



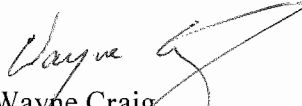
# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development  
**Date:** May 1, 2015  
**File:** ZT 15-694669  
**Re:** Application by Ryan Cowell on behalf of 0737974 B.C. Ltd. for a Zoning Text Amendment to Increase the Permitted Floor Area Ratio to 0.78 for the Property Located at 5600 Parkwood Crescent

### Staff Recommendation

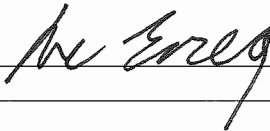
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9245, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.78 for the property, be introduced and given first reading.

  
Wayne Craig  
Director of Development

DN:blg  
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



CNCL - 455

## Staff Report

### Origin

Ryan Cowell, on behalf of 0737974 B.C. Ltd., has applied to the City of Richmond for a Zoning Text Amendment to the “Vehicle Sales (CV)” zone in order to increase the overall allowable Floor Area Ratio (FAR) to 0.78 for the property located at 5600 Parkwood Crescent, where development of two (2) auto dealerships is proposed. Location maps are included as Attachment 1. For reference, a site plan for the proposed auto dealership application is attached (Attachment 2).

### Findings of Fact

The subject site was part of a rezoning and Official Community Plan (OCP) amendment that included the adjacent northern parcel, 5580 Parkwood Crescent (RZ 12-626430). The lots were rezoned from “Industrial Business Park (IB1)” to “Vehicle Sales (CV)” and redesignated from “Mixed Employment” and “Industrial” in the OCP and East Cambie Area Plan respectively to “Commercial” on February 23, 2015 (Bylaw 9054). A Servicing Agreement (SA) was required as a condition of rezoning bylaw adoption and required utility upgrades as well as land dedication to improve the road network.

The project proponent has applied for a Development Permit (DP 14-676613) to permit development of two (2) auto dealership buildings on the subject site (Attachment 2). At the design stage, it was recognized that the proposed buildings exceed the density permitted by the site’s “CV” zoning. The applicant proposes a text amendment to the “CV” zone to increase the allowable FAR on the subject site to 0.78 FAR based on consideration of the site specific context and the feasibility of accommodating the proposed density on the subject site. Under the current “CV” zone, the total FAR that can be achieved is 0.50. The “CV” zone includes reference to two properties, which are within proximity of the subject development proposal, where density is increased (to 0.58 and 0.75 FAR).

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### Surrounding Development

The subject property is located within the Richmond Auto Mall. The following land uses surround the site:

To the north, proposed redevelopment of an existing two-storey industrial business park building to a two-storey auto dealership (Acura) within the Richmond Auto Mall, zoned “Vehicle Sales (CV)” and designated “Commercial” in the East Cambie Area Plan.

To the east, across Knight Street, two-storey office buildings, zoned “Industrial Business Park (IB1)” and designated “Industrial” in the East Cambie Area Plan.

To the south, existing vehicle sales and service dealerships within the Richmond Auto Mall on sites zoned “Vehicle Sales (CV)” and designated “Commercial” in the East Cambie Area Plan.

To the west, vehicle sales and service dealerships within the Richmond Auto Mall on sites zoned “Vehicle Sales (CV)” and designated “Commercial” in the East Cambie Area Plan.

### **Related Policies & Studies**

#### Official Community Plan (OCP)/East Cambie Area Plan

The subject site is designated “Commercial” in both the Official Community Plan (OCP) and the East Cambie Area Plan. Redevelopment of the site as an auto dealership is supported by both plans and is compatible with adjacent land uses.

#### Flood Protection

The site is located in the East Cambie Planning Area; where the Flood Construction Level (FCL) requirement is 2.9 m GSC for habitable spaces. A Flood Indemnity Restrictive covenant was secured as a condition of rezoning bylaw adoption (RZ 12-626430).

#### Ministry of Transportation and Infrastructure (MOTI)

The development proposal was referred to MOTI at the time the associated rezoning (RZ 12-626430) was reviewed. MOTI approval was granted conditional to all storm water being directed to a municipal storm drain system and prohibition of direct access to the site from Highway 91.

The site is permitted to drain into the highway system provided storm water first enters the Municipal City system. Through the associated rezoning process, storm water management was reviewed. The site will drain into the existing City storm water management system that will travel along Parkwood Crescent then along the edge of the northern adjacent property, 5580 Parkwood Crescent before discharging into the highway system, which complies with MOTI requirements. No additional provisions need to be secured through the subject text amendment application.

#### Richmond Auto Mall Association Review

As the site is located within the Richmond Auto Mall, the applicant has confirmed that the proposed text amendment, to permit increasing the density on the subject site from 0.5 FAR to 0.78 FAR, is supported by the Richmond Auto Mall Association (RAMA).

### **Public Consultation**

The applicant has confirmed that information signage describing the proposed Zoning Text Amendment has been installed on the subject site. Notification signage of the associated proposed Development Permit to permit development of two (2) auto dealerships on the site is currently posted on the site. Staff have not received any comments from the public about the proposal.

## Staff Comments

### Site Servicing

No servicing concerns based on the proposed increase in floor area ratio have been identified. Frontage improvement works, including a new road, new sidewalk and boulevard have been secured as part of the concluded associated rezoning application (RZ 12-626430).

### Analysis

The subject application is being brought forward for consideration based on the following site-specific considerations.

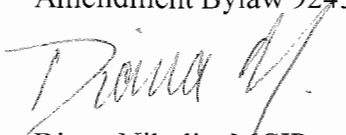
- The subject site is located within the Richmond Auto Mall, which co-exists with adjacent industrial office park uses where properties are zoned “Industrial Business Park (IB1)” and the associated permitted density is a maximum of 1.0 FAR, which is double the floor area permitted by the site’s existing “CV” zoning and more than the 0.78 FAR proposed by the subject application.
- The “CV” zone has been amended twice in the past to increase allowable density on two (2) properties within the Auto Mall (5571 Parkwood Way and 13340 Smallwood Place). Notably, the existing Lexus dealership within the Auto Mall, located at 5571 Parkwood Way, amended the “CV” zone to increase the allowable density on-site to 0.75 FAR.
- The applicant has provided architectural plans, which are in the process of being reviewed through the Development Permit review process (DP 14-676613), that demonstrate the proposed density can be accommodated on-site. The Development Permit review process also includes consideration of the form and character of the proposed buildings and associated on-site landscaping.
- The applicant proposes two (2) auto dealership buildings that consist of two (2) full stories and a partial third storey. The building massing is compatible with existing two (2) storey auto mall and industrial business park buildings in the immediate proximity. The buildings are not expected to cast shadows, obstruct views, or introduce overlook concerns to adjacencies.
- The proposed redevelopment is one of a series of applications either recently reviewed or in the process of being reviewed by the City to expand the Richmond Auto Mall to meet increased demand. The applicant proposes multi-storey buildings; thereby maximizing density within the proposed building footprint. By maximizing the functionality of the existing Auto Mall, commercial land that is located elsewhere within the City remains available for other uses.

### Financial Impact or Economic Impact

No financial or economic impact is anticipated as a result of the proposed development.

## Conclusion

The Richmond Auto Mall was created to consolidate auto dealerships and establish a destination location for auto service and purchase. The proposed Zoning Bylaw Text Amendment to increase the permitted density on the subject site would maximize use on the subject property without significantly affecting nearby land uses. The "CV" zone has been previously amended to support greater density on two other sites within the Richmond Auto Mall. Based on consideration of the site specific context and feasibility of accommodating the proposed density without significantly affecting adjacencies, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9245 be introduced and given first reading.



Diana Nikolic, MCIP  
Planner 2-Urban Design

DN:blg

The following is required prior to final adoption:

- Provincial Ministry of Transportation & Infrastructure Approval.

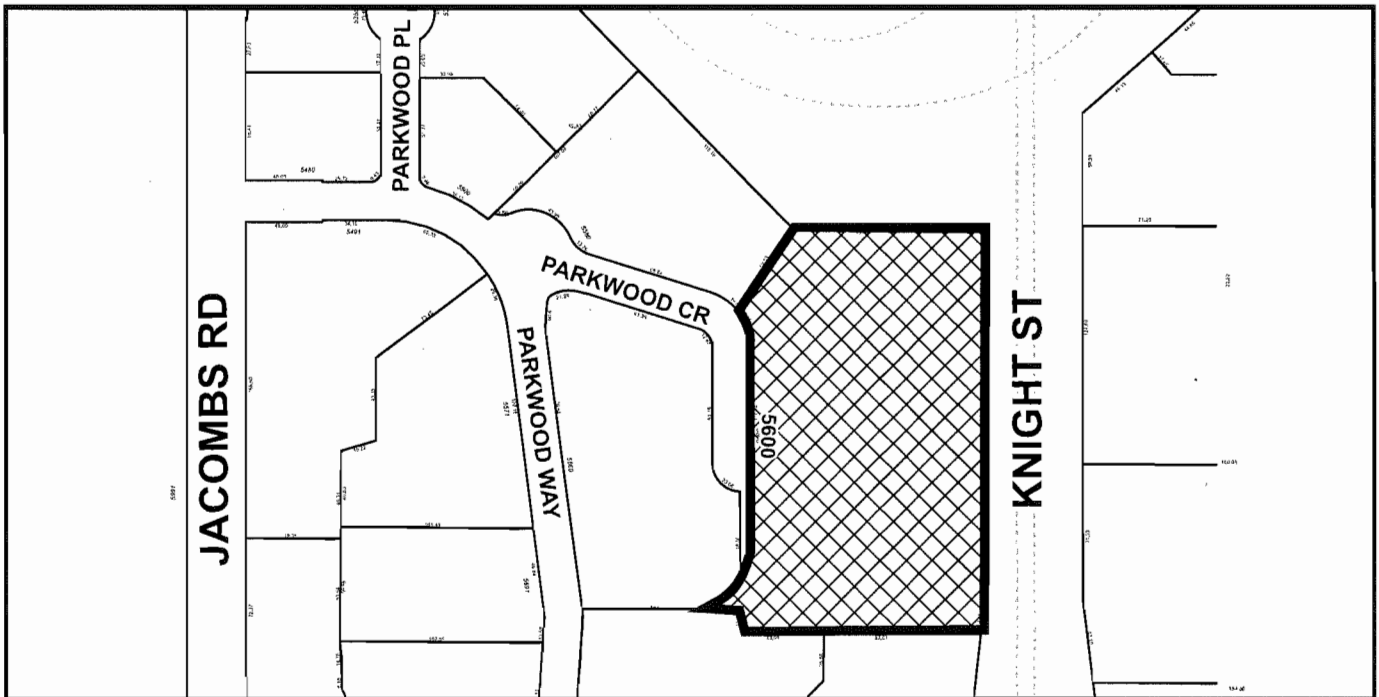
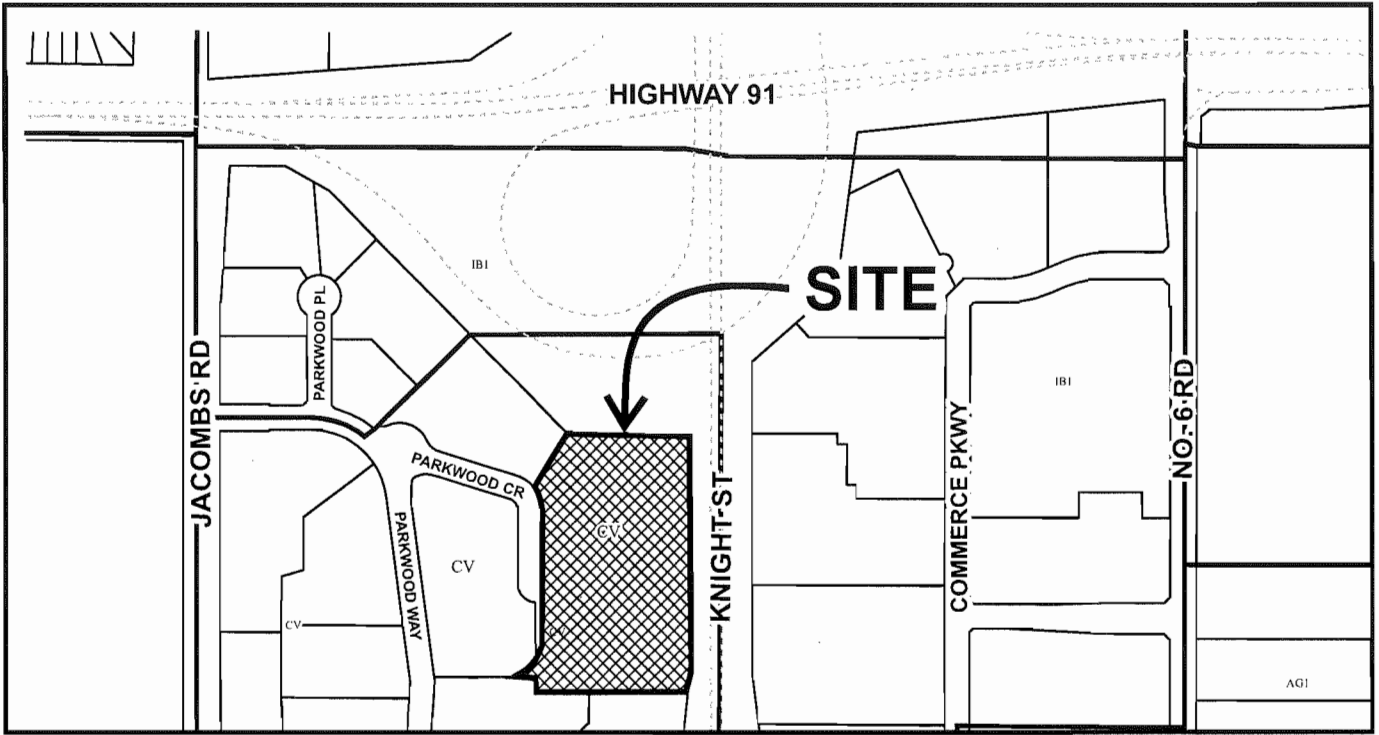
Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet



# City of Richmond



## ZT 15-694669

Original Date: 04/07/15

Revision Date: 05/04/15

Note: Dimensions are in METRES

CNCL - 460



City of  
Richmond



ZT 15-694669

Original Date: 04/07/15

Revision Date: 05/05/15

Note: Dimensions are in METRES

CNCL - 461

# Cowell Auto Group - Richmond Audi and Jaguar Land Rover Dealerships

**CHRISTOPHER BOZYK ARCHITECTS LTD**  
1000 SHEPPARD AVENUE EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1S 4T6  
TEL: (416) 291-0333 FAX: (416) 291-0334  
WWW.CBOZKY.COM

DRAWING LIST:

SITE AREA	EXISTING	PROPOSED	VARIANCE
TOTAL AREA	2.28 Ha (56.446 AC)	78,815 SQ (2,248,892)	BY ZONING
LOT COVERABLE	0.33	17,129.14	PENDING
SETBACK - SIDE YARD-NORTH	MIN. 3.0M	71.25 M	NONE
SETBACK - REAR YARD	MIN. 3.0M	13.24 M	NONE
SETBACK - SIDE YARD-SOUTH	MIN. 3.0M	13.74 M	NONE
SETBACK - FRONT	12.2 M	14.32 M	NONE
SETBACK - REAR		24.46 M	NONE
SETBACK - FRONT		4.21	NONE
TOTAL LOT COVERED	337	7	NONE
TOTAL LOT AREA	7	7	NONE
TOTAL LOT COVERED	7	7	NONE
TOTAL LOT AREA	7	7	NONE
TOTAL LOT COVERED	7	7	NONE
TOTAL LOT AREA	7	7	NONE
TOTAL LOT COVERED	7	7	NONE
TOTAL LOT AREA	7	7	NONE
TOTAL LOT COVERED	7	7	NONE

FINAL SITE ADDRESS: TO BE DETERMINED.  
APPLICABLE ZONING: COMMERCIAL

OWNER: COWELL AUTO GROUP

FLOOR AREA: GROSS: 21,234 SQ FT TOTAL; AUDI BLDG - 78,815 SQ FT; JAGUAR BLDG - 15,813 SQ FT

PROPOSED: AUTOMOBILE DEALERSHIP

EXISTING: COMMERCIAL

BY/LAW REQMT. (78,815 SQ FT DIVIDED BY SITE COVERAGE) = 1.13

BY/LAW REQMT. (15,813 SQ FT DIVIDED BY SITE COVERAGE) = 0.25

BY/LAW REQMT. (TOTAL FLOOR AREA DIVIDED BY TOTAL LOT AREA) = 3.14

BY/LAW REQMT. (TOTAL FLOOR AREA DIVIDED BY TOTAL LOT AREA) = 3.14

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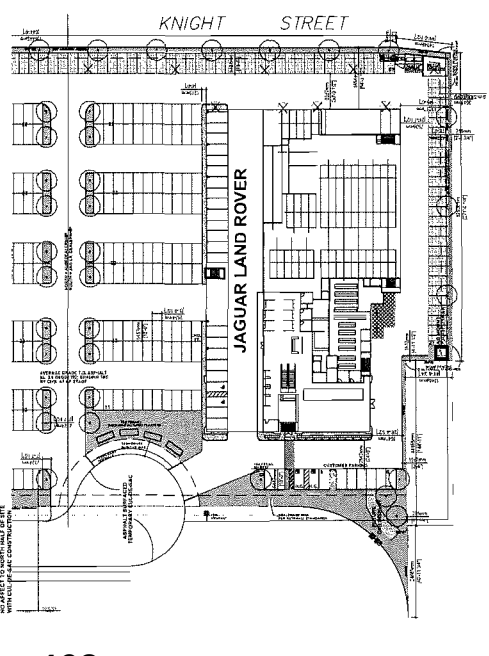
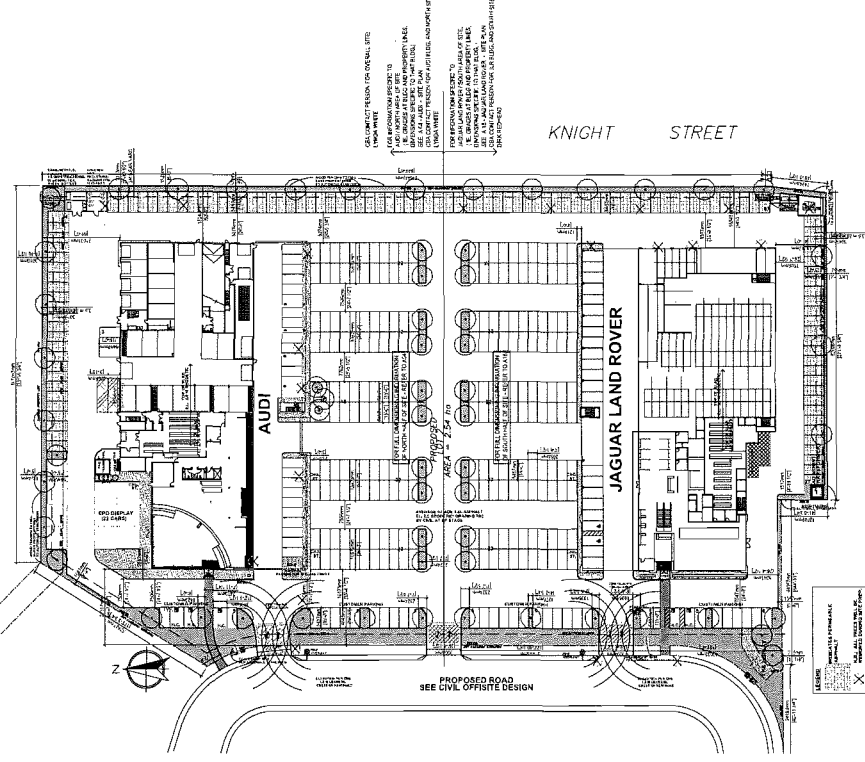
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BY/LAW REQMT. (TOTAL FLOOR AREA DIVIDED BY TOTAL LOT AREA) = 3.14



**COWELL RICHMOND**

**COVER SHEET / KEY PLAN / STATISTICS**

SCALE: 1" = 50'-0"

KEY PLAN: 1" = 50'-0"

POTENTIAL INTERIM PLAN: 1" = 50'-0"

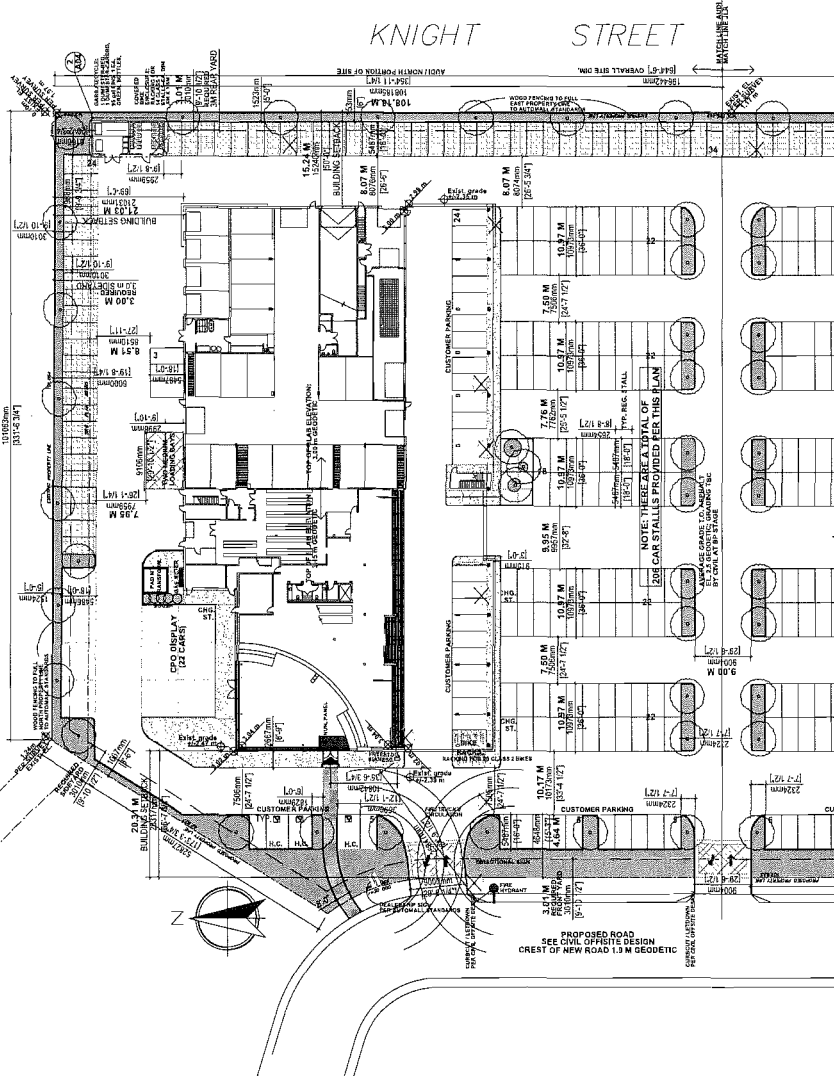
IN THE EVENT THAT THE TWO BUILDINGS ARE FULLY CONSTRUCTED AND ACCESSED ONLY FROM CUL-DE-SAC

