



AGENDA

Committee of the Whole - Development Services Meeting

7:30 PM - Monday, June 22, 2026

Municipal Council Chambers

Please participate in the meeting by observing or listening in one of the following ways:

1. Attend in person at City Hall (Council Chambers) – 3215 Eby Street
2. [Watch through our website](#)
3. [Watch through Facebook](#)
4. Join Teams by Desktop Computer or Mobile Device
 - [Click here to join on Teams](#)
5. Join Teams by Regular Phone Call:
 - 1-236-599-4533 (long-distance charges may apply)
 - Conference ID: 792 703 93#

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1. **COMMITTEE OF THE WHOLE**

- 1.1. Planning Manager – Development Permit No. 09-2026 – 3212 Kalum Street (Don Diego's Restaurant)

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[Memo - Development Permit No. 09-2026 - 3212 Kalum Street \(Don Diego's Restaurant\)](#)



City of Terrace
COMMITTEE OF THE WHOLE REPORT
 Committee of the Whole - Development Services

MEETING:	Committee of the Whole - Development Services - 22 Jun 2026
TO:	Maggie Arruda, City Manager for Mayor and Council
FROM:	Ken Newman, Planning Manager
SUBJECT:	Development Permit No. 09-2026 – 3212 Kalum Street – Don Diego's Restaurant
ATTACHED:	DP 09-2026 - 3212 Kalum

RECOMMENDATION(S):

That Council issue Development Permit No. 09-2026 for Don Diego's Restaurant, the property at 3212 Kalum Street (Lot 25, Block 7, District Lot 369, Range 5, Coast District, Plan 972), to permit façade improvements.

PURPOSE:

The purpose of this report is to present a Development Permit application for Council's consideration.

BACKGROUND INFORMATION:

On April 27, 2026, staff received a Development Permit application from Kyle Howard, the agent for the owner of the property, Sophia Fan (Fan's Hospitality Empire Ltd). The subject property is located on the east side of Kalum Street between Lakelse Avenue and Greig Avenue. The building on this property consists of a restaurant (Don Diego's) at street level and a residential apartment above. The property is zone C7 – Downtown Cultural in Zoning Bylaw No. 2069-2014 and within the Official Community Plan Downtown Development Permit Area.

The owner is proposing building renovations to remediate existing water damage issues. The renovations provided an opportunity to also update the building's exterior facade. A Development Permit and a Building permit are required for the façade improvements.

DISCUSSION AND ANALYSIS:

Improvements to the front façade include new contemporary paint colours and materials that meet the Downtown Development Permit Area Guidelines of the Official Community Plan. The exterior improvements will be completed on the front, north and rear sides of the building. The façade improvements are consistent with the Downtown Urban Design Guidelines as they incorporate the

use of a variety of complementary colours and materials that provide an attractive visual appearance from the street.

The façade improvements include white cement board siding on the upper floor, and a mix of vertical and horizontal metal cladding on lower portion of the building and above the main entrance with a mix of complementary natural tone colours. Included with the façade improvements is the reconstruction of the existing canopies, above the street level entrance and the restaurant windows that will project approximately 1.07 metres over the public sidewalk. The north side and rear exterior improvements will match and complement the front exterior improvements in colour and material with the addition of grey metal on the north side.

As the canopies overhang the public sidewalk the owners will be required to provide liability insurance of \$2,000,000 naming the City as co-insured in the policy. The applicant will also be required to provide a \$10,000 security deposit to guarantee the completion of all conditions, including provision of the insurance policy and installing a garbage enclosure that will include collection bins for all three streams of waste collection and diversion.

The proposed façade improvements are consistent with the Urban Design Guidelines and therefore staff are in support of the application.

FINANCIAL IMPLICATIONS:

There are no financial implications with this report.

COUNCIL STRATEGIC FOCUS AREA(S):

- Livable Community
- Community Wellness
- Organizational Strength and Cultural Awareness
- Responsible Asset Management
- Grow Revenues and Economic Development
- Not Applicable

COMMUNICATIONS:

Following Council's decision on this application, staff will communicate the outcome to the applicant in writing.

SUMMARY AND CONCLUSION:

The proposed façade renewal with new materials, colours, and design meets the intent of the Downtown Development Permit Area Guidelines. Staff are in support of the application as it will contribute to the enhancement of the city's downtown.

RELEVANT GUIDING DOCUMENTS:

Official Community Plan
A Vibrant Downtown

Prepared by:

Mary Wong

Approved by

Ken Newman, Planning Manager

David Block, Director of Development Services

Cristina Fleischbein, Legislative Clerk

Tatiana Block, Executive Assistant

Maggie Arruda, City Manager

Status:

Approved - 17 Jun 2026

Approved - 17 Jun 2026

Approved - 17 Jun 2026

Approved - 17 Jun 2026

Approved - 17 Jun 2026

**CITY OF TERRACE
DEVELOPMENT PERMIT**

NO. 09 - 2026

Issued to: Fan's Hospitality Empire Ltd. BC1029824
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 342 City Centre, Kitimat, BC V8C 1T6

1. This Development Permit applies to those lands within the City of Terrace described as:

**Lot 25, Block 7, District Lot 369, Coast District, Plan 972
[3212 Kalum Street]**

(THE LAND)

for the following development:

Façade renovations of an existing downtown commercial building that includes upgrades to the exterior finishes of the building with new cladding, painting, the installation of exterior lighting and the removal and reconstruction of two existing canopies overhanging the public sidewalk.

2. This Development Permit is issued subject to compliance with all of the Bylaws of the City of Terrace applicable thereto:
3. **TERMS & CONDITIONS:**

Subject to Section 489 of the Local Government Act the Land described herein shall be developed in accordance with the development permit guidelines contained in the Official Community Plan, the attached Schedule "A", and the following:

- a. Facilities for all three waste streams, including refuse, recyclables, and organics, shall be provided and maintained on site in a good and sanitary condition, in accordance with Solid Waste Operations Bylaw No. 2130 – 2017.
- b. Proposed alteration to the front entry door should be in compliance with BC accessibility guidelines and BC Building Code.
- c. That liability insurance in the amount of \$2,000,000 naming the City of Terrace as an additional insured party be maintained for the overhanging roof canopy and the light fixtures that project over the public right of way.

Fan's Hospitality Empire Ltd (3212 Kalum Street)

Development Permit No. 09-2026

4. *As per Section 502 of the Local Government Act the City of Terrace reserves the right to take letters of credit or security deposits for landscaping, for completion of unfinished landscaping requirements, for carrying out any construction required to correct an unsafe condition, or for repairing damage to the natural environment that has resulted as a consequence of a contravention of a condition in a development permit.*
5. *As a condition of the issuance of this permit, the City requires that the applicant for the permit provide a security deposit in the amount of **\$10,000.00** to guarantee the performance of the terms of the permit.*
6. *Minor changes in the development, that do not violate the development permit guidelines in accordance with which the permit was originally issued, may be approved by the Director of Development Services and his or her delegate.*
7. *This permit shall lapse if the permittee does not substantially commence the construction of the development permitted by this permit within twelve (12) months of the date of this permit, and complete construction within two (2) years.*
8. *Terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.*
9. *This permit is not a building permit.*
10. *This permit is not a sign permit.*

Issued this 22nd day of June, 2026.

Clerk

SCHEDULE 'A'



TYPE	PLAN	DESCRIPTION
W1		EXTERIOR CEMENT BOARD WALL ASSEMBLY - 150mm HORIZONTAL FIBER CEMENT BOARD CLADDING ARTIC WHITE - VERTICAL P.T. STRAPPING - VAPOUR PERMEABLE SELF ADHERED MEMBRANE - 13mm PLYWOOD SHEATHING - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W2		EXTERIOR STEEL WALL ASSEMBLY - VERTICAL CONTEMPORARY 12" STEEL CLADDING IRON ORE - VERTICAL & HORIZONTAL PT STRAPPING - VAPOUR PERMEABLE SELF ADHERED MEMBRANE - 1/2" PLYWOOD SHEATHING - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W3		EXTERIOR STEEL WALL ASSEMBLY - METALUNIC MODERNO STEEL CLADDING EXPRESSO FINISH - VERTICAL & HORIZONTAL PT STRAPPING - VAPOUR PERMEABLE SELF ADHERED MEMBRANE - 1/2" PLYWOOD SHEATHING - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE

Proposed renovations
Front Façade (west facing)

Fan's Hospitality Empire Ltd (3212 Kalum Street)

Development Permit No. 09-2026

SCHEDULE 'A'

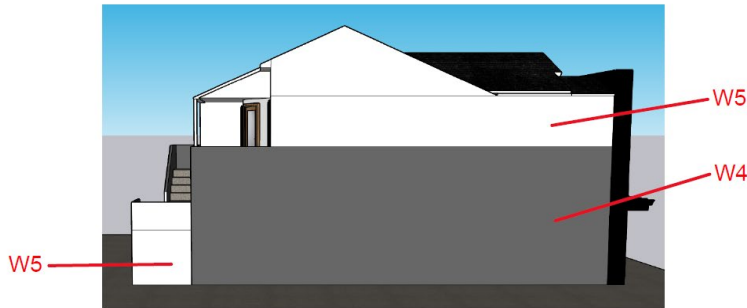


TYPE	PLAN	DESCRIPTION
W1		EXTERIOR CEMENT BOARD WALL ASSEMBLY - 150mm HORIZONTAL FIBER CEMENT BOARD CLADDING ARTIC WHITE - VERTICAL P.T. STRAPPING - VAPOUR PERMEABLE SELF ADHERED MEMBRANE - 13mm PLYWOOD SHEATHING - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W2		EXTERIOR STEEL WALL ASSEMBLY - VERTICAL CONTEMPORARY 12" STEEL CLADDING IRON ORE - VERTICAL & HORIZONTAL PT STRAPPING - VAPOUR PERMEABLE SELF ADHERED MEMBRANE - 1/2" PLYWOOD SHEATHING - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W3		EXTERIOR STEEL WALL ASSEMBLY - METALLIC MODERN STEEL CLADDING EXPRESSO FINISH - VERTICAL & HORIZONTAL PT STRAPPING - VAPOUR PERMEABLE SELF ADHERED MEMBRANE - 1/2" PLYWOOD SHEATHING - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W4		EXTERIOR STEEL WALL ASSEMBLY - DULUX EXTERIOR BONDED DIAMOND PAINT GALLANT GREY - EXTERIOR SEALER E900 - EXTERIOR - DULUX PRO SESA - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W5		EXTERIOR STEEL WALL ASSEMBLY - DULUX EXTERIOR BONDED DIAMOND PAINT WHITE - EXTERIOR SEALER E900 - EXTERIOR - DULUX PRO SESA - WALL FRAMING - REFER TO EXISTING WALL STRUCTURE



Proposed renovations
Rear Façade (east facing)

SCHEDULE 'A'



TYPE	PLAN	DESCRIPTION
W1		EXTERIOR CEMENT BOARD WALL ASSEMBLY 150mm HORIZONTAL FIBER CEMENT BOARD CLADDING ARTIC WHITE VERTICAL P.T. STRAPPING 1/4" HOUR PERMEABLE SELF-ADHERED MEMBRANE 13mm PLYWOOD SHEATHING WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W2		EXTERIOR STEEL WALL ASSEMBLY VERTICAL CONTEMPORARY 12" STEEL CLADDING IRON ORE VERTICAL & HORIZONTAL P.T. STRAPPING VARIOUS PERMEABLE SELF-ADHERED MEMBRANE 1/2" PLYWOOD SHEATHING WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W3		EXTERIOR STEEL WALL ASSEMBLY METALLIC MODERNO STEEL CLADDING EXPRESSO FINISH VERTICAL & HORIZONTAL P.T. STRAPPING VARIOUS PERMEABLE SELF-ADHERED MEMBRANE 1/2" PLYWOOD SHEATHING WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W4		EXTERIOR STEEL WALL ASSEMBLY DULUX EXTERIOR BONDO DIAMOND PAINT GALLANT GREY EXTERIOR SEALER ES00 - EXTERIOR - DULUX PRO SE5A WALL FRAMING - REFER TO EXISTING WALL STRUCTURE
W5		EXTERIOR STEEL WALL ASSEMBLY DULUX EXTERIOR BONDO DIAMOND PAINT WHITE EXTERIOR SEALER ES00 - EXTERIOR - DULUX PRO SE5A WALL FRAMING - REFER TO EXISTING WALL STRUCTURE



Proposed renovations
Side Façade (north facing)