



**Development Permit Panel
Wednesday, June 25, 2025**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Wayne Craig, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
Todd Gross, Director, Parks 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 June 11, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 23-031345
(REDMS No. 8055559)

APPLICANT: Jack Peccia

PROPERTY LOCATION: 12399 Steveston Highway

INTENT OF PERMIT:

Permit the construction of a two-storey commercial building at 12399 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)".

Applicant's Comments

Reynold Orogo, of Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the project, highlighting the following:

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- the proposed two-storey commercial building will occupy Air Space Parcel 3 situated on top of an existing shared underground parkade and concrete pad which is located within the “The Gardens” development;
- the shared underground parkade will provide parking for the proposed development and vertical circulation from the parkade up to the second floor of the proposed building will be provided by stairs and an elevator that will be installed from the existing roughed-in shaft and stairwell;
- a new north-south walkway will be constructed to enhance pedestrian connectivity from the Steveston Highway sidewalk to the proposed development and “The Gardens” development;
- the design of the building has been improved and simplified in response to the Advisory Design Panel’s review and comments to enhance the building’s weather protection, fenestration, pedestrian connectivity, and exterior treatment considering the location of the subject property at the prominent corner of Steveston Highway and Highway 99; and
- a rough-in is proposed on the building rooftop for future installation of solar panels in response to the Advisory Design Panel’s comments to enhance the project’s sustainability features.

Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) a large triangle-shaped planting bed, planters, benches and bicycle racks will be provided along the north side of the building, (ii) raised planters are proposed along the west side, (iii) decorative paving is proposed on the north and west frontages of the building, (iv) narrow planters are proposed adjacent to the building and are aligned with the gravel sidewalk along the southeast side, (v) an oval-shaped planting bed is proposed to provide transition to the Riparian Management Area (RMA) to the southeast of the subject site, and (vi) planters and patio furniture are proposed on the rooftop decks, and (vii) the RMA will be enhanced with native planting.

Staff Comments

Joshua Reis, Director, Development noted that (i) the RMA to the southeast of the proposed building will be enhanced with native planting and a three-year maintenance and monitoring period has been secured as a condition for Development Permit approval, (ii) all vehicle and secured bicycle parking for the proposed development is located within the existing underground parkade, (iii) a new north-south walkway will be constructed that would enhance the connection of the subject property and the “The Gardens” development to the Steveston Highway sidewalk, (iv) a rough-in is provided for future solar panel installation on the building rooftop, and (v) there is no Servicing Agreement associated with the project given the scope of the proposed development and considering that the subject site is already serviced by existing onsite systems.

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Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) planting beds and narrow planters are proposed adjacent to the building to create a buffer to Highway 99 to the east, (ii) there are no additional windows proposed on the ground level of the building elevation facing the highway to mitigate noise from the highway, (iii) architectural treatments and landscaping on the ground level as well as the provision of additional windows on the second floor of the building elevation facing the highway are proposed to provide visual interest from the highway, (iv) a rough-in for future installation of solar panels is currently proposed on the building rooftop and appropriate measures would be considered including the use of low-glare solar panels to mitigate potential glare that would impact residents of taller neighbouring residential buildings, and (v) the use of the underground parkade during construction is part of the applicant's construction management plan and storage of construction equipment and materials will be coordinated with the remainder lot owner. In addition, staff noted that a Construction Traffic and Parking Management Plan is required as part of the building permit review process.

In reply to further queries from the Panel, the applicant noted that (i) the proposed on-site decorative paving treatment could be redesigned to ensure accessibility for visually impaired pedestrians, (ii) information regarding the proposed rooftop mechanical units will be provided including potential noise that would be generated and the proposed screening for the rooftop mechanical units would be redesigned if necessary to mitigate potential noise generated by the mechanical units, (iii) the proposed landscaping for the proposed development that is outside of the subject property and located on the remainder lot has been agreed to and authorized by the remainder lot owner, and (iv) the proposed garbage enclosure consists of solid fencing and trellis on top and existing trees to the south of the enclosure will help provide a buffer/screening to the highway.

Correspondence

Shuanjun Wei, 712-10788 No. 5 Road (Schedule 2)

Staff noted that the resident of the neighbouring development to the north expressed concern regarding the density and proximity of the proposed development to the highway off-ramp. In reply to the resident's concerns, staff noted that (i) there is no change to access or roads in this area as part of the proposed development, (ii) the density of the proposed development complies with the Zoning Bylaw applicable to the subject site, and (iii) the commercial use of the subject site was identified at the time of the prior rezoning of the area that permitted the residential uses in "The Gardens" development.

Gallery Comments

None.

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Panel Discussion

The Panel expressed support for the project and directed staff to work with the applicant to (i) review the decorative pavement contrast on the subject site to ensure there is no impact to the movement of visually impaired pedestrians, and (ii) ensure that acoustical information for the rooftop mechanical equipment be provided by the applicant in order for the applicant to provide appropriate noise mitigation measures should they be necessary.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a two-storey commercial building at 12399 Steveston Highway on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)".

CARRIED

2. New Business

None.

3. Date of Next Meeting: July 16, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:58 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, June 25, 2025.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk



DPP FOR DP 23-031345

PROPOSED 2-STOREY COMMERCIAL BUILDING

THE GARDENS (BUILDING C) AIR PARCEL 3, 12399 STEVESTON HWY, RICHMOND





LOCATION

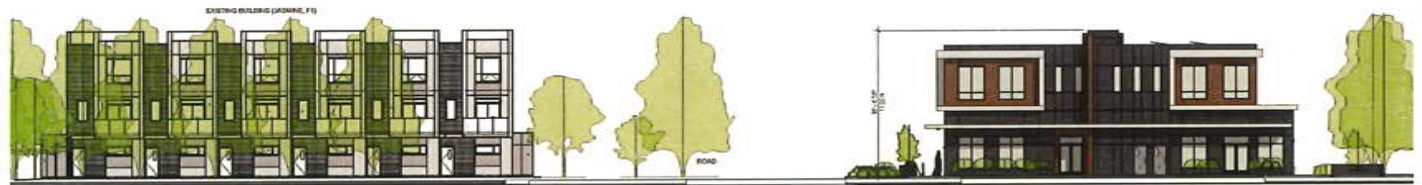
CONTEXT



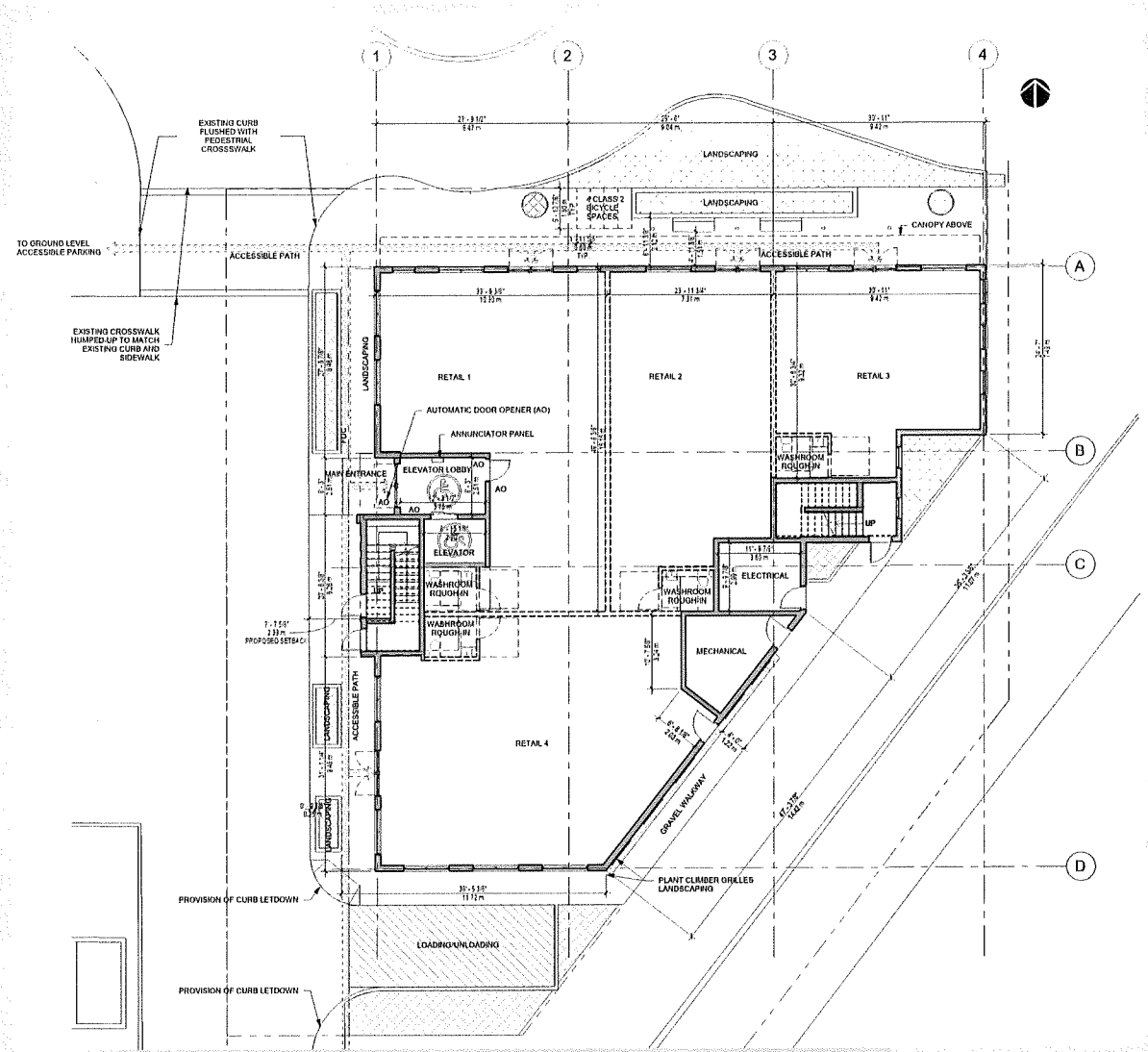
① NORTH CONTEXT ELEVATION
1" = 150'



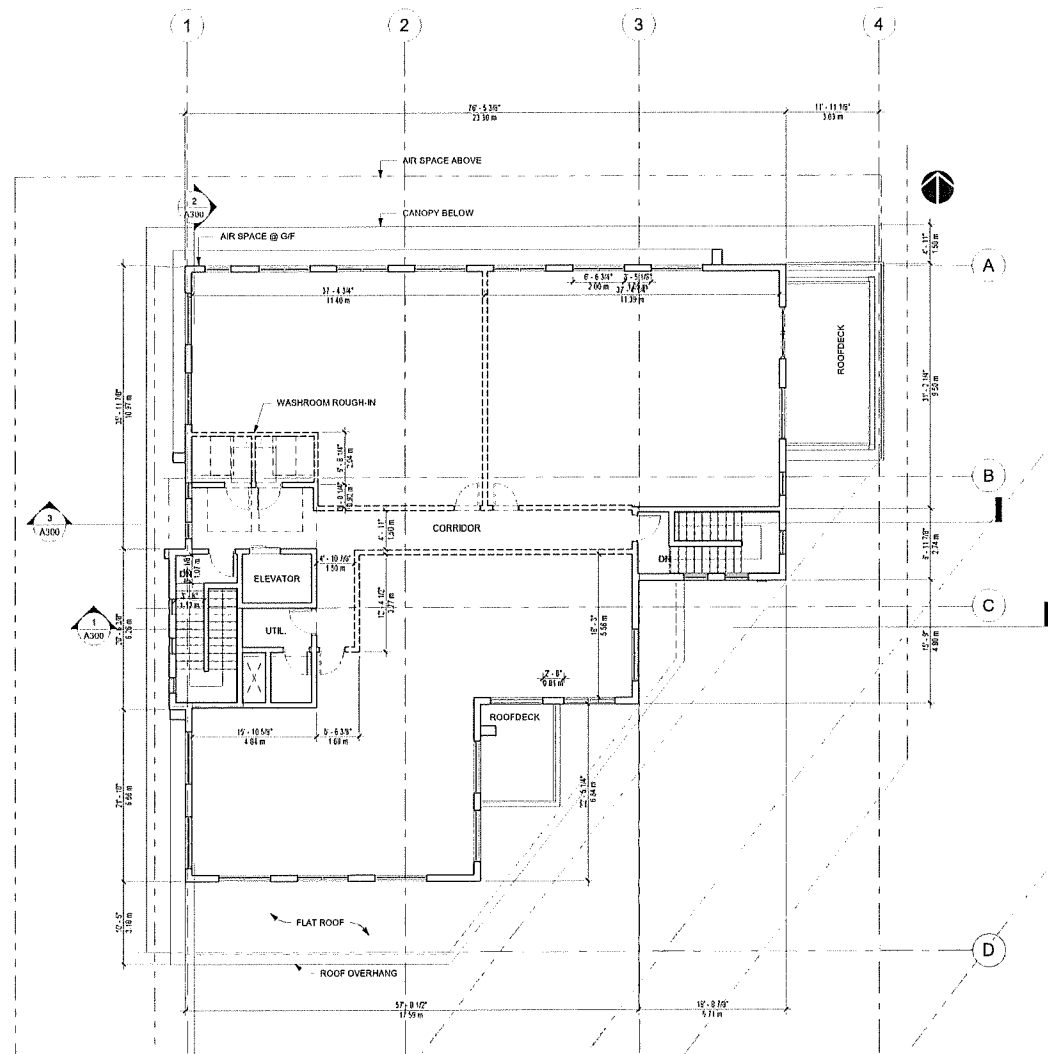
② EAST CONTEXT ELEVATION
1" = 150'



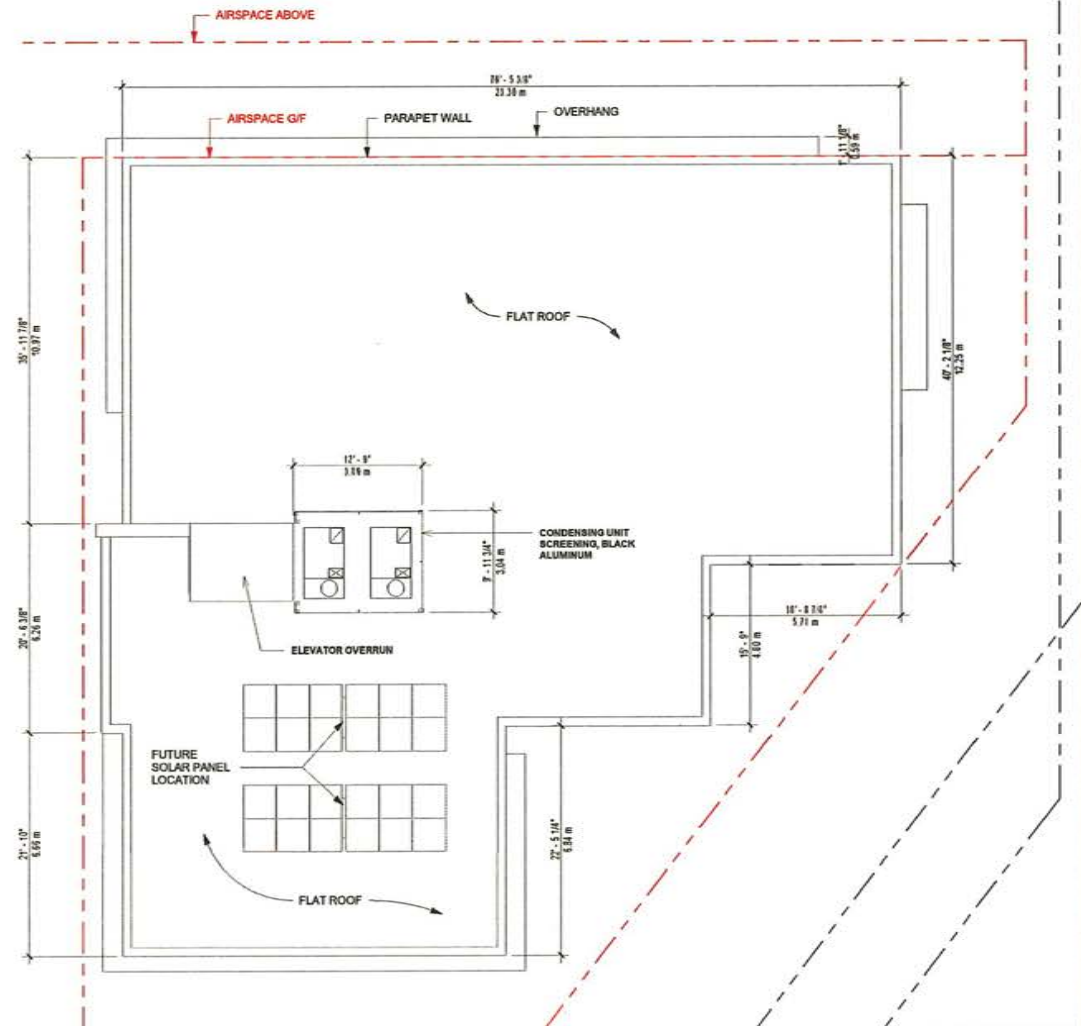
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2ND LEVEL PLAN



ROOF PLAN





M01
DARK GRAY FIBRE CEMENT BOARD PANEL



M02
WHITE FIBRE CEMENT BOARD PANEL



M03
ELUTED METAL FAUX WOOD VERTICAL
SIDING



M04
BLACK COLORS FOR STOREFRONT
AND WINDOW FRAMES



M05
LIGHT GRAY FIBRE CEMENT BOARD
SIDING

NORTH ELEVATION





M01 DARK GRAY FIBRE-CEMENT BOARD PANEL



M03 WHITE FIBRE-CEMENT BOARD PANEL



M02 FLUTED METAL, FAUX WOOD VERTICAL SIDING



M04 BLACK COLORS FOR STOREFRONT AND WINDOW FRAMES



M05 LIGHT GRAY FIBRE-CEMENT BOARD SIDING

EAST ELEVATION





M01
DARK GRAY FIBRE CEMENT BOARD PANEL



M03
WHITE FIBRE CEMENT BOARD PANEL



M02
FLUTED METAL FAUX WOOD VERTICAL
SIDING



M04
BLACK COLORS FOR STOREFRONT
AND WINDOW FRAMES



M05
LIGHT GRAY FIBRE CEMENT BOARD
SIDING

SOUTH ELEVATION





M01 DARK GRAY FIBRE-CEMENT BOARD PANEL



M02 WHITE FIBRE-CEMENT BOARD PANEL



M03 FLUTED METAL, FAUX WOOD VERTICAL SIDING

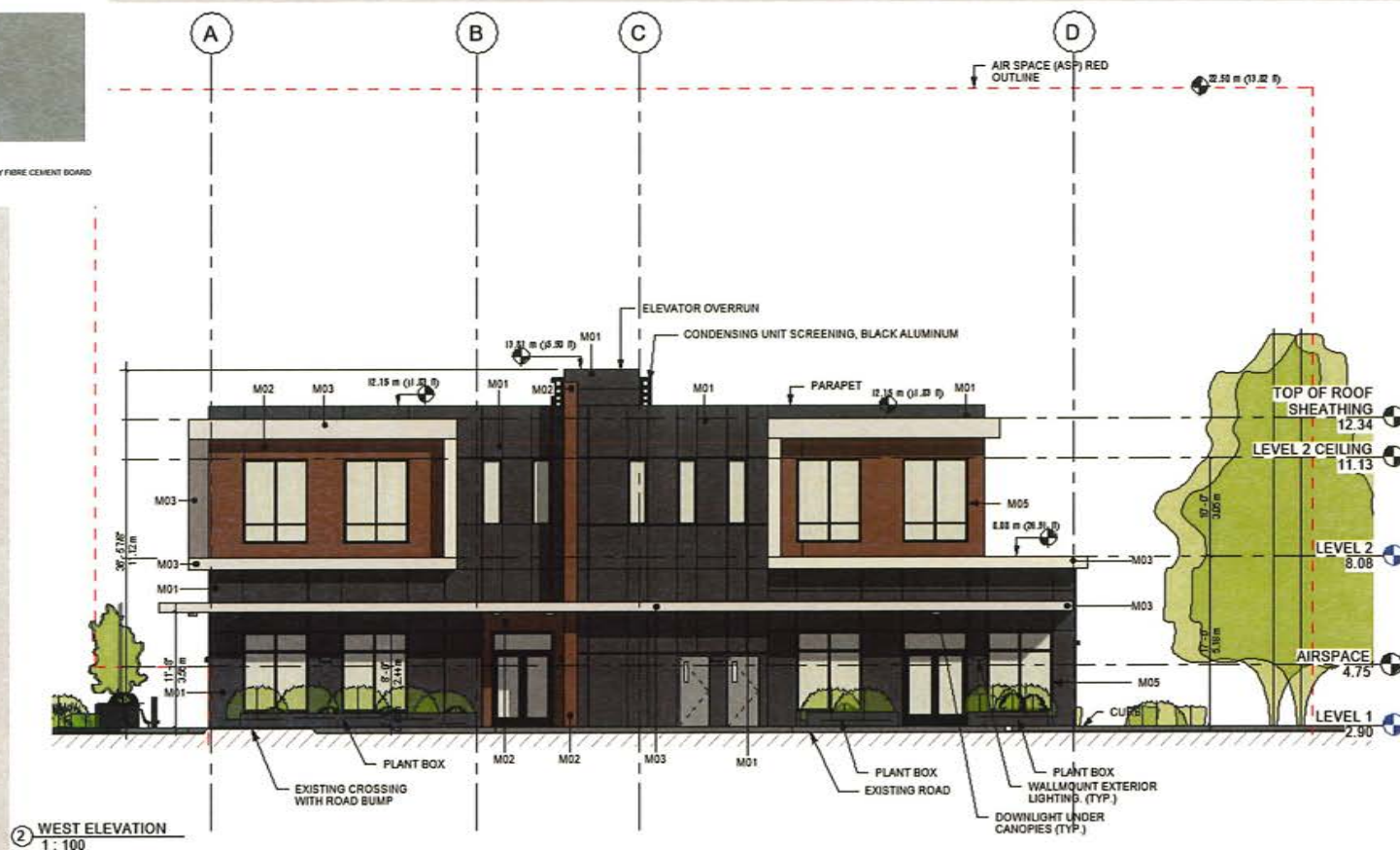


M04 BLACK COLORS FOR STOREFRONT AND WINDOW FRAMES



M05 LIGHT GRAY FIBRE-CEMENT BOARD SIDING

WEST ELEVATION





PERSPECTIVE

NORTHWEST VIEW (MAIN ENTRANCE)



PERSPECTIVE

SOUTHWEST BIRD'S EYE VIEW



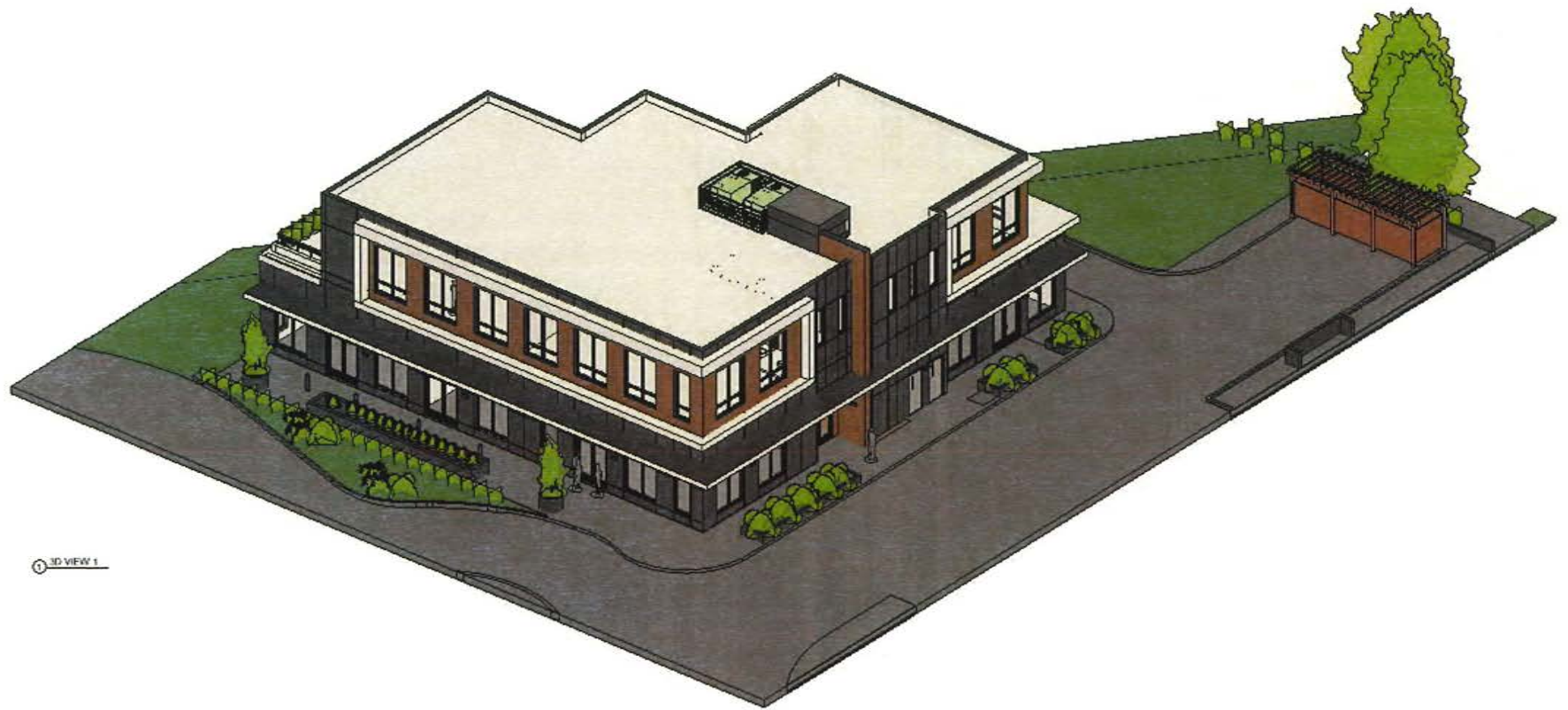
PERSPECTIVE

SOUTHEAST VIEW (HIGHWAY SIDE)



NORTHEAST VIEW (CRU UNITS)

PERSPECTIVE



① 3D VIEW 1

3D MODEL VIEW



3D MODEL VIEW



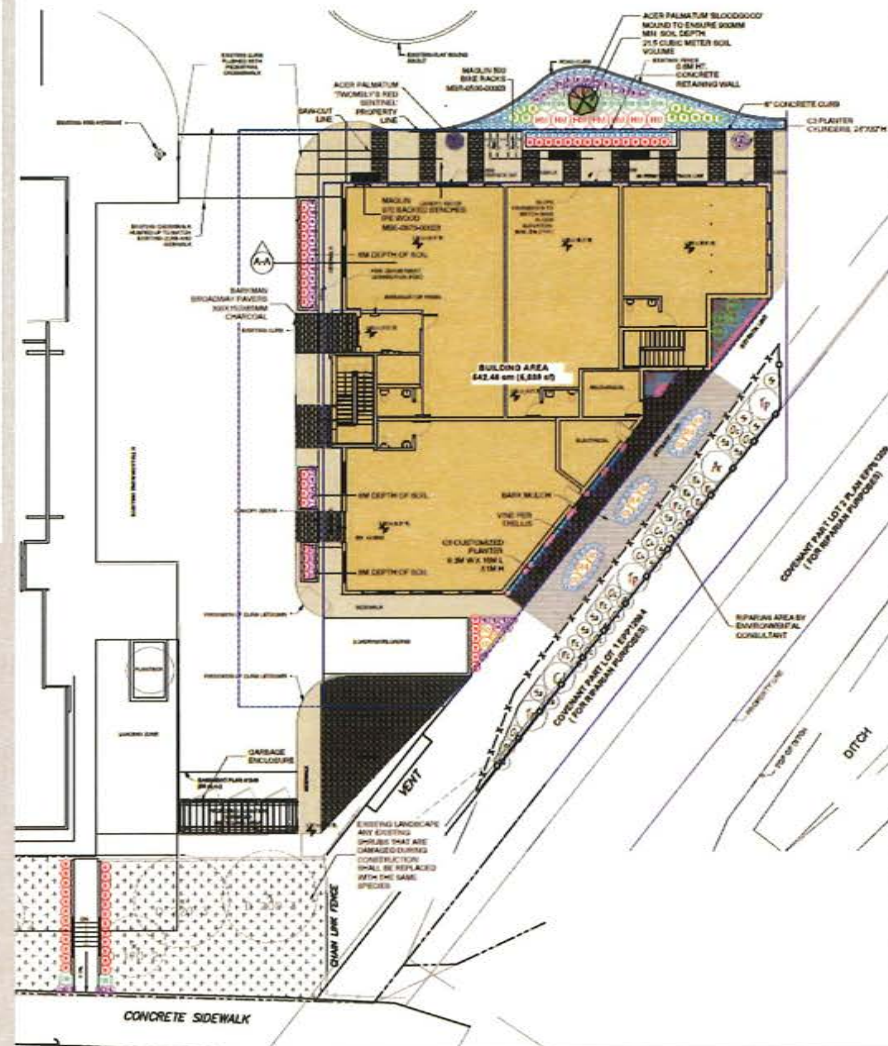
PLANT SCHEDULE

PMG PROJECT NUMBER: 23-106

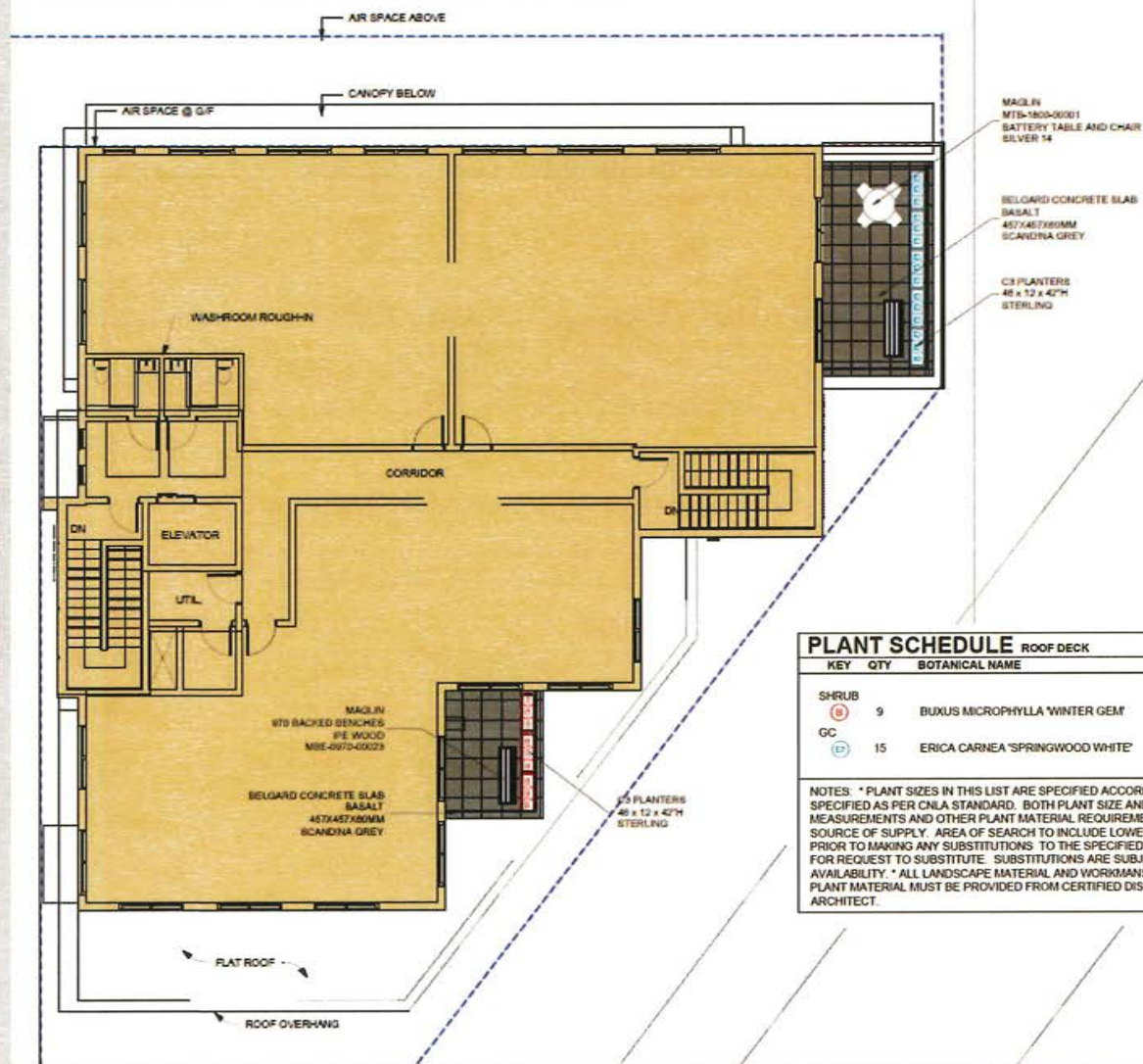
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	NOTES
TREE	1	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM	
SHRUB	2	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	1.5M HT; B&B	
64	2	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 60CM	DROUGHT TOLERANT
9	2	CORNUS SERICEA	RED TWIG DOGWOOD	#3 POT; 60CM	DROUGHT TOLERANT & NATIVE
7	2	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 60CM	DROUGHT TOLERANT
11	2	RHOODENDRON 'BOW BELLS'	RHOODENDRON	#3 POT; 50CM	DROUGHT TOLERANT
15	2	RHOODENDRON 'P.J.M.'	RHOODENDRON, LIGHT PURPLE, E. MAY	#3 POT; 50CM	DROUGHT TOLERANT
3	2	ROSA NUTKANANA	NOOTKA ROSE	#3 POT; 60CM	DROUGHT TOLERANT & NATIVE
GRASS	75	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	DROUGHT TOLERANT
66	2	FESTUCA IDAHENSIS	IDAHO FESCUE	#1 POT	DROUGHT TOLERANT & NATIVE
33	2	PENNISETUM ALOPECUROIDES 'MAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	DROUGHT TOLERANT
VINE	9	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#2 POT; 75CM, STAKED	DROUGHT TOLERANT
PERENNIAL	17	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	DROUGHT TOLERANT
39	2	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF	9CM POT	DROUGHT TOLERANT
8	2	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT	DROUGHT TOLERANT
GC	6	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	DROUGHT TOLERANT & NATIVE
51	2	ARCTOSTAPHYLOS UVA-URSI	KINKKINICK	#1 POT; 20CM	DROUGHT TOLERANT & NATIVE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: HIGH EFFICIENCY IRRIGATION (INCLUDE RAIN SENSOR) TO IABC STANDARDS TO BE PROVIDED BY IRRIGATION CONTRACTOR THROUGH DESIGN-BUILD SYSTEM. PROVIDE SHOP DRAWINGS TO PMG FOR REVIEW PRIOR TO INSTALLATION.



LANDSCAPING PLAN



C3 PLANTER



BELGARD CONCRETE SLAB

PLANT SCHEDULE ROOF DECK

PMG PROJECT NUMBER: 23-106

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB (B)	9	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
GC (E)	15	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ROOF DECK

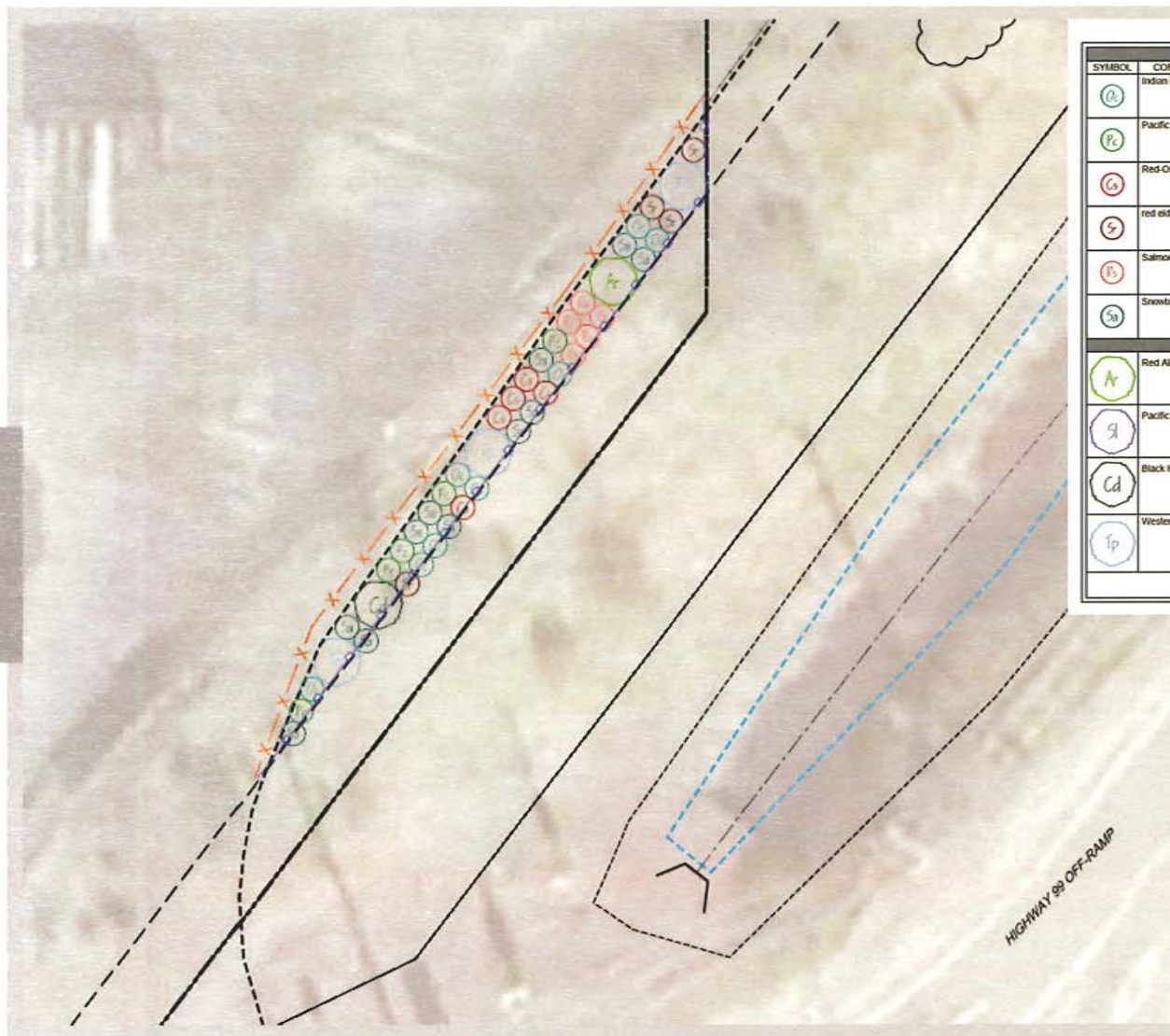










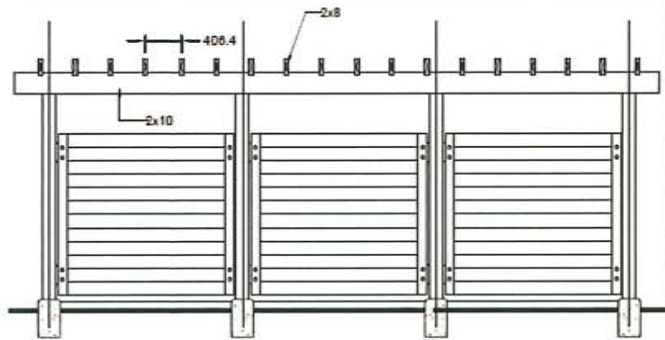


TABLE 1: PETERSON DEVELOPMENT

TABLE 1. PETERSON DEVELOPMENT						
TREES						
SYMBOL	COMMON NAME	LATIN NAME	COUNT	SPECIFICATIONS	ECOLOGICAL VALUE	
	Indian Plum	Oenothera cerasiflora	8	no 2 pot, multi-stemmed, densely branched, well established	Fruit bearing, shade value	
	Pacific Ninebark	Physocarpus capitatus	5	no 2 pot, densely branched, well established	Litter inputs, shade value	
	Red-Osier Dogwood	Comus sericea	5	no 2 pot, densely branched, well established	Fruit bearing, slope stability, shade value	
	red elderberry	Sambucus racemosa	4	no 2 pot, densely branched, well established	Fruit bearing, shade value	
	Salmonberry	Rubus spectabilis	5	no 2 pot, multi-stemmed, densely branched, well established	Fruit bearing, slope stability, shade value	
	Snowberry	Symphoricarpos albus	11	no 2 pot, densely branched, well established	Fruit bearing	
TREES						
	Red Alder	Alnus rubra	1	no 5 pot, densely branched, well established	Litter inputs, shade value, slope stability	
	Pacific Willow	Salix lucida ssp lasioandra	0	no 5 pot, densely branched, well established	Litter inputs, shade value, slope stability	
	Black Hawthorn	Crataegus douglasii	1	no 5 pot, densely branched, well established	Litter inputs, fruit bearing	
	Western Red Cedar	Thuja plicata	3	no 5 pot, densely branched, well established	Shade value, nesting habitat	
TOTAL			43			

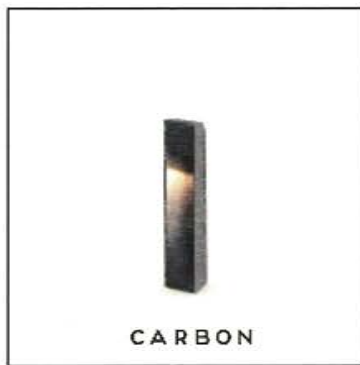
RMA PLANTING



4
L5
GARBAGE ENCLOSURE



MAGLIN BATTERY TABLE AND CHAIR



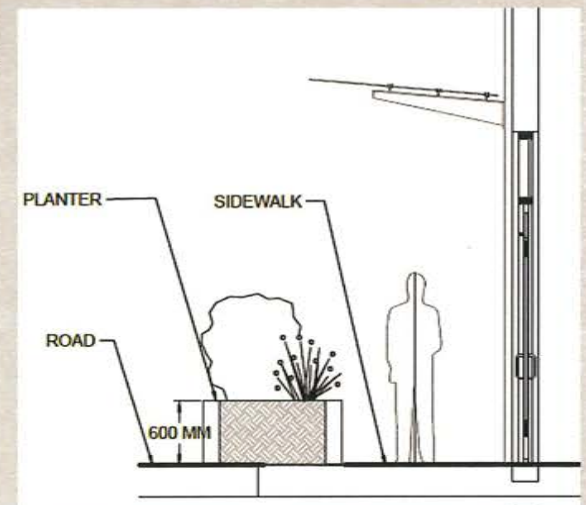
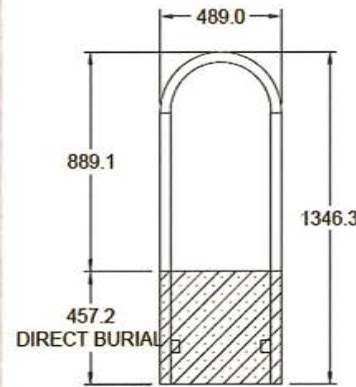
BOLLARD LIGHT



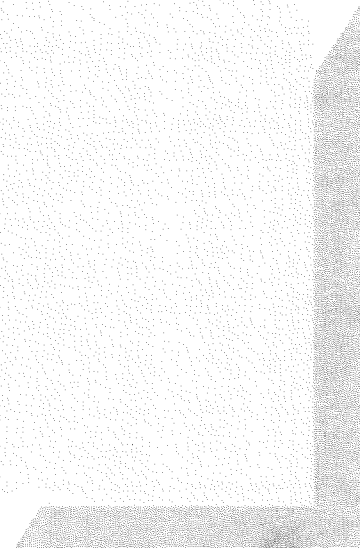
WALL SCONCE LIGHT



CANOPY LIGHT



LANDSCAPING DETAILS





M01
DARK GRAY FIBRE-CEMENT BOARD PANEL



M03
WHITE FIBRE-CEMENT BOARD PANEL



M04
BLACK COLORS FOR STOREFRONT
AND WINDOW FRAMES



M02
FLUTED METAL FAUX WOOD VERTICAL SIDING



M05
LIGHT GRAY FIBRE CEMENT BOARD SIDING

MATERIALS

SUSTAINABILITY FEATURES

Energy Efficiency:

- LED lighting – Energy-efficient lighting with smart controls and daylight sensors.

Water Conservation:

- Low-flow plumbing fixtures – Water-efficient faucets, toilets, and urinals to reduce water consumption.
- Drought-resistant landscaping – Using native plants that require less water and maintenance.

Sustainable Materials:

- Will prioritize locally-sourced materials - Reducing carbon footprint but using materials from nearby sources.
- Low-VOC and non-toxic materials – Improving indoor air quality with eco-friendly paints, adhesives, and finishes.

Waste Management:

- When possible construction waste reduction – Using prefabrication, modular design, and recycling construction materials.

STEP Code Requirement:

- Step Code 2 with LCES will be provided

SITE CONTEXT



1. CONTEXT SITE PLAN
1:1000

EXISTING BUS STOPS

ADJACENT EXISTING APARTMENTS



EXISTING SITE VIEW AS SEEN FROM ON HIGHWAY



ADJACENT EXISTING APARTMENTS



ADJACENT EXISTING TOWNHOUSES



ENTRANCE TO THE
EXISTING BASEMENT
PARKADE

CLOSEST FIRE
HYDRANT LOCATION

FLAT ROLL-OVER CURB
THAT COULD ALLOW
FIRE TRUCK BACKING-
UP

ADJACENT EXISTING COMMERCIAL-RESIDENTIAL BUILDING



EXISTING SITE VIEW AS SEEN FROM THE HIGHWAY

RSMA ZONE

DEVELOPMENT CONTEXT:

Adherence to SAP Plan:

Green Development Strategies:

- Compact, Mixed-Use, Pedestrian Friendly Design : Walkable surface, weather protected canopies have been provided)
- Active Strategies (technology-driven sustainability measures): Rough-in for future solar panel installation, High-efficiency HVAC systems and smart building controls and , Water-saving plumbing fixtures will be suggested to future tenants
- Passive Strategies (design elements that enhance energy efficiency naturally): Large windows for natural ventilation and reduced artificial lighting needs and Shading elements such as overhangs are introduced to regulate indoor temperatures.

High-Performance Building & Landscape Integration

- Drought-Tolerant & Native Landscaping
- We will strive to use recycled & sustainable materials by incorporating locally sourced, non-toxic, and low-carbon footprint materials where possible.

Resource Optimization, Waste Reduction, & Pollution Control

- Garbage recycling area is provided to minimize landfill waste and encourage circular resource use.
- Where applicable we will use low-VOC (Volatile Organic Compound) materials to improve indoor air quality with non-toxic paints, adhesives, and finishes.

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 25, 2025

To Development Permit Panel	
Date:	<u>JUNE 25, 2025</u>
Item #	<u>1</u>
Re:	<u>DP 23-031345</u>

From: wei shuanjun <xiaoweivip@hotmail.com>
Sent: June 18, 2025 1:57 PM
To: CityClerk
Subject: About Development Permit panel meeting

Categories: Rustico

[You don't often get email from xiaoweivip@hotmail.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

File : DP 23-031345
Applicant : Jack Peccia

Hi Dear Clerks,

My name : Shuanjun Wei
Address : 712-10788 No. 5 RD Richmond BC V6W 0B7

Sorry, I am unable to attend this development permit panel meeting in-person. Because I'm not in the urban area this month.

My opinion is as follow :
I'm not in favor of issuing this permit.
Because this place is too close to the Highway road Exit and too dense.
It's too dangerous. Accidents are prone to occur !

Thank you !

Sincerely

Shuanjun Wei

发自我的 iPhone

