



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: June 2, 2014

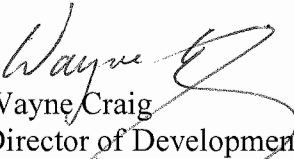
From: Wayne Craig
Director of Development

File: RZ 13-643436

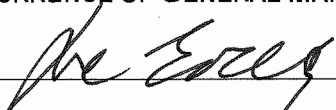
Re: Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the "Steveston Commercial (CS3)" zone to a site specific "Commercial Mixed Use (ZMU26) – Steveston Village" zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create a site specific "Commercial Mixed Use (ZMU26) – Steveston Village" zone; and to rezone 3471 Chatham Street from the "Steveston Commercial (CS3)" zone to the "Commercial Mixed Use (ZMU26) – Steveston Village" zone, be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att. 6

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

Staff Report

Origin

Cotter Architects Inc. has applied to the City of Richmond for permission to rezone 3471 Chatham Street (Attachment A) from the “Steveston Commercial (CS3)” zone to a new site specific “Commercial Mixed Use (ZMU26) – Steveston Village” zone in order to construct a three-storey mixed-use building containing approximately 10 residential units in the upper floors and 324 m² (3,485 ft²) commercial space on the ground floor.

A staff report was reviewed by Planning Committee at the meeting of May 6, 2014 and referred back to staff (Attachment B). In response to the referral, the applicant has revised the design to address the building height and architectural form and character of the proposal (Attachments C and D). The applicant has also agreed to revised rezoning considerations (Attachment E), which no longer includes the installation of a public bench along Chatham Street. The proposed site specific zone has been revised to accommodate the setbacks of the revised proposal.

Background

The following referral motion was carried at the May 6, 2014 Planning Committee meeting:

“That the staff report titled, Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the “Steveston Commercial (CS3)” Zone to a Site Specific “Commercial Mixed Use (ZMU26) - Steveston Village” Zone, dated April 29, 2014, from the Director, Development, be referred back to staff to examine changes to the design of the proposed development that would address aspects of building height and architectural form and character.”

This staff report addresses the Planning Committee referral by providing a summary of proposed revisions to the building height and architectural form and character and presenting the zoning amendment bylaw for introduction and first reading.

Findings of Fact

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

Please refer to the original staff report dated April 29, 2014 (Attachment B) for information pertaining to the history of the site, surrounding development, Steveston Village Conservation Strategy, public input received prior to Planning Committee and responses, Richmond Heritage Commission comments, Richmond Public Art Advisory Committee comments, as well as staff comments on the proposal, original zoning amendment bylaw, original rezoning considerations and financial impact.

Public Input

Public input was received regarding the proposal and discussed in the original staff report (Attachment B). After the original staff report was written, the City received two (2) additional pieces of correspondence from the public (Attachment F). The majority of the concerns raised in the new correspondence were similar to other comments received by staff and were included and discussed in the original rezoning report. Two new concerns raised in the correspondence include (staff comments are included in ***'bold italics'***):

- The proposed building height would block views to the South from the property at 3500 Broadway Street – ***As noted in the original rezoning staff report, the three-storey building height included in the proposed ZMU26 zone complies with the current CS3 zoning of the subject site, the Steveston Village Conservation Strategy and the Steveston Area Plan (Steveston Village Land Use Density and Building Height Map). As part of the revised design concept (Attachment D), the applicant has submitted sun shadowing diagrams illustrating that the proposed development would not cast shadows on the Broadway Street properties so would not impact existing vegetation in the back yards.***
- The construction site has blocked access from the rear lane -- ***The existing lane was used for vehicle access and manoeuvring for parking on the former credit union site. Most of the single detached home properties have driveways and parking areas along Broadway Street and 3rd Avenue, and most have solid fences and landscaping buffering them from the lane. The adjacent single detached home at 11931 3rd Avenue has a single-car garage access from the eastern portion of the lane. The developer has requested use of a portion of the lane for storage of the large heavy concrete wall panels until they can be mounted on the building and to facilitate pre-loading and construction activities. Access will be maintained for the neighbouring garage and the developer has offered to help any home owner that needs access to their rear yard. As part of the development proposal, the developer is required to upgrade the entire east-west rear lane through a Servicing Agreement to City lane design standards, including drainage.***

In addition, the applicant has revised the architectural design of the proposal in response to the previous concerns regarding building height, the transition to neighbouring single detached homes, the heritage character of the design, location and design of balconies, the number of artwork panels mounted on the west elevation of the building and the placement of a public bench along Chatham Street.

Analysis

Building Height and Architectural Form and Character

In their referral back to staff, Planning Committee asked staff to examine changes to the design of the proposed development that would address aspects of building height and architectural form and character.

In response to the referral, the applicant has submitted a revised design (Attachment D) with a lower building height, revised building character with revised massing, revised location and design of balconies, includes additional artwork panels on the West facade, revised building finishing of predominantly hardi-plank horizontal siding with additional details and heritage colours.

Building height was lowered overall in the revised design concept to comply with the Maximum 12 m building height specified in the proposed ZMU26 zone and the OCP Steveston Village Land Use Density and Building Height Map. The applicant is also showing an optional elevator to provide access to the roof deck for persons in wheelchairs. If the optional elevator is pursued, a height variance would be needed through the required Development Permit application process to allow the elevator structure. Sun shading diagrams in the revised design concept include neighbouring homes, the existing large trees and the revised design. The diagrams illustrate that building does not result in significant sun shading for the neighbouring properties. From the middle of March to the middle of September the proposed building would not cast a shadow on the properties to the north or the properties to the east during the day (9am to 3pm). The diagrams also show that the proposed building would cast a shadow over approximately the rear third of the properties to the west during the morning when the sun angle is lower.

The proposed design has been revised to appear as a number of narrower buildings. Making reference to the transition from the commercial village centre to the residential neighbourhood to the north and west, the building is designed to appear as a standard three-storey commercial character false front building at the southeast corner, adjacent to more residential character buildings with sloped gable roofs and shed roof dormers at the other edges of the site. The angled corner is a result of the corner cut dedication that the application was required to provide as a condition of the Heritage Alteration Permit approved by Council in September of 2013.

The proposed commercial character massing at the corner references historic false front buildings with simple facades, simple detailing, hardi-plank horizontal siding, a regular rhythm of large store front windows and smaller windows at the upper floor levels. The continuous sign band and raised awnings above the store front windows reference the higher traditional commercial ceiling heights while keeping the overall building height as low as possible.

The proposed use of larger gable and lower shed roof elements provide a more residential character building massing and lower the apparent building height as the design moves away from the corner. The treatment of roof massing, building articulation, facade design and colour visually break down the three store building to appear as large homes with ground floor store fronts and a corner false front building abutting each other. This would provide a desired transition from the corner commercial character false front massing to a more residential character massing as a transition from the village core to the adjacent single detached residential neighbourhood to the north and west.

The heritage character of the proposal's architectural form and character has been strengthened with revisions to the massing and design of the building and roof. There are two sets of guidelines commonly referred to as the Sakamoto guidelines: the *Design Criteria for the Steveston Revitalization Area* (1987) for new buildings and the *Steveston Downtown Revitalization Facade Guidelines* (1989) for existing buildings. The subject site is adjacent to

the Steveston Revitalization Area identified in the 1987 *Design Criteria for the Steveston Revitalization Area*, and the revised design concept complies with the intent of the guidelines. As part of the required Development Permit application process, design details would be further developed and the proposal would be reviewed by the Richmond Heritage Commission. In addition, any additional guidelines or policies resulting from the Steveston streetscape or conservation strategy reviews would be incorporated into the design as part of the required Development Permit and Servicing Agreement.

Interface to West

In response to comments from the neighbour to the west and discussion at the Planning Committee meeting; (i) the applicant revised the design to remove most west facing balconies and to place two additional sculptural artwork wall panels on the west side elevation to provide a more attractive and quiet interface; (ii) staff removed the requirement to install a bench along the Chatham Street sidewalk to prevent loitering; and (iii) the rezoning considerations and Servicing Agreement requirements were revised to include the installation and maintenance of low planting in the unconstructed side lane to the west to prevent loitering (Attachment E). The neighbours expressed concerns about loitering in this unconstructed side lane in the past. With the installation of low planting to make loitering uninviting and uncomfortable along with the change from a commercial building site that sat unoccupied at night to a mixed use development with residential units providing overlook into the lane at night, concerns of loitering in the unconstructed side lane should be resolved.

The only balcony that remains on the west elevation is a corner balcony at the second floor level with overlook to the rear lane, the unconstructed side lane to the west and the back corner of the neighbour's back yard across the unbuilt side lane. There are existing mature evergreen trees on the west side of the unconstructed side lane that provide screening to address privacy overlook.

Accessibility

In response to discussion at Planning Committee, the applicant has reviewed their accessibility strategy for the proposal and have provided two (2) options for access to the proposed roof deck.

All ten (10) of the proposed apartments will be Basic Universal Housing Features units. The apartment units will comply with section 4.16 of the Zoning Bylaw to provide features and sufficient clearances and heights to accommodate a resident in a wheelchair. These units could be easily renovated with installation of grab bars, accessible toilet and shower.

The proposal includes wheelchair access at all entries to the building and in all common areas inside the building. The owner would like to also provide wheelchair access to the roof deck, but this would trigger the need for a building height variance as part of the required Development Permit application process. The owner has had discussions with a potential purchaser who currently uses a wheelchair. They would like to accommodate potential purchasers who use wheelchairs or have difficulty with stairs and to provide an option for home owners to downsize from multi-level homes into a single level apartment that will accommodate aging in place closer to the village.

In response to discussion at Planning, the applicant has identified the following two (2) options, which staff will review as part of the required Development Permit application process:

- Option 1 With Elevator and Stair Access to Roof Deck (Recommended)

The accessible option 1 would provide access to the roof deck with an elevator. This would accommodate a person in a wheelchair, a person who has difficulty managing stairs, as well as a convenient way to transport barbecues, deck chairs, food and beverages, small containers for gardening, gardening tools, supplies, compost and soil. The proposed elevator structure should not be significantly visible from the street as it would be located centrally on the roof, set back from Chatham Street and also set back from 3rd Avenue. The sun shading diagrams illustrate that the elevator structure located centrally on the roof deck would not cast shadows on neighbouring properties.

The elevator over-run would not comply with the maximum 12 m building height restriction in the proposed ZMU26 zone. A height variance would be required through the required Development Permit application process to allow the elevator structure to have a maximum height of 15.4 m.

- Option 2 With Stair Access to Roof Deck

The non-accessible option 2 would provide access to the roof deck with one (1) common stairwell. This option would not allow a person in a wheelchair, or a person that has difficulty managing stairs, to access the roof deck.

The stairwell option would comply with the maximum 12 m building height of the proposed ZMU26 zone.

Proposed Zoning Amendment

To accommodate the revised proposed architectural form and character described above, the zoning amendment bylaw was revised to accommodate the proposed setbacks. The setback requirements in the proposed ZMU26 zone were revised to increase the maximum setback of the ground and second floors from 0.5 m to 2.5 m to allow the different building form components to have different setbacks. This allows a greater setback at the west end of the Chatham facade to transition to the neighbouring single detached home; allows recessed vertical slots to reinforce the appearance that the building is a number of narrower abutting buildings; and allows the gable roof forms to have overhangs.

Financial Impact

As noted in the original staff report (Attachment B).

Conclusion

In response to Planning Committee's referral and working with staff, the applicant has revised the proposal has been revised to lower the building height, strengthen the heritage and residential character of the design, reduce overlook potential from west facing balconies, include two additional artwork panels on the west facade and remove a previously proposed public bench along Chatham Street.

The proposal provides a medium density mixed use three (3) storey development with commercial space fronting onto Chatham Street, ten (10) residential apartment housing units, and the re-use of concrete sculptural relief artwork wall panels from the Gulf & Fraser Credit Union building that was formerly on the site. The development will anchor the northwest corner of the Steveston Village Heritage Conservation Area in a way that also provides a transition to the rest of the block, which is outside of the conservation area and consists of single detached housing. The proposal is consistent with the City's 2041 Official Community Plan (OCP) regarding mixed use development. The creation of the new "Commercial Mixed Use (ZMU26) –Steveston Village" zone is proposed to accommodate the proposal on the subject site, including density bonus provisions to support the City's Affordable Housing Strategy and Steveston Village Heritage Conservation Grant Program.

Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached housing and future three-storey development potential to the south and east within the Steveston Village Heritage Conservation Area. Further review of the project design is required to be completed as part of the required Development Permit, Heritage Alteration Permit and Servicing Agreement application review processes. The proposed roadway improvements will enhance pedestrian safety in the neighbourhood.

The list of rezoning considerations included as Attachment E has been agreed to by the applicant.

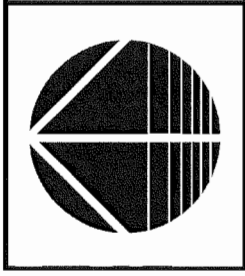
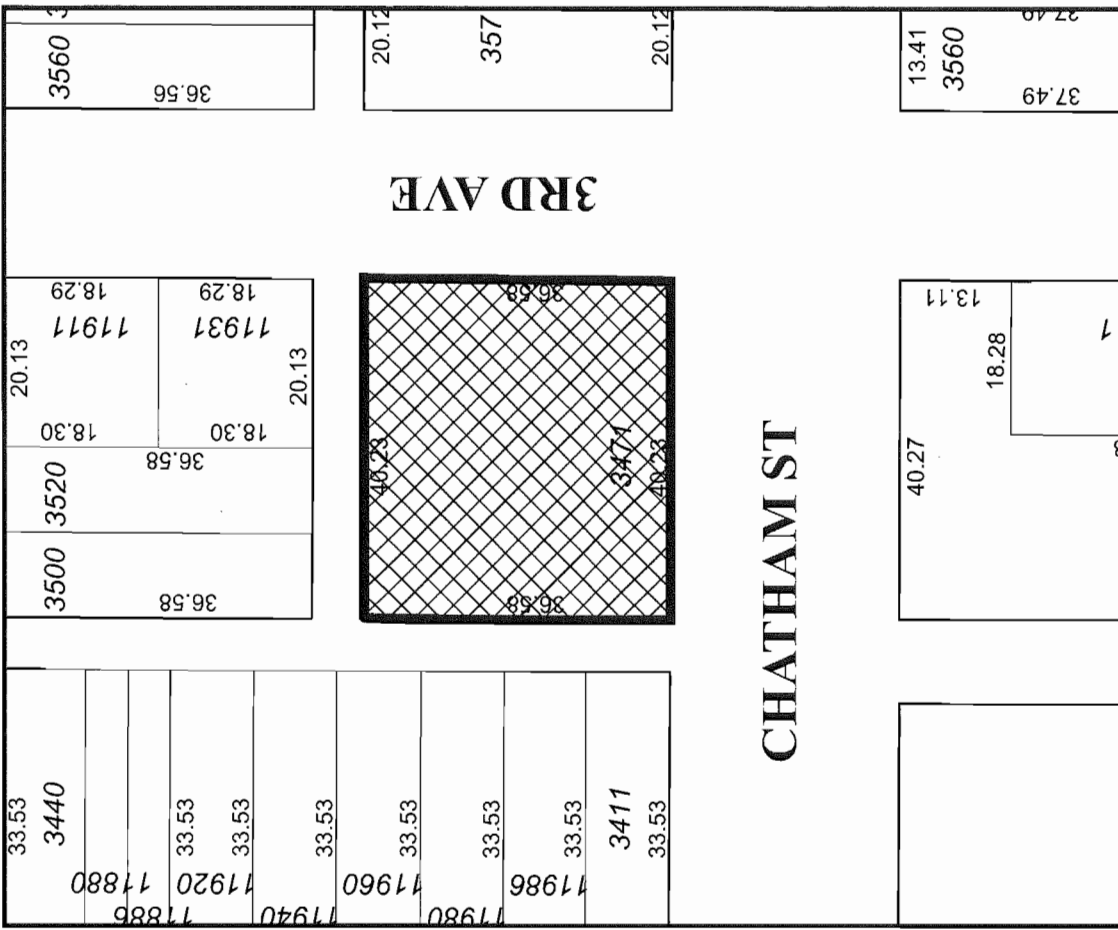
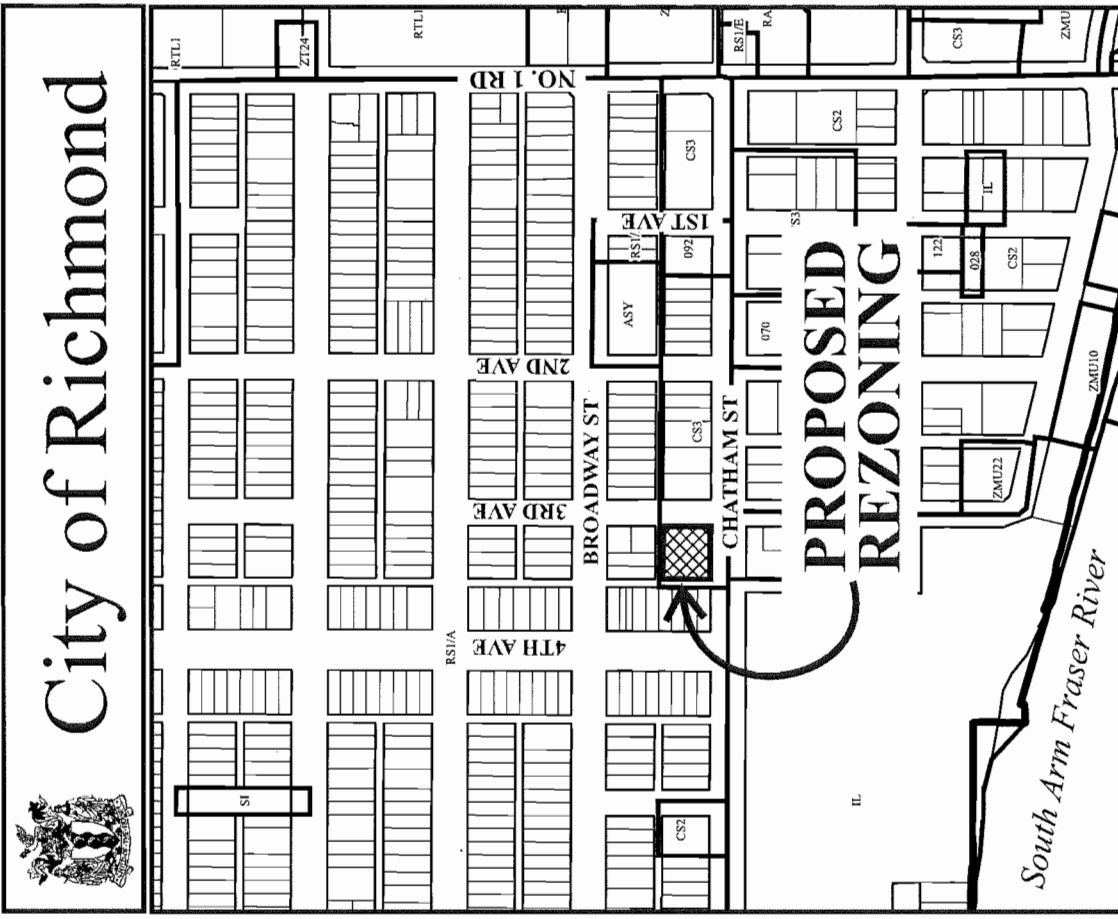
On this basis, staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9138 be introduced and given first reading.

Sara Badyal

Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

SB:blg

Attachment A: Location Map and Aerial Photo
Attachment B: Report to Committee dated April 29, 2014
Attachment C: Development Application Data Sheet
Attachment D: Conceptual Development Plans
Attachment E: Rezoning Considerations
Attachment F: Public Input (received after April 29, 2014)

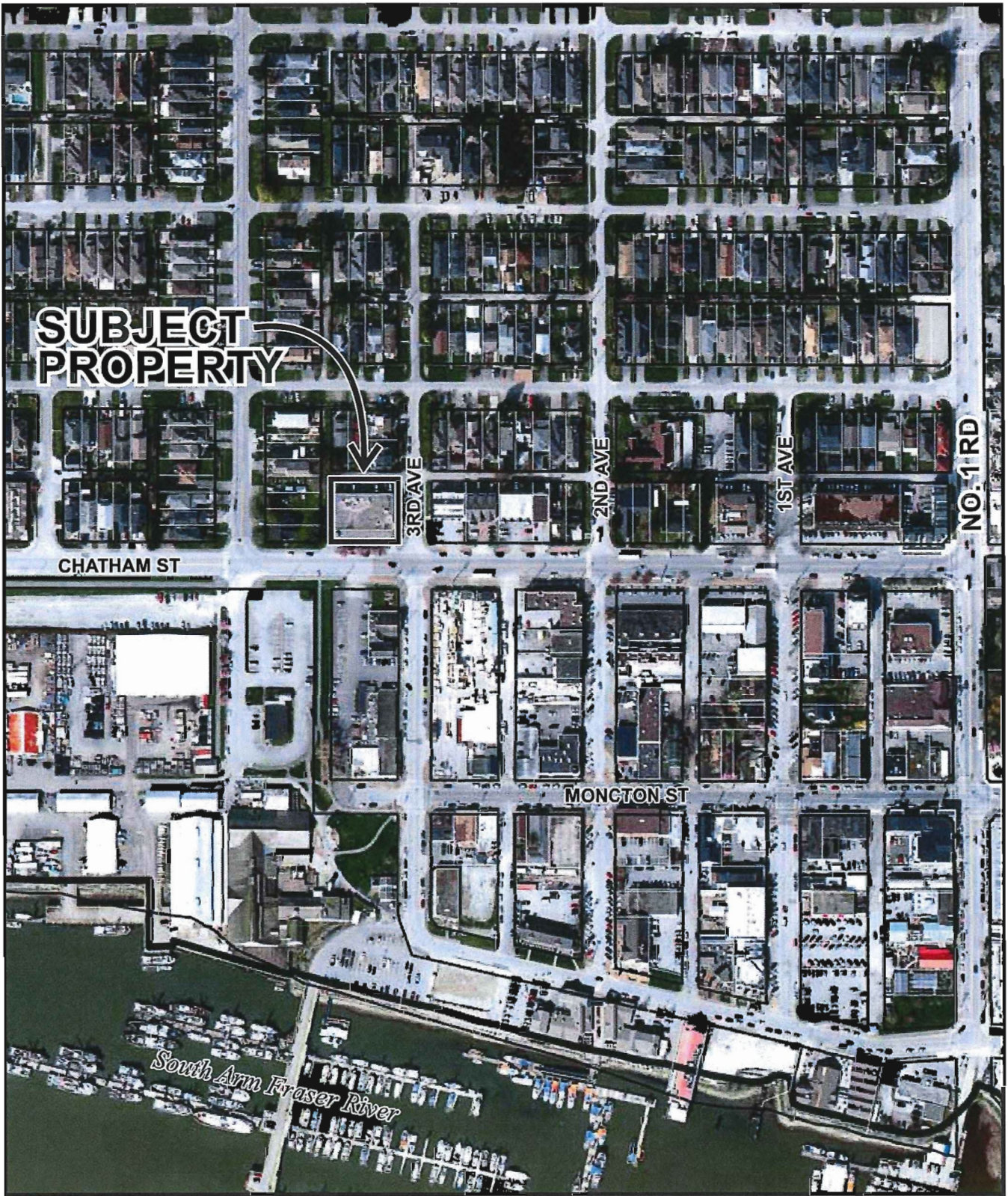


RZ 13-643436

Original Date: 08/26/13

Revision Date:

Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

CHATHAM ST

3RD AVE

2ND AVE

1ST AVE

NO. 1 RD

MONGTON ST

South Arm Fraser River



RZ 13-643436

Original Date: 08/26/13

Amended Date:

Note: Dimensions are in METRES



**City of
Richmond**

Report to Committee
Planning and Development Department

To: Planning Committee

Date: April 29, 2014

From: Wayne Craig
Director of Development

File: RZ 13-643436

Re: Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the "Steveston Commercial (CS3)" Zone to a Site Specific "Commercial Mixed Use (ZMU26) - Steveston Village" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create "Commercial Mixed Use (ZMU26) - Steveston Village"; and to rezone 3471 Chatham Street from "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU26) - Steveston Village"; be introduced and given first reading.

Wayne Craig
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Director of Development

SB:blg
Att. 9

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>[Signature]</i>

Staff Report

Origin

Cotter Architects Inc. has applied to the City of Richmond for permission to rezone 3471 Chatham Street (Attachment 1) from the “Steveston Commercial (CS3)” zone to a new site specific “Commercial Mixed Use (ZMU26) - Steveston Village” zone in order to construct a three-storey mixed use building containing approximately 10 residential units in the upper floors and 324 m² (3,485 ft²) commercial space on the ground floor.

Background

The former building on the currently vacant site was a Gulf & Fraser credit union, which included sculptural concrete relief panels with images by artist Leonard Epp portraying the commercial fishery history of Steveston Village. When the building was demolished, the developer salvaged a number of the wall panels and is proposing to mount nine (9) of these panels on the proposed building elevations.

Heritage Alteration Permit HA 13-641865 was approved by Council September 23, 2013 to allow for the demolition of the former Gulf & Fraser credit union building, pre-construction activities and a corner cut road dedication at the intersection of 3rd Avenue and Chatham Street.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

The site is located in the Steveston Village Heritage Conservation Area. The Steveston Area Plan includes the Steveston Village Land Use Density and Building Map (Attachment 3) to guide development within the conservation area. Surrounding development 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 (RSI/A)”, with a maximum building height of 9 m and 2 ½ storeys.
- To the east: Across 3rd Avenue, are a number of three-storey mixed use buildings that are set back from Chatham Street behind surface parking areas and consisting of residential units above ground floor commercial space. The properties are zoned “Steveston Commercial (CS3)”, with a permitted density of 1.0 floor area ratio (FAR) and a maximum permitted building height of 12 m and three (3) storeys.
- To the southeast: Diagonally, across both 3rd Avenue and Chatham Street, is an outdoor storage yard for Rod’s Building Supplies, and a single-storey commercial building. All of these properties are zoned “Steveston Commercial (CS3)”, with a permitted density of 1.0 floor area ratio (FAR) and a maximum permitted building height of 12 m and three (3) storeys.

- To the south: Across Chatham Street, are a surface parking area and identified heritage resources which front onto 3rd Avenue. The resources include the vacant southwest corner of 3rd Avenue and Chatham Street, the Steveston Courthouse, and the Sockeye Hotel (Steveston Hotel). The vacant southwest corner of 3rd Avenue and Chatham Street is the symbolic civic precinct formerly consisting of the Steveston Courthouse, the City jail and a former firehouse. All of these properties are zoned “Steveston Commercial (CS2)”, with a permitted density of 1.0 FAR and a maximum permitted building height of 9 m and two (2) storeys.
- To the southwest: Across Chatham Street, are lands owned by crown federal and the Steveston Harbour Authority that extend from Chatham Street to the river, zoned “Light Industrial (IL)”, with a permitted density of 1.0 FAR and a maximum permitted building height of 12 m. 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.

Related Policies & Studies

General

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), 2009 Steveston Village Conservation Strategy, Flood Plain Designation and Protection Bylaw 8204, the 2007 Affordable Housing Strategy and the Public Art Program. An overview of the review in relation to these policies is provided in the “Analysis” section of this report.

Steveston Village Conservation Strategy (Strategy) Review

As directed by Planning Committee on July 16, 2013, staff are clarifying the following matters to enhance the Strategy:

- Land use matters include: clarifying maximum densities and building heights in the Village, particularly along Moncton Street and the south side of Bayview Avenue, comparing pre 2009 Village building designs with the current Strategy requirements, indicating how the Sakamoto guidelines are included in the Strategy and providing information regarding eliminating rooftops.
- Transporting matters include: clarifying onsite parking requirements, Bayview Avenue and Chatham Street streetscape visions, exploring a no parking option on Bayview Street and its implications for parking within Steveston and vehicular traffic on Bayview Street, and providing heritage sidewalk design (i.e., plank) options and, parking options on 4th Avenue.

Staff anticipate addressing these matters in a report to Planning Committee in June, 2014. Staff suggest that it is appropriate to bring this rezoning proposal forward before the above Strategy review is completed, as the proposal meets to the current Strategy requirements and the above review is not anticipated to propose changes which would affect this site or proposal on Chatham Street.

If the strategy review results in a need to change the proposed frontage improvements, those changes will be incorporated into the required Servicing Agreement prior to rezoning approval.

Public Input

Informational signage is posted on the subject site to notify the public of the subject application and the statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

The applicant advises that they discussed the development proposal with all of the neighbours to the west across the unbuilt City lane right-of-way and to the north across the rear lane. The applicant also advises that they presented the development proposal to the Steveston 20/20 community group on September 10, 2013. City staff did not attend the meeting.

At the time of writing this report, the City has received public correspondence (Attachment 4), which includes the following concerns (staff comments are included in '*bold italics*')

- A development similar to that at Chatham Street and 5th Avenue would be preferred – *At 11991 5th Avenue there is an existing non-conforming two-storey mixed use building on a site zoned Steveston Commercial (CS2). The development includes a small ground level corner commercial unit surrounded with two-storey townhouses that each has its own roof patio with stair access. The development was constructed under an older version of the CS2 zone that did not restrict the amount of residential floor area at street level. The proposed ZMU26 zone includes the requirement to locate residential units on the upper floors of the building to comply with the residential requirements in the Steveston Commercial CS2 and CS3 zones as well as the Development Permit guidelines for Steveston Village.*
- The proposed building character and use does not reflect the area or site history – *The proposed permitted uses in the proposed ZMU26 zone include a mix of commercial uses and apartment housing, in compliance with the and Steveston Village Conservation Strategy and Steveston Area Plan (Steveston Village Land Use Density and Building Height Map). The mixed land use concept also complies with the site's existing CS3 zoning, although the list of permitted uses has been reduced to reflect the uses proposed by the applicant and the proposed parking provision on the subject site.*
- The proposed building size is larger than and not the same character as neighbouring single-family homes – *The proposed ZMU26 zone includes a maximum permitted density of 1.6 FAR and a maximum permitted building height of 12 m and three (3) storeys, in compliance with the and Steveston Village Conservation Strategy and Steveston Area Plan (Steveston Village Land Use Density and Building Height Map). As part of the required Development Permit, the applicant will be requesting a variance to increase the building height from 12 m to 15.4. The purpose of the variance is to allow elevator access to the rooftop patio embedded in a sloped roof massing to soften the appearance of the roof and to provide the roof with a residential character for transition to the neighbouring single detached homes. Only small portions of the proposed roof massing are taller than 12 m.*
- Proposed building height will shadow neighbouring yards and balcony overlook will impact privacy of surrounding residents – *As noted above, the three-storey building height included in the proposed ZMU26 zone complies with the Steveston Village Conservation Strategy and Steveston Area Plan (Steveston Village Land Use Density and Building Height Map)*

as well as the current CS3 zoning of the subject site. The proposed three-storey building includes balconies to provide the residential units with semi-private outdoor space. The proposal also is separated from the neighbouring single detached homes by a 6m wide unbuilt lane right-of-way on the west side of the property and a 6m building setback as well as a 6m wide rear lane right-of-way on the north side of the property. This separation provides mitigation for shadowing and privacy overlook concerns. The applicant has submitted a shadow analysis that demonstrates that the roof elements would not significantly increase the amount of shadow cast by the proposed building. Shadowing and privacy overlook would be reviewed in detail as part of the required Development Permit application process.

- *Rooftop patios allow an extra storey of living space and do not reflect the village history – There are a few rooftop patios on newer buildings in Steveston Village, some of which are shared by residents and some of which are allocated to individual units. They offer residents with more generous space to garden in planters and spend time outside in a semi-private setting that does not impact the massing of the building in the same way that providing a generous patio for every apartment would. The proposal includes an open rooftop patio area in the centre portion of the roof, accessed from a shared stairwell and elevator. The patio area is not covered or enclosed and is not considered to be a building storey. Architectural form and character would be reviewed in detail as part of the required Development Permit application process and staff will work with the applicant to ensure that the apparent building height and massing of the building is minimized and no trees or tall hedges are planted in roof gardens.*
- *The proposed building character should present frontages that look like a series of small buildings in accordance with the small historic lots as shown in the Steveston Village 1892 Historic Lot Lines Map – Architectural form and character would be reviewed in detail as part of the required Development Permit application process. The applicant advises that the 3rd Avenue frontage is broken down into three (3) zones; a commercial zone at the corner, a residential zone under a gable end, and a surface zone with landscaping and parking adjacent to the rear lane, providing a transition in massing from the commercial character of Chatham Street to the residential character across the lane to the North.*
- *The building should have the same set back from Chatham Street as the mixed use development on the other side of 3rd Avenue to maintain the broad Chatham Street streetscape and to enhance the street-end view to Sturgeon Bank on the west – The proposed ZMU26 zone includes the requirement to locate the building tight to the public road property lines. This complies with the existing setback requirements in the Steveston Commercial CS2 and CS3 zones as well as the Development Permit guidelines for Steveston Village.*
- *Brick and metal siding as wall sheathing is out of character for a residential building and the Steveston Area Plan states that corrugated metal siding is appropriate in the ‘maritime mixed use’ and industrial areas – Architectural form and character, including building cladding materials, would be reviewed in detail as part of the required Development Permit application process. The design was revised to replace brick with painted cement board horizontal siding. Metal cladding material does comply with the Development Permit*

guidelines for Steveston Village, which call for natural durable materials. While metal siding is particularly highlighted for use on industrial buildings, this material is not limited to industrial buildings.

- Proposed parking is inadequate – *The proposal includes more parking than the zoning bylaw requires and parking, bicycle storage and loading would be reviewed in detail as part of the required Development Permit application process.*

Richmond Heritage Commission

The development proposal was presented to the Heritage Commission at their meeting on January 15, 2014 (Attachment 5). The Commission supported the proposal, endorsed the use of panels from the former Gulf & Fraser building in the proposal, and asked that the applicant and Planning Committee consider their comments.

In response to comments from the Commission, the placement of panels proposed to be mounted on the building elevations was revised to maximize visibility for the public and the design was revised to provide a more traditional scale and proportion for the storefront glazing. An interpretative didactic panel is proposed to be installed on the building exterior to provide information about the panel artwork, and bicycle racks were relocated away from an artwork panel to locations in the City boulevards. Detailed design would be provided through the required Development Permit and Servicing Agreement.

Richmond Public Art Advisory Committee

The development proposal was presented to the Public Art Advisory Committee at their meeting on February 18, 2014 (Attachment 6). The Committee accepted the use of the panels from the former Gulf & Fraser building in the proposal as the developer's contribution to Public Art and recommended that the developer contact and involve the original artist, Leonard Epp and select a designer to work on the interpretive panels.

In response to the Committee recommendation and staff comments, the developer has contacted artist Leonard Epp and will also soon be starting the interpretative panel design process.

Staff Comments

Based on a review of the subject application, staff are supportive of the subject rezoning application, provided that the developer fully satisfies the considerations of the rezoning (Attachment 7).

Analysis

Proposed Zoning Amendment

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific zone "Commercial Mixed Use (ZMU26) –Steveston Village" and to rezone the subject site from the "Steveston Commercial (CS3)" zone to this new zone. The proposed bylaw has been prepared to manage development on the subject site in accordance with the Steveston Area Plan and the Steveston Village Conservation Strategy.

The proposed ZMU26 zone includes a maximum density of 1.6 FAR in accordance with the Steveston Village Land Use Density and Building Map, including density bonus provisions in accordance with the City's Affordable Housing Strategy and the Steveston Village Heritage Conservation Grant Program Policy. Following the intent of the Steveston Village Development Permit guidelines and existing mixed use zoning in the village (CS2 & CS3), the proposed ZMU26 zone requires the building to be located at the fronting public road Chatham Street and 3rd Avenue property lines with limited recesses and restricts the amount of residential area at the ground floor level. The ZMU26 zone permits a 33% parking reduction for non-residential uses, which is supported by the Steveston Village Conservation Strategy.

Proposal Details

Staff's review of the proposed development shows it to be generally consistent with City policies, as indicated below:

- a) Floodplain Management: In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a floodplain covenant as a consideration of the rezoning specifying a minimum habitable elevation of no lower than the adjacent City sidewalk.
- b) Village Density Bonusing Formulas: The Steveston Village Conservation Strategy requires that developers are to provide voluntarily financial contributions, for density increases in accordance with the Steveston Village Heritage Conservation Grant Program Policy 5900 (Attachment 8) as follows:
 - i. For proposals above 1.2 FAR, \$47.00 per buildable square foot (bft²) of all building floor area above 1.2 FAR is to be contributed to the heritage grant program,
 - ii. If the proposal involves residential uses, \$4.00 per buildable square foot (bft²) of all buildable residential floor area in the building is to be contributed to the Affordable Housing Strategy, and
 - iii. Where an affordable housing contribution is provided, the final amount contributed to the heritage grant program shall be the total amount in (i) minus the total amount in (ii).

Under this formula, the proposal involves developer contributions of \$296,476, as follows, \$86,992 for affordable housing and \$209,484 for the heritage grant program, as explained below.

- c) Affordable Housing: Based on the above village density bonusing formulas, the developer has agreed to provide a voluntary contribution of \$86,992 (based on the buildable residential floor area), to the City's Affordable Housing Reserve as a consideration of the rezoning.
- d) Heritage: Based on the above village density bonusing formulas, the developer has agreed to provide a voluntary contribution of \$209,484 to the Steveston Village Heritage Conservation Grant Program as a consideration of the rezoning.
- e) Public Art: The City's Public Art Program seeks developer participation through the installation of Public Art on development sites or the voluntary contribution \$0.77 per buildable square foot of residential floor area and \$0.41 per buildable square foot of commercial floor area, to the City's Public Art fund (e.g. \$18,175). The developer has

agreed to participate in the City's Public Art Program through the installation of artwork wall panels on the subject site and has agreed to the following considerations of the rezoning:

- i. Submission of a security will be held in the cash-in-lieu amount and returned to the developer upon completion of the following.
 - ii. Installation of at least nine (9) of the panels by artist, Leonard Epp, along with a didactic panel on the building facades (Attachment 9).
 - iii. A transfer of all of the artist's right, title and interest in the Public Art to the Strata, including a transfer of joint, worldwide copyright.
 - iv. Submission of a final report to the City and the Strata promptly after completion of the installation of the Public Art, which describes, among other things, the Public Art, the siting of the Public Art, a brief biography of the artist, the artist's statement on the Public Art, a maintenance plan for the Public Art; and 12 high resolution images in digital format of the Public Art showing it in context and revealing significant details.
- f) Infrastructure Improvements: The developer has agreed to enter into a Servicing Agreement as a consideration of the rezoning, including design and construction of the following:
- Road Network Improvements – Chatham Street and 3rd Avenue streetscape improvements and upgrade of the existing east-west rear lane to City lane design standards. Streetscape improvements along Chatham Street and 3rd Avenue include a new concrete sidewalk at the property line and grass boulevards, with street tree planting behind the existing curb line extending across both frontages and across the west lane right-of-way, including a concrete pad, seating bench and low fence behind the Chatham Street sidewalk at the west edge of the site. Concrete pads and bicycle racks for Class 2 short-term bicycle parking are to be provided in the boulevards: on 3rd Avenue within 15 m of the residential lobby and on Chatham Street approximately mid way among the commercial units.
- The City is currently reviewing streetscape visions for Bayview and Chatham Streets in Steveston Village. It is anticipated that the proposed frontage improvements will relate well with the potential visions. Should the frontage improvements need to be adjusted as a result of changes to the visions, those adjustments will be incorporated into the required Servicing Agreement prior to rezoning approval.
- Fire Hydrant Improvements – Provide a new fire hydrant along 3rd Avenue, spaced as per City standards.
 - Storm Sewer Improvements – Provide a new storm sewer system for the rear lane.
 - Sanitary Sewer Improvements – Upgrade the existing sanitary sewer in the rear lane.
 - Water Distribution Improvements – Provide a new water main along 3rd Avenue from Chatham Street to Broadway Street. The portion of the work between the north edge of the lane and Broadway Street will be funded by the City and will proceed subject to availability of City funds.
 - Once the building design has been confirmed at the Building Permit stage, the applicant is required to 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 water pressure in fire hydrants to accommodate fire fighting. Based on the proposed rezoning, the subject site requires a minimum fire flow of 220 L/s.

g) Tree Retention and Replacement

Bylaw-size trees	Existing	Retained	Compensation
On-site	3	0	5 new trees & \$500 contribution to achieve 2:1 replacement ratio
On neighbouring properties	7	7	To be protected
In the City boulevard	6	6	To be protected

- There are three (3) bylaw size trees on the subject site and are proposed for removal. A Japanese Maple tree (0.35 m dbh) is located inside the property at the corner of Chatham Street and 3rd Avenue and two (2) Crimson King Maple trees (0.30 & 0.36 m dbh) are located on the shared property line between the site and 3rd Avenue. The trees conflict with the proposed building envelope.
- The City’s Tree Preservation Coordinator has reviewed the proposal and agrees with the removal of the existing on-site tree and replacement with new tree planting.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), six (6) replacement trees are required for the removal of three (3) bylaw-sized trees or compensation at a rate of \$500 for each replacement tree that is not accommodated on the site. The preliminary development concept plans (Attachment 9) include five (5) new trees and the landscape plan would be further reviewed through the required Development Permit for tree planting opportunities.
- The developer is required to protect the seven (7) trees on neighbouring properties and in the unbuilt west lane right-of-way (ROW) adjacent to the subject development site. The developer is required to install any needed tree protection fencing prior to any construction activities occurring on the site as per City of Richmond Tree Protection Information Bulletin Tree-03.
- The developer is required to protect the row of six (6) Purple Plum trees in the Chatham Street city boulevard and additional street tree planting in new Chatham Street and 3rd Avenue grass boulevards will be provided through the required Servicing Agreement.

g) Sustainability: The developer proposes to construct a medium density mixed use development with the following sustainability features:

- Boilers will be 99.9% Efficient “Rennai” tankless on-demand systems. The Rennai tankless system (on average) delivers 29% reduction in annual energy cost over a gas hot water tank, and 66% reduction over an electric hot water tank.
- Windows will be ultra insulated triple glazed. In comparison to double glazed windows, triple glazed windows offer increased window strength, increased resistance to condensation problems, reduced sound transmission, and decreased heat loss.

- Insulation will be icynene foam which provides 35% higher insulation value than equivalent thickness batt insulation.
- Toilets will be low-flow dual flush.
- Lighting will be energy efficient LED dimmable lighting, some with daylight sensors and/or timer switches
- Residential units will have heat recovery ventilation units.

h) Parking

- Vehicle access to the proposed development is from the existing rear north lane.
- Garbage/recycling storage/collection – The proposal includes an interior enclosed room for garbage and recycling storage at the northeast corner of the building.
- Loading – The subject proposal does not include a designated on-site truck loading space. The proposal is not required to provide an on-site loading space as the subject site fronts onto a public road where on-street parking is allowed and the proposal contains only 10 apartment units and 324m² of commercial space.
- Resident parking – The proposal includes an enclosed secure parking area with 20 parking spaces for residents, or 2 parking spaces for each apartment unit.
- Visitor and Commercial parking – The proposal includes a shared pool of 8 surface parking spaces for the use of the commercial space and residential visitors. To support this shared use, the developer has agreed to enter into a legal agreement to ensure that non-residential parking is shared by visitors and commercial uses. The legal agreement will prohibit the assignment of parking spaces to any particular unit or user.
- Bicycle parking – The proposal includes interior bicycle storage rooms and exterior bicycle parking racks. The developer has agreed to enter into a legal agreement to ensure that bicycle parking areas are available for shared common use for the sole purpose of bicycle storage and are not used for or converted into habitable space (e.g. storage).
- Electric vehicles – In accordance with the OCP, the proposal includes the provision of electric vehicle charging features. The developer has agreed to enter into a legal agreement to ensure the provision of a minimum of 20% of parking stalls with a 120V receptacle to accommodate electric vehicle charging equipment and an additional 25% of parking stalls to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).

i) Form of Development

The developer proposes to construct a medium density mixed use development with approximately 324 m² (3,485 ft²) of street fronting commercial area and 10 apartments in a three (3) storey building (Attachment 9), which generally conforms to OCP policies, the Steveston Area Plan and Development Permit guidelines.

Development Permit and Heritage Alteration Permit approval to the satisfaction of the Director of Development is required prior to rezoning adoption, which will include the following:

- Detailed architectural and open space design. Review proportion, spacing, symmetry and vertical alignment of windows. Review proportion and material of the cornice (e.g. wood or cast concrete) as well as continuous treatment (e.g. extend balcony railings round length of parapet on the east and west facades). Maximize opportunities to screen parking from 3rd Avenue and strengthening the transition to the residential character to the west and north, including reviewing openings and landscape buffer. The proposed building form: includes recesses to visually break down the long building elevation along Chatham Street; provides a building setback transition at the west edge of the building as a transition to the neighbouring single detached home across the City right-of-way; and provides a unique character to the building elevation along 3rd Avenue as a transition from the commercial character of Chatham Street to the residential character across the lane to the north.
- Detailed review of the requested variance to increase permitted building height from 12 m to 15.4 m. The increased building height accommodates elevator access to the rooftop patio and allows the elevator housing to be embedded in a sloped roof massing to soften the appearance of the roof and provide the roof with a residential character for transition to the neighbouring single detached homes.
- Detailed review of canopies or awnings along the Chatham Street or 3rd Avenue, minimizing a modern metal canopy structure as much as possible or consider using simple fabric awnings over the storefront windows (e.g. Hepworth Block, 12211 No 1 Road, and 3993 Chatham St). Any structures located in the right-of-ways must be easily removable (i.e. not cast in place and not permanently attached to any other structures) and require a separate encroachment agreement as part of the future Building Permit process.
- Provide signage guidelines for the project identifying signage locations, sizes, material and design.
- Review of sustainability features of the development.
- Review of adaptable and aging in place features. At least one (1) Basic Universal Housing Features unit is proposed, aging in place features are proposed in all units and elevator access is proposed to all levels of the building, including the roof deck.
- Provide indoor amenity space or cash-in-lieu in accordance with the OCP (e.g. \$10,000 for 10 dwelling units)

- Vehicle and bicycle parking, electric vehicle charging equipment, parking gate locations, truck loading, garbage, recycling and food scraps storage and collection, including truck manoeuvring, and private utility servicing.

Financial Impact or Economic Impact

As noted in the report.

Conclusion

The proposal provides a medium density mixed use three (3) storey development with commercial space fronting onto Chatham Street, residential apartment housing, and the re-use of concrete sculptural relief wall panels from the Gulf & Fraser credit union building that was formerly on the site. The development will anchor the northwest corner of the Steveston Village Heritage Conservation Area in a way that also provides a transition to the rest of the block, which is outside of the conservation area and consists of single detached housing. The proposal can be considered under the City's 2041 Official Community Plan (OCP) regarding mixed use development. The creation of the new zone "Commercial Mixed Use (ZMU26) -Steveston Village" is proposed to accommodate the proposal on the subject site, including density bonus provisions to support the City's Affordable Housing Strategy and Steveston Village Heritage Conservation Grant Program.

Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached housing and future three-storey development potential to the south and east within the Steveston Village Heritage Conservation Area. Further review of the project design is required to be completed as part of the required Development Permit, Heritage Alteration Permit and Servicing Agreement application review processes. The proposed roadway improvements will enhance pedestrian safety in the neighbourhood.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9138 be introduced and given first reading.



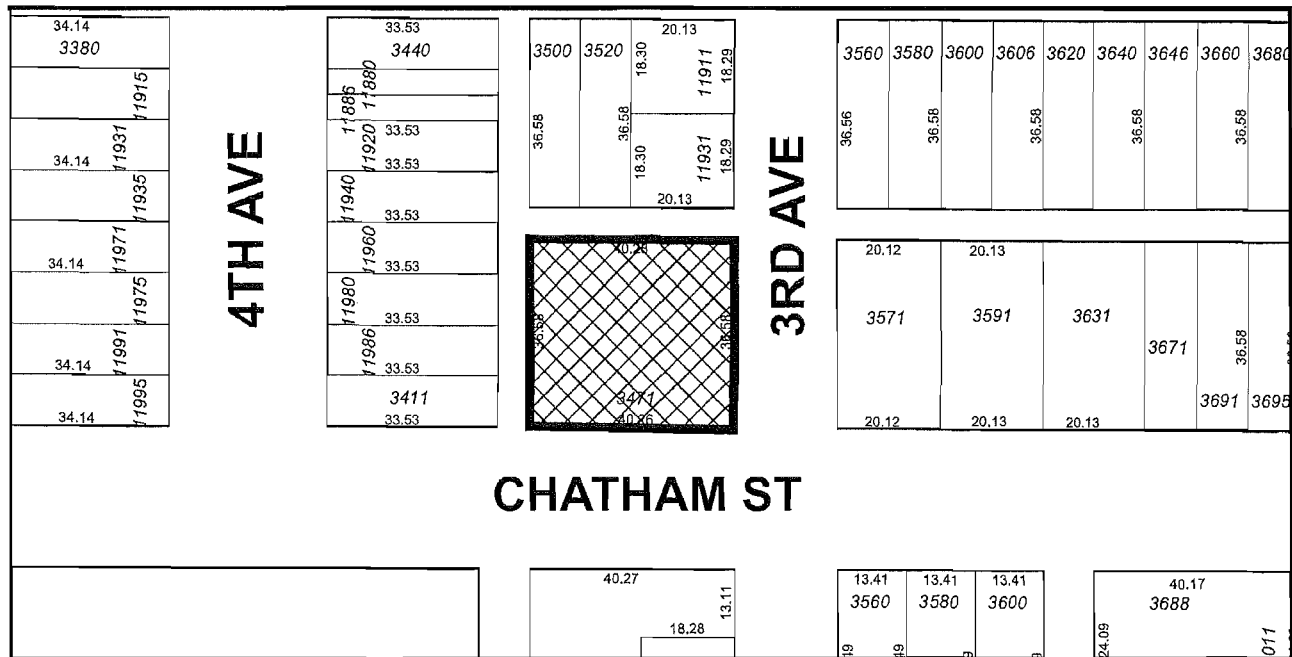
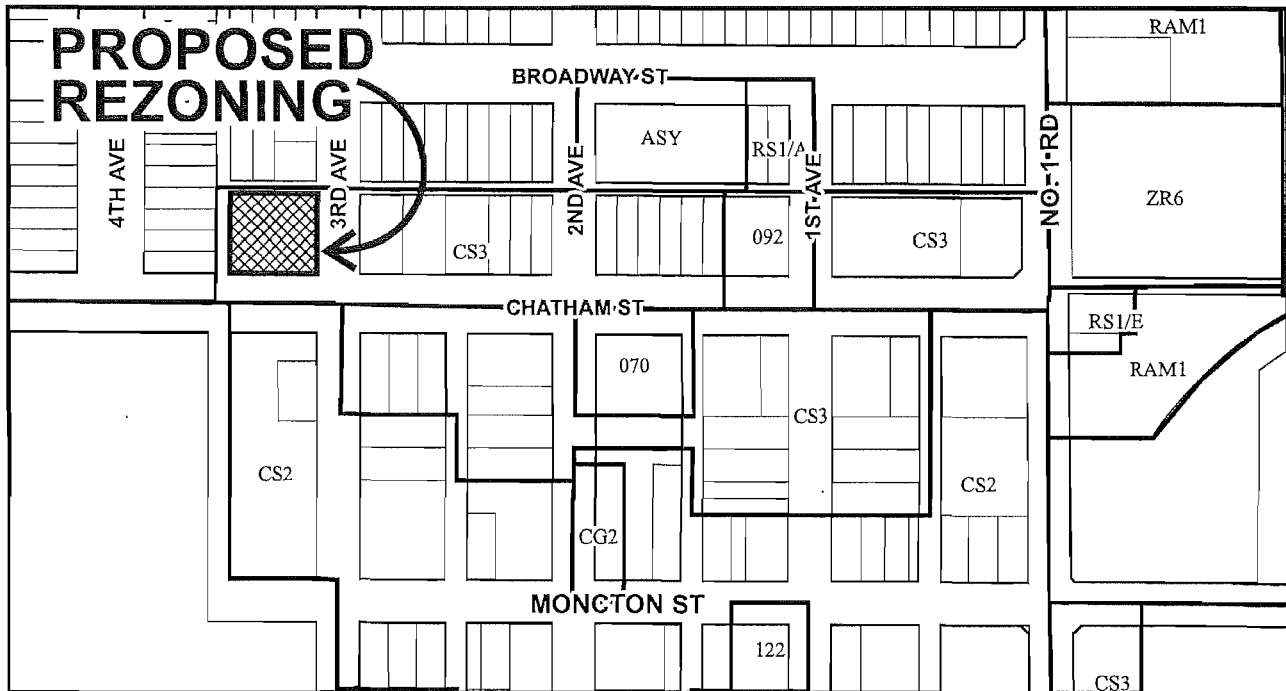
Sara Badyal, M. Arch, MCIP, RPP
Planner 2

SB:bg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Steveston Village Land Use Density and Building Site Context Map
- Attachment 4: Public Correspondence
- Attachment 5: Richmond Heritage Commission Minutes Excerpt (January 15, 2014)
- Attachment 6: Richmond Public Art Advisory Committee Minutes Excerpt (February 18, 2014)
- Attachment 7: Rezoning Considerations
- Attachment 8: Steveston Village Heritage Conservation Grant Program Policy 5900
- Attachment 9: Conceptual Development Plans



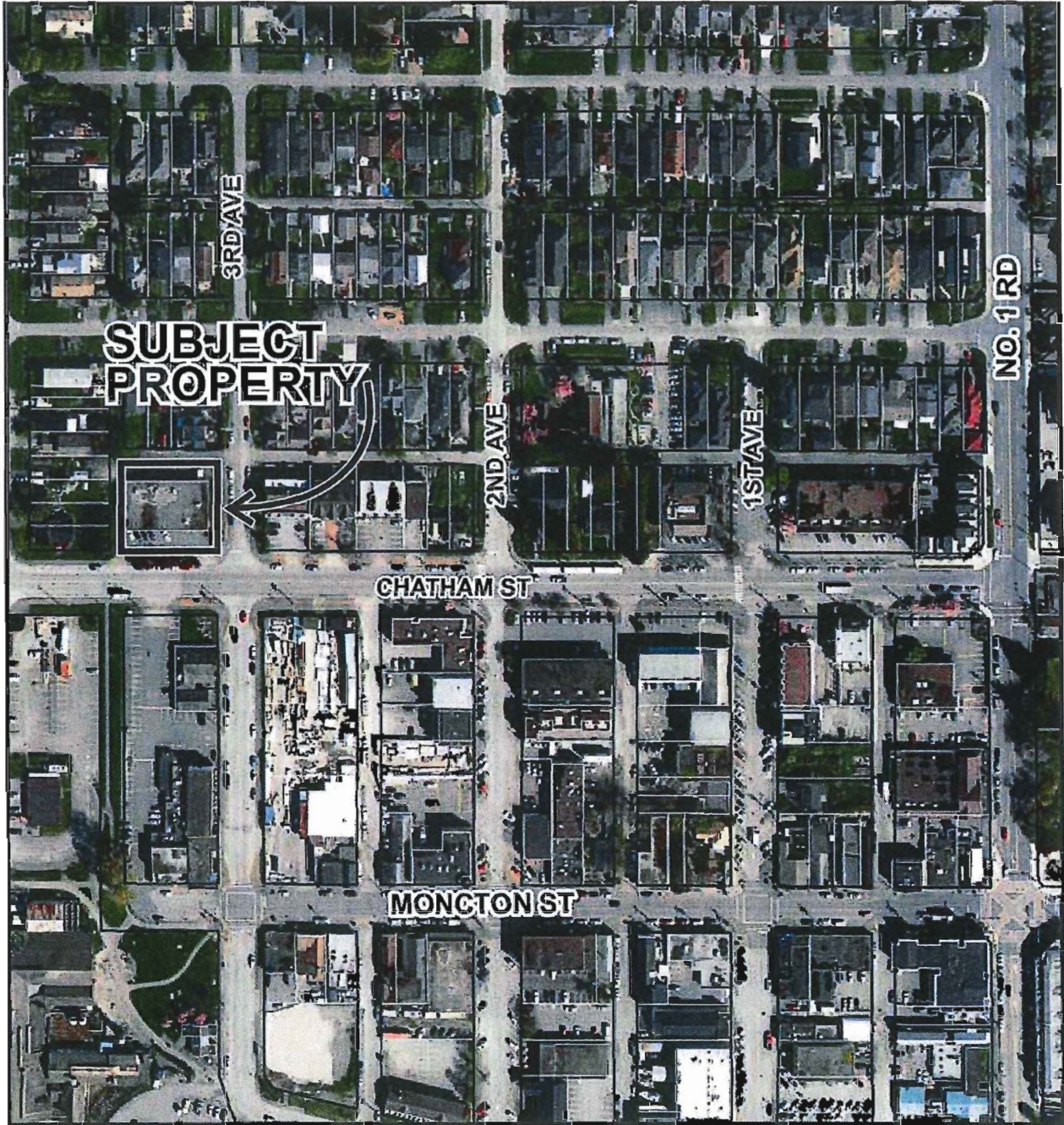
City of
Richmond



	<h1>RZ 13-643436</h1>	Original Date: 03/24/14
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 13-643436

Original Date: 03/24/14

Revision Date:

Note: Dimensions are in METRES



RZ 13-643436

Attachment 2

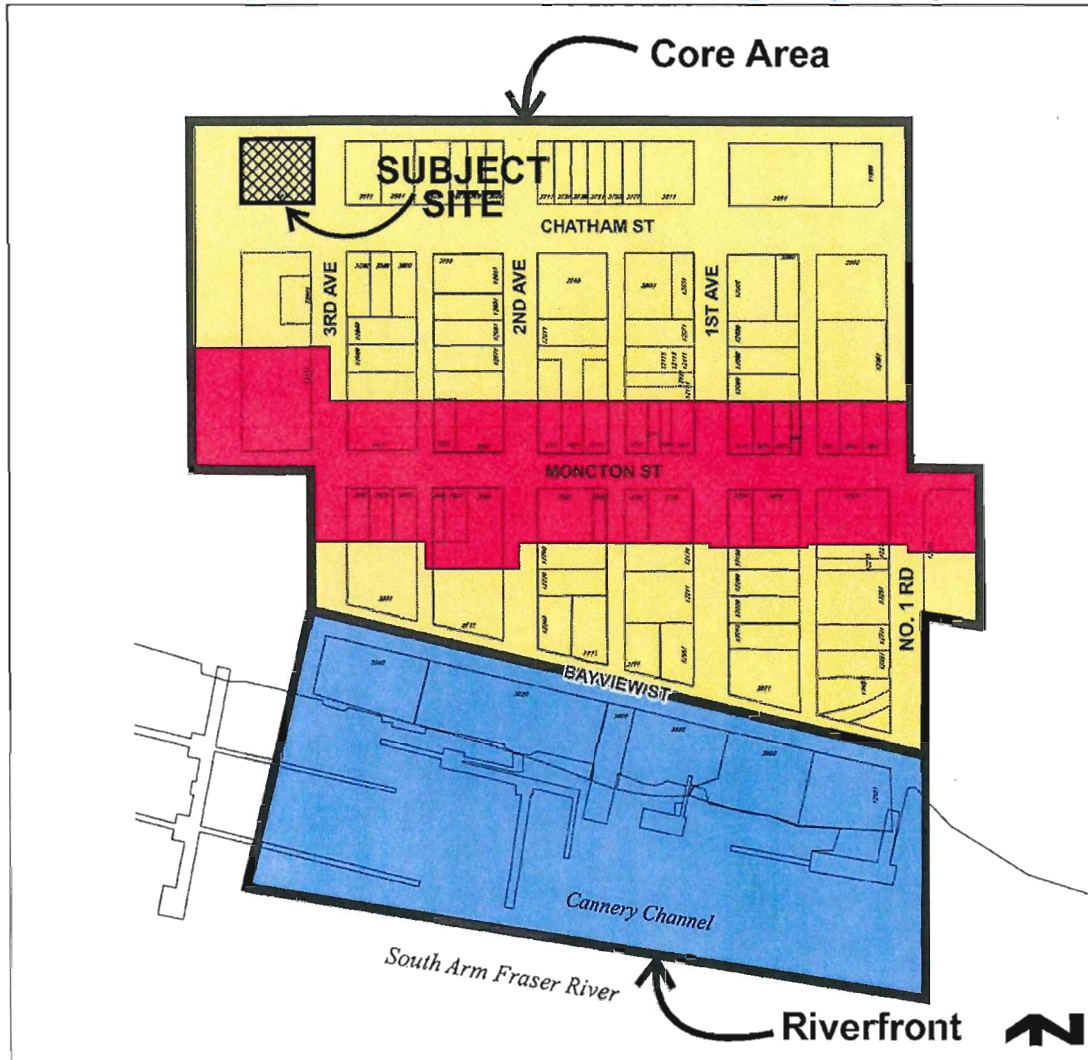
Address: 3471 Chatham Street




Applicant: Cotter Architects Inc.

Planning Area(s): Steveston Village

	Existing	Proposed	
Owner:	Steveston Flats Development Corp. Inc. No. BC0968919	Unknown	
Site Size (m²):	1,473 m ²	1,465 m ²	
Land Uses:	Vacant	Mixed Use Commercial and Residential	
Area Plan Designation:	Heritage Mixed Use (Commercial- Industrial with Residential & Office Above)	Complies	
Zoning:	Steveston Commercial (SC3)	Commercial Mixed Use (ZMU26) – Steveston Village	
Number of Units:	None	3 CRU and 10 apartments	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.6	1.6	None Permitted
Lot Coverage	Max. 100%	81%	None
Setbacks: 3 rd Avenue Chatham Street Rear lane West side yard	0 m 0 m None None	0.35 m (0 m to cornice) 0.35 m (0 m to cornice) 6 m 0.35 m (0 m to cornice)	None
Height	Max. 12 m & Three Storey	Up to 15.4 m for limited portions of the roof	3.4 m Increase
Parking Spaces:	As per the Steveston Village Conservation Strategy:		
Commercial/Visitor	7	8	None
Resident	10	20	
Accessible	(1)	(1)	
Total	19	28	
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor	Min. 50 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60 m ²	139 m ²	None

Steveston Village Land Use Density and Building Height Map



	Maximum FAR	Maximum Storeys	Maximum Building Height
 Core Area, generally	1.6	3	12 m *
 Moncton Street **	1.2	2	9 m *
 Riverfront Area	1.6	3	20 m GSC ***

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three-storey building height with additional appropriate density may be considered in special circumstances (See Section 4.0 Heritage).

*** Maximum building height may not exceed the height of the Gulf of Georgia Cannery, which is approximately 22 meters GSC.

February 17, 2014

**Planning Committee
City of Richmond**

To whom it may concern,

Re: Proposed development at 3471 Chatham Street, Richmond, BC

We are writing this letter to voice our concerns about the above noted development. As proposed, it is inappropriate in both scale and design.

The maximum height for buildings in the site's CS3 Zoning is 12 metres but the proposed building has a design height of more than 14 metres.

Section 9.2.2 (page 38) of the Steveston Conservation Area guidelines, "Cohesive Character Areas", states:

"The form of new development should be guided by that of adjacent existing development, even where new uses are being introduced. For example, multiple family residential or commercial uses introduced adjacent to single family homes should adopt a scale and character similar to those existing dwellings...."

The proposed building hardly fits with the above requirement. This proposal sits in a block of entirely single family residences. It is a massive building that is not complimentary to its surroundings and does not look beyond its boundaries in order to knit in. Even the developer's own 'streetscape' shows the proposed development as larger than the buildings on all sides of it along Chatham Street and 3rd Avenue. Being bigger than everything around you is certainly not an effort of transitioning. An example of a multi-use development which does, in our opinion, transition into a residential area exists at the northwest corner of Chatham and 5th Avenue. We have attached photos of that development. A similar development at 3471 Chatham St. would definitely be much more welcome.

The suggestion that pulling back the top floor from Chatham Street will "break down the three-storey massing" is simply visual deception. It does nothing to alter the overall height of the building.

The Steveston Conservation Area guidelines, Section 9.2.1 (page 36), subsection c) states:

"New development should look beyond the boundaries of its own site in order that it may knit into not only what exists today, but what existed in the past...."

The proposed building does not reflect the area or site's architectural history. Until the G&F building was constructed in 1976, there was no large building on that site. From our cursory look at aerial and heritage photographs, we're not aware of any commercial use on that site unless one considers bootlegging from a private home during the late 1940's and early 1950's a commercial use.

The developer has maximized the available lot area but in doing so has eliminated any opportunity for landscaping and created an oversized block of a building with little imaginative styling. While undeniably practical, the generally flat front façade is neither interesting nor appealing. The Steveston Area Plan 9.3.2.2.ac) says that buildings should **“retain or re-establish the small historic lots as shown in the Steveston Village 1892 Historic Lot Lines Map”**. In other words, buildings should present frontages that look like a series of small buildings rather than one continuous frontage. The original plans for both the Mukai building at the southwest corner of No.1 Rd. and Moncton and the E.A Towns site at Third Ave. and Bayview were rejected by the City partly because they didn’t adhere to this requirement. This sets a precedent for the City to reject the proposed design of this building as well.

While the suggested minimal number of parking spaces may be acceptable to the City, we feel it is inadequate for the staff and customers of the proposed retail space, not to mention the visitors to the residential units above. The overflow will simply add to the parking congestion already existing along Chatham St. and Third Ave. Relocating the parking to the rear of the building, thus pushing the building forward to the Chatham Street property line, does not solve the problem. This also disrupts the existing broad Chatham Street streetscape and view corridor to the west which would not agree with the objective in section 9.2.1 Settlement Patterns – Views a) and c) of the Steveston guidelines which state **“Most importantly, new development should enhance street-end views towards the river on the south and Sturgeon Bank on the west” and “contribute to the attractiveness of public streets and open spaces.”** A smaller building in line with the rest of the existing buildings along Chatham Street would address these two issues.

With regard to the Steveston guidelines Section 9.2.3 Architectural Elements (page 42) Exterior Walls and Finishes, Clause b) states:

“Materials should be of high quality, natural and durable, and should avoid artificial ‘heritage’ looks (e.g. old looking new brick) and misappropriated images (e.g. river rock façade treatments). The preferred material is wood in the form of narrow-board lap siding, board and batten, and shingles. Unpatterned stucco (preferably with a heavy texture, such as ‘slop-dash’) is an acceptable alternative to wood, while corrugated metal siding is appropriate in the ‘maritime mixed use’ and industrial areas. Typically, combinations of two or more materials on a single building should be avoided.”

There was no significant use of brick in Steveston other than the unique Hepworth building, and metal only appeared sparsely on some cannery complexes, and then primarily as roofing and not siding. It would be not only totally out of character for a residential building to use these materials but flies in the face of the guidelines.

The guidelines (Section 9.3.2.1; page 53) further suggest in part that **“...new development of greater scale should ensure that larger structures do not unnecessarily block views from or impact the privacy of smaller ones.”**

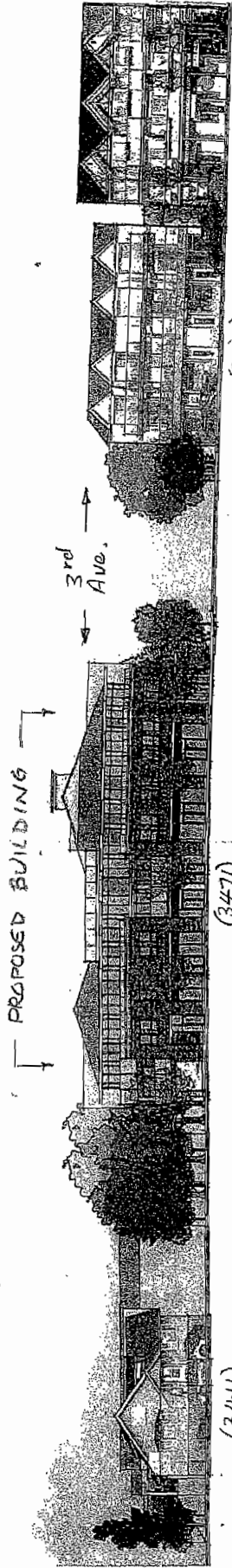
This proposed building with its unacceptable height will shadow the neighbourhood yards and together with balconies overlooking the adjacent properties will definitely impact the privacy of surrounding residents.

In principle, we object to rooftop patios in Steveston as they allow an extra storey of living space not counted in the building's design height and are not reflective of the village history.

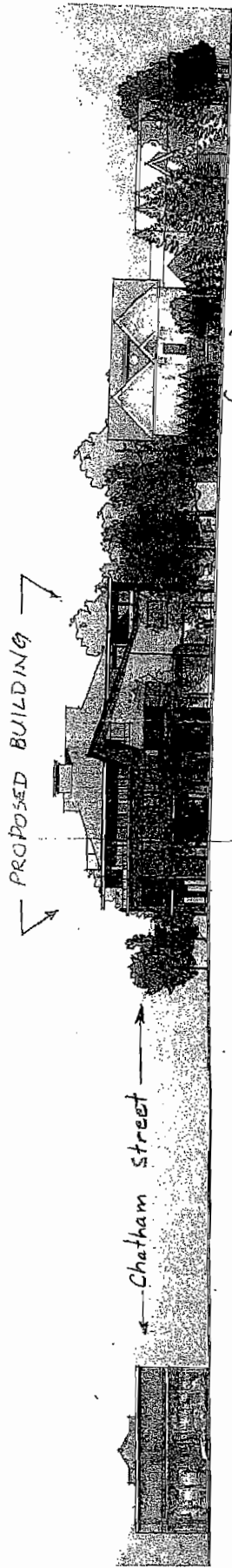
New growth should not **“disrupt the character and existing fabric of the community which is so valued” (Steveston Area Plan Overview 1.0)**. Unfortunately, this proposal is intrusive and disruptive and we would appreciate it if the City would abide by its own regulations and reject this proposal as currently presented.

Ralph and Edith Turner
3411 Chatham Street

STREETSCAPE PLAN



① SOUTH STREETSCAPE ELEVATION (ALONG CHATHAM STREET)
FRONT OF



② EAST STREETSCAPE ELEVATION (ALONG 3RD AVENUE)
FRONT OF

City of Richmond Interactive Map

3271	11833	3291	11860	3451	11851	11840	3571	3591	3611	3631	3651	3671	3691
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BROADWAY ST

320	3340	3380	3440	3500	3520	3560	3580	3600	3606	3620	3640	3646	3660
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4TH AVE

3RD AVE

3391	3411	3471	3571	3591	3631	3671	3691
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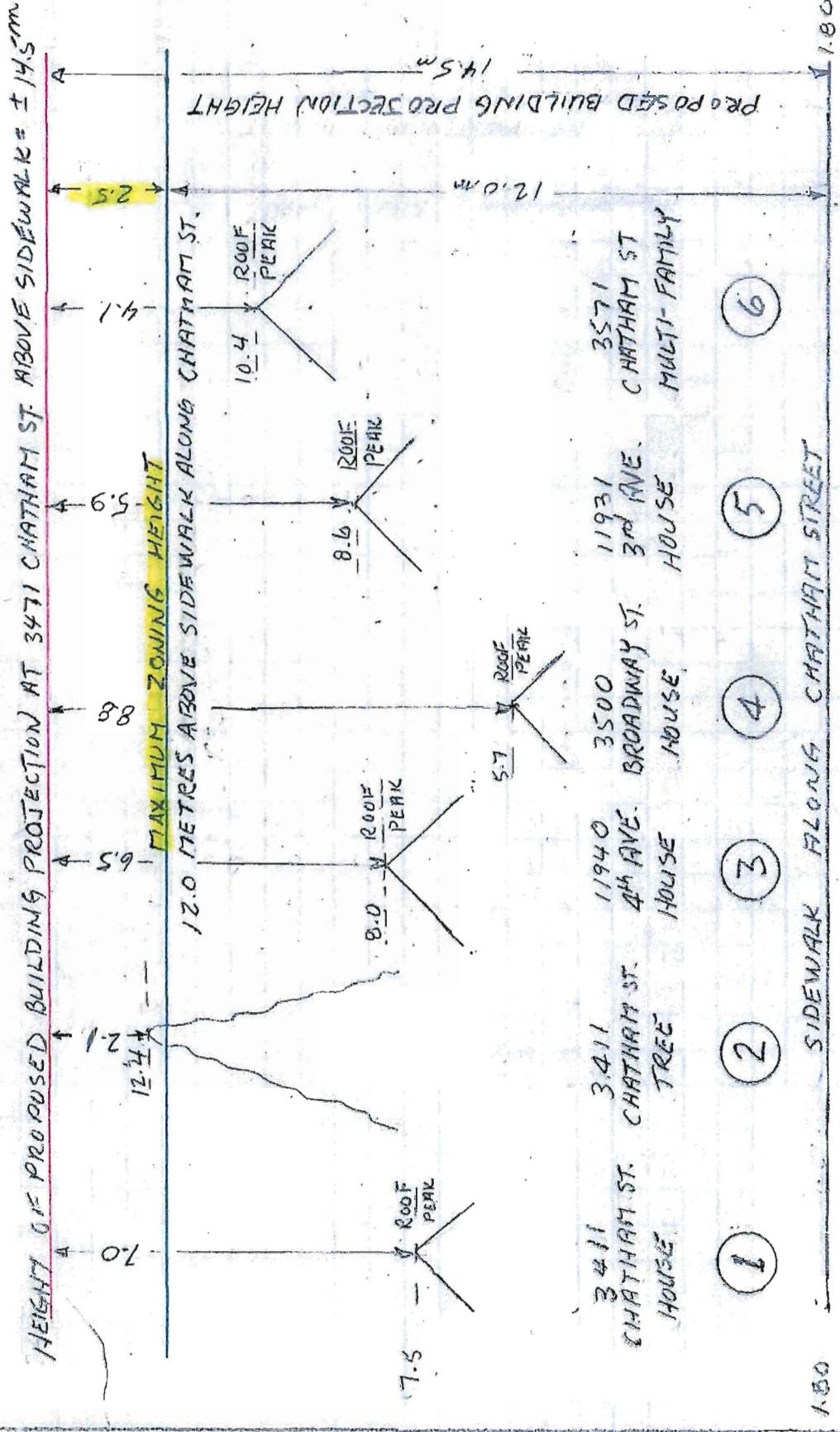
CHATHAM ST

3560	3580	3600	3688
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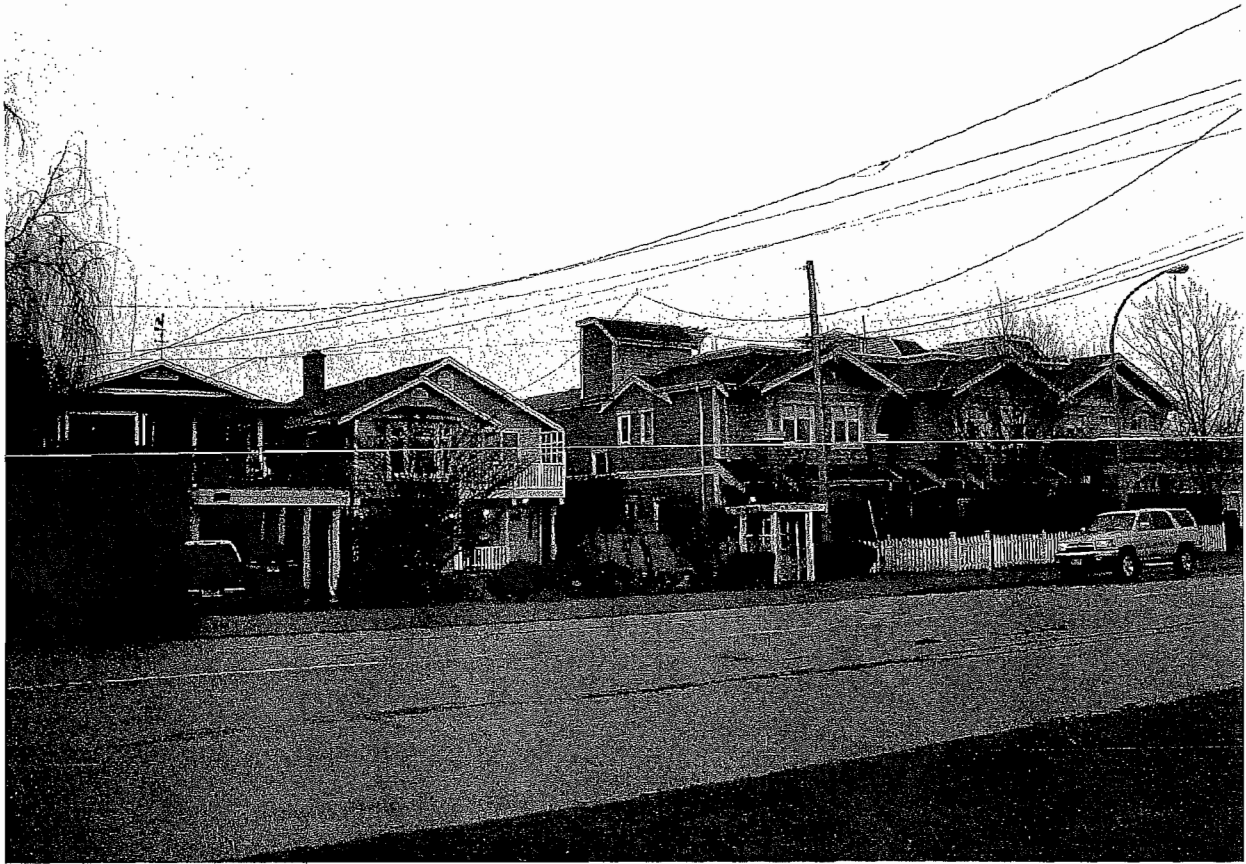
51.9 0 25.94 51.9 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

RELATIVE HEIGHTS OF PROPOSED BUILDING
 AT 3471 CHATHAM STREET AND ADJACENT STRUCTURES
 - WITH REFERENCE TO SIDEWALK.



DIMENSIONS ARE IN METRES.

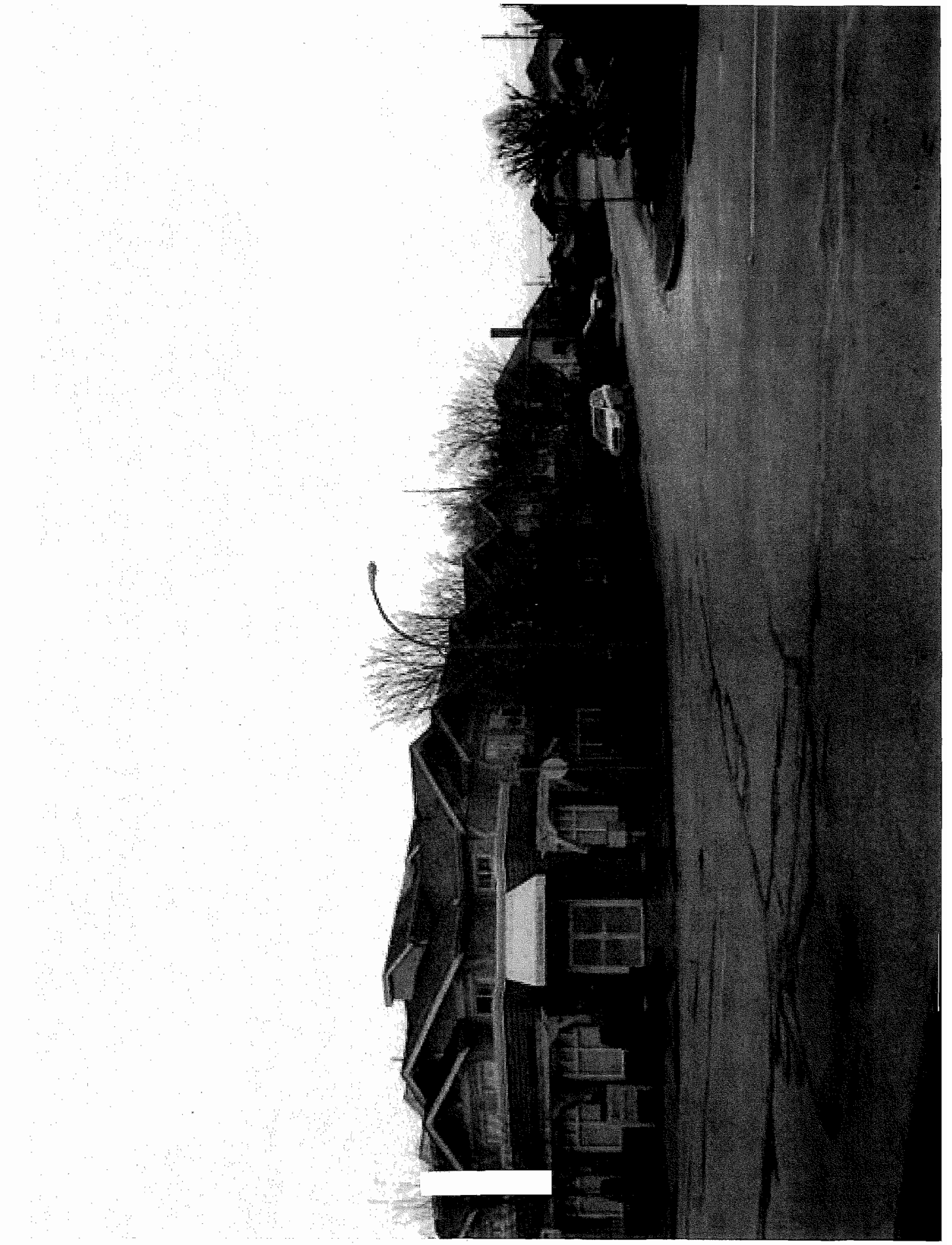


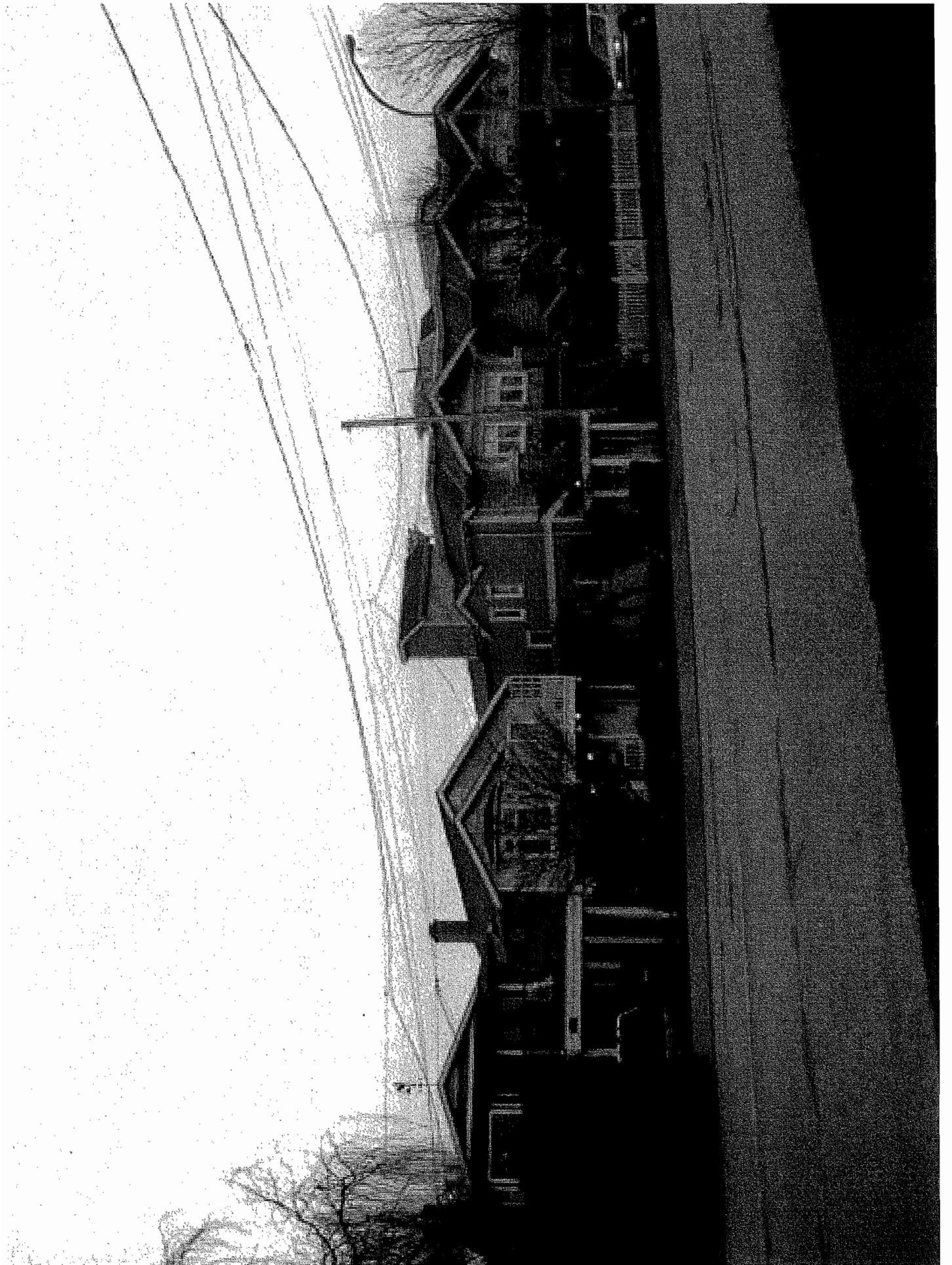
STRATA COMPLEX AT CHATHAM ST. AND 5th AVE.













City of
Richmond

**Excerpt from Minutes
Heritage Commission**
Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Wednesday, January 15, 2014

3. DEVELOPMENT PROPOSAL - 3471 CHATHAM STREET (RZ 13-643436)

Rob Whetter and Bob Hodder joined the Commission to make a presentation on the Cotter Developments building in the former Gulf of Fraser Credit Union building.

It was noted that this is a 1/3 acre space in the Steveston core that will be a 3 storey mixed-use building with 2 storeys of residential above retail space. Discussion ensued on the history of the site, principle design concepts, materials, ways to reflect Steveston's heritage, the neighbours, the laneways, the roof and elevator.

Discussion further ensued on incorporating the 9 or 10 of the panels (salvaged from the previous building) on the exterior of the building. It was noted that the remainder would be donated to the city. It was noted that there is a building on East Hastings that has similar concrete panels.

Commission members expressed concern over a lack of parking spaces for the public. It was noted that street parking is available and it meets the city's bylaw requirements (approved by the Transportation Department) for parking in Steveston.

Commission members also recommended cleaning up the laneway and upgrading the landscaping to fit within the character of the neighbourhood. It was also noted that softening the fronts of buildings (with window boxes or plantings) to reflect the characteristic of buildings nearby would also be recommended. Commission members also discussed the placement of the panels to ensure visibility and potentially including one in the lobby area –

The unbuilt City lane right-of-way along the west edge of the site will be cleaned up and a bench and low fence will be provided behind the Chatham Street sidewalk to provide an opportunity to site and look at the panels proposed for the west elevation of the building.

To provide a more traditional smaller scale pedestrian retail interface, the applicant revised the design to decrease the width of the storefront glazing, provide additional pilasters and provide a more traditional proportion for the window bases.

The panel placement in the proposed design maximizes visibility for the public and the applicant is reviewing whether or not a portion of an additional panel can be installed inside the residential lobby. A didactic panel is also proposed to be installed on the building exterior to provide information about the panel artwork. Detailed design would be designed through the required Development Permit.

Discussion ensued on the location of a bike pad. Staff noted that they can look into seeing if it can be on public property – *Transportation staff reviewed the proposal and the class 2 bicycle racks have been relocated into the Chatham Street and 3rd Avenue boulevards. The location and design would be detailed as part of the required Servicing Agreement application.*

Discussion further ensued on the siding materials (corrugated metal, instead of wood) and not shying away from the industrial aesthetic. Maintenance considerations were noted. Commission members also noted that framing the bottom of the windows with a larger, painted wood base may make this building more consistent with the Hepworth building. Commission members also discussed the columns, use of concrete, lighting issues and potential businesses to occupy these storefronts (including a possible clinic, learning centre, Cyclone Taylors shop or “light” retail services) – ***Storefront window framing was revised to address Commission comments and would be further refined as part of the required Development Permit application.***

Staff will keep in touch with the developer and will report back on progress on a monthly basis.

It was moved and seconded

That Richmond Heritage Commission support the design of the rezoning proposal at 3471 Chatham Street as presented on Jan 15, 2014 and that Planning Committee give consideration to the feedback presented by the Heritage Commission. The Commission also endorses the use of the panels.

CARRIED



City of
Richmond

**Excerpt from Minutes
Public Art Advisory Committee**

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

Tuesday, February 18, 2014

1. PRELIMINARY PUBLIC ART PLAN FOR 3471 CHATHAM STREET

Rob Whetter, of Cotter Architects presented the preliminary Public Art Plan for 3471 Chatham Street. It was noted that this is the 1/3 acre site of the former GF Financial building. Due to its location, it requires rezoning and a Heritage Alteration Permit.

Mr. Whetter noted that twelve bas relief concrete panels comprising the exterior facade of the original building were salvaged and will be incorporated into the new design. The panels depict a nod to Steveston's fishing heritage. It was also noted that there is a Vancouver branch which retains similar concrete panels.

It was noted that the design of the new building incorporates nine of the eleven intact panels and they will donate any unused panels to the City or other interested parties. The locations of the panels were discussed. The artist for the panels was identified as Leonard Epp, a former Richmond resident and owner of the Parsons House in Terra Nova, with his spouse, the noted artist Ann Kippling. Epp designed the stained glass panels which are surviving in the Parsons House.

It was noted that with these ready-made heritage panels, this project is different than most public art projects. It was noted that the Public Art contribution will go into salvaging, detailing and installing these salvaged art pieces. Committee members commended the developer on preserving significant heritage artwork and using it as a public art contribution.

Discussion ensued on how to involve an artist and the public. It was noted that a designer could be enlisted to help with the display. Commission members also recommended trying to reach the original artist to involve him in the project.

The developer will contact the artist and work with a designer to include an artist statement in a plaque or interpretive panel. Ms. Jones noted that she will try to get the artist's contact information.

Discussion ensued on an open call for this project and if it is necessary given the circumstances.

It was moved and seconded

That the Richmond Public Art Advisory Committee accept the panels as the developer's contribution to public art and recommend that the developer contact and involve the original artist, Leonard Epp and select a designer to work on the interpretive panels.

CARRIED



Rezoning Considerations

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

Address: 3471 Chatham Street

File No.: RZ 13-643436

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9138, the developer is required to complete the following:

1. Register a 4m by 4m corner cut road dedication at the southeast corner of the site (as per approved HA 13-641865).
2. Register a flood indemnity covenant on title.
3. Enter into a legal agreement 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 HVAC units will comply with the City's Noise Bylaw.
4. Enter into a legal agreement to prohibit the conversion of bicycle parking area into habitable space (e.g. storage) and requiring that the rooms remain available for shared common use for the sole purpose of bicycle storage.
5. Enter into a legal agreement to ensure the shared use of residential visitor and commercial parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Enter into a legal agreement to ensure 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).
7. Submit confirmation of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be protected off-site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Install appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. Voluntarily contribute \$4.00 per buildable square foot of residential floor area to the City's affordable housing strategy (e.g. \$86,992).
10. Voluntarily contribute \$47.00 per buildable square foot of floor area for the density increase from 1.2 to 1.6 FAR (e.g. 0.4 FAR) as per Steveston Village Heritage Conservation Grant Program Policy 5900 (e.g. \$ 296,476). In accordance with the policy, the contribution is reduced by the amount of the Affordable Housing contribution (e.g. total payable of \$209,484).
11. Provide on-site indoor amenity space in accordance with the OCP, or contribute cash-in-lieu in accordance with Council Policy 5041 (e.g. \$10,000 for 10 apartments).
12. Voluntarily participate in the City's Public Art Program through the installation of the artwork onsite or contribute cash-in-lieu in the amount of \$0.77 per buildable square foot of residential floor area and \$0.41 per buildable square foot of commercial floor area (e.g. cash-in-lieu amount of \$18,175). A security will be held in the cash-in-lieu amount and returned to the developer upon completion of the following:
 - a) Installation of at least 9 of the panels by artist Leonard Epp along with a didactic panel on the building facades.
 - b) A transfer of all of the artist's right, title and interest in the Public Art to the Strata, including a transfer of joint, worldwide copyright, in a form satisfactory to the Director, Arts, Culture and Heritage Services, executed by the owner and delivered to the Strata within thirty (30) days of the date on which the Public Art is installed.
 - c) Submission of the Final Report to the City and the Strata promptly after completion of the installation of the Public Art. The Final Report" means a final report in form and content satisfactory to the Director of Development and Director, Arts, Culture and Heritage which describes, among other things, the Public Art, the siting of the Public Art, a brief biography of the artist, the artist's statement on the Public Art, and such other

Initial: _____

details as the Director of Development and Director, Arts, Culture and Heritage, in their sole discretion, may request, which final report will include enclosures as follows:

- (i) maintenance plan for the Public Art; and
- (ii) twelve (12) high resolution images in digital format of the Public Art showing it in context and revealing significant details;

- 13. Submit a Development Permit* and Heritage Alteration Permit* completed to a level deemed acceptable by the Director of Development.
- 14. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works, including, but may not be limited to:

- a) Chatham Street and 3rd Avenue improvements – New concrete sidewalk at the property line and 2.5 m wide grass boulevards with street tree planting behind existing curb. The sidewalks are to occupy the remaining right-of-way between the boulevard and the property line. Works to extend across both frontages and west lane right-of-way, including removal of existing driveways and installation of barrier curb with gutter and installation of a concrete pad, seating bench and low fence behind the Chatham Street sidewalk at the west edge of the site. Concrete pads and bicycle racks for class 2 short-term bicycle parking are to be provided in the boulevards: on 3rd Avenue within 15 m of the residential lobby and on Chatham Street approximately mid way among the commercial units.

Should Council adopt streetscape visions for Bayview and Chatham Streets prior to the adoption of the subject rezoning, the frontage improvements above shall be adjusted, if necessary, to be in keeping with Streetscape Visions for Bayview and Chatham Streets as approved by Council.

- b) Lane improvements – Reconstruct the existing east-west lane along the north property line of the site, including the driveway crossing on 3rd Avenue, to City lane design standards (Min. 5.4 m wide pavement). Ensure the unbuilt north-south lane right-of-way along the west property line of the site is cleaned up, levelled and planted with grass.
- c) Storm sewer improvements – Provide a new storm sewer (200mm diameter) for the rear lane located along the north property line, including a new manhole to connect to the existing 3rd Avenue storm sewer.
- d) Sanitary sewer improvements – Upgrade the existing sanitary sewer in the rear lane from 150mm to 200mm diameter from manhole SMH5503 to the centre of 3rd Avenue (Approximately 55 m length), including a new manhole to connect to the existing system.
- e) Water distribution improvements –
 - i. Design and construct a new water main along 3rd Avenue (200mm diameter) from the existing 300mm diameter Chatham Street water main to the existing water main along Broadway Street (Approximately 105 m length).
 - ii. The City will pay for the construction of the portion of new water main along 3rd Avenue (200mm diameter) from the north edge of the rear lane to the existing water main along Broadway Street (Approximately 45 m length).
- f) Fire Hydrant improvements – Provide a new fire hydrant along 3rd Avenue, spaced as per City standards.
- g) Private Utilities –
 - i. Developer to provide private utility companies rights-of-ways to accommodate any above ground equipment (e.g. transformers, kiosks, cabinets) and future under-grounding of overhead lines.
 - ii. Existing BC Hydro poles along 3rd Avenue may conflict with the required frontage improvements. Alteration and relocation of any private utilities will be at the Developer's cost.
 - iii. If BC Hydro requires a new PMT to service this development, it is required to be located on the subject site. Please note that BC Hydro had indicated that the proposed site may require a PMT for the proposed mixed use development, they prefer PMT to be installed near the electrical room, and that the developer has not provided electrical details/information to them at this stage.
 - iv. It is recommended that the developer contact the private utility companies to learn of their requirements.

Initial: _____

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

1. Provide an acoustical 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 landscaping security (in an amount based on a cost estimate sealed by a registered Landscape Architect for materials, installation and a 10% contingency)

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

3. 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.
4. Enter into an Encroachment Agreement* for any canopies/awnings/signs that encroach into the Chatham Street and 3rd Avenue road rights-of-way. Any overhead structure located within the rights-of-way must be safe and easily removable (i.e. not cast in place and not permanently attached to any other structure).
5. Submit a Construction Parking and Traffic Management Plan to the Transportation Division. 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 Infrastructure) and MMCD Traffic Regulation Section 01570.
6. 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. Based on the proposed rezoning and using the OCP model, there is sufficient water available from Chatham Street, but not from Broadway Street (411 L/s available at 20 psi residual from the Chatham Street hydrant and 125 L/s available at 20 psi residual from the Broadway Street hydrant for a minimum fire flow requirement of 220 L/s). The required SA includes a new hydrant along 3rd Avenue.
7. If applicable, pay latecomer agreement charges associated with eligible latecomer works.
8. 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 Division 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,

Initial: _____

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

Date



Policy No. 5900:

Steveston Village Heritage Conservation Grant Program

1. Purpose

The purpose of this program is to establish, for Steveston Village, as identified in the Steveston Area Plan, a City grant program to financially cost share in conserving the exteriors of private and City owned identified heritage properties.

2. Program Funding Sources

- The sources of funds will include moneys contributed from:
 - Private sector density bonusing contributions as per the Steveston Area Plan (e.g., for rezonings to the Steveston Village Conservation Zone) with over 1.2 floor area ratio (FAR),
 - Other private donations, and
 - Senior government and NGO grants.
- If an owner who is rezoning to the Steveston Village Conservation Zone and increasing density to over 1.2 FAR, wishes to apply for a City grant, the developer shall provide the required contribution to the City prior to final approval of a rezoning and may later apply for a cost sharing grant.
- Private sector density bonusing contributions shall be calculated as \$47.00 per buildable square foot for densities over 1.2 FAR. (This is a portion of the increased land value which private landowners receive due to increased density over 1.2 FAR).
- Where a developer is required to meet the City's Affordable Housing Policy, the \$47.00 is to be reduced accordingly.
- The rate may be reviewed and modified by Council periodically.

3. City Accounts

For the grant program, the City will maintain the existing Heritage Trust Account No 2207 (a capital and non capital heritage account) to manage received funds and may, as necessary, establish new heritage accounts.

4. The Use Of Program Funds

The collected funds are to be used to cost share:

- For Privately owned identified heritage buildings: the private capital costs of conserving their exteriors, on a 50/50 cost sharing basis.
- For City owned identified heritage buildings: the City's capital costs of conserving their exteriors, on a 50/50 cost sharing basis.
- The Program is not to pay for all private or City heritage conservation costs.

5. Council Approval is Required

- Council approval is required to allocate any program funds.



6. Maximum Private Grant Amount

- Private owners may apply to receive up to:
 - Initial Funding: \$50,000 per identified heritage building - with private matching funds.
 - Optional Funding: Council may consider an additional \$25,000 per identified heritage building - with additional matching private funding to achieve exceptional heritage conservation, as determined by Council.
- As heritage conservation may occur in stages, a private owner may apply more than once, however, the maximum grant which may be allocated is \$75,000 per identified heritage building.

7. Private Owner Application Requirements and Procedures

- Step 1: Private Owner – City Discussion
 - Owners are encouraged to discuss their grant application intentions as early as possible when considering to apply and before undertaking any work, to discuss the implications and timing of a possible grant,
 - No grant is to be provided for work which is undertaken before Council approves the grant.
- Step 2: Owner Application
 - Owners are to submit a completed application form accompanied by:
 - A cover letter describing the proposed work and how it complies with program objectives,
 - Architectural drawings and coloured renderings,
 - An outline of conservation work and specifications,
 - Current color photographs of the building,
 - Any archival photographs and historical documentation.
 - A minimum of three (3) competitive estimates for the proposed work. (Note: This is not a pro forma analysis,)
 - Other, as necessary.
- Step 3: Application Review Procedure
 - Applications will be reviewed by staff who will make a recommendation to Council.
 - Council approval is required for all grants
- Step 4: Actual Grant Issuance
 - Council authorizes a grant,
 - Owners submit actual costs of completed work,
 - Staff review costs,
 - Staff may issue the approved grant if it meets the program criteria and Council has approved it, and
 - Staff notify Council of issued grants.

8. Eligible Private Owner Grant Items

- Program grants for private sector work are for the conservation of the exteriors of identified heritage buildings (e.g., roof, foundation, walls, siding, doors, windows).
- This includes directly related costs to prepare drawings, etc.
- Maintenance work will not be funded.



9. No Grant, If Funds Are Not Available

- If no program funds are available when a grant application is made:
 - No grant application will be considered,
 - No City grant will be given, and
 - A grant is not to be deferred until grant funds become available.

10. Maximum Grant Amount For City Owned Identified Heritage Buildings

- A City division may apply to receive up to:
 - Initial Funding: \$50,000 per identified heritage building - with other matching funds.
 - Optional Funding: Council may consider an additional \$25,000 per identified heritage building - with additional other matching funding to achieve exceptional heritage conservation, as determined by Council.
- As heritage conservation may occur in stages, a City division may apply more than once, however, the maximum grant which may be allocated is \$75,000 per identified heritage building,

11. City Application Requirements and Procedures

- Step 1: City Division Discussion
 - Applying City divisions are encouraged to discuss their grant application intentions as early as possible when considering to apply and before undertaking any work, to discuss the implications and timing of a possible grant,
 - No grant is to be provided for work which is undertaken before Council approves the grant.
- Step 2: City Division Application
The relevant City division is to submit a completed application form accompanied by:
 - A cover letter describing the proposed work and how it complies with program objectives,
 - Architectural drawings and coloured renderings,
 - An outline of conservation work and specifications,
 - Current color photographs of the building,
 - Any archival photographs and historical documentation.
 - If the City is doing the work itself, an itemized estimate of the proposed work.
 - If the City is contracting out the work, proposals as per City policy.
 - Other, as necessary.
- Step 3: Application Review Procedure
 - Applications will be reviewed by staff who will make a recommendation to Council,
 - Council approval is required for all grants.
- Step 4: Grant Issuance
 - Council authorizes a grant,
 - Once approved, the grant may be issued to do the work.

12. Eligible City Grant Items

- Program grants for City owned identified heritage buildings are for the conservation of their exteriors (e.g., roof, foundation, walls, siding, doors, windows).
- This includes directly related costs to prepare drawings, etc.
- Maintenance work will not be funded



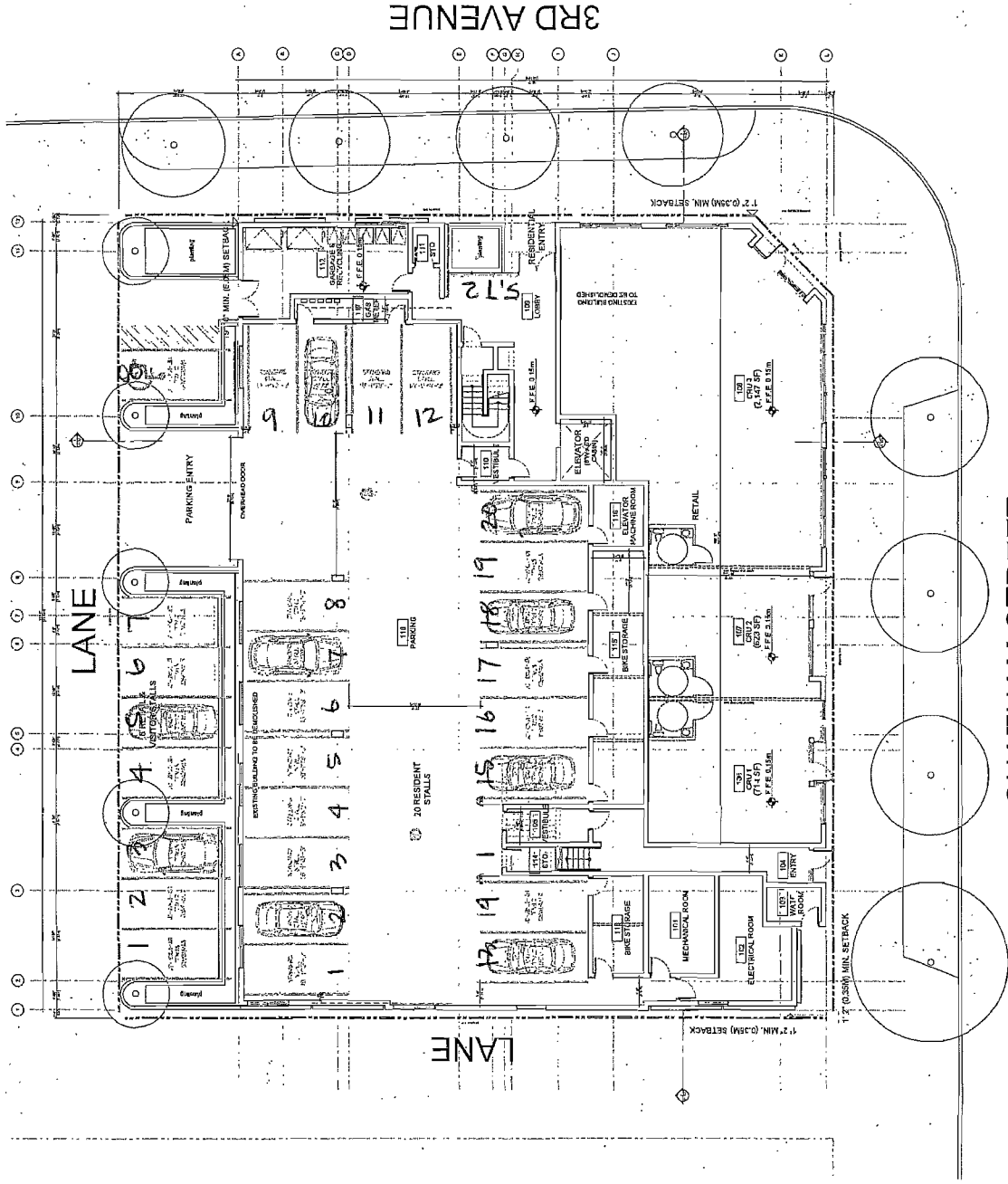
13. No Grant If Funds Are Not Available

- If no program funds are available when a grant application is made:
 - No grant application will be consider
 - No City grant will be given, and
 - A grant is not to be deferred until grant funds become available.

14. Program Review

- The Program will be reviewed and modified by Council, as necessary.

NOTES:



3RD AVENUE

CHATHAM STREET

1	DATE	1/15/15
2	DESCRIPTION	REVISED PER COMMENTS
3	DATE	1/15/15
4	DESCRIPTION	REVISED PER COMMENTS
5	DATE	1/15/15
6	DESCRIPTION	REVISED PER COMMENTS
7	DATE	1/15/15
8	DESCRIPTION	REVISED PER COMMENTS
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17	DATE	1/15/15
18	DESCRIPTION	REVISED PER COMMENTS
19	DATE	1/15/15
20	DESCRIPTION	REVISED PER COMMENTS

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ARCHITECTS

333 W. BROADWAY, SUITE 1700
NEW YORK, NY 10013
Tel: 212.279.1100
www.cotterarchitects.com

CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT

Stevenson Flats Development
Corporation

DATE: 1/15/15
SCALE: 1/8" = 1'-0"
SHEET: 101-111

PROJECT: CHATHAM & 3RD
MIXED USE DEVELOPMENT

LEVEL 1 FLOOR PLAN /
SITE PLAN

1 LEVEL 1
101-111

101-111

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
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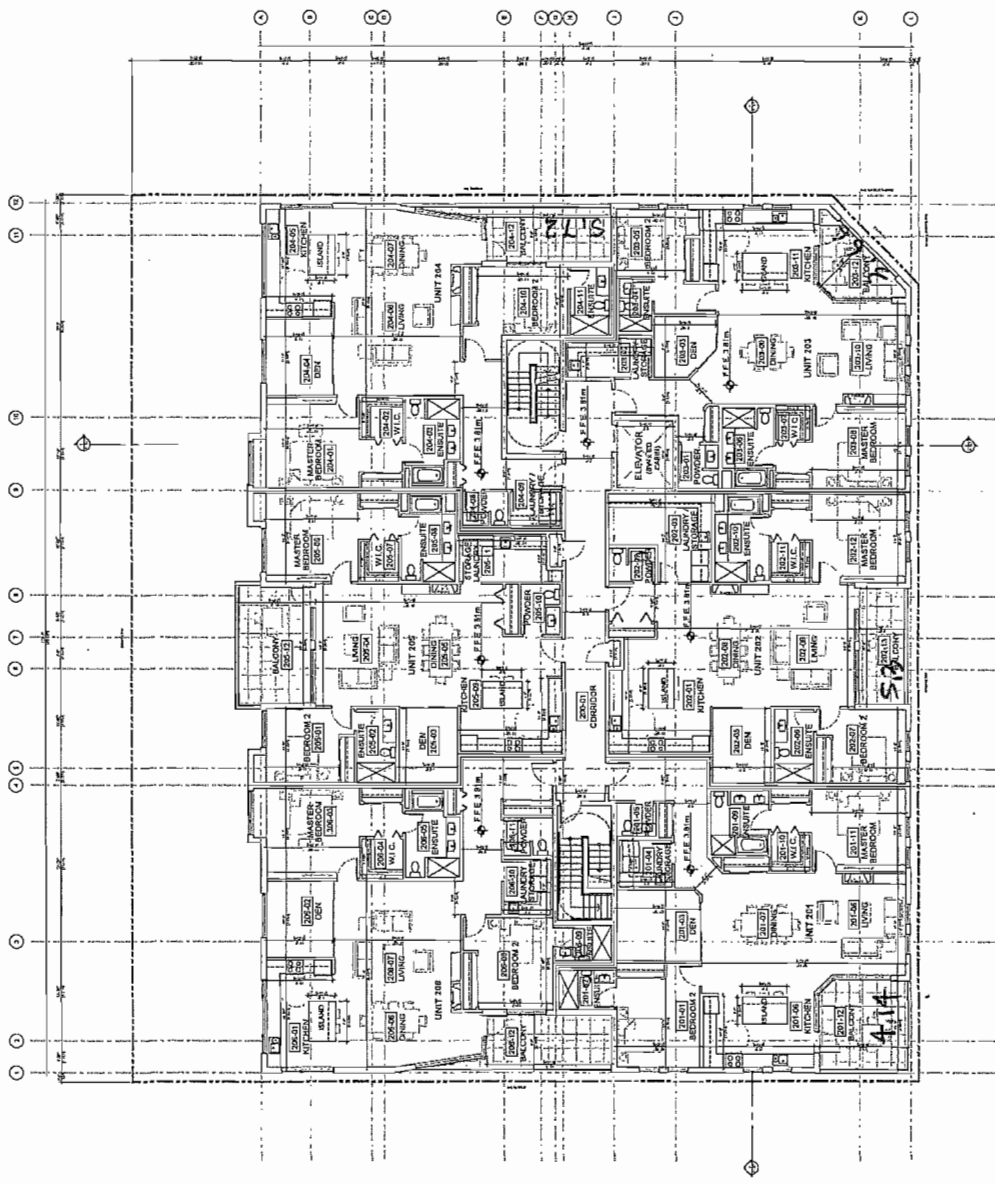
5150 132ND STREET, SUITE 100, BOSTON, MA 02130
TEL: 617.552.1234 FAX: 617.552.1235
WWW.COTTERARCHITECTS.COM

PROJECT:
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
132ND STREET
BOSTON, MA

CLIENT:
Stevenson Fife Development
Corporation

DATE: 08/14/14
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO.: 4114

LEVEL 2 FLOOR PLAN



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

SHEET NO. A-112

DATE: 08/14/14



NOTES:

1	GENERAL NOTES
2	UNIT 201
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101	UNIT 300

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4155-13350 ROAD 5, SUITE 100, WASHINGTON, DC 20047
TEL: 202-462-1000
WWW.COTTERARCHITECTS.COM

PROJECT: CHATHAM & 3RD
RESIDENTIAL COMMERCIAL
MIXED-USE DEVELOPMENT
4110 CHAMBERS DRIVE
ANNAPOLIS, MD

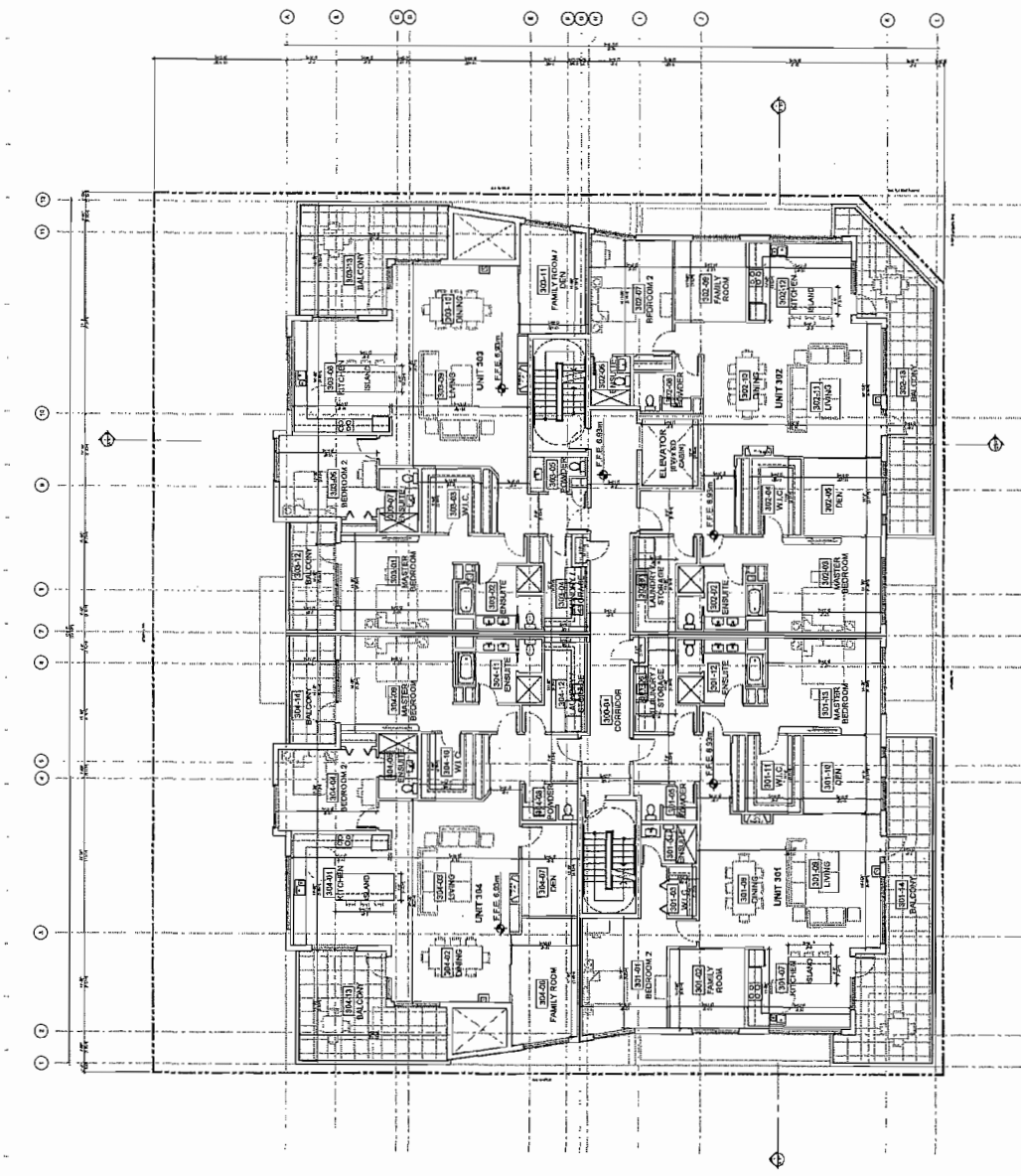
CLIENT: Steveston Flats Development Corporation

DATE: 08/14/2014
SCALE: 1/8" = 1'-0"
DRAWN BY: J. SMITH
CHECKED BY: M. SMITH
PROJECT NO.: 14001

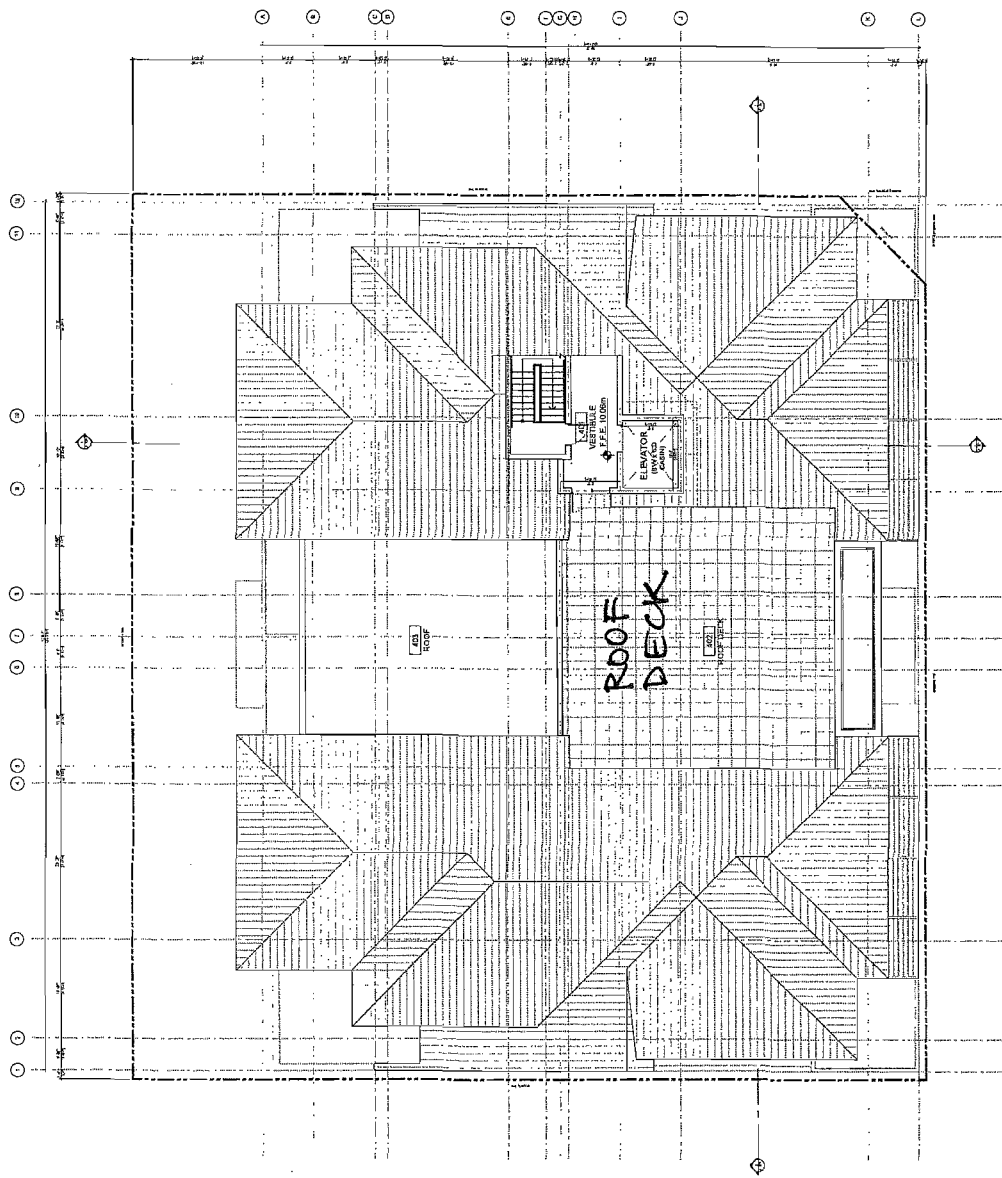
LEVEL 3 FLOOR PLAN

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

DATE: 08/14/2014
SCALE: 1/8" = 1'-0"
DRAWN BY: J. SMITH
CHECKED BY: M. SMITH
PROJECT NO.: 14001



NOTES:



NO.	DESCRIPTION
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CHATHAM & 3RD
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT
3411 CHATHAM BLVD
ANN ARBOR MI 48106

SKIDMORE, OWINGS & MERRILL LLP
Architects of Record

NO.	DATE	REVISION
1	10/15/13	ISSUED FOR PERMITS
2	10/22/13	REVISIONS TO PERMITS
3	11/13/13	REVISIONS TO PERMITS
4	11/20/13	REVISIONS TO PERMITS
5	12/02/13	REVISIONS TO PERMITS
6	12/10/13	REVISIONS TO PERMITS
7	12/17/13	REVISIONS TO PERMITS
8	12/24/13	REVISIONS TO PERMITS
9	1/07/14	REVISIONS TO PERMITS
10	1/14/14	REVISIONS TO PERMITS

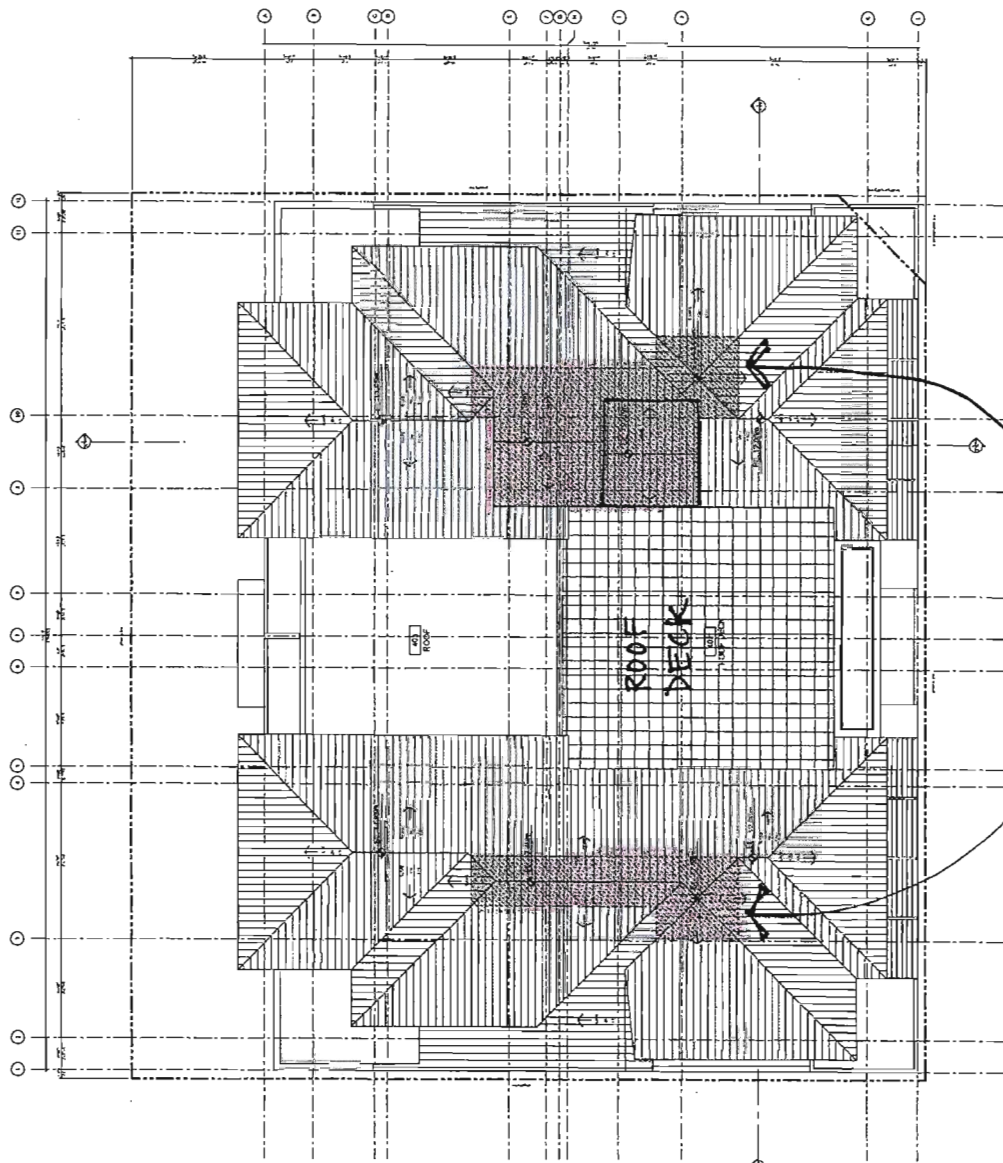
ROOF DECK FLOOR PLAN

A-114



① ROOF DECK
1/8" = 1'-0"

NOTES:



PORTIONS OF
ROOF HIGHER
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50	PROVIDE ROOF DECK WITH 100MM CONCRETE

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DURHAM, NC 27706
919.487.1111
WWW.COTTERARCHITECTS.COM

PROJECT: REVISIONS FIBRE DEVELOPMENT CORPORATION
CLIENT: REVISIONS FIBRE DEVELOPMENT CORPORATION
1001 COLLEGE BLVD, SUITE 100
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919.487.1111
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DATE: 10/11/2024
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
SCALE: AS SHOWN
PROJECT: REVISIONS FIBRE DEVELOPMENT CORPORATION
CLIENT: REVISIONS FIBRE DEVELOPMENT CORPORATION
1001 COLLEGE BLVD, SUITE 100
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ROOF PLAN

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



PROJECT NO.: A-115

- NOTES: MATERIAL LEGEND
- 1 HARDWOOD CLAPBOARD ROOFING
 - 2 STAINED CONCRETE (SP/1)
 - 3 INSIDE PANEL INTERIOR TRIM REVEALS
 - 4 HARDWOOD LAP SIDING
 - 5 GALVANIZED CORRUGATED METAL CLADDING
 - 6 SPONSOR CONCRETE - UNGRADEABLE
 - 7 STAINED WOOD FINISH
 - 8 METAL CLADDING - VERTICALS
 - 9 INSIDE OF TUBULAR FORMWORK FOR CLADDING
 - 10 EXTENDED ALUMINUM FINISH
 - 11 EXTENDED ALUMINUM FRAME
 - 12 HORIZONTAL METAL CLADDING
 - 13 GALVANIZED POLYMER CONCRETE PANEL
 - 14 FINISH UNGRADEABLE
 - 15 FINISH TYPICAL CLEAR GLASS GLAZING
- 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

NO.	DATE	DESCRIPTION
1	10/15/18	ISSUED FOR PERMITS
2	11/15/18	ISSUED FOR PERMITS
3	12/15/18	ISSUED FOR PERMITS
4	01/15/19	ISSUED FOR PERMITS
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RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT

1011 CHATHAM STREET
DURHAM, NC 27604
919.286.1000
www.cotterarchitects.com

DATE: 10/15/24

SCALE: AS SHOWN

PROJECT NO: 24-001

CLIENT: SCS Development Corporation

DESIGNER: SCS Development Corporation

DATE: 10/15/24

SCALE: AS SHOWN

PROJECT NO: 24-001

CLIENT: SCS Development Corporation

SCS Development Corporation

1011 CHATHAM STREET
DURHAM, NC 27604
919.286.1000
www.scsdevelopment.com

DATE: 10/15/24

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SCALE: AS SHOWN

PROJECT NO: 24-001

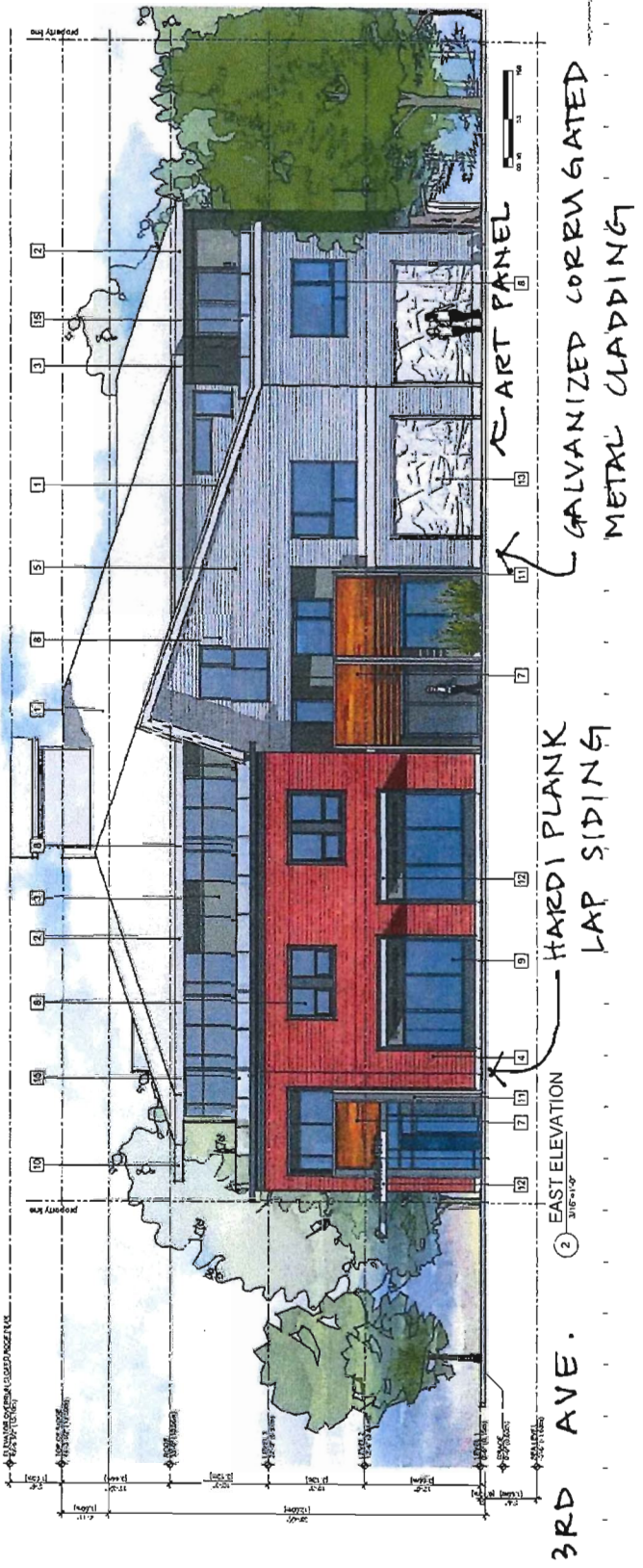
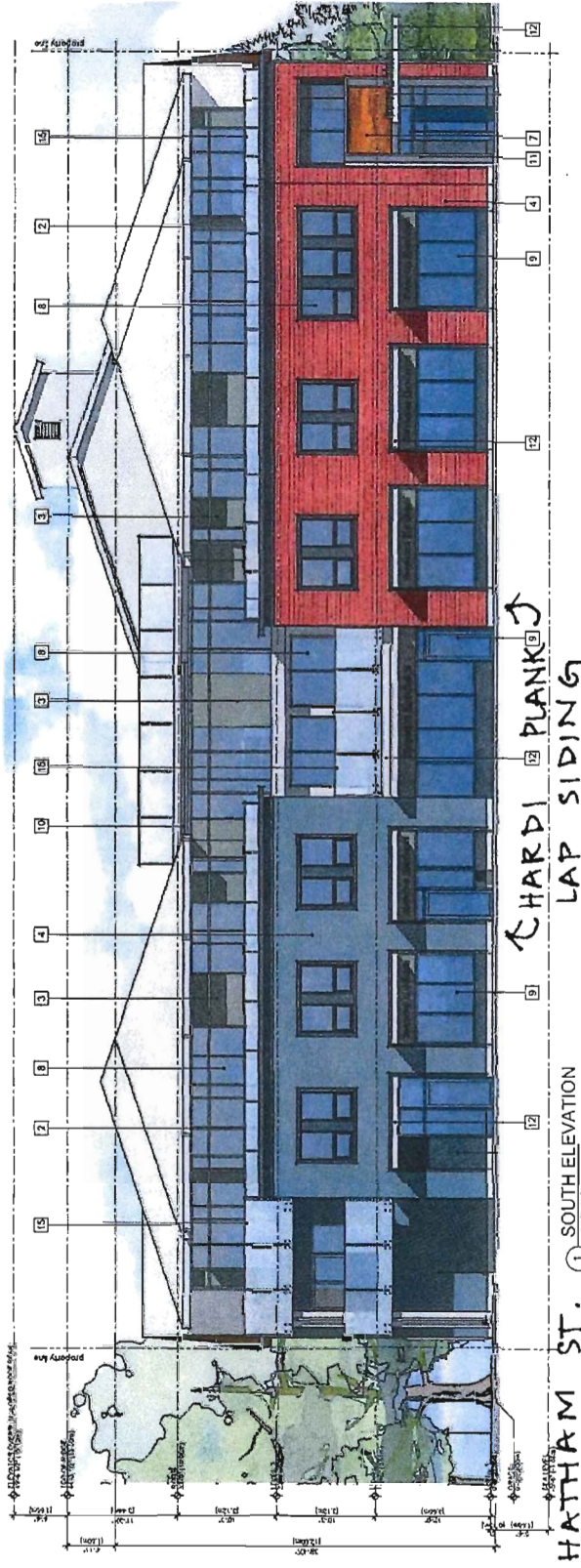
CLIENT: SCS Development Corporation

DATE: 10/15/24

SCALE: AS SHOWN

PROJECT NO: 24-001

CLIENT: SCS Development Corporation





1 SOUTH-EAST CORNER
NTS

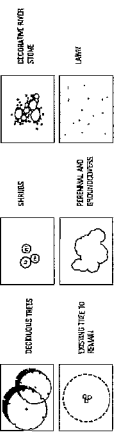
NOTES:

1. ALL PLANT MATERIAL SHALL MEET THE DESIGN STANDARDS SPECIFIED BY LOCAL DESIGN AUTHORITIES.
2. FERTILIZER AND PESTICIDES SHALL BE APPLIED TO THE PLANT MATERIAL AT THE TIME OF DELIVERY AND AT THE TIME OF PLANTING.
3. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROTECTIVE WRAPPING AND LABELING.
4. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROTECTIVE WRAPPING AND LABELING.
5. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROTECTIVE WRAPPING AND LABELING.
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9. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROTECTIVE WRAPPING AND LABELING.
10. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROTECTIVE WRAPPING AND LABELING.

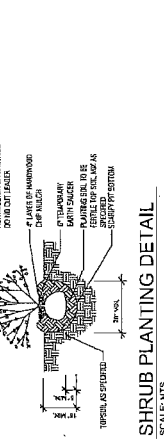
PLANT LIST:

KEY	CITY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B
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ABD	5	DECIDUOUS TREES	SMALL RED WALK	EVADL	B.B.B

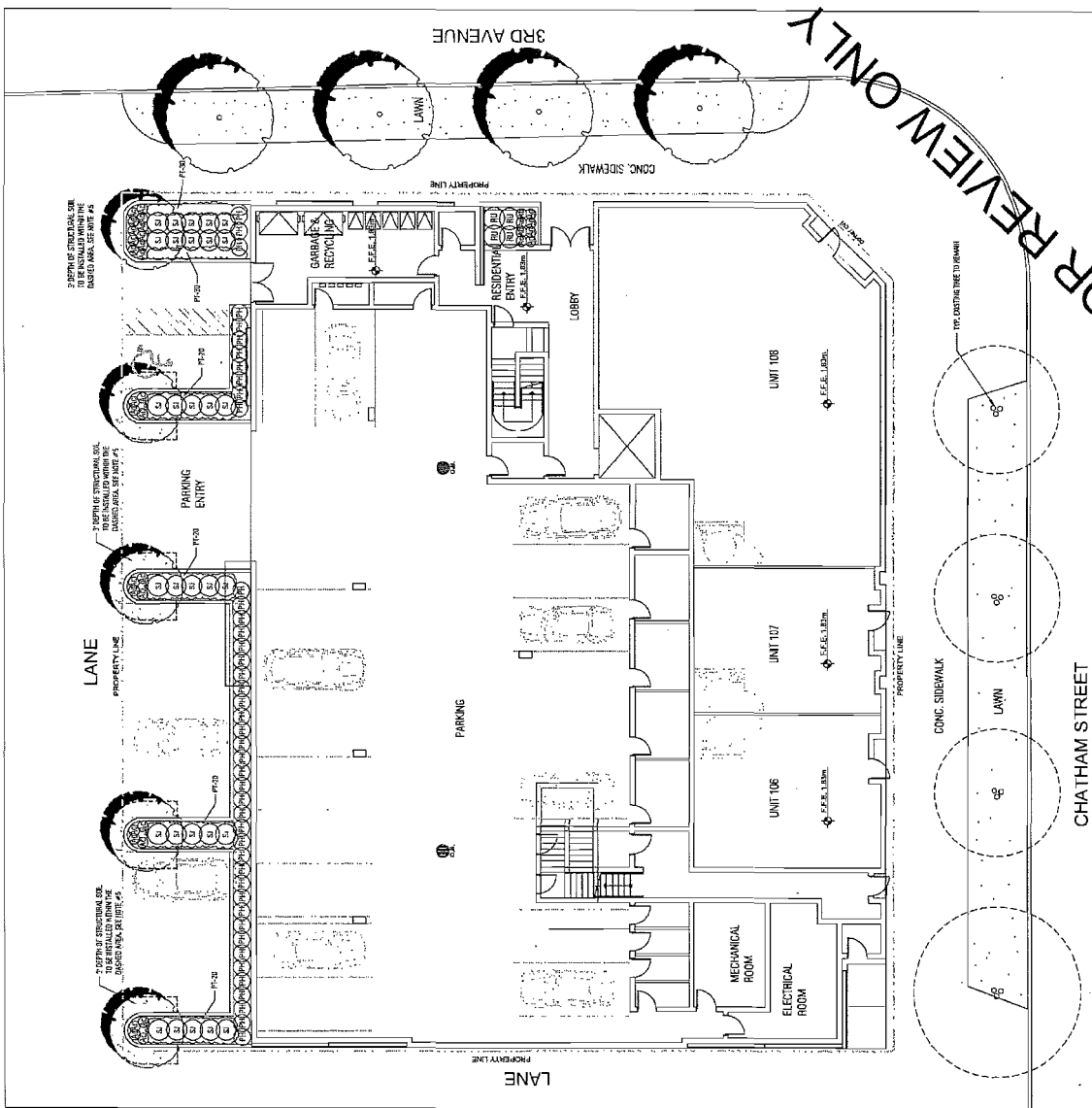
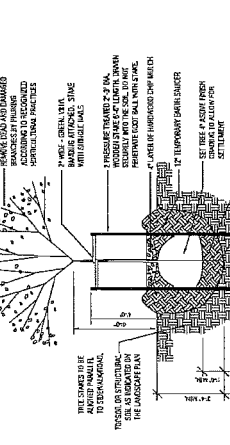
LEGEND:



SHRUB PLANTING DETAIL

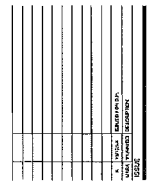
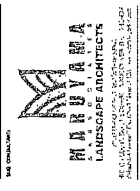


DECIDUOUS TREE PLANTING DETAIL



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

FOR REVIEW ONLY



CHATHAM & 3RD
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MIXED USE DEVELOPMENT

Stevenson Flats Development Corporation

DATE	NOV-13
BY	...
FOR	...
PROJECT	...

LANDSCAPE PLAN

AS UPDATED NOV. 20, 2013
DRAWN BY: L-1

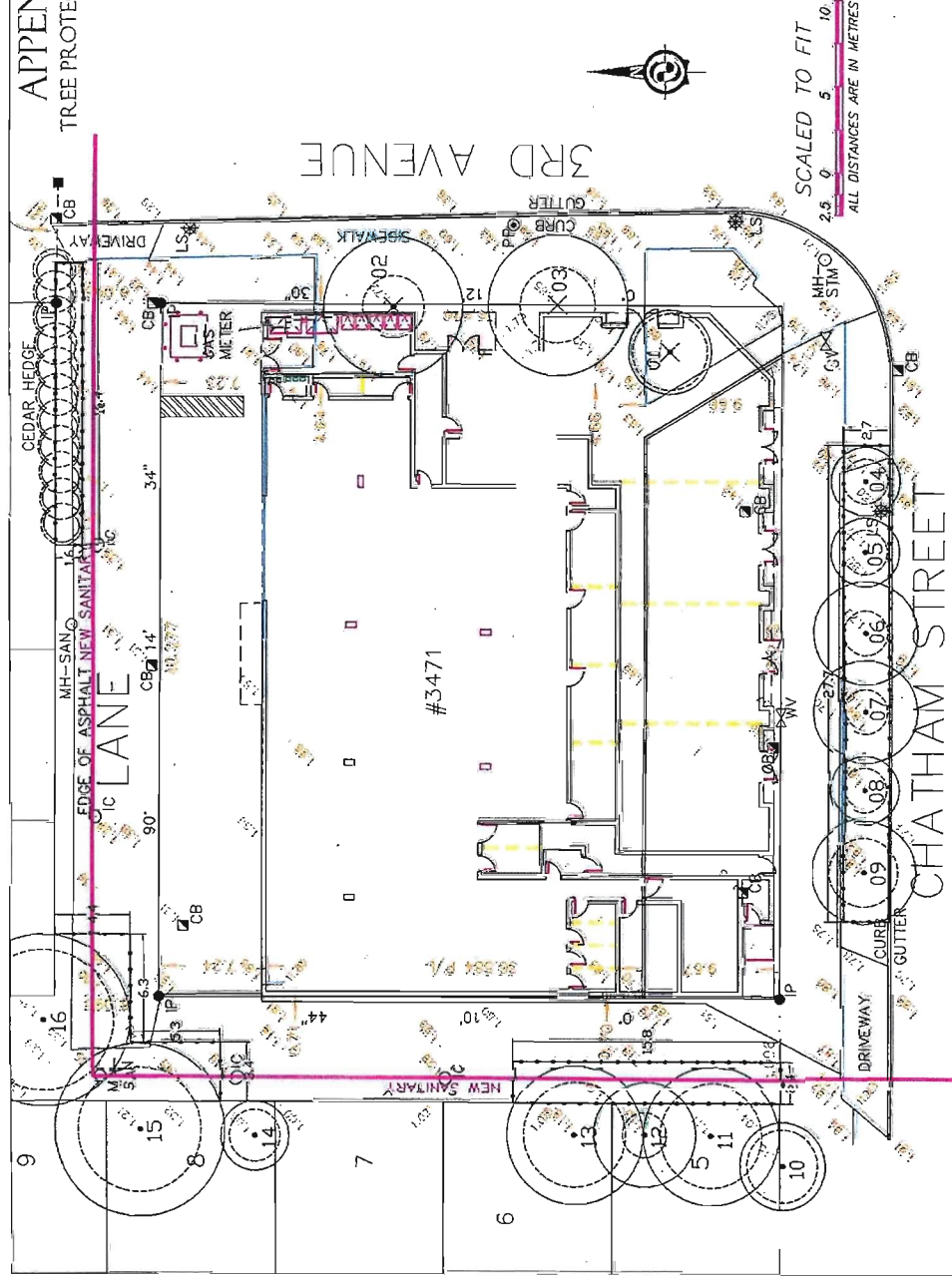
APPENDIX 3 TREE PROTECTION PLAN

TREE INVENTORY

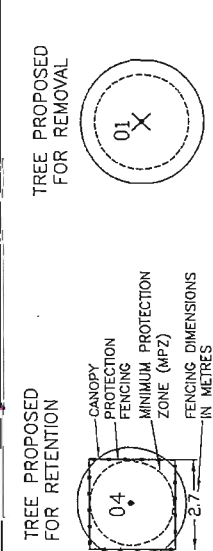
#	Type	Action	DBH	MPZ
1	Japanese Maple	Remove	35cm	2.1m
2	Crimson King Maple	Remove	30cm	1.8m
3	Crimson King Maple	Remove	36cm	2.2m
4	Purple Plum	Retain	22cm	1.3m
5	Purple Plum	Retain	20cm	1.2m
6	Purple Plum	Retain	19cm	1.1m
7	Purple Plum	Retain	22cm	1.3m
8	Purple Plum	Retain	22cm	1.3m
9	Purple Plum	Retain	33cm	2.0m
10	English Holly	Retain	35cm	2.1m
11	Western Redcedar	Retain	50cm	3.0m
12	Hawthorne	Retain	22cm	1.3m
13	Western Redcedar	Retain	50cm	3.0m
14	Mountain Ash	Retain	25cm	1.5m
15	Cherry	Retain	40/40/40	3.6m
16	Alder	Retain	68cm	4.1m
17	Cedar Hedge	Retain	20cm	1.2m

TREE PROTECTION FENCING

#	Minimum Radial Distance from trunk		
	Type	DBH	Metres
4	Purple Plum	22cm	2.0m
5	Purple Plum	20cm	2.0m
6	Purple Plum	19cm	3.0m
7	Purple Plum	22cm	3.0m
8	Purple Plum	22cm	2.0m
9	Purple Plum	33cm	3.0m
10	English Holly	35cm	2.0m
11	Western Redcedar	50cm	4.0m
12	Hawthorne	22cm	3.0m
13	Western Redcedar	50cm	4.0m
14	Mountain Ash	25cm	2.0m
15	Cherry	40/40/40	5.0m
16	Alder	68cm	5.0m
17	Cedar Hedge	20cm	1.2m



SCALED TO FIT
2.5 5 10
ALL DISTANCES ARE IN METRES



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING.
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd
7763 McCreary Avenue Burnaby BC V5G 4M4
Telephone: 604-721-8002 Fax: 604-437-0970
3471 CHATHAM STREET, BURNABY BC

TREE PROTECTION PLAN
THE DRAWING PLOTS ALL SURVEYED TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION FENCING, AND PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT.

Drawn by: ca
Reviewed by: 28, 2013



RZ 13-643436

Attachment C

Address: 3471 Chatham Street

Applicant: Cotter Architects Inc.

Planning Area(s): Steveston Village

	Existing	Proposed
Owner:	Steveston Flats Development Corp. Inc. No. BC0968919	Unknown
Site Size (m²):	Previously 1,473 m ²	1,465 m ²
Land Uses:	Vacant	Mixed Use Commercial and Residential
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)	Complies
Zoning:	Steveston Commercial (SC3)	Commercial Mixed Use (ZMU26) – Steveston Village
Number of Units:	None	Approx. 3 CRU and 10 apartments

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.6	1.6	None Permitted
Lot Coverage	Max. 100%	78%	None
Setbacks: 3 rd Avenue	0 m	0.5 m to 2 m (0 m to 1.5 m to cornice/overhang)	None
Chatham Street	0 m	0.5 m to 2.5 m (0 m to 2 m to cornice/overhang)	
Rear Lane	None	6 m	
West side yard	None	0.5 m (0 m to overhang)	
Height – Option 1 with Elevator Option 2 without Elevator	Three Storey & Max. 12 m	Three Storey & 15.4 m for elevator 12 m	3.4 m Increase None
Parking Spaces:	As per the Steveston Village Conservation Strategy:		
Commercial/Visitor	7	8	None
Resident	10	20	
Accessible	(1)	(1)	
Total	19	28	
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor	Min. 50 m ²	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60 m ²	139 m ²	None

NOTES:



1	DATE	DESCRIPTION
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3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION
6	DATE	DESCRIPTION
7	DATE	DESCRIPTION
8	DATE	DESCRIPTION
9	DATE	DESCRIPTION
10	DATE	DESCRIPTION
11	DATE	DESCRIPTION
12	DATE	DESCRIPTION

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1000-11222 AVENUE, SUITE 100, CHARLOTTE, NC 28226
704.375.1122
www.cotterarchitects.com

CHATHAM & 3RD
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
1000-11222 AVENUE, SUITE 100, CHARLOTTE, NC 28226

CLIENT
Stevenson Fillets Development
Corporation

DATE	DESCRIPTION
DATE	DESCRIPTION
DATE	DESCRIPTION
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DATE	DESCRIPTION

Attachment D

OPTIONAL ELEVATOR



1 SOUTH ELEVATION CHATHAM STREET 1/8"=1'-0"

OPTIONAL ELEVATOR



2 WEST ELEVATION 1/8"=1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/14/2024
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cotter ARCHITECTS
 4211 - 13130 131.5 A ROAD, SUITE 100, WINDY HILLS, MD 21096
 TEL: 410-272-1147 FAX: 410-272-1143 EMAIL: info@cotterarchitects.com
 WWW.COTTERARCHITECTS.COM

PROJECT: CHATHAM & 3RD RESIDENTIAL COMMERCIAL REDEVELOPMENT
 301 CHATHAM STREET, BALTIMORE, MD

CLIENT: Steveston Flats Development Corporation

DATE: 08/14/2024

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

PROJECT NO: A-201

PROJECT NAME: SOUTH ELEVATION WEST ELEVATION

DATE: 08/14/2024

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

PROJECT NO: A-201

PROJECT NAME: SOUTH ELEVATION WEST ELEVATION

NOTES:

OPTIONAL ELEVATOR



1 EAST ELEVATION 3RD AVENUE 31'6" x 41'0"

OPTIONAL ELEVATOR



2 NORTH ELEVATION REAR LANE 31'6" x 41'0"

1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION
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29	DATE	DESCRIPTION
30	DATE	DESCRIPTION

cotter
ARCHITECTS

CHATHAM & 3RD
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT
307 Chatham Street
Atlanta, GA 30303

CLIENT: Steveston Flats Development Corporation

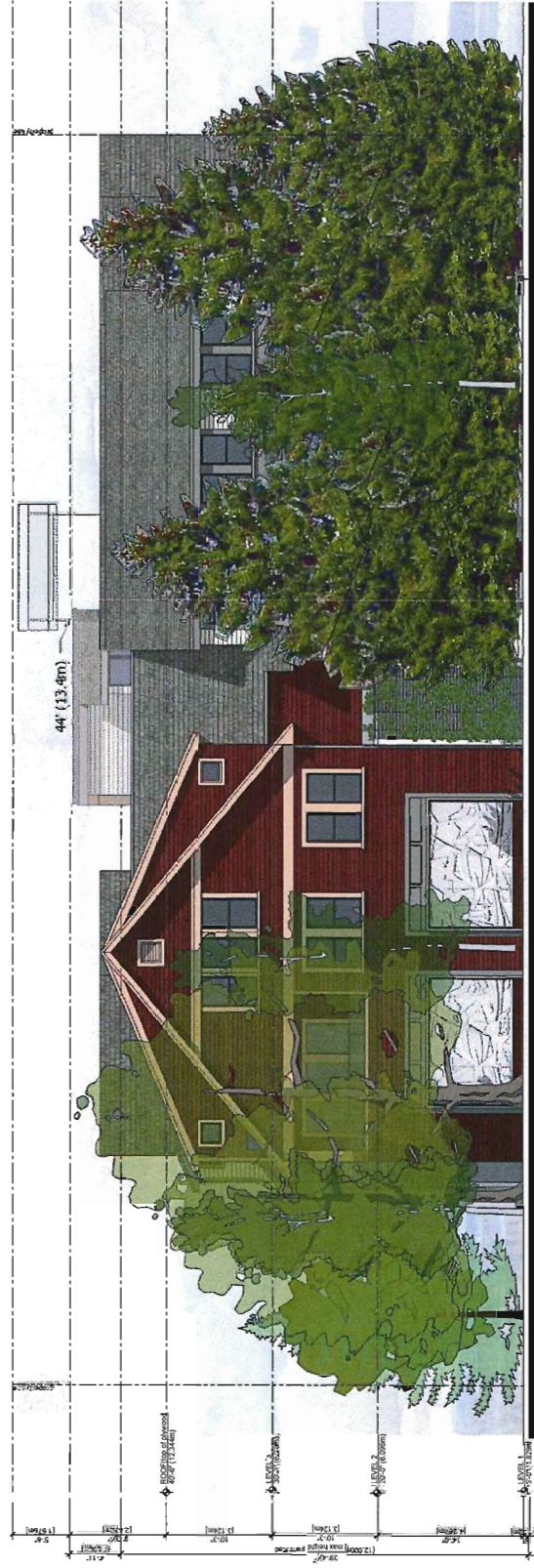
DATE: 12/14/17
JOB NO: 17-001
SCALE: AS SHOWN

PROJECT: NORTH ELEVATION
EAST ELEVATION

DRAWING NO: A-202



2 NORTH ELEVATION (with foreground trees)
3/16/21/20'



1 WEST ELEVATION (with foreground trees)
3/16/21/20'

ELEVATIONS SHOWING EXISTING NEIGHBOURING TREES/HEDGES

NOTES:

1	PROJECT	STEVESTON FLATS DEVELOPMENT
2	CLIENT	STEVESTON FLATS DEVELOPMENT CORPORATION
3	ARCHITECT	COTTER ARCHITECTS
4	DATE	2021.03.16
5	SCALE	1/8" = 1'-0"
6	PROJECT LOCATION	3471 CHATHAM DRIVE, STEVENSON, MD 21154
7	PROJECT TYPE	RESIDENTIAL/COMMERCIAL MIXED USE DEVELOPMENT
8	PROJECT PHASE	ARCHITECTURAL ELEVATIONS
9	PROJECT STATUS	CONCEPT DESIGN
10	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
11	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
12	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
13	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
14	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
15	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
16	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
17	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
18	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
19	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION
20	PROJECT CONTACT	STEVESTON FLATS DEVELOPMENT CORPORATION

cotter
ARCHITECTS
4235 - 11200 RD. S.W. #100, SUITE 100
BLISS, BC V6P 6P8
TEL: 604.273.1111
WWW.COTTERARCHITECTS.COM

PROJECT
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
3471 Chatham Drive
Stevenson, MD

CLIENT
Steveston Flats Development
Corporation

DATE
3/16/21

SCALE
1/8" = 1'-0"

PROJECT TYPE
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT

PROJECT STATUS
CONCEPT DESIGN

PROJECT CONTACT
STEVESTON FLATS DEVELOPMENT CORPORATION

PROJECT CONTACT
STEVESTON FLATS DEVELOPMENT CORPORATION

PROJECT CONTACT
STEVESTON FLATS DEVELOPMENT CORPORATION

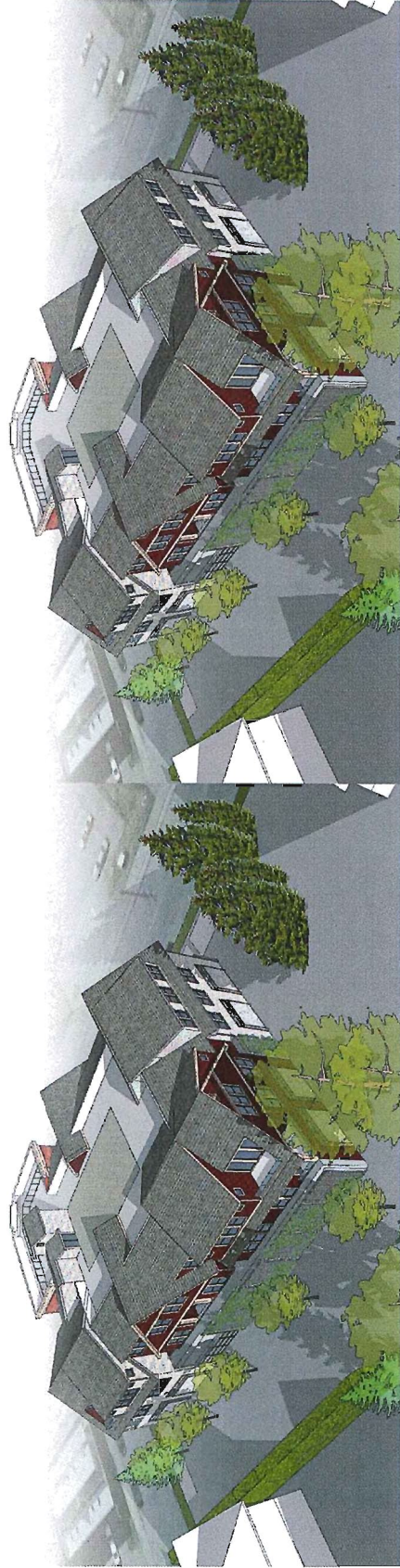
PROJECT CONTACT
STEVESTON FLATS DEVELOPMENT CORPORATION

NOTES:



① SOUTH-EAST CORNER
NTS

② SOUTH-WEST CORNER-without elevator overrun
NTS



③ NORTH-WEST CORNER
NTS

③ NORTH-WEST CORNER-without elevator overrun
NTS

1	OWNER	STEVENSON FLETS DEVELOPMENT CORPORATION
2	ARCHITECT	CHATHAM & 3RD ARCHITECTS
3	DATE	11/15/2018
4	PROJECT	CHATHAM & 3RD ARCHITECTS
5	REVISION	REVISION 1
6	REVISION	REVISION 2
7	REVISION	REVISION 3
8	REVISION	REVISION 4
9	REVISION	REVISION 5
10	REVISION	REVISION 6
11	REVISION	REVISION 7
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14	REVISION	REVISION 10
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92	REVISION	REVISION 88
93	REVISION	REVISION 89
94	REVISION	REVISION 90
95	REVISION	REVISION 91
96	REVISION	REVISION 92
97	REVISION	REVISION 93
98	REVISION	REVISION 94
99	REVISION	REVISION 95
100	REVISION	REVISION 96

cotter
ARCHITECTS
4229 - 11300 NO. 3 ROAD, RICHMOND, BC V7A 4T7
TEL: 604.273.1111 FAX: 604.273.1112

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

CLIENT: Stevenson Flets Development Corporation

DATE: 11/15/2018
SCALE: 1/8" = 1'-0"
JOB NO.: CH-18-001
JOB TITLE: ARCHITECTURAL PERSPECTIVES

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 11/15/2018

PERSPECTIVES

PROJECT NO.: A-911a

DATE: 11/15/2018

NOTES:

NO.	REVISION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
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6	ISSUED FOR PERMITTING
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10	ISSUED FOR PERMITTING
11	ISSUED FOR PERMITTING
12	ISSUED FOR PERMITTING

cotter
ARCHITECTS

1315 - 13100 RD 3 ROAD, NEWMODE, BC V7A 4J7
604-276-9010
WWW.COTTERARCHITECTS.COM

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

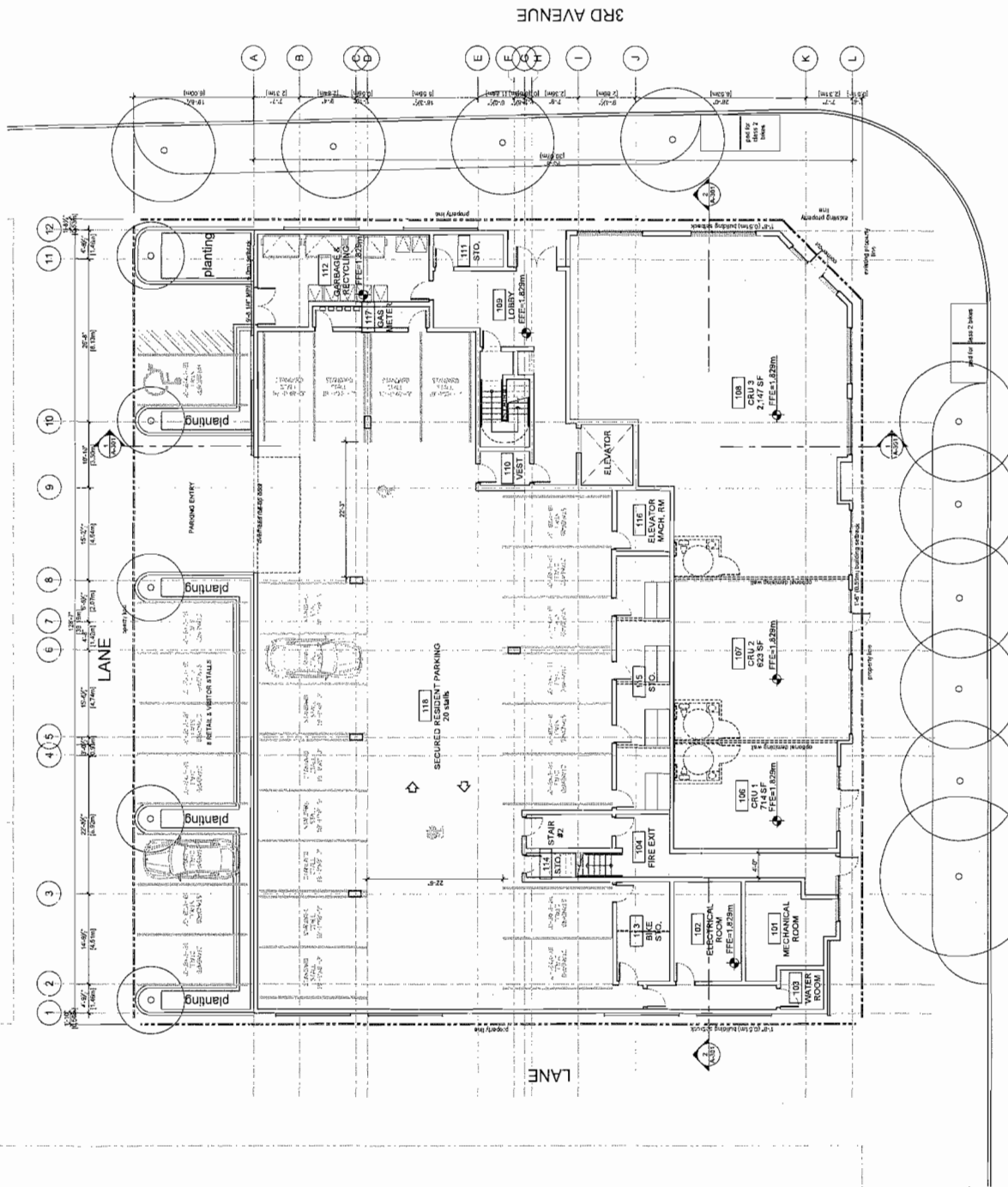
CLIENT:
Revelation Flats Development
Corporation

DATE: APRIL 2014

NO.	DATE	BY	CHKD
1	APR 2014	...	...
2	APR 2014	...	...
3	APR 2014	...	...
4	APR 2014	...	...
5	APR 2014	...	...
6	APR 2014	...	...
7	APR 2014	...	...
8	APR 2014	...	...
9	APR 2014	...	...
10	APR 2014	...	...
11	APR 2014	...	...
12	APR 2014	...	...

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

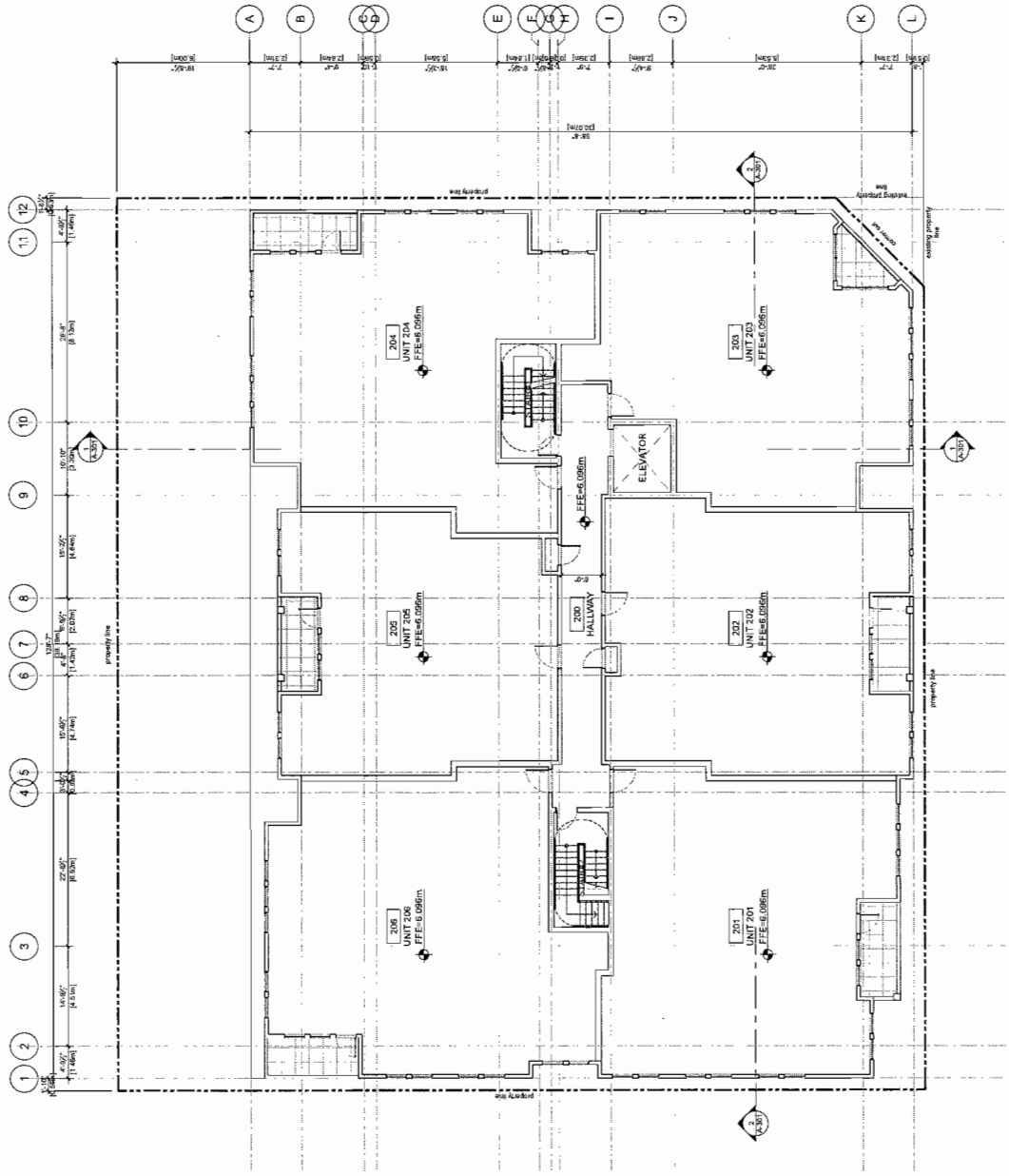
DATE: APRIL 2014
A-111



1 LEVEL 1
108'-11'-0"



NOTES:



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



1	PROVIDE FINISHES AND MATERIALS
2	PROVIDE FINISHES AND MATERIALS
3	PROVIDE FINISHES AND MATERIALS
4	PROVIDE FINISHES AND MATERIALS
5	PROVIDE FINISHES AND MATERIALS
6	PROVIDE FINISHES AND MATERIALS
7	PROVIDE FINISHES AND MATERIALS
8	PROVIDE FINISHES AND MATERIALS
9	PROVIDE FINISHES AND MATERIALS
10	PROVIDE FINISHES AND MATERIALS
11	PROVIDE FINISHES AND MATERIALS
12	PROVIDE FINISHES AND MATERIALS

cotter
ARCHITECTS

4125 - 133RD ST S BLDG 1000 RICHMOND, BC V7A 3J7
TEL: 604-273-1111 FAX: 604-273-1112
WWW.COTTERARCHITECTS.COM

PROJECT:
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
1400 Chatham Street
VANCOUVER, BC

FOR:
Stevenson Flats Development
Corporation

DATE: 04/11/14
SCALE: 1/8"=1'-0"
JOB No.: 0411
SHEET: 0411-014

SHEET TITLE:
LEVEL 2 FLOOR PLAN

DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014



DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014

DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014

DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014

DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014

DATE: 04/11/14
JOB No.: 0411
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DATE: 04/11/14
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DATE: 04/11/14
JOB No.: 0411
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DATE: 04/11/14
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SHEET: 0411-014

DATE: 04/11/14
JOB No.: 0411
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DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014

DATE: 04/11/14
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DATE: 04/11/14
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JOB No.: 0411
SHEET: 0411-014

DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014

DATE: 04/11/14
JOB No.: 0411
SHEET: 0411-014

NOTES:

1	MEP	MEP	MEP
2	MEP	MEP	MEP
3	MEP	MEP	MEP
4	MEP	MEP	MEP
5	MEP	MEP	MEP
6	MEP	MEP	MEP
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12	MEP	MEP	MEP

cotter
ARCHITECTS

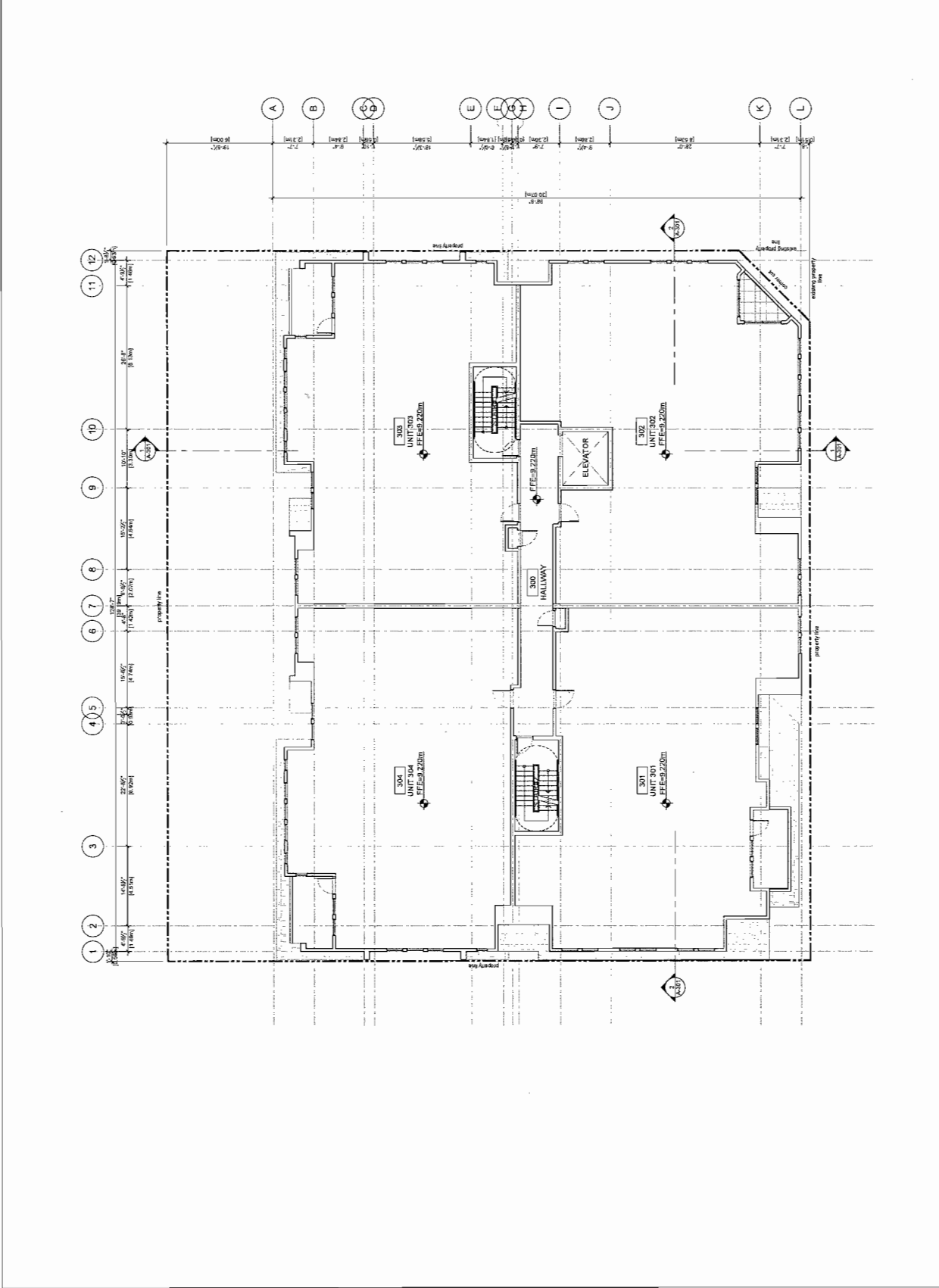
4135-11390 RD 5 ROAD, RICHMOND BC V7A1E7
TEL: 604-273-7777 FAX: 604-273-7778
WWW.COTTERARCHITECTS.COM

PROJECT:
CHATHAM & 3RD
RESIDENTIAL COMMERCIAL
MIXED USE DEVELOPMENT
ALL DIMENSIONS IN METERS

Site: Stevenson Flats Development
Client: Corporation

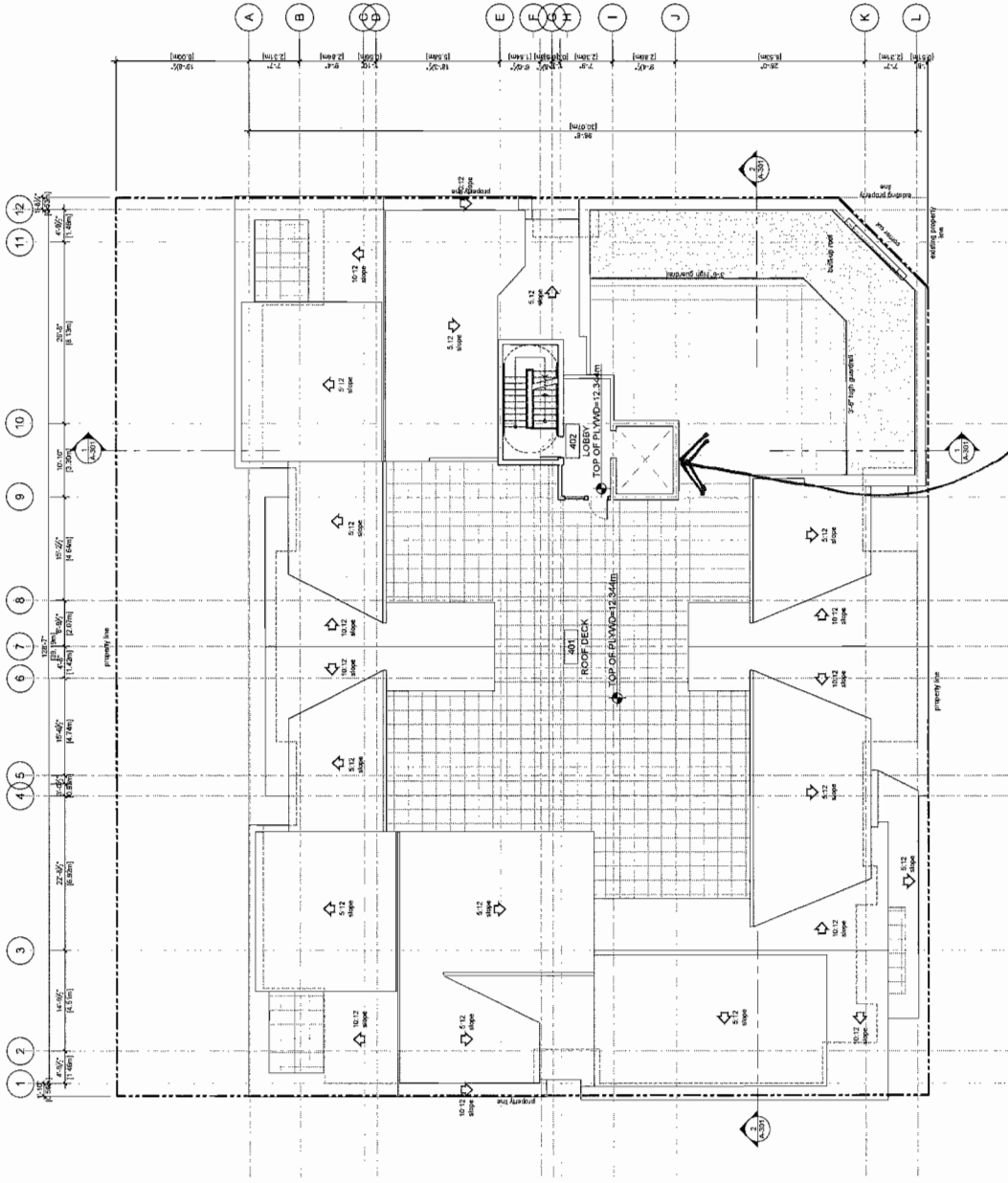
DATE: 2014
DRAWN BY: J. [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
JOB NO.: 1404
SHEET TITLE: LEVEL 3 FLOOR PLAN

LEVEL 3 FLOOR PLAN



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

NOTES:



OPTIONAL
ELEVATOR

1	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
2	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
3	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
4	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
5	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
6	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
7	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
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10	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
11	MEET	CONTRACT DOCUMENTS, GENERAL NOTES
12	MEET	CONTRACT DOCUMENTS, GENERAL NOTES

cotter
ARCHITECTS
4235 - 13200 RD 5 ROAD, DENVER, CO 80231
TEL: 303.733.1100 FAX: 303.733.1101
WWW.COTTERARCHITECTS.COM

PROJECT:
CHATHAM & 3RD
RESIDENTIAL/COMMERCIAL
MIXED USE DEVELOPMENT
3411 CHATHAM STREET
DENVER, CO

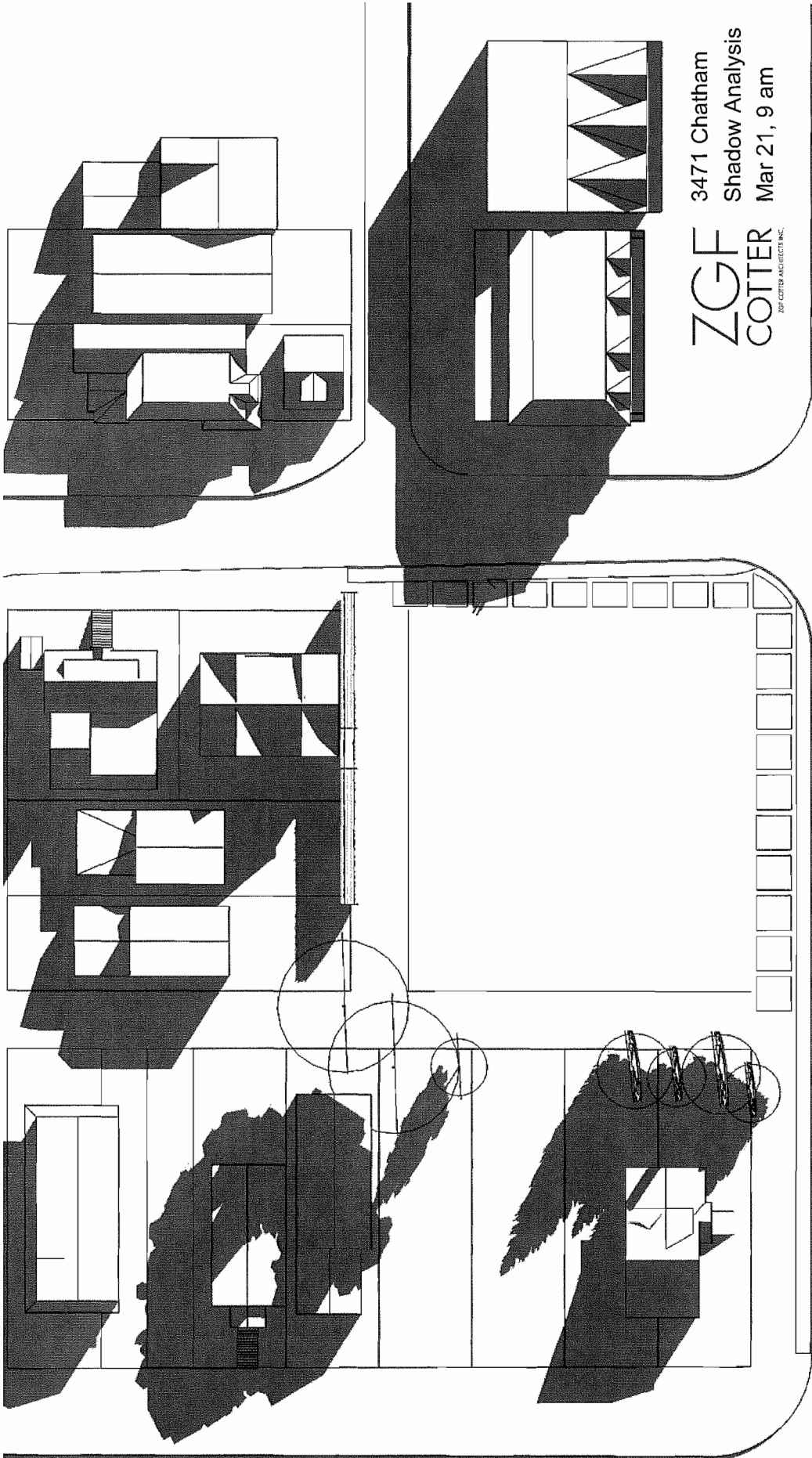
OWNER:
Reposition Films Development
Corporation

DATE:	10/14/2014
SCALE:	1/8" = 1'-0"
JOB NO.:	004
DATE:	APRIL 2014
SHEET NO.:	118

ROOF DECK FLOOR PLAN

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

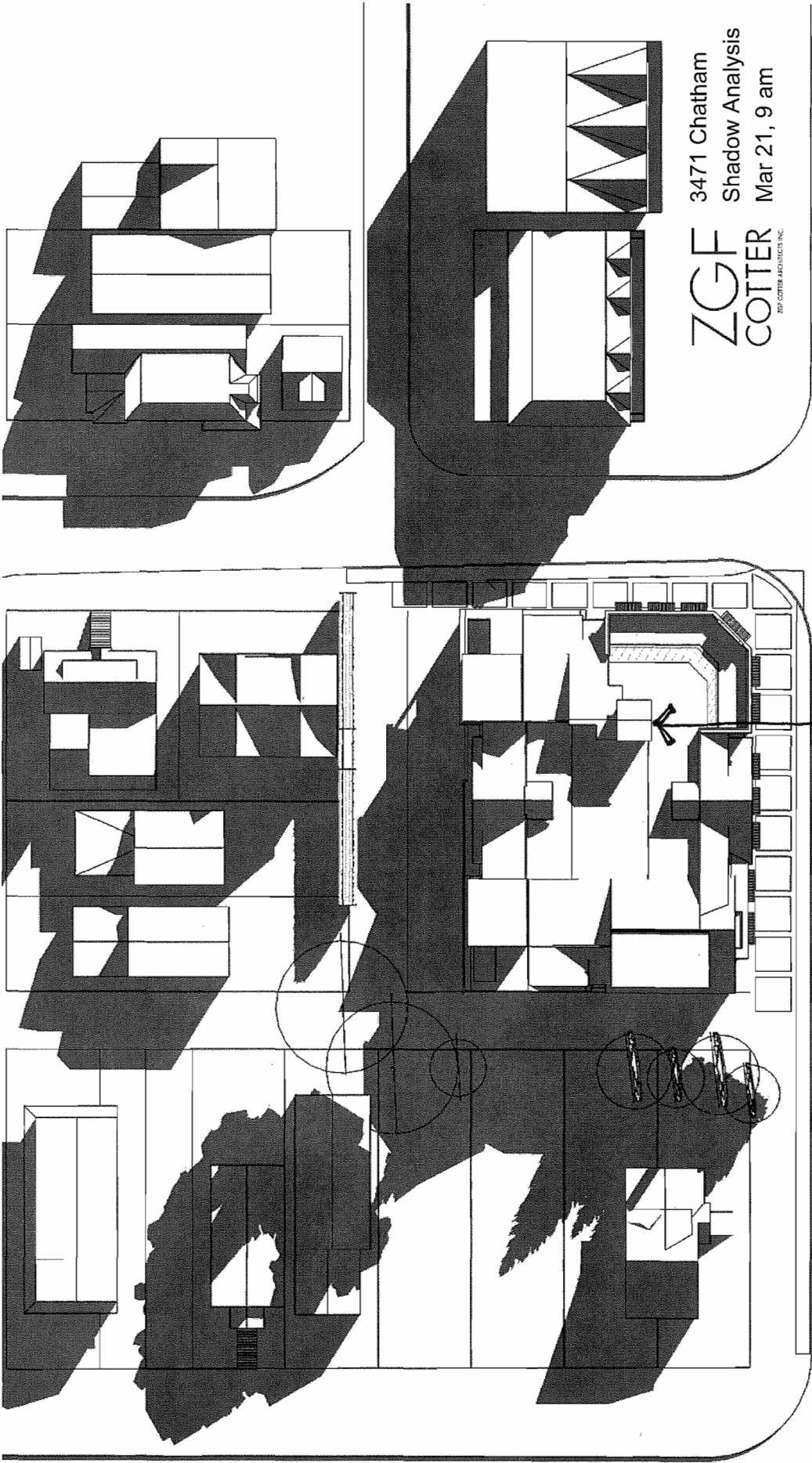
DATE: 10/14/2014
A-114



3471 Chatham
Shadow Analysis
Mar 21, 9 am

ZGF
COTTER
20 COTTER ARCHITECTS INC.

EXISTING

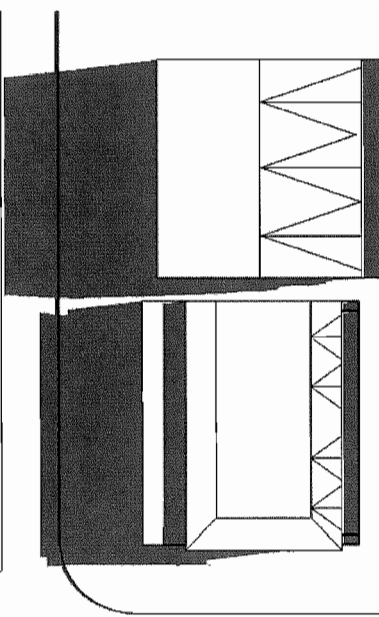
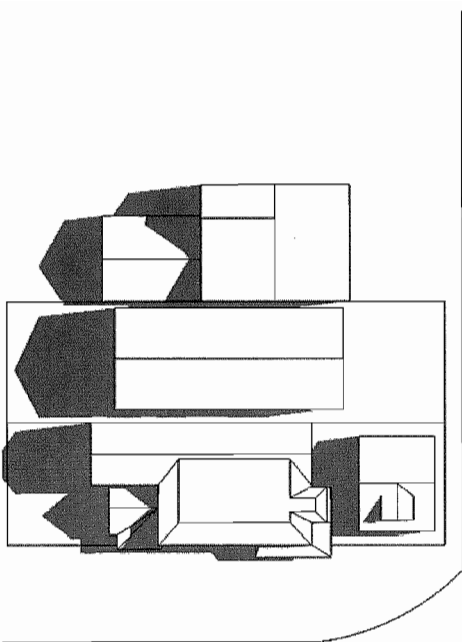


3471 Chatham
Shadow Analysis
Mar 21, 9 am

ZGF
COTTER
ZGF COTTER ARCHITECTS INC.

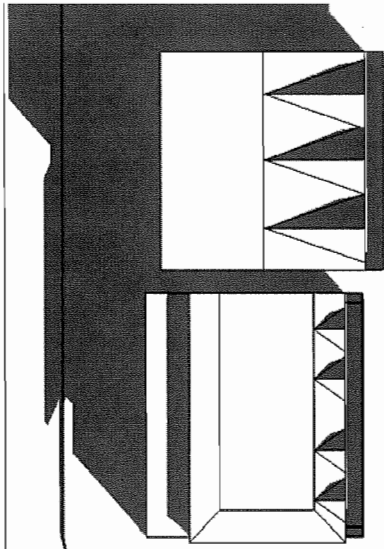
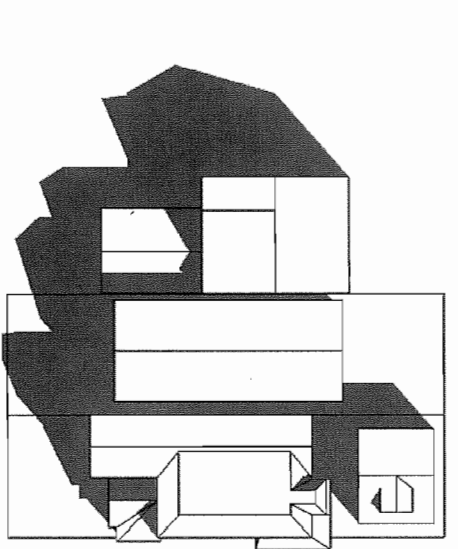
PROPOSED

OPTIONAL
ELEVATOR
(TYP.)



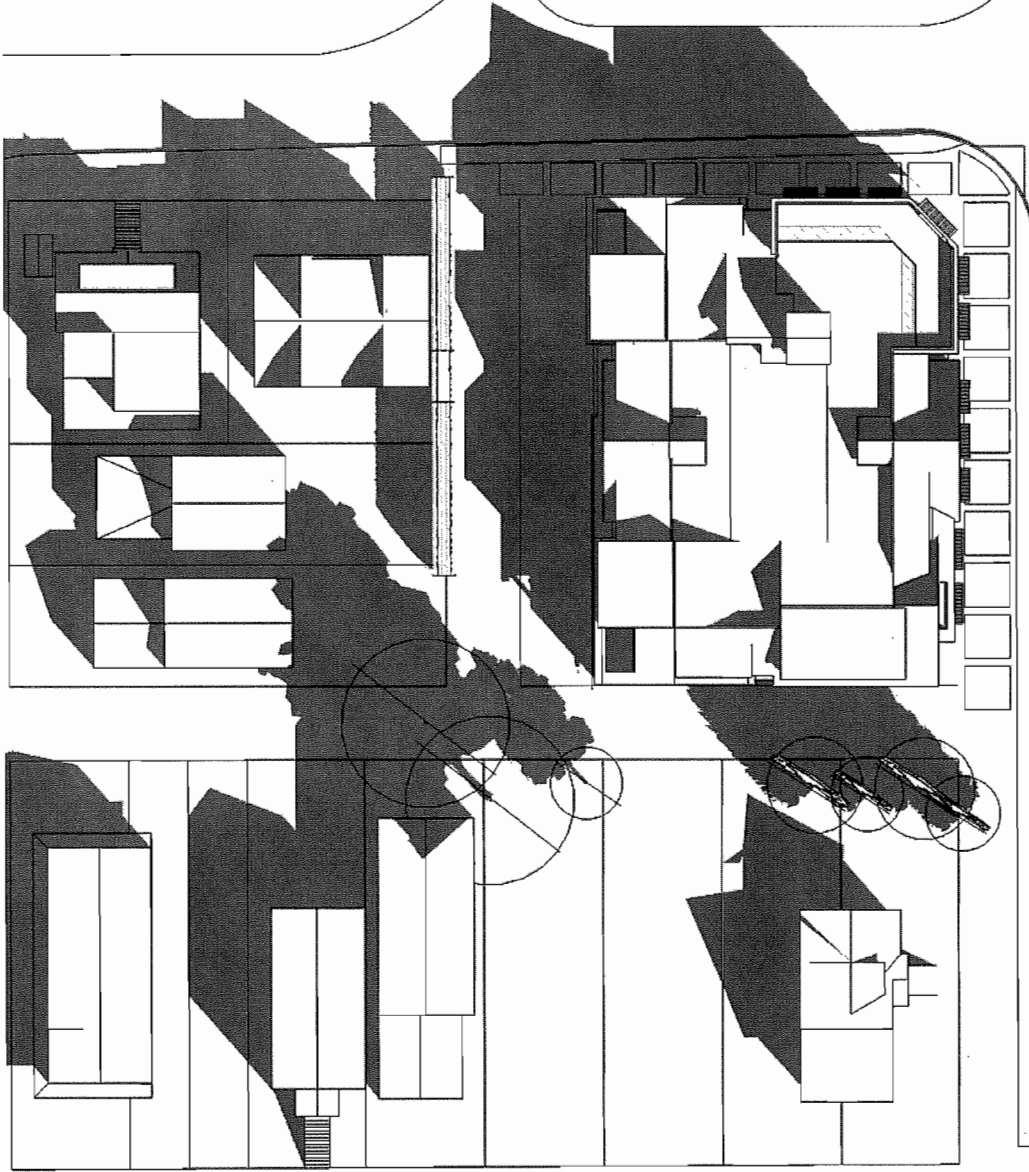
3471 Chatham
Shadow Analysis
Mar 21, 12 pm

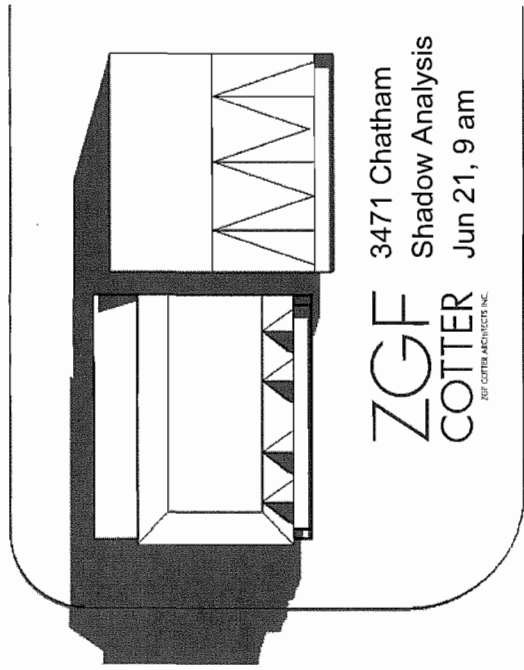
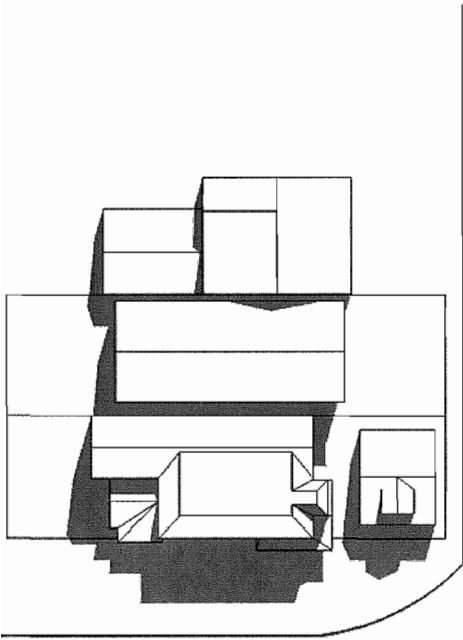
ZGF
COTTER
OF COTTER ARCHITECTS INC.



3471 Chatham
Shadow Analysis
Mar 21, 3 pm

ZGF
COTTER
200 COTTER AND PARTNERS, INC.

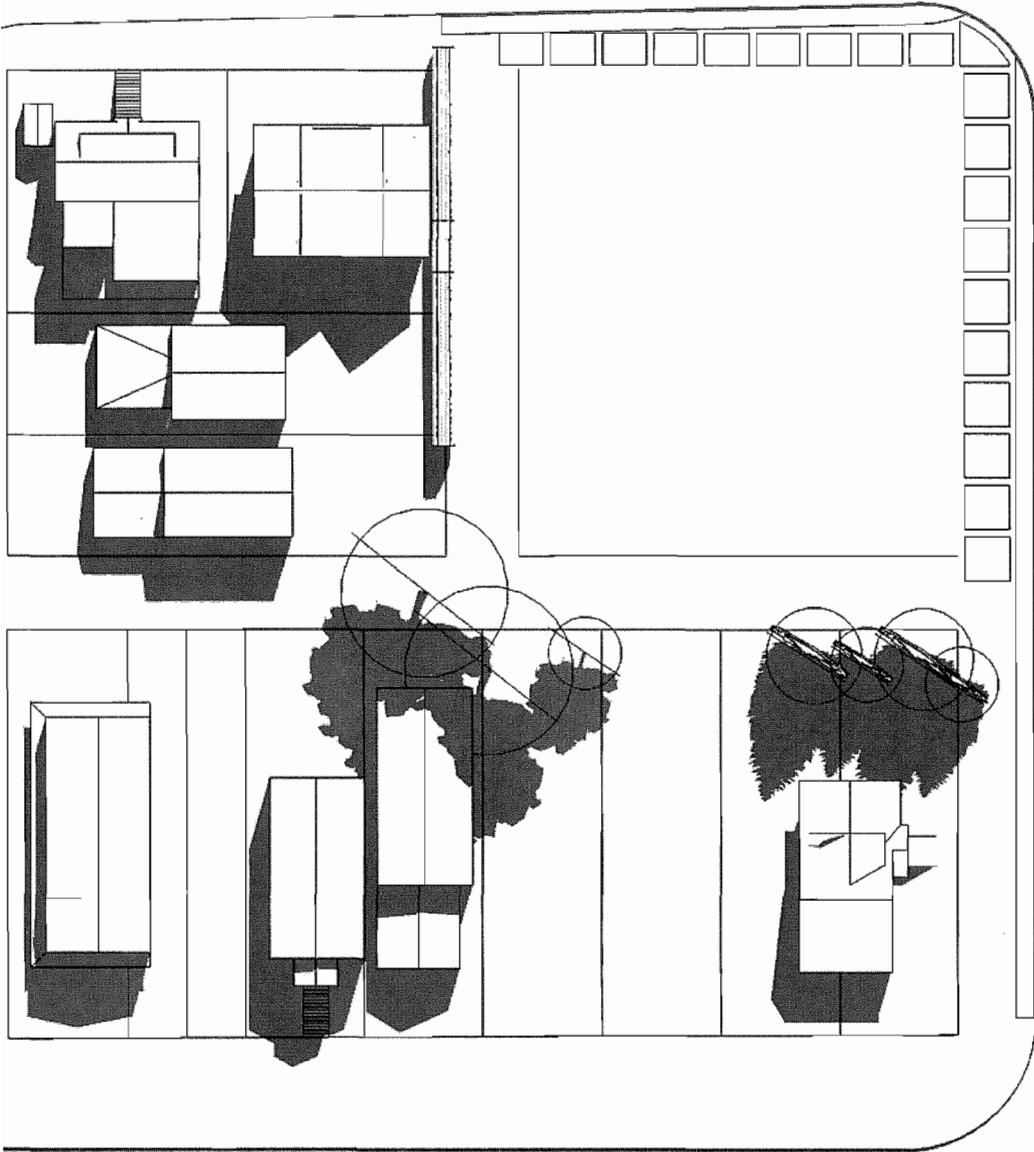


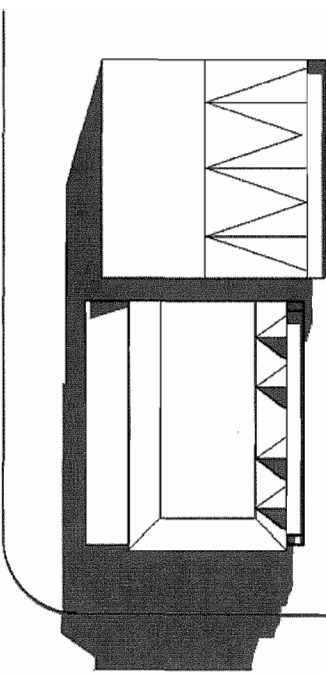
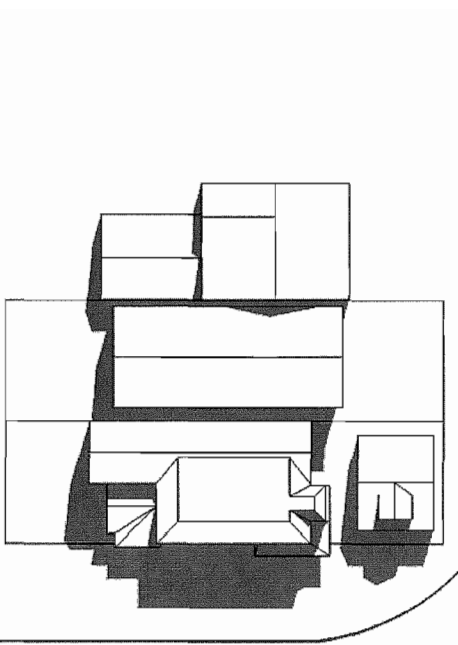


3471 Chatham
Shadow Analysis
Jun 21, 9 am

ZGF
COTTER
ZGF COTTER ARCHITECTS INC.

EXISTING

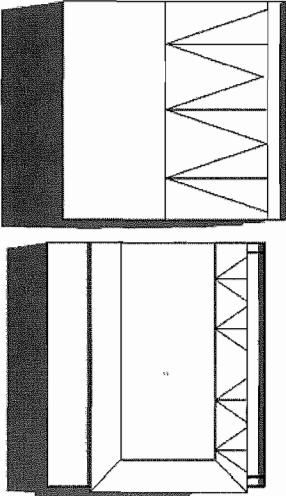
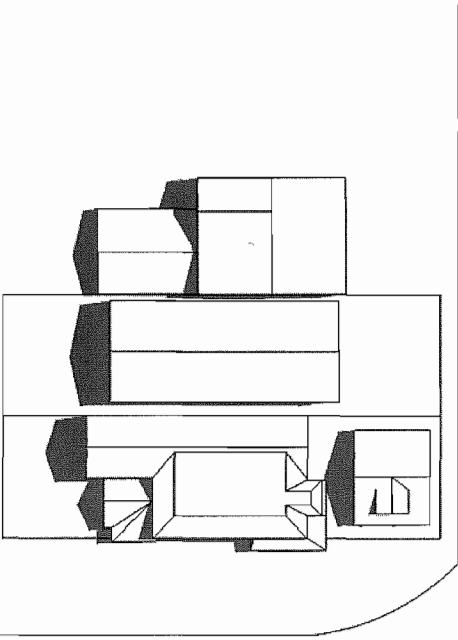




3471 Chatham
Shadow Analysis
Jun 21, 9 am

ZGF
COTTER
OF COTTER ARCHITECTS INC.

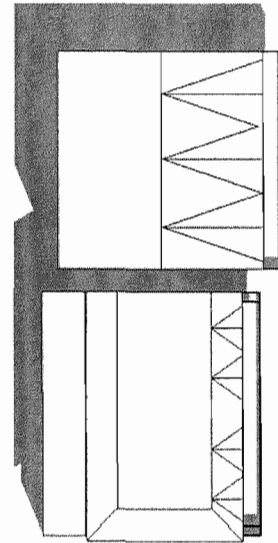
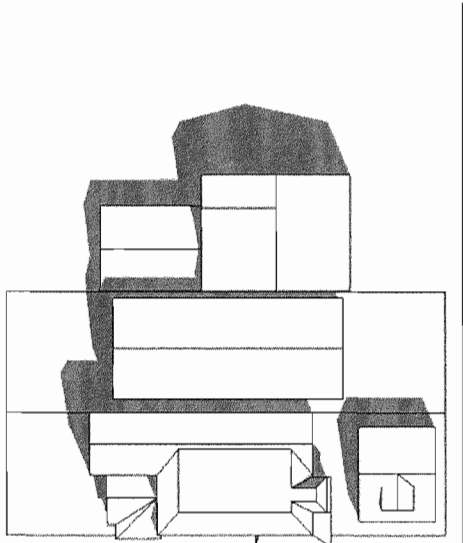
PROPOSED



3471 Chatham
Shadow Analysis
Jun 21, 12 pm

ZGF
COTTER
PER COTTER AND PARTNER, INC.





3471 Chatham
Shadow Analysis
Jun 21, 3 pm

ZGF
COTTER
ZGF COTTER ARCHITECTS, INC.





Address: 3471 Chatham Street

File No.: RZ 13-643436

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9138, the developer is required to complete the following:

1. Register a 4 m x 4 m corner cut road dedication at the southeast corner of the site (as per approved HA 13-641865).
2. Register a flood indemnity covenant on title.
3. Enter into a legal agreement 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 HVAC units will comply with the City's Noise Bylaw.
4. Enter into a legal agreement to prohibit the conversion of bicycle parking area into habitable space (e.g. storage) and requiring that the rooms remain available for shared common use for the sole purpose of bicycle storage.
5. Enter into a legal agreement to ensure the shared use of residential visitor and commercial parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Enter into a legal agreement to ensure 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).
7. Enter into a legal agreement requiring the owner to maintain landscaping in the portion of the north-south unconstructed lane adjacent to the subject property as if it were a City boulevard.
8. Submit confirmation of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be protected off-site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
9. Install appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
10. Voluntarily contribute \$4.00 per buildable square foot of residential floor area to the City's affordable housing strategy (e.g. \$86,992).
11. Voluntarily contribute \$47.00 per buildable square foot of floor area for the density increase from 1.2 to 1.6 FAR (e.g. 0.4 FAR) as per Steveston Village Heritage Conservation Grant Program Policy 5900 (e.g. \$ 296,476). In accordance with the policy, the contribution is reduced by the amount of the Affordable Housing contribution (e.g. total payable of \$209,484).
12. Provide on-site indoor amenity space in accordance with the OCP, or contribute cash-in-lieu in accordance with Council Policy 5041 (e.g. \$10,000 for 10 apartments).
13. Voluntarily participate in the City's Public Art Program through the installation of the artwork onsite or contribute cash-in-lieu in the amount of \$0.77 per buildable square foot of residential floor area and \$0.41 per buildable square foot of commercial floor area (e.g. cash-in-lieu amount of \$18,175). A security will be held in the cash-in-lieu amount and returned to the developer upon completion of the following:
 - a) Installation of at least 9 of the panels by artist Leonard Epp, along with a didactic panel on the building facades.
 - b) A transfer of all of the artist's right, title and interest in the Public Art to the Strata, including a transfer of joint, worldwide copyright, in a form satisfactory to the Director, Arts, Culture and Heritage Services, executed by the owner and delivered to the Strata within 30 days of the date on which the Public Art is installed.

- c) Submission of the Final Report to the City and the Strata promptly after completion of the installation of the Public Art. The Final Report" means a final report in form and content satisfactory to the Director of Development and Director, Arts, Culture and Heritage which describes, among other things, the Public Art, the siting of the Public Art, a brief biography of the artist, the artist's statement on the Public Art, and such other details as the Director of Development and Director, Arts, Culture and Heritage, in their sole discretion, may request, which final report will include enclosures as follows:
- i. maintenance plan for the Public Art; and
 - ii. 12 high resolution images in digital format of the Public Art showing it in context and revealing significant details.
14. Submit a Development Permit* and Heritage Alteration Permit* completed to a level deemed acceptable by the Director of Development.
15. Enter into a Servicing Agreement* for the design and construction of road and infrastructure works, including, but may not be limited to:
- a) Chatham Street and 3rd Avenue improvements – New concrete sidewalk at the property line and 2.5 m wide grass boulevards with street tree planting behind existing curb. The sidewalks are to occupy the remaining right-of-way between the boulevard and the property line. Works to extend across both frontages and west lane right-of-way, including removal of existing driveways and installation of barrier curb with gutter and installation of a low fence behind the Chatham Street sidewalk at the west edge of the site. Concrete pads and bicycle racks for class 2 short-term bicycle parking are to be provided in the boulevards: on 3rd Avenue within 15 m of the residential lobby and on Chatham Street approximately mid way among the commercial units.
Should Council adopt streetscape visions for Bayview and Chatham Streets prior to the adoption of the subject rezoning, the frontage improvements above shall be adjusted, if necessary, to be in keeping with Streetscape Visions for Bayview and Chatham Streets as approved by Council.
 - b) Lane improvements – Reconstruct the existing east-west lane along the north property line of the site, including the driveway crossing on 3rd Avenue, to City lane design standards (Min. 5.4 m wide pavement). Ensure the unbuilt north-south lane right-of-way along the west property line of the site is cleaned up, levelled and planted with ground cover (Maximum 0.3 m to 0.9 m mature height).
 - c) Storm sewer improvements – Provide a new storm sewer (200 mm diameter) for the rear lane located along the north property line, including a new manhole to connect to the existing 3rd Avenue storm sewer.
 - d) Sanitary sewer improvements – Upgrade the existing sanitary sewer in the rear lane from 150 mm to 200 mm diameter from manhole SMH5503 to the centre of 3rd Avenue (Approximately 55 m length), including a new manhole to connect to the existing system.
 - e) Water distribution improvements –
 - i. Design and construct a new water main along 3rd Avenue (200 mm diameter) from the existing 300 mm diameter Chatham Street water main to the existing water main along Broadway Street (Approximately 105 m length).
 - ii. The City will pay for the construction of the portion of new water main along 3rd Avenue (200 mm diameter) from the north edge of the rear lane to the existing water main along Broadway Street (Approximately 45 m length).
 - f) Fire Hydrant improvements – Provide a new fire hydrant along 3rd Avenue, spaced as per City standards.
 - g) Private Utilities –
 - i. Developer to provide private utility companies rights-of-ways to accommodate any above ground equipment (e.g. transformers, kiosks, cabinets) and future under-grounding of overhead lines.
 - ii. Existing BC Hydro poles along 3rd Avenue may conflict with the required frontage improvements. Alteration and relocation of any private utilities will be at the Developer's cost.
 - iii. If BC Hydro requires a new PMT to service this development, it is required to be located on the subject site. Please note that BC Hydro had indicated that the proposed site may require a PMT for the proposed mixed use development, they prefer PMT to be installed near the electrical room, and that the developer has not provided electrical details/information to them at this stage.
 - iv. It is recommended that the developer contact the private utility companies to learn of their requirements.

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

1. Provide an acoustical 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 (in an amount based on a cost estimate sealed by a registered Landscape Architect for materials, installation and a 10% contingency).

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

1. 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.
2. Enter into an Encroachment Agreement* for any canopies/awnings/signs that encroach into the Chatham Street and 3rd Avenue road rights-of-way. Any overhead structure located within the rights-of-way must be safe and easily removable (i.e. not cast in place and not permanently attached to any other structure).
3. Submit a Construction Parking and Traffic Management Plan to the Transportation Division. 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 Infrastructure) and MMCD Traffic Regulation Section 01570.
4. 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. Based on the proposed rezoning and using the OCP model, there is sufficient water available from Chatham Street, but not from Broadway Street (411 L/s available at 20 psi residual from the Chatham Street hydrant and 125 L/s available at 20 psi residual from the Broadway Street hydrant for a minimum fire flow requirement of 220 L/s). The required SA includes a new hydrant along 3rd Avenue.
5. If applicable, pay latecomer agreement charges associated with eligible latecomer works.
6. 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 Division 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

Date

- almost my worst night ever
- wrong in so many ways - where to begin - not enough time
- long ^{Feb.} letter - staff managed to turn everything in favour

Meeting initiated process to rezone.

- rezone back to residential

- 1928

- commercial - we were nonconforming

- late 1970's ^{commercial sprawl outside village core} _{changed to residential} - Do Duck Inn

- preference for 5th Ave style that fits the neighborhood

- this one's a bad fit

- doesn't "transition" from village commercial to residential when it's bigger than everything around it
- doesn't "anchor" the corner. it overwhelms the corner overshadowing adjacent residences on N & W.

① Massive size is our biggest concern.

- over allowable height - add tower 10x10 .15 m.

PLN 44 - monstrosity makes our house look like a cottage ^{vegetation}

② Design - reflection of small buildings on small lots

- 1 & Moncton / Metcal bldg

- 3rd & Bayview

③ Cladding - corrugated metal - we're going to be looking at a whole wall of it. - backdrop for our yard. ^{Dis. Permit Guidelines on industrial buildings}

staff accepts it
PLN 30

- last summer - owner moved panel to next side -> Jan plan - now they've been moved to rear

- placement of bench in lane to allow people to admire panel
 - pull patrons - after hours water hole
 - garbage / glass / newspapers
 - pruned over trees - perfect screening
 - camp site.

- I could go on - haven't even broached the
 - roof top garden issue
 - privacy concerns from 3rd floor balconies overlooking our back yard

The guidelines (Section 9.3.2.1; page 53) further suggest in part that "...new development of greater scale should ensure that larger structures do not unnecessarily block views from or impact the privacy of smaller ones."

New growth should not "disrupt the character and existing fabric of the community which is so valued" (Steveston Area Plan Overview 1.0). Unfortunately, this proposal is intrusive and disruptive and we would appreciate it if the City would abide by its own regulations and reject this proposal as currently presented.

contravenes accepted urban policies of the city for building in Steveston

Badyal, Sara

From: Badyal, Sara
Sent: Tuesday, 03 June 2014 12:37 PM
To: Badyal, Sara
Subject: FW: Proposed Development At 3471 Chatham St.

From: Rafiq Shaikh [<mailto:shaikhrafiq@hotmail.com>]
Sent: June 3, 2014 11:20 AM
To: Garnett, Cathie
Subject: Proposed Development At 3471 Chatham St.

Hello Chathey ,

I am concern about above development.

We are the owner of 3500 Broadway street property ,which is North to above development.

Following are my concern :

Building Ht. proposed 46'-8 1/2". CS2 and CS3 allows Max ht.9M (29.5') and 12 M.(39.37 ')

I am concern of loosing South view ,dew to proposed building Ht.

Sun light,

Shadow of proposed building to North side properties,

Privacy .

Proposed development has blocked lane access to my and property.

I hope City Planning department will look into my above concern.

Thank You,

Rafiq Shaikh



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9138 (RZ 13-643436)
3471 Chatham Street**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by
 - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU26	\$4.00"

- b. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.26 Commercial Mixed Use (ZMU26) – Steveston Village

20.26.1 Purpose

The **zone** provides for incentives to support conservation of the heritage character of Steveston Village, while providing for the shopping, personal service, business, entertainment, mixed commercial/residential and industrial needs of the Steveston area.

20.26.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel

- housing, apartment
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- 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

20.26.3 Secondary Uses

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

20.26.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.26.4.1, the reference to “1.0” is increased to a higher **density** of “1.2” if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZMU26 zone.
3. Notwithstanding Section 20.26.4.2, the reference to “1.2” is increased to a higher density of “1.6” if the **owner** pays into the City’s Heritage Trust Account, Steveston Village Conservation Program the sum of \$209,484 (calculated at \$47/sq.ft. multiplied by the 0.4 **density** increase from 1.2 to 1.6 FAR multiplied by the **lot area** less the sum paid into the **affordable housing reserve** in accordance with Section 20.26.4.2).

4. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
5. There is no maximum **floor area ratio** for **non-accessory parking** as a principal use.

20.26.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.26.6 Yards & Setbacks

1. There is no minimum **front yard, side yard** or **rear yard**.
2. **Building** front facades facing a public road shall not be set back from the public **road lot line**, except for the following elements:
 - a) a maximum **setback** of 2.5 m of a ground floor and second floor **building face** (to the underside of floor or roof **structure** above);
 - b) a recessed **balcony** opening shall have a maximum width of 5.8 m, and the total aggregate width shall be a maximum of 30% of the **lot width**;
 - c) a recessed third floor **building face**; and
 - d) the aggregate area of all recesses and openings in items b) and c) shall not exceed a maximum of 33% of the **building** facade as measured from the ground level to the parapet cap by the facade width.

20.26.7 Permitted Heights

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

20.26.8 Subdivision Provisions/Minimum Lot Size

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

20.26.9 Landscaping & Screening

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

20.26.10 On-Site Parking

1. On-site **vehicle** and bicycle parking 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; and

b) On-site vehicle parking shall be provided at the following rate:

i) residential visitors – 0.2 space per dwelling unit; and

ii) all other uses – on-site parking requirements contained in this bylaw are reduced by 33%.

20.26.11 Other Regulation

- 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 Specified 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 (ZMU26) – STEVESTON VILLAGE”.

P.I.D. 029-139-741

Lot 1 Section 20 Block 3 North Range 7 West New Westminster District Plan EPP30378

3. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9138”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER