



**Regular Council Meeting for Public Hearings
Monday, July 21, 2014**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 8789
(RZ 10-552482)**

(Location: 3391, 3411, 3451 No. 4 Road and Lot B, NWD PLAN 14909;
Applicant: Tien Sher Land Investment Group Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/7-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 8789 be given
third reading.***

CARRIED



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Monday, July 21, 2014

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9136
(RZ 13-649999)**

(Location: 9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road;
Applicant: Am-Pri Developments (2012) Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/7-2

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9136 be given
second and third readings.***

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9138
(RZ 13-643436)**

(Location: 3471 Chatham Street; Applicant: Cotter Architects Inc.)

Applicant's Comments:

With the aid of a PowerPoint presentation (attached to and forming part of these minutes as Schedule 1), Rob Whetter, ZGF Cotter Architects Inc., provided an overview of the proposed project and highlighted the following:

- since the initial rezoning application, the design has changed due to consultations with the Planning Committee, the Public Art Advisory Committee and the Heritage Commission;
- the revised plan is consistent with the Steveston Area Plan and the Sakamoto Guidelines;
- the on-site parking exceeds the minimum requirement for this residential and commercial site;
- the site will be upgraded to include new curbs, sidewalks, a boulevard, street trees and a new water main;
- the proposed development is in keeping with the existing form and character of the neighbourhood;



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- due to privacy concerns, the west facing balconies have been reduced;
- the proposed development is designed for senior citizens and therefore, an elevator will be installed to make the building fully accessible;
- the roof deck will be setback, in order to ensure privacy for neighbouring residents; and
- the art panels previously displayed on the former G&F Financial building will be incorporated into the design of the proposed new development.

In response to a query from Council, Mr. Whetter stated that Cotter Architects Inc. is working with staff to determine the best location for the proposed elevator.

Written Submissions:

- (a) Brent Greig, 3646 Garry Street (Schedule 2)
- (b) Ed Katai, 11211 2nd Avenue (Schedule 3)
- (c) George and Nadyne Montgomery, 4171 Tucker Avenue (Schedule 4)
- (d) Brian and Wendy Oseki, 11220 7th Avenue (Schedule 5)
- (e) Kyle Samules, 3688 Chatham Street (Schedule 6)
- (f) Krish Dass, 3688 Chatham Street (Schedule 7)
- (g) Greg Antonyk, 3688 Chatham Street (Schedule 8)
- (h) Andy Stokes, 3688 Chatham Street (Schedule 9)
- (i) Stephen Pink, 3688 Chatham Street (Schedule 10)
- (j) Brian R. Purcell, 2-11991 5th Avenue (Schedule 11)
- (k) Gary and Deborah Harris, 8400 Seafair Drive (Schedule 12)
- (l) Garry and Rosa Guy, 16248 Lincoln Woods Court, Surrey (Schedule 13)
- (m) Rocky, Address not provided (Schedule 14)
- (n) Kathleen Beaumont, 6415 London Road (Schedule 15)
- (o) E.E. Straforelli, 11995 4th Avenue (Schedule 16)



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Submissions from the floor:

Stephen Pink, 3688 Chatham Street, spoke in favour of the proposed development and stated that he believed that Steveston needs more professional retail space.

Kathleen Beaumont, 6415 London Road, spoke in support of the proposed development; however, she expressed concern with regard to the lack of setbacks in Steveston rezoning projects.

████████████████████ spoke in favour of the proposed project as ██████ was of the opinion that growth and change are necessary, and ██████ was pleased to see that shadow line diagrams were included in the proposal.

Erin Hodder, 11931 3rd Avenue, spoke in support of the proposed development as she believed it will be a welcome addition to the Steveston community.

Janie Slye, 11911 3rd Avenue, spoke in favour of the proposed development as she was pleased to see a new development on the subject project, which will include the iconic art panels from the former G&F Financial.

Ken Yoshikawa, 3571 Richmond Street, spoke in support of the proposed development as he believed it will add high quality commercial and residential space.

Emily Deboer, 10351 Springhill Crescent, spoke in favour of the proposed development and was of the opinion that the building will provide much needed accessibility, particularly for seniors. Also, she wished to see the elevator provide access to all floors of the building, including the rooftop.

Sam Virani, 3451 Springfield Drive, spoke in support of the proposed development.

Edith Turner, 3411 Chatham Street, read from her submission (attached to and forming part of these Minutes as Schedule 17). Ms. Turner was of the opinion that the proposed development is too large for the lot size; and does not compliment the character of the neighbourhood. Also, she expressed concern with regard to the proposed setbacks, noting they should be increased.

Ralph Turner, 3411 Chatham Street, read from his submission (attached to and forming part of these Minutes as Schedule 18). Mr. Turner spoke in opposition to the proposed development, as he was of the opinion that the proposed building was too high and too dense for this area. He believed that this proposed development does not fit into the character of the neighbourhood.



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PH14/7-3

Loren Slye, 11911 3rd Avenue, spoke in favour of the proposed development as he believed that it will add to the character of Steveston.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 be given second and third readings.

The question on Resolution PH14/7-3 was not called as discussion ensued regarding the need to strengthen the Sakamoto Guidelines and how the proposed development meets the City's standards.

The question on Resolution PH 14/7-3 was then called and it was **CARRIED.**

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9157
(RZ 13-650616)**

(Location: 5280/5300 Moncton Street; Applicant: Barbara Stylianou)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/7-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9157 be given second and third readings.

CARRIED



Regular Council meeting for Public Hearings
Monday, July 21, 2014

ADJOURNMENT

PH14/7-5

It was moved and seconded
That the meeting adjourn (8:01 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, July 21, 2014.

Mayor (Malcolm D. Brodie)

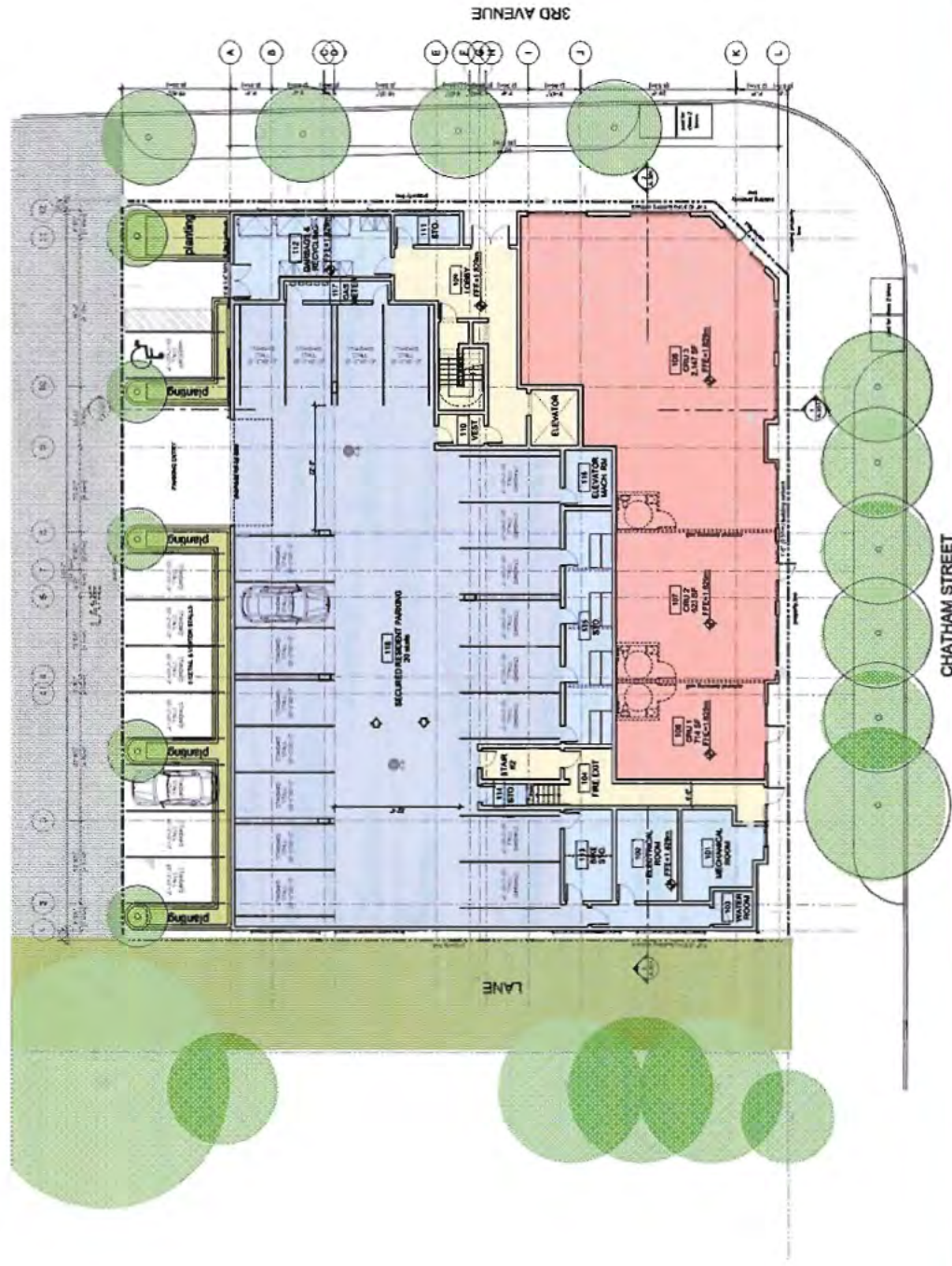
Acting Corporate Officer
(Michelle Jansson)





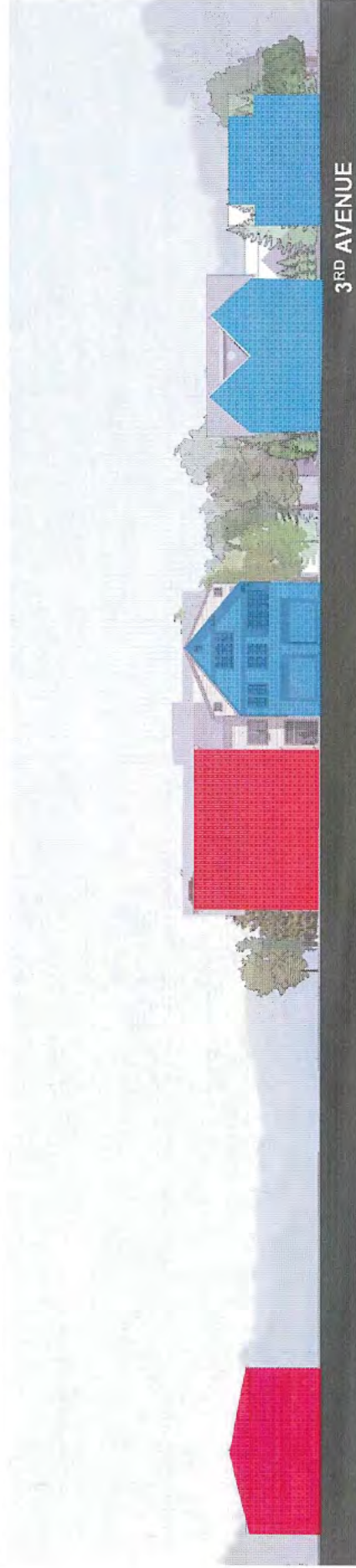
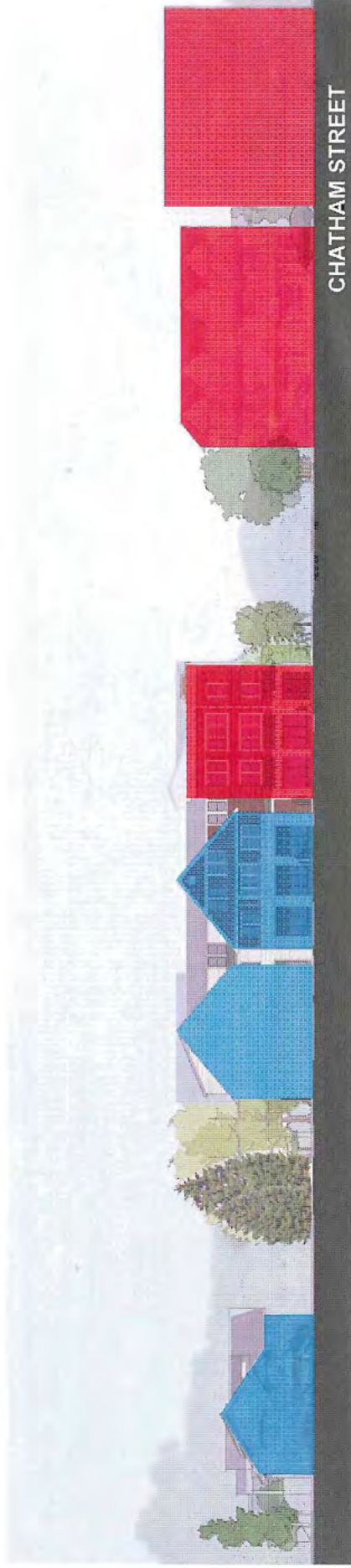


MCKINNEY HOUSE,
HEPWORTH BLOCK,
LONDON FARM,
ORIGINAL BARN,
STEVESTON MUSEUM
(CLOCKWISE FROM TOP LEFT)











1 SOUTH ELEVATION
18' x 10'

DATE	10/1/13
BY	W. J. COTTER
PROJECT	CHATHAM 3RD RESIDENTIAL COMMERCIAL MIXED USE DEVELOPMENT 18' x 10'
CLIENT	Stoughton Plaza Development Corporation
ARCHITECT	ZGF COTTER ARCHITECTS, INC.
SCALE	1/8" = 1'-0"
NOTES	1. SEE ALL NOTES ON SHEET A-201. 2. SEE ALL NOTES ON SHEET A-202. 3. SEE ALL NOTES ON SHEET A-203. 4. SEE ALL NOTES ON SHEET A-204. 5. SEE ALL NOTES ON SHEET A-205. 6. SEE ALL NOTES ON SHEET A-206. 7. SEE ALL NOTES ON SHEET A-207. 8. SEE ALL NOTES ON SHEET A-208. 9. SEE ALL NOTES ON SHEET A-209. 10. SEE ALL NOTES ON SHEET A-210.



2 WEST ELEVATION
18' x 10'

Figure 6. Clear Floor Area at Tub (Refer 472A, Sep 5/12)

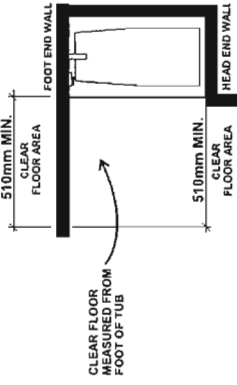


Figure 2. Front Approach, Pull Side (Refer 571A, Sep 5/12)

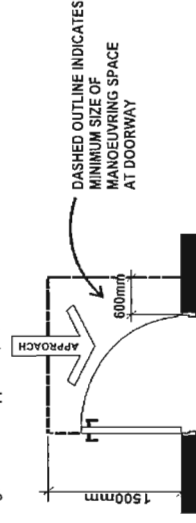


Figure 3. Front Approach, Push Side (Refer 472A, Sep 5/12)

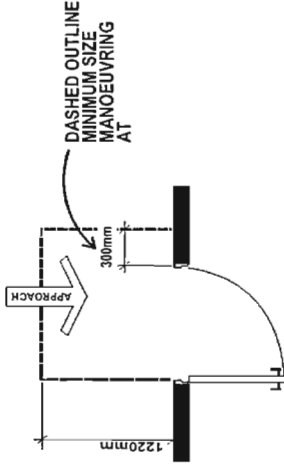


Figure 4. Separation of Doors in Series

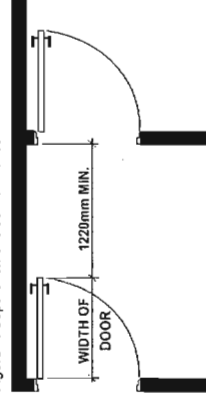
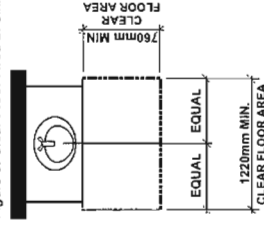


Figure 1. Clear Opening Measurement For Doors

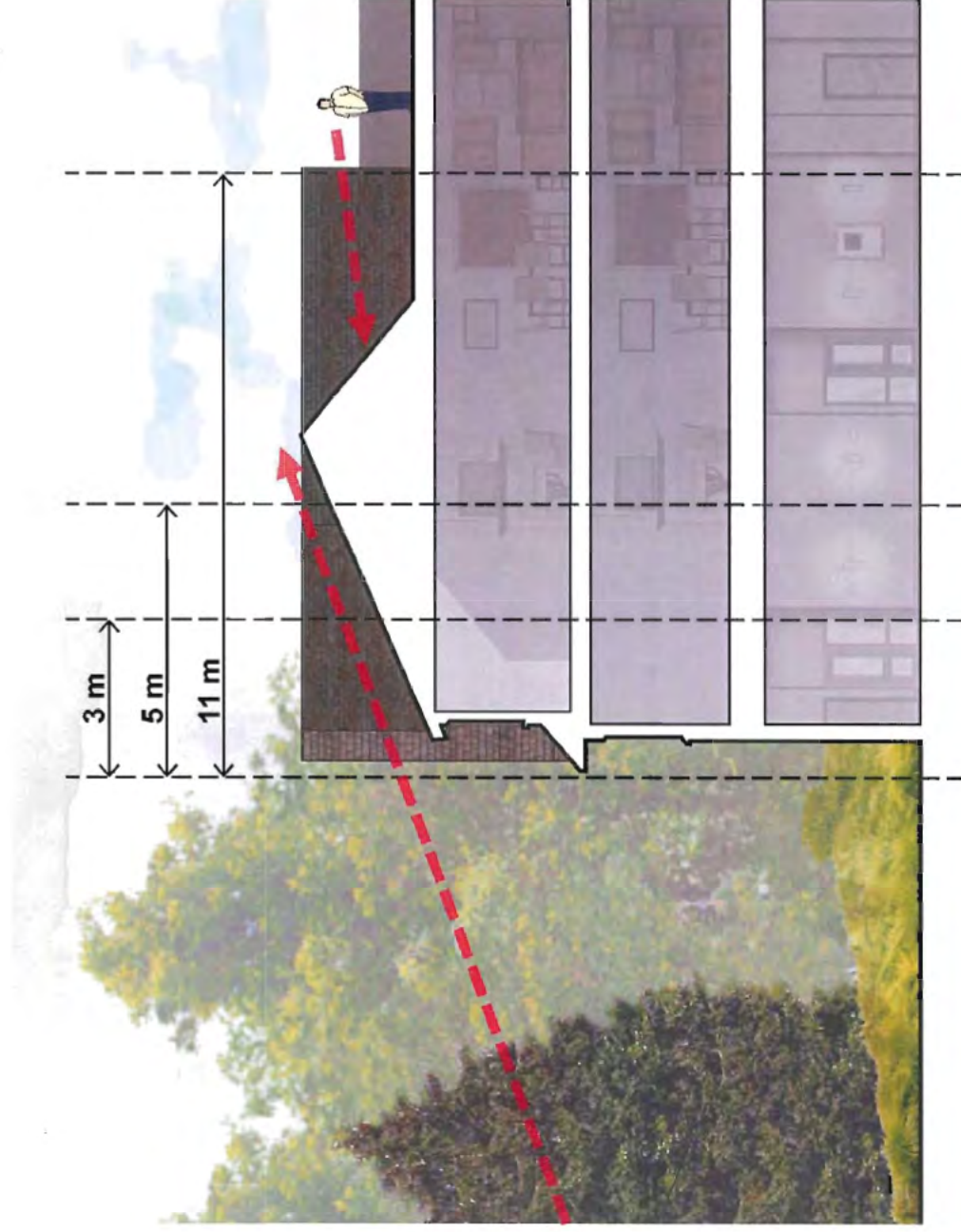


Figure 5. Clear Floor Area at Sink



Universal Housing Features:

1. Door & hallway clearances
2. Accessible windows, outlets & switches
3. Wheelchair accessible bathrooms & kitchens
4. Maneuvering space in bedrooms and closets
5. Accessible balconies
6. Building entry, circulation and amenity space accessibility





SOUTH ELEVATION

[illegible]

**CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT**

Gloveson Flats Development Corporation

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 105–112

SOUTH ELEVATION
WEST ELEVATION

SP-100, 101
A-201

ZGF
COTTER
OF COTTER MANUFACTURING INC.

SOUTH & WEST ELEVATIONS

3471 Chatham St. | Public Hearing | July 21, 2014



ZGF
COTTER
BY GOTHAM ARCHITECTS INC.

STREET VIEW

3471 Chatham St. | Public Hearing | July 21, 2014



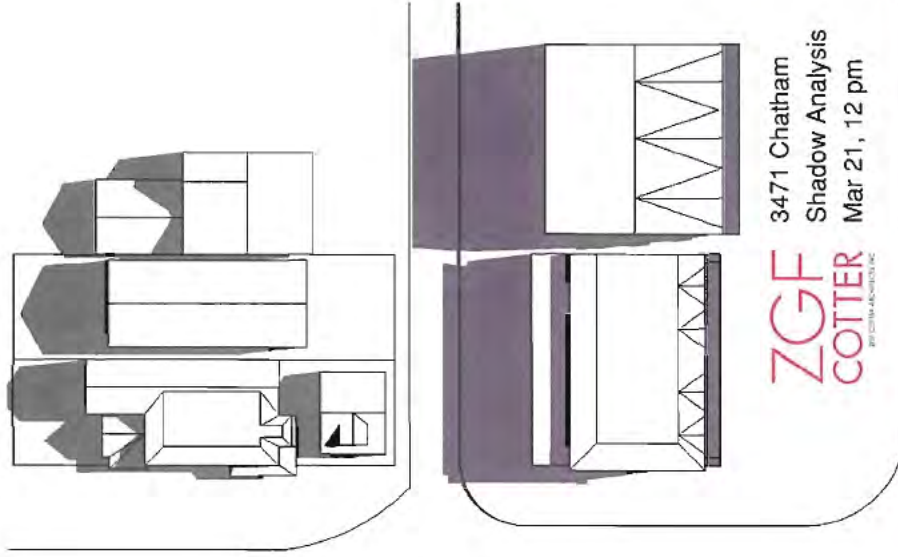
3471 Chatham
Shadow Analysis
Mar 21, 9 am

ZGF
COTTER
OF COTTER ARCHITECT INC.

ZGF
COTTER
OF COTTER ARCHITECT INC.

SHADOW STUDY

3471 Chatham St. | Public Hearing | July 21, 2014



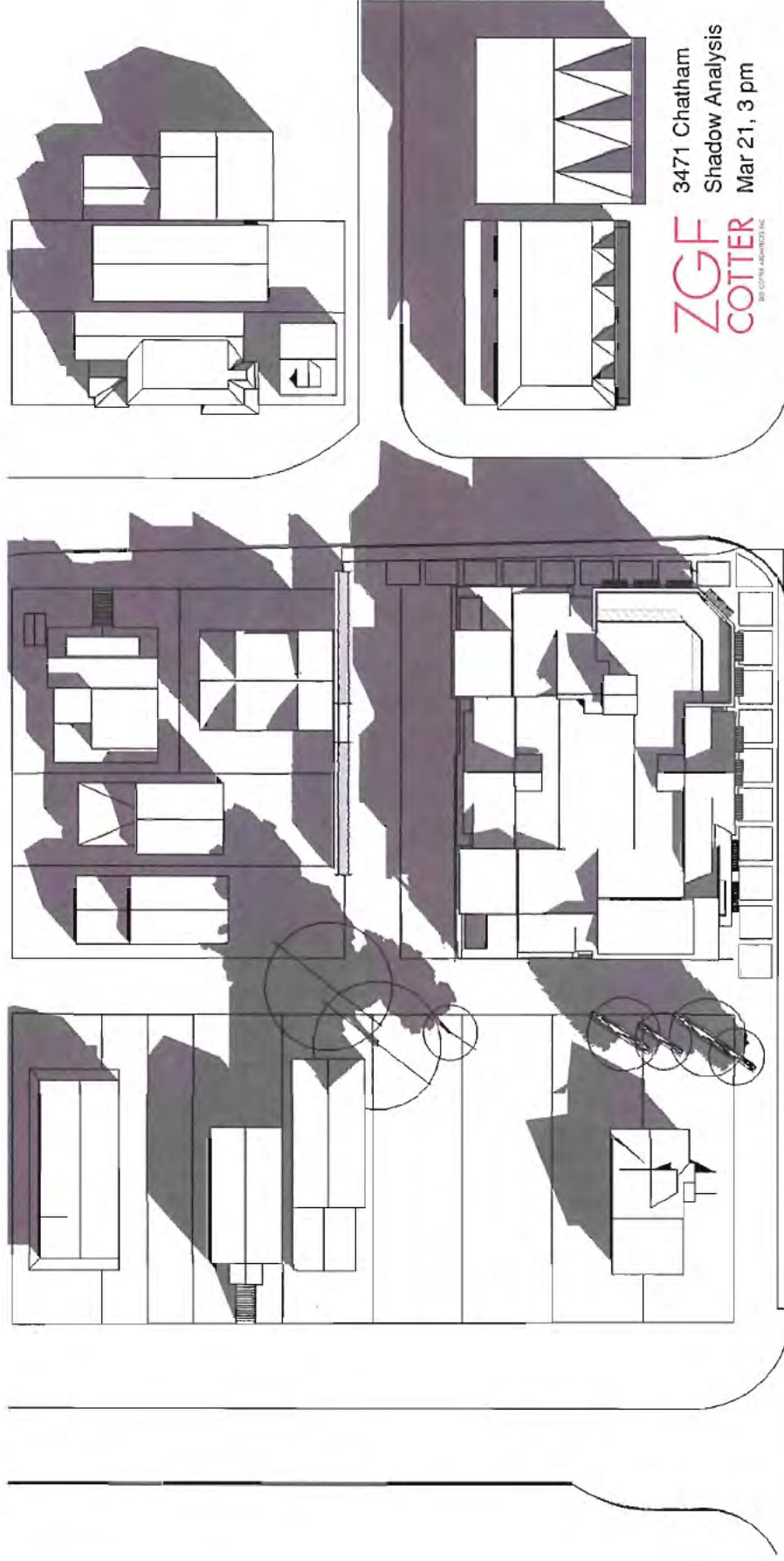
3471 Chatham
Shadow Analysis
Mar 21, 12 pm

ZGF
COTTER
301 SOUTH ALABAMA, INC.

ZGF
COTTER
301 SOUTH ALABAMA, INC.

SHADOW STUDY

3471 Chatham St. | Public Hearing | July 21, 2014



3471 Chatham
Shadow Analysis
Mar 21, 3 pm

ZGF
COTTER
an cotter architecture inc.

ZGF
COTTER
an cotter architecture inc.

SHADOW STUDY

3471 Chatham St. | Public Hearing | July 21, 2014





ZGF
COTTER
OF COTTER ARCHITECTS INC.

BAS-RELIEF PANEL DETAIL

3471 Chatham St. | Public Hearing | July 21, 2014

thank you

**Schedule 2 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

G/ASS (1966) LTD.

To Public Hearing
Date: <u>July 21 2014</u>
Item # <u>3</u>
Re: <u>Bulkin 9138</u>
<u>RZ13-643436</u>

"Serving the Lower Mainland Since 1953"

- WINDOW AND PLATE GLASS REPLACEMENT
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DW	
MJ	
DB	

July 9, 2014

8060-20-9138

To: City Council
6911 No 3 Rd
Richmond BC V6Y 2C1

Re: RZ13-643436

I am writing today in support of the proposed residential commercial development at 3471 Chatham Street. As I am owner of an established business that has been doing work in Richmond for over 60 years I am excited to see, what I know from past experience with dealing with the builder on this project, Reiner Siperko, will be a truly unique top quality addition to the Steveston neighbourhood. And, as a resident of Steveston for the past 35 years, I see this as a necessary evolution in our neighbourhood.

I have been working with Reiner for over 30 years on many projects. His projects are not only top quality in terms of materials used but also in design. He has a great eye for detail and I think that one of his greatest gifts is that besides building a unique and quality project, he also ensures that they fit well within the neighbourhoods that they are built in. I believe that this new project in Steveston will set a new benchmark for future projects that I think are inevitable and necessary in our Community and my neighbourhood.

I have lived in Richmond all my life and in Steveston for the past 35 years. I am in fact, about 3 blocks away from this proposed development. When I first moved into Steveston, it was at the time where there was much debate about densifying Steveston by allowing the existing 66 foot lots to be rezoned to 33 foot lots. I think that decision to allow that rezoning made Steveston into the wonderful neighbourhood that it is today. By allowing this densification, it allowed more people to live in this neighbourhood and because of that local businesses were encouraged to move there and set up shop. In turn the City made some wonderful additions and redesign of the waterfront that made Steveston the jewel of the Community that it is today. Today I can get everything I need just a few steps from my door and I love strolling the vibrant waterfront on a regular basis.

Steveston has become a desirable place to live and I cannot think of any where in the Lower Mainland that I would like to live more. It is my desire to continue to live there once I retire and I don't believe that I am alone in this desire. The fact that this building has basic universal housing features makes it a viable place to think about living in once I



do retire. We need more project like this in Steveston that gives residents like myself, who love our community, to remain there as we grow older.

Thank you for your time for reading this letter. I believe that this proposed development will be a great addition to our neighbourhood and to our Community. I have seen Steveston grow into not only a desirable neighbourhood to live in but one that if managed properly will continue to be one of the best places in the Lower Mainland to live in. By building a successful neighbourhood it is not hard to understand why more residents want to stay there and more people want to be part of it. I believe this development will help maintain the integrity of our community by complimenting the existing buildings in the neighbourhood and at the same time allow people of all abilities to live in or continue to live in Steveston.

I can be reached at 604-618-3344 if you have any questions.

Regards,



Brent Greig
3646 Garry St
Owner- Island Glass

**Schedule 3 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

To Public Hearing
Date: <u>July 21 2014</u>
Item # <u>3</u>
Re: <u>R213-643436</u>

DW	
MJ	
DB	
MB	

12-860-20-009138

Re: 3471 Chatham Street, RZ 13-643436

Attn: City Clerk

I am writing on behalf of myself and my wife Kay Katai. We were both raised in Steveston, work took us away for 45 years and we have now returned to Steveston to enjoy our retirement.

We are in support of the proposed development at 3471 Chatham Street because of the amenities afforded in the suites, especially for seniors, and the proximity to the Steveston Village.

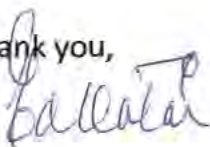
We heard about this project more than one year ago and look forward to its completion. We are considering a move from our two level house on 2nd Ave, with all its bedrooms upstairs, to this new building, which is all on one level with elevator and wheelchair access.

The location of the proposed development provides easy walking access to services and amenities such as the grocery store, the bank, the post office, fresh seafood at the wharf, and the many restaurants in the Village.

Fitness and activities are important in our everyday lives. Steveston Community Centre offers many exercise programs and Garry Point is a great place for walking. Both of these venues are within 4 blocks of the proposed development.

In closing, with the growing population of seniors, the Village needs more of these types of housing.

Thank you,



Ed Katai
11211 2nd Ave. Steveston



Schedule 4 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.

To Public Hearing	
Date:	July 21, 2014
Item #	3
Re:	Bylaw 9138

	INT
DW	
MJ	
DB	

George and Nadyne Montgomery RZ 13-643436

4171 Tucker Avenue

Richmond, B.C. V7C 1L9

8060-20-9138

July 9, 2014

Richmond City Council,

City of Richmond,

6911 No. 3 Road

Richmond, B.C. V6Y 2C1

Dear Council Members,

Regarding: 3471 Chatham Street, RZ13-643436

As a long time Richmond residents I would like to notify you of my wife Nadyne and my support for this project. We are considering purchasing a unit in this building when completed so we have had numerous discussions with the developers. We understand the building will be constructed of the highest quality in both workmanship and materials. It also will be an energy efficient building which is very important to us as well as features such as wheelchair access in all units.

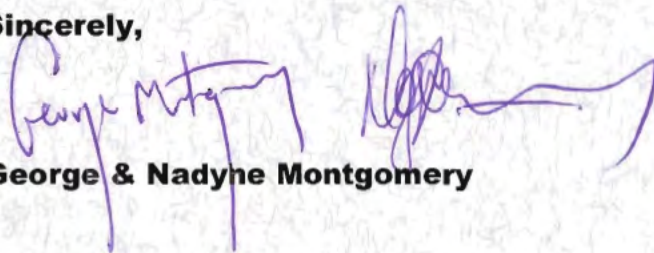
The developers apparently have made several re-design changes after consulting with City Committees, City Councillors and neighbors of the project. From what we have heard and seen we feel this will be a wonderful addition to the fabric of Steveston. We currently drive to the Village to



access all amenities and look forward to being able to walk the businesses and restaurants we frequent.

We look forward to seeing this project completed and feel it will be very beneficial to the businesses and neighborhood of Steveston.

Sincerely,

Handwritten signatures of George and Nadyne Montgomery in blue ink. The signature on the left is 'George Montgomery' and the signature on the right is 'Nadyne Montgomery'.

George & Nadyne Montgomery

**Schedule 5 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

Mayor and Council
City of Richmond
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

To Public Hearing	
Date:	<u>July 21 2014</u>
Item #	<u>3</u>
Re:	<u>Bylaw 9138</u>
	<u>RZ 13-643436</u>

		INT
	DW	
	MJ	
	DB	
	<input checked="" type="checkbox"/> HB	

12-8060-20-009138

Attn: City Clerk

Re: 3471 Chatham Street, RZ 13-643436

My wife and I have lived in Steveston for 35 years and fully support the proposed development at 3471 Chatham Street. We will be retiring soon and hope to move into the new building. My wife's mother is living with us so the wheelchair accessible units will be perfect for our family to live out our lives.

We know there is some resistance to change in Steveston but the building will be of high quality both in workmanship and materials and will be a great addition to the revitalization of the Steveston Village.

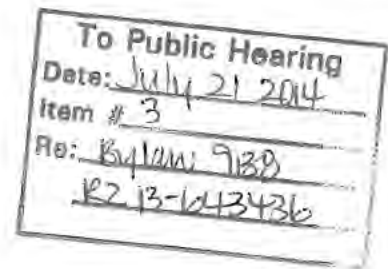
Thank you, *Brian Oseki & Wendy Oseki*

Brian and Wendy Oseki
11220 7th Ave.
Richmond, B.C.
V7E 3B9

Brian Oseki & Wendy Oseki



**Schedule 6 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**



City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

Re: 3471 Chatham St. RZ 13-643436

To: City council
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Attn: City Clerk

My name is Kyle Samuels of 3688 Chatham Street. I have worked in Steveston for 5 years and welcome new neighbours.

I give my full support to the project at 3471 Chatham Street, as I feel it will add to the new Steveston Revitalization in a positive way. Steveston needs more residential densification and high quality commercial space to support the existing retail/commercial entities. This new project, using the latest technology for energy efficient utilities, building all 10 units as (B.U.H.F) accessible units and supplying new high grade commercial and residential space to the Steveston Village, will be very good for people to work/live out their lives in this great community.

I think that there is a shortage of quality office space in Steveston. It seems to be a long and expensive process to get something built.

This situation increases costs to the small business person making it harder to get started and operate a business that can provide professional services to the community.

Thank you,



Kyle Samules



**Schedule 7 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

To Public Hearing
Date: <u>July 21 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9188</u>
<u>RZ 13-643436</u>

City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

Re: 3471 Chatham St. RZ 13-643436

To: City council
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Attn: City Clerk

My name is Krish Dass of 3688 Chatham Street. I have worked in Steveston for 15 years and welcome new neighbours.

I give my full support to the project at 3471 Chatham Street, as I feel it will add to the new Steveston Revitalization in a positive way. Steveston needs more residential densification and high quality commercial space to support the existing retail/commercial entities. This new project, using the latest technology for energy efficient utilities, building all 10 units as (B.U.H.F) accessible units and supplying new high grade commercial and residential space to the Steveston Village, will be very good for people to work/live out their lives in this great community.

I think that there is a shortage of quality office space in Steveston. It seems to be a long and expensive process to get something built.

This situation increases costs to the small business person making it harder to get started and operate a business that can provide professional services to the community.

Thank you,



Krish Dass



**Schedule 8 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

To Public Hearing	
Date:	<u>July 21, 2014</u>
Item #	<u>3</u>
Re:	<u>Below 9BB</u>
	<u>RZ 13-643436</u>

City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

Re: 3471 Chatham St. RZ 13-643436

To: City council
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Attn: City Clerk

My name is Gregg Antonyk of 3688 Chatham Street. I have worked in Steveston for 20 years and welcome new neighbours.

I give my full support to the project at 3471 Chatham Street, as I feel it will add to the new Steveston Revitalization in a positive way. Steveston needs more residential densification and high quality commercial space to support the existing retail/commercial entities. This new project, using the latest technology for energy efficient utilities, building all 10 units as (B.U.H.F) accessible units and supplying new high grade commercial and residential space to the Steveston Village, will be very good for people to work/live out their lives in this great community.

I think that there is a shortage of quality office space in Steveston. It seems to be a long and expensive process to get something built.

This situation increases costs to the small business person making it harder to get started and operate a business that can provide professional services to the community.

Thank you,



Gregg Antonyk



**Schedule 9 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

To Public Hearing
Date: <u>July 21, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9188</u>
<u>RZ 13-643436</u>

City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

Re: 3471 Chatham St. RZ 13-643436

To: City council
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Attn: City Clerk

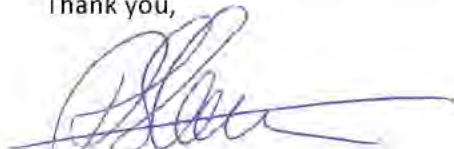
My name is Andy Stokes of 3688 Chatham Street. I have worked in Steveston for 15 years and welcome new neighbours.

I give my full support to the project at 3471 Chatham Street, as I feel it will add to the new Steveston Revitalization in a positive way. Steveston needs more residential densification and high quality commercial space to support the existing retail/commercial entities. This new project, using the latest technology for energy efficient utilities, building all 10 units as (B.U.H.F) accessible units and supplying new high grade commercial and residential space to the Steveston Village, will be very good for people to work/live out their lives in this great community.

I think that there is a shortage of quality office space in Steveston. It seems to be a long and expensive process to get something built.

This situation increases costs to the small business person making it harder to get started and operate a business that can provide professional services to the community.

Thank you,



Andy Stokes



**Schedule 10 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

To Public Hearing	
Date:	<u>July 21 2014</u>
Item #	<u>3</u>
Re:	<u>Bylaw 9138</u>
	<u>RZ 13-643436</u>

	INT
	DB
✓	HR

12-800-20-009138

City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

Re: 3471 Chatham St. RZ 13-643436

To: City council
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Attn: City Clerk

My name is Stephen Pink of 3688 Chatham Street. I have worked in Steveston for 23 years and welcome new neighbours.

I give my full support to the project at 3471 Chatham Street, as I feel it will add to the new Steveston Revitalization in a positive way. Steveston needs more residential densification and high quality commercial space to support the existing retail/commercial entities. This new project, using the latest technology for energy efficient utilities, building all 10 units as (B.U.H.F) accessible units and supplying new high grade commercial and residential space to the Steveston Village, will be very good for people to work/live out their lives in this great community.

I think that there is a shortage of quality office space in Steveston. It seems to be a long and expensive process to get something built.

This situation increases costs to the small business person making it harder to get started and operate a business that can provide professional services to the community.

Thank you,



Stephen Pink



**Schedule 11 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

To Public Hearing
Date: <u>July 21 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 988</u>
<u>R2 B-642436</u>

July 17, 2014

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attention: City Clerk

Dear Sir/Madam:

Re: Public Hearing with respect to Application to Rezone Property at 3471 Chatham Street, Richmond, BC (the "Property")

My wife and I moved to Steveston approximately 4 years ago and currently reside with our three-year old daughter at #2-11991 5th Avenue, Richmond, BC.

Our home is adjacent to Chatham Street and two blocks west of the Property.

We have found Steveston to be a vibrant community with numerous shops, restaurants and commercial services.

We believe that the proposed development of the Property, with commercial space on the main floor that will be constructed to the sidewalk and the residential units above, has been well-designed and will be a quality improvement to Chatham Street and the Steveston landscape.

Accordingly my wife and I whole-heartedly support the development proposal for the Property.

Yours truly,



Brian R. Purcell



**Schedule 12 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

To Public Hearing	
Date:	<u>July 21, 2014</u>
Item #	<u>3</u>
Re:	<u>Bylaw 9138</u>
	<u>R213-643436</u>

To Whom it May Concern,

I am writing to show my support to the Robert Hodder / Reiner Siperko retail/residential project proposed for Chatham Street in Steveston.

My wife and I are very impressed with the design, as it incorporates the artwork from the exterior of the Fisherman's Credit Union, which was the building originally on the development site.

We have intention to purchase one condo in the building once the construction begins and the units are offered for sale. We particularly like the location, being close to the retail shops in Steveston, and public transit. It will allow us to walk or bike to most places, and city transit and the Canada Line will allow us to go from a two car family, to one that will stay in the garage most of the time.

The size of the residential units are larger than most in Richmond, and that is what has convinced us that we could move from our house in Seafair to an apartment style condo. We have also researched other developments that Mr. Siperko and Mr. Hodder have been involved in, and we like the design and quality of their projects.

Once again, allow me to express our wholehearted support for the Hodder / Siperko development. We would very much like the Richmond City Council to approve the project. I know Mr. Hodder and Mr. Siperko both have a good community conscience and intend to make the project fit the community.

Please contact me if I can be of any further assistance to assist council in their decision on this matter.

Best Regards,

Gary and Deborah Harris
8400 Seafair Drive

Ph 604-271-8527
cell 604-790-8181=



**Schedule 13 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

Mayor and Council
City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y2C1

To Public Hearing	
Date:	July 21, 2014
Item #	3
Re:	Bylaw 9138
	RZ13-6434310

Re: 3471 Chatham Street, RZ13-643436

Attn: City Clerk

I am writing on behalf of myself and my wife Rosalind Guy. Rosa was raised in Steveston and I lived in Steveston 1963-1973 (grade 10-graduation at UBC). After a year in Denver on an internship program I have practiced dentistry in Langley since 1974. I retire this year and we are very much looking forward to moving back to Steveston.

Having lived in Delta and Surrey over this time, we experienced both positive and negative changes in both of these communities. As our retirement plan has been to come back home to Steveston we also kept a close watch on positive and negative developments in Steveston. Through that, we became familiar with the quality of care that Reiner Siperko puts into his projects and are in support of the proposed development at 3471 Chatham Street. We have been closely following this building as the residential suites are designed with the needs of senior citizens in mind. The units are sound proof of each other and have energy efficient utilities. The floor plans are well thought out and have wheel chair access from covered parking.

The location of the proposed development provides easy walking access to amenities such as grocery stores, banking, post office, sea food shopping at the wharf and many restaurants in the village.

Fitness activities are important in our every-day lives. We are looking forward to walking to the Steveston Community Centre with all of its many exercise programs and also to walking along the dykes with friends and family.

This project is working hard to comply with your council so that this commercial and residential development can complement Steveston merchants and the well-being of a great historical and tourist site.

Looking forward to moving back home.

Garry and Rosa Guy
16248 Lincoln Woods Court
Surrey, B.C.
V4P 3A1



**Schedule 14 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

Mayor and Councillors

From: Webgraphics
Sent: Saturday, 19 July 2014 11:51 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #797)

Categories: 12-8060-20-9138 - RZ 13-643436 3471 Chatham St.

To Public Hearing
Date: <u>July 21, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9138</u>
<u>RZ13-643436</u>

Send a Submission Online (response #797)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/19/2014 11:50:37 PM

Survey Response

Your Name	rocky
Your Address	6911 No.3 Road (note: City Hall address) <i>na</i>
Subject Property Address OR Bylaw Number	Bylaw 9138
Comments	<p>1. This project was presentation to Richmond Heritage committee a few month ago, and the applicant agreed to modify one handicap parking spot into indoor parking space for resident use. 2. During The Richmond Heritage committee review we expressed some concerns to the Architect that the majority of the art panels were out of public view on the west side of the building facing the undeveloped lane way which belongs to the city. In an attempt to improve access and visibility to the artwork we suggested that the lane be redeveloped and landscaped and maybe some seating placed there, after all this is public property. It is also noted in the recent reports that the city has agreed to grass the area but it was further recommended that it be landscaped with some thorn bushes to discourage access. This raises the question as to why the public property is blocked, as well as the question of why going through all that trouble of preserving and reinstalling the panels on a side of</p>



	<p>the building where they can't be seen. From The Heritage committee perspective this is just a token effort to preserve this heritage artwork.</p>
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Schedule 15 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 21 July 2014 8:51 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #798)

Categories: 12-8060-20-9138 - RZ 13-643436 3471 Chatham St.

To Public Hearing
Date: <u>July 21, 2014</u>
Item # <u>3</u>
Re: <u>Bylaw 9138</u> <u>RZ13-643436</u>

Send a Submission Online (response #798)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/21/2014 8:50:12 AM

Survey Response

Your Name	Kathleen Beaumont
Your Address	6415 London Rd
Subject Property Address OR Bylaw Number	RZ13-643436 3471 Chatham St
Comments	Would like to make comments at Public Hearing on this application by Cotter Architects with regard to current regulations in relation to the 2041 OCP the 2009 Steveston Conservation Strategy and the Sakamoto guidelines



**Schedule 16 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 21, 2014.**

To Public Hearing	
Date:	July 21/14
Item #	3
Re:	Bylaw 9138
	RZ 13-643436

Date: July 21, 2014

TO: Director, City Clerk's Office

FAX: 604-278-5139

SUBJECT: Richmond Zoning Bylaw 8500
Amendment Bylaw 9138 (RZ13-643436)

I have read the letter from the developers in the newspaper and am happy to see that they have redesigned the new building to be situated at 3471 Chatham Street in Steveston incorporating the Sakamoto Report Façade Guidelines and the Leonard Epp designed artistic concrete panels from the building formerly located on the same site.

I have also looked at the sketches of the proposed new building and have the following comments:

1. Living along the wind corridor (Chatham Street), I would suggest that the rooftop deck of the proposed site, while it may be a selling feature increasing the value of each suite in the building will probably not be a usable asset for the residents due to the strength and resulting chill factor of the daily winds that whip along Chatham.

I had the opportunity to visit an Open House for the building located at the corner of No. 1 Road and Chatham a few years ago. Nice, warm sunny day at ground level. Wicked wind on the exterior deck. I don't believe I have ever seen an open market umbrella on this deck in the years since.

Air moves faster the higher it is above the ground – think Jet Stream – or do a simple elementary school science experiment with a small anemometer or child's pinwheel and note the speed difference in relation to the different heights above ground at marked intervals as it is held in the same spot. I doubt that the use of the deck will justify the added cost of the installation of the rooftop elevator access.

In addition, this access, from looking at the sketch, does nothing to add to the aesthetic value of the building – in fact it detracts from it.

2. Set Back: According to the diagrams this building will be set back from the curb the distance of ONE sidewalk width only.

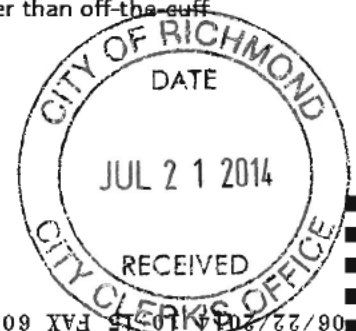
This is totally out of keeping with everything to the east and west of the proposed building along either side of Chatham Street (this includes the new building at No. 1 Rd and Chatham).

Requiring the building to respect the same distances (equivalent to 1.5 – 2 sidewalk widths) would be in order.

If the building were being constructed along Moncton Street, in the centre of the village, I am certain that a consistent curb setback would be required.

For the City to maintain a consistent setback along the full East-West length of Chatham Street would provide a sense of unity of design indicating a respect for the village's past and coherent, rather than off-the-cuff planning for the future, by the City of Richmond.

E. E. Straforelli
11995 Fourth Avenue
V7E 3H9



**Public hearing for rezoning of 3471 Chatham Street
July 21, 2014**

Over the past year we have appreciated the opportunity to express our concerns about the proposed development for 3471 Chatham Street. Voicing our thoughts about a proposal that so greatly impacts our life and the enjoyment of our property is important and we sincerely hope that Council will truly listen and seriously consider our opinion.

In our February 17, 2014 letter to the Planning Department, we outlined how the new building contravened several existing design criteria and guidelines established by the city. Citing specific sections of the Steveston Conservation Guidelines, the city's building code, and the Steveston Area Plan including the Sakamoto Guidelines, all of which we read in great detail, we noted how it was too large for the site – the scale and character being incompatible with surrounding homes. How it was not complimentary to the block of entirely single family homes. How it did not reflect Steveston's architectural history. How it did not "transition" into the neighbourhood. How the height would create shadow, and how it would significantly impact the privacy of adjacent yards.

While Planning Department staff agreed that in almost all instances the proposal did not fit the guidelines, they were quite prepared to make exceptions, especially since the developers were equally prepared to put money in the city coffers, so they recommended acceptance of the plan.

To give credit where credit is due, the developers did make some revisions that improved the look of the building but they did nothing at all to substantially alter its size which is still the main source of our concern. Just because you CAN build a monstrously large building doesn't mean you SHOULD. Developers buy density because it is advantageous to them, not to the surrounding neighbours. In this case, Council seems prepared to sell out our neighbourhood for \$296,476 which I suspect is considerably less than the anticipated real estate price for only one of the ten proposed residential units. The only one that benefits here is the developer.

In trying to minimize the extensive shadowing effect of the proposed building, the developers have made claims that our trees already shade our house so their building will not make any difference. I'm not going to deny the existence of our trees or that they shade the house, but what the developers conveniently neglect to say is that two of the trees are deciduous so have no leaf cover all winter, thus create no shadow, and, more importantly, that there is a 40 foot gap between the trees which allows the morning sun into our yard. It is that very gap which this building will fill thus putting one third of our yard in shadow every morning. And that, according to the sun shading diagrams provided by the developers, is in the summer months when the sun is high. It will be even worse during the winter months when the sun is lower.

Councillor Halsey-Brandt, in her justification for voting in favour of rooftop patios, spoke fervently of everyone's right to enjoy sunshine and outdoor living. Sadly, it is ironic that those very amenities which you seem so eager to provide to the residents of this new building are exactly the ones that you deem fit to take away from us. While they will enjoy unlimited sunshine every day all year long on their private patio, we will have a back yard that will be unpleasantly dark and damp for a considerable part of the year because of the proposed building's shadow. I see no fairness there at all. What I do see is a Council willing to bow to the wishes of a developer rather than seriously consider the requests of a long-time resident.

Councillor Steves has publicly apologized for having let rooftop patio space slip into Steveston. Unfortunately his words ring disappointingly hollow and his apologies are absolutely meaningless if he, and you, keep voting to allow developers to continue doing the same thing. Rooftop patios should not become the norm in Steveston.

This is not, as the developer accuses, a case of NIMBY-ism. We have never said, nor would we ever say, that the owners do not have a right to build on their property. They do. We have had a building next door for 36 of the 39 years we have lived here and we fully expect a building to be there for the foreseeable future.

Neither are we questioning the quality of any construction. Making all units fully accessible is commendable but it doesn't change the fact that the proposed building is just too big. The equation is simple - make the building smaller and, voila, you might even have room at ground level for that priceless outdoor amenity space you all seem so keenly committed to providing to the residents of the new building.

This Council has the power and the responsibility and, I hope, the courage to make sure that whatever is built at 3471 Chatham Street is the right building - the one most appropriate for the neighbourhood. The one that is the least intrusive and makes the least negative impact on the neighbourhood.

Reject the rooftop patio, deny the request for the unnecessary height increase, refuse the application for increased density, and require the developer to construct a building that falls within already existing design guidelines and by-laws. It's not difficult. Just say no to this proposal as currently presented.

Edith Turner
3411 Chatham Street

SPEAKING NOTES - PUBLIC HEARING, Monday July 21

THANK YOU FOR THE OPPORTUNITY TO SPEAK AT THIS HEARING. I FEEL THERE IS A NEED TO REITERATE WHAT EDITH HAS ALREADY SAID AS THIS PROPOSAL IS GOING TO HAVE A HUGE IMPACT ON OUR NEIGHBOURHOOD.

I AM NOT AGAINST DEVELOPMENT OF THE PROPERTY AT 3471 CHATHAM STREET. THE DEVELOPERS OWN IT AND HAVE EVERY RIGHT TO BUILD ON IT BUT I THINK IT SHOULD BE WITHIN THE CONFINES OF CURRENT GOVERNING BYLAWS AND EXISTING GUIDELINES. THEY SHOULD NOT BE GIVEN ANY INCREASED DENSITY OR INCREASED ALLOWANCE FOR HEIGHT.

UNLIKE THESE DEVELOPERS WHO HAVE BEEN ABLE TO CONVINCE THEIR RELATIVES AND ACQUAINTANCES TO SEND IN GLOWING LETTERS OF SUPPORT FOR THIS PROJECT, I HAVE SPOKEN TO SEVERAL NEIGHBOURS WHO HAVE A "YOU CAN'T FIGHT CITY HALL" ATTITUDE. THEY DON'T LIKE THE PROPOSAL BUT THEY ALREADY FEEL DEFEATED. THEY TOLD ME THAT ONCE A PROJECT GETS TO THIS STAGE IT'S A "DONE DEAL" ANYWAY AND THERE'S NOTHING THEY CAN DO ABOUT IT. ONE WOMAN TOLD ME SHE JUST WON'T LOOK IN THAT DIRECTION ANY MORE.

I HAVE BEEN PUBLICALLY ACCUSED OF "NIMBY"-ISM BUT IT IS MORE THAN MY BACKYARD BEING AFFECTED. THE STEVESTON CONSERVATION AREA GUIDELINES STATES THAT:

"THE FORM OF NEW DEVELOPMENT SHOULD BE GUIDED BY THAT OF ADJACENT EXISTING DEVELOPMENT, EVEN WHERE NEW USES ARE BEING INTRODUCED. FOR EXAMPLE, MULTIPLE FAMILY RESIDENTIAL OR COMMERCIAL USES INTRODUCED ADJACENT TO SINGLE FAMILY HOMES SHOULD ADOPT A SCALE AND CHARACTER SIMILAR TO THOSE EXISTING DWELLINGS...

(Section 9.2.2).

THIS PROPOSED BUILDING CERTAINLY DOES NOT FIT THESE PARAMETERS.

PERHAPS THE ACRONYM SHOULD BE "NISBY" OR "NOT IN STEVESTON'S BACKYARD" SINCE THIS BUILDING IS LARGER THAN ANYTHING ELSE IN A RESIDENTIAL BLOCK ON THE OUTSKIRTS OF THE VILLAGE.

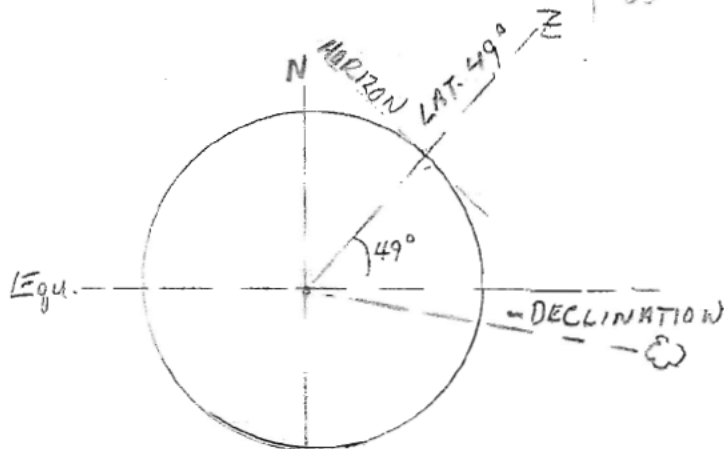
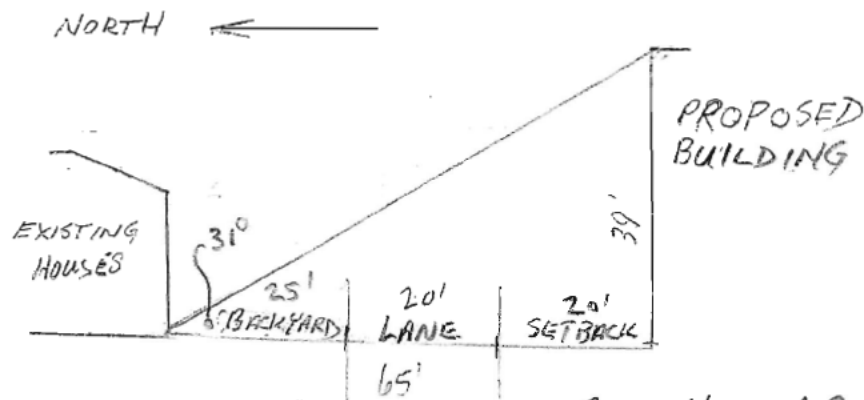
MY MAIN CONCERN THOUGH, NOW THAT THE EXTERIOR DESIGN HAS BEEN CHANGED, IS THE INTRUSION INTO THE NEIGHBOURHOOD OF AN UNNECESSARILY HIGH BUILDING AND THE SHADOWING IT WILL INEVITABLY PRODUCE. IT IS INTERESTING TO NOTE THAT THE SUN SHADING DIAGRAM PROVIDED FOR THE JUNE MEETING OF THE PLANNING COMMITTEE OF COUNCIL WERE ONLY FOR THE MONTHS OF MARCH AND JUNE WHEN THE SUN IS HIGH THUS CAUSING THE LEAST AMOUNT OF SHADOW. WHY DID THE CITY NOT REQUIRE DIAGRAMS FOR THE WINTER MONTHS AS WELL, WHEN THE SUN IS AT ITS LOWEST AND CAUSING LONGER SHADOWS? THIS SPEAKS TO A DEFINITE BIAS IN FAVOUR OF THE DEVELOPER.

AS A BC LAND SURVEYOR WITH OVER 40 YEARS EXPERIENCE, I HAVE DONE SOME CALCULATIONS OF MY OWN AND MY NUMBERS SHOW THAT A BUILDING 12m (39 ft) HIGH WILL CAST A MINIMUM NOON SHADOW OF 65 FT IN LENGTH EVERY DAY BETWEEN THE MONTHS OF NOVEMBER AND FEBRUARY. THE SHADOW ON DECEMBER 21st, THE SHORTEST DAY OF THE YEAR WILL BE 124 ft. LONG. EVEN THE SHORTEST SHADOW DURING THE WINTER MONTHS WILL OBVIOUSLY COVER THE PROPOSED BUILDING'S 20 ft NORTH SIDE SETBACK AND THE 20 ft LANE PLUS 25 ft OF THE BACKYARDS OF THE RESIDENCES TO THE NORTH OF THIS BUILDING. THESE YARDS WILL NEVER SEE SUNLIGHT.

IF THIS PROPOSED BUILDING IS ALLOWED TO PROCEED WITH YOUR BLESSING THEN IT IS OBVIOUS TO ME THAT THIS COUNCIL HAS NO REAL REGARD FOR THE SURROUNDING LONG-ESTABLISHED RESIDENTS OR THE COMMUNITY OF STEVESTON. IF YOU APPROVE THIS, THEN SHAME ON YOU.

RALPH TURNER
3411 CHATHAM STREET
STEVESTON

Re Shadowing effect at 3471 Chatham St
Caused by a building 12m (39 feet) high.



$$\text{Zenith } \angle \text{ of Sun} = \text{Lat} - \text{Dec of Sun}$$

$$\text{Altitude of Sun} = 90^\circ - \text{Zenith } \angle$$

Alt. of Sun to create a 65' shadow:

$$\text{Alt. of Sun} = 90^\circ - \text{Zenith } \angle$$

$$31^\circ = 90^\circ - \text{Zenith } \angle$$

$$\text{Zenith } \angle = 90^\circ - 31^\circ$$

$$\text{Zenith } \angle = 59^\circ$$

What period of the year does this occur?

$$\text{Zenith } \angle = \text{Lat} - \text{Dec of Sun}$$

$$\text{Dec} = \text{Lat} - \text{Zenith } \angle$$

$$\text{Dec} = 49^\circ - 59^\circ$$

Dec of Sun = -10° or 10° South of Equator

This occurs between Oct 20th & Feb 23rd (approximately)

How long of a shadow would be cast on the shortest day of the year?

Alt. of Sun above horizon:

$$\text{Alt.} = 90^\circ - \text{Zenith } \angle$$

on Dec 21 Dec of Sun = -23.5°

$$\text{Zenith } \angle = 49^\circ + (-23.5^\circ)$$

$$\text{Zenith } \angle = 49^\circ + 23.5^\circ$$

$$\text{Zenith } \angle = 72.5^\circ$$

$$\text{Alt. of Sun} = 90^\circ - \text{Zenith } \angle$$

$$= 90^\circ - 72.5^\circ$$

$$\text{Alt. of Sun} = 17.5^\circ$$



$$\tan 17.5^\circ = \frac{x}{39}$$

$$x = \frac{39}{\tan 17.5^\circ} \approx 124'$$