



## Development Permit Panel

Wednesday, October 24, 2007

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, September 26, 2007, be adopted.*

**CARRIED**

### 2. Development Permit DP 04-278898

(Report: October 1, 2007; File No.: DP 04-278898) (REDMS No. 2273188)

APPLICANT: Gustavson Wylie Architects

PROPERTY LOCATION: 11991 and 11731 Steveston Highway

INTENT OF PERMIT:

To permit the construction of a gas station and limited area commercial store on a site zoned Comprehensive Development District (CD/81).

#### Applicant's Comments

John Gustavson, Principal, Gustavson Wylie Architects, highlighted six features of the development that were incorporated in response to concerns expressed at the December 18, 2006 Public Hearing, and at the April 4, 2007 and the July 5, 2007 Advisory Design Panel Meetings:

- light standard height is at a maximum of 10 ft., and illumination is directed downward in order to ensure minimal light overspill onto neighbouring properties;
- a pedestrian link is provided to connect the retail store to the bus stop area on Steveston Highway;
- the canopy structure has been redesigned and widened to enhance its weather protection ability;
- the enclosure surrounding the garbage and recycling area incorporates building material and external cladding material that is reflective of the design elements of the commercial building;
- cultured stone has been integrated into the design of the entrance tower element; and
- as a Crime Prevention Through Environmental Design (CPTED) feature, vision glass is incorporated to ensure a visual link from the retail interior to the exterior patio.

#### **Staff Comments**

None.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

None.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a gas station and limited area commercial store on a site zoned Comprehensive Development District (CD/81).*

**CARRIED**

### **3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:37 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, October 24, 2007.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk