



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** May 7, 2018  
**File:** 01-0100-20-DPER1-  
01/2018-Vol 01  
**Re:** Development Permit Panel Meetings Held on January 17, 2018 and  
January 31, 2018

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-774155) for the property at 11991 Steveston Highway be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg  
Chair, Development Permit Panel  
(604-276-4083)

WC:sb

### Panel Report

The Development Permit Panel considered the following item at its meetings held on January 17, 2018 and January 31, 2018.

DP 17-774155 – SUNCOR ENERGY INC. – 11991 STEVESTON HIGHWAY  
(January 17, 2018 and January 31, 2018)

The Panel considered a Development Permit application to permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station on a site zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area”. No variances are included in the proposal.

The application was considered by the Panel at the meetings held on January 17, 2018 and January 31, 2018. At the meeting held on January 17, 2018, applicant, Anna Stilwell, of Suncor Energy; and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation, noting that:

- The applicant will introduce measures to limit odours, light overspill, and noise resulting from drive-through activities.
- New mechanical units will be installed on the existing commercial building to address ventilation and manage odours generated from cooking activities.
- As recommended by the applicant’s acoustical consultant, the height of the existing rooftop screening is proposed to be increased by an additional 0.7 meters (2.3 feet) to accommodate new mechanical units and comply with the City’s Noise Regulation Bylaw.
- Proposed parking and drive-through aisle length comply with Zoning Bylaw requirements.
- Existing trees, shrubs and hedges are in good condition and have been well-maintained. Landscaping on the corner of No. 5 Road and Steveston Highway will be upgraded.
- One tree will be removed due to an upgrade of the adjacent No. 5 Road sidewalk and two replacements trees are proposed on site. An additional canopy tree and landscaping is proposed adjacent to the patio area.
- A crosswalk will be installed to provide a safe crossing for pedestrians from the sidewalk along No. 5 Road into the drive-through restaurant. Patio and crosswalk area will feature stamped concrete to prevent any soil contamination.

In reply to Panel queries, Ms. Stilwell and Ms. Yip advised: (i) an extra piece of mechanical equipment will be installed and the applicant’s acoustical consultant had advised that the height of the existing rooftop screen be increased to comply with the City’s Noise Regulation Bylaw; (ii) there is an existing single drive-through lane on site, and the applicant is proposing a dual drive-through lane; and (iii) new signage will be installed on the drive-through restaurant building.

Staff noted that: (i) there will be a City work order associated with the project for frontage improvements on Steveston Highway and No. 5 Road; and (ii) a voluntary cash contribution was

secured for the future installation of a bus shelter on the bus pad along the frontage of the site through the rezoning application.

In reply to Panel queries, staff noted that: (i) the proposal was reviewed by Transportation staff and the provision for eight vehicle queue spaces along the drive through lane meets the minimum requirement of the Zoning Bylaw; (ii) the applicant could provide an updated building elevation showing the approximately two feet increase in height of the rooftop screening for mechanical equipment; (iii) after the staff report on the subject development application had been published, staff received information from the applicant regarding the proposed increase in the height of rooftop screening; (iv) staff noted that the height increase complies with the Zoning Bylaw and is consistent with existing materials on the building as conveyed by the applicant; and (v) increasing the height of the rooftop screening is one of the options to address the installation of additional mechanical equipment on the rooftop.

The Chair noted that the applicant's recent proposal to increase the height of the rooftop mechanical equipment screen should have been given more careful thought considering that the subject site is adjacent to residential developments.

The Panel referred the application to the January 31, 2018 meeting; in order for staff to work with the applicant to explore alternative approaches to screening all rooftop mechanical equipment on the building to mitigate and buffer noise other than increasing the height of the screened enclosure.

At the January 31, 2018 meeting, Ms. Stilwell noted the following to address the referral:

- The previously proposed screening height had been reduced by 0.7 meters (2.3 feet); which is now consistent with the existing height of the existing rooftop mechanical equipment screening.
- The proposed rooftop mechanical screening was redesigned to horizontal slats with reveals to provide additional detailing and articulation to the structure and the colour matching the existing colour of the building.
- A silencer will be installed on one rooftop mechanical equipment and new mechanical equipment with lower sound level generation has been selected to comply with the City's Noise Regulation Bylaw.

In response to a query from the Panel, Ms. Stilwell acknowledged that the applicant worked with staff in developing the proposed measures to address Panel's concerns regarding the design and height of the previously proposed rooftop screening for mechanical equipment.

The Chair noted that the applicant has satisfactorily addressed Panel's concern regarding the height of the previously proposed rooftop mechanical equipment screening in view of the proximity of the project's location to residential developments.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.