



To: Development Permit Panel

Date: March 3, 2017

From: Wayne Craig  
Director of Development

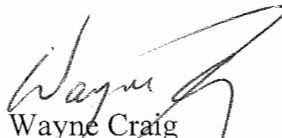
File: DP 16-740024  
HA 16-744661

Re: **Application by Tien Sher Chatham Development Ltd. for a Development Permit and Heritage Alteration Permit at 3755 Chatham Street**

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**Staff Recommendation**

1. That a Development Permit be issued which would permit the construction of a 3 storey mixed use development containing 16 residential units at 3755 Chatham Street on a site zoned "Commercial Mixed Use (ZMU32) – Steveston Village".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a. Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height.
3. That a Heritage Alteration Permit (HA 16-744661) be issued at 3755 Chatham Street in accordance with the Development Permit.

  
Wayne Craig  
Director of Development

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Att. 3

## Staff Report

### Origin

Tien Sher Chatham Development has applied to the City of Richmond for permission to develop a 3 storey mixed use development containing 16 residential units and up to four commercial retail units at 281 m<sup>2</sup> (3,026 ft<sup>2</sup>) at 3755 Chatham Street on a site zoned “Commercial Mixed Use (ZMU32) – Steveston Village”. The site currently contains a single-family dwelling and has been consolidated into one lot from the four previous properties. As the subject site is located in the Steveston Village Heritage Conservation Area, a concurrent Heritage Alteration Permit (HA 16-744661) is being brought forward to allow for the construction of the building in accordance with the proposed Development Permit.

The site is being rezoned from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU32) – Steveston Village” for this project under Bylaw 9541 (RZ 15-697899), which received 3<sup>rd</sup> Reading after the Public Hearing held on May 16, 2016. A Heritage Alteration Permit (HA 15-697904) was also issued by Council after 3<sup>rd</sup> Reading was granted to allow for property consolidation, demolition and site preparation works. A Servicing Agreement is required as a rezoning consideration for frontage upgrades along Chatham Street and to implement a lane along the rear of the site. As part of the staff streetscape review being undertaken along Chatham Street, should Council adopt streetscape visions that differ from the frontage works identified at rezoning, the frontage works shall be adjusted to reflect the current Council approved streetscape vision.

### Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Development surrounding the subject site is as follows:

To the North: Across an existing lane allowance, a church on a site zoned “Assembly (ASY)”.

To the South: Across Chatham Street, existing commercial developments zoned “Steveston Commercial (CS3)” and regulated by Land Use Contract (LUC70).

To the East: An existing two-storey medical building under Land Use Contract (LUC92).

To the West: A former church currently being used for commercial activities on a site zoned “Steveston Commercial (CS3)”. This existing building is the former “Steveston Methodist Church” and is an identified heritage resource building in the Steveston Village Conservation Strategy.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 16, 2016. At the Public Hearing, no correspondence was received or public comments made concerning the proposal.

The rezoning proposed a 3 storey mixed use building with street fronting commercial and structured parking at grade and 16 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Total net density is proposed at 1.6 FAR, consistent with the Steveston Area Plan. The rezoning also made note of variances to be requested for maximum building height as part of the Development Permit application for stair and elevator access structures to the rooftop deck area and a small portion of the parapet wall to reflect a historic architectural treatment applied to the proposal. There were no comments made about the requested variances through the rezoning or Public Hearing for the project.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Commercial Mixed Use (ZMU32) – Steveston Village” zoning district except for the zoning variances noted below.

### **Zoning Compliance/Variations (staff comments in bold)**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height.

For clarification, the following summarizes the height of structures above the maximum building height and subject to the requested variance:

- Elevator structure – 2.75 m
- Two stair access structures – 1.14 m
- Portion of the building parapet – 0.9 m

### ***Staff supports the proposed variance for the following reasons:***

- ***Use of rooftop spaces for outdoor amenity areas are encouraged in the Steveston Area Plan so long as impacts to surrounding areas are addressed (i.e., privacy/overlook and visibility of rooftop structures from the surrounding streets).***
- ***An elevator to access the rooftop amenity area is proposed to ensure the space is universally accessible for residential users. Staff and the applicant worked to keep the structure height to accommodate the elevator’s mechanical equipment as minimal as possible to reduce the building projection (2.75 m above the maximum building height) as much as possible.***
- ***Secondary emergency access/egress to the outdoor amenity area is required to comply with the BC Building Code, resulting in two separate full height stairway entrance structures at the west and east edges of the building that are proposed to be 1.14 m above the maximum building height.***

- *The two rooftop access structures are setback from both Chatham Street and the lane, which minimizes their visibility from the street and surrounding areas. There are no shadow impacts as a result of the access structures. The access structures have a similar architectural finishing to the proposed building and rooflines help reduce their visibility and fit the overall character of the project. As a result, the proposed access structures do not result in overlook or shadowing impacts to surrounding areas.*
- *The 0.9 m projection for a small portion of the building parapet is minimal with no shadowing or impacts to adjacent properties. The applicant's variance request is related to representing the historic parapet architectural treatment referenced in their overall design rationale for the project.*

### **Richmond Heritage Commission**

The project was reviewed and endorsed by the Richmond Heritage Commission on September 21, 2016. A copy of the relevant excerpt from the Richmond Heritage Commission Minutes from September 21, 2016 is attached for reference purposes (Attachment 2). The response from the applicant has been included immediately following the resolution from the Richmond Heritage Commission and is identified in '*bold italics*'.

### **Advisory Design Panel Comments**

The project was reviewed and endorsed by the Advisory Design Panel on December 7, 2016. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 7, 2016 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed 3 storey mixed-use building directly fronts onto Chatham Street (0.11 m setback) with a zero lot line adjacency along both side yards (east and west). Existing buildings on the neighbouring 2 storey building to the east and a 1 ½ storey building to the west are located close to the subject site's side yard. The exposed zero lot line walls are clad with materials consistent with the finishes in the rest of the development. A 6.8 m rear yard setback onsite and existing 6 m wide lane dedication provides a total setback of 12.8 m, which will mitigate any shadow impacts to the immediate north. The proposal is consistent with the land uses and form of development along Chatham Street in the Steveston Village Heritage Conservation Area, which supports 3 storey mixed-use street fronting buildings.
- The lane to be extended along the rear of the subject site (north property line), providing vehicle access to the development, will provide further separation to the existing church facility to the north.
- Site grading is designed to match the existing elevation of the sidewalk along Chatham Street and lane to be extended to the north. No significant grade differences to surrounding properties or retaining walls will be required.

### ***Urban Design and Site Planning***

- The proposal presents a continuous street wall with commercial uses at grade contributes to a pedestrian oriented development along Chatham Street, consistent with Development Permit guidelines in the Steveston Area Plan. Vehicle access to the proposed building is through an existing dedicated lane to be extended along the rear of the subject site into structured, secured parking on the ground floor for the residential units. Shared commercial and residential visitor parking (as permitted in the proposed zoning for the site) will be surface parking off the lane. A public access route from the lane directly to Chatham Street is provided in the proposal to facilitate ease of pedestrian movement.
- The residential units and related private outdoor balcony spaces are either oriented to Chatham Street to the south and lane to the north that provides for sufficient outdoor areas for the units while minimizing overlook to surrounding properties.
- An outdoor amenity area for the residents is proposed on the roof top deck and is designed and located in the central portion of the roof area and will be setback sufficiently from the edges of the building to minimize the visibility from the surrounding area and streets. The outdoor amenity is programmed to be used by residents and involves seating areas organized around larger open spaces and children's play area. Urban gardening planter boxes border the amenity area and are designed to be fully accessible to accommodate use by individuals that are mobility impaired and/or in a wheelchair.
- Service areas for garbage and recycling bins are contained in a fully enclosed space at the rear of the development accessed off the lane.

### ***Architectural Form and Character***

- In response to the Steveston Village Core Area Development Permit Guidelines, the small historic lots (as outlined in the Steveston Village 1892 Historic Lot Lines map) are represented in this development by creating four distinct building facades corresponding to the historical subdivision of the four small independent lots. The applicant's design approach has been to select four other buildings in the Steveston Village Heritage Conservation Area that are identified heritage resources and to reflect certain design elements in this project to represent the historical lot lines and make appear that each façade could have developed independent of each other. The Advisory Design Panel supported the efforts to represent four separate architectural expressions across the project in response to the historic lot lines and character of the Steveston Village Conservation Area.
- Building recesses along Chatham Street and varied parapet heights and architectural detailing further strengthen the design to reflect the historic lot lines and pedestrian scale of development in the Steveston Village Core Area. Differing cladding treatments and colour applications are proposed, which are drawn from the four identified heritage resource buildings referenced in the design, and applied to the individual facades.
- The commercial frontage is clearly defined on the ground level, with large windows and wood framed doors to identify commercial/retail spaces and the application of wide horizontal siding and small skirt roofs to demarcate the residential levels on the 2<sup>nd</sup> and 3<sup>rd</sup> storeys.
- External cladding across the entire project consists of hardie narrow board lap siding, shingle siding and fibre cement/wood trim, which is consistent with acceptable materials for development in the Steveston Village Core Area.

- Cladding treatments along the project's Chatham Street and lane frontage are carried around and extended along the side elevations of the building to align with where the neighbouring buildings would intersect with the proposed zero lot line walls. Proposed visible cladding on the building's side elevations are hardie board lap siding and wood/fibre cement board accent trim. Smooth faced concrete block is proposed on non-visible portions of the side wall elevations where they are concealed by the neighbouring buildings.
- A small gap will exist along the side yards between the walls of the proposed development and the church building to the west and medical building to the east, both of which are also located close to the subject site's property line. To address these gaps, the following is proposed:
  - On the east side, this gap will be addressed by continuing the cladding treatment on the east side elevation (hardie trim siding) to cover the gap from Chatham Street and the lane resulting in a flush building transition. Metal flashing to cover the top of the gap is proposed.
  - On the west side, the gap between the existing church and new building is wider at approximately 0.6 m (2 ft.) separation distance. The applicant has recommended that the gap width between buildings is too wide to fully enclose on the Chatham Street and lane and should remain open. As a result, a moveable panel at the base of the gap along Chatham Street and the lane is proposed for screening purposes and prevent unwanted access. The gap at the top between the buildings will be addressed with metal flashing.
  - The applicant has contacted the neighbouring property owners on each side and confirmed their acceptance of the proposed treatment of the gap.

#### ***Landscape Design and Open Space Design***

- A cash in lieu contribution for the required removal of on-site trees (\$20,000) and trees located on City land (\$7,800) has been secured as a rezoning consideration. Frontage improvements along Chatham Street will include boulevard street tree plantings and will be installed through the City's Servicing Agreement process.
- The outdoor amenity area located on the roof top deck is designed to be fully accessible with the elevator providing access. Urban gardening planter boxes are also designed to accommodate individuals in wheelchairs. Seating areas and open space for activities is bordered by a combination of fencing, decorative wood screen walls and garden plot planter boxes, which are setback from the edges/parapet walls of the building to minimize visibility of structures from the street. These measures also provide for visual screening of the mechanical systems of the building (i.e., vent stacks).
- A landscape letter of credit/bond (\$76,317.49) is required to be submitted through the Development Permit to secure the implementation of the proposed landscaping.

#### ***Crime Prevention Through Environmental Design***

- Entrances to the commercial units and residential lobby have a strong and visible street presence to ensure active and passive surveillance of the area.
- A linear pedestrian link through the development to connect the lane to Chatham Street is provided to maintain sightlines and visibility of connection. A gated metal door, designed to be transparent, is provided from Chatham Street and the lane to access/exit this linkage,

which provides sufficient security to the building while also maintaining sightlines for surveillance purposes.

- To maximize visibility along the rear lane, recesses for building access areas are minimized, garbage/recycling spaces have dedicated space within the building and landscaping is designed to maintain sightlines. The residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> level are setback from the ground floor, allowing for surveillance of lane.

### ***Accessible Housing***

- The proposed development includes 16 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit that has been included in the proposed building FAR calculation.

### ***Sustainability Features***

- Inclusion of electrical vehicle charging infrastructure into the development in accordance with the rezoning requirements to secure 8 stalls with a dedicated 120V receptacle to accommodate electric vehicle charging equipment and an additional 8 stalls pre-ducted to allow for future conversion and installation of electrical vehicle charging equipment.
- The developer also notes the following sustainability features to be included in the development:
  - Development specifications for low flow toilets, showers and lavatories in all residential units.
  - Development specifications for Energy Star rated appliances in all residential units.
  - The developer is exploring with their electrical and mechanical consultants about meeting/exceeding Energuide 82 requirements that includes provisions for the installation of energy efficient LED lighting throughout the development.

### **Conclusions**

The proposed development complies with the general and specific Development Permit guidelines applicable to the Steveston Area Plan and Steveston Village Core Area respectively for a pedestrian friendly and streetscape oriented mixed use project. Adjacency conditions to the neighbouring properties and surrounding areas have been addressed.

The subject site is also located in the Steveston Village Heritage Conservation Area and a Heritage Alteration Permit is also required to be issued for any works permitted through the Development Permit.

Staff recommend support of the Development Permit and Heritage Alteration Permit for the 3 storey mixed use project at 3755 Chatham Street



Kevin Eng  
Planner 2

KE:cas

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$76,317.49

NOTE: above amount includes a 10% contingency cost.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Project architect providing confirmation that the building permit submission includes all Basic Universal Housing Features contained in Section 4.6 and 4.16 of the City's Zoning Bylaw.
- Enter into an Encroachment Agreement for canopies/awnings and/or signs that encroach into the Chatham Street.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).





**DP 16-740024**

**Attachment 1**

Address: 3755 Chatham Street

Applicant: Tien Sher Chatham Development Ltd. Owner: Tien Sher Chatham Development Ltd.

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

Floor Area Gross: 3,243 m<sup>2</sup> Floor Area Net: 2,318 m<sup>2</sup>

	Existing	Proposed
Site Area:	One consolidated development site at 1,468 m <sup>2</sup>	No change
Land Uses:	Existing single-family residential dwelling (to be demolished). Remaining area vacant with existing landscaping	3 storey mixed-use commercial/residential development with access through a new lane
Steveston Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office Above)	No change - Complies
Zoning:	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU32) – Steveston Village
Number of Units:	Not applicable	281 m <sup>2</sup> of commercial space at grade. 16 residential units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.6	1.58	none permitted
Lot Coverage:	Max. 85%	76%	none
Setback – Front Yard:	none	0.1 m	none
Setback – Side Yard:	none	0.1 m	none
Setback – Rear Yard:	Min. 6.5 m	6.8 m	none
Height (m):	Max. 12 m	14.75 m (elevator) 13.14 m (2 rooftop access structures) 12.9 m (small portion of parapet)	variance requested
Off-street Parking Spaces – Commercial Residential Visitor (Shared between commercial and residential)	9 stalls (Commercial) 24 stalls (Residential) 9 stalls (Shared commercial/residential visitors)	9 stalls (Commercial) 26 stalls (Residential) 9 stalls (Shared commercial/residential visitors)	none

Total off-street Spaces:	33 stalls	35 stalls	none
Amenity Space – Indoor:	Cash in lieu	Cash in lieu (rezoning)	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per residential unit	195 m <sup>2</sup>	none

**Excerpt from the Minutes from  
The Richmond Heritage Commission Meeting**

**Wednesday, September 21, 2016 – 7:00 p.m.  
Rm. M.2.004  
Richmond City Hall**

**Application from Tien Sher for Heritage Alteration Permit and Development Permit  
Application for Properties on Chatham Street**

Members of the Tien Sher Homes team attended to present on Heritage Alteration Permit Application #16-744661 and Development Permit Application #16-740024. They noted that this has been a two year process in which they have consulted with other public groups such as Steveston 2020. This development is adjacent to the church and the medical building on Chatham Street and will be residential strata units with ground floor commercial strata units. The team presented on the colour palette, materials, the evolving design of the building throughout the process, the interior layout, amenity area on the rooftop, universal design, pedestrian weather protection at the street level, and security.

In the presentation, it was noted that the four (4) sections of the street facade are inspired by protected heritage properties in Steveston Village. The first section is inspired by the neighbouring church with respect to colours and roof pitch. The second section is inspired by the Steveston Museum, the third section is inspired by the Steveston Courthouse and the fourth section references the Riverside Art Gallery. This was done to stay true to the heritage context and to ensure each façade section is distinct. It was noted that the rooftop amenity area and elevator shaft will not be visible from the street.

Commissioners asked clarification questions to the applicant about the blank wall that faces the plaza in front of the church on the west side of this development. The applicant noted that they had considered several options for treatments to provide visual interest including historic photographs, a mural, or windows on this space.

Commissioners reviewed and discussed the proposal in relation to the design guidelines for Steveston Village Development Permit Area especially how this development fits with respect to building scale and the relationship to the street. Comments included an appreciation for the articulation of the street façade into four (4) sections, as well as the staggering of front setbacks, in alignment with the historic small lot lines and pattern. Other comments included concerns related to the use of brick veneer and the differences in roof forms, and the potential for a seating area out front or nearby was raised. Ms. Cain advised that the staff report on Steveston Area Plan that is currently in progress will include a streetscape design concept for Chatham Street.

Discussion ensued on a lack of cohesion between the sections of the street facade, most notably with respect to the upper storeys and roofs.

