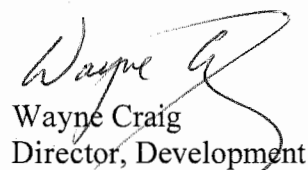




To: Planning Committee
From: Wayne Craig
Director, Development
Date: May 5, 2016
File: RZ 15-710852
HA 16-727260
Re: **Application by Platform Properties (Steveston) Ltd. for Rezoning at 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street from Steveston Commercial (CS2) and Steveston Commercial (CS3) to Commercial Mixed Use (ZMU33) – Steveston Village and a Related Heritage Alteration Permit**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9558, to create the “Commercial Mixed Use (ZMU33) – Steveston Village” zone, and to rezone 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street from “Steveston Commercial (CS2)” and “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU33) – Steveston Village”, be introduced and given first reading.
2. That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9558, to authorize the following alterations and works at 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street for the proposed redevelopment:
 - a. Demolition and removal of any existing structures and buildings;
 - b. Land clearing, excavation and any necessary site preparation activities;
 - c. Site investigation and preparation activities, City servicing and infrastructure works and placement of temporary buildings on the site related to the proposed redevelopment; and
 - d. Deposit of a consolidation plan at the Land Title Office for the consolidation of the six lots into one development parcel.

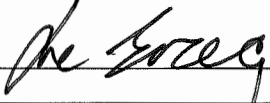

Wayne Craig
Director, Development

WC:ke
Att.

May 5, 2016

- 2 -

RZ 15-710852
HA 16-727260

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

Staff Report

Origin

Platform Properties (Steveston) Ltd. has applied to the City of Richmond for permission to:

- a. Rezone 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street from “Steveston Commercial (CS2)” and “Steveston Commercial (CS3)” to a new “Commercial Mixed Use (ZMU33) – Steveston Village” zoning district in order develop a mixed-use building containing approximately 2,358 sq. m. (25,380 sq. ft. of commercial space and 35 residential units (totalling approximately 4,459 sq. m. or 48,000 sq. ft.). This development will also include 2 levels of structured internal parking.
- b. Obtain a Heritage Alteration Permit on the subject site to allow for site preparation activities and works, building/structure demolition, placement of temporary buildings and lot consolidation related to the redevelopment.

A location map is contained in Attachment 1.

Findings of Fact

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

Surrounding Development

The subject site consists of six lots that are bounded by Moncton Street, 3rd Avenue, Chatham Street and an existing lane. The site contains buildings on the southern portion of the site near Moncton Street with the remainder of the site utilized for open storage of building supplies.

To the North: Across Chatham Street, three storey mixed use developments and off-street parking on sites zoned “Steveston Commercial (CS3)”.

To the South: Across Moncton Street, one storey commercial buildings zoned “Steveston Commercial (CS2)”.

To the West: Across 3rd Avenue, one and two storey commercial buildings zoned “Steveston Commercial (CS2)” and containing 3 identified heritage resources (Steveston Courthouse, Sockeye Steveston Hotel and symbolic civic precinct for Steveston) in the Steveston Village Conservation Strategy.

To the East: Across an existing lane, one and two storey commercial buildings zoned “Steveston Commercial (CS2)” and “Steveston Commercial (CS3)”.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston Village Core Area of the Steveston Area Plan and is designated “Heritage Mixed Use” allowing for commercial/industrial uses on the ground floor with residential uses above. The proposed mixed use development consisting of street fronting commercial at grade and residential uses on the second and third storeys complies with this land use designation.

The Steveston Area Plan contains the following policies on density and massing/height specific to the subject site (Attachment 3):

- Range of 1.2 to 1.6 Floor Area Ratio (FAR) – The Steveston Area Plan identifies maximum density ranging from 1.2 FAR for the southern portion (30.5 m or 100 ft.) of sites fronting Moncton Street to 1.6 FAR for the remaining north area to Chatham Street. The proposed density for this project complies with the density provisions of the Steveston Area Plan.
- Building height and massing – The Steveston Area Plan identifies a maximum building height ranging from 9 m (29.5 ft.) (two storey) for the southern portion (30.5 m or 100 ft.) of the site’s fronting Moncton Street up to 12 m (39.3 ft.) (three storey) for the remaining north area to Chatham Street.

The proposed development consists of one storey height and massing directly fronting Moncton Street with the two storey element pulled back from the street. The one and two storey portion would be located within the south 30.5 m of the site. The proposed density and building height/massing for this project complies with these land use policies of the Steveston Area Plan.

Steveston Village Heritage Conservation Area

The subject site is located in the Steveston Village Conservation Area. This designation requires that any construction activity or modification to buildings or land in the area (including subdivision), requires approval of a Heritage Alteration Permit (HAP) in conjunction with normal development applications required for redevelopment. The HAP application being considered in this report is to allow for demolition, land clearing/excavation, site preparation, placement of temporary buildings and lot consolidation, consistent with the requirements of the Steveston Area Plan – Steveston Village Conservation Area.

A second heritage alteration permit will be required as part of the forthcoming Development Permit application process to allow for construction of this project.

The Steveston Village Conservation Area references the importance of the historical subdivision pattern and lot lines associated with the 1892 survey plan to the overall heritage character of the area. As it relates to the subject site, this historical subdivision pattern is characterized by three, generally equal width lot frontages along Moncton Street and Chatham Street oriented north-south and three equal lot frontages along 3rd Avenue. The proposed development generally complies and represents the historic subdivision pattern for this block through a combination of

architectural treatments (columns, building recesses), differing street wall façade treatments and building massing changes.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received one piece of email correspondence from the public about the rezoning application (Attachment 4) in support of the proposal.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Developer-Initiated Public Consultation

The developer held two community public information open houses held on October 8, 2015 (McMath School) and March 9, 2016 (Gulf of Georgia Cannery). Specific stakeholder consultation meetings were also held with the Steveston 20/20 Group in September 2015 and February 2016, where a number of other community groups were also present. The developer also consulted with the Steveston Merchants Association, whose members support the proposed rezoning application and submitted a letter indicating so (Attachment 5). In general, the feedback on the proposed rezoning from the stakeholder consultation and community public information meeting open houses was positive. Please refer to Attachment 6 for a full developer consultation summary report.

Richmond Heritage Commission

The proposed redevelopment was presented to the Richmond Heritage Commission on February 17, 2016 and was supported. Please refer to Attachment 7 for an excerpt of the Richmond Heritage Commission minutes.

Analysis

Built Form and Architectural Character

The proposed mixed-use development responds to massing and urban design guidelines contained in the Steveston Area Plan by featuring a building form that transitions from one storey, stepping back to two storey along the south portion of the site fronting Moncton Street with three storey massing on the remainder of the site. An at-grade street wall is presented along the four frontages of the development situated at zero lot line in order to represent a strong single-storey element along the public road frontages of the site.

Along Moncton Street, one storey commercial space is proposed in response to the existing context. The second storey residential uses are pulled back from Moncton Street to minimize the visual appearance of the second storey.

The three storey building massing will occupy approximately three quarters (north portion) of the site. The massing in this component of the project will be articulated by stepping back the second and third storeys from the at-grade street wall to present a strong single-storey base and flat roof typology consistent with the Steveston Area Plan.

Along the north portion of the site fronting Chatham Street, the building will feature a three storey building pulled to edge of the street with architectural detailing and roof form typical of historic larger maritime supporting buildings in the area (refer to Attachment 8 for preliminary rezoning drawings).

Proposed Commercial Mixed Use (ZMU33) – Steveston Village Zoning District

This rezoning application proposes the creation of a new mixed use zoning district applicable to the site. The zone includes a range of uses compatible with existing uses in the Steveston Village Conservation Area, including commercial and retail activities, personal and financial services, industrial/manufacturing activities and residential uses. The proposed new zone would permit a potential grocery store tenant, which the developer has indicated could occupy the commercial space on the north portion of the site.

The new Commercial Mixed Use (ZMU33) – Steveston Village zoning district for the development site has specific provisions to:

- Permit a base density of 1.0 FAR.
- Additional density permitted above 1.0 FAR related to affordable housing and Steveston Village Conservation Grant Program provisions up to a maximum density of 1.52 FAR.
- Applies a 2 storey (9 m or 29.5 ft.) building height/massing limitation for Moncton Street to a depth of 30.5 m for the subject site.
- Allow a maximum building height of 12 m (three storeys) – Variance is being requested for architectural roof design features, access hatches to rooftop deck areas and rooftop deck guardrails, as discussed later in this report.
- Other regulations specific to lot coverage, yard setbacks, shared commercial and visitor residential parking and on-site parking reductions for commercial uses in the development in accordance with the Steveston Area Plan.

The above zoning provisions are consistent with the Steveston Village Conservation Strategy.

Transportation, Site Access and Off-Street Parking

The subject site is serviced by an existing lane on the east side of the property, which will be upgraded as part of this development. For the commercial component of the project, proposed access to parking on the ground floor will be both from the lane and single driveway access on 3rd Avenue. For the residential units, parking is located on the second level of the building with all access from the lane only. Two separate entrances to the parking are provided from the lane as well as a dedicated loading bay. Off-street parking for the proposed commercial and

residential uses will generally be separate from one another as they will be located on different parking levels. A parkade gate for the residential access to the lane is proposed.

Off-Street Parking

The development proposes a total of 104 off-street parking stalls (minimum of 53 residential; 48 commercial) and also allows for the sharing of residential visitor parking with existing commercial stalls. Parking for the residential uses is being provided in accordance with the Zoning Bylaw. The total off-street parking component for this project complies with the off-street parking requirements in the Steveston Area Plan and Steveston Village Conservation Strategy.

Pedestrian Environment

Pedestrian connections throughout the Steveston Village core area and pedestrian friendly scale of development are a priority in the area. The proposed at-grade commercial uses and street front orientation of the development contributes to the pedestrian scale of the development. To mitigate potential conflicts between pedestrians and vehicles on 3rd Avenue, the developer is proposing to maintain pedestrian/vehicle sight lines, continuous sidewalk level to ensure priority for pedestrians over vehicles and material/texture treatments in the sidewalk at the driveway crossing to provide visual cues to pedestrians and vehicles.

Off-Site Pedestrian Pathway Upgrades

In addition to enhancing the pedestrian realm along 3rd Avenue, this development will be undertaking a portion of off-site works, in partnership with the city, to upgrade an existing off-site pedestrian path directly west of the property containing the Steveston Hotel at 12111 3rd Avenue (see location map in Attachment 9). These path upgrades will improve pedestrian connectivity through Steveston Village and will be completed through a servicing agreement as a rezoning consideration for this project (refer to Attachment 11). Path upgrades will involve widening, lighting, signage, wayfinding design elements and landscaping.

VariANCES Requested

This mixed-use project has been developed to comply with the regulations contained in the new site-specific zone, with the exception of the maximum building height. The following is a summary of the requested height variances for this project:

- Range of 0.3 m (0.9 ft.) to 1.5 m (5 ft.) height increase for architectural roof forms, parapets and an elevator structure (located mid-block along 3rd Avenue by the residential lobby entrance).
- 1.5 m (5 ft.) for access hatches to individual roof top decks and related guardrail structures.

In consideration of the proposed height variances, staff note the following supporting rationale:

- The proposal allows for architectural detailing and variation of roof forms in the overall development, which supports historic roof forms exhibited in Steveston Village as outlined in the Steveston Area Plan.
- The additional height added to certain components of the project does not pose any negative overlook or shadowing impacts to surrounding developments.

- In relation to the proposed variance at the north edge of the site (Chatham Street) for the ridge of a low pitched roof form, the design rationale for this element is to reference the historic cannery buildings in the area that had simple pitched roofs. Furthermore, the zoning bylaw measures building height to top of the ridge, whereas previous definitions of building height (prior to the Zoning Bylaw amendment to the building height definition in September 2015) enabled building height to be measured to the mid-point of the sloped roof. The applicant had based the design for this portion of the sloped roof on the definition of height prior to the revision in September 2015. Under the previous definition of building height, this roof element would not have required a variance.
- The portion of the buildings above the height limitation contains no habitable area.
- As supported by the Steveston Area Plan, the proposal includes rooftop decks for approximately two-thirds of the residential units to be used as outdoor living spaces. BC Building Code requires access structures and guardrail heights to adhere to specifications to address minimum height and clearance requirements. These structures on top of the roof deck are included in the measurement of building height and therefore require a variance.
- The developer has conducted a streetscape view analysis to demonstrate that the individual rooftop deck access structures are not visible from the street surrounding the development.
- The height of the guardrail is kept to a minimum while addressing BC Building Code requirements. The applicant notes that the guardrail will be transparent materials (glass) to reduce the visual impact of the railings. Through the Development Permit application, further design refinement of the guardrail will occur.

Further review of the proposed building height variances will be undertaken through the Development Permit application process, should the zoning amendment bylaw proceed to Public Hearing. Approval of proposed building height variances is subject to a separate decision that is part of the Development Permit application.

Affordable Housing Strategy

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. As the subject rezoning application was in-stream at the time rate increases were approved in September 2015, the 2015 rate of \$4.00 per sq. ft. of proposed residential floor area applies, for a total cash-in-lieu contribution of \$191,912, secured as a rezoning consideration for this development.

Steveston Village Heritage Conservation Grant Program

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

Under this formula, the proposed developer contributions in accordance with the Steveston Village Heritage Conservation Grant Program is \$547,930, which reflects the \$191,912 affordable housing contribution adjustment, to be secured as a rezoning consideration.

Public Art Program

In accordance with the City's Public Area Program, this project is proposing to participate in the program by providing a voluntary cash contribution of \$49,775 to the City's Public Art Reserve fund, to be secured as a rezoning consideration.

Amenity Space

In accordance with the City's Cash In Lieu of Indoor Amenity Space Policy 5041, a voluntary contribution is being made in the amount of \$1,000 per residential unit for the first 19 units, and \$2,000 per residential unit for the remaining 15 units (35 total residential units proposed) (i.e., \$49,000).

An open courtyard outdoor amenity area sized at 240 sq. m (2,583 sq. ft.) is located on the second floor of the development and complies with the OCP policy requiring 6 sq. m (65 sq. ft.) per residential unit. The outdoor amenity area will be located in a central internal courtyard of the development and would be accessible to all residential units through the internal path, stairs and elevator network. Preliminary programming for this outdoor amenity area involves implementing seating/benches and multipurpose space to allow for outdoor activities and interaction amongst homeowners. Further design detailing of this area will occur through the processing of the Development Permit application.

Coast Mountain Bus Company Washroom Facilities

This development provides for a washroom facility being made available to Coast Mountain Bus Company (CMBC) and Translink employees. The developer and CMBC have agreed in principle to general terms regarding the size, location, access and maintenance of facilities. To secure this item, a legal agreement will be registered on title for the washroom facility as a rezoning consideration that will include a lease agreement between applicable parties.

Renewable Energy Systems Response

As part of the developer's review of sustainability initiatives proposed in the development and in response to recent Planning Committee discussion about implementation of renewable energy systems (including solar photovoltaic) for projects in Steveston, specific investigations were conducted by the developer about the opportunities of implementing a sustainable renewable energy system in the development that were economically viable. Based on the developer's research, the economics of implementing a solar photovoltaic energy system is not presently viable. The developer notes that there may be opportunities for a renewable energy system through heat exchange with the potential grocery tenant proposed in the development, but additional investigation by the developer on this matter is required. As a result, the developer proposes to continue to examine and develop a feasible sustainable energy system through the processing of the Development Permit application that is a proper fit with the proposal (see Attachment 10 for the applicant submitted summary letter on this issue). Staff note that while

the applicant has committed to evaluating opportunities for inclusion of a suitable renewable energy system into the development through the Development Permit, this rezoning application does not require any specific energy efficiency measures or implementation of renewable energy technologies.

Existing Legal Encumbrances

There is an existing legal agreement on 3471 Moncton Street related to an awning encroachment agreement. As this site is being redeveloped, staff recommend discharge of this legal agreement as a rezoning consideration for this project.

Site Servicing and Frontage Improvements

Engineering and Transportation staff have identified the following works and upgrades associated with this rezoning proposal:

- Moncton Street – Frontage upgrades to install a new sidewalk, hardscaped boulevard and related street furniture/lighting upgrades as necessary.
- 3rd Avenue – Frontage upgrades to install a new sidewalk, applicable boulevard treatment and related street furniture/lighting upgrades as necessary, including pedestrian safety measures (coloured, textured and/or raised sidewalk) along the 3rd Avenue sidewalk.
- Chatham Street – Frontage upgrades to achieve a 7 m wide space between the property line and edge of curb consisting of a new sidewalk, hardscape boulevard, street trees, street furniture, lighting upgrades as necessary, accessible concrete bus landing pad and potential asphalt bike path (Note: As part of the streetscape review being undertaken for Chatham Street, should Council adopt streetscape visions for Chatham Street that differ from the frontage works identified as part of this rezoning, the above frontage works shall be adjusted to be consistent with the Council approved streetscape visions for Chatham Street).
- Signed and marked pedestrian crossing across Chatham Street.
- Upgrades to the existing lane to the east of the site consisting of re-grading and installation of necessary drainage.
- City Utility Infrastructure – Upgrade existing City storm sewer (Chatham Street) and sanitary sewer (Moncton Street) systems to current city standards.
- The above works and upgrades will be undertaken through a Servicing Agreement to be completed as a rezoning consideration for this development (Attachment 11).

Heritage Alteration Permit

As the subject site is located in the Steveston Village Conservation Area, a HAP is being considered in conjunction with this rezoning application in order to allow or modification to building and lands involving demolition of existing buildings/structures, land clearing/excavation, site preparation and lot consolidation. These works and lot consolidation are related to the rezoning application on the site. The Council issuance of the HAP should be subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9558 (RZ 15-710852).

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

Financial Impact or Economic Impact

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

Conclusion


The purpose of this rezoning application is to create a new “Commercial Mixed Use (ZMU33) – Steveston Village” zoning district and rezone 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street to this new zoning district. The proposal is for a mixed use development containing at-grade commercial fronting the streets with an internal 2 level parkade and residential units above. Massing consists of one storey transitioning to two storey on the south portion of the site (fronting Moncton Street) and three storey massing for the remainder.

The subject site is located in the Steveston Village Conservation Area, which requires a HAP for any works or modification to land in Steveston Village. As a result, a HAP is also being brought forward in conjunction with the rezoning application to allow for site preparation, demolition activities, temporary construction buildings and lot consolidation to be done related to the rezoning application and proposed redevelopment.

Staff supports the rezoning application and related HAP application as it is consistent with the Steveston Area Plan land use policies, density and height/massing regulations applicable to the site. The development proposes a significant commercial anchor and hub of activity to complement and add to the viability of the existing attractions, activities and businesses on the west side of Steveston Village.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9558 be introduced and given first reading.

It is further recommended that Heritage Alteration Permit (HA 16-727260) be issued subject to Council granting third reading to Richmond Zoning Bylaw, Amendment Bylaw 9558 to authorize demolition of existing buildings/structures, land clearing/excavation, site preparation, installation of temporary construction relate buildings and lot consolation of the subject site.



Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map
Attachment 2: Development Applications Data Sheet
Attachment 3: Steveston Area Plan Land Use Map

- Attachment 4: Public Correspondence Received by Staff
- Attachment 5: Steveston Merchants Association Letter of Support
- Attachment 6: Developer Submitted Public Consultation Report
- Attachment 7: Richmond Heritage Commission – Excerpt of February 17, 2016 Minutes
- Attachment 8: Conceptual Development Plans
- Attachment 9: Location Map of Off-Site Pedestrian Pathway
- Attachment 10: Developer Letter – Sustainable Energy Response
- Attachment 11: Rezoning Considerations



File No.: HA 15-710852

To the Holder: Platform Properties (Steveston) Ltd.

Property Address: 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street

Legal Description: P.I.D. 004-257-944
Lot 'A' Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 006-713-254
Lot 14 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-427-323
Lot 13 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 004-062-841
Lot 12 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-969-720
Lot 11 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 004-138-651
Lot 10 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

(s.972, Local Government Act)

- 1. (Reason for Permit)
 - Designated Heritage Property (s.967)
 - Property Subject to Temporary Protection (s.965)
 - Property Subject to Heritage Revitalization Agreement (s.972)
 - Property in Heritage Conservation Area (s.971)
 - Property Subject to s.219 Heritage Covenant
- 2. The purpose of the Heritage Alteration Permit is to permit the following activities on the subject site:
 - a. Demolition and removal of any existing structures and buildings;
 - b. Land clearing, excavation and any necessary site preparation activities.
 - c. Site investigation and preparation activities related to the proposed redevelopment and necessary City servicing and infrastructure works.
 - d. Installation of temporary construction related buildings.

- e. Deposit of a consolidation plan at the Land Title Office for the consolidation of the six lots into one development parcel.
- 4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 5. This Heritage Alteration Permit is issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9558 (RZ 15-710852).
- 6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2016

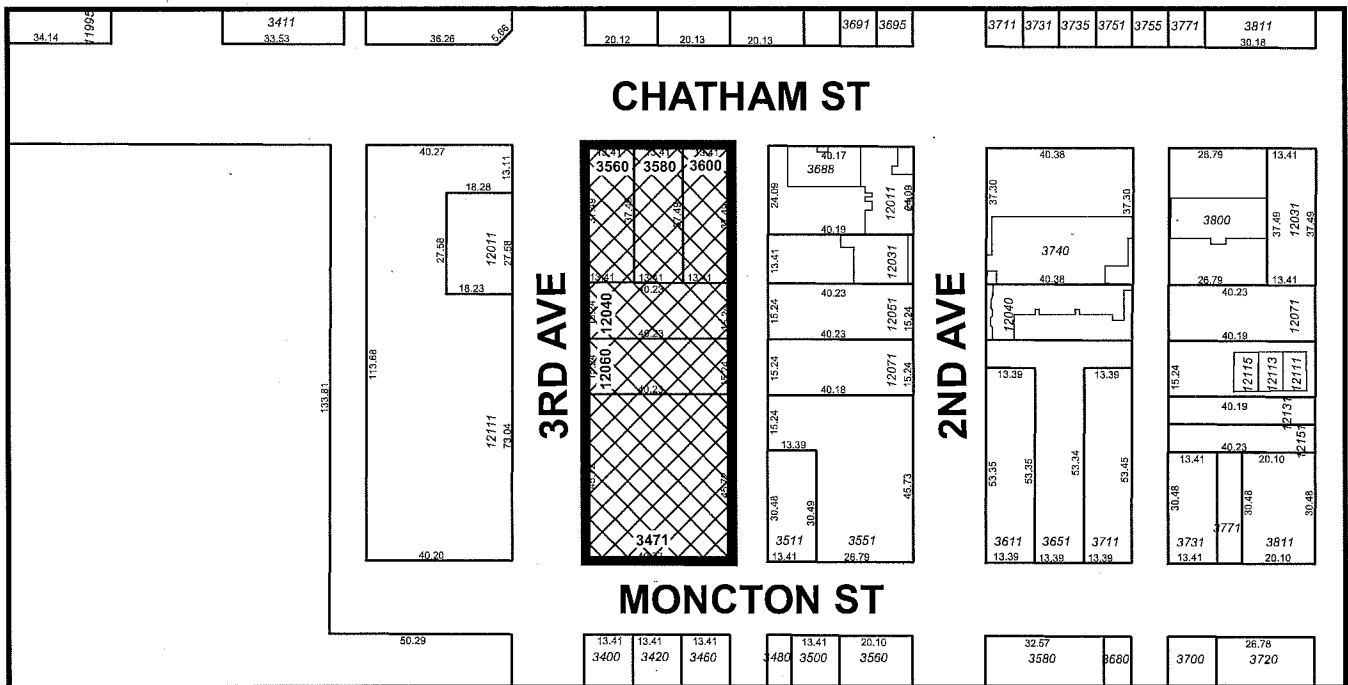
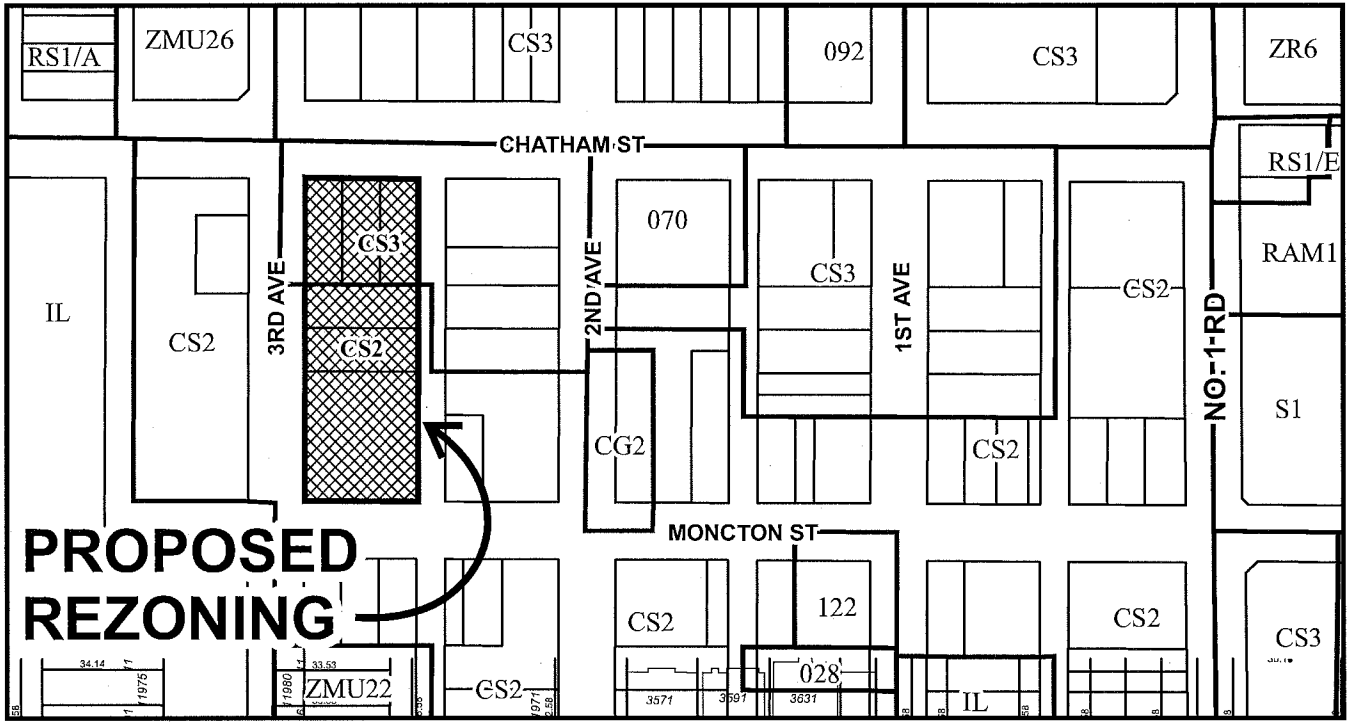
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of
Richmond



RZ 15-710852
HA 16-727260

Original Date: 10/08/15

Revision Date: 04/25/16

Note: Dimensions are in METRES



City of
Richmond



RZ 15-710852
HA 16-727260

Original Date: 10/08/15

Revision Date: 04/25/16

Note: Dimensions are in METRES



RZ 15-710852

Attachment 2

Address: 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street

Applicant: Platform Properties (Steveston) Ltd.

Planning Area(s): Steveston Area Plan

	Existing	Proposed
Owner:	Lariviere Holdings Ltd.	Platform Properties (Steveston) Ltd.
Site Size (m²):	3471 Moncton St – 1,838 m ² 12060 3 rd Ave – 613 m ² 12040 3 rd Ave – 613 m ² 3560 Chatham St – 503 m ² 3580 Chatham St – 503 m ² 3600 Chatham St – 503 m ²	One consolidated site - 4,570 m ²
Land Uses:	Existing building supplies commercial store and related outdoor storage yard	Mixed use development with commercial at grade and residential uses on the second and third storeys with supporting off-street parking.
Steveston Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office Above)	No change - complies
Zoning:	Steveston Commercial (CS2 and CS3)	Commercial Mixed Use (ZMU 33) – Steveston Village
Number of Units:	N/A	Approximately 35 residential units

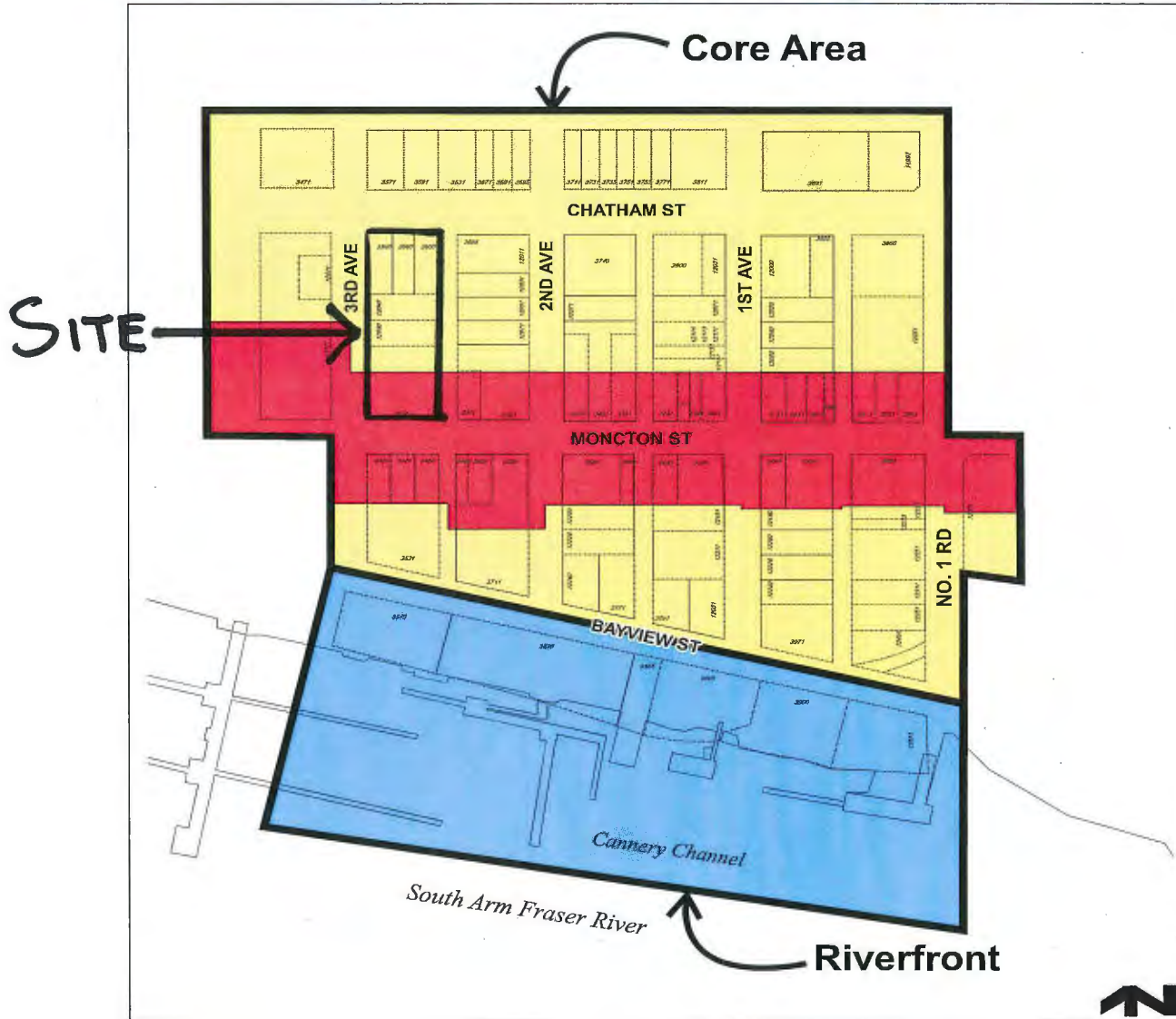
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.52	1.52	none permitted
Lot Coverage – Building:	Max. 100%	100%	none
Setback – Front, Side & Rear Yards (m):	No Front, Rear or Side Yard Setback	No Front, Rear or Side Yard Setback	none
Height (m):	9 m on southern portion (Moncton) 12 m over the remainder of the site	Range of 0.3 m to 1.5 m height increase to accommodate architectural roof forms, an elevator structure and rooftop access structures and related guardrails.	Variance requested

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Commercial Residential Shared Com/Res Visitor	48 stalls 53 stalls 7 stalls	51 stalls 53 stalls 7 stalls (shared commercial/residential visitors)	none
Off-street Parking Spaces – Total:	101 stalls	104 stalls	none
Amenity Space – Outdoor:	6 m ² per residential unit	240 m ²	none

Other: _____

City of Richmond

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.

MayorandCouncillors

From: MayorandCouncillors
Sent: Wednesday, 10 February 2016 4:54 PM
To: 'sjeades@direct.ca'
Subject: RE: Plat:form Properties proposal to redevelop Rod' Lumber site (File: 08-4105-20-RZ 2015-710852)

*pc: Terry Crowe
Wayne Craig
Kevin Eng
- Rezoning application received and in progress.*

Dear Sarah Gordon,

This is to acknowledge and thank you for your correspondence in relation to the above matter, a copy of which has been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to Mr. Kevin Eng, Planner, for information. If you have any further questions or concerns, you may get in touch with him at 604-276-4000.

Thank you again for taking the time to make your views known.

Sincerely,

Dovelle Buie
Acting Manager, Legislative Services

-----Original Message-----

From: sjeades@direct.ca [<mailto:sjeades@direct.ca>]
Sent: Wednesday, 10 February 2016 11:57
To: MayorandCouncillors
Subject: Plat:form Properties proposal to redevelop Rod' Lumber site

Dear Mayor and Councillors,

Night and day.

This was my reaction this morning when I listened to Plat:form Properties' presentation this morning regarding their proposed redevelopment plan of the Third Avenue and Moncton Street/Chatham Street block in Steveston. I was so relieved to see no comparisons whatsoever to the Onni Group's heavy handed, 'we know what is best for Steveston' approach.

Instead, Plat:form Properties presented beautifully rendered architectural drawings with careful consideration of what would fit into Steveston's streetscape, and how it would best serve the community.

As a Steveston resident and business owner I am excited to see such transparency from Kyle Shury's company, right down to the fine details of the elevations with a plan to mirror the low rise frontage of Moncton street (instead of building as high as they would possibly can), to their carefully thought out placement of the grocery store on Chatham Street to allow for traffic flow (to utilize wide Chatham Street rather than overly congested, narrow Moncton Street for the storefront) and parking off the lane is to be applauded.

This development is needed. The scale is appropriate. It is in the right location. It will stimulate business throughout the village and create excitement on that west corner pocket of Chatham Street.

Onni has been a thorn in Steveston's side for too long now. They need to be told no once and for all regarding rezoning so that they can get on with finding appropriate businesses to lease that eyesore of a space.

Offices, the brilliant idea of a marina (three cheers for that!), MMU related businesses which would tie in with a marina, a museum, library, all of these are excellent ideas. The buildings are there now and as much as I wish they hadn't been built the time has come to fill them with appropriate services.

Allow the historic Steveston village business district to thrive. Bring in offices Imperial Landing and their staff will shop and dine locally during lunch and after work. We don't need more Menchies-like businesses overtaking the waterfront.

And we most certainly do not need a waterfront grocery store which will create a congestion nightmare getting in and out of No. 1 Road, and along narrow single lane Bayview Street (with the added navigation problem of that big traffic circle) and exiting through the residential neighbourhood, making Steveston a less desirable place to visit because traffic is too heavy and increase parking problems.

It was a breath of fresh air to see how carefully and sensitively Plat:form Properties has thought through this development plan to fit in and best serve our community. Best of all, the proposal comes from a developer who lives in the neighbourhood and has his finger on the pulse of what Steveston REALLY needs.

Bravo!

Warm regards,
Sarah Gordon

Appendix 1: Steveston Merchants Association Letter of Support



March 30, 2016

Platform Properties Ltd.
900-1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Attention: Kyle Shury

RE: Letter of Support for Platform Properties' Development Proposal

Dear Mr. Shury,

It is our pleasure to write a letter of support for the rezoning application and development proposal at 3471 Moncton Street (Rod's Building Supplies lands).

The consultation process with Platform Properties has been led with transparency and openness, to which the members of the Steveston Merchants Association (SMA) are greatly appreciative. Thank you for your presentation on February 10, 2016. Over 40 members of the SMA were in attendance and your proposal drew overwhelming support from our members. The presentation was very informative and the question and answer session provided us with a sense of assurance that the proposal was not only in the best interest of the SMA, but the community as a whole.

Regarding the need for an anchor tenant (ie. grocery store) within Steveston Village, the SMA believes that the Platform Properties' anchor location is more appropriate than the proposed location at Imperial Landing. The Platform location will help draw pedestrian and vehicular traffic to the quieter north west corner of the Village, thus creating greater Village synergy and more equitable prosperity among the merchants, from east to west.

In closing, the SMA supports the rezoning application and development proposal presented by Platform Properties. We appreciate the consultative process that Platform has undergone thus far and look forward to the numerous benefits that this development will bring to Steveston Village.

Sincerely,

Steveston Merchants Association

3811 Moncton Street P.O. Box 31856, Steveston Village, Richmond BC V7E 0B5

MONCTON & 3RD AVENUE

Richmond, BC



Public Consultation Summary

On behalf of: Platform Properties (Steveston) Ltd.

plat:form
Platform Properties Ltd

April 2016

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1 Introduction

1.1 Purpose

The purpose of this document is to describe the formal community consultation undertaken in support of the rezoning application for the property located at Moncton Street & 3rd Avenue. It describes both the processes undertaken and a summary of the results received.

This document is intended to be a companion to the rezoning application and provide support for the land use and design decisions outlined in the rezoning application. Accordingly, this document does not describe the details of the rezoning application, nor does it outline the rationale for the proposed development. It is a summary of the consultation process and the comments heard to date, providing a record of all formal consultation in advance of Council consideration of the rezoning application.

This document has been prepared by Platform Properties (Steveston) Ltd. (the “Applicant”) for the rezoning process, and has been prepared as a summary of ongoing consultation efforts. Where available, the verbatim comments from comment forms have been included as appendices. The summaries are intended to capture the general themes emerging from the consultation process.

1.2 Background

In September 2015, the Applicant submitted an application to rezone the property located at Moncton Street & 3rd Avenue from the existing Steveston Commercial zoning (CS-2, CS-3) to a site-specific zoning (ZMU) in accordance with the objectives of the *City of Richmond Official Community Plan - Steveston Area Plan*. The application was further informed by a number of individual community stakeholder and resident meetings undertaken during the preparation of the application submission.

The rezoning application process is necessarily consultative, and the Applicant made efforts to engage the community prior to, and at the outset, of the application submission to ensure the application reflected the expectations and aspirations of the community and stakeholders. In this summary, only formal engagements will be summarized. Though an important part of the consultative process, individual meetings will not be summarized, as the intent of this summary is to capture formal and structured consultative contacts.

2 Consultation Approach

2.1 General Approach

The general approach to consultation was to begin with targeted individual consultation at the pre-application stage to inform the application, and then to launch the formal public consultation program shortly after the application submission.

The initial informal consultations were primarily an attempt to learn and share information and ideas about the proposed redevelopment of Moncton & 3rd Avenue and to receive feedback on the proposal as well as the consultation approach.

Once the application was submitted, the first substantive round of formal consultation was undertaken, and consisted of formal meetings with Steveston 20/20 Group and the first public open house. The balance of this summary will reflect the formal consultations undertaken to date.

2.2 Consultation Contacts

There have been a number of interactions with stakeholders. The following is a log of our formal public consultation contacts:

Meeting with Steveston 20/20 Group	September 29, 2015
Community Open House No. 1	October 8, 2015
Meeting with Steveston Merchants Association	February 10, 2016
Meeting No. 2 with Steveston 20/20 Group	February 11, 2016
Meeting with City of Richmond Heritage Commission	February 17, 2016
Community Open House No. 2	March 9, 2016

**Groups present during the Steveston 20/20 Group presentations included: The Steveston Historical Society, Steveston Harbour Authority, Richmond Museum Society, Britannia Heritage Society, Gulf of Georgia Cannery Society, Steveston Japanese Canadian Cultural Society, City of Richmond, Maples Senior Society, Steveston Community Society, Richmond Marine Rescue Society, Richmond Chamber of Commerce, and the Richmond News.*

Through the balance of this report, an outline and description of the formal consultation events, as well as a summary of the feedback or direction, will be provided. The summary will be supported by verbatim comments from comment forms where possible.

3 Stakeholder Consultations

3.1 Individual Community Stakeholder Engagements

There were a number of contacts and groups suggested by City staff, in addition to those already engaged through the Steveston 20/20 Group, that were contacted and made aware of the application/open house. These additional contacts and groups included the Steveston Merchants Association, Tourism Richmond, the Heritage Commission at the City of Richmond, and the Mayor and Councillor's Office at the City of Richmond.

In addition to these engagements, a number of individual meetings were conducted with interested parties, business owners, and other property owners in the Steveston community, and these meetings continue to take place.

3.2 Steveston 20/20 Group Meeting No. 1

Representatives of the Applicant team met with the Steveston 20/20 Group on September 29, 2015. At the meeting, a presentation was made describing the rezoning application proposal, along with a brief dialogue regarding the substance of the application and the process for moving forward through community consultation.

Following the presentation, a question period was held. The presentation materials were sent to the organization following the meeting, and they were distributed to the various stakeholder groups that comprise the Steveston 20/20 Group. These stakeholder groups include: The Steveston Historical Society, Steveston Harbour Authority, Steveston Merchants Association, Richmond Museum Society, Steveston Rotary Club, London Farms Historical Society, Britannia Heritage Society, Gulf of Georgia Cannery Society, Steveston Japanese Canadian Cultural Society, Maples Senior Society, Steveston Community Society, and the Richmond Marine Rescue Society. Members from the Richmond Chamber of Commerce, Richmond News, and the City of Richmond were also present at this meeting.

3.3 Steveston Merchants Association Meeting

Representatives of the Applicant team met with the Steveston Merchants Association (SMA) on February 10, 2016 at Tapenade Bistro. With over 40 members in attendance, a presentation was made by the Applicant's architect, Patrick Cotter of ZGF Cotter, and Kyle Shury, principal of Platform Properties. The presentation described the Applicant's intent and vision for the redevelopment proposal, followed by a description of the building's form and character and its integration into Steveston Village.

Following the presentation, a question period was held. Reception from the SMA was positive, with strong support for the site as the anchor tenant location in the Village. Positive feedback for the project's design and attention to detail was also received.

The SMA sent a letter of support on March 30, 2016, which can be found in Appendix 1.

3.4 Steveston 20/20 Group Meeting No. 2

Representatives of the Applicant team met for a second time with the Steveston 20/20 Group on February 11, 2016. At the meeting, a presentation was made by the Applicant's architect, Patrick Cotter of ZGF Cotter, and Kyle Shury, principal of Platform Properties. The presentation described the Applicant's intent and vision for the redevelopment proposal, followed by a description of the building's form and character and its integration into Steveston Village.

Following the presentation, a question period was held. Reception was positive with comments that the project was an appropriate fit for the Village and fairly represented the historical context of the Village.

3.5 City of Richmond Heritage Commission Meeting

Representatives of the Applicant team met with the Heritage Commission on February 17, 2016. At the meeting, a presentation was made by the Applicant's architect, Patrick Cotter of ZGF Cotter, and Kyle Shury, principal of Platform Properties. The presentation described the Applicant's intent and vision for the redevelopment proposal, followed by a description of the building's form and character and its integration into Steveston Village.

Following the presentation, a question period was held. Topics covered were traffic flow, parking, potential tenants, and the building's form and character. The overall reception was positive, with the attending members voting unanimously in approval of the proposal in principle.

The attending members were Gent Ng, Leo Mol, Raymond Holme, Rocky Lu, and Jesus Hipolito. Councillor Derek Dang was also in attendance.

4 Community Open Houses

4.1 Open House No. 1

4.1.1 Open House No. 1 Description

The first open house was held October 8, 2015 in the atrium of R.A. McMath Secondary School. The Applicant advertised the meeting in the Richmond News for two publications leading up to the open house, and invited Steveston community organizations, interested stakeholders consulted to date and the City of Richmond Mayor and Council. The Applicant also conducted a targeted mail drop advising owners and tenants of surrounding properties of the open house (see Appendix 2 for targeted mail drop notification letter and property map).

The meeting was attended by over 60 community residents and interested individuals. The session began at 6:00 p.m. with an opportunity for participants to view presentation boards (Appendix 3), and to dialogue with representatives of the Applicant team. At 7:00 p.m., the Applicant gave a presentation outlining the preliminary thoughts on land use and density, initial proposed building massing, and introduced the *Comment Form*. After the presentation, participants were invited to continue small group and individual dialogue with representatives of the Applicant team.

Each participant was given a *Comment Form* to provide his or her comments and feedback. 33 comment forms were received, and the verbatim comments are included within Appendix 4.

4.1.2 Open House No. 1 Comments

Following the meeting, the Applicant team reviewed the comments and discussion topics from the meeting. The comments were grouped into the following themes, which were intended to inform future design efforts, technical responses, and policy directions.

General Comments

- Overall, the comments were positive and very supportive of the proposed development concept, process, and approach
- Majority of comments received viewed the development as a positive addition to the Steveston Village
- Several comments came with the caveat that adequate onsite parking needs to be accommodated through the development

Land Use Mix and Density

- There was support for the proposed residential/commercial mixed use, comments indicated that people found the development a good fit for the Village
- The commercial retail land use was well received, with strong support for additional retail space in Steveston Village
- The residential land use was also well received

Commercial/Retail Component

- Very strong support for a grocery store
- Much support from the community for the creation of retail space, and the prospect of local serving retail and service uses within walking distance
- Attendees expressed some interest in the project's parking provisions to ensure adequate parking provision
- Many see this commercial/retail component as a good way to help serve the future needs of the community

Residential Component

- General support from the community for the creation of residential space in the Village, with comments suggesting that additional residents in the Village will help revitalize the area and add year-round vitality

Preliminary Design of the Building Form and Massing

- General support for overall building form and massing
- Courtyard amenity was viewed favourably
- Comments made expressing desire for heritage-style design components to be included in the proposed development

4.2 Open House No. 2

4.2.1 Open House No. 2 Description

The second open house was held March 9, 2016 at the Gulf of Georgia Cannery. The Applicant advertised the meeting in the Richmond News for two publications leading up to the open house, notified the attendees of Open House No. 1, and invited Steveston community organizations, interested stakeholders consulted to date and the City of Richmond Mayor and Council. The Applicant also conducted a targeted mail drop advising owners and tenants of surrounding properties of the open house (see Appendix 5 for targeted mail drop notification letter and property map).

The meeting was attended by over 70 community residents and interested individuals. The session began at 6:00 p.m. with an opportunity for participants to view presentation boards (Appendix 6), and to dialogue with representatives of the Applicant team. At 7:00 p.m., the Applicant gave a presentation outlining the corporate values of Platform Properties, as well as the intent and vision for the redevelopment proposal. The Applicant's Architect described the land use and density, as well as the more detailed building massing, form and character (see Appendix 7 for presentation slides). Lastly, the Applicant spoke to the synergy that an anchor tenant on the proposed site would create for Steveston Village. After the presentation, participants were invited to continue small group and individual dialogue with representatives of the Applicant team.

Each participant was given a *Comment Form* to provide his or her comments and feedback. 29 comment forms have been received to date, and the verbatim comments are included within Appendix 8.

4.2.2 Open House No. 2 Comments

Following the meeting, the Applicant team reviewed the comments and discussion topics from the meeting. The comments were grouped into the following themes, which were intended to confirm the rezoning application and guide the future development permit application.

General Comments

- Overall, the comments were positive and very supportive of the proposed development concept, process, and approach
- Comments viewed the development as a positive addition to the Steveston Village
- Comments acknowledged the economic benefit to the village and a more balanced year-round draw of shoppers
- Comments expressed desire for heritage-style design components to be included in the proposed development

Land Use Mix and Density

- Much support for the “fit” in the Village, noting positive project aesthetics and sensitive implementation in keeping with the Village
- Comments noted the commercial and residential mix was well proportioned
- One comment stated that parking access must have good flow

Commercial/Retail Component

- Very strong support for a grocery store
- Support for the sensitivity of the design to the neighbouring buildings
- One comment expressed a desire for retail units to not exceed 2,000 square feet

Residential Component

- General support from the community for the creation of residential space in the Village, with comments suggesting that additional residents in the Village will help revitalize the area and add year-round vitality
- Support for the residential layout and parking design
- One comment expressed that they would like to see more apartment space

Building Form and Character

- Strong support for overall building form and character
- Graduated building heights from Chatham to Moncton were viewed favourably

- The sloping roof design was viewed favourably
- Two comments expressed a desire for the building design to not look “industrial”

5 Appendices

Appendix 1: Steveston Merchants Association Letter of Support

Appendix 2: Open House No. 1 Targeted Mail-Drop Notification Letter & Property Map

Appendix 3: Open House No. 1 Presentation Boards

Appendix 4: Open House No. 1 Comments

Appendix 5: Open House No. 2 Targeted Mail-Drop Notification Letter & Property Map

Appendix 6: Open House No. 2 Presentation Boards

Appendix 7: Open House No. 2 Presentation Slides

Appendix 8: Open House No. 2 Comments

Appendix 1: Steveston Merchants Association Letter of Support



March 30, 2016

Platform Properties Ltd.
900-1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Attention: Kyle Shury

RE: Letter of Support for Platform Properties' Development Proposal

Dear Mr. Shury,

It is our pleasure to write a letter of support for the rezoning application and development proposal at 3471 Moncton Street (Rod's Building Supplies lands).

The consultation process with Platform Properties has been led with transparency and openness, to which the members of the Steveston Merchants Association (SMA) are greatly appreciative. Thank you for your presentation on February 10, 2016. Over 40 members of the SMA were in attendance and your proposal drew overwhelming support from our members. The presentation was very informative and the question and answer session provided us with a sense of assurance that the proposal was not only in the best interest of the SMA, but the community as a whole.

Regarding the need for an anchor tenant (ie. grocery store) within Steveston Village, the SMA believes that the Platform Properties' anchor location is more appropriate than the proposed location at Imperial Landing. The Platform location will help draw pedestrian and vehicular traffic to the quieter north west corner of the Village, thus creating greater Village synergy and more equitable prosperity among the merchants, from east to west.

In closing, the SMA supports the rezoning application and development proposal presented by Platform Properties. We appreciate the consultative process that Platform has undergone thus far and look forward to the numerous benefits that this development will bring to Steveston Village.

Sincerely,

A handwritten signature in blue ink, which appears to read "Jim Jander". The signature is written over a large, light blue circular stamp or watermark.

Steveston Merchants Association

3811 Moncton Street P.O. Box 31856, Steveston Village, Richmond BC V7E 0B5

Appendix 2: Open House No. 1 Targeted Mail-Drop Notification Letter & Property Map

To Whom It May Concern:

**RE: Moncton Street & 3rd Avenue – Rod’s Building Supplies Lands
Invitation to Community Information Meeting**

Platform Properties is proposing to redevelop the Rod’s Building Supplies lands and is seeking community input at this early stage. Platform is hosting a Community Information Meeting and you are invited to attend to learn more about the proposed future development of the lands and to share your thoughts and feedback.

The particulars of the Community Information Meeting are as follows:

When: Thursday October 8th, 2015

Where: McMath Secondary School (Atrium)
4251 Garry Street,
Richmond, BC

Time: 6:00pm – 8:00pm (presentation at 7:00pm)

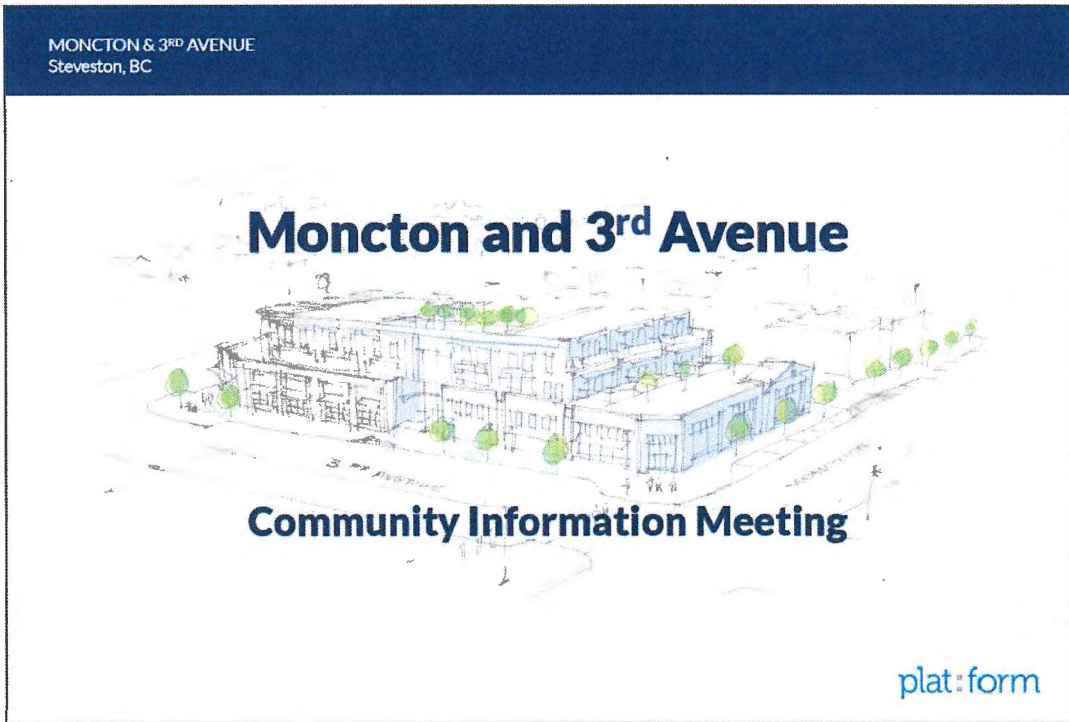
If you are unable to attend, however would like to learn more, please contact Andrew Sinclair of Platform Properties at 604-563-5000, ext. 5.

Subject Property – Moncton Street & 3rd Avenue, Richmond, BC





Appendix 3: Open House No. 1 Presentation Boards



Welcome to the Moncton and 3rd Avenue Community Information Meeting

Please sign in and take a comment package

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Purpose

- The purpose of this meeting is to invite the community to learn about the proposed redevelopment of the Rod's Building Supplies site at Moncton Street and 3rd Avenue.
- The meeting is also an opportunity for the community to begin sharing thoughts and ideas on the proposed redevelopment.
- This is an introductory meeting, and there will be future opportunities for public engagement as the process moves forward and the application evolves.
- The information and drawings being presented on the redevelopment at this meeting are preliminary and are for discussion purposes only.

Format

- 6:00 – 7:00 Open House Format
- 7:00 – 7:20 Presentation by Platform Properties
- 7:20 – 8:00 Open House Resumes and Comment Forms Completed

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It starts with our name – the word “plat” means a plot of land, and “form” stands for the innovative manner in which we shape it.

Plat:form also represents a meeting place for creative minds and the coming together of a team.

We create value in real estate by building relationships through commitment, trust, and our hands-on approach to finding solutions that benefit those we work with. We live our values daily and use them to guide our work, make decisions, and create opportunities.

These are our five core values:

- 1. People Matter:** We believe the success of our company is dependent on the relationships we create among our team, our partners, our customers, and the people and communities with which we engage.
- 2. Never Give Up:** We remain committed to our projects, through their inevitable ups and downs, and are always seeking solutions as to how to best move forward.
- 3. Trusted Developer:** Our reputation is critical to our success and we strive to build trust through our honest, collaborative, and experienced approach.
- 4. Connected to Our Success:** We maintain a hands-on approach through all phases of our projects, and although it generates additional workloads we still believe this delivers the best possible end result.
- 5. Win-Win Philosophy:** In a culture of respect, we work to find and execute the best possible solutions for all involved, with the underlying belief that the most successful projects are the ones where everyone benefits.

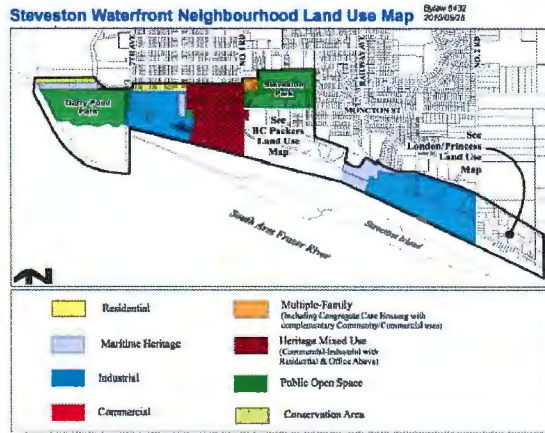
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- The property is bordered by Moncton Street, the lane between 2nd and 3rd Avenues, Chatham Street, and 3rd Avenue. The property comprises an entire city block.
- The property consists of 6 separate lots amounting to 4,600 square metres (49,500 square feet).
- The property was initially used for residential and commercial. Since the 1950's, Rod's Building Supplies has grown over the site, and currently occupies the whole property.



