

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

Date: July 21, 2014

TO: Director, City Clerk's Office

FAX: 604-278-5134

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

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

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.

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