It was moved and seconded:

*That the Heritage Commission support this project subject to the following statements: The Commission appreciates the reference to heritage character features of Steveston Village, as well as the breaking up of the street frontage into smaller discreet storefronts, but recommends that more refinement be considered for the upper portions of the building and the roofscape to achieve a more cohesive design.*

CARRIED

***Applicant/Architect Response***

*The Commission's comments are appreciated and taken in full consideration. Our design goal was to emphasize, rather than unify, the 4 discreet façade sections. That is, we wanted the façade to appear as if the each section was a separate 'building' built by a different owner but in the same era. Therefore, architectural elements such as cladding, window shapes, parapet outlines, storefronts, and façade setbacks, were varied to achieve this effect. Cohesiveness is substantially achieved by the natural 'tripartite' (or top/middle/bottom) divisions of the façade design, and the natural consistent horizontal elements (trim boards, windows, signage) which follow the same floor levels extended across the building. One revision was made to improve the cohesiveness (in the sense of being of the same era): we have changed from a mix of metal & wood railings to ALL wood railings.*

*The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Initially, a banded split-faced concrete block finish was proposed, followed by discussions of the above-mentioned options as well as the current church owner's suggestion for a blank wall to serve as an occasional projection surface for his own commercial purposes. Ideas for photographs/mural/artwork were considered for both west and east end walls, but after consideration by both Planning and the owner, it was felt that there would be a lack of agreement on the specific details. As well, our suggestion for permanent wall anchors for future banner mounting may result in their use for unintended non-public (i.e. commercial) purposes.*

*The architect has confirmed that the use of brick and/or brick veneer as a cladding treatment is not being proposed for this development.*

Excerpt from the Minutes from  
The Design Panel Meeting

Wednesday, December 7, 2016 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

DP 16-740024 – THREE-STOREY MIXED USE DEVELOPMENT, INCLUDING  
16 UNITS AND 279 SQ.M. COMMERCIAL SPACE

ARCHITECT: Interface Architecture

PROPERTY LOCATION: 3735, 3751, 3755 and 3771 Chatham Street

**Applicant's Presentation**

Architect Ken Chow, Interface Architecture Inc., Charan Sethi, Tien Sher Group, and Landscape Architect Meredith Mitchell, M2 Landscape Architecture, presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from the Panel were as follows:*

- the proposed project is challenging as the design involves four distinct architectural expressions in one building reflecting the historic lot lines; the applicant has done a convincing job, but could be strengthened; *Onsite again, we re-examined the detailing of the 4 reference projects: (a) Heritage Resource #2 'methodist church', (b) HR#12 'museum', (c) HR#3 'courthouse' old lawyer building next door now marsden insurance, (iv) HR#6 'art gallery'. Some adjustments have been made to improve: (i) the authenticity of 'historic inspiration', (ii) the proportion and spacing of these elements to look 'right' (in my opinion), (iii) the buildability of dentil/outlook elements at parapets.*
- appreciate the applicant providing family-sized residential units, e.g., two- and three-bedroom units which are larger than the typical units seen in other developments; proposed unit sizes and unit mix will meet the market demand; *Unit sizes have not changed.*

- no need for unifying or common elements to be integrated into the overall design of the project; support the applicant's proposed design for a distinct four-section façade along the Chatham Street frontage; *Best to strengthen the distinction between sections since minor differences could look like 'mistakes'. The tripartite divisions (of top, middle, and bottom sections) across the 4 façade sections already serve as unifying elements.*
- consider opportunities for introducing wider trims in the proposed building; *There are differing approaches (and opinions) on architectural detailing, but our approach is to strive for a more authentic 'Steveston' vocabulary (sometimes cited as 'gritty', 'simple'), of which the Steveston Museum is seen as an example (e.g. narrower window trims).*
- the proposed rooftop outdoor amenity area would be valuable and useful to future tenants of the building; also appreciate the storage space for garden tools and other movable objects; *The more the residents use and care about the rooftop amenity space, the more they will properly maintain it. The building is still considered a '3-storey building' in building code terms.*
- consider extending the cladding treatment on the west elevation as far as possible towards the rear of the building due to the remote possibility of redevelopment to the west that would cover the three-storey zero lot line wall; *The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Same approach at east end wall.*
- returns on the parapets stop a bit short; considering extending the returns on the parapets a bit further to enhance the impression on the historic lot lines; *Parapets will be built with the returns shown on drawings to date.*
- appreciate the applicant referencing four identified heritage resource buildings in the Steveston Village Conservation Area in creating four distinct architectural building expressions; *Additional review has been done; some dentil/outlook elements have been better detailed.*
- does not agree with the comment to extend the parapet to the back of building as it will make the building appear taller and will not enhance the heritage character of the building; look at false front precedents in the area; *The parapet comments were considered, but ultimately the parapets as designed help screen the rooftop elements.*
- consider simplifying the windows in keeping with the industrial heritage of the neighbourhood; look at the windows of the old Post Office for precedent; consider consistent window types for the proposed building and introduce variations in colour; *Have deleted any 'pseudo' divided pane window glazing; there will be variations in colour for each of the 4 'buildings'.*

- proposed aluminum guardrails on the balconies appear too contemporary; consider visually breaking up the row of aluminum materials by introducing wooden posts to make the guardrails look more historical; *Will use wood for construction of guardrails (similar to 3900 Moncton).*
- consider introducing murals on the east and west side elevations of the proposed building; look at the heritage murals on buildings in Downtown East Vancouver and graphics on the Gulf of Georgia Cannery for precedents to reflect the heritage in the area; *The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Same approach at east end wall.*
- the project is on the right track from a sustainability perspective; appreciate the sustainability features of the project including the setbacks on the south side of the building to introduce solar shading to south-facing living rooms and bedrooms; *No changes.*
- agree with the applicant's approach not to introduce windows on the zero lot line wall at the west elevation of the proposed building; *No change.*
- consider rain and snow screening for the narrow space between the east and west zero lot line walls of the subject development and the walls of adjacent developments on both sides; *East (at medical building): Install metal flashing over (slipjointed) gap (approx 8"), anchored to taller building; vertical gaps entirely covered with Hardipanel material to match new building. West (at 'church'): Install metal flashing, anchored to new building, slipjointed over existing sloped church gabled roof at gap (approx 8"); at vertical gaps, install 6'H section of cedar fence to prohibit pass-thru between buildings (approx 2-ft).*

*The west exterior end wall will be clad with the same non-combustible fibre cement siding and trim as the south frontage (i.e. the 1st section). The exterior cladding will cover the end wall right up to the outline of the existing church building (which is 8" to 24" away from common property line. (Clarification: the section left unclad will be the 'shadow' of church as it would appear if the church building was 'extended' into the new building. Same approach at east end wall.*

- appreciate the proposed cladding treatment to the west zero lot line wall; however, also consider introducing public art, e.g. a mural, on the west elevation; *Have resolved to fully clad end walls, but dropped idea of permanent wall anchors for future art. Ideas for photographs/mural/artwork were considered for both west and east end walls, but after consideration by both Planning and the owner, it was felt that there would be a lack of agreement on the specific details. As well, our suggestion for permanent wall anchors for future banner mounting may result in their use for unintended non-public (i.e. commercial) purposes.*
- the project is well thought-out; appreciate the access to the residential units and the rooftop outdoor amenity area; also appreciate the provision of pocket doors to most of the washrooms; *No changes.*
- the siting of the small storage area for garden tools on the rooftop is tricky; consider adjusting the position of the door to provide an easier and more efficient access; *East rooftop stair enclosure now replanned to flow better.*
- proposed landscaping is well resolved; the rooftop outdoor amenity area will be well used by future residents; however, reconsider its proposed lay-out; consider compartmentalizing the long narrow rectangular shape to address the needs of various age groups, e.g. create rooms for different age groups; also consider introducing landscaping elements to improve the appearance of the roof outside of the amenity area, e.g. roll-out sedum mat or patterning on the aggregate surface, to visually break up the surface on the rooftop; *Amenity area now reconfigured to strengthen the '3-room' concept, even without the trellises over the raised planters.*
- appreciate the proposed rooftop outdoor amenity area and support the proposed building height variance; *Elevator structure overrun retained, but trellises over raised planters have been deleted.*
- agree with the suggestion to break up the long, linear and narrow rooftop outdoor amenity area to complement the breaking up of the building façade into different architectural expressions; *Trellises now deleted, but roof amenity layout reconfigured to better define '3-room' concept.*
- appreciate the use of glazing on one side of the projecting stair shaft on the rooftop; consider introducing glazing to the other side to allow natural sunlight to the corridors below; *Similar glazing added to west enclosure.*
- consider simplifying the architectural treatment to the projecting elevator shaft and stairwells on the rooftop; consider eliminating the edge treatment around the projecting structure to make it smoother and simpler; *Flattened south sloping portion of mansard.*



- agree with the suggestion to introduce murals on the west and east elevations of the proposed building; *Ideas for photographs/mural/artwork were considered for both west and east end walls, but after consideration by both Planning and the owner, it was felt that there would be a lack of agreement on the specific details. As well, our suggestion for permanent wall anchors for future banner mounting may result in their use for unintended non-public (i.e. commercial) purposes.*
- review the termination of the parapet at the west elevation and clarify the design of the mansard roof; and *To simplify roof roofs, the sloping south portion of the mansard roof has been flattened.*
- consider increasing the height of the 4 feet by 7 feet side opening of the building to meet up with the front façade. *Will look to raise during BP docs stage.*

#### **Panel Decision**

It was moved and seconded

*That DP 16-740024 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



No. DP 16-740024

To the Holder: TIEN SHER CHATHAM DEVELOPMENT LTD.

Property Address: 3755 CHATHAM STREET

Address: C/O CHARAN SETHI  
185 - 4631 SHELL ROAD  
RICHMOND, BC V6X 3M4

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Increase the maximum permitted building height from 12 m up to 14.75 m to allow elevator and stair access to the rooftop and a portion of the building parapet to project beyond the maximum building height.
4. 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 #12 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$76,317.49 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. 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.

To the Holder: TIEN SHER CHATHAM DEVELOPMENT LTD.

Property Address: 3755 CHATHAM STREET

Address: C/O CHARAN SETHI  
185 - 4631 SHELL ROAD  
RICHMOND, BC V6X 3M4

---

8. 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

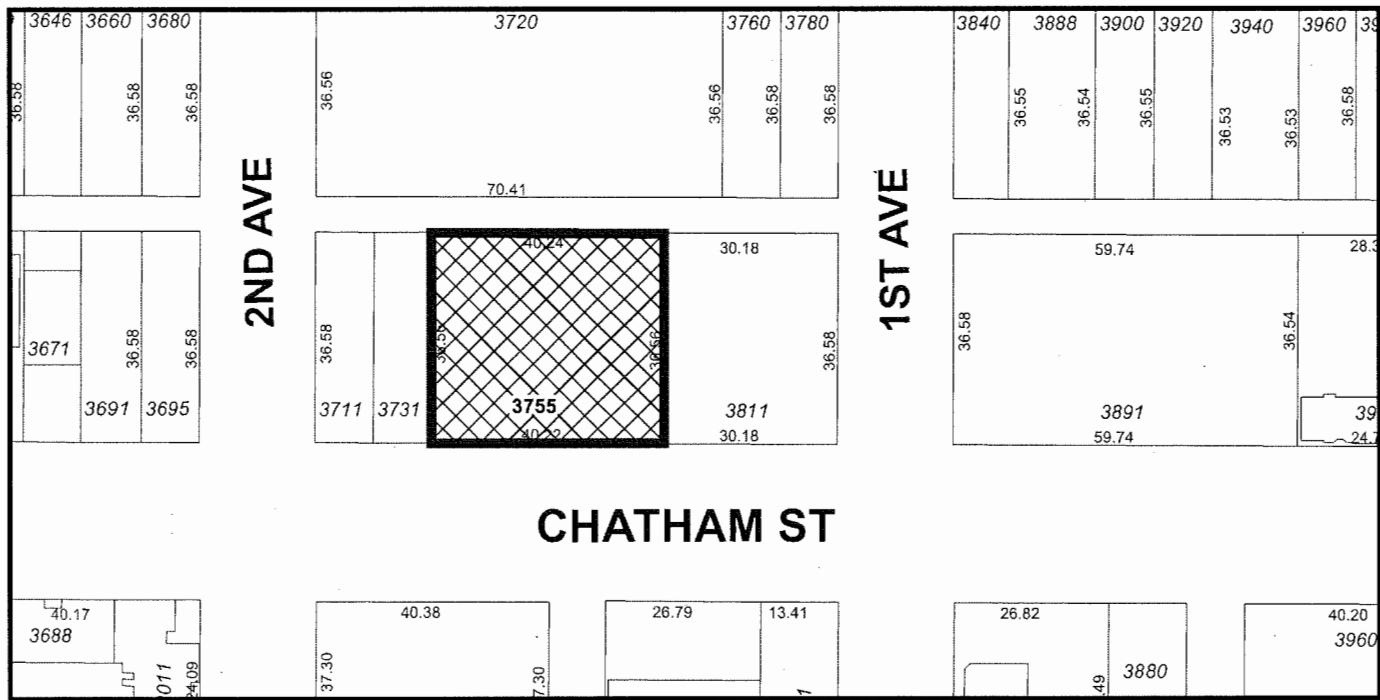
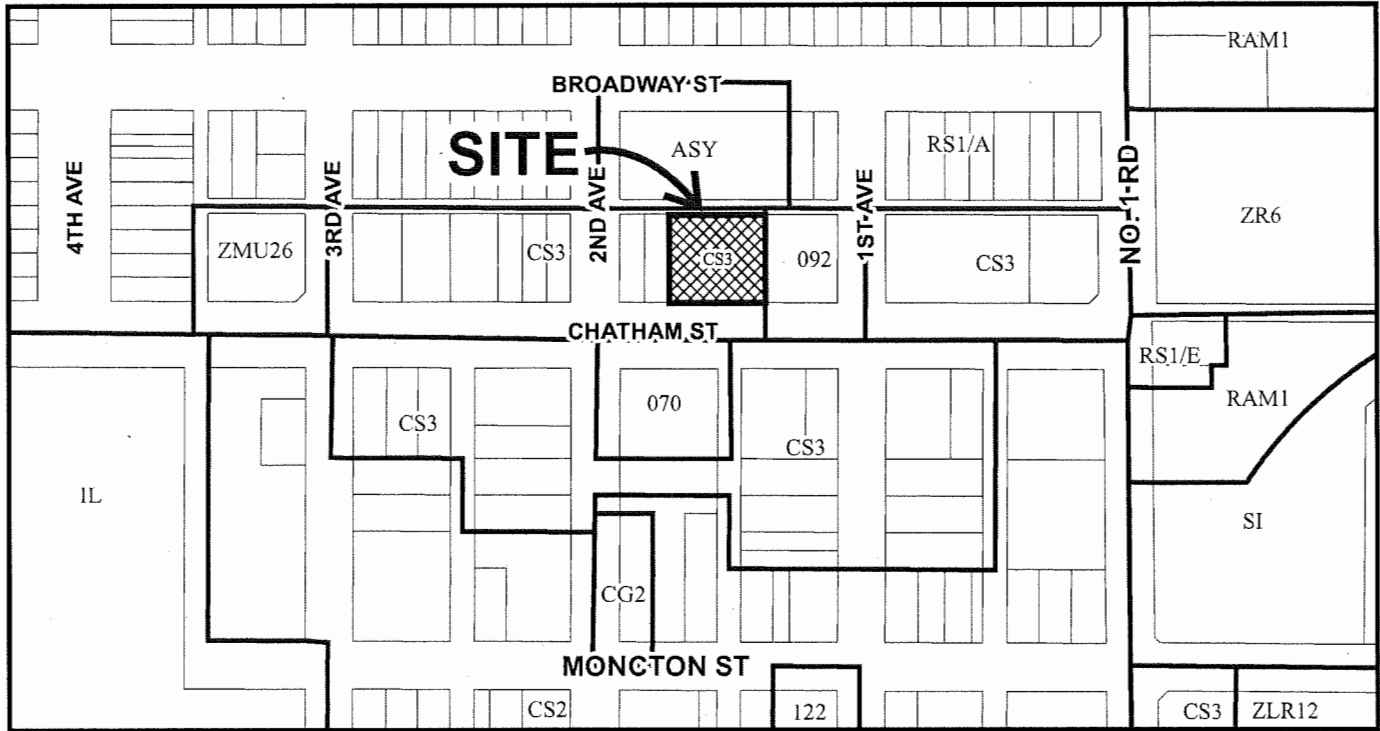
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



## DP 16-740024 SCHEDULE "A"

Original Date: 09/28/16

Revision Date: 03/03/17

Note: Dimensions are in METRES



**City of Richmond**

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

**Heritage Alteration Permit  
Development Applications Division**

No.: DP 16-740024

To the Holder: City of Richmond  
Property Address: 3755 Chatham Street  
Legal Description: PID: 029-913-012  
LOT 1 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP63227

(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 16-740024
- 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 ,

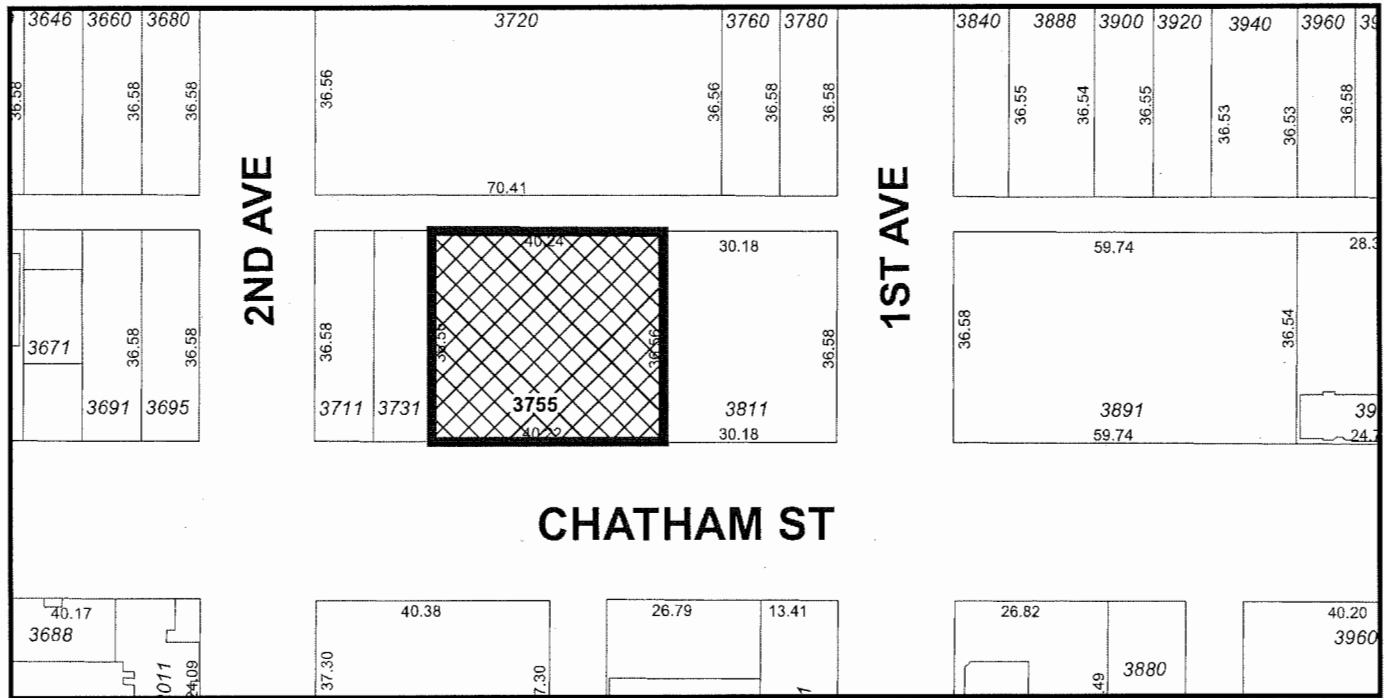
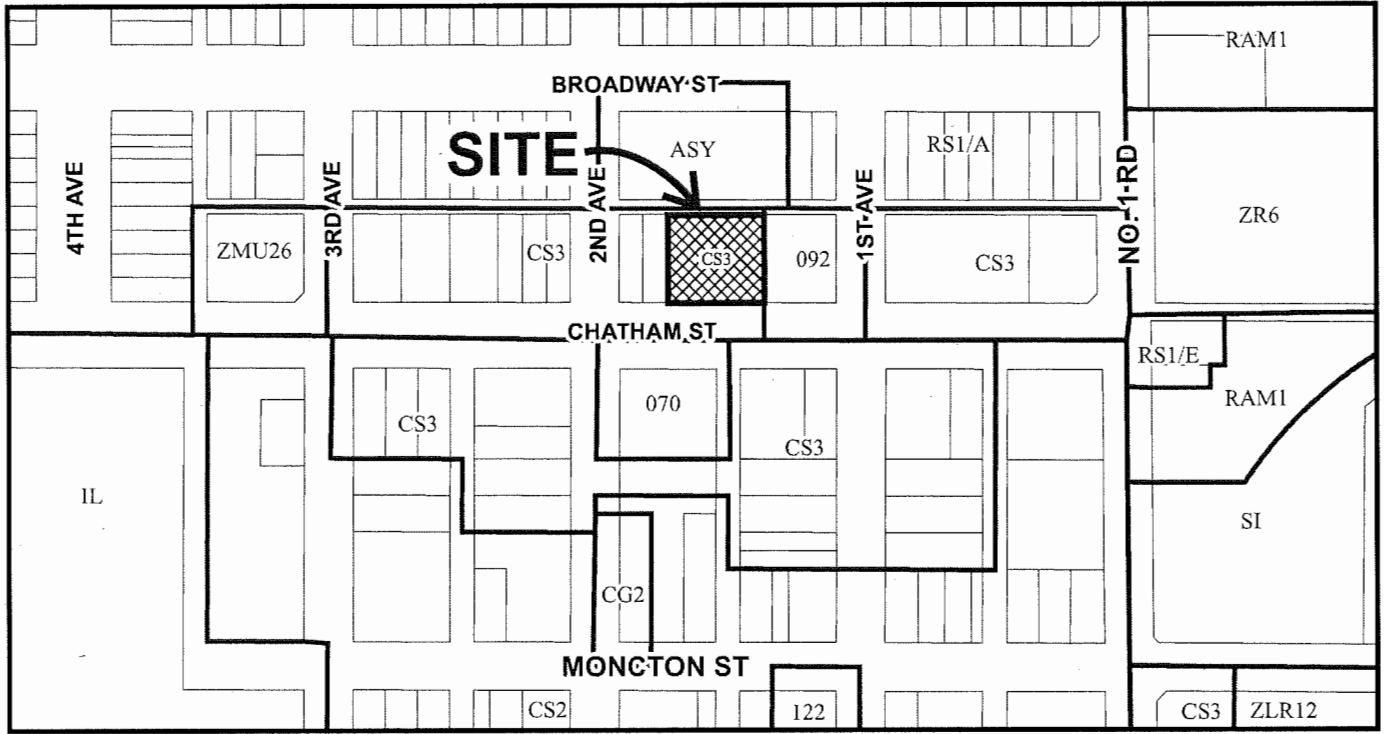
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
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 16-744661

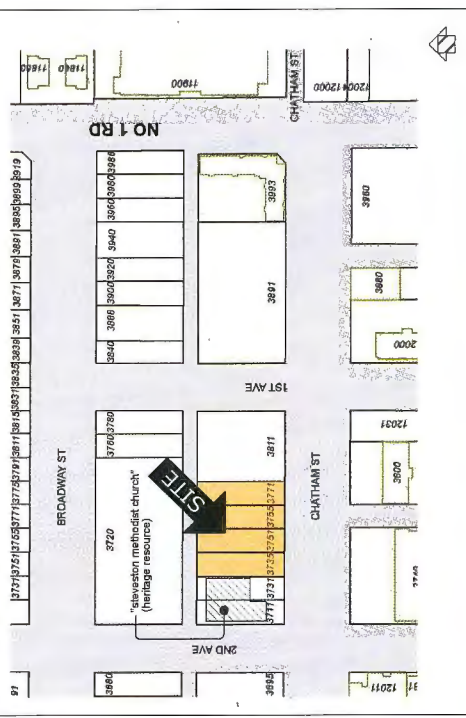
Original Date: 09/28/16

Revision Date: 03/03/17

Note: Dimensions are in METRES



**LOCATION PLAN**



**PROJECT DESCRIPTION**

THE PROPONENT IS APPLYING FOR REZONING FROM C63 TO A SITE-SPECIFIC ZONE (ZMU32 - STEVESTON MIXED USE) FOR THIS INTERIOR ALLOT PARCEL IN THE STEVESTON VILLAGE CONSERVATION AREA, THE RECTANGULAR SITE, APPROXIMATELY 132' X 120', PERMITS UP TO 1.6 FAR IN A 3-STORY BUILDING.

TWO STEVESTON VILLAGE CONSERVATION BULLETINS (PLANNING 01 AND 02) OUTLINES THE KEY PLANNING ISSUES AND REQUIREMENTS FOR DEVELOPMENT APPROVALS. FOR THIS PROJECT, THEY INCLUDE:

1. CONSIDER IMPACT ON, AND RELATIONSHIP TO, THE ADJACENT HERITAGE RESOURCE, WHICH IS ONE OF THE 17 IDENTIFIED HERITAGE BUILDINGS (OWNERS TO STRIVE TO CONSERVE AND MAINTAIN THEIR EXTERIORS).
2. REFLECT THE SMALL LOT PARCELING FROM THE ORIGINAL 1892 VILLAGE SURVEY PLAN.
3. OBTAIN A HERITAGE ALTERATION PERMIT, IN ADDITION TO THE NORMAL APPROVALS AND PERMITS.
4. REVIEW AVAILABLE FINANCIAL INCENTIVES, VIA A NEW STEVESTON CONSERVATION ZONE, FOR INCREASED FAR, HERITAGE COST SHARING, REDUCED PARKING REQUIREMENTS, ETC.

THE PROPOSED BUILDING IS COMPOSED OF 18 APARTMENT UNITS ON 2 FLOORS, OVER A GROUND FLOOR LEVEL PARKADE WITH STREET-FRONTING RETAIL SPACE. THE MAIN BUILDING ELEVATOR PROVIDES ACCESSIBILITY TO ROOFTOP OUTDOOR AMENITY AREAS (I.E. URBAN GARDENING, NDS' PLAY AREA, BENCHES, PLANTERS, ETC).

THE EXTERIOR 4-PART FACADE IS DESIGNED TO REFLECT THE SITE'S 'HERITAGE LOT LINES' AND DESIGNED TO THE GENERAL MATERIALS & DETAILING OF FOUR OF THE 17 IDENTIFIED HERITAGE BUILDINGS (4-R):

- A. HRK2: 3711-3713 CHATHAM STREET - STEVESTON METHODIST CHURCH
- B. HRK2: 3811 MONCTON STREET - STEVESTON MUSEUM
- C. HRK2: 1201 1/2 AVENUE - STEVESTON COURTHOUSE
- D. HRK2: 3480 MONCTON STREET - RIVERSIDE ART GALLERY

THE GENERAL IDEA IS TO SUGGEST THAT EACH BUILDING WAS BUILT AT AN EARLIER TIME BY DIFFERENT OWNERS.

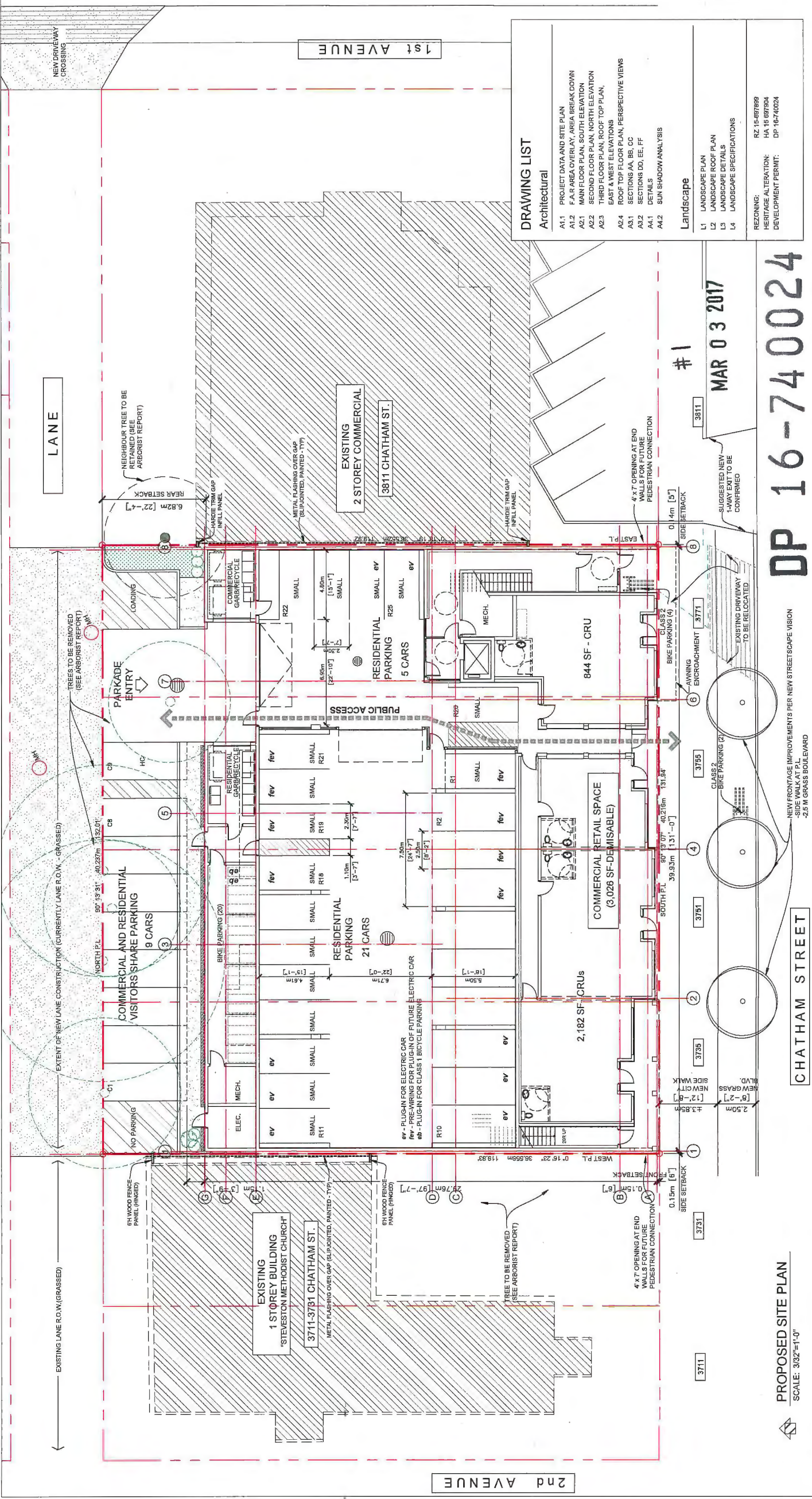
**ZONING SUMMARY**

NOTE: \* ZONING VARIANCE MAY BE REQUIRED

<b>CIVIC ADDRESS:</b> 3735, 3751, 3755, 3771 CHATHAM STREET, RICHMOND, BC	<b>PERMITTED/REQUIRED:</b> CURRENTLY: C63	<b>PROJECT SPECIFICS (PROPOSED):</b> COMMERCIAL MIXED USE (ZMU32)
<b>LEGAL DESCRIPTION:</b> LOTS 4 TO 7 TO BL 22 SECTION 3 BLOCK 3N RANGE 7W NMD PLAN 249	<b>LOT ZONING:</b> EXEMPT (1.6 POSSIBLE)	<b>ON-SITE PARKING:</b> RESIDENTIAL VISITORS COMMERCIAL
<b>PARCEL I.D.:</b> 3735: P.I.D. 003-843-719 3751: P.I.D. 011-483-024 3771: P.I.D. 011-483-041	<b>DENSITY (MAX):</b> LOT COVERAGE: YARD SETBACKS: FRONT YARD (F) SIDE YARD (S) SIDE YARD (E) REAR YARD (R)	<b>PERMITTED/REQUIRED:</b> RESIDENTIAL CLASS 1 CLASS 2 CLASS 3
	<b>YARD SETBACKS:</b> FRONT YARD (F) SIDE YARD (S) SIDE YARD (E) REAR YARD (R)	<b>PROJECT SPECIFICS (PROPOSED):</b> 37 SPACES RECD TOTAL 24 (16x1.6 PER UNIT) 4 (16x0.2 PER UNIT) 9 (9 PER 100W) 2 (CL 1), 6 (CL 2) 20 SPACES IN BICYCLE ROOM 4 SPACES BY ENTRY LOBBY 1 SPACE IN CRU 2 SPACES BY SIDE WALK
	<b>FCL:</b> BUILDING HEIGHT: AMENITY SPACE: COMMON OUTDOOR PRIVATE OUTDOOR COMMON INDOOR	<b>RESIDENTIAL:</b> 3 x 95 gal CART 1 x 3 of FRONT END CONT. 1 x 3 of FRONT END CONT. 3 x 95 gal BLUE CARTS 2 x 95 gal CART 1 x 95 gal GREEN CART 1 x 35 gal BLUE CART (IF RESTAURANT)
	<b>FEEL:</b> BUILDING HEIGHT: AMENITY SPACE: COMMON OUTDOOR PRIVATE OUTDOOR COMMON INDOOR	<b>COMMERCIAL:</b> 1 x 95 gal CART 1 x 3 of FRONT END CONT. 1 x 3 of FRONT END CONT. 3 x 95 gal BLUE CARTS 2 x 95 gal CART 1 x 95 gal GREEN CART 1 x 35 gal BLUE CART (IF RESTAURANT)

**Zoning Bylaw No. 8500**

<b>APPROX. 132' X 120' (15,823 SF = 0.36 ACRES [1.470 M2])</b>	<b>PROJECT SPECIFICS (PROPOSED):</b> 35 SPACES PROVIDED TOTAL 28 SPACES (INCLUDE 1 HC SPACE) SHARE W COMMERCIAL 9 SPACES (INCLUDE 1 HC SPACE) 2 (CL 1), 6 (CL 2) 20 SPACES IN BICYCLE ROOM 4 SPACES BY ENTRY LOBBY 1 SPACE IN CRU 2 SPACES BY SIDE WALK
<b>NO/NO/NO</b>	<b>COMMERCIAL:</b> 1 x 95 gal CART 1 x 3 of FRONT END CONT. 1 x 3 of FRONT END CONT. 3 x 95 gal BLUE CARTS 2 x 95 gal CART 1 x 95 gal GREEN CART 1 x 35 gal BLUE CART (IF RESTAURANT)
<b>HERITAGE/RES/NEF:</b>	<b>RESIDENTIAL:</b> 3 x 95 gal CART 1 x 3 of FRONT END CONT. 1 x 3 of FRONT END CONT. 3 x 95 gal BLUE CARTS 2 x 95 gal CART 1 x 95 gal GREEN CART 1 x 35 gal BLUE CART (IF RESTAURANT)
<b>AREA PLAN / OCP:</b>	<b>COMMERCIAL:</b> 1 x 95 gal CART 1 x 3 of FRONT END CONT. 1 x 3 of FRONT END CONT. 3 x 95 gal BLUE CARTS 2 x 95 gal CART 1 x 95 gal GREEN CART 1 x 35 gal BLUE CART (IF RESTAURANT)



**DRAWING LIST**  
Architectural

A1.1	PROJECT DATA AND SITE PLAN
A1.2	F.A.R. AREA OVERLAY, AREA BREAK DOWN
A2.1	MAIN FLOOR PLAN, SOUTH ELEVATION
A2.2	SECOND FLOOR PLAN, NORTH ELEVATION
A2.3	THIRD FLOOR PLAN, ROOF TOP PLAN, EAST & WEST ELEVATIONS
A2.4	ROOF TOP FLOOR PLAN, PERSPECTIVE VIEWS
A3.1	SECTIONS AA, BB, CC
A3.2	SECTIONS DD, EE, FF
A4.1	DETAILS
A4.2	SUN SHADOW ANALYSIS

**Landscaping**

L1	LANDSCAPE PLAN
L2	LANDSCAPE ROOF PLAN
L3	LANDSCAPE DETAILS
L4	LANDSCAPE SPECIFICATIONS

**REZONING:**  
RZ 15-887689  
HA 15-897804  
DEVELOPMENT PERMIT: DP-16-740024

**PROPOSED SITE PLAN**  
SCALE: 3/32"=1'-0"

**DP 16-740024**

**A1.1**

**INTERFACE:**  
Suite 230  
11500 Campbell Road  
Richmond, BC  
Canada V6X 3Z5  
T 604 821 1162  
F 604 821 1146  
www.interfacearchitecture.com

<b>PROJECT:</b> 16 UNIT COMMERCIAL MIXED-USE BUILDING
<b>PROJECT NO.:</b> 1424CHTM
<b>SCALE:</b> AS NOTED
<b>DATE:</b> MARCH 23, 2016
<b>DRAWN BY:</b> KYC, RS, VT
<b>CHECKED BY:</b> KYC
<b>SHEET TITLE:</b> PROJECT DATA, SITE PLAN



REVISIONS
MAR 13, 2017 DP Re-Submission
FEB 28, 2017 DP Re-Submission
NOV 18, 2016 DP Re-Submission
JUL 28, 2016 DP Submission
MAR 24, 2016 RZ RE-Submission
MAR 15, 2016 RZ RE-Submission
NOV 23, 2015 RZ RE-Submission
JULY 07, 2015 RZ RE-Submission
CONSULTANTS

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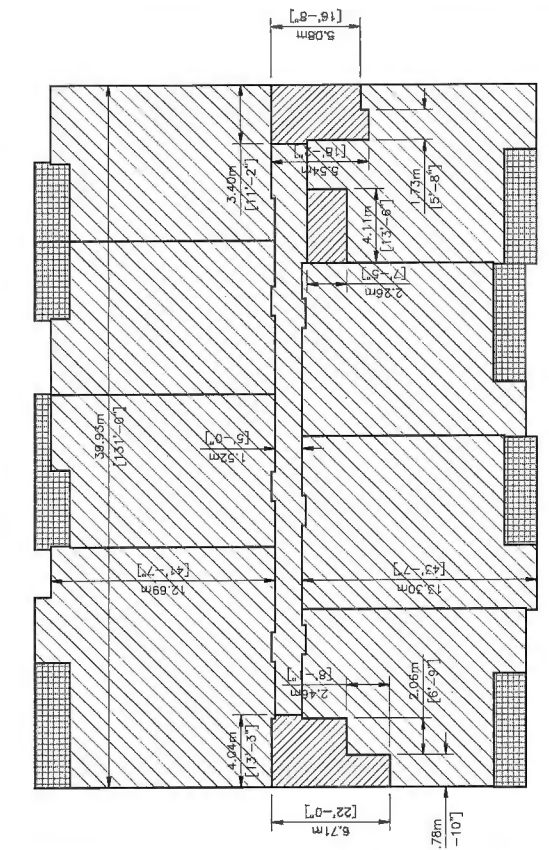
SEAL

**INTERFACE:**  
 5145 200  
 11500 Cambridge Road  
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 F 604 821 1146  
 www.interfacearchitecture.com

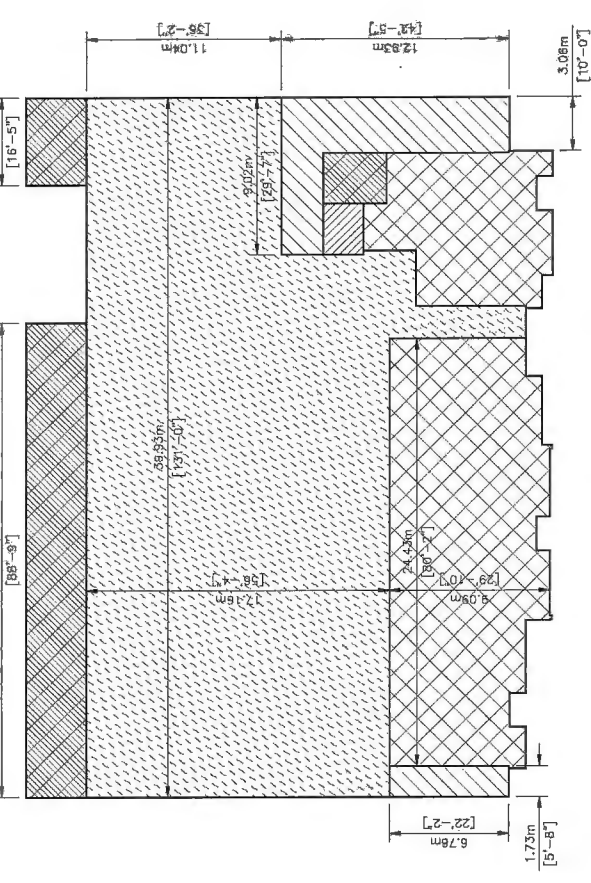
PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.	1424CHTM
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RS, VT
CHECKED BY	KYC
SHEET TITLE	FAR OVERLAY AND AREA BREAKDOWN
DRAWING	

AREA BREAKDOWN BY FLOOR (SF) - 16 units						
MAIN LEVEL	GROSS AREA	CRU	PARKADE EXEMPT	RESIDENTIAL	ELEC/MECH/STOR/CARB. EXEMPT	FAR AREA
	12,014 sf	3,028 sf	6,987 sf	716 sf	1,283 sf	3,744 sf
SECOND LEVEL	GROSS AREA	CORRIDOR	ELEVATOR EXEMPT	STAIR EXEMPT	---	FAR AREA
	10,992 sf	584 sf	100 sf	414 sf		10,478 sf
THIRD LEVEL	GROSS AREA					10,534 sf
ROOF TOP LEVEL	GROSS AREA					515 sf
F.A.R. AREA SUMMARY BY WHOLE BUILDING						
	GROSS AREA	PARKADE EXEMPT	ELEC/MECH/STOR/CARB. EXEMPT	ELEV./STAIR EXEMPT	NET FAR AREA (SF)	NET FAR AREA (m <sup>2</sup> )
	34,908 sf	6,987 sf	1,283 sf	1,367 sf	25,271 sf	2347.68

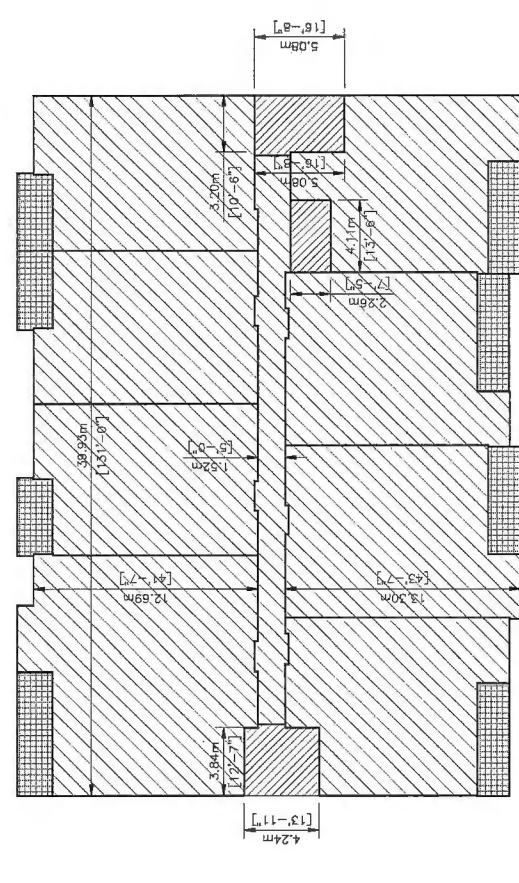
NET FAR AREA EXEMPTION OF 20 SQ. FT. PER UNIT ( 16 UNITS x 20 ) 25,271 - 320 = 24,951 SQ. FT. (Section 4.6.2a Floor Area Exemption for Basic Universal Housing Features)



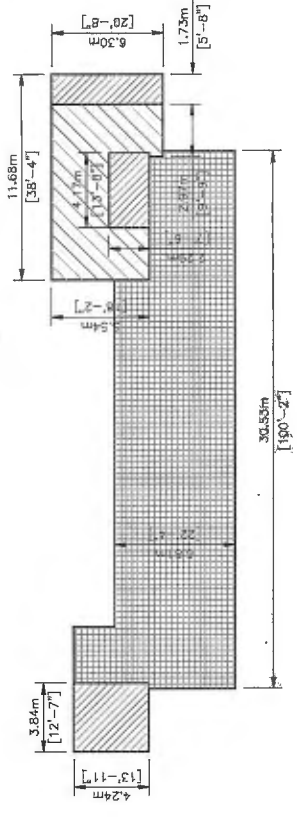
SECOND LEVEL



GROUND LEVEL



THIRD LEVEL



ROOF TOP LEVEL

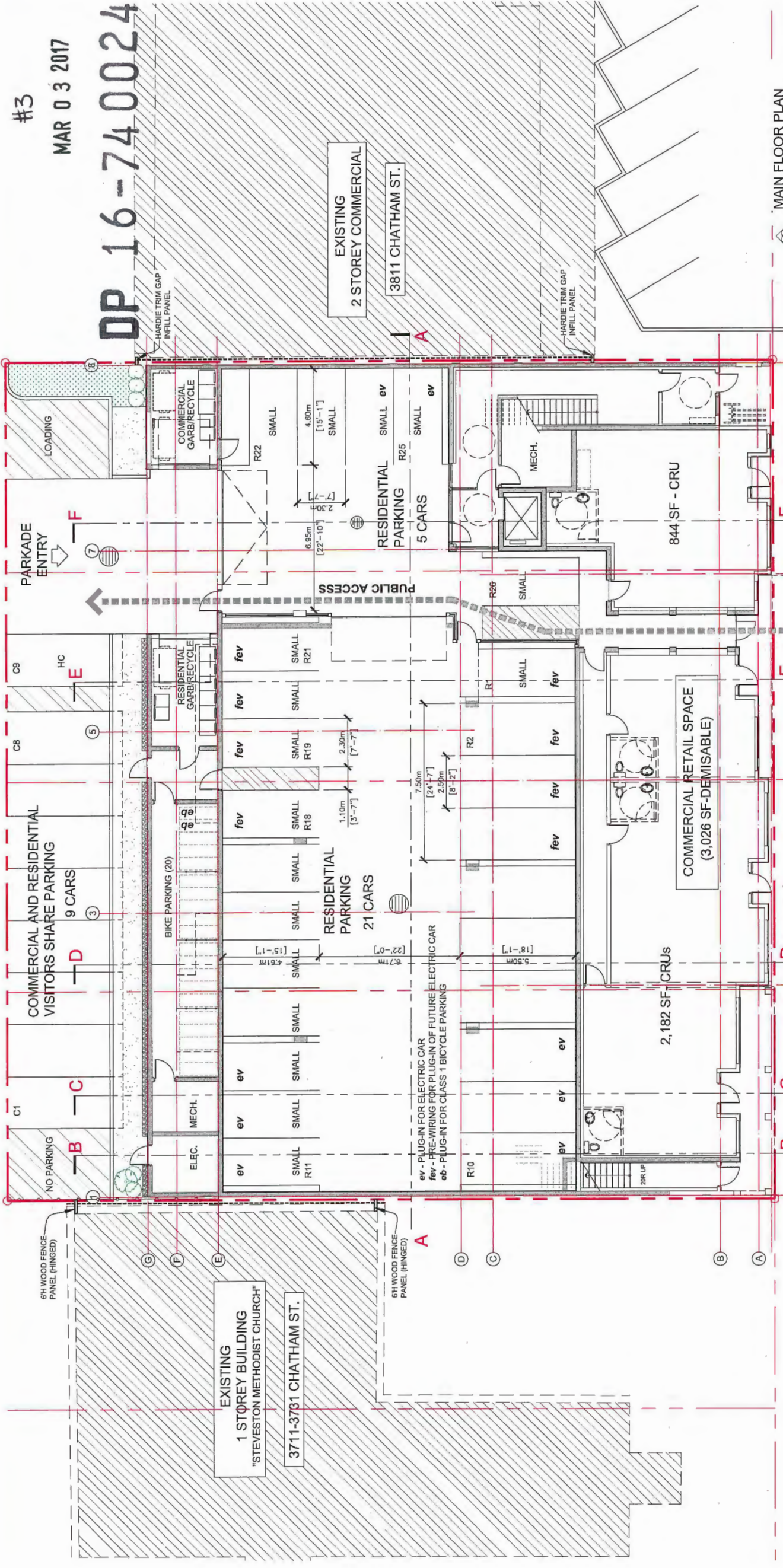
FAR AREA OVERLAY  
 SCALE: 1/16"=1'-0"

LEGEND	
[Pattern]	FAR AREA - CRU
[Pattern]	FAR AREA - RESIDENTIAL
[Pattern]	MECH/ELECTRY EXEMPT AREA
[Pattern]	PARKADE EXEMPT AREA
[Pattern]	STAIR/ELEVATOR EXEMPT AREA
[Pattern]	BALCONY EXEMPT AREA

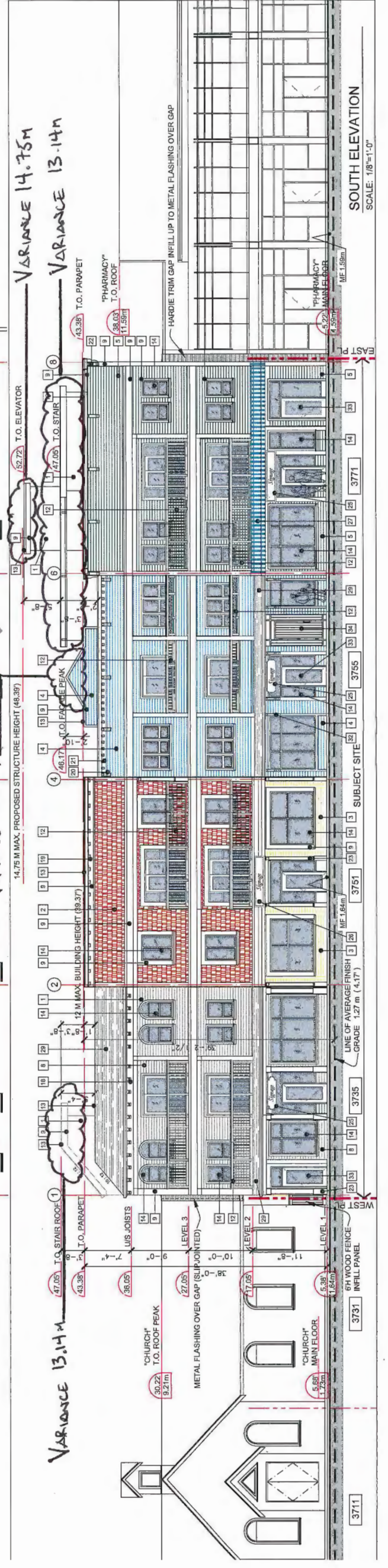
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 MAR 03 2017  
 DP 16-740024



REVISIONS
MAR 13, 2017 DP Re-Submission
FEB 28, 2017 DP Re-Submission
NOV 18, 2016 DP Re-Submission
JUL 25, 2016 DP Submission
MAR 24, 2016 RZ Re-Submission
NOV 23, 2015 RZ Re-Submission
JULY 07, 2015 RZ Re-Submission
APR 21, 2015 RZ Application
CONSULTANTS



MAIN FLOOR PLAN  
SCALE: 1/8"=1'-0"



SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

#3  
MAR 03 2017  
DP 16-740024

SEAL

**INTERFACE:**  
Suite 230  
11590 Clam Lake Road  
Richmond BC  
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www.interfacearchitecture.com

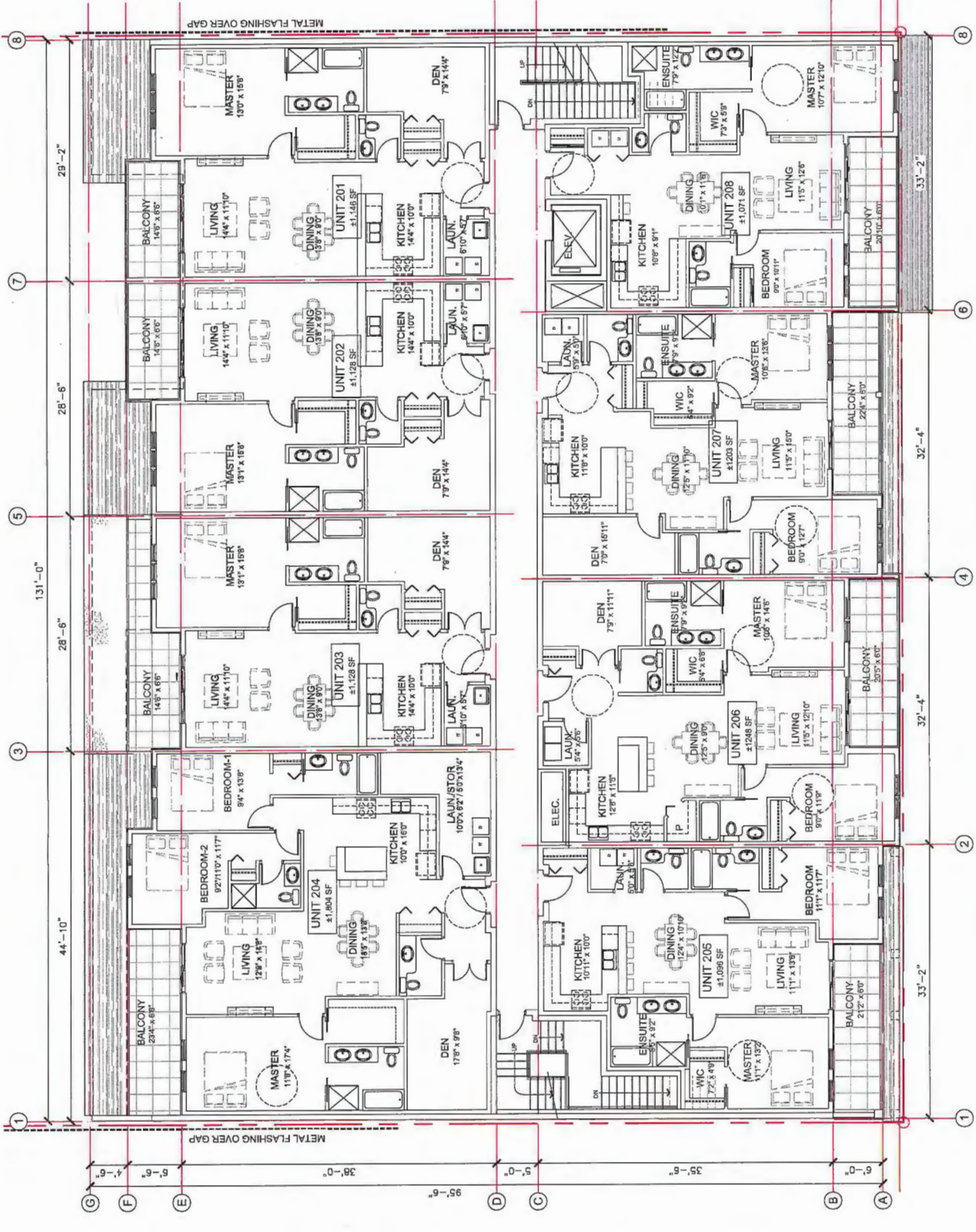
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	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.	1424CHTM
SCALE	AS NOTED
DATE	MARCH 23, 2018
DRAWN BY	KYC, RE, VT
CHECKED BY	KYC
SHEET TITLE	MAIN FLOOR PLAN, SOUTH ELEVATION
DRAWING	A2.1



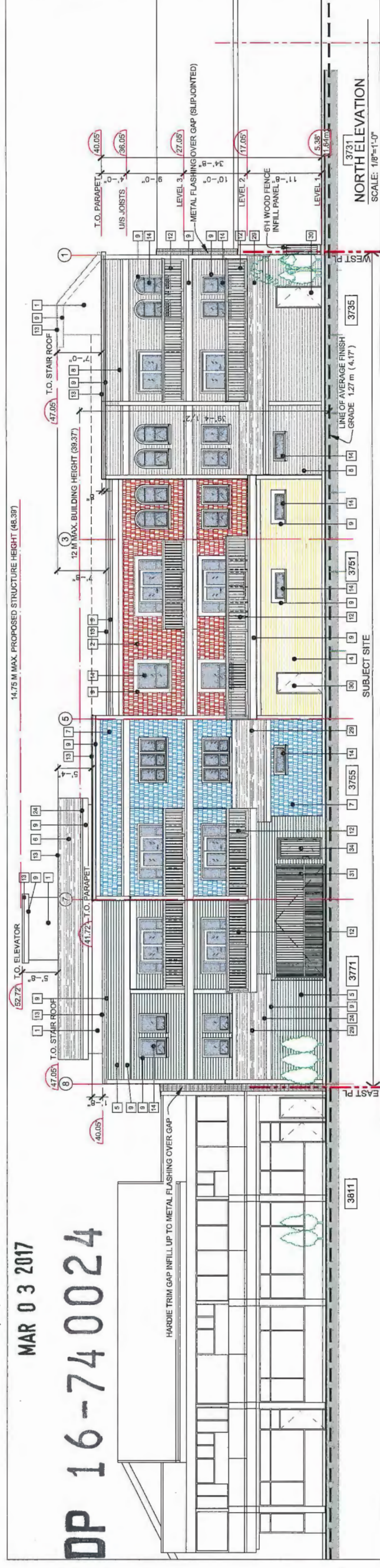
REVISIONS
MAR 13, 2017 DP Re-Submission
FEB 28, 2017 DP Re-Submission
NOV 18, 2016 DP Re-Submission
JUL 25, 2016 DP Submission
MAR 24, 2016 RZ RE-Submission
NOV 23, 2015 RZ RE-Submission
JULY 07, 2015 RZ RE-Submission
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CONSULTANTS

**INTERFACE:**  
 Suite 230  
 11990 Cambie Road  
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 F 604 821 1146  
 www.interfacearchitecture.com

PROJECT	16 UNIT COMMERCIAL MIXED-USE BUILDING
	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.	1424CHTM
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RS, VT
CHECKED BY	KYC
SHEET TITLE	SECOND FLOOR PLAN, NORTH ELEVATION
DRAWING	A2.2



**SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



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

**NOTE: ALL COLOURS TO BE VERIFIED WITH MATERIAL MANUFACTURER OR EQUIVALENT FOR APPROVAL.**

1	HARDIE LAP SIDING (4" EXP) Colour: BM VC-15 HADDINGTON GREY	19	Dentil Detail 'B' - Wood Colour: BM VC-1 OXFORD IVORY
2	HARDIE SHINGLE SIDING Colour: BM VC-27 STRATHCONA RED	20	Cornice Detail 'AA' - Wood Colour: BM VC-1 OXFORD IVORY
3	HARDIE LAP SIDING (4" EXP) Colour: BM VC-6 EDWARDIAN BUFF	21	Cornice Detail 'BB' - Wood Colour: BM VC-1 OXFORD IVORY
4	HARDIE LAP SIDING (4" EXP) Colour: BM VC-18 PENDRELL GREEN	22	Cornice Detail 'CC' - Wood Colour: BM VC-1 OXFORD IVORY
5	HARDIE LAP SIDING (4" EXP) Colour: BM VC-16 COMOX SAGE	23	Wood or PVC Columns - Painted Colour: BM VC-1 OXFORD IVORY
6	SBS Roofing: Colour Neutral	24	Prefinished metal eave/rough c/w downspout as required Colour: SW-7069 Iron Ore
7	HARDIE SHINGLE SIDING Colour: BM VC-18 PENDRELL GREEN	25	Marquee Sign: Wood painted, stained, sandblasted or carved as per tenant. Illuminated with concealed overhead lighting.
8	HARDIE LAP SIDING (4" EXP) Colour: BM VC-26 PORCH GREY	26	Fascia Sign: Wood painted, stained, sandblasted or carved as per tenant. Illuminated with concealed overhead lighting.
9	Fibre Cement (or Wood) Trim Colour: BM VC-1 OXFORD IVORY	27	Canopy Canvas Awning (Sidewalk Encroachment Agreement with City)
10	Built Up Wood / Foam Cornice Trim Colour: BM VC-1 OXFORD IVORY	28	N/A
11	Not Used	29	Textured Architectural Asphalt Shingles IKO Cambridge Weatherwood
12	Wood Picket Guardrail Colour: SW-6070 Heron Plume or SW-7069 Iron Ore	30	Insulated Hollow Metal Door and Pressed Steel Frame Colour: SW-7069 Iron Ore
13	Prefinished Metal Flashing Colour: SW-7069 Iron Ore	31	Metal Security Gate Overhead Door 3 Open Grille Sections with 2"x3" Framework & 5/8" Pickets at 4 1/2" o.c. Colour: SW-7069 Iron Ore
14	Prefinished Wood Grain PVC Frame Windows c/w Double Glazing, Divided Lites Colour: SW-7069 Iron Ore	32	Wood Support Bracket Colour: BM VC-1 OXFORD IVORY
15	Concrete Masonry Unit - Smooth Clear Coat Seal - Colour: Sandstone	33	Double Glazing Sealed Units in Wood Frame Door Colour: SW-7069 Iron Ore
16	Concrete Masonry Unit - Smooth Clear Coat Seal - Colour: Charcoal	34	Metal Security Gate - Door 2"x3" Framework & 5/8" Pickets at 4 1/2" o.c. Colour: SW-7069 Iron Ore
17	Concrete Masonry Unit - Split Face Clear Coat Seal - Colour: Sandstone		
18	Dentil Detail 'A' - Wood or Colour: BM VC-1 OXFORD IVORY		

**DP 16-740024**  
 MAR 03 2017

#4



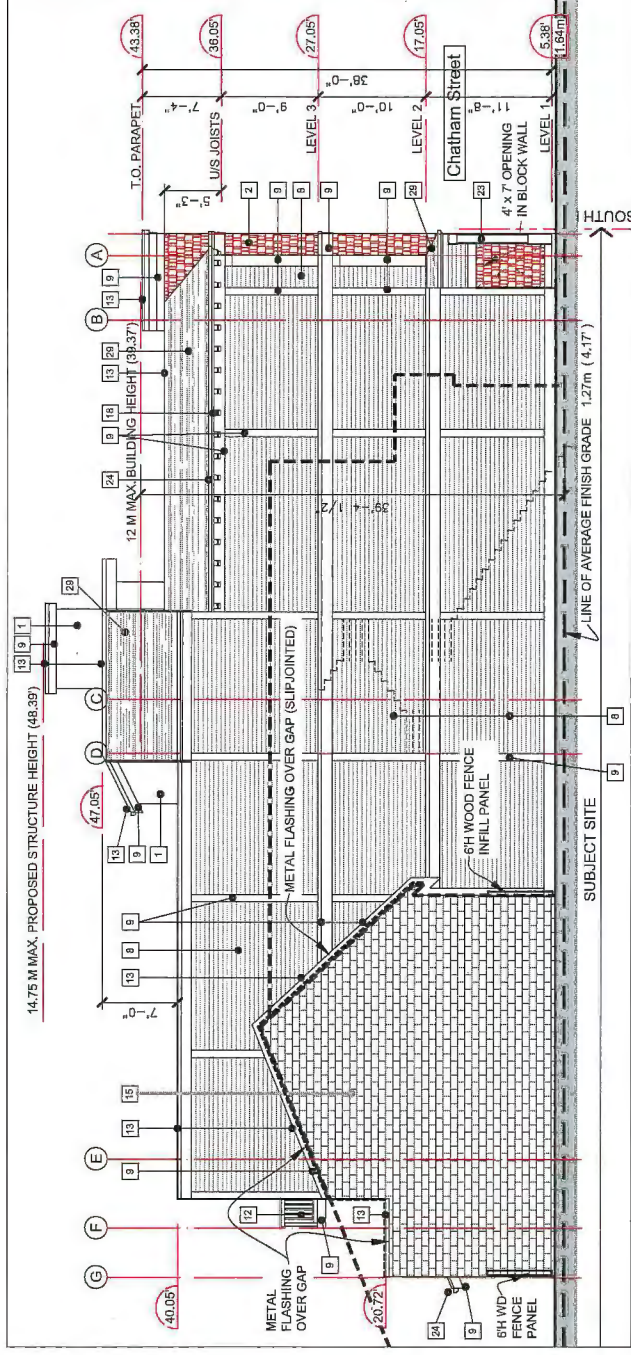
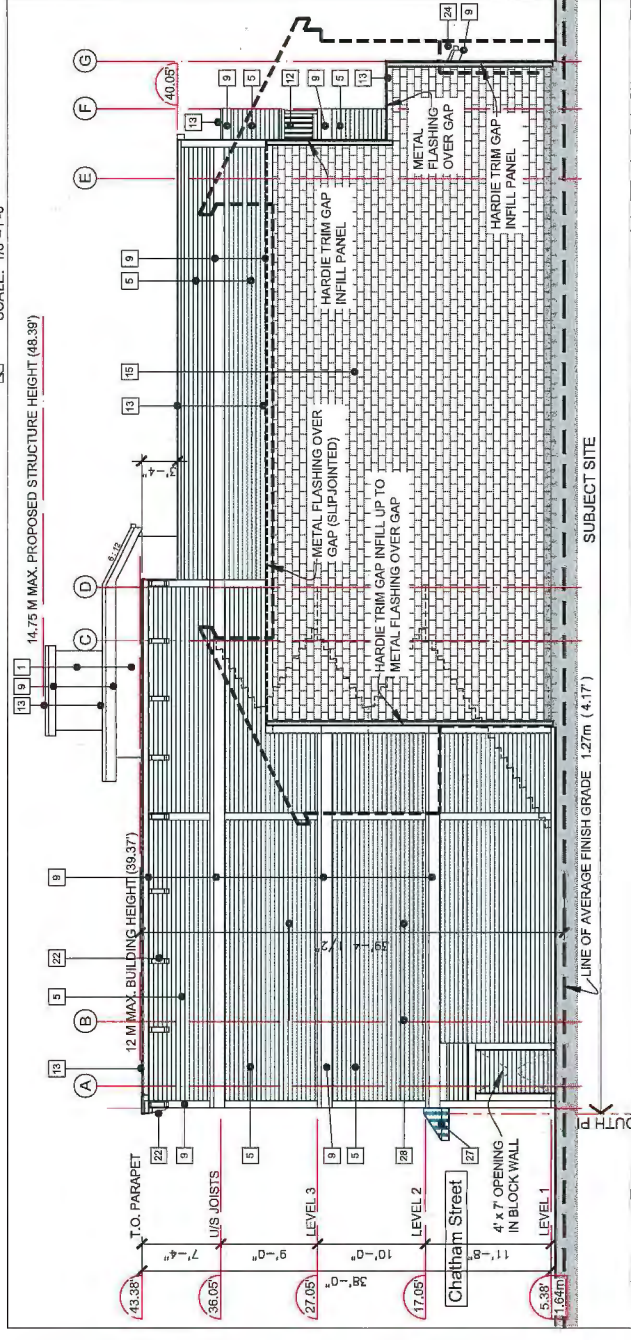
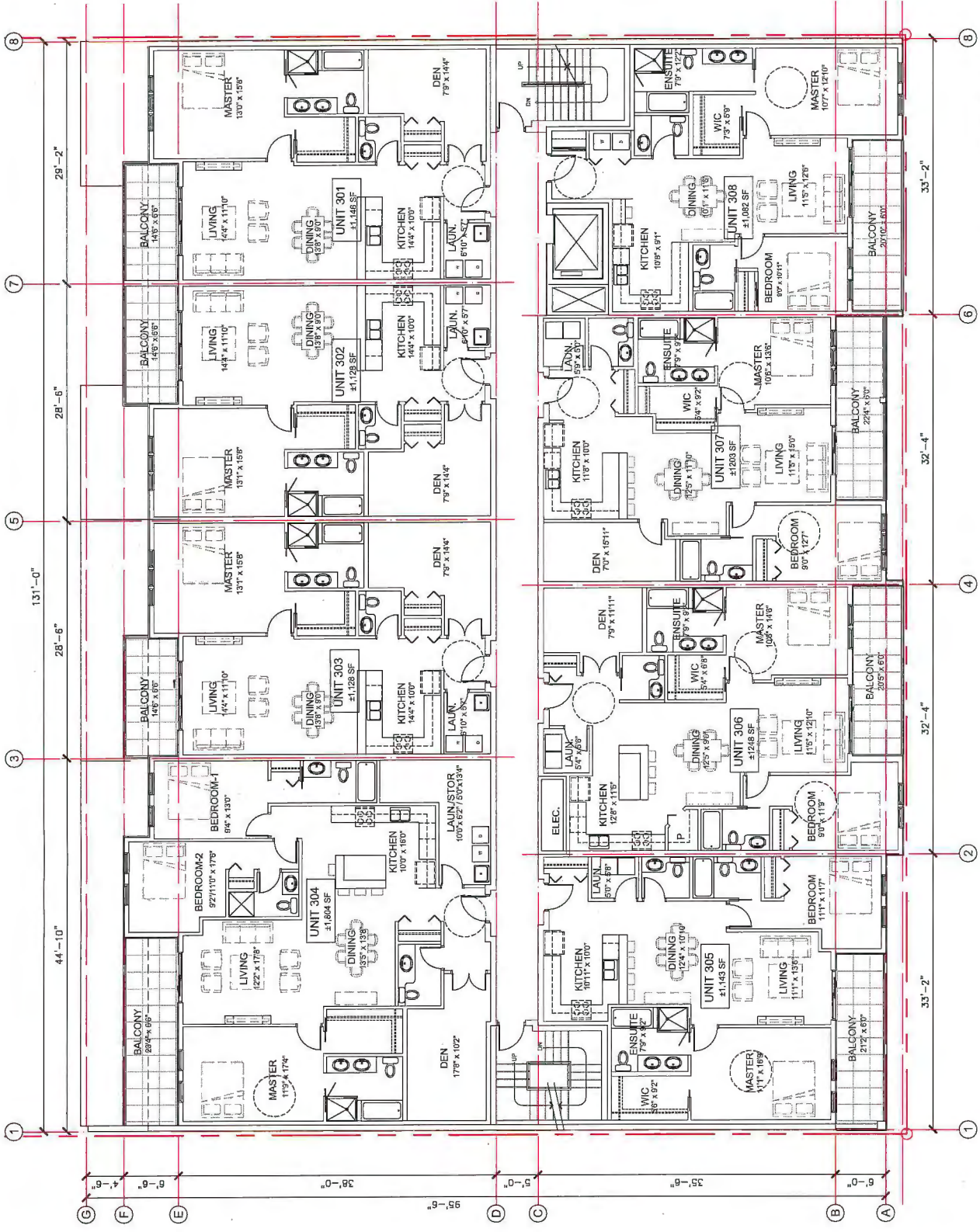
REVISIONS	DATE	DESCRIPTION
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NOV 18, 2016	DP Re-Submission	
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MAR 24, 2016	RZ RE-Submission	
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APR 21, 2015	RZ Application	
CONSULTANTS		

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**INTERFACE:**  
 Suite 230  
 1590 Chatham Road  
 Richmond, B.C.  
 Canada V6X 3Z5  
 T 604 821 1162  
 F 604 821 1146  
 www.interfacearchitecture.com

PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.	1424CHTM
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RS, VT
CHECKED BY	KYC
SHEET TITLE	THIRD FLOOR PLAN, ROOF TOP FLOOR PLAN, EAST & WEST ELEVATION
DRAWING	

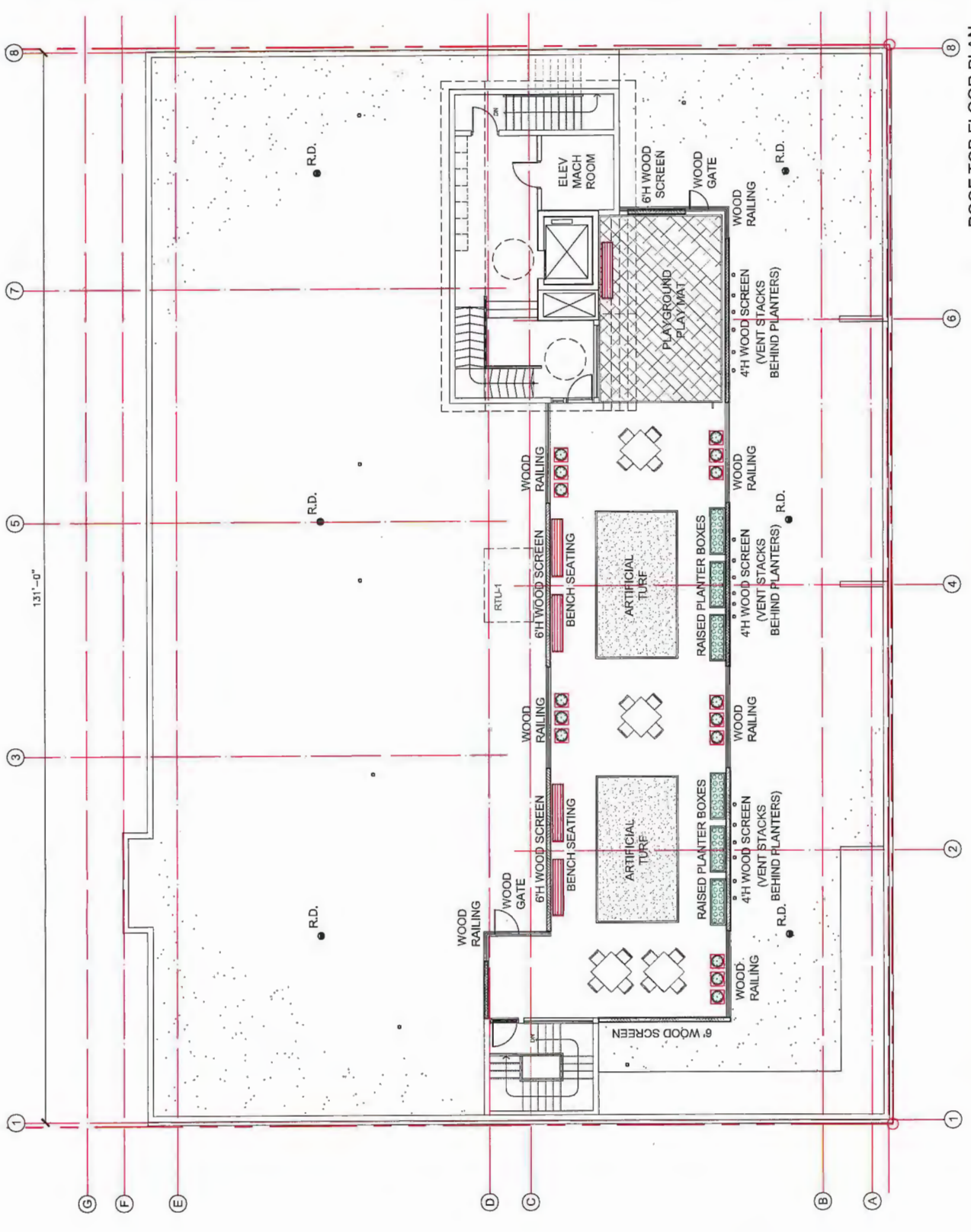
**A2.3**



#5  
 MAR 03 2017  
 DP 16-740024



REVISIONS	CONSULTANTS
MAR 13, 2017 DP Re-Submission	
FEB 28, 2017 DP Re-Submission	
NOV 18, 2016 DP Re-Submission	
JUL 25, 2016 DP Submission	
MAR 24, 2016 RZ RE-Submission	
NOV 23, 2015 RZ RE-Submission	
JULY 07, 2015 RZ RE-Submission	
APR 21, 2015 RZ Application	



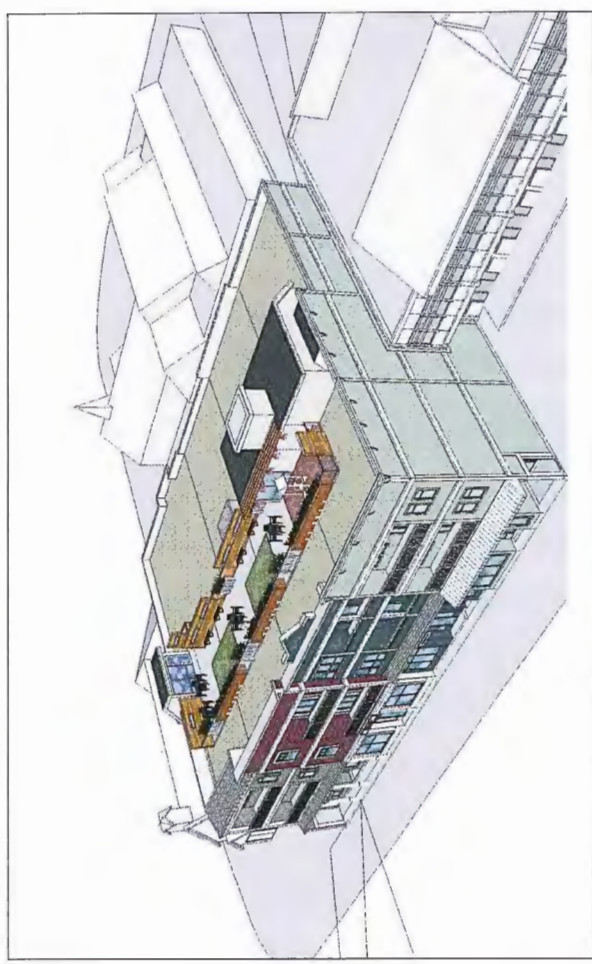
ROOF TOP FLOOR PLAN  
SCALE: 1/8"=1'-0"

#6  
MAR 03 2017  
DP 16-740024

**INTERFACE:**  
Suite 230  
11500 Campus Road  
Richmond, BC  
Canada V6X 5Z5  
T 604 821 1162  
F 604 821 1146  
www.interfacearchitecture.com

PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RS, VT
CHECKED BY	KYC
SHEET TITLE	ROOF TOP FLOOR PLAN, PERSPECTIVE VIEWS
DRAWING	A2.4

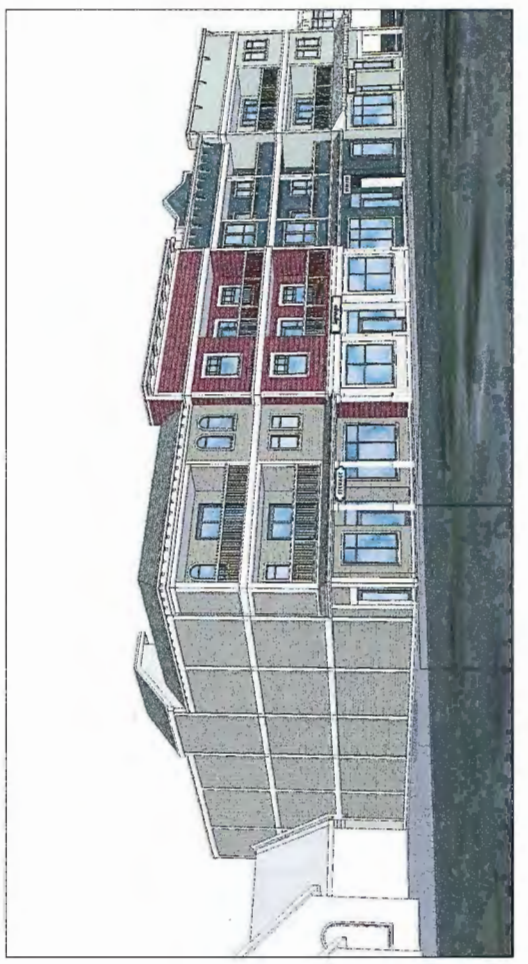
ROOF AMENITY CONCEPT - AERIAL VIEW  
SCALE: NTS



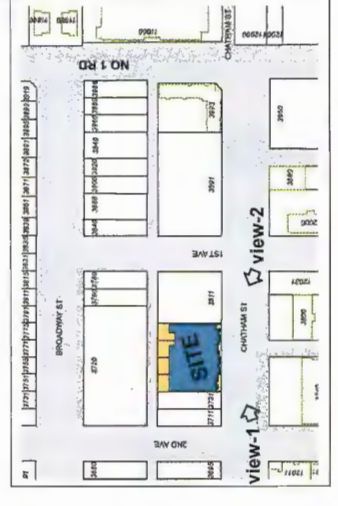
ROOF AMENITY CONCEPT  
SCALE: NTS



VIEW - 1  
SCALE: NTS

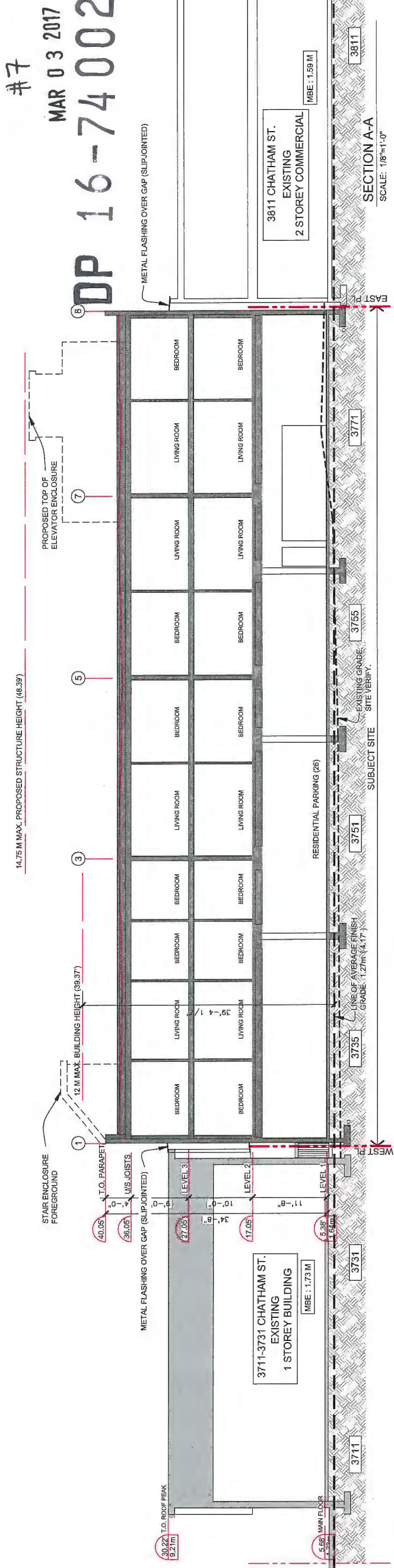


VIEW - 2  
SCALE: NTS



KEY PLAN  
SCALE: NTS





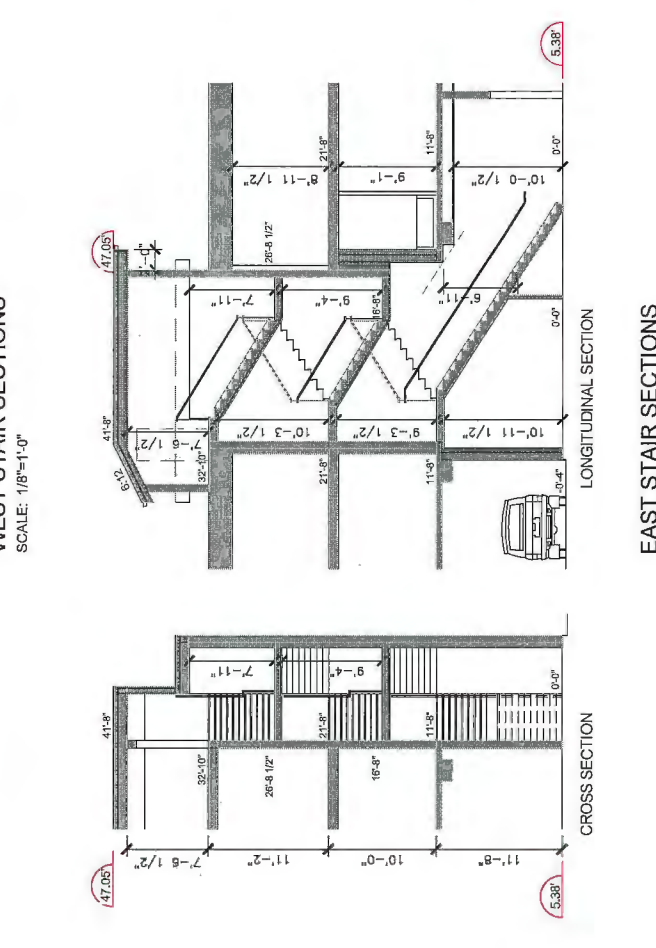
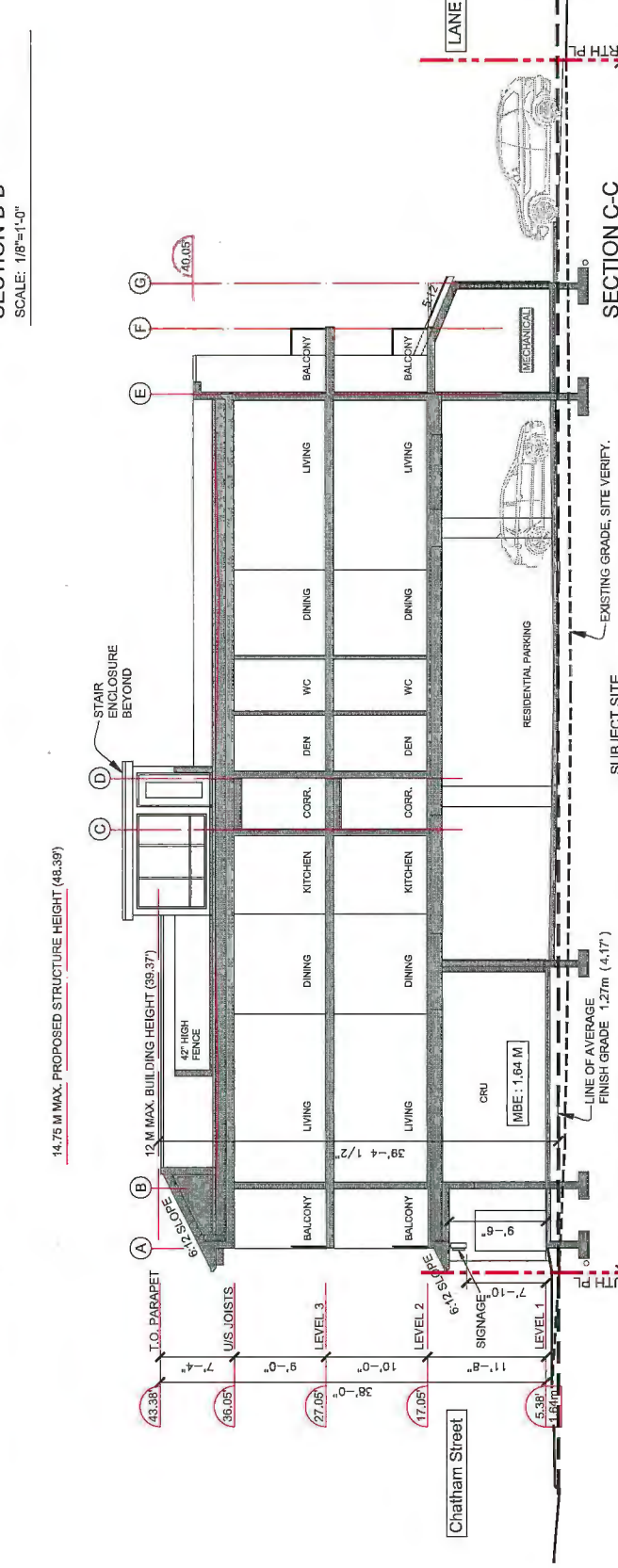
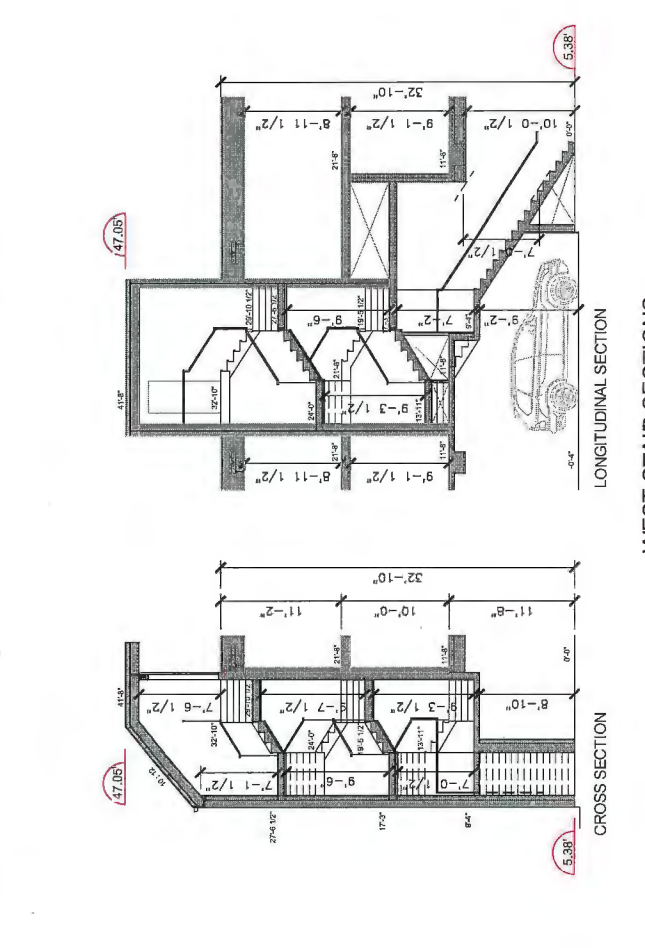
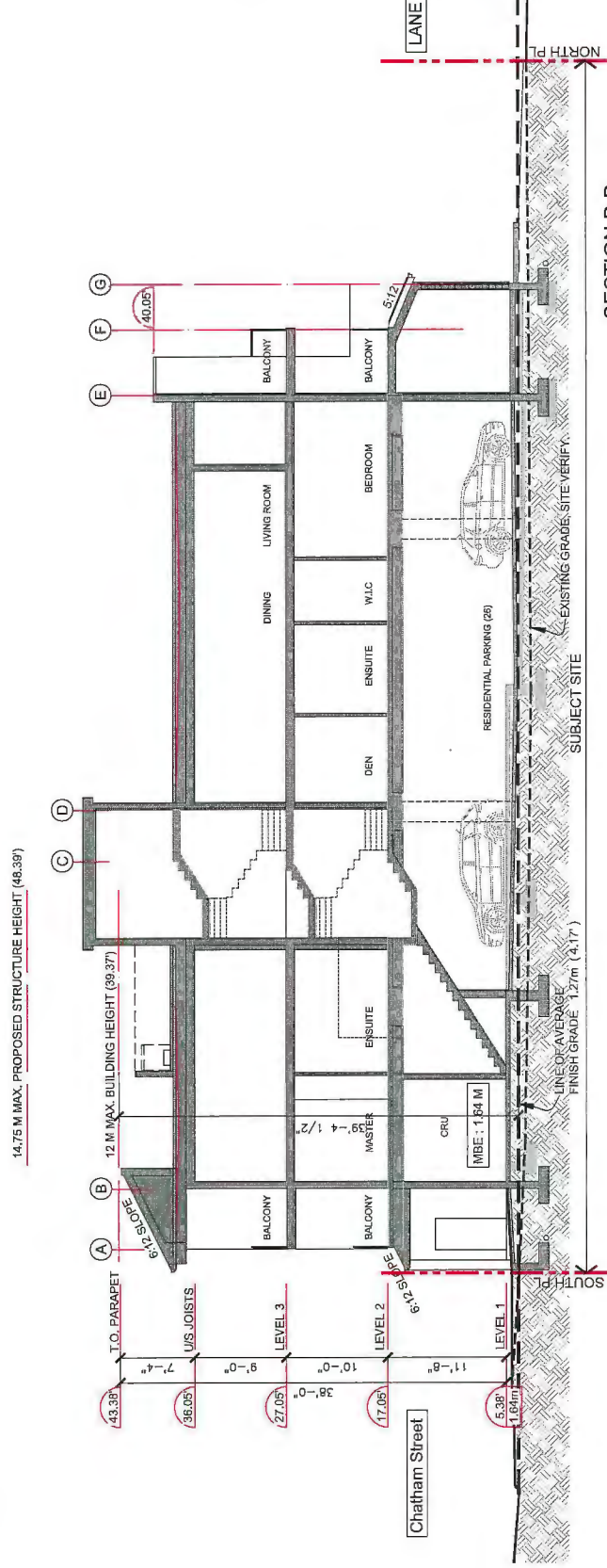
REVISIONS
MAR 13, 2017 DP Re-Submission
FEB 28, 2017 DP Re-Submission
NOV 18, 2016 DP Re-Submission
JUL 25, 2016 DP Submission
MAR 24, 2016 RZ Re-Submission
JULY 07, 2015 RZ Re-Submission
APR 21, 2015 RZ Application
CONSULTANTS

#7  
MAR 03 2017  
DP 16-740024

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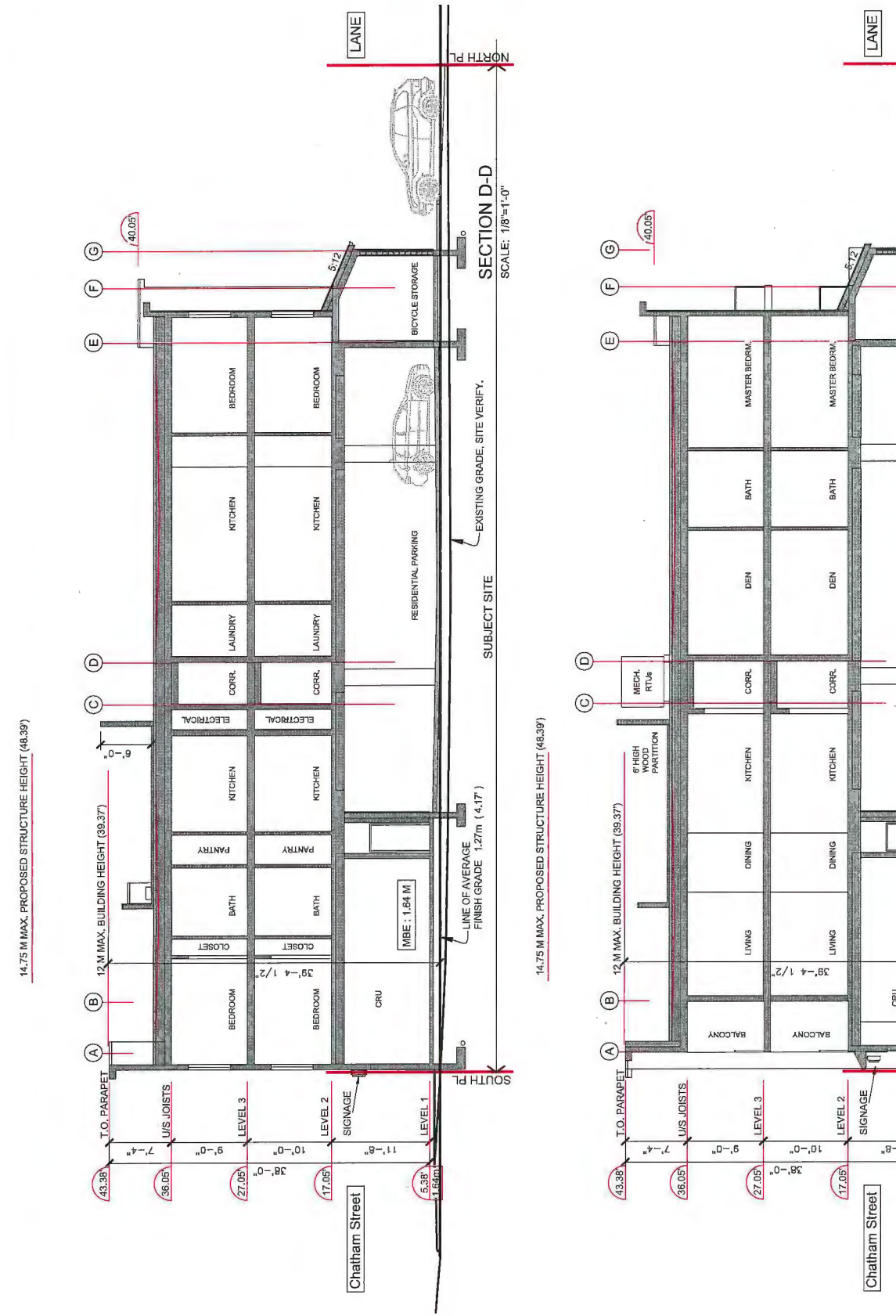
**INTERFACE:**  
Suite 23D  
1560 Columbia Road  
Richmond, B.C.  
Canada V6X 3Z5  
T 604 821 1162  
F 604 821 1146  
www.interfacearchitecture.com

PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.	1424CHTM
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RS, VT
CHECKED BY	KYC
SHEET TITLE	SECTIONS AA, BB, CC
DRAWING	A3.1





REVISIONS
MAR 13, 2017 DP Re-Submission
FEB 28, 2017 DP Re-Submission
NOV 18, 2016 DP Re-Submission
JUL 25, 2016 DP Submission
MAR 24, 2016 RZ RE-Submission
JULY 07, 2015 RZ RE-Submission
APR 21, 2015 RZ Application
CONSULTANTS



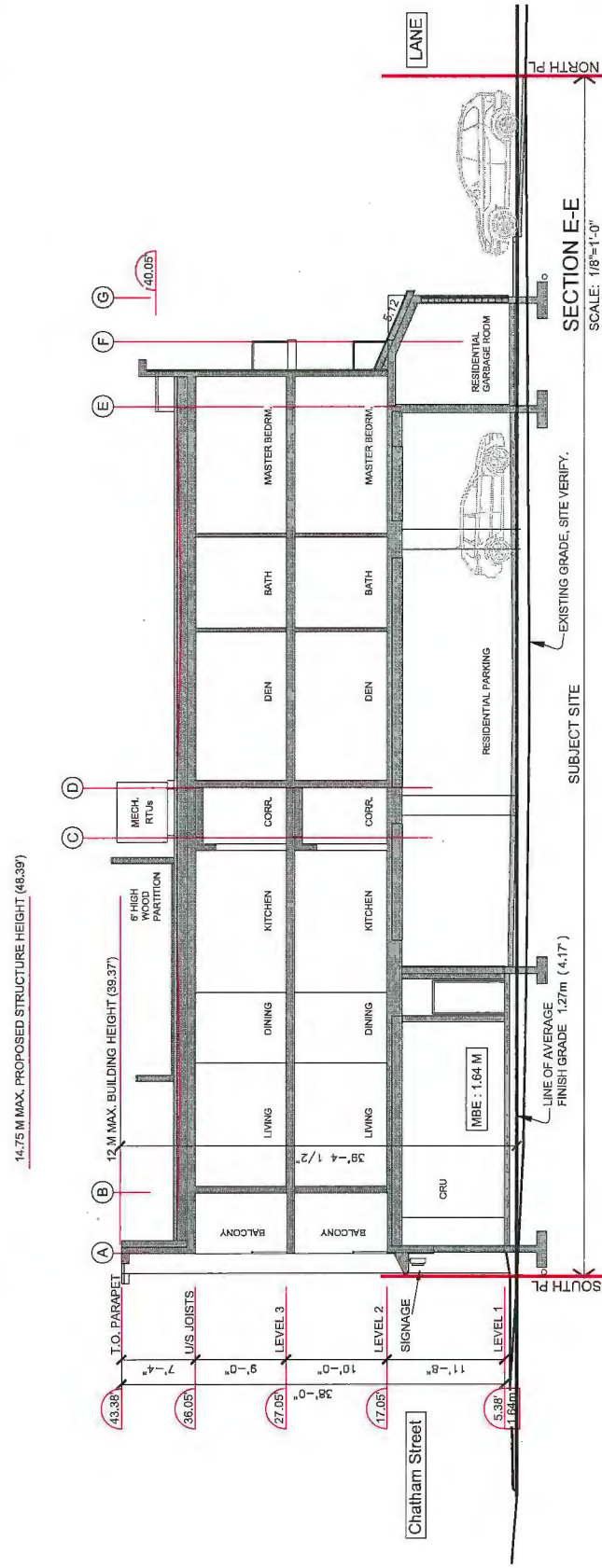
SECTION D-D  
SCALE: 1/8"=1'-0"

All drawings and other information shown hereon are for the use of the recipient only and are not to be used for any other purpose. The drawings used as the basis for this drawing were prepared by the architect and are not to be used for any other purpose. The recipient shall verify the accuracy of the information shown on this drawing and shall be responsible for any errors or omissions. The architect shall not be responsible for any errors or omissions in this drawing.

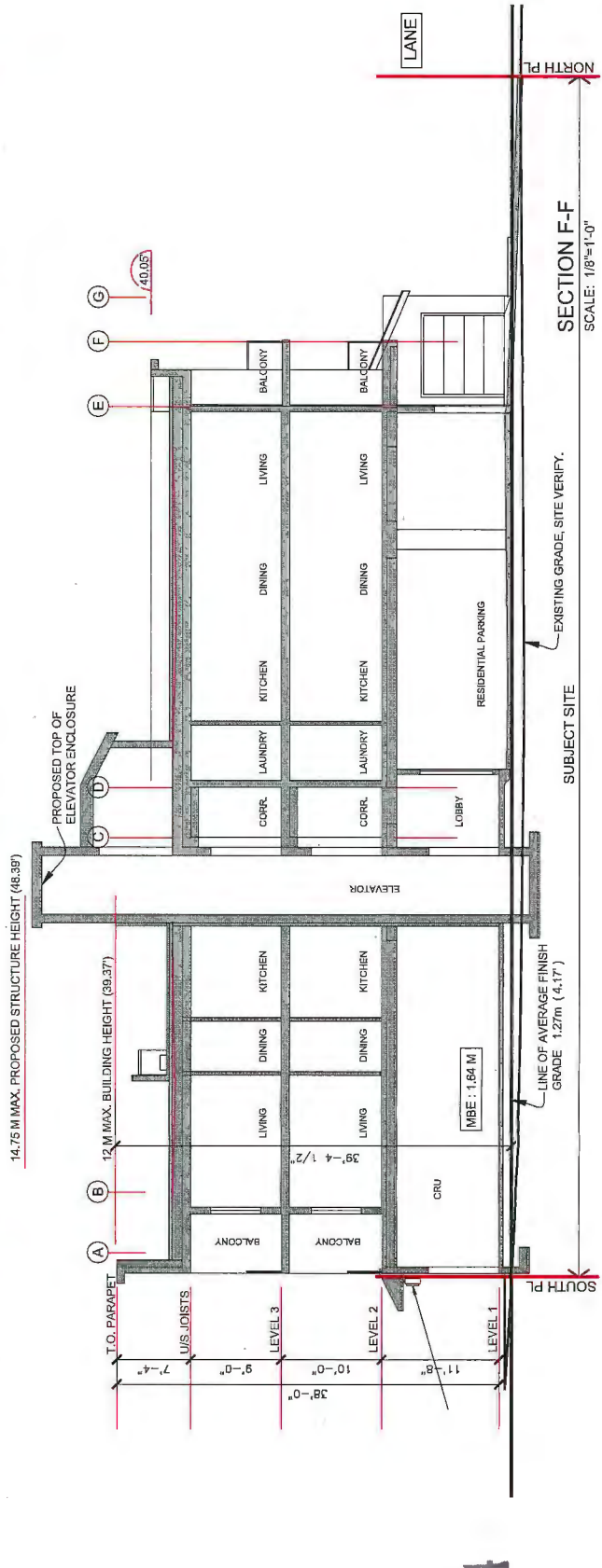
SEAL

**INTERFACE:**  
Suite 230  
4590 Clough Road  
Richmond BC  
Canada V6X 3Z5  
T 604 821 1162  
F 604 821 1146  
www.interfacearchitecture.com

PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.	142/CHTM
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RS, VT
CHECKED BY	KYC
SHEET TITLE	SECTIONS DD, EE, FF
DRAWING	A3.2



SECTION E-E  
SCALE: 1/8"=1'-0"



SECTION F-F  
SCALE: 1/8"=1'-0"

#0  
MAR 03 2017  
DP 16-740024



REVISIONS
MAR 13, 2017 DP Re-Submission
FEB 28, 2017 DP Re-Submission
NOV 18, 2016 DP Re-Submission
JUL 25, 2016 DP Submission
MAR 24, 2016 RZ RE-Submission
JULY 07, 2015 RZ RE-Submission
APR 21, 2015 RZ Application
CONSULTANTS

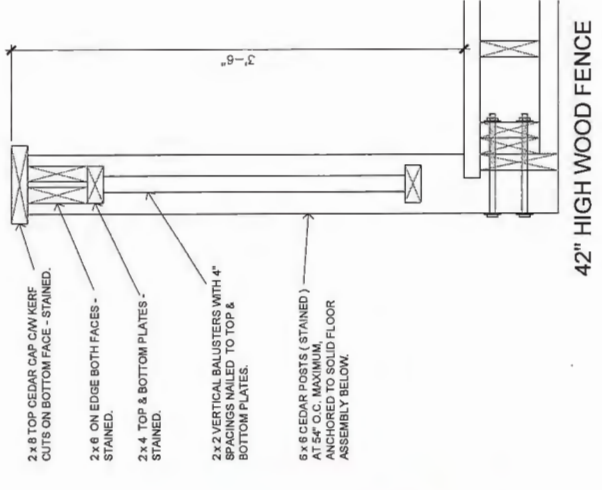
Welding and other trade work shall be in accordance with the applicable code and standards. The contractor shall be responsible for the installation of the fence and shall ensure that the fence is installed in accordance with the applicable code and standards. The contractor shall also ensure that the fence is installed in accordance with the applicable code and standards. The contractor shall also ensure that the fence is installed in accordance with the applicable code and standards.

SEAL

**INTERFACE:**  
 Suite 230  
 11590 Cambie Road  
 Richmond BC  
 Canada V6X 3Z5  
 T 604 821 1162  
 F 604 821 1146  
 www.interfacearchitecture.com

PROJECT	16-JOINT COMMERCIAL MIXED-USE BUILDING
PROJECT NO.	3735 / 3751 / 3755 / 3771 Chatham Street Richmond, B.C.
SCALE	1:24 (R/H/T/M)
DATE	AS NOTED
DRAWN BY	MARCH 23, 2016
CHECKED BY	KYC, RS, VT
SHEET TITLE	KYC
DRAWING	DETAILS

**A4.1**



42" HIGH WOOD FENCE

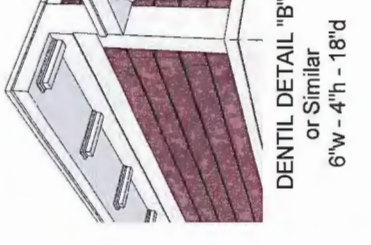
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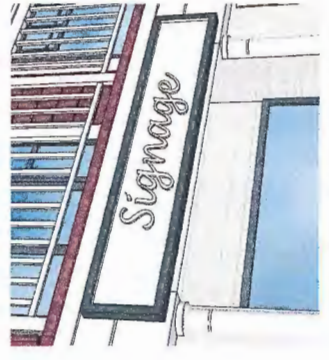
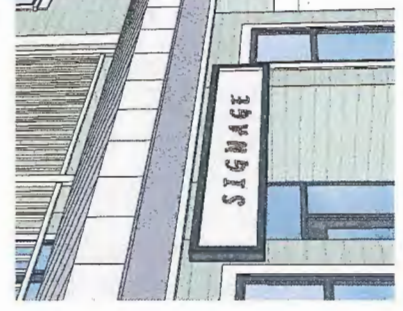
REF. "COURTHOUSE"



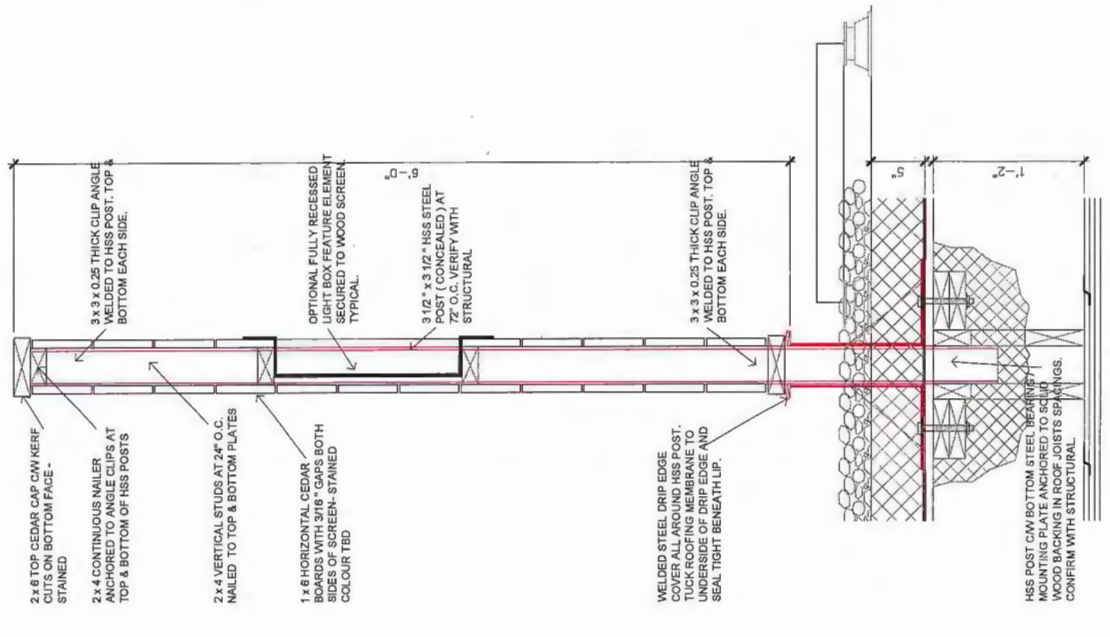
REF. "MUSEUM"



REF. "CHURCH"



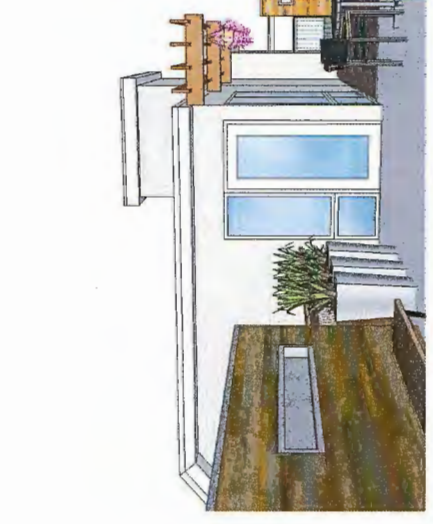
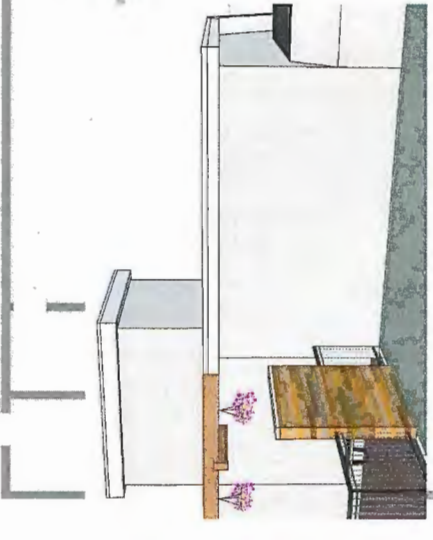
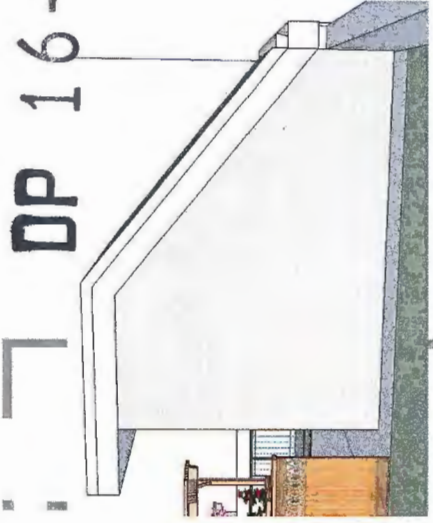
**NOTE: ALL SUSPENDED SIGNAGE TO BE 7.9' MIN. CLEAR HT. ABOVE GRADE. TYPICAL.**



6' HIGH FENCE PARTITION

#9  
 MAR 03 2017

DP 16-740024



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Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2ia.com



NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR CLIENT REVIEW	AS
2		REVISED PER CITY COMMENTS	AS
3		REVISED PER CITY COMMENTS	AS
4		ISSUED FOR DP	BN
5		REVISED PER CITY COMMENTS	BN
6		REVISED PER CITY COMMENTS	BN
7		REVISED PER CITY COMMENTS	BN
8		REVISED PER CITY COMMENTS	BN

PROJECT:

COMMERCIAL  
DEVELOPMENT  
3771 Chatham Street,  
Richmond, BC

DRAWING TITLE:

LANDSCAPE  
PLAN

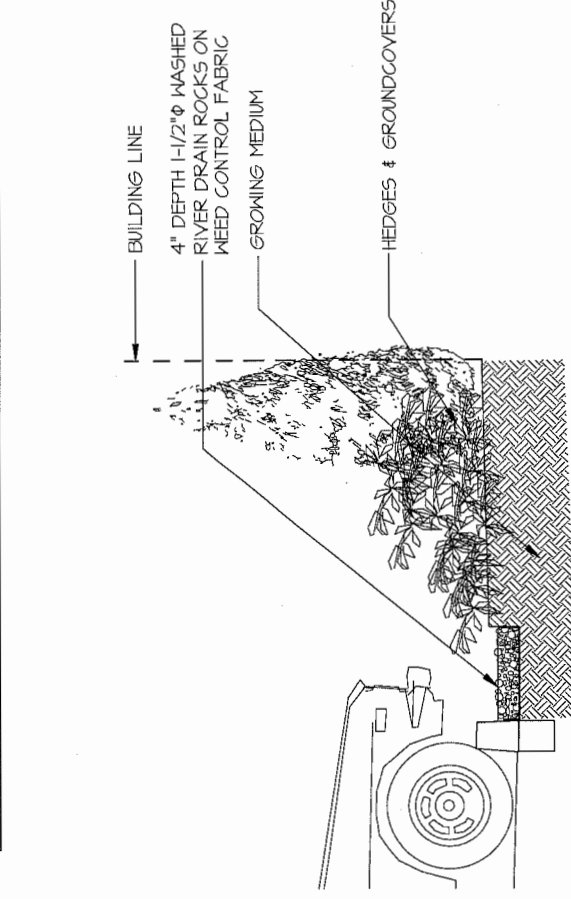
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SCALE:	1/8" = 1'-0"	DRAWN:	BN
DESIGN:	MILH	CHECKED:	BN
CLIENT:			

OF 3  
15 028  
M2LA PROJECT NUMBER:

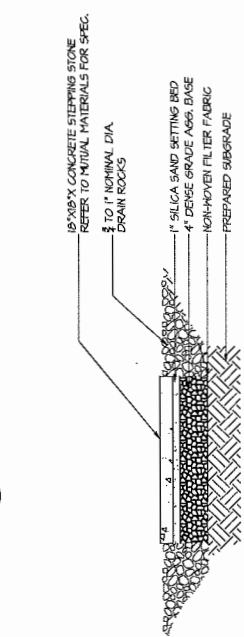
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 19028	PLANTED SIZE / REMARKS
1	○	SCARLET OAK	SCARLET OAK		60" CAL B/B
2	○	YEN'S HEDGES	HEDGE'S TEA		1 1/2" B/B
3	○	BRONZE NH ZEALAND SEDGE	BRONZE NH ZEALAND SEDGE		4" POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DETAIL CONTAINER APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. UNAPPROVED SUBSTITUTIONS WILL BE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

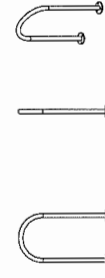
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1. DETAIL SECTION @ PLANTING  
3/4" = 1'-0"



2. STEPPING STONE DETAIL  
1" = 1'-0"

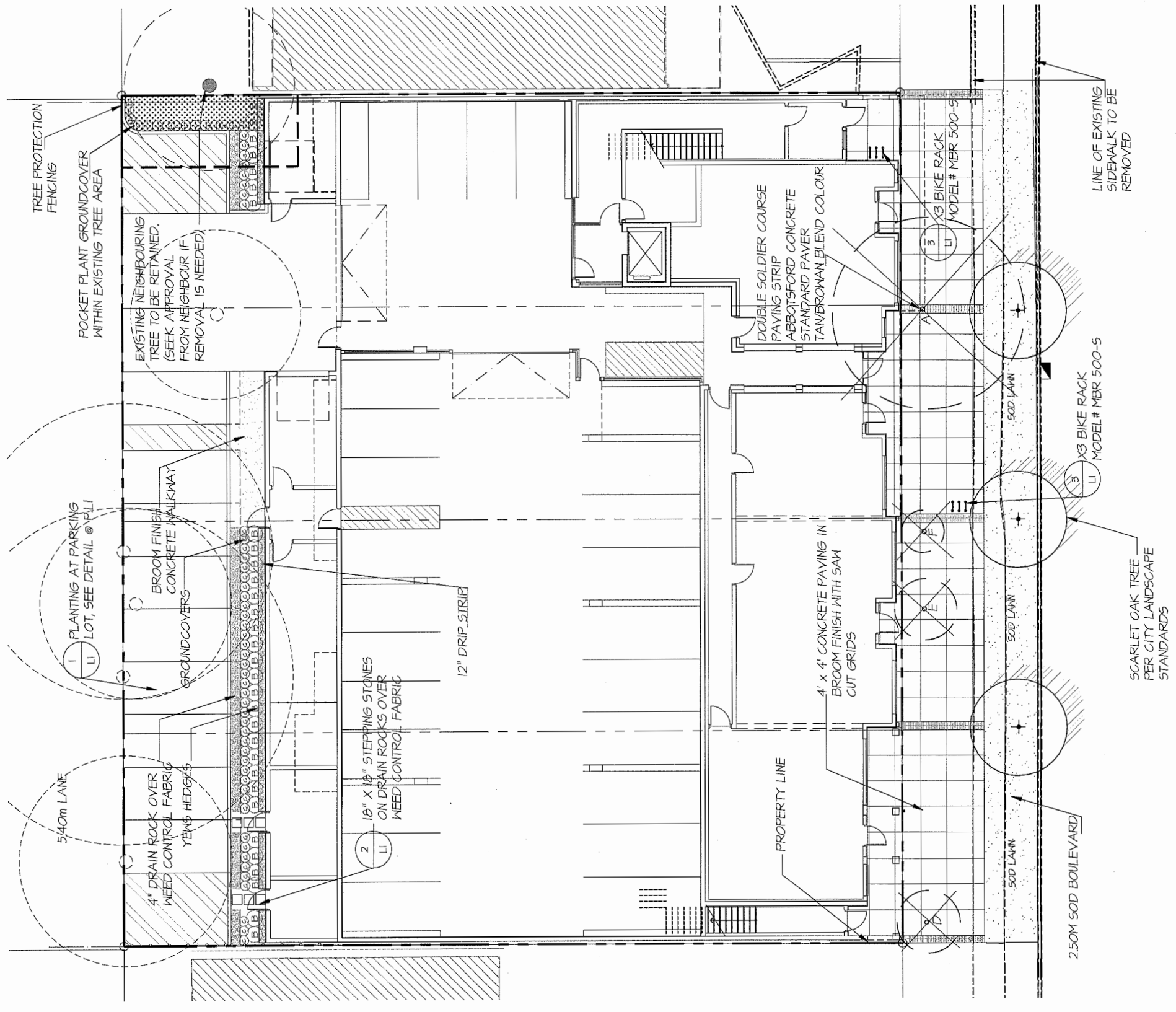


3. BIKE RACK  
BIKE RACK, SUPPLIER BY MAGLIN  
PRODUCT #: MBR 500-5  
TOTAL AMOUNT: 6

NOTE FROM ARBORIST REPORT:  
"THE FOUR MUNICIPAL TREES (A, D, E, F) ARE IN CONFLICT WITH ROAD SERVICES THEREFORE COORDINATION WITH A/C/O OFFICE WILL BE REQUIRED TO ASSIST IN OBTAINING APPROVALS FROM CITY PARKS DEPARTMENT"

#10  
MAR 03 2017  
DP 16-740024

5029-09.ZIP



LINE OF EXISTING SIDEWALK TO BE REMOVED

SCARLET OAK TREE PER CITY LANDSCAPE STANDARDS



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NO.	DATE	REVISION DESCRIPTION	DR.
1	15 APR 17	ISSUED FOR PERMIT	BN
2	15 APR 17	ISSUED FOR PERMIT	BN
3	15 APR 17	ISSUED FOR PERMIT	BN
4	15 APR 17	ISSUED FOR PERMIT	BN
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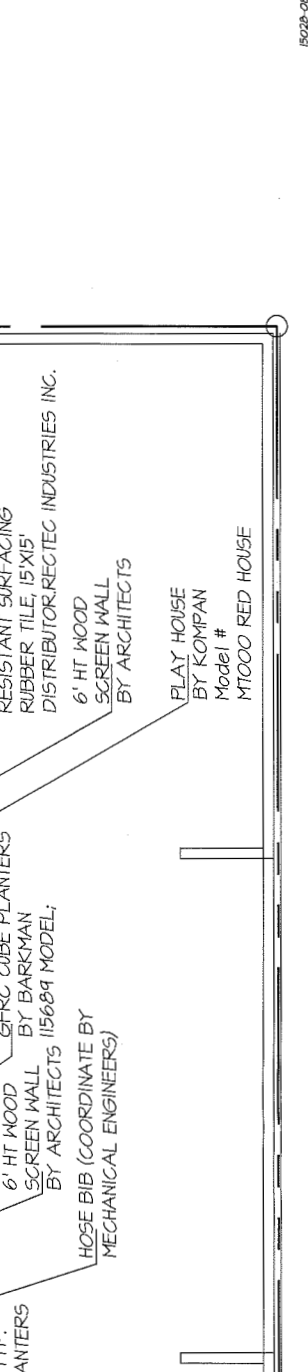
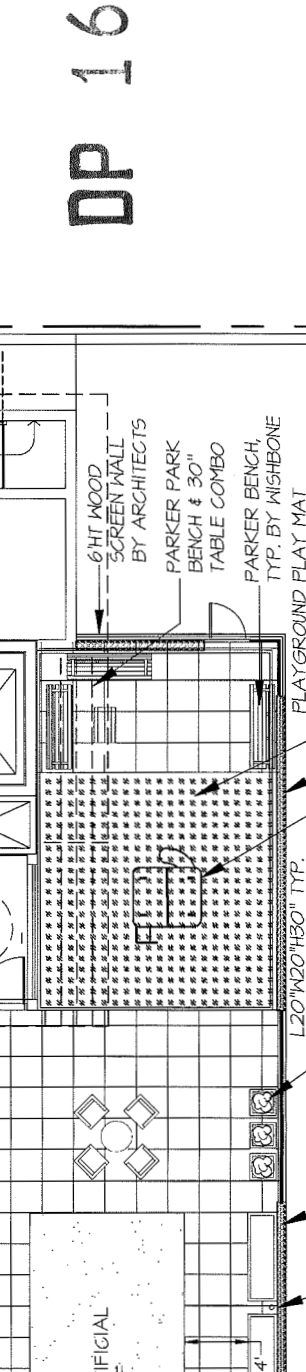
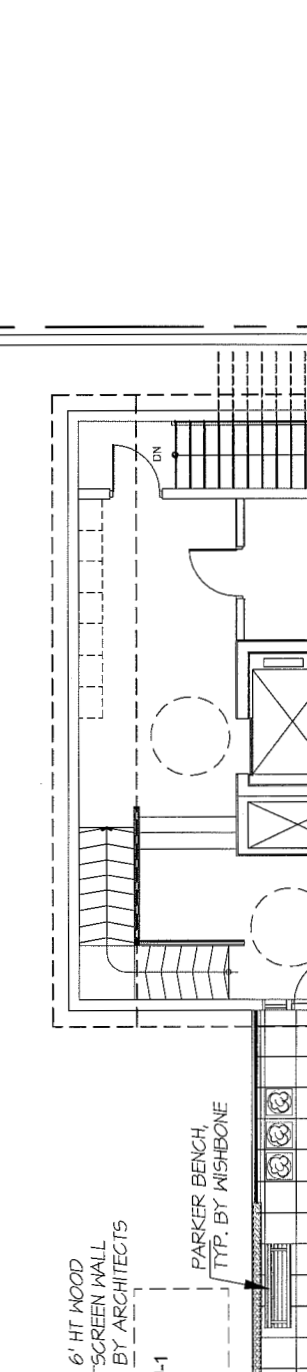
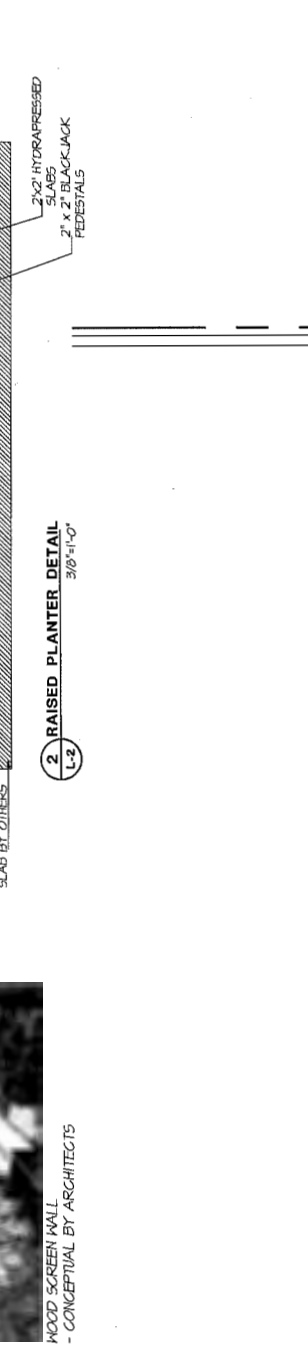
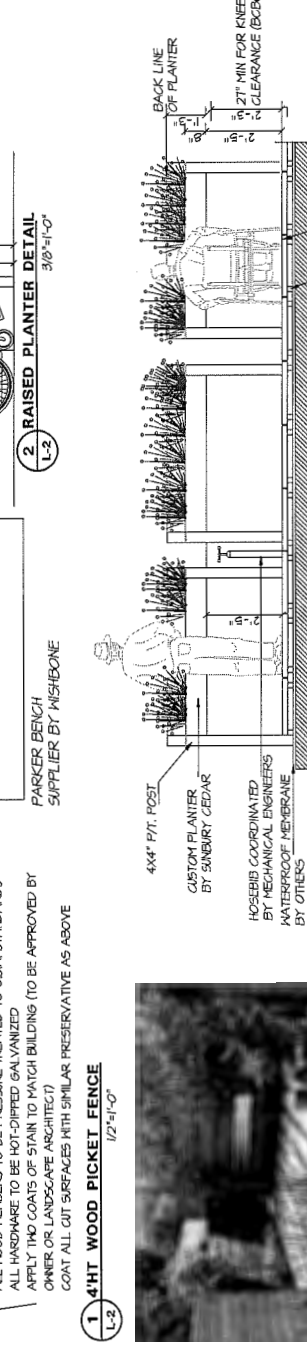
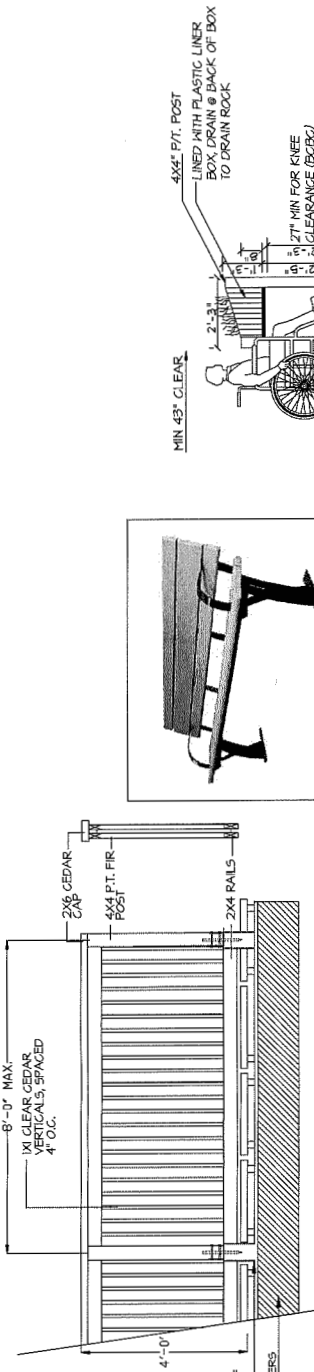
#11  
MAR 03 2017  
DP 16-740024

PROJECT:  
COMMERCIAL DEVELOPMENT  
3771 Chatham Street,  
Richmond, BC

DRAWING TITLE:  
**LANDSCAPE ROOF PLAN**

DATE:	15 APR 17	DRAWING NUMBER:	
SCALE:	3/16" = 1'-0"		
DRAWN:	BN		
CHECKED:	MLY		
DESIGN:	MLY		
CHKD:	MLY		
MLA PROJECT NUMBER:			

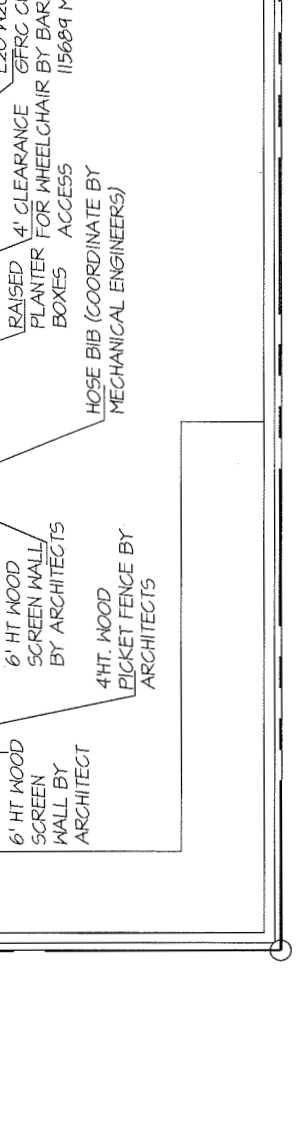
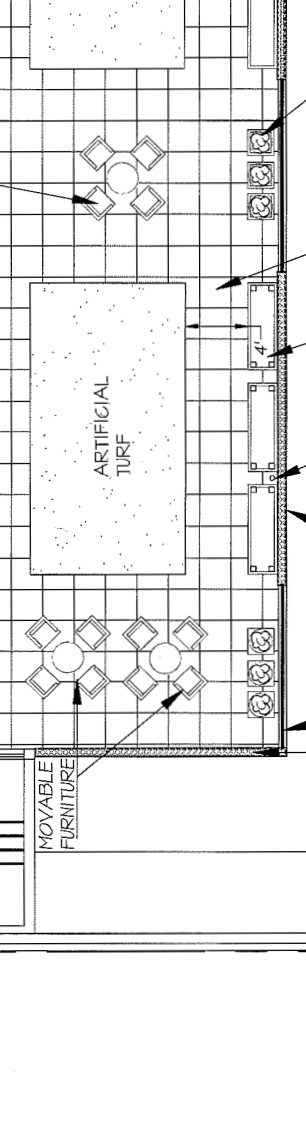
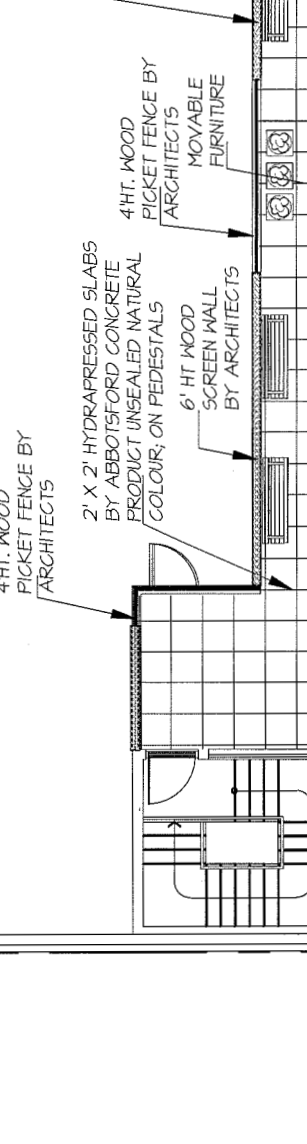
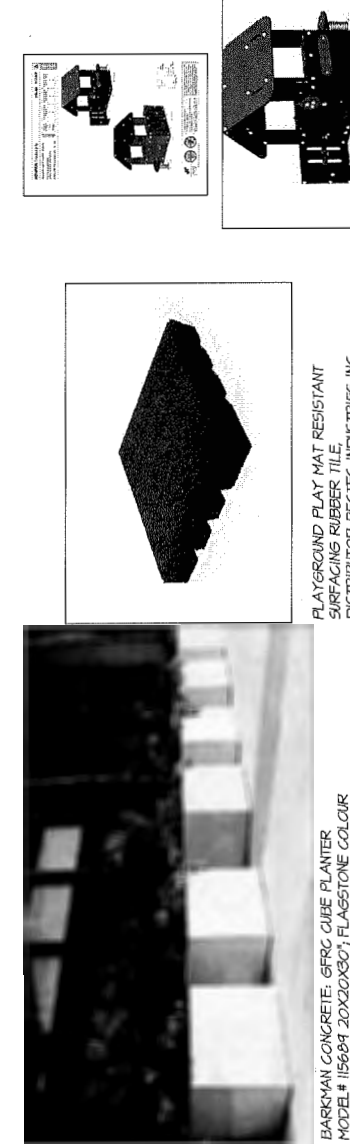
OF 3  
15 028



**PLANT SCHEDULE - ROOFTOP**  
KEY CITY BOTANICAL NAME COMMON NAME  
GRASS  
15 CAREX COVANS BRONZE  
BRONZE NEW ZEALAND SEDGE  
#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LONER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



PART ONE GENERAL REQUIREMENTS

- 1.1 REFERENCES
1.2 LICENSING
1.3 SUBMITTALS
1.4 SITE REVIEW
1.5 WORKMANSHIP

- 1.6 WARRANTIES
1.7 SCOPE OF WORK
1.8 MATERIALS
1.9 SCHEDULES

Table with 2 columns: Item, Description. Includes items for Erosion Control, Tree Protection, and Planting.

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

- 2.0 MAINTENANCE
2.1 GENERAL
2.2 PLANTING
2.3 TREE PROTECTION
2.4 EROSION CONTROL

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 REVISION OF EXISTING TREES
3.2 PLANTING
3.3 TREE PROTECTION
3.4 EROSION CONTROL

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

- 3.5 PLANTING
3.6 TREE PROTECTION
3.7 EROSION CONTROL

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.8 PLANTING
3.9 TREE PROTECTION
3.10 EROSION CONTROL

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

- 3.11 PLANTING
3.12 TREE PROTECTION
3.13 EROSION CONTROL

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.14 PLANTING
3.15 TREE PROTECTION
3.16 EROSION CONTROL

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

Table with 2 columns: Item, Description. Includes items for Planting, Tree Protection, and Erosion Control.

- 3.17 PLANTING
3.18 TREE PROTECTION
3.19 EROSION CONTROL



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Table with 2 columns: NO., DATE, REVISION DESCRIPTION, DR.

COMMERCIAL DEVELOPMENT
3771 Chatham Street,
Richmond, BC

LANDSCAPE SPECIFICATION
DATE: 15-APR-20
SCALE:
DRAWN: EN
DESIGN: MFLY
CHKD: MFLY
DRAWING NUMBER:
M2IA PROJECT NUMBER:
#12
MAR 03 2017
DP 16-740024
OP 15
15-029-02P