



**City of Richmond**  
Urban Development Division

**Report to Committee**

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**To:** Planning Committee  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** April 2, 2003  
**File:** ZT 02-220116  
**Re:** **Application by Aviv Ventures Corp. for a Zoning Text Amendment to the Automotive Park District (AUP) Zone at 13340 Smallwood Place**

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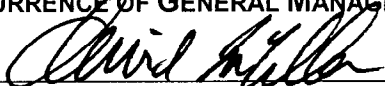
**Staff Recommendation**

That Bylaw No. 7514, to amend the permitted density (increase the maximum floor area ratio from 0.50 to 0.58) in the "Automotive Park District (AUP)" zone at 13340 Smallwood Place, be introduced and given first reading.



Joe Erceg  
Manager, Development Applications

HB:blg  
Att.

<p><b>FOR ORIGINATING DIVISION USE ONLY</b></p> <p><b>CONCURRENCE OF GENERAL MANAGER</b></p> 
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**Staff Report**

**Origin**

Aviv Ventures Corp. has applied to amend the Automotive Park District (AUP) zone in order to permit a small addition to the existing building they own at 13340 Smallwood Place (see **Attachment 1** for location of property). Specifically, it is proposed to increase the permitted density in this zone from a maximum floor area ratio of 0.50 to 0.58. The proposed amendment to the Automotive Park District (AUP) zone would accommodate a 104 m<sup>2</sup> (1,120 ft<sup>2</sup>) addition for one (1) of the tenants (Transportation) on the second floor of the existing Allied Services Building (see **Attachment 2** for proposed building addition plans).

**Findings of Fact**

Item	Existing	Proposed
Owner	Aviv Ventures Corp.	No Change
Applicant	Aviv Ventures Corp.	No Change
Site Size	3699 m <sup>2</sup> (39,803 ft <sup>2</sup> )	No Change
Land Uses	Allied Services Building (motor-vehicle related sales & services and restaurant)	No Change (although expanded building area)
OCP Designation	Commercial	No Change
East Cambie Area Plan Designation	Commercial	No Change
Zoning	Automotive Park District (AUP) with 0.50 FAR	Automotive Park District (AUP) with 0.58 FAR
Parking Spaces	On-Site - 46 spaces "MOT" Lands - 84 spaces Total - 130 parking spaces	No Change

**Related Policies & Studies**

A Development Permit will not be required if this project complies with any of the following exemptions:

- Exterior renovations which cost less than \$50,000;
- New buildings or building additions of 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) or less;
- New ancillary buildings or building additions in rear or interior side yards that conform to the respective minimum setback requirements and do not exceed a height of 12 m (39.4 ft) nor contain more than three storeys.

The Richmond Auto Mall Association has their own design guidelines for the auto mall. The Association has indicated in writing that their members present at a meeting in February, 2003, voted unanimously to support this application by Aviv Ventures Corp. to increase the floor area ratio of the Allied Services Building located at 13340 Smallwood Place from 0.50 to 0.58 (see **Attachment 3** for copy of letter). As a condition of supporting this proposal, the Association has requested, and the applicant has agreed, that the building's signage and driveway accesses be brought into compliance with the current auto mall design guidelines.

### Staff Comments

The Zoning Department has confirmed the applicant's contention that when this building was constructed in 1986, the original Automotive District (AUT) zone in Zoning Bylaw 1430 permitted a maximum floor space ratio of 1.0.

In 1989, when the current Zoning & Development Bylaw 5300 was adopted, the permitted density in the Automotive Park District (AUP) zone was reduced to a maximum floor area ratio of 0.50. This change made the Automotive Park District (AUP) zone consistent with the Automobile-Oriented Commercial District (C6) zone – a similar zoning district found in a number of locations in Richmond. Furthermore, the reduced floor area ratio more accurately reflected what was actually being built in the auto mall (i.e. automobile dealerships with extensive outdoor display areas for vehicles and off-street parking).

One of the primary concerns that staff have had with this application is that the building addition has sufficient parking. According to Zoning & Development Bylaw 5300, the proposed 104 m<sup>2</sup> (1,120 ft<sup>2</sup>) addition will require an additional five (5) off-street parking spaces (based on a parking rate of four (4) spaces for each 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of gross floor area of automotive park use building area). According to the applicant, they have six (6) surplus parking spaces at their disposal that can be re-assigned from their existing tenants to accommodate this expansion.

The Ministry of Transportation (MOT) will have to approve this zoning text amendment because of its proximity to Highway 91.

### Analysis

When this building was constructed, 46 parking spaces were provided on site and 32 parking spaces were provided on what was known as the Ministry of Transportation (MOT) lands (these lands are located immediately to the east at the intersection of Westminster Highway & Knight Street and are now under the jurisdiction of the City and leased to the Auto Mall Association). These 78 parking spaces complied with the requirements of Zoning Bylaw 1430. At that time, the parking requirement in the Automotive District (AUT) zone was one (1) space per 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of gross floor area plus one (1) space per 50 m<sup>2</sup> (538 ft<sup>2</sup>) used for office purposes plus one (1) per 25 m<sup>2</sup> (269 ft<sup>2</sup>) used for display purposes.

In 1989, when Zoning & Development Bylaw 5300 was adopted, the parking requirement changed to four (4) spaces per 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) of gross floor area used either for automotive park use or commercial (office/retail) use. Using these requirements, the Allied Services Building would require 82 parking spaces. According to the applicant, they have now secured a total of 84 parking spaces on the MOT lands. So, between the 46 parking spaces on the subject property and 84 parking spaces on the MOT lands, the Allied Services Building exceeds the parking requirements for either an automotive park or commercial (office/retail) use.

However, the Fenders Restaurant is located in approximately 312 m<sup>2</sup> (3,360 ft<sup>2</sup>) of the building. According to the Zoning & Development Bylaw 5300, this food catering establishment would require 32 parking spaces (10 spaces per 100 m<sup>2</sup> or 1,076 ft<sup>2</sup> of gross leaseable floor area of building). So, factoring this use into the rest of the building, a total of 101 parking spaces would

be required – which is still within the 130 parking spaces the Allied Services Building has access to.

**Financial Impact**

None to City.

**Conclusion**

Aviv Ventures Corp. has applied to increase the permitted density in the Automotive Park District (AUP) zone from a maximum floor area ratio of 0.50 to 0.58 in order to accommodate a 104 m<sup>2</sup> (1,120 ft<sup>2</sup>) addition for one of their tenants (Transportation) on the second floor of the existing Allied Services Building at 13340 Smallwood Place.

The Richmond Auto Mall Association has written a letter supporting this application on the understanding that the applicant will bring the building's signage and driveway accesses into compliance with the current auto mall design guidelines.

The only concern that staff have had with this application is that the building addition have sufficient parking. The applicant has indicated that they have a surplus of six (6) parking spaces from their existing tenants. Furthermore, the 130 parking spaces that the Allied Services Building has in total on the subject site and on the adjacent MOT lands exceeds the Zoning & Development Bylaw 5300 requirement for 101 parking spaces for this building including the proposed addition.

It has also been noted that when this building was constructed in 1986 the original Automotive District (AUT) zone in Zoning Bylaw 1430 permitted a maximum floor space ratio of 1.0.

For these reasons, staff have no objection to the zoning text amendment.



Holger Burke, MCIP  
Development Coordinator  
(4164)

HB:blg

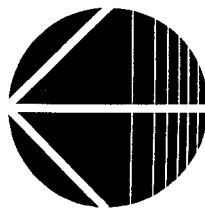
The Ministry of Transportation approval is required prior to final adoption.

Original Date: 04/03/03

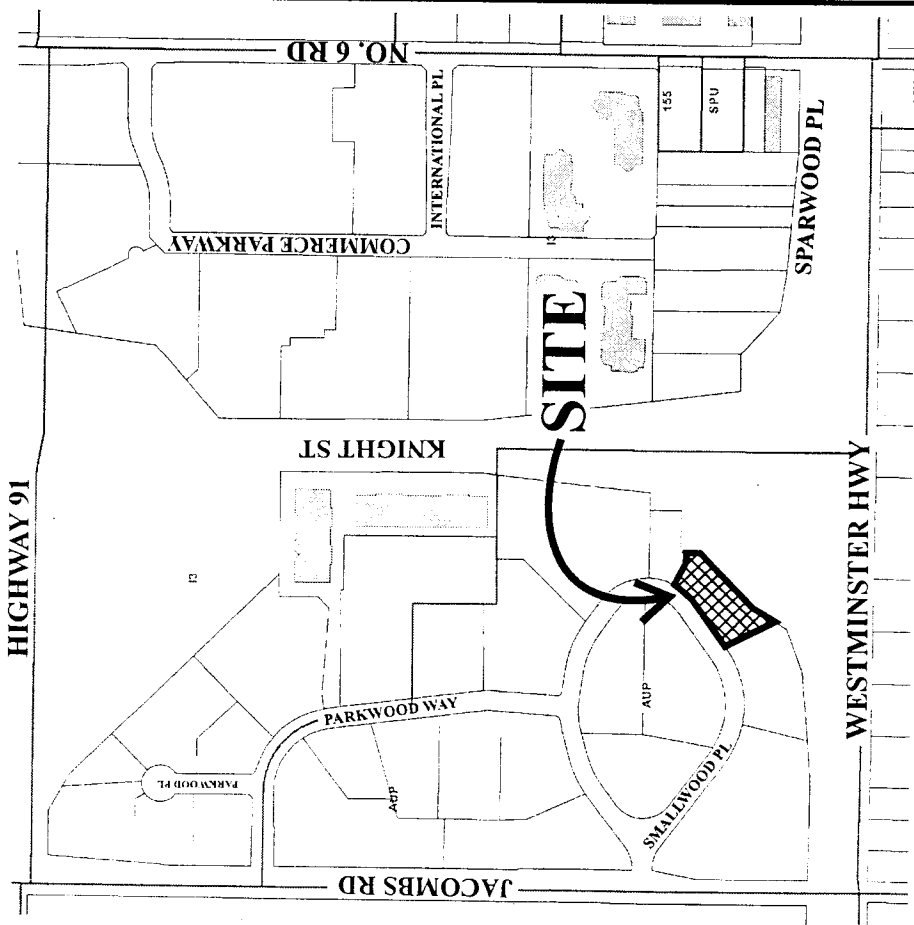
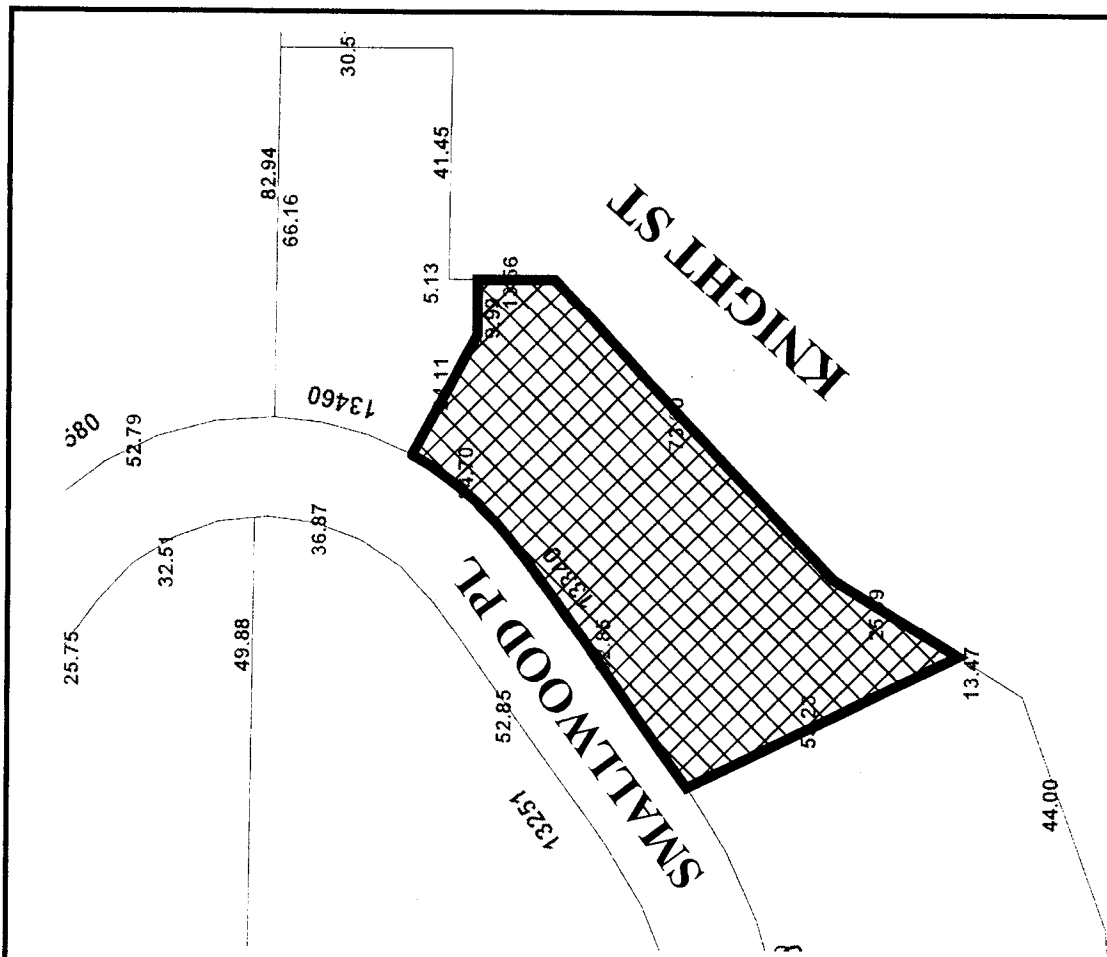
Revision Date:

Note: Dimensions are in METRES

ZT 02-220116



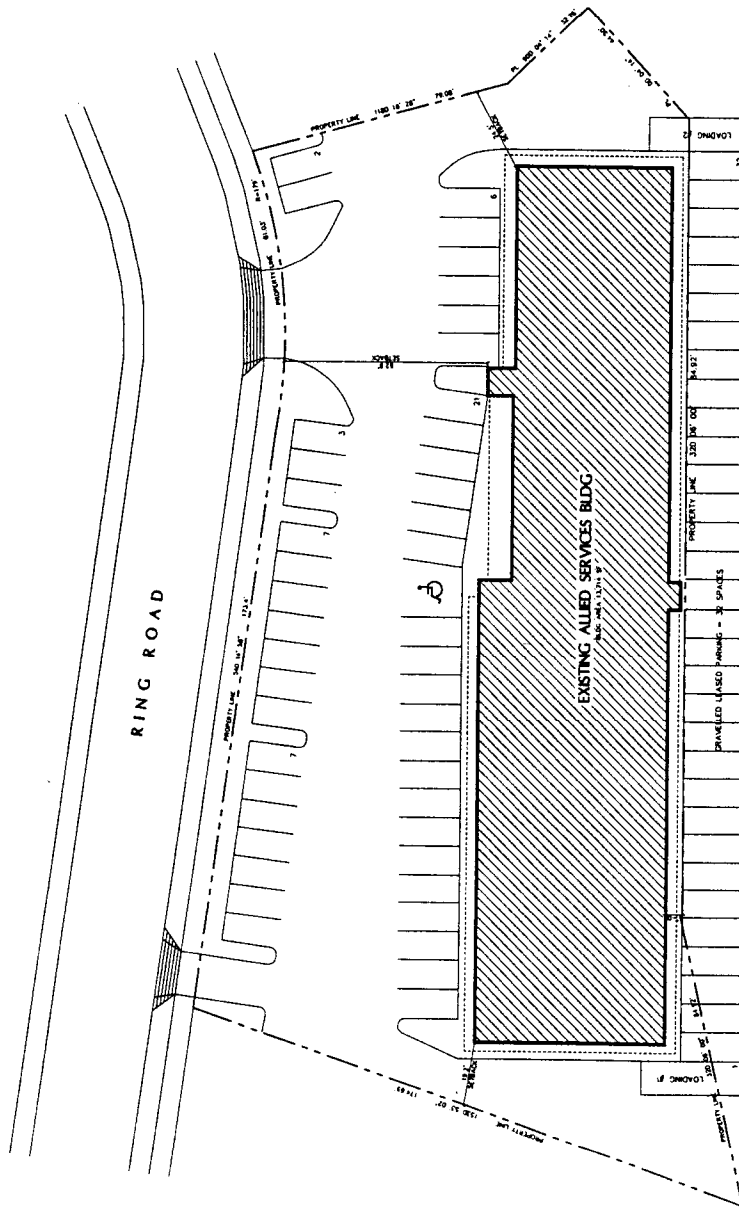
WESTMINSTER HWY



# City of Richmond



# PROPOSED ADDITION FOR ALLIED SERVICES BLDG 13340 SMALLWOOD PLACE, RICHMOND, B.C. - RICHMOND AUTOMALL



PERMIT DATA:	
<b>PROJECT:</b>	PROPOSED ADDITION FOR ALLIED SERVICES BLDG
<b>CIVIL ADDRESS:</b>	13340 SMALLWOOD PLACE
<b>LEGAL PROPERTY DESCRIPTION:</b>	TRACT 1-431-2-1-1 FROM 34771 <sup>ST</sup>
<b>AREA:</b>	- 10,800 SF
<b>EXISTING BLDG AREA:</b>	- 11,100 SF
<b>PROPOSED BLDG AREA:</b>	- 11,100 SF
<b>TOTAL COVERED AREA:</b>	- 22,200 SF
<b>PARKING:</b>	- 7 SPACES

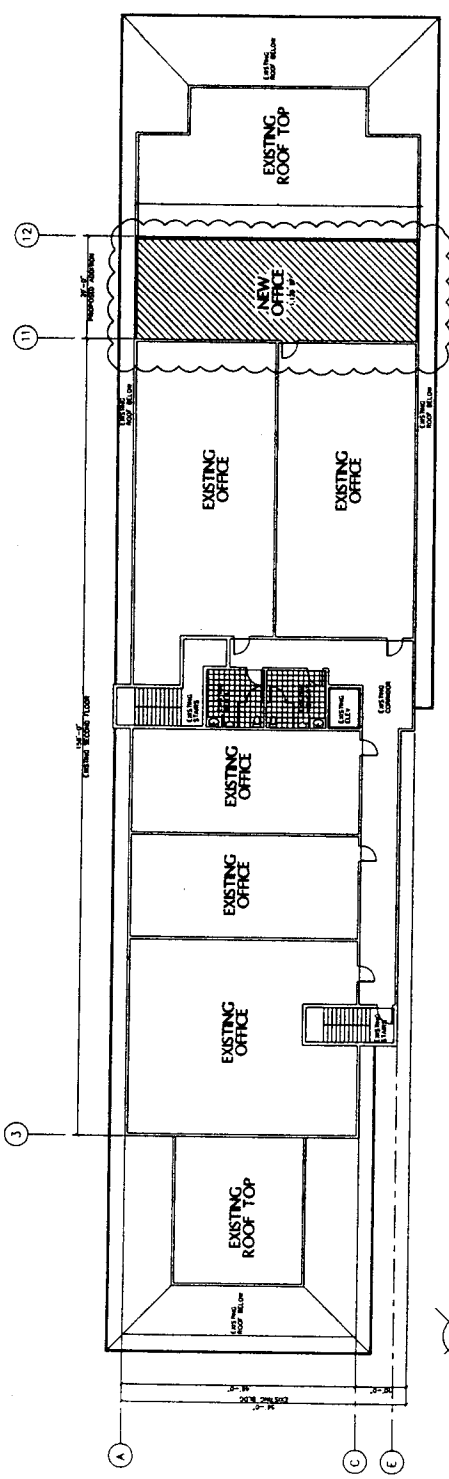
**PROPOSED ADDITION FOR ALLIED SERVICES BLDG**

13340 SMALLWOOD PLACE  
RICHMOND, B.C.

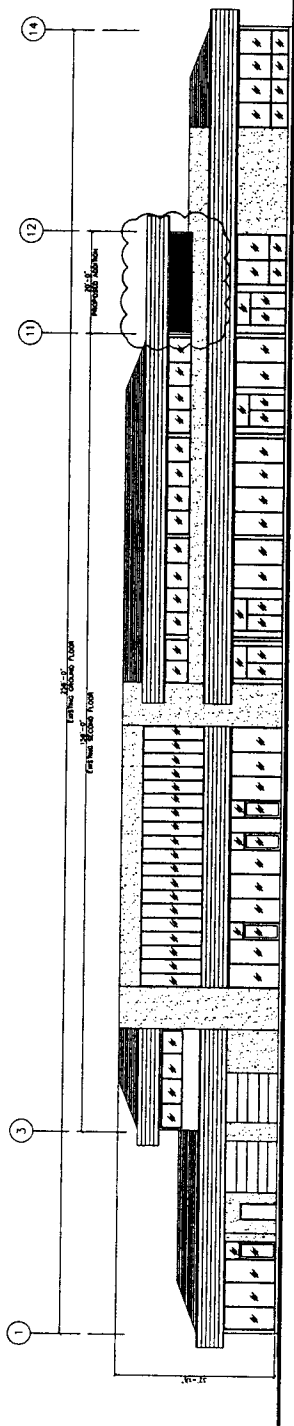
SITE PLAN

DATE: 05/05/12  
DRAWN BY: 0312  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

A-1



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED  
ADDITION FOR  
ALLIED SERVICES BLDG  
12143 JENNIFER PLAZA  
ANN ARBOR, MI 48106  
FLOOR PLANS  
DATE: 01/13/2009  
SCALE: 1/8" = 1'-0"

A-2

Thursday, February 13, 2003

City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

ATTENTION: Holger Burke

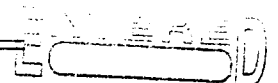
Dear Mr. Burke,

**RE: file # ZT 02-220116**

The members of the Richmond Auto Mall Association (RAMA) present at our association meeting yesterday voted unanimously to support the application by Aviv Ventures Corp. to increase the floor area ratio of their building located at 13340 Smallwood Place (the Allied Service Building) in the Richmond Auto Mall from 0.50 to 0.58.

At this time the members have also asked Aviv Ventures to upgrade the facilities of the Allied Services Building to bring them into compliance with the current design guidelines of the RAMA and they have agreed to do so. The items to be addressed are as follows:

- The existing low level signage in front of the building will be removed and replaced with the new standard RAM signage per the design guidelines, paragraph 7.A (see page 26; see figures 20 – 23 on pages 26 to 28)
- Stamped concrete will be installed on the first 20' of the two driveways on the property, per the design guidelines, paragraph 4.D.1.A.8 (see page 17; see figure 15 on page 18)





We have requested that the above upgrades be completed concurrent with the completion of the building addition or by June 30, 2003, whichever is earlier.

Should you have any questions regarding the above, please do not hesitate to contact me.

Kind regards,



Gail Terry  
General Manager  
Richmond Auto Mall Association

cc. RAMA Board of Directors



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7514 (ZT 02-220116)  
13340 SMALLWOOD PLACE**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 254.2 of the AUTOMOTIVE PARK DISTRICT (AUP) zone with the following:

**“254.2 PERMITTED DENSITY**

0.1 **Maximum Floor Area Ratio:**

- (a) 0.50
- (b) 0.58 in the case of the following property only:  
P.I.D. 000-955-558  
Lot 5 Section 5 Block 4 North Range 5 West  
NWD Plan 68775  
13340 Smallwood Place”

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7514”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK