



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: October 7, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01
Re: **Development Permit Panel Meeting held on September 24, 2014**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 14-662829) for the property at 3811 Moncton Street; and
2. A Heritage Alteration Permit (HA 14-662831) for the property at 3811 Moncton Street;

be endorsed, and the Permits so issued.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on September 24, 2014.

DP 14-662829 AND HA 14-662831 – CITY OF RICHMOND – 3811 MONCTON STREET
(September 24, 2014)

The Panel considered a Development Permit application and associated Heritage Alteration Permit to 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).

Architect, Wendy Andrews, of Andrews Architects Inc., provided a brief presentation regarding the proposal, including: (i) the patio area will be modified and enlarged to remove any drop-offs and provide for more programming space; (ii) exterior fencing will integrate with the design of the buildings; and (iii) the current doors will be replaced with wood panel doors and new lighting will integrate with the design of the buildings.

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 (2) buildings will not be modified, (iii) the concrete patio will be expanded, and (iv) the proposed modifications would reflect the heritage nature of the buildings and would replace some of the modern elements installed previously.

Staff supported the Development Permit application and associated Heritage Alteration Permit and advised that the proposed application was reviewed and endorsed by the Richmond Heritage Commission.

No correspondence was submitted to the Panel regarding the Development Permit and Heritage Alteration Permit applications.

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

The Panel recommends that the Permits be issued.