



**City of Richmond**  
Planning and Development Department

<b>To Public Hearing</b>
Date: <u>Dec 18, 2006</u>
Item # <u>1</u>
Re: <u>Bylaw 8115</u>

SCHEDULE 1 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
DECEMBER 18, 2006

## Memorandum

**To:** Mayor and Councillors  
**From:** Jean Lamontagne  
Director of Development  
**Date:** December 12, 2006  
**File:** RZ 05-296591  
**Re:** **Application by H. A. Berg Investments Ltd. for Rezoning at 11991 No. 1 Road and 3931 Chatham Street from Service Station District (G2) to Steveston Commercial (Three-Storey) District (C5)**

At the Council Meeting of November 27, 2006, Council moved:


- (1) *That Bylaw No. 8115, for the rezoning of 11991 No. 1 Road and 3931 Chatham Street from "Service Station District (G2)" to "Steveston Commercial (Three-Storey) District (C5)", be introduced and given first reading.*
- (2) *That Rezoning application 05-296591 be referred back to staff in order for staff and the applicant to:*
  - (i) *revise the proposed exterior, including finishing materials, and the awning design to reflect more heritage character;*
  - (ii) *incorporate a community garden on the roof deck; and*
- (3) *That the applicant present modified drawings at the Public Hearing.*

Modified drawings are attached to this memo, along with the architect's rationale for the revised design. The applicant has addressed the concerns of Council by changing the building cladding, awning design and incorporating gardening opportunities on the roof deck.

The brick cladding has been changed to narrow profile horizontal Hardi-plank siding to emulate heritage bevelled wood siding. Glass and steel canopies have been replaced with fabric-covered awnings with a heritage scalloped hanging edge.

Each residential unit has a private roof deck and the applicant has added 70 m<sup>2</sup> of raised planting beds at the roof level to provide gardening opportunities for each unit. A typical unit will have a mixture of taller 0.6 m raised beds (4.7 m<sup>2</sup>) and lower 0.15 m raised beds (2.4 m<sup>2</sup>).

The applicant has expressed a desire to re-evaluate the window selection and pattern to better match the use of the interior spaces. Although a regular fenestration pattern is shown on the elevations, the living spaces inside the building are not as regular. Staff will be working with the applicant through the Development Permit process to balance the needs of the interior spaces with ordered heritage character elevations to ensure the project meets the Steveston Development Permit Design Guidelines.



Jean Lamontagne  
*Director of Development*

SB:blg  
Att.

## **PROJECT RATIONALE -- 10-Unit Mixed-Use Project in Steveston Village**

11991 No.1 Road & 3931 Chatham Street, Richmond B.C. (RZ 05-296591)

Project Proponent: H.A Berg Investments Ltd. (Tussy Berg)  
Architect: Interface Architecture Inc. (Ken Chow)

### INTRODUCTION AND CONTEXT

A 10-unit residential/commercial mixed-use project is proposed at the NW corner of No.1 Road and Chatham Street, replacing the current Nobby's Garage. Three lots are to be consolidated into one 11,150 sf parcel for the development; 11991 No.1 Road & 3931 Chatham is seeking rezoning from G2 to C5 while 3911 is already zoned C5. The project meets the permitted density of FAR 1.0.

The site is located at the far NE corner of the 'character area' known as Steveston Village and, more specifically, part of the Chatham character sub-area. It will mark the entrance to the Village commercial area and the beginning of the retail spine along Chatham Street to Garry Point Park. The site is flanked by (i) an existing 2-storey mixed-use building on the west side and (ii) three single-family houses across the lane to the north.

### URBAN DESIGN AND SITE PLANNING

The project's L-shaped plan pushes the building's 3-storey massing forward to the Chatham and No. 1 Road property lines, creating an 'urban building edge' along the sidewalks which enhances the pedestrian environment. As is typical of traditional buildings in the Village, the massing is a simple block with all on-site vehicle parking and loading located at the rear of the property, accessed from the lane and hidden from pedestrian view.

The three floors are stacked in a straight-forward manner conforming to the Design Guidelines. The ground floor is primarily commercial retail space (demisable) providing retail continuity along both Chatham and No.1 Road. The remainder of the ground floor comprises of residential entries and services spaces, consistent with the intent of the C5 zoning. All actual residential uses are located completely on the two storeys above the main floor, which preserves their privacy while allowing as much transparency as possible for the retail uses.

### ARCHITECTURAL FORM AND CHARACTER

The overall design strives to meet the 'traditional design' intent favoured by Council. Various cladding treatments have been proposed, but following the results of a recent Planning Committee meeting, it was clear that a 'traditional' façade treatment was the most appropriate for this project.

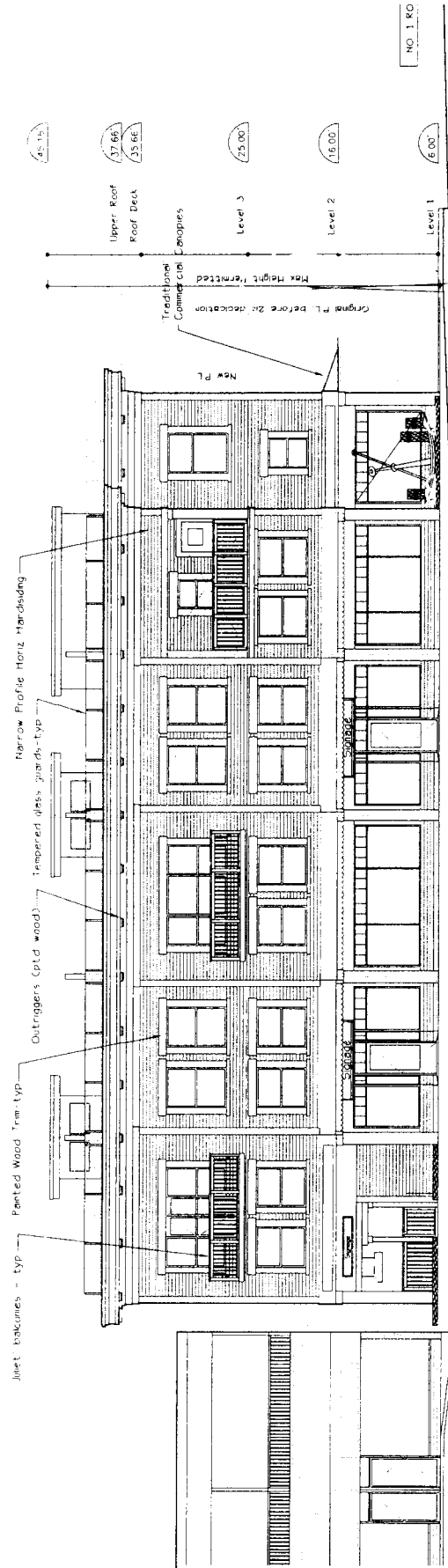
The building will be clad predominantly with narrow profile hardiboard/wood siding with 8" to 10" wide painted wood trim around windows and doors and at building corners. A prominent wooden soffit cornice with wooden outriggers (reminiscent of the the Hepworth Building) is proposed at the parapet roof edge. 'Heritage' colours are proposed and the proponent is eager to work with Planning to determine 'authentic' historic Steveston colours if possible. Balcony railings are of wood picket design. Decorative 'Juliet' balconies are proposed to recall the historic 'Steveston' look of the past. Simple fabric sloping canopies with scalloped skirt edges and artisan-type fascia store signage complete the 'traditional' look.

### LANDSCAPING AND OPEN SPACE DESIGN

It is typical in the Village for buildings to have very little formal landscaping along their frontages. Rather, it is more appropriate to landscape their rear and side yards, and to provide smaller landscaping features such as planters and flower boxes in public locations.

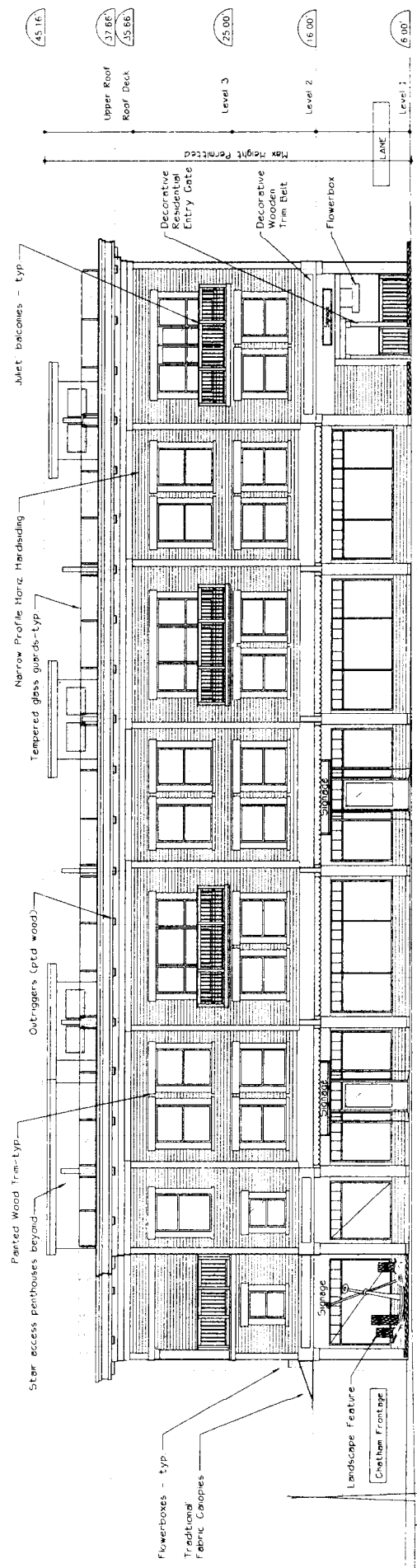
The project proposes a prominent landscape feature at the corner (anchor, seagrasses, roped mooring logs) and flower boxes and the residential breezeway entrances. At the rear, heavily landscaped planting areas are proposed between the parking areas and residential breezeway to create a sense of shelter and to function as a visual buffer.

Each residential unit has stair access to private rooftop outdoor decks and raised planting areas.



**SOUTH (CHATHAM ST) ELEVATION**

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



**EAST (NO. 1 ROAD) ELEVATION**

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



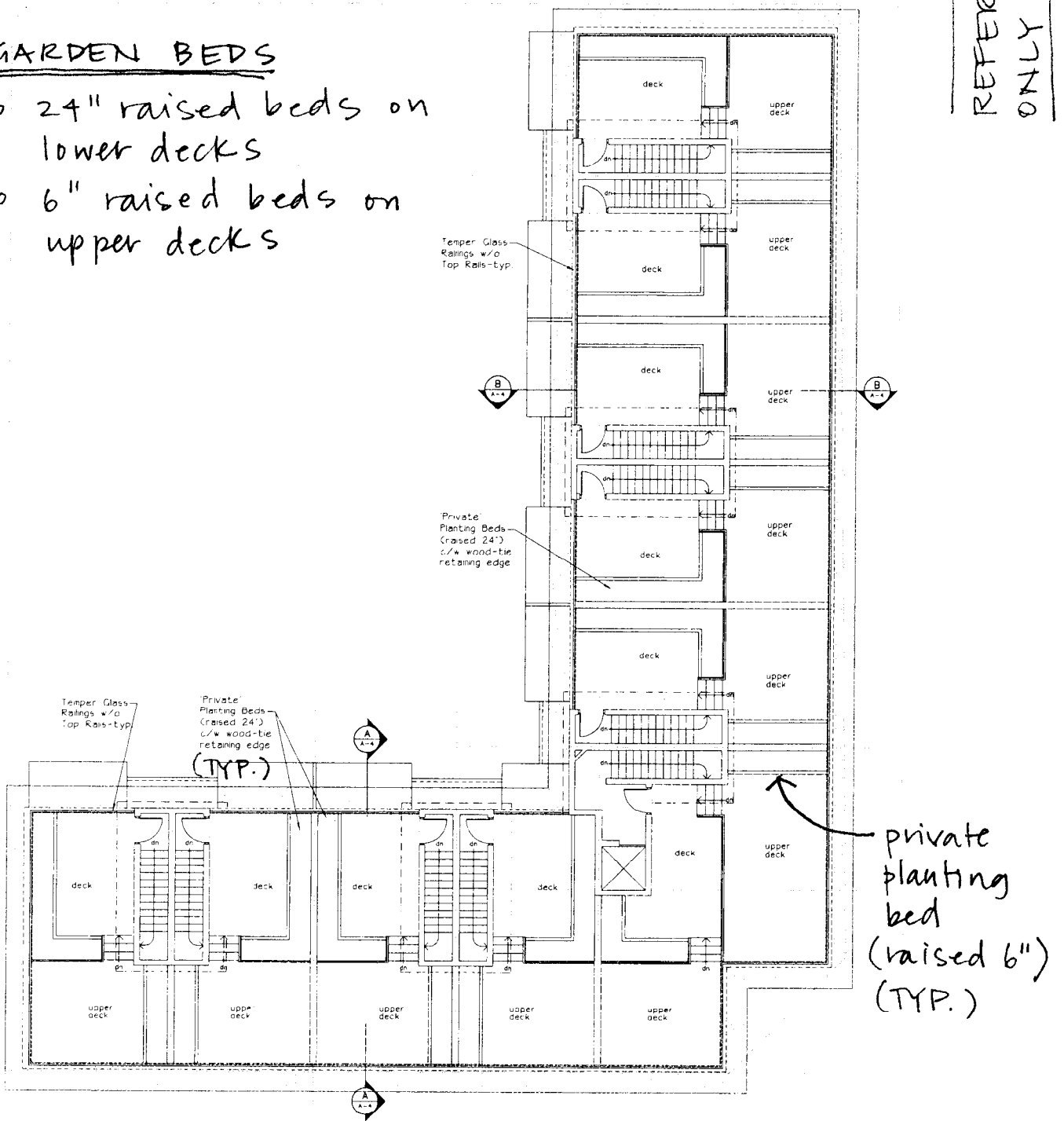
December 11, 2006

**REFERENCE ONLY**

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### GARDEN BEDS

- o 24" raised beds on lower decks
- o 6" raised beds on upper decks



### ROOF DECK LEVEL

Scale: 1/8"=1-0"



December 7, 2006