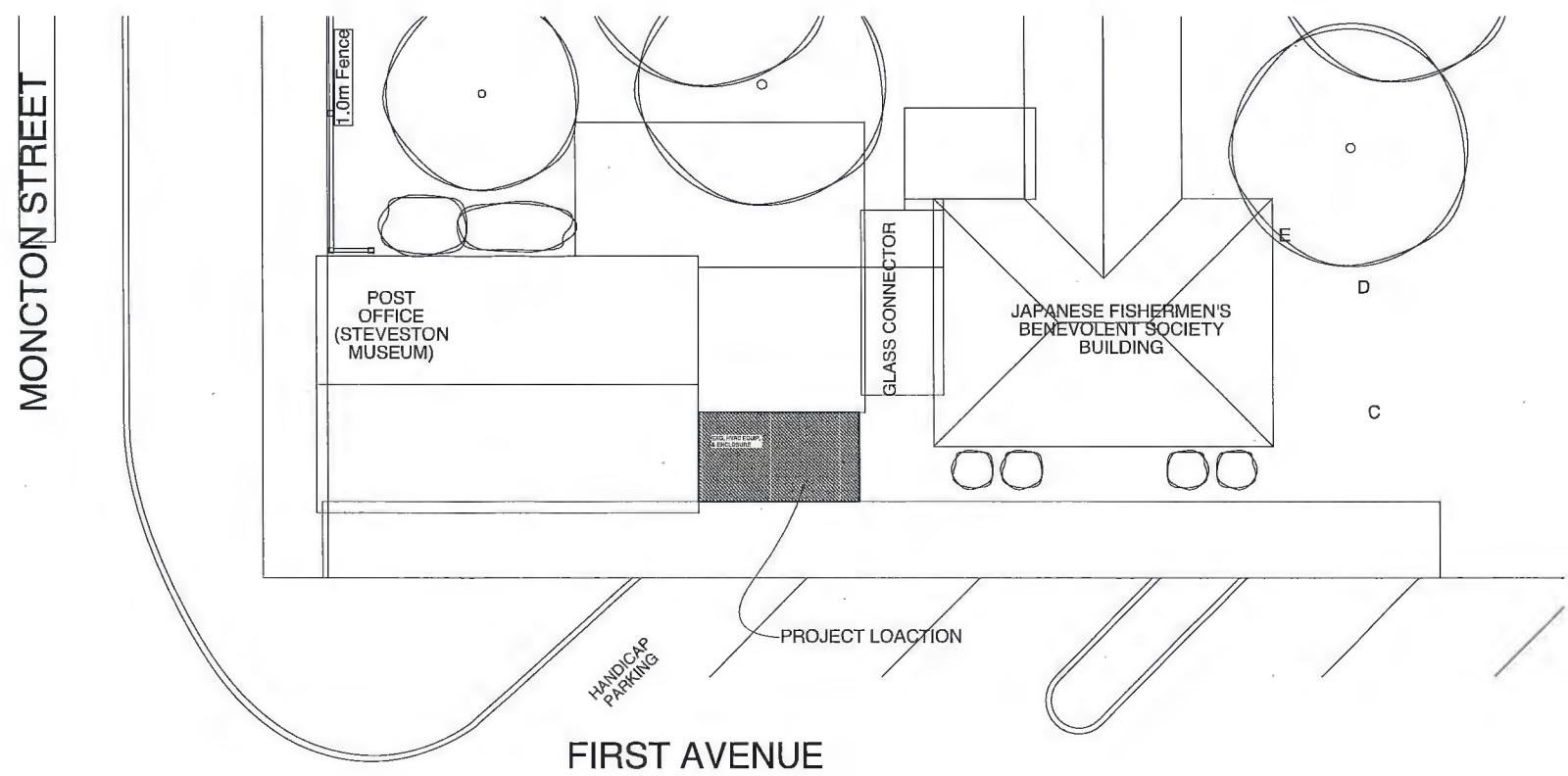
PROJECT SUMMARY	
CIVIC ADDRESS	3811 MONCTON ST., RICHMOND, BC
LEGAL DESCRIPTION	A SEC 10 BLK3N RG7W PL BCP42935
P.I.D.	028-088-014
DISTRICT ZONE	AG1
LOT AREA	1215 m ² (refer to Explorer Land Surveying Inc. survey, Feb 2, 2016)/ 13,078.6 ft ²
RICHMOND KEY	151338
ROLL	089084001
HERITAGE	YES
HAP REQUIRED	YES
OCP SCH	2.4
OCP LAND USE	NSC
ZONING DP	YES

SCOPE OF WORK

ADD ENCLOSURE FOR IT DATA SWITCHES & EXISTING HVAC UNIT WITH MATERIAL AND DESIGN THAT ARE IN KEEPING WITH THE ADJACENT STEVESTON MUSEUM BUILDING.

WITHIN THE EXTERIOR COMPOUND ON THE NE CORNER OF THE BUILDING, ADJUST EXG SERVICES LOCATIONS, ADD SERVICES, ENCLOSURE STRUCTURE AND LANDSCAPING TO INCLUDE THE FOLLOWING:

- A: TWO 2-INCH PVC CONDUIT FOR NEW IT SERVICE (CONTACT KIMBERLEY CARRON 604-276-4117)
- B: COORDINATE NEW SECURITY/ACCESS CONTROL (CONTACT SAFE&SOUND SECURITY 604-519-7233)
- C: UPGRADE SPRINKLER SYSTEM AS REQUIRED
- D: NEW SIDING OR RECYCLE SIDING TO CAREFULLY MATCH EXG.
- E: COORDINATE NEW IT/GATA LOCATIONS
- F: RELOCATE IRRIGATION BEP
- G: ACCESS DOORS TO MIMIC WALL PANELLING
- H: ELECTRICAL AS PER 2012 BC ELECTRICAL CODE
- I: SERVICE COVER TO REMAIN
- J: ROOFING MATERIAL



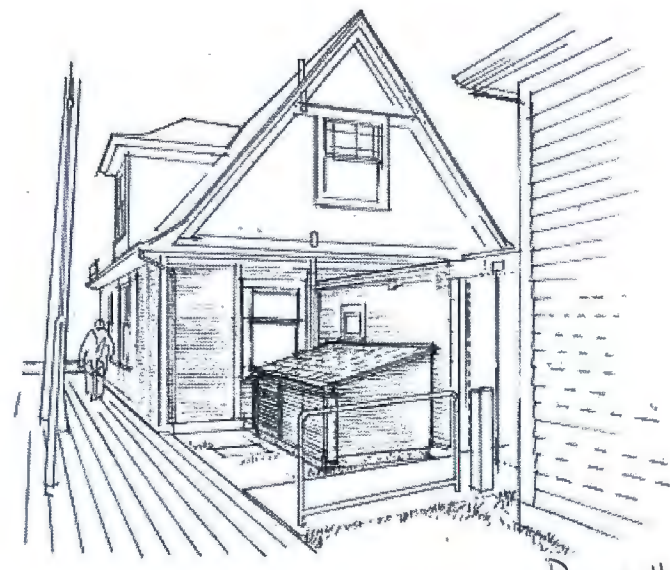
A1.1 CONTEXT PLAN
1/8" = 1'-0" →



EXISTING PROJECT AREA BETWEEN POST OFFICE & MUSEUM



PROJECT AREA EXISTING



PROJECT AREA PROPOSED

A1.2 CONTEXT PHOTOS
Actual Size

DP16-723753
THE ANDREWS ARCHITECTS INC.
www.andrewsarch.com

PROJECT
STEVESTON POST OFFICE IT ENCLOSURE
3811 MONCTON ST.
RICHMOND, BC
TITLE
**CONTEXT PLAN, NOTES
PROJECT DATA**

SCALE AS NOTED
DATE NOVEMBER 23, 2016
DRAWN HR CHECKED GA
PROJECT NO. 1612
DRAWING NO.

Plan #1
NOV 22 2016

DP 16-723753

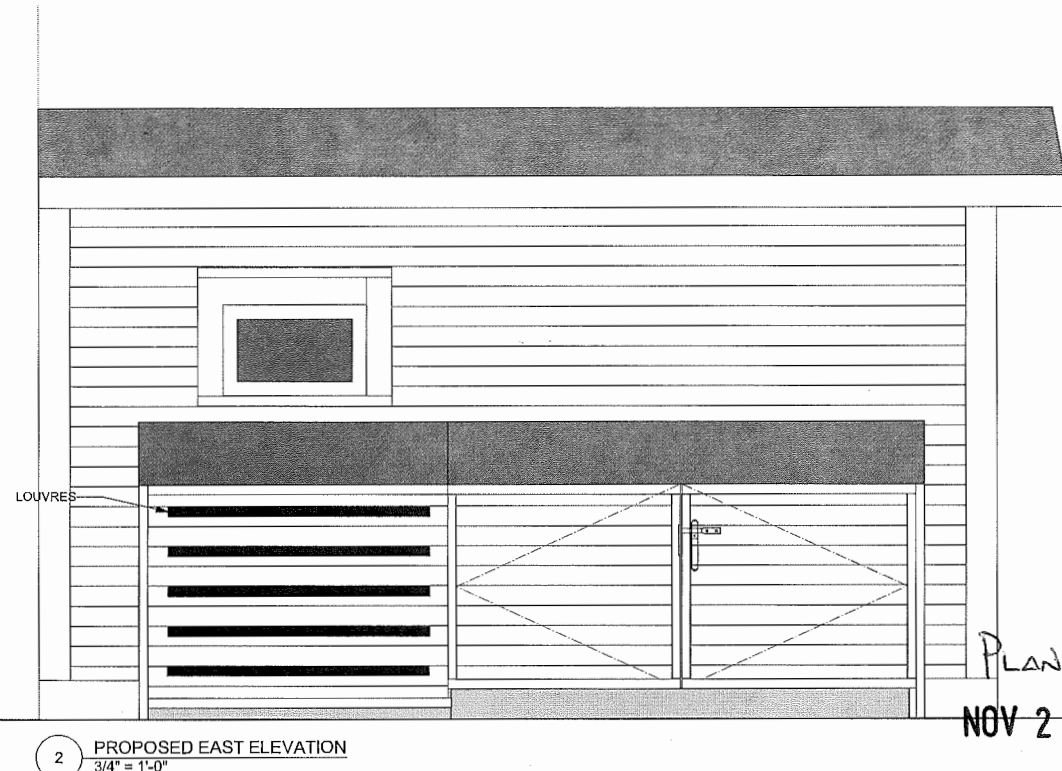
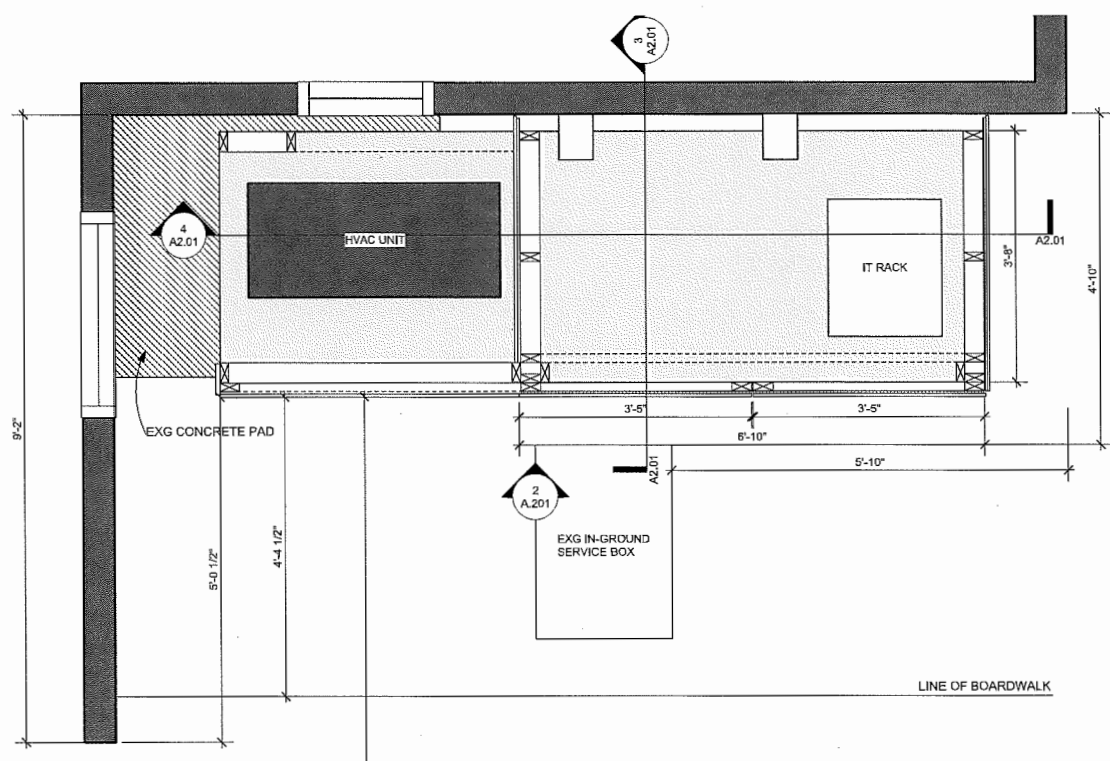
A 1.01

LATEST REVISION NO. 1/1

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When dimensions shall have precedence over stated dimensions, Contractor shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.

NO.	DATE	DESCRIPTION
1	NOV 23 2016	ISSUED FOR CONSTRUCTION
2	MAY 28 2016	ISSUED FOR CONSTRUCTION
3	JUN 15 2016	ISSUED FOR B.P. AMENDMENT



DP16-723753

THE ANDREWS ARCHITECTS INC.
www.andrewsarch.com

PROJECT

STEVESTON POST OFFICE IT ENCLOSURE

3811 MONCTON ST
RICHMOND, BC

TITLE

PLAN, ELEVATION & CROSS SECTION

SCALE: AS NOTED

DATE: NOVEMBER 23, 2016

DRAWN: HR CHECKED: GA

PROJECT NO.: 1612

DRAWING NO.:

Plan #2
NOV 22 2016

A 2.01

DP 16-723753

LATEST REVISION NO.