



**To:** Development Permit Panel

**Date:** January 5, 2015

**From:** Wayne Craig  
Director of Development

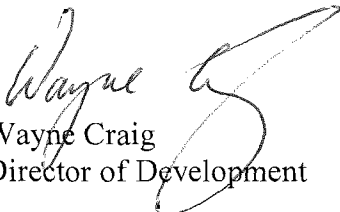
**File:** DP 14-672823  
HA 14-672825

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

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**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 m<sup>2</sup> (3,438 ft<sup>2</sup>) commercial space on the ground floor; and
  - b) Vary the provisions of Richmond Zoning Bylaw 8500 to:
    - i. Increase the maximum permitted building height from 12.0 m to 14.75 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 DP 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 m<sup>2</sup> (3,438 ft<sup>2</sup>) 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).

A Staff Report was reviewed by the Development Permit Panel at the meeting of December 10, 2014 (Attachment A) and referred back to staff. In response to the referral, staff and the applicant have provided additional information and the applicant has revised the design to address the building height and roof massing.

### Background

The following referral motion was carried at the December 10, 2014 Development Permit Panel meeting:

*“That the staff report titled Application by Steveston Flats Development Corp. for a Development Permit and a Heritage Alteration Permit at 3471 Chatham Street, dated November 17, 2014, from the Director, Development, be referred back to staff examine:*

- 1. Alternative options for wheelchair access to the rooftop;*
- 2. Measures incorporated into the proposed development to address potential privacy overlook concerns from west facing balconies;*
- 3. Long term options for the laneway network adjacent to the site; and*
- 4. Options to enhance the landscaping to improve the pedestrian flow throughout the site; and*

*report back to the Wednesday, January 14, 2015 Development Permit Panel meeting.”*

This Staff Report addresses the Development Permit Panel referral by providing a summary of information to address the referral, providing a summary of the proposed revision to the building height and roof massing and presenting the Development Permit and Heritage Alteration Permit for issuance.

### Development Information

A Development Application Data Sheet providing details about the revised development proposal is attached (Attachment B).

Please refer to the original Development Permit staff report dated November 17, 2014 (Attachment A) for information pertaining to the history of the site, surrounding development, rezoning and public hearing results, public input received prior to November 17, 2014 and responses, Richmond Heritage Commission comments, Advisory Design Panel comments, as well as staff comments on the proposal.

**Public Input**

Public input was received regarding the proposal and discussed during the rezoning application process and in the original Development Permit staff report (Attachment A). After the original Development Permit Staff Report was written, the City received one (1) additional piece of correspondence from the public (Attachment C). The concerns raised in the new correspondence were similar to other comments received by staff and were included and discussed in the original Development Permit Staff Report as well as during the rezoning process.

**Analysis**Wheelchair Access to the Rooftop

In response to the Development Permit Panel's referral to examine alternative options for wheelchair access to the rooftop, the applicant reviewed two (2) alternative options for wheelchair access to the rooftop if elevator access stopped at the third floor.

The first option reviewed by the applicant is the addition of a foldable platform wheelchair stair lift in the exit stair from the third floor to the rooftop. This option would require that the stair be doubled in width at the third floor and rooftop levels to allow for emergency exiting if the lift was in use or in the unfolded position. This means that the stair structure on the rooftop level would be doubled in size, requiring a redesign of the third floor plan. There is a smaller foldable seat stair lift available, which would have less spatial impact, but it only lifts the person; (not their wheelchair) not allowing a person in a wheelchair to access the rooftop on their own. The project architect advises that installation of a stair lift would also pose difficulties for compliance with exit stair handrail requirements in the BC Building Code. The applicant does not recommend pursuing this option which would require that a person in wheelchair travel alone to the rooftop as it is not designed for multiple users at one time. Universal design principles seek to avoid this kind of segregation as much as possible.

The second option reviewed by the applicant is the addition of a separate unenclosed vertical wheelchair lift from the third floor to the rooftop. This option would require the addition of a dropped elevator pit on the second floor and both the lift and a separate machine room on the third floor, requiring a redesign of the second and third floor plans. The applicant does not recommend pursuing this option which would also require that a person in wheelchair travel alone to the rooftop as it is also not designed for multiple users at one time.

The applicant continues to propose elevator access to the rooftop as it is designed for multiple users at one time, allowing equal access to all persons, including persons in a wheelchair.

### Potential Privacy Overlook Concerns

In response to the Development Permit Panel's referral to examine measures incorporated into the proposed development to address potential privacy overlook concerns from west facing balconies, the applicant advises that:

- The applicant has tried to sensitively address privacy for the neighbour to the west. The number of proposed west facing balconies was reduced through the development application review process. The rezoning application included four (4) west facing balconies and the current design includes three (3) balconies that have views to the west, two (2) of which also look north or south. There is only one (1) deck facing due west which results from the interior layout of the unit.
- In response comments from neighbours, the building design is sculpted and articulated for a less massive architectural form and character to appear as a number of smaller buildings. The placement of west facing balconies provides the required outdoor space for the apartments and also insets significant portions of the upper floors, creating the appearance of smaller building proportions of this project.
- The balconies are pushed into the building face, not projecting out from the building face. In comparison to the rezoning, the result for the third floor balcony is that the interior living space has been set back behind the balcony 2.4 m (8 ft.) from the building face, or 4.1 m (13.5 ft) from the west property line.
- In addition to design features of the proposal, a 6 m wide undeveloped City lane will be improved with landscaping.

### Laneway Network

In response to the Development Permit Panel's referral to examine long term options for the laneway network adjacent to the site, staff advise that:

- The rear lane at the north edge of the site provides vehicle access to an existing garage of a 3<sup>rd</sup> Avenue property, provides access to the rear of two (2) Broadway Street properties and the subject development site. The required laneway improvements will benefit the subject site and also the existing single-family lots on the north side of the lane.
- The undeveloped lane at the west edge of the site is needed to be maintained as a City utility corridor. There is a sanitary main in the undeveloped lane that services the lots fronting onto 4<sup>th</sup> Avenue and is also a major conveyance located in the middle of a larger sanitary sewer system that services Steveston Village and the residential area south of Richmond Street and between 4<sup>th</sup> Avenue and No. 1 Road. There would be difficulties associated with trying to relocate this main, including technical issues of existing shallow grades and impacts to existing home owners of relocating on-site sanitary lines.
- The undeveloped lane at the west edge of the site and the rear lane are the boundary between the Steveston Village Heritage Conservation Area commercial core and the surrounding lower density single-family homes to the north and west. Maintaining the undeveloped lane as an open space buffer benefits the existing home and future potential homes on the lots on the west side of the lane, as well as benefitting future residents of the proposed development.

- The undeveloped lane does not have the potential to create a new single detached lot. The existing undeveloped lane is only 6 m wide which is not wide enough to satisfy the City's minimum 9 m lot width for new standard sized single detached lots.

#### Pedestrian Flow Throughout the Site

In response to the Development Permit Panel's referral to examine options to enhance the landscaping to improve the pedestrian flow throughout the site, staff and the applicant advise that:

- On-site, the proposed landscape buffer along the rear facade of the proposed building is not wide enough to accommodate a walkway in addition to the required parking spaces. The narrow 0.8 m wide landscaping bed will be further narrowed by the required installation of gas meters. To accommodate a wheelchair, a walkway would need to be at least 1.2 m wide. This clearance cannot be accommodated in the proposed main floor plan and would result in the loss of commercial floor area to push in the rear facade of the building.
- Off-site, the rear lane at the north edge of the site is only 6.1 m wide, which is not wide enough to accommodate the addition of a dedicated pedestrian walkway. Pedestrian sidewalks are typically only included in the wider 9 m wide City Centre lane standard design.
- Transportation staff have reviewed and are supportive of the proposed site layout. The required accessible parking space is located close to 3<sup>rd</sup> Avenue. It is accessed by a vehicle through the rear lane, but benefits from a dedicated pedestrian route on-site connecting it to the 3<sup>rd</sup> Avenue sidewalk. Other visitors and customers walking to and from the other rear parking spaces will need to walk in the rear lane. This is acceptable to Transportation staff, as they expect traffic to be light in this lane, which will only service the block with the proposed development and will not be used for through traffic.
- The proposed parking along the rear lane is a typical condition for the three and a half blocks along the north edge of Steveston Village core. There is parking provided adjacent to the rear lane behind all of the commercial and mixed use buildings on the north side of Chatham Street between 3<sup>rd</sup> Avenue and No. 1 Road, with the exception of the newer development at 3993 Chatham Street and the historic church building. In addition, there was parking provided adjacent to the rear lane behind the former Gulf & Fraser Credit Union building that was previously on the site.

#### Architectural Form and Character

In response to discussion at the December 10, 2014 Development Permit Panel meeting, the applicant has revised the design to: (i) lower the height of the elevator structure to minimize the extent of the height variance as much as possible; and (ii) better integrate the elevator structure into the overall roof massing to minimize the visibility of the elevator structure as much as possible.

Through a combination of a customized elevator design and lowering a portion of the top landing at the rooftop level, the project architect was able to lower the total height and the requested height variance. The proposed building height was reduced from 15.4 m to 14.75 m, reducing the requested height variance from 3.4 m to 2.75 m above the 12 m bylaw restriction. The height variance request is limited to the 11.3 m<sup>2</sup> (122 ft<sup>2</sup>) elevator shaft footprint, which represents 1% of the total roof area. The elevator structure is set back from the Chatham Street and 3<sup>rd</sup> Avenue property lines and set back further from the residential homes to the north and west.

The design strategy in the proposal included in the original Development Permit Staff Report was to minimize the visibility of roof around the elevator structure as much as possible. The revised design strategy in the revised Development Permit drawings is to better integrate the elevator structure into the overall roof massing to minimize the visibility of the elevator structure as much as possible. The revised design has a carefully sculpted roof that complies with the zoning bylaw and conceals most of the elevator structure. The elevator structure is less visually prominent, projecting 1.3 m (4.25 ft.) above the main roof.

#### **Zoning Compliance/Variances (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 14.75 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, and the height of the elevator structure has been reduced from 15.4 m as shown in the rezoning Staff Report and original Development Permit Staff Report to a lower requested height variance of 14.75 m. 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.)*

## Conclusions

In response to Development Permit Panel's referral, staff examined the issues of wheelchair access to the rooftop, potential privacy overlook concerns from west facing balconies, City laneway network and the pedestrian flow throughout the site.

In response to the referral, discussion at Development Permit Panel and working with staff, the applicant has revised the proposal to lower the height of the elevator structure and to better integrate the elevator structure further into the overall roof massing.

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.



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Attachment A: Original Development Permit Staff Report dated November 17, 2014

Attachment B: Development Application Data Sheet

Attachment C: Public Input (received after November 17, 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; and
- 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 3<sup>rd</sup> 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 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 Division at 604-276-4285.*
- 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

Report to Development Permit Panel

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**From:** Wayne Craig  
Director of Development  
**Date:** November 17, 2014  
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## Staff Report

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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, 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> Avenue. The resources include the vacant south-west corner of 3<sup>rd</sup> Avenue and Chatham Street, the Steveston Courthouse, and the Sockeye Hotel (Steveston Hotel). The vacant south-west corner of 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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/tp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



**DP 14-672823**

**Attachment 1**

Address: 3471 Chatham Street

Applicant: Steveston Flats Development Corp.

Owner: Same

Planning Area(s): Steveston Village

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

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.6	1.6	None permitted
Lot Coverage	Max. 100%	78%	None
Setbacks: 3 <sup>rd</sup> 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
<b>Building Height</b>	<b>Three Storey &amp; Max. 12 m</b>	<b>Three Storey &amp; 15.4 m for elevator structure</b>	<b>3.4 m Increase for elevator structure</b>
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 <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 60 m <sup>2</sup>	139 m <sup>2</sup>	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**

**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)		

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

\* NOT INCLUDED IN GFA

- 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:
    - Public Art - installation of nine (9) sculptural panels by artist Leonard Bpp 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:
    - "Renal" tankless on-demand water boiler systems with 99.9% efficiency.
    - Ultra insulated triple glazed windows
    - Icyene foam insulation with 3.5% 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.

NOTES:

**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 m<sup>2</sup> UP TO 350 m<sup>2</sup>: 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  
 10 APARTMENTS: 1.25 SPACES/UNIT 0.20 SPACES/UNIT  
 TOTAL REQUIRED: 13 SPACES 2 SPACES

COMMERCIAL (GENERAL RETAIL):  
 CLASS 1  
 @ 0.27 / 100 m<sup>2</sup> GFA  
 (LEASABLE) > 100 m<sup>2</sup>: 1 SPACE  
 CLASS 2  
 @ 0.4 / 100 m<sup>2</sup> GFA  
 (LEASABLE) > 100 m<sup>2</sup>: 2 SPACES

TOTAL BICYCLE SP. REQUIRED: 14 CLASS 1 SPACES 4 CLASS 2 SPACES

-BICYCLE PARKING PROVIDED:  
 CLASS 1  
 14 SPACES (WITHIN L1 STORAGE ROOMS)  
 CLASS 2  
 4 SPACES

#	NUMBER	DESCRIPTION	DATE
1	1	DEVELOPMENT PERMIT APPLICATION	
2	1	PERMIT FOR EXTENSION APPROVAL COMMITTEE	
3	1	DEVELOPMENT PERMIT PROPOSED SET	
4	1	DEVELOPMENT PERMIT PROPOSED SET	
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7	1	DEVELOPMENT PERMIT PROPOSED SET	
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PROJECT:  
 CHATHAM & 3RD  
 RESIDENTIAL/COMMERCIAL  
 MIXED USE DEVELOPMENT  
 3411 Chatham Street  
 Richmond, BC

OWNER:  
 Steveston Flats Development  
 Corporation

DATE: NOV. 2014  
 SCALE: 1:100  
 SHEET TITLE: DEVELOPMENT DATA

Plan 1 Nov 10, 2014  
 DP 14-672823

DRAWING NO.: A-010

NOTES:

\* 9 ARTWORK PANELS

NO.	DESCRIPTION
1	DEVELOPMENT PERMITS APPLICATION
2	PERMITS FOR UTILITIES AND/OR CONCRETE
3	PERMITS FOR CONSTRUCTION
4	PERMITS FOR ELECTRICAL
5	PERMITS FOR MECHANICAL
6	PERMITS FOR PLUMBING
7	PERMITS FOR FIRE ALARMS
8	PERMITS FOR ELEVATORS
9	PERMITS FOR SIGNAGE
10	PERMITS FOR LANDSCAPING
11	PERMITS FOR PARKING
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147	PERMITS FOR CONSTRUCTION
148	PERMITS FOR ELECTRICAL
149	PERMITS FOR MECHANICAL
150	PERMITS FOR PLUMBING

**ZGF**  
**COTTER**  
300 CONNOR AVENUE  
SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.769.1111 FAX: 734.769.1112 WWW.ZGFCOTTER.COM

PROJECT:  
**CHATHAM & 3RD**  
**RESIDENTIAL/COMMERCIAL**  
**MIXED USE DEVELOPMENT**  
3411 Chatham Street  
Ann Arbor, MI

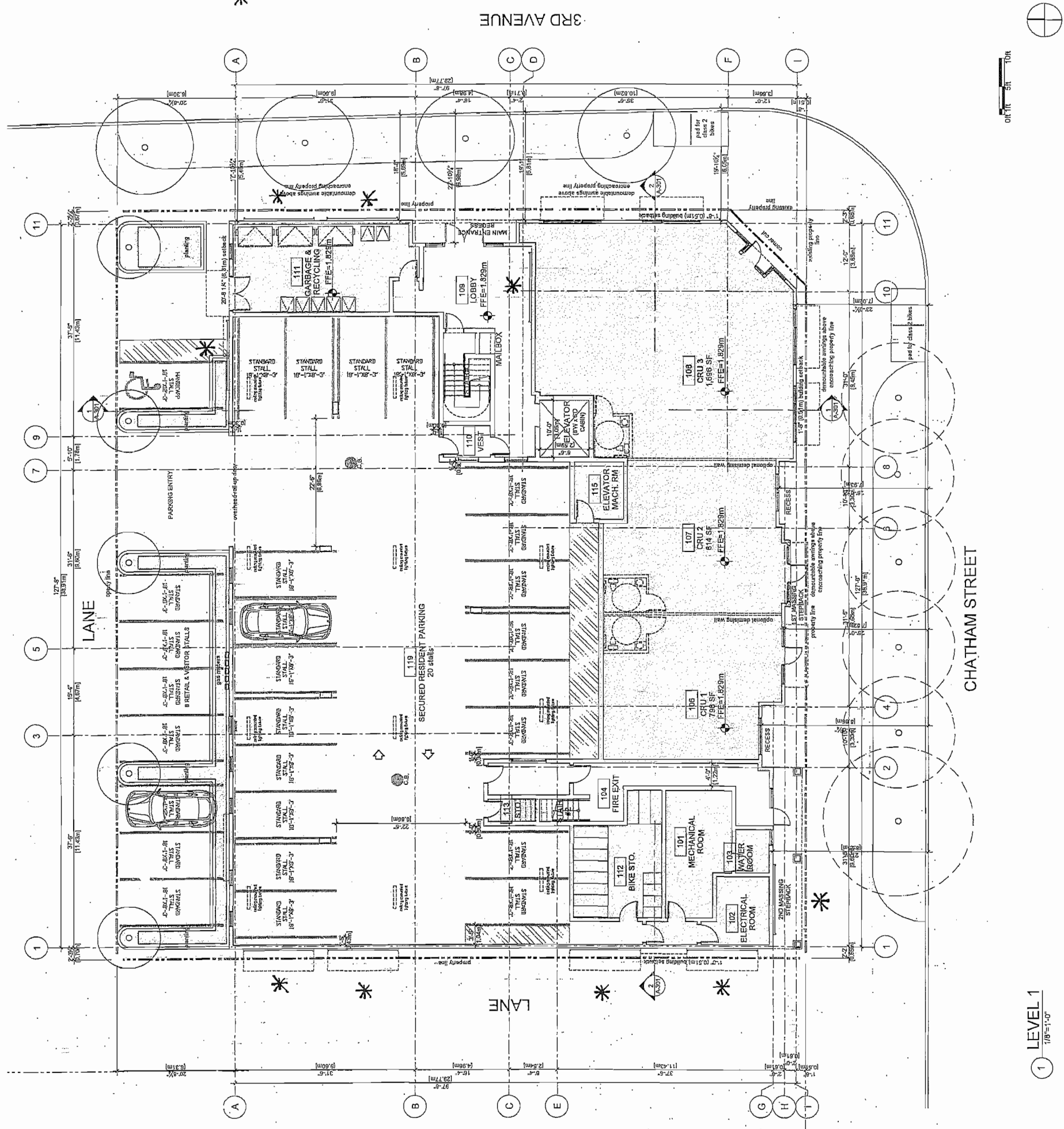
CLIENT:  
**Stevenson Flats Development**  
Corporation

DATE:	NOV, 2014
DESIGNER:	SP/AL
CHECKER:	MM
SCALE:	1/8"=1'-0"
JOB NO.:	14-08-041
DATE:	NOV, 2014

SHEET TITLE:  
**PARKING LEVEL /**  
**LEVEL 1 FLOOR PLAN /**  
**SITE PLAN**

Plan 2 Nov 10, 2014  
**DP 14-672823**

A-111



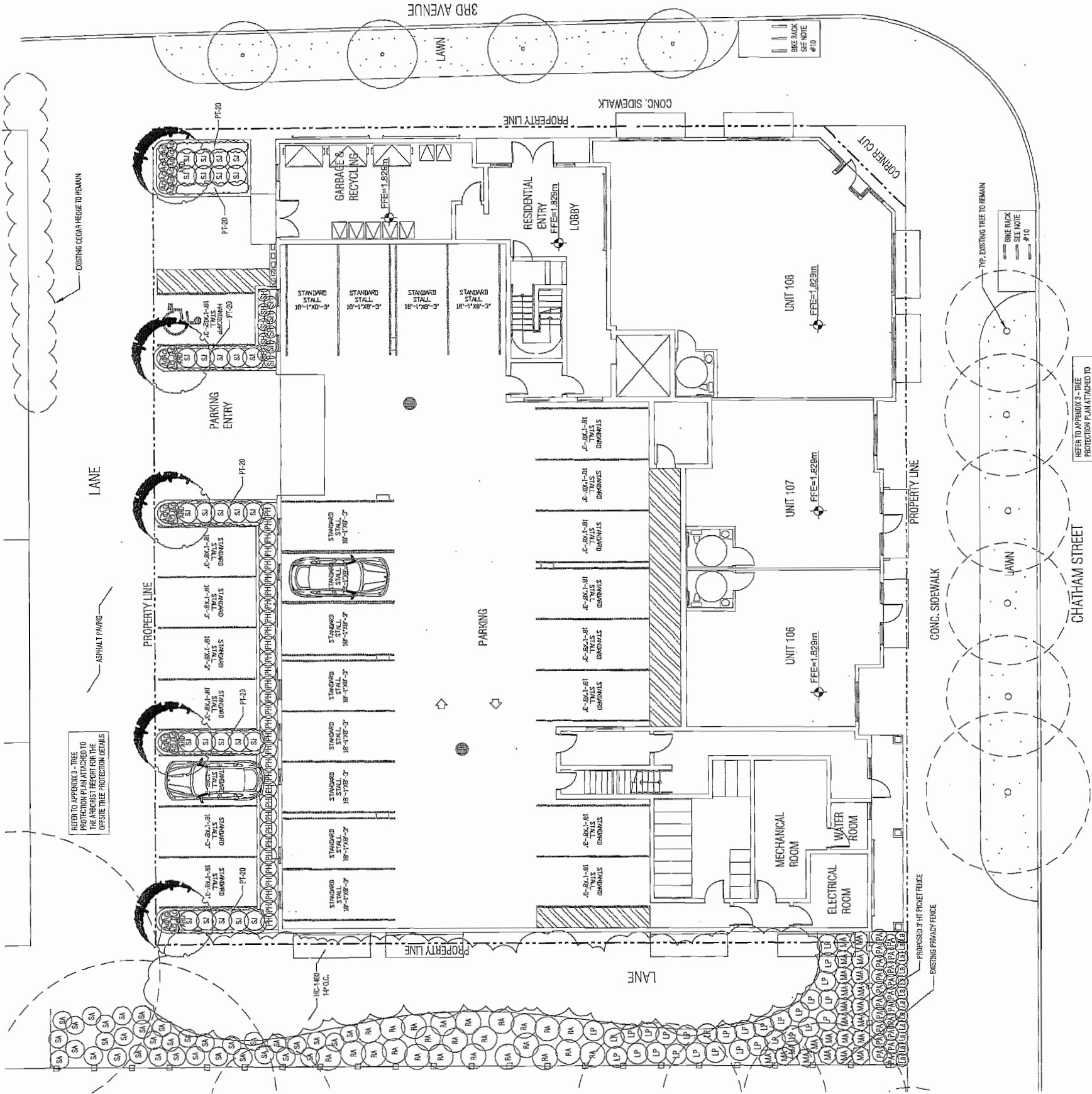
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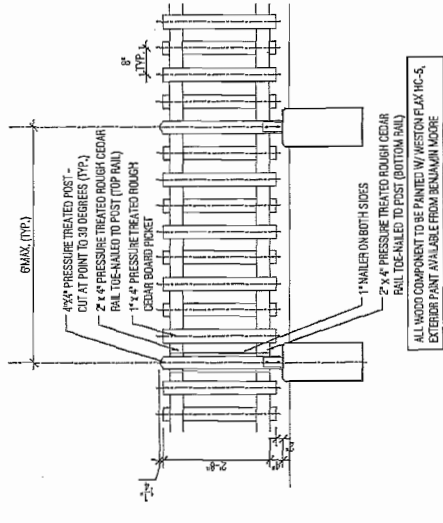
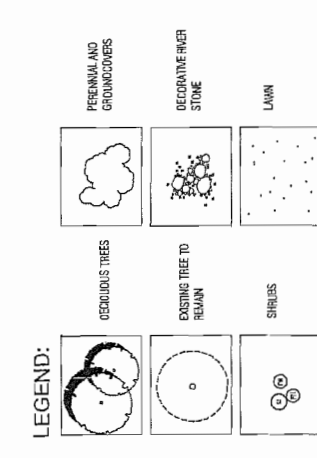
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NOTES:

1. ALL PLANT MATERIAL SHALL BE SET OR EXISTING STANDARDS REQUIRED BY CITY OR RESIDENTIAL GUIDELINES.
2. TOPSOIL SHALL BE FERTILIZED PERIODES. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - A. GRASSED AREAS: 150MM
  - B. GROUND COVERS: 300MM
  - C. TREES: 1000MM WITH 300MM (OR DEPT) FOOT BALL
  - D. SHRUBS: 1000MM WITH 300MM (OR DEPT) FOOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOIL.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 4" O.C.
7. Z DEPTH OF 1" MINUS COMPACT MUD CH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. IRRIGATION SYSTEM - AUTOMATIC IRRIGATION SYSTEM TO BE REQUIRED.
9. BIKE RACK - QTY 6, SODIUM SERIES BICYCLE RACK, STANDARD W/POWDER-COAT METAL FINISH, AVAILABLE FROM WARDEN INC. 187-250-5555
10. ALL PLANTING SHALL BE CALLED BY CITY ENGINEERING AND DIRECTIONAL.
11. FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF RICHMOND, AT TIME OF INSTALLATION. CITY BOLL SWERS SHALL BE LAWN.



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ARD	5	DECIDUOUS TREES	BONHALL RED MAPLE	60M CAL	B & B
		SHRUBS	PRINCE OF WALES YEW	#3	CONTAINER
LP	20	LAUREL PLEATA	PRINCE OF WALES YEW	#3	CONTAINER
MA	20	MAHONIA AUFUBUDA	MAHONIA	#3	CONTAINER
PA	20	PANICUM ALPHEGENSES	MAHONIA	#3	CONTAINER
PH	24	PHORADENDON FLAX	NEW ZEALAND FLAX	#3	CONTAINER
RA	24	RIBES ALPHEGENSES	ALPINE CORRIANT	#3	CONTAINER
SA	24	SARCOBOLUS	SHRUB HEATH	#3	CONTAINER
SI	10	SUNDOG	HONOLULU SHEET BOX	#2	CONTAINER
SI	20	SHIMADA	JAPANESE SUMAHI	#3	CONTAINER
AC	27	GROUND COVERS	ASTILBE	#1	CONTAINER
HC	1400	HYDRICHA CALYPSO	ST. JOHN'S WORT	40CM O.C.	40CM O.C.
LA	12	LAWSONIA ALGUSTICOLA	ENGLISH LAUREL	#1	40CM O.C.
PI	120	PATYSHANERA TERMINALIS	JAPANESE SPURGE	10CM PIT	10CM PIT



PROJECT: CHATHAM & 3RD RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT  
 2471 Chatham Street Richmond, BC

CLIENT: Steveston Flats Development Corporation

DATE: NOV. 2013

SHEET TITLE: LANDSCAPE PLAN

Plan 3 Nov 20, 2014  
 DP 14-672823

SCALE: 1/2"=1'-0"  
 L-1

LANDSCAPE PLAN  
 SCALE: 1/8"=1'-0"  
 NORTH

NOTES:

- MATERIAL LEGEND**
- 1 DUROID SINGLE ROOFING
  - 2 HARDIE SFBRT
  - 3 HC-S WESTON FLAX
  - 3 BOARD AND BATTEN HARDIE PANEL
  - 3 HC-S WESTON FLAX
  - 4A HARDIE PLANK LAP SIDING
  - 4B HC-101 KNOXVILLE GREY
  - 4B HARDIE PLANK LAP SIDING
  - 4B HC-S1 AUCKLAND RUSSET
  - 4C HARDIE PLANK LAP SIDING
  - 4C CC-EM HERBES DE PROVENCE
  - 5 PAINTED WOOD TRIM
  - 5 HC-S WESTON FLAX
  - 6 PAINTED FASCIA
  - 6 HC-S WESTON FLAX
  - 7 METAL CLAD VINYL WINDOWS
  - 8 ANODIZED ALUMINUM STOREFRONT GLAZING
  - 9 FABRIC AWNING
  - 10 SALVAGED SCULPTURAL CONCRETE PANEL
  - 11 STRUCTURAL CLEAR GLASS GUARD
  - 12 PAINTED METAL DOOR

\*Refer to Proj. Sheet A310000 True Colours Palette  
 \*\*Refer to approved window and door shop drawings

**\* SEPARATE PERMIT  
 REQUIRED FOR  
 SIGNAGE (TYP.)**

0	1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12	

**ZGF  
 COTTER**

90,428 West Holdings Street, Woodstock, NC, NC 28096  
 TEL 800.771.4147 FAX 800.331.2111 MAIL@ZGF.COM WWW.ZGF.COM

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

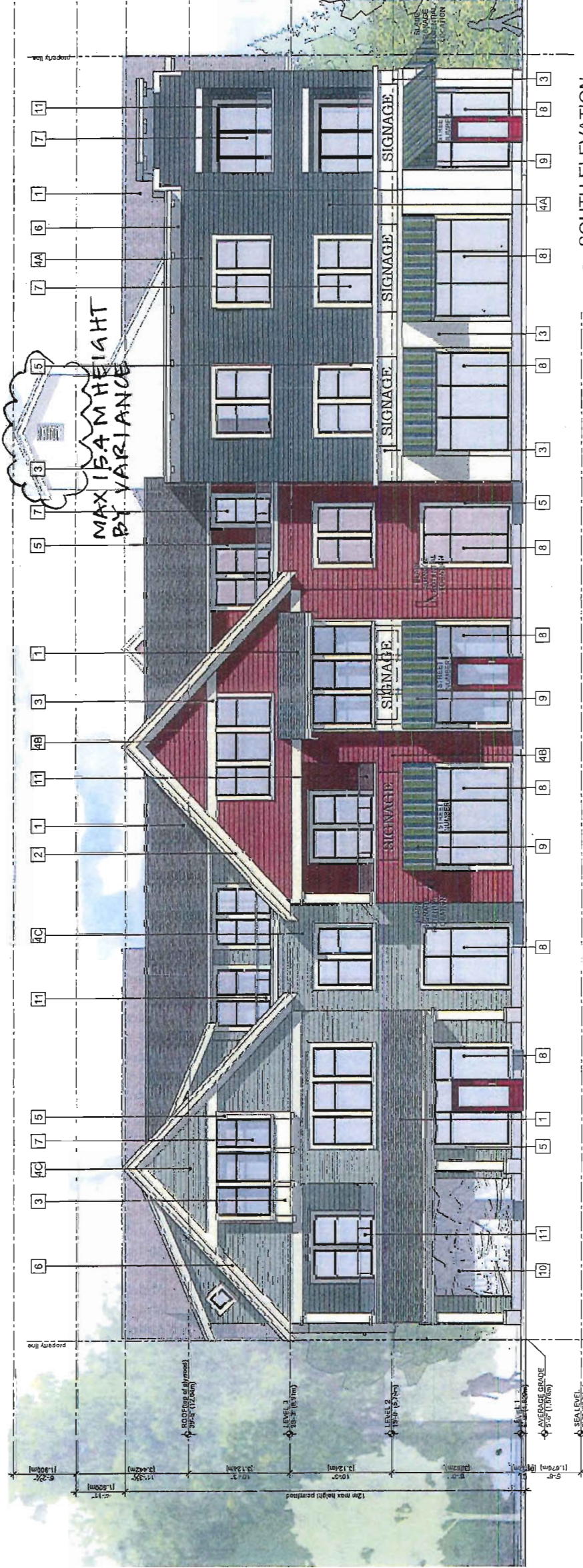
**Steveston Flats Development Corporation**

DATE:	DATE:	DATE:	DATE:
2014	2014	2014	2014

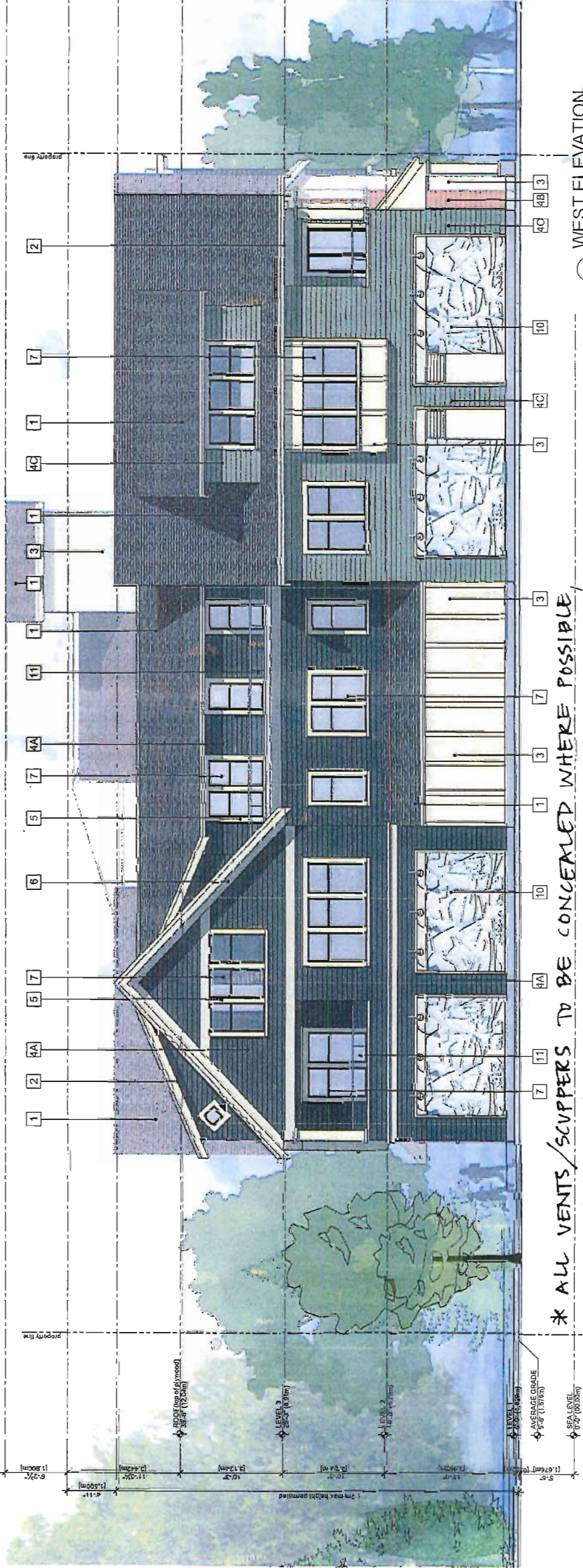
**SOUTH ELEVATION  
 WEST ELEVATION**

Plan 4 Nov 10, 2014  
**DP 14-672823**

A-201

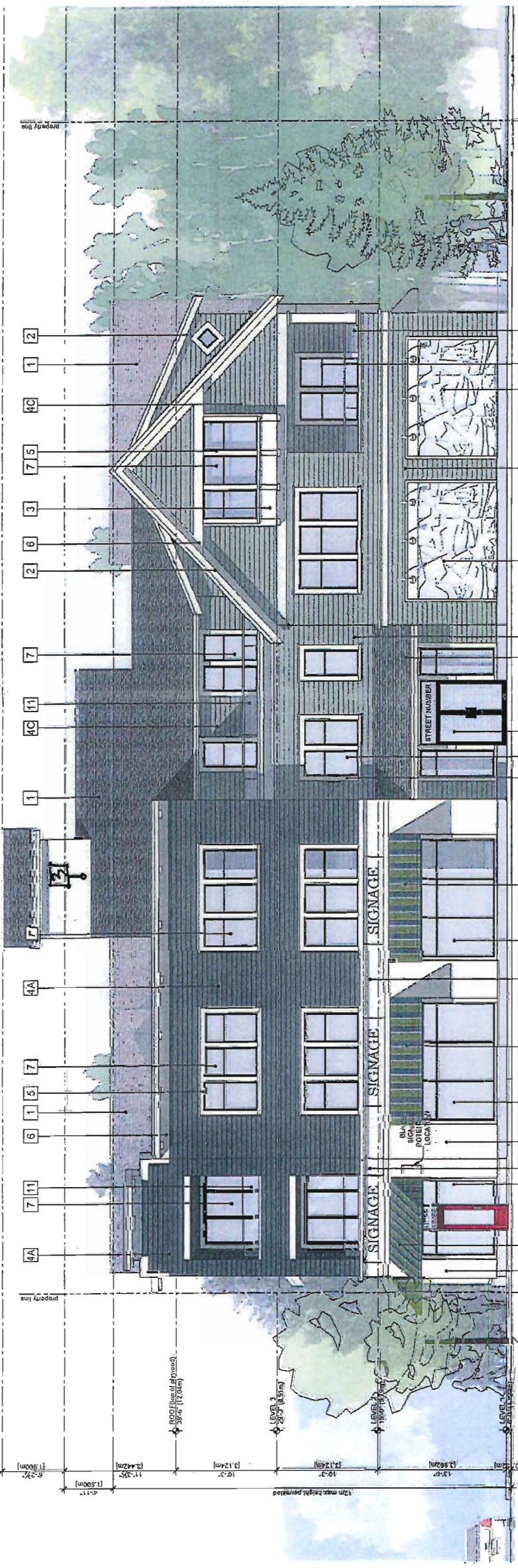


1 SOUTH ELEVATION  
 3/16\"/>

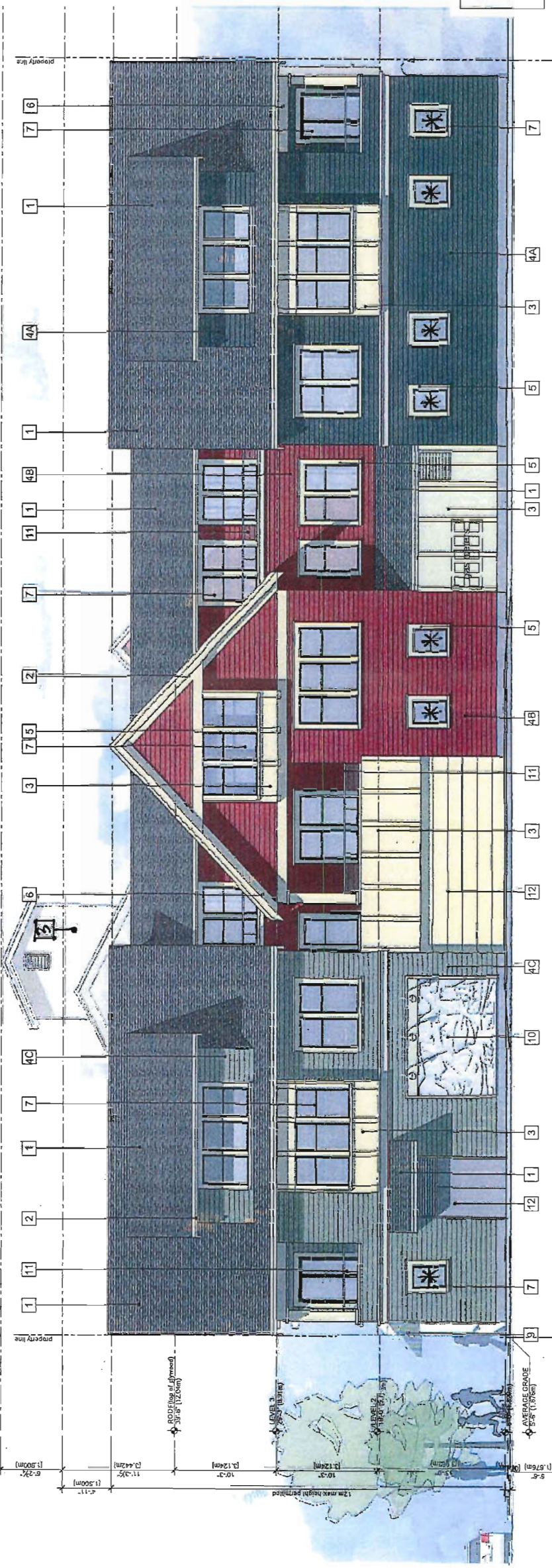


2 WEST ELEVATION  
 3/16\"/>

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



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



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

\* NON-VISION TRANSLUCENT GLASS REQUIRED TO AVOID GLARE FROM SERVICE/PARKING AREAS

NOTES:

MATERIAL LEGEND

- 1 DUROD SHINGLE ROOFING
- 2 HARDE SOFFIT
- 3 HC-S WESTON FLAX
- 3 BOARD AND BATTEN HARDE PANEL
- 4A HARDE PLANK LAP SIDING
- 4B HC-190 KNOXVILLE GREY
- 4C HC-S1 AUDUBON RUSSET
- 4C HARDE PLANK LAP SIDING
- 5 CC-EM HERBES DE PROVENCE
- 5 PAINTED WOOD TRIM
- 5 HC-S WESTON FLAX
- 6 PAINTED FASCIA
- 6 HC-S WESTON FLAX
- 7 METAL-CLAD VINYL WINDOWS
- 8 ANODIZED ALUMINUM STOREFRONT GLAZING
- 9 FABRIC FINISHING
- 10 SALVAGED SCULPTURAL CONCRETE PANEL
- 11 STRUCTURAL CLEAR GLASS GUARD
- 12 PAINTED METAL DOOR

\*Refer to Best, where Fabricated True Colors Profile  
\*Refer to approved window and door shop drawings

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11/10/14
2	ISSUED FOR PERMITTING	11/10/14
3	ISSUED FOR PERMITTING	11/10/14
4	ISSUED FOR PERMITTING	11/10/14
5	ISSUED FOR PERMITTING	11/10/14
6	ISSUED FOR PERMITTING	11/10/14
7	ISSUED FOR PERMITTING	11/10/14
8	ISSUED FOR PERMITTING	11/10/14
9	ISSUED FOR PERMITTING	11/10/14
10	ISSUED FOR PERMITTING	11/10/14
11	ISSUED FOR PERMITTING	11/10/14
12	ISSUED FOR PERMITTING	11/10/14



901-808 West Hedges Street, Vancouver, BC, V6C0B6  
111.681.1111 / 604.273.1111 FAX: 604.273.1111  
www.zgfcotter.com

PROJECT:  
CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT  
2475 CHATHAM STREET  
VANCOUVER, BC

CLIENT:  
Steveston Flats Development Corporation

DATE: 11-10-14  
JOB NO.: 14-01-02H  
SCALE: 3/16"=1'-0"

DATE: 11-10-14  
SHEET: 10/22

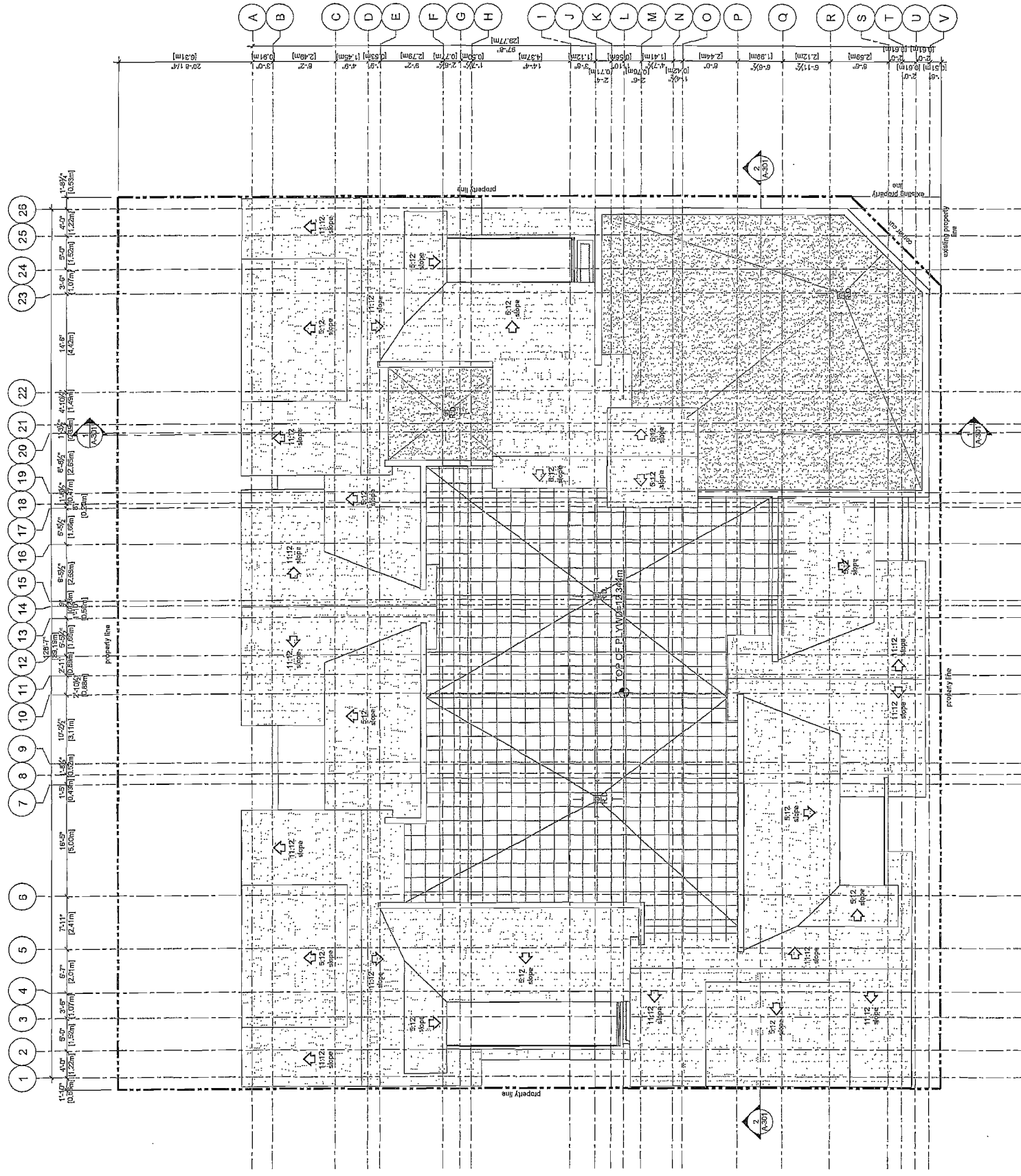
NORTH ELEVATION  
EAST ELEVATION

Plan 5 Nov 10, 2014  
DP 14-672823

A-202



NOTES:



NO.	REVISION	DATE
1	ISSUED FOR PERMIT APPLICATION	
2	ISSUED FOR REFERENCE ARCHITECT COMMITTEE	
3	ISSUED FOR PERMIT APPLICATION	
4	ISSUED FOR PERMIT APPLICATION	
5	ISSUED FOR PERMIT APPLICATION	
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23	ISSUED FOR PERMIT APPLICATION	
24	ISSUED FOR PERMIT APPLICATION	
25	ISSUED FOR PERMIT APPLICATION	
26	ISSUED FOR PERMIT APPLICATION	

**ZGF**  
COTTER  
301 COTTER ARCHITECTS INC.  
804-838 West Hastings Street, Vancouver, BC V6C 0R6  
TEL: 604-232-4177 FAX: 604-272-1751 EMAIL: info@zgf.com

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

CLIENT:  
Steveston Flats Development  
Corporation

DATE: NOV, 2014  
SHEET TITLE:  
**ROOF PLAN**

SCALE: 1/8" = 1'-0"  
JOB NO.: 13-04-004  
DATE: NOV, 2014

Plan 6 Nov 10, 2014  
**DP 14-672823**

DRAWING NO.:  
**A-115**

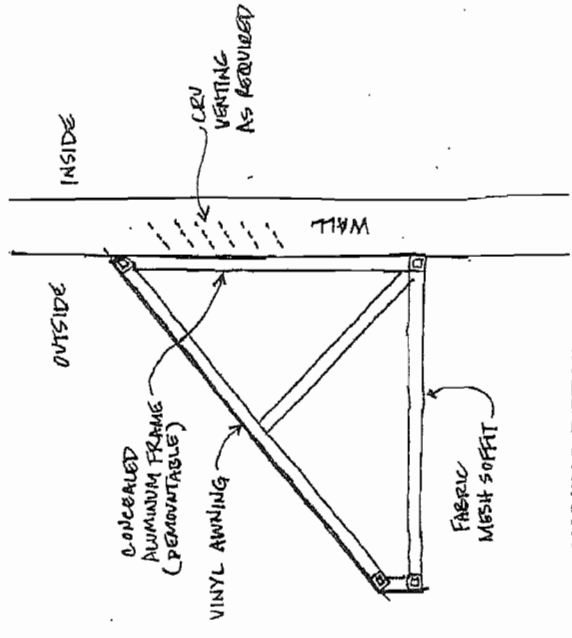
DATE: NOV, 2014

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

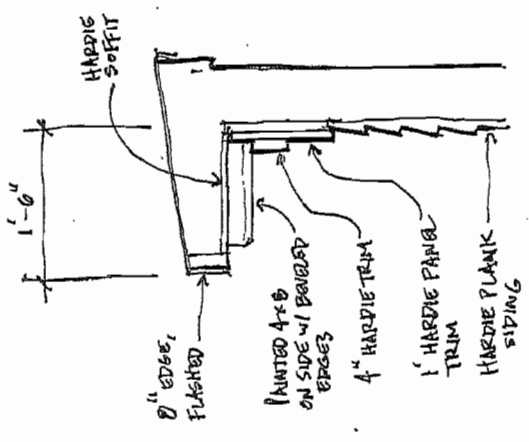


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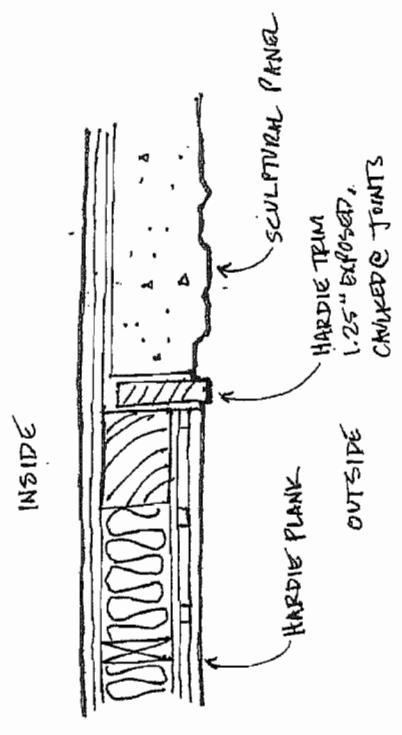
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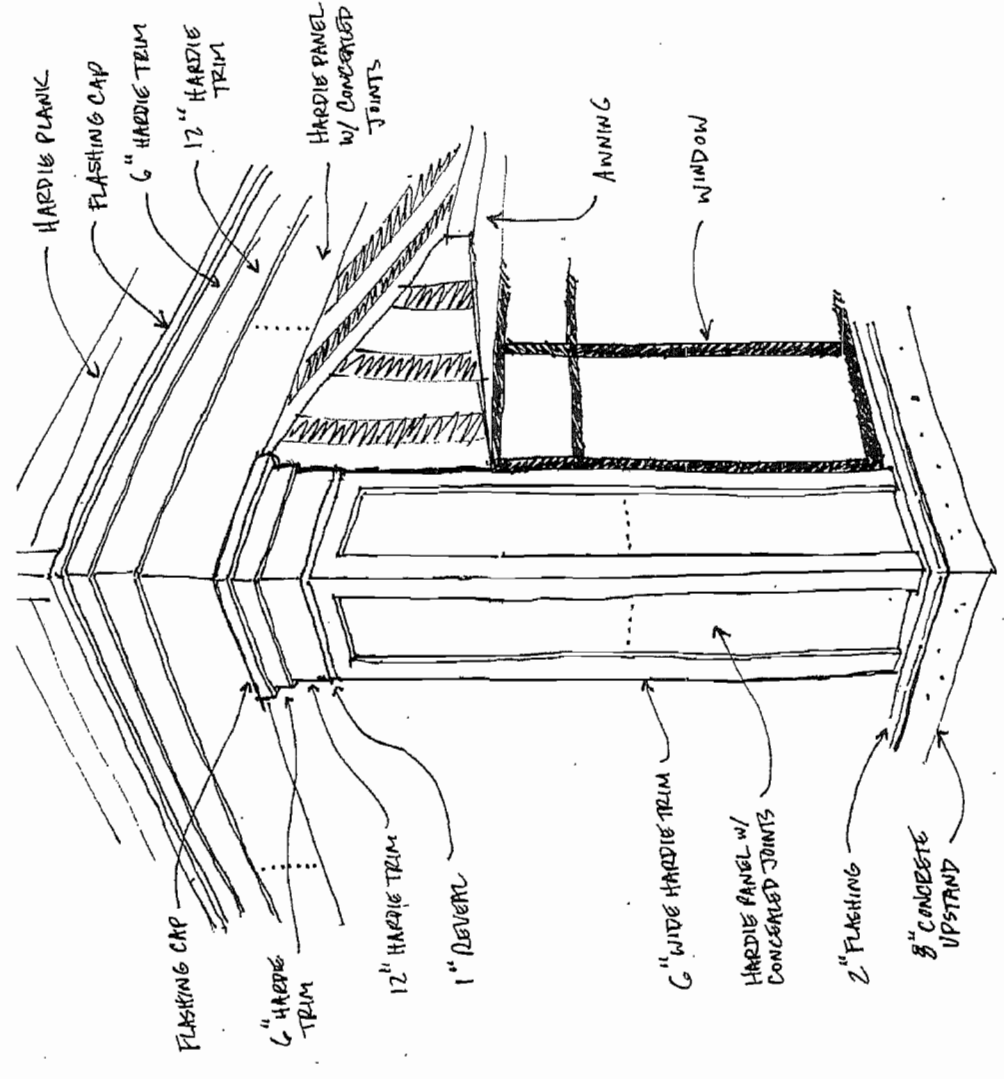
2 AWNING DETAIL  
NTS



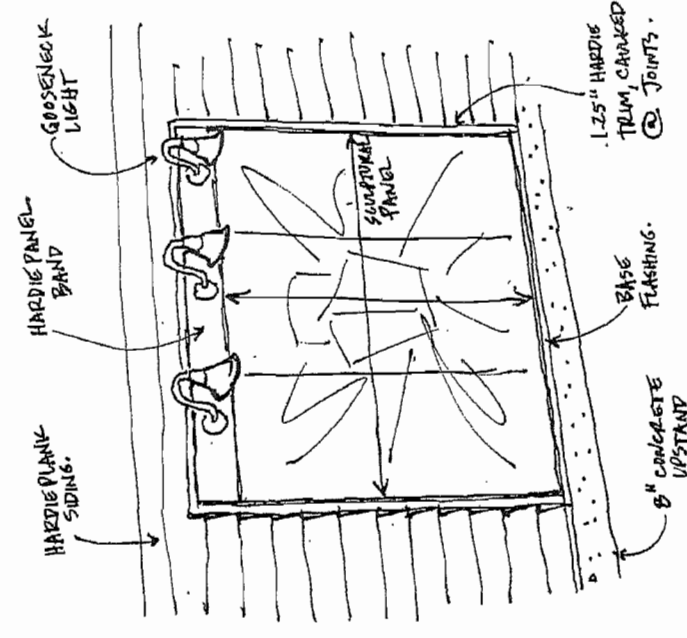
2 CORNICE DETAIL  
NTS



1 ART PANEL MOUNTING DETAIL  
NTS



4 AWNING AND SIGN BAND DETAIL  
NTS



5 ART PANEL FRAME AND LIGHTING  
NTS

D	MARKER	DEVELOPMENT PERMIT APPLICATION
F	MARKER	BASED ON PERMITTING AUTHORITY COMMITTEE
E	ISSUED	DEVELOPMENT PERMIT PROGRESS SET
D	ISSUED	DEVELOPMENT PERMIT PROGRESS SET
C	ISSUED	DEVELOPMENT PERMIT PROGRESS SET
B	ISSUED	DEVELOPMENT PERMIT PROGRESS SET
A	ISSUED	DEVELOPMENT PERMIT PROGRESS SET
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19	ISSUED	DEVELOPMENT PERMIT PROGRESS SET
20	ISSUED	DEVELOPMENT PERMIT PROGRESS SET

**ZGF**  
**COTTER**

300 SOUTH MAIN STREET, SUITE 1000, RICHMOND, VA 23261  
TEL: 804.378.1417 FAX: 804.378.1418  
WWW.ZGFCOTTER.COM

PROJECT:  
CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT  
5411 Chatham Street  
Richmond, VA

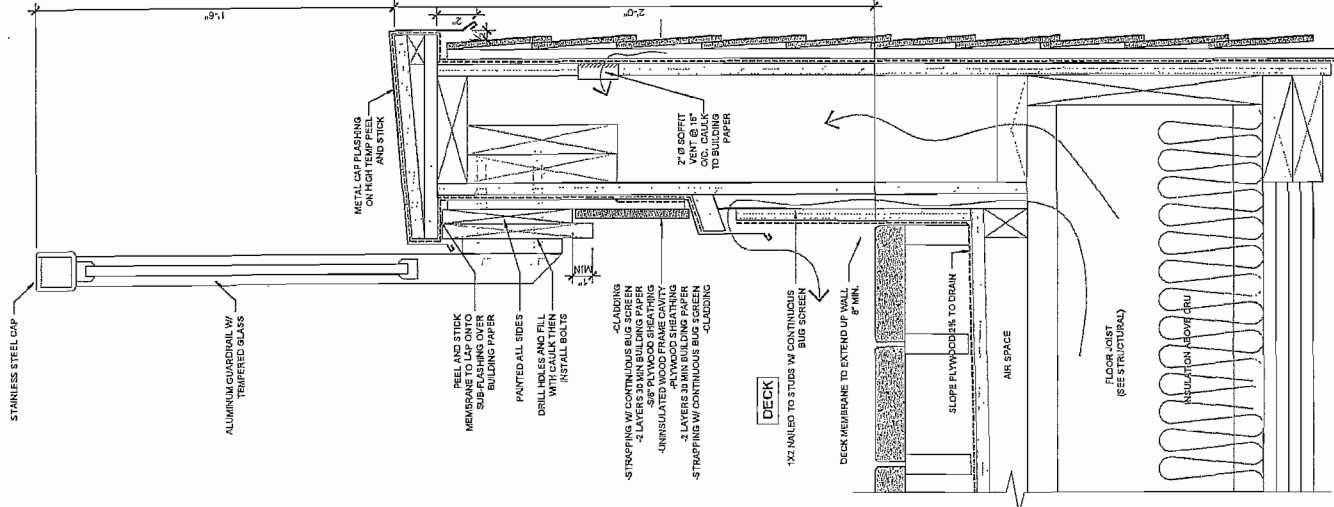
CLIENT:  
Stevenson Flats Development  
Corporation

DATE: NOV. 2014  
SHEET TITLE: DETAILS

Plan 7 Nov 10, 2014  
DP 14-672823

DATE: A-914

NOTES:



G	14000	DEVELOPMENT PERMIT APPLICATION
F	14005	DEVELOPMENT PERMIT REVIEW COMMITTEE
E	14010	DEVELOPMENT PERMIT REVIEW COMMITTEE
D	14015	DEVELOPMENT PERMIT REVIEW COMMITTEE
C	14020	DEVELOPMENT PERMIT REVIEW COMMITTEE
B	14025	DEVELOPMENT PERMIT REVIEW COMMITTEE
A	14030	DEVELOPMENT PERMIT REVIEW COMMITTEE
ISSUE		

**ZGF  
COTTER**

3018 West Hastings Street, Vancouver, BC, V6C 0A5  
TEL: 604-272-1477 FAX: 604-272-1471 MAIL: info@zgf.com  
WWW: www.zgf.com

PROJECT  
**CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT**  
3474 Chatham Street  
Richmond, BC

CLIENT  
**Steveston Flats Development  
Corporation**

DATE: 11/10/14  
THIS DRAWING IS THE PROPERTY OF ZGF AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

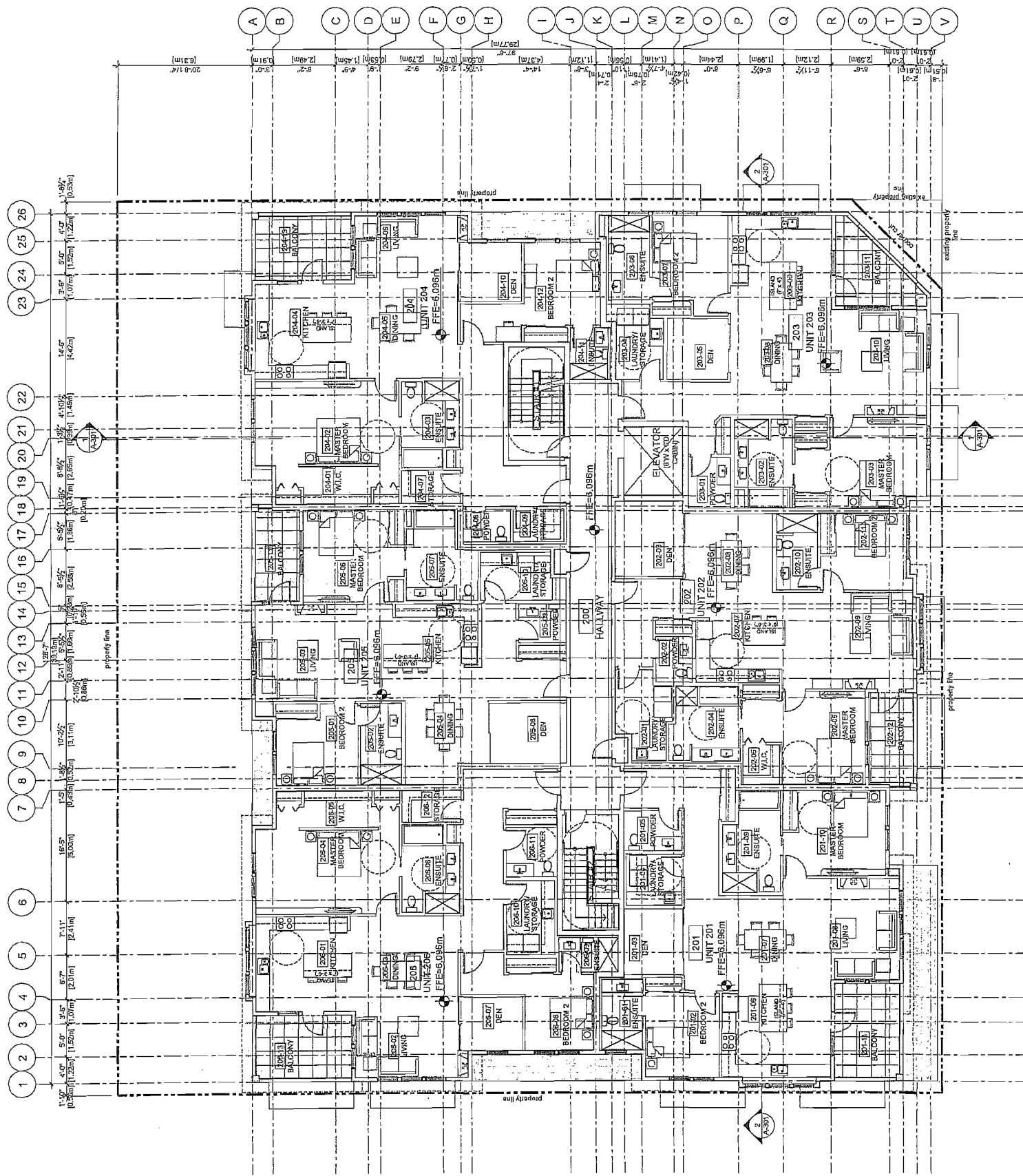
DRAWN BY	SP	DATE
CHECKED BY	SM	
SCALE	AS SHOWN	
JOB No.	13-29-044	
DATE	NOV. 2014	
SHEET TITLE	DETAILS	

Plan 8 Nov 10, 2014  
**DP 14-672823**

**1** GUARDRAIL TO FLOOR DETAIL  
3'-11" 0"

DRAWING NO. **A-914**  
REV.

NOTES:



NO.	REVISION	DATE
1	ISSUE	
2	REVISED PER COMMENTS	
3	REVISED PER COMMENTS	
4	REVISED PER COMMENTS	
5	REVISED PER COMMENTS	
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26	REVISED PER COMMENTS	

**ZGF**  
**COTTER**

501-688 West Hastings Street, Vancouver, BC V6C 0A5  
TEL: 604-271-1177 FAX: 604-271-1171 MAIL: info@zgf.com  
WWW.ZGF.COM

**CHATHAM & 3RD**  
**RESIDENTIAL/COMMERCIAL**  
**MIXED USE DEVELOPMENT**  
3411 Chatham Street  
Richmond, BC

**CLIENT:**  
Steveston Flats Development Corporation

**DESIGNED BY:**  
ZGF & Cotter

DATE	BY	DESCRIPTION
NOV 10 2014		LEVEL 2 FLOOR PLAN

**SHEET TITLE:**  
LEVEL 2 FLOOR PLAN

Plan 9 Nov 10, 2014  
**DP 14-672823**

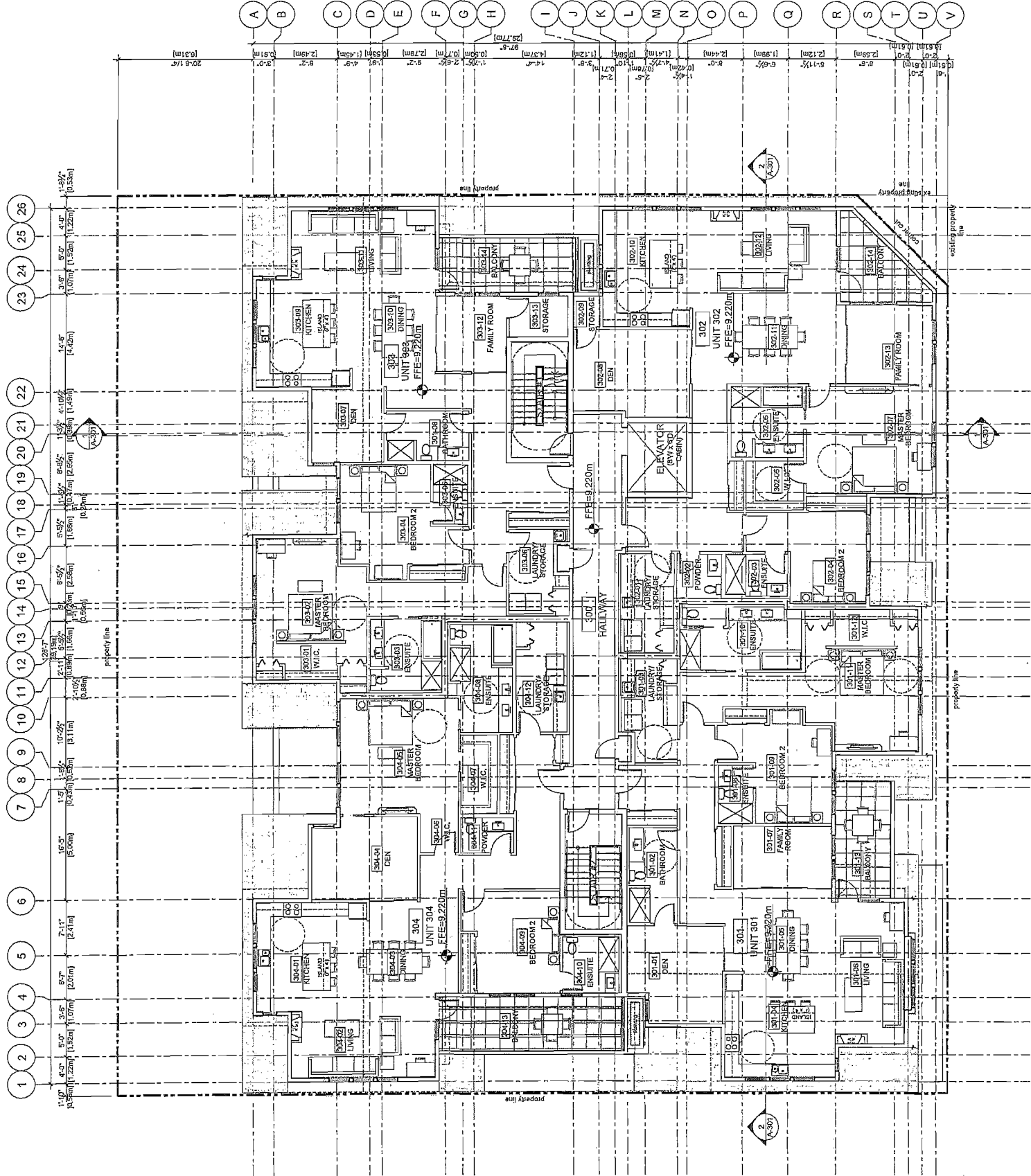
**DRAWING NO.:**  
A-112



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

0"=1' 5" 7'-0"

NOTES:



0	MEET	DEVELOPMENT PERMIT APPLICATION
1	MEET	REGULATORY REVIEW AND COMMENT COMMITTEE
2	MEET	DEVELOPMENT PERMIT PROPOSER SET
3	MEET	DEVELOPMENT PERMIT PROPOSER SET
4	MEET	DEVELOPMENT PERMIT PROPOSER SET
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25	MEET	DEVELOPMENT PERMIT PROPOSER SET
26	MEET	DEVELOPMENT PERMIT PROPOSER SET

**ZGF**  
**COTTER**

901-938 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-271-2077 FAX: 604-271-2078  
WWW.ZGFCOTTER.COM

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

Client:  
**Steveston Flats Development Corporation**

COMPILED BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"  
JOB NO.: 12-06-004  
DATE: NOV. 2014

SHEET TITLE:  
**LEVEL 3 FLOOR PLAN**

Plan 10 Nov 10, 2014  
DP 14-672823

DRAWING NO.:  
**A-113**

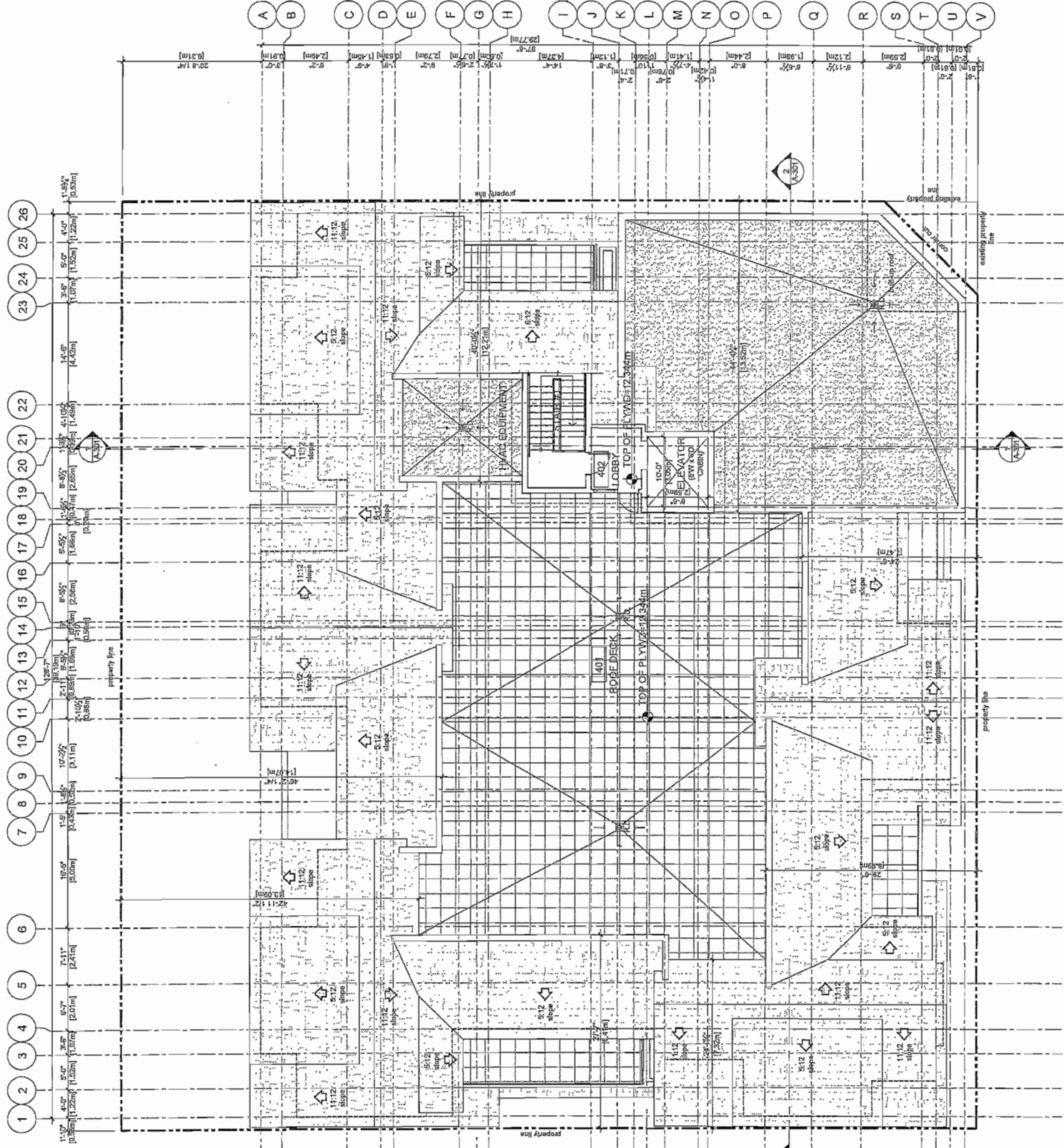
ORIT: 3/4" = 1'-0"

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



NOTES:

WATER FIXTURE  
TO BE PROVIDED  
AT ROOF DECK  
LEVEL



0	CHECK	DEVELOPMENT PERMIT APPLICATION
1	REVISION	ISSUED FOR ARCHITECTURE COMMITTEE
2	REVISION	DEVELOPMENT PERMIT PROGRESS SET
3	REVISION	DEVELOPMENT PERMIT PROGRESS SET
4	REVISION	DEVELOPMENT PERMIT PROGRESS SET
5	REVISION	DEVELOPMENT PERMIT PROGRESS SET
6	REVISION	DEVELOPMENT PERMIT PROGRESS SET
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25	REVISION	DEVELOPMENT PERMIT PROGRESS SET
26	REVISION	DEVELOPMENT PERMIT PROGRESS SET

**ZGF**  
**COTTER**

304, 833 Midway Drive  
Atlanta, Georgia 30328  
TEL: 404.524.1407 FAX: 404.524.1408  
WWW.ZGFCOTTER.COM

PROJECT:  
**CHATHAM & 3RD**  
**RESIDENTIAL/COMMERCIAL**  
**MIXED USE DEVELOPMENT**  
247 CHAMBERS STREET  
BIRMINGHAM, AL

CLIENT:  
**Steveston Flats Development**  
Corporation

DATE:  
NOV 10, 2014

SCALE: 1/8" = 1'-0"  
JOB NO.: 14-08-03H  
DATE: NOV. 2014  
SHEET TITLE:  
**ROOF DECK FLOOR PLAN**

Plan 11 Nov 10, 2014  
**DP 14-672823**

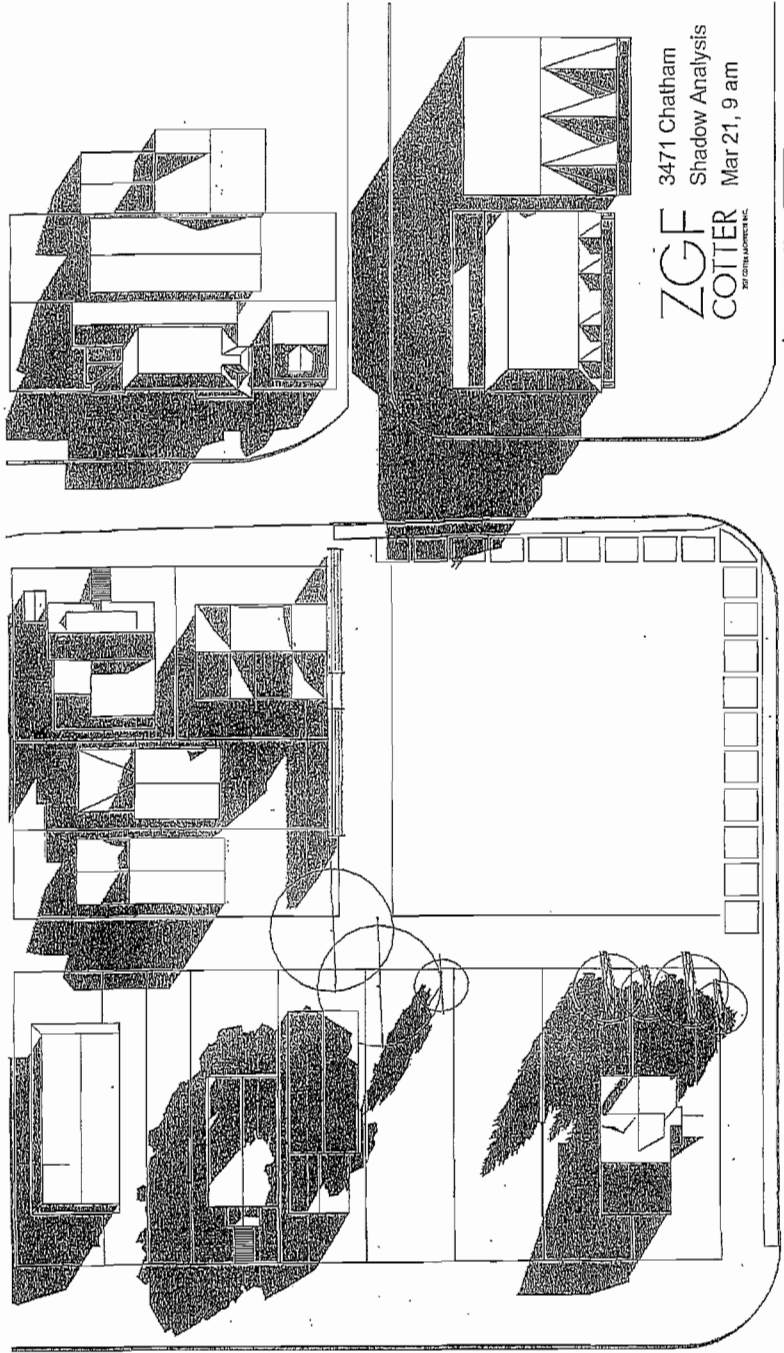
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DRAWN BY: SP/LL  
CHECKED BY: SP/LL  
SCALE: 1/8" = 1'-0"  
JOB NO.: 14-08-03H  
DATE: NOV. 2014  
SHEET TITLE:  
**ROOF DECK FLOOR PLAN**

1 ROOF DECK  
1/8" = 1'-0"



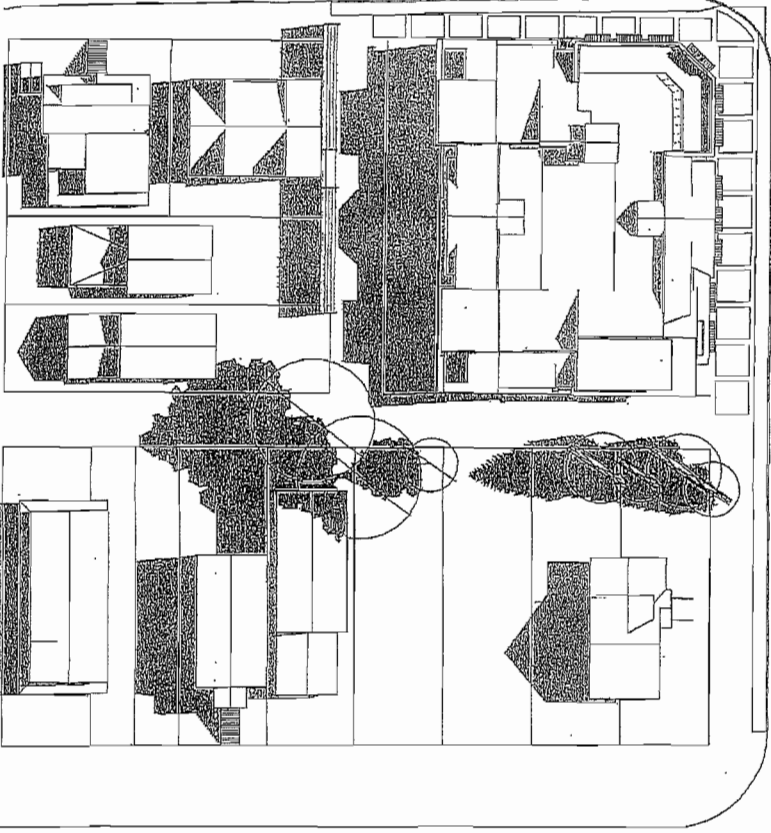
0' 5' 10'

DATE: NOV 10, 2014  
DRAWN BY: SP/LL  
CHECKED BY: SP/LL  
SCALE: 1/8" = 1'-0"  
JOB NO.: 14-08-03H  
DATE: NOV. 2014  
SHEET TITLE:  
**ROOF DECK FLOOR PLAN**

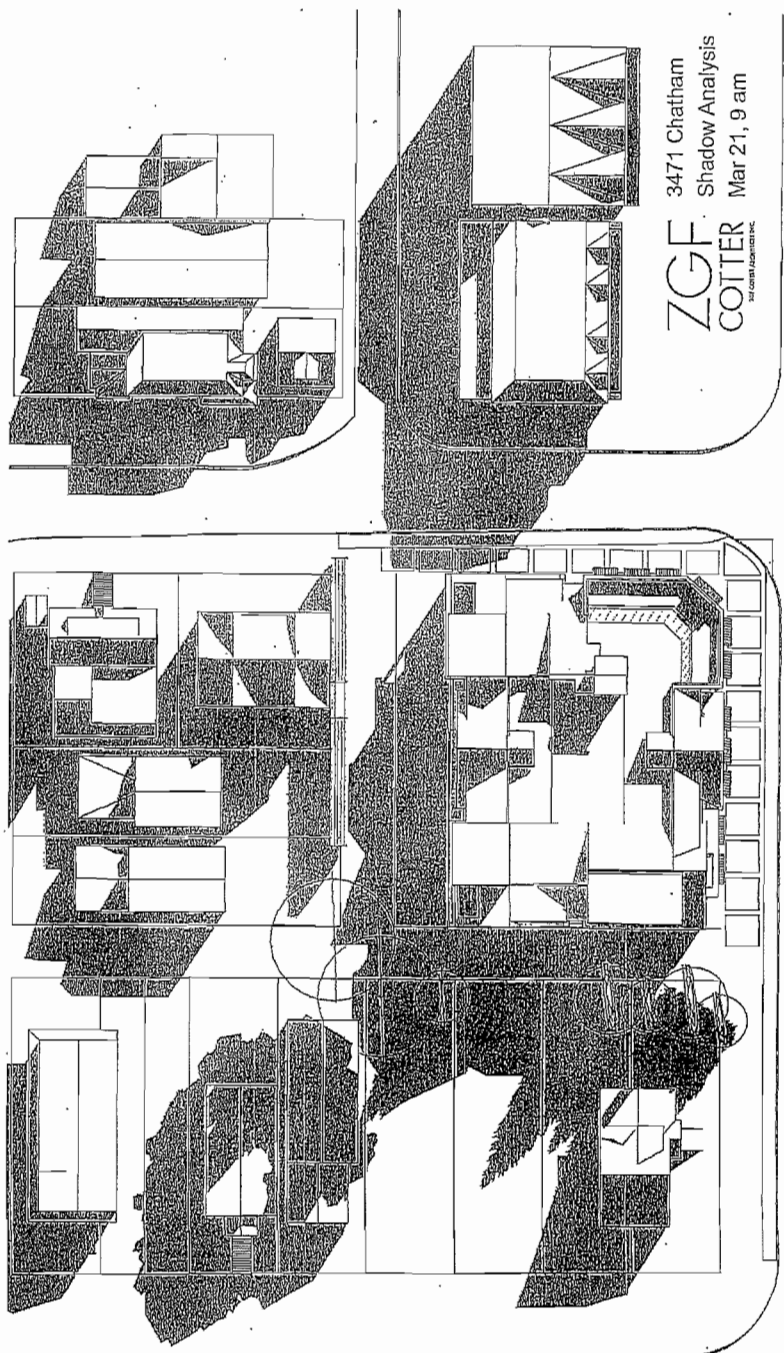


ZGF  
COTTER  
3471 Chatham  
Shadow Analysis  
Mar 21, 9 am

EXISTING



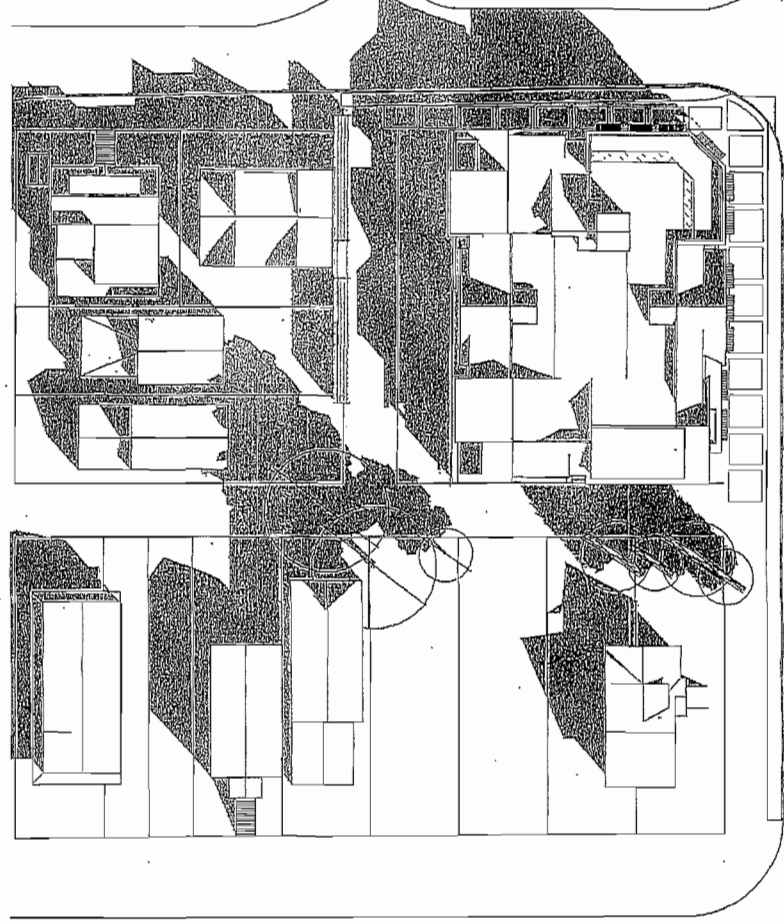
ZGF  
COTTER  
3471 Chatham  
Shadow Analysis  
Mar 21, 12 pm



ZGF  
COTTER  
3471 Chatham  
Shadow Analysis  
Mar 21, 9 am

PROPOSED

(TYP.)

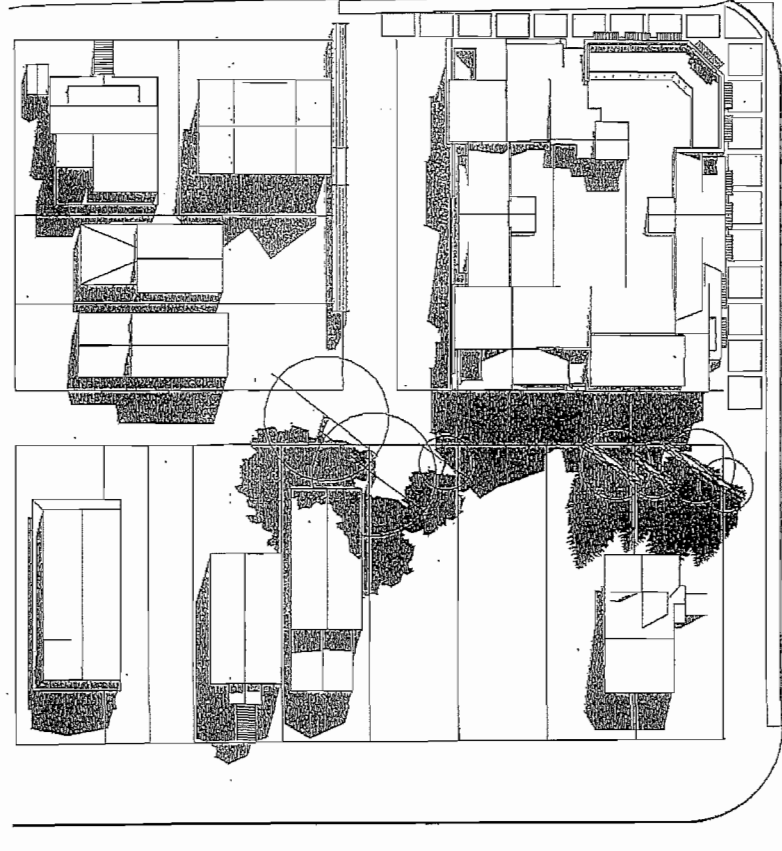
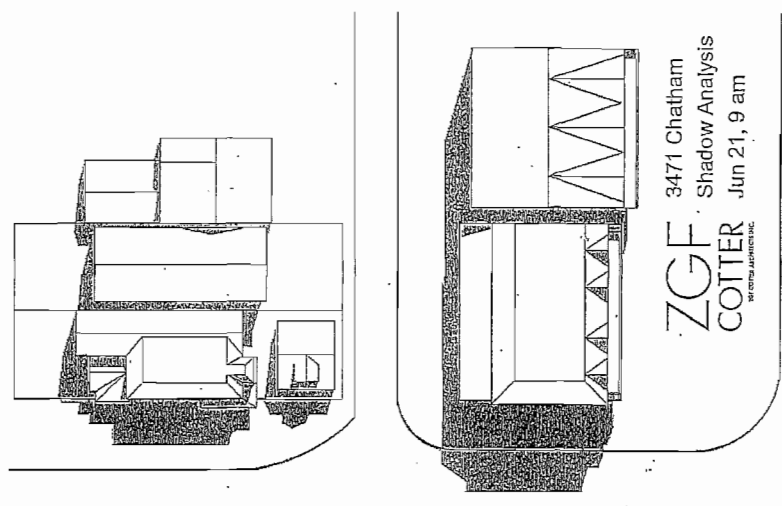
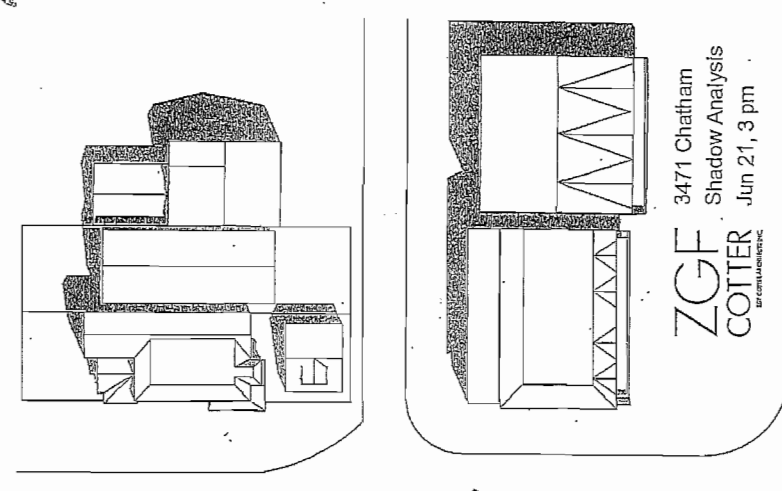
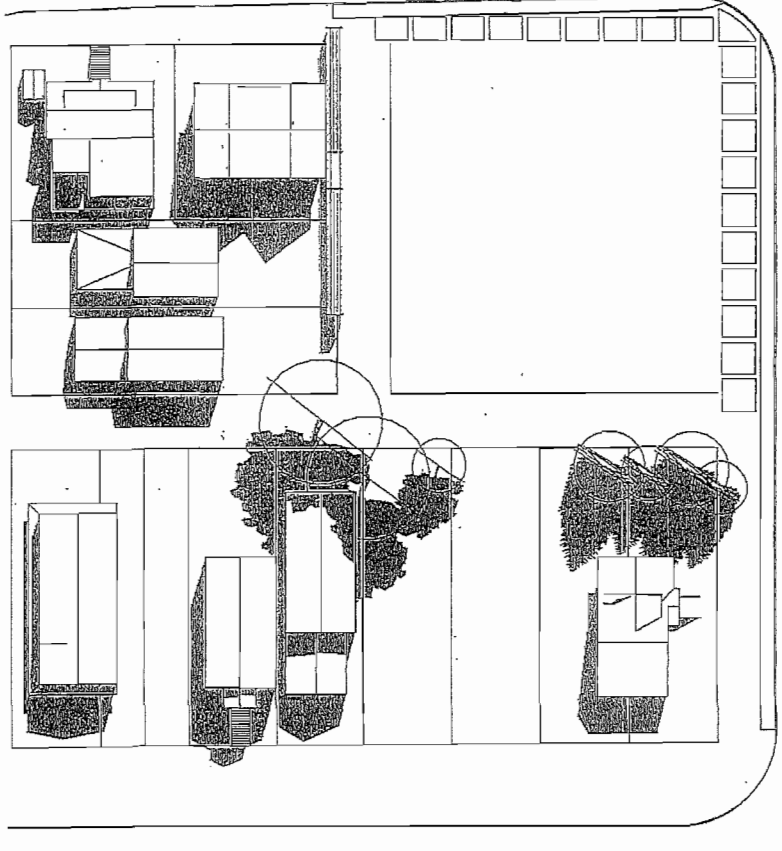
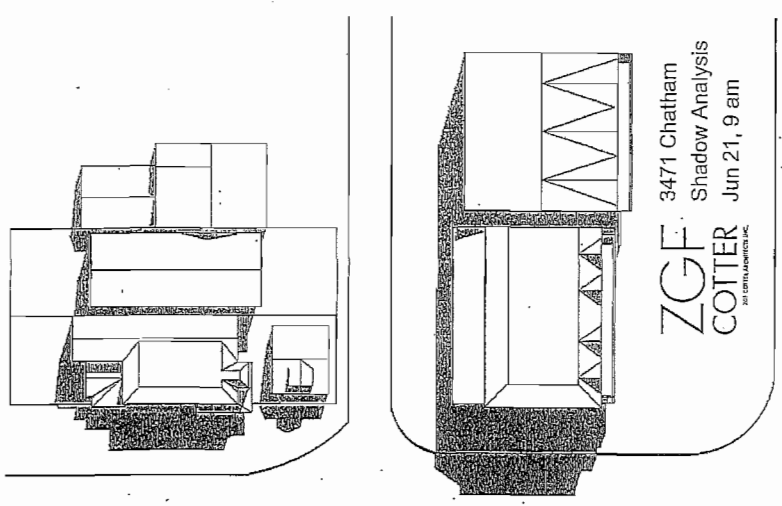
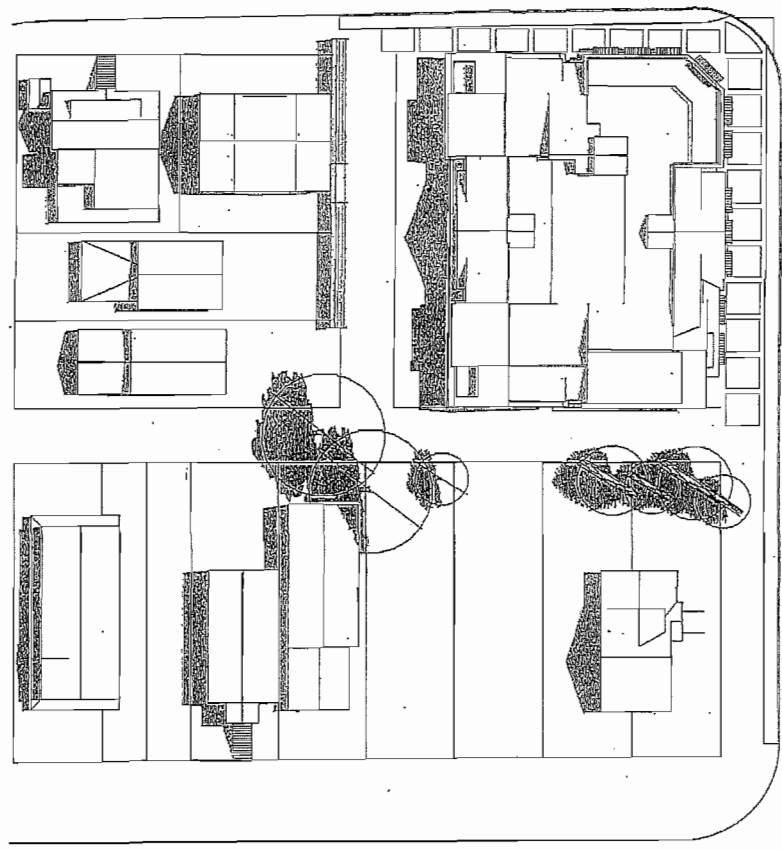
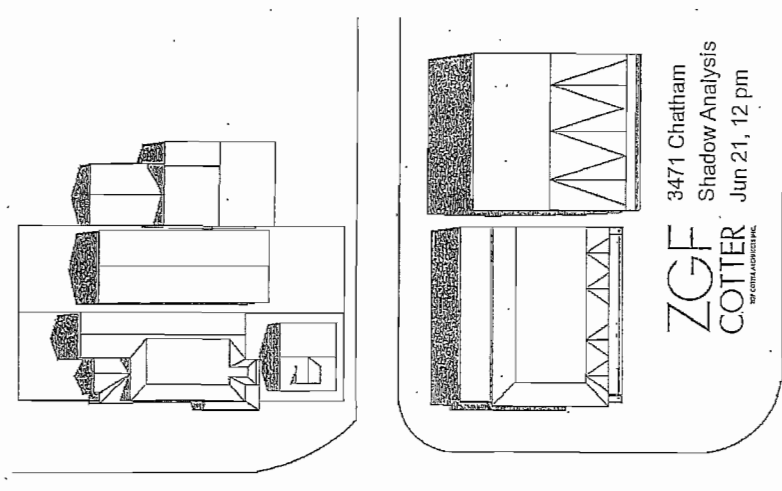


ZGF  
COTTER  
3471 Chatham  
Shadow Analysis  
Mar 21, 3 pm

SVN SHADING DIAGRAMS  
FROM RZ 13-643436

Reference Plan Nov 10, 2014

DP 14-672823







**DP 14-672823**

**Attachment B**

Address: 3471 Chatham Street

Applicant: Steveston Flats Development Corp. Owner: Same

Planning Area(s): Steveston Village (Steveston)

	Existing	Proposed	
<b>Site Area:</b>	Previously 1,473 m <sup>2</sup>	1,465 m <sup>2</sup>	
<b>Land Uses:</b>	Vacant	Mixed-Use Commercial and Residential	
<b>OCP Designation:</b>	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Complies	
<b>Zoning:</b>	Commercial Mixed Use (ZMU26) – Steveston Village	Complies	
<b>Number of Units:</b>	None	10 apartment housing units and 319.4 m <sup>2</sup> (3,438 ft <sup>2</sup> ) commercial area	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.6	1.6	None permitted
Lot Coverage:	Max. 100%	78%	None
Setbacks: 3 <sup>rd</sup> 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
<b>Building Height</b>	<b>Three Storey &amp; Max. 12 m</b>	<b>Three Storey &amp; 14.75 m for elevator structure</b>	<b>2.75 m increase for elevator structure</b>
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 <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60 m <sup>2</sup>	139 m <sup>2</sup>	None

## Attachment C

December 8, 2014

Director,  
Richmond City Clerk's Office

Re: Steveston Flats Development Corp., 3471 Chatham St.  
Development Permit Panel meeting December 10, 2014

Despite the fact that Council's approval for this development seems to be a foregone conclusion, we feel we need to have our concerns recorded one more time.

We have never been against development on this site but have been diligent in trying to get the best possible building for our neighbourhood and our community.

In our Feb., 2014 letter to the Planning Department, we outlined in considerable detail all the ways in which we felt the proposed building was in contravention of existing zoning, the Steveston Area Plan, and Steveston's Conservation Area Guidelines. While acknowledging that each and every one of our concerns was credible, the Planning Department decided to make "exceptions" in all cases in order to move the proposal forward.

Following our presentation to Council's Planning Committee on May 6, 2014, some cosmetic changes were made to the building. Subsequent presentations to the Planning Committee on June 17, 2014 and the public hearing on July 21, 2014 resulted in no further alterations to the two most critical aspects of the proposal. The first being the size of the building and the second being the rooftop patio without which the elevator access and the height variance request would not even be necessary. We have consistently been opposed to both as totally unnecessary and completely inappropriate.

It is interesting to note that Councillor McNulty was recently reported in the local paper as having such great concern about the shadowing of neighboring yards created by the new development on the Steveston High School site that he requested the proposal be sent back to the Planning Department for reconsideration of setbacks while at the same time being quite prepared to accept this current proposal which will put all the adjacent back yards in shadow all winter.

Having Council members apologize for decisions which prove to be mistakes does not justify making the same decision and expecting a better result.

Tommy Douglas once said that the great thing about democracy was that everyone had the right to make the wrong decision.

We recognize Richmond Council's authority to accept this developer's proposal but we will not respect their decision to forever change the character of our neighbourhood in doing so.

Ralph and Edith Turner  
3411 Chatham Street



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.

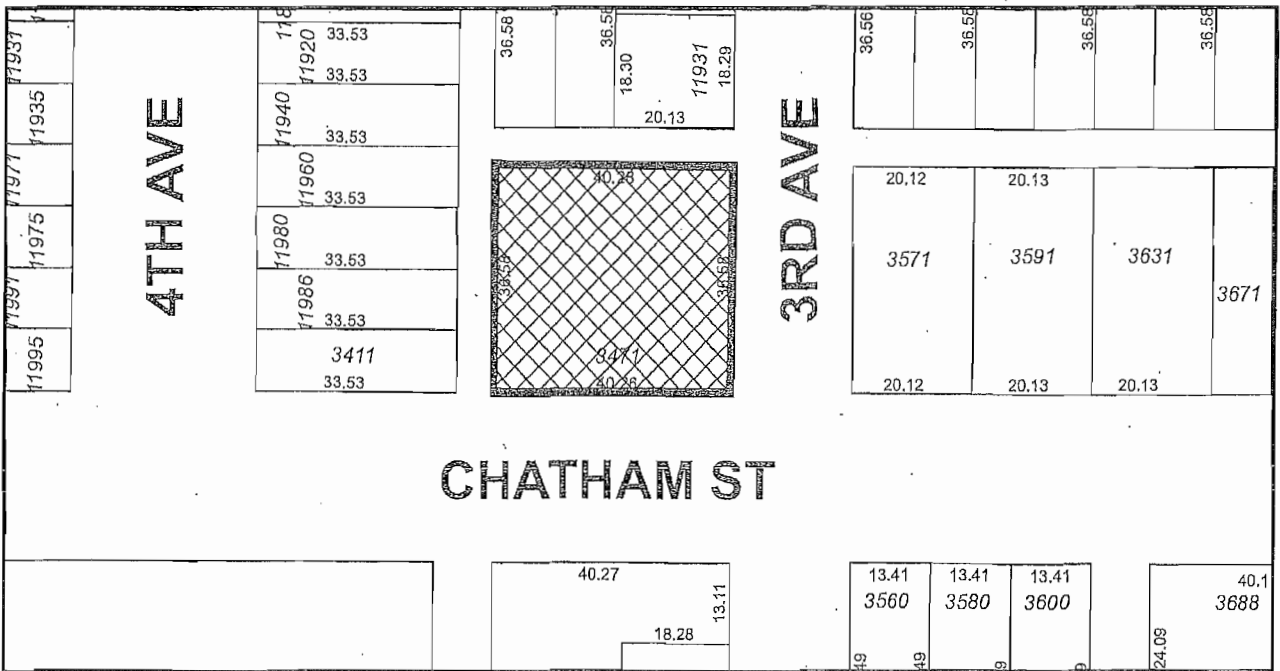
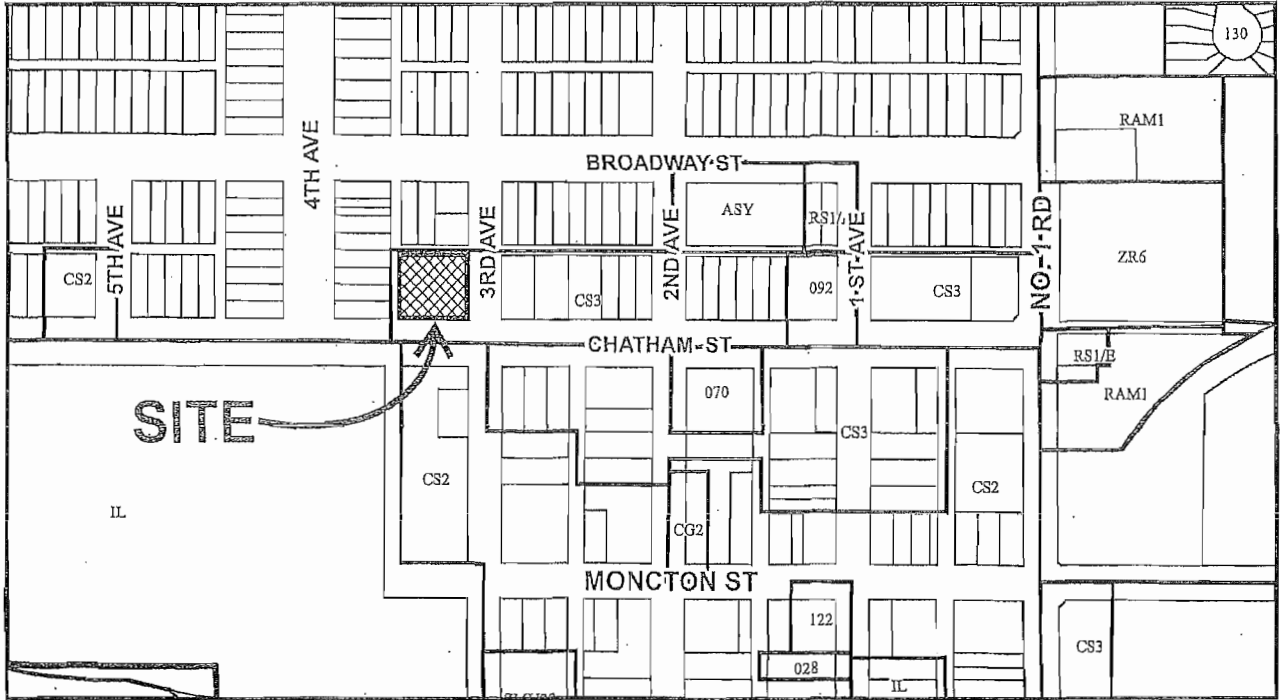
MAYOR

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.



City of  
Richmond



HA 14-672825

Original Date: 10/02/14

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

## 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

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 14.75 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

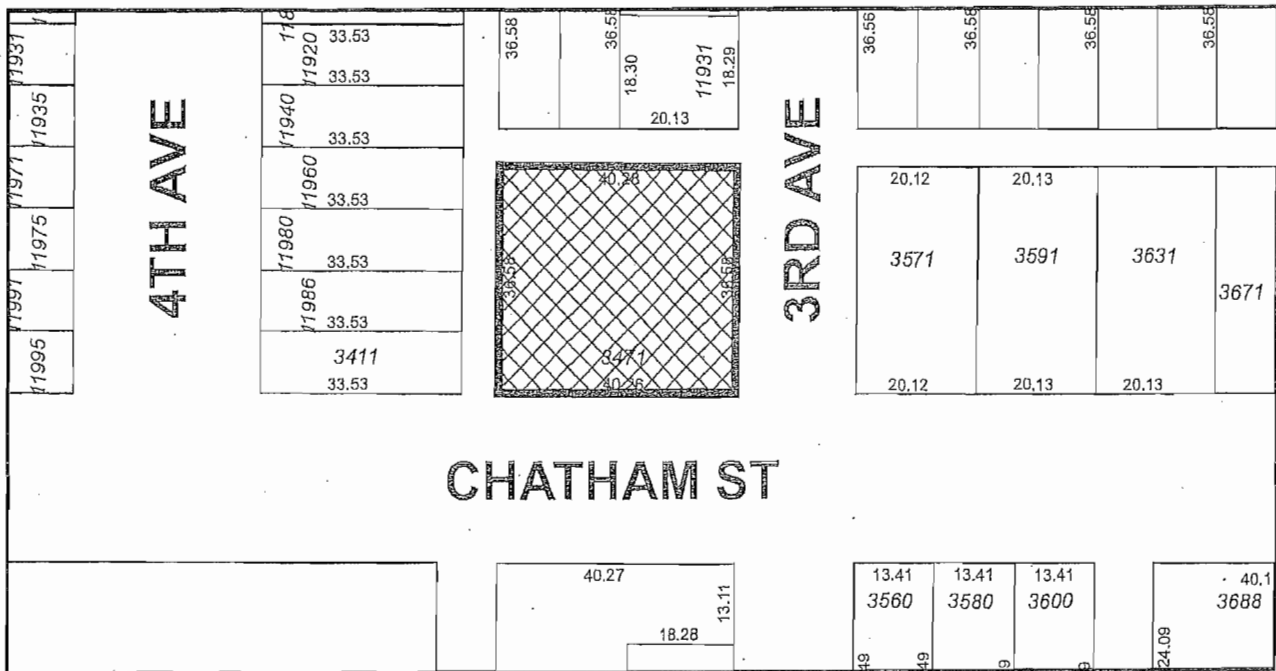
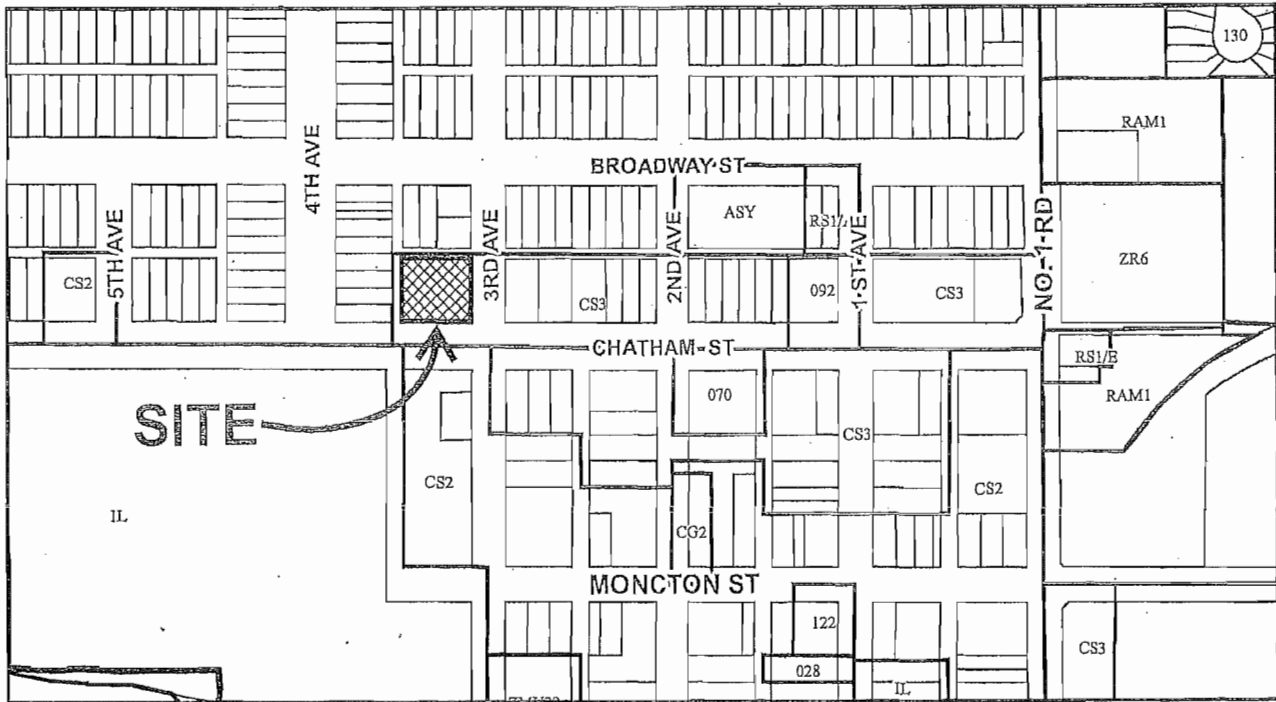
ISSUED BY THE COUNCIL THE

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

**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:		
ELEVATOR LOBBY	85 SF	(8 SM)

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)

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:	1.5 PARKING SPACES/UNIT	0.2 VISITOR SPACES/UNIT
10 APARTMENTS:	15 RESIDENTIAL SPACES	2 VISITOR SPACES
TOTAL REQUIRED:	15 RESIDENTIAL SPACES	2 VISITOR SPACES
COMMERCIAL (GENERAL RETAIL):	7 COMMERCIAL SPACES	
@ 3 / 100 m <sup>2</sup> UP TO 350 m <sup>2</sup> :	7 COMMERCIAL SPACES	
LESS 33%:	7 COMMERCIAL SPACES	
TOTAL REQUIRED:	7 COMMERCIAL SPACES	
TOTAL PARKING SP. PROVIDED:	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:		
10 APARTMENTS:	1.25 SPACES/UNIT	0.20 SPACES/UNIT
TOTAL REQUIRED:	13 SPACES	2 SPACES
COMMERCIAL (GENERAL RETAIL):		
CLASS 1	@ 0.27 / 100 m <sup>2</sup> GFA	@ 0.4 / 100 m <sup>2</sup> GFA
(LEASABLE) > 100 m <sup>2</sup> :	1 SPACE	2 SPACES
TOTAL REQUIRED:	1 SPACE	2 SPACES
TOTAL BICYCLE SP. PROVIDED:	14 CLASS 1 SPACES	4 CLASS 2 SPACES
- BICYCLE PARKING PROVIDED:		
CLASS 1		
TOTAL BICYCLE SP. PROVIDED:	14 SPACES (WITHIN L1 STORAGE ROOMS)	4 SPACES

**Notes:**

- Subject to Heritage Alteration Permit HA 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 apartment units are required to comply with Zoning Bylaw 8500.
- Variance included to:
  - Increase maximum building height from 12 m to 14.75 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:
  - “Rennai” 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.

NOTES:

1	ISSUE	DESCRIPTION
2	ISSUE	DESCRIPTION
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4	ISSUE	DESCRIPTION
5	ISSUE	DESCRIPTION
6	ISSUE	DESCRIPTION
7	ISSUE	DESCRIPTION
8	ISSUE	DESCRIPTION
9	ISSUE	DESCRIPTION
10	ISSUE	DESCRIPTION

**ZGF COTTER**  
 301-838 West Holdings Street, Washington, DC 20005  
 TEL: 602-721-1171 FAX: 602-721-3471 MAIL: info@zgf.com  
 www.zgf.com

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

DATE:  
 Steveston Flats Development  
 Corporation

DESIGNER:  
 Steveston Flats Development  
 Corporation

DATE:  
 NOV. 2014

SHEET TITLE:  
 DEVELOPMENT DATA

DATE:  
 NOV. 2014

SCALE:

CHECKED: [ ]

DATE:  
 11-06-14

JOB No.: 14-06-041

DATE:  
 NOV. 2014

Plan 1 Jan 7, 2015  
**DP 14-672823**

DRAWING NO.:  
 A-010

REV:



NOTES:

\* 9 ARTWORK PANELS

G	140224	DEVELOPMENT PERMIT APPLICATION
F	140224	REVISED FOR HERITAGE ADVISORY COMMITTEE
E	140224	DEVELOPMENT PERMIT PROGRESS MET
D	140224	DEVELOPMENT PERMIT PROGRESS MET
C	140224	REVISED APPLICATION
B	140224	PRELIMINARY CONSENTS
A	140224	PRELIMINARY FLOOR PLANS & ELEVATIONS
ISSUE	140224	DESCRIPTION

ZGF  
COTTER

901-538 West Hastings Street, Vancouver, BC, V6C 0A6  
TEL: 604-275-3177 FAX: 604-275-1011 EMAIL: info@zgf.com  
WWW: www.zgf.com

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

CLIENT:  
Steveston Flats Development  
Corporation

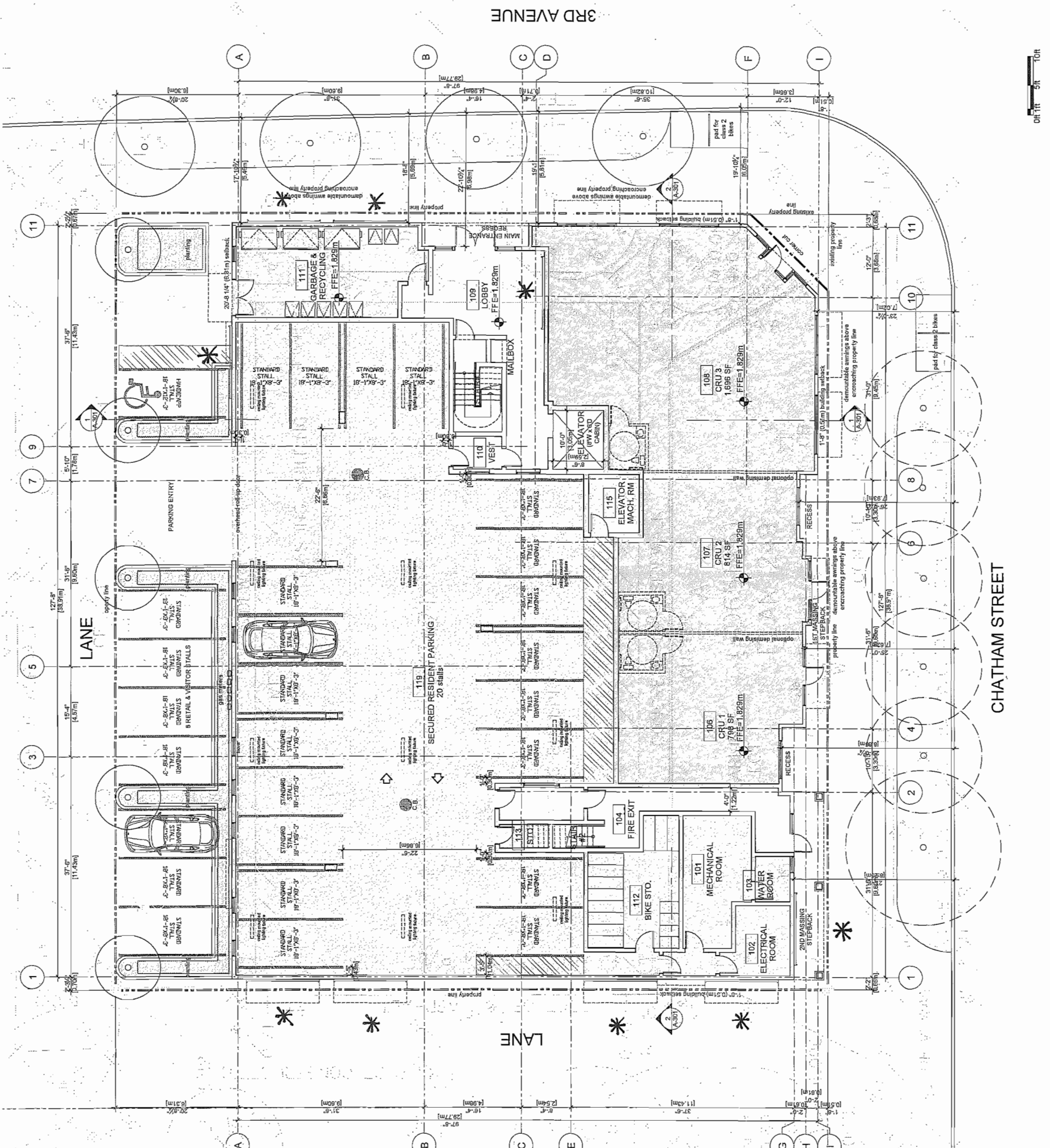
DESIGNER'S RESPONSIBILITY: THIS PLAN AND SPECIFICATIONS ARE AS AT ALL  
DATES HEREIN, THE EXCLUSIVE PROPERTY OF ZGF COTTER  
AND SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

OWNER:	SEAL
CHECKED:	RF
SCALE:	1/8"=1'-0"
JOB NO.:	13-00-00-00
DATE:	NOV. 2014

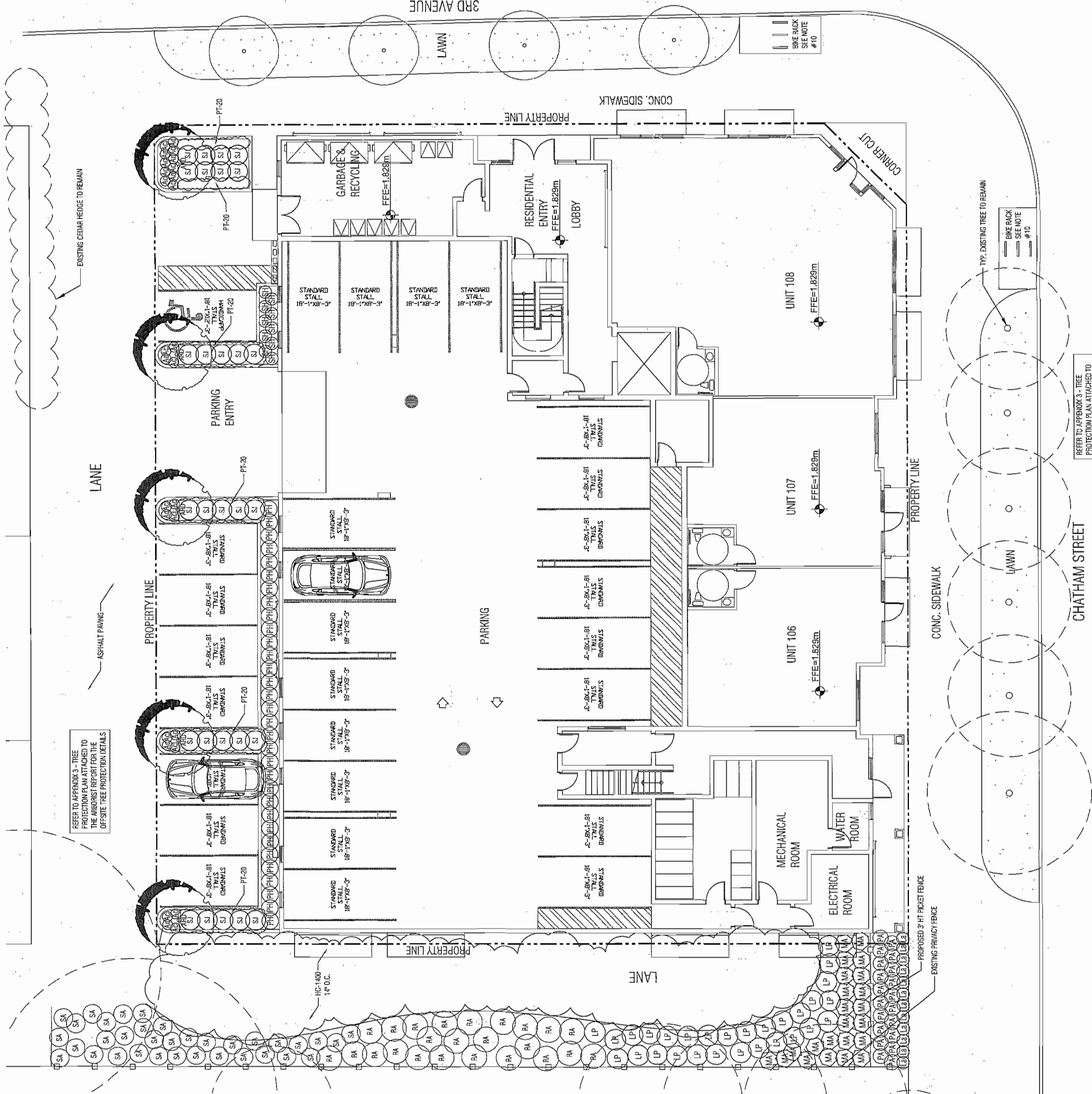
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PARKING LEVEL /  
LEVEL 1 FLOOR PLAN /  
SITE PLAN

Plan 2 Nov 10, 2014  
DP 14-672823

A-111



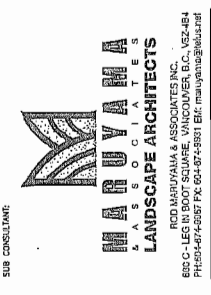
1 LEVEL 1  
1/8"=1'-0"



- NOTE:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY SANTA FE COUNTY GUIDELINES.
  2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
  3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
    - A. GRASSED AREAS: 150MM
    - B. GROUND COVERS: 300MM
    - C. SHRUBS: 450MM
    - D. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
  5. LAWN AREAS SHALL BE SOCCOED WITH #1 PREMIUM RESIDENTIAL SOO.
  6. ALL PLANTING SHALL BE INSTALLED IN ALL SPRING PLANTING AREAS.
  7. ALL PLANTING SHALL BE INSTALLED IN ALL SPRING PLANTING AREAS.
  8. IRRIGATION SYSTEM - AUTOMATIC IRRIGATION SYSTEM TO BE REQUIRED.
  9. BIKE RACK - QTY. 6, SCRIBBER SERIES BIKE RACK, STANDARD POWDERCOAT-SEMIMETAL FINISH, AVAILABLE FROM MAQUIN PPT. 1877-260-3383
  10. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEER/ARCHITECTURAL.
  11. FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF RICHMOND, AT TIME OF INSTALLATION. CITY BOULEVARD SHALL BE LAWN.

**PLANT LIST:**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
A90	5	DECIDUOUS TREES	BONHALL RED MAPLE	6CM CAL.	B & B
		SHRUBS			
LP	29	LONGICERA PILEATA	PRINCE HEDGEHEDGE	#3	CONTAINER
MA	23	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
FA	30	PHORBITUM ALBOFLAVUM	CHIFF CHIFF GRASS	#3	CONTAINER
PH	22	PHORBITUM ALBOFLAVUM	NEWZEALAND FLAX	#3	CONTAINER
RA	24	RES ALPNUM	ALPINE CURRANT	#3	CONTAINER
RU	4	RHOODODRON UNIQULIE	UNIQUE RHODOD.	#3	CONTAINER
SA	35	SYMPHORICARPOS ALBUS	SNOWBERRY	#3	CONTAINER
SH	10	SARCOCOCCA-HOOKERIANA HUMULIS	HIMALAYAN SHEET BOX	#2	CONTAINER
SJ	28	SKAMIA JAPONICA REDSHAWA	JAPANESE SHAMAMA	#3	CONTAINER
A6	27	GROUND COVERS	ASTILBE	#1	CONTAINER
H6	1400	HYPERICUM CALYDONIUM	ST. JOHN'S WORT	10CM POT	40CM O.C.
L6	12	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	60CM O.C.	40CM O.C.
PI	120	PACHYSANDRA TERMINALIS	JAPANESE SPIRICE	10CM POT	40CM O.C.



REC'D LANDSCAPE ARCHITECTURE INC.  
 600 G-LEG BL 8007 SQUARE, VANCOUVER B.C., V6Z 4R4  
 PH:604-674-6887 FAX:604-674-9881 EIC:malayana@haruyama.com

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**ZGF COTTER**  
 ZGF COTTER ARCHITECTS INC.

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

CLIENT:  
 Steveston Flats Development  
 Corporation

DATE: NOV. 20-13  
 SHEET TITLE:  
 LANDSCAPE PLAN

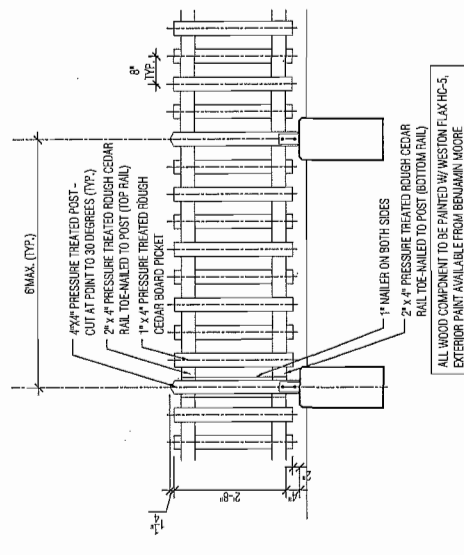
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
SCALE:	DATE:
JOB NO.:	DATE:
DATE:	DATE:

Plan 3 Nov 20, 2014  
**DP 14-672823**

REV. L-1

**3' HT. PICKET FENCE**  
 SCALE: 1/2"=1'-0"

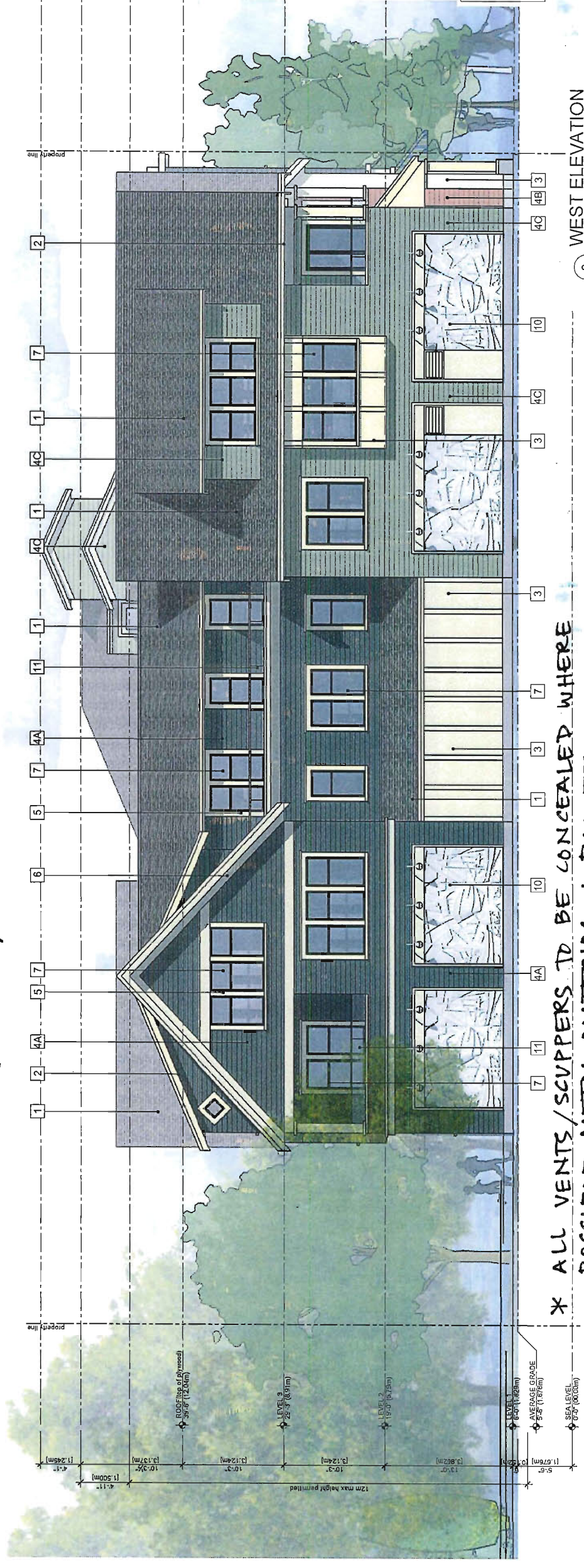
**LANDSCAPE PLAN**  
 SCALE: 1/8"=1'-0"



MAX. 14.75 M HEIGHT  
BY VARIANCE



\* SEPERATE PERMIT(S) REQUIRED FOR SIGNAGE (TYPICAL)



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

- NOTES:
- MATERIAL LEGEND**
- 1 DUROID SHINGLE ROOFING
  - 2 HARDIE SOFFIT
  - 3 HC-5 WESTON FLAX
  - 3 BOARD AND BATTEN HARDIE PANEL
  - 3 HC-5 WESTON FLAX
  - 4A HARDIE PLANK LAP SIDING
  - 4B HC-165 MONTVILLE GREY
  - 4B HARDIE PLANK LAP SIDING
  - 4B HC-51 AUDUBON RUSSET
  - 4C HARDIE PLANK LAP SIDING
  - 4C CC-504 HENRIE DE PROVENCE
  - 5 PAINTED WOOD TRIM
  - 5 HC-5 WESTON FLAX
  - 6 PAINTED FASCIA
  - 6 HC-5 WESTON FLAX
  - 7 METAL-CLAD VINYL WINDOWS
  - 8 ANODIZED ALUMINUM STOREFRONT
  - 8 GLAZING
  - 9 FABRIC AWNING
  - 10 SALVAGED SCULPTURAL CONCRETE PANEL
  - 11 STRUCTURAL CLEAR GLASS GUARD
  - 12 PAINTED METAL DOOR

\*Refer to Spec. from Historical Two Colours Palette  
\*Refer to approved window and door shop drawings

NO.	DESCRIPTION
1	DEVELOPMENT PERMIT APPLICATIONS
2	DEVELOPMENT PERMIT APPLICATIONS
3	DEVELOPMENT PERMIT APPLICATIONS
4	DEVELOPMENT PERMIT APPLICATIONS
5	DEVELOPMENT PERMIT APPLICATIONS
6	DEVELOPMENT PERMIT APPLICATIONS
7	DEVELOPMENT PERMIT APPLICATIONS
8	DEVELOPMENT PERMIT APPLICATIONS
9	DEVELOPMENT PERMIT APPLICATIONS
10	DEVELOPMENT PERMIT APPLICATIONS
11	DEVELOPMENT PERMIT APPLICATIONS
12	DEVELOPMENT PERMIT APPLICATIONS

**ZGF  
COTTER**  
200 CORNWALL STREET  
VANCOUVER, BC V6C 0A5  
TEL: 604-271-1177 FAX: 604-271-1171 EMAIL: info@zgf.com  
WWW.ZGF.COM

PROJECT:  
**CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT**  
301 CHATHAM STREET  
RICHMOND, BC

CLIENT:  
Steveston Flats Development Corporation

COMPANY: ZGF  
THIS PLAN AND DESIGN ARE THE PROPERTY OF ZGF COTTER ARCHITECTURE INC. AND WILL BE PROVIDED TO THE CLIENT FOR THE PROJECT'S INTENDED USE ONLY.  
DATE: JAN. 2015  
SCALE: 3/16"=1'-0"  
JOB NO: 13-001-014  
SHEET TITLE: SOUTH ELEVATION WEST ELEVATION

Plan 4 Jan 7, 2015  
**DP 14-672823**

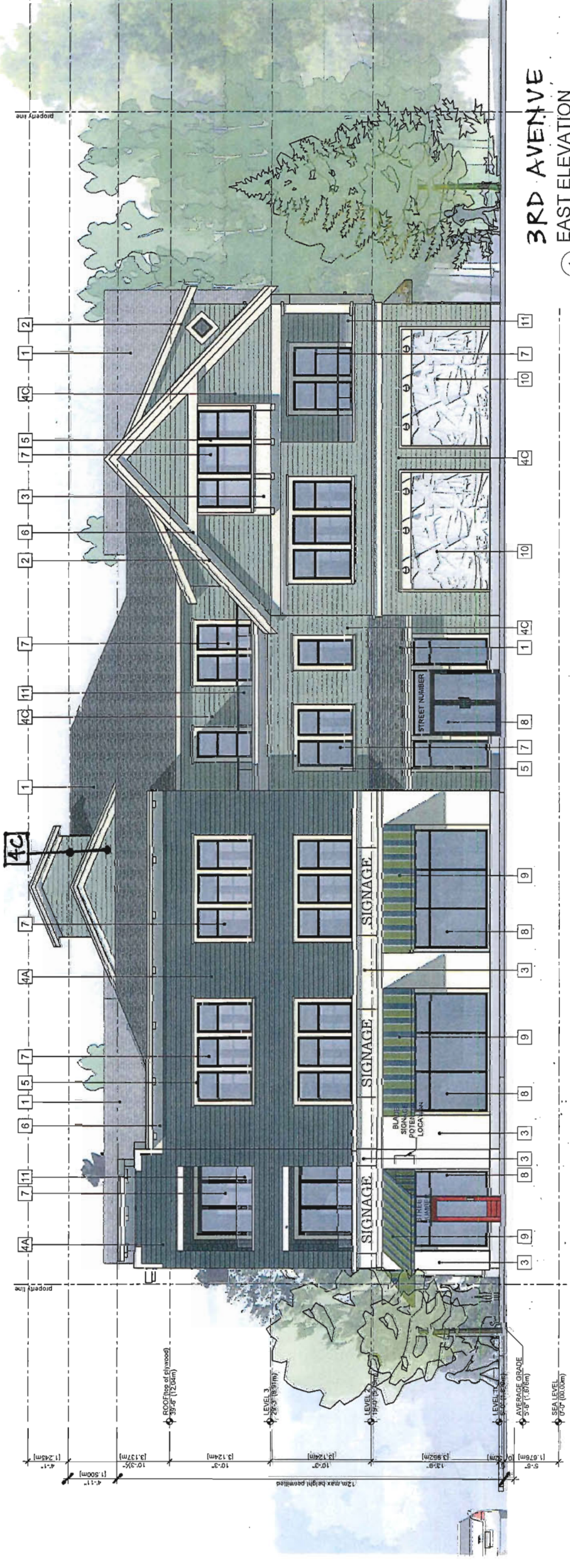
DRAWING NO.: A-201  
REV.

NOTES:

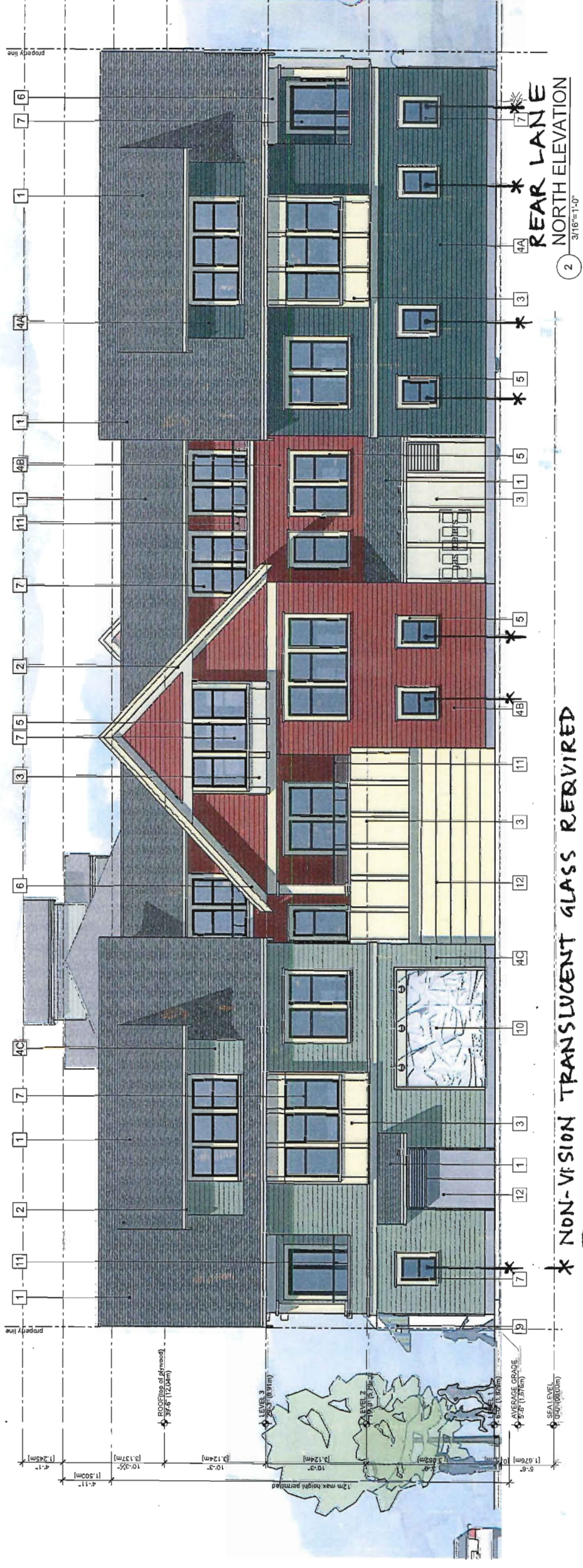
- MATERIAL LEGEND**
- 1 DUROID SHINGLE ROOFING
  - 2 HARDIE SOFFIT
  - 3 BOARD AND BATTEN HARDIE PANEL
  - 4A HC-5 WESTON FLAK
  - 4B HC-160 KNOXVILLE GREY
  - 4C HARDIE PLANK LAP SIDING
  - 5 CC-64 HERBES DE PROVENCE
  - 6 PAINTED WOOD TRIM
  - 7 HC-5 WESTON FLAK
  - 8 PAINTED FASCIA
  - 9 HC-5 WESTON FLAK
  - 10 METAL-GLAZ VINYL WINDOWS
  - 11 ANODIZED ALUMINIUM STOREFRONT
  - 12 GLAZING
  - 9 FABRIC AWNING
  - 10 SALVAGED SCULPTURAL CONCRETE PANEL
  - 11 STRUCTURAL CLEAR GLASS GUARD
  - 12 PAINTED METAL DOOR

\*Refer to Brief, Above Historical True Colors Palette  
 \*\*Refer to approved interior and floor slab drawings

**3RD AVENUE  
 EAST ELEVATION**  
 1 3/16"=1'-0"



**REAR LANE  
 NORTH ELEVATION**  
 2 3/16"=1'-0"



\* NON-VISION TRANSLUCENT GLASS REQUIRED TO AVOID GLARE FROM SERVICE/PARKING AREAS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/15
2	ISSUED FOR PERMITS	12/15/15
3	ISSUED FOR PERMITS	12/15/15
4	ISSUED FOR PERMITS	12/15/15
5	ISSUED FOR PERMITS	12/15/15
6	ISSUED FOR PERMITS	12/15/15
7	ISSUED FOR PERMITS	12/15/15
8	ISSUED FOR PERMITS	12/15/15
9	ISSUED FOR PERMITS	12/15/15
10	ISSUED FOR PERMITS	12/15/15
11	ISSUED FOR PERMITS	12/15/15
12	ISSUED FOR PERMITS	12/15/15

**ZGF  
 COTTER**

901-838 West Hastings Street, Vancouver, BC V6C 0A6  
 TEL: 604-771-7477 FAX: 604-771-7478  
 WWW.ZGFCOTTER.COM

**PROJECT:**  
 CHATHAM & 3RD  
 RESIDENTIAL/COMMERCIAL  
 MIXED USE DEVELOPMENT  
 2475 CHATHAM STREET  
 RICHMOND, BC

**CLIENT:**  
 Steveston Flats Development Corporation

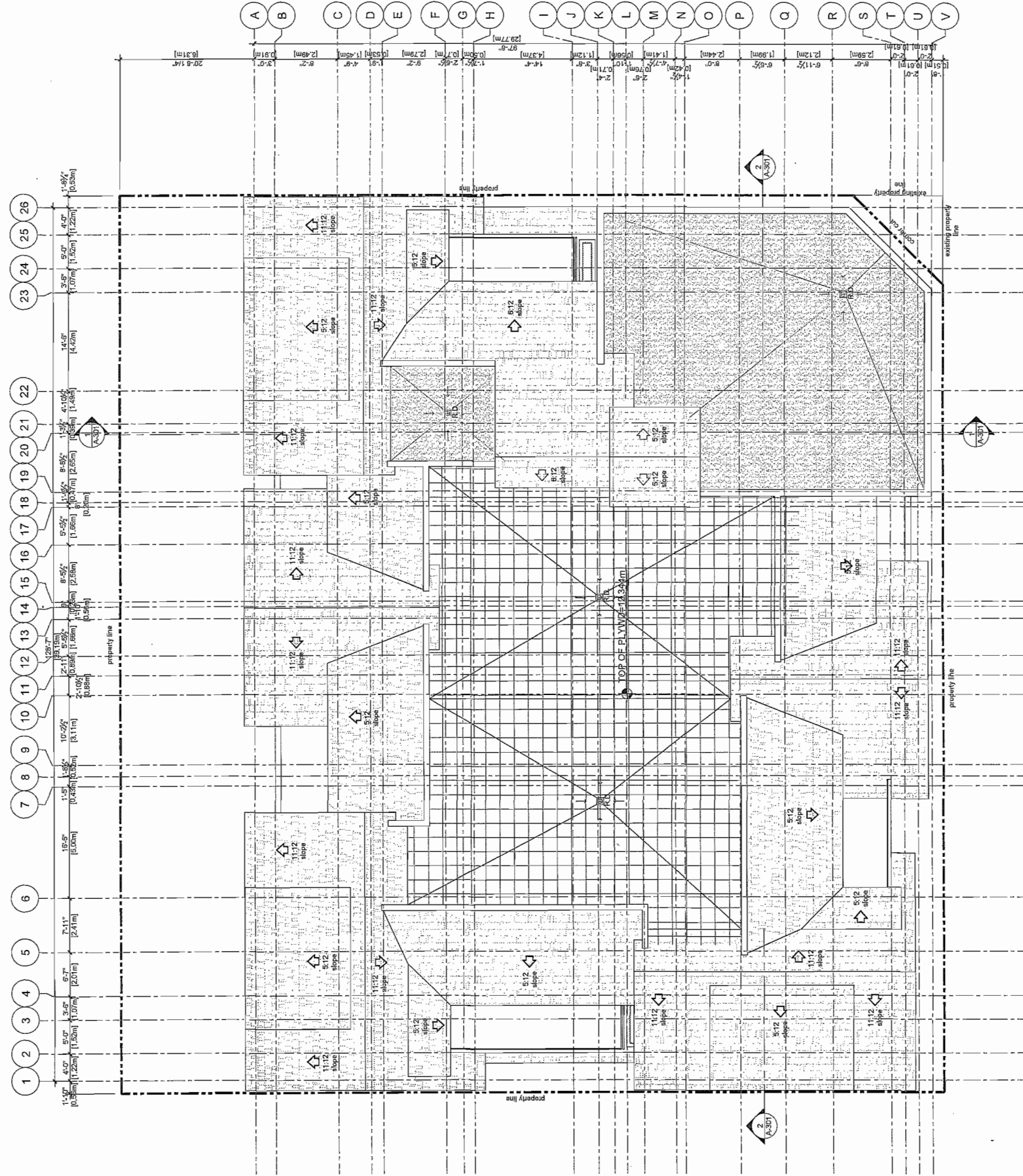
DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	DATE
APP. NO.	DATE
DATE	DATE

SHEET TITLE:  
 NORTH ELEVATION  
 EAST ELEVATION

Plan 5 Jan 7, 2015  
 DP 14-672823

DRAWING NO.:  
 A-202

NOTES:



0ft 11ft 5ft 10ft



NO.	DESCRIPTION
G	14828 DEVELOPMENT FORM APPLICATION
F	14670 DEVELOPMENT FORM/PROGRESS SET
E	14713 DEVELOPMENT FORM/PROGRESS SET
D	14704 DEVELOPMENT FORM/PROGRESS SET
C	13902 RECORD APPLICATION
B	14697 PRELIMINARY DRAWINGS
A	13929 PRELIMINARY FLOOR PLANS & ELEVATIONS
1	MAIN TERMINAL DESCRIPTION
2	ISSUE

**ZGF  
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200 COMM-WENTCH INC.  
901-838 West Hastings Street, Vancouver, BC V6C0A6  
Tel: 604-271-1077 Fax: 604-271-1078  
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PROJECT:  
**CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT**  
3471 Chatham Street  
Richmond, BC

CLIENT:  
**Steveston Flats Development  
Corporation**

DATE: NOV. 2014  
JOB NO.: 13-06-041  
SCALE: 1/8" = 1'-0"  
CHECKED: RW  
DRAWN: CP

SHEET TITLE:  
**ROOF PLAN**

DATE: NOV. 2014  
JOB NO.: 13-06-041  
SCALE: 1/8" = 1'-0"  
CHECKED: RW  
DRAWN: CP

DATE: NOV. 2014  
JOB NO.: 13-06-041  
SCALE: 1/8" = 1'-0"  
CHECKED: RW  
DRAWN: CP

Plan 6 Nov 10, 2014  
**DP 14-672823**

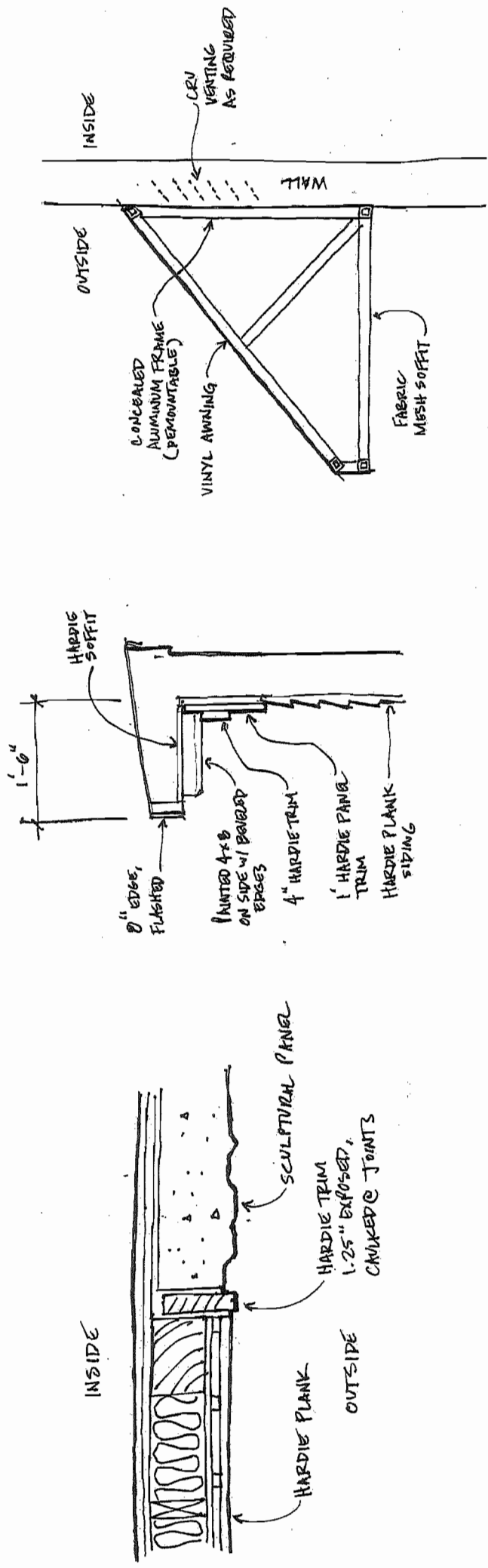
DRAWING NO.:  
**A-115**

REV.

1  
1/8" = 1'-0"

NOVA 2011 Licensed Professional Engineer/Architect/Designer/Consultant/Planner/Builder

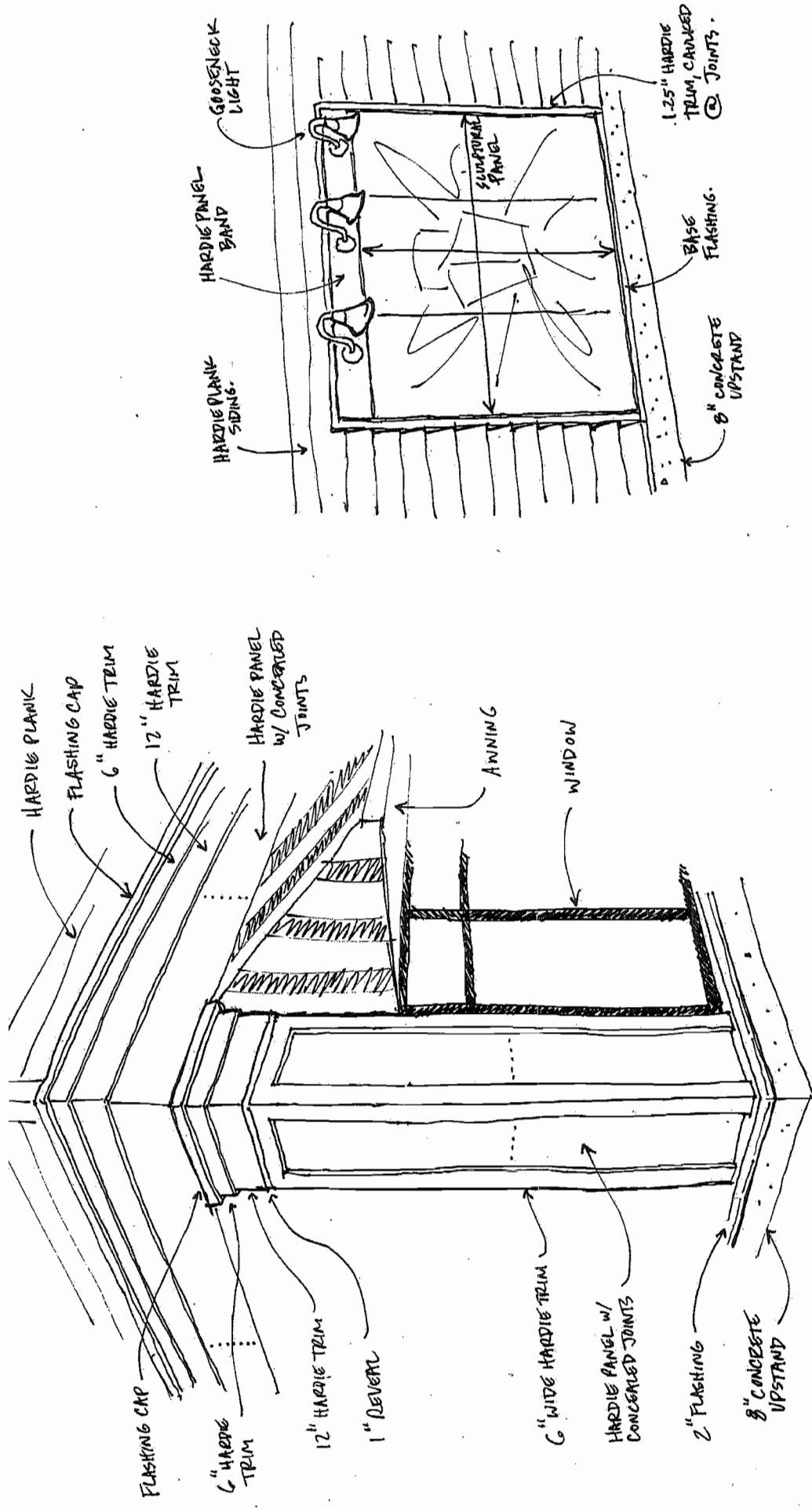
NOTES:



1 ART PANEL MOUNTING DETAIL  
NTS

2 CORNICE DETAIL  
NTS

2 AWNING DETAIL  
NTS



4 AWNING AND SIGN BAND DETAIL  
NTS

5 ART PANEL FRAME AND LIGHTING  
NTS

NO.	DATE	DESCRIPTION
1	12/14/13	DEVELOPMENT PERMIT APPLICATION
2	12/14/13	SELECTED FOR HERITAGE SOCIETY COMMITTEE
3	12/14/13	DEVELOPMENT PERMIT PROCEEDS LIST
4	12/14/13	DEVELOPMENT PERMIT PROCEEDS LIST
5	12/14/13	DEVELOPMENT PERMIT PROCEEDS LIST
6	12/14/13	DEVELOPMENT PERMIT PROCEEDS LIST
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99	12/14/13	DEVELOPMENT PERMIT PROCEEDS LIST
100	12/14/13	DEVELOPMENT PERMIT PROCEEDS LIST

**ZGF  
COTTER**  
301 COTTER ARCHITECTURE

501-838 West Hastings Street, Vancouver, BC V5C 0A6  
TEL: 604-272-1177 FAX: 604-272-1171 EMAIL: info@zgfco.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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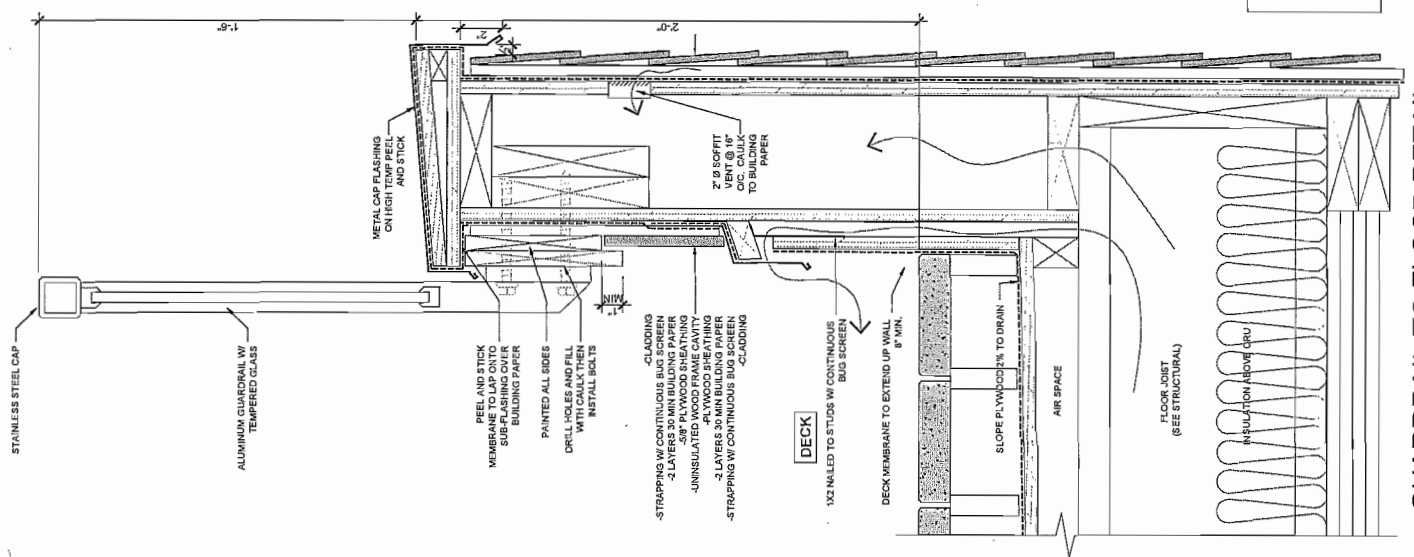
DATE	NOV. 2014	SHEET TITLE	DETAILS
CHECKED:	RF	SCALE:	1:1
DATE:	NOV. 2014	JOB NO.:	13-05-CH

Plan 7 Nov 10, 2014  
**DP 14-672823**

DRAWING NO.:  
**A-914**

REV.:

NOTES:



1 GUARDRAIL TO FLOOR DETAIL  
3/8"=1'-0"

G	14/03/14	CONCRETEMENT PERMIT APPLICATION
F	14/03/14	ISSUED FOR PERMIT APPLICATION COMMITTEE
E	13/07/13	DEVELOPMENT PERMIT PROGRESS SET
D	13/03/14	DEVELOPMENT PERMIT PROGRESS SET
C	13/09/12	RECONSTRUCTION APPLICATION
B	14/09/12	PRELIMINARY DRAWINGS
A	14/09/12	PRELIMINARY FLOOR PLANS & ELEVATIONS
MARKS	1/10/2010	DESCRIPTION
ISSUE		

**ZGF  
COTTER**  
200 COTTEN AVENUE  
VANCOUVER, BC V6C 0A6  
TEL: 604-273-1477 FAX: 604-273-4472 EMAIL: info@zgf.com

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

CLIENT:  
**Steveston Flats Development  
Corporation**

DATE: NOV. 2014  
JOB NO.: 13-05-001  
SCALE: AS SHOWN  
CHECKED: RW  
DRAWN: GF

SHEET TITLE:  
**DETAILS**

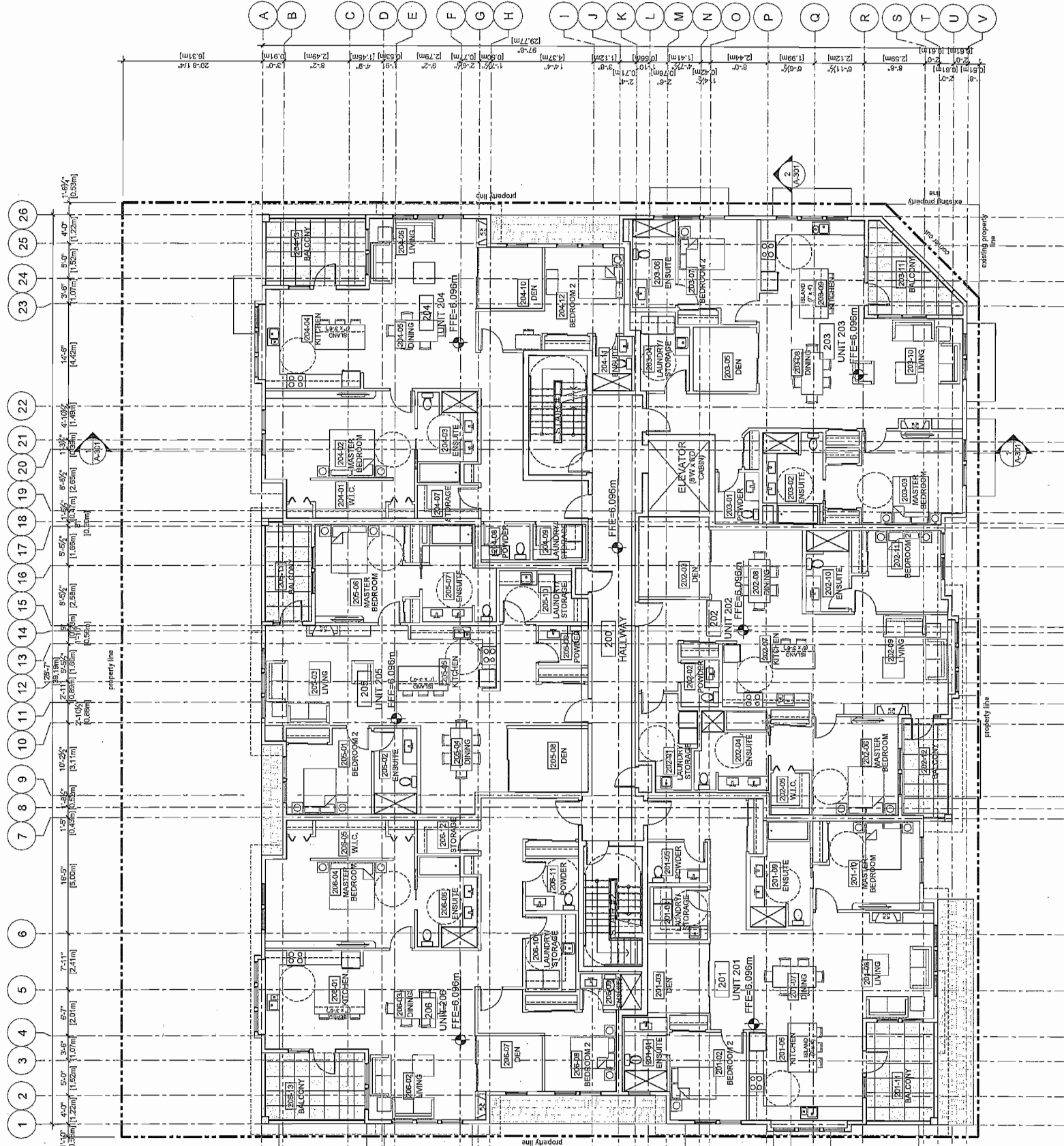
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Plan 8 Nov 10, 2014  
**DP 14-672823**

DRAWING NO.:  
**A-914**

REV.

NOTES:



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT APPLICATION	10/27/14
2	ISSUED FOR PERMIT APPLICATION	10/27/14
3	ISSUED FOR PERMIT APPLICATION	10/27/14
4	ISSUED FOR PERMIT APPLICATION	10/27/14
5	ISSUED FOR PERMIT APPLICATION	10/27/14
6	ISSUED FOR PERMIT APPLICATION	10/27/14
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24	ISSUED FOR PERMIT APPLICATION	10/27/14
25	ISSUED FOR PERMIT APPLICATION	10/27/14
26	ISSUED FOR PERMIT APPLICATION	10/27/14

**ZGF  
COTTER**  
200 COTTER ARCHITECTS INC.  
501-838 West Hastings Street, Vancouver, BC, V6C 0A6  
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WEB: www.zgfco.com

**PROJECT:**  
CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT  
1111 West Hastings Street  
Richmond, BC

**CLIENT:**  
Steveston Flats Development  
Corporation

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DATE:	NOV. 2014
JOB NO.:	13-05-004
SCALE:	1/8"=1'-0"
CHECKED BY:	RM
DESIGNED BY:	RM
DATE:	NOV. 2014

SHEET TITLE:  
LEVEL 2 FLOOR PLAN

Plan 9 Nov 10, 2014  
**DP 14-672823**

DRAWING NO.:  
A-112

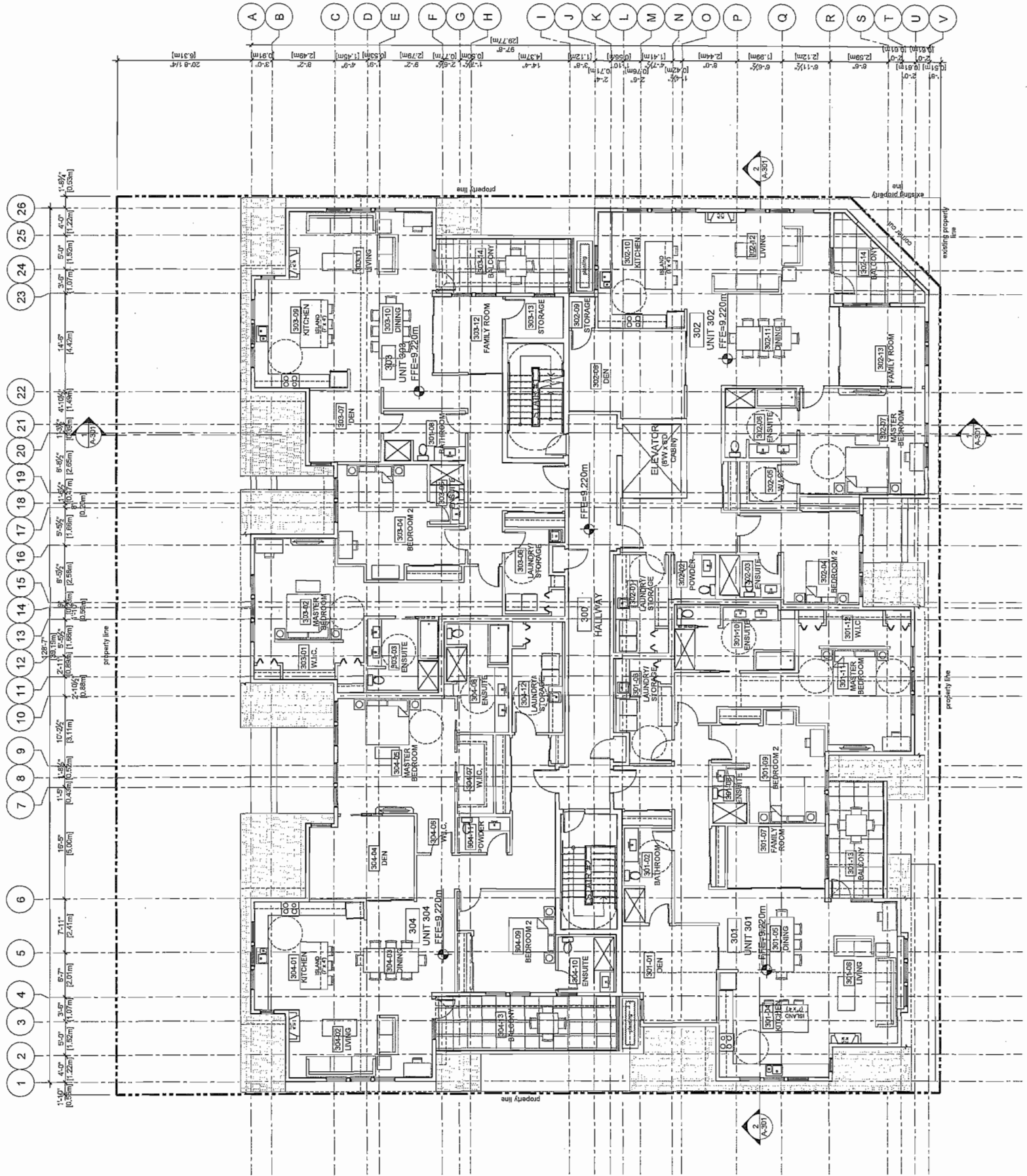
0"=1' 5"=10'

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





NOTES:



6	14826	DEVELOPMENT PERMIT APPLICATION
7	14827	PERMIT FOR HERITAGE APPLICATION COMMITTEE
8	14828	DEVELOPMENT PERMIT PROCESS SET
9	14829	DEVELOPMENT PERMIT PROCESS SET
10	14830	RECORDING APPLICATION
11	14831	PRELIMINARY DRAWINGS
12	14832	PRELIMINARY FLOOR PLANS & ELEVATIONS
13	14833	ISSUE

**ZGF  
COTTER**  
ZGF COTTER ARCHITECTS INC.  
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TEL: 604-271-1577 FAX: 604-271-1873 EMAIL: info@zgfco.com  
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PROJECT:  
**CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT**  
2471 Chatham Street  
Vancouver, BC

CLIENT:  
**Steveston Flats Development  
Corporation**

DATE: NOV. 2014

DESIGNED BY	RF
CHECKED BY	RF
SCALE	1/8" = 1'-0"
JOB NO.	13-06-031
DATE	NOV. 2014

SHEET TITLE:  
**LEVEL 3 FLOOR PLAN**

Plan 10 Nov 10, 2014  
**DP 14-672823**

DATE: NOV. 2014

DATE: NOV. 2014

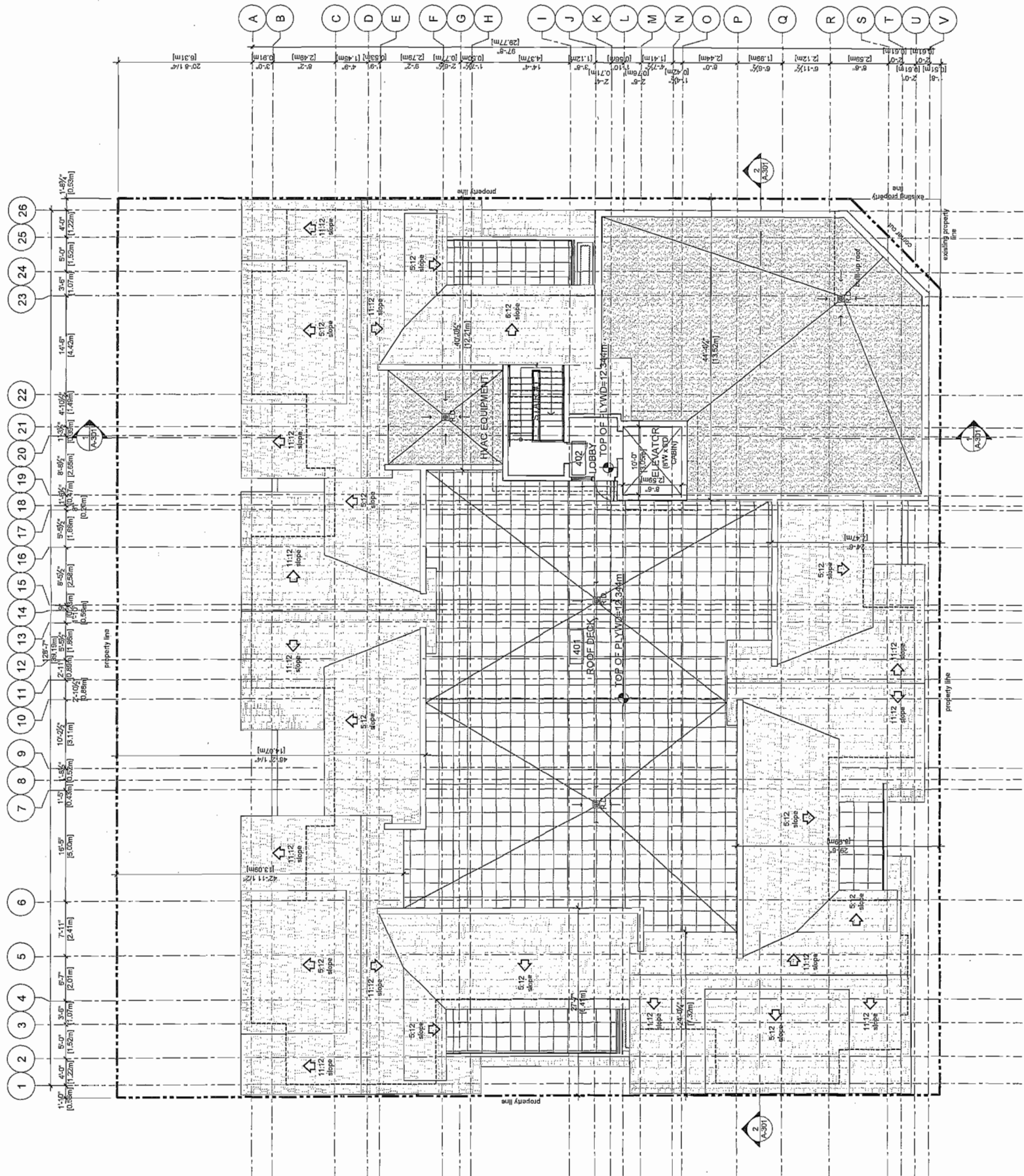
1 LEVEL 3  
1/8" = 1'-0"



REVISIONS:  
A-113

NOTES:

WATER FIXTURE  
TO BE PROVIDED  
AT ROOF DECK  
LEVEL



D	140204	DEVELOPMENT PERMIT APPLICATION
E	140205	DEVELOPMENT PERMIT APPLICATION
F	140206	DEVELOPMENT PERMIT APPLICATION
G	140207	DEVELOPMENT PERMIT APPLICATION
H	140208	DEVELOPMENT PERMIT APPLICATION
I	140209	DEVELOPMENT PERMIT APPLICATION
J	140210	DEVELOPMENT PERMIT APPLICATION
K	140211	DEVELOPMENT PERMIT APPLICATION
L	140212	DEVELOPMENT PERMIT APPLICATION
M	140213	DEVELOPMENT PERMIT APPLICATION
N	140214	DEVELOPMENT PERMIT APPLICATION
O	140215	DEVELOPMENT PERMIT APPLICATION
P	140216	DEVELOPMENT PERMIT APPLICATION
Q	140217	DEVELOPMENT PERMIT APPLICATION
R	140218	DEVELOPMENT PERMIT APPLICATION
S	140219	DEVELOPMENT PERMIT APPLICATION
T	140220	DEVELOPMENT PERMIT APPLICATION
U	140221	DEVELOPMENT PERMIT APPLICATION
V	140222	DEVELOPMENT PERMIT APPLICATION

**ZGF**  
**COTTER**

901-838 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-272-4777 / FAX: 604-272-4778 / EMAIL: info@zgf.com

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

**CLIENT:**  
Steveston Flats Development  
Corporation

**DATE:** NOV. 2014  
**SCALE:** 1/8" = 1'-0"

**CHECKER:** RW  
**DATE:** 13-05-08  
**NO.:** 2014

**SHEET TITLE:**  
ROOF DECK FLOOR PLAN

Plan 11 Nov 10, 2014  
**DP 14-672823**

0" 5' 10'

1 ROOF DECK  
1/8" = 1'-0"

REV. A-114