09/23/2010 10:00 AM

CNCL - 462



**ANNACIS CONNECTOR**



**1 AUDI SITE PLAN**  
A04

**STATISTICS SPECIFIC TO THE AUDI DEALERSHIP BUILDING**  
 SEE COVER SHEET TAB FOR OVERALL PROJECT DATA TABLE

**PARKING SPACES REQUIRED PER USE**

CATEGORY - LARGE	1
CATEGORY - MEDIUM	1
CATEGORY - SMALL	1
TOTAL	3

**LOADING CALCULATIONS**

LOADING BAYS	1
LOADING SPACES	1
TOTAL	2

**BIKE SPACES CALCULATIONS**

BIKE SPACES	1
TOTAL	1

**LEGEND**

INDICATES REMOVABLE ASPHALT

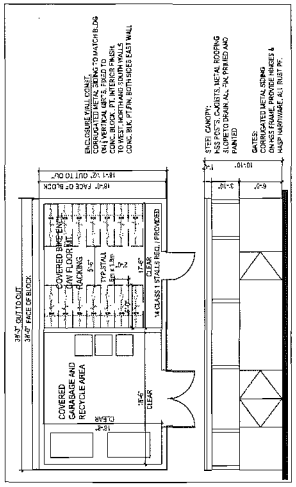
SEE ALL TREES TO BE REMOVED DURING SITE PREP. AS CONFIRMED BY EXISTING SURVEY. EXISTING TREES WHICH WILL BE REMOVED AND REPLACED PER BYLAW SEE LANDSCAP DRAWINGS

NEW TREES SEE LANDSCAP DRAWINGS

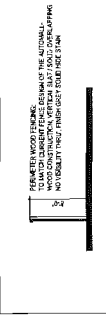
**LEGAL DESCRIPTION:**  
 LOT 2 OF PARTS OF SECTION 2 BLOCK NORTH RANGE 7 TOWN 1100

**TOTALS PROVIDED**

BIKE SPACES	1
LOADING SPACES	2
PARKING SPACES	3
TOTALS PROVIDED	6



**2 GARBAGE/RECYCLE & A04 BICYCLE ENCLOSURE**



**3 FENCE SECTION A04 AT NORTH/EAST/SOUTH PROPERTY LINES**

**MADE TO BE REVISIONS**

REV	DATE	REVISION
1	2011.11.14	ISSUED FOR PERMITS
2	2011.11.14	REVISIONS

**NOTES:**

All dimensions are in meters unless otherwise specified.

Dimensions are given in meters unless otherwise specified.

Dimensions are given in meters unless otherwise specified.

**COWELL RICHMOND**

**AUDI NORTH SITE PLAN**

SCALE: 1:500 DATE: 11.14.2011 DRAWING NO: 1000000000

**A04**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	CONCRETE	100	CU YD	100.00
2	STEEL	100	TON	100.00
3	BRICK	100	1000	100.00
4	GLASS	100	SQ FT	100.00
5	PAINT	100	GALE	100.00
6	ROOFING	100	SQ FT	100.00
7	MECHANICAL	100	HR	100.00
8	ELECTRICAL	100	HR	100.00
9	PLUMBING	100	HR	100.00
10	LANDSCAPE	100	HR	100.00
11	CONCRETE	100	CU YD	100.00
12	STEEL	100	TON	100.00
13	BRICK	100	1000	100.00
14	GLASS	100	SQ FT	100.00
15	PAINT	100	GALE	100.00
16	ROOFING	100	SQ FT	100.00
17	MECHANICAL	100	HR	100.00
18	ELECTRICAL	100	HR	100.00
19	PLUMBING	100	HR	100.00
20	LANDSCAPE	100	HR	100.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
21	CONCRETE	100	CU YD	100.00
22	STEEL	100	TON	100.00
23	BRICK	100	1000	100.00
24	GLASS	100	SQ FT	100.00
25	PAINT	100	GALE	100.00
26	ROOFING	100	SQ FT	100.00
27	MECHANICAL	100	HR	100.00
28	ELECTRICAL	100	HR	100.00
29	PLUMBING	100	HR	100.00
30	LANDSCAPE	100	HR	100.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
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32	STEEL	100	TON	100.00
33	BRICK	100	1000	100.00
34	GLASS	100	SQ FT	100.00
35	PAINT	100	GALE	100.00
36	ROOFING	100	SQ FT	100.00
37	MECHANICAL	100	HR	100.00
38	ELECTRICAL	100	HR	100.00
39	PLUMBING	100	HR	100.00
40	LANDSCAPE	100	HR	100.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
41	CONCRETE	100	CU YD	100.00
42	STEEL	100	TON	100.00
43	BRICK	100	1000	100.00
44	GLASS	100	SQ FT	100.00
45	PAINT	100	GALE	100.00
46	ROOFING	100	SQ FT	100.00
47	MECHANICAL	100	HR	100.00
48	ELECTRICAL	100	HR	100.00
49	PLUMBING	100	HR	100.00
50	LANDSCAPE	100	HR	100.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
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52	STEEL	100	TON	100.00
53	BRICK	100	1000	100.00
54	GLASS	100	SQ FT	100.00
55	PAINT	100	GALE	100.00
56	ROOFING	100	SQ FT	100.00
57	MECHANICAL	100	HR	100.00
58	ELECTRICAL	100	HR	100.00
59	PLUMBING	100	HR	100.00
60	LANDSCAPE	100	HR	100.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
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62	STEEL	100	TON	100.00
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66	ROOFING	100	SQ FT	100.00
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68	ELECTRICAL	100	HR	100.00
69	PLUMBING	100	HR	100.00
70	LANDSCAPE	100	HR	100.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
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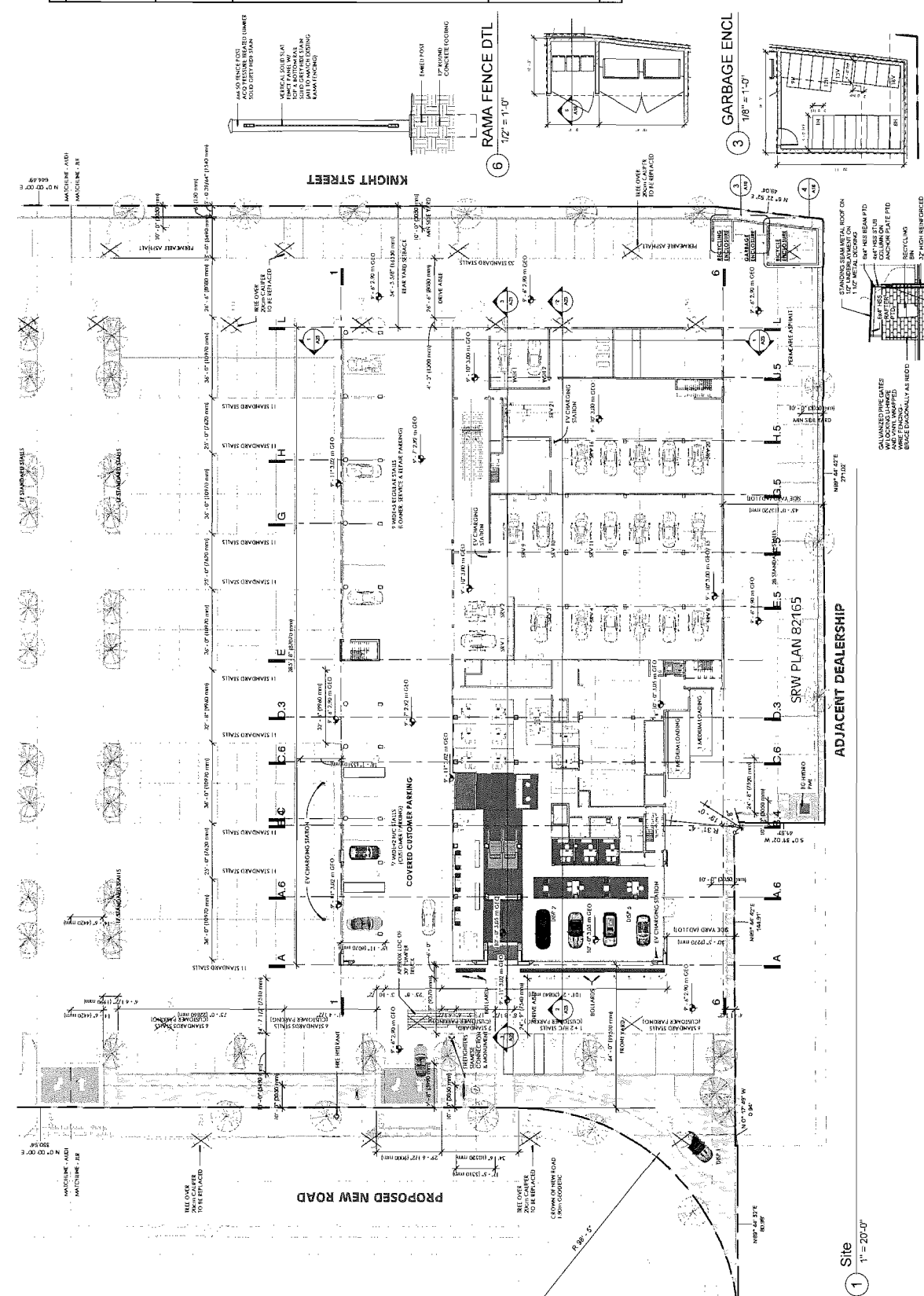
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86	ROOFING	100	SQ FT	100.00
87	MECHANICAL	100	HR	100.00
88	ELECTRICAL	100	HR	100.00
89	PLUMBING	100	HR	100.00
90	LANDSCAPE	100	HR	100.00

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
91	CONCRETE	100	CU YD	100.00
92	STEEL	100	TON	100.00
93	BRICK	100	1000	100.00
94	GLASS	100	SQ FT	100.00
95	PAINT	100	GALE	100.00
96	ROOFING	100	SQ FT	100.00
97	MECHANICAL	100	HR	100.00
98	ELECTRICAL	100	HR	100.00
99	PLUMBING	100	HR	100.00
100	LANDSCAPE	100	HR	100.00

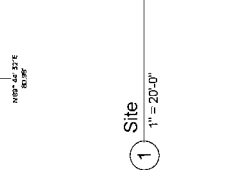
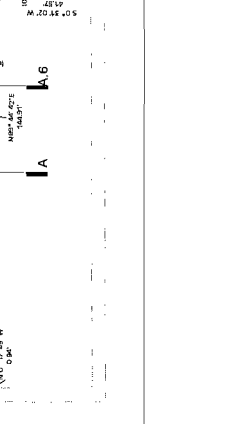
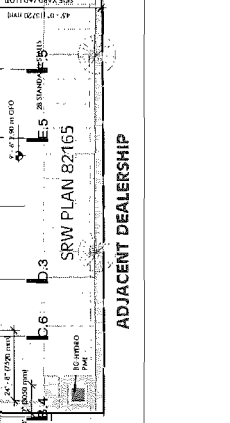
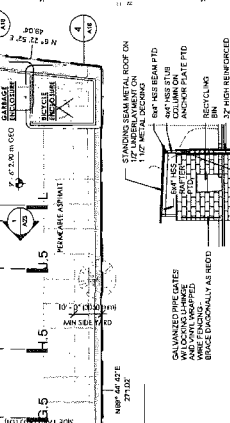
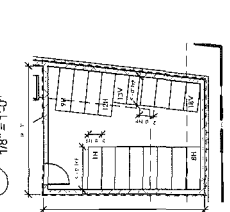
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102	STEEL	100	TON	100.00
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104	GLASS	100	SQ FT	100.00
105	PAINT	100	GALE	100.00
106	ROOFING	100	SQ FT	100.00
107	MECHANICAL	100	HR	100.00
108	ELECTRICAL	100	HR	100.00
109	PLUMBING	100	HR	100.00
110	LANDSCAPE	100	HR	100.00

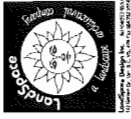
**A18**

DATE: MAR 10, 2015  
 DRAWN: JRM  
 CHECKED: JRM  
 PROJECT: CNCL - 464

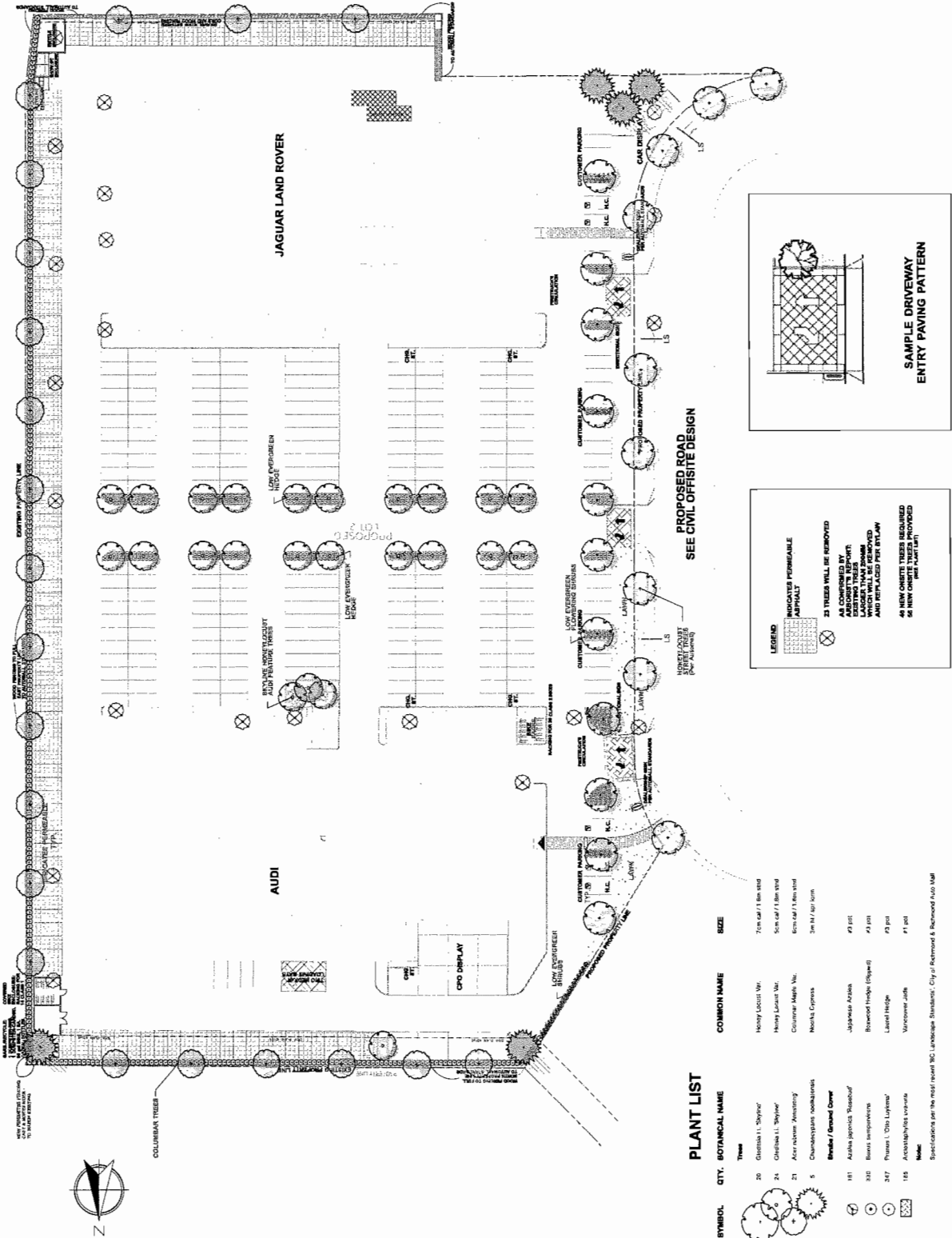


**CNCL - 464**

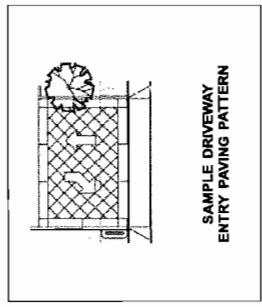




111 HURONTARIO STREET, MISSISSAUGA, ON L4V 1N1  
 PHONE: (905) 566-2441 FAX: (905) 271-2441



PROPOSED ROAD  
 SEE CIVIL OFFSITE DESIGN



**LEGEND**

INDICATES FORMABLE ASPHALT

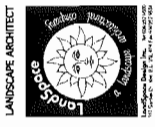
23 TREES WILL BE REMOVED AS COMPARED BY AUDITORY REPORT. LARGER THAN SHOWN WHICH WILL BE REMOVED AND REPLACED PER STUDY

49 NEW ORNAMENT TREES REQUIRED 56 NEW ORNAMENT TREES PROVIDED PER STUDY

**PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
(Tree symbol)	20	Gleditsia 1.1 'Skyline'	Honey Locust, Wk.	7m Cal / 7.5m WHD
(Tree symbol)	24	Gleditsia 1.1 'Skyline'	Honey Locust, Wk.	8m Cal / 7.5m WHD
(Tree symbol)	21	Acer rubrum 'Amuratum'	Common Maple, Wk.	8m Cal / 7.5m WHD
(Tree symbol)	5	Chamaecyparis nookii/laevis	Nooks Cypress	2m Ht / 40cm
(Tree symbol)	181	Azalea japonica 'Rosebud'	Japanese Azalea	#3 JBT
(Tree symbol)	330	Buxus sempervirens	Boxwood Hedge (Hedge)	#4 JBT
(Tree symbol)	217	Prunus 1. 'Opa Laymans'	Lavender Hedge	#3 JBT
(Tree symbol)	115	Arctostaphylos uva-ursi	Man-of-war shrub	#1 JBT

Specifications per the most recent 'NC Landscape Standards', City of Richmond & Richmond Auto Mall



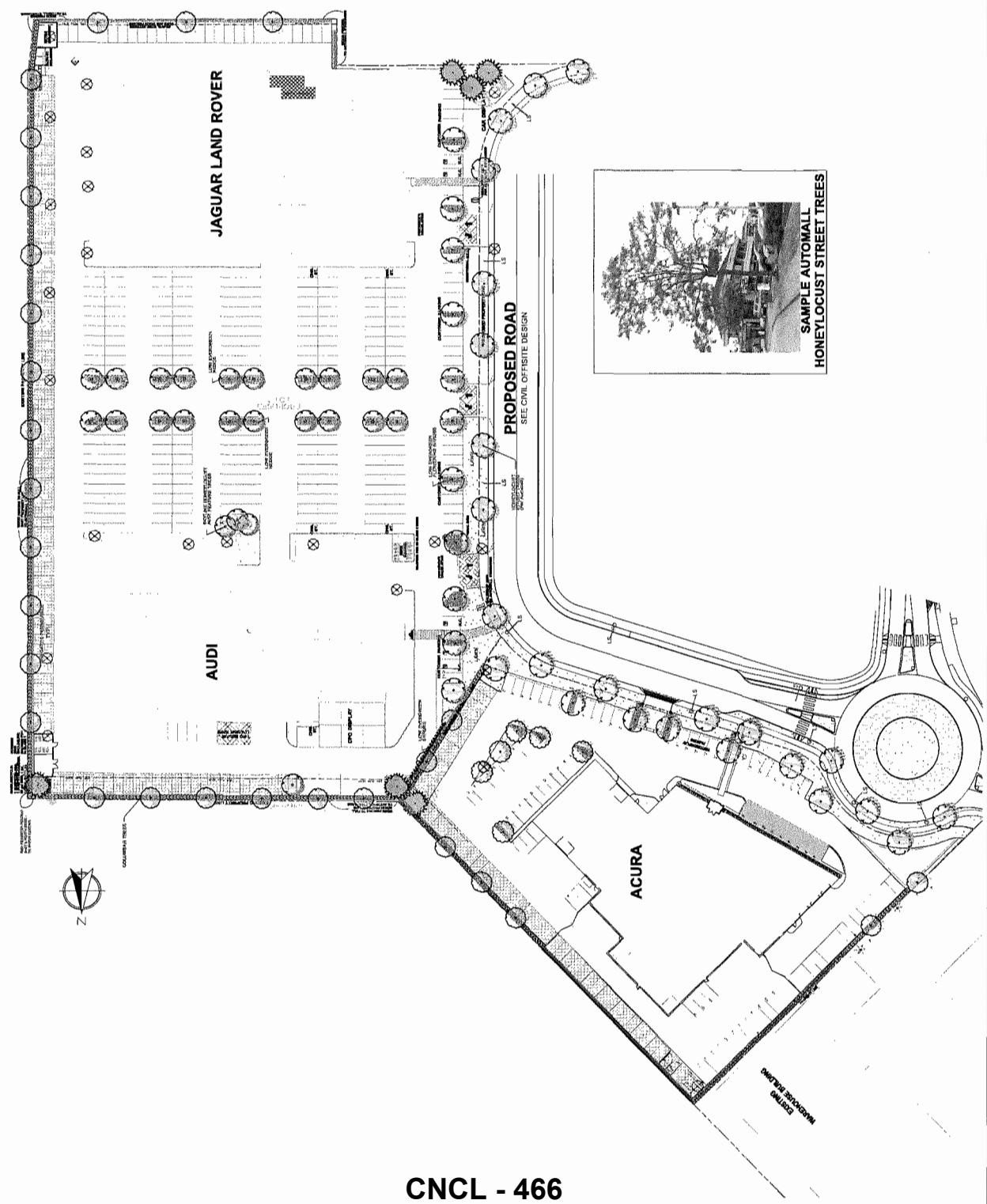
NO.	DATE	DESCRIPTION
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3	12/15/11	CONCEPT
4	01/15/12	CONCEPT
5	02/15/12	CONCEPT
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100	01/15/20	CONCEPT

**COWELL RICHMOND**

**LANDSCAPE CONTEXT PLAN**

SCALE: 1"=40'  
 NORTH ARROW  
 PROJECT NUMBER: CNCL - 466

**L-2**





**ZT 15-694669**

**Attachment 3**

Address: 5600 Parkwood Crescent

Applicant: Ryan Cowell on behalf of 0737974 B.C. Ltd.

Planning Area(s): East Cambie Area Plan

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	0737974 B.C. Ltd. Inc. No. BC0737974	0737974 B.C. Ltd. Inc. No. BC0737974
<b>Site Size (m<sup>2</sup>):</b>	25,446 m2 (273,898 ft2)	25,446 m2 (273,898 ft2)
<b>Land Uses:</b>	Retail/warehouse	Auto service and dealership
<b>OCP Designation:</b>	Commercial	Commercial
<b>East Cambie Area Plan Designation:</b>	Commercial	Commercial
<b>Zoning:</b>	Vehicle Sales (CV)	Vehicle Sales (CV)
<b>Number of Units:</b>	3 existing buildings	2 auto dealership buildings with sales and service centres

<b>On Future Subdivided Lots</b>	<b>Vehicle Sales (CV) Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.50	0.78	Text amendment proposed
Lot Coverage – Building:	Max. 50%	33%	none
Lot Size (min. dimensions):	n/a	n/a	none
Setback – Front Yard (m):	Min. 3.0 m	19.5 m Min.	none
Setback – Interior Side Yard & Rear Yard (m):	Min. 3.0 m	Interior side yard 21.03 m Rear yard 15.24 m	none
Height (m):	12 m	14.32 m	Variance to be considered as part of Development Permit review (DP 14-676613)
Off-street Parking Spaces – Regular (R) / Visitor (V):	Audi: Vehicle sales: 2,472 m2 : 75 stalls Industrial parts/storage: 209 m2: 3 stalls Office: 913 m2: 28 stalls Service bays: 21: 63 stalls Carwash:1: 1  Jaguar: Vehicle sales: 2,739 m2 : 83 stalls Industrial: 604 m2: 7 stalls Office: 842 m2: 26 Service bays: 26: 78 stalls Carwash: 1:1  Total: 365	Audi: 201  Jaguar: 215	none
Off-street Parking Spaces – Total:	365	421	none

Other: Tree replacement compensation required for loss of significant trees.



Richmond Zoning Bylaw 8500
Amendment Bylaw 9245 (ZT 15-694669)
5600 Parkwood Crescent

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning Bylaw 8500, section 10.7 entitled "Vehicle Sales (CV)", is amended by:
(a) Inserting the following subsection 10.7.4.1 c) after subsection 10.7.4.1 b):
c) 0.78
5600 Parkwood Crescent
P.I.D. 029-514-029
Lot 2 Section 5 Block 4 North Range 5 West New Westminster District Plan
EPP47268
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9245".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

Horizontal lines for signatures and approvals corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor
il

MAYOR

CORPORATE OFFICER