



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, January 14, 2015  
3:30 p.m.

### Minutes

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on Wednesday, December 10, 2014.*



1. **Development Permit 14-657872**  
(REDMS No. 4423108)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATIONS: 9051 and 9055 Dayton Avenue

### Director's Recommendations

*That a Development Permit be issued which would permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)."*



2. **Development Permit 14-672823**  
(REDMS No. 4473123) (File Ref No. Xr: HA 14-672825)

APPLICANT: Steveston Flats Development Corp.

PROPERTY LOCATION: 3471 Chatham Street

ITEM

**Director's Recommendations**

1. *That a Development Permit be issued which would:*
  - (a) *permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m<sup>2</sup> (3,438 ft<sup>2</sup>) commercial space on the ground floor; and*
  - (b) *vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted building height from 12.0 m to 14.75 m to allow elevator access to the roof deck level; and*
2. *That a Heritage Alteration Permit be issued for the site at 3471 Chatham Street in accordance with Development Permit 14-672823.*



3. **New Business**
4. **Date of Next Meeting:      Wednesday, January 28, 2015**
5. **Adjournment**



**Development Permit Panel  
Wednesday, December 10, 2014**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Dave Semple, General Manager, Community Services

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 26, 2014, be adopted.*

**CARRIED**

**1. Development Permit 12-618411**  
(File Ref. No.: DP 12-618411) (REDMS No. 4429250)

APPLICANT: Globalive Wireless Management Corp.

PROPERTY LOCATION: 13280 Mitchell Road

**INTENT OF PERMIT:**

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Industrial (I)" zoning district from 20 m (66 ft.) to 40 m (132 ft.) in order to permit the installation of a telecommunication antenna monopole at 13280 Mitchell Road

**Applicant's Comments**

Erika Riglik, Globalive Wireless Management Corp., briefed the Panel on the proposed application to install a telecommunication antenna and noted the following:

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- the proposed telecommunication antenna would be installed in an industrial area;
- the proposed variance would increase the maximum height of the proposed antenna to 40 metres;
- the applicant was not able to utilize competitors' telecommunication antennas;
- the proposed telecommunication antenna will be a thin structure and painted grey to blend with the surrounding landscape;
- there will be a significant buffer surrounding the base of the proposed structure;
- landscaping will be used to provide screening to the compound; and
- the proposed variance to increase the height of the proposed telecommunication antenna to 40 metres is anticipated to have a significantly larger coverage area compared to an antenna 20 metres in height.

#### Panel Discussion

In reply to queries from the Panel, Ms. Riglik advised that the proposed telecommunication antenna is not anticipated to be visually prominent from the Knight Street Bridge. She added that the height of the proposed telecommunication antenna is consistent with other telecommunication antennas in the city.

Discussion ensued regarding leasing the proposed antenna to other companies and in reply to queries from the Panel, Ms. Riglik noted that the antenna would have available space for future co-location and other companies would be subject to an application process to lease the proposed antenna. She added that telecommunication antennas are regulated so that the criteria for leasing would be based on available capacity.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

1. *That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Industrial (I)" zoning district from 20 m (66 ft.) to 40 m (132 ft.) in order to permit the installation of a telecommunication antenna monopole at 13280 Mitchell Road; and*



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2. *That Richmond City Council grant concurrence to the proposed telecommunication monopole installation for the site located at 13280 Mitchell Road.*

**CARRIED**

**2. Development Permit 14-672823**

(File Ref. No.: DP 14-672823; Xr: HA 14-672825) (REDMS No. 4405918)

APPLICANT: Steveston Flats Development Corp.

PROPERTY LOCATION: 3471 Chatham Street

**INTENT OF PERMIT:**

1. Permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m<sup>2</sup> (3,438 ft<sup>2</sup>) commercial space on the ground floor; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level.

**Applicant's Comments**

Rob Whetter, ZGF Cotter Architects Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) gave a brief overview of the proposed development regarding (i) vehicle parking; (ii) urban design, (iii) architectural form and character, (iv) accessibility features, (v) conditions of adjacency, (v) the proposed building's shadowing effect and setback, (vii) overlook from the balconies and deck, (viii) the roof deck, and (ix) the salvaged artwork panels used for public art installation.

Johnny Zhang, Maruyama and Associates Landscape Architects Inc., briefed the Panel on the landscape design of the proposed development with respect to (i) the tree species used on the parking area landscaping, (ii) the ornamental grasses used on the north edge of the proposed development, (iii) the off-site landscaping along Chatham Street, (iv) the green buffer in the undeveloped lane on the west side of the site, and (v) the landscaping and low picket fencing used to discourage loitering in the undeveloped lane on the west side of the site.

**Panel Discussion**

Discussion ensued with respect to the landscaping used on the laneway on the west side of the site. In reply to queries from the Panel, Mr. Whetter and Mr. Zhang noted that a green buffer is planned for the laneway. Also, the landscaping along the laneway will have a picket fence and low vegetation to discourage loitering while maintaining good visibility.

3.

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Discussion then ensued regarding the movement of pedestrians within the site. Mr. Whetter advised that customers may use parking spaces along the street or on-site next to the laneway and walk to the shop entrances along the south side of the site. He added that in order to shorten the travel distance for wheelchair access, there is a walkway connecting the accessible parking space and the sidewalk on the north side of the site.

In reply to queries from the Panel, Mr. Whetter advised that the rooftop deck will be wheelchair accessible via an elevator and be restricted to residents of the proposed development.

Discussion ensued with regard to the elevator tower on the proposed development and alternative options for wheelchair access to the rooftop. Mr. Whetter noted that efforts to minimize the height of the elevator tower have been made. He added that the elevator tower was relocated to a central location on the roof to minimize potential shadowing.

The Chair spoke of concerns related to privacy and the potential overlook from the proposed development. Mr. Whetter advised that the number of balconies were reduced from the original rezoning application design. Also, with regard to privacy concerns, Mr. Whetter noted that there are evergreen trees on the neighbouring property and that the building wall setbacks would be further away behind the balconies.

Discussion then ensued with regard to the condition and the potential shadowing from the neighbouring evergreen trees and Mr. Whetter noted that the trees are in good condition.

#### **Staff Comments**

Wayne Craig, Director, Development, commented on the proposed development, noting that (i) a servicing agreement will be required for laneway improvements and frontage improvements along 3<sup>rd</sup> Avenue and Chatham Street, and (ii) sustainability and energy efficiency features will be included.

In reply to queries from the Chair, Mr. Craig advised that the laneway along the northern edge of the site will be upgraded with vehicle access and parking. The laneway along the western edge is currently unconstructed and will be enhanced with landscaping.

Discussion ensued with regard to the long term plan for the laneway network adjacent to the proposed development. Mr. Craig noted that there are currently no plans to open the laneway on the western edge of the proposed development and that staff have reviewed the proposed landscaping.

Discussion then ensued with regard to the future potential closure of the lane on the western edge of the site. In reply to queries from the Chair, Sara Badyal, Planner 2, and Mr. Craig advised that there was infrastructure underneath the laneway and that staff would need to examine the feasibility of closing the laneway.

#### **Correspondence**

Ralph and Edith Turner, 3411 Chatham Street (Schedule 2)

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In reply to queries from the Panel, Mr. Craig advised that concerns regarding the shadowing of the proposed development have been addressed at the rezoning process.

#### Gallery Comments

None.

#### Panel Discussion

Discussion ensued with regard to accessibility to the rooftop and alternatives to using an elevator. In reply to queries from the Panel, Mr. Whetter noted that the applicant has reviewed other options for access to the rooftop and that there could be opportunities to further reduce the height of the elevator tower.

Discussion then ensued with respect to (i) potential alternatives for wheelchair access to the rooftop, (ii) the future potential plans for the laneways, (iii) vehicle parking, (iv) landscaping, and (v) pedestrian flow and access.

#### Panel Decision

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

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

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

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

**CARRIED**

### 3. Development Permit 14-663759

(File Ref. No.: DP 14-663759) (REDMS No. 4433177)

APPLICANT: Amar Sandhu

PROPERTY LOCATIONS: 7400, 7420 and 7440 Railway Avenue

## **Development Permit Panel**

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#### **INTENT OF PERMIT:**

Permit the construction of 14 townhouse units at 7400, 7420 and 7440 Railway Avenue on a site zoned "Low Density Townhouses (RTL4)."

#### **Applicant's Comments**

Taizo Yamamoto, Yamamoto Architecture Inc., gave a brief overview of the proposed development regarding (i) urban design, (ii) architectural form and character, (iii) vehicle parking, (iv) the overlook and setback, and (v) sustainability features.

Mr. Yamamoto advised that different design schemes were examined, noting that ground oriented duplexes and detached units with traditional residential character are proposed to address concerns regarding neighbourhood character. He added that the proposed setback exceeds bylaw requirements and the proposed internal drive aisle will be built to accommodate future access to adjacent sites.

Mr. Yamamoto spoke of the vehicle parking, noting that the proposed development will have no tandem parking spaces. Also, he added that the proposed development will have additional visitor parking spaces, have one convertible unit and will be built to EnerGuide 82 standards.

Patricia Campbell, PMG Landscape Architects, commented on the proposed development's landscape and open space design noting that, (i) seven existing trees on-site will be retained and conifers will be added, (ii) permeable pavers will be used, (iii) the amenity space will be centrally located, and (iv) a children's play area, bike parking and benches will be included in the amenity area.

#### **Panel Discussion**

In reply to queries from the Panel regarding the site's grading, Mr. Yamamoto noted that the proposed development will be built to the floodplain requirement and yards will slope down to existing grade.

Discussion ensued with respect to the size of the amenity area. Ms. Campbell advised that the amenity area meets requirements and will include play elements such as a playhouse and tunnel.

In reply to queries from the Panel, Ms. Campbell noted that the proposed landscaping will include columnar trees between each unit.

Discussion ensued with respect to the gathering spaces in the proposed development and in reply to queries from the Panel, Ms. Campbell advised that the units will include a patio. She added that the proposed development will have a landscaped buffer and perimeter fencing.

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#### Staff Comments

Mr. Craig commented on the proposed development, noting that a servicing agreement will be required for frontage improvements along Railway Avenue.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 14 townhouse units at 7400, 7420 and 7440 Railway Avenue on a site zoned "Low Density Townhouses (RTL4)."*

**CARRIED**

#### 4. Development Permit 13-637372

(File Ref. No.: DP 13-637372) (REDMS No. 4433177)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATIONS: 22560, 22600 and 22620 Gilley Road

INTENT OF PERMIT:

1. Permit the construction of thirty-five (35) three-storey townhouse units at 22560, 22600 and 22620 Gilley Road on a site zoned "Town Housing (ZT11) – Hamilton;" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 100% to allow a total of seventy (70) tandem parking spaces in thirty-five (35) three-storey townhouse units.

#### Applicant's Comments

Mr. Yamamoto gave a brief overview of the proposed development and noted the following:

- the access to the site was changed to Gilley Road following public consultation;
- pedestrian connections and frontage improvements are proposed for the western portion of the site and along Gilley Road to Westminster Highway;
- the site will have a grade change of one level and as a result, adjacent properties to

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the south are fronted with two storey units;

- the proposed development is oriented to maximize the number of units fronting directly to the street;
- the proposed development will utilize tandem vehicle parking in the units; and
- the amenity area will be centrally located and would be open to solar exposure.

In reply to queries from the Panel with regard to the site's grade level, Mr. Yamamoto noted that tandem vehicle parking is preferred to reduce changes to the footprints of the units and site layout.

Ms. Campbell gave a brief overview of the proposed development's landscape and open space design and noted the following:

- the existing ditch was retained and sections enhanced to remove invasive plants and plant additional native species;
- a pedestrian bridge was installed over the ditch with connections to the walkway along Gilley Road;
- the internal pedestrian walkway will have connections between the units to the amenity area;
- the amenity area will have play structures, seating boulders, benches and plantings;
- the site will use permeable paving;
- the site lacks usable existing trees and replacement trees will be incorporated; and
- pedestrian walkways will be lit using bollard lights.

#### **Panel Discussion**

In reply to queries from the Panel regarding the site's south east corner, Mr. Yamamoto noted that a walkway would provide access to the electrical room and step down to the drive aisle. He added that a retaining wall would be required to transition the grade to the adjacent property to east. Also, he noted that the retaining wall will step down and use a combination of a timber, concrete and visually permeable picket fencing.

Discussion ensued with regard to the size of the proposed tree replacement and in reply to queries from the Panel, Ms. Campbell advised that the proposed trees will include five to six centimetre deciduous trees and a ten centimetre feature tree in the amenity area. The proposed trees will include residential scale columnar conifer trees approximately 3.5 to 4.0 metres in height.

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#### **Staff Comments**

Mr. Craig advised that the servicing agreement associated with the proposed development will provide frontage improvements along Rathburn Drive and Gilley Road. The improvements along Gilley Road will include pavement widening, and pedestrian walkway improvements on south side of the road. Also, the servicing agreement will include a north-south walkway through the development site and an east-west walkway on-site beside the drainage canal.

In reply to queries from the Panel regarding construction traffic, Mr. Craig noted that staff have responded to concerns with respect to construction activity and that on-site traffic management will be in place. Mr. Craig added that as part of the building permit process, an updated construction management plan and on-going monitoring of the site will be required.

Fred Lin, Senior Transportation Engineer, commented on the road improvements along Gilley Road and noted that the section of Gilley Road from the site entrance to Westminster Highway will be widened to accommodate two-way traffic. A 1.5 metre pedestrian walkway will also be added along the southern portion of Gilley Road from the site entrance to Westminster Highway. Mr. Lin added that the walkway would separate pedestrians from the road and that the walkway connections to east of the site will be completed once eastern sites are developed.

#### **Correspondence**

None.

#### **Gallery Comments**

A Richmond resident spoke of the ditches adjacent to the site and queried if the ditches would be filled in order to widen the road.

The Chair commented on the ditches adjacent to the site and noted that the road will be widened without filling the ditches since the ditches are a riparian area protected under Provincial regulation. The Chair added that the ditches will be enhanced to remove invasive plant species.

Mr. Lin advised that the temporary walkway from the edge of the site to Westminster Highway will be a paved shoulder and marked with paint. He added that the City is working with the applicant on additional delineations between the road and the walkway.

Discussion ensued with regard to pedestrian safety related to the proposed road improvements.

Discussion then ensued regarding the north side of Gilley Road. Mr. Lin noted that the grass boulevard on the north side of Gilley Road will be retained.

The Chair advised that further review of the proposed road enhancements can be done to examine improvements to pedestrian safety.

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#### Panel Discussion

Discussion ensued with regard to (i) feedback from residents with respect to construction traffic, (ii) the proposed pedestrian connections, (iii) the proposed development meeting EnerGuide 82 standards, and (iv) pedestrian safety.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of thirty-five (35) three-storey townhouse units at 22560, 22600 and 22620 Gilley Road on a site zoned "Town Housing (ZT11) – Hamilton;" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 100% to allow a total of seventy (70) tandem parking spaces in thirty-five (35) three-storey townhouse units.*

**CARRIED**

#### 5. Development Permit 14-667322

(File Ref. No.: DP 14-667322) (REDMS No. 4422072)

APPLICANT: Pinnacle Living (Capstan Village) Lands Inc.

PROPERTY LOCATIONS: 3291, 3331, and 3371 Sexsmith Road

INTENT OF PERMIT:

1. Permit the construction of a one-phase, residential development containing 400 dwelling units at 3291, 3331, and 3371 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 9135, to:
  - a) reduce the minimum required number of on-site, loading spaces for large-size vehicles from one (1) to nil;
  - b) increase the maximum distance that balconies may project into the required road setback near the intersection of Sexsmith Road and Hazelbridge Way from 1.0 m (i.e. one third of the minimum required setback) to 1.31 m;
  - c) increase the maximum distance that architectural features may project into the required road and park setback from 0.6 m to 2.24 m; and
  - d) increase the maximum distance that canopies may project into the required road and park setback from 1.5 m (i.e. 50% of the required setback) to 2.92 m.



## **Development Permit Panel**

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#### **Applicant's Comments**

John Bingham, Bingham and Hill Architects, and Peter Kreuk, Durante Kreuk Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3) gave a brief overview of the proposed development with regard to (i) urban design, (ii) architectural form and character, (iii) landscape and open space design, (iv) the phases of development (v) vehicle access, (vi) vehicle parking, (vii) connections to the neighbourhood park, and (viii) streetscape improvements.

Mr. Bingham commented on the parking and amenity features and noted the following:

- there will be more than 200 public vehicle parking spaces;
- the private and public vehicle parking areas will be separated;
- the affordable housing units will be integrated all throughout the development; and
- amenity features include a swimming pool, an exercise room, gymnasium space, lounges and a common kitchen.

Mr. Kreuk spoke of the landscape features and noted the following:

- play structures for children will be included;
- open lawn areas, outdoor gathering spaces and edible gardens are planned;
- a walkway loop will be installed on the roof deck; and
- the amenity building will have a green roof.

Mr. Bingham and Mr. Kreuk commented on the proposed roof deck and noted that it will be on the ninth level and would feature community gardens and wheelchair access. Mr. Kreuk added that the proposed roof deck will have good solar exposure.

In reply to queries from the Panel, Mr. Kreuk spoke of the proposed urban agriculture area and noted that provisions for gardening, potting tables, composting, a children's play area and gathering spaces are proposed.

Mr. Bingham commented on the orientation of the towers in the proposed development and noted that the proposed towers are oriented so the suites will not have a direct view with each other. Mr. Bingham added that all proposed towers will have a private green roof.

Mr. Bingham then commented on the phases of construction and noted that temporary vehicle access to the site will be dismantled and a permanent access installed along Hazelbridge Way.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Bingham advised that the 17 proposed Artist Residential Tenancy Studios (ARTS) units will be integrated in the proposed development along the street level. He added that each of the ARTS units will have double volume space, an overhead door, balcony space and individual access.

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Mr. Kreuk noted that the section of the site on the corner of Sexsmith Road and Hazelbridge Way would provide a good location for a public art contribution.

Discussion ensued with regard to the distribution of the ARTS units.

#### Staff Comments

Mr. Craig advised that the proposed development will include 11 affordable housing units, 17 ARTS units, and 49 basic universal housing units.

Mr. Craig noted there will be approximately 250 public parking spaces included in the proposed development with six electric vehicle car-share spaces. He added that 20% of the resident parking spaces will be electric vehicle ready and 25% of the parking spaces will have rough-ins for future electric connections.

Mr. Craig added that the proposed development is district energy ready and is designed to meet the City's aircraft noise mitigation standards.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel wished to commend the applicant on the project.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a one-phase, residential development containing 400 dwelling units at 3291, 3331, and 3371 Sexsmith Road on a site zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre);" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 9135, to:*
  - a) *reduce the minimum required number of on-site, loading spaces for large-size vehicles from one (1) to nil;*
  - b) *increase the maximum distance that balconies may project into the required road setback near the intersection of Sexsmith Road and Hazelbridge Way from 1.0 m (i.e. one third of the minimum required setback) to 1.31 m;*

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- c) *increase the maximum distance that architectural features may project into the required road and park setback from 0.6 m to 2.24 m; and*
- d) *increase the maximum distance that canopies may project into the required road and park setback from 1.5 m (i.e. 50% of the required setback) to 2.92 m.*

**CARRIED**

**6. New Business**

**7. Date of Next Meeting: Wednesday, January 14, 2015**

**8. Adjournment**

It was moved and seconded  
*That the meeting be adjourned at 5:14 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, December 10, 2014.

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Joe Erceg  
Chair

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Evangel Biason  
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
December 10, 2014.



## REZONING APPLICATION

3471 Chatham St. | DP Panel | December 10, 2014

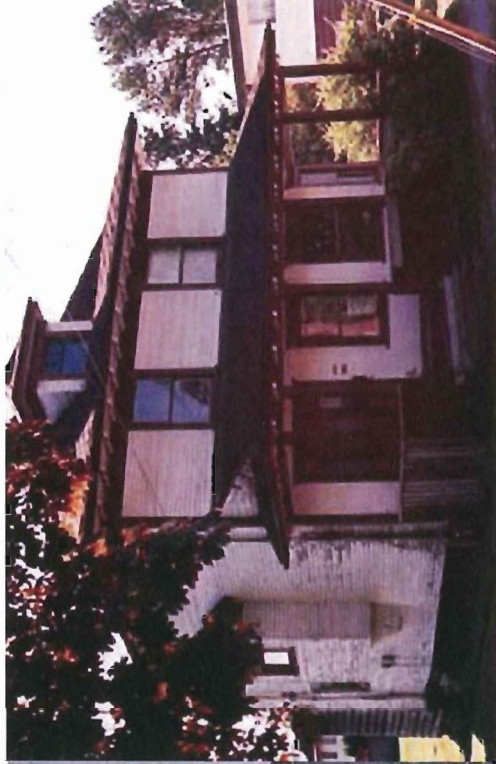
ZGF  
COTTER  
201 NORTH MONTGOMERY, INC.





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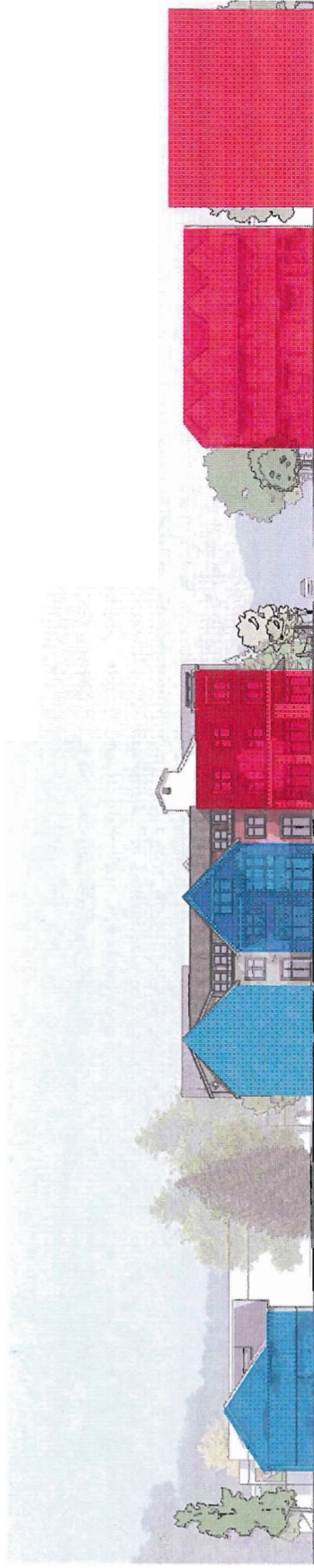




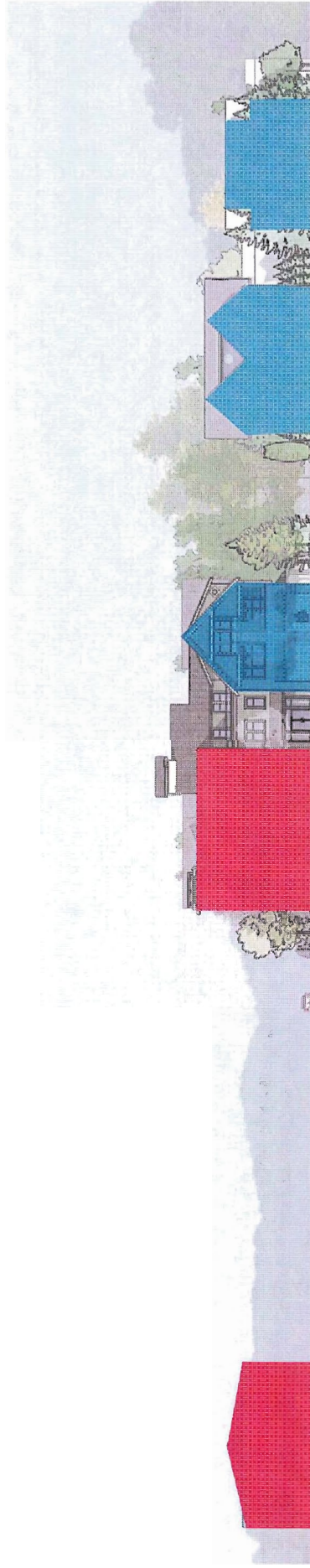






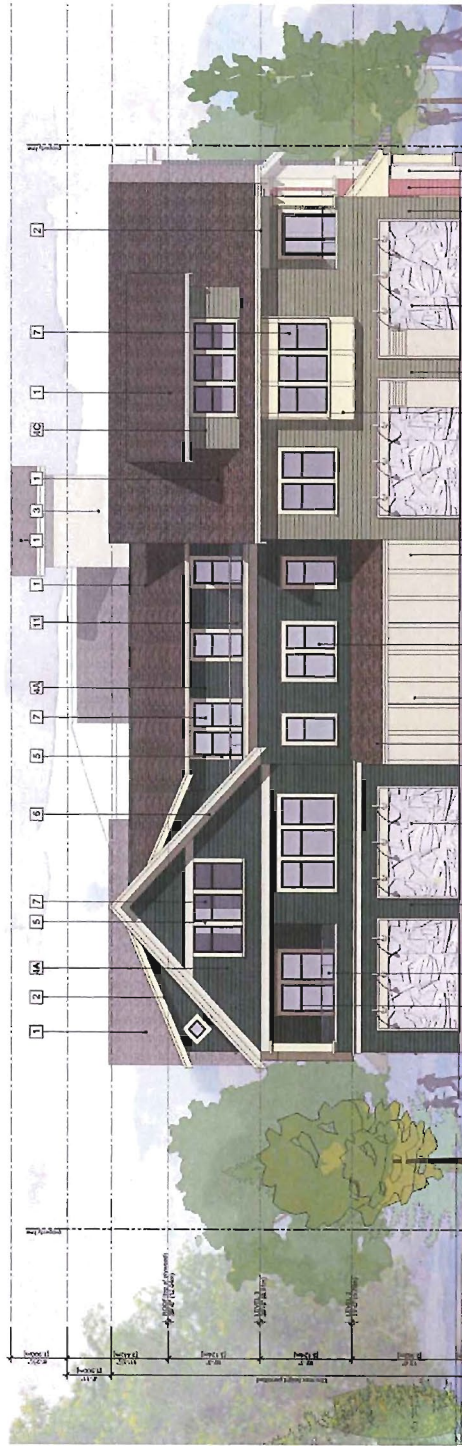


CHATHAM STREET



3RD AVENUE





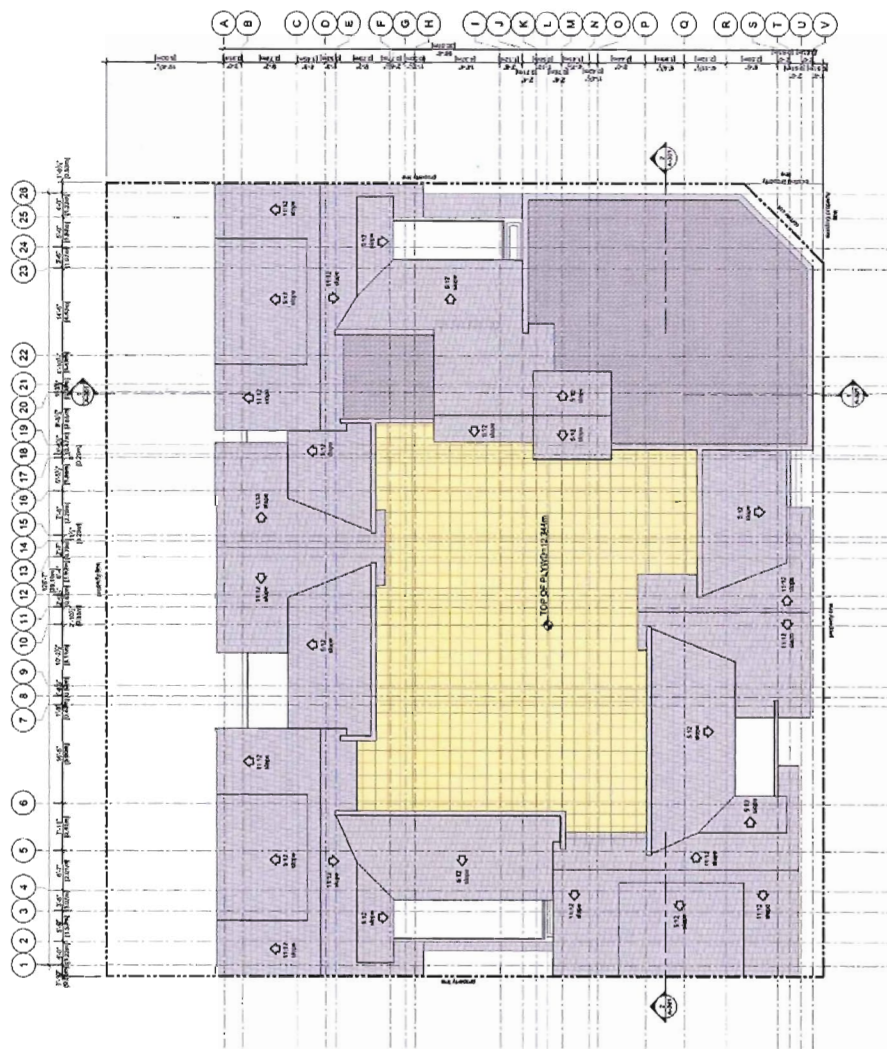




ZGF  
COTTER  
2014 COTTER ARCHITECTS INC.

## STREET VIEW

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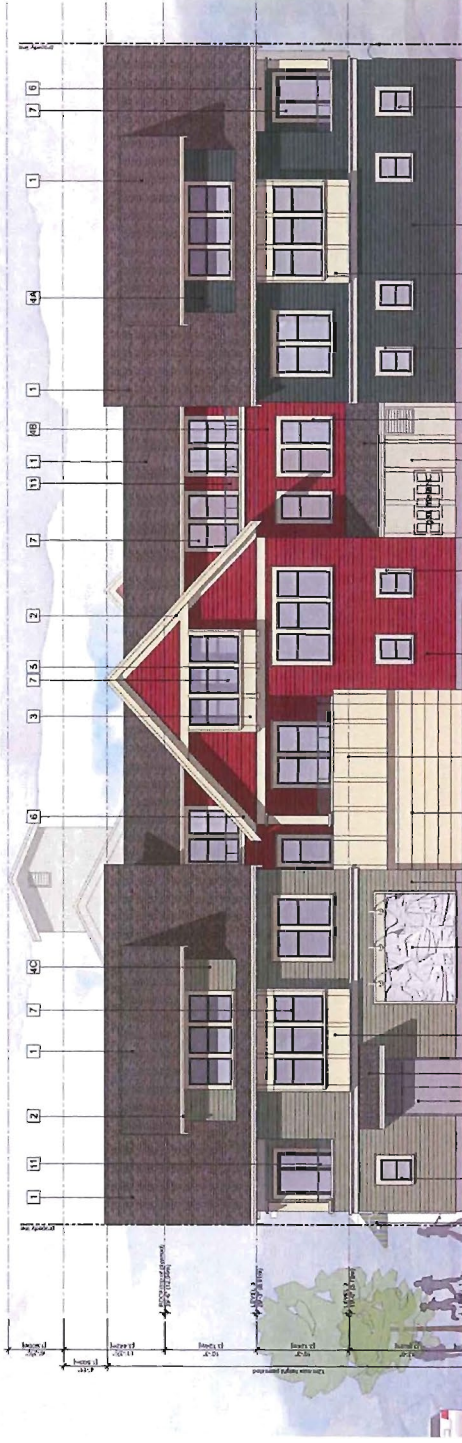
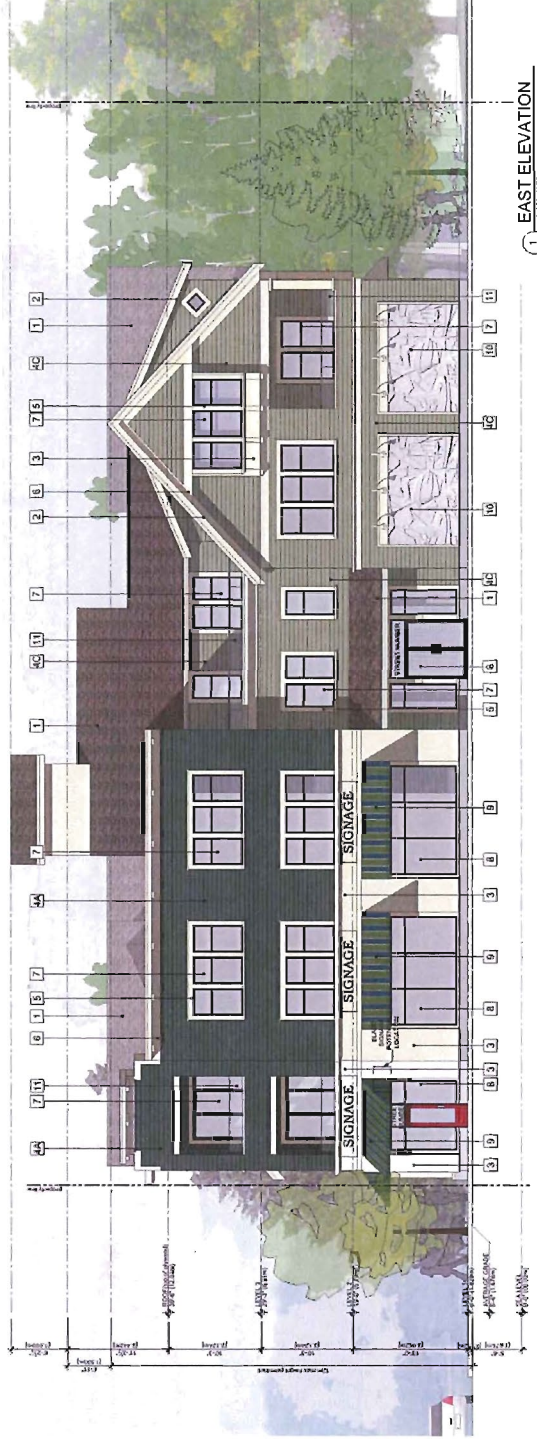
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## ROOF PLAN

3471 Chatham St. | DP Panel | December 10, 2014











## Universal Housing Features:

1. Door & hallway clearances
2. Accessible windows, outlets & switches
3. Wheelchair accessible bathrooms & kitchens
4. Maneuvering space in bedrooms and closets
5. Accessible balconies
6. Building entry, circulation and amenity space accessibility

Figure 6. Clear Floor Area at Tub (Rev. 8/24, Sep 5/12)

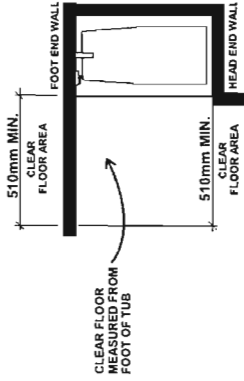


Figure 2. Front Approach, Pull Side (Rev. 8/24, Sep 5/12)

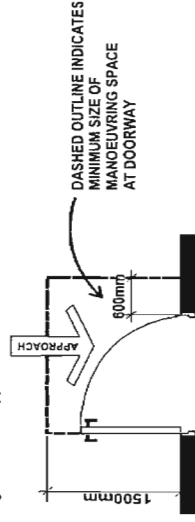


Figure 3. Front Approach, Push Side (Rev. 8/24, Sep 5/12)

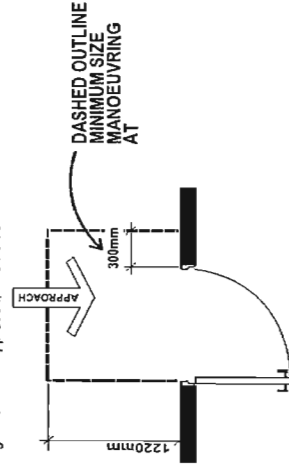


Figure 4. Separation of Doors in Series

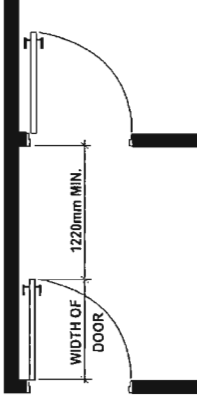
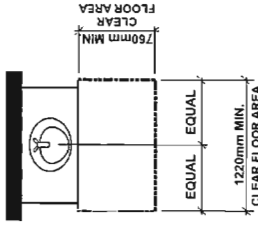


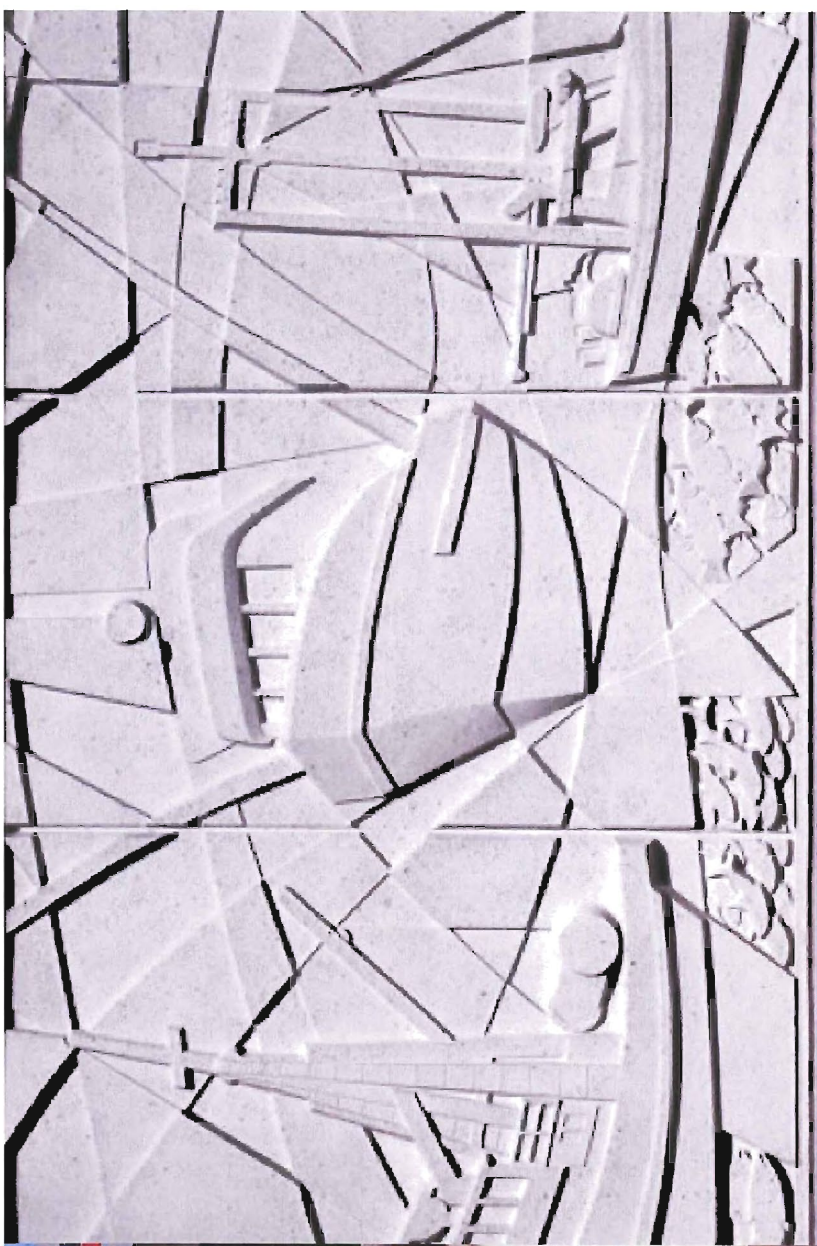
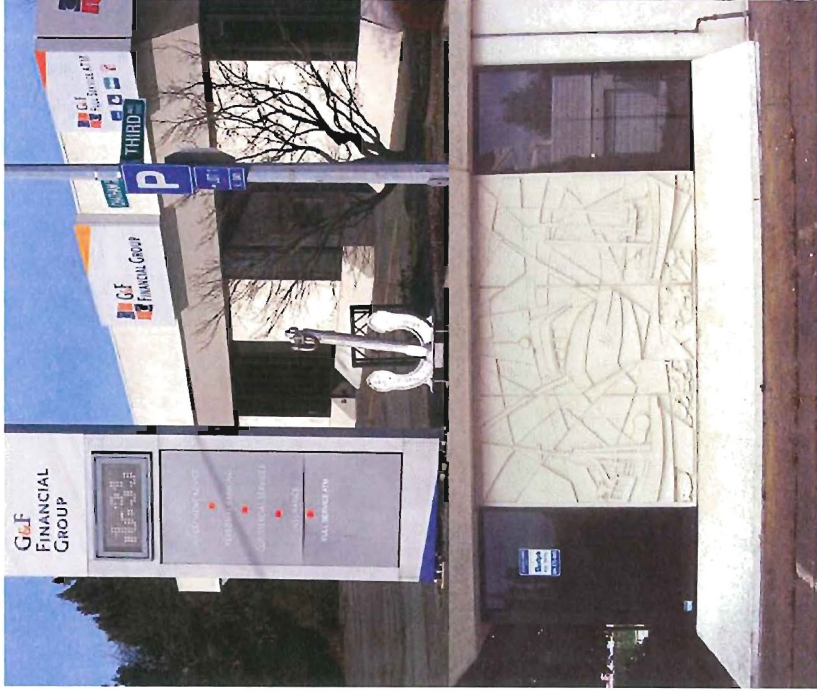
Figure 1. Clear Opening Measurement For Doors



Figure 5. Clear Floor Area at Sink





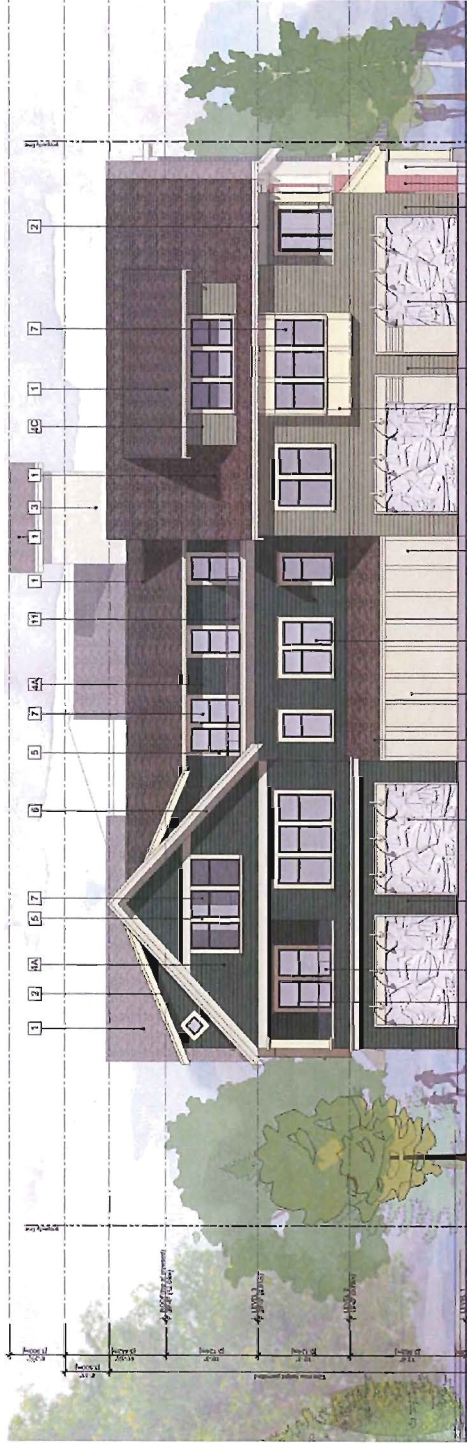
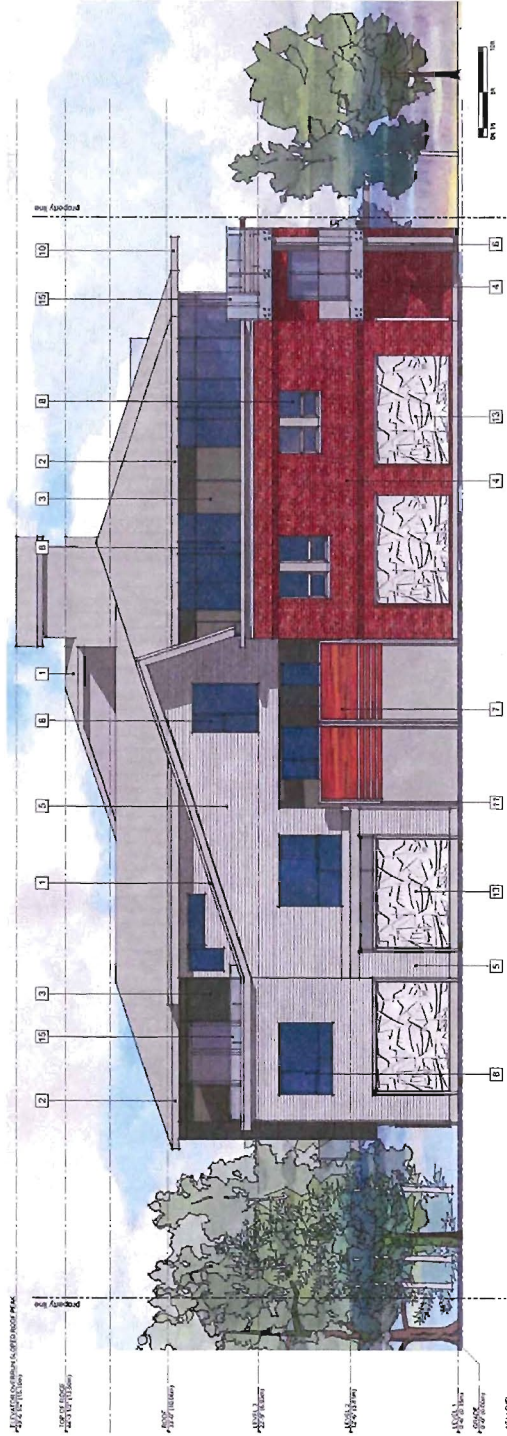


ZGF  
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## BAS-RELIEF PANEL REUSE

3471 Chatham St. | DP Panel | December 10, 2014







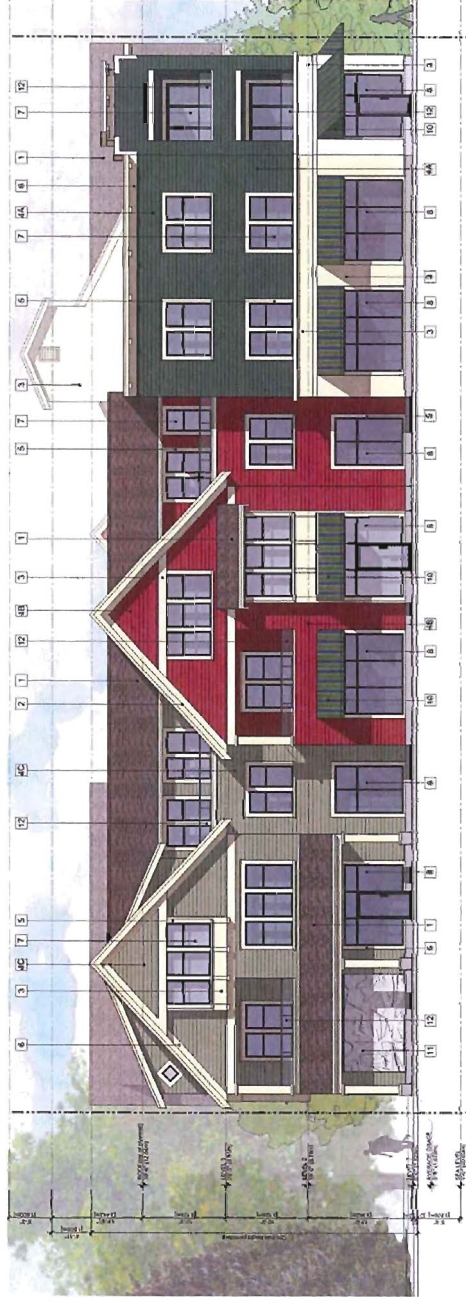


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## WEST ELEVATION

3471 Chatham St. | DP Panel | December 10, 2014





- NOTES:**
1. FINISHED FLOOR FINISH
  2. FINISHED CEILING FINISH
  3. FINISHED EXTERIOR FINISH
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Notes to be kept in mind for the construction of the building.

NO.	DESCRIPTION
1	FINISHED FLOOR FINISH
2	FINISHED CEILING FINISH
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- NOTES:**
1. FINISHED FLOOR FINISH
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NO.	DESCRIPTION
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11	FINISHED EXTERIOR FINISH
12	FINISHED EXTERIOR FINISH

1 SOUTH ELEVATION





- NOTES:**
1. MATERIAL LEGEND
  2. BRICK SPALLS BRICKS
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Notes: 1. See Notes on Other Pages for General Notes  
2. See Notes on Other Pages for General Notes

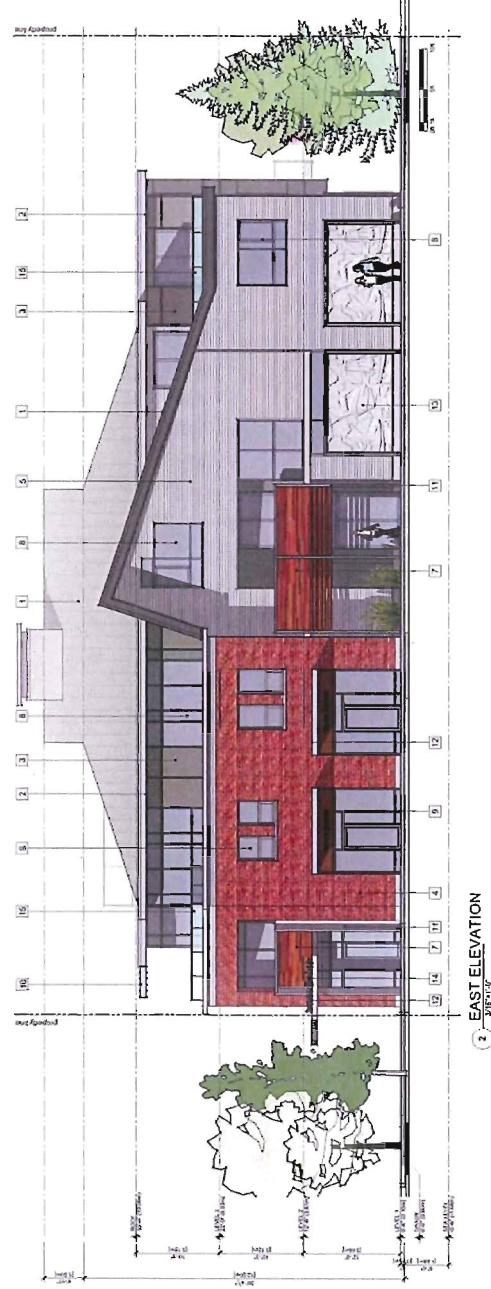
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**cotter**  
ARCHITECTS

CHATHAM & JRD  
COMMERCIAL  
MIXED USE DEVELOPMENT  
3471 CHATHAM ST. | DP PANEL | DECEMBER 10, 2014

CHATHAM & JRD  
COMMERCIAL  
MIXED USE DEVELOPMENT  
3471 CHATHAM ST. | DP PANEL | DECEMBER 10, 2014

CHATHAM & JRD  
COMMERCIAL  
MIXED USE DEVELOPMENT  
3471 CHATHAM ST. | DP PANEL | DECEMBER 10, 2014



ZGF  
COTTER  
201 COTTER ARCHITECTS INC.

