



**Development Permit Panel
Wednesday, May 10, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on April 12, 2017, be adopted.

CARRIED

1. Development Permit 16-753377

(Xr: HA 17-763809) (REDMS No. 5371150)

APPLICANT: Platform Properties (Steveston) Ltd. and Platform Properties (Steveston Residential) Ltd.

PROPERTY LOCATION: 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street

INTENT OF PERMIT:

1. Permit the construction of a mixed use development ranging from 1 to 3 storeys containing commercial space at grade and approximately 32 residential units at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street on a site zoned "Commercial Mixed Use (ZMU33) – Steveston Village";
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Increase the maximum permitted building height up to 1.5 m to allow portions

Development Permit Panel

Wednesday, May 10, 2017

of the building's roof and rooftop deck structures to project beyond the maximum permitted building height of 12 m and 9 m in the "Commercial Mixed Use (ZMU33) – Steveston Village" zone; and

3. Issue a Heritage Alteration Permit (HA 17-763809) at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street in accordance with the Development Permit.

Applicant's Comments

Patrick Cotter, ZGF Cotter Architects, provided background information on the proposed development and highlighted the following:

- 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 and responds to the Steveston Area Plan Development Permit guidelines and requirements;
- the one-storey massing on the south portion of the site facing Moncton Street transitions to three-storeys to the north facing Chatham Street;
- larger scale retail is proposed to be located at the north portion while three smaller scale retail units are proposed at the south portion in consideration of the site context;
- 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; and
- proposed building materials were considered for durability and sustainability.

In addition, Mr. Cotter noted that proposed upgrades for the site's public road frontages include planting of street trees, incorporating grass and treed boulevards, and introducing sidewalk paving patterns.

Brian McCarter, ZGF Architects, briefed the Panel on the main landscaping features for the proposed development, noting that (i) a landscaped open courtyard area is proposed on the podium level, (ii) low to medium plants and shrubs in raised planters along the communal walkways provide separation to semi-private patios of residential units, (iii) a central gathering space with outdoor amenities is proposed to be located at the southern portion of the podium level to receive maximum sunlight exposure, (iv) decorative vines will be introduced along the vertical wall facing the central gathering space, (v) plank paving is proposed for the boardwalk, and (vi) rooftop decks of residential units provide opportunities for residents to personalize programming of their private outdoor spaces.

Development Permit Panel

Wednesday, May 10, 2017

Panel Discussion

In response to queries from the Panel, Mr. Cotter advised that (i) elevator access is proposed from the parking area to the second and third level apartments and to the front entries of the two-level units, (ii) commercial loading and refuse area is accessed from the rear lane, (iii) the applicant is looking at the potential for heat recovery at the larger retail space to enhance sustainability, (iv) 120 volt electric vehicle charging is proposed at ground level parking, (v) the low percentage of openings in the proposed mixed use building facilitates heat retention, (vi) the proposed height variances noted at rezoning are consistent with the requested variances at development permit stage, (vii) individual unit rooftop deck stair access structures are not full height and set back from the street to minimize visual impacts from surrounding areas, and (viii) proposed materials for screening ground level parking at the building's west façade include decorative metal security screening and exposed wood beams and posts.

Staff Comments

Wayne Craig, Director, Development, 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 will be incorporated into the subject development for Coast Mountain Bus Company and TransLink employees in accordance with rezoning considerations, 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 query from the Panel, Mr. Craig confirmed that the proposed height variances identified at rezoning are consistent with variances currently proposed in the subject development permit application.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

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.

Development Permit Panel

Wednesday, May 10, 2017

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of a mixed use development ranging from 1 to 3 storeys containing commercial space at grade and approximately 32 residential units at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street on a site zoned "Commercial Mixed Use (ZMU33) – Steveston Village";*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Increase the maximum permitted building height up to 1.5 m to allow portions of the building's roof and rooftop deck structures to project beyond the maximum permitted building height of 12 m and 9 m in the "Commercial Mixed Use (ZMU33) – Steveston Village" zone; and*
3. *That a Heritage Alteration Permit (HA 17-763809) be issued at 3471 Moncton Street, 12040 and 12060 3rd Avenue and 3560, 3580 and 3600 Chatham Street in accordance with the Development Permit.*

CARRIED

2. **Date of Next Meeting: May 24, 2017**

3. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:00 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, May 10, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk