



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 24, 2016
File: RZ 15-697899
HA 15-697904

Re: Application by Tien Sher Chatham Developments Ltd. for a Rezoning at 3735, 3751, 3755 and 3771 Chatham Street from Steveston Commercial (CS3) to Commercial Mixed Use (ZMU32) - Steveston Village and a Related Heritage Alteration Permit

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to create the "Commercial Mixed Use (ZMU32) - Steveston Village" zone, and to rezone 3735, 3751, 3755 and 3771 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU32) - Steveston Village", be introduced and given first reading.
2. That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize the following alterations and works at 3735, 3751, 3755 and 3771 Chatham Street for the proposed redevelopment:
 - a. Demolition and removal of any existing structures and buildings;
 - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
 - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
 - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.

Wayne Craig
Wayne Craig
Director, Development

WC:ke

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>John E. ...</i>

Staff Report

Origin

Tien Sher Chatham Developments Ltd. has applied to the City of Richmond for permission to:

- a. Rezone 3735, 3751, 3755 and 3771 Chatham Street from “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU32) - Steveston Village” zoning district in order to redevelop the site into a three-storey mixed use building containing approximately 281 sq. m. (3,026 sq. ft.) of commercial space on the ground floor and 16 residential units on the 2nd and 3rd floors (totalling approximately 1,025 sq. m or 11,038 sq. ft.).
- b. Obtain a Heritage Alteration Permit on the subject site to allow for site preparation activities, works, investigations and lot consolidation related to the proposed redevelopment.

A location map is contained in Attachment 1

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

Surrounding Development

The subject site consists of four separate lots located on the north side of Chatham Street in Steveston. The site contains an existing house. The remainder of the land is generally vacant with existing landscaping and trees.

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

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

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

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

Related Policies & Studies

Official Community Plan/ Steveston Area Plan

The subject site is located in the Steveston Village Core Area of the Steveston Area Plan Official Community Plan (OCP) and is designated “Heritage Mixed Use”. This designation allows for commercial/industrial uses on the ground floor with residential uses above. The proposed mixed-use development proposing street fronting commercial at grade and residential on the second and third levels is consistent with the Steveston Area Plan land use designation for the site.

Steveston Village Heritage Conservation Area and Steveston Village Conservation Strategy

The subject site is also located in the Steveston Village Conservation Area, as identified in the Steveston Area Plan OCP. Any construction activity or modification to buildings or land in the Conservation Area (including subdivision), requires approval of a Heritage Alteration Permit (HAP) in conjunction with the normal development applications required for redevelopment. The HAP application being considered in this report to allow for demolition, land clearing/excavation, tree removals, site preparation and lot consolidation complies with requirements in the Steveston Village Conservation Area. A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

The Steveston Village Conservation Area references the importance of the historical subdivision pattern and lot lines associated with the 1892 survey plan and overall heritage character of the area. The proposed development on the subject site generally complies with the heritage character of historic lot lines as the mixed use development is designed to appear as four distinct buildings based on the historic subdivision pattern in Steveston.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should Planning Committee endorse this application and should Council grant 1st reading to the rezoning bylaw, the rezoning application will be referred to a Public Hearing where any interested party will have the opportunity to address Council directly.

Richmond Heritage Commission

The proposed redevelopment was presented to the Richmond Heritage Commission on July 15, 2015, and was supported. Please refer to Attachment 3 for an excerpt of the Richmond Heritage Commission minutes.

Analysis

Built Form and Architectural Character

The development will feature a three-storey building placed at zero lot line to the front and side yards, which is consistent with Development Permit guidelines in the Steveston Village Conservation Area. Ground floor elevation will match the elevation of the existing sidewalk consistent with the plan (Attachment 4 – Conceptual Development Plans).

The exterior design and architectural detailing suggests four different design approaches for the purpose of reflecting the existing property line boundaries, a character defining element of the Steveston Village Conservation Area. The detailing of the four different design approaches also draws architectural references to four existing buildings in the Steveston Village Conservation Area that are identified heritage resources, including the Steveston Methodist Church located on the neighbouring site to the west.

Proposed Commercial Mixed Use (ZMU32) – Steveston Village Zoning District

The new zone proposes similar permitted uses as compared to other mixed use zones in Steveston Village that generally includes retail and commercial services, personal and financial services, industrial/manufacturing activities and residential uses that are consistent with the surrounding area.

The new proposed zoning district has specific provisions to take into account:

- General base density of 1.0 FAR.
- Additional density related to affordable housing and Steveston Heritage Conservation Grant Program provisions up to 1.6 FAR.
- A maximum building height of 12 m (3 storeys) – Variance is being requested for rooftop access structures.
- Other regulations specific to permitted lot coverage and shared commercial and visitor residential parking.

Tree Retention and Replacement

The City's Tree Preservation Coordinator has reviewed the submitted report prepared by a Certified Arborist. Parks Department staff have also conducted a review of the report for the trees located on City road/lane allowances. Upon review of the arborist report, staff concur with the findings and recommendations of the report. A total of 29 trees are proposed to be impacted as a result of the development. 7 are off-site trees located on City property (road/lane allowances), 20 are on-site trees (17 are hedgerow trees) and 2 are located on or shared with a neighbouring property (See Attachment 5 for a Tree Removal and Retention Plan). The following is a summary of recommendations.

- Remove 7 off-site trees located on City property and provide a cash-in-lieu contribution of \$7,800 as compensation as recommended by City Parks staff.
- Remove 3 on-site trees, which are fruit trees in poor condition and in conflict with the proposed building envelope.
- Remove 1 cedar hedgerow consisting of 17 existing mature evergreen trees, which are in fair condition, but in conflict with the building envelope such that they cannot be retained.
- Remove 2 neighbouring trees along the site's west property line that cannot be retained due to its close proximity to the proposed development. The applicant has obtained written permission from the property owner to the west to remove the two referenced trees.
- Retain 1 neighbouring tree (62 cm caliper Western Red Cedar in good condition) located adjacent to the north east corner of the development site and protect it based on the recommendations of the consulting arborist.

Tree Replacement

A total of 20 bylaw sized on-site trees are proposed to be removed. As the site is not able to accommodate the required 2:1 ratio of replacement trees (40 trees) to be replanted on-site, a cash-in-lieu contribution (to the City's Tree Compensation Fund) to achieve the OCP tree replacement ratio of 2:1 (\$500 per replacement tree) is proposed for this rezoning. As a result, a \$20,000 cash-in-lieu contribution is being secured through the rezoning considerations for bylaw sized on-site tree removal (refer to Attachment 6 for a summary list of rezoning considerations for this project).

For the 7 off-site trees located on City land (road and lane allowances), Parks staff have reviewed these trees and recommend a cash-in-lieu contribution of \$7,800 as compensation for their removal to accommodate the proposed development. This cash-in-lieu contribution will facilitate tree replacement planting by the City at or near the subject site and is a rezoning consideration for this development.

For the 2 bylaw sized trees on a neighbouring site to the west, an appropriate tree permit is required for removal, with appropriate compensation determined through the review of the tree removal application. Through this rezoning, the applicant has obtained written permission from the property owner for tree removals.

Tree Protection

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around the tree to be retained on the adjacent site (north east). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site are completed.

Transportation and Site Access

Vehicle access will be through an extension of the existing lane across the entire north edge of the site. The entrance to the parkade structure containing all of the residential parking for this development is proposed at the north east corner of the site. Shared commercial and residential visitor parking for this development will be provided directly off the lane. To enable ease of pedestrian access from the parking area off the lane to the commercial uses or residential entrance along Chatham Street, the proposal includes provisions for a pedestrian connection through the parkade structure and building to a dedicated access to the street.

Off-street parking and bicycle parking requirements are being met in accordance with the zoning bylaw regulations, with no reductions requested by the applicant. The development contains 26 parking spaces for the residential units and 9 spaces to be shared between the commercial and residential visitor parking uses. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking to be shared.

The proposal also includes electrical vehicle charging features to ensure a minimum of 20% of parking stalls are serviced by a 120V receptacle to accommodate electrical vehicle charging equipment and an additional 25% of parking stalls that are designed to allow conversion through

pre-ducting. A legal agreement will be a rezoning consideration to secure the electrical vehicle infrastructure.

Variations Requested

The mixed-use project has been developed to comply with the proposed regulations contained in the zone, with the exception of the maximum building height of 12 m (39.37 ft.). The majority of the proposed flat roof line meets the maximum 12 m (39.37 ft.) height. A small 0.8 m (2.6 ft.) high parapet projection over a small portion of the overall roof line of the development to incorporate a historic design element referenced by the architect will require a variance to be reviewed as part of the Development Permit application.

Two additional building elements are proposed above the 12 m (39.37 ft.) maximum building height. These over height areas are required to provide access to the proposed incorporation of a rooftop outdoor amenity space. The variations would allow the rooftop area to be universally accessible for all users. The requested variations are:

- 1.1 m (3.5 ft.) height increase for two stair enclosures for access/exit purposes from the rooftop amenity area. Due to the size of the rooftop deck, BC Building Code requires a secondary means of exiting from the rooftop deck and these exits must be designed to meet exiting requirements (i.e., full height doors).
- 2.8 m (9.2 ft.) height increase for elevator and related mechanical equipment. The elevator to the rooftop amenity would enable the rooftop amenity to be universally accessible.

In considering the proposed variations to increase height as outlined above, staff note the following:

- The development of an amenity space is encouraged to benefit the development and residents by providing access to additional outdoor areas.
- The programming of the outdoor amenity includes opportunities for urban agriculture for all users.
- The number of access/egress points to the rooftop amenity is kept to a minimum and the rooftop deck area is situated in a manner that mitigates impacts (shadowing, overlook) to surrounding areas.
- Only two stairway structures are proposed in order to meet BC Building Code requirements.
- No trees or high level landscaping is proposed on the rooftop amenity area.
- The rooftop amenity area would be universally accessible with the inclusion of the elevator servicing the rooftop deck area.

The proposed building height variations will be reviewed as part of the forthcoming Development Permit application, should the zoning amendment bylaw proceed to Public Hearing.

Affordable Housing Strategy

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. As the subject rezoning

application was in-stream at the time rate increases were approved in September 2015, the 2015 rate of \$4.00 per sq. ft. applies, for a total cash-in-lieu contribution of \$83,892, secured as a rezoning consideration for this development.

Steveston Village Heritage Conservation Grant Program

The Steveston Area Plan and Steveston Village Conservation Strategy provides additional density if developers provide voluntary financial contributions, to the Steveston Village Heritage Conservation Grant Program. The contribution amount is applicable to all developable floor area over 1.2 FAR density up to a maximum of 1.6 FAR. All buildable floor area above 1.2 FAR, up to a maximum of 1.6 FAR, is charged at \$47 per sq. ft. for contribution to the heritage grant program. In developments that also require an affordable housing response (i.e., cash-in-lieu at the applicable rates), the heritage grant program allows for the contribution to be reduced by the amount of the cash-in-lieu contribution required by the Affordable Housing Strategy.

Under this formula, the proposed developer contributions in accordance with the Steveston Village Heritage Conservation Grant Program is \$213,167, which reflects the \$83,892 affordable housing contribution, to be secured as a rezoning consideration.

Public Art Program

In accordance with the City's Public Art Program, this project is proposing to participate in the program by providing a voluntary cash contribution of \$18,335 to the City's Public Art Reserve fund, to be secured as a rezoning consideration.

Amenity Space

In accordance with the City's Cash In Lieu of Indoor Amenity Space Policy 5041, a voluntary contribution is being made in the amount of \$1,000 per residential unit (i.e., \$16,000).

A rooftop outdoor amenity space, which exceeds the OCP requirements of 6 sq. m. per residential unit, is proposed as part of this development. The proposed total area of 127 sq. m. (1,367 sq. ft.) is situated generally in the centre of the building to minimize overlook, shadowing and visibility of rooftop structures from the street. Generally, programming for this amenity area includes seating/benches, multi-use open space and low level planters proposed for urban agriculture.

Site Servicing and Frontage Improvements

Engineering and Transportation staff have identified the following works and upgrades along Chatham Street and the lane to the north.

- Along Chatham Street – Frontage upgrades involving the installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and new concrete sidewalk between the boulevard and existing property line.
- In the lane – Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting. Works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane

from the development site's west property line to 1st Avenue and installation of a new driveway crossing to access the existing lane at the 1st Avenue entrance.

- As part of the staff streetscape review being undertaken for Chatham Street, should Council adopt streetscape visions for Chatham Street that differ from the frontage works identified as part of this rezoning, the above frontage works shall be adjusted to be consistent with the Council approved streetscape visions for Chatham Street.
- The above Chatham Street frontage and lane works are at the developers cost and will be completed through a Servicing Agreement required to be completed as a rezoning consideration.

Heritage Alteration Permit

A Heritage Alteration Permit on the subject site is being considered in conjunction with this rezoning application in order to allow for modification to building and lands involving demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation. These works and lot consolidation are related to the rezoning application on the site. The Council issuance of the Heritage Alteration Permit should be subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899)

A second Heritage Alteration Permit application will be required as part of the forthcoming Development Permit application process to allow for construction of the project.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

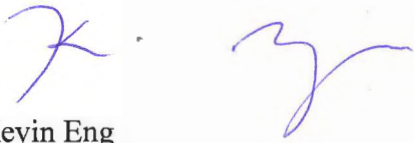
The purpose of this rezoning application is to create a new "Commercial Mixed Use (ZMU32) – Steveston Village" zoning district and rezone 3735, 3751, 3755 and 3771 Chatham Street to this new zoning district. The proposed application will allow for development of a mixed use project, accessed through a new lane at the north (rear) portion of the site with street fronting commercial space at-grade and 16 residential units on the 2nd and 3rd levels of a three-storey development.

The subject site is also located in the Steveston Village Conservation Area, which requires Heritage Alteration Permits for any works or modification to land (including subdivision) in Steveston Village. As a result, a Heritage Alteration Permit is also being brought forward in conjunction with the rezoning application to allow for specific works, modification of land and lot consolidation to be done related to the rezoning application and proposed redevelopment.

Staff supports to the rezoning application and related Heritage Alteration Permit application as it is consistent with land use, density and design guidelines for development in the Steveston Village Conservation Area. This development also improves the overall viability of Steveston Village by allowing for a range of commercial activities and introduces additional residential development to the area that will help support all commercial businesses in the area.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9541 be introduced and given first reading.

It is further recommended that Heritage Alteration Permit (HA 15-697904) be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 to authorize demolition of existing buildings/structures, land clearing/excavation, tree removals, site preparation and lot consolidation on the subject site.



Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt of Richmond Heritage Commission Minutes (July 15, 2015)

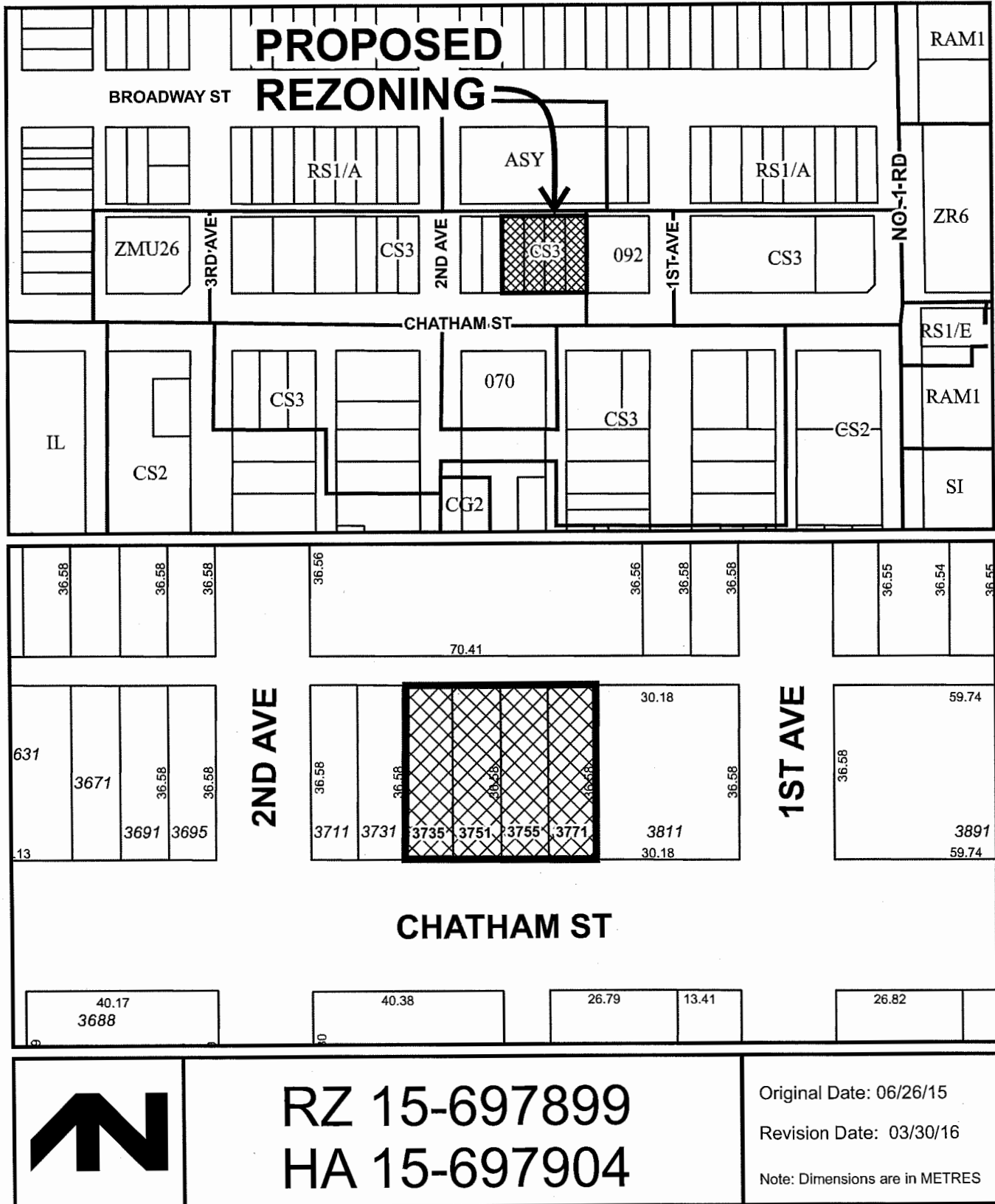
Attachment 4: Conceptual Development Plans

Attachment 5: Tree Removal and Retention Plan

Attachment 6: Rezoning Considerations



City of
Richmond





City of
Richmond



RZ 15-697899
HA 15-697904

Original Date: 06/26/15

Revision Date: 03/30/16

Note: Dimensions are in METRES



RZ 15-697899

Attachment 2

Address: 3735, 3751, 3755 and 3771 Chatham Street

Applicant: Tien Sher Chatham Developments Ltd.

Planning Area(s): Steveston Area Plan

	Existing	Proposed
Owner:	Tien Sher Chatham Developments Ltd.	No change
Site Size (m²):	Four lots each at 367 m ²	One consolidated development site at 1,468 m ²
Land Uses:	Existing single-family residential dwelling. Remaining area vacant with existing landscaping	Mixed-use commercial/residential development with access through a new lane.
Steveston Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office Above).	No change – complies
Zoning:	Steveston Commercial (CS3)	Commercial Mixed Use (ZMU32) – Steveston Village
Number of Units:	None	Approximately 4 commercial retail units and 16 residential units.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.6	1.6	none permitted
Lot Coverage – Building:	Max. 85%	76%	none
Setback – Front Yard and Side Yard (m):	No minimum setback	0 m	none
Setback – Rear Yards (m):	Min. 6.5 m	Min. 6.8 m	none
Height (m):	12 m	12 m (top of parapet) 12.8 m to 14.8 m for access/egress related rooftop structures to the outdoor amenity area	variance requested
Off-street Parking Spaces – Commercial Residential Shared Commercial Residential Visitor	9 stalls (Commercial) 24 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors)	9 stalls (Commercial) 26 stalls (Residential) 9 stalls (Shared Commercial/Residential visitors)	none
Off-street Parking Spaces – Total:	33 stalls	35 stalls	none
Amenity Space – Indoor:	Min 50 m ²	Cash in lieu	none
Amenity Space – Outdoor:	6 m ² per residential unit	127 m ²	none

**Excerpt of Richmond Heritage Commission Meeting Minutes
July 15, 2015**

Development Proposal - 3735, 3751, 3755, 3771 Chatham Street

Charan Sethi joined the Committee to present on the preliminary review of a rezoning proposal for 3735, 3751, 3755, 3771 Chatham Street. This will be a 3-storey commercial and residential mixed-use development in the Steveston Village Conservation Area.

Committee members provided comments to Mr. Sethi with respect to the roof, respecting the 1892 historical property lines (corresponds to current property lines) and details to the streetscape and façade finishes.

Mr. Sethi noted that he has consulted with other Steveston groups (like Steveston 2020) as well as city staff feedback in this project.

Commission members noted that they liked the idea of the staggered individual fronts to break up the façade as it gives the feeling of individual side by side buildings. Commission members also noted that they like the idea of a roof deck for use by residents of the development.

It was noted that the colours for the building have not been decided upon yet, but they will be consistent with the heritage palette. It was also noted that there will be different cladding materials and treatments on all building elevations.

Discussion ensued on the proximity to the protected united church building to the west, exterior lighting, potential for wall gardens, materials used, a public art contribution, affordable housing, and the Sakamoto guidelines. Discussion further ensued on the parking issue and having an adequate number of usable parking spaces with respect to the zoning bylaws.

It was noted that this project requires a Development Permit application to address the external form and character of the development, which will be forwarded to the Richmond Heritage Commission for review and comment sometime in the future.

The developer will make a contribution to the Steveston Village Conservation Fund for this project based on the provisions of the Steveston Village Conservation Strategy.

It was moved and seconded

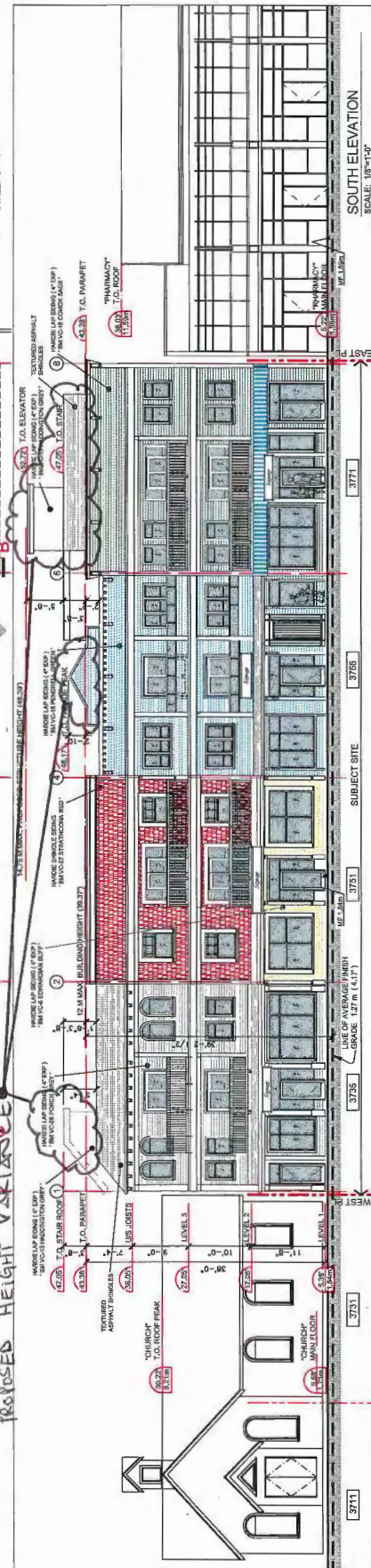
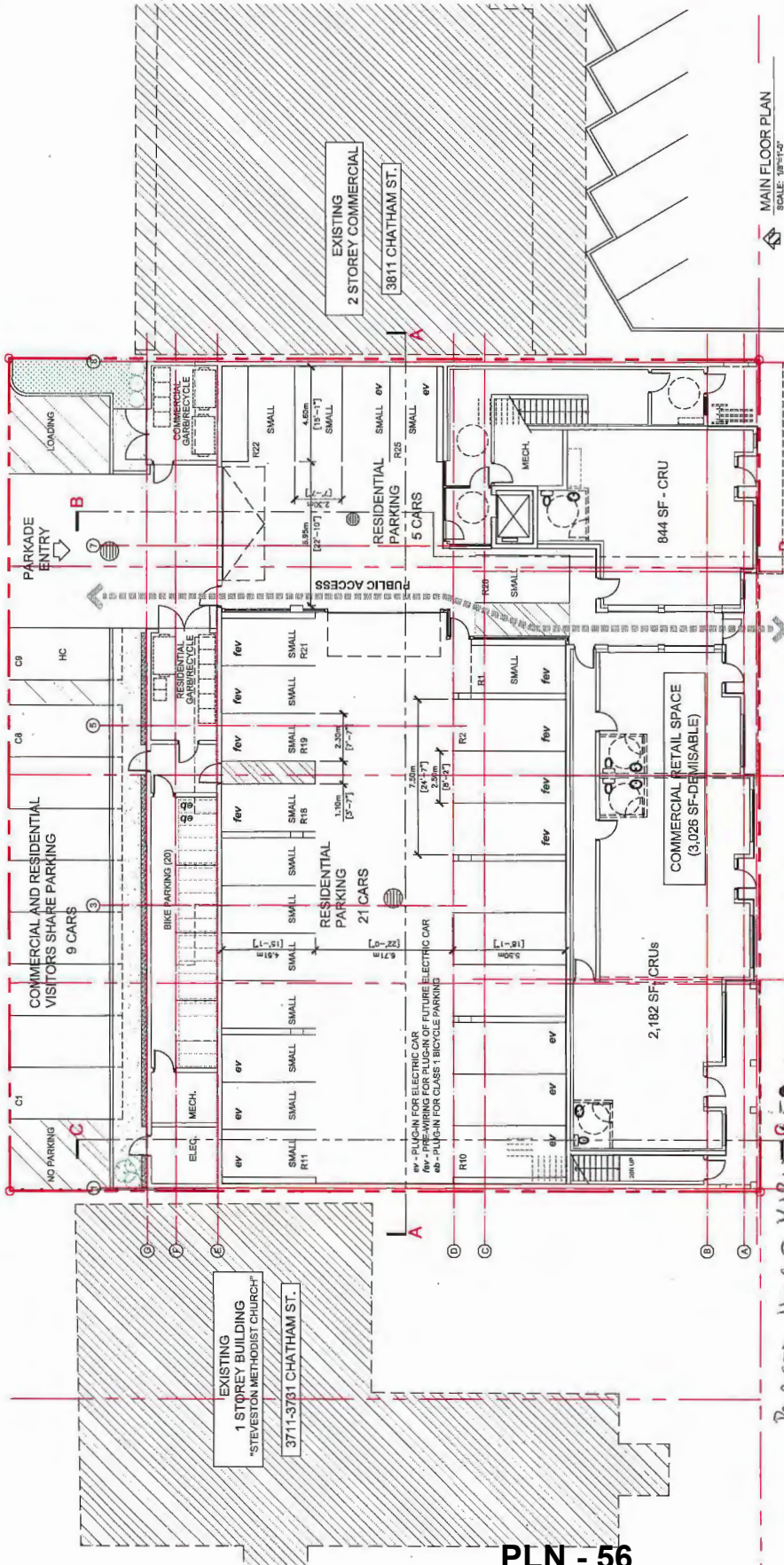
That the Richmond Heritage Commission support, in principle, the redevelopment of this site in the Steveston Village Conservation Area to allow for a commercial/residential mixed-use project, as presented.

CARRIED

REVISIONS
MAR 24, 2016 RZ RE-Submission
NOV 20, 2015 RZ RE-Submission
JULY 07, 2015 RZ RE-Submission
APR 21, 2015 RZ Application
CONSULTANTS

INTERFACE:
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 11899 Cambie Road
 Canada, V6A 3Z5
 T 604 821 1182
 F 604 821 1188
 www.interfacearchitects.com

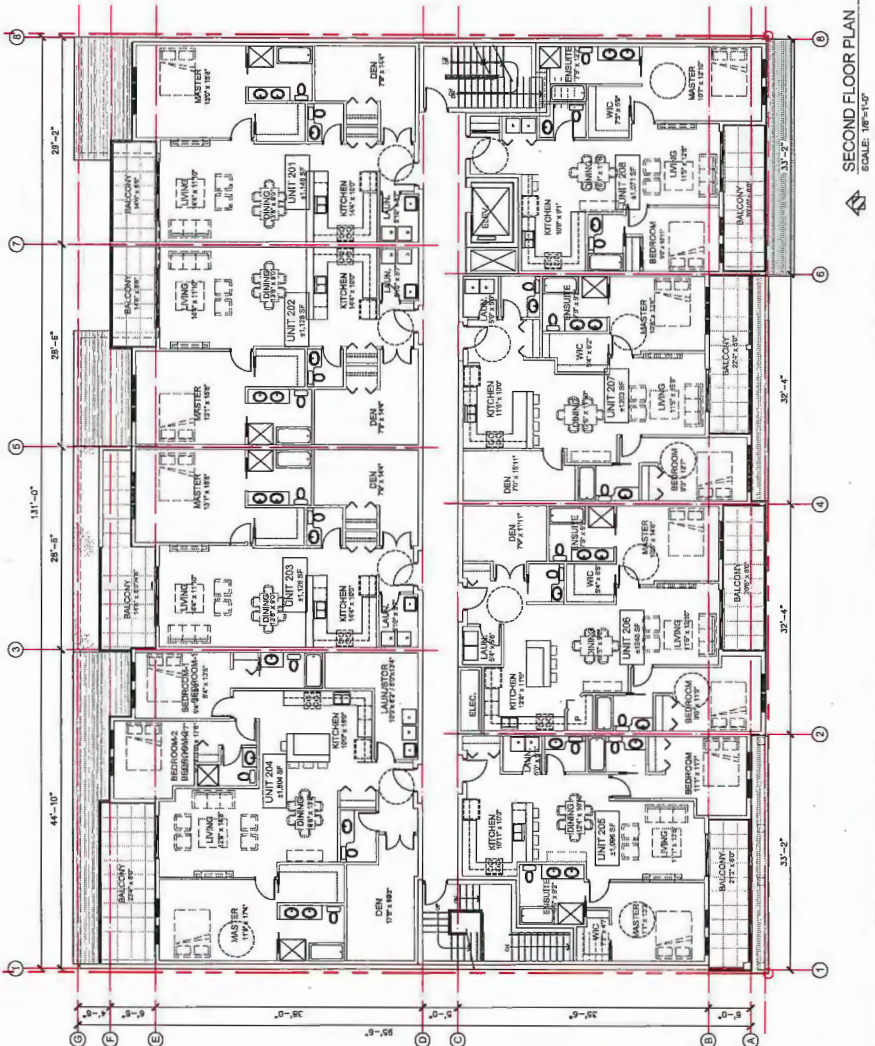
PROJECT	16 UNIT COMMERCIAL MIXED-USE BUILDING
NO.	3726 / 3751 / 3755 / 3771
ADDRESS	Chatham Street Richmond, B.C.
PROJECT NO.	150270
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KYC, RL, VT
CHECKED BY	KYC
SHEET TITLE	MAIN FLOOR PLAN, SOUTH ELEVATION
DRAWING	A2.1



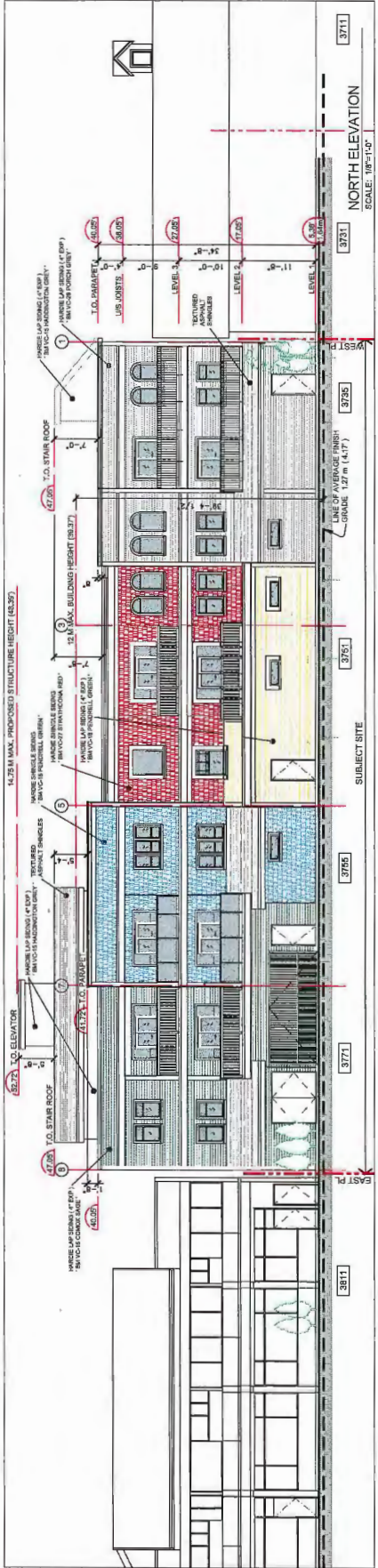
REVISIONS	

INTERFACE:
 644a 200
 1800 Cambria Road
 Columbia VA 22923
 T 804.821.1192
 F 804.821.1148
 www.interfacebuilding.com

PROJECT	16 UNIT COMMERCIAL MIXED-USE BUILDING
ADDRESS	3735 / 3751 / 3755 / 3771 Chatham Street, Richmond, B.C.
DATE	MARCH 26, 2016
SCALE	1/8"=1'-0"
DRAWN BY	KJC, REV. VT
CHECKED BY	MTC
SHEET TITLE	SECOND FLOOR PLAN, NORTH ELEVATION
DRAWING	A2.2



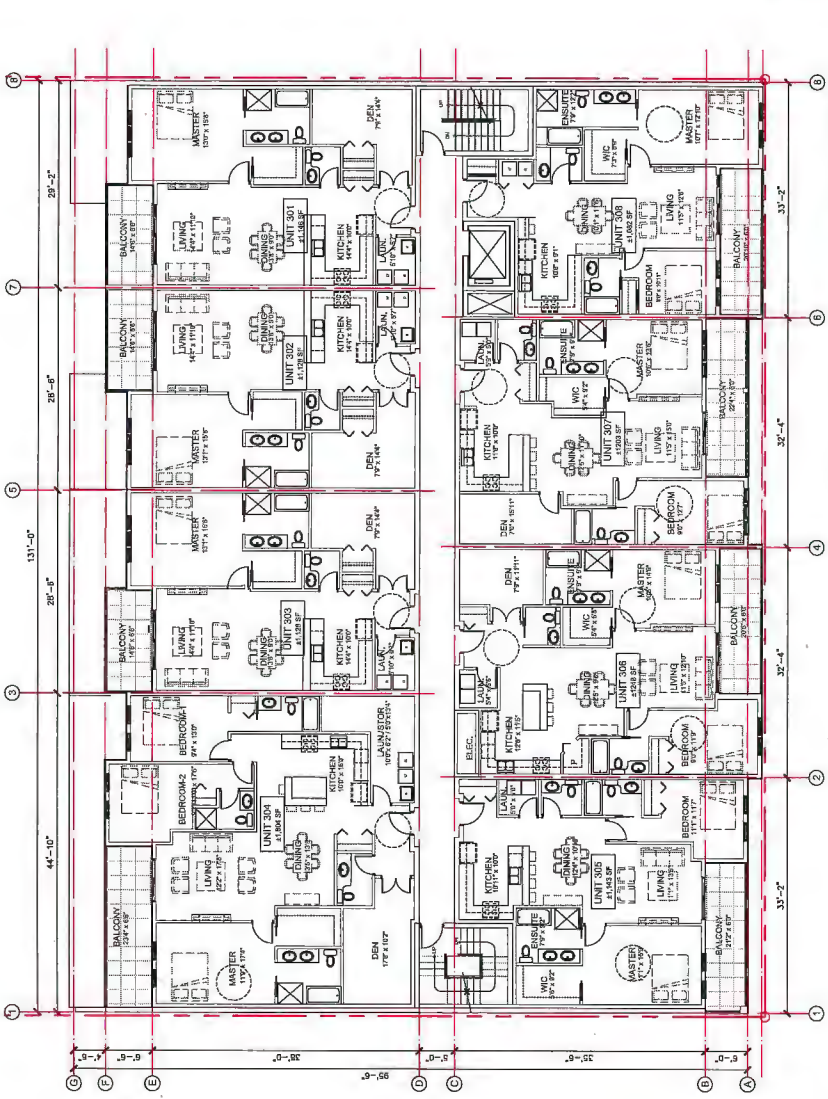
SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



REVISIONS	DATE	DESCRIPTION
MAR 24, 2016	RZ REC-Submission	
MAY 20, 2016	RZ REC-Submission	
JULY 07, 2016	RZ REC-Submission	
APR 21, 2016	RZ Application	
CONSULTANTS		
ARCHITECT: INTERFACEDesign Inc. 11800, 15th Ave. East Richmond, BC V6V 2K4 TEL: 604-276-1180 FAX: 604-276-1181 www.interfacedesigninc.com		

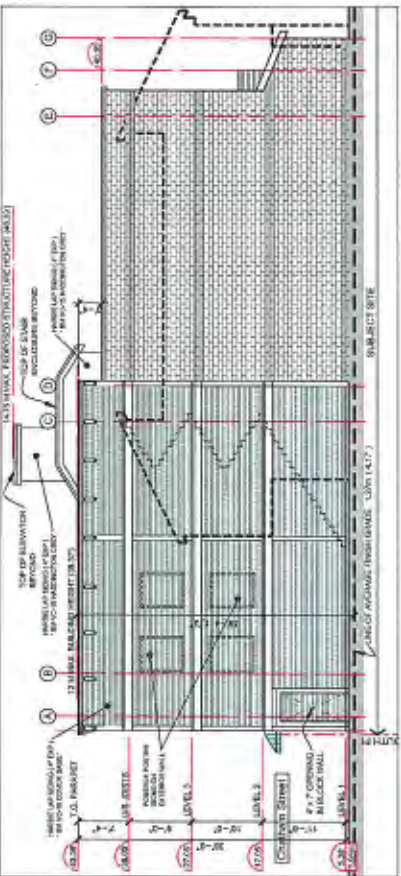
INTERFACE
 11800, 15th Ave. East
 Richmond, BC
 V6V 2K4
 TEL: 604-276-1180
 FAX: 604-276-1181
 www.interfacedesigninc.com

PROJECT	16-UNIT COMMERCIAL MIXED-USE BUILDING
ADDRESS	3735 / 3751 / 3765 / 3771 Richmond, B.C.
PROJECT NO.	16-COMTMK
SCALE	AS NOTED
DATE	MARCH 23, 2016
DRAWN BY	KJC/RS/VT
CHECKED BY	KJC
SHEET TITLE	THIRD FLOOR PLAN, ROOF TOP FLOOR PLAN, EAST & WEST ELEVATION
DRAWING	A2.3

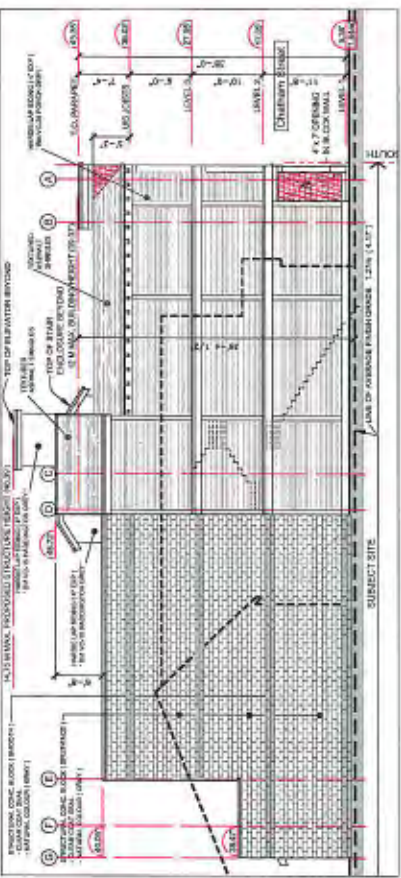


THIRD FLOOR PLAN
 SCALE: 1/8\"/>

MATERIALS LEGEND	
①	HARDIE LAP SIDING (4\"/>
②	'BM VC-28 PUNCH GREY'
③	HARDIE SHINGLE SIDING
④	'BM VC-27 STRATHGROUN RED'
⑤	HARDIE LAP SIDING (4\"/>
⑥	'BM VC-5 EDWARDIAN BUFF'
⑦	HARDIE US SIDING (4\"/>
⑧	'BM VC-16 PENNELL GREEN'
⑨	HARDIE LAP SIDING (4\"/>
⑩	'BM VC-16 CONOX SAGE'
⑪	HARDIE LAP SIDING (4\"/>
⑫	'BM VC-15 HADDINGTON GREY'
⑬	HARDIE SHINGLE SIDING
⑭	'BM VC-16 PENNELL GREEN'
⑮	Floor Concrete (or Vetro) Trim
⑯	COLOUR: BM VC-1 OXFORD MORY
⑰	Black Metal/Framed Casings, Trim
⑱	COLOUR: BM VC-1 OXFORD MORY
⑲	Paint Picket Guardrails
⑳	COLOUR: Charcoal Black
㉑	Painted Metal Flashing
㉒	COLOUR: Charcoal Black
㉓	Painted Vinyl-Framed Windows
㉔	or Double Glazing, Divided Lites
㉕	COLOUR: Charcoal Black



EAST ELEVATION
 SCALE: 1/8\"/>

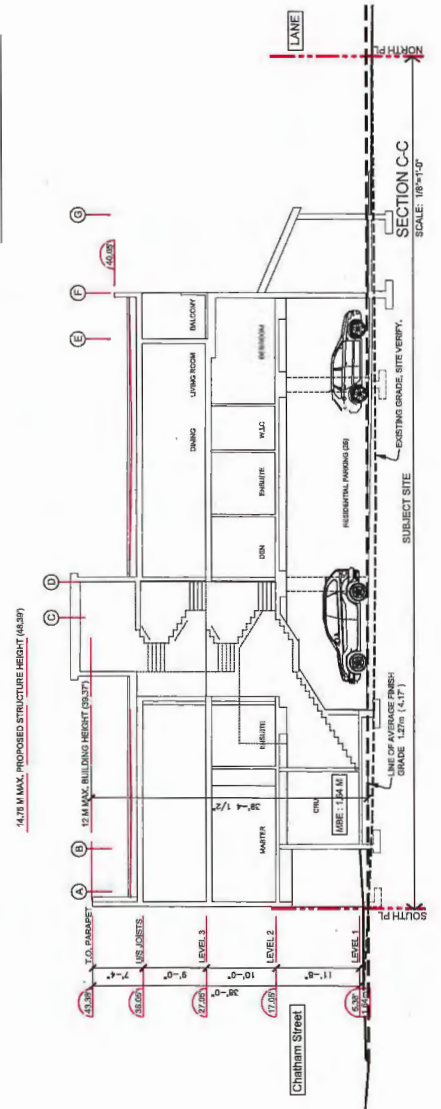
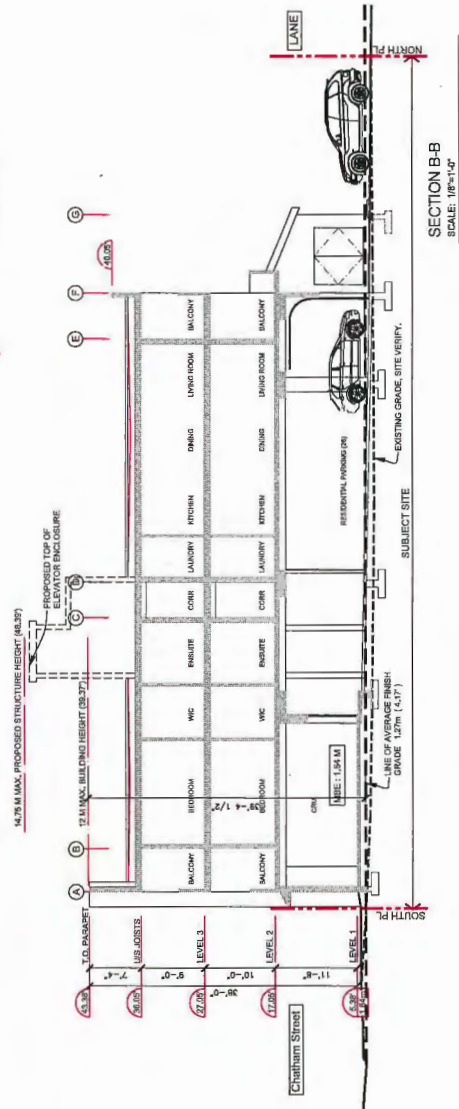
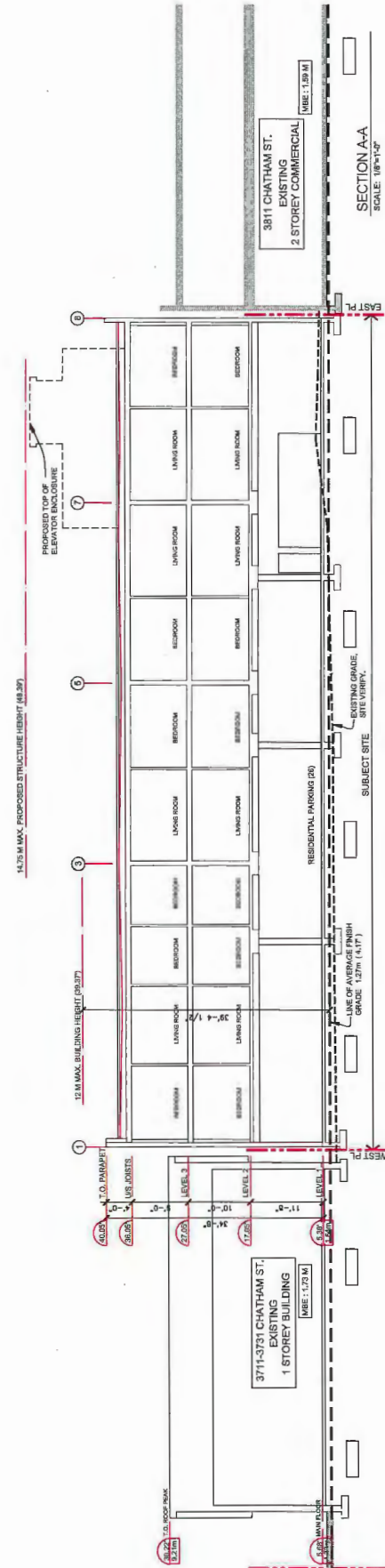


WEST ELEVATION
 SCALE: 1/8\"/>

REVISION	
DATE	BY
APR 21, 2015	RZ-application
JULY 07, 2015	RZ-re-submission
MAY 24, 2015	RZ-re-submission
	CONSULTANTS
<p>As a duly qualified professional engineer, I hereby certify that I have prepared the above drawings to the best of my knowledge and belief in accordance with the provisions of the Professional Engineers Act, R.S.V. 24:2B, and the rules and regulations of the Board of Professional Engineers, Board of Professional Engineers, State of Virginia, and I am a duly licensed professional engineer in the State of Virginia.</p> <p>DATE: 04/21/15 ENGINEER: [Signature] FIRM: [Firm Name]</p>	
SEAL	

INTERFACE:
 Suite 200
 11800 Cambria Road
 Chesapeake, VA 23041
 T 804 821 1182
 F 804 821 1144
 www.interfaceblack.com

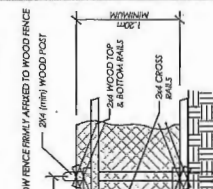
PROJECT	16 UNIT COMMERCIAL MIXED-USE BUILDING
ADDRESS	3735 / 3735 / 3735 / 3771 Chatham Street Richmond, B.C.
PROJECT NO.	15-0107M
SCALE	AS NOTED
DATE	MARCH 23, 2018
DRAWN BY	KYC, H.S., VT
CHECKED BY	NYC
SHEET TITLE	SECTIONS AA, BB
DRAWING	A3.1



TREE PROTECTION GUIDELINES:

- TREE PROTECTION ATTACHE:** The protection fence shall be erected by the contractor, on a schedule to be approved by the City, to protect trees from damage during construction. The fence shall be erected prior to the start of construction and shall remain in place until the trees are protected. The fence shall be erected on a schedule to be approved by the City, to protect trees from damage during construction. The fence shall be erected prior to the start of construction and shall remain in place until the trees are protected.
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Note that appropriate for leaving chips or large woody debris created by the work of these operations on the site will be investigated. The contractor must undertake a survey of the location of these trees prior to the start of construction. The contractor must undertake a survey of the location of these trees prior to the start of construction. The contractor must undertake a survey of the location of these trees prior to the start of construction.

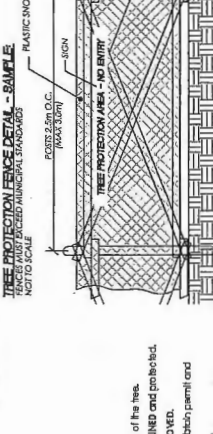


REV.#	DATE	COMMENTS
0	NOV 20, 2014	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING
 PROJECT: PROPOSED MIXED USE DEVELOPMENT
 ADDRESS: 3735 TO 3771 CHATHAM ST, RICHMOND
 CLIENT: TIEN SHER CHATHAM DEV
 ACL FILE: 14367
 SHEET: 1 OF 1

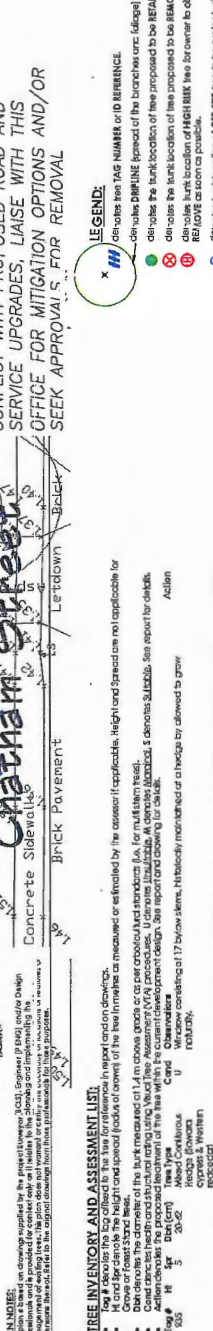
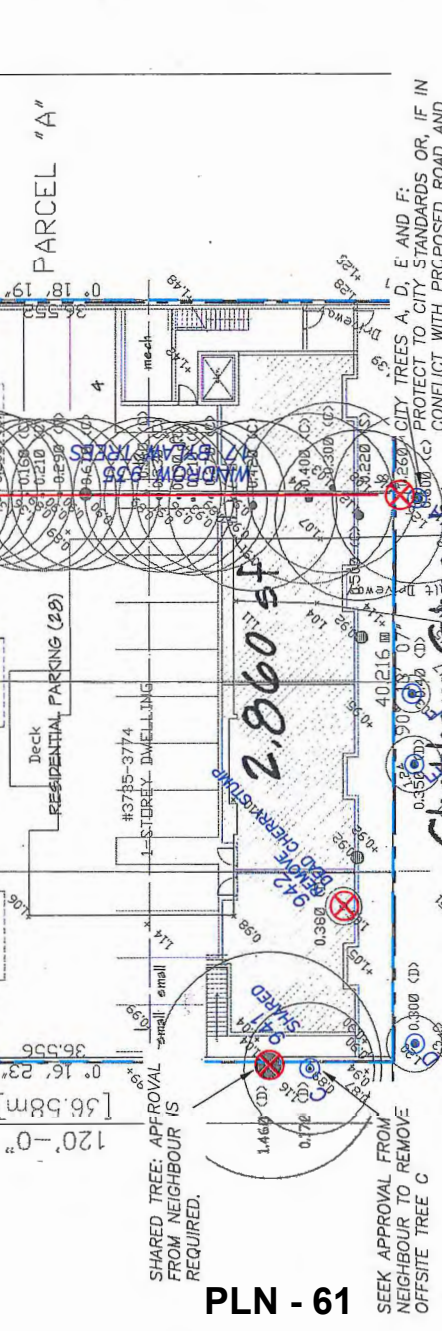
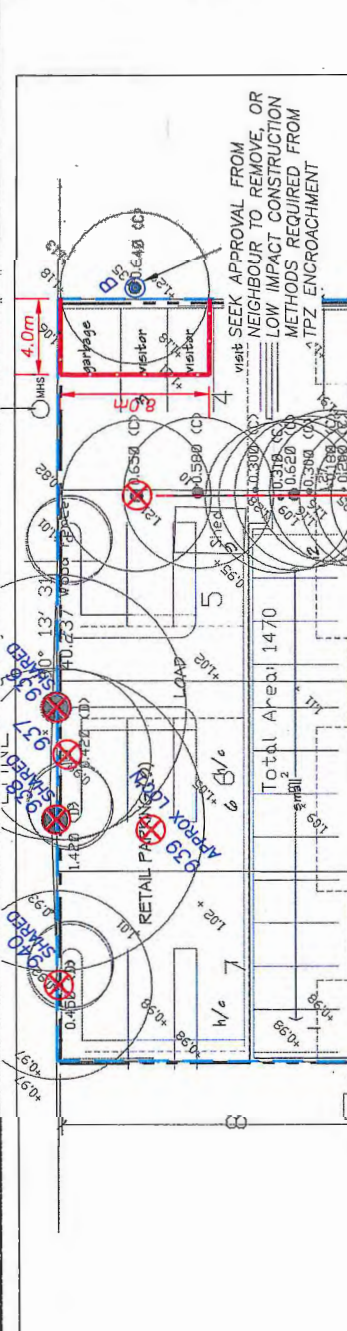
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ARBORTECH CONSULTING
 HEAD OFFICE: SERVING METRO VANCOUVER
 SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3
 P. 604.275.5484 P. 604.255.7152
 FRASER VALLEY REGIONAL OFFICE: SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 P. 604.255.7152

LEGEND:
 (X) denotes tree TAG NUMBER or ID REFERENCE.
 (C) denotes the trunk location of trees proposed to be REMOVED and protected.
 (R) denotes trunk location of HIGH RISK trees for removal to obtain permit and RE-LANDSCAPE as soon as possible.
 (D) denotes trunk location of OFF-SITE trees to be protected.
 (M) denotes trunk location of trees proposed for removal as outlined.
 (S) denotes NON-BLANK undisturbed trees (preserved by project alignment).
 (P) denotes TREE PROTECTION ZONE setback alignment.

TREE INVENTORY AND ASSESSMENT LIST:

Tag #	H	Sp	DBH (cm)	Tree Type	Health Condition	Notes	Action
504	39	7	141	recreational	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
507	20	4	4	Firm	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
508	20	4	4	Firm	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
509	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
510	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
511	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
512	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
513	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
514	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
515	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
516	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
517	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
518	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
519	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
520	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
521	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
522	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
523	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
524	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove
525	6	5	30	Apple	poor	Large co-dominant tree with trunk in lot, crown mostly independent.	Remove

PLAN NOTES:
 1. All trees shown on drawings are to be protected unless otherwise indicated.
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City of Richmond

Rezoning Considerations

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

Address: 3735, 3751, 3755 and 3771 Chatham Street

File No.: RZ 15-697899

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9541, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of any existing dwellings).
2. City acceptance of the developer's offer to voluntarily contribute \$20,000 (removal of 20 trees at 2:1 replacement or \$500 per replacement tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City (for on-site tree removals).
3. City acceptance of the developer's offer to voluntarily contribute \$7,800 to the City's Tree Compensation Fund for the planting of replacement trees within the City (for tree removals on City land).
4. The applicant is required to install tree protection fencing around the tree to be retained on the adjacent site (north east). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site are completed.
5. Registration of a legal agreement on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to prohibit the conversion of the bicycle parking area into habitable space and requiring that the rooms remain available for shared common use for the sole purpose of bicycle parking.
8. Registration of a legal agreement on title ensuring the provision of electric vehicle charging features: a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; and an additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
9. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$18,335 to the City's public art reserve fund.
12. Contribution of \$16,000 (e.g. \$1,000 per dwelling unit) in accordance with the City's Cash In-Lieu of Indoor Amenity Space Policy 5041.
13. City acceptance of the developer's offer to voluntarily contribute \$4 per buildable square foot (e.g. \$83,892) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$47 per buildable square foot for the density increase from 1.2 to 1.6 FAR (e.g. \$297,059) minus the applicable affordable housing contribution for the development (\$83,892) in accordance with the Steveston Village Conservation Grant Program (Policy 5900). The total required amount being \$213,167.
15. Enter into a Servicing Agreement* for the design and construction of the following works (all works are at the developers cost):
 - a) Along the Chatham Street frontage

- Installation of a new 2.5 m wide grass and treed boulevard behind the existing curb and a new concrete sidewalk to occupy the remaining space between the boulevard and existing property line (Note: Should Council adopt streetscape visions for Chatham Street prior to the adoption of the rezoning, the above frontage works shall be adjusted, if necessary, to be in keeping with streetscape visions for Chatham Street as approved by Council).
- Removal of existing driveway crossings and reinstallation of concrete barrier curb.
- These frontage works will also need to adjust a driveway crossing (currently extends over the east portion of the subject site's street frontage) that services the medical building to the east to accommodate the above frontage works and also allows for the reconfiguration of this existing driveway crossing to a functional crossing directly servicing the neighbouring site to the east.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- Cut and cap existing storm and water connections to the subject site (including removal of any inspection chambers) and install new storm and water (meter and meter box) connections along Chatham Street (including securing any necessary statutory right-of-ways).
- Assess lighting levels on Chatham Street and relocate/upgrade lighting as required.

b) Lane works

- Install a new lane across the subject site's north frontage that will include 5.4 m wide pavement, curb and gutter, storm drainage and street lighting.
- Lane works will also include approximately 74 m of 200 mm storm main upgrade within the existing lane from the development site's west property line to 1st Avenue.
- Installation of a new driveway crossing to access the existing lane along 1st Avenue.
- Cut and cap the existing sanitary sewer connections to the subject site (including removal of any existing inspection chambers) along the site's lane frontage and install a new sanitary connection, inspection chamber and tie-in to the existing sanitary manhole (SMH5499) c/w external drop.

c) General

- The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground overhead service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete an acoustical and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. Provide a landscaping security and contingency for proposed on-site landscaping.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

-Signed Copy on File-

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9541 (RZ 15-697899)
3735, 3751, 3755 and 3771 Chatham Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following table into the existing table contained in Section 5.15.1:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
ZMU32	\$4.00

- b. Insert the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.32 **Commercial Mixed Use (ZMU32) – Steveston Village**

20.32.1 **Purpose**

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.32.2 **Permitted Uses**

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **industrial, general**
- **liquor primary establishment**
- **manufacturing, custom indoor**

- **microbrewery, winery and distillery**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **recycling depot**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.32.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

20.32.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.32.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.2” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU32 **zone**.
3. Notwithstanding Section 20.32.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.6” **floor area ratio** if the owner pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$213,167 (calculated at \$47/sq. ft. multiplied by the “0.4” **floor area ratio density** increase from “1.2” to “1.6” **floor area ratio** multiplied by the **lot** area less the sum paid into the **affordable housing reserve** in accordance with Section 20.32.4.2.)
4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 85% for **buildings**.

20.32.6 Yards & Setbacks

1. The minimum **rear yard setback** is 6.5 m.
2. There is no minimum **front yard** or **side yard setback**.

20.32.7 Permitted Heights

1. The maximum **building height** is 12.0 m (not to exceed 3 **storeys**).

20.32.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

20.32.9 Landscaping & Screening

1. **Landscaping** and screening shall be provided according to the provision of Section 6.0.

20.32.10 On-Site Parking

1. **On-site vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.

20.32.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line** abutting a **road** shall be used for residential purposes.
 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 6.0 m in width.
 3. Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and by designating it "COMMERCIAL MIXED USE (ZMU32) – STEVESTON VILLAGE".

P.I.D. 011-483-041

Lot 7 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-016

Lot 5 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-024

Lot 6 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-643-719

Lot 4 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9541".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER



File No.: HA 15-697904

To the Holder: Tien Sher Chatham Developments Ltd.
Property Address: 3735, 3751, 3755 and 3771 Chatham Street
Legal Description: PID: 011-483-041
LOT 7 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249
PID: 011-483-016
LOT 5 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249
PID: 011-483-024
LOT 6 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249
PID: 003-643-719
LOT 4 BLOCK 22 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 249

(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. The purpose of the Heritage Alteration Permit is to permit the following activities on the subject site:
 - a. Demolition and removal of any existing structures and buildings;
 - b. Tree and landscaping removal, land clearing, excavation and any necessary site preparation activities.
 - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
 - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the four lots into one development parcel.
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. This Heritage Alteration Permit is issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9541 (RZ 15-697899).

6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF
DELIVERED THIS DAY OF , 2016

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.