



**Development Permit Panel  
Wednesday, September 25, 2019**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: John Irving, Chair  
Laurie Bachynski, Director, Corporate Business Service Solutions  
Jim Young, Acting Director, Facilities

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on September 11, 2019 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 18-797026  
HERITAGE ALTERATION PERMIT 18-797029  
(REDMS No. 6201440)**

APPLICANT: Eric Stedman Architect

PROPERTY LOCATION: 12060 & 12080 1st Avenue

INTENT OF PERMIT:

1. Permit the construction of a three-storey, mixed-use development at 12060 and 12080 1st Avenue on a site zoned "Steveston Commercial (CS3)";

## Development Permit Panel Wednesday, September 25, 2019

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2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) increase the maximum permitted building height from 12 m to 14 m to allow stair and elevator access to the rooftop outdoor amenity area;
  - (b) increase the total allowable maximum aggregate width of a recessed balcony opening on the front façade from 25% of the lot width to 32% of the lot width on the 2nd and 3rd storeys;
  - (c) increase the allowable maximum aggregate area of all recesses and openings on the front façade from 33% to 35 %; and
  - (d) reduce the minimum required vehicle manoeuvring aisle width in the parking area from 7.5 m to 6.7 m; and
3. Issuance of a Heritage Alteration Permit (HA 18-797029) at 12060 and 12080 1st Avenue in accordance with the Development Permit.

### **Applicant's Comments**

Eric Stedman, Eric Stedman Architect, with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the proposed development and highlighted the following:

- the subject site consists of two lots, one of which contains a private garden;
- the proposed three-storey mixed-use building with a continuous recessed commercial storefront at ground level and two upper storeys of residential spaces is consistent with the existing zoning for the site;
- the front and rear building elevations are divided into two distinct facades to reflect the historic lot lines;
- four commercial retail units are provided on the ground floor;
- the building's architecture and details are inspired by historic buildings in the neighbourhood and reflect their heritage character;
- the proposed variance to increase the aggregate width of recessed balcony openings as a percentage of the lot width will allow for more daylight access into the upper level residential units;
- the proposed elevator and stair projections are located at the centre of the building to minimize their visual impact from all angles;
- a common outdoor amenity space is proposed on the building rooftop; and
- a significant amount of glass is proposed for the front and rear ground floor of the building to maximize visibility.

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Caroline Kennedy, CJ Kennedy Landscape Design, briefed the Panel on the main landscape features of the project, noting that (i) additional angled on-street parking spaces fronting the building are proposed, (ii) linear pavers will be installed adjacent to the commercial frontage and rear residential entry, (iii) landscaping including interpretive heritage signs on the commercial frontage and at the rear of the site are intended to commemorate the history of the Sakata family house and garden, (iv) screened residential parking is proposed at the rear of the site, (v) permeable pavers will be installed for the residential and visitor parking spaces adjacent to the back of the building, (vi) replacement trees will be planted at the rear of the site and on the rooftop deck, and (vii) a landscaped common outdoor amenity area is proposed on the rooftop deck of the building.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) the proposed development is consistent with the existing zoning for the site, subject to the proposed variances, (ii) the development's proposed landscaping including installation of interpretive signage commemorates the existing house and garden of the Sakata family, (iii) the proposed variances are related to the building height, width of recessed balconies, overall area of recessed openings along the 1<sup>st</sup> Avenue frontage, and vehicle manoeuvring aisle width in the parking area at the rear of the site, (iv) the project was reviewed and supported by the Richmond Heritage Commission and Advisory Design Panel subject to their recommendations and comments, and (v) there is a Servicing Agreement associated with the proposed development for frontage works along 1<sup>st</sup> Avenue and the rear lane as well as for site services.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Stedman and Ms. Kennedy noted that (i) the proposed colour palette for the three-storey building is inspired by the colours of neighbouring heritage buildings, (ii) the front façade treatment has been carried around the south and rear elevations, (iii) the design of windows for the subject development reflects the windows of the heritage building containing the Post Office, (iv) the elevator structure has been designed to minimize its height and meet the standards of the Safety Code for Elevators and Escalators, and (v) the elevator structure on the rooftop is clad with shingle material consistent with the high-quality exterior cladding materials proposed for the building.

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In reply to further queries from the Panel, the design team noted that (i) planting at the ground and rooftop levels reflect the heritage character of the Sakata family garden, (ii) the interpretive heritage signage at the rear of the site is visible from the rear lane, (iii) a mural will not be incorporated on the south wall of the building as the façade treatment is not consistent with the character of the buildings in Steveston Village, (iv) the decorative garden pattern trench drain along the building frontage helps commemorate the history of the Sakata family garden, (v) maintaining continuous access along the pedestrian arcade was a major consideration in the design of proposed landscaping along the 1<sup>st</sup> Avenue commercial frontage, (vi) the proposed landscaping is intended to achieve a garden feel with smaller massing of planting as opposed to standard landscaping, and (vii) hose bibs will be installed in the recessed balconies to allow for irrigation of future planting in those areas.

#### Panel Discussion

The Panel expressed support for the project, noting the applicant's significant effort to reflect the heritage character and history of the site and achieve the City's objectives through the design of the project.

#### Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of a three-storey, mixed-use development at 12060 and 12080 1st Avenue on a site zoned "Steveston Commercial (CS3)";*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *increase the maximum permitted building height from 12 m to 14 m to allow stair and elevator access to the rooftop outdoor amenity area;*
  - (b) *increase the total allowable maximum aggregate width of a recessed balcony opening on the front façade from 25% of the lot width to 32% of the lot width on the 2nd and 3rd storeys;*
  - (c) *increase the allowable maximum aggregate area of all recesses and openings on the front façade from 33% to 35 %; and*
  - (d) *reduce the minimum required vehicle manoeuvring aisle width in the parking area from 7.5 m to 6.7 m; and*
3. *That a Heritage Alteration Permit (HA 18-797029) be issued at 12060 and 12080 1st Avenue in accordance with the Development Permit.*

**CARRIED**

2. **Date of Next Meeting: October 17, 2019**

4.

**Development Permit Panel**  
**Wednesday, September 25, 2019**

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**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:10 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, September 25, 2019.

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John Irving  
Chair

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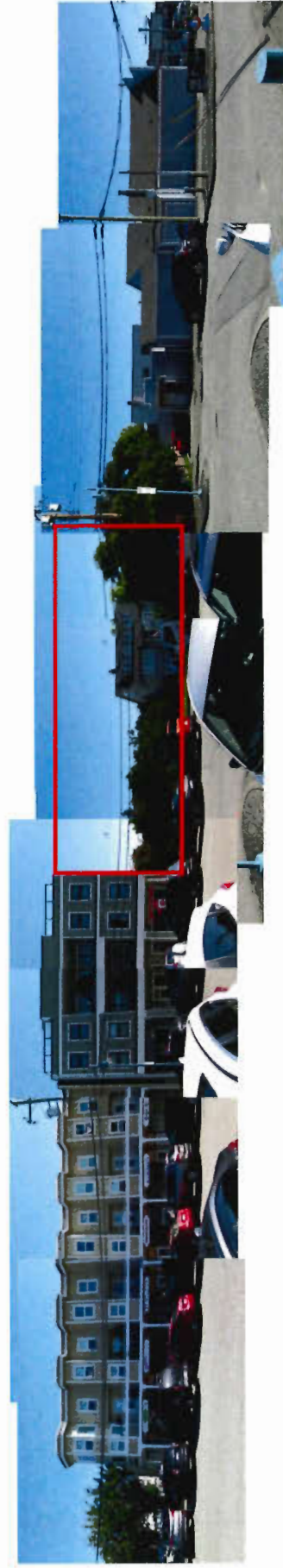
Rustico Agawin  
Committee Clerk



**Sakata House and Garden**

Between First Avenue and East Lane north of Moncton Street is a house and cultivated garden situated on two lots in the commercial core of Steveston Village. It is a unique reflection of the historic mixed use of the commercial core of the village, which included residential development. The single-family house, built circa 1946, and cultivated vegetable and flower gardens illustrate the one-time norm of self-sustainability in daily life, and reflect the suitability of the fertile land to support agricultural activities. The size of the property, which occupies two city lots, is also an indication of how the land was used and developed, in a residential context, to make ideal use of the streets and lanes in the village core.<sup>2</sup>

Steveston has, however, never been frozen in time. Whether as a result of fire, economic conditions, or shifting values, Steveston has changed and so have its buildings.<sup>2</sup> The current Steveston Area Plan encourages the development of the Village as a vibrant, mixed-use commercial centre. The longtime owner of the Sakata House and Garden proposes a new development, to suit their current needs, incorporating a high standard of livability in a mixed-use setting while maintaining the distinctive qualities and opportunities inherent in the neighbourhood, geography, and heritage.<sup>1</sup>



First Avenue - East Side

**Sakata Gardens - Design Rationale**



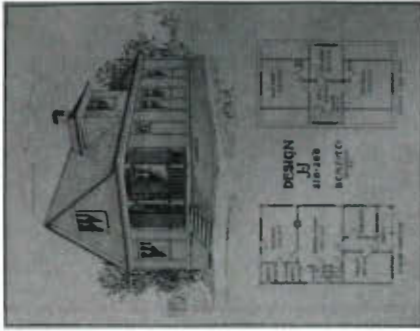
First Avenue - West Side



Lane Views







Simple plan book design similar to historic post office.



Example of white window opening trim and vertical trim matching siding colour.



Example of shingle upper storey.



Example of shingle upper storey. Note lack of lower trim board on window typical of historic examples.



Upper cornice example.



Storefront and signage example.



Example of cornice element and elevation module partially wrapping building end.



Example of stepped "flat front" cornice.

**Sakata Gardens - Design Rationale**

No.	Description	Date
1	Issue for Approval	12/07/17
2	Issue for Approval	12/07/17
3	Issue for Approval	02/11/18
4	Issue for Approval	12/07/18
5	Issue for Approval	12/07/18
6	Issue for Approval	12/07/18
7	Issue for Approval	12/07/18

**ESA**

12000, 12000 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC

The architect shall be responsible for ensuring that all work is done in accordance with the approved drawings and specifications. The architect shall be responsible for ensuring that all work is done in accordance with the approved drawings and specifications. The architect shall be responsible for ensuring that all work is done in accordance with the approved drawings and specifications.

Project Title:  
**12000, 12000 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC**

Drawing Title:  
**ELEVATIONS**

Scale:	As noted
Date:	02/11/18
Drawn by:	CS
Checked by:	CS

**A7**

Revision No.



**COLOUR SCHEDULE**

- 1. Base color: "Sakrey"
  - 2. Base color: "Ten Day"
  - 3. Base color: "Three Day"
  - 4. Base color: "Light Blue"
  - 5. Color: "Other color: 1/2" R"
  - 6. Base color: "Light Blue"
- Note: Colors are selected for materials used in the elevation. Colors are not to be used for other materials. Painted from top to bottom.

**MATERIAL / ASSEMBLY KEY**

- 1. Single siding, 1/2" x 6" x 8"
- 2. Plywood, board and batten, exterior finish
- 3. Thin, exterior finish
- 4. Thin, exterior finish
- 5. Ply: 1/2" x 6" x 8" x 1/2"
- 6. Ply: 1/2" x 6" x 8" x 1/2"
- 7. Ply: 1/2" x 6" x 8" x 1/2"
- 8. Ply: 1/2" x 6" x 8" x 1/2"
- 9. Ply: 1/2" x 6" x 8" x 1/2"
- 10. Ply: 1/2" x 6" x 8" x 1/2"
- 11. Ply: 1/2" x 6" x 8" x 1/2"
- 12. Ply: 1/2" x 6" x 8" x 1/2"
- 13. Ply: 1/2" x 6" x 8" x 1/2"
- 14. Ply: 1/2" x 6" x 8" x 1/2"
- 15. Ply: 1/2" x 6" x 8" x 1/2"
- 16. Ply: 1/2" x 6" x 8" x 1/2"
- 17. Ply: 1/2" x 6" x 8" x 1/2"
- 18. Ply: 1/2" x 6" x 8" x 1/2"
- 19. Ply: 1/2" x 6" x 8" x 1/2"
- 20. Ply: 1/2" x 6" x 8" x 1/2"

**WEST ELEVATION**  
1/8" = 1'-0"

No.	Description	Date
1	Issue for U/P/W/	12/20/17
2	Issue for U/P/W/	12/20/17
3	Issue for U/P/W/	04/11/18
4	Issue for U/P/W/	01/22/18
5	Issue for U/P/W/	02/20/18
6	Issue for U/P/W/	02/20/18
7	Issue for U/P/W/	02/20/18

**ESA**

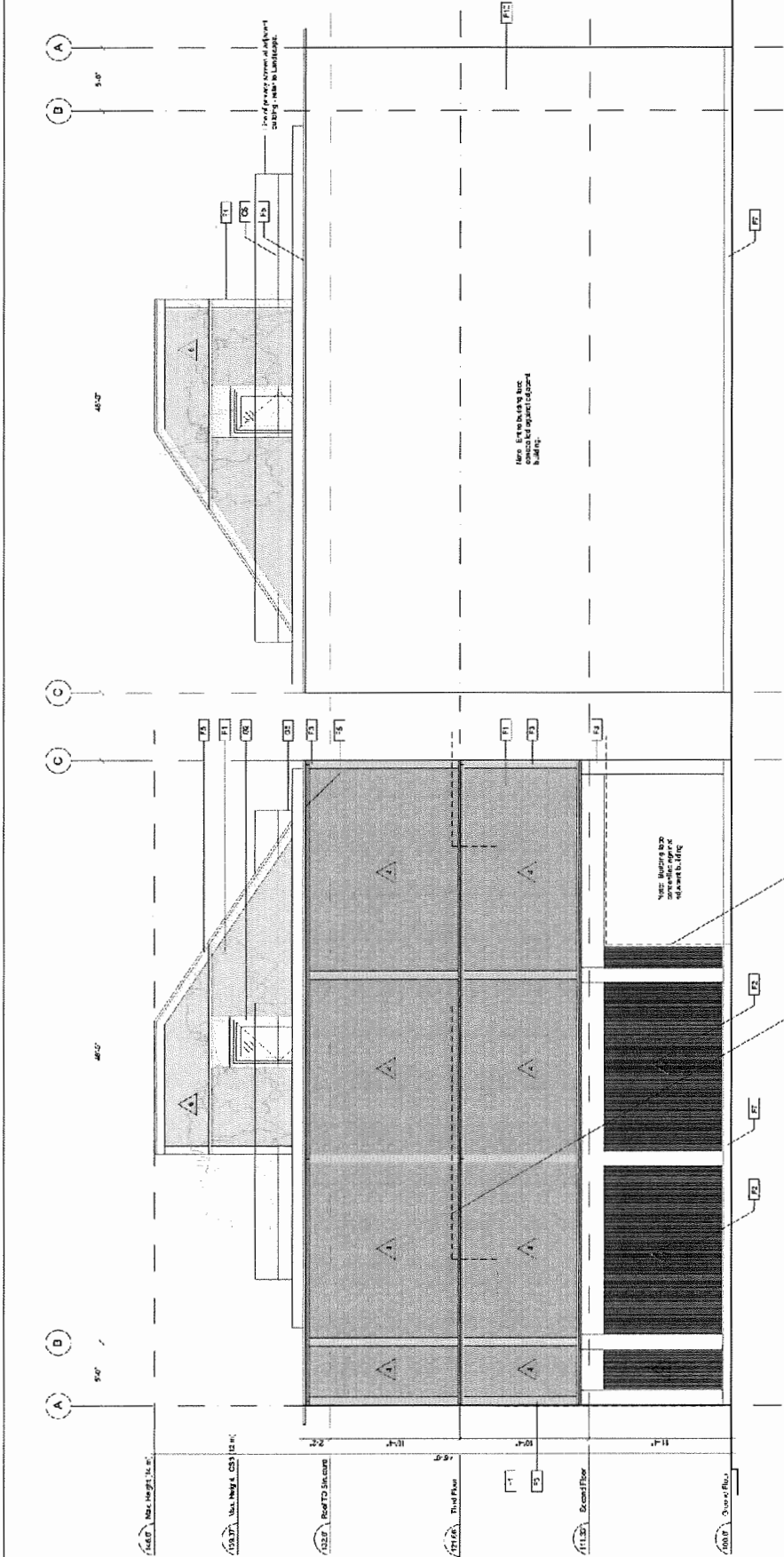
120080, 120080 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC

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Project Title:  
**120080, 120080 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC**

Scale: As noted  
Date: 08/17  
Check: EF

Drawing No.:  
**A9**  
Revision No.:



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

**1 NORTH ELEVATION**  
1/8" = 1'-0"

**COLOUR SCHEDULE**

- △ 1 Hand-painted, "Sable"
- △ 2 Hand-painted, "Iron Oxide"
- △ 3 Hand-painted, "Pine Wood"
- △ 4 Hand-painted, "Light Blue"
- △ 5 Color: "Steel plate finish"
- △ 6 Hand-painted, "Light Blue"

Note: Colors are subject to manufacturer's product and are available in stock only. Refer to finish schedule for more information.

**MATERIAL / ASSEMBLY KEY**

- [F1] Single hung 12" x 24" window
- [F2] 1/2" x 2" x 4" panel board and cabinet expansion metal
- [F3] 1/2" x 2" x 4" panel board
- [F4] 1/2" x 2" x 4" panel board
- [F5] 1/2" x 2" x 4" panel board
- [F6] 1/2" x 2" x 4" panel board
- [F7] 1/2" x 2" x 4" panel board
- [F8] 1/2" x 2" x 4" panel board
- [F9] 1/2" x 2" x 4" panel board
- [F10] 1/2" x 2" x 4" panel board

- [M1] White solid color glass
- [M2] White and dark double glazed
- [M3] Double glazed, insulate glass
- [M4] Double glazed, insulate glass
- [M5] Double glazed, insulate glass
- [M6] Double glazed, insulate glass
- [M7] Double glazed, insulate glass
- [M8] Double glazed, insulate glass
- [M9] Double glazed, insulate glass
- [M10] Double glazed, insulate glass



No.	Description	Date
1	Issue for Approval	12/12/17
2	Issue for Approval	17/01/18
3	Issue for Approval	02/11/18
4	Issue for Approval	15/01/19
5	Issue for Approval	15/02/19
6	Issue for Approval	15/02/19
7	Issue for Approval	19/03/19

**ESA**

12060, 12080 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC

PROJECT TITLE:  
12060, 12080 1ST AVE  
SAKATA GARDENS  
STEVESTON, BC

Drawing Title:  
**ELEVATIONS**

Scale:	As noted
Date:	2017
Check:	YF
Drawing No.:	<b>A8</b>
Revision No.:	



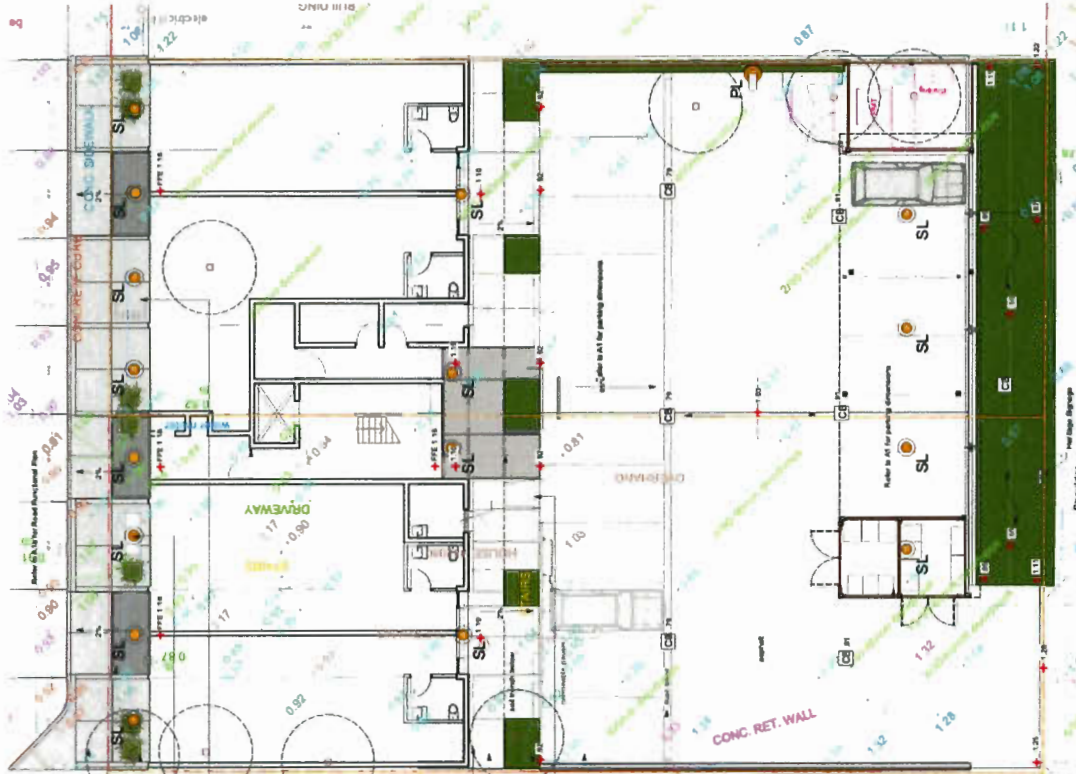
**EAST ELEVATION**  
1/8" = 1'-0"

**MATERIAL / ASSEMBLY KEY**

- E1 Windows, double glazed
- E2 Windows, wood frame, double glazed
- E3 Sliding glass door, double glazed
- E4 Entrance canopy, metal
- E5 Entrance canopy, metal
- E6 Entrance canopy, metal
- E7 Entrance canopy, metal
- E8 Entrance canopy, metal
- E9 Entrance canopy, metal
- E10 Entrance canopy, metal
- F1 Single siding, 5" spruce
- F2 Fine oriented strand board over metal
- F3 10% opaque terra
- F4 10% opaque terra
- F5 Flat-tiled metal roof
- F6 Metal T&G wood roof
- F7 Composite concrete, metal
- F8 Fine oriented strand board over metal
- F9 Prefinished metal cladding
- F10 Composite metal cladding

**COLOUR SCHEDULE**

- A1 White color, "Sublime"
  - A2 White color, "Sage"
  - A3 White color, "Pine Bluff"
  - A4 White color, "Sage Bluff"
  - A5 Darker color, "Sage Bluff"
  - A6 White color, "Sage Bluff"
- Note: Colors are indicated for manufacturer's preferred application unless noted. Please refer to manufacturer's color chart.



Broom finish concrete sidewalk to match adjacent  
 Inset pavers - Long linear pattern to reflect historic wood planking to mark door entrance  
 Decorative planters with colorful plant material  
 Bench - Magin MLE1055 High Density Paper-Charcoal  
 Bike Rack - Corz



Decorative Garden Pattern Trench drain (to inset Heritage Panel direction)  
 Broom finish concrete sidewalk  
 Linear Pavers to reflect historic wood planking  
 Trees in continuous soil trench  
 Curb Cut or Flush Curb for Accessibility  
 Permeable Pave- Natural with Charcoal Lines for  
 Retail Parking (plus visitor)

Flush Concrete Band

6' Visual Screening for Parking lot- Cedar Slat Fence

Carpent structure for residential parking with visual screening for  
 Garbage recycling and utility-screen to match fence.

Plant red oak garden - softening perennial species from existing garden  
 which suitable for rain garden environment



WL= Wall Light  
 SL= Recessed Soft Light  
 BL= Board Light  
 PL= Area Light

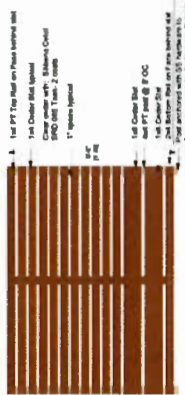


Paving Lot Area Light LED



Barrel Stool, Recessed Light

Barrel Stool, Recessed Light



6' Cedar Screening Fence at Drive

9'-6 5/8"



garage and recycling storage with painted metal slats (non-combustible) to replicate fence

Carpent West Side Elevation  
 Scale 1/4"=1'



Permeable pavers



Residential residential design - adjacent street view



Rain garden site planing

Date	Revision	By	Check
15-03-2018	Issue for DP Permit		
14-02-2018	Issue for DP Permit		
02-11-2018	Issue for DP Permit		
12-08-2018	Issue for DP Permit		
15-12-2017	Issue for DP		
17-11-2017	Issue for Resident		
24-06-2017	Issue for Resident		
13-10-2017	Issue for Resident		
20-06-2017	Issue for Resident		
15-09-2017	Issue for Resident		



L1









### Sakata Gardens, Steveston Village

The art was once known as the historic Sakata house and garden. It was purchased by Mrs. E. Sakata in 1910 when Japanese-Canadian women were returning to Steveston following internment during the Second World War. The garden, located in Steveston following internment during the Second World War. The garden inspired the family with its vibrant colors and lush greenery. Mrs. Sakata's garden was a source of pride and joy for the community. It was a place where people could see the beauty of the Japanese garden and learn about the culture. The garden was a source of inspiration for the community and a place where people could learn about the Japanese garden and its history.



Mrs. Sakata was well known for giving plant catalogs with friends and visitors to the garden. Some of the plants were given to the community and some were given to the Japanese-Canadian community. The garden was a source of pride and joy for the community and a place where people could learn about the Japanese garden and its history.



Sakata and Eiji Sakata in their garden, 1910.

Heritage sign proposed for First Avenue.

### Sakata Gardens, Historic Steveston Village

The art was once known as the historic Sakata house and garden. It was purchased by Mrs. E. Sakata in 1910 when Japanese-Canadian women were returning to Steveston following internment during the Second World War. The garden, located in Steveston following internment during the Second World War. The garden inspired the family with its vibrant colors and lush greenery. Mrs. Sakata's garden was a source of pride and joy for the community. It was a place where people could see the beauty of the Japanese garden and learn about the culture. The garden was a source of inspiration for the community and a place where people could learn about the Japanese garden and its history.



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Sakata and Eiji Sakata in their garden, 1910.

Heritage sign proposed for Lane.