EAST ELEVATION  
3471 Chatham St. | DP Panel | December 10, 2014

December 8, 2014

**Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
December 10, 2014.**

<b>To Development Permit Panel</b>	
Date:	Dec 10 / 14
Item #	2
Re:	3471 Chatham St. DP 14-672823

Director,  
Richmond City Clerk's Office

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

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

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

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

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

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

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

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

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

Ralph and Edith Turner  
3411 Chatham Street



# PINNACLE LIVING AT CAPSTAN VILLAGE - PHASE 1

City of Richmond

Development Permit Application Submission:  
Advisory Design Panel Presentation:  
Development Permit Panel Presentation:

July 03, 2014  
November 05, 2014  
December 10, 2014

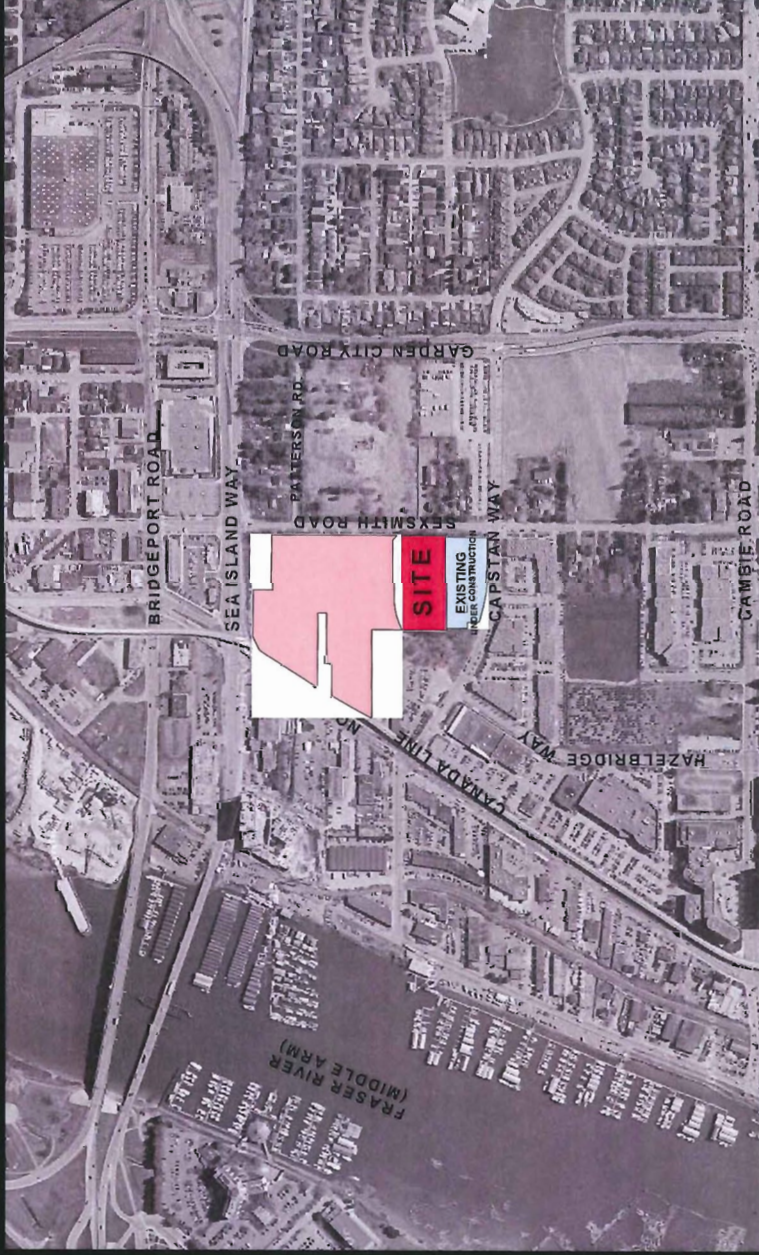


PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

Schedule 3 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
December 10, 2014.





## LOCATION MAP

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS







# Site Plan PINNACLE LIVING AT CAPSTAN VILLAGE - MASTER PLAN

L00

DATE: 18 DEC 2014  
 PROJECT NUMBER: 14028

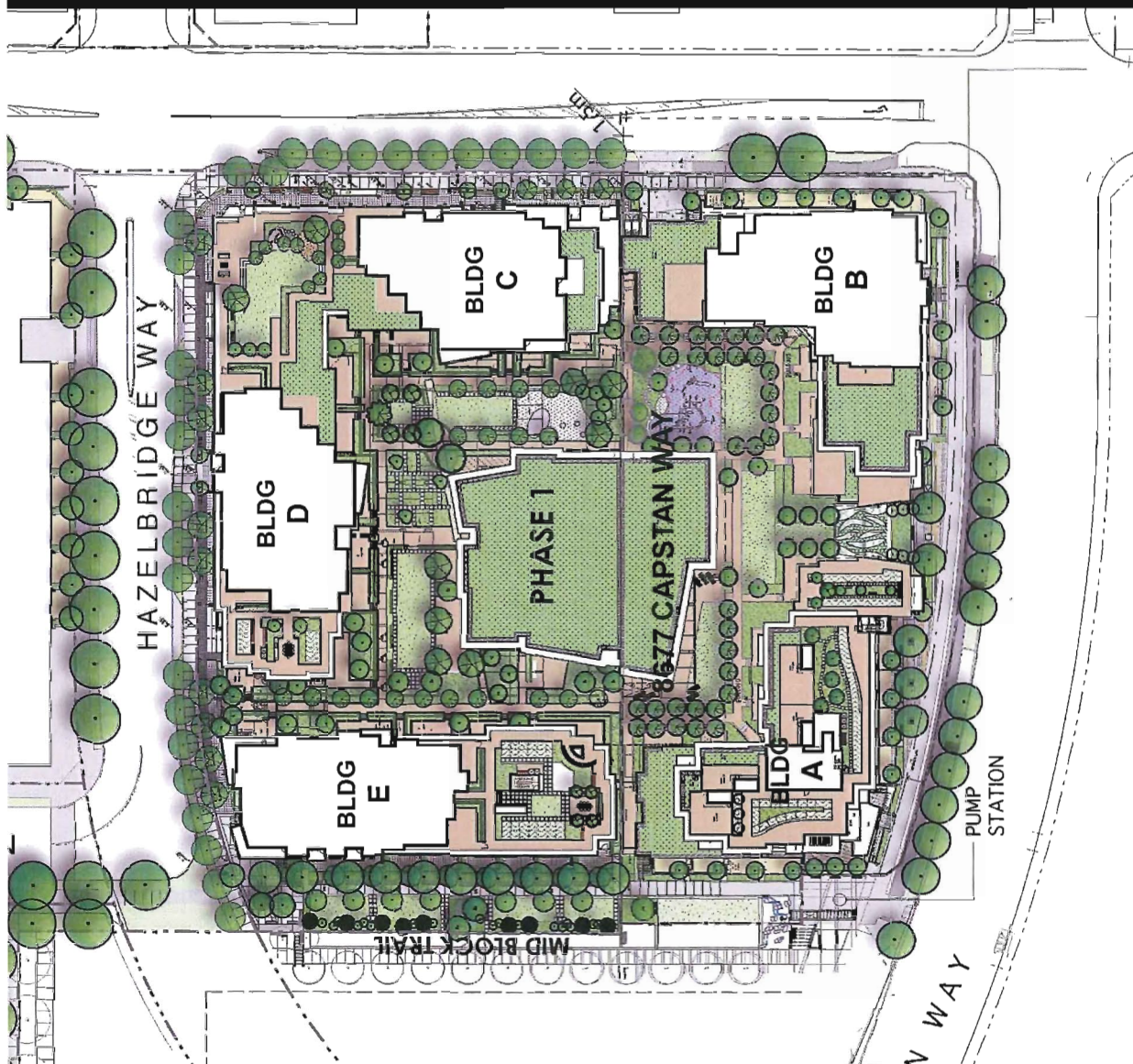


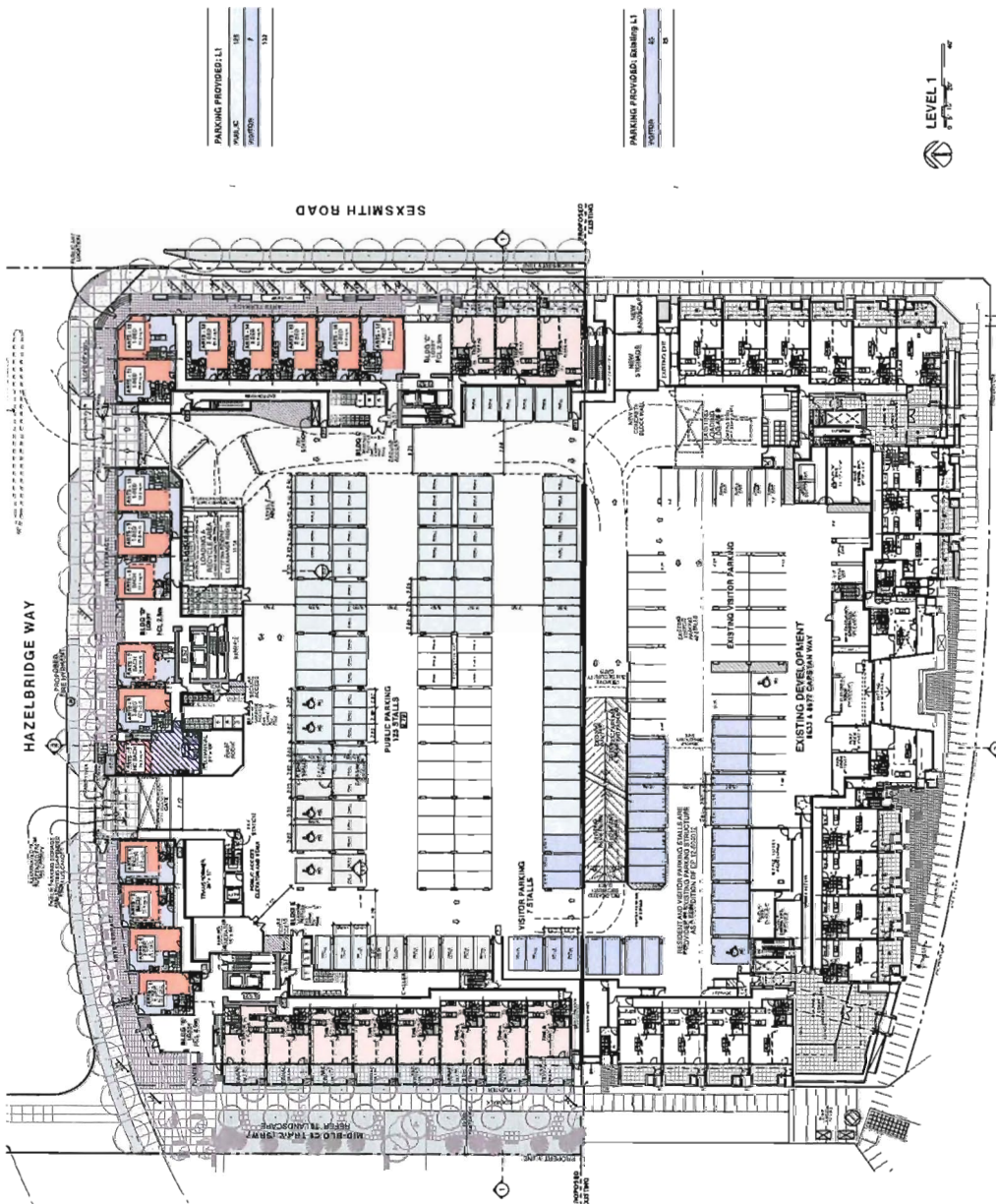
# Site Plan PHASE 1 PINNACLE LIVING AT CAPSTAN VILLAGE - MASTER PLAN

L00

DATE: 08 DEC. 2014  
DRAWN: AL  
PROJECT NUMBER: 14035







PARKING PROVIDED: L1

PUBLIC	150
VISITOR	10
TOTAL	160

PARKING PROVIDED: Existing L1

PUBLIC	150
VISITOR	10
TOTAL	160

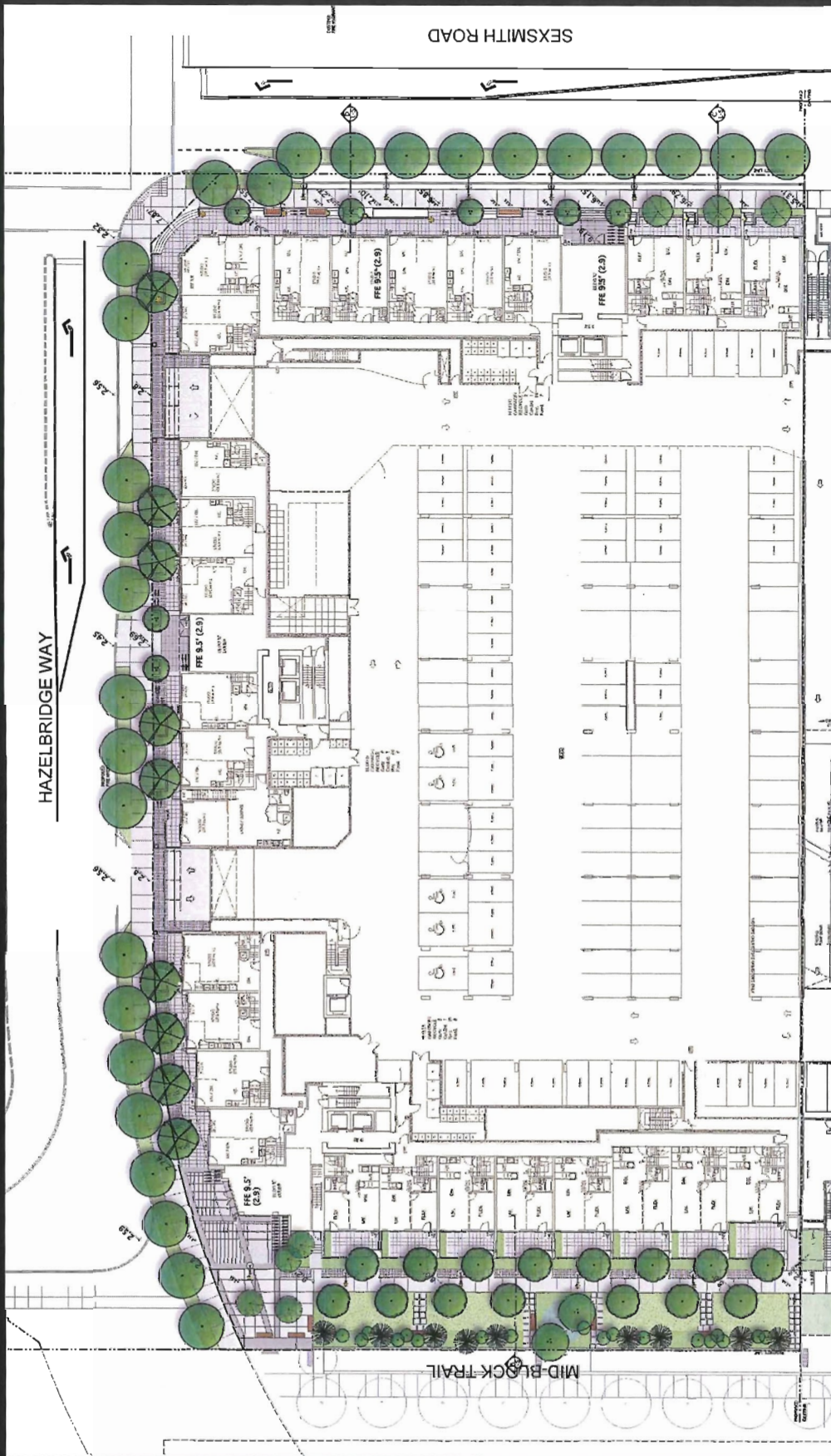


# LEVEL 1 / SITE

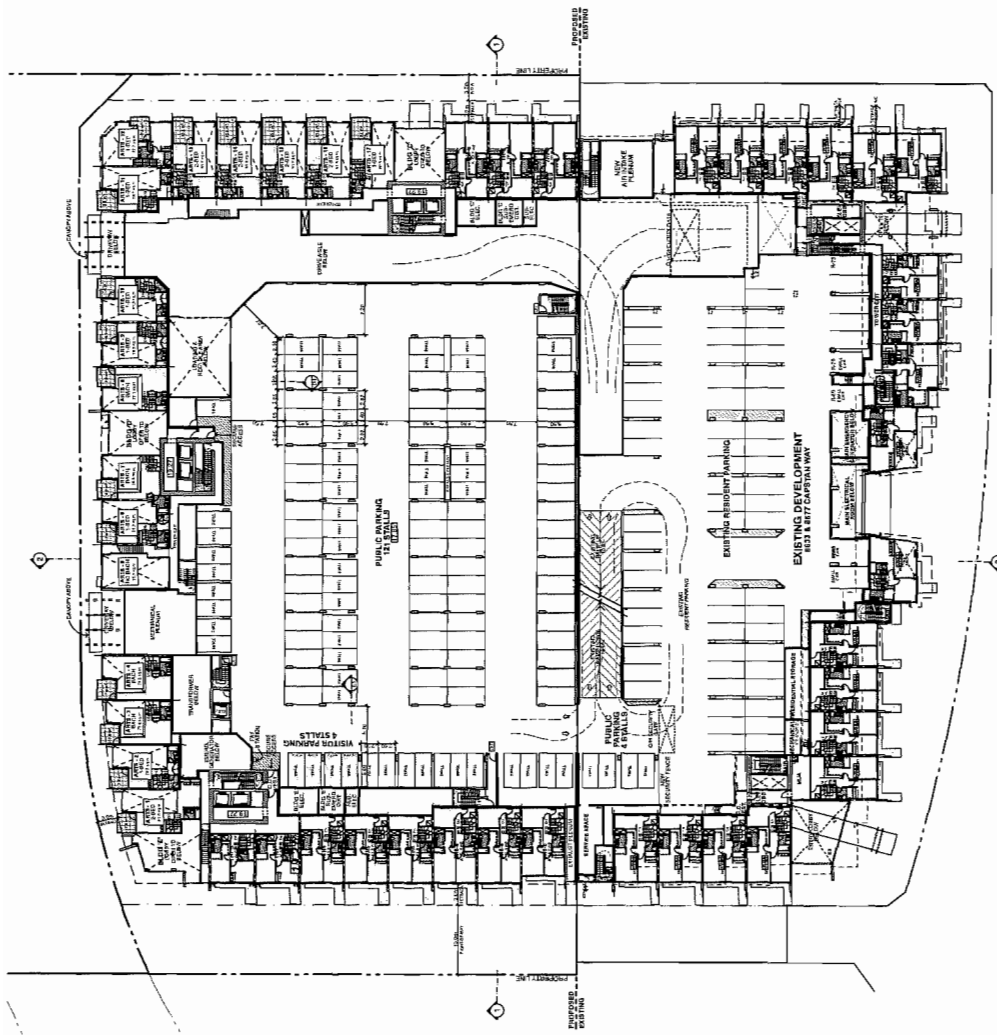
Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS





Level 1 Landscape



PARKING PROVIDED: LEVEL 2	
PUBLIC	15
PRIVATE	4
TOTAL	19

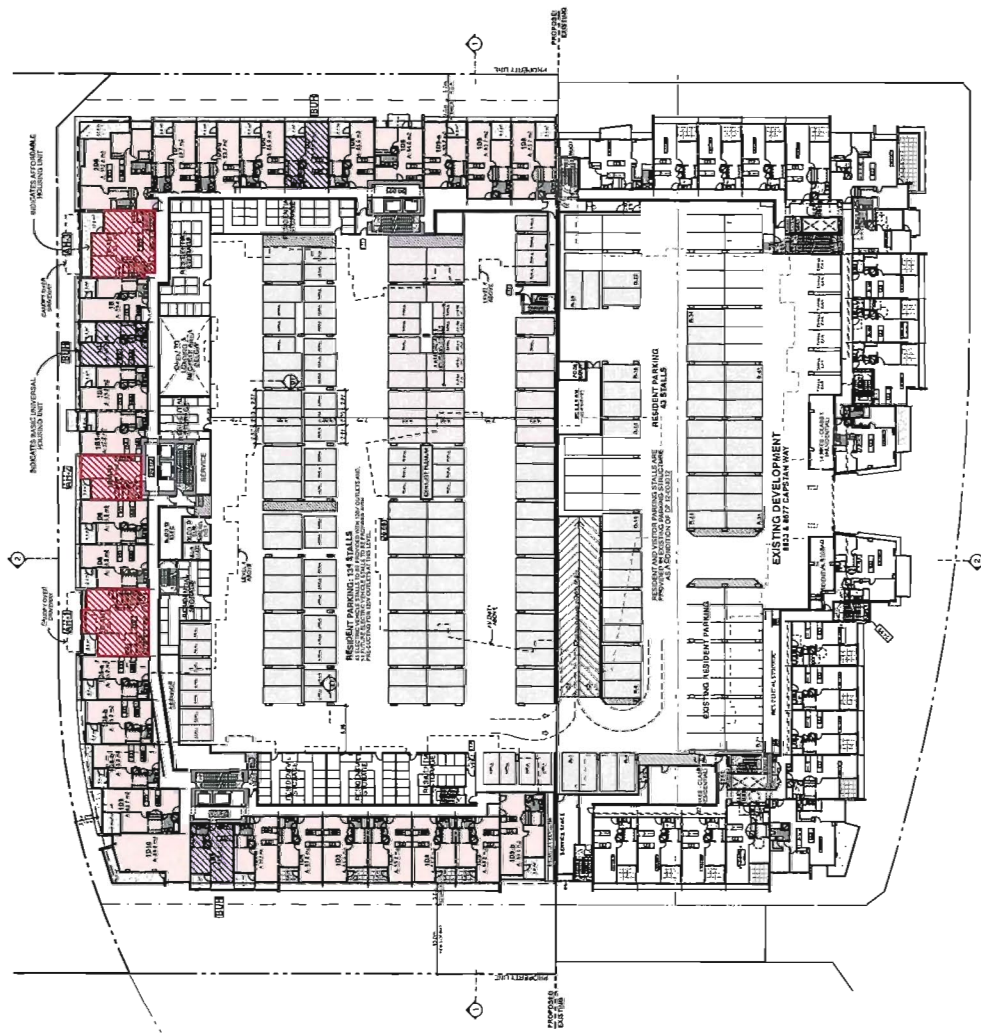
PARKING PROVIDED: EXISTING LEVEL 2	
PUBLIC	4
TOTAL	4



# LEVEL 2

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS



PARKING PROVIDED: EXISTING L3	
RESIDENTIAL	134
COMMERCIAL	134

PARKING PROVIDED: EXISTING L3	
RESIDENTIAL	47
COMMERCIAL	47



### LEVEL 3

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS





LEVEL 4

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS







## LEVELS 5-8

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS



LEVEL 9

LEVEL 9

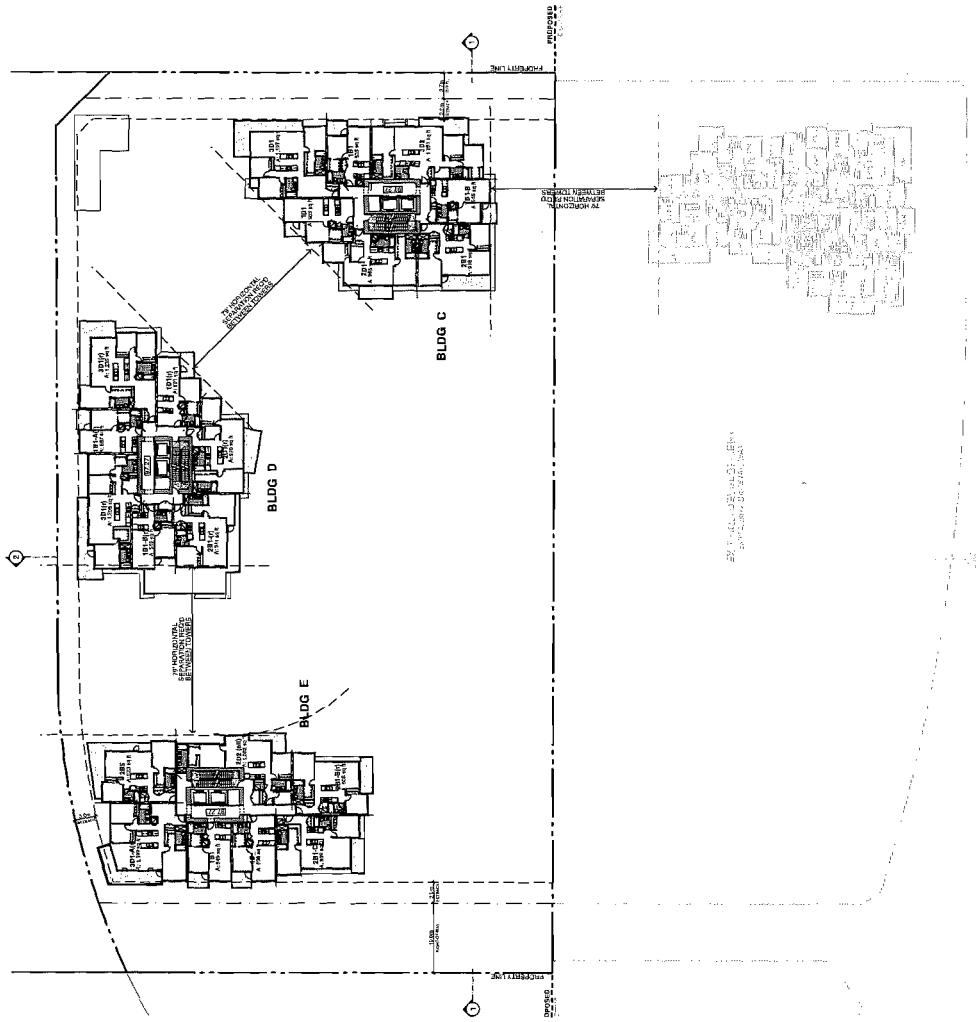
Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS



Level 9 Landscape

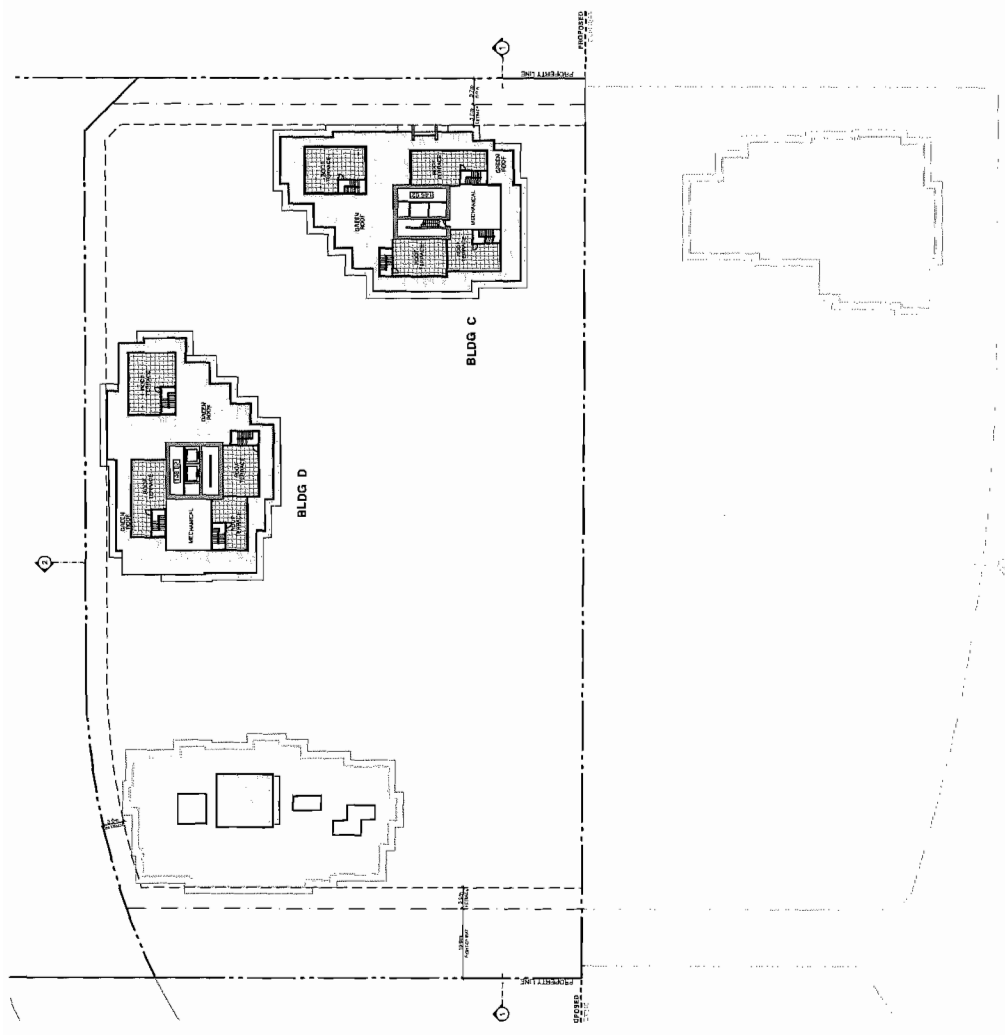




LEVEL 10

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS

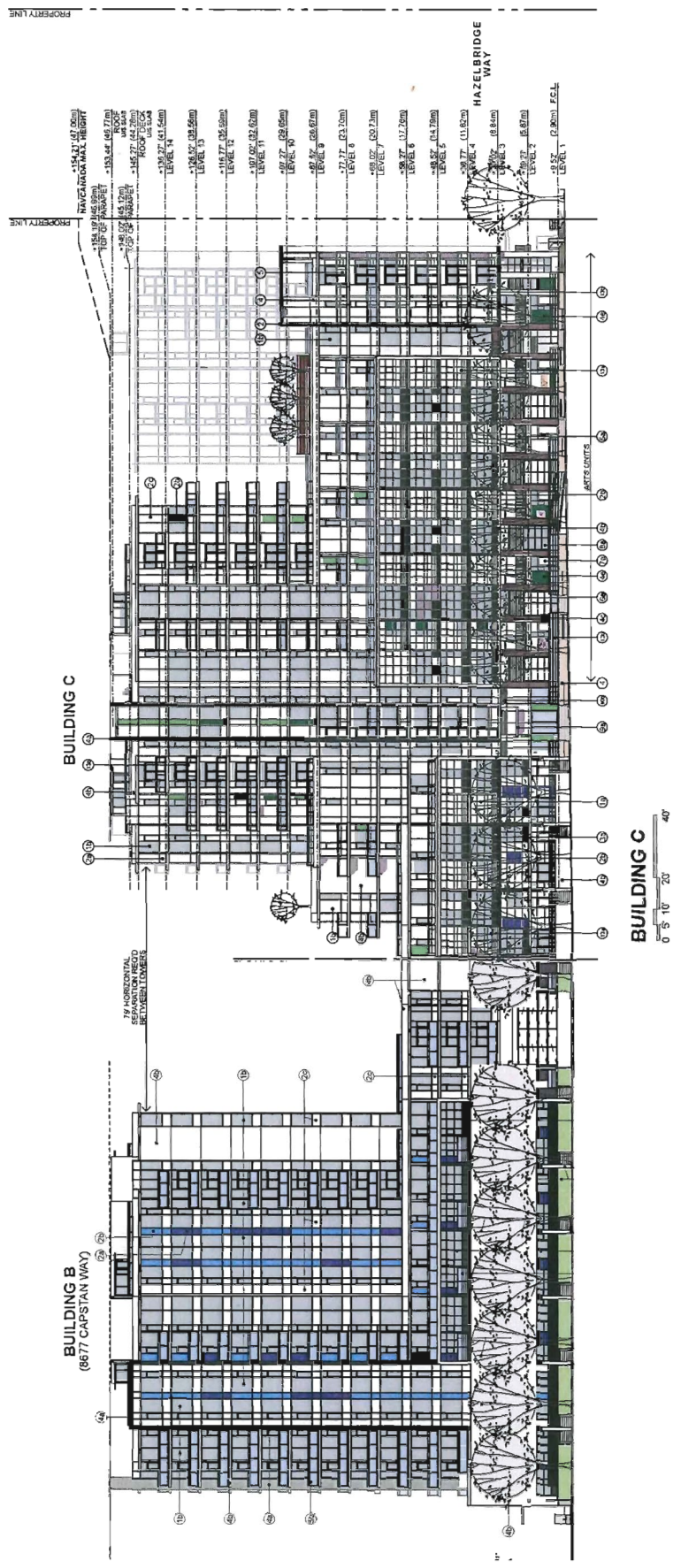


LEVEL 15

# ROOF PLAN

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS

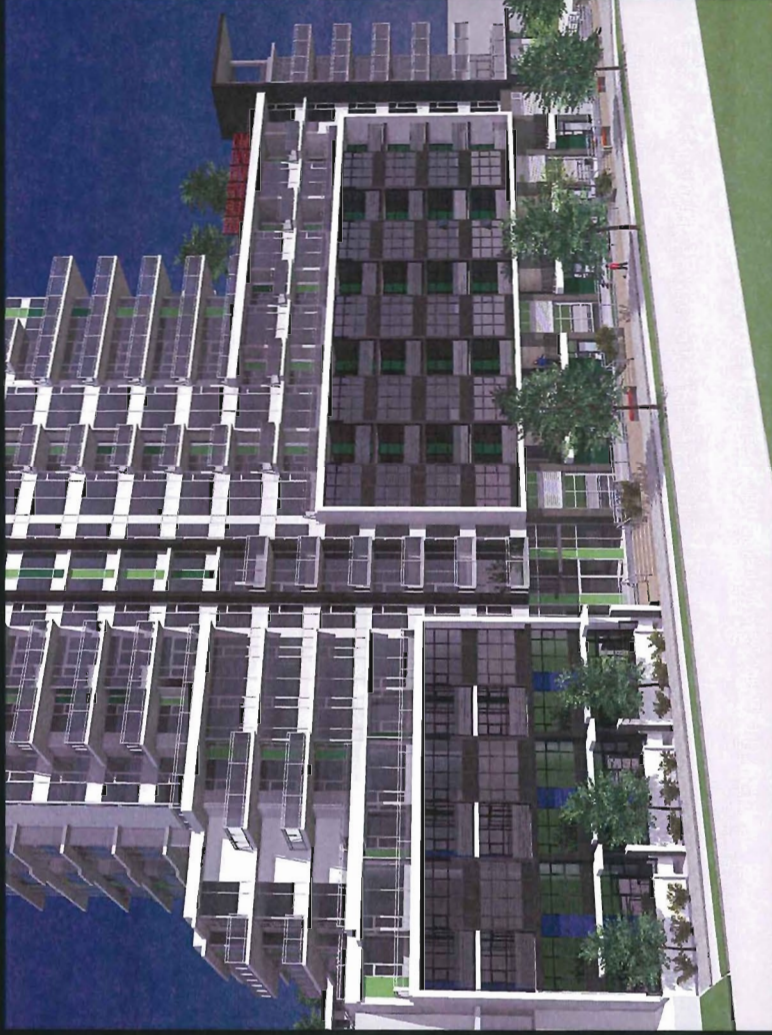


# **EAST ELEVATION**

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS

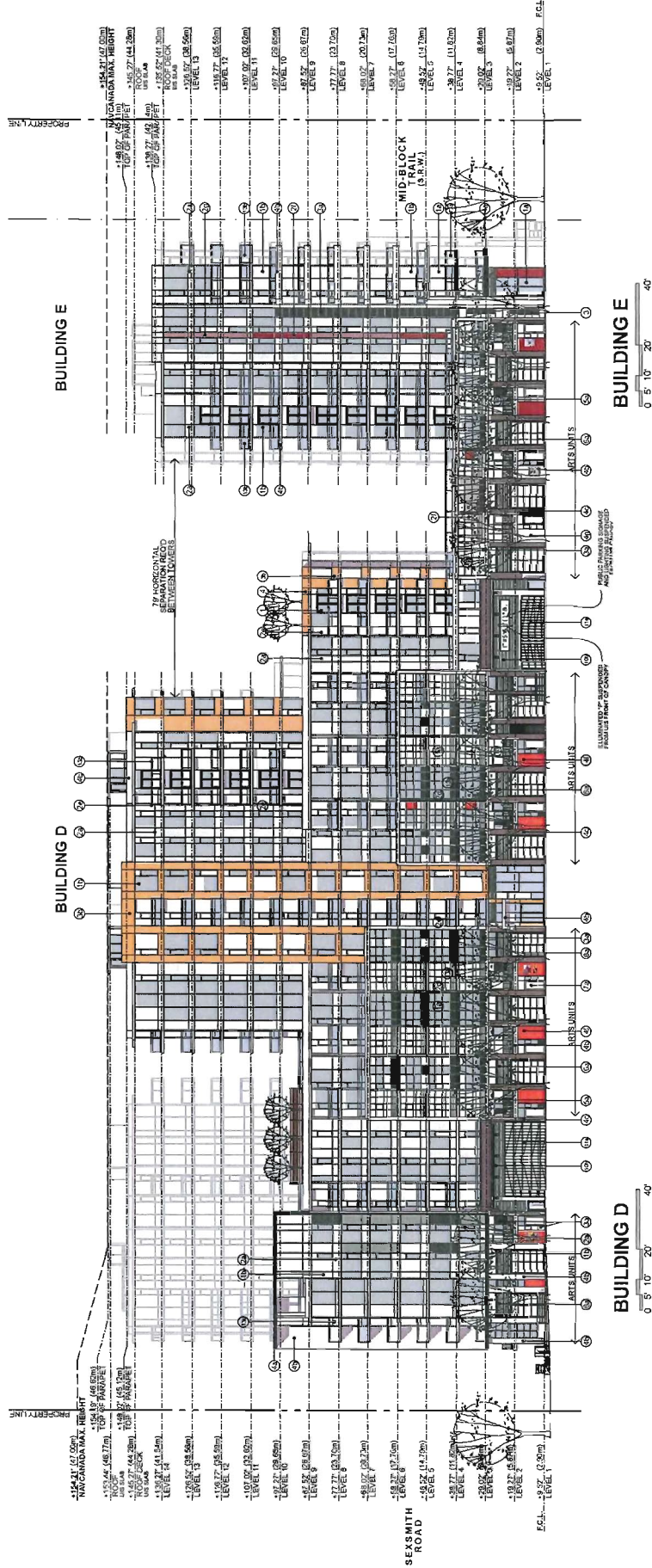




## BUILDING C FACING SEXSMITH

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS



## NORTH ELEVATION

Development Permit Application  
 Pinnacle Living at Capstan Village - Phase 1  
 City of Richmond

PINNACLE INTERNATIONAL  
 BINGHAM HILL ARCHITECTS





## BUILDING D FACING HAZELBRIDGE

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS







## BUILDING E FACING PARK

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS



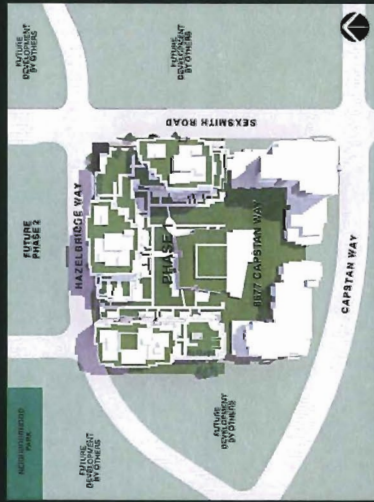


## BUILDING E FACING MID-BLOCK TRAIL

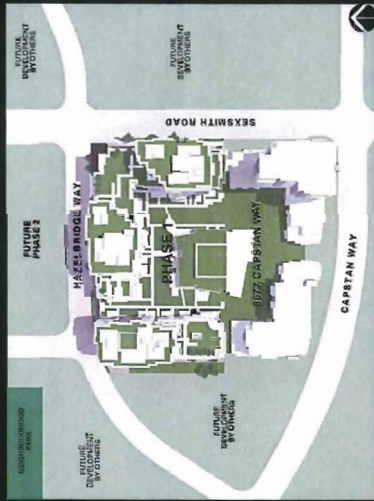
Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS

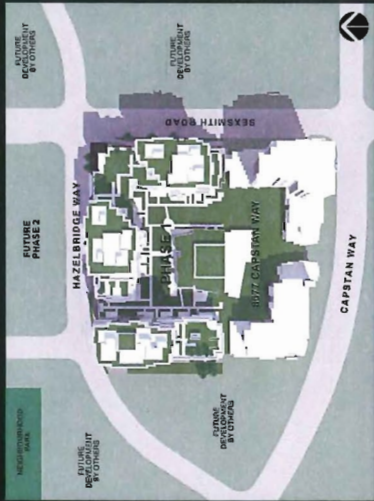




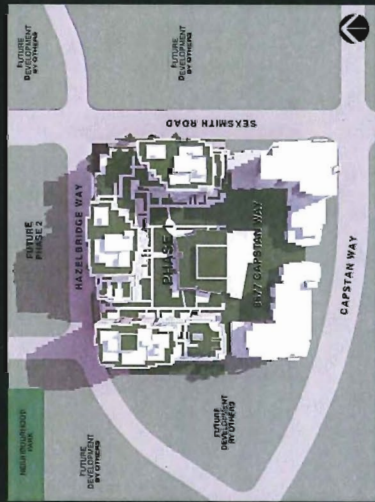
Solstice 11am



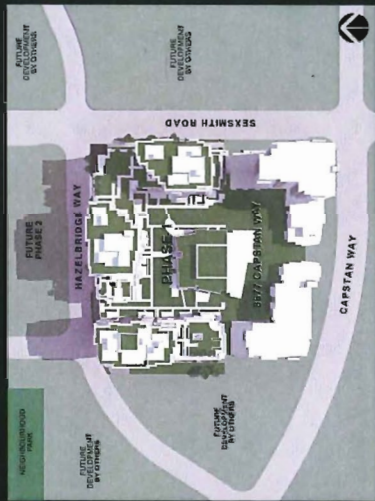
Solstice 12pm



Solstice 3pm



Equinox 11am



Equinox 12pm

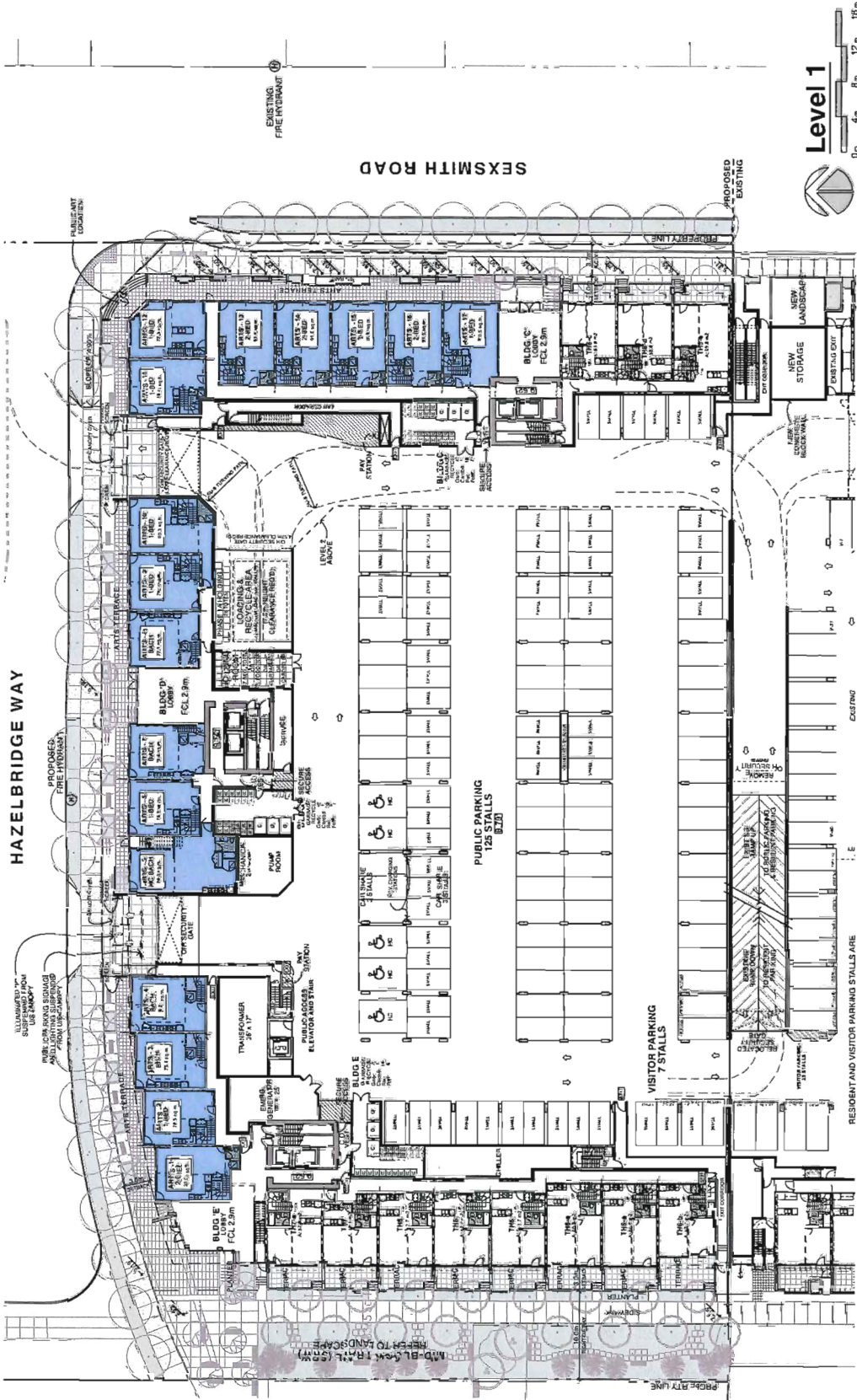


Equinox 3pm

## SHADOW STUDIES

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS

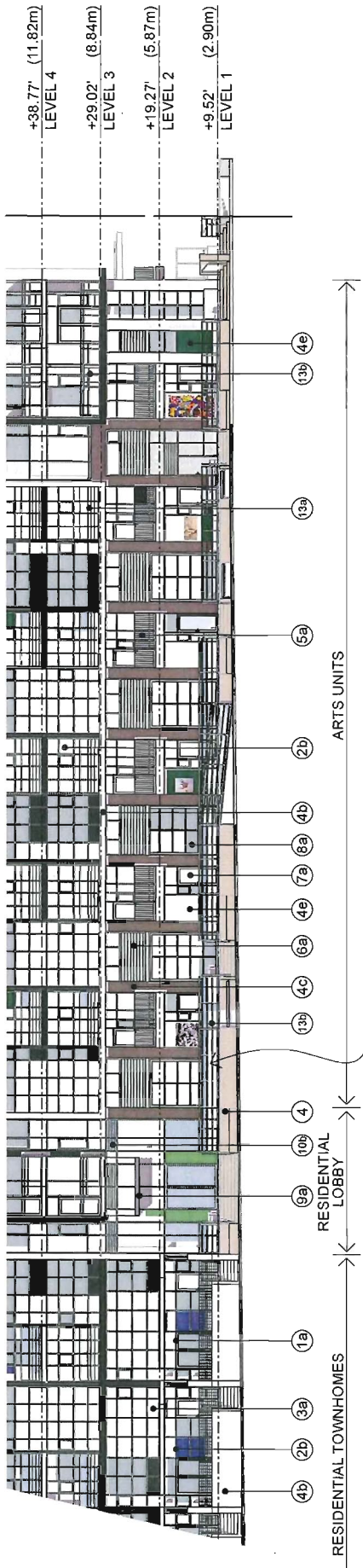


## ARTS OVERALL PLAN

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS





EAST ELEVATION  
(FACING SEXSMITH)

LIST OF MATERIALS

NOTE: "BM" = Benjamin Moore paint sample

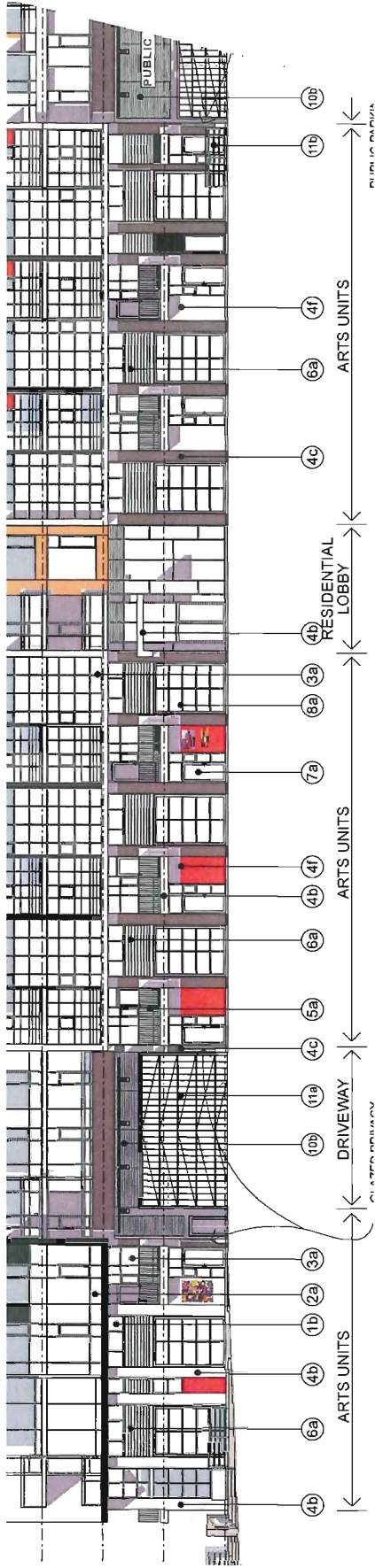
- 1. GLAZING IN ALUMINUM FRAMES
  - 1A - dark grey frame, match BM 2133-20 "Black-Jack"
  - 1B - silver frame, clear insulated aluminum
- 2. SPANDREL GLAZING IN ALUMINUM FRAMES
  - 2A - N/A
- 3. METAL PANEL
  - 3A - dark grey, match BM 2133-20 "Black-Jack"
  - 3B - white
  - 3C - dark grey, match BM 2133-20 "Black-Jack"
  - 3D - light grey, match BM 2133-20 "Black-Jack"
- 4. METAL GUARDRAILS
  - 4A - dark grey, match BM 2133-20 "Black-Jack"
  - 4B - white
  - 4C - dark grey, match BM 2133-20 "Black-Jack"
  - 4D - light grey, match BM 2133-20 "Black-Jack"
- 5. METAL GUARDRAILS
  - 5A - match, match BM 2133-20 "Black-Jack"
- 6. CORRUGATED METAL
  - 6A - silver
- 7. TRANSLUCENT GLASS
  - 7A - silver frame, clear insulated aluminum
- 8. OVERHEAD GARAGE DOOR W/ GLASS PANELS
  - 8A - silver frame, clear insulated aluminum
- 9. OVERHEAD GARAGE DOOR W/ GLASS PANELS
  - 9A - dark grey frame, match BM 2133-20 "Black-Jack"
- 10. METAL LOUVER
  - 10A - dark grey, match BM 2133-20 "Black-Jack"
- 11. OVERHEAD GARAGE DOOR
  - 11A - silver
- 12. METAL GUARDRAILS
  - 12A - dark grey, match BM 2133-20 "Black-Jack"
  - 12B - silver
- 13. ALUMINUM GLAZED GUARDRAILS
  - 13A - dark grey, match BM 2133-20 "Black-Jack"
  - 13B - silver

ARTS ELEVATIONS

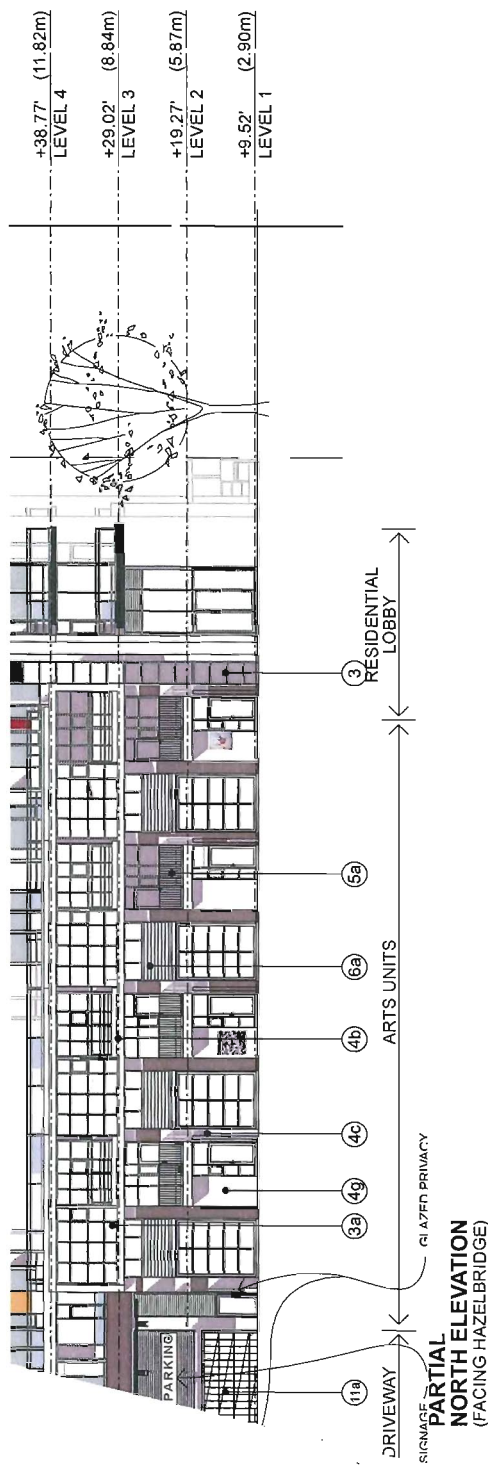
Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS





**PARTIAL  
NORTH ELEVATION  
(FACING HAZELBRIDGE)**



**PARTIAL  
NORTH ELEVATION  
(FACING HAZELBRIDGE)**

## ARTS ELEVATIONS

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS



ARTS Units facing Sexsmith

## ARTS PERSPECTIVE

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS





ARTS Units at Sexsmith / Hazelbridge corner

## ARTS PERSPECTIVE

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS





Sexsmith & Hazelbridge Corner

Development Permit Application  
Pinnacle Living at Capstan Village - Phase 1  
City of Richmond

PINNACLE INTERNATIONAL  
BINGHAM HILL ARCHITECTS



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** December 8, 2014

**From:** Wayne Craig  
Director of Development

**File:** DP 14-657872


**Re:** Application by Yamamoto Architecture Inc. for a Development Permit at 9051 and 9055 Dayton Avenue

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 two-storey townhouse units and a two-storey amenity building at 9051 and 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)".

