



**Development Permit Panel  
Wednesday, September 24, 2014**

Time: 2:30 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 2:30 p.m.

**1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, September 10, 2014, be adopted.*

**CARRIED**

**2. Development Permit 14-662829**

(File Ref. No.: DP 14-662829, Xr: HA 14-662831) (REDMS No. 4336656)

APPLICANT: City of Richmond

PROPERTY LOCATION: 3811 Moncton Street

INTENT OF PERMIT:

1. Permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to alter the south façade of the building at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and
2. Issue a Heritage Alteration Permit for 3811 Moncton Street in accordance with Development Permit (HA 14-662831).

## **Development Permit Panel**

### **Wednesday, September 24, 2014**

---

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

Wendy Andrews, Andrews Architects Inc., gave a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, and (iii) landscape and open space design.

Ms. Andrews spoke of the proposed exterior modifications to the buildings on the subject site, noting that a concrete deck and a sloped walkway will be installed. Also, she noted that the patio area will be modified and enlarged to remove any drop-offs and provide for more programming space. She added that the exterior fencing will integrate with the design of the buildings.

Ms. Andrews advised that the current front doors will be replaced with wood panel doors and that the new lighting elements will integrate with the design of the buildings.

#### **Panel Discussion**

In reply to queries from the Panel, Ms. Andrews advised that (i) the exterior replacement doors for the Steveston Museum will be wood panel doors that would integrate well with the building's heritage character, (ii) the concrete connection between the two buildings will not be modified, and (iii) the concrete patio will be expanded.

In reply to queries from the Panel, Ms. Andrews noted that the proposed modifications would reflect the heritage nature of the buildings and would replace some of the modern elements installed previously.

#### **Staff Comments**

Wayne Craig, Director, Development, advised that the proposed application was reviewed and endorsed by the Richmond Heritage Commission.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

Discussion ensued with regard to preserving the heritage nature of the buildings.

**Development Permit Panel**  
**Wednesday, September 24, 2014**

---

**Panel Decision**

It was moved and seconded

1. *That a Development Permit be issued which would permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to alter the south façade of the building at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and*
2. *That a Heritage Alteration Permit be issued for 3811 Moncton Street in accordance with Development Permit (HA 14-662831).*

**CARRIED**

**3. New Business**

**4. Date Of Next Meeting: Wednesday, October 15, 2014**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 2:40 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, September 24, 2014.

---

Joe Erceg  
Chair

---

Evangel Biason  
Auxiliary Committee Clerk