



To: Richmond City Council

Date: February 11, 2025

From: Wayne Craig
Chair, Development Permit Panel

File: DP 24-011767

Re: **Development Permit Panel Meeting Held on August 21, 2024**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 24-011767) for the property at 11388 Steveston Highway, be endorsed and the Permit so issued.

Wayne Craig
General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following items at its meetings held on August 21, 2024.

DP 24-011767 – CANADIAN TIRE LTD. – 11388 STEVESTON HIGHWAY (August 21, 2024)

The Panel considered a Development Permit (DP) application to permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned “Industrial Community Commercial (ZC6)”.

The applicant’s architect, Rebekka Hammer, of MGB Architecture, Inc., and landscape architect, Kim Unger, of McElhanney, provided a brief visual presentation highlighting:

- The project intends to update the exterior finishes of the existing Canadian Tire building, provide new brand signage, improve the existing landscaping and update paint markings on pedestrian crossings.
- The proposed renovations to the building’s exterior finishes and branding will be consistent with façade upgrades for other Canadian Tire stores.
- The proposed façade improvements to the existing building will not result in additional floor area.
- Some plant species within the existing landscaped areas on the site are in poor condition and will be replaced with more hardy plant species currently planted on the site to enhance their survivability.
- The size of shrubs planted adjacent to some small car parking stalls will be upgraded.
- Planting beds in the parking area will be cleaned up and re-mulched.
- Existing pedestrian crossings on the site will be repainted.

Staff noted that (i) improvements to the existing façade of the building and landscaping are limited in scope, (ii) there is no change to the existing floor area, and (iii) no new servicing agreements are associated with the project.

In reply to queries from the Panel, the applicant noted that (i) the proposed landscape improvements are limited in scope as the existing trees on the subject site are in good condition, and (ii) improvements to the interior of the building are currently done in phases and efforts are being undertaken in order to avoid impacting on-site operations.

The Chair noted that there are some landscape islands on the property that were not identified for landscape improvements. As a result of the discussion, staff were directed to work with the applicant to review the existing landscaping within these landscape islands to ensure that no further improvements are required prior to the application moving forward to Council.

In response to direction from the Panel, staff and the landscape architect reviewed the additional islands in the parking lot outside and concluded that those islands could also benefit from some additional low plantings. The applicant has revised the landscape plan and associated cost estimate to include updated plantings for all the landscaped islands within the site.

The Panel recommends the Permit be issued.