  
Wayne Craig  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 23 two-storey townhouse units and a two-storey amenity building on a site at 9051 and 9055 Dayton Avenue. The site is being rezoned from the “Assembly (ASY)” zone to the “Low Density Townhouses (RTL2)” zone for this project under Bylaw 9087 (RZ 11-589989), which received third reading following the Public Hearing on January 20, 2014. The currently vacant site formerly contained a church complex and residential home.

Road network improvements, storm sewer upgrades and sanitary sewer re-routing were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 14-660322), which must be entered into prior to final adoption of the rezoning bylaw.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

### Background

Development surrounding the subject site is as follows:

To the north, across Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned “Community Commercial (CC)”.

To the east, single detached dwellings fronting onto Dixon Avenue on properties zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the south, across Dayton Avenue, are single detached dwellings on properties zoned “Single Detached (RS1/B)”.

To the north-west, two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road, on properties zoned “Low Density Townhouses (RTL1)” and “Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)”.

To the south-west, are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned “Single Detached (RS1/C)”.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 20, 2014. Public correspondence raised issues similar to other comments received by staff and discussed in the rezoning staff report. New concerns raised in correspondence since Public Hearing (staff comments are included in *‘bold italics’*):

- Surface water run-off onto neighbouring properties – *Any new multi-family development must be constructed at least 0.3 m above the crown of the road, and is required to install perimeter drainage around the edge of the site through the Building Permit process.*



- Construction hours of operation compliance with noise regulation – *Developers are required to comply with the City's Noise Regulation; which includes noise level restrictions and hours of operation restrictions. The developer is aware of and has agreed to comply with the Noise Regulation Requirements, as well as the City's Good Neighbour Program.*
- Ability of community resources to accommodate new development – *The City's Official Community Plan (OCP) accommodates a population increase to the year 2041. Development and associated population increase will occur incrementally, as will improvements to community resources. Developments are required to pay Development Cost Charges (DCCs) for new development, which is used to finance a range of improvements including park acquisition and development.*

### Public Input

The City received eight (8) pieces of public correspondence regarding the Development Permit application (Attachment 4). The correspondence includes the following general concerns regarding the proposed development design (with staff comments provided in '**bold italic**' font):

- Support for and concern regarding the proposed removal of existing mature hedging along the perimeter of the site – *Removal of the existing Cedar hedge located on the development site was an issue identified and discussed in the rezoning staff report. At rezoning, the applicant was proposing to remove sections of their existing hedge located around the edges of the site. As a result of detailed geotechnical engineering design, the applicant is now proposing to remove all of their existing hedge. Portions of hedge identified for retention at rezoning have been determined by a certified arborist to be significantly overgrown and not uniformly planted close to the property line. Necessary pruning maintenance would result in the removal of larger inner bare branches, instead of being able to prune back foliage at the ends of outer branches. This will reduce privacy screening. New 2.4 m to 3 m high Evergreen hedging is proposed along the entire east and west property lines to provide the existing homes and proposed townhouses with privacy screening. Tree planting is also proposed in areas outside of utility rights-of-way.*
- Concern regarding reduced setbacks and townhouses moving closer to property lines shared with neighbouring homes – *The proposed building setbacks are unchanged from the building setbacks identified in the site plan included in rezoning staff report and comply with zoning and DP guidelines.*
- Concern regarding potential headlight glare impact on neighbouring homes located next to the internal drive aisle – *Headlight glare to neighbouring properties would be mitigated with 1.8 m high solid wood fencing and hedge planting along the shared property lines.*
- Concern regarding removal of neighbours fencing along the shared property line, which provides containment for pet dog – *The developer has committed to continue to work with the neighbours to coordinate the removal of existing fencing, ensure pets are contained, and the installation of new fencing. The developer is proposing to build new perimeter fencing and has agreed to either leave existing neighbouring fencing in place, or to remove it in consultation with the neighbours.*

- Concern regarding durability of wood retaining wall and a specific request for a solid concrete retaining wall instead – *The proposed design includes retaining walls for limited portions of the site ranging in height from 0.4 m to 0.7 m and treated with architectural concrete, allan block and timber materials (Refer to DP Plan #4a). Four (4) retaining walls are proposed along limited sections of shared property lines: two (2) architectural concrete retaining walls adjacent to the north and south ends of the internal drive aisle, with a section of allan block retaining wall in the utilities right-of-way to facilitate future potential utility works; and two (2) timber retaining walls adjacent to townhouse back yards along the south and east property lines. The timber retaining wall material is typical and proposed for low walls no more than 0.6 m high in back yard conditions. The extent of retaining walls has been minimized and treated with appropriate materials.*

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and complies with the “Low Density Townhouses (RTL2)” zone.

### Advisory Design Panel Comments

The Advisory Design Panel (ADP) supported the design of the project and provided comments for the applicant to consider. Changes have been incorporated in the proposal to address Panel comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, October 22, 2014 is attached for reference (Attachment 2). The design response has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

### Analysis

#### *Conditions of Adjacency*

- The proposed two-storey height, single unit massing, siting and orientation of the buildings respect the massing of the surrounding residential developments and single detached homes.
- Continuous 3 m height hedging is proposed along with 1.8 m height solid wood privacy fencing and areas of tree planting to increase privacy of adjacent homes and the proposed townhouse yards. Tree planting is not permitted or proposed within the existing statutory right-of-way (SRW) areas along the east and west property lines.
- One of the neighbours requested that wire mesh fencing be provided along the shared property line so that the neighbour would have a view of the hedge greenery instead of solid wood fencing. As a result receiving this request, the developer sent letters to all neighbours offering to install solid wood privacy fencing or wire mesh fencing across individual properties. The developer will be working with individual neighbours during construction to finalize perimeter fencing across individual properties and to provide updates on construction timing.

***Urban Design and Site Planning***

- The proposed site layout includes 23 individual detached townhouses and a shared indoor amenity building. Two (2) units will have direct access from the street, all other units and the amenity building will have access from the internal drive aisle.
- Full movement vehicular access is from Dixon Avenue; a secondary one-way only entry access is provided from Dayton Avenue.
- All units have two (2) side by side vehicle parking spaces in enclosed garages.
- A total of five (5) visitor parking spaces; including one (1) accessible visitor parking space, are provided throughout the site, which meets the Zoning bylaw 8500 requirement. Bicycle parking is provided in compliance with the zoning bylaw requirements.
- All units have private outdoor spaces consisting of rear yards accessed directly from the main living space.
- An indoor amenity building is proposed in the centre of the site. The building design includes a gym, meeting, kitchen and lounge facilities, as well as mailboxes for the residents and a storage room with direct exterior access for garbage, recycling and organic storage.
- Outdoor amenity space is proposed adjacent to the indoor amenity building and is consistent with OCP requirements.

***Architectural Form and Character***

- A pedestrian scale is achieved along adjacent public streets and the proposed internal drive aisle through the inclusion of variation in building projections, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entries.
- The existing site context has a variety of architectural massing and styles. The architectural language used for the design is contemporary. Two-storey single detached (“stand-alone”) unit massing is used for all of the proposed units, reflective of the single detached residential building massing found in the residential neighbourhood to the east and south of the site.
- The contemporary architectural style proposed in this project is intended to bring a variety of design into the neighbourhood in a manner that respects the surrounding residential neighbourhood with high quality design and cladding materials, small single unit two-storey massing and significant landscaping.
- The internal drive aisle is animated with small individual buildings, unit front entries, pavers in the drive aisle and a significant amount of landscaping.
- Visual interest is provided; with a variety of roof orientations and roof designs, three (3) colour schemes, contrasting coloured entry doors and cultured stone veneer. The colour palette is natural with a mix of grays and beiges.
- The proposed building materials (standing seam metal roof, hardi panel with metal reveals, hardi board siding, wood trim/column/soffit, cultured stone veneer, solid core wood entry doors, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.

***Landscape Design and Open Space Design***

- Tree preservation was reviewed at rezoning stage.
- The applicant is proposing to remove the three (3) bylaw-sized trees from the site and is proposing to plant 87 replacement trees on-site, including eight (8) conifers and 79 deciduous trees. Hedges, shrubs, ornamental grasses, perennials and lawn have been selected to ensure the landscape treatment remains interesting throughout the year.



- The front yards of the two (2) street-fronting units include deciduous trees, shrub, ornamental grass and lawn planting, aluminum and concrete low fencing with a pedestrian entry gate.
- A children's play area designed for young children is proposed for the outdoor amenity area. The play equipment includes a slide structure and a play car for active play.
- A bench is provided for caregivers.
- Feature permeable paving is provided along the edge of the internal drive aisle to highlight a pedestrian route through the site. Feature permeable paving is also provided to highlight the site entrances and visitor parking spaces. The use of permeable pavers provides a break in the asphalt internal driveway and contributes towards permeability of the site.
- The developer will provide a landscape security in the amount of \$254,221.28 as a requirement of the Development Permit.

### ***Sustainability***

- The applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating.
- A Certified Energy Advisor has confirmed that the proposed townhouse units have been designed to achieve a higher EnerGuide rating of 83. The report, prepared by the Energy Advisor, is on file and will be utilized throughout the Building Permit review process to ensure these measures are incorporated in the permit drawings. A summary report is attached (Attachment 3).
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to ensure that all units are designed to achieve an EnerGuide rating of 82 (as detailed by the Certified Energy Advisor), and to include pre-ducting for solar hot water heating.
- The developer also advises that the following sustainability features will be incorporated into the development:
  - Energy efficient Energy Star rated appliances and heat pump.
  - Water efficient low flow fixtures.
  - Air quality sensitive low emitting sealants, paints, adhesives, carpet and composite wood construction materials.
  - Permeable pavers in patios and the internal drive aisle increase storm water infiltration.
  - Sustainable materials; such as Hardie sidings as primary cladding material for buildings which contain post-industrial or pre-consumer recycled content and provide longer lasting and lower maintenance and repair cost.

### ***Crime Prevention Through Environmental Design (CPTED)***

- The site layout is easy to understand with clear sightlines to most areas.
- There is a well defined hierarchy of open space between semi-public areas and private yards.
- Passive surveillance is provided from the residential units to private yards, internal drive aisle, amenity area and the public streets.
- Pedestrian entries are clearly defined and will be lit.

### ***Accessible Housing***

- The proposed development includes one (1) convertible unit; designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator, as well as any necessary cabinetry and fixture to accommodate the individual needs of a future resident.

- Aging in place features are proposed in all units, including: stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.

*Sara Badyal*

Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$254,221.28.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Incorporation of accessibility measures in Building Permit plans as determined via the rezoning and/or Development Permit processes.
- Submission of fire flow calculations; signed and sealed by a professional engineer, based on the Fire Underwriters Survey to confirm that there is adequate available water flow.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).
- Submission of DCC's (City & GVS&DD), School Site Acquisition Charges, and Utility charges, etc.
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Annotated Minutes Excerpt (October 22, 2014)

Attachment 3: Predicted Energuide Rating Report

Attachment 4: Public Correspondence



# City of Richmond

## Development Permit

**No. DP 14-657872**

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9051 AND 9055 DAYTON AVENUE

Address: C/O KAREN MA  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$254,221.28. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



**Development Permit**  
**No. DP 14-657872**

To the Holder: YAMAMOTO ARCHITECTURE INC.

Property Address: 9051 AND 9055 DAYTON AVENUE

Address: C/O KAREN MA  
2386 OAK STREET  
VANCOUVER, BC V6H 4J1

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

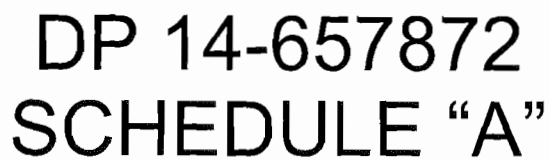
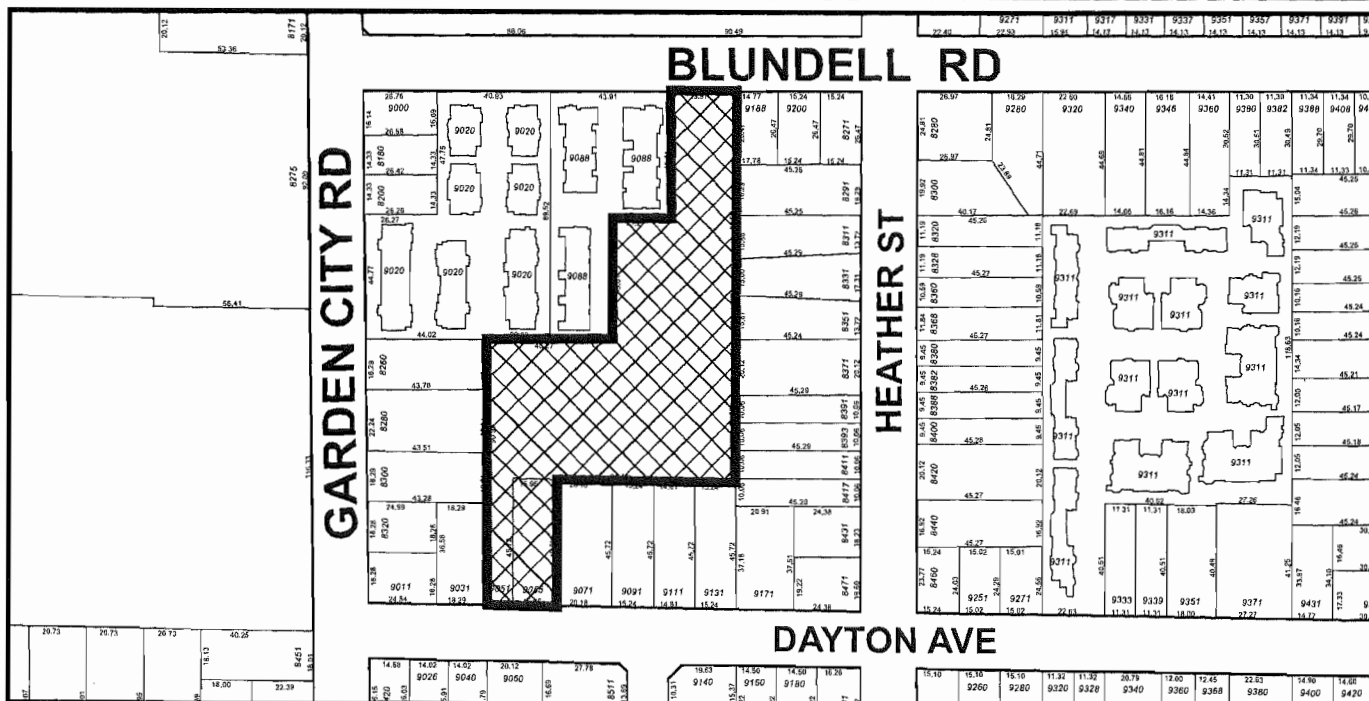
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR



Note: Dimensions are in METRES



**DP 14-657872**

**Attachment 1**

Address: 9051 and 9055 Dayton Avenue

Applicant: Yamamoto Architecture Inc.

Owner: Dayton CWL Investments Ltd.

Planning Area(s): Ash Street Sub-Area (Broadmoor)

	Existing	Proposed	
<b>Site Area:</b>	8,849 m <sup>2</sup> (as per survey)	Remains the same	
<b>Land Uses:</b>	Formerly Institutional and Residential	Multi-Family Residential	
<b>OCP Designation:</b>	Formerly Community Institutional	Neighbourhood Residential	
<b>Zoning:</b>	Formerly	Low Density Townhouses (RTL2)	
<b>Number of Units:</b>	Formerly Church and Single Detached House	23 Townhouses	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	0.55	None permitted
Lot Coverage:			
Building area	Max. 40%	40%	None
Non-porous area	Max. 65%	61%	
Planting area	Max. 25%	32%	
Lot Size	Min. 30 m width Min. 35 m depth	24 m to 90 m 187 m	None
Setbacks:			
Dayton Avenue	Min. 6 m	6 m	None
Dixon Avenue	Min. 6 m	6 m	
Interior Side Yard	Min. 3 m	3 m to 7 m	
Height	Max. 9 m	9 m and two-storey	None
Off-street Parking Spaces:			
Resident	46	46	None
Visitor	5	5	
Accessible	(1)	(1)	
Total	51	51	
Tandem Parking Spaces	Max. 50%	None	None
Amenity Space – Indoor	Min. 70 m <sup>2</sup>	416 m <sup>2</sup>	None
Amenity Space – Outdoor	Min. 138 m <sup>2</sup>	203 m <sup>2</sup>	None



## Advisory Design Panel Meeting

Wednesday, October 22, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in '***bold italic***' text)

DP 14-657872                      23-UNIT TOWNHOUSE DEVELOPMENT  
PROPERTY LOCATION      9051, 9055 Dayton Avenue

### Applicant's Presentation

Architect Karen Ma, Yamamoto Architecture Inc., and Landscape Architect Patricia Campbell, PMG Landscape Architects Inc., presented the project and answered queries from the Panel on behalf of the applicant.

### Panel Discussion

Comments from the Panel were as follows:

- interesting project; character is unique; appreciate that the applicant trying to do something different in Richmond – ***Noted.***
- concern on the roofline of the middle unit at the western side of the development (A2 Unit) with a simple wing style; creates blank, tall and boxy façades that are visible to the adjacent development; consider further design development to this type of unit; other units are successful and bring a nice contemporary look to the development – ***Facade improved with band of hardi board with metal reveals to highlight roof, box out to provide depth and additional windows to provide animation.***
- appreciate the provision of an indoor amenity building for the proposed development given its size – ***Noted.***
- review whether angles and articulation of the roofs will work for future solar panel installation – ***Pre-ducting for future solar panel installation will be provided as it is a requirement of the rezoning.***
- appreciate the site plan; creates interesting elevations on the street – ***Noted.***
- like the palette of the architecture, e.g. the red elements are not overwhelming – ***Noted.***
- one-way access into the development off Dayton Avenue needs to be strictly enforced – ***Noted. Additional paver area added to reinforce one-way access along with required bollards.***
- like the project and appreciate the model; appreciate the materials; the standing seam metal roof material will provide interesting texture; roof line valleys will need careful detailing – ***Noted.***
- agree with comments to mitigate the tall and blank façades – ***Improved as noted above.***
- sustainability features, e.g. future installation of solar panels, should be pursued in view of the absence of a District Energy Utility in the area – ***Pre-ducting for future solar panels will***

*be provided as noted above. In addition, the development will be built to achieve a Energuide rating of 83.*

- appreciate the contemporary character of the project – *Noted.*
- appreciate the provision of an indoor amenity building; however, consider introducing permeable paving to the internal drive aisle in front of the building to better announce its presence to the overall development – *Entry improved with natural colour 0.6 m by 0.6 m concrete pavers added at amenity area entry.*
- appreciate the applicant's efforts to incorporate planting along the internal drive aisle – *Noted.*
- look at the location of the proposed open space (which includes garden plots between the indoor amenity building and hedge and tree planting) to ensure adequate sunlight exposure and achieve its intended function as a social gathering place – *Design improved. Gardening plots provided between buildings 7 and 12 with greater area for gathering and sunlight exposure.*
- ¾-inch clear crushed gravel between buildings appears utilitarian and harsh; consider more appropriate landscaping material, e.g. round rocks, with more aesthetic appeal – *Design improved, crushed gravel replaced with river rock.*
- hope that the one-way entry off Dayton Avenue will become a two-way driveway in the future – *One-way entry on Dayton Avenue is a requirement of the rezoning, secured with a legal agreement.*
- appreciate the provision of a convertible unit in the proposed development; consider adding a second convertible unit; consider pocket doors in lieu of swing doors, e.g. in the powder room of the convertible unit, to improve accessibility – *Considered. The proposal includes one (1) convertible unit, but all units will have aging in place features. Swing doors are preferred due to maintenance concerns.*
- look at opportunities to plant larger trees in some places to help diffuse the tightness of the site – *Eight (8) larger growing Armstrong Maple trees are proposed.*
- consider opportunities for incorporating sustainable water initiatives as the site is relatively impermeable – *Proposal includes low-flow fixtures in units and drought resistant planting in landscape design.*
- like the new approach to townhouse development in Richmond – *Noted.*
- look at the orientation of the roof lines and daylight opportunities between buildings; also consider introducing variations to the roof lines – *Considered. The proposal includes three roof line types, with the combination of butterfly and simple gable roofs creating an interesting internal streetscape.*

#### Panel Decision

It was moved and seconded

That DP 14-657872 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

**CARRIED**



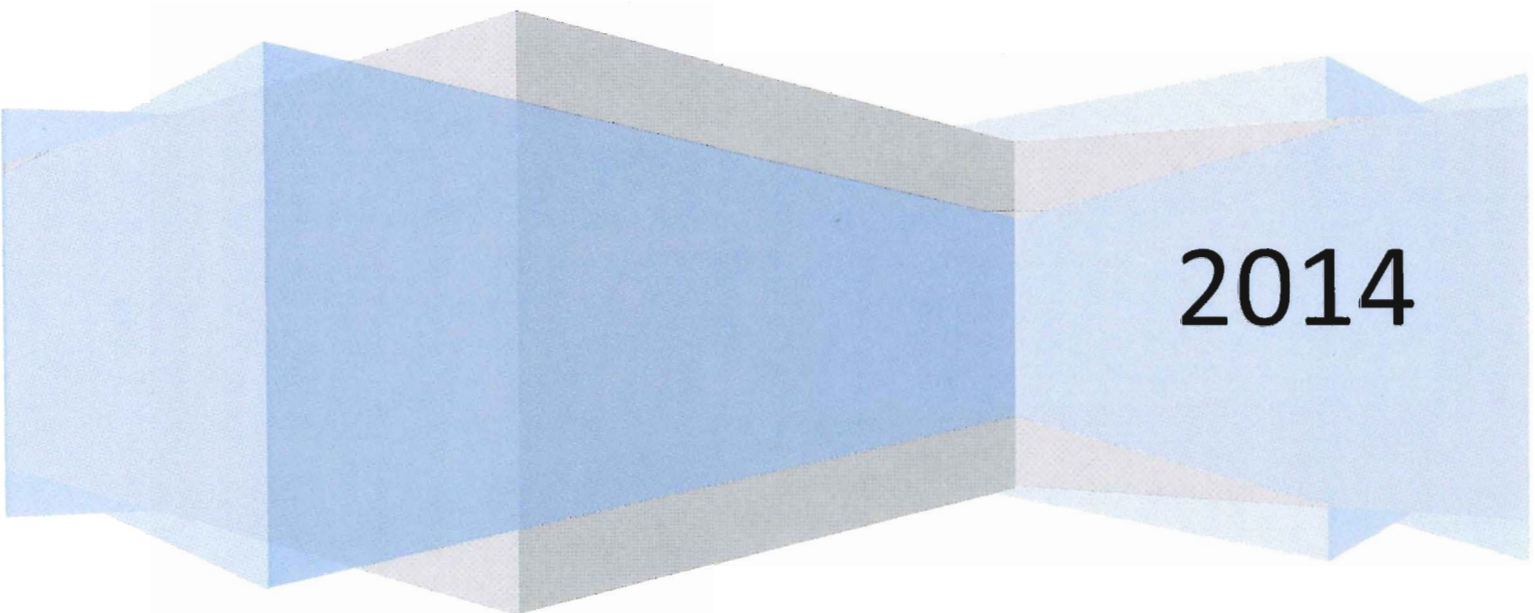
E3 Eco Group Inc.

# Predicted Energuide Rating

for 9051 Dayton Avenue, Richmond, BC.

Dayton CWL Investments

17 November, 2014



2014



**Introduction:**

E3 ECO GROUP Inc. was asked to perform HOT2000 energy evaluation on a plan addressed as **9051 Dayton Avenue, Richmond, BC**. The modeling was carried out according to the format defined by the EnerGuide Rating System for New Homes evaluation procedures.

**Weather Location: Vancouver****Base Case Review: Single Family Dwelling**

<b>Slab on Grade</b>	R12 full under slab insulation and R12 skirt insulation
<b>Above Grade Wall Construction</b>	2x6 @ 16" o.c. R20 interior batt insulation & R20 headers
<b>Roof Construction</b>	Hip roof: Trusses @ 24" o.c with R40 batt insulation; cathedral ceilings: 2x10 @ 24" o.c. with R28 batt insulation
<b>Window Specification</b>	Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
<b>Door Specification</b>	Steel with polyurethane insulation core. Glazing in doors: Double glazed, soft coat low-E, metal spacer, fixed windows with vinyl frames
<b>Ventilation Specification</b>	Bathroom fans only
<b>Air Tightness</b>	5.5 ACH@50Pa, an estimate based on typical local construction
<b>Space Heating System</b>	Natural Gas, High Efficiency Condensing Boiler (95% AFUE) (Triangle tube Prestige Solo)
<b>Supplemental Heating</b>	Natural Gas fireplace with spark ignition (sealed) (not all units have fireplaces)
<b>Domestic Hot Water</b>	Natural Gas, Indirect Fired Water Heater, 50 US gal tank, e.f. 0.79 (Triangle tube Smart Series)
<b>Energy Credits:</b>	
<b>Drainwater Heat Recovery</b>	0 kWh/yr
<b>Low energy lighting</b>	0 kWh/yr
<b>Energy Star appliances</b>	0 kWh/yr

Dayton - Yamamoto – basecase.hse

	<b>Predicted EnerGuide Rating (ERS)</b>	<b>Design Heat Loss: BTU/hr</b>	<b>Estimated Annual Space Heating + DHW Energy Consumption (kWh)</b>
<b>Unit A base case</b>	<b>76</b>	29500	18800
<b>Unit A1 base case</b>	<b>76</b>	32700	18500
<b>Unit A2 base case</b>	<b>76</b>	29800	18450
<b>Unit B base case</b>	<b>75</b>	33500	20900
<b>Unit B1 base case</b>	<b>76</b>	32100	18800
<b>Unit B2 base case</b>	<b>74</b>	34800	22300
<b>Unit B3 base case</b>	<b>76</b>	33100	19290

## Upgrade scenario 3:

Space Heating System	EnergyStar rated (minimum HSPF 7.1 and SEER 14.5) air source heat pump system sized to heat the entire home, with condensing boiler back up heating system
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Dayton - Yamamoto – iteration 4.hse

	Predicted EnerGuide Rating (ERS)	Design Heat Loss: BTU/hr	Estimated Annual Space Heating + DHW Energy Consumption (kWh)
Unit A upgrade 3	83	29500	10600
Unit A1 upgrade 3	83	32700	10500
Unit A2 upgrade 3	83	29800	10600
Unit B upgrade 3	83	33500	11300
Unit B1 upgrade 3	83	32100	10700
Unit B2 upgrade 3	83	34800	11800
Unit B3 upgrade 3	83	33100	10750

## Notes:

1. Design Heat loss calculation is based on design conditions assumed. This figure can be used to size the heating system, although unit size will have to take into account system efficiency, operating conditions and provide a margin for quick recovery.
2. The calculated energy consumption estimates are based on data entered and assumptions made within the computer program based on standard user profiles. The estimates may not reflect actual energy requirements of this house due to variations in weather, actual construction details used, performance of equipment, lifestyle and number of occupants.

If you have any questions regarding this report, please contact me at your earliest convenience.

Kristi Owens,CEA,SBA,AT  
E3 Eco Group Inc.  
e: [kristi@e3ecogroup.com](mailto:kristi@e3ecogroup.com)

Einar Halbig  
E3 Eco Group Inc.  
e: [einar@e3ecogroup.com](mailto:einar@e3ecogroup.com)

## **Public Correspondence**

### **Correspondence Received**

Kathy Stephens

September 5, 2014  
August 14, 2014  
and June 13, 2014

Raymond Luetzen

August 26, 2014  
and August 19, 2014

Richard Wong

August 25, 2014

Rebecca Leung

August 12, 2014

Dan Lazar  
Property Manager for Dixon Court

July 15, 2014

Chara Lee  
Property Manager for Dixon Gardens

July 11, 2014



## Badyal, Sara

---

**From:** Kathy Stephens [katstep1@gmail.com]  
**Sent:** Friday, 05 September 2014 10:30 AM  
**To:** Badyal, Sara; MayorandCouncillors  
**Subject:** RZ 11-589989 . 9051 and 9055 Dayton Ave

Hi Sara,

I talked to my neighbours today and nobody seems to know that they are suppose to get in touch with you regarding the removal of 200 hedge trees 19 feet tall at the back of all our yards. Every neighbour I talked to is very confused about this process because the letter we received from Jackson Lee gives a different reason than yours for removing the hedge and a different phone number then yours as a contact.

None of the neighbours going to City Hall asking questions about this development were ever told at anytime before or after the rezoning that the Development plan could and would be changed because of a mistake made by the developer. Is this common practice? I find that the Developer not knowing about how wide the hedges were is hard to believe. If they surveyed the property or just stood and looked at the line of the hedge you would know how wide the hedge is because you can see the hedge is not in line on their property and never was.

None of the neighbours ever wanted the hedge removed. I do not want the hedge to be removed because it is very private in my backyard and we use our backyard for many family gatherings. We spend time on our upper and lower deck patios all year round. It is also a buffer for noise and dust coming from all the construction. An eight foot hedge replacement is an insult to us. We will be able to see right into the new townhouses and they in turn will be looking right into our houses, patios and yards for the next 10 years. Plus there will be no buffer from the construction, dust and noise.

The previous owners of 9051 and 9055 Dayton Ave. needed to do some work on our property line and removed our fence and replaced it with the chain link fence. I have a dog and we need a fence up at all times. So not having a fence for 4 weeks or however long it will take is a big issue for us.

Could you send me a copy of your recommendation?

Thanks,  
Kathy Stephens

## Badyal, Sara

---

**From:** Kathy Stephens [katstep1@gmail.com]  
**Sent:** Thursday, 14 August 2014 01:43 PM  
**To:** Badyal, Sara  
**Subject:** Subject RZ 11-589989 File

Hello Sara,

I have received a letter from Jacken Homes about having to remove the hedges now instead of when they were saying they would not have to when they put in for the rezoning (RZ 11 589989) and the Development Permit (DP 14-657872). This is because someone on their end made a mistake. As you have been told before, this is a big issue to all the neighbours this affects. Someone told me developers use tactics to get things approved for rezoning and then change the plans after rezoning is approved because most of the public does not know they can. But I am not suggesting they are in this case.

Jackson Lee phoned me to tell me all the neighbours were in agreement with the hedge removal and they were his hedges and what was my problem. Well I have talked to 8 neighbours who feel the same as I do.

1. In the letter from Jackson Lee it states the hedges impacts the backyards of the townhouses. Can they still build the way things are and just have a smaller back yard?
2. In your e-mail to me you state, "The terms of any agreements with the neighbours would need to be clarified in writing."
  - 2a. Is that the letter they sent us?
  - 2b. Do we need to sign to say we do or do not agree?
  - 2c. Please explain what that means to me in my position.
3. In the Landscape tree plan, Has anything been changed beside the height of the hedges? What is the difference between the new hedges they are proposing? How many years will it take for them to grow to the height of the hedges now?
4. Are there any other changes or updates?
5. Will the hedges stay if none of the neighbours want them removed and then replaced with smaller hedges? Will we get a vote?
6. What is our recourse?

Regards,  
Kathy Stephens

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**From:** Kathy Stephens [<mailto:katstep1@gmail.com>]

**Sent:** Friday, 13 June 2014 03:04 PM

**To:** Badyal, Sara

**Subject:** RZ 11-589989 File

Hi Sara,

Jackson Lee has been phoning and came to our house to talk about the tree line (hedge) around the property.

They informed us that somebody made a mistake and the tree line or hedge will have to come down now.

The neighbourhood is a buzz now and I would like to know if the city is going to allow this.

The neighbourhood did not challenge the rezoning because we were informed in writing that the Tree line (Hedge) would stay.

Regards,  
Kathy Stephens



## Badyal, Sara

---

**From:** Raymond Luetzen [rluetzen@icloud.com]  
**Sent:** Tuesday, 26 August 2014 08:18 PM  
**To:** Badyal, Sara  
**Subject:** Re: 9051 Dayton

Sara,

Thank-you for your response.

As previously noted, the consultation with the developer has only been that we would get notice 2 weeks prior to having the hedge removed. If you would like me to send you a copy of the developer's consultation process I will do so.

The land grade increase of 2 feet between our lot and the new development should also create further flooding issues during the rainy season, a fact that was not consulted with neighbours and just added to the correspondence in sketch form.

Hopefully, you will also make the above part of your review.....

When can we expect a decision on the city's review....

Anxiously waiting...

On Aug 26, 2014, at 3:23 PM, Badyal, Sara <[SBadyal@richmond.ca](mailto:SBadyal@richmond.ca)> wrote:

Hi Mr. Leutzen,

At this time, staff are reviewing the developer's request to remove additional sections of the perimeter hedge and no decision has been made. As part of our review, the developer is consulting with the neighbours

Please feel free to call me at 604-276-4282

Regards,

Sara Badyal, M.Arch., RPP  
*Planner 2*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4282

**From:** Raymond Luetzen [<mailto:rluetzen@icloud.com>]  
**Sent:** Tuesday, 19 August 2014 08:18 PM  
**To:** Badyal, Sara  
**Subject:** Re: 9051 Dayton

Sara,

Thank-you for your quick response. Somehow your take on the events that still have to take place and approved, differ greatly from the content in the letter from the developer. He suggests that with two weeks notice the hedge will be removed while perimeter drainage will take place over a 4 week period. It is after this that retaining walls, fencing and planting of of an Emerald Cedar hedge will take place.

I firmly believe that "it's a done deal" and that any amount of further consultation on this subject will fall on deaf ears.

You must have copies of letters that have gone to the affected owners, that clearly state the choices focus around a fence(which already exists), the planting of a tree hedge(which will take many years to provide equivalent privacy screening), but no compromise on the existing hedge.

I ask the same question that I posed in earlier correspondence....will the existing hedge be removed this fall?

On Aug 19, 2014, at 5:34 PM, Raymond Luetzen <[rluetzen@icloud.com](mailto:rluetzen@icloud.com)> wrote:

Sara,

Based on a letter I received from Jacken Homes on August 5, 2014, the issue with the 35 year old hedge has been resolved in favour of the developer. This decision changes the original plans from the hedge stays to the hedge goes,we get a fence and small tree hedge that will take years to develop and town homes moved closer to our property line.

I would like to know how this was changed without the knowledge of the affected neighbours.

Respectfully

Ray Luetzen

## Badyal, Sara

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**From:** RICHARD WONG [wong.richard@shaw.ca]  
**Sent:** Monday, 25 August 2014 02:45 PM  
**To:** Badyal, Sara  
**Subject:** Re: 9051 Dayton Development  
**Attachments:** Letter from 9051 Dayton.pdf

**Categories:** Red Category

Hi Sara,

I reside in the house on 9071 Dayton Avenue, immediately adjacent to the proposed 9051 Dayton townhouse complex, with my west and north property lines effected by this complex in terms of privacy and traffic noise. I have spoken to you at the outset of the rezoning process briefly of these matters concerning our neighbouring community.

Mr. Jackson Lee and his general contractor had spoken to me on their project a few months back prior to the attached letter received by the neighbouring community. At that time, I had voiced my concern in regards to the privacy and noise issues along the west side of my home since they intend to construct a roadway, and entry driveway. I had mentioned the unobstrusive glaring of evening headlight paths into the front of my house since they will be removing the fifty feet of hedges that has been shared along the west property line bordering the front of the house. At that time, I had asked about their proposed plan about that issue, and they had responded with no positive feedback, but requested that I provide them with some solution.

As well, they wanted my permission to allow them to remove the beautiful hedges bordering the north of my property, and my decision would allow them to follow suit with the rest of the neighbours along Dayton Avenue. I responded that they should involve their landscape architect for a resolve, as the contractor did not know how to address this contradictory privacy issue among the rest of the neighbouring community. In regards to the proposed townhouse complex entry driveway on Dayton Avenue, in retrospect, the city planner should of had the foresight to allow the entry lane to this proposed complex on the west side of their property as it was originally located for the last forty years which would leave a peaceful twenty feet backyard bordering my west property line and the new residences.

I have attached the letter that was sent to all the Dayton Avenue neighbours, and the neighbours have asked me to represent them in inquiring on our choices in this matter. By looking at the Section Sheet SK1, the proposed new retaining wall is comprised of railway ties, and the neighbours are concerned about possible water runoff into their property since the townhouse complex is elevated higher. A solid concrete foundation could be a better solution, but that is a choice of the geotechnical engineer and financial economics. The neighbours are also concerned of the initial spacing of the proposed new tree hedging. The neighbours would prefer if they had no choice of keeping the original trees, that the new hedges be a completed privacy barrier, not one that will take the next ten years to mature into a privacy barrier.

I thank you in advance for your opinion in this matter if any that our neighbouring community can take heart of a satisfactory resolve.

Thank You,

Richard Wong



Jacken Homes  
9002 Oak Street  
Vancouver, BC V6P 4B9  
[www.jackenhomes.com](http://www.jackenhomes.com)

Mr. Richard Wong  
9071 Dayton Avenue  
Richmond, BC V6Y 1E1

August 5<sup>th</sup>, 2014

Dear Mr. Wong,

Further to our conversations with you a few weeks ago, we are writing to provide you with further information regarding the plans for our hedges on 9051 Dayton Avenue.

The portion of hedge that is currently on our side of our shared property line was not previously identified to be removed at the rezoning stage. We had prematurely assumed that we would be able work with the existing hedge but we have under-estimated the effect and growth of the hedges and how it impacts the useable space of the backyards of the new homes, and for that reason we are proposing to remove and replace the existing hedge. Attached you will find a new landscape plan showing the proposed landscaping and cross section of our shared property line.

We understand that the existing hedges offer separation between our properties while providing privacy, and that privacy retention is of utmost importance. Our proposed plan includes the replacement of the existing Western Red Cedar hedges with a more manageable type of hedge, such as the Emerald Cedar, that will benefit all parties in terms of ongoing maintenance. Along our shared property line, our finished grade will be approximately 1 to 2 feet higher than your property. The replacement hedges will be a minimum of 8 feet in height. This combines for a minimum privacy screening of 9 feet along our shared property line immediately from the planting of the new hedges.

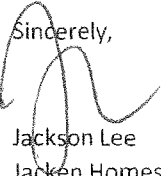
Our planned course of action is designed to limit the time of lost privacy screening. The existing hedges will be retained during the preloading stage until the perimeter drainage is ready to be constructed. At that time, the hedges would be removed and construction of the perimeter drainage is estimated to complete in approximately 4 weeks. Replacement hedges and fence would be installed immediately after to bring back the privacy provided by the previous hedge. We are currently estimating that this portion of the work would take place sometime in the Fall of 2014. We will notify you in writing at least two weeks prior to the existing hedges being removed.

Lastly, you will notice from the cross section illustration prepared by our Landscape Architect, we are now proposing a chain link fence instead of a wooden fence. This change is due to the feedback of the neighbourhood and that some neighbours would prefer to see only hedges. The chain link fence would allow the hedges to grow in between the links and over time only the hedge would be visible. A chain link fence is also expected to both last longer and require less maintenance than a wooden fence. However,

if your preference is for a wooden fence, please let us know so that we may make the appropriate arrangements.

We thank you for your understanding and patience with our development and if there is anything we can assist with during our time here, please let us know. If you have questions, comments or require further details, please contact the undersigned and we can make arrangements to meet in person to go over these plans in detail. You can also find further information from City of Richmond at 604-276-4138.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jackson Lee', written over the printed name.

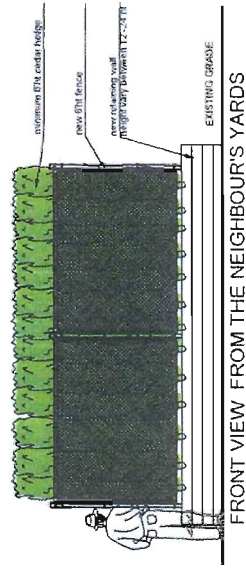
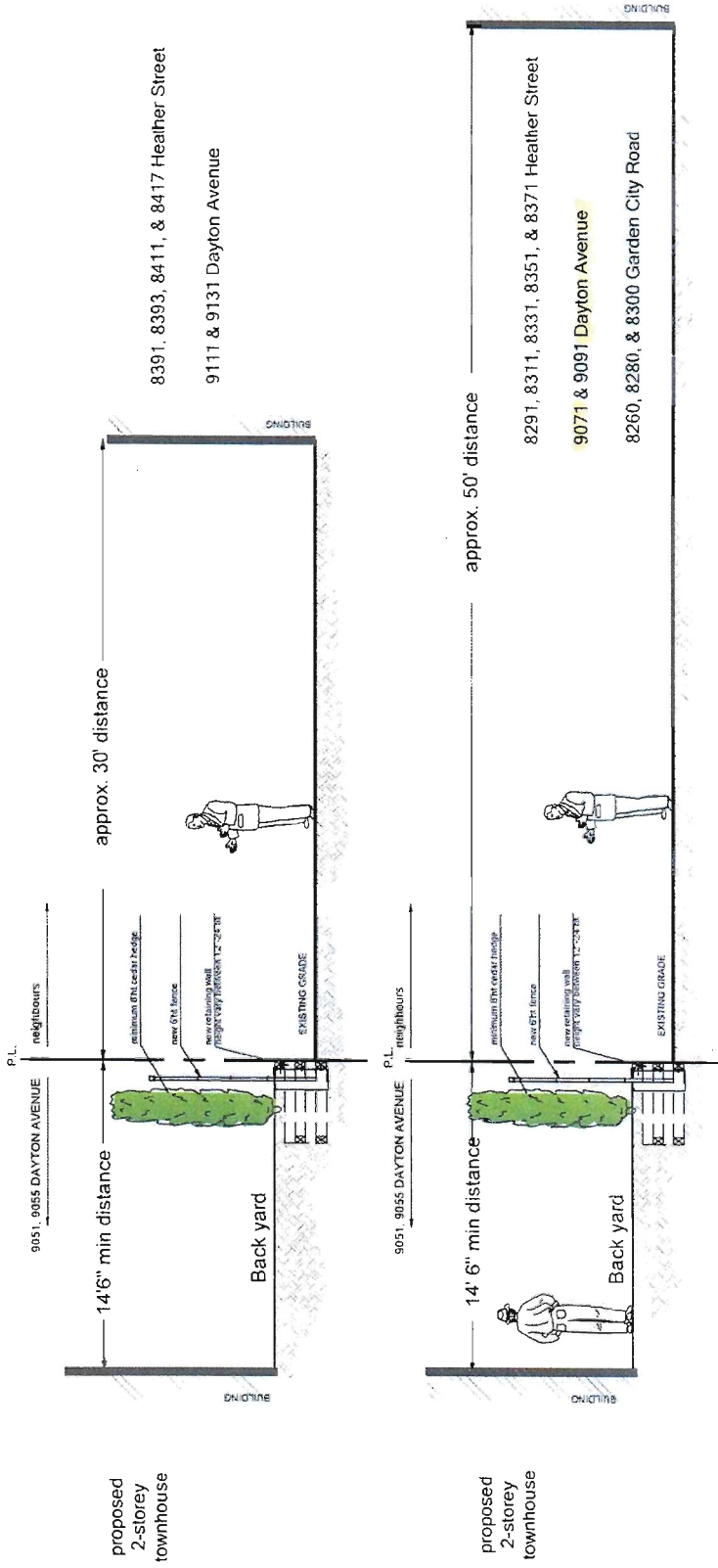
Jackson Lee

Jacken Homes

Cell: 778-865-4783

Office: 604-266-0808 ext. 12

[jackson.lee@jackenhomes.com](mailto:jackson.lee@jackenhomes.com)



**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 : f: 604 294-0022

PROJECT: **9051, 9055 DAYTON AVENUE**  
RICHMOND  
TITLE: **SECTIONS / ELEVATION AT Property Line**

DATE: 14.06.06  
SCALE: 1/4"=1'-0"  
JOBS NO: 11-238  
SHEET NO: 1 OF 1

**SK1**



## Badyal, Sara

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**From:** Rebecca Leung [rleung@cnv.org]  
**Sent:** Tuesday, 12 August 2014 03:09 PM  
**To:** Badyal, Sara  
**Subject:** 9051 Dayton Ave  
**Attachments:** DSC09111.JPG; DSC09110.JPG

**Importance:** High

Hi Sara,

Today we have received a letter with attached plans from the developer of 9051 Dayton Ave. We were asked about changing wood fence at the perimeter to chain-linked fence. However, I noticed that their "Approved Rezoning Plan" Revision 7 dated July 11, 14 (see attached) is very different than the one we reviewed at the City Hall.

To name a few:

- 1). The perimeter existing hedge were ALL gone.
- 2). The setback of the buildings are greatly reduced. (see attached Section view at property line showing 14.5' setback)
- 3). The new plant schedule shows a total of 99 trees which is 29 trees more than the version I saw at the City Hall. However, hundreds of trees are proposed to be removed. The dense green area is greatly reduced. And we think that this is not acceptable.

With the new grade elevations and the wood retaining wall, a few of the neighbours I have talked to are worried about the surface run off. If the new grade elevation was approved by the City, could you let me know if there's any requirements from the City to ensure that the water is not draining to the neighbouring properties which are mostly on the lower side?

I know that a few of our neighbours also have the same concerns. I will try to talk to them more in these few days. But the major one is that we want to verify with you to see if this is REALLY the City's approved plan.

We really appreciate your help.

Thanks,

**Rebecca Leung**

Assistant Plan Checker 2, Community Development  
t: 604.982.3916 | e: [rleung@cnv.org](mailto:rleung@cnv.org)

**City of North Vancouver**

141 West 14<sup>th</sup> Street, North Vancouver, BC V7M 1H9  
Reception: 604.990.4220 | f: 604.985.0576 | [www.cnv.org](http://www.cnv.org)





**LOUWIN**  
MANAGEMENT LTD

363-13988 Cambie RD  
Richmond, BC V6V 2K4

Phone: 6042079316  
Fax: 6042079386  
Email: bklein@louwin.com

July 15, 2014

Jacken Investments Inc.  
9002 Oak Street,  
Vancouver BC V6P 4B9

Dear Jackson:

**Re: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave  
Dixon Court, 9088 Dixon Ave, Richmond BC**

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

After reviewing your proposal of new landscape design, Strata Council of Dixon Court consented that to allow removal of the 6 trees on unit #8 and removal of the 3 trees in the middle of the complex, with the condition that Jacken Investments Inc. pay for the tree removal, clean up, etc and the hedges on the south and east side of our property should be 10 feet tall.

For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best Regards,

Dan Lazar  
Property Manager  
Louwin Management Ltd.  
On Behalf of Strata Council Strata Plan LMS 3817



July 11<sup>th</sup>, 2014

Jacken Homes  
9002 Oak Street,  
Vancouver, BC V6P 4B9

**RE: Existing Hedges Removal & New Landscape Design for 9051 Dayton Ave  
Dixon Gardens, 9020 Dixon Ave, Richmond, B.C.**

Dear Jackson,

We received your letter dated June 10, 2014 regarding your proposal of removing the existing hedges and having new landscape design for your future development at 9051 Dayton Avenue, Richmond.

After reviewing your proposal of new landscape design, Strata Council of Dixon Gardens consented that your ideas will benefit both complexes. Therefore, Strata Council has no objections on both proposals of hedges removal and new landscape design.

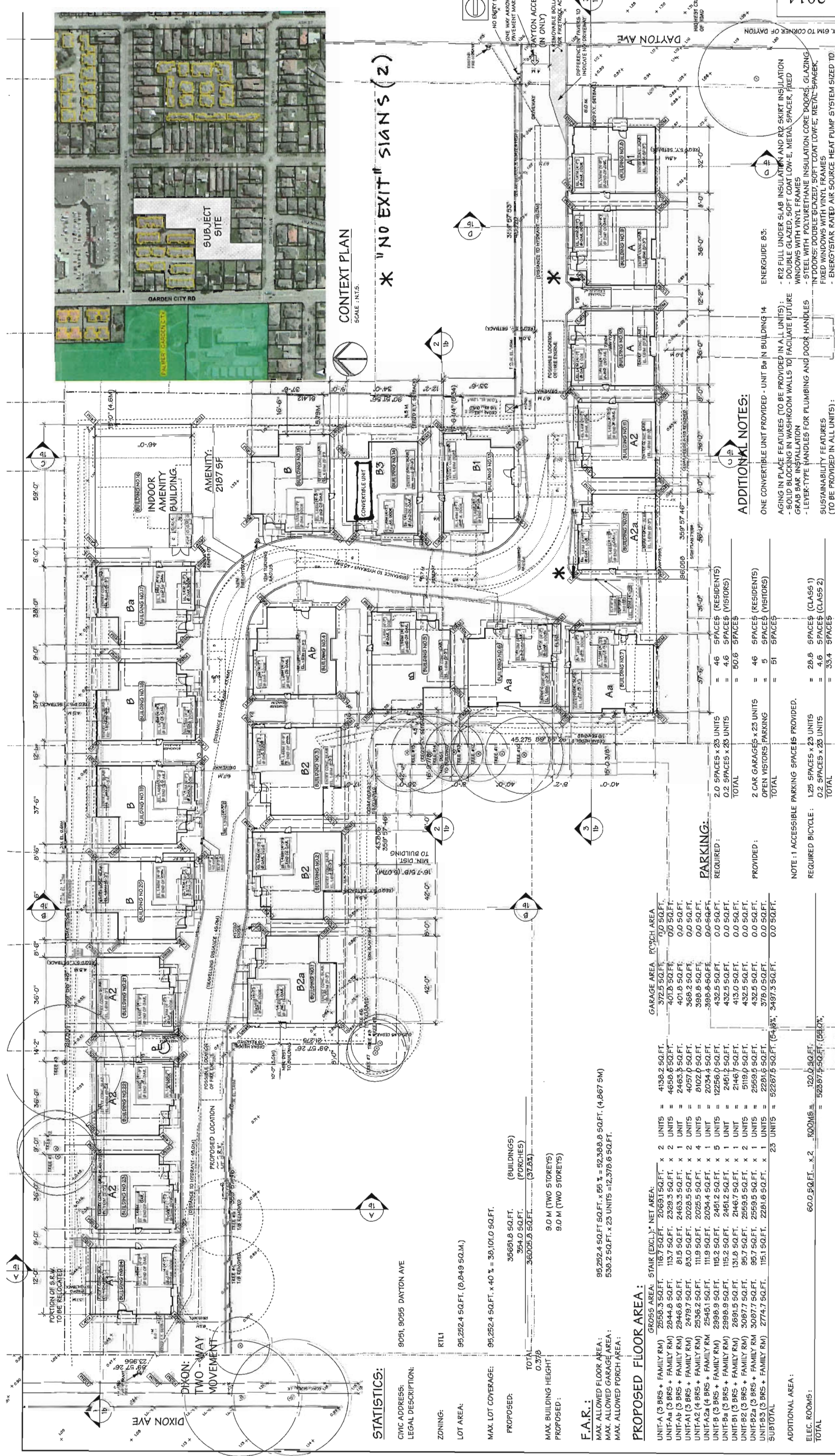
For any questions, please feel free to contact the undersigned.

Thank you for your attention.

Best regards,

Chara Lee  
Property Manager  
Citybase Management Ltd.  
(Agent for the Owners of Strata Plan BCS 783)





STATISTICS:

CIVIC ADDRESS: 9051, 9055 DAYTON AVE  
LEGAL DESCRIPTION:

ZONING: RTLI  
LOT AREA: 95,252.4 SQ. FT. (0.849 SQ. M.)

MAX. LOT COVERAGE: 95,252.4 SQ. FT. x 40% = 38,101.0 SQ. FT.

PROPOSED: 35,651.8 SQ. FT. (BUILDINGS)  
39,410 SQ. FT. (PORCHES)  
TOTAL 75,062.6 SQ. FT. (37.8%)

MAX. BUILDING HEIGHT: 9.0 M (TWO STOREYS)  
PROPOSED: 9.0 M (TWO STOREYS)

F.A.R.: 95,252.4 SQ. FT. SQ. FT. x .65 = 61,914.06 SQ. FT. (4.867 SM)

MAX. ALLOWED FLOOR AREA: 538.2 SQ. FT. x 23 UNITS = 12,378.6 SQ. FT.

MAX. ALLOWED PORCH AREA:

PROPOSED FLOOR AREA:

GROSS AREA: STAIR (EXCL.) NET AREA:

UNIT-A (3 BRK + FAMILY RM) 2559.3 SQ. FT. 118.7 SQ. FT. 20691.3 SQ. FT. x 2 UNITS = 4138.2 SQ. FT.

UNIT-A1 (3 BRK + FAMILY RM) 2944.8 SQ. FT. 13.7 SQ. FT. 2329.3 SQ. FT. x 2 UNITS = 4658.6 SQ. FT.

UNIT-A2 (3 BRK + FAMILY RM) 2946.6 SQ. FT. 81.5 SQ. FT. 2463.3 SQ. FT. x 1 UNIT = 2463.3 SQ. FT.

UNIT-A3 (3 BRK + FAMILY RM) 2479.7 SQ. FT. 83.0 SQ. FT. 2025.5 SQ. FT. x 2 UNITS = 4051.0 SQ. FT.

UNIT-A4 (3 BRK + FAMILY RM) 2536.2 SQ. FT. 111.9 SQ. FT. 2025.5 SQ. FT. x 4 UNITS = 8102.0 SQ. FT.

UNIT-A5 (3 BRK + FAMILY RM) 2545.1 SQ. FT. 111.9 SQ. FT. 2025.5 SQ. FT. x 1 UNIT = 2034.4 SQ. FT.

UNIT-B (3 BRK + FAMILY RM) 2998.9 SQ. FT. 115.2 SQ. FT. 2451.2 SQ. FT. x 1 UNIT = 2256.0 SQ. FT.

UNIT-B1 (3 BRK + FAMILY RM) 2891.5 SQ. FT. 131.8 SQ. FT. 2451.2 SQ. FT. x 1 UNIT = 2451.2 SQ. FT.

UNIT-B2 (3 BRK + FAMILY RM) 3087.7 SQ. FT. 95.7 SQ. FT. 2559.5 SQ. FT. x 1 UNIT = 2559.5 SQ. FT.

UNIT-B3 (3 BRK + FAMILY RM) 2774.7 SQ. FT. 115.1 SQ. FT. 2281.6 SQ. FT. x 1 UNIT = 2281.6 SQ. FT.

SUBTOTAL 23 UNITS = 52287.5 SQ. FT. (54.8%)

ADDITIONAL AREA:

ELEC. ROOMS: 60.0 SQ. FT. x 2 ROOMS = 120.0 SQ. FT.

TOTAL 52387.5 SQ. FT. (54.8%)

\*10 SQ. M. EXEMPTED FROM THE 1ST & 2ND FLOOR FOR STAIRS & ENTRY AREA. IN ADDITION, STAIRCASE OPENING ON THE 3RD FLOOR IS EXCL.

LEGEND: TREE TO BE RETAINED, TREE TO BE REMOVED, TREE PROTECTION ZONE.



SITE PLAN  
SCALE 1" = 20'-0"

CONTEXT PLAN  
SCALE INTS.

\* "NO EXIT" SIGNS (2)

APPROX. 61M TO CORNER OF DAYTON

DAYTON AVE

GARDEN CITY RD

SUBJECT SITE

INDOOR AMENITY BUILDING

AMENITY: 2187 SF

BUILDING NO. 1

BUILDING NO. 2

BUILDING NO. 3

BUILDING NO. 4

BUILDING NO. 5

BUILDING NO. 6

BUILDING NO. 7

BUILDING NO. 8

BUILDING NO. 9

BUILDING NO. 10

BUILDING NO. 11

BUILDING NO. 12

BUILDING NO. 13

BUILDING NO. 14

BUILDING NO. 15

BUILDING NO. 16

BUILDING NO. 17

BUILDING NO. 18

BUILDING NO. 19

BUILDING NO. 20

BUILDING NO. 21

BUILDING NO. 22

BUILDING NO. 23

PROJECT: TOWNHOUSE DEVELOPMENT  
DRAWING TITLE: SITE PLAN  
SCALE: 1" = 20'-0"  
DATE: FEB. 13, 2014  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
PROJECT NO.: 9011, 9055 DAYTON AVE  
REVISIONS: [Table with revision details]  
NO. DATE REVISIONS  
NOV. 8, 2014 ISSUED FOR P.P.  
OCT. 8, 2014 ISSUED FOR P.P.  
AUG. 28, 2014 ISSUED FOR P.P.  
MAY 7, 2014 ISSUED FOR P.P.  
JUL. 10, 2014 REVISIONS: [Details]  
2388 call sheet, [Details]  
V01.431 TEL: 604-751-1127 FAX: 604-751-1127

Yamamoto  
Architecture Inc.  
AMENITY AREA  
REQUIRED: MIN. 70 SQ. M. (753 SQ. FT.)  
INDOOR: 138 SQ. M. (1485 SQ. FT.)  
OUTDOOR: 416 SQ. M. (4478 SQ. FT.)  
PROVIDED: 203 SQ. M. (2187 SQ. FT.)  
INDOOR: 203 SQ. M. (2187 SQ. FT.)  
OUTDOOR: 203 SQ. M. (2187 SQ. FT.)  
BICYCLE RACK: 34 BICYCLES  
TOTAL: 34 BICYCLES  
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.  
REQUIRED BICYCLE: 125 BICYCLES (CLAS 1)  
0.2 SPACES x 23 UNITS = 4.6 SPACES (CLAS 2)  
TOTAL: 33.4 SPACES  
PROVIDED BICYCLE: 2 SPACES x 6 GARAGES = 12 SPACES (CLAS 1)  
1 SPACE x 17 GARAGES = 17 SPACES (CLAS 1)  
BICYCLE RACK: 5 BICYCLES (CLAS 2)  
TOTAL: 34 BICYCLES

PLAN #1  
LEGEND: TREE TO BE RETAINED, TREE TO BE REMOVED, TREE PROTECTION ZONE.

ADDITIONAL NOTES:

- ONE CONVERTIBLE UNIT PROVIDED - UNIT B6 IN BUILDING 14
- AGING IN PLACE FEATURES TO BE PROVIDED IN ALL UNITS:
  - SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
  - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES
  - TO BE PROVIDED IN ALL UNITS:
    - ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
    - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

PARKING:

REQUIRED:	2.0 SPACES x 23 UNITS = 46 SPACES (RESIDENTS)
	0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)
TOTAL	50.6 SPACES
PROVIDED:	2 CAR GARAGES x 23 UNITS = 46 SPACES (RESIDENTS)
	1 SPACE x 17 GARAGES = 5 SPACES (VISITORS)
TOTAL	51 SPACES

ENERGYGUIDE B3:

- R-12 FULL UNDER SLAB INSULATION AND R2 SKIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS, GLAZING IN DOORS DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGYSTAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME, WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER (95% AFUE) (TRIANGLE TUBE PRESTIGE 50LO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, E.F. 0.79 (TRIANGLE TUBE SMART SERIES)







PARKING PLAN

SCALE: 1" = 20'-0"

PARKING:

REQUIRED :

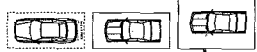
PROVIDED :

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE : 125 SPACES x 23 UNITS  
0.2 SPACES x 23 UNITS  
TOTAL = 28.8 SPACES (CLASS 1)  
= 4.6 SPACES (CLASS 2)  
= 33.4 SPACES

PROVIDED BICYCLE : 2 SPACES x 6 GARAGES  
1 SPACE x 17 GARAGES  
BICYCLE RACK  
TOTAL = 12 SPACES (CLASS 1)  
= 17 SPACES (CLASS 1)  
= 5 SPACES (CLASS 2)  
= 34 SPACES

2.0 SPACES x 23 UNITS = 46 SPACES (RESIDENTS)  
0.2 SPACES x 23 UNITS = 4.6 SPACES (VISITORS)  
TOTAL = 50.6 SPACES  
2 CAR GARAGES x 23 UNITS = 46 SPACES (RESIDENTS)  
OPEN VISITORS PARKING = 5 SPACES (VISITORS)  
TOTAL = 51 SPACES



STANDARD PARKING SPACE (GARAGE)  
2.0M x 5.5M

VISITOR PARKING  
STANDARD  
2.0M x 5.5M

ACCESSIBLE  
3.0M x 5.5M

VERTICAL BICYCLE SPACE (GARAGE)  
0.2M x 1.0M

HORIZONTAL BICYCLE SPACE (GARAGE)  
0.8M x 1.0M

PLAN #2

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR P.P.F.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
AUG. 28, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
JUL. 19, 2013	REZONING APPL. REVISIONS	

Yamamoto  
Architecture Inc.

DRAWING TITLE  
PARKING PLAN

PROJECT  
TOWNHOUSE DEVELOPMENT

SCALE	SHEET NO.
1" = 20'-0"	
DATE	DRAWN
MAR. 5, 2014	KM
CHECKED	PROJ. NO.

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

2386 oak street, Vancouver B.C.  
V6H 4J1 TEL: 604-731-1127 FAX: 604-731-1327

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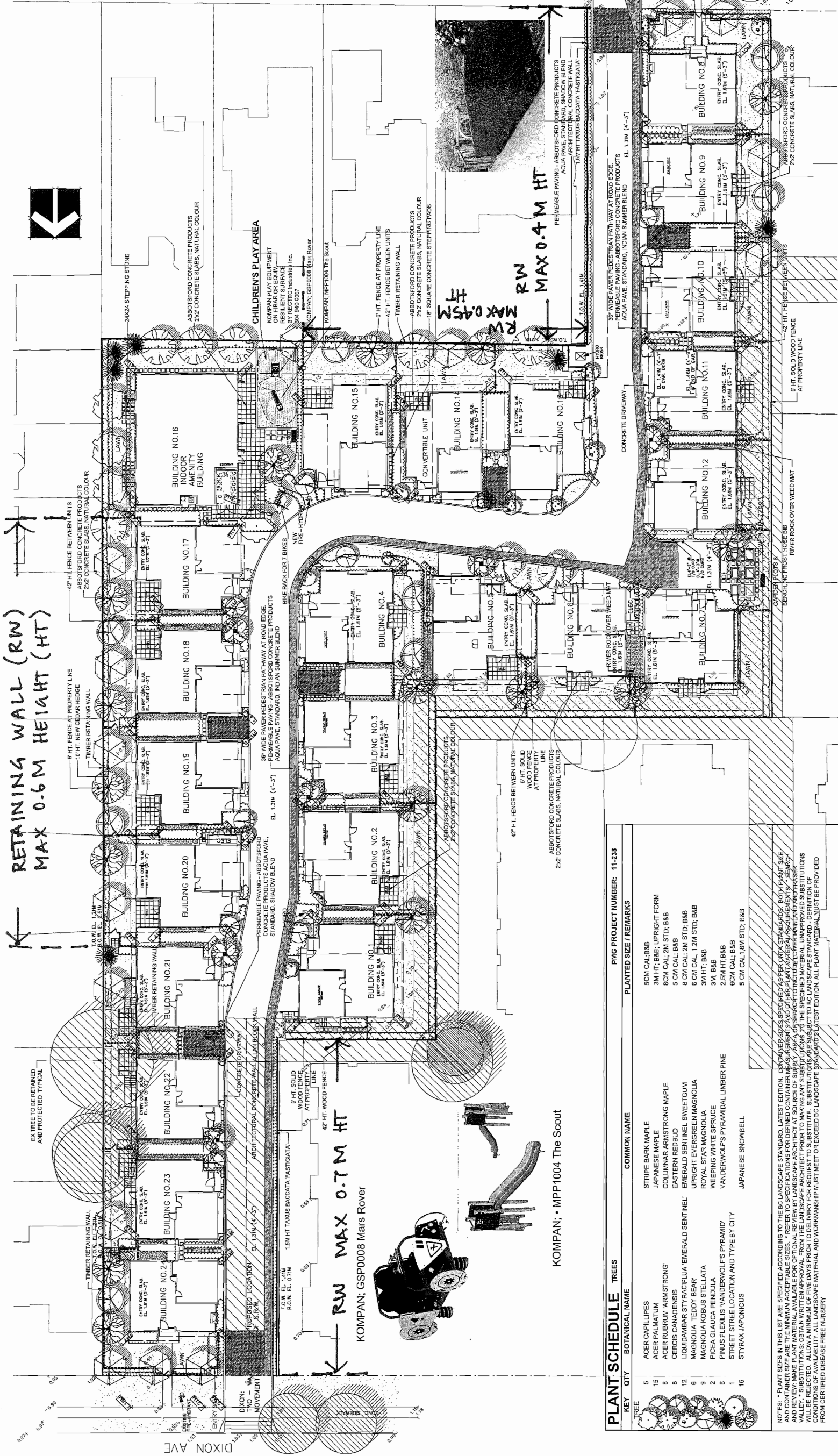
CONTEXT PLAN

SCALE: 1" = 12.5'



DAYTON AVE

RETAINING WALL (RW)  
MAX 0.6M HEIGHT (HT)



PLANT SCHEDULE TREES			PING PROJECT NUMBER: 11-238	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	5	ACER CAROLINENSIS	STRIPED BARK MAPLE	50 CM CAL-B&B
2	15	ACER PALMATHUTUM	JAPANESE MAPLE	30 CM HT-B&B; UPRIGHT FORM
3	8	ACER RUBRUM 'ARMSTRONG'	COLLIMNAR ARMSTRONG MAPLE	8 CM CAL; 2M STD; B&B
4	8	ACER CANADENSIS	EASTERN REDBUD	5 CM CAL; B&B
5	12	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8 CM CAL; 2M STD; B&B
6	6	MAGNOLIA 'TEDDY BEAR'	UPRIGHT EVERGREEN MAGNOLIA	6 CM CAL; 1.2M STD; B&B
7	9	MAGNOLIA KOBUS STELLATA	ROYAL STAR MAGNOLIA	3M HT; B&B
8	2	PICEA GLAUCA PENICILLATA	WEeping WHITE SPRUCE	3M; B&B
9	6	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	STREET TREE LOCATION AND TYPE BY CITY	2.5M HT-B&B
10	1	STYRAX JAPONICUS	JAPANESE SNOWBELL	5 CM CAL; 1.8M STD; B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* PLANT MATERIAL MUST BE OBTAINED FROM A NURSERY THAT IS A MEMBER OF THE BC NURSERY ASSOCIATION. \* SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C109 - 4185 SMI Court, Delta  
British Columbia, V9C 6G9  
P: 604 294-0011 | F: 604 294-0022

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CLIENT:

12	14 SEP 14	REVISION AS PER CITY COMMENTS	DR
11	14 NOV 13	AS PER CITY REQUEST	DR
10	14 NOV 13	AS PER CITY COMMENTS	DR
9	14 OCT 13	NEW SITE PLAN	DR
8	14 AUG 13	NEW SITE PLAN	FC
7	14 JUL 13	NEW SITE PLAN	DR
6	14 JUN 13	AS PER CLIENT REQUEST	DR
5	14 JUN 13	REVISED DETAILS AS PER CLIENT REQUEST	DR
4	14 FEB 13	NEW SITE PLAN	DR
3	13 NOV 12	REV. SITES PLAN	RC
2	13 NOV 12	NEW SITE PLAN	DR
1	12 SEP 13	REVISED ANNOTATED REPORT	NT
NO. DATE REVISION DESCRIPTION			DR

SEAL:

PROJECT:

TOWNHOUSE DEVELOPMENT  
9051, 9055 DAYTON AVENUE  
RICHMOND, BC

LANDSCAPE  
TREE PLAN

DRAWING NUMBER:

DATE: 12 SEP 14  
SCALE: 1"=20'-0"  
DRAWN: NT  
DESIGN: NT  
CHKD: PCM

L1

PMG PROJECT NUMBER:

Plan 4a  
Dec 8, 2014  
DP 14-657872



L2

LANDSCAPE  
SHRUB PLAN A

TOWNHOUSE DEVELOPMENT  
9051, 9055 DAYTON AVENUE  
RICHMOND, BC

DATE: 12 SEP 14  
SCALE: 1/8"=1'-0"  
DRAWN: NT  
DESIGN: NT  
CHKD: POM  
DRAWING NUMBER:

PNG PROJECT NUMBER:

DRAWING TITLE:

PROJECT:

CLIENT:

SEAL:

13	12 SEP 14	REVISION AS PER CITY COMMENTS	DD
12	14 NOV 10	AS PER CITY REQUEST	DD
11	14 NOV 10	AS PER CITY COMMENTS	DD
10	14 DEC 10	NEW SITE PLAN	DD
9	14 MAR 17	NEW SITE PLAN	DD
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4	14 MAR 17	NEW SITE PLAN	DD
3	14 NOV 12	REV. SHRUB PLAN	DD
2	14 NOV 12	NEW SITE PLAN	DD
1	12 SEP 14	REVISED AMOUNT OF PLANT	DD

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----



PLANT SCHEDULE		
NO.	PLANT NAME	COMMON NAME
1	ABUTILON	ROSE HIPS
2	ADONIS	ROSE HIPS
3	ADONIS	ROSE HIPS
4	ADONIS	ROSE HIPS
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**LANDSCAPE  
SHRUB PLAN B**

## TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE  
RICHMOND, BC

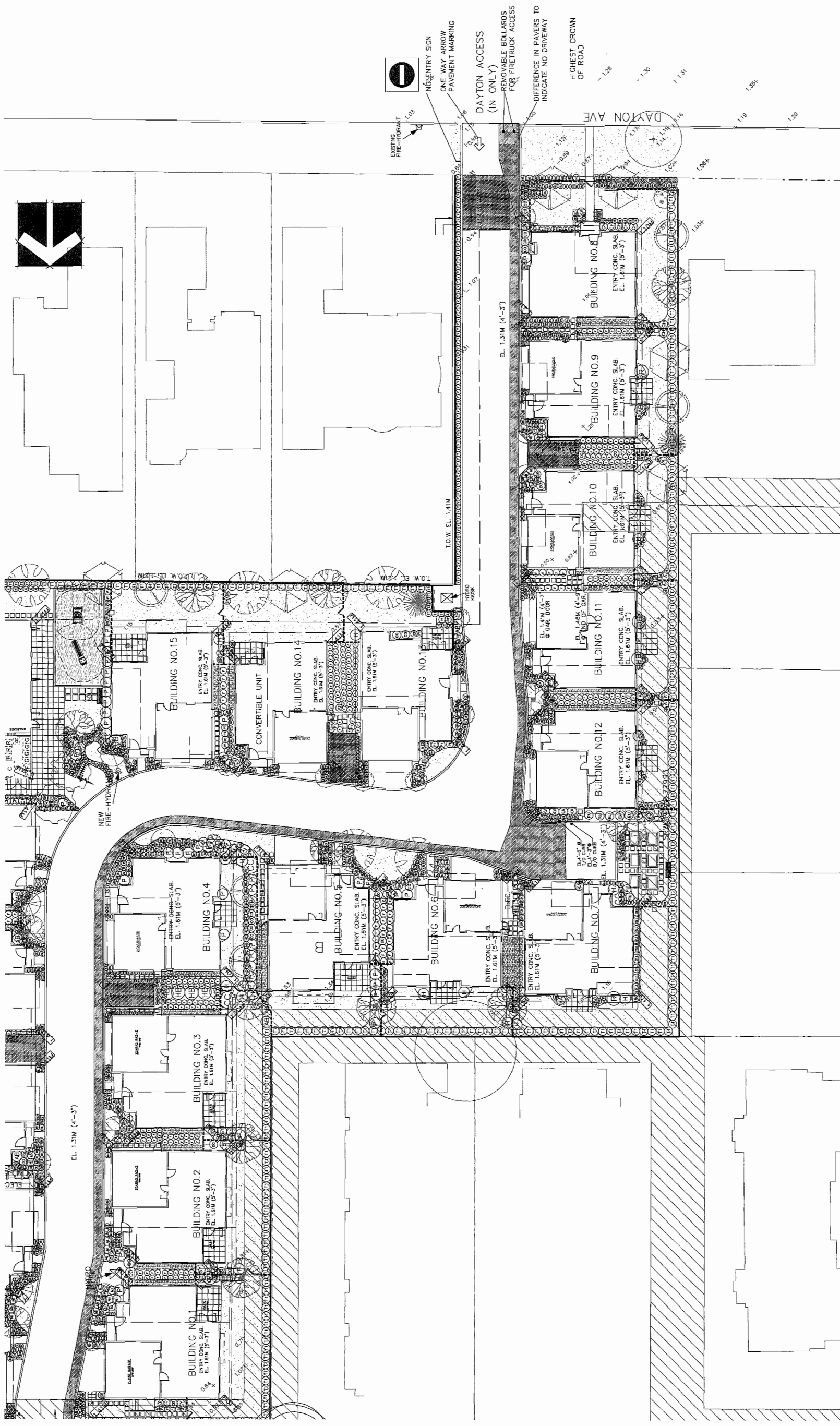
[illegible]

SEAL:



Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

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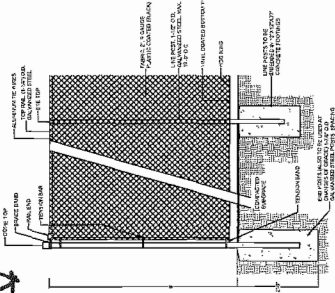




NOTES:  
WILL ONLY USE AT REQUESTED OF NEIGHBOUR  
DURING CONSTRUCTION PROCESS

NOTE FOR ALL WOODWORK

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX).
6. GAPS TO SQUARE TO FOLLOW FINISH GRADE. GAP TO BE 5-8".

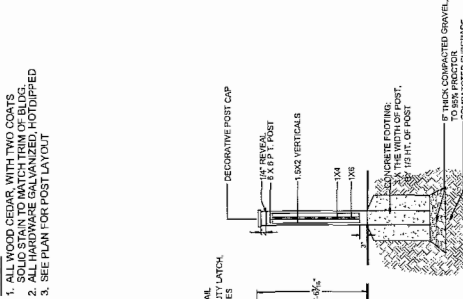


1A 6'-0" HT CHAIN LINK FENCE  
L5 3/8" = 1'-0"

MAX 1.8 M HEIGHT

NOTES:

1. ALL WOOD CEDAR, WITH TWO COATS SOLID STAIN TO MATCH TERM OF BLDG.
2. HARDWARE HOT DIPPED GALVANIZED.
3. SEE PLAN FOR POST LAYOUT



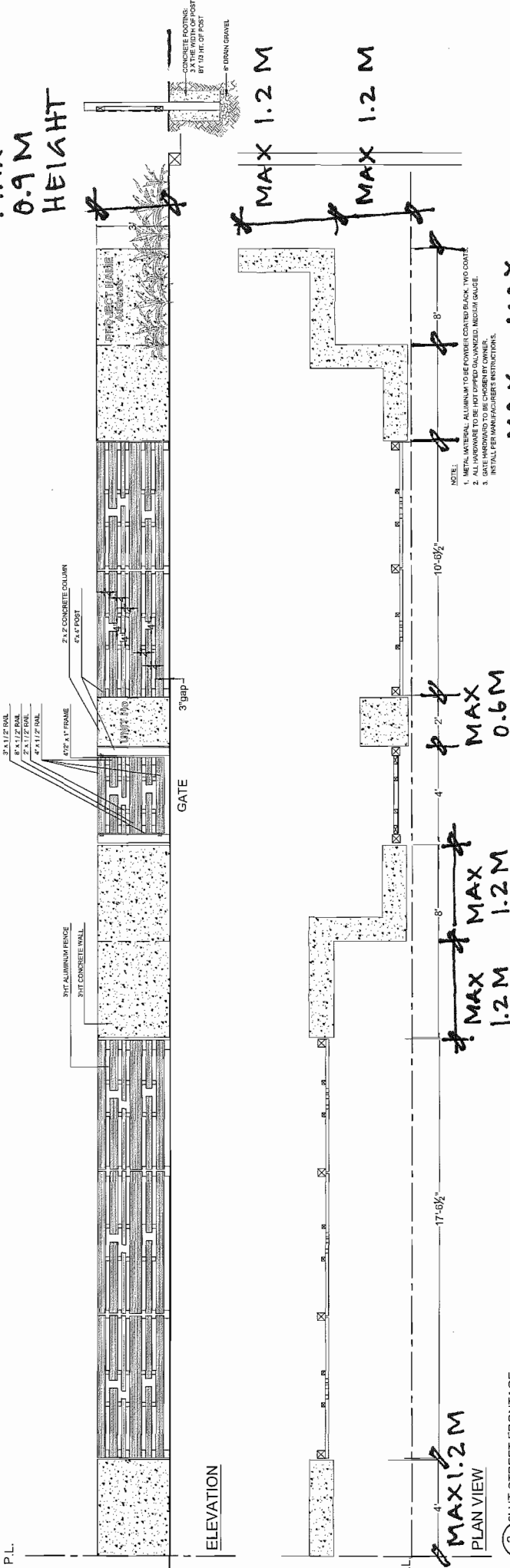
2 42" HT PICKET FENCE AND GATE  
L5 3/8" = 1'-0"

MAX 1.8 M HEIGHT

1 8'-0" HEIGHT WOOD FENCE  
L5 3/8" = 1'-0"

MAX 1.8 M HEIGHT

P.L.



3 3' HT STREET FRONTAGE  
L5 3/8" = 1'-0"

MAX 0.9 M HEIGHT

DAYTON & DIXON STREETSCAPE FENCING DETAIL



Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
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SCALE:

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:

DRAWING TITLE:

11:

12 SEP 14

AS SHOWN

NT

NT

PCM

CHKD:

DRAWING NUMBER:

PMG PROJECT NUMBER:

TOWNHOUSE DEVELOPMENT

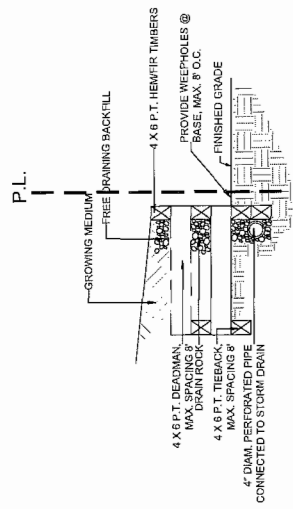
9051, 9055 DAYTON AVENUE  
RICHMOND, BC

LANDSCAPE  
DETAILS

DRAWING NUMBER:

PMG PROJECT NUMBER:

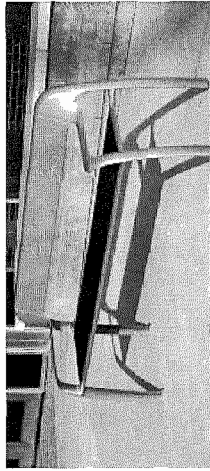
- NOTES:
1. ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. RETENTION 40 LBS PER CU FT OF WOOD. TREAT ALL CUT SURFACES, DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE.
  2. ALL HARDWARE HOT DIPPED GALVANIZED.
  3. SEE PLAN FOR POST LAYOUT



5 5' TIMBER RETAINING WALL  
L5 1/2" = 1'-0"



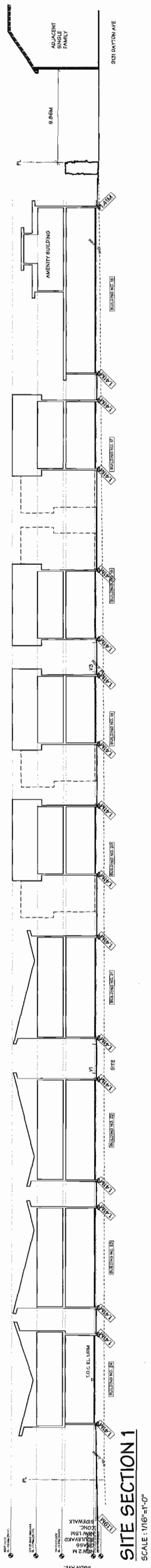
MAGLIN BIKE RACK -  
MBR400, TITANIUM



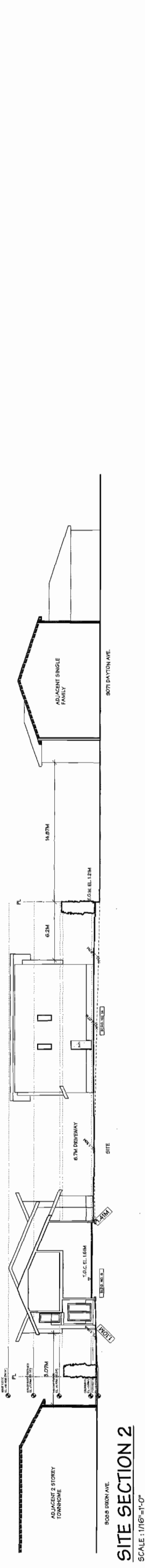
MAGLIN BENCH - SCB1600,  
TITANIUM FRAME, HDPC SLATS



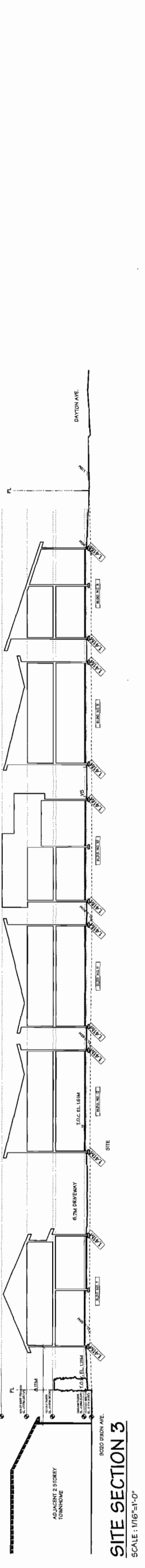




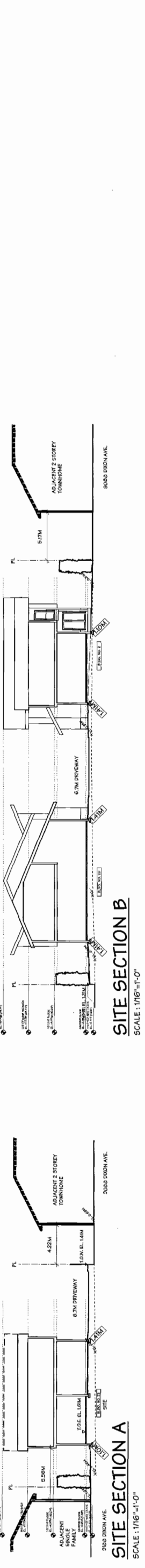
SITE SECTION 1  
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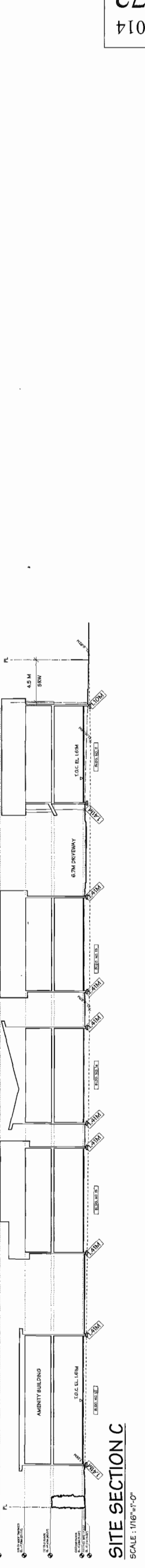
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SITE SECTION 3  
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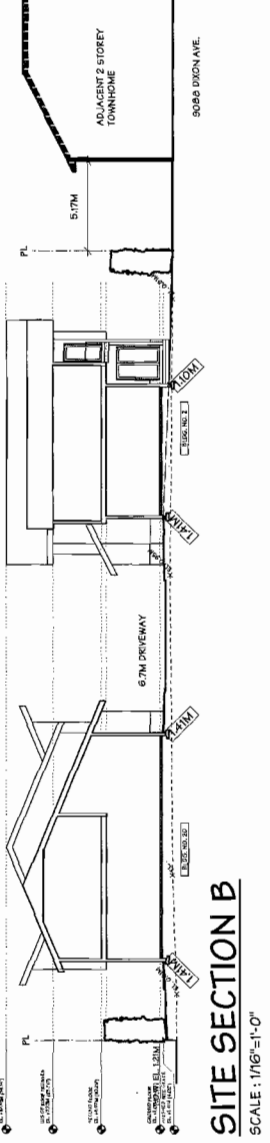
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SITE SECTION C  
SCALE: 1/16"=1'-0"



SITE SECTION D  
SCALE: 1/16"=1'-0"

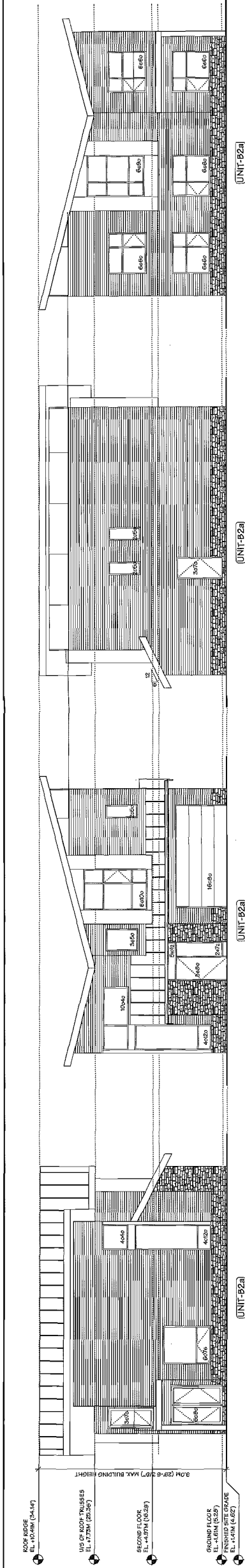


SITE SECTION B  
SCALE: 1/16"=1'-0"

DRAWING TITLE		PROJECT		Yamamoto Architecture Inc.	
SITE SECTIONS		TOWNHOUSE DEVELOPMENT			
SCALE	1/16"=1'-0"				
DATE	SEPT. 16, 2012				
DRAWN	TY				
CHECKED					
DP					
PROJ.					

NO.	DATE	REVISIONS
NOV. 8, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.O.P.	
SEP. 3, 2014	GENERAL REVISIONS	

PLAN #1b

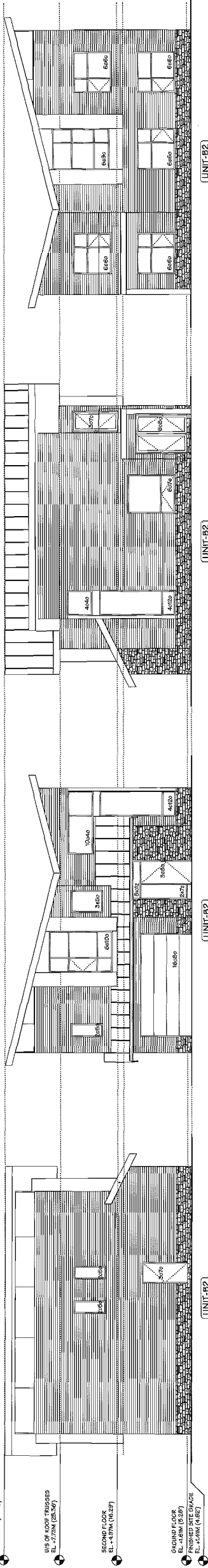


UNIT-B2a  
BUILDING NO. 1  
WEST ELEVATION  
COLOUR SCHEME - C

UNIT-B2a  
BUILDING NO. 1  
NORTH ELEVATION  
COLOUR SCHEME - C

UNIT-B2a  
BUILDING NO. 1  
EAST ELEVATION  
COLOUR SCHEME - C

UNIT-B2a  
BUILDING NO. 1  
SOUTH ELEVATION  
COLOUR SCHEME - C

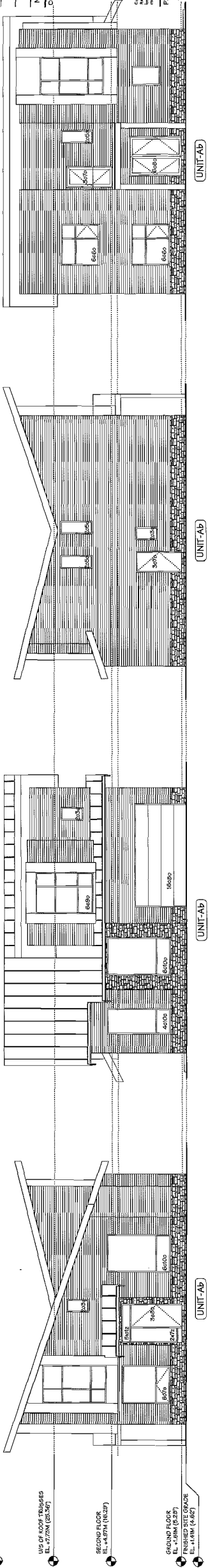


UNIT-B2  
BUILDING NO. 2 & 3  
WEST ELEVATION  
COLOUR SCHEME - B (BLDG 3)  
COLOUR SCHEME - A (BLDG 2)

UNIT-B2  
BUILDING NO. 2 & 3  
NORTH ELEVATION  
COLOUR SCHEME - B (BLDG 2)  
COLOUR SCHEME - A (BLDG 3)

UNIT-B2  
BUILDING NO. 2 & 3  
EAST ELEVATION  
COLOUR SCHEME - B (BLDG 2)  
COLOUR SCHEME - A (BLDG 3)

UNIT-B2  
BUILDING NO. 2 & 3  
SOUTH ELEVATION  
COLOUR SCHEME - B (BLDG 2)  
COLOUR SCHEME - A (BLDG 3)

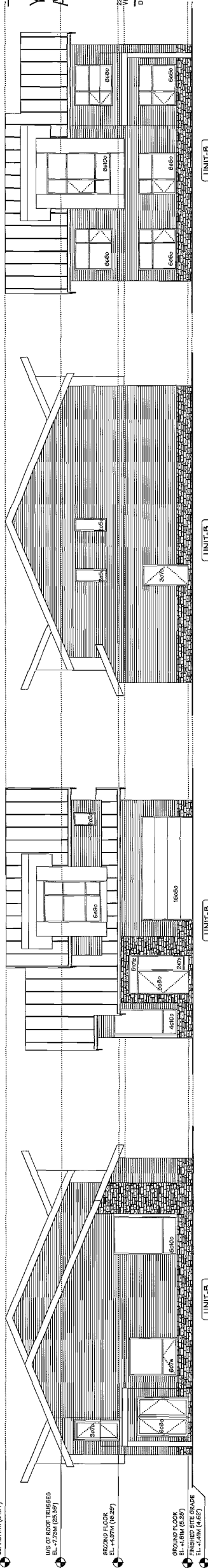


UNIT-Ab  
BUILDING NO. 4  
WEST ELEVATION  
COLOUR SCHEME - C

UNIT-Ab  
BUILDING NO. 4  
NORTH ELEVATION  
COLOUR SCHEME - C

UNIT-Ab  
BUILDING NO. 4  
EAST ELEVATION  
COLOUR SCHEME - C

UNIT-Ab  
BUILDING NO. 4  
SOUTH ELEVATION  
COLOUR SCHEME - C



UNIT-B  
BUILDING NO. 5  
NORTH ELEVATION  
COLOUR SCHEME - B

UNIT-B  
BUILDING NO. 5  
EAST ELEVATION  
COLOUR SCHEME - B

UNIT-B  
BUILDING NO. 5  
SOUTH ELEVATION  
COLOUR SCHEME - B

UNIT-B  
BUILDING NO. 5  
WEST ELEVATION  
COLOUR SCHEME - B

NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR PPA	
OCT. 8, 2014	ISSUED FOR A.O.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 2, 2014	ISSUED FOR P.P. APPLICATION	

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2388 oak street, vancouver, b.c.  
V6H 4J7 TEL: 731-1127 FAX: 731-1927

DRAWING TITLE  
ELEVATIONS

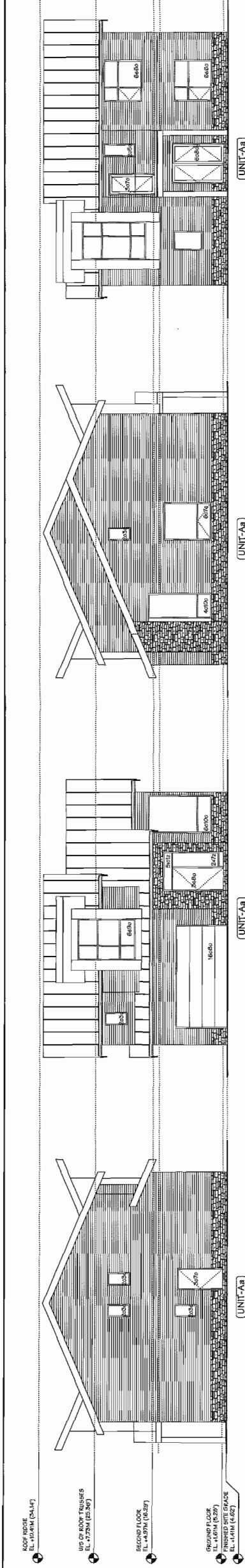
SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 18, 2013	
DRAWN TYKH	DP 14-657872
CHECKED	PROD. NO. 1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

PLAN #4

Plan 6  
Dec 8, 2014  
DP 14-657872



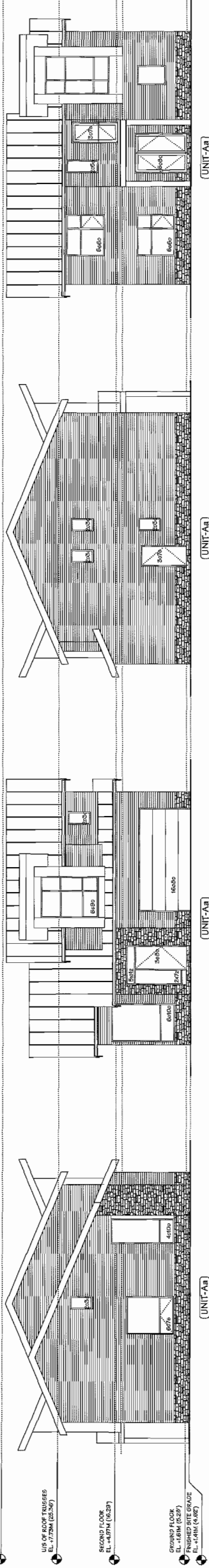


UNIT-A/B  
BUILDING NO. 6  
WEST ELEVATION  
COLOUR SCHEME - A

UNIT-A/B  
BUILDING NO. 6  
SOUTH ELEVATION  
COLOUR SCHEME - A

UNIT-A/B  
BUILDING NO. 6  
EAST ELEVATION  
COLOUR SCHEME - A

UNIT-A/B  
BUILDING NO. 6  
NORTH ELEVATION  
COLOUR SCHEME - A

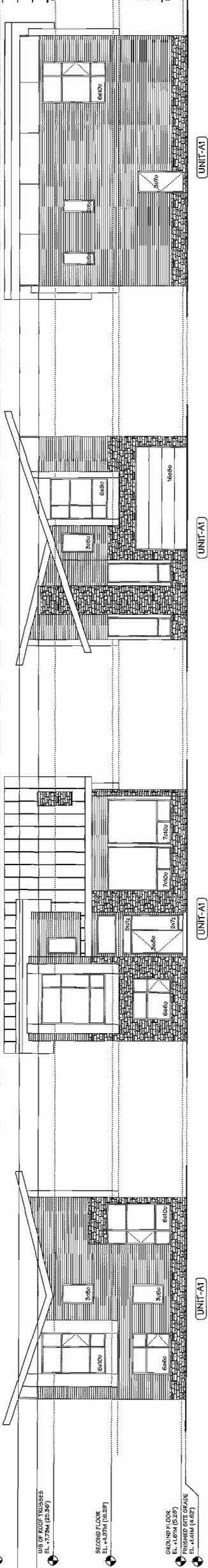


UNIT-A/B  
BUILDING NO. 7  
WEST ELEVATION  
COLOUR SCHEME - C

UNIT-A/B  
BUILDING NO. 7  
SOUTH ELEVATION  
COLOUR SCHEME - C

UNIT-A/B  
BUILDING NO. 7  
EAST ELEVATION  
COLOUR SCHEME - C

UNIT-A/B  
BUILDING NO. 7  
NORTH ELEVATION  
COLOUR SCHEME - C

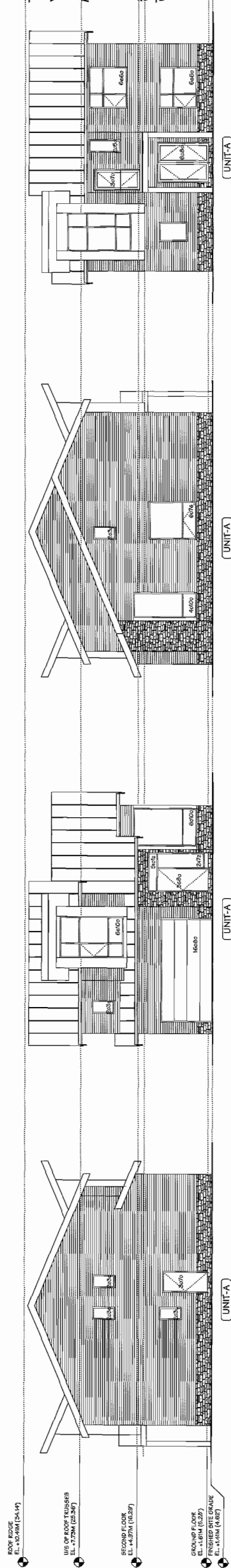


UNIT-A-1  
BUILDING NO. 8  
WEST ELEVATION  
COLOUR SCHEME - A

UNIT-A-1  
BUILDING NO. 8  
SOUTH ELEVATION  
COLOUR SCHEME - A

UNIT-A-1  
BUILDING NO. 8  
EAST ELEVATION  
COLOUR SCHEME - A

UNIT-A-1  
BUILDING NO. 8  
NORTH ELEVATION  
COLOUR SCHEME - A



UNIT-A  
BUILDING NO. 9  
SOUTH ELEVATION  
COLOUR SCHEME - B

UNIT-A  
BUILDING NO. 9  
EAST ELEVATION  
COLOUR SCHEME - B

UNIT-A  
BUILDING NO. 9  
NORTH ELEVATION  
COLOUR SCHEME - B

UNIT-A  
BUILDING NO. 9  
WEST ELEVATION  
COLOUR SCHEME - B

NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR P.P.F.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAY 7, 2014	ISSUED FOR D.P. APPLICATION
NO.   DATE	REVISIONS
CONSULTANT	

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

8951, 8955 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2385 oak street, van. b.c.  
V6H 4J1 TEL: 731-1127 FAX: 731-1127

DRAWING TITLE  
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
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CHECKED	PROD. NO. 1111

PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

WEST ELEVATION  
COLOUR SCHEME - B

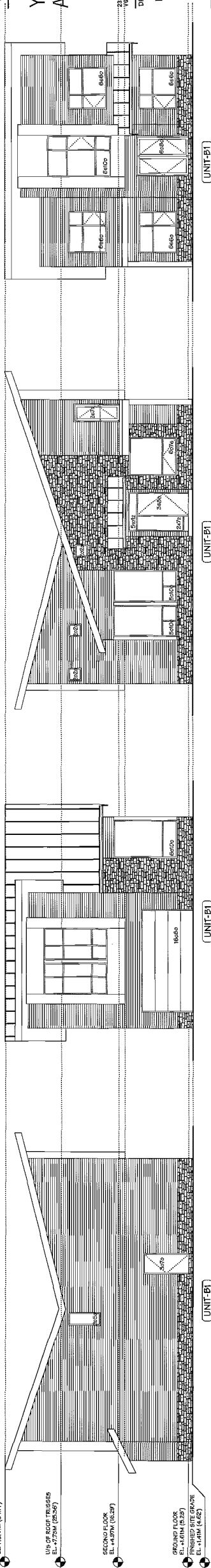
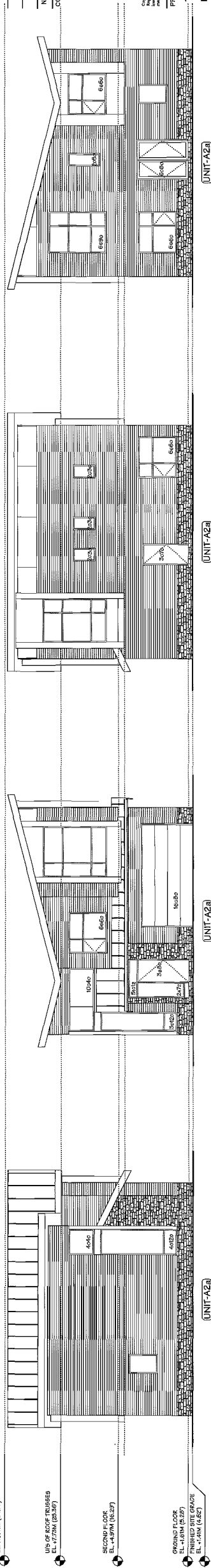
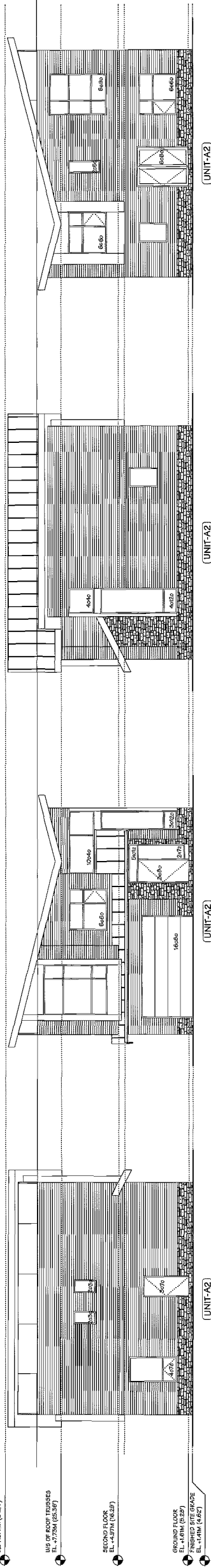
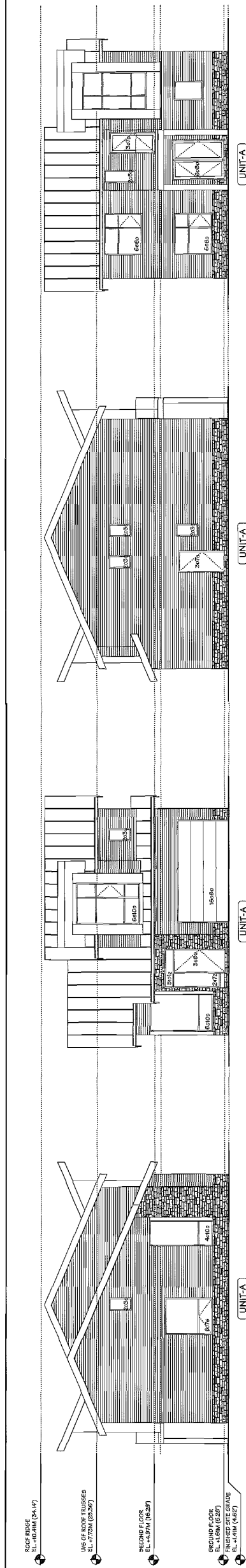
NORTH ELEVATION  
COLOUR SCHEME - B

EAST ELEVATION  
COLOUR SCHEME - B

SOUTH ELEVATION  
COLOUR SCHEME - B

PLAN #5

Plan 7  
Dec 8, 2014  
DP 14-657872



NOV. 20, 2014	GENERAL REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
-CONSULTANT	

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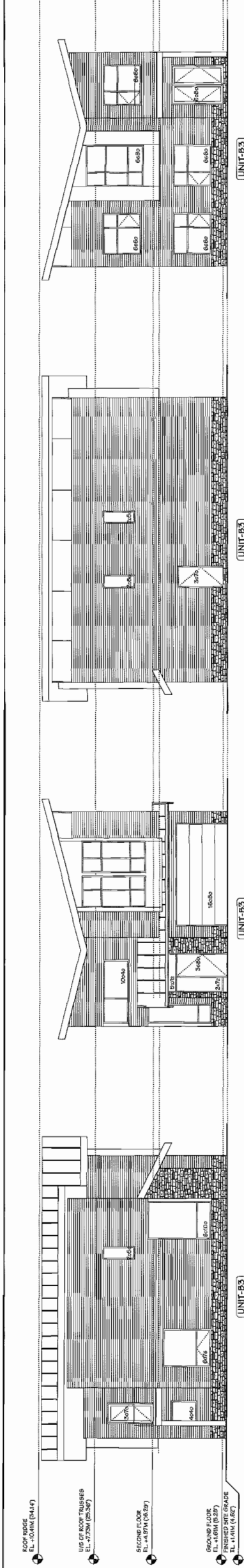
**PROJECT**

Yamamoto  
Architecture Inc.

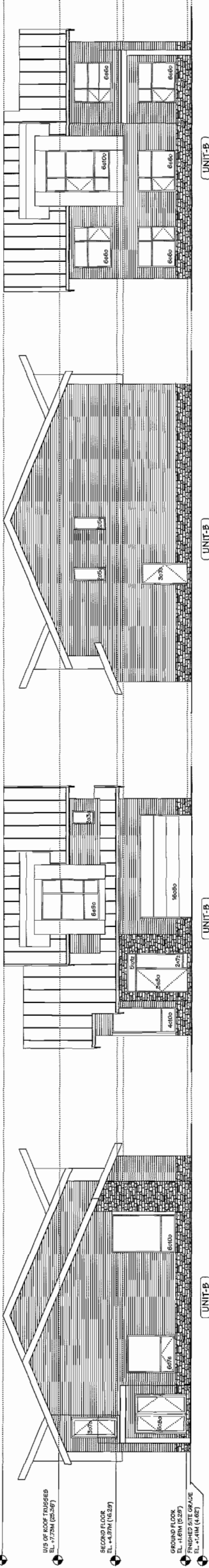
...2386 oak street, van., b.c.,  
...V6H 4J1 tel: 731-1127 fax: 731-1327

**DRAWING TITLE**

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	DP 14-65
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CHECKED	



UNIT-B3  
BUILDING NO. 14  
EAST ELEVATION  
COLOUR SCHEME - A



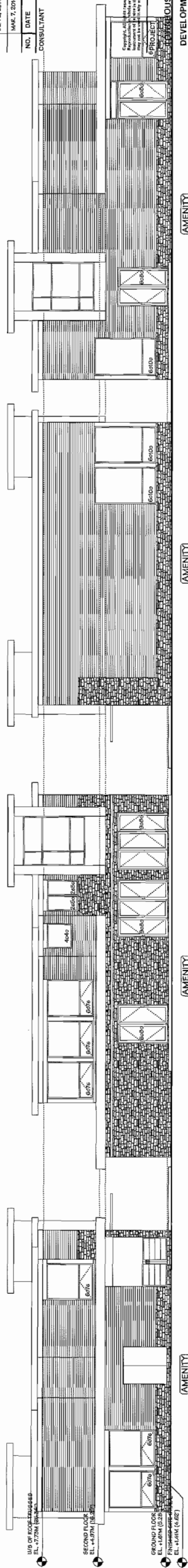
UNIT-B  
BUILDING NO. 15  
EAST ELEVATION  
COLOUR SCHEME - B

UNIT-B  
BUILDING NO. 15  
NORTH ELEVATION  
COLOUR SCHEME - B

UNIT-B  
BUILDING NO. 15  
WEST ELEVATION  
COLOUR SCHEME - B

UNIT-B  
BUILDING NO. 15  
SOUTH ELEVATION  
COLOUR SCHEME - B

NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
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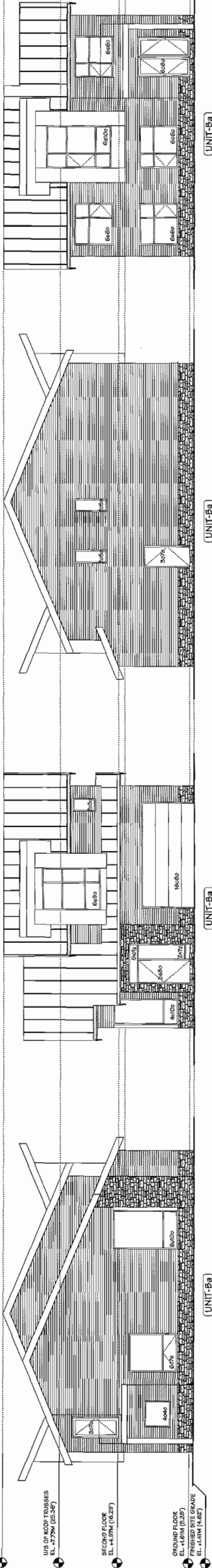
AMENITY  
BUILDING NO. 16  
NORTH ELEVATION

AMENITY  
BUILDING NO. 16  
WEST ELEVATION

AMENITY  
BUILDING NO. 16  
SOUTH ELEVATION

AMENITY  
BUILDING NO. 16  
EAST ELEVATION

9901, 9959 DARTON AVE  
RICHMOND, B.C.



UNIT-B3a  
BUILDING NO. 17  
NORTH ELEVATION  
COLOUR SCHEME - A

UNIT-B3a  
BUILDING NO. 17  
WEST ELEVATION  
COLOUR SCHEME - A

UNIT-B3a  
BUILDING NO. 17  
SOUTH ELEVATION  
COLOUR SCHEME - A

UNIT-B3a  
BUILDING NO. 17  
EAST ELEVATION  
COLOUR SCHEME - A

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
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CHECKED		PROJ. NO. 1111

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PLAN #7

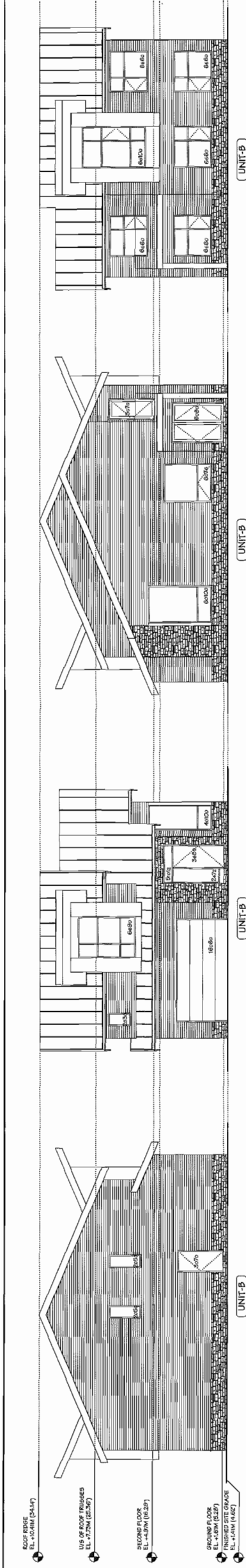
Yamamoto  
Architecture Inc.

2388 SAK STREET, VAN. B.C.  
V6H 4J1 TEL: 731-1127 FAX: 731-1327

DRAWING TITLE  
ELEVATIONS

Plan 9  
Dec 8, 2014  
DP 14-657872



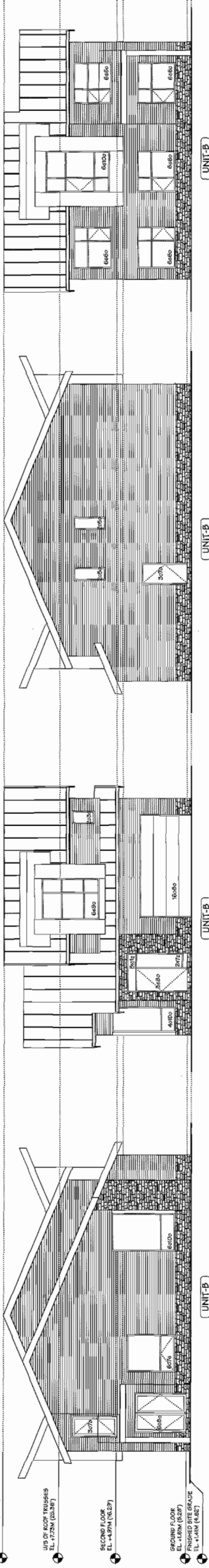


(UNIT-B)  
BUILDING NO. 19  
NORTH ELEVATION  
COLOUR SCHEME - B

(UNIT-B)  
BUILDING NO. 19  
WEST ELEVATION  
COLOUR SCHEME - B

(UNIT-B)  
BUILDING NO. 19  
SOUTH ELEVATION  
COLOUR SCHEME - B

(UNIT-B)  
BUILDING NO. 19  
EAST ELEVATION  
COLOUR SCHEME - B

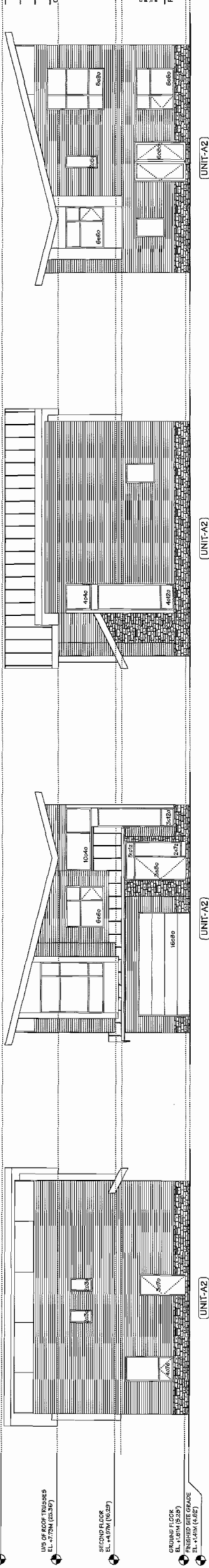


(UNIT-B)  
BUILDING NO. 19, 20  
NORTH ELEVATION  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

(UNIT-B)  
BUILDING NO. 19, 20  
WEST ELEVATION  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

(UNIT-B)  
BUILDING NO. 19, 20  
SOUTH ELEVATION  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

(UNIT-B)  
BUILDING NO. 19, 20  
EAST ELEVATION  
COLOUR SCHEME - C (BLDG 19)  
COLOUR SCHEME - A (BLDG 20)

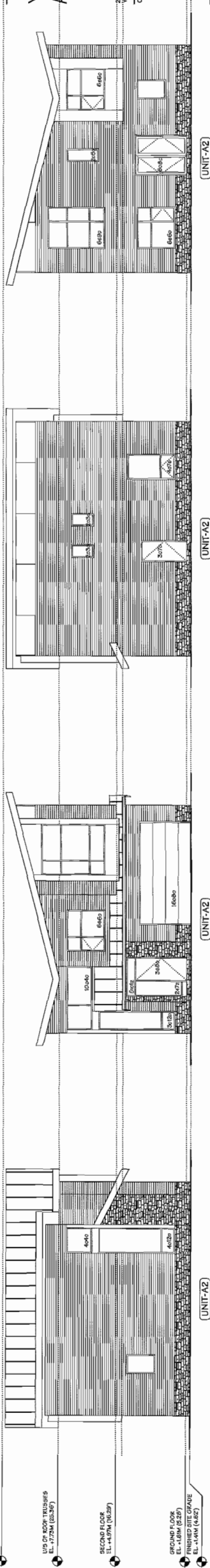


(UNIT-A2)  
BUILDING NO. 21 & 23  
NORTH ELEVATION  
COLOUR SCHEME - B (BLDG 21)  
COLOUR SCHEME - C (BLDG 23)

(UNIT-A2)  
BUILDING NO. 21 & 23  
WEST ELEVATION  
COLOUR SCHEME - B (BLDG 21)  
COLOUR SCHEME - C (BLDG 23)

(UNIT-A2)  
BUILDING NO. 21 & 23  
SOUTH ELEVATION  
COLOUR SCHEME - B (BLDG 21)  
COLOUR SCHEME - C (BLDG 23)

(UNIT-A2)  
BUILDING NO. 21 & 23  
EAST ELEVATION  
COLOUR SCHEME - B (BLDG 21)  
COLOUR SCHEME - C (BLDG 23)



(UNIT-A2)  
BUILDING NO. 22  
NORTH ELEVATION  
COLOUR SCHEME - A

(UNIT-A2)  
BUILDING NO. 22  
WEST ELEVATION  
COLOUR SCHEME - A

(UNIT-A2)  
BUILDING NO. 22  
SOUTH ELEVATION  
COLOUR SCHEME - A

(UNIT-A2)  
BUILDING NO. 22  
EAST ELEVATION  
COLOUR SCHEME - A

CONSULTANT		REVISIONS	
NO.	DATE	ISSUED FOR	REVISIONS
ISSUED FOR 37% APPLICATION			
MAY 7, 2014		ISSUED FOR 37% APPLICATION	
GENERAL REVISIONS			
SEP 2, 2014		ISSUED FOR A.O.P.	
OCT 9, 2014		GENERAL REVISIONS	
NOV 6, 2014		ISSUED FOR 37% APPLICATION	
NOV 20, 2014		GENERAL REVISIONS	

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PROJECT	
TOWNHOUSE	
DEVELOPMENT	

2001, 2005 DALTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2008 CUB STREET, VAN. B.C.  
VAN. V6T 1A1 TEL: 778-1127 FAX: 778-1127

DRAWING TITLE

ELEVATIONS

SHEET NO.

SCALE 1/8" = 1'-0"

DATE JULY 18, 2013

DRAWN TMM

CHECKED

PROJ. NO.

1111

BUILDING NO. 22  
EAST ELEVATION  
COLOUR SCHEME - A

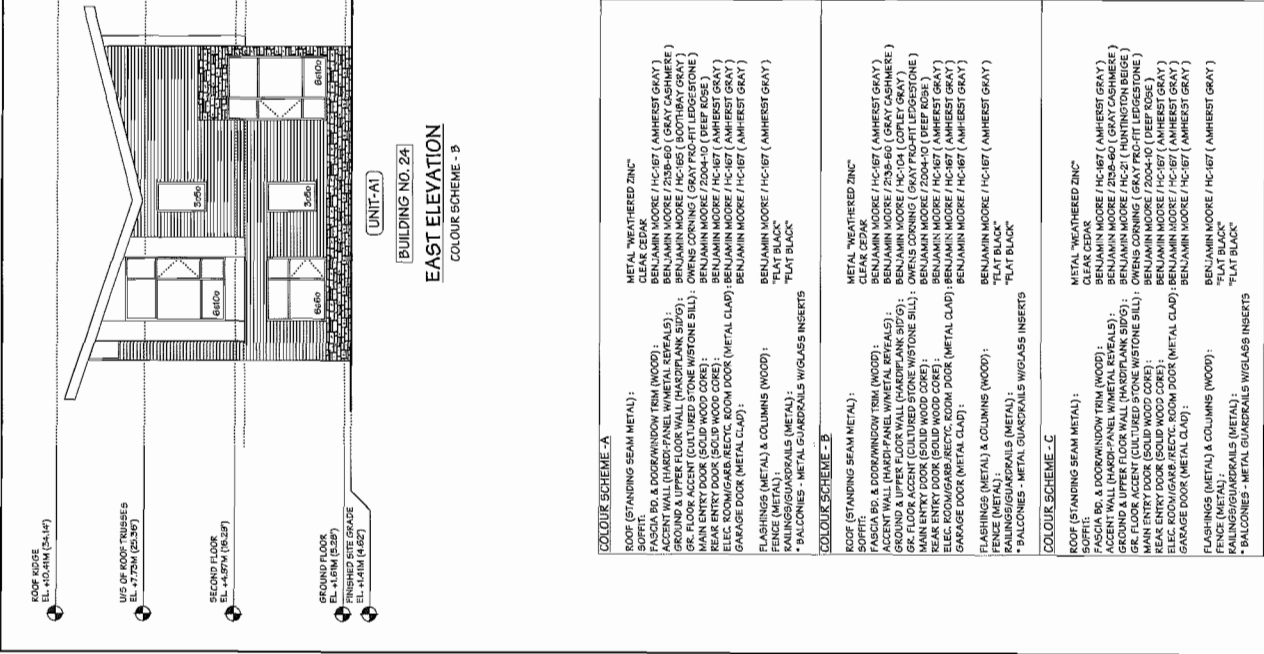
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SOUTH ELEVATION  
COLOUR SCHEME - A

BUILDING NO. 22  
WEST ELEVATION  
COLOUR SCHEME - A

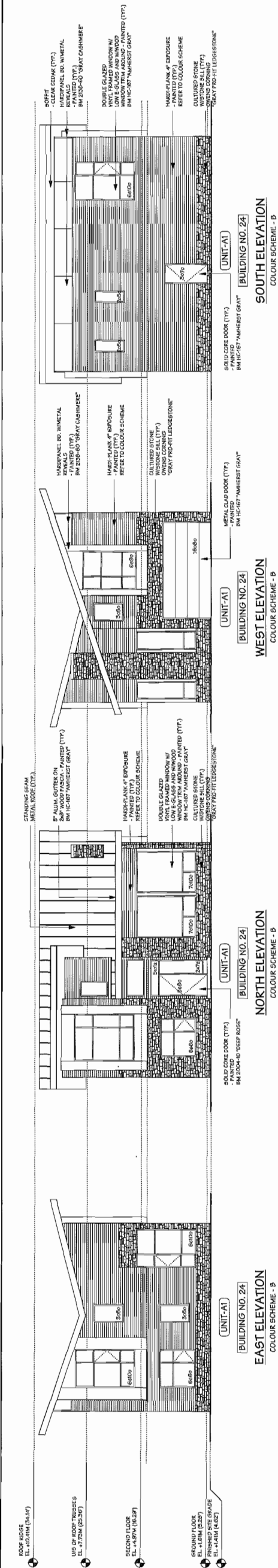
BUILDING NO. 22  
NORTH ELEVATION  
COLOUR SCHEME - A

PLAN #8  
PLEASE REFER TO PLAN #9 FOR COLOUR SCHEME AND MATERIALS

Plan 10  
Dec 8, 2014  
DP 14-657872



BAKONIES FOR DWELLING UNITS INCLUDE  
METAL GUARDRAILS WITH GLASS INSERT (TYP.)



NO.	DATE	REVISIONS
NOV. 20, 2014	GENERAL REVISIONS	
NOV. 6, 2014	ISSUED FOR P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY 2, 2014	ISSUED FOR D.P. APPLICATION	

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

2051, 5955 DARTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

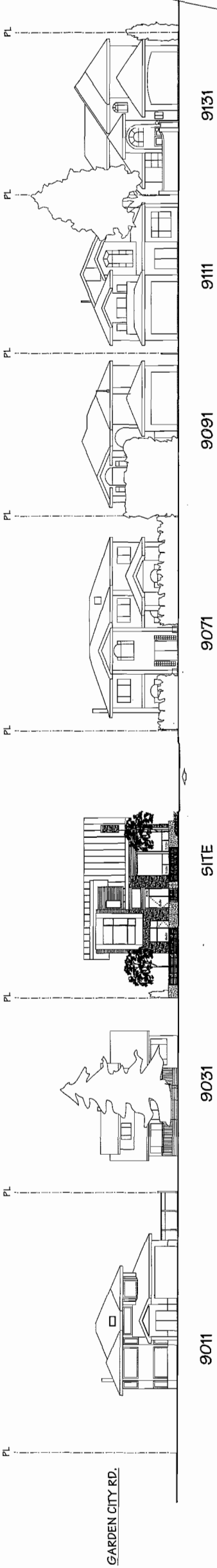
2055 WALKER AVE., SUITE 102  
VAN. CITY, BC V6P 1G7 Tel: 754-1127 Fax: 754-1327

DRAWING TITLE  
ELEVATIONS

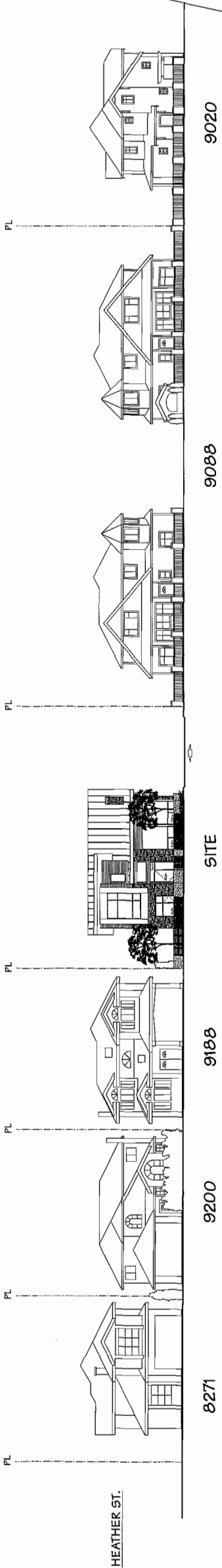
SCALE	SHEET NO.
1/8" = 1'-0"	
DATE	
JULY 19, 2013	
DRAWN	TITIM
CHECKED	
DP 14-657872	PROJ. NO. 1111

PLAN #9

Plan 11  
Dec 8, 2014  
DP 14-657872



STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

NO.	DATE	REVISIONS
CONSULTANT		
DEC. 3, 2014	FENCE REJECTED	
NOV. 6, 2014	ISSUED FOR O.F.F.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
MAR. 7, 2014	ISSUED FOR O.F.F. APPLICATION	

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

9091, 9088 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2008 Oak Street, West, B.C.  
V6H 4T1 Tel: 779-1127 Fax: 779-1127

DRAWING TITLE

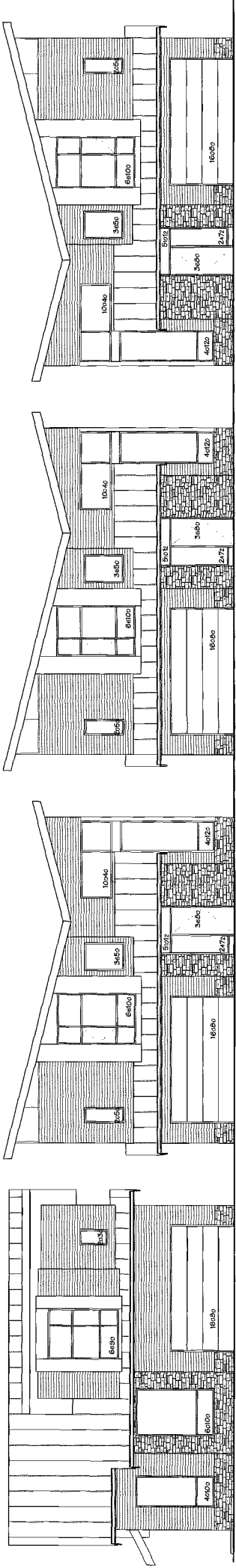
STREETSCAPE ELEVATIONS

SCALE	1/16" = 1'-0"	SHEET NO.
DATE	MAY 13, 2014	
DRAWN	TY	DP 14-657872
CHECKED		PROJ. NO. 1111

PLAN #1C

Reference Plan  
Dec 8, 2014  
DP 14-657872

DRIVE AISLE STREETSCAPE - LOOKING WEST



(UNIT-A1)

BUILDING NO. 4

EAST ELEVATION

(UNIT-B2)

BUILDING NO. 3

EAST ELEVATION

(UNIT-B2)

BUILDING NO. 2

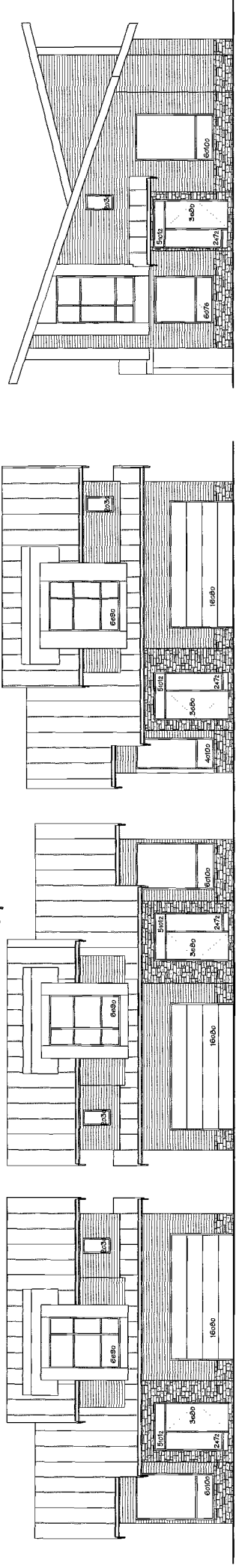
EAST ELEVATION

(UNIT-B2)

BUILDING NO. 1

EAST ELEVATION

DRIVE AISLE STREETSCAPE - LOOKING NORTH



(UNIT-A1)

BUILDING NO. 7

SOUTH ELEVATION

(UNIT-A1)

BUILDING NO. 6

SOUTH ELEVATION

(UNIT-B)

BUILDING NO. 5

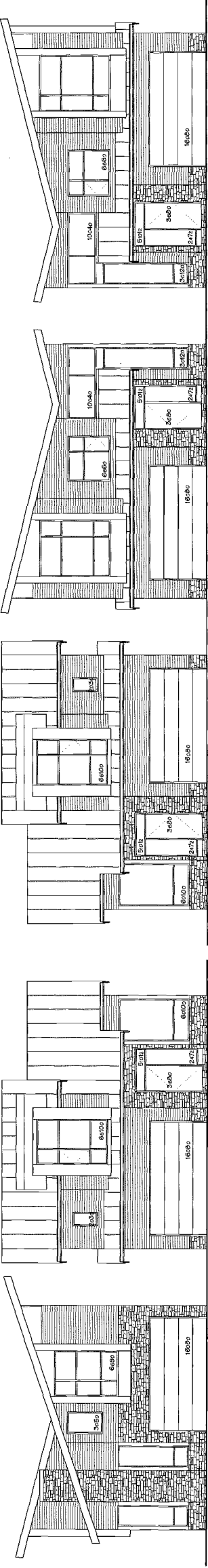
SOUTH ELEVATION

(UNIT-A1)

BUILDING NO. 4

SOUTH ELEVATION

DRIVE AISLE STREETSCAPE - DAYTON TO DRIVE AISLE, LOOKING WEST



(UNIT-A1)

BUILDING NO. 8

EAST ELEVATION

(UNIT-A1)

BUILDING NO. 9

EAST ELEVATION

(UNIT-A1)

BUILDING NO. 10

EAST ELEVATION

(UNIT-A2)

BUILDING NO. 11

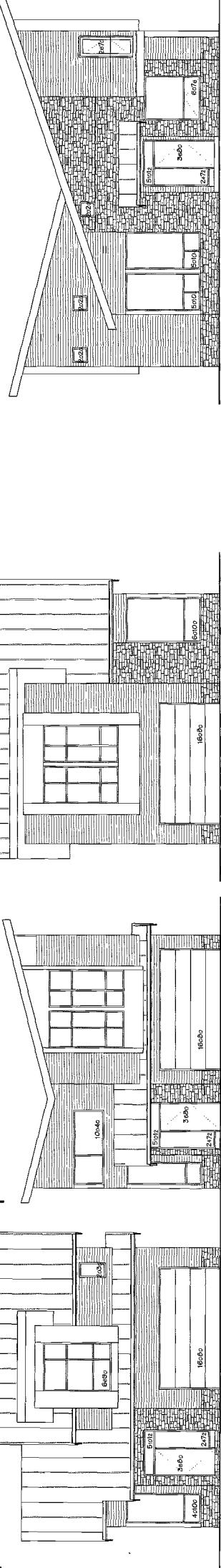
EAST ELEVATION

(UNIT-A2)

BUILDING NO. 12

EAST ELEVATION

DRIVE AISLE STREETSCAPE, LOOKING SOUTH AND EAST



(UNIT-B)

BUILDING NO. 15

NORTH ELEVATION

(UNIT-B3)

BUILDING NO. 14

NORTH ELEVATION

(UNIT-B1)

BUILDING NO. 13

NORTH ELEVATION

(UNIT-B1)

BUILDING NO. 13

WEST ELEVATION

PLAN #1d

NOV. 6, 2014	ISSUED FOR D.P.F.
OCT. 5, 2014	ISSUED FOR A.D.F.
SEP. 4, 2014	ISSUED FOR D.P. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 CANK STREET, VAN. B.C.  
V6H 4J1 TEL: 731-1127 FAX: 731-1327

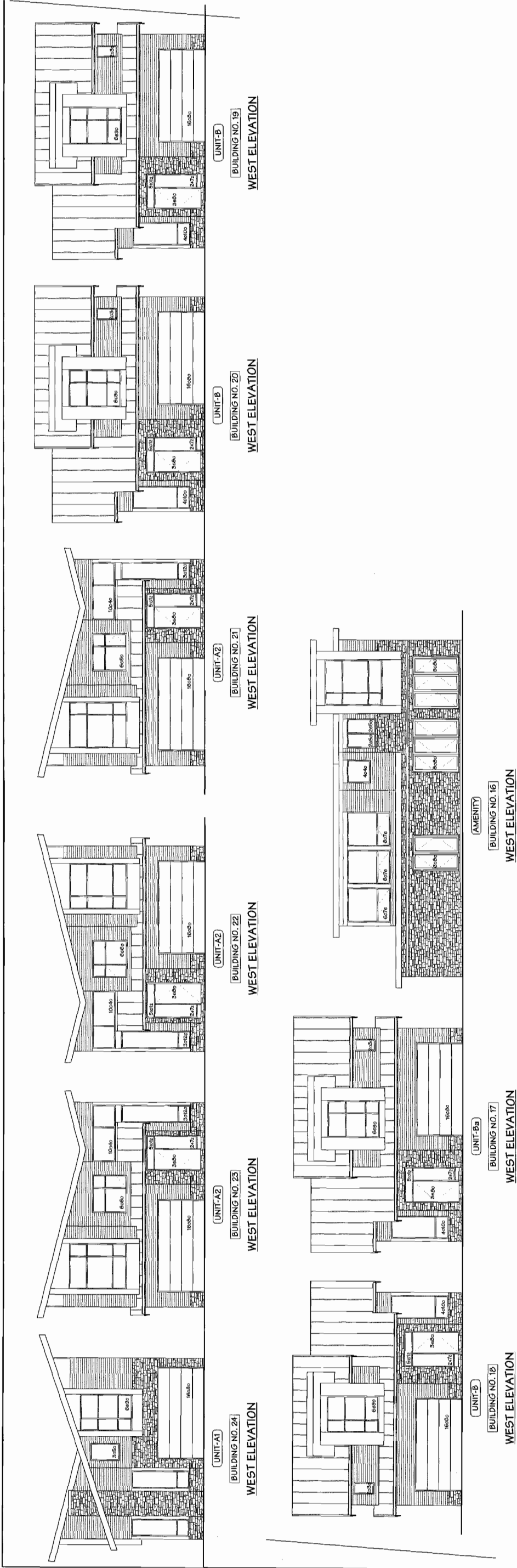
DRAWING TITLE

ELEVATIONS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 19, 2013	
DRAWN	TY	DP 14-657872
CHECKED		PROJ. NO. 1111

Reference Plan  
Dec 8, 2014  
DP 14-657872





DRIVE AISLE STREETSCAPE — DIXON TO AMENITY BUILDING, LOOKING EAST

NOV. 6, 2014	ISSUED FOR D.F.P.
OCT. 9, 2014	ISSUED FOR A.S.P.
SEP. 4, 2014	ISSUED FOR D.F. APPLICATION
NO. DATE	REVISIONS
CONSULTANT	

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

9551, 9555 DANTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2275 W. 4th Ave., Suite 101  
Vancouver, BC V6L 1Y7 Tel: 779-1327

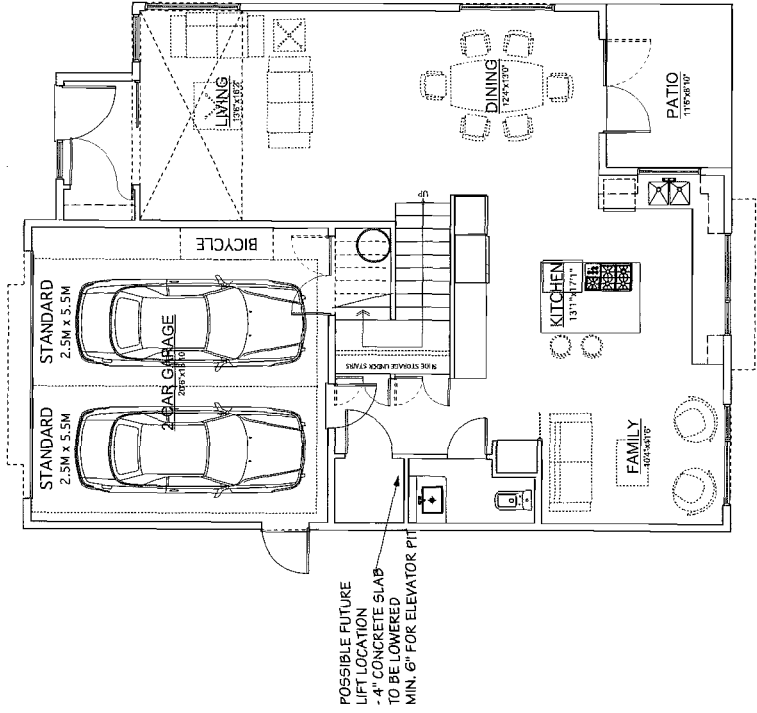
DRAWING TITLE  
ELEVATIONS

SCALE 1/8" = 1'-0"	SHEET NO.
DATE JULY 19, 2013	
DRAWN TY	DP 14-6571
CHECKED	PROJ. NO. 111

PLAN #1e

Reference Plan Dec 8, 2014  
DP 14-657872

BEFORE:

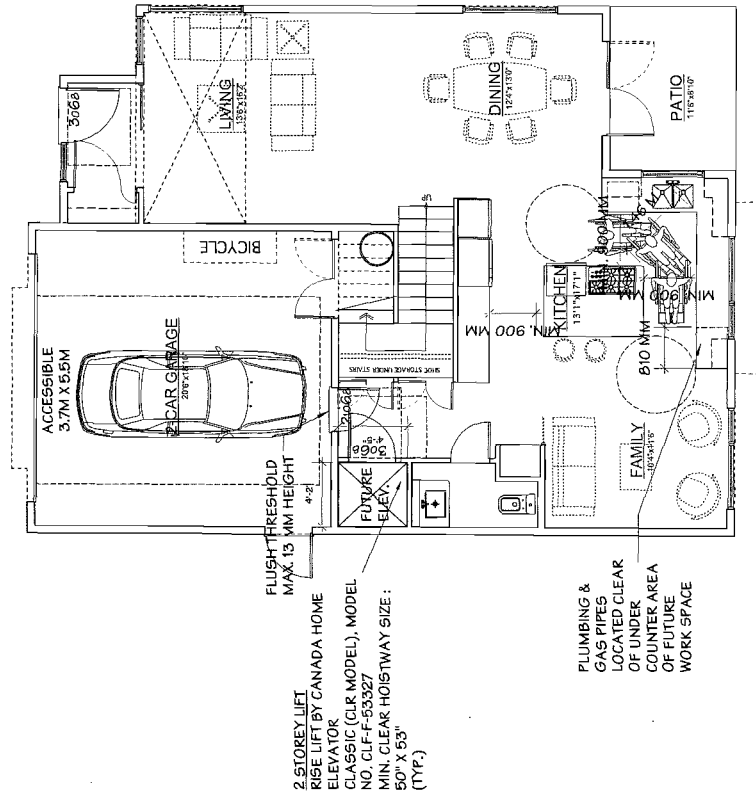


UNIT-Ba

GROUND FLOOR PLAN

SCALE : 3/16" = 1'-0"

AFTER:

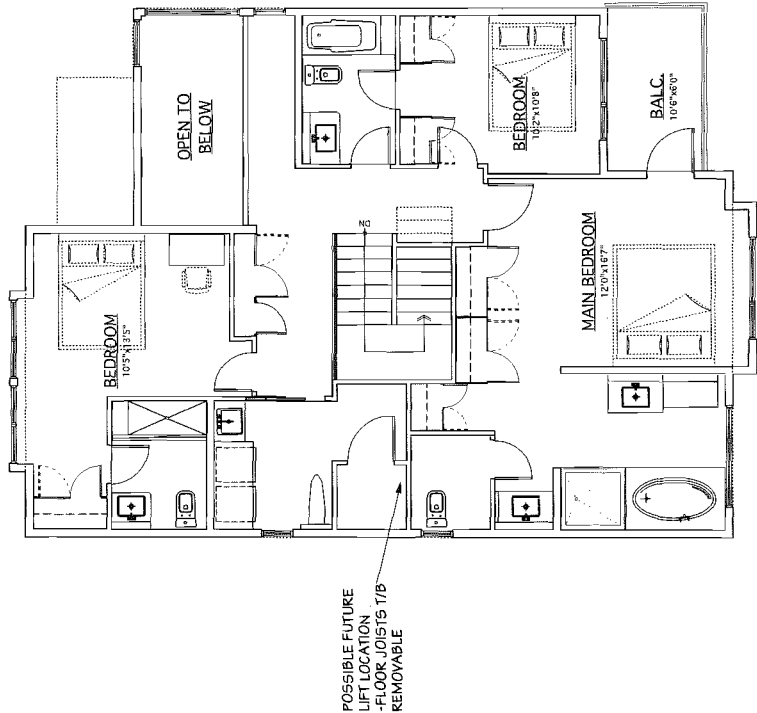


UNIT-Ba

GROUND FLOOR PLAN

SCALE : 3/16" = 1'-0"

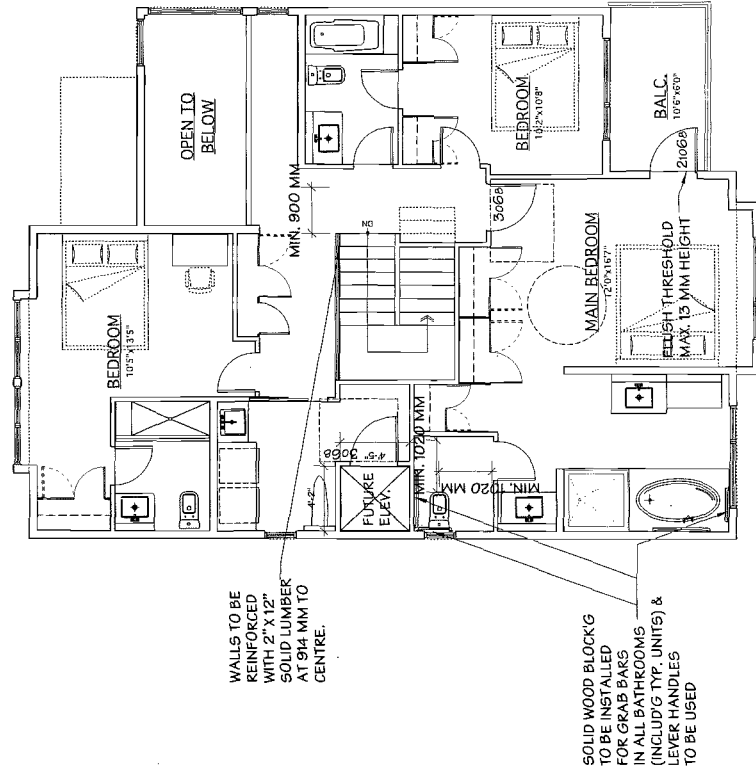
CONVERTIBLE UNIT PLAN



UNIT-Ba

SECOND FLOOR PLAN

SCALE : 3/16" = 1'-0"



UNIT-Ba

SECOND FLOOR PLAN

SCALE : 3/16" = 1'-0"

- AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS) :**
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE
  - LIFT-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS) :**
- R-19 FULL UNDER SLAB INSULATION AND R15 SKIRT
  - R-19 FULL UNDER SLAB INSULATION AND R15 SKIRT
  - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FINED
  - STEEL WITH POLYURETHANE INSULATION CORE DOORS,
  - METAL SPACER, FINED WINDOWS WITH VINYL FRAMES
  - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
  - SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH
  - TUBE PRESTIGE SOLID) BACK UP HEATING SYSTEM
  - NATURAL GAS INDIRECT FRED WATER HEATER 50 US GAL.
  - PANK E.F. 079 (TRIANGLE TUBE SMART SERIES)
- ENERGUIDE 83.

CHECKLIST - CONVERTIBLE UNIT FEATURES		
DOORS & DOORWAYS		
ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.	
ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).	COMPLIES.	
INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS	COMPLIES.	
PATIO/BALCONY MIN. 860 MM CLEAR OPENING. NOTE HOW ACCESSED.	COMPLIES	
ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.	
LEVER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.	
STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DEPRESSIONED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS	COMPLIES.	
FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.		
AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.	COMPLIES.	
HALLWAYS	COMPLIES.	
MIN. 900 MM WIDTH.		
GARAGE	COMPLIES.	
MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES.	
ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES.	
TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.	
WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.	COMPLIES.	
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.	
PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.	
CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.	
DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	TO BE PROVIDED.	
KITCHEN	COMPLIES.	
CLEAR AREA NEEDED UNDER FUTURE WORK SPACE: PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 510 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.	COMPLIES.	
CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.	
1600 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.	
LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.	
MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.	
OUTLETS & SWITCHES	TO BE PROVIDED.	
PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.		
UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.	

NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 9, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 oak street, van., b.c.  
V6H 4J1 tel. 731-1127 fax: 731-1327

DRAWING TITLE

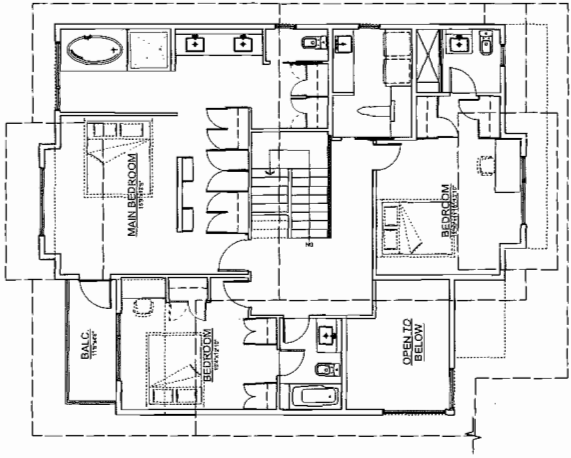
FLOOR PLANS

SCALE : 1/8" = 1'-0"	SHEET NO.
DATE : JULY 19, 2013	
DRAWN : TYAM	DP 14-65787
CHECKED :	PROD. NO. : 1111

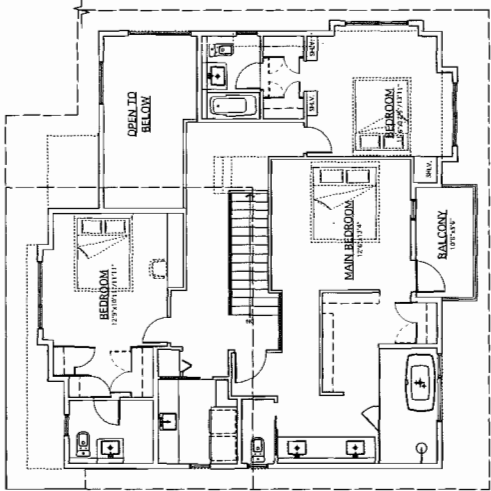
PLAN #16

Reference Plan  
Dec 8, 2014  
DP 14-657872

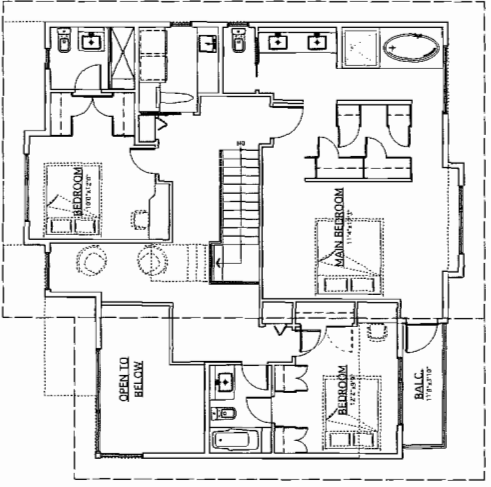
- AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
  - SPECIALLY TANGLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
  - ENERGY STAR RATED WATER HEATER (ELECTRIC OR GAS)
  - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGUIDE 85:
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT
  - 100% POLYURETHANE INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIRED WINDOWS WITH VINYL FRAMES
  - 100% POLYURETHANE INSULATION CORE DOORS
  - METAL SPACER, FIRED WINDOWS WITH VINYL FRAMES
  - ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
  - ENERGY STAR RATED WATER HEATER (ELECTRIC OR GAS)
  - EFFICIENT CONDENSING BOILER (BURNER, FUEL (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
  - NATURAL GAS, INDOOR FIRED WATER HEATER, 50 US GAL TANK, E7-075 (TRIANGLE TUBE SMART SERIES)



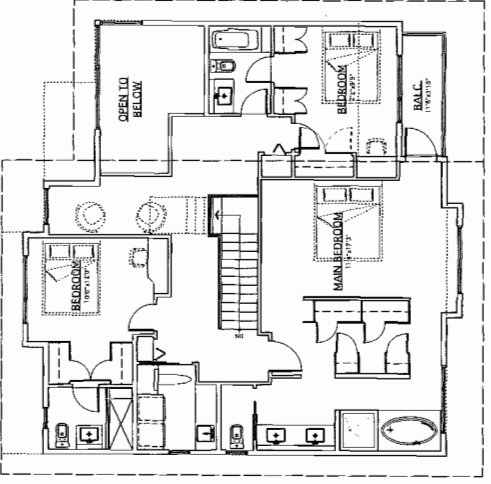
UNIT-B  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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

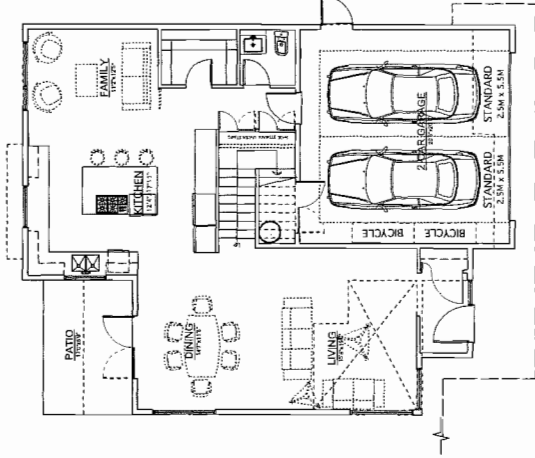


UNIT-B-2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

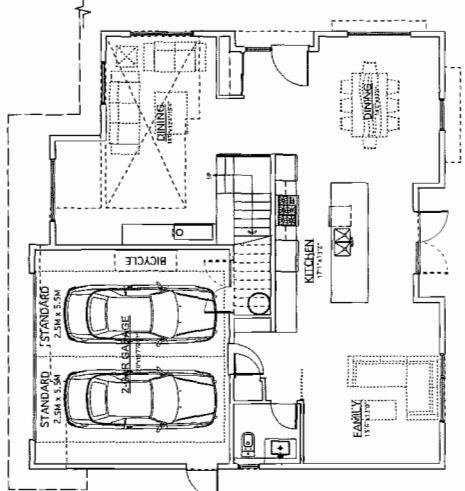


UNIT-B-2-B  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

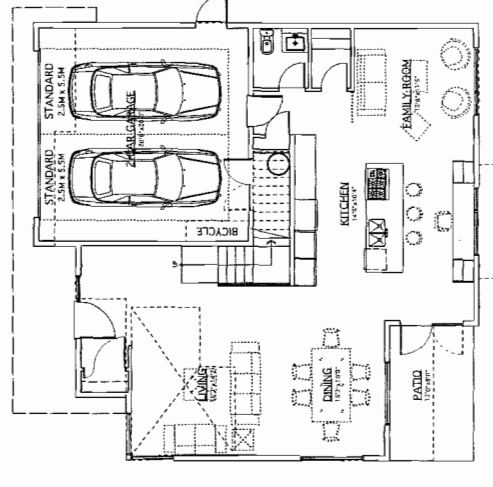
NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAY. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
	REVISIONS
	CONSULTANT



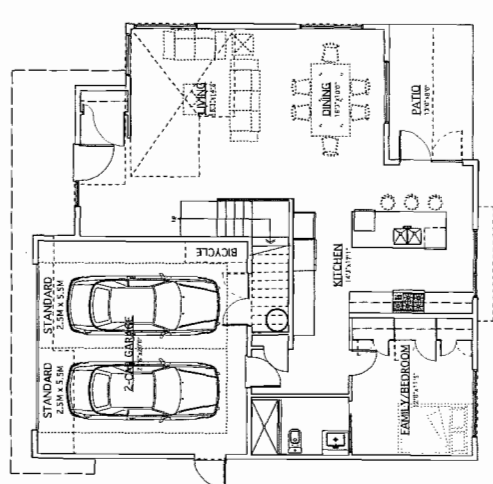
UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-A-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-B-2  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-B-2-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DP 14-657872  
Reference Plan  
Dec 8, 2014

Yamamoto  
Architecture Inc.

9051, MISS DAYTON AVE  
RICHMOND, B.C.

2286 oak street, van., b.c.  
V6H 4J7 Tel: 731-1127 Fax: 731-1327

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FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.
DATE	JULY 18, 2013	
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CHECKED		PROJ. NO. 1111

PLAN #10

AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS) :

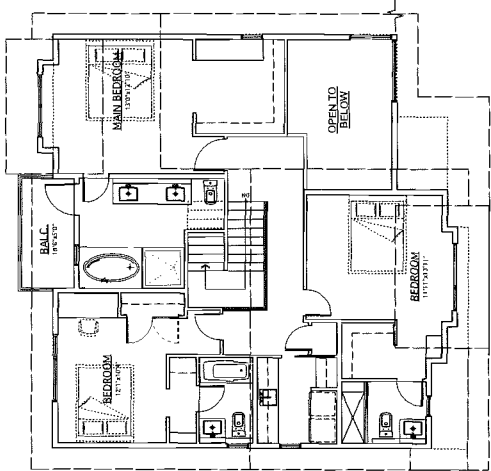
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE BATH INSTALLATION.
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS) :

- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES.
- LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

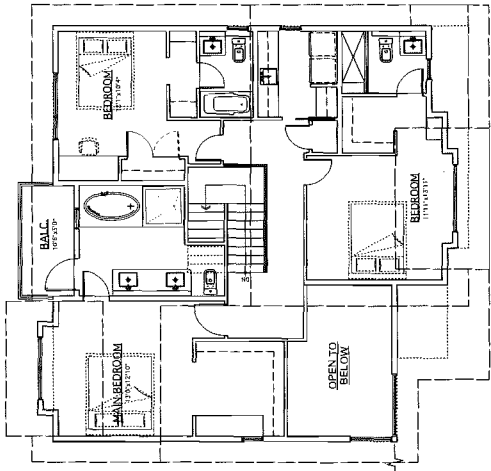
ENERGUIDE B3:

- R12 FULL UNDER SLAB INSULATION AND R12 SHIRT INSULATION
- DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- SYSTEM WITH POLYURETHANE INSULATION CORE DOORS, GLASS DOORS, DOUBLE GLAZED SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM
- SEPARATE HEATING AND COOLING ZONES
- EFFICIENT CONDENSING BOILER (85% AFUE) (TRIANGLE TUBE PRESTIGE SOLO) BACK UP HEATING SYSTEM
- NATURAL GAS, INDIRECT FIRE WATER HEATER 50 US GAL TANK, BT-175 (WINGLOK TUBE SMART SERIES)



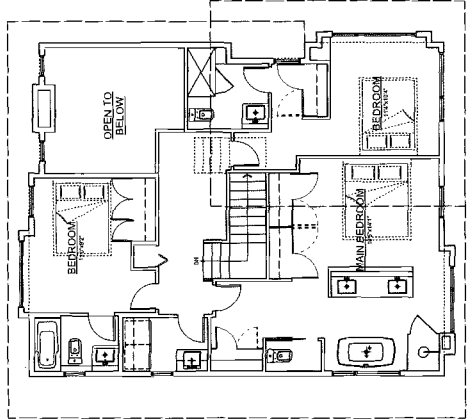
UNIT-A-2

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



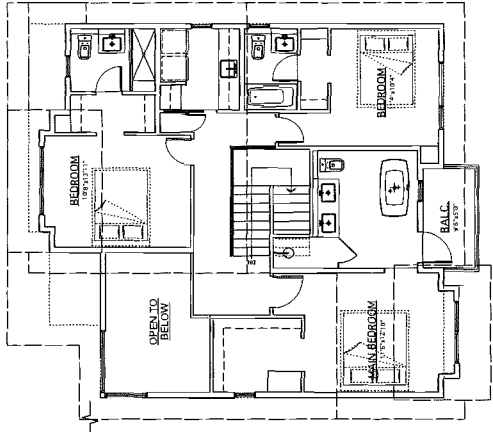
UNIT-A-3

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



UNIT-A-1

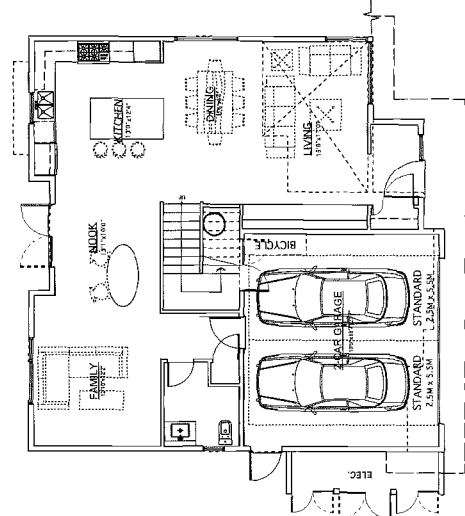
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-A

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

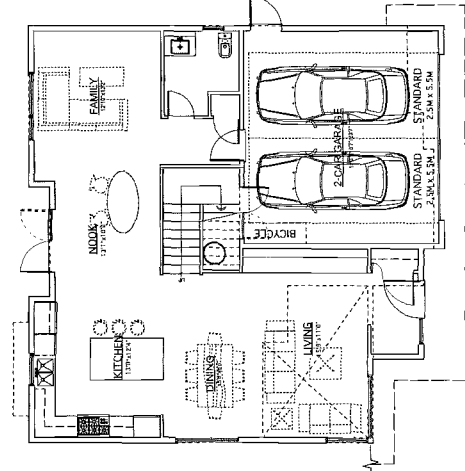
NOV. 6, 2014	ISSUED FOR D.P.P.
OCT. 8, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
	REVISIONS
	CONSULTANT



UNIT-A-6

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

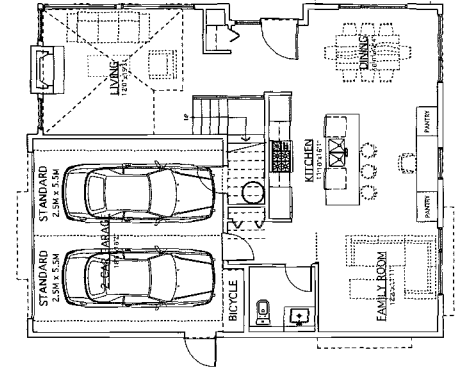
BUILDING NO. 6



UNIT-A-7

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

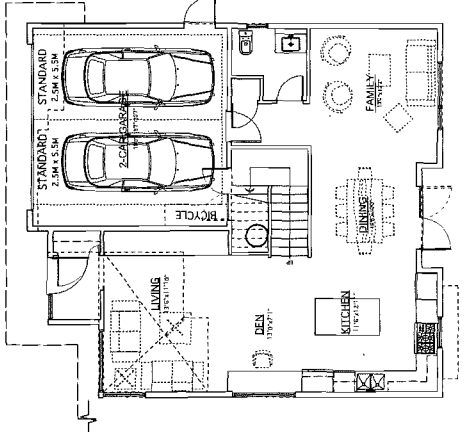
BUILDING NO. 7



UNIT-A-8

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

BUILDING NO. 8



UNIT-A-9

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

BUILDING NO. 9

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

Yamamoto  
Architecture Inc.

2386 oak street, vancouver, b.c.  
V6H 4J7 Tel: 731-1127 Fax: 731-1327  
DRAWING TITLE

FLOOR PLANS

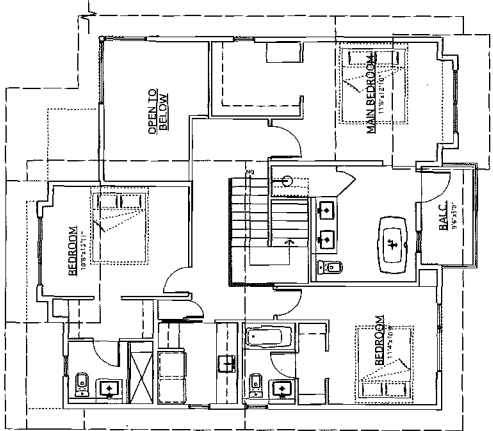
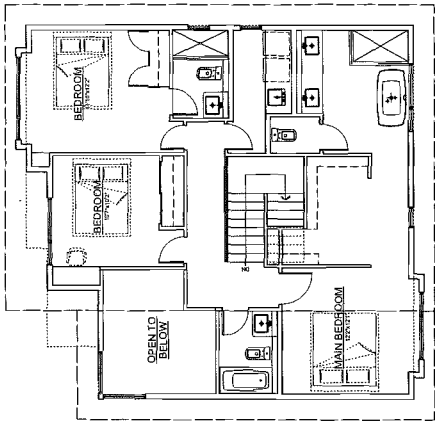
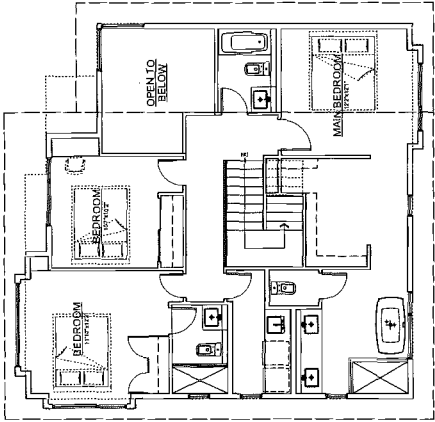
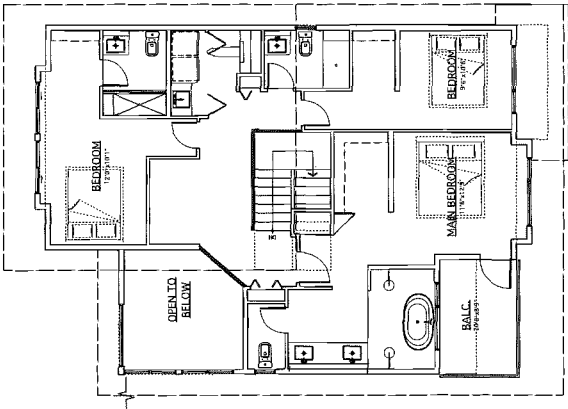
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DATE JULY 13, 2013	
DRAWN TYK/M	DP 14-6578
CHECKED	PROJ. NO. 1111

PLAN #11

Reference Plan  
Dec 8, 2014  
DP 14-657872



- AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):
- SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE BATHING
  - BATHING INSULATION
  - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
  - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD
- ENERGYGUIDE 83:
- R15 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
  - DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
  - 2" POLYISOCYANURATE INSULATION CORE DOORS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, METAL SPACER, FIXED WINDOWS WITH VINYL FRAMES
  - ENERGY RATED AIR SOURCE HEATING SYSTEM
  - ENERGY RATED AIR SOURCE HEATING SYSTEM
  - EFFICIENT CONDENSING BOILER (95% A/PUE) (TRIANGLE TUBE PRESTIGE 500) BACK UP HEATING SYSTEM
  - 100% GAS WATER HEATER (100% A/PUE) (TRIANGLE TUBE PRESTIGE 500)
  - 70% A.P.U.E. (TRIANGLE TUBE SMART SERIES)



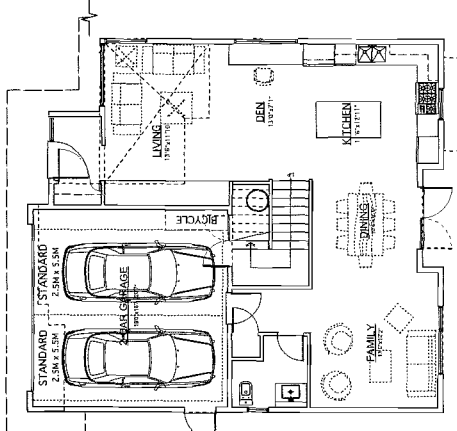
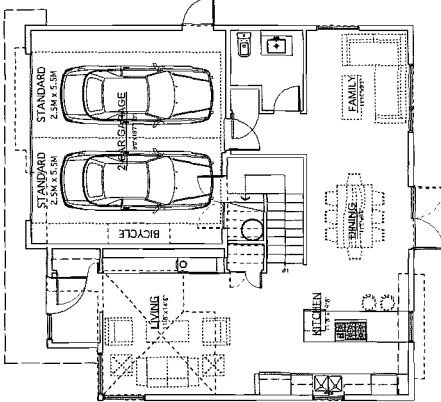
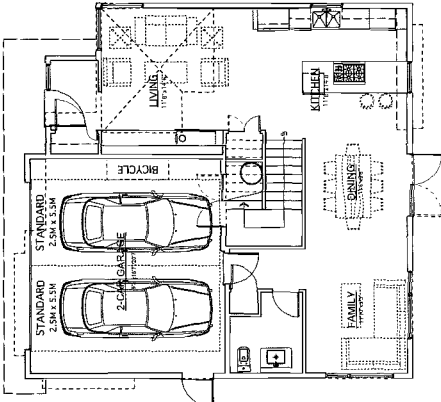
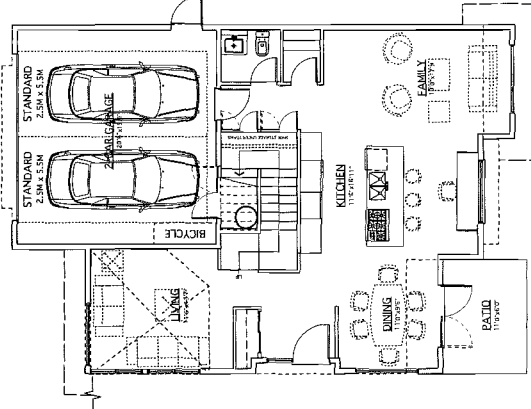
UNIT-B1  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT-A2b  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT-A2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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

NOV. 6, 2014	ISSUED FOR P.P.T.
OCT. 9, 2014	ISSUED FOR A.D.P.
SEP. 2, 2014	GENERAL REVISIONS
MAR. 7, 2014	ISSUED FOR D.P. APPLICATION
NO.	DATE
NO.	REVISIONS
CONSULTANT	



UNIT-B1  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT-A2b  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT-A2  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT-A  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DP 14-657872

Reference Plan

Dec 8, 2014

Yamamoto  
Architecture Inc.

9051, 9055 DAYTON AVE  
RICHMOND, B.C.

2386 oak street, van., b.c.  
VAN. V1T 1G1 TEL: 771-1127 FAX: 771-1327

DRAWING TITLE

FLOOR PLANS

SCALE  
1/8" = 1'-0"

DATE  
JULY 19, 2013

DRAWN  
TYMM

CHECKED

DP 14-6578

PROJ. NO. 1111

PLAN #12



AGING IN PLACE FEATURES  
(TO BE PROVIDED IN ALL UNITS):

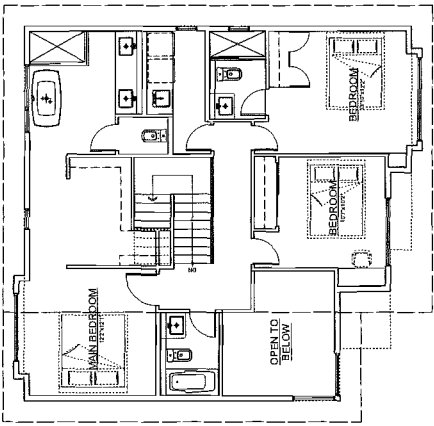
- 5'0" BUCKING IN WASHINGTON WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES  
(TO BE PROVIDED IN ALL UNITS):

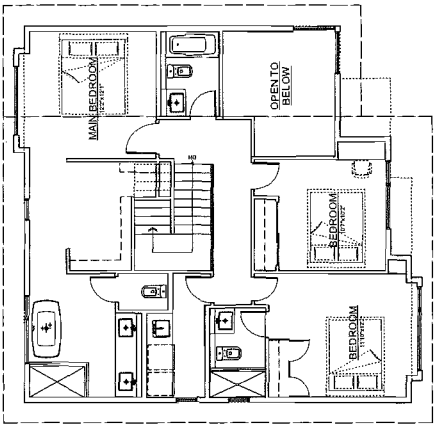
- ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES
- LOW VOC PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

ENERGYGUIDE 62:

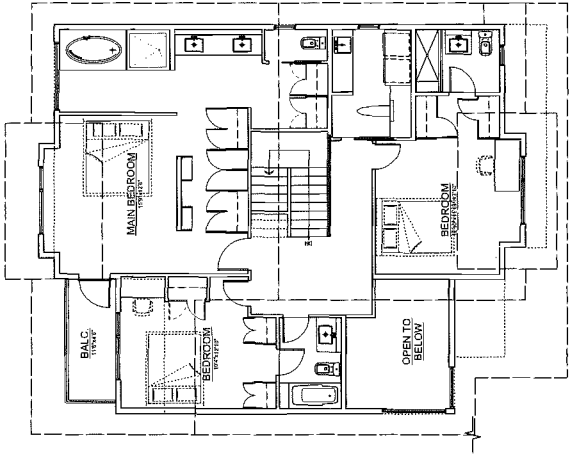
- R12 FULL UNDER SLAB INSULATION AND R12 SKIRT INSULATION
- 1/2" POLYURETHANE INSULATION, METAL SPACER, FRIED WINDOWS WITH VINYL FRAMES
- STEEL WITH POLYURETHANE INSULATION CORE DOORS
- GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LOW-E, 1/2" POLYURETHANE INSULATION, METAL SPACER, FRIED
- ENERGY STAR RATED AIR SOURCE HEAT PUMP SYSTEM SIZED TO HEAT THE ENTIRE HOME WITH NATURAL GAS, HIGH EFFICIENCY CONDENSING BOILER, 1/2" POLYURETHANE INSULATION, METAL SPACER, FRIED
- NATURAL GAS, INDIRECT FIRED WATER HEATER, 50 US GAL TANK, EF .079 (TRIANGLE TUBE SMART SERIES)



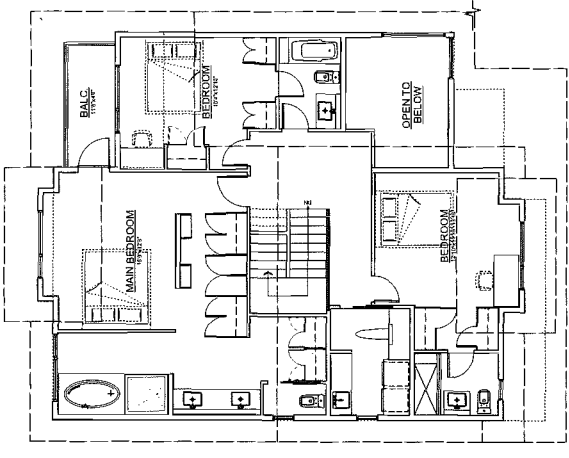
UNIT-A2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-A2  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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



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

NO.	DATE	REVISIONS
NOV. 6, 2014	ISSUED FOR D.P.P.	
OCT. 8, 2014	ISSUED FOR A.D.P.	
SEP. 2, 2014	GENERAL REVISIONS	
MAY. 7, 2014	ISSUED FOR D.P. APPLICATION	
NO.	DATE	REVISIONS
CONSULTANT		

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PROJECT  
TOWNHOUSE  
DEVELOPMENT

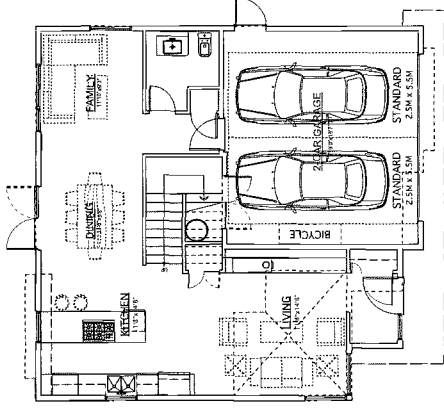
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RICHMOND, B.C.

Yamamoto  
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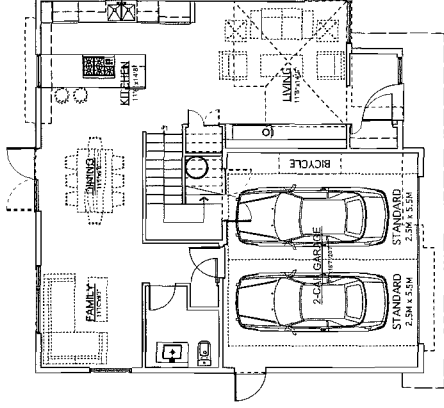
2386 oak street, vancouver, b.c.  
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DRAWING TITLE  
FLOOR PLANS

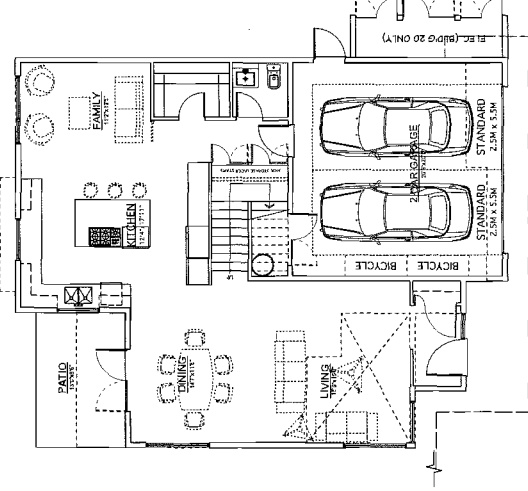
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DATE: JULY 18, 2013	
DRAWN: T.Y./KM	DP 14-6578
CHECKED:	PROJ. NO. 1111



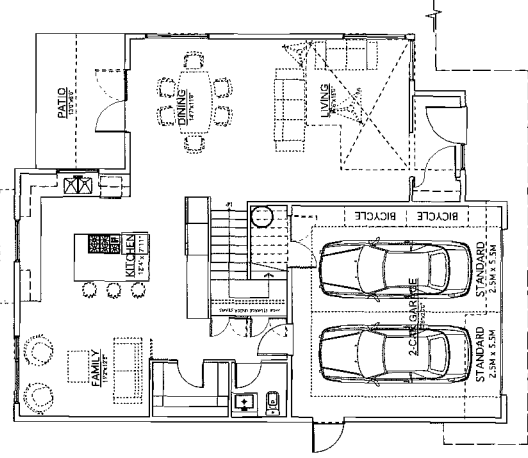
UNIT-A2  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-A2  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



UNIT-B  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"







# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** January 5, 2015

**From:** Wayne Craig  
Director of Development

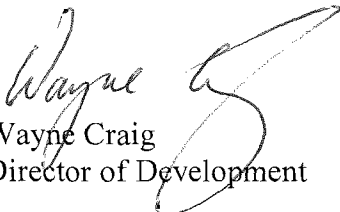
**File:** DP 14-672823  
HA 14-672825

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

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### Staff Recommendation

1. That a Development Permit be issued which would:
  - a) Permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m<sup>2</sup> (3,438 ft<sup>2</sup>) commercial space on the ground floor; and
  - b) Vary the provisions of Richmond Zoning Bylaw 8500 to:
    - i. Increase the maximum permitted building height from 12.0 m to 14.75 m to allow elevator access to the roof deck level; and
2. That a Heritage Alteration Permit be issued for the site at 3471 Chatham Street in accordance with Development Permit DP 14-672823.

  
Wayne Craig  
Director of Development

SB:blg

## Staff Report

### Origin

Steveston Flats Development Corp. has applied to the City of Richmond for permission to develop a three-storey mixed-use building at 3471 Chatham Street on a site zoned “Commercial Mixed Use (ZMU26) – Steveston Village”. The building proposal includes 10 apartment housing units in the upper floors, approximately 319 m<sup>2</sup> (3,438 ft<sup>2</sup>) commercial space on the ground floor and parking for 28 cars provided on-site. The site is currently vacant as the building formerly occupying the site was demolished in accordance with an approved Heritage Alteration Permit (HA 13-641865).

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

### Background

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

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

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

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

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

### Development Information

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

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

**Public Input**

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

**Analysis**Wheelchair Access to the Rooftop

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

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

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

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

### Potential Privacy Overlook Concerns

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

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

### Laneway Network

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

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



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

#### Pedestrian Flow Throughout the Site

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

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

#### Architectural Form and Character

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

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

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

#### **Zoning Compliance/Variances** (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum permitted building height from 12.0 m to 14.75 m to allow elevator access to the roof deck level.

*(Staff supports the proposed variance as it accommodates elevator access to the roof deck for people in wheelchairs and for people who have difficulty with stairs. The variance supports the intention of the project to support aging in place. All 10 of the proposed apartments will be Basic Universal Housing Features units. The height variance is limited to the elevator structure only which is pulled almost 10 m away from the roof edge to a more central location in the roof massing, which includes a mix of flat roof, sloped roof and gable end treatments. All other aspects of the roof design meet the intent of Zoning Bylaw 8500. The variance was identified in the rezoning Staff Report, and the height of the elevator structure has been reduced from 15.4 m as shown in the rezoning Staff Report and original Development Permit Staff Report to a lower requested height variance of 14.75 m. The roof deck would provide residents with shared outdoor amenity space and the opportunity for some urban agriculture in their own small portable containers. To ensure that the deck is not visible from the street, larger planters, hedge or tree planting are not proposed.)*

## Conclusions

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

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

The proposed development is consistent with the Development Permit Guidelines for Steveston Village, as outlined in the Steveston Area Plan. The proposal also meets the guidelines, density provisions, and parking reductions of the Steveston Village Conservation Strategy.

The proposed massing and scale of the building would be a good fit with the existing character of the surrounding area, and would contribute to the ongoing redevelopment of the Steveston Village as a high-quality mixed-use area. Staff support the proposed development.



Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

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

Attachment B: Development Application Data Sheet

Attachment C: Public Input (received after November 17, 2014)

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$31,496.85; and
- Voluntary contribution of \$500 toward tree planting elsewhere in the City.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Incorporate sustainability, accessibility and Public Art measures in Building Permit (BP) plans as determined via the Rezoning, Development Permit and/or Heritage Alteration Permit processes.
- Enter into an Encroachment Agreement\* for canopies/awnings/signs that encroach into Chatham Street and 3<sup>rd</sup> Avenue. Encroaching structures are required to be safe and easily removable.
- Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes. The required Servicing Agreement includes a new hydrant along 3rd Avenue.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Wayne Craig  
Director of Development  
**Date:** November 17, 2014  
**File:** DP 14-672823  
HA 14-672825  
**Re:** Application by Steveston Flats Development Corp. for a Development Permit and a Heritage Alteration Permit at 3471 Chatham Street

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### Staff Recommendation

1. That a Development Permit be issued which would:
  - a) Permit the construction of a three-storey mixed-use building at 3471 Chatham Street on a site zoned "Commercial Mixed Use (ZMU26) – Steveston Village" including 10 apartment housing units in the upper floors and approximately 319 m<sup>2</sup> (3,438 ft<sup>2</sup>) commercial space on the ground floor;
  - b) Vary the provisions of Richmond Zoning Bylaw 8500 to:
    - i. Increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level; and
2. That a Heritage Alteration Permit be issued for the site at 3471 Chatham Street in accordance with Development Permit 14-672823.

  
Wayne Craig  
Director of Development

SB:blg



## Staff Report

### Origin

Steveston Flats Development Corp. has applied to the City of Richmond for permission to develop a three-storey mixed-use building at 3471 Chatham Street on a site zoned “Commercial Mixed Use (ZMU26) – Steveston Village”. The building proposal includes 10 apartment housing units in the upper floors, approximately 319 m<sup>2</sup> (3,438 ft<sup>2</sup>) commercial space on the ground floor and parking for 28 cars provided on-site. The site is currently vacant as the building formerly occupying the site was demolished in accordance with an approved Heritage Alteration Permit (HA 13-641865).

The site is being rezoned from the “Steveston Commercial (CS3)” zone to the “Commercial Mixed Use (ZMU26) – Steveston Village” zone for this project under Bylaw 9138 (RZ 13-643436). Bylaw 9138 received Third Reading following the Public Hearing on July 21, 2014 and the conditions associated with final adoption of the rezoning are being addressed by the owner.

A Servicing Agreement is a condition of final adoption of Bylaw No. 9138 for road network improvements on Chatham Street, 3<sup>rd</sup> Avenue and the rear lane to the north and for utility improvements to the storm, sanitary and water systems.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

### Background

The site is located at the north-west corner of Chatham Street and 3<sup>rd</sup> Avenue in the Steveston Village Heritage Conservation Area. Under the Steveston Village Conservation Strategy (the Strategy) the site can be developed at a maximum density of 1.6 floor area ratio (FAR), and a height of three storeys. The proposed development is consistent with the provisions of the Strategy.

The designation of the Steveston Village Heritage Conservation Area requires a Council-issued Heritage Alteration Permit for the development as well as a Development Permit.

Development surrounding the subject site is as follows:

- To the north and west, across the rear lane to the north and undeveloped lane to the west, are single detached homes, zoned “Single Detached (RS1/A)”.
- To the east, across 3<sup>rd</sup> Avenue, are a number of three-storey mixed use buildings that are set back from Chatham Street behind surface parking areas, consist of residential units above ground floor commercial space. The properties are zoned “Steveston Commercial (CS3)”.

- To the south-east, diagonally, across both 3<sup>rd</sup> Avenue and Chatham Street, is an outdoor storage yard for Rod's Building Supplies and a single-storey commercial building. All of these properties are zoned "Steveston Commercial (CS3)".
- To the south, across Chatham Street, are a surface parking area and identified heritage resources which front onto 3<sup>rd</sup> Avenue. The resources include the vacant south-west corner of 3<sup>rd</sup> Avenue and Chatham Street, the Steveston Courthouse, and the Sockeye Hotel (Steveston Hotel). The vacant south-west corner of 3<sup>rd</sup> Avenue and Chatham Street is the symbolic civic precinct; formerly consisting of the Steveston Courthouse, the City jail and a former firehouse. All of these properties are zoned "Steveston Commercial (CS2)".
- To the south-west, across Chatham Street, are lands owned by Crown Federal and the Steveston Harbour Authority that extend from Chatham Street to the Fraser River, zoned "Light Industrial (IL)". Existing land uses include surface parking areas fronting onto Chatham Street, a mix of buildings and storage areas, structures in the river for commercial boats, and the Gulf of Georgia Cannery.

### Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 21, 2014. At the Public Hearing, both support for the project and concerns regarding the project were expressed by members of the public. The majority of the concerns raised by members of the public and correspondence submitted to the Public Hearing were similar to other comments received by staff and were included and discussed in the rezoning staff reports dated April 29, 2014 and June 2, 2014. Two (2) new concerns raised in the correspondence include (staff comments are included in *'bold italics'*):

- The desire to locate the required accessible parking space in the secure residential parking area – *There are more parking spaces provided on the site than Zoning Bylaw 8500 requires. To maximize its availability, the one (1) required accessible parking space is located in the bank of parking to be shared by residential visitors and the commercial uses. Each apartment will be provided with two (2) resident parking spaces. One (1) of the resident parking spaces is located adjacent to a walkway, providing additional space for manoeuvring in and out of a vehicle.*
- The rooftop deck will not be usable due to wind and the rooftop access structure is unattractive – *The rooftop deck is requested by the applicant to provide residents with an opportunity for shared semi-private outdoor amenity space. There are a number of roof decks in Steveston and excessive wind is not expected to interfere with use of the proposed roof deck. The rooftop access structure is located in a central location on the roof, away from the edge of the building to limit any potential overlook onto neighbouring properties and should not be significantly visible from the street. A height variance is required for the rooftop access structure as discussed later in this report.*

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Commercial Mixed Use (ZMU26) – Steveston Village" zone except for the zoning variances noted below.

### Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum permitted building height from 12.0 m to 15.4 m to allow elevator access to the roof deck level.

*(Staff supports the proposed variance as it accommodates elevator access to the roof deck for people in wheelchairs and for people who have difficulty with stairs. The variance supports the intention of the project to support aging in place. All 10 of the proposed apartments will be Basic Universal Housing Features units. The height variance is limited to the elevator structure only which is pulled almost 10 m away from the roof edge to a more central location in the roof massing, which includes a mix of flat roof, sloped roof and gable end treatments. All other aspects of the roof design meet the intent of Zoning Bylaw 8500. The variance was identified in the rezoning staff report along with sun shading diagrams illustrating that the proposed central rooftop structure would not cast shadows on neighbouring properties. The roof deck would provide residents with shared outdoor amenity space and the opportunity for some urban agriculture in their own small portable containers. To ensure that the deck is not visible from the street, larger planters, hedge or tree planting are not proposed).*

### Richmond Heritage Commission Comments

The Richmond Heritage Commission reviewed and supports the proposal. A copy of the relevant excerpt from the meeting minutes from October 15, 2014 is attached for reference (Attachment 2).

### Advisory Design Panel Comments

The Advisory Design Panel reviewed and supports the proposal and provided comments for the applicant to consider. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 8, 2014 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

### Analysis

#### *Conditions of Adjacency*

- The subject site is located in the far north-west corner of the Steveston Village Heritage Conservation Area; the only property on the block zoned and designated for mixed-use and three-storey building height. The proposed building would introduce a strong urban retail frontage at the corner of the site, consistent with other recent developments in the Steveston

Village. Unique to the proposal, a more residential character would be provided for the remainder of the building as a transition to the residential character of the properties and neighbourhood to the west and north.

- The proposed building is located along the south edge of the site, with a surface parking area adjacent to the existing rear City lane to the north. Building setbacks and the rear lane provide a generous separation between the proposed building and the back yards of existing residential homes north of the lane that front onto Broadway Street.
- An existing undeveloped City lane along the west edge of the site as well as several large trees on the neighbouring residential property provide a generous separation between the proposed building and the existing residential home that fronts onto Chatham Street. At the request of the neighbours, sculptural artwork panels with lighting are proposed on the west elevation of the building. The undeveloped lane will be landscaped with low plants to discourage loitering.
- The sun shading diagrams provided at rezoning are included as reference plans and illustrate that the elevator structure located centrally on the roof deck would not cast shadows on neighbouring properties.

#### *Urban Design and Site Planning*

- The proposed development meets the intent of the Steveston Area Plan Design Guidelines for new development in the Steveston Village Heritage Conservation Area. The type, scale and character of the building is also compatible with the requirements and guidelines of the Steveston Village Conservation Strategy.
- Pedestrian access to the proposed commercial units will be directly from Chatham Street. The 10 residential apartment housing units would be accessed through the residential lobby from the 3<sup>rd</sup> Avenue side of the site to the east.
- The exact configuration of off-site works including the location of the sidewalk and boulevard configuration will be determined by separate required Servicing Agreement. Any additional guidelines or policies resulting from the Steveston streetscape or conservation strategy reviews would be incorporated into the design of off-site works as part of the required Servicing Agreement.
- The proposed landscaping design includes a planting area along 3<sup>rd</sup> Avenue to help screen views of parking in the rear of the site.
- All 10 apartment units would have dedicated private outdoor space in the form of deck space, and shared use of the rooftop deck outdoor amenity area.
- Vehicle parking for residents is provided in a secure parking area in the building accessed from the rear lane. Vehicle parking for resident visitors and the commercial uses is provided along the rear edge of the building, accessed from the rear lane. A legal agreement to ensure shared use and to prohibit assignment to any specific unit was secured through the rezoning.
- Resident visitor parking spaces are shared with the commercial uses, consistent with the provisions of Zoning Bylaw 8500. The size and configuration of parking stalls meets the minimum requirements of Zoning Bylaw 8500.
- Actual parking provided is:
  - 2 spaces per dwelling unit for a total of 20 residential parking spaces, which exceeds the Steveston Village Conservation Strategy by 10 parking spaces.
  - 8 commercial parking spaces, which exceeds the Steveston Village Conservation Strategy by 1 parking space.



- Long term bicycle storage is provided in a storage area in the parking structure. Short term bicycle storage (a bicycle rack) will also be provided in the boulevard south of the site, near the proposed commercial units. The number of bicycle parking spaces proposed would meet the requirements of Zoning Bylaw 8500.
- The garbage and recycling area is provided within the parking level with door access directly to the lane. The number of containers needed for this development meets City requirements. Garbage and recycling will be collected from the lane.

#### ***Architectural Form and Character***

- The overall height and massing of the proposal meets the Development Permit guidelines of the area plan and the Steveston Village Conservation Strategy.
- A simple building massing is provided at the corner with heritage character and clear articulation of the building base differentiated from the upper floors. The building massing changes to a more residential character to transition to the neighbouring residential neighbourhood in a manner that is also complementary to the commercial character of the Village. Residential windows are proposed to have a design reminiscent of windows used in the past and overall high quality of materials is proposed.
- Areas of weather protection are provided for commercial units and the residential lobby in the form of fabric awnings and projecting shed roofs, which are well integrated into the building design and meet the Development Permit guidelines for the area.
- The proposed building design references historic lot lines by breaking up the massing of the building to appear as three (3) separate buildings along 3<sup>rd</sup> Avenue and Chatham Street.
- An articulated roof line is proposed and a functional rooftop deck outdoor amenity area would be provided, consistent with the Development Permit guidelines.
- Commercial unit entrances are well articulated and are recessed from the front wall of the building, breaking up the facade and echoing a historical pattern of individual storefronts.
- The Steveston Village Conservation Strategy identifies the fine grain of development as a key heritage feature of the Village. The proposed building reflects and reinforces this heritage character through massing and articulation of the building, colour and materials.
- Proposed materials feature Hardie lap siding and Hardie board and batten, consistent with the Development Permit guidelines in the Steveston Area Plan.
- Duroid shingles in a grey colour combination will finish the roof.
- The exterior colours are drawn from the Benjamin Moore Historical Tru Colours Palette: Audobon Russet is proposed for lap siding for approximately 1/3 of the street fronting elevations. Knoxville Grey and Herbes de Provence are proposed for lap siding for approximately 1/3 of the street fronting elevations and approximately 1/2 of the rear and side elevations. Weston Flax is proposed for trim, board and batten, the rooftop access structure and garage entry.
- Windows frames are proposed to be charcoal grey, providing contrast in the facade and a variety of windows are proposed for the building. Commercial units feature anodized aluminum commercial windows in a traditional store front scale and size. Residential units feature high-quality vinyl windows with a metal veneer on the exterior.

***Landscape Design and Open Space Design***

- As noted in the original rezoning staff report, the three (3) existing trees on the site were identified for removal (1 Japanese Maple & 2 Crimson King Maples).
- As replacement for removal of the three (3) existing trees, the developer is proposing to plant five (5) new Bowhall Red Maple trees along the rear edge of the site, providing greenery along the rear lane, shade and visually breaking up the surface parking area. To achieve the 2:1 compensation ratio identified in the OCP, the developer will also be providing a \$500 contribution towards tree planting elsewhere in the City.
- The landscape design includes: extending the concrete sidewalk treatment to the building edge along Chatham Street and 3<sup>rd</sup> Avenue; providing planting beds along the rear edge of the site with raised protective curbs, shrubs and trees; and treating the undeveloped lane along the west edge of the site with a low fence and groundcover planting.
- No permanent planters, hedge or tree planting are proposed for the rooftop deck.
- The developer will provide a landscape security in the amount of \$31,496.85 as a requirement of the Development Permit.

***Public Art***

- As noted in the original rezoning staff report, the proposal includes the installation of nine (9) artwork panels as a requirement of the rezoning. The sculptural concrete wall panels were removed from the Gulf & Fraser Credit Union that was previously on the site.
- The Richmond Public Art Advisory Committee supports the proposal. The committee reviewed and supported the proposal as part of the rezoning application review process.

***Sustainability Measures***

As noted in the original rezoning staff report, the proposal includes:

- Tankless on-demand water boiler systems with 99.9% efficiency.
- Ultra insulated triple glazed windows.
- Icynene foam insulation with 35% higher insulation value than equivalent thickness batts.
- Low flow dual flush toilets.
- Energy efficient LED dimmable lighting; some with daylight sensors and/or timer switches.
- Heat recovery ventilation units for residential units.

***Crime Prevention Through Environmental Design***

- There is good casual surveillance to the ground floor area and surrounding streets from the proposed residential units and the street to provide a sense of security.
- Mailboxes are provided in a secure residential lobby fronting onto 3<sup>rd</sup> Avenue.
- The resident parking area inside the building is secured.
- There has been a history of loitering in the undeveloped lane on the west side of the site. In order to enhance security in this area, a low picket fence, groundcover planting and wall mounted heritage-style lighting is proposed to discourage pedestrian access and loitering.

***Accessible Housing***

- All 10 of the proposed apartment housing units are basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of Zoning Bylaw 8500.

***Heritage Alteration Permit***

- The development site is located within the Steveston Village Heritage Conservation Area and all new development requires a Heritage Alteration Permit issued by Council. A Heritage Alteration Permit (HA 14-672825) has been drafted to require construction to be as per the Development Permit issued for the site.
- The proposed building design meets the design guidelines for new development in the Village, and provides a transition between the Village and the existing character of the surrounding single-family area.

**Conclusions**

The proposed development is consistent with the Development Permit Guidelines for Steveston Village, as outlined in the Steveston Area Plan. The proposal also meets the guidelines, density provisions, and parking reductions of the Steveston Village Conservation Strategy.

The proposed massing and scale of the building would be a good fit with the existing character of the surrounding area, and would contribute to the ongoing redevelopment of the Steveston Village as a high-quality mixed-use area. Staff support the proposed development.

*Sara Badyal*

Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Richmond Heritage Commission Meeting Minutes (October 15, 2014)

Attachment 3: Advisory Design Panel Meeting Minutes (October 8, 2014)

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$31,496.85
- Voluntary contribution of \$500 toward tree planting elsewhere in the City.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Incorporate sustainability, accessibility and Public Art measures in Building Permit (BP) plans as determined via the Rezoning, Development Permit and/or Heritage Alteration Permit processes.
- Enter into an Encroachment Agreement\* for canopies/awnings/signs that encroach into Chatham Street and 3<sup>rd</sup> Avenue. Encroaching structures are required to be safe and easily removable.
- Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow for fire-fighting purposes. The required Servicing Agreement includes a new hydrant along 3<sup>rd</sup> Avenue.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy any part of a street or air space above a street, additional City approvals and fees may be required.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



# City of Richmond

## Development Application Data Sheet

Development Applications Division

**DP 14-672823**

**Attachment 1**

Address: 3471 Chatham Street

Applicant: Steveston Flats Development Corp.

Owner: Same

Planning Area(s): Steveston Village

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

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.6	1.6	None permitted
Lot Coverage	Max. 100%	78%	None
Setbacks: 3 <sup>rd</sup> Avenue Chatham Street Rear Lane West Yard	Max. 0 m at first two storeys except for limited recesses None None	0.5 m to 2.4 m (0 m to 2.4 m to cornice/overhang) 6.3 m 0.5 m (0 m to overhang)	None
Building Height	Three Storey & Max. 12 m	Three Storey & 15.4 m for elevator structure	3.4 m Increase for elevator structure
Parking Spaces:	As per the Steveston Village Conservation Strategy:		
Commercial/Visitor	7	8	None
Resident	10	20	
Accessible	(1)	(1)	
Total	19	28	
Small Car Parking Spaces:	Not permitted	None	None
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 60 m <sup>2</sup>	139 m <sup>2</sup>	None



Excerpt from the Minutes from  
**The Richmond Heritage Commission Meeting**

Wednesday, October 15, 2014

4. **BUSINESS ARISING**

- a. Development Permit and Heritage Alteration Permit – 3471 Chatham Street

Members of ZGF Cotter Developments joined the Commission to present on the latest information on the development at 3471 Chatham Street. It was noted that this building has gone through several changes since the last presentation to the Commission and discussion ensued on historical design elements, the design of the doors, the Sakamoto guidelines, lot lines with respect to the Official Community Plan, heritage features, materials, accessibility, retail bays, Universal Housing Policy, and colour palette. It was noted that the bas relief panels salvaged from the old GF Financial building are being incorporated and lit in the new design with a plaque.

In response to a question from the Commission, it was noted that some of the colours used are in compliance with the Vancouver Heritage Foundation's heritage colour palette, as well as some selected from Benjamin Moore's Heritage Series as well as a few others.

Discussion ensued on the parking situation, it was noted that 8 stalls will be available off the lane and the parking lot will be discrete, visible from 3rd Ave with some street parking available. Discussion further ensued on accessible stalls, signage, and stalls being used as both visitor parking and commercial parking.

Discussion also ensued on the [undeveloped] laneway which will be closed-off, landscaped, lit, City-owned, but likely maintained by these units.

It was noted that the developer and owner are not to the point of pricing yet, but will likely charge between \$450 – \$600 a square foot depending on many factors.

It was noted that this project will go to the Development Permit Panel next, and then to Council.

It was moved and seconded

That the Richmond Heritage Commission support the project at 3471 Chatham Street as presented at tonight's meeting.

CARRIED

## Advisory Design Panel Meeting

Wednesday, October 8, 2014

Annotated Excerpt from Meeting Minutes (with design response comments inserted in '*bold italic*' text)

3. DP 14-672823                      3-STOREY MIXED USE DEVELOPMENT WITH 10  
APARTMENTS OVER 324 SQ.M. OF COMMERCIAL  
PROPERTY LOCATION:    3471 Chatham Street

### Applicant's Presentation

Architect Rob Whetter, ZGF Cotter Architects Inc., and Landscape Architect Johnny Zhang, Maruyama and Associates, presented the project and answered queries from the Panel on behalf of the applicant.

### Panel Discussion

Comments from the Panel were as follows:

- • appreciate the sustainability features of the project, e.g. the ultra insulated triple glazing of the windows, foam insulation, and low-flow dual flush toilets; good approach from an energy point of view; hope that other projects will follow the direction of the subject development – *Noted*.
- • good project; like the successful design which reflects the commercial developments being rebuilt in the central part of the Steveston Village Area; appreciate the project's dark grey and cream corner feature; blends well with adjacent residential areas – *Noted*.
- commend the applicant for including Basic Universal Housing Features; floor plans are suitable; consider using pocket doors for washroom entries to provide extra floor space and enhance accessibility – *Considered, but not included due to maintenance concerns*.
- • project is handled well; scale of the proposed development is broken down through colour differentiation and breaking down of volumes; the colour palette, roof line and street edge treatment are well handled – *Noted*.
- • appreciate the use of salvaged sculptural relief panels; however, almost half of them are hidden and not visible to the public; look at other possible locations where the hidden panels could be better utilized – *To ensure compliance with rezoning considerations and commitments made to the public and Council, the re-use of the sculptural panels is supported by staff. The relocation of one (1) panel from the rear lane elevation into the lobby is supported by staff.*
- • design is suitable for the Steveston Village Area in terms of colour, scale and style; appreciate the preservation of the sculptural relief panels – *Noted*.
- • the applicant provided a clear and succinct presentation; intent is clear; appreciate how the project transitions from the neighbouring sites to the building block; adds quality to the project; projects fits well with the neighbourhood; fully support the project – *Noted*.

- project is nicely designed and well handled; appreciate the drawings submitted by the applicant – *Noted.*
- look at using the sculptural relief panels in other locations of the proposed development, e.g. at the lobby and at the northeast section of the building to provide screening for garbage and recycling; awnings above the panels have an uncomfortable feel – See previous comments regarding the sculptural panels. Awnings have been removed.
- shadowing works well – *Noted.*
- white square at the parking entry could be handled better; consider introducing a trellis to tidy up the parking entry – *Board and batten detailing added to area above parking entry.*
- architecture is well thought out – *Noted.*
- use of the salvaged sculptural relief panels is not appropriate for the subject development; too strong for a soft building; no need for trellises as the building architecture is already strong – *See previous comments regarding the sculptural panels.*
- consider improving the storefront doors, consider wood trim doors with smaller glazing panels in lieu of the proposed door material – *Awnings have been removed.*
- consider further articulation to the ground plane; look at the proposed planting panels; suggest finer grain detail or modules in lieu of the monolithic one piece trellises in between the windows – *Further detailing added to trellises.*
- the frequency set up for the awnings in concert with the storefront windows becomes an issue at the sculptural relief panels – *Awnings have been removed.*
- consider moving the bike locker to front face of the building; also consider louvers or windows on the inside of the garbage and recycling area to allow sunlight penetration – *Bicycle lockers consolidated and located at southwest corner of parking area, which has internal corridor access to Chatham Street. Window added to north elevation to allow sunlight penetration into garbage and recycling area.*
- consider a pathway and some seating on the laneway to enhance the public experience – *This has been considered and is not supported by staff due to concerns discussed at Planning Committee relating to site history.*
- sun exposure to the sculptural panels on the south side of the building provide a good contrast; if located on the north side, this effect would be lost – *Awnings have been removed which will improve light effect.*

#### Panel Decision

It was moved and seconded that DP 14-672823 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

**CARRIED**





NOTES:

\* 9 ARTWORK PANELS

3RD AVENUE

CHATHAM STREET

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



A-111

Plan 2 Nov 10, 2014  
DP 14-672823

PARKING LEVEL /  
LEVEL 1 FLOOR PLAN /  
SITE PLAN

SHEET TITLE

DATE: NOV, 2014

JOB NO. 14-08-041

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

CHECKED: [Signature]

DESIGN: CP

SEAL: [Signature]

CONTRACT: [Signature]

OWNER:  
Steveston Flats Development  
Corporation

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

901-838 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-412-1477 FAX: 604-412-1471 EMAIL: info@zgf.com  
WWW: www.zgf.com

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COTTER

1	10000	DEVELOPMENT PERMIT APPLICATION
2	10001	PERMIT FOR RESIDENTIAL DEVELOPMENT
3	10002	PERMIT FOR COMMERCIAL DEVELOPMENT
4	10003	PERMIT FOR MIXED USE DEVELOPMENT
5	10004	PERMIT FOR PARKING DEVELOPMENT
6	10005	PERMIT FOR LANDSCAPE DEVELOPMENT
7	10006	PERMIT FOR SIGNAGE DEVELOPMENT
8	10007	PERMIT FOR FLOOD PROTECTION
9	10008	PERMIT FOR EROSION CONTROL
10	10009	PERMIT FOR WETLAND PROTECTION
11	10010	PERMIT FOR HISTORIC PRESERVATION





## MATERIAL LEGEND

- Refer to Benji Moore Historical True Colours Palette

ISSUE	
GROUP A	1. POLYMERIZATION OF VINYL MONOMERS
GROUP B	2. POLYMERIZATION OF VINYL MONOMERS
GROUP C	3. POLYMERIZATION OF VINYL MONOMERS
GROUP D	4. POLYMERIZATION OF VINYL MONOMERS
GROUP E	5. POLYMERIZATION OF VINYL MONOMERS
GROUP F	6. POLYMERIZATION OF VINYL MONOMERS
GROUP G	7. POLYMERIZATION OF VINYL MONOMERS
GROUP H	8. POLYMERIZATION OF VINYL MONOMERS
GROUP I	9. POLYMERIZATION OF VINYL MONOMERS
GROUP J	10. POLYMERIZATION OF VINYL MONOMERS

901-838 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-271-3677 FAX: 604-271-3471 EMAIL: info@slcotech.com

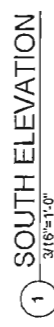
PROJECT:  
CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT.  
3471 Chatham Street  
Rochester, NY

COMMUNIST RECEIVED. THIS PLAN AND DESIGN ARE NOT AT ALL  
NEW, BEING THE EXISTING PROPERTY OF THE CONGRESSIONAL  
COMMITTEE ON INVESTIGATION AND REFORMATION, AND THE  
UNITED STATES DEPARTMENT OF JUSTICE.

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COST: 100		

Plan 4 Nov 10, 2014  
DP 14-672823

GRADING NO.:  
A-201



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



### MATERIAL LEGEND

- Refer to approved window and door shop drawings

[illegible]

901-838 West Hastings Street, Vancouver, BC V6C0A6  
TEL: 604-272-1877 FAX: 604-272-1873 EMAIL: info@edgell.com  
WWW: www.edgell.com

**PROJECT:**

Reviewed by: BG

COMPLAINTS, WEEDING, FERTILIZING AND DISEASE AND IN ALL THESE REGARDING THE QUALITY, PROPERTY OF THE CENTER, MANAGERIAL AND CONTROL LEADERSHIP OR SUPPORTED.

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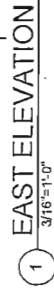
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Plan 5 Nov 10, 2014

DP 14-672823

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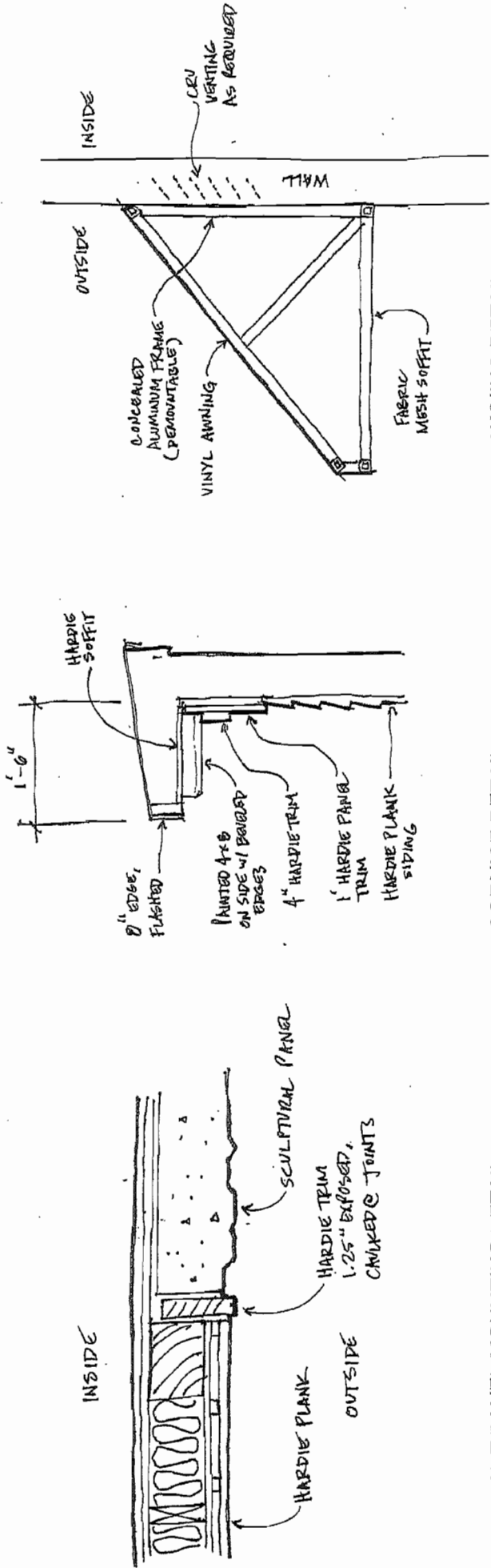


\* NON-VISION TRANSLUCENT GLASS REQUIRED TO AVOID GUARE FROM SERVICE / PARKING AREAS





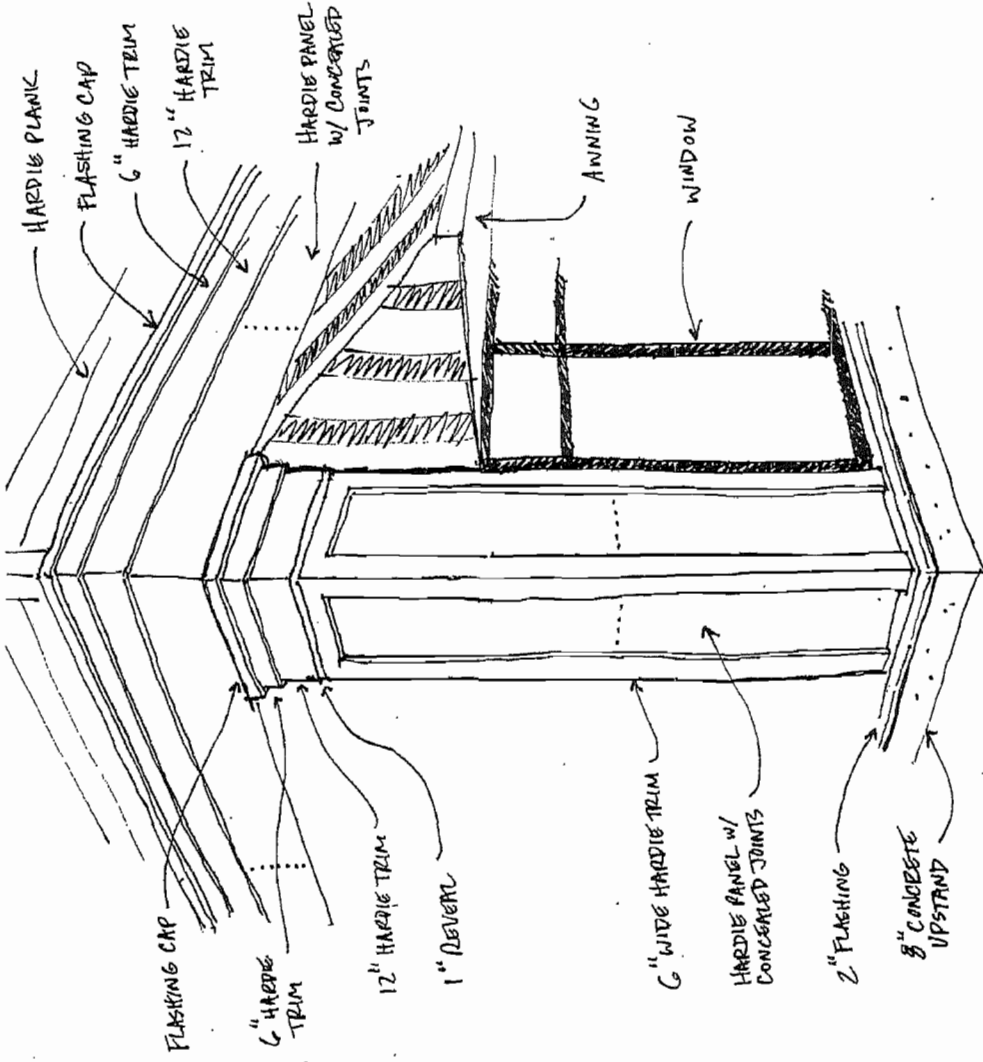
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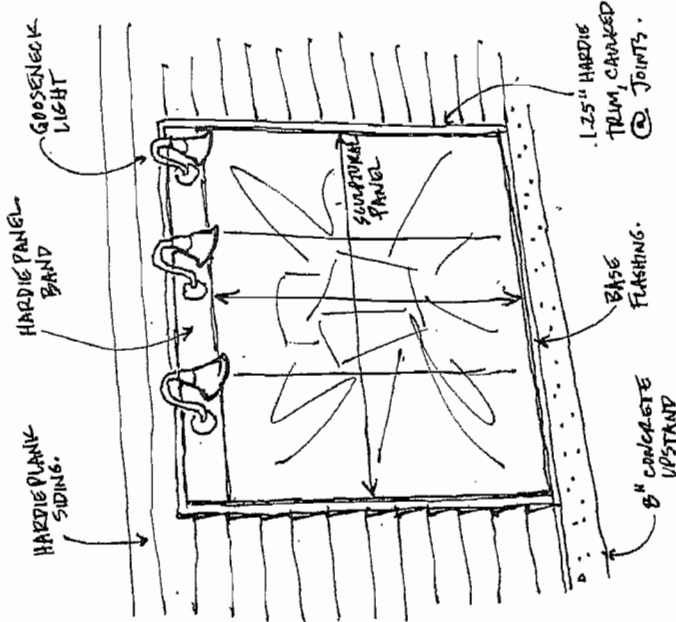
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5 ART PANEL FRAME AND LIGHTING  
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CLIENT:  
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Corporation

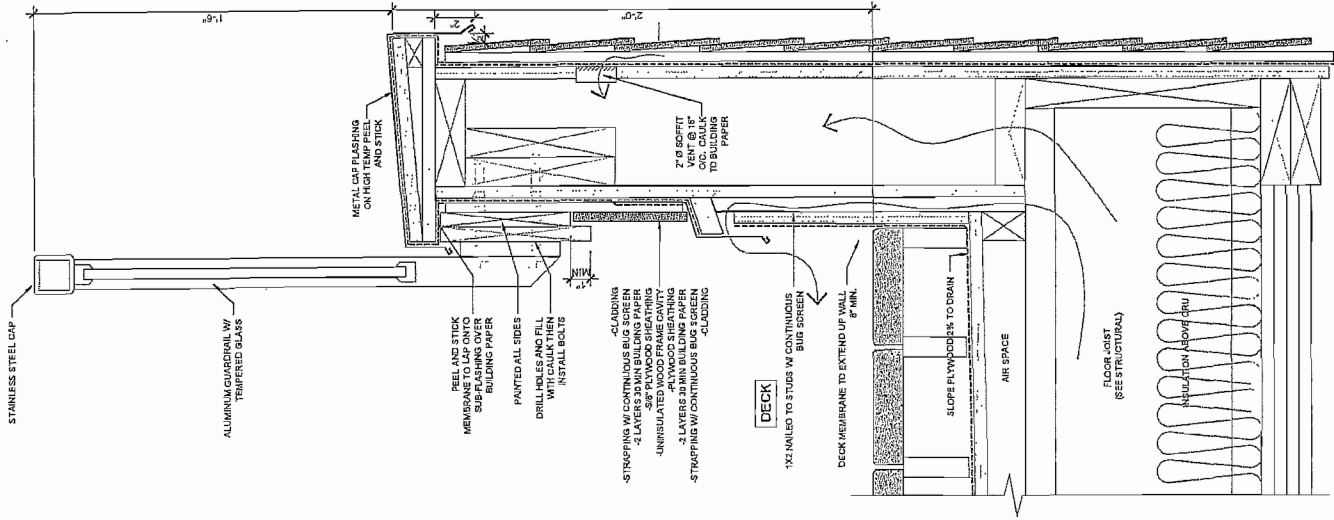
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Plan 7 Nov 10, 2014  
DP 14-672823

DATE: NOV. 2014  
SHEET TITLE: DETAILS

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ISSUE		

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

Steveston Flats Development  
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SCALE	AS SHOWN		
JOB NO.	13-201-004		
DATE	REV	2014	

DETAILS

Plan 8 Nov 10, 2014  
DP 14-672823

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3/8\"/>

DRAWING NO.:  
A-914

REV.

2022.01.14.00.00.00.00

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DRAWING NO.:	REV.
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DP 14-672823

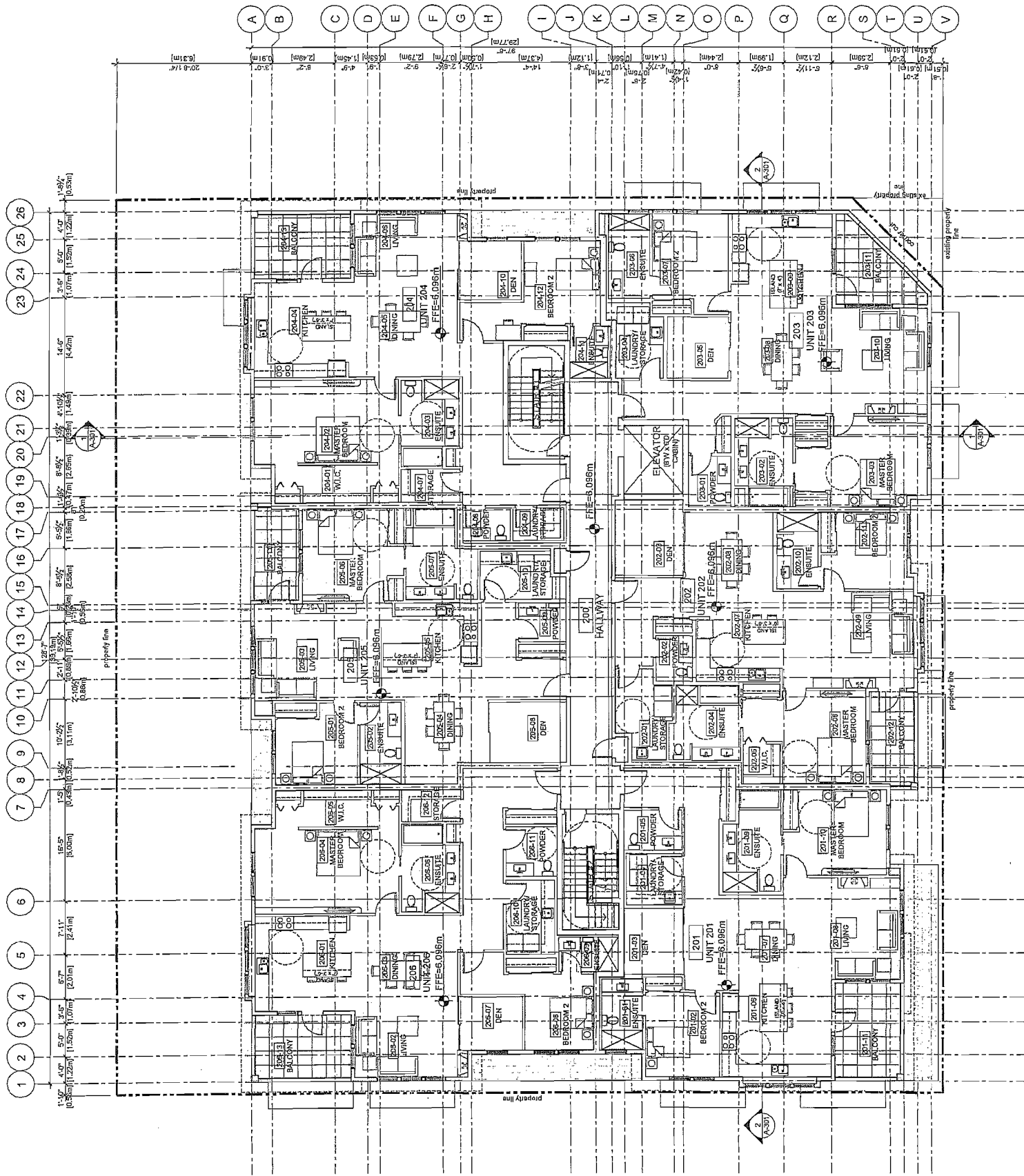
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CLIENT:  
Steveston Flats Development  
Corporation

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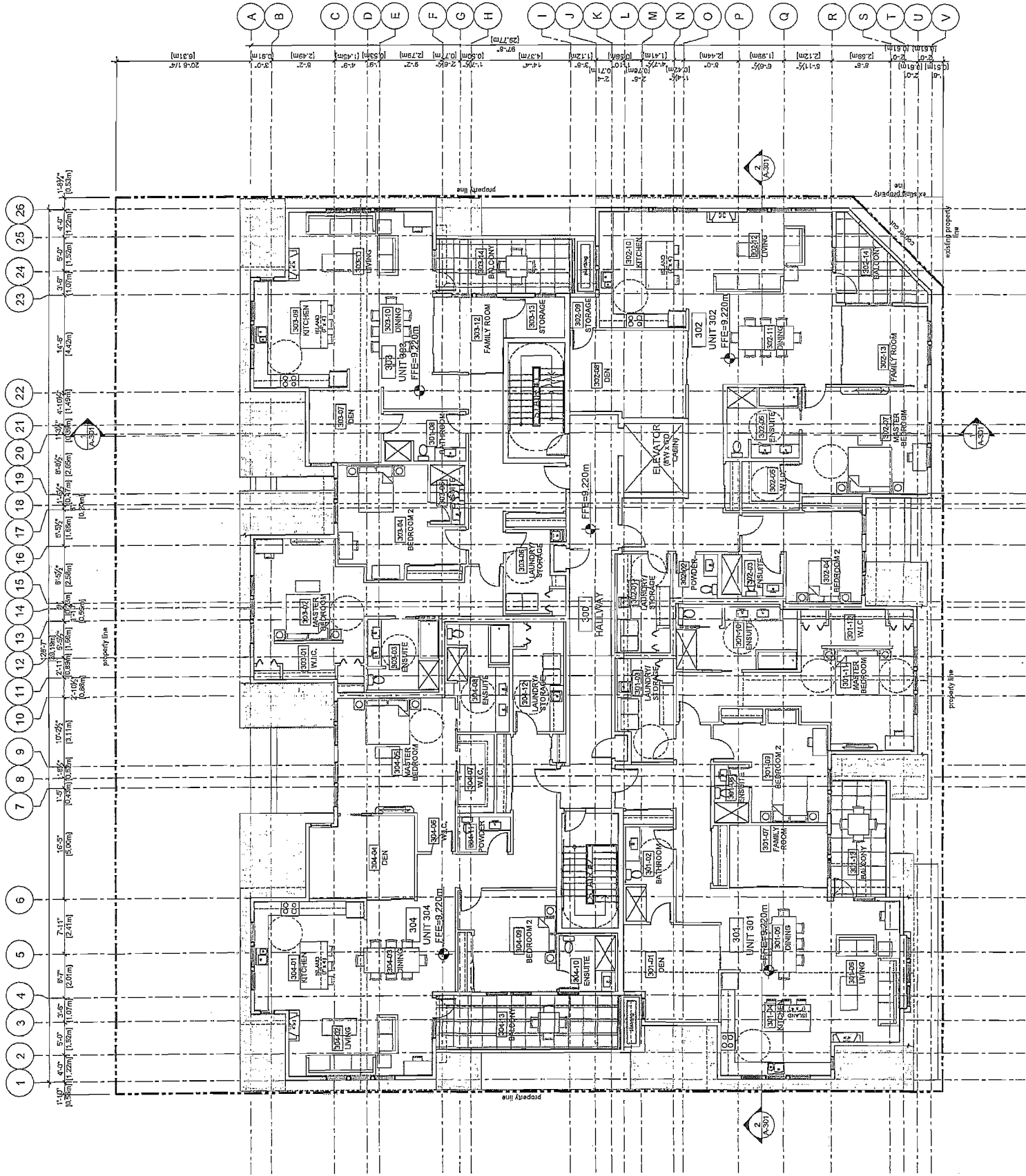
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A	120703	PRELIMINARY FLOOR PLANS & ELEVATIONS
		DESCRIPTION
		THIRDMO
		ISSUE





NOTES:



0' 10" 5' 10'

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



DRAWING NO. REV.

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Q	14/04/14	INVESTMENT FUND APPLICATION
F	14/04/14	ISSUED FOR INVESTMENT AND/OR COMMITTEE
E	17/04/14	DEVELOPMENT FUND PROPOSAL SET
D	17/04/14	DEVELOPMENT FUND PROPOSAL SET
C	14/04/14	DEVELOPMENT FUND PROPOSAL SET
B	14/04/14	DEVELOPMENT FUND PROPOSAL SET
A	14/04/14	DEVELOPMENT FUND PROPOSAL SET
1	14/04/14	DEVELOPMENT FUND PROPOSAL SET
2	14/04/14	DEVELOPMENT FUND PROPOSAL SET
3	14/04/14	DEVELOPMENT FUND PROPOSAL SET
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25	14/04/14	DEVELOPMENT FUND PROPOSAL SET
26	14/04/14	DEVELOPMENT FUND PROPOSAL SET

ZGF  
COTTER

301 COTTER AVENUE INC.  
501-433 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-277-1177  
WWW.ZGFCOTTER.COM

PROJECT:  
CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT  
3411 Chatham Street  
Vancouver, BC

CLIENT:  
Steveston Flats Development  
Corporation

COMPONENTS: 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SHEET TITLE:  
LEVEL 3 FLOOR PLAN

Plan 10 Nov 10, 2014  
DP 14-672823

WATER FIXTURE  
TO BE PROVIDED  
AT ROOF DECK  
LEVEL

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COTTER

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

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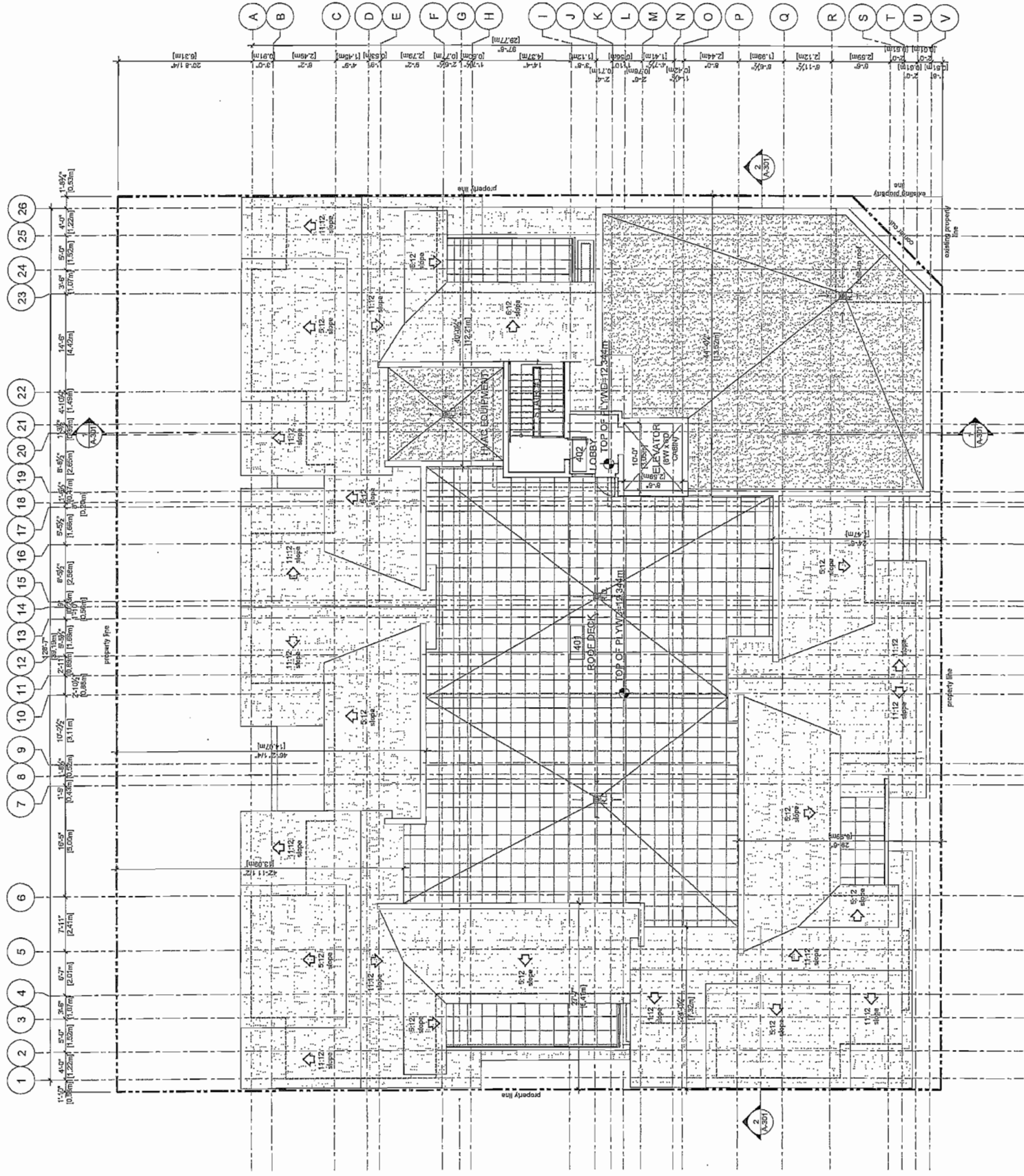
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DATE:	NOV. 2014	

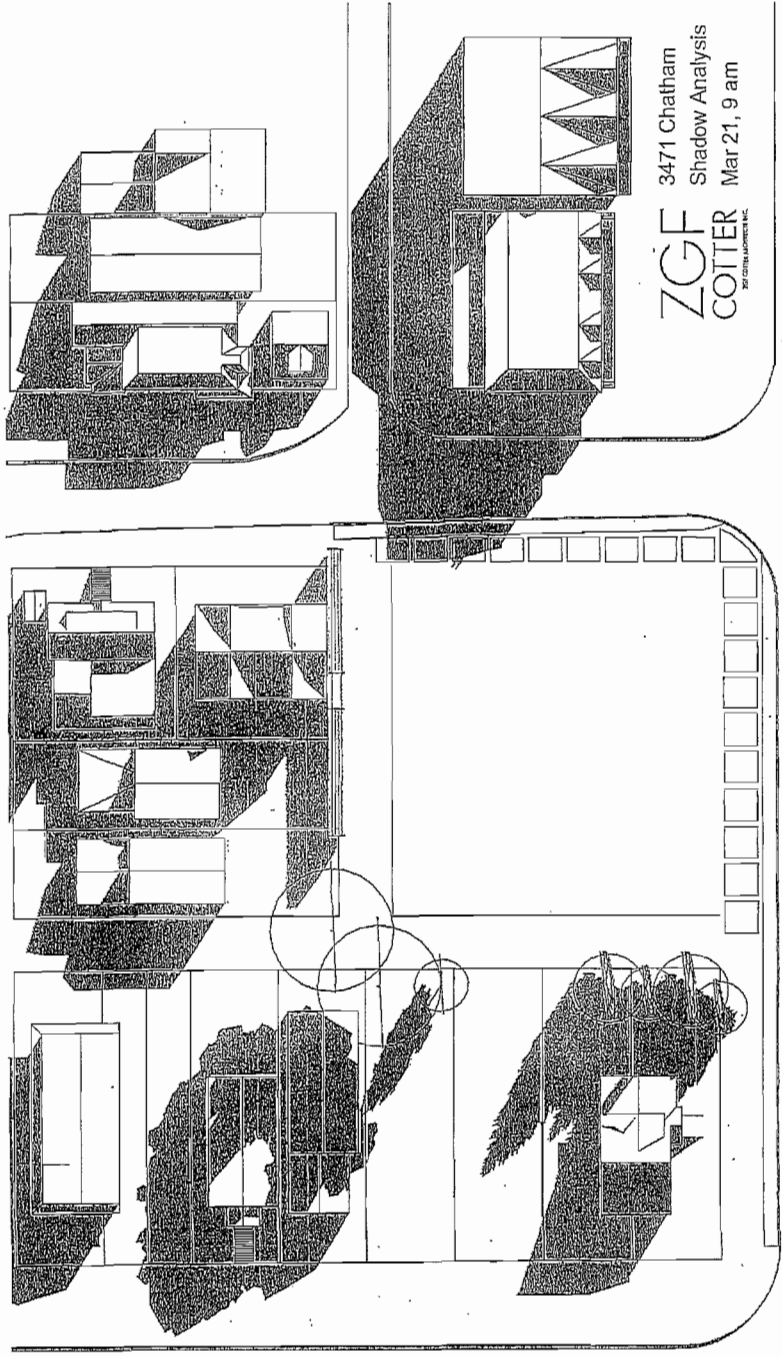
## ROOF DECK FLOOR PLAN

Plan 11 Nov 10, 2014  
DP 14-672823

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

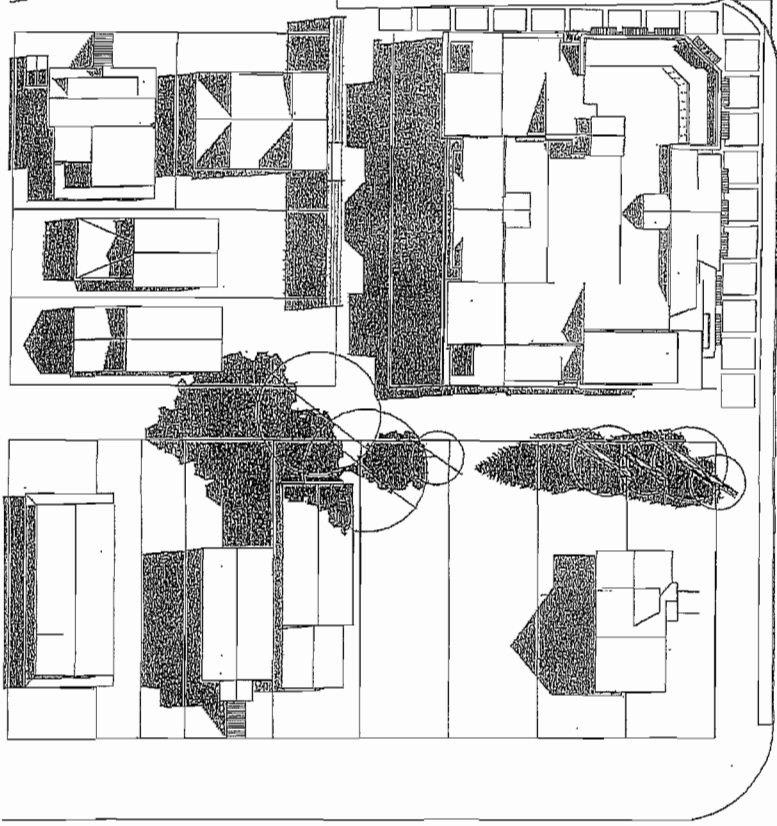
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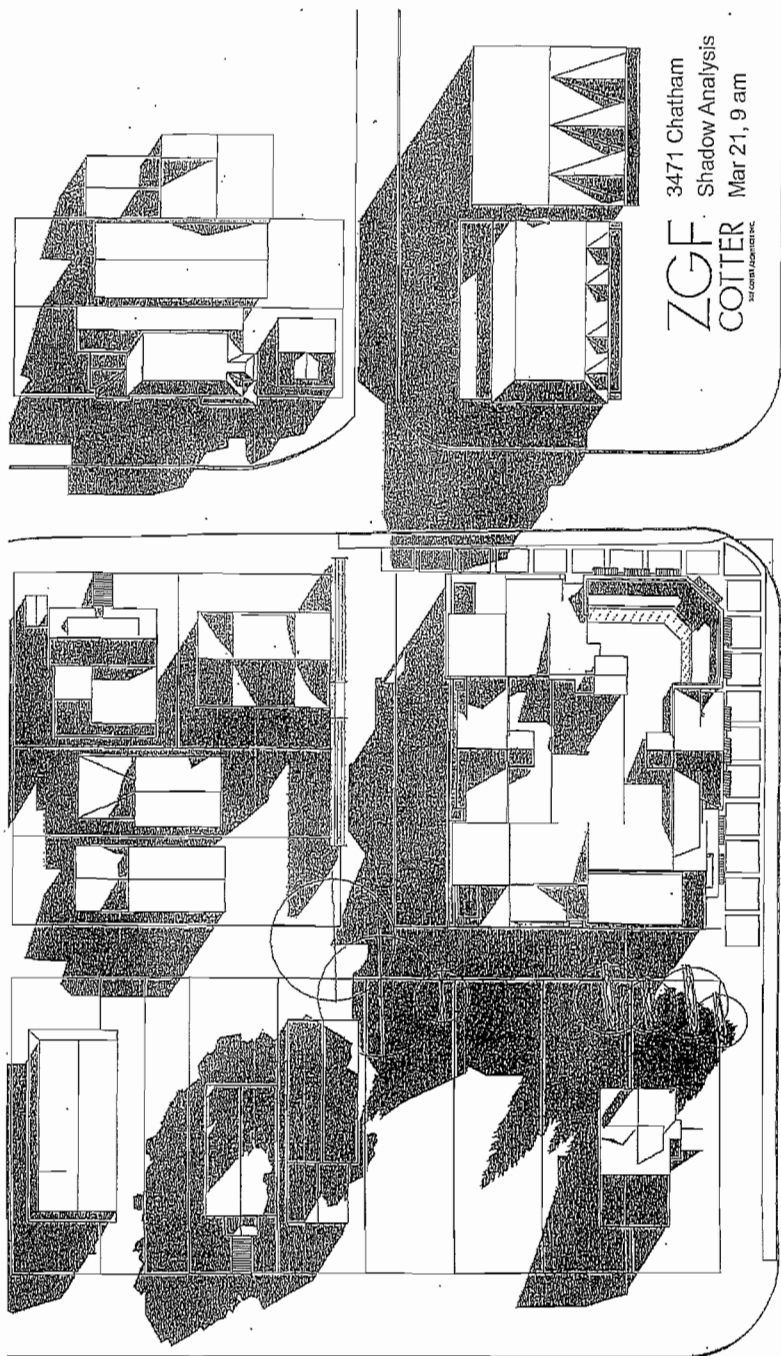
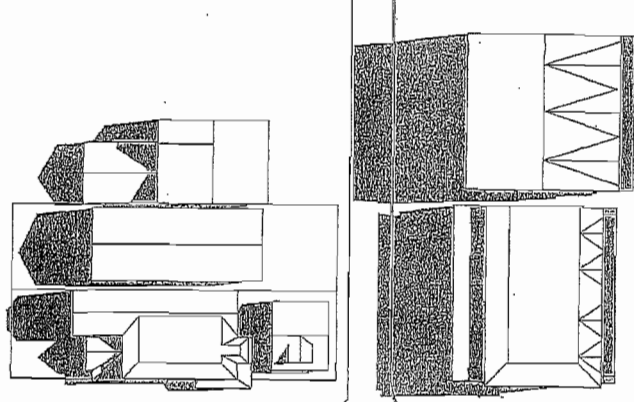


ZGF  
COTTER  
3471 Chatham  
Shadow Analysis  
Mar 21, 9 am  
BY COTTER ARCHITECTS, INC.

EXISTING



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3471 Chatham  
Shadow Analysis  
Mar 21, 12 pm  
BY COTTER ARCHITECTS, INC.



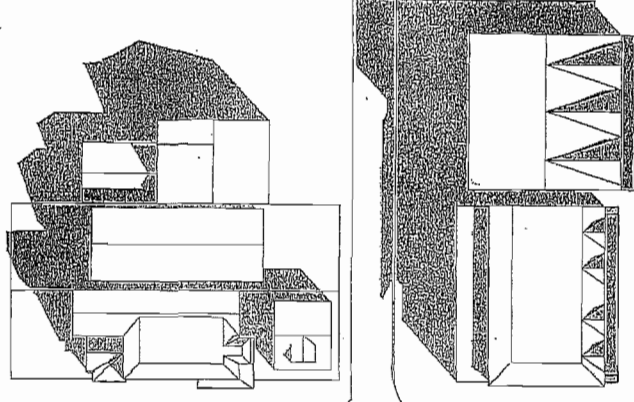
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PROPOSED

(TYP.)



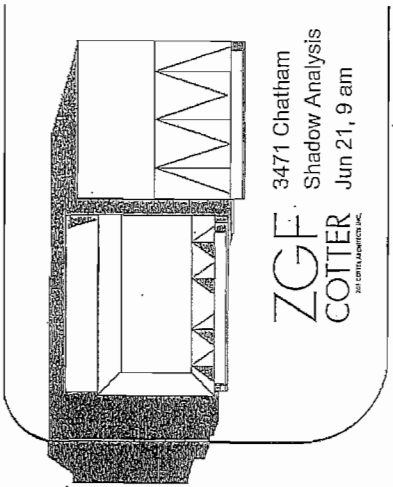
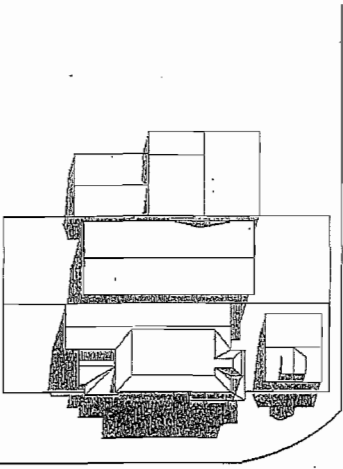
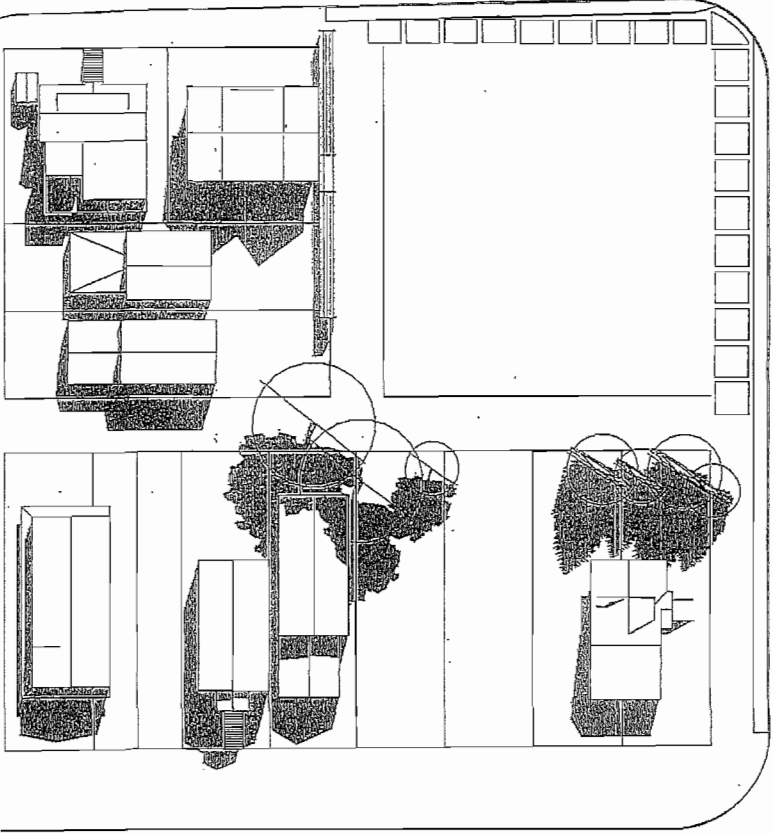
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COTTER  
3471 Chatham  
Shadow Analysis  
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BY COTTER ARCHITECTS, INC.



SVN SHADING DIAGRAMS  
FROM RZ 13-643436

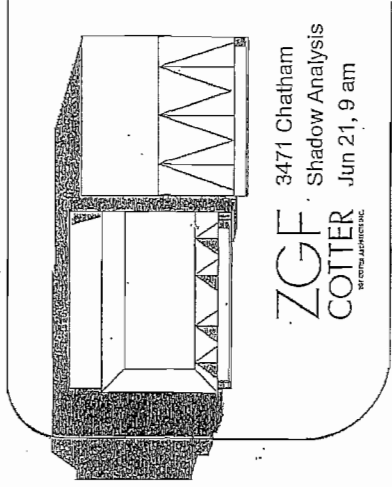
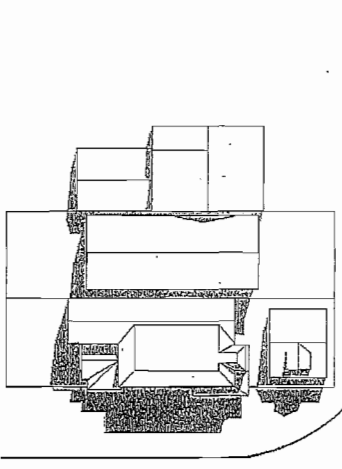
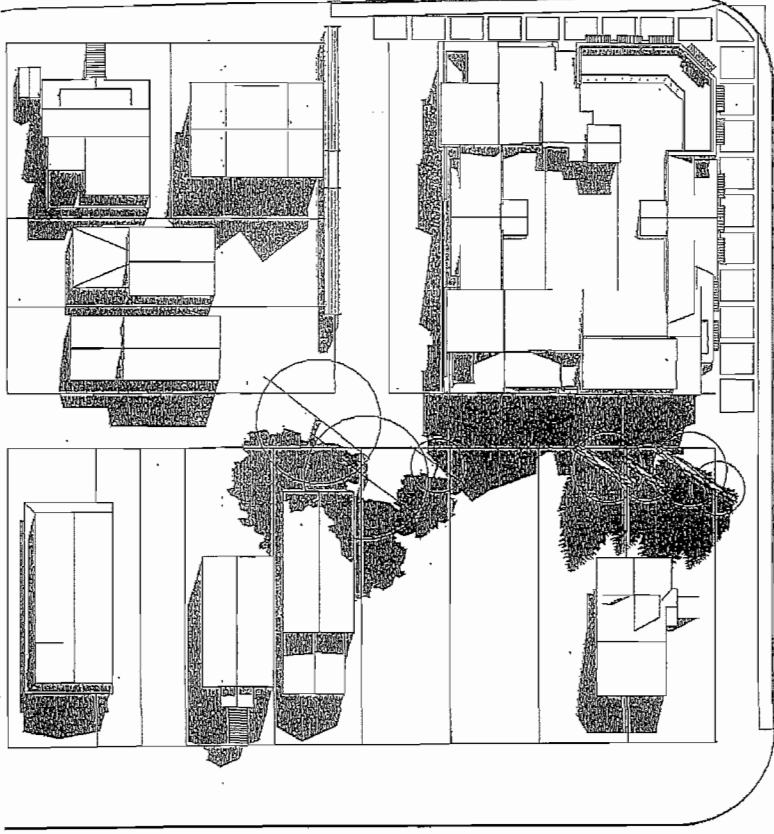
Reference Plan Nov 10, 2014

DP 14-672823



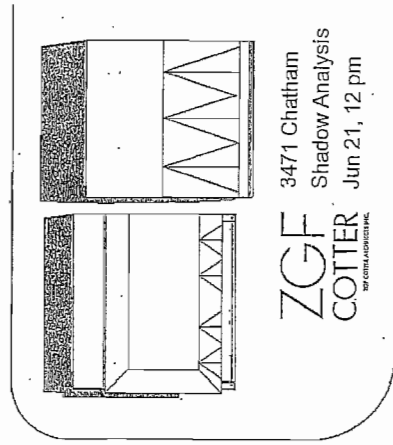
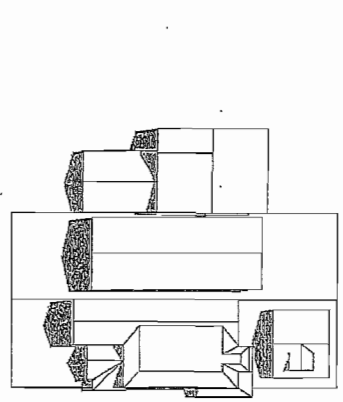
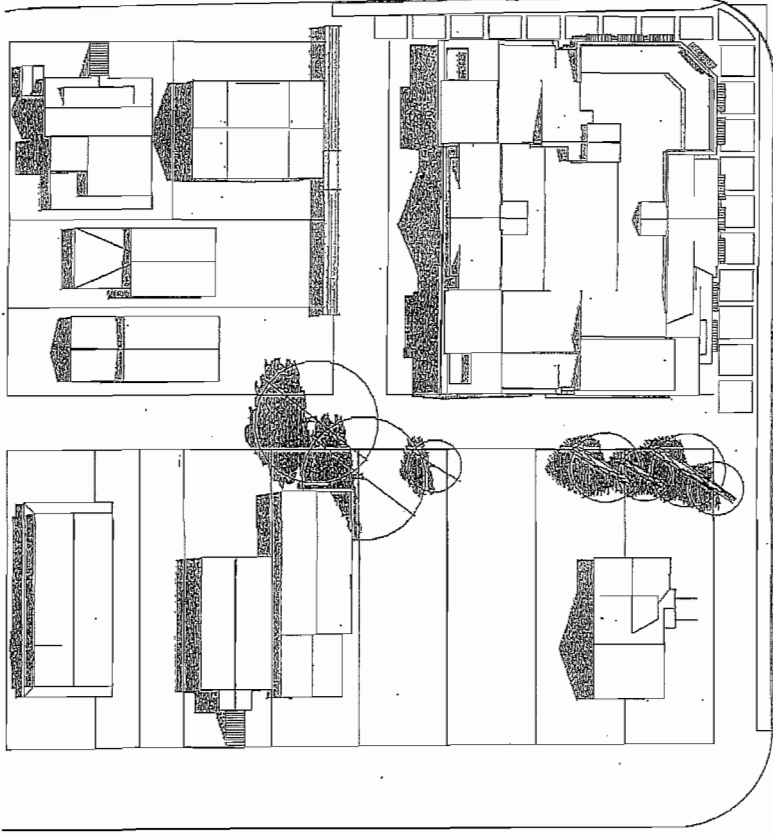
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Shadow Analysis  
Jun 21, 9 am

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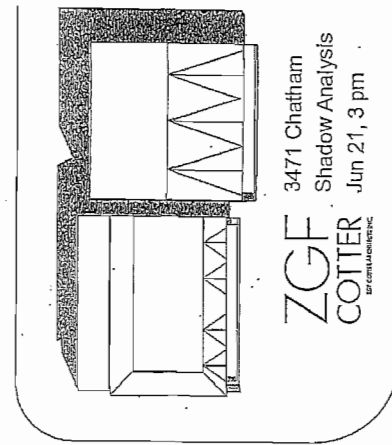
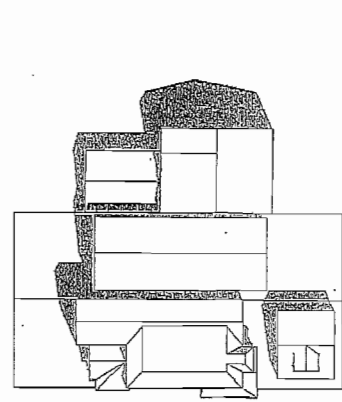
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Shadow Analysis  
Jun 21, 9 am

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3471 Chatham  
Shadow Analysis  
Jun 21, 12 pm

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3471 Chatham  
Shadow Analysis  
Jun 21, 3 pm

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Reference Plan Nov 10, 2014

DP 14-672823





# City of Richmond

## Development Application Data Sheet

Development Applications Division

**DP 14-672823**

**Attachment B**

Address: 3471 Chatham Street

Applicant: Steveston Flats Development Corp.

Owner: Same

Planning Area(s): Steveston Village (Steveston)

	Existing	Proposed	
Site Area:	Previously 1,473 m <sup>2</sup>	1,465 m <sup>2</sup>	
Land Uses:	Vacant	Mixed-Use Commercial and Residential	
OCP Designation:	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Complies	
Zoning:	Commercial Mixed Use (ZMU26) – Steveston Village	Complies	
Number of Units:	None	10 apartment housing units and 319.4 m <sup>2</sup> (3,438 ft <sup>2</sup> ) commercial area	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.6	1.6	None permitted
Lot Coverage:	Max. 100%	78%	None
Setbacks: 3 <sup>rd</sup> Avenue Chatham Street Rear Lane West Yard	Max. 0 m at first two storeys except for limited recesses None None	0.5 m to 2.4 m (0 m to 2.4 m to cornice/overhang) 6.3 m 0.5 m (0 m to overhang)	None
Building Height	Three Storey & Max. 12 m	Three Storey & 14.75 m for elevator structure	2.75 m increase for elevator structure
Parking Spaces:	As per the Steveston Village Conservation Strategy:		
Commercial/Visitor	7	8	None
Resident	10	20	
Accessible	(1)	(1)	
Total	19	28	
Small Car Parking Spaces	Not permitted	None	None
Tandem Parking Spaces	Permitted	None	None
Amenity Space – Indoor	Min. 70 m <sup>2</sup>	Cash-in-lieu	None
Amenity Space – Outdoor	Min. 60 m <sup>2</sup>	139 m <sup>2</sup>	None

## Attachment C

December 8, 2014

Director,  
Richmond City Clerk's Office

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

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

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

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

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

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

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

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

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

Ralph and Edith Turner  
3411 Chatham Street



City of  
Richmond

## Heritage Alteration Permit

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

File No.: HA 14-672825

To the Holder: Steveston Flats Development Corp.  
Property Address: 3471 Chatham Street  
Legal Description: P.I.D. 029-139-741  
Lot 1 Section 20 Block 3 North Range 7 West  
New Westminster District Plan EPP30378

(s.972, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.967)
  - ☐ Property Subject to Temporary Protection (s.965)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
  - ☒ Property in Heritage Conservation Area (s.971)
  - ☐ Property Subject to s.219 Heritage Covenant
2. This Heritage Alteration Permit is issued in accordance with Development Permit DP 14-672823.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_ ISSUED BY THE COUNCIL THE DAY OF \_\_\_\_\_, 2015.

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

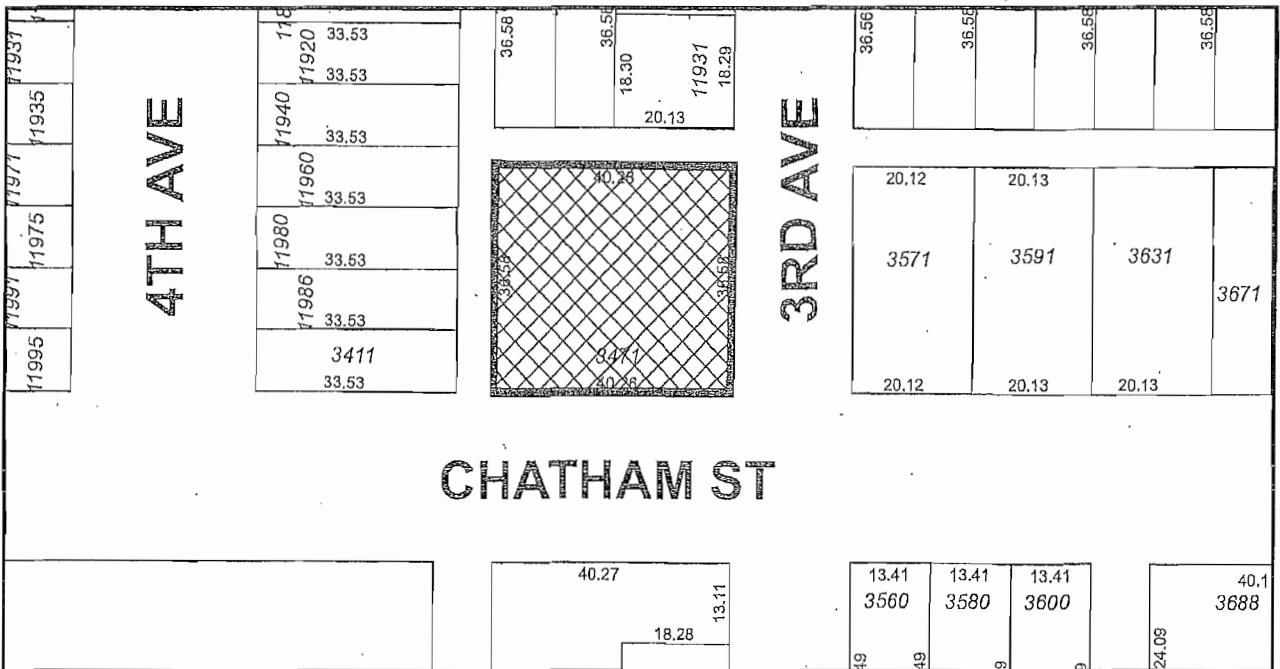
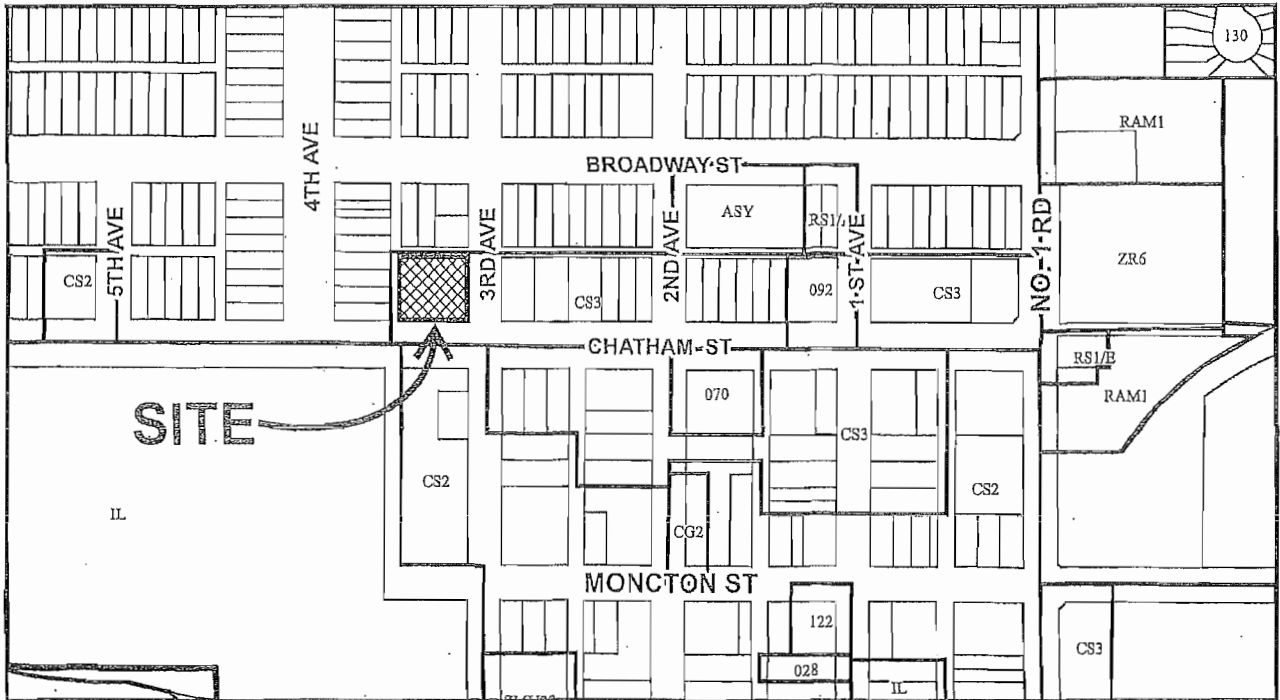
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

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



# City of Richmond



HA 14-672825

Original Date: 10/02/14

Revision Date:

Note: Dimensions are in METRES





# City of Richmond

## Development Permit

**No. DP 14-672823**

To the Holder: Steveston Flats Development Corp.

Property Address: 3471 Chatham Street

Address: c/o Reiner Siperko  
6800 Gamba Drive  
Richmond, BC V7C 2G5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Increase the maximum permitted building height from 12.0 m to 14.75 m to allow elevator access to the roof deck level.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #11 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$31,496.85. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 14-672823**

To the Holder: Steveston Flats Development Corp.

Property Address: 3471 Chatham Street

Address: c/o Reiner Siperko  
6800 Gamba Drive  
Richmond, BC V7C 2G5

---

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

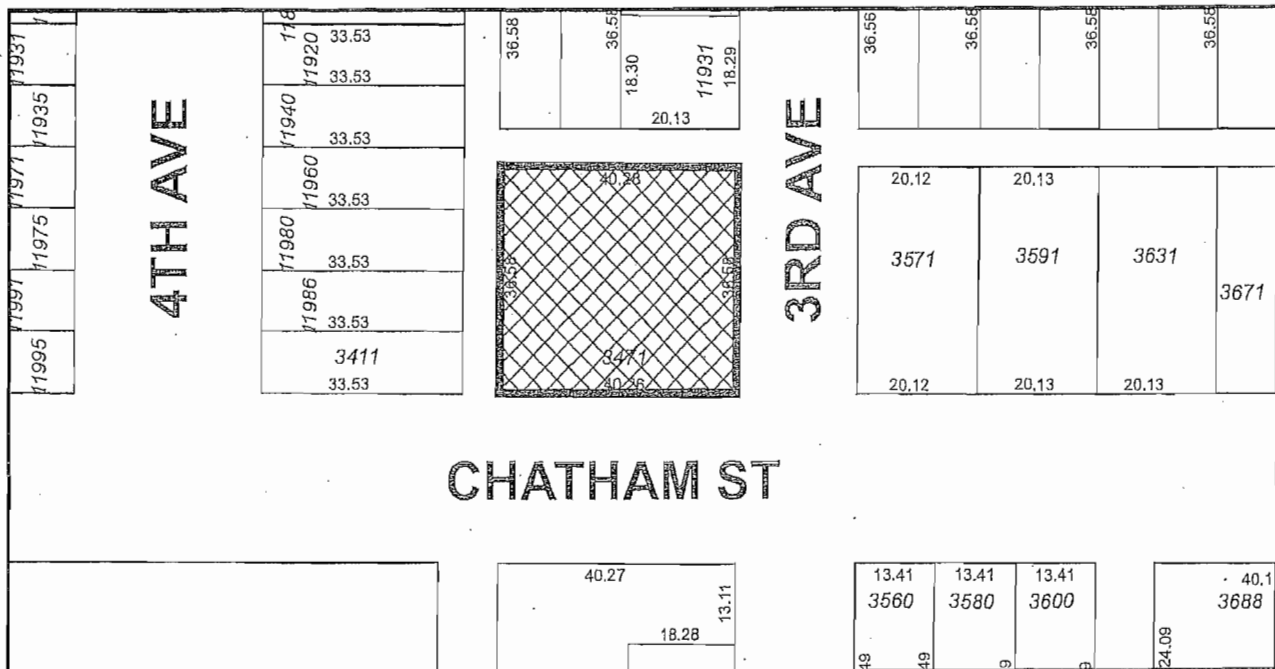
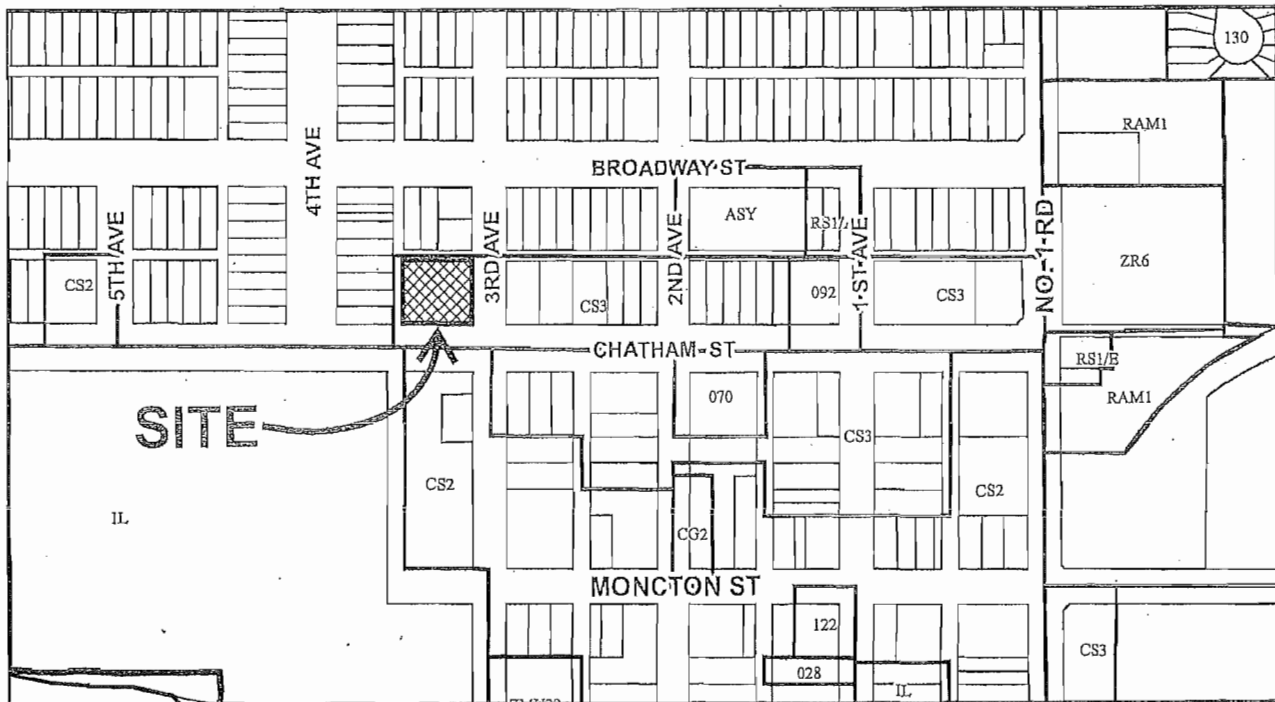
DELIVERED THIS DAY OF

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MAYOR



# City of Richmond



DP 14-672823  
SCEDULE "A"

Original Date: 10/01/14

Revision Date:

Note: Dimensions are in METRES

DEVELOPMENT DATA

GROSS SITE AREA:	15,856 SF	(1,473 SM)
LESS CORNER CUT:	86 SF	(8 SM)
NET SITE AREA:	15,770 SF	(1,465 SM)
BUILDING FOOTPRINT:	12,040 SF	(1,119 SM)
SITE COVERAGE:	78%	
COMMERCIAL AREA:	3,308 SF	(307 SM)
RESIDENTIAL AREA:	19,846 SF	(1,844 SM)
GROSS FLOOR AREA:	25,430 SF	(2,363 SM)
B.U.H.F. - FAR EXEMPTION (1.86 SM/UNIT):	200 SF	(19 SM)
FLOOR AREA RATIO:	1.6 (25,230 SF/ 15,770 SF)	
GROSS SALEABLE:	23,154 SF	(2,151 SM)
GROSS SALEABLE/GFA:	91%	

UNIT SUMMARY

LEVEL 3:	2 BEDROOM + DEN	4 UNITS
LEVEL 2:	2 BEDROOM + DEN	6 UNITS
TOTAL RESIDENTIAL:	2 BEDROOM + DEN	10 UNITS

GFA SUMMARY

ROOF DECK:		
ELEVATOR LOBBY	85 SF	(8 SM)

LEVEL 3:		
UNIT 301	2,459 SF	(228 SM)
UNIT 302	2,406 SF	(224 SM)
UNIT 303	2,389 SF	(222 SM)
UNIT 304	2,225 SF	(207 SM)
L3 TOTAL RESIDENTIAL:	9,479 SF	(881 SM)
L3 COMMON AREA:	408 SF	(38 SM)
L3 GFA:	9,887 SF	(919 SM)

LEVEL 2:		
UNIT 201	1,680 SF	(156 SM)
UNIT 202	1,663 SF	(155 SM)
UNIT 203	1,681 SF	(156 SM)
UNIT 204	1,836 SF	(171 SM)
UNIT 205	1,632 SF	(152 SM)
UNIT 206	1,875 SF	(174 SM)
L2 TOTAL RESIDENTIAL:	10,367 SF	(963 SM)
L2 COMMON AREA:	578 SF	(54 SM)
L2 GFA:	10,945 SF	(1,017 SM)

LEVEL 1 / GROUND FLOOR:		
TOTAL CRU:	3,308 SF	(307 SM)
L1 COMMON AREA:	1,205 SF	(112 SM)
L1 PARKING, STO., GARBAGE & MECH.*	7,526 SF	(699 SM)
L1 GFA:	4,513 SF	(419 SM)
* NOT INCLUDED IN GFA		

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

Notes:

- Subject to Heritage Alteration Permit HA 14-672825
- Separate Sign Permits are required for commercial signage.
- Off-site works via separate required Servicing Agreement for infrastructure and frontage improvements.
- Development is required to comply with mixed use building noise Restrictive Covenant registered on Title regarding mitigation of HVAC and non-residential use potential noise impact on residential uses. Future Building Permit is required to include sealed confirmation from registered professional.
- 10 Basic Universal Housing Feature apartment units are required to comply with Zoning Bylaw 8500.
- Variance included to:
  - Increase maximum building height from 12 m to 14.75 m for the elevator structure.
- Public Art – installation of nine (9) sculptural panels by artist Leonard Epp along with a didactic panel
- Transportation Demand Management features:
  - 4 parking spaces (20% of resident spaces) provided with 120 volt receptacle for electric vehicle charging
  - 5 parking spaces (25% of resident spaces) pre-ducted for future wiring for electric vehicle charging
- Sustainability features:
  - “Rennai” tankless on-demand water boiler systems with 99.9% efficiency.
  - Ultra insulated triple glazed windows
  - Icynene foam insulation with 35% higher insulation value than equivalent thickness batt insulation.
  - Low flow dual flush toilets
  - Energy efficient LED dimmable lighting , some with daylight sensors and/or timer switches.
  - Heat recovery ventilation units for residential units.

PARKING CALCULATIONS

- PARKING SPACES REQUIRED:

MIXED COMMERCIAL/RESIDENTIAL USES:		
10 APARTMENTS:	1.5 PARKING SPACES/UNIT	0.2 VISITOR SPACES/UNIT
TOTAL REQUIRED:	15 RESIDENTIAL SPACES	2 VISITOR SPACES

COMMERCIAL (GENERAL RETAIL):

@ 3 / 100 m² UP TO 350 m²:	7 COMMERCIAL SPACES
LESS 33 %	
TOTAL REQUIRED:	7 COMMERCIAL SPACES

TOTAL PARKING SP. REQUIRED: 22 SPACES

- PARKING SPACES PROVIDED:

RESIDENTIAL:	20 RESIDENTIAL SPACES	2 VISITOR SPACES
COMMERCIAL:	6 COMMERCIAL SPACES	
TOTAL PARKING SP. PROVIDED:	28 PARKING SPACES	

BICYCLE PARKING CALCULATIONS

- BICYCLE PARKING REQUIRED:

MIXED COMMERCIAL/RESIDENTIAL USES:		
10 APARTMENTS:	1.25 SPACES/UNIT	0.20 SPACES/UNIT
TOTAL REQUIRED:	13 SPACES	2 SPACES

COMMERCIAL (GENERAL RETAIL):

CLASS 1	CLASS 2
@ 0.27 / 100 m² GFA	@ 0.4 / 100 m² GFA
(LEASABLE) > 100 m²:	(LEASABLE) > 100 m²:

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

- BICYCLE PARKING PROVIDED:

CLASS 1	CLASS 2
TOTAL BICYCLE SP. PROVIDED: 14 SPACES (WITHIN L1 STORAGE ROOMS)	4 SPACES

NOTES:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ZGF  
COTTER

301-838 West Hurdings Street, Vancouver, BC V6C 0A5  
TEL: 604-275-1471 / FAX: 604-275-3471 EMAIL: info@zgf-cotter.com  
www.zgf-cotter.com

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

DRAWN: Stevenston Flats Development Corporation

DATE	NOV. 2014
SHEET TITLE	DEVELOPMENT DATA
DESIGNER	NOV. 2014
CHECKED	NOV. 2014
SCALE	1:1
JOB No.	14-06-CHM

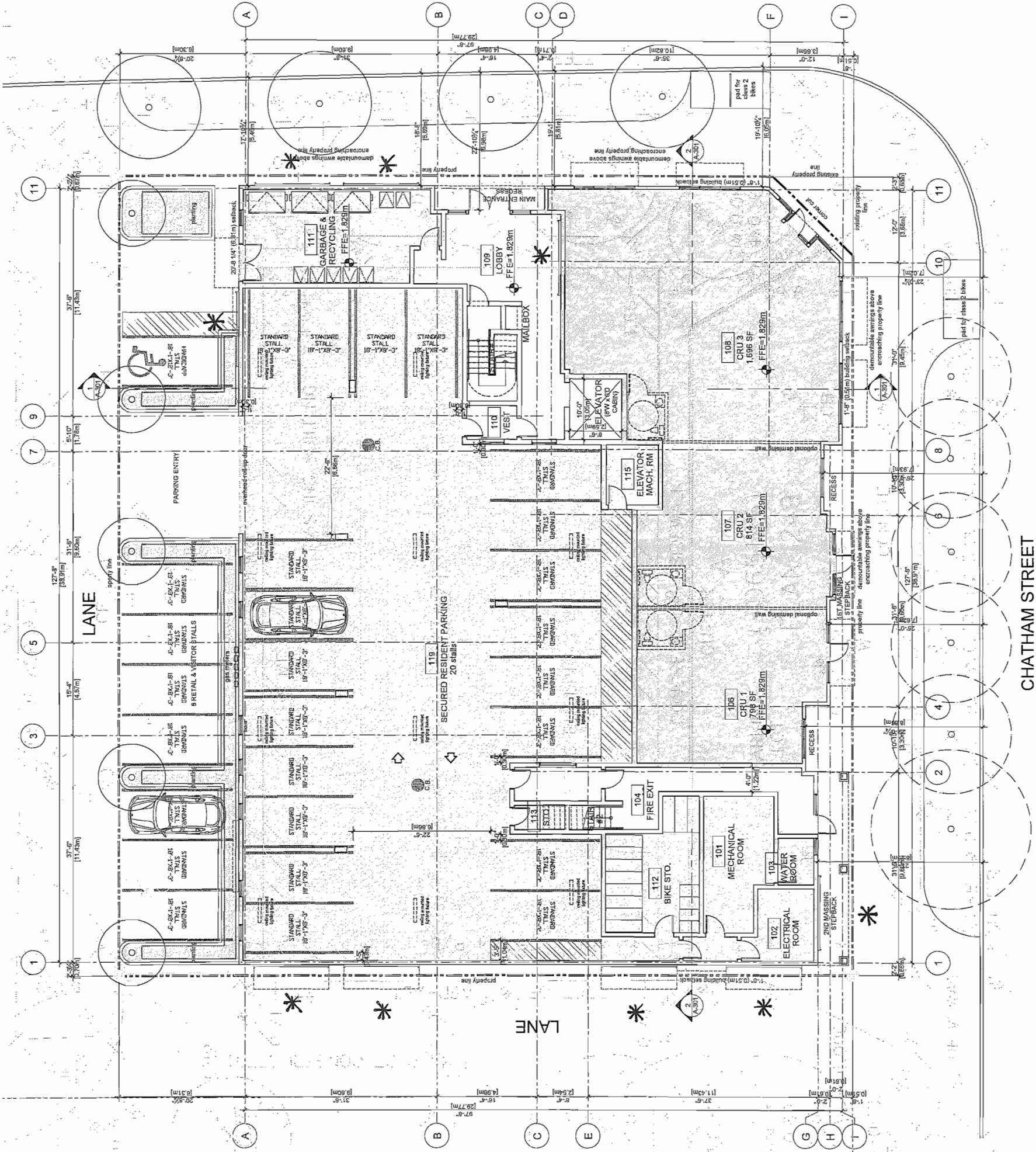
Plan 1 Jan 7, 2015  
DP 14-672823

DRAWING NO.	REV.
A-010	



NOTES:

\* 9 ARTWORK PANELS



3RD AVENUE

CHATHAM STREET

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

0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'



A-111

G	10/20/14	DEVELOPMENT PERMIT APPLICATION
F	10/10/14	DEVELOPMENT PERMIT APPLICATION
E	10/10/14	DEVELOPMENT PERMIT APPLICATION
D	10/10/14	DEVELOPMENT PERMIT APPLICATION
C	10/10/14	DEVELOPMENT PERMIT APPLICATION
B	10/10/14	DEVELOPMENT PERMIT APPLICATION
A	10/10/14	DEVELOPMENT PERMIT APPLICATION
1	10/10/14	DEVELOPMENT PERMIT APPLICATION
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9	10/10/14	DEVELOPMENT PERMIT APPLICATION
10	10/10/14	DEVELOPMENT PERMIT APPLICATION
11	10/10/14	DEVELOPMENT PERMIT APPLICATION

ZGF  
COTTER

901.538 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604.272.1177 FAX: 604.272.1171 EMAIL: info@zgf.com  
WEB: www.zgf.com

CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT  
3471 Chatham Street  
Vancouver, BC

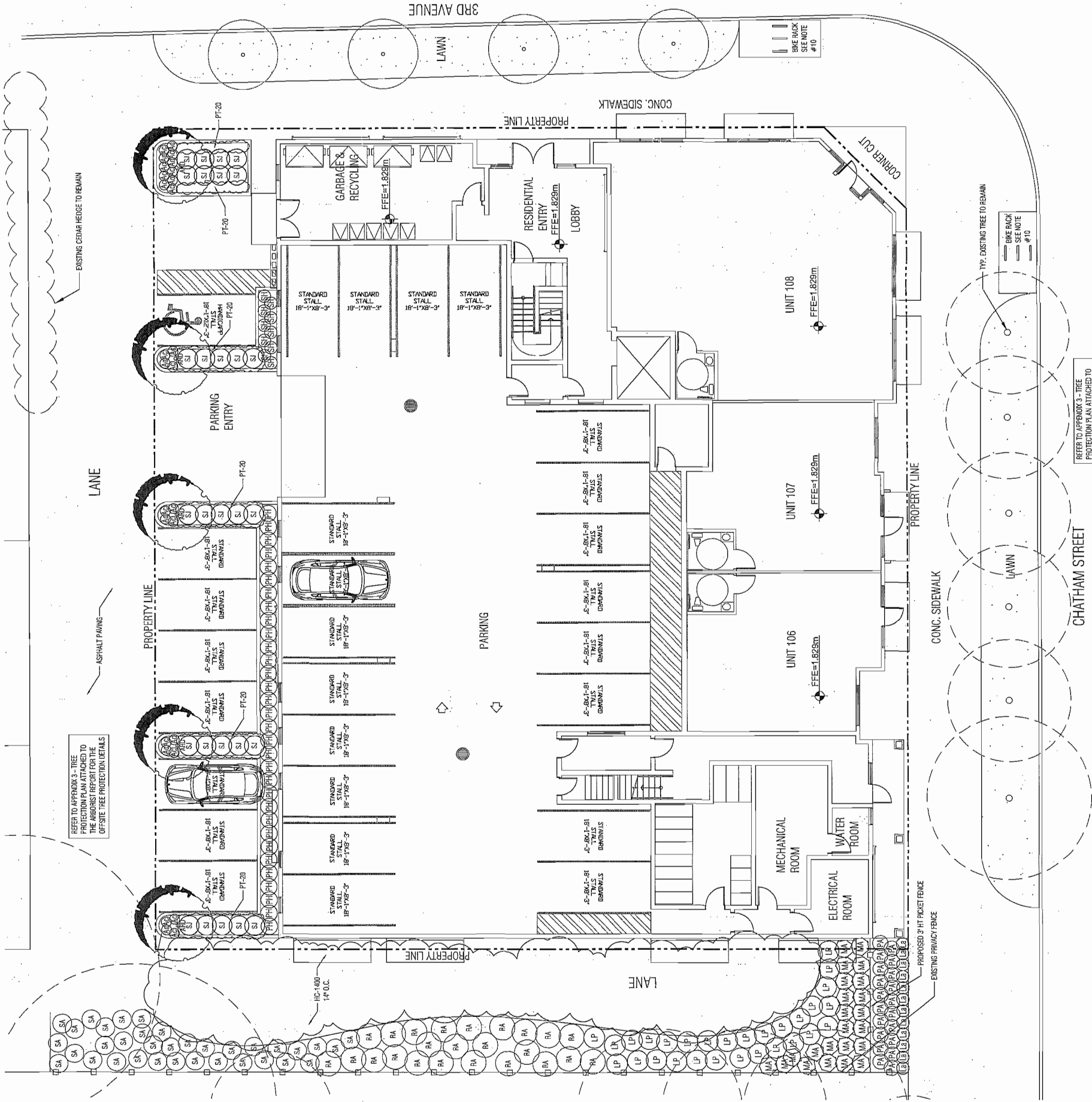
CLIENT:  
Stevenson Flats Development  
Corporation

CONCEPT DESIGN: THIS PLAN AND ANY OTHER ASPECTS OF ALL  
THAT ARE NOT SHOWN HEREIN ARE THE PROPERTY OF ZGF COTTER  
AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM  
WITHOUT THE WRITTEN CONSENT OF ZGF COTTER

OWNER	OP	SEAL
CHECKED	HW	
SCALE	1/8"=1'-0"	
JOB NO.	13-02-004	
DATE	NOV. 2014	
SHEET TITLE		

PARKING LEVEL /  
LEVEL 1 FLOOR PLAN /  
SITE PLAN

Plan 2 Nov 10, 2014  
DP 14-672823



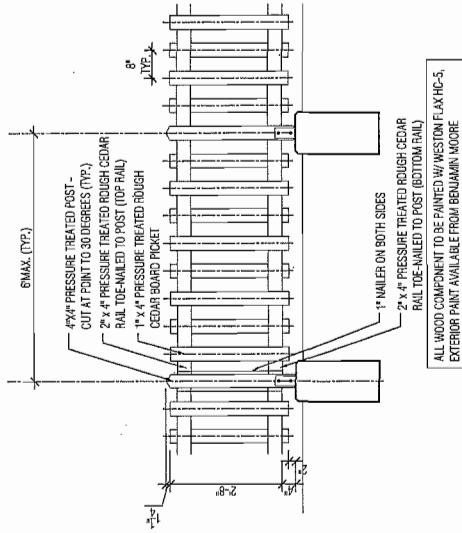
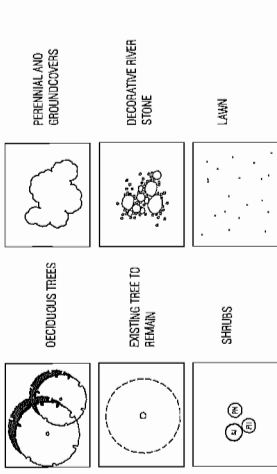
NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY SANTA BARBARA SLOAN LINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - A. GRASSED AREAS: 150MM
  - B. GROUND COVERS: 300MM
  - C. SHRUBS: 450MM
  - D. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SOCCED WITH #1 PREMIUM RESIDENTIAL 500.
6. ALL PLANT MATERIAL SHALL BE DELIVERED TO SITE WITH PROPER GRADING AND DRAINAGE.
7. ALL PLANT MATERIAL SHALL BE DELIVERED TO SITE WITH PROPER GRADING AND DRAINAGE.
8. IRRIGATION SYSTEM - AUTOMATIC IRRIGATION SYSTEM TO BE REQUIRED.
9. BIKE RACK - CITY OF SANTA BARBARA SERIES BICYCLE RACK, STANDARD FOUR-POST-SUMMITAL FINETEX, AVAILABLE FROM MAGLIN PLY. 187-280-3393
10. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/ARCHITECTURAL.
11. FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF SANTA BARBARA, AT TIME OF INSTALLATION. CITY BOULEVARD SHALL BE LAWN.

PLANT LIST:

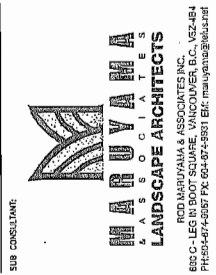
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
A80	5	DECIDUOUS TREES	BOWHALL RED MAPLE	6CM CAL.	B & S
LP	20	SHRUBS	PRIVET HEDGE	#3	CONTAINER
MA	23	LONGICORN PILEATA	OREGON GRAPE	#3	CONTAINER
PA	32	PENICILLATA ALPES	NEWZEALAND FLAX	#3	CONTAINER
PH	20	PHORADENDRA	ALPINE CURRANT	#3	CONTAINER
RA	24	RHODODENDRON	SNOWBERRY	#3	CONTAINER
RU	4	RHODODENDRON	HIMALAYAN SWEET BOX	#2	CONTAINER
SA	35	SANTALUM	JAPANESE SAMAMBA	#3	CONTAINER
SH	10	SHRUBS	ASTILBE	#1	CONTAINER
SJ	28	GROUND COVERS	ST. JOHN'S WORT	10CM POT	40CM O.C.
Ac	27	ASTILBE CHINENSIS	ENGLISH LAVENDER	10CM POT	60CM O.C.
Hc	1400	HYPERICUM CALYDONIUM	JAPANESE SPURGE	#1	40CM O.C.
La	12	LAVANDULA ANGUSTIFOLIA			
Pt	120	PACHYSTACHYA TERNstroemia			

LEGEND:



3' HT. PICKET FENCE

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



5	1/4" X 1/4" X 1/4"	1/4" X 1/4" X 1/4"
4	1/4" X 1/4" X 1/4"	1/4" X 1/4" X 1/4"
3	1/4" X 1/4" X 1/4"	1/4" X 1/4" X 1/4"
2	1/4" X 1/4" X 1/4"	1/4" X 1/4" X 1/4"
1	1/4" X 1/4" X 1/4"	1/4" X 1/4" X 1/4"

ZGF COTTER ARCHITECTS INC.

CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT

Stevenson Flats Development  
Corporation

DATE: NOV. 20, 2014  
SHEET TITLE: LANDSCAPE PLAN

Plan 3 Nov 20, 2014  
DP 14-672823



LANDSCAPE PLAN

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







NOTES:

MATERIAL LEGEND

- 1 DUROID SHINGLE ROOFING
- 2 HARORE SOFFIT
- 3 HC-S WESTON FLUX
- 3 HC-S WESTON FLUX
- 4A HC-160 KNOXVILLE GREY
- 4B HARORE PLANK LAP SIDING
- 4C HC-S1 AUDUBON RUSSET
- 5 HARORE PLANK LAP SIDING
- 5 CC-834 HERBES DE PROVENCE
- 5 PAINTED WOOD TRIM
- 6 HC-S WESTON FLUX
- 6 PAINTED FASCIA
- 6 HC-S WESTON FLUX
- 7 METAL-GLAZ VINYL WINDOWS
- 8 ANODIZED ALUMINUM STOREFRONT
- 8 GLAZING
- 9 FABRIC AWNING
- 10 SALVAGED SCULPTURAL CONCRETE PANEL
- 11 STRUCTURAL CLEAR GLASS GUARD
- 12 PAINTED METAL DOOR

\*Refer to Best, Moore Historical True Colors Palette  
\*\*Refer to approved render and floor shop drawings

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2014
2	ISSUED FOR PERMIT	10/1/2014
3	ISSUED FOR PERMIT	10/1/2014
4	ISSUED FOR PERMIT	10/1/2014
5	ISSUED FOR PERMIT	10/1/2014
6	ISSUED FOR PERMIT	10/1/2014
7	ISSUED FOR PERMIT	10/1/2014
8	ISSUED FOR PERMIT	10/1/2014
9	ISSUED FOR PERMIT	10/1/2014
10	ISSUED FOR PERMIT	10/1/2014
11	ISSUED FOR PERMIT	10/1/2014
12	ISSUED FOR PERMIT	10/1/2014

ZGF  
COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-771-1171 FAX: 604-771-1172  
WWW.ZGFCOTTER.COM

PROJECT:  
CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT  
3482 Chatham Street  
Vancouver, BC

CLIENT:  
Stevenson Flats Development  
Corporation

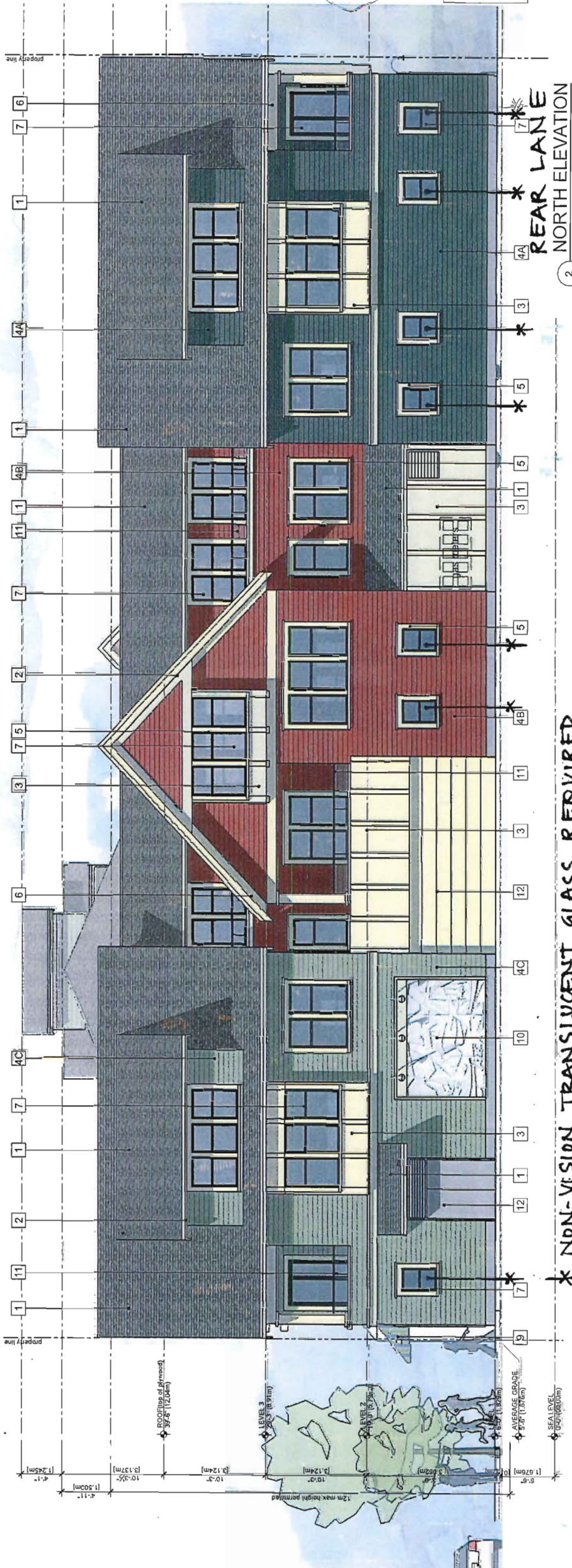
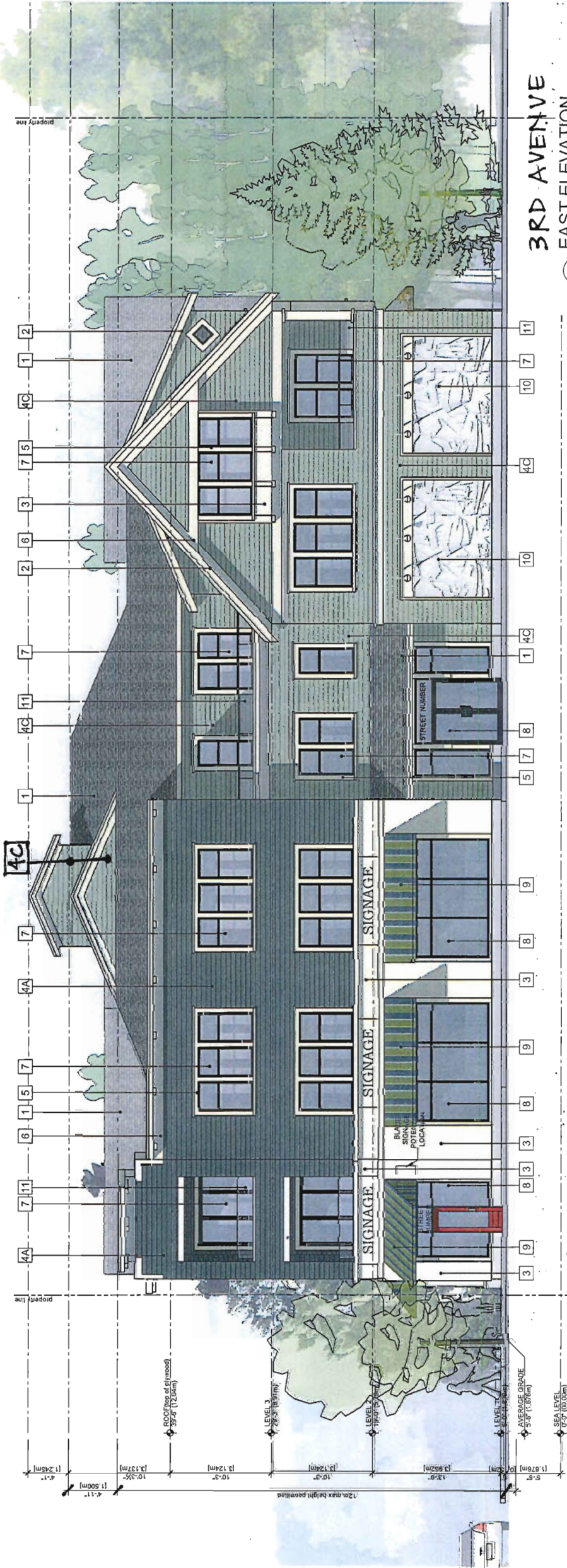
DESIGNED BY: ZGF  
CHECKED BY: ZGF  
DATE: JAN 2015

SHEET TITLE:  
NORTH ELEVATION  
EAST ELEVATION

Plan 5 Jan 7, 2015

DP 14-672823

REVISION:  
A-202

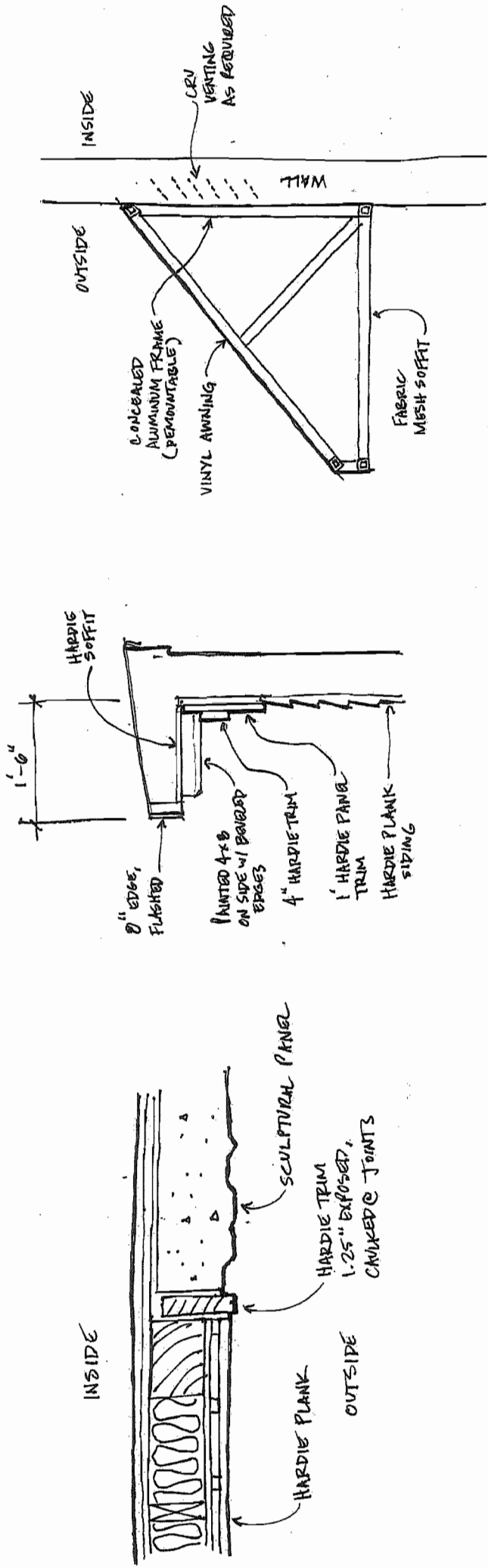


\* NON-VISION TRANSLUCENT GLASS REQUIRED  
TO AVOID GLARE FROM SERVICE/PARKING AREAS





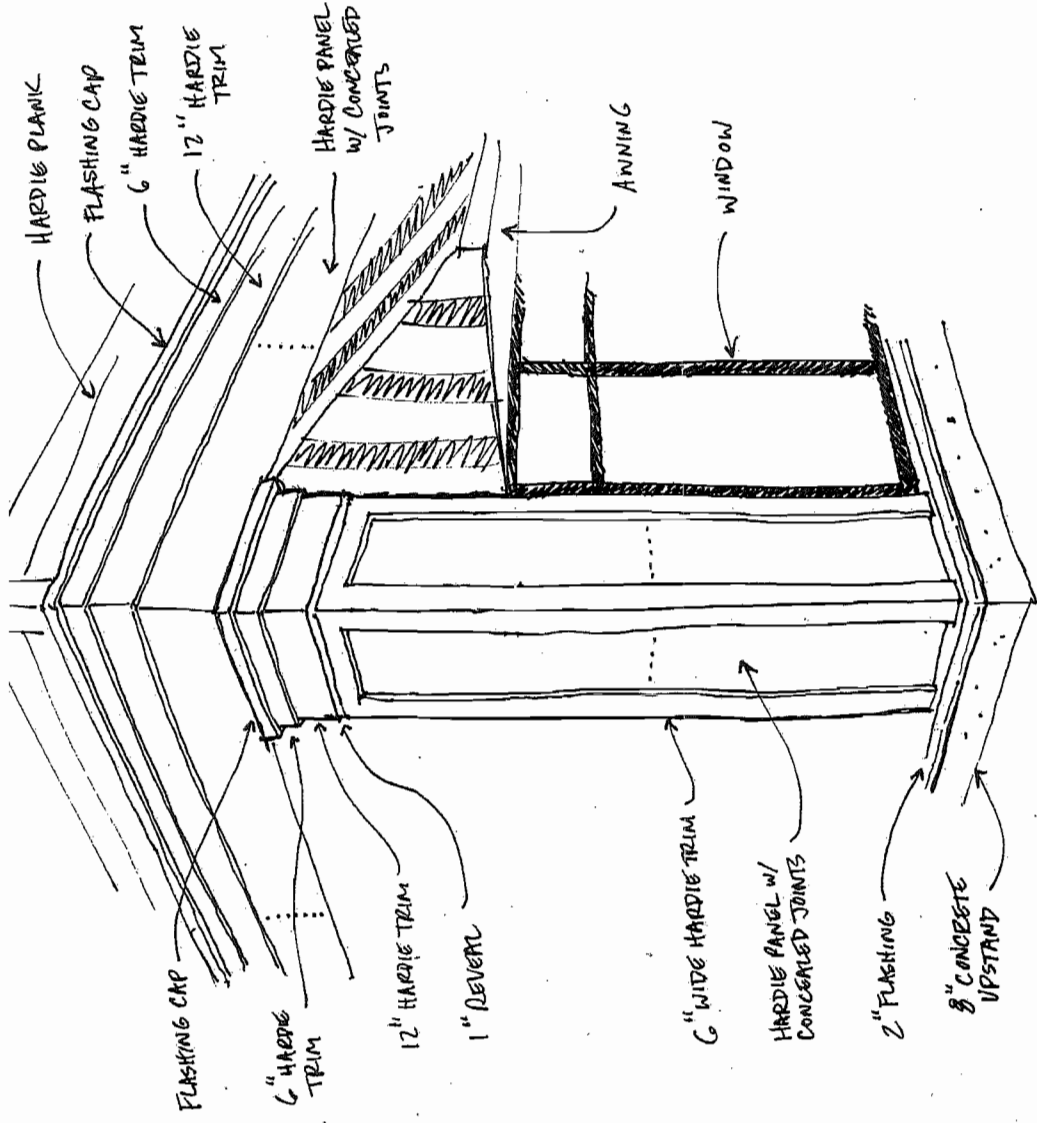
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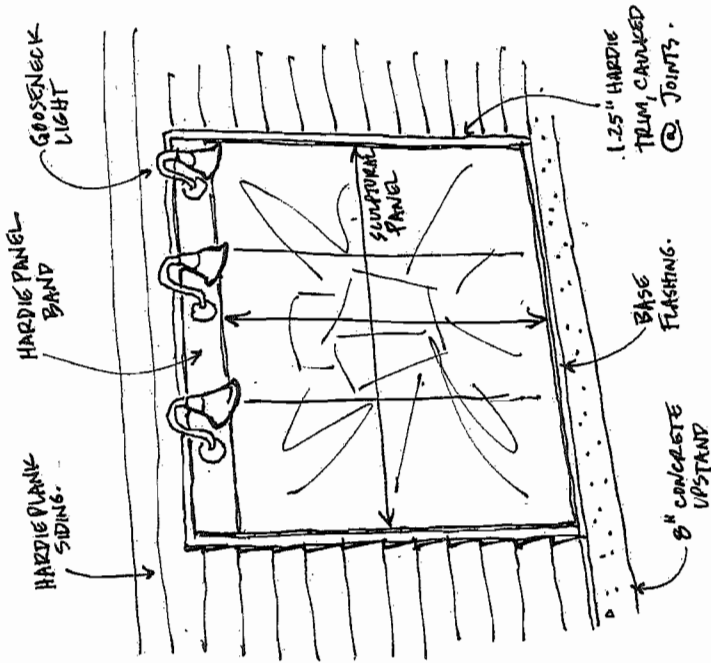
1 ART PANEL MOUNTING DETAIL  
NTS

2 CORNICE DETAIL  
NTS

2 AWNING DETAIL  
NTS



4 AWNING AND SIGN BAND DETAIL  
NTS



5 ART PANEL FRAME AND LIGHTING  
NTS

1	15/01/04	DEVELOPMENT PERMIT APPLICATION
2	15/01/04	DEVELOPMENT PERMIT APPLICATION
3	15/01/04	DEVELOPMENT PERMIT APPLICATION
4	15/01/04	DEVELOPMENT PERMIT APPLICATION
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56	15/01/04	DEVELOPMENT PERMIT APPLICATION
57	15/01/04	DEVELOPMENT PERMIT APPLICATION
58	15/01/04	DEVELOPMENT PERMIT APPLICATION
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93	15/01/04	DEVELOPMENT PERMIT APPLICATION
94	15/01/04	DEVELOPMENT PERMIT APPLICATION
95	15/01/04	DEVELOPMENT PERMIT APPLICATION
96	15/01/04	DEVELOPMENT PERMIT APPLICATION
97	15/01/04	DEVELOPMENT PERMIT APPLICATION
98	15/01/04	DEVELOPMENT PERMIT APPLICATION
99	15/01/04	DEVELOPMENT PERMIT APPLICATION
100	15/01/04	DEVELOPMENT PERMIT APPLICATION

ZGF  
COTTER

307 COTTER ARCHITECTURE  
501-538 West Hastings Street, Vancouver, BC V6C 0A5  
TEL: 604-272-1477 FAX: 604-272-1478 EMAIL: info@zgfco.com  
WWW.ZGFCOTTER.COM

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

CLIENT:  
Stevenson Flats Development  
Corporation

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DESIGNER	SP	SCALE
CHECKED	RM	
SCALE	MS	
JOB NO.	13-05-CH	
DATE	NOV. 2014	
SHEET TITLE		

DETAILS

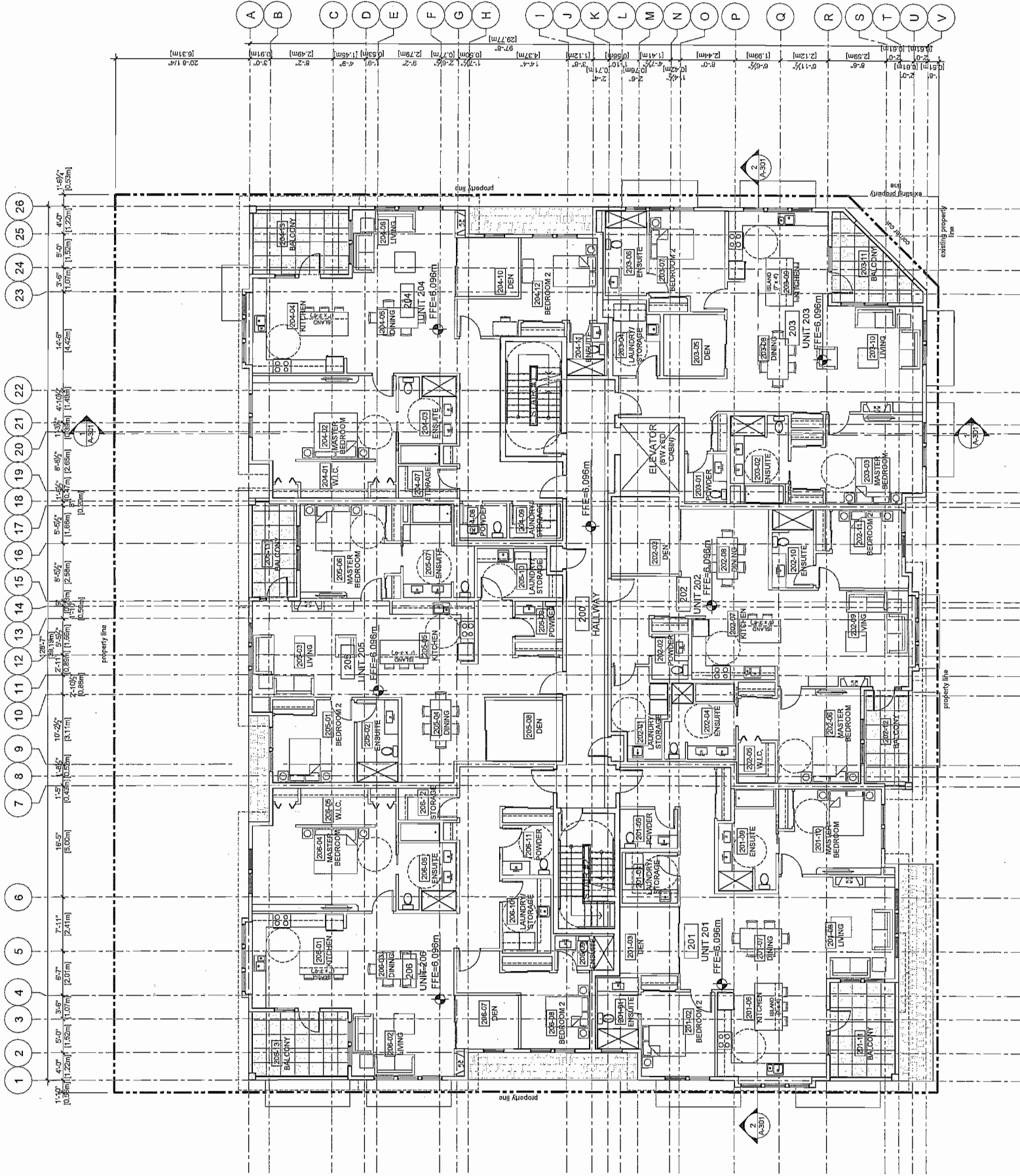
Plan 7 Nov 10, 2014  
DP 14-672823

DRAWING NO.  
A-914  
REV.

PROJECT: CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT  
3471 CHATHAM STREET  
RICHMOND, BC



NOTES:



0ft 1ft 5ft 10ft

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



NO.	DESCRIPTION
1	DEVELOPMENT PERMIT APPLICATION
2	DEVELOPMENT PERMIT PROGRESS SET
3	DEVELOPMENT PERMIT PROGRESS SET
4	DEVELOPMENT PERMIT PROGRESS SET
5	DEVELOPMENT PERMIT PROGRESS SET
6	DEVELOPMENT PERMIT PROGRESS SET
7	DEVELOPMENT PERMIT PROGRESS SET
8	DEVELOPMENT PERMIT PROGRESS SET
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24	DEVELOPMENT PERMIT PROGRESS SET
25	DEVELOPMENT PERMIT PROGRESS SET
26	DEVELOPMENT PERMIT PROGRESS SET

ZGF  
COTTER

301 COTTER ARCHITECTURE  
501-838 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-272-2477 FAX: 604-272-2477 EMAIL: info@zgfco.com  
WEB: www.zgfco.com

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

CLIENT:  
Stevenson Flats Development  
Corporation

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DRAWN	CP	SCALE
CHECKED	RM	SCALE: 1/8"=1'-0"
JOB NO.	13-05-004	
DATE	NOV. 2014	
SHEET TITLE	LEVEL 2 FLOOR PLAN	

LEVEL 2 FLOOR PLAN

Plan 9 Nov 10, 2014  
DP 14-672823

DRAWING NO.:  
A-112  
REV.



DRAWING NO.:

A-113

REV.

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DOI 10.1002/jbm.b.10055

ISSUE	MARK	TRANSNO	DESCRIPTION
A	130122		PRELIMINARY FLOOR PLANS & ELEVATIONS
B	130427		PRELIMINARY DIMENSIONS
C	130512		REZONING APPLICATION
D	131204		DEVELOPMENT PERMIT PROGRESS SET
E	131313		DEVELOPMENT PERMIT PROGRESS SET
F	140167		ISSUED FOR HERITAGE ADVISORY COMMITTEE
G	140524		DEVELOPMENT PERMIT APPLICATION

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COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6  
TEL: 604-272-1477 FAX: 604-272-1473 EMAIL: info@zgcolter.com  
WEB: www.zgcolter.com

PROJECT:

**CHATHAM & 3RD  
RESIDENTIAL/COMMERCIAL  
MIXED USE DEVELOPMENT**  
3475 Chatham Street  
Richmond, BC

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DATE:	NOV. 2014
JOB No.:	13-05-DH
SCALE:	1/8" = 1'-0"
CHECKED:	RW
DRAWN:	GP

SEAL:

### LEVEL 3 FLOOR PLAN

Plan 10 Nov 10, 2014  
DP 14-672823