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- The City of Richmond Official Community Plan – Steveston Area Plan designates the property for Heritage Mixed Use (Commercial-Industrial with Residential & Office above).
- The property is in the Steveston Village Core Area, which is also a designated Heritage Conservation Area in the City's Official Community Plan – Steveston Area Plan. This Heritage Conservation Area establishes heritage policies, incentives, and permit requirements for new developments and/or modification of land or buildings in the Steveston Village Heritage Conservation Area.
- The preliminary concept has been developed to be consistent with existing Official Community Plan – Steveston Area Plan land use policies pertaining to building height, massing, density, uses, heritage guidelines, and overall building form and character.



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- The property is currently zoned Steveston Commercial (CS-2) on the southern portion and (CS-3) on the portion fronting Chatham.
- These zones permit a range of commercial, retail, service, education, industrial, and residential uses.
- The CS-2 zone limits building heights to 9 metres, while the CS-3 zones permit buildings up to 12 metres.
- The current zoning contemplates residential and commercial mixed-use buildings.



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The proposed redevelopment of the lands at Moncton and 3rd Avenue will bring additional life and activity to the core of Steveston Village. Ideally anchored by a grocery store, with companion smaller retail stores, it will serve local residents and visitors. The retail development at the street level will also enhance the year-round commercial success and vitality of the Village and complement neighbouring businesses.

The addition of residential development in the heart of Steveston will further efforts to create a Village that prospers year-round and will provide a unique opportunity to reside in the heart of historic Steveston.

The proposed redevelopment will not only reflect Steveston's heritage as a sea-side fishing Village, but also its present and future as an important neighbourhood and tourist destination.

The proposed building will be distinctly Steveston, and it will help frame future development in the area.

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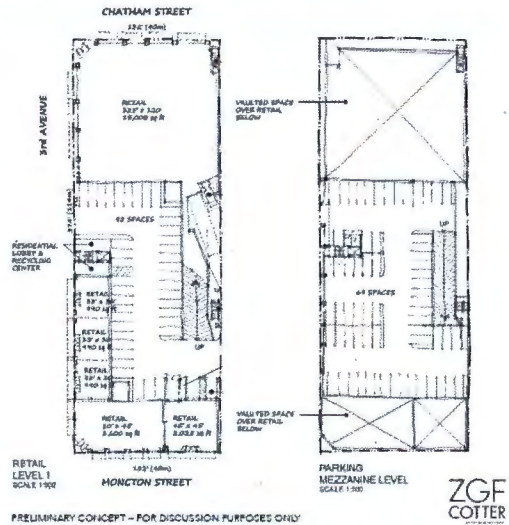
- The proposed redevelopment will comprise a mixed-use building with retail and commercial uses at the street level, with two storeys of residential above.
- Possible commercial uses include a grocery store, along with other small retailers.
- The residential will be apartment or townhome style units, located on the second and third storeys.



PRELIMINARY CONCEPT - FOR DISCUSSION PURPOSES ONLY

ZGF
COTTER
ARCHITECTS
platington
plat:form

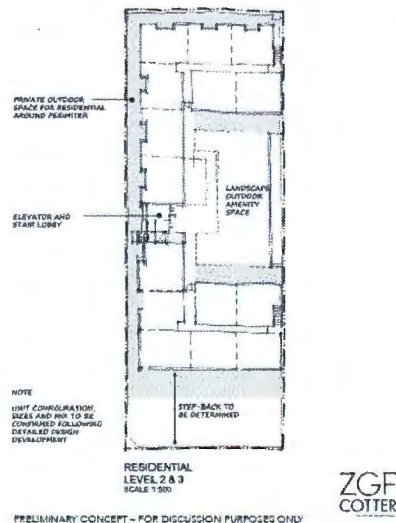
- The ground floor of the proposed building would consist of commercial retail units, ideally anchored by a larger unit such as a grocery store.
- Smaller commercial units would front Moncton Street and 3rd Avenue to support a pedestrian-oriented streetscape.
- In total, the proposal would accommodate approximately 20,000 – 25,000 square feet of new commercial development.
- The required parking will be provided for on-site, with approximately 100+ stalls on the ground and mezzanine level.



PRELIMINARY CONCEPT – FOR DISCUSSION PURPOSES ONLY

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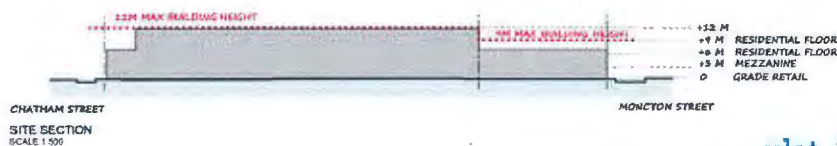
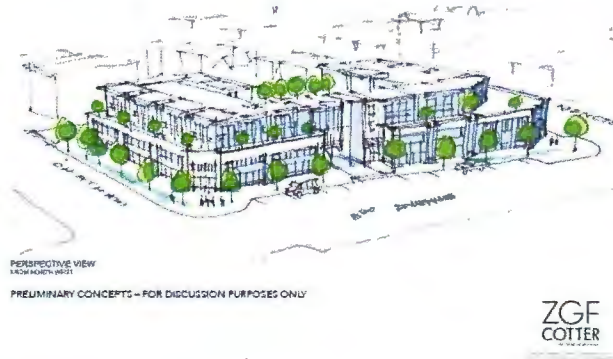
- The second and third storeys would consist of approximately 30-35 residential homes.
- The homes would frame a central courtyard area providing a common amenity for the residents.



PRELIMINARY CONCEPT – FOR DISCUSSION PURPOSES ONLY

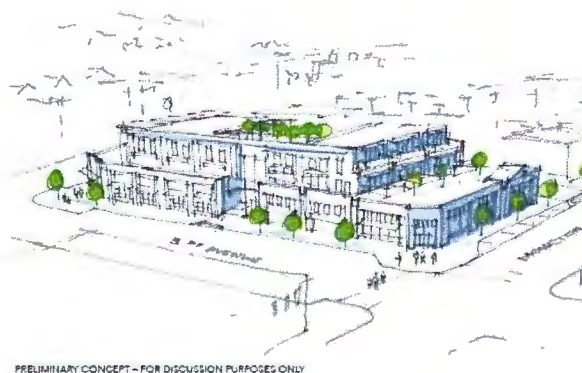
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- The building form will step back from Moncton Street to articulate a pedestrian scale that reflects historic buildings on Moncton Street.
- The intent is to work within the prescribed height limits under the Steveston Area Plan.
- Building materials and architectural elements will be of high quality and will reflect the neighbourhood's history while also evolving the architecture and character of the area.



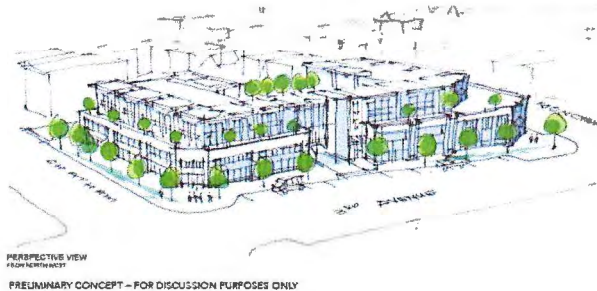
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- The proposed redevelopment will further the OCP's objective of promoting year-round village vitality.
- It will add new retail and service options for residents and visitors.
- The new residential development will add to the neighbourhood fabric and contribute new residents that will support the commercial village and enhance the vibrancy of the area.
- The proposed redevelopment will respect the overall heritage character of Steveston Village.



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- A rezoning application has been submitted to the City.
- Community and stakeholder group consultation underway.
- Additional and more detailed design development.
- Collaboration with the City and stakeholder groups on the proposed redevelopment.
- Refine the design and proposal in response to feedback received.
- Consideration of the rezoning application and development proposal by Council through the normal process, which will require a Public Hearing.
- Additional community and stakeholder group consultation.



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Appendix 4: Open House No. 1 Comments

**NOTE: Comments have been inputted "as written", any typographical errors are intentional*

1. What are your general thoughts on the proposed land-use mix?

- A mix is perfect for Steveston.
- I am excited about this project. It would be beneficial to see a grocery store.
- Well thought out
- Very pleased to see that area modernized & used to it's full potential. I am happy to hear that parking spots will be provided as parking is a source of concern for many residents.
- it's typical - not outstanding
- Positive - would be a great addition to the village and vastly improve this block. It's exactly the type of development this area needs and will help to join the retail and office businesses on Chatham to the main street on Moncton.
- Like the idea of Grocery store / retail / residential combination.
- I think Steveston needs some new retail space and nice residential locations to go with the quaint village
- Looks good on preliminary plans.
- Looks good!
- It has been well thought out
- I like it. Great improvement to that corner.
- Excellent use of the Lands
- Good use of property. I like the draw of more retail towards 3rd. Would like to see some green elements / public art aspect to the building
- Fits with what is elsewhere in Village eg on Chatham + with many sites in City of Vancouver. Makes economic + liveability sense.
- Great idea, like the mix.
- Generally positive - the massing is such that it fits into the Moncton streetscape. If Rod's is going to leave Steveston, I think that this concept is a good fit.
- They're in keeping with much of Steveston. While very early in the process it seem workable - and respectful of the Heritage area. Please ensure the streetscape is "broken" to give the impression of a collection of smaller stores rather than one long "wall of glass" (i.e. keep the village feel)
- A grocery (a decent!) store is what Steveston people ask for.

- Like it. Make sure parking is included, not all parking on roads.
- Looking forward to seeing that corner get a face lift & mixed use is the most suitable
- Fits the area
- I like the idea of it.
- We need more mixed use like this as it provides vitality and new ideas for residents + shoppers alike.
- I am not opposed to this plan. I think it is a good use of grade level & above retail space.
- 100% in favour. Steveston needs a good grocery store.
- Good - retail + residential
- I like it, needed for the village
- Good choice
- Excellent, good use for area
- Good
- Mixed commercial + residential is the way to go. More public support for multi use land use
- I agree strongly that a new grocery store is needed in the neighbourhood

a) Please comment on the commercial/retail component.

- This will provide exposure to new stores. A grocery store is a much needed addition to the village.
- I am happy that so much parking will be provided for residence and shoppers.
- Grocery store would be well received
- Very excited about a new grocery store!
- Make sure you offer the grocer enough space to make it viable - We really need a good grocery store.
- Would be very pleased if anchor tenant would be a full grocery / supermarket, as this is a service greatly lacking in the area. How hard would it be to get Trader Joes to move into that space. That would be AMAZING.
- PLEASE try and have a grocery store. Same concern about filling space when so much retail is empty in Steveston at the moment.
- like it
- Is there enough parking for retail? Grocery store an excellent idea to keep Steveston a year-round destination - but there must be easy access + sufficient parking.

- Great setup.
- Excellent - grocery store great bonus
- Good balance. Hope Urban Fare or similar come to town.
- Looks like a great design. Urban Fare "anchor" please!
- Good to see grocery element. Would like to see Nesters or small format grocery with better selection than current (Super Grocer)
- ? Ability to attract another grocer with Supergrocer in Steveston + another planned for Steveston #1 Rd redevelopment
- Nice balance - not sure if the grocery store could be split up into other commercial uses if another grocery store gets up + going before?
- The grocery store is much-needed. I would love to see a Choices or Nester's. Choices is a good fit - small, locally-owned + a good community supporter
- How big will the grocery store be? Adequate parking must be ensured. (Steveston residents are very 'possessive' of have enough parking.) This isn't downtown Vancouver + we don't want to be! Is it possible to create a small plaza or gathering space for people to chat, have coffee, read, etc? - with benches or all-weather tables.
- How many more retailers Steveston needs is probably questionable.
- Really need the grocery store. 30-35 units is a good number. Do not want to see more empty building. How about a hardware store?
- Food store is much needed
- We need a grocery store!
- It's a very good use of space.
- Would love to see a grocery store!
- Non-marine related please!
- great mix for the neighbourhood.
- grocery + retail + services would be great
- would love to see a high end grocery store
- good idea. Needs a balanced approach
- Very good for Steveston + the future needs of community
- Good
- A grocery store would be a great asset to the Village + maybe a specialty wine store like Sip Wine @ Ironwood. Longer hours + new businesses are always welcome.
- It is time to replace the lumber yard with grocery store. As long as there is sufficient parking

b) Please comment on the residential component.

- People will have to live in the village. Growth is natural and welcomed.
- OK
- I think more residents in the core of the village will revitalize the area & add more interest, another layer of what it means to live in Steveston (more residents = more life, more variety!)
- I would love it if a portion of the residential units were kept as family and low income rental units, to enable a vibrant and welcoming / inclusive residential opportunity.
- Wondering about overall height compared to other Steveston buildings
- I think it is necessary because of the increase in population + retirees
- Maintain residential component! It keeps Steveston alive in winter when visitors are few. Strongly suggest balconies for residential component.
- It sounds nice with parking.
- Looks good. Not sure if I would want to live across from the pub.
- Reasonable # of residential units.
- Would want to see building limited to 4 storeys with green roof elements.
- Like the fact it suggest a set back + sidewalk areas look wider which is ideal for amount of foot traffic in Steveston.
- How many units of the 30-35 will be rentable? Will you be able to cap it?
- A mix of 2-level townhouses + 1 level apartments would be great. I think a lot of Steveston residents are looking for a 2-BR, 1200-1400 sq. ft. unit on one level where they can downsize from their current SF home.
- Hard to say right now. Type of units? (# of bedrooms) There is certainly a demand in Steveston for condos so that's fine - go for it.
- Sounds good, need lots of greenery. I believe we need to start adding trees to the Steveston landscape.
- The more the better, Steveston is a much loved area that too few people get to call home
- These homes will be great. Views of the harbour!
- Can be creative use of the residential
- A good idea. We need some options for those older folks down-sizing and the young who may be first time home buyers.
- Am in favour of a good mix of housing style above the retail
- no strong feelings either way

- more small apartments
- no real strong feelings on this, as long as it fits the village feel
- Attractive but don't feel strongly
- Residential component supports the merchants of Steveston
- Needed.
- 30-35 in village residents would add a new vibe to the Village with people engaged more in the village being in the heart of the community.
- More people in the core of the village will improve the sustainability of the local economy.

2. *What are your thoughts on the preliminary design of the building form and massing?*

- I like it. Courtyard is a nice touch and provides outdoor space.
- I am pleased about the heritage look that the building will have.
- OK
- It looks lovely. The tiering make it less imposing & more "historical"
- Don't like the rooftop living area. Would rather you have a 2 storey front - no set back to upper floors - do away with third floor entirely. This would be far more reflective of the buildings that historically faced Moncton St.
- Looks good. Will really fit well in the block & won't be too large or imposing. LOVE the addition of two levels of parking that is hidden in the project + away from the street.
- Looks good - hope to have same "heritage" style components.
- looks good + in keeping w/ Steveston
- Looks good so far
- I like it. It will blend nicely in Steveston. Not to tall.
- No concerns.
- Not enough detail provided at this time.
- Like it.
- Generally good; like the fact that most of the circulation is from the lane. Wouldn't be bad if the 3rd Avenue parking lot access was deleted, and all vehicles access was from the lane.
- O.K. - just be sure to reflect the heritage nature + guidelines of the Steveston Heritage area.

- Keep development inline with the heritage look of Steveston, really important
- It looks nice, improving the whole span of 3rd Avenue
- I think 4 storey building off Chatham would be best.
- very positive.
- Looks modern and efficient
- I like the landscaped area amenity space.
- looks good.
- thoughtful and well planned
- Seems ok, will probably go through some changes
- Okay
- Okay
- Looks fine. Include new environmental codes.
- I like the proposed building, courtyard is great in the roof top - and there be units w/ roof top area like the building on Chatham + No 1 Road
- No thoughts.

3. *What are your overall thoughts on the proposed redevelopment?*

- For it. Nice job so far.
- I think this building will fit the overall look and feel of the village. I like the use of all the greenery and the idea of a courtyard.
- OK, nothing controversial
- Overall I am excited to see this happening in Steveston.
- Looks good, can't wait to hear more, especially as design is developed further. Hope that the materials/finishes can really fit into the fishing village theme and look. I like independent, location heritage focussed design (not like generic strip mall). Also I hope there area a LOT more street trees than the village currently has.
- Great - exciting for Steveston.
- Plans look well laid out
- Would be welcomed to encourage year-round use of Steveston + more use of western end of town.
- Great.
- I like the design - not too tall

- Looks like it will blend in well with the village.
- Like parking on site + set-back + courtyard area for residents of units.
- General good land use - nice to have mix of res/commercial
- Generally positive - increasing the commercial space in Steveston and creating more 'critical mass' is a good thing. Steveston is still too quiet on weeknights off-season
- Workable. If you can enhance the Village atmosphere + feel of Steveston - that's good!
- I like it, but hope when complete "we" (company) are looking back and can say "We delivered" and kept our promise. Add an acknowledgement in design or name with a nod to Rod's Lumber.
- Good idea!
- This (*referring to Rod's Lumber*) is currently an eyesore for Steveston Village. The development will be great!
- It's a great concept
- This is good for the Steveston community.
- I am in favour
- 100% in favour. The grocery/retail will fill a gap in the current market mix
- great idea for Steveston
- I love it
- Great idea, still needs a hardware store/marine supplies
- Supportive of development
- Good (illegible)
- Very positive
- I think it is a good idea

4. *Please provide any other comments in the space below.*

- Only concern is increased traffic on Chatham, which has low visibility entering in and out of the alley area, with buses on Chatham. It's already challenging to enter + exit on to Chatham, perhaps a traffic study would be required with possible new intersection traffic controls on 3rd Avenue at Chatham.
- Are parking spaces for both retail and residential properties? Is there enough if a supermarket is included?
- We need some new development. A grocery store would be great :)
- Hope it is approved.

- All looks great!
- Units strata? Workable for 30-35 units? Low vacancy in retail in Steveston to date?
- Despite my preference for a more modern feel (the original exterior for the G&F site was fabulous), I suspect that the "heritage look" will prevail. Use good quality materials + trims and it will look fine. Please find a way to commemorate Rod's Bldg Supply as the previous use.
- While this isn't a project the size of the one Onni built be sure you learn from their mistakes. They've written a book on how to get a community + council angry at them. Turn that around + you'll be fine.
- Keep the process open and be open minded to the people's concerns. A plaque of the history of the piece of land, so all can be aware of the history.
- This will be a needed boost to the north/west corner of the Village. The Chatham location for the food store will keep traffic out of the core/waterfront.
- I support it
- The sooner the better.
- All good :)

Appendix 5: Open House No. 2 Targeted Mail Drop Notification Letter & Property Map

To Whom It May Concern:

**RE: Moncton Street & 3rd Avenue – Rod’s Building Supplies Lands
Invitation to Community Information Meeting**

Platform Properties is proposing to redevelop the Rod’s Building Supplies lands and is again seeking community input. Platform is hosting a second Community Information Meeting and you are invited to attend to learn more about the proposed rezoning application and share your thoughts and feedback.

The particulars of the Community Information Meeting are as follows:

When: Wednesday March 9th, 2016

Where: Gulf of Georgia Cannery (East Wing)
12138 Fourth Avenue
Richmond, BC

Time: 6:00pm – 8:00pm (presentation at 7:00pm)

If you are unable to attend, however would like to learn more, please contact Andrew Sinclair of Platform Properties at 604-563-5000, ext. 5.

Subject Property – Moncton Street & 3rd Avenue, Richmond, BC





Appendix 6: Open House No. 2 Presentation Boards

MONCTON & 3RD AVENUE
Steveston, BC

Moncton and 3rd Avenue



VIEW AT CHATHAM & 3RD AVE.

Community Information Meeting

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Welcome to the Moncton and 3rd Avenue Community Information Meeting

Please sign in and take a comment package

plat:form

Purpose

- The purpose of this meeting is to invite the community to learn more about the proposed redevelopment of the Rod's Building Supplies property at Moncton Street and 3rd Avenue.
- The meeting is also an opportunity for the community to further share their thoughts and ideas on the proposed redevelopment. Building form and character will be emphasized during the presentation.
- This is the second Community Information Meeting, and there will be further opportunities for public engagement through the process.
- The information and drawings being presented are the result of a comprehensive consultation program.
- The current proposal is being reviewed by City of Richmond staff and may be revised as a result of this review.

Format

- 6:00 – 7:00 Open House Format
- 7:00 – 7:20 Presentation by Platform and Architect Patrick Cotter
- 7:20 – 8:00 Open House Resumes and Comment Forms Completed

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It starts with our name – the word “plat” means a plot of land, and “form” stands for the innovative manner in which we shape it.

Plat:form also represents a meeting place for creative minds and the coming together of a team.

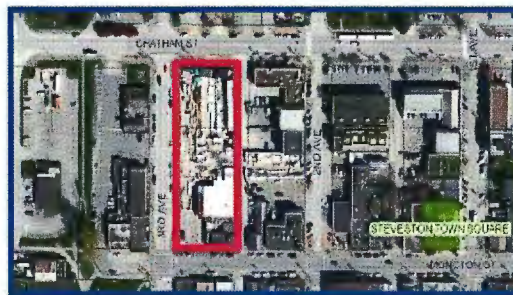
We create value in real estate by building relationships through commitment, trust, and our hands-on approach to finding solutions that benefit those we work with. We live our values daily and use them to guide our work, make decisions, and create opportunities.

These are our five core values:

- 1. People Matter:** We believe the success of our company is dependent on the relationships we create among our team, our partners, our customers, and the people and communities with which we engage.
- 2. Never Give Up:** We remain committed to our projects, through their inevitable ups and downs, and are always seeking solutions as to how to best move forward.
- 3. Trusted Developer:** Our reputation is critical to our success and we strive to build trust through our honest, collaborative, and experienced approach.
- 4. Connected to Our Success:** We maintain a hands-on approach through all phases of our projects, and although it generates additional workloads we still believe this delivers the best possible end result.
- 5. Win-Win Philosophy:** In a culture of respect, we work to find and execute the best possible solutions for all involved, with the underlying belief that the most successful projects are the ones where everyone benefits.

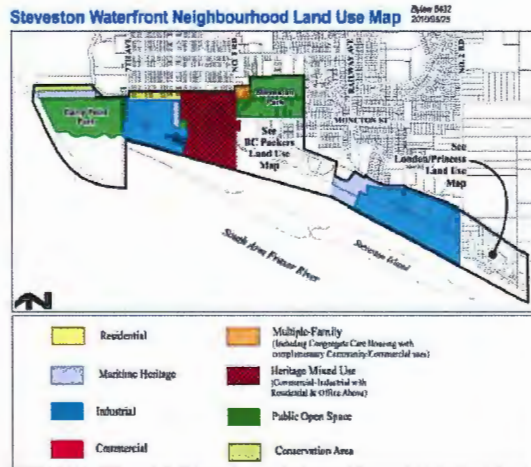
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- The property is bordered by Moncton Street, the lane between 2nd and 3rd Avenues, Chatham Street, and 3rd Avenue. The property comprises an entire city block.
- The property consists of 6 separate lots amounting to 4,600 square metres (49,500 square feet).
- The property was initially used for residential and commercial. Since the 1950's, Rod's Building Supplies has grown over the site, and currently occupies the whole property.



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- The City of Richmond Official Community Plan – Steveston Area Plan designates the property for Heritage Mixed Use (Commercial-Industrial with Residential & Office above).
- The property is in the Steveston Village Core Area, which is also a designated Heritage Conservation Area in the City's Official Community Plan – Steveston Area Plan. This Heritage Conservation Area establishes heritage policies and permit requirements for new developments and/or modification of land or buildings in the Steveston Village Heritage Conservation Area.
- The proposed redevelopment has been developed to be consistent with existing Official Community Plan – Steveston Area Plan land use policies pertaining to building height, massing, density, uses, heritage guidelines, and overall building form and character.



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- The property is currently zoned Steveston Commercial (CS-2) on the southern portion and (CS-3) on the portion fronting Chatham.
- These zones permit a range of commercial, retail, service, education, industrial, and residential uses.
- The CS-2 zone limits building heights to 9 metres, while the CS-3 zone permits buildings up to 12 metres.
- The current zoning contemplates residential and commercial mixed-use buildings.



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The proposed redevelopment of the lands at Moncton and 3rd Avenue will bring additional life and activity to the core of Steveston Village. Ideally anchored by a grocery store, with companion smaller retail stores, it will serve local residents and visitors. The retail development at the street level will also enhance the year-round commercial success and vitality of the Village and complement neighbouring businesses.

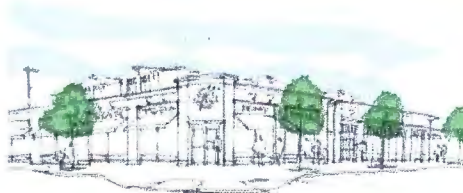
The addition of residential development in the heart of Steveston will further efforts to create a Village that prospers year-round and will provide a unique opportunity to reside in the heart of historic Steveston.

The proposed redevelopment will not only reflect Steveston's heritage as a maritime fishing Village, but also its present and future as an important neighbourhood and tourist destination.

The proposed building will be distinctly Steveston, and it will help frame future development in the area.

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- The proposed redevelopment will comprise a mixed-use building with retail/commercial uses at the street level, and two storeys of residential above.
- Possible commercial uses include a grocery store, along with other small retailers.
- The residential will be a mix of apartment and townhome style homes, located on the second and third storeys.



VIEW AT MONCTON & 3RD AVE.



VIEW AT CHATHAM & 3RD AVE.

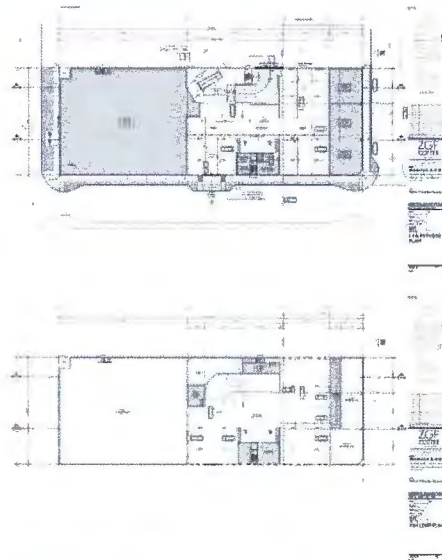
PRELIMINARY CONCEPT - FOR DISCUSSION PURPOSES ONLY



MID-BLOCK VIEW ALONG 3RD AVE.

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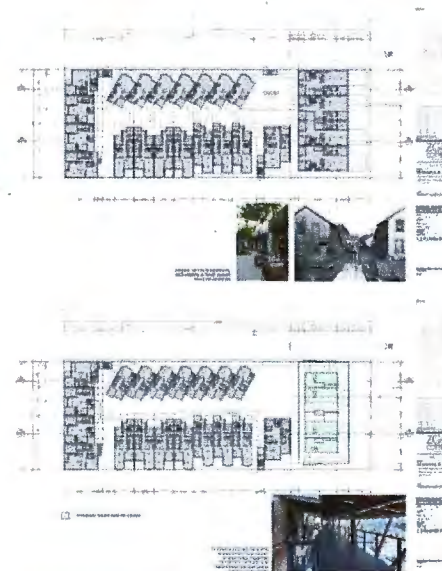
- The ground floor of the proposed building will consist of commercial retail units, ideally anchored by a larger user fronting Chatham Street, such as a grocery store.
- Smaller commercial units will front Moncton Street to support a pedestrian-oriented streetscape.
- In total, the proposal will accommodate approximately 25,000 square feet of new commercial development.
- The required parking will be provided for on-site, with approximately 100+ stalls on the ground and mezzanine levels.
- Access for the residential parking is proposed from the lane, while access for the commercial parking is proposed from the lane and 3rd Avenue.
- The City is currently reviewing the proposed parking access and circulation configuration, which may be revised as a result of this review.



PRELIMINARY CONCEPT - FOR DISCUSSION PURPOSES ONLY

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OF ARCHITECTURE

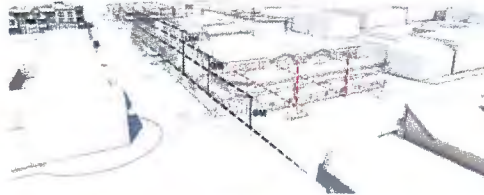
- The second and third storeys will comprise a mix of single-storey apartments and two-storey townhomes, approximately 35 homes in total.
- The homes will frame a central courtyard area providing a common amenity for the residents.



PRELIMINARY CONCEPT - FOR DISCUSSION PURPOSES ONLY

ZGF
COTTER plat:form
OF ARCHITECTURE

- The building form will step back from Moncton Street to articulate a pedestrian scale that reflects historic buildings on Moncton Street.
- The intent is to work within the prescribed height limits under the Steveston Area Plan, however a small variance may be requested in order to maintain the proposed form and character of the building.
- Building materials and architectural elements will be of high quality and will reflect the neighbourhood's history while also evolving the architecture and character of the area.



VIEW AT MONCTON AND 3RD AVE.

PRELIMINARY CONCEPTS - FOR DISCUSSION PURPOSES ONLY

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COTTER plat:form
ARCHITECTS

- The proposed redevelopment will further the OCP's objective of promoting year-round village vitality.
- It will add new retail and service options for residents and visitors.
- The new residential will add to the neighbourhood fabric and contribute new residents in support of the commercial village, enhancing the overall vibrancy of the area.
- The proposed redevelopment will respect and contribute to the overall heritage character of Steveston Village.



BIRD'S EYE VIEW AT MONCTON & 3RD AVE.

PRELIMINARY CONCEPT - FOR DISCUSSION PURPOSES ONLY

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COTTER plat:form
ARCHITECTS

- A rezoning application was submitted in September 2015, which is currently under review by the City.
- Community consultation to date has resulted in a positive response to the proposed redevelopment.
- Collaboration with the community and the City will continue.
- Consideration of the rezoning application by Council through the normal process, which will require a Public Hearing.



VIEW AT CHATHAM & 3RD AVE.

PRELIMINARY CONCEPT - FOR DISCUSSION PURPOSES ONLY

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ARCHITECTS

Appendix 7: Open House No. 2 Presentation Slides

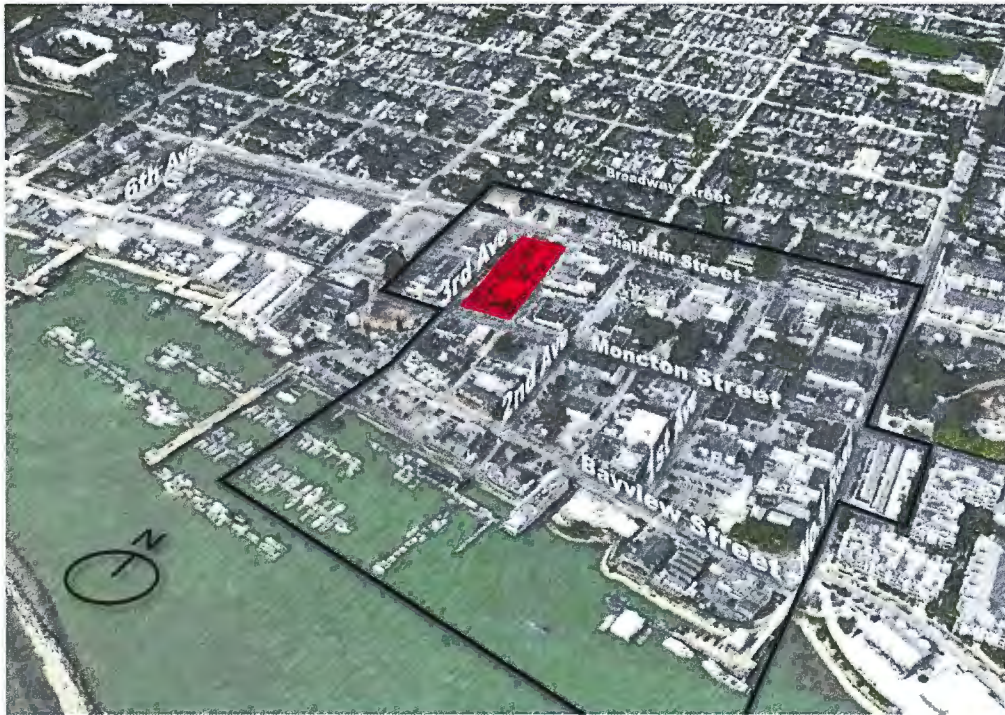




MONCTON & 3RD AVENUE

MIXED USE RETAIL & RESIDENTIAL
RICHMOND, BC CANADA

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Architects Planners Ltd.

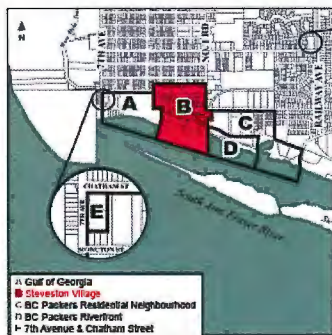


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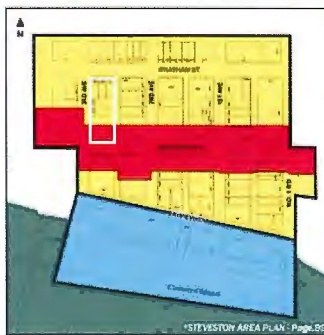


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STEVESTON NEIGHBOURHOODS
THE SITE OCCUPIES THE 'STEVESTON VILLAGE' NEIGHBOURHOOD WITHIN THE STEVESTON AREA PLAN.



STEVESTON VILLAGE MASSING
THE SITE FITS UNDER TWO HEIGHT DESIGNATIONS.
12m / 3 STOREY
8m / 2 STOREY



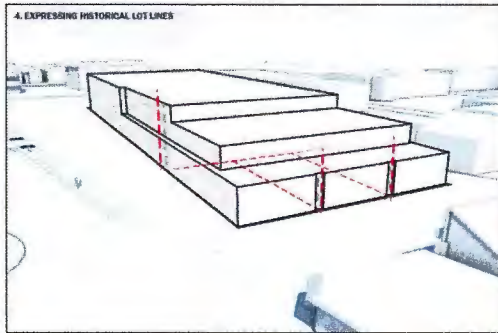
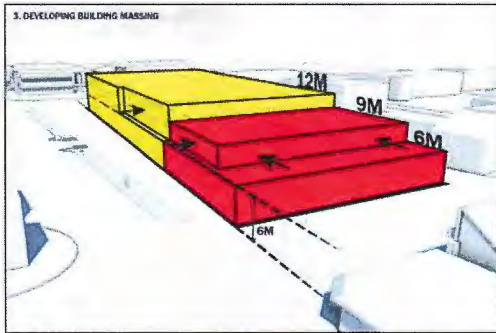
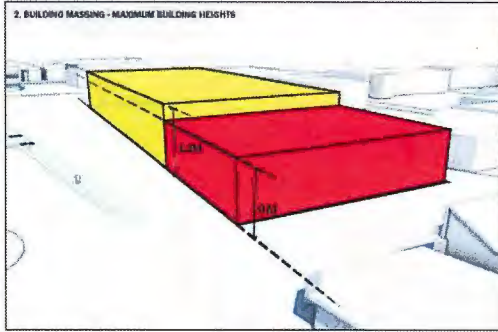
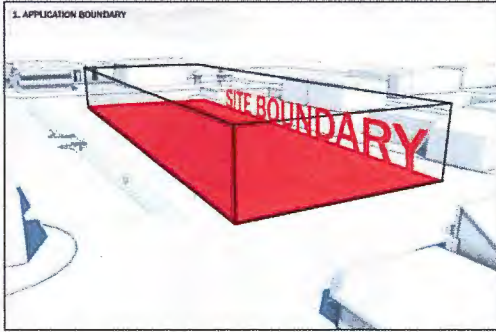
STEVESTON VILLAGE HISTORIC LOT LINES
THERE ARE THREE HISTORIC LOTS ON THE SITE. ALL FRONTING BRINGTON ST. THE DRIVING LOT LINES NEED TO BE DEPICTED AND EXPRESSED THROUGH THE BUILDINGS FACADE DESIGN.



STEVESTON VILLAGE HERITAGE BUILDING INVENTORY
THE SITE HAS NO IDENTIFIED HERITAGE BUILDINGS

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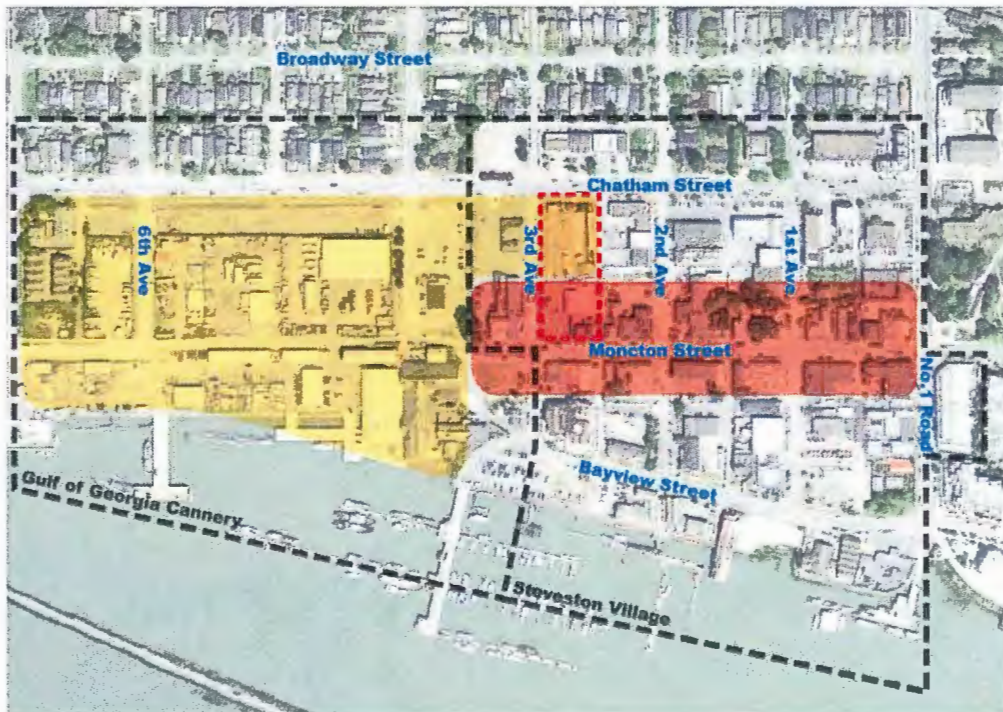
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1. MICHIGAN STREET AT THIRD AVENUE WITH 2 AND 3 STOREY WOOD BUILDINGS, ALL WITH FALSE FRONT BUILDING FACADES. SIDEWALKS AND STREETS ARE FINISHED WITH TIMBER BOARD. SUBJECT SITE OUTLINED IN BLUE



4. RESIDENTIAL ARCHITECTURE WITH 3 BAYED BAY WINDOWS THAT ARE EXTRUDED THROUGH TWO STOREYS (OUTLINED IN BLUE).



2. GULF OF GEORGIA CANNERY
LARGER BUILDINGS ARE PART OF THE MARITIME INDUSTRIAL HISTORY OF STEVESTON. SIMPLE MASSING, LARGE SHED ROOFS, WITH TIMBER FRAME STRUCTURES.



5. METAL STOREFRONTS IN A NEEDLE USE BUILDING WITH A CORNER ENTRY.



3. HOUSING WITH EXTERNAL WALKWAYS



6. LARGER BUILDINGS WITH APPLIED BALCONY STRUCTURE AND DETAILS. HORIZONTAL WOOD SIDING AS PRIMARY FINISH MATERIAL.

CHARACTER STUDIES:



- ROOF FORM TO EVOKE LARGER CANNERY BUILDINGS
- METAL STANDING SEAM ROOF
- VERTICAL METAL OR SHIP LAP SIDING
- EXPOSED HEAVY TIMBER POSTS AND BEAMS
- RHYTHM OF STOREFRONT OPENINGS IN FACADE
- BLACK AWNINGS
- HORIZONTAL SIDING ON PLASTER WITH CONCRETE BASES

CHATHAM AND THIRD AVENUE

MASSING DESIGNED TO EVOKE MARITIME INDUSTRIAL HISTORY



PRECEDENT IMAGES

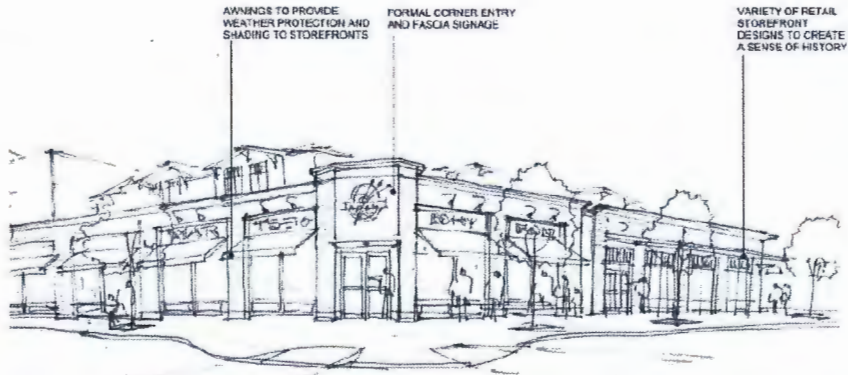
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CHARACTER STUDIES:



MONCTON AND THIRD AVENUE

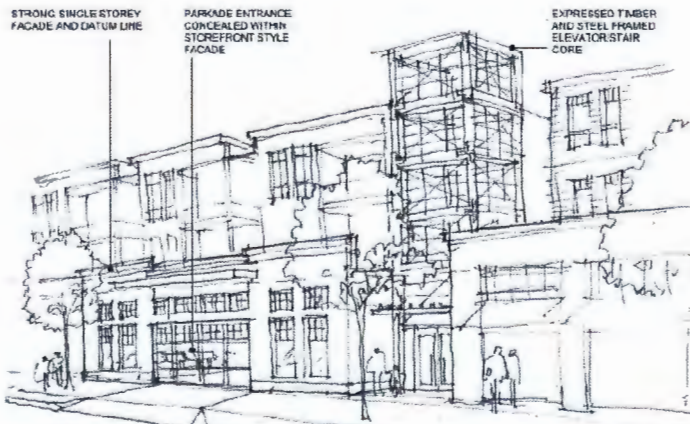


PRECEDENT IMAGES

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CHARACTER STUDIES:



THIRD AVENUE, MID BLOCK



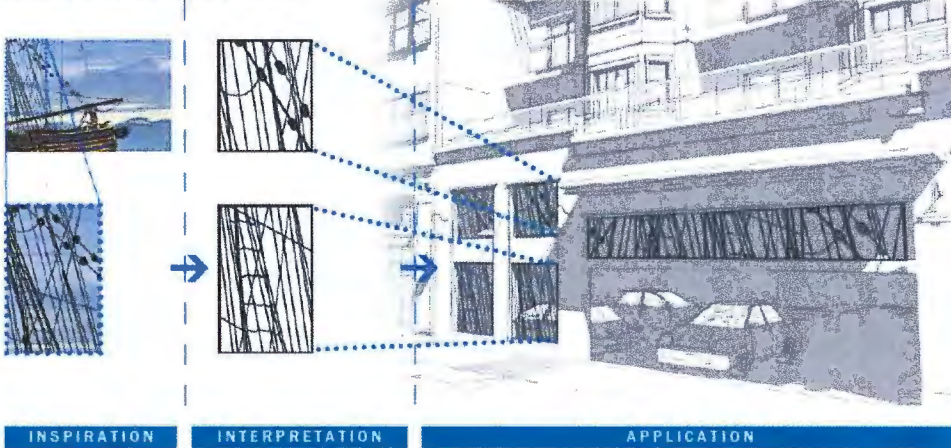
PRECEDENT IMAGES

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ORNAMENTAL METAL SCREENS AT PARKING BUILDING FRONTAGE

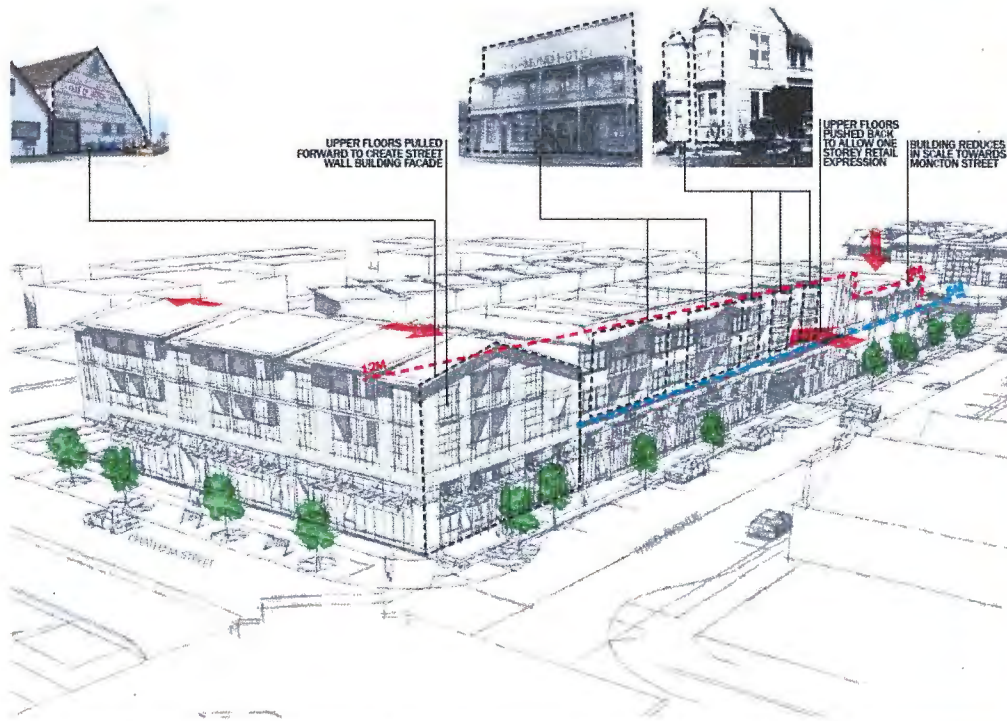
The design intention is that the parking grates are considered as artwork. They are envisioned as iron grates with a design that reflects Steveston Village in an abstract way. The diagrammed process below uses a distinct image of Steveston's maritime heritage as its inspiration; it then identifies and interprets a representative texture from the prevalent historical imagery; the texture/pattern is then applied as open metal security screening covering the punched window openings to the parking structure.



INSPIRATION

INTERPRETATION

APPLICATION



UPPER FLOORS PULLED FORWARD TO CREATE STREET WALL BUILDING FACADE

UPPER FLOORS PUSHED BACK TO ALLOW ONE STOREY RETAIL EXPRESSION

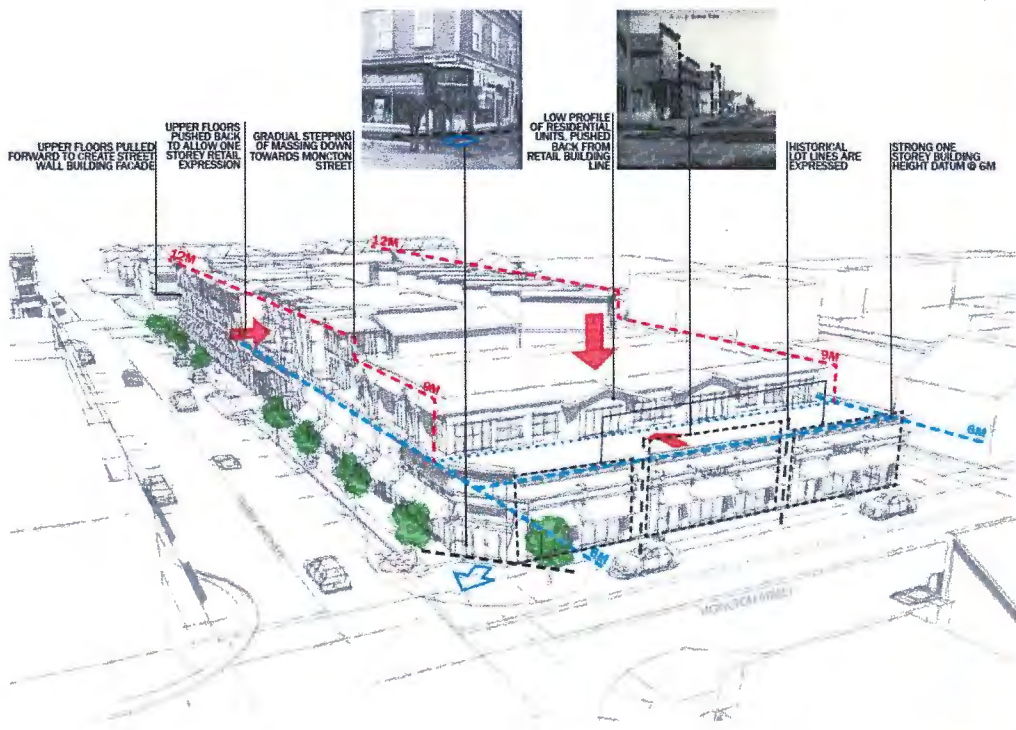
BUILDING REDUCES IN SCALE TOWARDS MONCTON STREET

plat:form
ZGF
COTTER

SCALE:
TITLE:
NO:

plat:form
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SCALE:
TITLE:
NO:



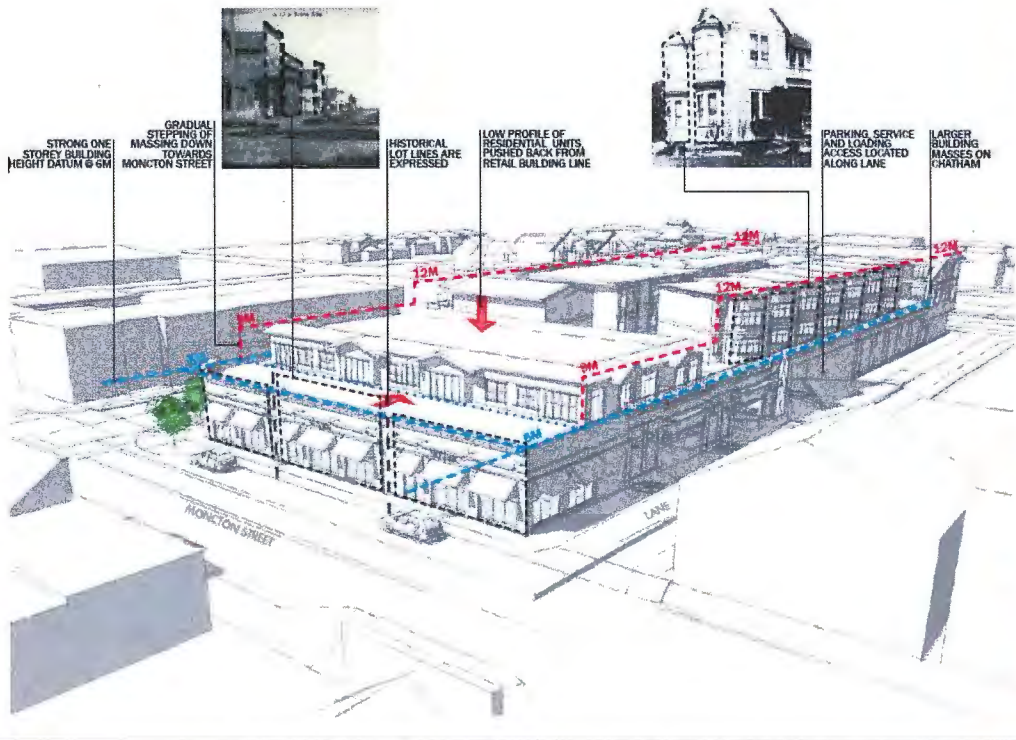
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SCALE:

TITLE:
2nd Floor
Massing
Site Specific
1:100 (1" = 10')

NO:



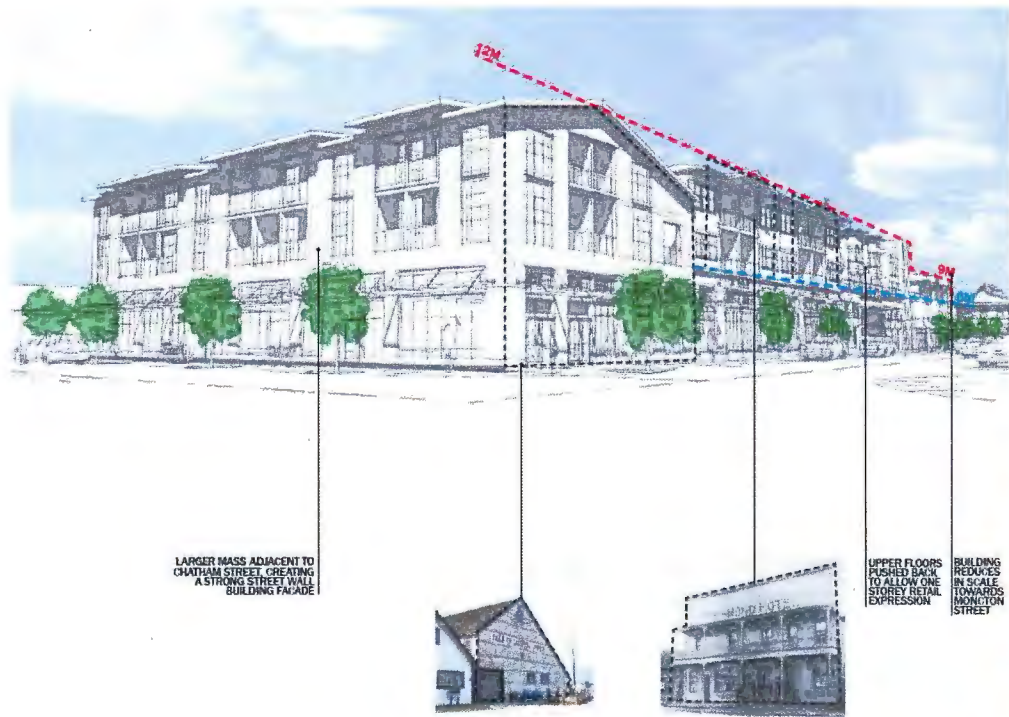
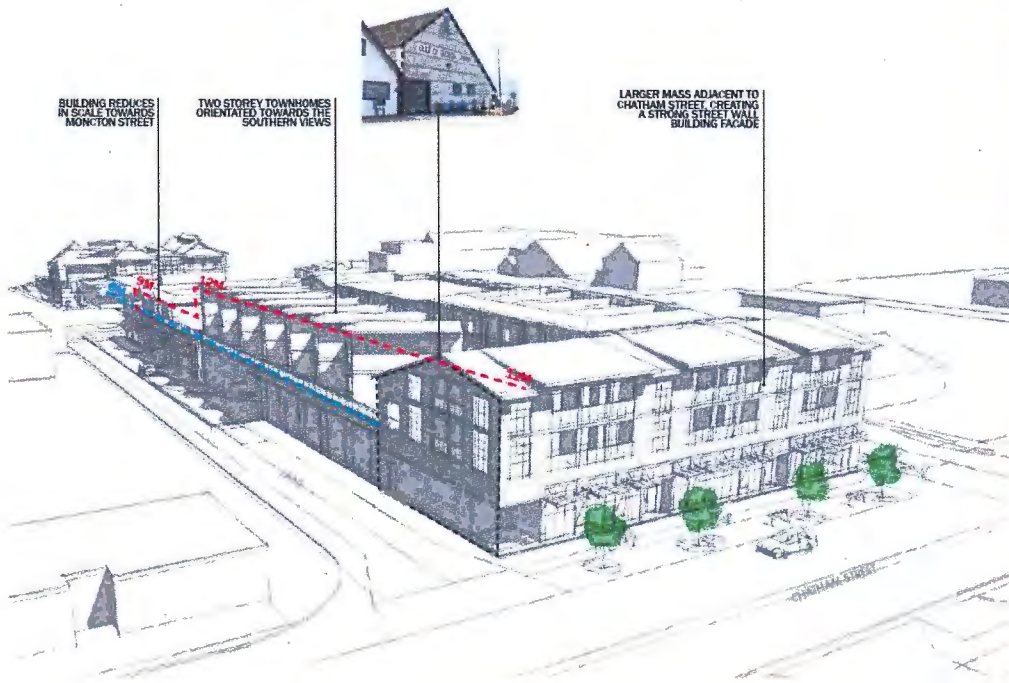
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SCALE:

TITLE:
1st Floor
Massing
Site Specific
1:100 (1" = 10')

NO:



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COTTER

SCALE:

TITLE:

NO:

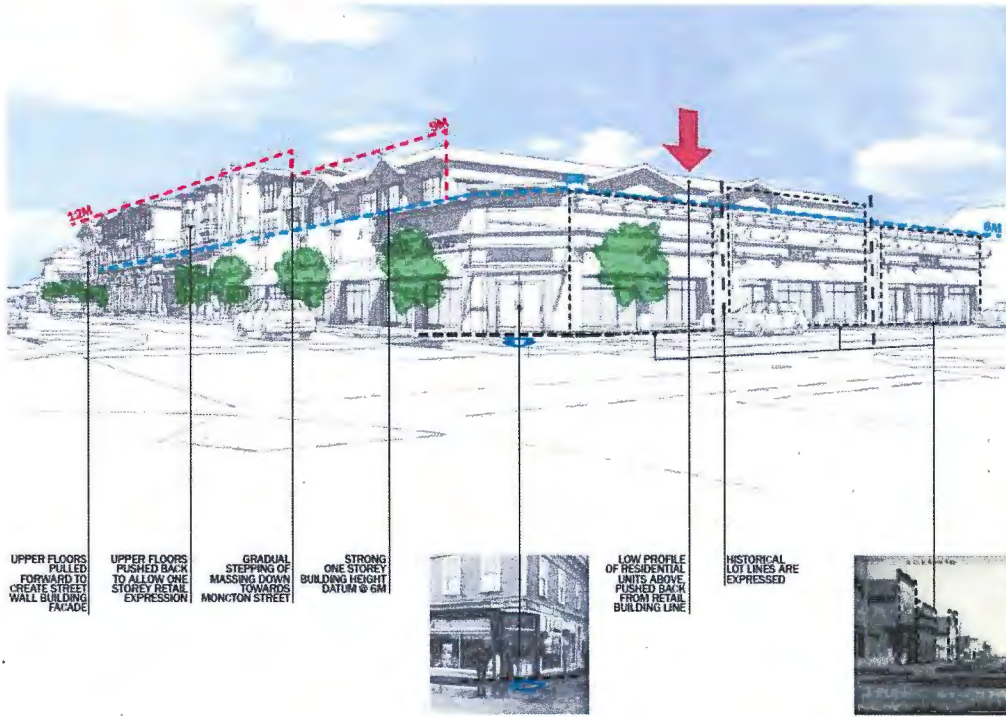
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SCALE:

TITLE:

NO:



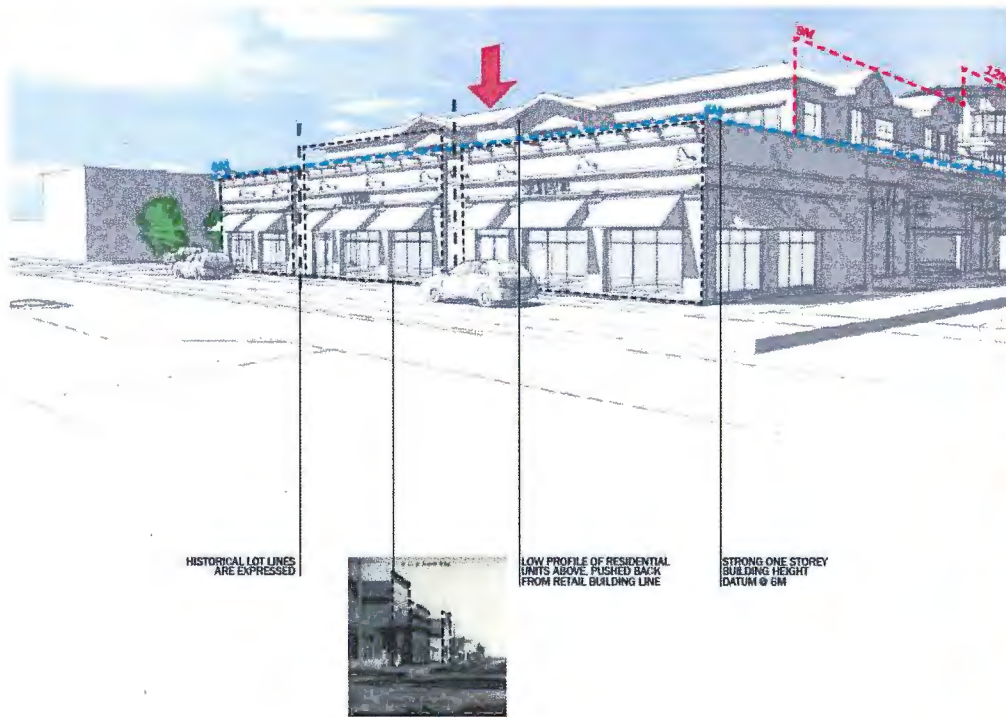
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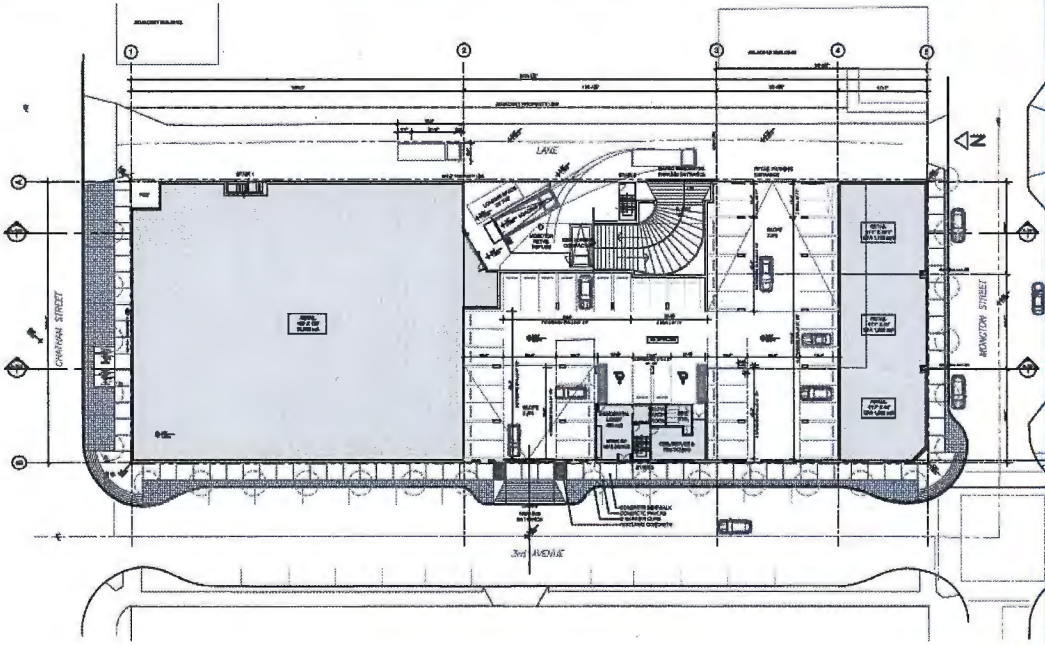
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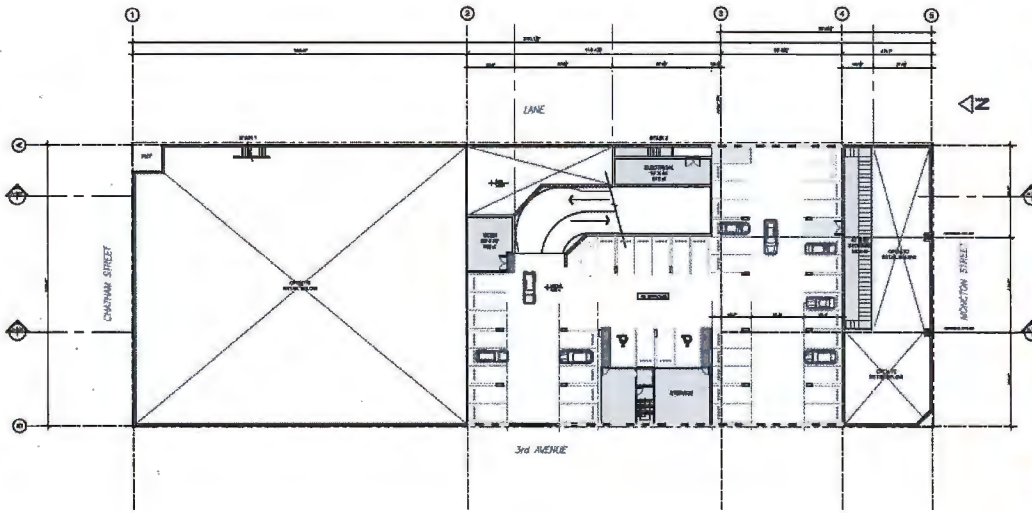
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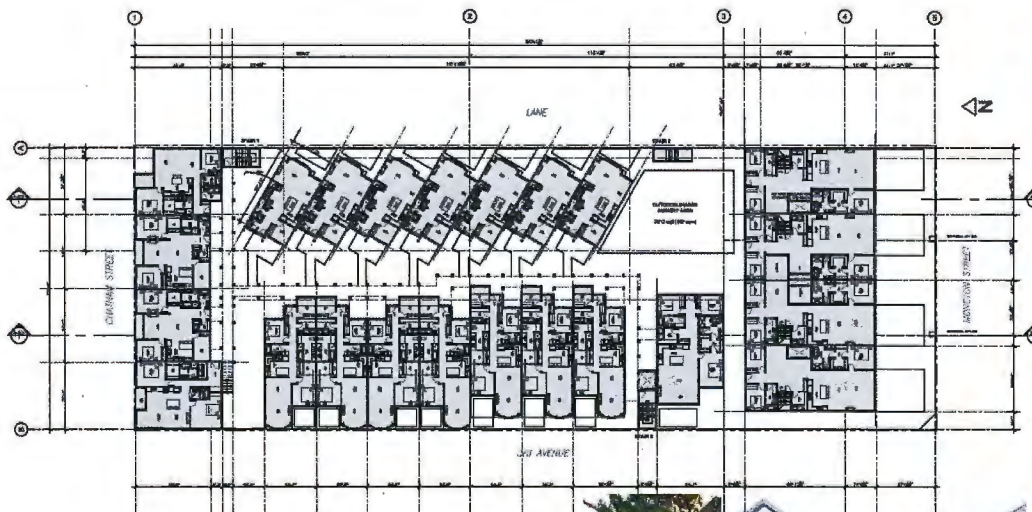
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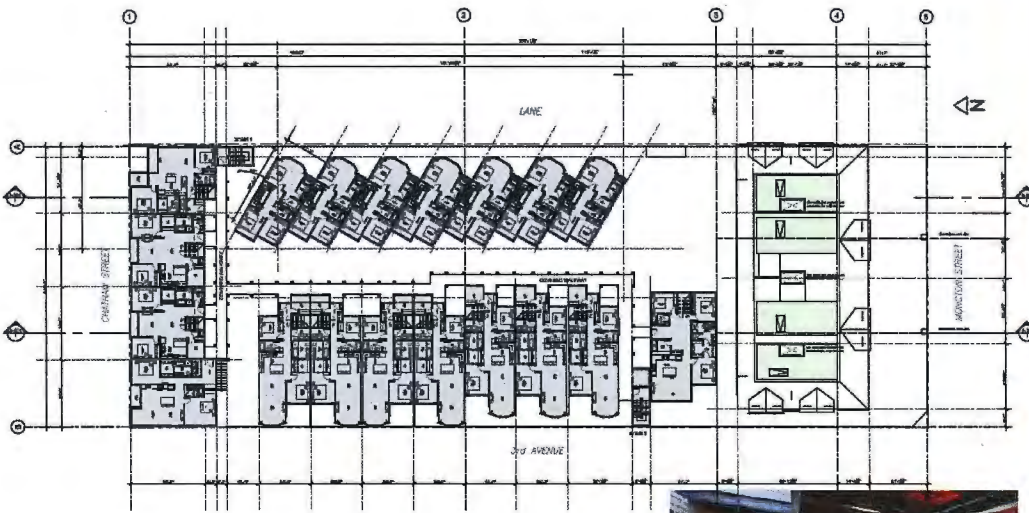
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 TITLE:
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EXTERNAL ACCESS TO RESIDENTIAL
 UNITS CREATES OUTDOOR AMENITY
 SPACE FOR RESIDENTS

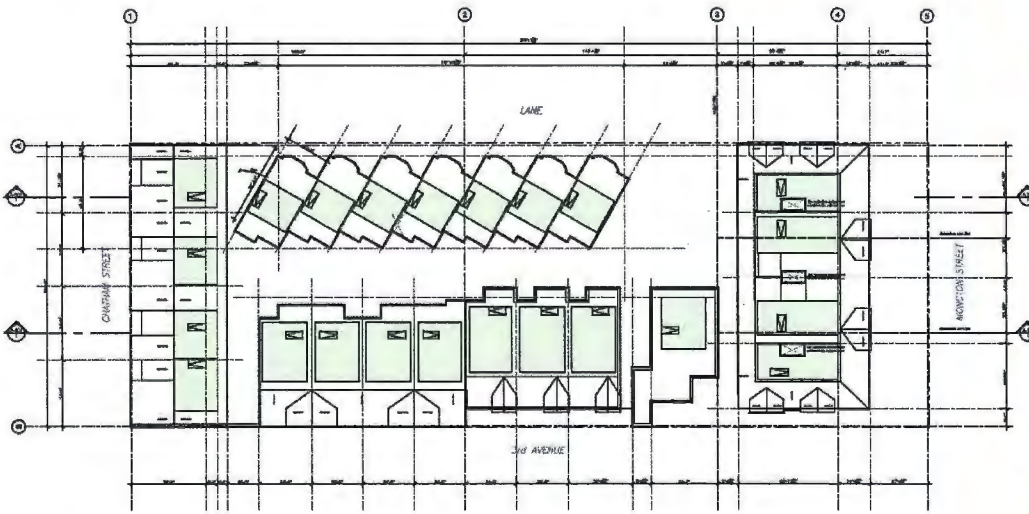


□ - ACCESSIBLE PRIVATE ROOFTOP GARDEN



EXTERNALLY-ACCESSED UNITS WITH WEATHER PROTECTION, PRIVATE OUTDOOR SPACE, PRIVATE LIGHT WELL TO LOWER ENTRIES AND DAYLIGHT TO INTERIOR FACING ROOMS

plat:form
 ZGF
 COTTER
 SCALE:
 TITLE:
 1st FLOOR PLAN
 NO. 248



□ - PRIVATE ROOFTOP GARDEN

plat:form
 ZGF
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 SCALE:
 TITLE:
 2nd FLOOR PLAN
 NO. 248

ROOFTOP DESIGN / URBAN AGRICULTURE

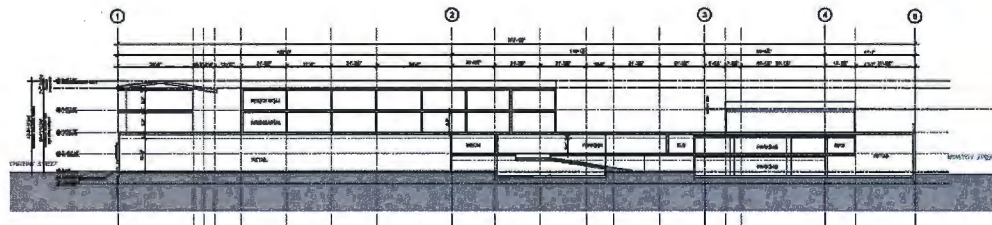


INTEGRATION OF URBAN AGRICULTURE
 • Low gardens

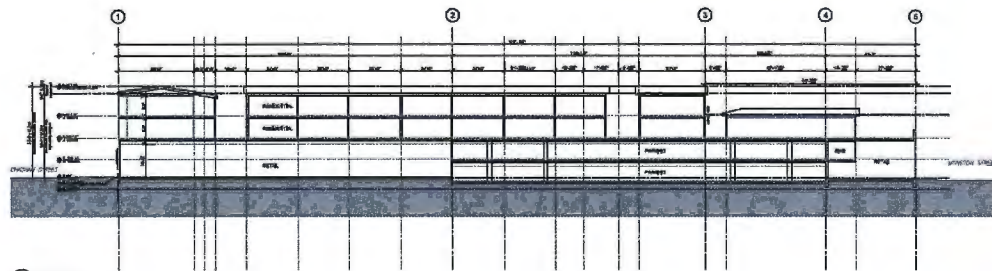
ROOFTOP ACCESS



ROOFTOP ACCESS
 • Exploring 3 different options for sliding balconies, continuous handrails would be integrated



SECTION 01



SECTION 01

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SCALE:

TITLE:
 SECTION 01
 SECTION 01

NO.
 001



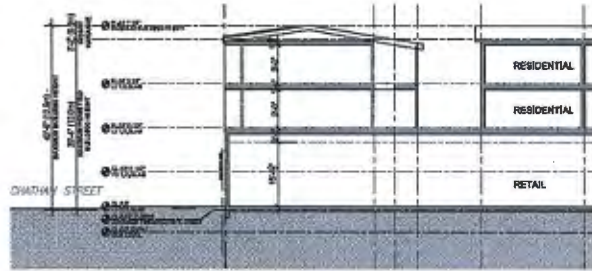
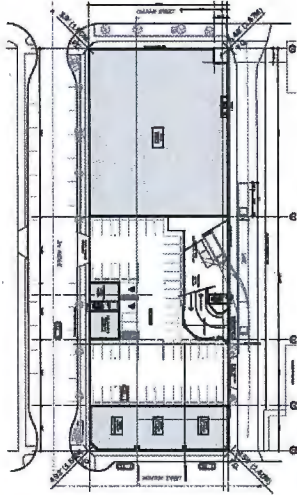
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TITLE:
 SECTION 01
 SECTION 01

NO.
 001

BUILDING HEIGHT CALCULATION
 THE AVERAGE FINISHED GRADE (BE AVERAGE GROUND ELEVATION) ON THE SITE IS $\approx +0.22'$ ($\approx 1.59m$)



plat:form
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 SCALE:
 TITLE:
 NO.:

**MONCTON
 & 3RD AVENUE**

MIXED USE RETAIL & RESIDENTIAL
 RICHMOND, BC CANADA

ZGF
 COTTER plat:form

Appendix 8: Open House No. 2 Comments

**NOTE: Comments have been inputted "as written", any typographical errors are intentional*

1. What are your general thoughts on the proposed land-use mix?

- The project is aesthetically pleasing and a very thoughtful mix of commercial and residential. Retail adds vibrancy and grocery will bring customer back 2-3 times / week
- Positive, as long as parking access has good flow
- Looks great. Really like the proportion of residential & retail
- Very impressive
- I love how they are thinking of the community
- Excellent presentation - very well spoken + presented
- I feel the proposed development will help promote year-round business not only for the immediate development by neighbouring properties too.
- Agree - looks a very good idea. Sensitively done in keeping with the village
- Very exciting prospect
- My general thoughts are that I am excited by the proposed land-use mix and the new life that it will bring to our neighbourhood.
- I have objections to the proposed land use. I think residential with some mixed retail / commercial / industrial would be fine. However, I am completely against having any project that allows for a retail / commercial tenant over 5000-6000 sq ft. This is twofold: 1) The existing Steveston merchants cannot compete with any store bigger than this, especially a 20,000 sq ft merchant that can outcompete 30-40 businesses currently existing. There is an economy of scale that allows one corporate entity that big to essentially take out a large percentage of its competitors. Simply by taking 10% away from the existing business can put existing stores in jeopardy. This project as detailed will transition small "mom-and-pop" shops and independent businesses and essentially replace them with big corporate entities. 2) The introduction of one 20,000 sq ft outlet will lead to the introduction of the next, whenever the next project in Steveston begins. Examples could be the hardware store, or the fishing gear store buildings, and others. If and when they get bought and rezoned, they will also be looking for large scale tenants that take up over 6000 sq ft and it just means more large corporate entities. The existing business core will be replaced with the "run-of-the-mill" strip mall that you see elsewhere full of big box, franchise, and corporate stores. This will all take away from the charm of Steveston. Introducing one 20,000 sq ft store will mean the introduction of the next, and the one after that.
- I feel that the proposed land-use mix is quite reasonable in that it provides for various sizes of commercial entities along with the residential units

- Good - appropriate for the area. Historically, boarding houses and hotels provided residences for transient workers in the fishing industry so having people live in the village core was common.
- I am in favour of the proposal. I like the design put forward.
- I think it is a great idea to have both retail and residential component to this project. It will definitely make the current Steveston Village more interesting and more convenient to the neighborhood.
- Good to see this site developed Rod's Lumber is not really part of the Steveston Heritage theme and looks quite run down. Rod's also seems to divide the town from east to west.
- It is great use of land & space and has been a long time coming for the area of Steveston Village. It is the right time for Rod's Building Supplies to make room for a new mixed-use development!
- The land-use mix fits well with Steveston Village. Rod's Building Supply is long overdue for development!
- This plan will work great in Steveston. We really need a grocery store. There are numerous older adults and families / adults who like to walk to the grocery store. This plan will allow people with mobility issues and no vehicles to get to the groceries.
- Good use of the land with reasonable amount of residential and commercial use.
- Great looking building. Looking forward to more activity on the site.
- Like the idea of helping Steveston Village become less of a sleepy Village. The addition of more residential + retail will be very welcomed.
- In favor of mixed-use, providing existing & new residents with more services & grocery shopping around Steveston Village core.
- I like the idea of this mixed use building. In our ever growing community we need more residential and retail spaces in Steveston.
- I believe the proposed land use mix is precisely what the west side of the Steveston Village needs. As it is a small walkable area - it would be nice to expand housing, parking and retail towards the West side to include the existing retailers along Moncton and fill out that area with more appealing vendors and upscale condo's. This will expand the tourist appeal of Steveston as well as its livability.
- Good mix of retail / commercial & residential
- Generally the mix looks fine

a) Please comment on the commercial/retail component.

- Grocery is a need. Best place in community for it as it is in the middle NOT the edge
- Best suited grocery would be meridian market as in Tsawwassen

- Again good approach to the sensitivity of design & neighbouring buildings
- love the idea of a grocery store
- We need more retail at a large scale
- great mix of retail vs commercial
- a grocery store / anchor would be a welcome addition
- Agree with all of it
- Can't wait for a grocery store
- Pleased that it is not a façade and also not "boxy"
- Commercial / retail component: should be small stores only, 2000 sq ft or less preferably.
- As noted above, it is nice to see the proposed various sized commercial / retail components which hopefully will allow smaller businesses to stay in town, ie. The likes of the present craft store. It will also be important to keep lease/rental ratios at an affordable rate for small businesses
- Love the grocery store - care will have to be taken to prevent problems with noise generation. Truck deliveries and pickups will have to be monitored - Make sure retail spaces are flexible and rent/lease costs are kept within reasonable limits to allow retailers of small, local shops (like the craft store currently on site) to occupy them.
- Again in favour. I like that the anchor tenant faces Chatham and smaller units face Moncton. This keeps the small shop heritage feel of Moncton/Steveston Main Street.
- I am looking forward to have another grocery store in Steveston. We lived near No. 1 and Steveston Hwy and it will be nice to have another larger grocery store in the heart of the Steveston Village. There are numbers of smaller retail stores in Steveston that are with characters. It will be nice to have a few more near the cannery.
- Steveston is lacking in a central market that is easily accessed by both car & walking. This would be a great location. Smaller shops would benefit also.
- Steveston has been lacking new commercial/retail shops in the village, especially a new GROCERY STORE, for many years now! This will bring diversification and variety to the area.
- The village needs a proper grocery store this is by far the best location for it.
- We need a grocery / food store in Steveston. The retail that you put in needs to reflect the needs of the community which as changed from the fishing industry to an urban residential city. What about a new library or daycare centre? Or doctors offices / health centre?
- Great location / opportunity for a grocery store. Ample parking. Good location in the "core if Steveston" for a grocery store use. Much better than the Onni location which I believe will cause traffic issues.

- Cannot wait for a new food store and more retail to add. This is the right location for a food store. Bring traffic up Chatham (a wider road) and at grade parking for commercial uses.
- I am very in favor of a grocery store anchoring this site. As someone who lives and works in Steveston I am pleased at the prospect of increase the diversity of the retail in the village.
- Having consumer oriented services like dry cleaning, postal services, glower shops, bakeries, etc. Keeps the community accessible, walkable and helps connecting residents and visitors.
- It would be good to get a grocery store here to provide more selection and variety to the residence that live here. Everything will be convenient and walkable for the residence who live here.
- the mix of commercial and retail is ideal use for that location as it is keeping with Steveston and expanding both sectors. More retail would be welcome at that end of the village to connect all of Steveston together and expand the walkability of the Village. An alternate Grocery option would benefit all the residents of the area as there is no other reliable grocers within walking distance for many of the residents of Steveston and surround areas. Developeing the West side of Steveston - especially that block will connect and tie in all of Steveston together and raise up the overall look and feel of the village
- Excited about the prospect of another grocery store going in. Hoping that here will be ample parking which is easily accessible. Will be nice to have some additional store in Steveston.
- Looks fine, wish there was more.

b) Please comment on the residential component.

- People living in the village will help business prosper with built in customers. Good example is Downtown Vancouver
- I like mix (apt/townhouse) and courtyard
- Would like to see a little more apt space
- Sounds like a nice mixture
- Great mixed use. Tasteful.
- Very careful & thoughtful planning in keeping with character of Steveston
- Even in the preliminary design, the residential component is intelligently thoughtout. Love the design of the secured residential parking.
- Looked good
- Already thinking of moving in!
- First half of scanned form illegible (too pixelated)

- Like the layout
- Residential is fine
- It is unique in that the residential units on the Moncton Street side are set back from the view along Moncton which helps give pedestrian more of a presence rather than being overwhelmed by three storey building frontages
- Reasonable. I like the parapet wall screen the rooftop patio space on the south façade. - Make sure there is adequate off street parking for all residents and their visitors, night and day. The city's accepted standards are generally inadequate and there is spillover into adjacent streets and boulevards. - Retail staff are going to need designated parking on site - Will there be enough room for customer parking as well?
- Layout is appealing. I would like for the density to be consistent with the surrounding medium density buildings. Have you achieved this?
- Hopefully the residential project will bring more life into the neighborhood. Steveston in the day is ok but always feels kind of deserted at night. It will be nice to have more people actually live in the village.
- "Good" residential space at a good location will always be valuable. To be able to get around without the use of a car and have all amenities close is important.
- Over the years Steveston has become a very popular place for young & new families to move to and so it is in need of more condo buildings. The residential component of this project couldn't have come at a better time.
- Steveston is becoming unaffordable. Residents are selling and moving with much affordable choice in the Village. The res component of this project will be a welcome choice for those who want to stay in the Village.
- Many seniors / older adults and families require housing in the Lower Mainland. I think you should build more housing - why not increase the number of units?
- Looks like it will fit in well with the Steveston Community. Reasonable number of units.
- More residents to make the Village viable. Great central location with water views!
- Really like to see the mix of condo and town houses.
- The proposed dwellings seem to cater to smaller households, 1, or 2 people, which is in line with the current Steveston demographics.
- Amazing location! Right in the heart of Steveston Village. Convenient location
- Steveston is a high demand area but is limited by space. Steveston will most likely always require housing especially as it is a popular spot for retirees and young families. Because of the limited space and height of development, housing will be in high demand.
- Nice combination of townhouses / condo. Not too congested.
- Residential is ok, but would like to have seen more commercial office space or higher density residential. Hard to tell though.

2. *What are your thoughts on the building's form and character?*

- I like the glass and metal with undertones of maritime. Would like more brick
- Looks crowded
- Good use of precedents in keeping w/ community. Like step backs of Moncton with more massing on Chatham.
- very good mix for the community
- Excellent form and character that matches Steveston.
- Form and character well planned and suited to area
- The form and character will fit seamlessly into Steveston Village. I also support a sloping roof design.
- Liked it
- Beautiful - thanks for the detailed explanation re: design + background
- The building fits in well, not overpowering in height or volumes. Heritage look is what the city wants but it would be good if all the new developments were more "diverse"
- Like the graduated heights
- Building form and character - no objections to the look of the buildings, just the way the current tenants are being proposed with big box tenants.
- The proposed building should not be made to look industrial! The industrial buildings on Steveston were mostly along the waterfront and they were mostly wood sided. The residential area of Steveston was just that. Residential (see attached photo circa 1970) Please use wood on the new building as it conveys a warmer residential feeling - metal doesn't.
- Please avoid an "industrial" look - ie. Not metal siding - even if you are trying to reflect Steveston's past as a working town. Even canneries and cannery housing were wood clad. There was a clear distinction between the canneries and net sheds as workplaces and where you lived. Retail buildings in the village care were not metal sided. - Keep them plain, simple - no frivolous "gingerbread" or filigree trim. - Use flat false fronts on Moncton facade. - Bay winders on Third a nice touch - reminiscent of the original Sockeye Hotel front and Steves house on 1 Rd at Chatham, both gone now.
- The modern heritage mix is ideal. This project will achieve the look.
- I appreciate the designer actually goes into archive and did a lot of field study to the building characteristic of that particular period of time. There were some retail/residential projects along 1st and 2nd avenue, but the design and style is too superficial that does not fit in the historical look that the city is trying to restore. It is very hard to build something new that is actually resemble the beauty back in time. I am really looking forward to see how the design team can pull it off.
- I love what I saw and it will fit beautifully within the village!
- Beautiful design and a great fit for Steveston Village!

- Looks like you spent a great deal of time ensuring the form + character matched the current environment.
- Really like the nautical touches to fit in with historic Steveston. Building heights are reasonable.
- Building look beautiful.
- Like the renderings so far. The "cannery design elements will help the building into the surrounding area and compliment the actual cannery buildings to the West.
- The architecture of the proposed building is in line with existing multi-unit, mixed use developments along Chatham St.
- Looks modern!
- I really liked the form and character of the building. I believe it in keeping with the 'new' Steveston - as reflected in some of the newer buildings and developments in the surrounding areas - London Landing to be exact. The character and form honours Steveston history and represents Steveston's future vision - a mix of the old and new. This will add to the quaint village and keep it current and keep it exciting as a tourist destination
- Appreciate the thought & consideration that has gone into the form & character, in particular, on Moncton St. However, we do have concerns about the size of the building on Third Ave / Chatham. While it may "fit" with the buildings on Chatham, we feel that it does not complement the lovely, quaint heritage buildings on Third Ave (closer to Chatham)
- Aesthetically, the building exterior suits the area, although not sure how the footprint and height of the building envelope will fit in.

3. *What are your overall thoughts on the proposed redevelopment?*

- Long time need
- As long as heritage is respected, it looks good
- Like it. Will improve the community & bring the right context / mix of commercial & residential
- good idea
- It will enhance the village.
- excellent use of space
- Overall, the development will be a welcome addition to Steveston Village. I truly believe this development will bring much needed services / amenities to the village while providing extremely desirable residential units.
- Supportive. Lot better than what's there presently.
- Long overdue; exciting addition to Steveston. Will add more character, revitalization.

- Steveston needs to develop to keep it vibrant. Rod's is not in character with Steveston and needs to go.
- Very pleased that there is discussion before construction. From the drawings presented it will be an asset to Steveston
- Overall thoughts - see above. Completely against any one large scale retail business being introduced.
- Do not try to transition the residential area into an industrial area. There was never a transition in Steveston between the residential and working areas, it was where one stopped and the other started. There was no transition.
- Use subdued earthy colours - we are not St Johns NL with jellybean housing. - Consider a "green" wall instead of a blank (concrete) wall on the south side of the 3 storey component. Don't use murals - we're not Chemainus. This wall may not be visible from street level on Moncton but will be seen from dyke level on Bayview. - Not fussy about the glass tower elevator - can you conceal it?
- I am in favour of the project. Steveston needs another anchor grocery store in the Village. The development will go a long way to modernizing Steveston yet maintaining its heritage charm.
- I am positive to this project. The key to success lays in the form and character of this building. Building projects along 1st and 2nd avenue has the better location, but did not help to create that friendly, interesting atmosphere that the local people are looking for. We need building that's with character, to attract the right kind of retail and right kind of people.
- Overall, the redevelopment proposal will reshape & revitalize Steveston Village. We are excited to see & experience the finished project!
- I hope the community and the city support this amazing project. Looking forward to seeing it start soon!
- Excellent - we need this development.
- I am in full support with the plans put forward.
- Sooner the better. A much needed development to enliven this corner of the Village.
- This should help to pull some of the traffic away from the end of #1rd and spread it towards the other side of the village.
- In favor of improvements in the neighbourhood. Though it might to increase pressure on complimentary parking around Steveston, and become increasingly noisy from a neighbouring pub & some community events, & still see it as a positive change in Steveston.
- Great idea, Steveston needs more residential / commercial buildings to support their growing community!
- As a long time resident of Richmond, I do think that Steveston needs some new development to continue to attract tourists, to remain current to cater to the

expanding community and surrounding areas. The proposed development does just that - adding to the overall improvement and attraction to the area.

- Excited about the redevelopment but am interested to see what the final drawings will look like.
- Overall, looks good and well considered

4. *Please provide any other comments in the space below*

- Pleased to hear thought has been put in with the scale + architecture of the buildings around and historical outlines of buildings. The 3 set-backs are a great idea + proposes though for buildings built in the future on the north side.
- full marks for using Steveston Coffee House!
- looking forward to the finished product
- I like the pitched roof idea. Most older buildings and homes have pitched roofs. It will blend better.
- not so much grocery - as deli - with ready made food - hot dinner options!
- I feel this design will be very successful and useful in Steveston. The residential component, while unique in Steveston (in terms of design) resembles many successful design scheme seen in Kits and Kerrisdale
- Great job!
- I really like the proposal. The market proposal on Chatham is long overdue. Many residents in Steveston have asked for a new grocer for daily convenience. Existing store are terrible.
- Really hope your anchor tenant will be a good grocery store
- I feel that the comments provided the night of were misleading. Having talked to some businesses, they have not been consulted, nor approve of the project. The comment that one anchor business will bring traffic throughout all of steveston is also false. The introduction of the anchor only makes the businesses within the same complex viable, and will NOT in any shape or form bring business to the 1st and 2nd avenues, nor East or South Steveston Village. People will not walk that far, especially with groceries in hand. Parking also will not allow people to park and shop as signage will indicate that parking is only for shopping within the 3rd and chatham building. I think a better way would be to have residential with a number of smaller businesses, rather than one 20,000 sq ft store.
- I realize that the economics of the project is important but I would also suggest that you think about the legacy that Platform Properties will be leaving behind. Everyone leaves a legacy behind in what they do - some leave a good legacy - others not so good and of which we already have one in Steveston. My opinion as to leaving a good legacy is not to build to the maximum allowable.

- Retail power poles and overhead wiring on street. Its part of Steveston. - Steve trees are nice- harken back to 1900 Sockeye Hotel streetscape. - "Rigging/net/lines" screen art at parking entrance is a nice touch. - Overall height is a big concern. I realize your priority is to maximize square footage and return your investment but your bottom line profit doesn't matter to me. What I care about is an appropriate building development in my neighbourhood. Keep the peaked rooflines but bring the building height down. Consider one storey over the grocery component even if the city says you can have more. Don't go overheight anywhere. The Steveston Hotel should be your benchmark.
- I would hate to see the waterfront ruined by big retail / financial companies. I feel your proposal is by far the best suited for my area, Steveston. Away from the water is fantastic
- I will like to know a bit more about the style of the building. ie what kind of material and what kind of colors the designer is planning to proposed, to make sure the building will have the right look rather than just a cheap Disney-like knock-out. Also I am concern about the parking. It is getting harder to find parking space in Steveston, especially in Summer.
- Please allow retail that reflects the needs/wants of residents. I am a fan of meter parking - allows me to also drive + get a parking spot - more \$ for city.
- Good luck! I trust the City of Richmond will approve the Development as presented.
- This location for a food store is much better than the Onni site. Keeps traffic away from an already busy corner with NO PARKING.
- It would be important to see the streetscape improved with benches and bicycle racks, so people have more incentive to come by foot or bicycle.
- Steveston does need a deli, fresh food or new grocer and this West side block of 3rd in particular would serve the surround residents well. It's easily accessible to the local residents and may become the new heart of Steveston without compromising heritage and the village's distinct character.
- Good luck!

Richmond Heritage Commission
Excerpt of Meeting Minutes
February 17, 2016

Development Proposal (Steveston Village Conservation Area) – Rod’s Building Supplies Site Rezoning (Moncton Street, 3rd Avenue, Chatham Street, Existing Lane)

Staff distributed information booklets on the Development Proposal for the Rod’s Building Supplies site at Moncton and 3rd Avenue in Steveston. Members of this development team joined the Commission to make a presentation and answer any questions on this development.

It was noted that this is a rezoning application that is being processed by staff. Through this review, comments and feedback is being sought from the Richmond Heritage Commission (as well as other community stakeholder groups) before being considered by Council. This rezoning will also be accompanied by a Heritage Alteration Permit that must be approved by Council.

This mixed use development will include a commercial and residential component.

The application was submitted in September and the developer conducted community consultation in October 2015 in the form of a public information meeting.

It was noted that this rezoning application deals primarily with land use, zoning, density and adjacency issues with additional design and architectural detailing to occur at the next application stage (Development Permit).

The developer provided details on the development and noted the importance of the following aspects:

- The context and history of the site and surrounding Village area.
- The importance of incorporating a pedestrian friendly scale to the development.
- Providing a significant hub of activity at the west portion of Steveston Village.
- Relating to significant heritage buildings that surround the site.
- Following the criteria set out by the Steveston Area Plan, Steveston Village Conservation Strategy and Sakamoto Guidelines
- Expressing historical lot lines in the proposed development.
- Continuity of the streetscape experience.
- Project has been modelled to represent a continuation of the existing urban fabric of the Village that has evolved over time.

The developer also provided information on the details of the site with respect to the lane access, frontage, scale, character of the street, building components, architectural expression, Chatham’s street character, the expression of the storefront, parking requirements, access to parking, and creating a sidewalk that evokes elements of a wooden boardwalk.

General discussion ensued around a potential height variance being explored in order to implement roof forms representative of cannery buildings in the area.

It was also noted that the design suggests using a screening element on openings of the parking structure to incorporate a maritime themed element of the area in an artful way.

In response to questions from the Commission, the following points were noted:

- The look of the building from the Chatham side is reminiscent of an industrial cannery-like building.
- The current vehicle access configuration proposes access from 3rd Ave (which is the same size as Moncton Street) as well as off of the lane. This access configuration is currently being reviewed by staff.
- All units will be universally accessible.
- The angled units adjacent to the lane allow for more natural light and enhanced views.
- Privacy elements such as a hedge, fence, private terraces and landscaping have all been employed for residents.
- Lighting will be located lower down to the retail level to illuminate the ground plane with both character and ornamental lighting.
- The required amount of parking will be provided (as per the zoning requirements) in a 2 level parking structure. The first level will service retail and the second level will provide secured residential parking.
- The proposal accommodates the potential for a small to medium size grocery store tenant to occupy the commercial space fronting Chatham.
- Smaller commercial units fronting Moncton Street will accommodate a variety of businesses.
- Design elements such as the colour palette and architectural detailing will be refined at Development Permit stage. It was noted that the developers can research colours within the heritage colour palette for reference in the development. The Development Permit will be presented to the Heritage Commission in future.

The Commission thanked the developers for their presentation and noted that they are excited to see this come back to the Commission at the next stage.

It was moved and seconded

That the Richmond Heritage Commission support, in principle, the rezoning proposal for the Rod's Building Supplies Site rezoning as it has been developed to date.

CARRIED

MONCTON & 3RD AVENUE

MIXED USE RETAIL & RESIDENTIAL
RICHMOND, BC CANADA

REZONING APPLICATION

MAY 5th, 2016

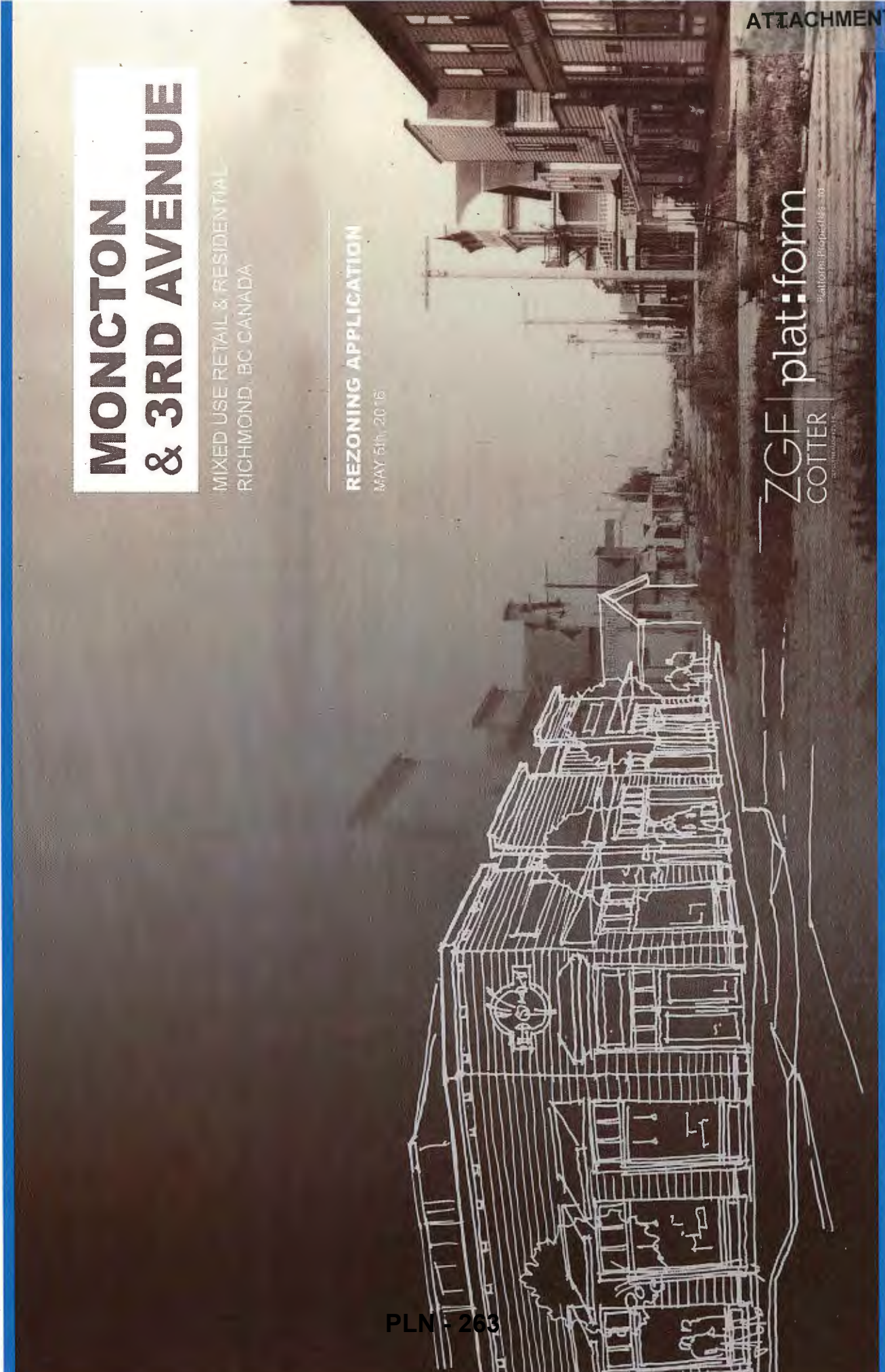
PLN - 263

ZGF | plat:form
COTTER

platform:ReSpecDevs.ca

www.zgf.com

www.cotter.com



NOTES:



NO.	DATE	REVISION

ZGF
COTTER

Moncton & 3rd
Residential/Commercial
Mixed-Use Development
Steveston, BC

Moncton & 3rd
Residential/Commercial
Mixed-Use Development
Steveston, BC

Client: Platform Properties (Steveston) Ltd.

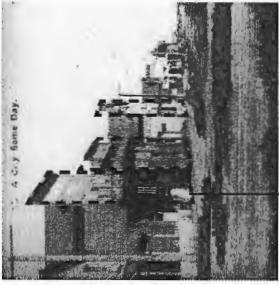
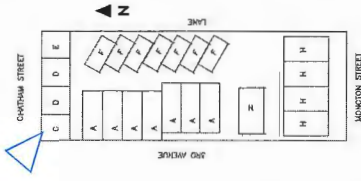
DATE: 2023.12.12

PROJECT:	Moncton & 3rd
SITE:	3rd Ave
SCALE:	1:500
DRAWN BY:	AS/ML
CHECKED BY:	AS/ML
DATE:	2023.12.12

SITE LOCATION & CONTEXT - AXONOMETRIC VIEW

DRAWING NO: 001

NOTES:



UPPER FLOORS PULLED FORWARD TO CREATE STREET WALL BUILDING FACADE

LOT LINES ARE EXPRESSED

UPPER FLOORS PUSHED BACK TO ALLOW ONE STOREY RETAIL EXPRESSION

BUILDING REDUCES IN SCALE TOWARDS MONCTON STREET



PLN - 268

**ZGF
COTTER**

305-400 Main Street, Suite 200, Stouffville, ON M9C 1S8
 Tel: 905.973.3437 Fax: 905.973.3471 Email: info@zgf.com
 www.zgf.com

Moncton & 3rd
 Residential/Commercial
 Mixed-Use Development
 Stouffville, ON

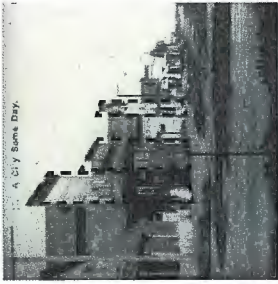
CLIENT: Platform Properties (Stouffville) Ltd.

DATE: 12/11/2014
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: 1/8" = 1'-0"
 SHEET NO.: 15-39
 PROJECT NO.: 15-39

BUILDING
 MASSING -
 NORTH/WEST
 BIRDS EYE VIEW

DRAWING NO.:
 011

NOTES:



LOW PROFILE OF RESIDENTIAL UNITS, PUSHED BACK FROM RETAIL BUILDING LINE

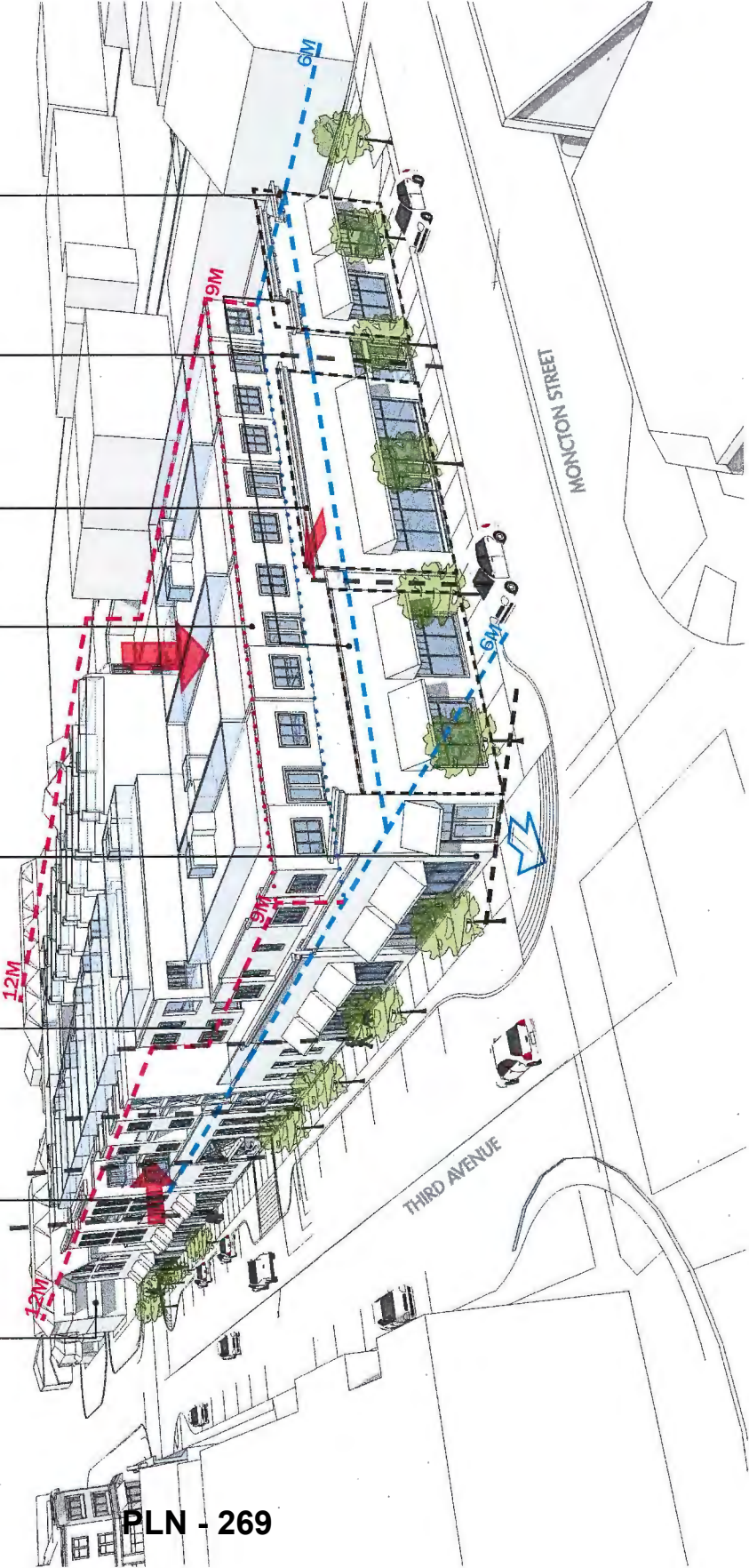
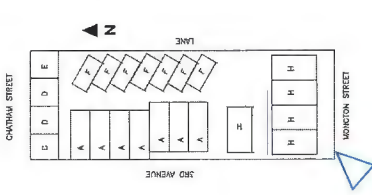
GRADUAL STEPPING OF MASSING DOWN TOWARDS MONCTON STREET

UPPER FLOORS PUSHED BACK TO ALLOW ONE STOREY RETAIL EXPRESSION

UPPER FLOORS PULLED FORWARD TO CREATE STREET WALL BUILDING FACADE

STRONG ONE STOREY BUILDING HEIGHT DATUM

LOT LINES ARE EXPRESSED



PLN - 269

ARCHITECTURAL ELEVATION

**ZGF
COTTER**

901-538 West Hastings Street, Vancouver, BC V6C 0A6
 TEL: 604 681 1817 FAX: 604 681 1711 EMAIL: info@zgf.com

PROJECT:

Moncton & 3rd
 Residential/Commercial
 Mixed-Use Development
 Streveston, BC

CLIENT:

Platform Properties (Streveston) Ltd.

DATE:

2014-08-15

DATE:	2014-08-15
SCALE:	1:100
DATE:	2014-08-15
DATE:	2014-08-15
DATE:	2014-08-15
DATE:	2014-08-15

BUILDING MASSING - SOUTHWEST BIRDS EYE VIEW

DATE:	2014-08-15
SCALE:	1:100
DATE:	2014-08-15
DATE:	2014-08-15
DATE:	2014-08-15
DATE:	2014-08-15

NOTES:



GRADUAL STEPPING OF MASSING DOWN TOWARDS MONCTON STREET

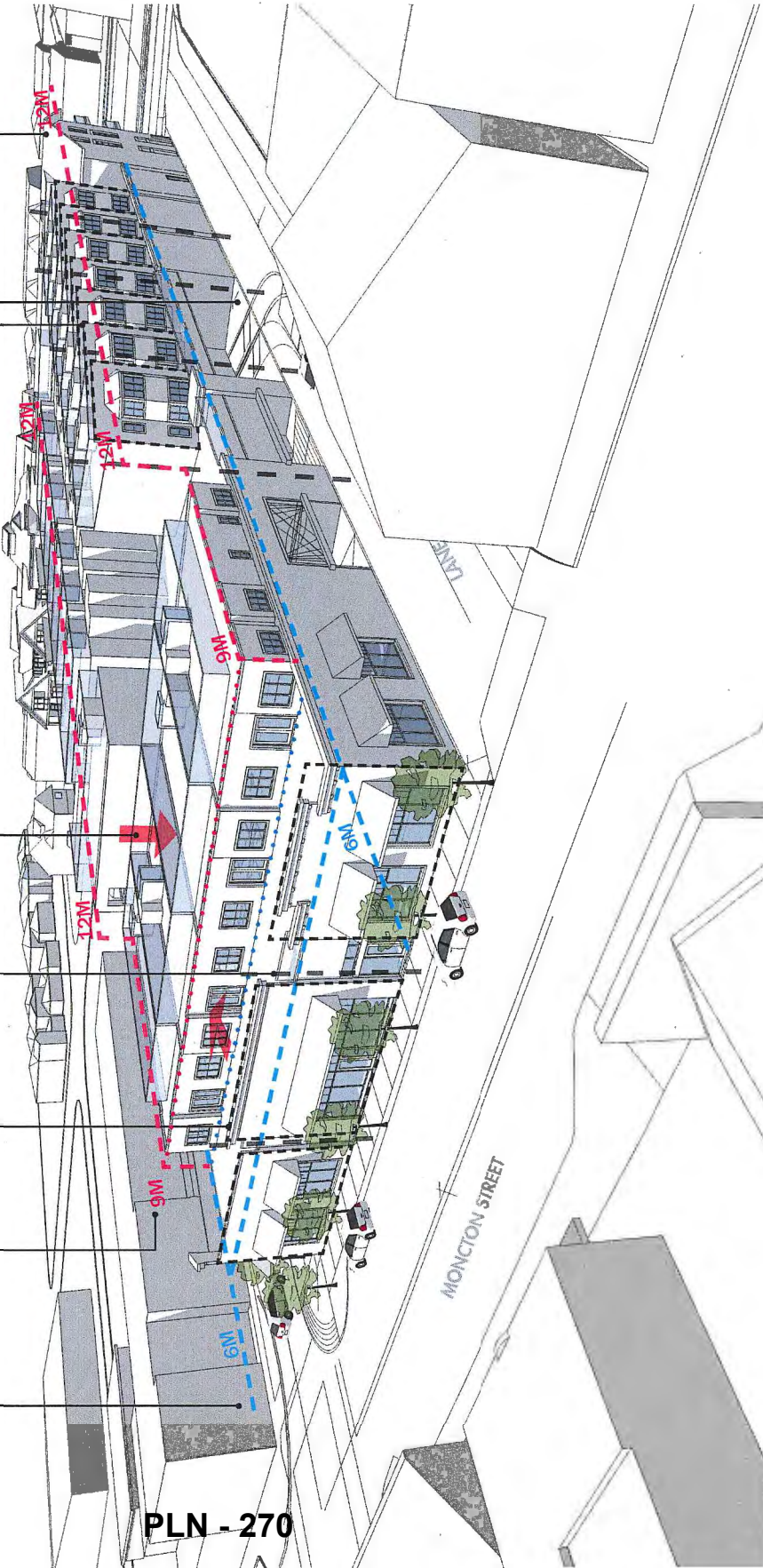
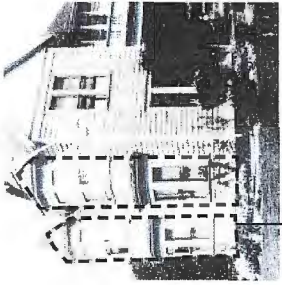
STRONG ONE STOREY BUILDING HEIGHT DATUM

HISTORICAL LOT LINES ARE EXPRESSED

LOW PROFILE OF RESIDENTIAL UNITS PUSHED BACK FROM RETAIL BUILDING LINE

PARKING, SERVICE AND LOADING ACCESS LOCATED ALONG LANE

LARGER BUILDING MASSES ON CHATHAM



PLN - 270

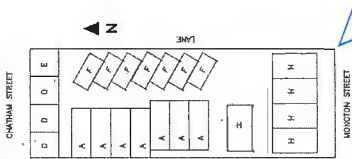


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ZGF
COTTER
ARCHITECTS

Moncton & 3rd
Residential/Commercial
Mixed-Use Development
Steveston, BC

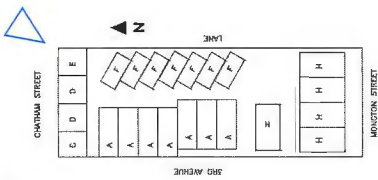
Client:
Platform Properties (Steveston) Ltd.

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BUILDING MASSING - SOUTH/EAST BIRDS EYE VIEW

DRAWING NO.: **013**

NOTES:

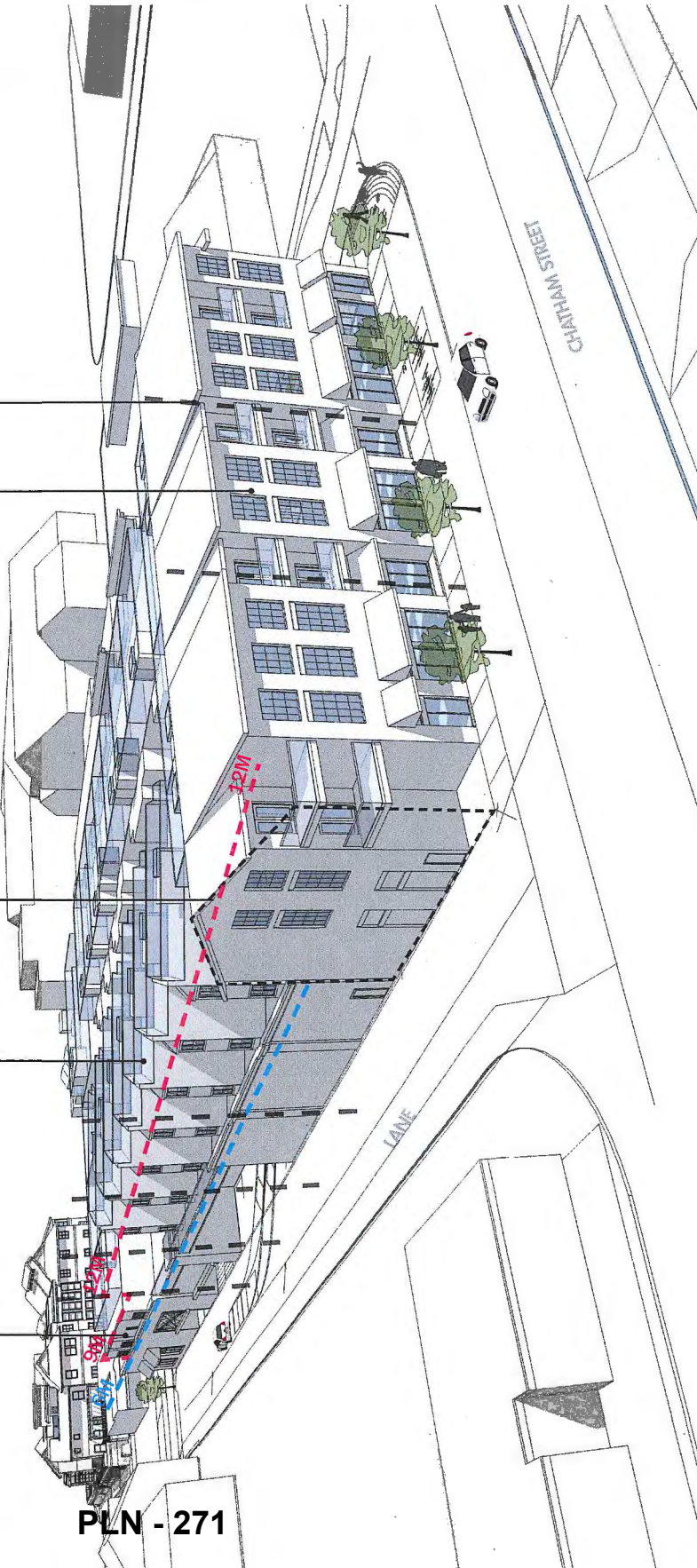


LOT LINES ARE EXPRESSED

LARGER MASS ADJACENT TO CHATHAM STREET CREATING A STRONG STREET WALL BUILDING FACADE

TWO STOREY TOWNHOMES ORIENTATED TOWARDS THE SOUTHERN VIEWS

BUILDING REDUCES IN SCALE TOWARDS MONCTON STREET



PLN - 271

NO.	REVISIONS	DATE	BY	DESCRIPTION

**ZGF
COTTER**

500 BAYVIEW ROAD, SUITE 200, MONCTON, NB, CANADA
TEL: 506-853-1217 FAX: 506-853-1215 EMAIL: info@zgf.com

Moncton & 3rd
Residential/Commercial
Mixed Use Development
St-James, NB

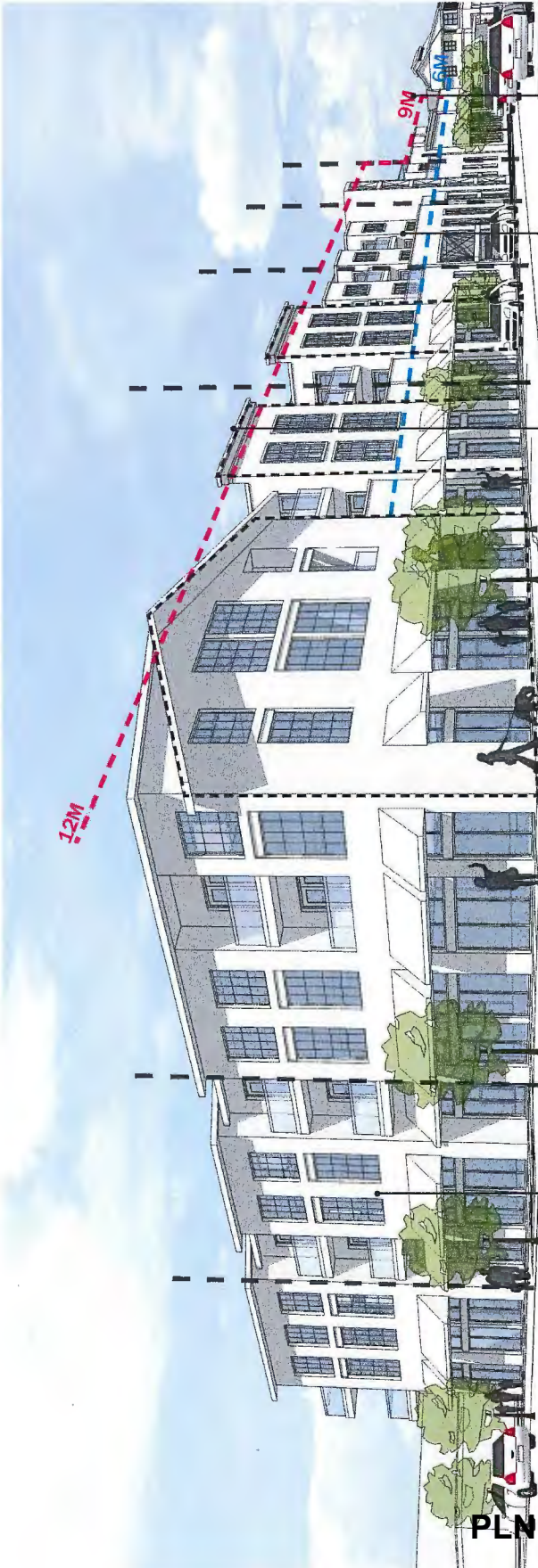
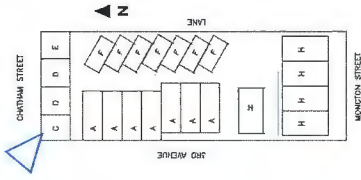
CLIENT: Platform Properties (Steveston) Ltd.

DATE:	
PROJECT:	
SCALE:	
DESIGNER:	
DATE:	
JOB NO.:	
PROJECT:	
SHEET TITLE:	

**BUILDING -
MASSING -
NORTHEAST
BIRDS EYE VIEW**

DRAWING NO.: 014

NOTES:



PLN - 272

LARGER MASS ADJACENT TO CHATHAM STREET CREATING A STRONG STREET WALL BUILDING FACADE

LOT LINES ARE EXPRESSED

UPPER FLOORS PUSHED BACK TO ALLOW ONE STOREY RETAIL EXPRESSION

BUILDING REDUCES IN SCALE TOWARDS MONCTON STREET



BUILDING MASSING - NORTHWEST EYE LEVEL VIEW

NAME		YOUNG'S DESCRIPTION	

ZGF
COTTER

500-868 West Hastings Street, Vancouver, BC V6C 0A6
 TEL: 604 972 3417 FAX: 604 675 3375 WWW.ZGF.COM
 PROJECT:
Moncton & 3rd
 Residential/Commercial
 Mixed-Use Development
 Staveston, BC

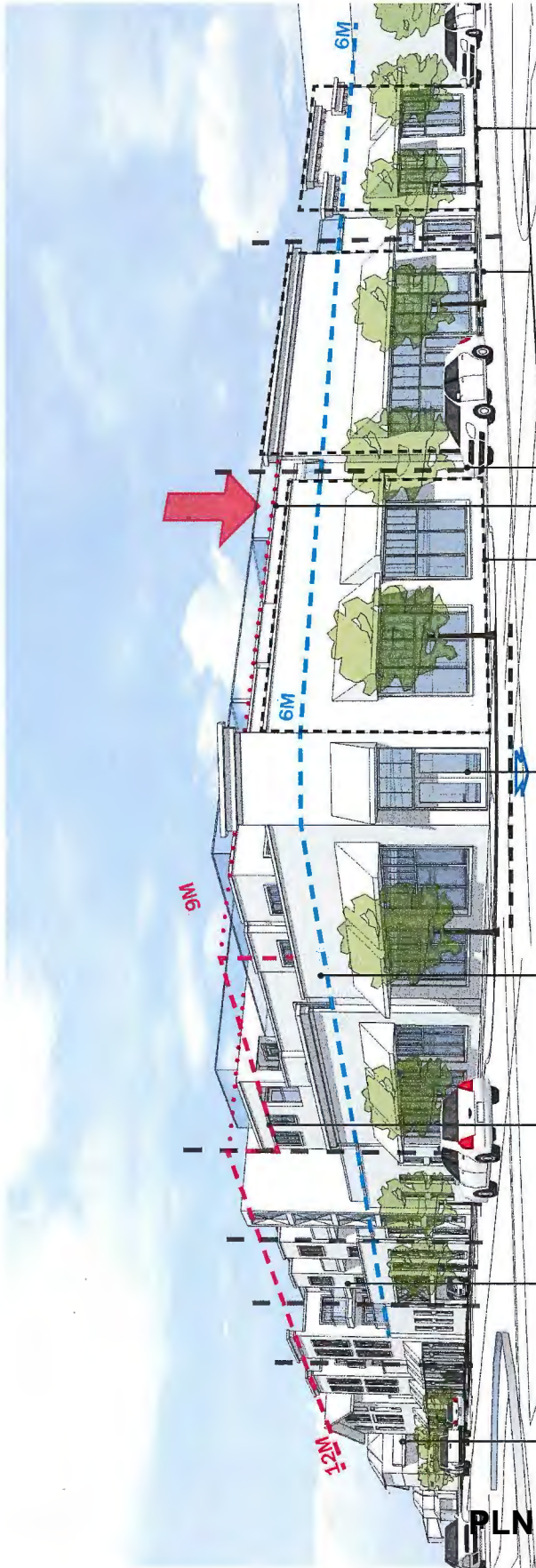
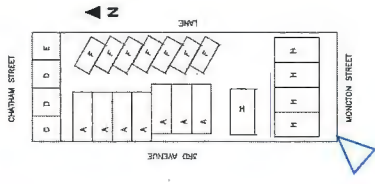
Client:
 Platform Properties (Staveston) Ltd.

DATE	ISSUE

PROJECT NO.	015
DATE	
DRAWING NO.	
SCALE	

City of Staveston

NOTES:



PLN - 273

UPPER FLOORS PULLED FORWARD TO CREATE STREET WALL BUILDING FACADE

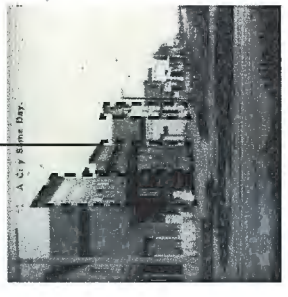
UPPER FLOORS PUSHED BACK TO ALLOW ONE STOREY RETAIL EXPRESSION

GRADUAL STEPPING OF MASSING DOWN TOWARDS MONCTON STREET

STRONG ONE STOREY BUILDING HEIGHT DATUM

LOW PROFILE OF RESIDENTIAL UNITS ABOVE PUSHED BACK FROM RETAIL BUILDING LINE

LOT LINES ARE EXPRESSED



**ZGF
COTTER**

305-838 West Beaver Creek, Richmond, BC, V6X 3M6
Tel: 604-273-1077 Fax: 604-273-1071 Email: info@zgf.com

Moncton & 3rd
Residential/Commercial
Mixed Use Development
Steveston, BC

Client: Platform Properties (Steveston) Ltd.

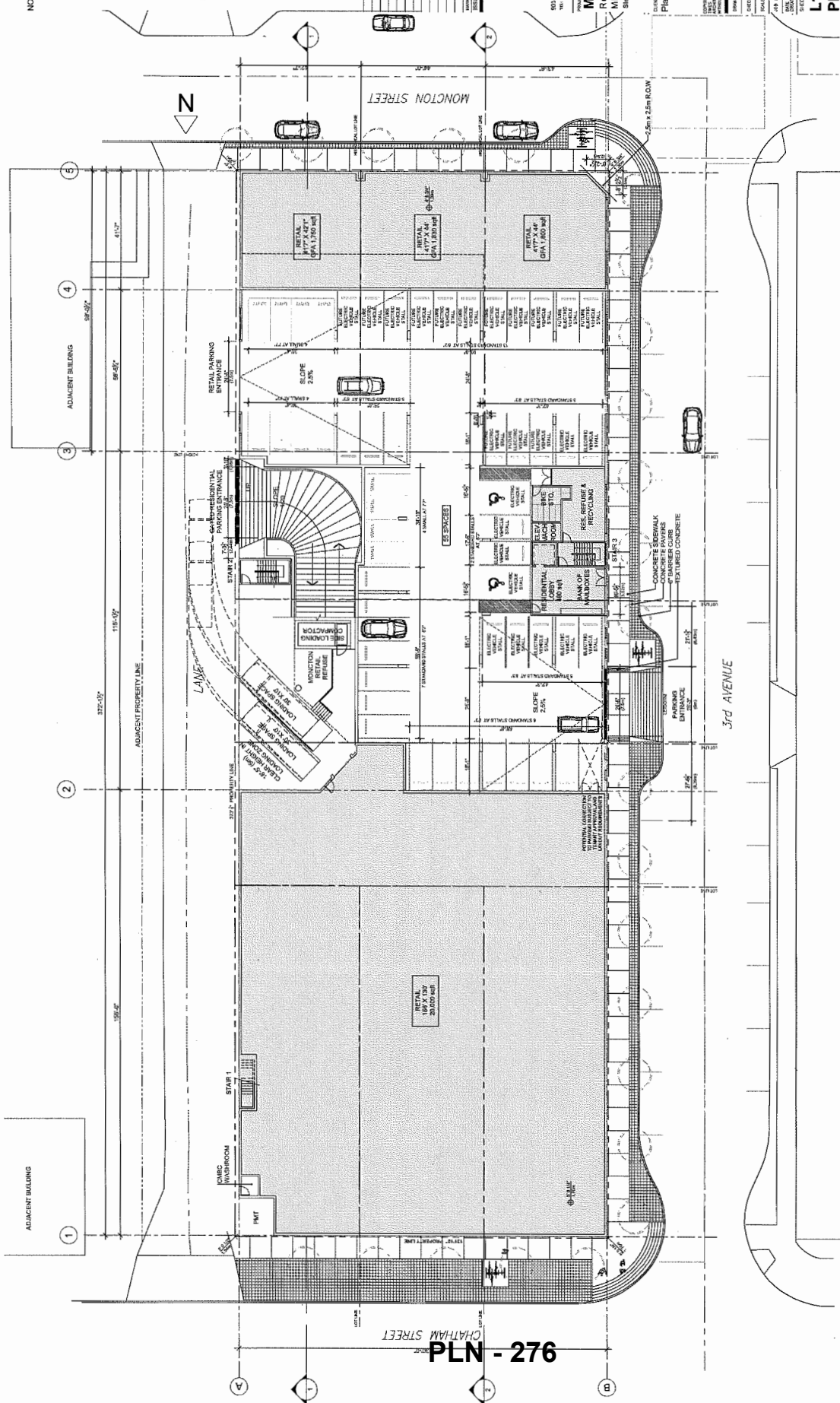
DATE: 11/15/2017
PROJECT: MONCTON & 3RD
SHEET TITLE: SOUTH/WEST EYE LEVEL VIEW

NO.	DATE	BY
1	11-15-17	

**BUILDING -
MASSING -
SOUTH/WEST
EYE LEVEL VIEW**

DATE	NO.
	018

NOTES:



ADJACENT BUILDINGS

ADJACENT PROPERTY LINE

ADJACENT PROPERTY LINE

ADJACENT PROPERTY LINE

ADJACENT PROPERTY LINE

CHATHAM STREET

MONCTON STREET

3RD AVENUE

RETAIL 189' X 107'

RETAIL 200' X 107'

RETAIL 477' X 44'

RETAIL 477' X 44'

RETAIL 477' X 44'

RESIDENTIAL/COMMERCIAL MIXER-USE DEVELOPMENT

RESIDENTIAL/COMMERCIAL MIXER-USE DEVELOPMENT

MONCTON & 3RD

RESIDENTIAL/COMMERCIAL MIXER-USE DEVELOPMENT

STERLING, VA

Platform Properties (Sterling) Ltd.

CLIENT

DATE: 10/26/10

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

JOB NO.: 10-10

PROJECT: MONCTON & 3RD

SHEET TITLE: L1 & P1 FLOOR PLAN

019

DATE: 10/26/10

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

JOB NO.: 10-10

PROJECT: MONCTON & 3RD

SHEET TITLE: L1 & P1 FLOOR PLAN

PLN - 276

CHATHAM STREET

MONCTON STREET

3RD AVENUE

ADJACENT BUILDING

RETAIL 189' X 107'

RETAIL 200' X 107'

RETAIL 477' X 44'

RETAIL 477' X 44'

RETAIL 477' X 44'

RESIDENTIAL/COMMERCIAL MIXER-USE DEVELOPMENT

RESIDENTIAL/COMMERCIAL MIXER-USE DEVELOPMENT

MONCTON & 3RD

RESIDENTIAL/COMMERCIAL MIXER-USE DEVELOPMENT

STERLING, VA

Platform Properties (Sterling) Ltd.

CLIENT

DATE: 10/26/10

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

JOB NO.: 10-10

PROJECT: MONCTON & 3RD

SHEET TITLE: L1 & P1 FLOOR PLAN

019

DATE: 10/26/10

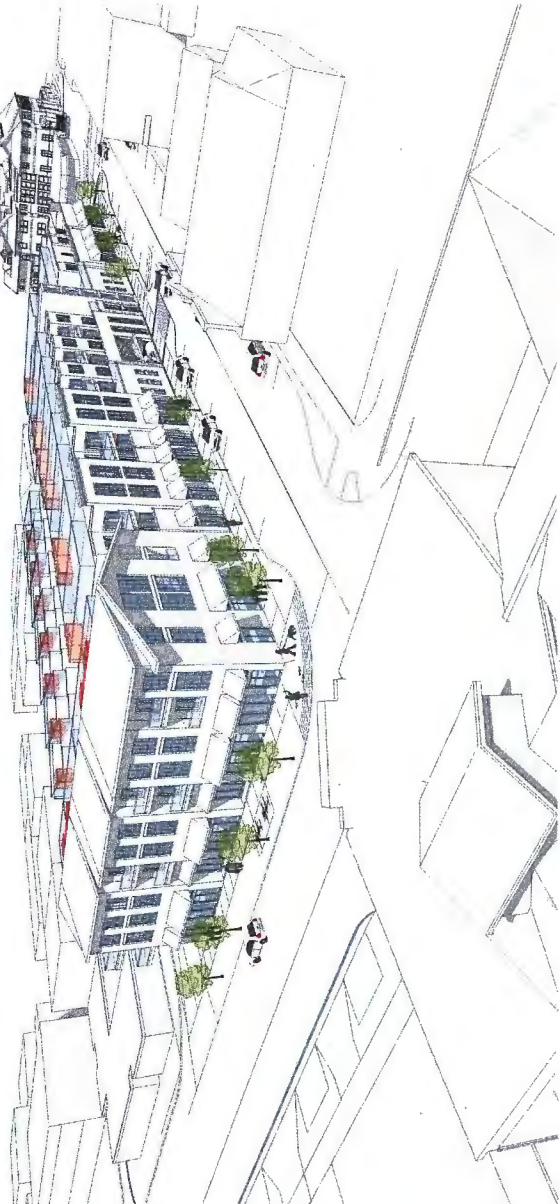
SCALE: 1/8" = 1'-0"

JOB NO.: 10-10

PROJECT: MONCTON & 3RD

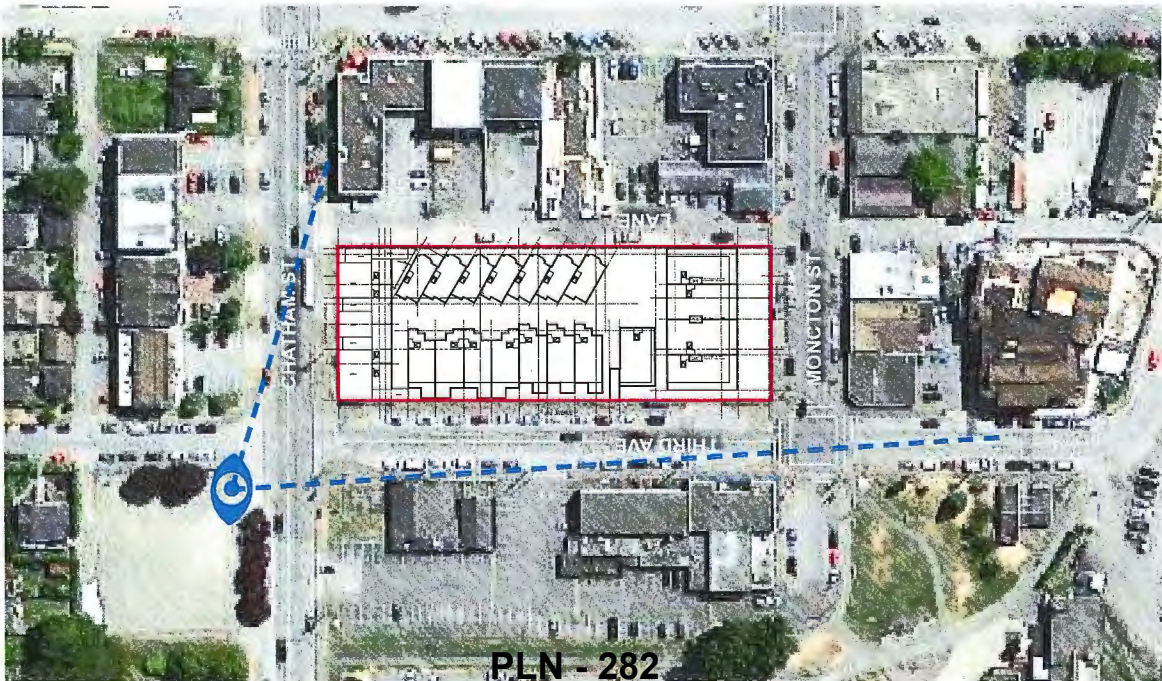
SHEET TITLE: L1 & P1 FLOOR PLAN

Private Stair Accesses



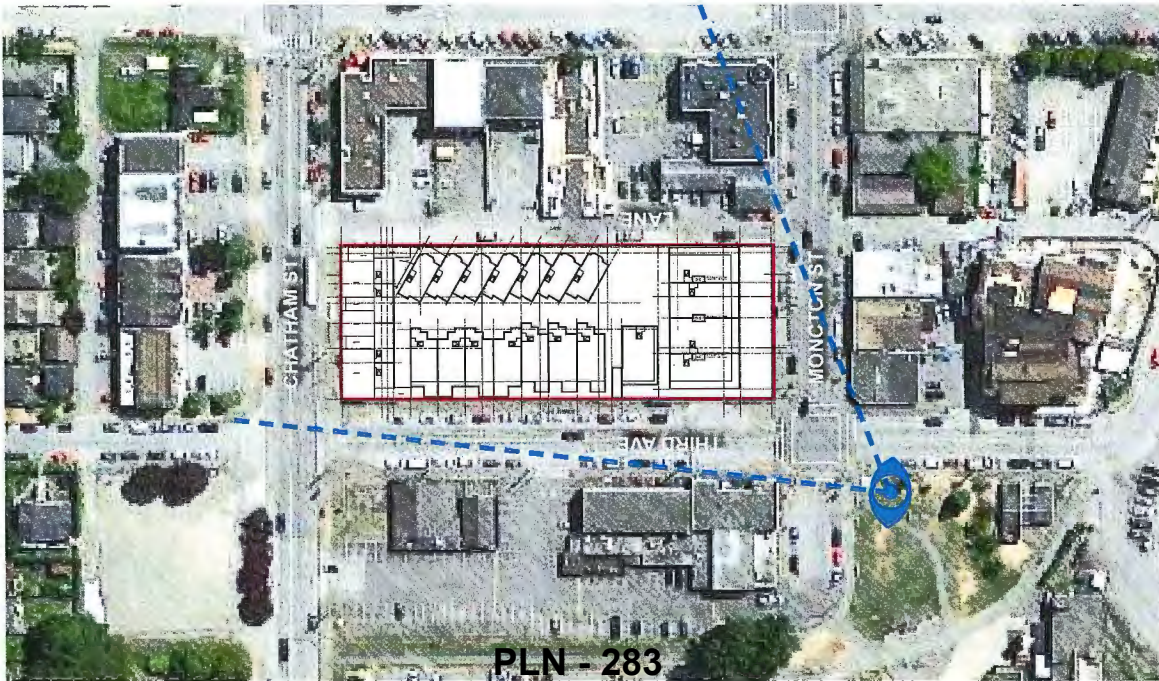
No Private Stair Accesses Visible

MONCTON & 3RD AVENUE
MIXED-USE RETAIL & RESIDENTIAL
RICHMOND, BC CANADA
plat:form ZGF
COTTER
BY GUY HARRISON INC.

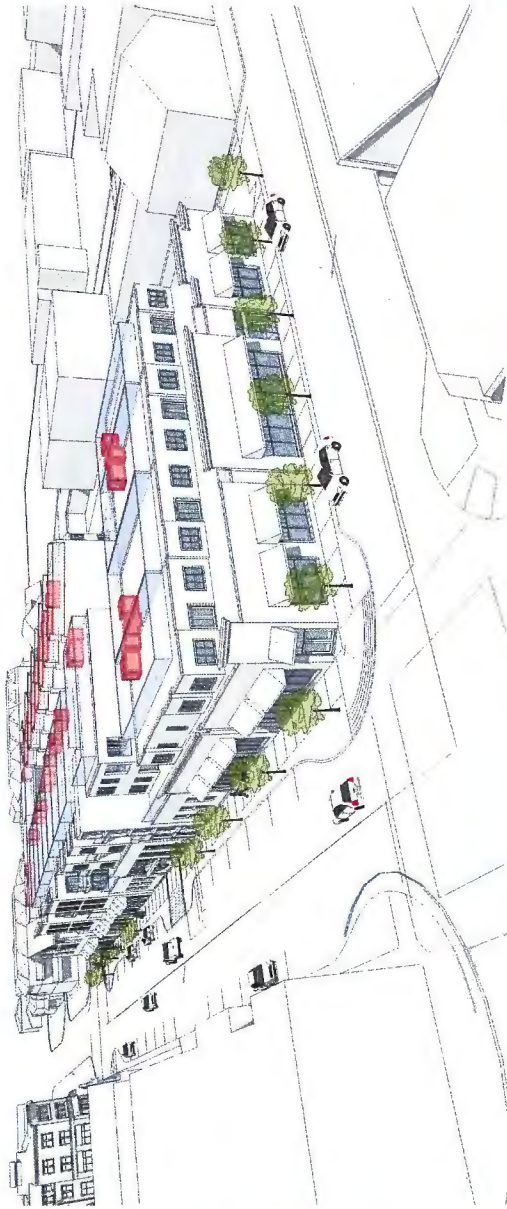


PLN - 282

■ - Private Stair Accesses



PLN - 283

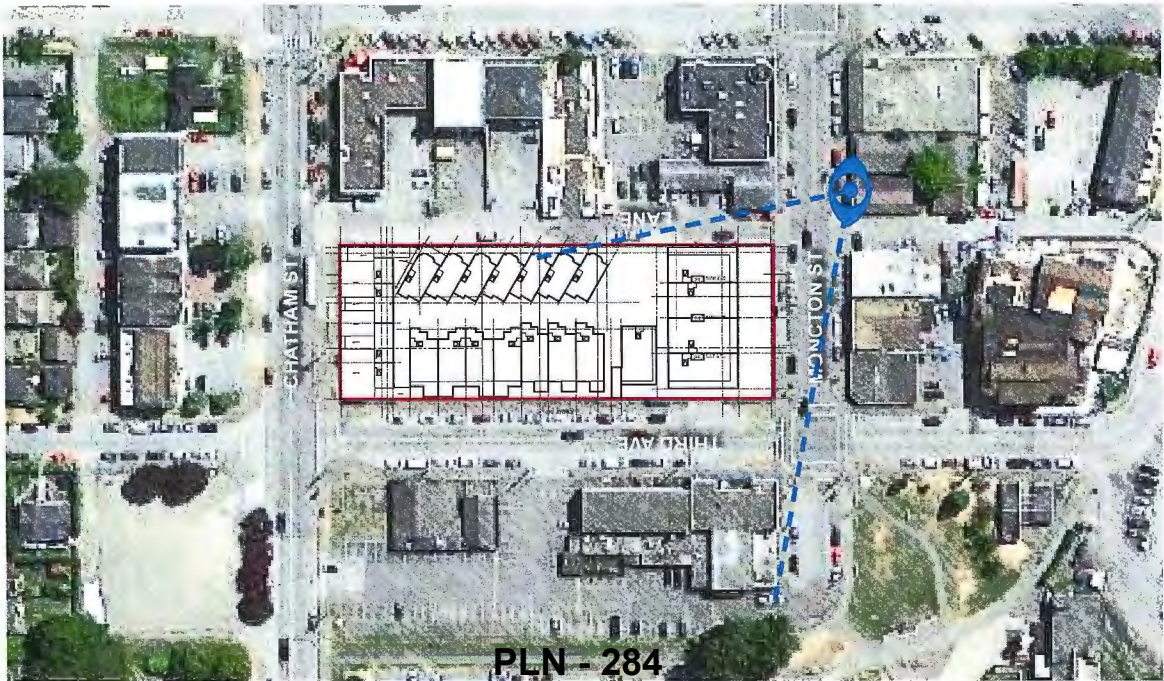


No Private Stair Accesses Visible.

MONCTON & 3RD AVENUE
MIXED-USE RETAIL & RESIDENTIAL
RICHMOND, BC CANADA

plat:form
ZGF
COTTER

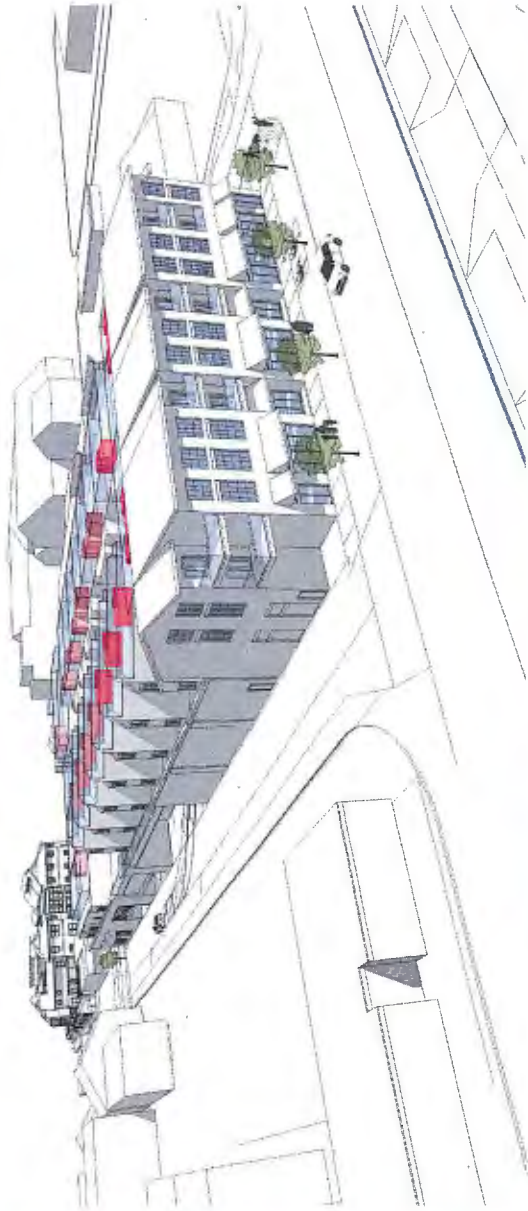
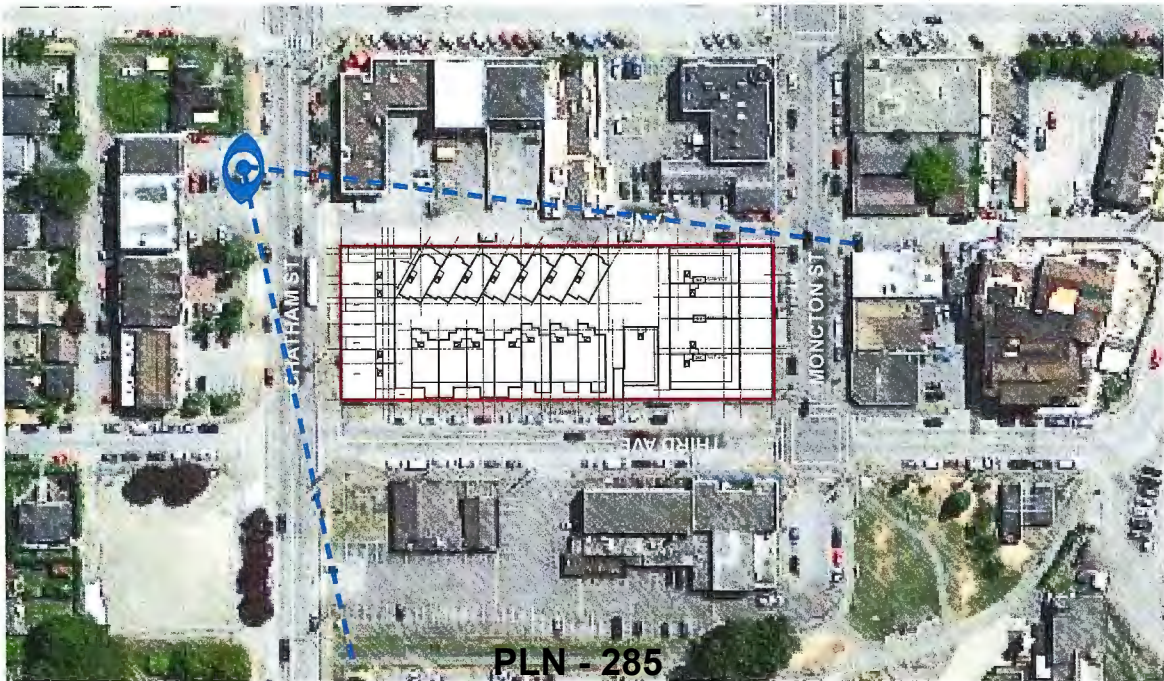
■ - Private Stair Accesses



MONCTON & 3RD AVENUE
MIXED-USE RETAIL & RESIDENTIAL
RICHMOND, BC CANADA

plat:form **ZGF**
COTTER
ARCHITECTS

■ - Private Stair Accesses

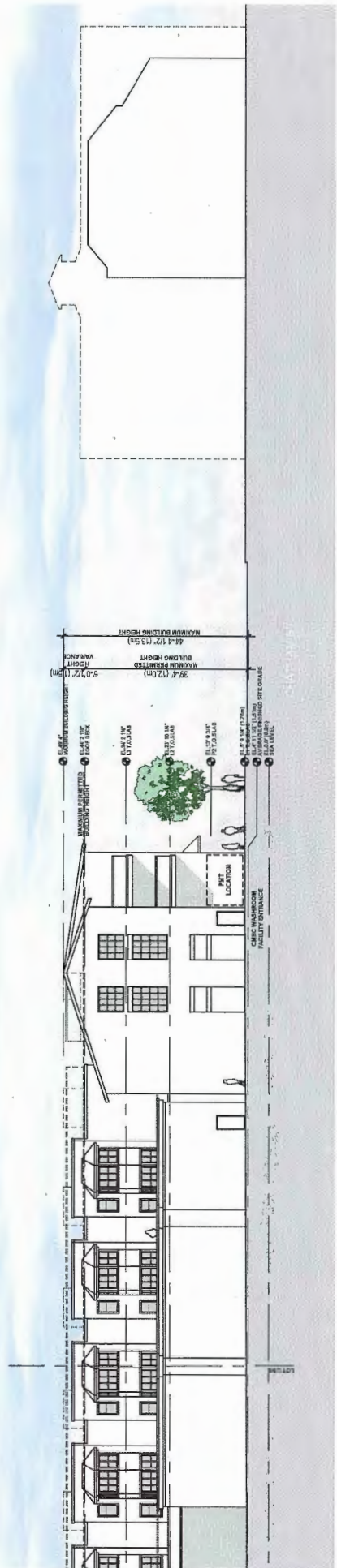


MONCTON & 3RD AVENUE
MIXED-USE RETAIL & RESIDENTIAL
RICHMOND, BC CANADA

plat:form
ZGF
COTTER



PLN - 287



MONCTON & 3RD AVENUE
 MIXED-USE RETAIL & RESIDENTIAL
 RICHMOND, BC CANADA

plat:form **ZGF**
 COTTER
BY COTTER ARCHITECTS INC.



PLAN - 288

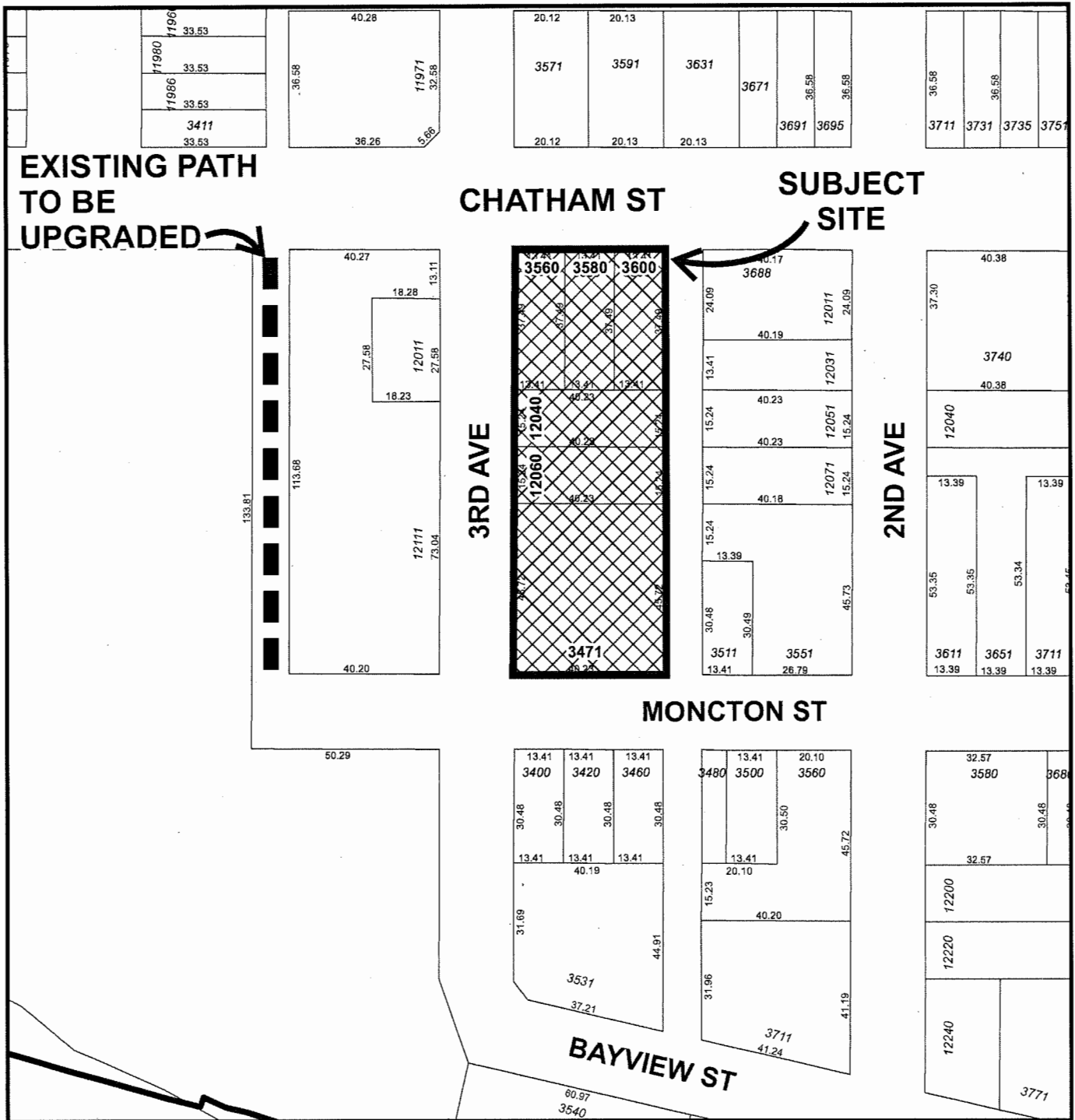
South Elevation (Along Moncton St.)
 Scale: 3/32" = 1'-0"



North Elevation (Along Chatham St.)
 Scale: 3/32" = 1'-0"



City of
Richmond



Off-Site Pedestrian
Pathway

Original Date: 05/03/16
 Revision Date:
 Note: Dimensions are in METRES

Platform Properties Ltd
 990 1200 West 73rd Avenue
 Vancouver BC V6P 6G5 Canada

platformproperties.ca
 T 604 563 5001
 F 604 563 5001

plat form

April 19, 2016

City of Richmond
 6911 No. 3 Road
 Richmond, BC
 V6Y 2C1

Attention: Mr. Kevin Eng

Dear Kevin,


**RE: Moncton Street & 3rd Avenue – Rod's Building Supplies Lands
 Project Sustainability – Renewable Energy Targets**

Further to our rezoning application RZ 15-710852, and Staff's most recent request regarding potential future renewable energy targets, we are writing to advise we have been considering this item and how it may be addressed as part of the redevelopment of the lands. While we are committed to developing the lands in a sustainable manner, we believe it is premature to commit to any specific methodology at this point in time. Furthermore, given the extent of the works and City contributions already associated with this rezoning application (offsites on 4 frontages, CMBC washroom facilities, offsite pathway improvements, Steveston Village Heritage Conservation Grant, Affordable Housing, Public Art, etc.), we are currently not in a position to make further commitments without effecting the feasibility of the development.

That said, we are prepared to work with Staff to explore energy efficiency opportunities should our application move forward to the Development Permit stage. As shared in our discussions, we have undertaken a feasibility assessment of a solar photovoltaic system for the project, and have concluded such an installation is infeasible given the high expense of the currently available technology. We do, however, believe the nature of this project provides an opportunity to consider ground-source/air-source heat pump technology or a form of heat exchange between the proposed uses (ie. the commercial anchor and the residential), although consideration of this is similarly premature given it would involve cooperation with the commercial anchor tenant.

We trust you will be amenable to the above approach, and commit to pursuing further dialogue with Staff on this matter to work towards the City's renewable energy and/or energy efficiency targets. Should you wish to discuss further, please contact the undersigned.

Yours truly,


 Kyle Shury





City of Richmond

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

Address: 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street
File No.: RZ 15-710852

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9558, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel.
2. Registration of a 2.5 m by 2.5 m statutory right-of-way at Moncton Street and 3rd Avenue for the purposes of securing a corner cut on the consolidated development site.
3. Discharge of legal agreement BL145757.
4. Registration of a legal agreement on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
5. Registration of a flood plain covenant on title (Steveston Village Area – Flood Plain Designation and Protection Bylaw 8204).
6. Registration of a legal agreement on title to prohibit the conversion of the bicycle parking area into habitable space and requiring that the rooms remain available for shared common use for the sole purpose of bicycle parking.
7. Registration of a legal agreement on title ensuring the provision of electric vehicle charging features: a minimum of 20% of parking stalls to be provided with a 120V receptacle to accommodate electric vehicle charging equipment; and an additional 25% of parking stalls to be constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring).
8. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
9. Registration of a legal agreement on title ensuring the shared use of a minimum of one loading bay between commercial and residential uses at all times.
10. Registration of a legal agreement on title, including the requirement for a lease agreement amongst applicable parties, to secure space in the development for the purposes of providing washroom facilities to Coast Mountain Bus Company/Translink employees and/or other users as approved by the owner and the City.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$49,775 to the City's public art reserve fund.
13. Contribution of \$49,000 (e.g. \$1,000 per dwelling unit for the first 19 units and \$2,000 per dwelling unit for the remaining balance) in accordance with the City's Cash In-Lieu of Indoor Amenity Space Policy 5041.
14. City acceptance of the developer's offer to voluntarily contribute \$4 per buildable square foot (e.g. \$191,912) to the City's affordable housing fund.
15. City acceptance of the developer's offer to voluntarily contribute \$47 per buildable square foot for the density increase from 1.2 to 1.52 FAR (e.g. \$739,842) minus the applicable affordable housing contribution for the development (\$191,912) in accordance with the Steveston Village Conservation Grant Program (Policy 5900). The total required amount being \$547,930.

16. Enter into a Servicing Agreement* for the design and construction of the following works (all works are at the developers cost):

a) Along Moncton Street (frontage upgrades):

- 2 m wide sidewalk at the south property line of the subject site.
- Remaining space between the edge of sidewalk and existing curb to consist of hardscaped boulevard generally consisting of stamped/tinted concrete, with street trees (if applicable), street furniture (benches, lighting, garbage receptacles and bike racks) and intermittent landscaping.
- Revision to curb extensions at Moncton Street and 3rd Avenue to replace with a sloped asphalt curb and appropriate bollards, if deemed necessary under the Council approved streetscape vision for the area.
- Note: Should Council adopt streetscape visions for Moncton Street prior to the execution of the Servicing Agreement, the above frontage works shall be adjusted, if necessary, to be in keeping with streetscape visions for Moncton Street, in particular the corner treatment at Moncton Street and 3rd Avenue.
- Removal of any existing driveway crossings and reinstatement of applicable concrete curb and frontage treatment.

b) Along Chatham Street (frontage upgrades):

- Maintain the location of the existing south curb and between the existing north property line, achieve a 7 m wide space to consist of a 2.5 m sidewalk located at the north property line of the site. The remaining space (final width to be determined through the Servicing Agreement application process) to consist of hardscaped boulevard (stamped/tinted concrete with street trees - parks to confirm type of trees and spacing through the Servicing Agreement) and appropriate street furniture and lighting.
- Within the hardscaped boulevard, an accessible concrete bus landing pad is required (to accommodate the existing bus stop on the subject site's Chatham Street frontage). Please note: there is a possibility that the 1.5 m wide space behind the existing curb (within the 4.5 m hardscaped blvd. referenced above) could also be an asphalt bike path based on the streetscape options for Chatham Street. Works also to include closure of existing driveway crossings and reinstatement of concrete curb & gutter where applicable).
- Note: Should Council adopt streetscape visions for Chatham Street prior to the execution of the Servicing Agreement, the above frontage works shall be adjusted, if necessary, to be in keeping with streetscape visions for Chatham Street as approved by Council.
- Pedestrian crossing across Chatham Street consisting of side mounted signage and pavement markings on the east side of the intersection of Chatham Street and 3rd Avenue at the developers sole cost. The developer is also required to do a design and cost estimate for pre-ducting works to accommodate crosswalk upgrades in future with a 50/50 cost sharing arrangement (works or cash-in-lieu as approved by the Director of Transportation) with the City for identified pre-ducting works only.

c) Along 3rd Avenue (frontage upgrades):

- 2 m wide sidewalk at the existing 3rd Avenue property line. The remaining space (final width to be determined through the Servicing Agreement application process) to consist of a boulevard treatment containing grass and trees (if sufficient space exists) to the back of the existing curb.
- Implementation of a new driveway crossing along 3rd Avenue to City specifications.
- Works may also include the addition of upgrades to street furniture (benches, lighting, garbage receptacles, bike racks).
- Works to include specific measures to facilitate pedestrian safety and minimize conflict with vehicles at the 3rd Avenue driveway location.
- Removal of any existing driveway crossings and reinstatement of applicable concrete curb and frontage treatment.

d) Lane works

- Re-grade a minimum width of 5/8ths of the existing lane along the east property line of the development site and upgrade the drainage system to meet City standards. At the developers cost, additional re-grading may be required to ensure the works do not create storm water surface ponding on the remaining lane and to achieve safe and functional traffic flow.

- Identify pipe elevations, pipe diameters and provide CCTV survey for the lane drainage system (approx. 130m) to determine upgrade requirements. Partial or full drainage pipe upgrade is expected to be required including the addition of new manholes where required.
- e) Pedestrian path works (west adjacent to 12111 3rd Avenue)
- Approximate extent of works is 115 m including necessary transitions and tie-ins to the north and south.
 - Widen to 3 m and upgrade the pathway to a suitable hard impermeable surface with potential appropriate treatment to apply texturing and tinting to emulate historic planks/boardwalks in Steveston Village.
 - Implementation of design and pathway identification features (i.e., bollards with ropes).
 - Pathway lighting to the appropriate standards
 - Development of a focal point/signage at the Chatham Street junction.
 - Landscaping (planting of Cherry trees) at a number, sizing, spacing and location determined by Parks.
 - The developer is responsible for the cost of design of the ultimate pathway works.
 - Works to construct the path upgrades are to be cost shared 50% at the developer's responsibility and 50% at the City's responsibility.

f) Water works:

- Using the OCP Model, there is 432 L/s and 558 L/s of water available at a 20 psi residual at the 3rd Avenue and Chatham Road respectively. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. Once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- Provide fire hydrants at Moncton Road, 3rd Avenue and Chatham Street frontages to meet minimum spacing and code requirements to service the proposed development.

g) Storm Sewer works:

The developer is required to:

- Upgrade approximately 55 meters of existing 375mm diameter storm sewer to 600mm diameter storm sewer along Chatham Street (alignment to be determined through detailed design). Tie-in to the existing storm sewers at both east and west sides shall be via new manholes.
- Renew portions of the existing 300mm AC watermain along Chatham Street that will be impacted by the proposed storm sewer tie-ins.
- Abandon and fill with low density fill per MMCD the existing 55 meters of 375mm diameter storm sewer that is located next to the property line along Chatham Street frontage.

At the developer's cost, the City will:

- Cut and cap at main all existing storm sewer connections to the development site.

h) Sanitary works

The developer is required to:

- Upgrade approximately 55 meters of existing 150mm diameter sanitary sewer to 200mm diameter sanitary sewer along Moncton Street (alignment to be determined through detailed design). Tie-in to the existing sanitary sewers at both east and west ends shall be via existing manholes.
- Install a new sanitary service connection complete with a type 3 IC and tie-in to the proposed sanitary main at Moncton Street.
- Remove the existing sanitary main along the north property line of 12040 3rd Avenue and rear portion of 3560, 3580 and 3600 Chatham Street then discharge the utility right of way containing it.

At the developer's cost, the City will:

- Cut and cap at main all existing sanitary sewer connections to the development site.
- Re-connect existing sanitary service connections (if required) to the new sanitary main along Moncton Street.

i) General

- Lane lighting is required. The developer is required to determine the appropriate level of lighting for the form of development and install freestanding street lamps as necessary. As no curb is anticipated to be built light poles may need to be protected by traffic bollards or similar.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be submitted prior to the RZ staff report progressing to Planning Committee and shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – Approximately 4mW X 5m (deep)
 - BC Hydro LPT – Approximately 3.5mW X 3.5m (deep)
 - Street light kiosk – Approximately 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – Approximately 1mW X 1m (deep)
 - Traffic signal UPS – Approximately 2mW X 1.5m (deep)
 - Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - Approximately 1.1mW X 1m (deep) – show possible location in functional plan
- Provide, prior to first SA design submission, if preload is required, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing 150mm FRP pipe along the east property line, the existing 168mm gas main next to the south property line of 3471 Moncton Street and the existing box culvert along 3rd Avenue and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to forwarding the Development Permit* to Council for issuance, the following items must be completed:

1. Submission of an appropriate landscape bond/letter of credit for on-site landscaping.
2. Items to be determined through the processing of the Development Permit application.

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

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

Note:

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

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

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

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

-Signed Copy on File-

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9558 (RZ 15-710852)
3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and
3600 Chatham Street

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

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

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: ZMU33, \$4.00

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

“20.33 Commercial Mixed Use (ZMU33) – Steveston Village

20.33.1 Purpose

The zone provides for a combination of commercial, industrial and residential uses.

20.33.2 Permitted Uses

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

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

20.33.3 Secondary Uses

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

20.33.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.33.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.2” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU33 **zone**.
3. Notwithstanding Section 20.33.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.52” **floor area ratio** if the owner pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$739,842 (calculated at \$47/sq. ft. multiplied by the “0.32” **floor area ratio density** increase from “1.2” to “1.52” **floor area ratio** multiplied by the **lot** area less the sum paid into the **affordable housing reserve** in accordance with Section 20.33.4.2.)
4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

5. For the purposes of this **zone** only, a maximum floor area of 8 m² for a washroom facility that is provided in the **development** and secured through a legal agreement with the **City** is not included in the calculation of maximum **floor area ratio**.

20.33.5 **Permitted Lot Coverage**

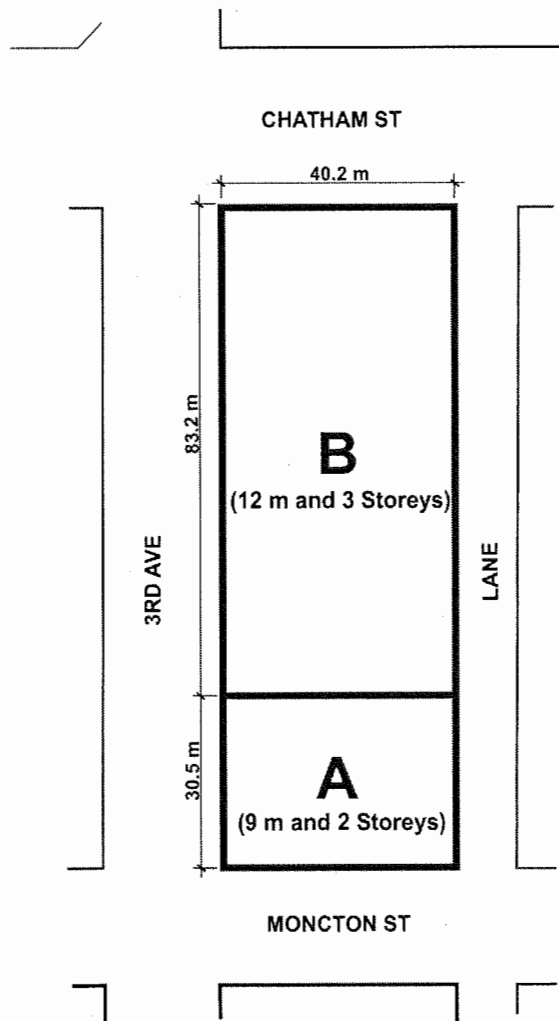
1. The maximum **lot coverage** is 100% for **buildings**.

20.33.6 **Yards & Setbacks**

1. There is no minimum **front yard, rear yard or side yard setback**.

20.33.7 **Permitted Heights**

1. The maximum **building heights** for the **site** are identified in Diagram 1 in Section 20.33.7.2.
2. Diagram 1



20.33.8 Subdivision Provisions/Minimum Lot Size

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

20.33.9 Landscaping & Screening

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

20.33.10 On-Site Parking

1. **On-site vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
 - b) **On-site** vehicle parking shall be provided at the following rate:
 - i) Non-residential **uses** – **on-site** parking requirements contained in this Section 7 of this Bylaw are reduced by 33% with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial** and **service personal**.

20.33.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line** abutting a **road** shall be used for residential purposes.
2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 7.5 m in width.
3. Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COMMERCIAL MIXED USE (ZMU33) – STEVESTON VILLAGE”**.

P.I.D. 004-257-944

Lot 'A' Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 006-713-254

Lot 14 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-427-323

Lot 13 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 004-062-841

Lot 12 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-969-720

Lot 11 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 004-138-651

Lot 10 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9558”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER