



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 17, 2014

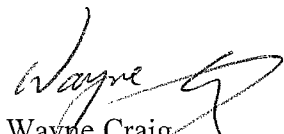
From: Wayne Craig
Director of Development

File: DP 14-672823
HA 14-672825

Re: **Application by Steveston Flats Development Corp. for a Development Permit and a Heritage Alteration Permit at 3471 Chatham Street**

Staff Recommendation

1. That a Development Permit be issued which would:
 - a) Permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m² (3,438 ft²) commercial space on the ground floor;
 - b) Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - i. Increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level; and
2. That a Heritage Alteration Permit be issued for the site at 3471 Chatham Street in accordance with Development Permit 14-672823.


Wayne Craig
Director of Development
SB:blg

Staff Report

Origin

Steveston Flats Development Corp. has applied to the City of Richmond for permission to develop a three-storey mixed-use building at 3471 Chatham Street on a site zoned “Commercial Mixed Use (ZMU26) – Steveston Village”. The building proposal includes 10 apartment housing units in the upper floors, approximately 319 m² (3,438 ft²) commercial space on the ground floor and parking for 28 cars provided on-site. The site is currently vacant as the building formerly occupying the site was demolished in accordance with an approved Heritage Alteration Permit (HA 13-641865).

The site is being rezoned from the “Steveston Commercial (CS3)” zone to the “Commercial Mixed Use (ZMU26) – Steveston Village” zone for this project under Bylaw 9138 (RZ 13-643436). Bylaw 9138 received Third Reading following the Public Hearing on July 21, 2014 and the conditions associated with final adoption of the rezoning are being addressed by the owner.

A Servicing Agreement is a condition of final adoption of Bylaw No. 9138 for road network improvements on Chatham Street, 3rd Avenue and the rear lane to the north and for utility improvements to the storm, sanitary and water systems.

Development Information

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

Background

The site is located at the north-west corner of Chatham Street and 3rd Avenue in the Steveston Village Heritage Conservation Area. Under the Steveston Village Conservation Strategy (the Strategy) the site can be developed at a maximum density of 1.6 floor area ratio (FAR), and a height of three storeys. The proposed development is consistent with the provisions of the Strategy.

The designation of the Steveston Village Heritage Conservation Area requires a Council-issued Heritage Alteration Permit for the development as well as a Development Permit.

Development surrounding the subject site is as follows:

- To the north and west, across the rear lane to the north and undeveloped lane to the west, are single detached homes, zoned “Single Detached (RS1/A)”.
- To the east, across 3rd Avenue, are a number of three-storey mixed use buildings that are set back from Chatham Street behind surface parking areas, consist of residential units above ground floor commercial space. The properties are zoned “Steveston Commercial (CS3)”.

- To the south-east, diagonally, across both 3rd Avenue and Chatham Street, is an outdoor storage yard for Rod's Building Supplies and a single-storey commercial building. All of these properties are zoned "Steveston Commercial (CS3)".
- To the south, across Chatham Street, are a surface parking area and identified heritage resources which front onto 3rd Avenue. The resources include the vacant south-west corner of 3rd Avenue and Chatham Street, the Steveston Courthouse, and the Sockeye Hotel (Steveston Hotel). The vacant south-west corner of 3rd Avenue and Chatham Street is the symbolic civic precinct; formerly consisting of the Steveston Courthouse, the City jail and a former firehouse. All of these properties are zoned "Steveston Commercial (CS2)".
- To the south-west, across Chatham Street, are lands owned by Crown Federal and the Steveston Harbour Authority that extend from Chatham Street to the Fraser River, zoned "Light Industrial (IL)". Existing land uses include surface parking areas fronting onto Chatham Street, a mix of buildings and storage areas, structures in the river for commercial boats, and the Gulf of Georgia Cannery.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 21, 2014. At the Public Hearing, both support for the project and concerns regarding the project were expressed by members of the public. The majority of the concerns raised by members of the public and correspondence submitted to the Public Hearing were similar to other comments received by staff and were included and discussed in the rezoning staff reports dated April 29, 2014 and June 2, 2014. Two (2) new concerns raised in the correspondence include (staff comments are included in *'bold italics'*):

- The desire to locate the required accessible parking space in the secure residential parking area – *There are more parking spaces provided on the site than Zoning Bylaw 8500 requires. To maximize its availability, the one (1) required accessible parking space is located in the bank of parking to be shared by residential visitors and the commercial uses. Each apartment will be provided with two (2) resident parking spaces. One (1) of the resident parking spaces is located adjacent to a walkway, providing additional space for manoeuvring in and out of a vehicle.*
- The rooftop deck will not be usable due to wind and the rooftop access structure is unattractive – *The rooftop deck is requested by the applicant to provide residents with an opportunity for shared semi-private outdoor amenity space. There are a number of roof decks in Steveston and excessive wind is not expected to interfere with use of the proposed roof deck. The rooftop access structure is located in a central location on the roof, away from the edge of the building to limit any potential overlook onto neighbouring properties and should not be significantly visible from the street. A height variance is required for the rooftop access structure as discussed later in this report.*

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 (OCP) and is generally in compliance with the “Commercial Mixed Use (ZMU26) – Steveston Village” zone 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 12.0 m to 15.4 m to allow elevator access to the roof deck level.

(Staff supports the proposed variance as it accommodates elevator access to the roof deck for people in wheelchairs and for people who have difficulty with stairs. The variance supports the intention of the project to support aging in place. All 10 of the proposed apartments will be Basic Universal Housing Features units. The height variance is limited to the elevator structure only which is pulled almost 10 m away from the roof edge to a more central location in the roof massing, which includes a mix of flat roof, sloped roof and gable end treatments. All other aspects of the roof design meet the intent of Zoning Bylaw 8500. The variance was identified in the rezoning staff report along with sun shading diagrams illustrating that the proposed central rooftop structure would not cast shadows on neighbouring properties. The roof deck would provide residents with shared outdoor amenity space and the opportunity for some urban agriculture in their own small portable containers. To ensure that the deck is not visible from the street, larger planters, hedge or tree planting are not proposed).

Richmond Heritage Commission Comments

The Richmond Heritage Commission reviewed and supports the proposal. A copy of the relevant excerpt from the meeting minutes from October 15, 2014 is attached for reference (Attachment 2).

Advisory Design Panel Comments

The Advisory Design Panel reviewed and supports the proposal and provided comments for the applicant to consider. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 8, 2014 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 subject site is located in the far north-west corner of the Steveston Village Heritage Conservation Area; the only property on the block zoned and designated for mixed-use and three-storey building height. The proposed building would introduce a strong urban retail frontage at the corner of the site, consistent with other recent developments in the Steveston

Village. Unique to the proposal, a more residential character would be provided for the remainder of the building as a transition to the residential character of the properties and neighbourhood to the west and north.

- The proposed building is located along the south edge of the site, with a surface parking area adjacent to the existing rear City lane to the north. Building setbacks and the rear lane provide a generous separation between the proposed building and the back yards of existing residential homes north of the lane that front onto Broadway Street.
- An existing undeveloped City lane along the west edge of the site as well as several large trees on the neighbouring residential property provide a generous separation between the proposed building and the existing residential home that fronts onto Chatham Street. At the request of the neighbours, sculptural artwork panels with lighting are proposed on the west elevation of the building. The undeveloped lane will be landscaped with low plants to discourage loitering.
- The sun shading diagrams provided at rezoning are included as reference plans and illustrate that the elevator structure located centrally on the roof deck would not cast shadows on neighbouring properties.

Urban Design and Site Planning

- The proposed development meets the intent of the Steveston Area Plan Design Guidelines for new development in the Steveston Village Heritage Conservation Area. The type, scale and character of the building is also compatible with the requirements and guidelines of the Steveston Village Conservation Strategy.
- Pedestrian access to the proposed commercial units will be directly from Chatham Street. The 10 residential apartment housing units would be accessed through the residential lobby from the 3rd Avenue side of the site to the east.
- The exact configuration of off-site works including the location of the sidewalk and boulevard configuration will be determined by separate required Servicing Agreement. Any additional guidelines or policies resulting from the Steveston streetscape or conservation strategy reviews would be incorporated into the design of off-site works as part of the required Servicing Agreement.
- The proposed landscaping design includes a planting area along 3rd Avenue to help screen views of parking in the rear of the site.
- All 10 apartment units would have dedicated private outdoor space in the form of deck space, and shared use of the rooftop deck outdoor amenity area.
- Vehicle parking for residents is provided in a secure parking area in the building accessed from the rear lane. Vehicle parking for resident visitors and the commercial uses is provided along the rear edge of the building, accessed from the rear lane. A legal agreement to ensure shared use and to prohibit assignment to any specific unit was secured through the rezoning.
- Resident visitor parking spaces are shared with the commercial uses, consistent with the provisions of Zoning Bylaw 8500. The size and configuration of parking stalls meets the minimum requirements of Zoning Bylaw 8500.
- Actual parking provided is:
 - 2 spaces per dwelling unit for a total of 20 residential parking spaces, which exceeds the Steveston Village Conservation Strategy by 10 parking spaces.
 - 8 commercial parking spaces, which exceeds the Steveston Village Conservation Strategy by 1 parking space.

- Long term bicycle storage is provided in a storage area in the parking structure. Short term bicycle storage (a bicycle rack) will also be provided in the boulevard south of the site, near the proposed commercial units. The number of bicycle parking spaces proposed would meet the requirements of Zoning Bylaw 8500.
- The garbage and recycling area is provided within the parking level with door access directly to the lane. The number of containers needed for this development meets City requirements. Garbage and recycling will be collected from the lane.

Architectural Form and Character

- The overall height and massing of the proposal meets the Development Permit guidelines of the area plan and the Steveston Village Conservation Strategy.
- A simple building massing is provided at the corner with heritage character and clear articulation of the building base differentiated from the upper floors. The building massing changes to a more residential character to transition to the neighbouring residential neighbourhood in a manner that is also complementary to the commercial character of the Village. Residential windows are proposed to have a design reminiscent of windows used in the past and overall high quality of materials is proposed.
- Areas of weather protection are provided for commercial units and the residential lobby in the form of fabric awnings and projecting shed roofs, which are well integrated into the building design and meet the Development Permit guidelines for the area.
- The proposed building design references historic lot lines by breaking up the massing of the building to appear as three (3) separate buildings along 3rd Avenue and Chatham Street.
- An articulated roof line is proposed and a functional rooftop deck outdoor amenity area would be provided, consistent with the Development Permit guidelines.
- Commercial unit entrances are well articulated and are recessed from the front wall of the building, breaking up the facade and echoing a historical pattern of individual storefronts.
- The Steveston Village Conservation Strategy identifies the fine grain of development as a key heritage feature of the Village. The proposed building reflects and reinforces this heritage character through massing and articulation of the building, colour and materials.
- Proposed materials feature Hardie lap siding and Hardie board and batten, consistent with the Development Permit guidelines in the Steveston Area Plan.
- Duroid shingles in a grey colour combination will finish the roof.
- The exterior colours are drawn from the Benjamin Moore Historical Tru Colours Palette: Audobon Russet is proposed for lap siding for approximately 1/3 of the street fronting elevations. Knoxville Grey and Herbes de Provence are proposed for lap siding for approximately 1/3 of the street fronting elevations and approximately 1/2 of the rear and side elevations. Weston Flax is proposed for trim, board and batten, the rooftop access structure and garage entry.
- Windows frames are proposed to be charcoal grey, providing contrast in the facade and a variety of windows are proposed for the building. Commercial units feature anodized aluminum commercial windows in a traditional store front scale and size. Residential units feature high-quality vinyl windows with a metal veneer on the exterior.

Landscape Design and Open Space Design

- As noted in the original rezoning staff report, the three (3) existing trees on the site were identified for removal (1 Japanese Maple & 2 Crimson King Maples).
- As replacement for removal of the three (3) existing trees, the developer is proposing to plant five (5) new Bowhall Red Maple trees along the rear edge of the site, providing greenery along the rear lane, shade and visually breaking up the surface parking area. To achieve the 2:1 compensation ratio identified in the OCP, the developer will also be providing a \$500 contribution towards tree planting elsewhere in the City.
- The landscape design includes: extending the concrete sidewalk treatment to the building edge along Chatham Street and 3rd Avenue; providing planting beds along the rear edge of the site with raised protective curbs, shrubs and trees; and treating the undeveloped lane along the west edge of the site with a low fence and groundcover planting.
- No permanent planters, hedge or tree planting are proposed for the rooftop deck.
- The developer will provide a landscape security in the amount of \$31,496.85 as a requirement of the Development Permit.

Public Art

- As noted in the original rezoning staff report, the proposal includes the installation of nine (9) artwork panels as a requirement of the rezoning. The sculptural concrete wall panels were removed from the Gulf & Fraser Credit Union that was previously on the site.
- The Richmond Public Art Advisory Committee supports the proposal. The committee reviewed and supported the proposal as part of the rezoning application review process.

Sustainability Measures

As noted in the original rezoning staff report, the proposal includes:

- Tankless on-demand water boiler systems with 99.9% efficiency.
- Ultra insulated triple glazed windows.
- Icynene foam insulation with 35% higher insulation value than equivalent thickness batts.
- Low flow dual flush toilets.
- Energy efficient LED dimmable lighting; some with daylight sensors and/or timer switches.
- Heat recovery ventilation units for residential units.

Crime Prevention Through Environmental Design

- There is good casual surveillance to the ground floor area and surrounding streets from the proposed residential units and the street to provide a sense of security.
- Mailboxes are provided in a secure residential lobby fronting onto 3rd Avenue.
- The resident parking area inside the building is secured.
- There has been a history of loitering in the undeveloped lane on the west side of the site. In order to enhance security in this area, a low picket fence, groundcover planting and wall mounted heritage-style lighting is proposed to discourage pedestrian access and loitering.

Accessible Housing

- All 10 of the proposed apartment housing units are 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 Zoning Bylaw 8500.

Heritage Alteration Permit

- The development site is located within the Steveston Village Heritage Conservation Area and all new development requires a Heritage Alteration Permit issued by Council. A Heritage Alteration Permit (HA 14-672825) has been drafted to require construction to be as per the Development Permit issued for the site.
- The proposed building design meets the design guidelines for new development in the Village, and provides a transition between the Village and the existing character of the surrounding single-family area.

Conclusions

The proposed development is consistent with the Development Permit Guidelines for Steveston Village, as outlined in the Steveston Area Plan. The proposal also meets the guidelines, density provisions, and parking reductions of the Steveston Village Conservation Strategy.

The proposed massing and scale of the building would be a good fit with the existing character of the surrounding area, and would contribute to the ongoing redevelopment of the Steveston Village as a high-quality mixed-use area. Staff support the proposed development.

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Richmond Heritage Commission Meeting Minutes (October 15, 2014)

Attachment 3: Advisory Design Panel Meeting Minutes (October 8, 2014)

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 \$31,496.85
- Voluntary contribution of \$500 toward tree planting elsewhere in the City.

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

- Incorporate sustainability, accessibility and Public Art measures in Building Permit (BP) plans as determined via the Rezoning, Development Permit and/or Heritage Alteration Permit processes.
- Enter into an Encroachment Agreement* for canopies/awnings/signs that encroach into Chatham Street and 3rd Avenue. Encroaching structures are required to be safe and easily removable.
- Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes. The required Servicing Agreement includes a new hydrant along 3rd Avenue.
- 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 any part of a street or air space above a street, additional City approvals and fees may be required.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-672823

Attachment 1

Address: 3471 Chatham Street

Applicant: Steveston Flats Development Corp.

Owner: Same

Planning Area(s): Steveston Village

	Existing	Proposed
Site Area:	Previously 1,473 m ²	1,465 m ²
Land Uses:	Vacant	Mixed-Use Commercial and Residential
OCP Designation:	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Complies
Zoning:	Commercial Mixed Use (ZMU26) – Steveston Village	Complies
Number of Units:	None	10 apartment housing units And 319.4 m ² commercial area (3,438 ft ²)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.6	1.6	None permitted
Lot Coverage	Max. 100%	78%	None
Setbacks: 3 rd Avenue Chatham Street Rear Lane West Yard	Max. 0 m at first two storeys except for limited recesses None None	0.5 m to 2.4 m (0 m to 2.4 m to cornice/overhang) 6.3 m 0.5 m (0 m to overhang)	None
Building Height	Three Storey & Max. 12 m	Three Storey & 15.4 m for elevator structure	3.4 m Increase for elevator structure
Parking Spaces:	As per the Steveston Village Conservation Strategy:		
Commercial/Visitor	7	8	None
Resident	10	20	
Accessible	(1)	(1)	
Total	19	28	
Small Car Parking Spaces:	Not permitted	None	None
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 60 m ²	139 m ²	None

Excerpt from the Minutes from
The Richmond Heritage Commission Meeting

Wednesday, October 15, 2014

4. **BUSINESS ARISING**

- a. Development Permit and Heritage Alteration Permit – 3471 Chatham Street

Members of ZGF Cotter Developments joined the Commission to present on the latest information on the development at 3471 Chatham Street. It was noted that this building has gone through several changes since the last presentation to the Commission and discussion ensued on historical design elements, the design of the doors, the Sakamoto guidelines, lot lines with respect to the Official Community Plan, heritage features, materials, accessibility, retail bays, Universal Housing Policy, and colour palette. It was noted that the bas relief panels salvaged from the old GF Financial building are being incorporated and lit in the new design with a plaque.

In response to a question from the Commission, it was noted that some of the colours used are in compliance with the Vancouver Heritage Foundation's heritage colour palette, as well as some selected from Benjamin Moore's Heritage Series as well as a few others.

Discussion ensued on the parking situation, it was noted that 8 stalls will be available off the lane and the parking lot will be discrete, visible from 3rd Ave with some street parking available. Discussion further ensued on accessible stalls, signage, and stalls being used as both visitor parking and commercial parking.

Discussion also ensued on the [undeveloped] laneway which will be closed-off, landscaped, lit, City-owned, but likely maintained by these units.

It was noted that the developer and owner are not to the point of pricing yet, but will likely charge between \$450 – \$600 a square foot depending on many factors.

It was noted that this project will go to the Development Permit Panel next, and then to Council.

It was moved and seconded

That the Richmond Heritage Commission support the project at 3471 Chatham Street as presented at tonight's meeting.

CARRIED

Advisory Design Panel Meeting

Wednesday, October 8, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in '***bold italic***' text)

3. DP 14-672823 3-STOREY MIXED USE DEVELOPMENT WITH 10
APARTMENTS OVER 324 SQ.M. OF COMMERCIAL
PROPERTY LOCATION: 3471 Chatham Street

Applicant's Presentation

Architect Rob Whetter, ZGF Cotter Architects Inc., and Landscape Architect Johnny Zhang, Maruyama and Associates, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- • appreciate the sustainability features of the project, e.g. the ultra insulated triple glazing of the windows, foam insulation, and low-flow dual flush toilets; good approach from an energy point of view; hope that other projects will follow the direction of the subject development – ***Noted.***
- • good project; like the successful design which reflects the commercial developments being rebuilt in the central part of the Steveston Village Area; appreciate the project's dark grey and cream corner feature; blends well with adjacent residential areas – ***Noted.***
- commend the applicant for including Basic Universal Housing Features; floor plans are suitable; consider using pocket doors for washroom entries to provide extra floor space and enhance accessibility – ***Considered, but not included due to maintenance concerns.***
- • project is handled well; scale of the proposed development is broken down through colour differentiation and breaking down of volumes; the colour palette, roof line and street edge treatment are well handled – ***Noted.***
- • appreciate the use of salvaged sculptural relief panels; however, almost half of them are hidden and not visible to the public; look at other possible locations where the hidden panels could be better utilized – ***To ensure compliance with rezoning considerations and commitments made to the public and Council, the re-use of the sculptural panels is supported by staff. The relocation of one (1) panel from the rear lane elevation into the lobby is supported by staff.***
- • design is suitable for the Steveston Village Area in terms of colour, scale and style; appreciate the preservation of the sculptural relief panels – ***Noted.***
- • the applicant provided a clear and succinct presentation; intent is clear; appreciate how the project transitions from the neighbouring sites to the building block; adds quality to the project; projects fits well with the neighbourhood; fully support the project – ***Noted.***

- project is nicely designed and well handled; appreciate the drawings submitted by the applicant – *Noted.*
- look at using the sculptural relief panels in other locations of the proposed development, e.g. at the lobby and at the northeast section of the building to provide screening for garbage and recycling; awnings above the panels have an uncomfortable feel – See previous comments regarding the sculptural panels. Awnings have been removed.
- shadowing works well – *Noted.*
- white square at the parking entry could be handled better; consider introducing a trellis to tidy up the parking entry – *Board and batten detailing added to area above parking entry.*
- architecture is well thought out – *Noted.*
- use of the salvaged sculptural relief panels is not appropriate for the subject development; too strong for a soft building; no need for trellises as the building architecture is already strong – *See previous comments regarding the sculptural panels.*
- consider improving the storefront doors, consider wood trim doors with smaller glazing panels in lieu of the proposed door material – *Awnings have been removed.*
- consider further articulation to the ground plane; look at the proposed planting panels; suggest finer grain detail or modules in lieu of the monolithic one piece trellises in between the windows – *Further detailing added to trellises.*
- the frequency set up for the awnings in concert with the storefront windows becomes an issue at the sculptural relief panels – *Awnings have been removed.*
- consider moving the bike locker to front face of the building; also consider louvers or windows on the inside of the garbage and recycling area to allow sunlight penetration – *Bicycle lockers consolidated and located at southwest corner of parking area, which has internal corridor access to Chatham Street. Window added to north elevation to allow sunlight penetration into garbage and recycling area.*
- consider a pathway and some seating on the laneway to enhance the public experience – *This has been considered and is not supported by staff due to concerns discussed at Planning Committee relating to site history.*
- sun exposure to the sculptural panels on the south side of the building provide a good contrast; if located on the north side, this effect would be lost – *Awnings have been removed which will improve light effect.*

Panel Decision

It was moved and seconded that DP 14-672823 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 14-672823

To the Holder: STEVESTON FLATS DEVELOPMENT CORP.
Property Address: 3471 CHATHAM STREET
Address: C/O REINER SIPERKO
6800 GAMBA DRIVE
RICHMOND, BC V7C 2G5

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 12.0 m to 15.4 m to allow elevator access to the roof deck level.
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 #11 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 \$31,496.85. 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.

Development Permit

No. DP 14-672823

To the Holder: STEVESTON FLATS DEVELOPMENT CORP.

Property Address: 3471 CHATHAM STREET

Address: C/O REINER SIPERKO
6800 GAMBA DRIVE
RICHMOND, BC V7C 2G5

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 , .

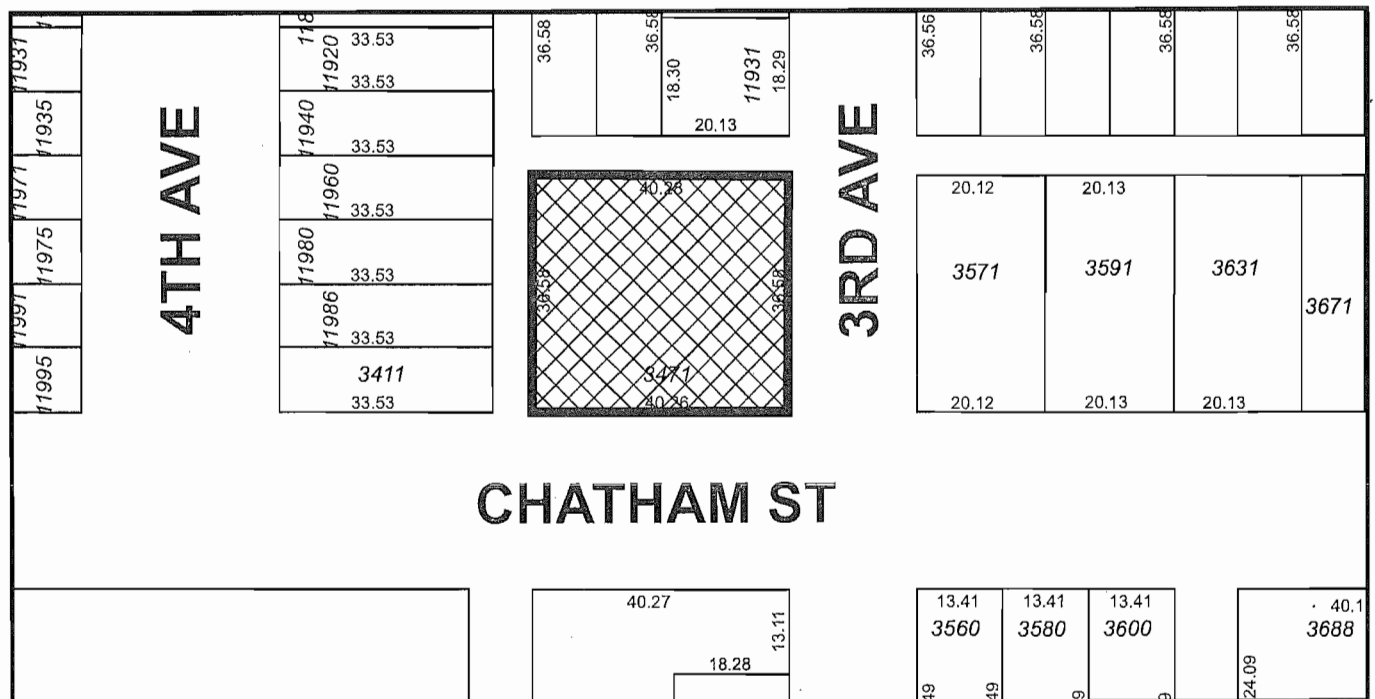
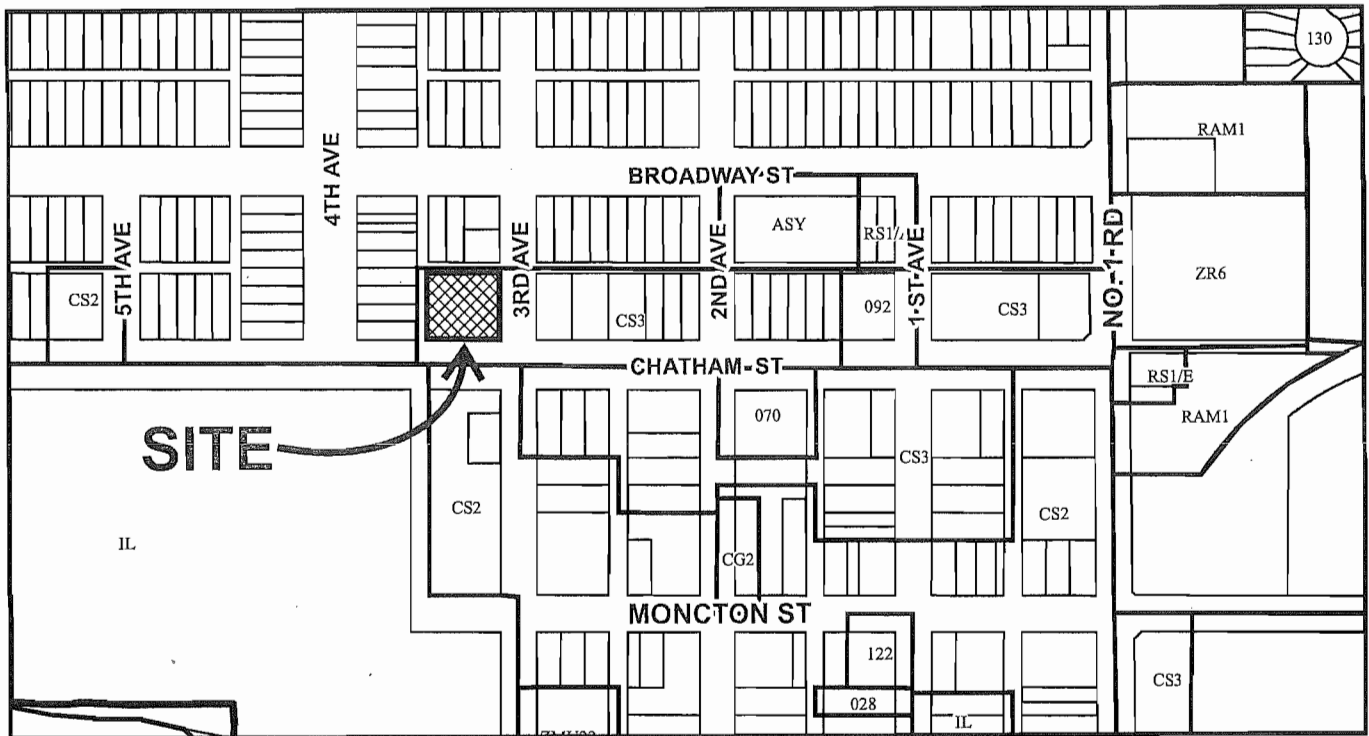
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 14-672823
SCEDULE "A"

Original Date: 10/01/14

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Heritage Alteration Permit

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 14-672825

To the Holder: Steveston Flats Development Corp.
Property Address: 3471 Chatham Street
Legal Description: P.I.D. 029-139-741
Lot 1 Section 20 Block 3 North Range 7 West
New Westminster District Plan EPP30378

(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 Development Permit DP 14-672823.
4. 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.
5. 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 _____, 2015.

DELIVERED THIS _____ DAY OF _____, 2015.

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.

DEVELOPMENT DATA

GROSS SITE AREA:	15,856 SF	(1,473 SM)
LESS CORNER CUT:	86 SF	(8 SM)
NET SITE AREA:	15,770 SF	(1,465 SM)
BUILDING FOOTPRINT:	12,040 SF	(1,119 SM)
SITE COVERAGE:	78%	
COMMERCIAL AREA:	3,308 SF	(307 SM)
RESIDENTIAL AREA:	19,846 SF	(1,844 SM)
GROSS FLOOR AREA:	25,430 SF	(2,363 SM)
B.U.H.F. FAR EXEMPTION (1.86 SM/UNIT):	200 SF	(19 SM)
FLOOR AREA RATIO:	1.6	(25,230 SF/ 15,770 SF)
GROSS SALEABLE:	23,154 SF	(2,151 SM)
GROSS SALEABLE/GFA:	91%	

UNIT SUMMARY

LEVEL 3:	2 BEDROOM + DEN	4 UNITS
LEVEL 2:	2 BEDROOM + DEN	6 UNITS
TOTAL RESIDENTIAL:	2 BEDROOM + DEN	10 UNITS

GFA SUMMARY

ROOF DECK:		85 SF	(8 SM)
ELEVATOR LOBBY			

LEVEL 3:		
UNIT 301	2,459 SF	(228 SM)
UNIT 302	2,406 SF	(224 SM)
UNIT 303	2,389 SF	(222 SM)
UNIT 304	2,225 SF	(207 SM)
L3 TOTAL RESIDENTIAL:	9,479 SF	(881 SM)
L3 COMMON AREA:	408 SF	(38 SM)
L3 GFA:	9,887 SF	(919 SM)

LEVEL 2:		
UNIT 201	1,680 SF	(156 SM)
UNIT 202	1,663 SF	(155 SM)
UNIT 203	1,681 SF	(156 SM)
UNIT 204	1,836 SF	(171 SM)
UNIT 205	1,632 SF	(152 SM)
UNIT 206	1,875 SF	(174 SM)
L2 TOTAL RESIDENTIAL:	10,367 SF	(963 SM)
L2 COMMON AREA:	578 SF	(54 SM)
L2 GFA:	10,945 SF	(1,017 SM)

LEVEL 1 / GROUND FLOOR:		
TOTAL CRU:	3,308 SF	(307 SM)
L1 COMMON AREA:	1,205 SF	(112 SM)
L1 PARKING, STO., GARBAGE & MECH:*	7,526 SF	(699 SM)
L1 GFA:	4,513 SF	(419 SM)
		* NOT INCLUDED IN GFA

TOTAL RESIDENTIAL:	19,846 SF	(1,844 SM)
TOTAL CRU:	3,308 SF	(307 SM)
TOTAL GFA:	25,430 SF	(2,363 SM)

PARKING CALCULATIONS

- PARKING SPACES REQUIRED:				
MIXED COMMERCIAL/RESIDENTIAL USES:				
10 APARTMENTS:	1.5 PARKING SPACES/UNIT			0.2 VISITOR SPACES/UNIT
TOTAL REQUIRED:	15	RESIDENTIAL SPACES	2	VISITOR SPACES
COMMERCIAL (GENERAL RETAIL):				
@ 3 / 100 m² UP TO 350 m²:	7	COMMERCIAL SPACES		
LESS 33%	-			
TOTAL REQUIRED:	7	COMMERCIAL SPACES		
TOTAL PARKING SP. REQUIRED:	22	SPACES		
- PARKING SPACES PROVIDED:				
RESIDENTIAL:	20	RESIDENTIAL SPACES	2	VISITOR SPACES
COMMERCIAL:	6	COMMERCIAL SPACES		
TOTAL PARKING SP. PROVIDED:	28	PARKING SPACES		

BICYCLE PARKING CALCULATIONS

- BICYCLE PARKING REQUIRED:				
MIXED COMMERCIAL/RESIDENTIAL USES:				
	CLASS 1		CLASS 2	
10 APARTMENTS:	1.25 SPACES/UNIT		0.20 SPACES/UNIT	
TOTAL REQUIRED:	13	SPACES	2	SPACES
COMMERCIAL (GENERAL RETAIL):				
	CLASS 1		CLASS 2	
	@ 0.27 / 100 m² GFA		@ 0.4 / 100 m² GFA	
	(LEASABLE) > 100 m²:		(LEASABLE) > 100 m²:	
TOTAL REQUIRED:	1	SPACE	2	SPACES
TOTAL BICYCLE SP. REQUIRED:	14	CLASS 1 SPACES	4	CLASS 2 SPACES
- BICYCLE PARKING PROVIDED:				
	CLASS 1		CLASS 2	
TOTAL BICYCLE SP. PROVIDED:	14	SPACES (WITHIN L1 STORAGE ROOMS)	4	SPACES

NOTES:

- Notes:
- Subject to Heritage Alteration Permit DP 14-672825
 - Separate Sign Permits are required for commercial signage.
 - Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
 - Development is required to comply with mixed use building noise Restrictive Covenant registered on Title regarding mitigation of HVAC and non-residential use potential noise impact on residential uses. Future Building Permit is required to include sealed confirmation from registered professional.
 - 10 Basic Universal Housing Feature units which are required to comply with Zoning Bylaw 8500.
 - Variance included to:
 - Increase maximum building height from 12 m to 15.4 m for the elevator structure.
 - Public Art – installation of nine (9) sculptural panels by artist Leonard Epp along with a didactic panel
 - Transportation Demand Management features:
 - 4 parking spaces (20% of resident spaces) provided with 120 volt receptacle for electric vehicle charging
 - 5 parking spaces (25% of resident spaces) pre-ducted for future wiring for electric vehicle charging
 - Sustainability features:
 - “Renmat” tankless on-demand water boiler systems with 99.9% efficiency.
 - Ultra insulated triple glazed windows
 - Icynene foam insulation with 35% higher insulation value than equivalent thickness batt insulation.
 - Low flow dual flush toilets
 - Energy efficient LED dimmable lighting , some with daylight sensors and/or timer switches.
 - Heat recovery ventilation units for residential units.

Q	NOTE	DEVELOPMENT PERMIT APPLICATION
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3RD AVENUE

ISSUE	MARK	YTD/2000	PERCENTAGE
A	1707095	FULLY/NOT FULLY PAID DEDUCTIONS	
B	120477	PENDING DEMANDS	
C	1004072	DEVELOPMENT UNIT IN	
D	1812504	DEVELOPMENT UNIT IN PROGRESS SET	
E	7043239	DEVELOPMENT UNIT IN PROGRESS SET	
F	1416041	ISSUED FOR ACCELERATED ADVISORY COMMITTEE	
G	1416041	DEVELOPMENT UNIT IN PROGRESS SET	

ZGF
COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-1477 FAX: 604-272-1471 E-MAIL: info@edcollier.com
WEB: www.edcollier.com

PROJECT:

**CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT**
3471 Chatham Street
Richmond, BC

CLIENT: **Steveston Flats Development Corporation**

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DENAME:	GR:	SEAL:
CHECKED:	PK:	
SOMU:	1/8" x 1-0"	
JOB. No.:	13-05-00N	
DATE:	1/05/2014:	

PARKING LEVEL /
LEVEL 1 FLOOR PLAN /
SITE PLAN

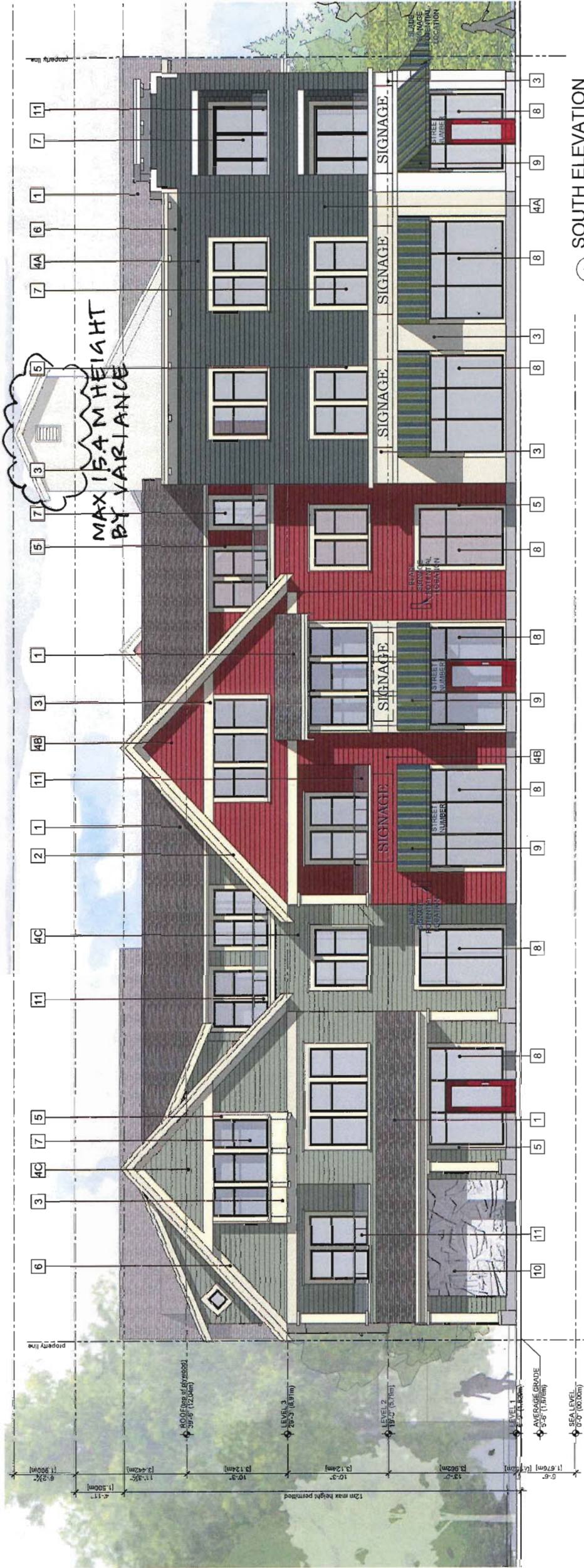
Plan 2 Nov 10, 2014

DP 14-672823

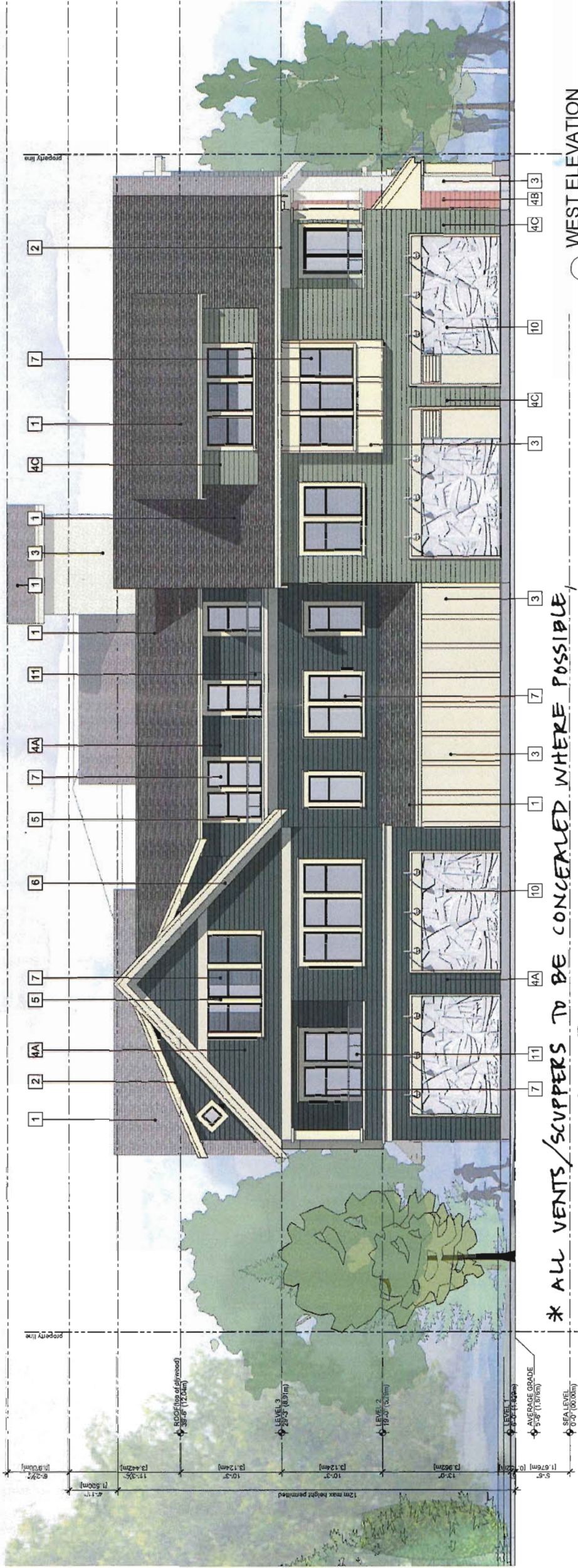
LEVEL 1
1/8"=1'-0"

A-111

10448411 Oculars in the Neural Network of the Human Eye. *Journal of the Optical Society of America A* 2016, Vol. 33, No. 11, pp. 2449-2459. 11 pages. doi:10.1364/JOSAA.33.11.2449.



1 SOUTH ELEVATION
3/16"=1'-0"



2 WEST ELEVATION
3/16"=1'-0"

* ALL VENTS/SCUPPERS TO BE CONCEALED WHERE POSSIBLE,
METAL MATERIAL + PAINTED TO MATCH ADJACENT FINISH
(TYPICAL)

MAX 15.4 M HEIGHT
BY VARIANCE

- NOTES:
- MATERIAL LEGEND**
- 1 DUROID SHINGLE ROOFING
 - 2 HARDE SOFFIT
 - 3 BOARD AND BATTEN HARDE PANEL
 - 4A HC-3 WESTON FLAX
 - 4B HC-160 KNOXVILLE GREY
 - 4C HARDE PLANK LAP SIDING
 - 5 HARDE PLANK LAP SIDING
 - 6 CC-634 HERBES DE PROVENCE
 - 7 PAINTED WOOD TRIM
 - 8 HC-3 WESTON FLAX
 - 9 PAINTED PASCIA
 - 10 HC-3 WESTON FLAX
 - 11 METAL-CLAD VINYL WINDOWS
 - 12 ANODIZED ALUMINUM STOREFRONT GLAZING
 - 9 FABRIC AWNING
 - 10 SALVAGED SCULPTURAL CONCRETE PANEL
 - 11 STRUCTURAL CLEAR GLASS GUARD
 - 12 PAINTED METAL DOOR

* SEPARATE PERMIT
RESERVED FOR
SIGNAGE (TYP.)

Refer to Bing Moore Historical True Colours Palette
Refer to approved window and door shop drawings

MARK	DESCRIPTION
B	140000
F	140000
E	140000
D	140000
C	140000
B	140000
A	140000

ZGF
COTTER

901-833 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-1177 FAX: 604-272-1178 EMAIL: zgf@zgf.com
WWW.ZGF.COM

PROJECT:
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
3471 Chatham Street
Richmond, BC

CLIENT:
Steveston Flats Development
Corporation

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DATE	BY	REV.
2014	2014	2014
2014	2014	2014
2014	2014	2014
2014	2014	2014

SHEET TITLE:
SOUTH ELEVATION
WEST ELEVATION

Plan 4 Nov 10, 2014
DP 14-672823

DRAWING NO.:
A-201

[illegible]

**ZGF
COTTER**
ZGF COTTER ARCHITECTS INC.

901-838 West Hastings Street, Vancouver, BC V6C0A5
TEL: 604-272-1877 FAX: 604-272-1471 EMAIL: info@zgcotter.com
WEB: www.zgcotter.com

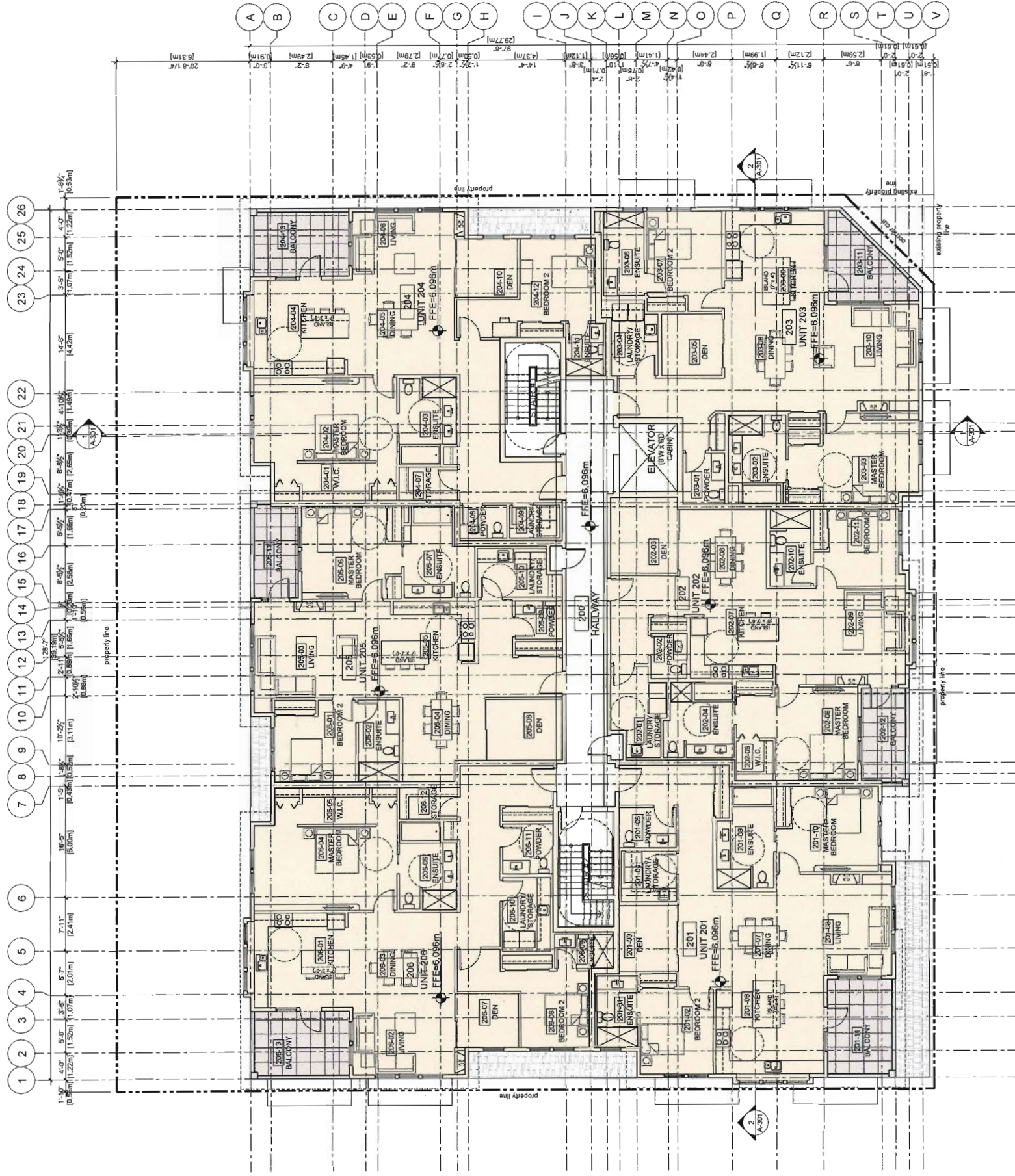
CLIENT
Steveston Flats Development
Corporation

DRAWN: OP	SEAL:
CHECKED: RW	
SCALE: AS SHOWN	
JOB No.: 13-DG-DH1	
DATE: NOV. 2014	

Plan 8 Nov 10, 2014
DP 14-672823

W5204_M71_Citation_ML_Room in Specialized Care and Design for DSM_A_516_Designing

NOTES:



1 LEVEL 2
1/8"=1'-0"



ISSUE	MARK	STATUS	DESCRIPTION
A	13/12/25	A	PRELIMINARY FLOOR PLANS & ELEVATIONS
B	13/01/27	B	PRELIMINARY DRAINAGES
C	13/01/27	C	REZONING APPLICATION
D	13/01/27	D	DEVELOPMENT PERMIT PROGRESS MET
E	13/01/27	E	DEVELOPMENT PERMIT PROGRESS MET
F	14/01/27	F	ISSUED FOR HISTAGE ADVISORY COMMITTEE
G	14/01/27	G	DEVELOPMENT PERMIT APPLICATION

ZGF
COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-1477 FAX: 604-272-1471 EMAIL: info@zgkatter.com
WEB: www.zgkatter.com

PROJECT:

CHATHAM & 3RD
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3471 Coatham Street
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DATE:	NOV. 2014
JOB NO.:	13-08-084
SCALE:	1/8"=1'-0"
CHECKED:	RF
DRAWN:	GP
SCALE:	

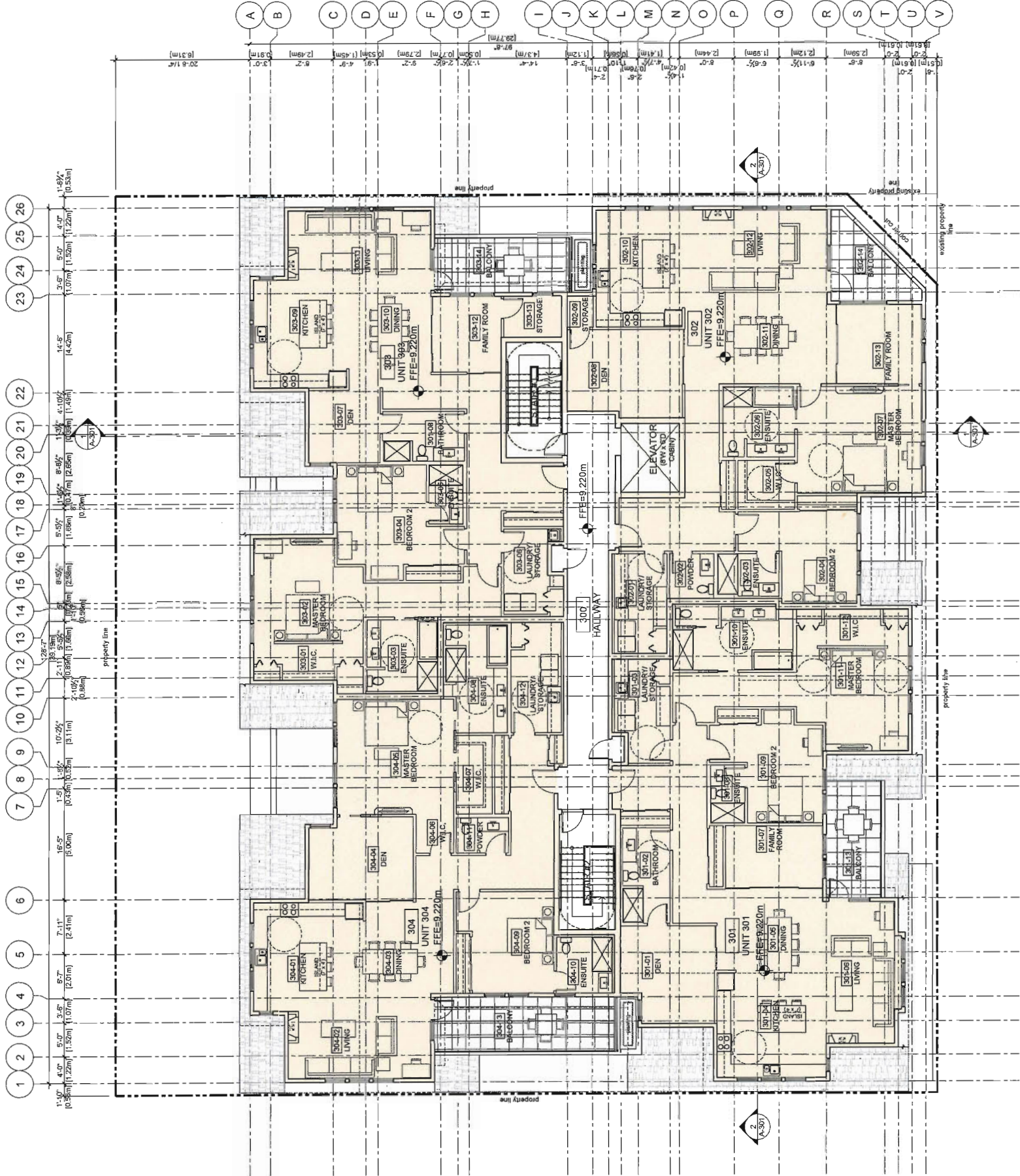
LEVEL 2 FLOOR PLAN

Plan 9 Nov 10, 2014
DP 14-672823

DRAWING NO.:

A-112

NOTES:



1 LEVEL 3
1/8" = 1'-0"

0ft 1ft 5ft 10ft



9	H4304	DEVELOPMENT PERMIT APPLICATION
F	151047	DEVELOPMENT PERMIT APPLICATION COMMITTEE
E	151070	DEVELOPMENT PERMIT PROCESS SET
D	151044	DEVELOPMENT PERMIT PROCESS SET
C	151044	DEVELOPMENT PERMIT PROCESS SET
B	151044	DEVELOPMENT PERMIT PROCESS SET
A	151044	DEVELOPMENT PERMIT PROCESS SET
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25	151044	DEVELOPMENT PERMIT PROCESS SET
26	151044	DEVELOPMENT PERMIT PROCESS SET

ZGF
COTTER

301 COTTER ARCHITECT INC.
901-338 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-273-1417 FAX: 604-273-1411 EMAIL: info@zgf-cotter.com
WEB: www.zgf-cotter.com

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CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
3471 Chatham Street
Richmond, BC

CLIENT:
Steveston Flats Development
Corporation

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DATE:	07	SCALE:
CHECKED:	PM	
SCALE:	1/8" = 1'-0"	
APP. NO.:	13-26-2014	
DATE:	NOV. 2014	
SHEET TITLE:		

LEVEL 3 FLOOR PLAN

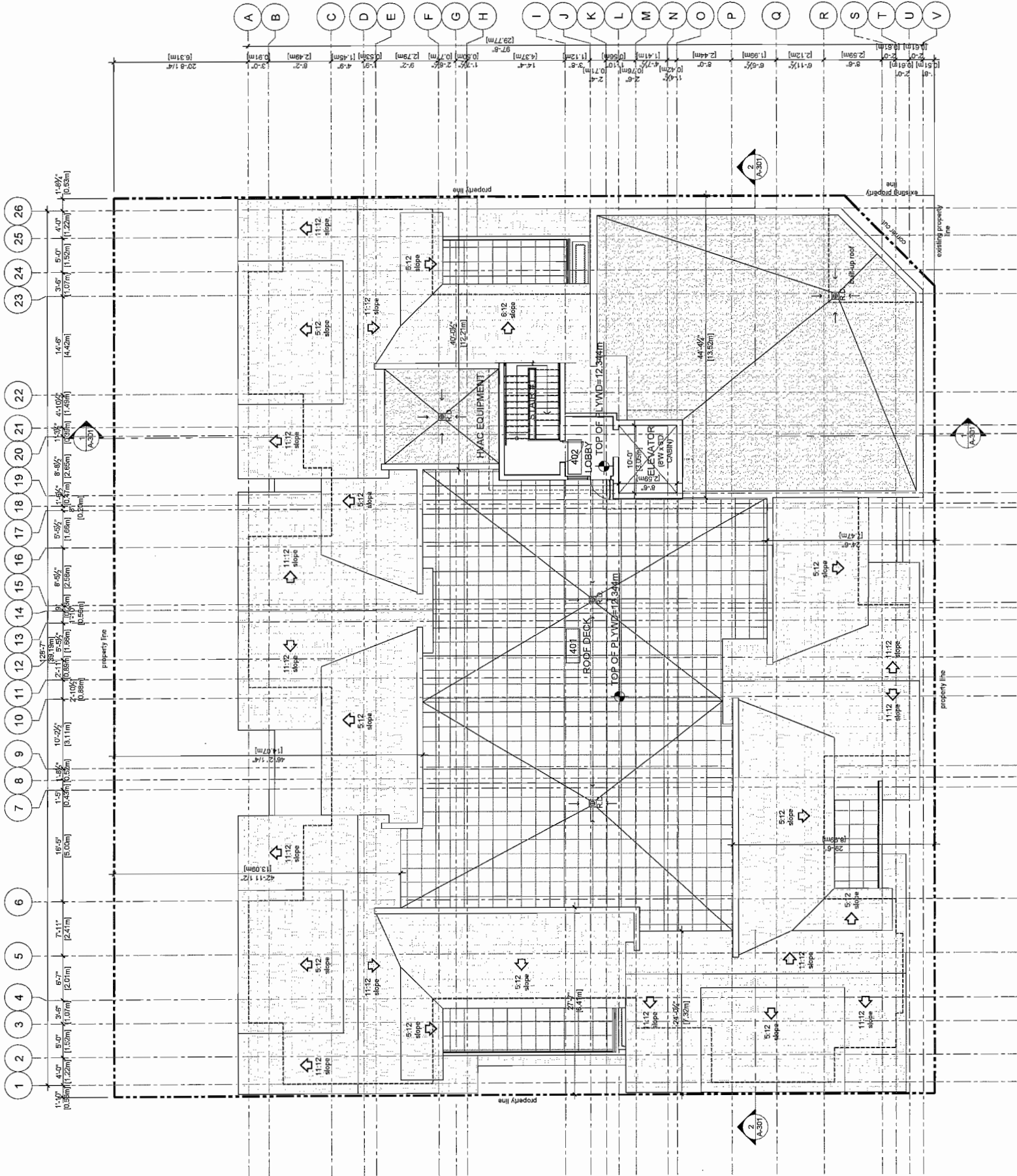
Plan 10 Nov 10, 2014
DP 14-672823

DRAWING NO.:
A-113

REV. 1

NOTES:

WATER FIXTURE
TO BE PROVIDED
AT ROOF DECK
LEVEL



OR 1/16\"/>

1 ROOF DECK
1/8\"/>



G	146824	DEVELOPMENT PERMIT APPLICATION
F	146825	ISSUED FOR HERITAGE ADVISORY COMMITTEE
E	146826	DEVELOPMENT PERMIT PROPOSAL SET
D	146827	DEVELOPMENT PERMIT PROPOSAL SET
C	146828	DEVELOPMENT PERMIT PROPOSAL SET
B	146829	DEVELOPMENT PERMIT PROPOSAL SET
A	146830	DEVELOPMENT PERMIT PROPOSAL SET
1	146831	DEVELOPMENT PERMIT PROPOSAL SET
2	146832	DEVELOPMENT PERMIT PROPOSAL SET
3	146833	DEVELOPMENT PERMIT PROPOSAL SET
4	146834	DEVELOPMENT PERMIT PROPOSAL SET
5	146835	DEVELOPMENT PERMIT PROPOSAL SET
6	146836	DEVELOPMENT PERMIT PROPOSAL SET
7	146837	DEVELOPMENT PERMIT PROPOSAL SET
8	146838	DEVELOPMENT PERMIT PROPOSAL SET
9	146839	DEVELOPMENT PERMIT PROPOSAL SET
10	146840	DEVELOPMENT PERMIT PROPOSAL SET
11	146841	DEVELOPMENT PERMIT PROPOSAL SET
12	146842	DEVELOPMENT PERMIT PROPOSAL SET
13	146843	DEVELOPMENT PERMIT PROPOSAL SET
14	146844	DEVELOPMENT PERMIT PROPOSAL SET
15	146845	DEVELOPMENT PERMIT PROPOSAL SET
16	146846	DEVELOPMENT PERMIT PROPOSAL SET
17	146847	DEVELOPMENT PERMIT PROPOSAL SET
18	146848	DEVELOPMENT PERMIT PROPOSAL SET
19	146849	DEVELOPMENT PERMIT PROPOSAL SET
20	146850	DEVELOPMENT PERMIT PROPOSAL SET
21	146851	DEVELOPMENT PERMIT PROPOSAL SET
22	146852	DEVELOPMENT PERMIT PROPOSAL SET
23	146853	DEVELOPMENT PERMIT PROPOSAL SET
24	146854	DEVELOPMENT PERMIT PROPOSAL SET
25	146855	DEVELOPMENT PERMIT PROPOSAL SET
26	146856	DEVELOPMENT PERMIT PROPOSAL SET

ZGF
COTTER

300 COTTER ARCHITECTURE
501-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-1477 FAX: 604-272-1477 EMAIL: info@zgf.com
WEB: www.zgf.com

PROJECT:
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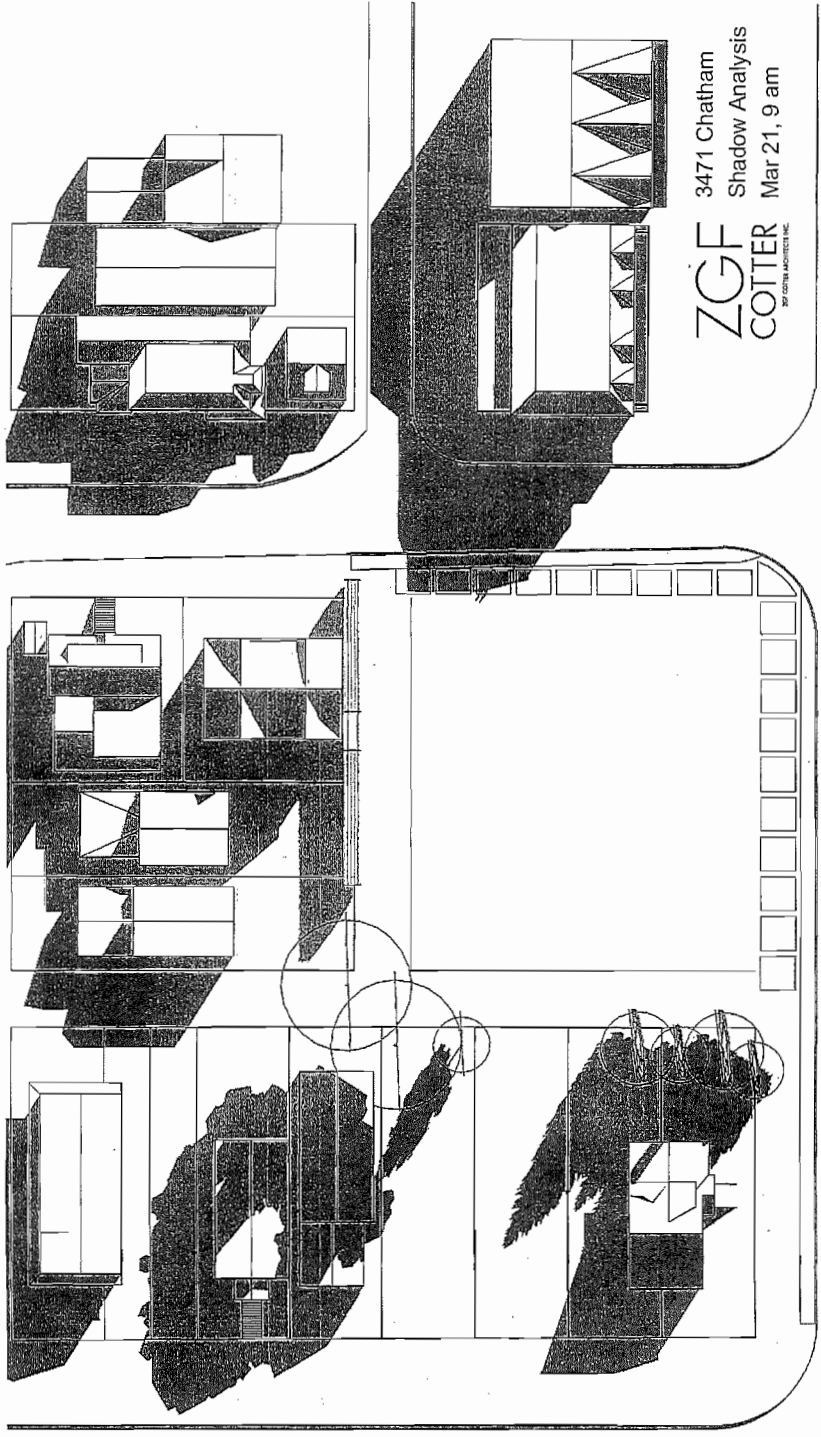
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SHEET NO.	13-09-03-01	
DATE	NOV. 2014	

SHEET TITLE:
ROOF DECK FLOOR PLAN

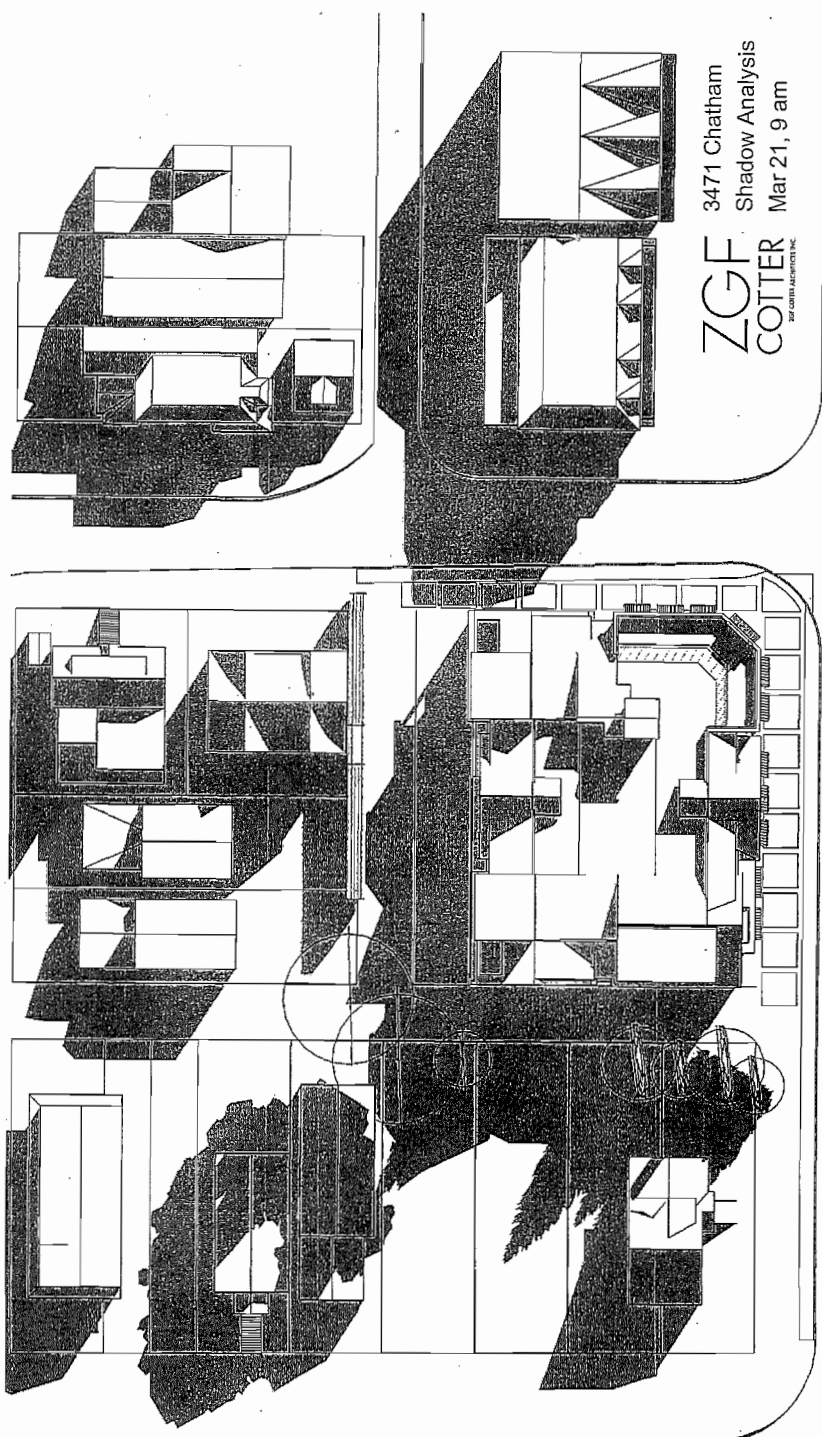
Plan 11 Nov 10, 2014
DP 14-672823

DRAWING NO.:
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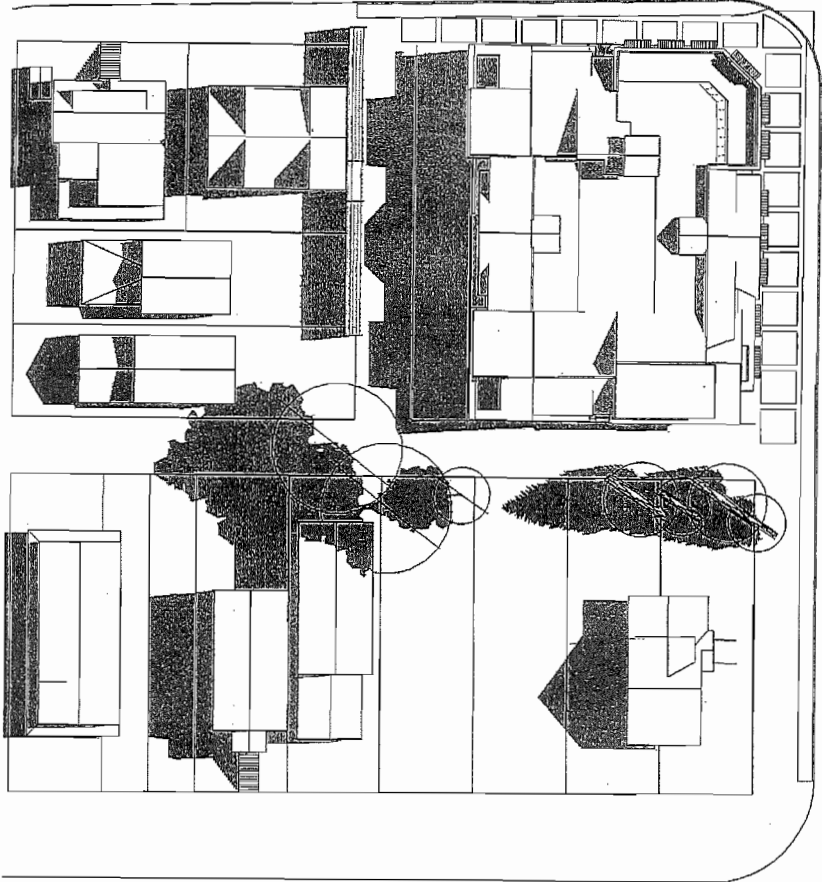
REV.



EXISTING

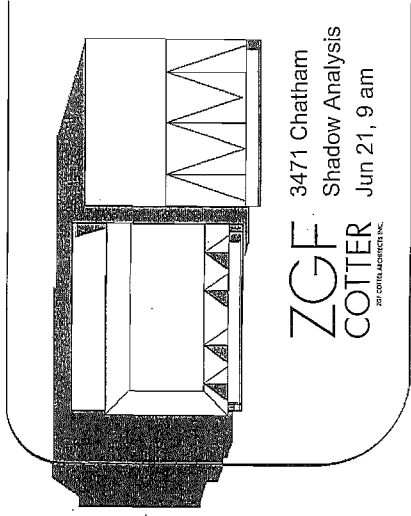
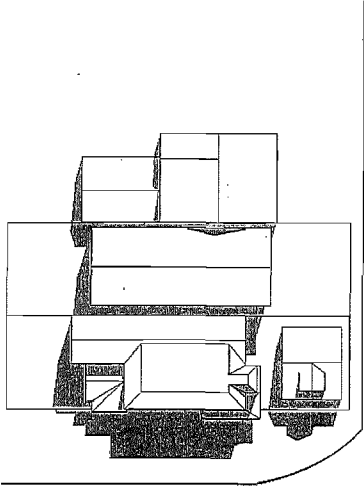
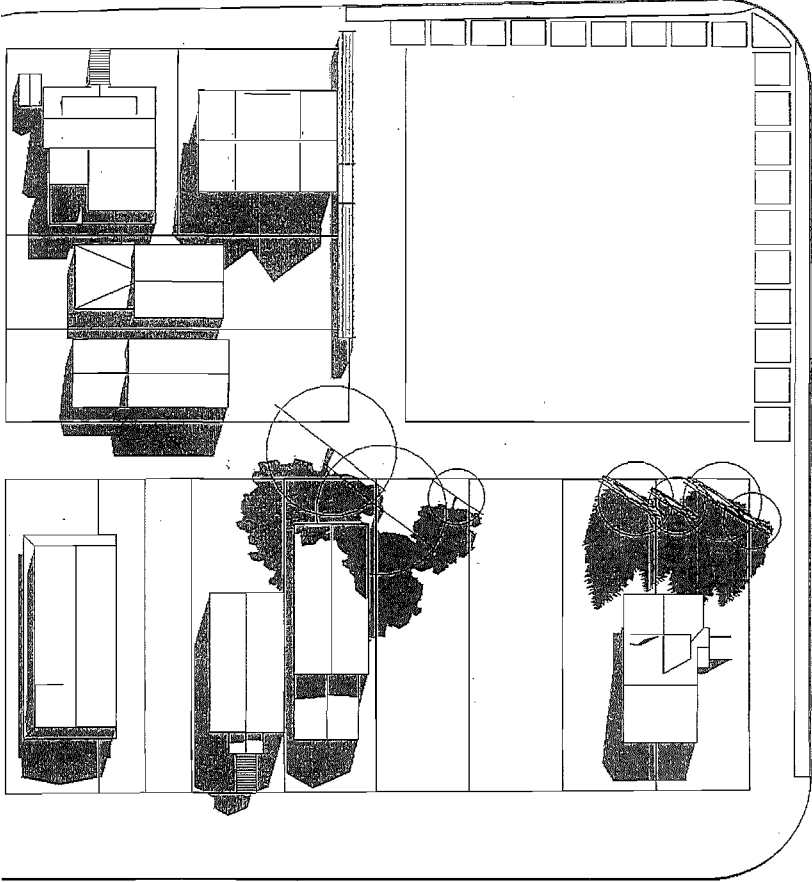


PROPOSED
(TYP.)

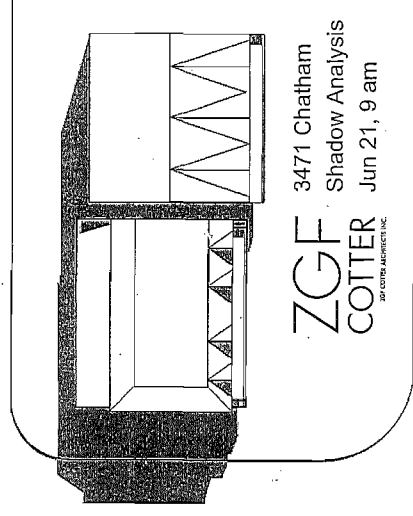
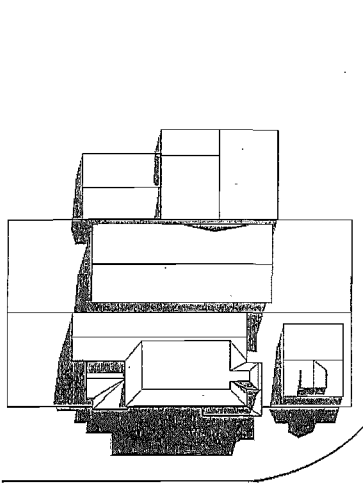
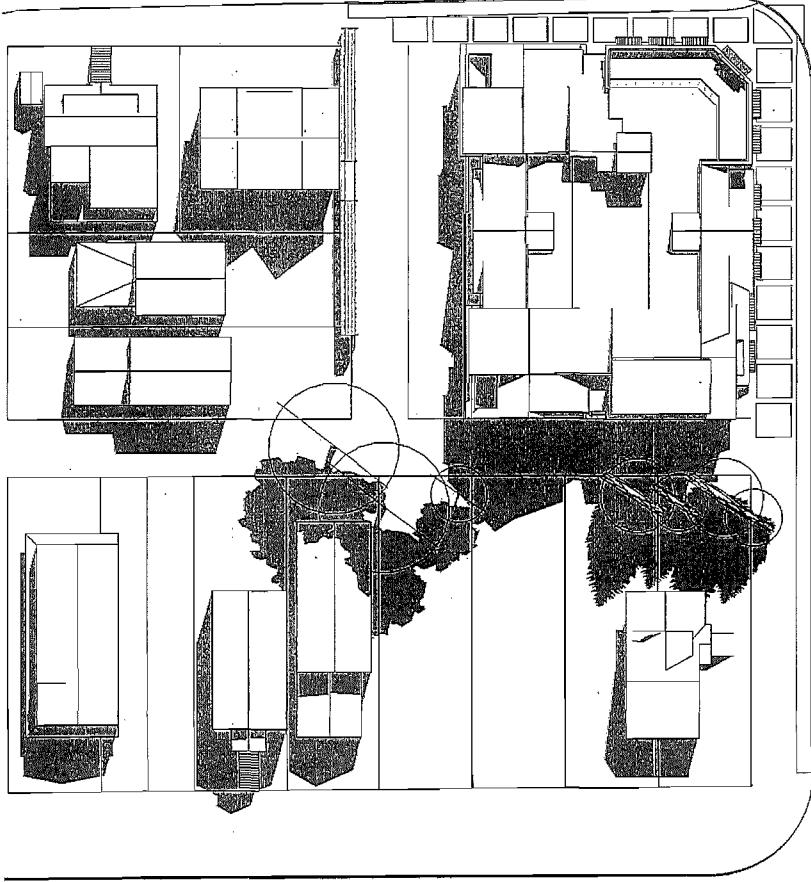


SVN SHADING DIAGRAMS
FROM RZ 13-643436

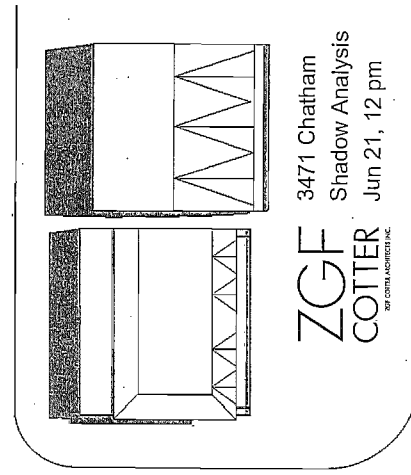
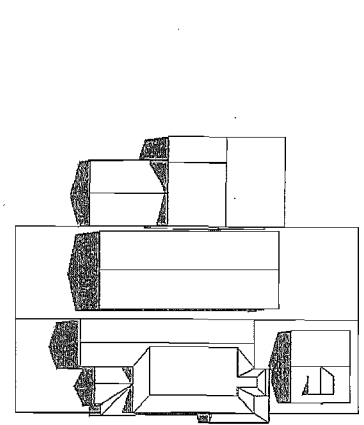
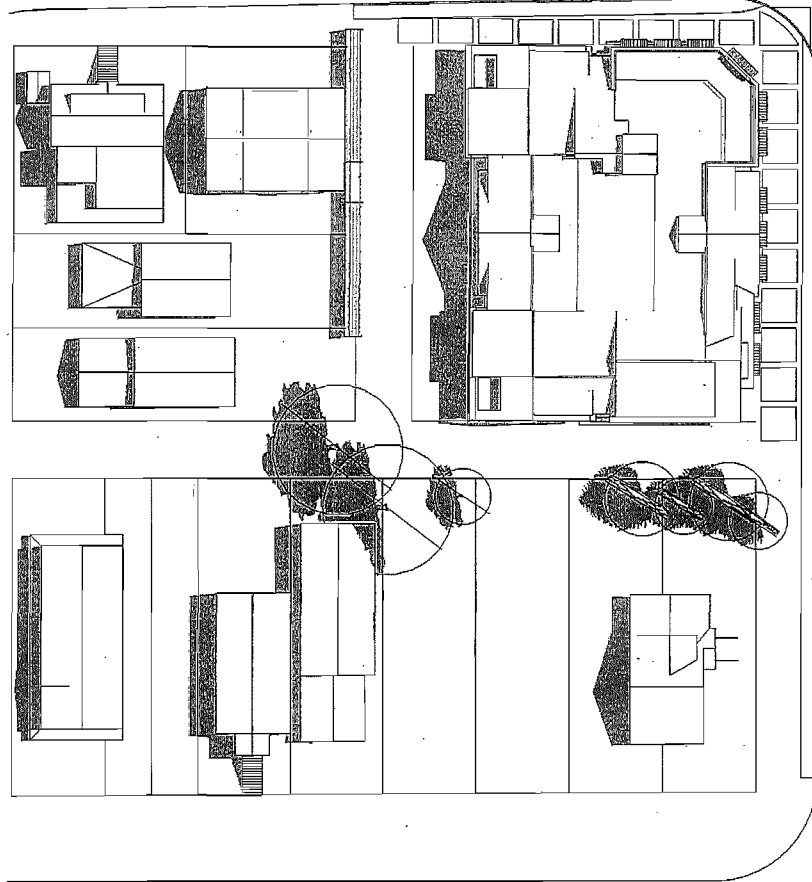
Reference Plan Nov 10, 2014
DP 14-672823



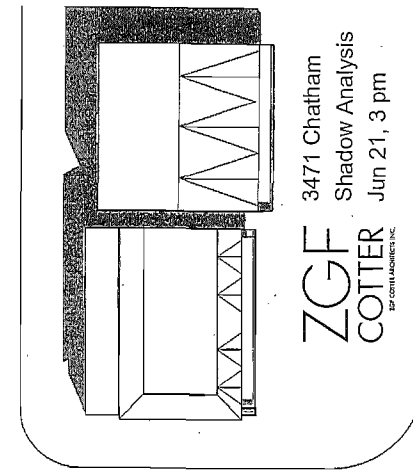
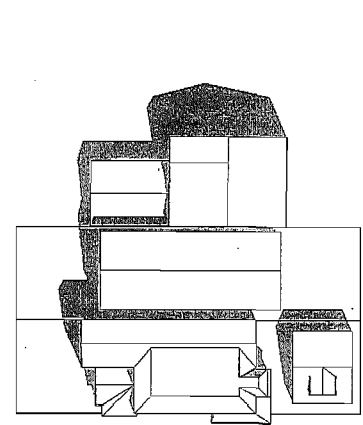
3471 Chatham
Shadow Analysis
Jun 21, 9 am
ZGF
COTTER
BY COTTER ARCHITECTS, INC.



3471 Chatham
Shadow Analysis
Jun 21, 9 am
ZGF
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3471 Chatham
Shadow Analysis
Jun 21, 12 pm
ZGF
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3471 Chatham
Shadow Analysis
Jun 21, 3 pm
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