



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke, MCIP
Acting Director of Development
Date: October 27, 2005
File: DP 05-307245
Re: **Application by Richmond Nissan Ltd. for a Development Permit at
13220 Smallwood Place**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 574 m² (6,179 ft²) building addition with façade improvements and landscaping enhancements at 13220 Smallwood Place on a site zoned "Automotive Park District (AUP)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the parking setback from 3.0 m to 0.0 m for the display vehicle stalls abutting the public road (Smallwood Place); and
 - b) Reduce the road setback from 6.0 m to 4.8 m for the front entry feature of building.

Holger Burke, MCIP
Acting Director of Development

RB:blg
Att.

Staff Report

Origin

Richmond Nissan Ltd. has applied to the City of Richmond for permission to construct a 574 m² (6,179ft²) addition to the existing 1,707 m² (18,377 ft²) building, undertake façade improvements and landscape enhancement on a site located at 13220 Smallwood Place (Richmond Automall). The property is currently zoned “Automotive Park District (AUP)”.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject dealership is located within the Richmond Automall and is consequently surrounded on all sides by other car dealerships excepting the rear, which backs onto the Westminster Highway.

Previous Applications

- DP 84-000141 – the original Development Permit application for this site dates back to 1984. A number of Building Permits have been issued over the intervening years for renovations to the building.
- DV 00-174878 – approval was granted to vary the road setback from 6.0 m to 5.64 m for the existing building foundation and to 3.27 m for the roof overhang of an addition to the automobile showroom of the dealership.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Automotive Park District (AUP)” except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in *bold*)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- a) Reduce the parking setback from 3.0 m to 0.0 m for the display vehicle stalls abutting the public road (Smallwood Place).

(Staff supports the proposed variance as a number of these display stalls have been in this location since the dealership was built. The two (2) new display/feature pad spaces at the building entrance do not constitute a substantial change to the existing condition).

- b) Reduce the road setback from 6.0 m to 4.8 m for the front entry feature of building.

(Staff supports the proposed variance as the encroachment will have no significant impact on the streetscape and is substantially less than the 2.7 m variance permitted by DV 00-174878).

Advisory Design Panel Comments

The project was not forwarded to the Advisory Design Panel given the relatively small amount of construction involved and since the original building was approved under a Development Permit process.

Analysis

Conditions of Adjacency

- The proposed addition/renovation would result in a substantially different front façade but would still be in-keeping with the character of other dealerships within the Automall. It will have no implications for adjacent properties.

Urban Design and Site Planning

- The overall design program adequately responds to the site context. The enhanced landscape treatment at the front of the building particularly, improves the existing streetscape condition.
- There are nine (9) existing vehicle display spaces along the frontage of the property in the northwest corner and two (2) new vehicle display or feature “pads” at the front of the building – one (1) each side of the main entrance. These spaces are located within the 3.0 m parking setback area required by the Zoning Bylaw.

Architectural Form and Character

- The building massing, scale, cladding, detailing, and materials can be considered conventional automobile dealership vernacular. However, the relatively articulated existing front façade, achieved through the use of a canopy structure along the length of the front elevation, and gabled roof form with large soffits, fascia and cornice detailing will be replaced by a more “modernistic” cubic form using “industrial” looking cladding and accent materials e.g. silvermetallic aluminum composite material. This treatment partially wraps around the sides of the building. The balance of the building is painted concrete. (refer to **Attachment 2** – Design Rationale)
- The design program is reasonably consistent with the Official Community Plan (OCP) Development Permit Guidelines.

Landscape Design and Open Space Design

- The proposed landscape plan provides a planting scheme that will enhance the current streetscape/edge condition through increased plant mass and the planting of additional street trees. The design scheme includes the addition of differentiated coloured stamped concrete surfaces around the main entrance for vehicle display pads and foot-traffic.
- The applicant has identified deletion of 25 vehicle display stalls in an effort to accommodate the proposed building addition and to improve internal vehicle circulation. The remaining number of spaces will meet the parking requirements outlined in the Zoning Bylaw.

Crime Prevention Through Environmental Design

- The proposed renovations will have no negative implications for safety or security.

Conclusions

The proposed renovations have generally responded to the objectives of the Development Permit guidelines and to staff concerns. The building will fit with the general character and architectural vernacular of the Automall. As such, staff recommends support of this Development Permit Application.

A handwritten signature in black ink, appearing to be 'R. Blackwell', with a long horizontal line extending to the right.

Ross Blackwell, MCIP

Planner 1

(604) 247-4662

RB:blg



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 05-307245

Attachment 1

Address:	13220 Smallwood Place	
Applicant:	Richmond Nissan Ltd.	Owner: T N C Automotive Inc.
Planning Area(s):	East Cambie	
Floor Area	Gross: 2281.25 m ²	Net: N/A

	Existing	Proposed
Site Area	5927.21 m ²	No change
Land Uses	Automobile Dealership	No change
OCP Designation	Commercial	No change
Zoning:	Automotive Park District (AUP)	No Change
Number of Units	1	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	.3849	none permitted
Lot Coverage:	Max. 50%	28.51%	None
Road Setback:	Min. 6.0 m	4.8	1.2 m variance required
Setback – Side Yard:	Min. 3.0 m	3.0 m	None
Setback – Rear Yard:	Min. 3.0 m	3.0 m	None
Height Buildings (m):	Max. 12.0 m	8.44 m	None
Height Structures (m):	Max. 20.0 m	N.A.	N/A
Off-street Parking Spaces – Commercial:	4 spaces per 100 m ² gross floor area of building	91 spaces	None
Off-street Parking Spaces – Accessible:	2% of spaces provided	2	None
Off-street Parking Spaces – Total:	91	34 visitor spaces on-site 57 staff spaces off-site (57 display spaces on-site)	None
Off-Street Parking Road Setback:	Min. 3.0 m	0.0 m	3.0 m variance required
Off-Street Parking Setback – Side/ Rear Yard:	Min. 1.5 m	1.8 - 2.1 m	None
Off-Street Loading Spaces	1 space	1 space	None
Off-Street Loading Spaces – Area/ stall (m ²)	Min. 28 m ²	28 m ²	None

October 25, 2005

City of Richmond - Planning Department
6911 No.3 Road,
Richmond, British Columbia
V6Y 2C1

Attention: Mr. Ross Blackwell Planning Division

Re: design rational for 13220 Smallwood Place

Dear Sir:

The principal reason for the design renovation is to showcase a new revitalized state-of-the-art expression of the Nissan Brand car dealership.

The overall site plan will remain relatively unchanged except with some reduction in the number of car display and storage spaces due to the expansion of the building service shop and the new car delivery bays on the west side. Additional landscaping has been added on the north side to soften the transition to the main pedestrian sidewalk and two new stamped conc. pads will be used to highlight feature cars.

The building's north elevation will undergo the most significant renovation to give a more modern and transparent appearance to the car dealership. The generous glass facades will provide a view into the open plan showroom. A new entrance element is a key focal point that will draw traffic to the site and welcome customers as they enter. The louver fascia will provide functional shading and at the same time make a distinctive signature element. Metallic panels will be use throughout to establish a contemporary hi-tech look as well as to provide a neutral and consistent background for the Nissan brand symbols and signage.

Yours truly,
Buttjes Architecture Inc.

Brian Gee, maibc.



City of Richmond
Urban Development Division

Development Permit

No. DP 05-307245

To the Holder: RICHMOND NISSAN LTD.
Property Address: 13220 SMALLWOOD PLACE
Address: C/O DIRK BUTTJES OR KARLA COSTELLANOS
BUTTJES ARCHITECTURE INC.
3707 FIRST AVENUE
BURNABY, BC V5C 3V6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) Reduce the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road (Smallwood Place); and
 - b) Reduce the road setback from 6 m to 4.8 m for the front entry feature of building.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$48,716 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-307245

To the Holder: RICHMOND NISSAN LTD.

Property Address: 13220 SMALLWOOD PLACE

Address: C/O DIRK BUTTJES OR KARLA COSTELLANOS
 BUTTJES ARCHITECTURE INC.
 3707 FIRST AVENUE
 BURNABY, BC V5C 3V6

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

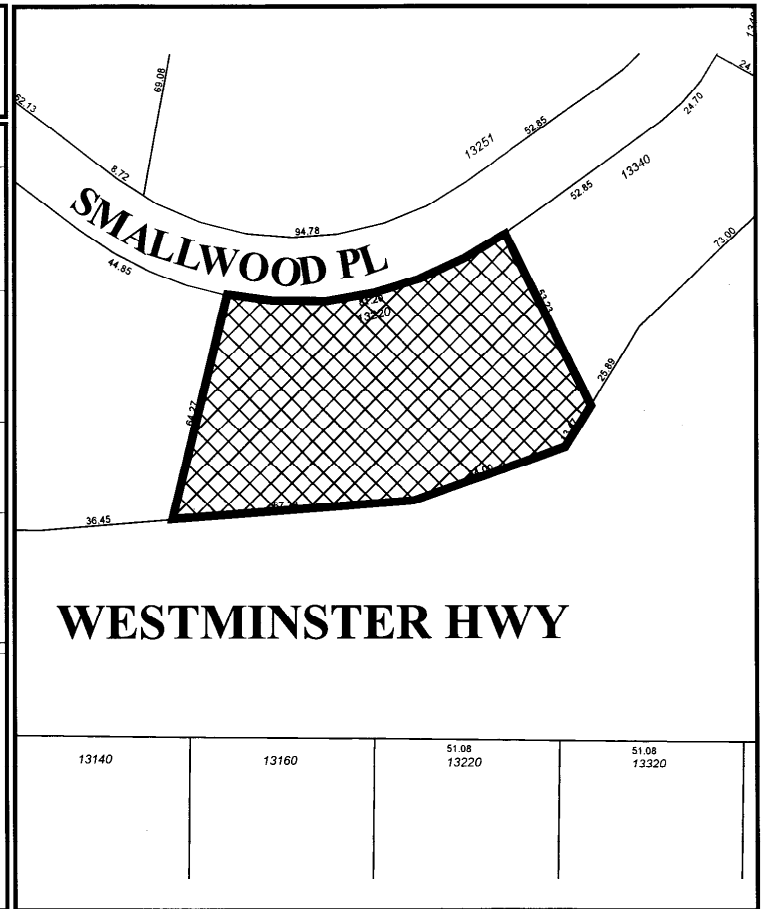
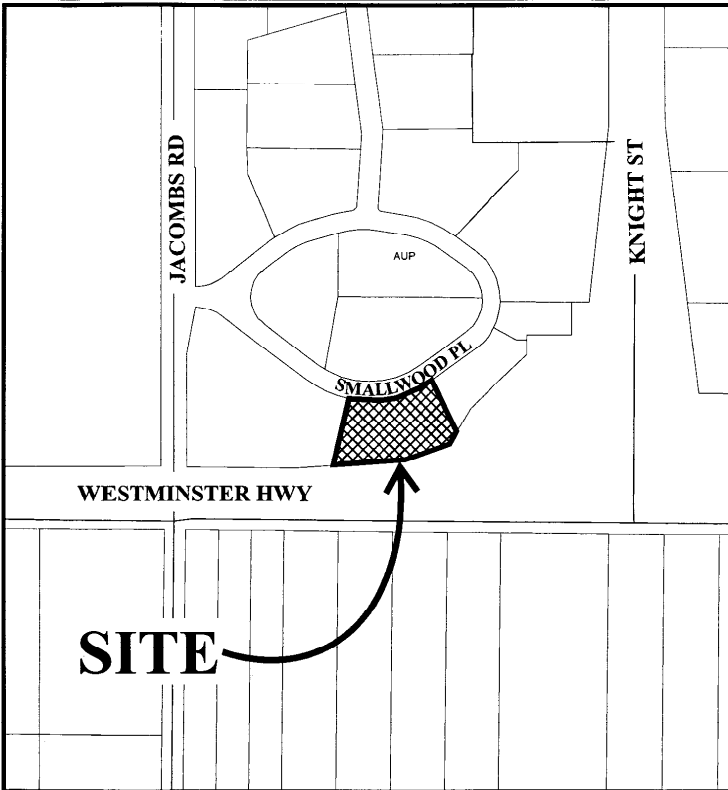
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 DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



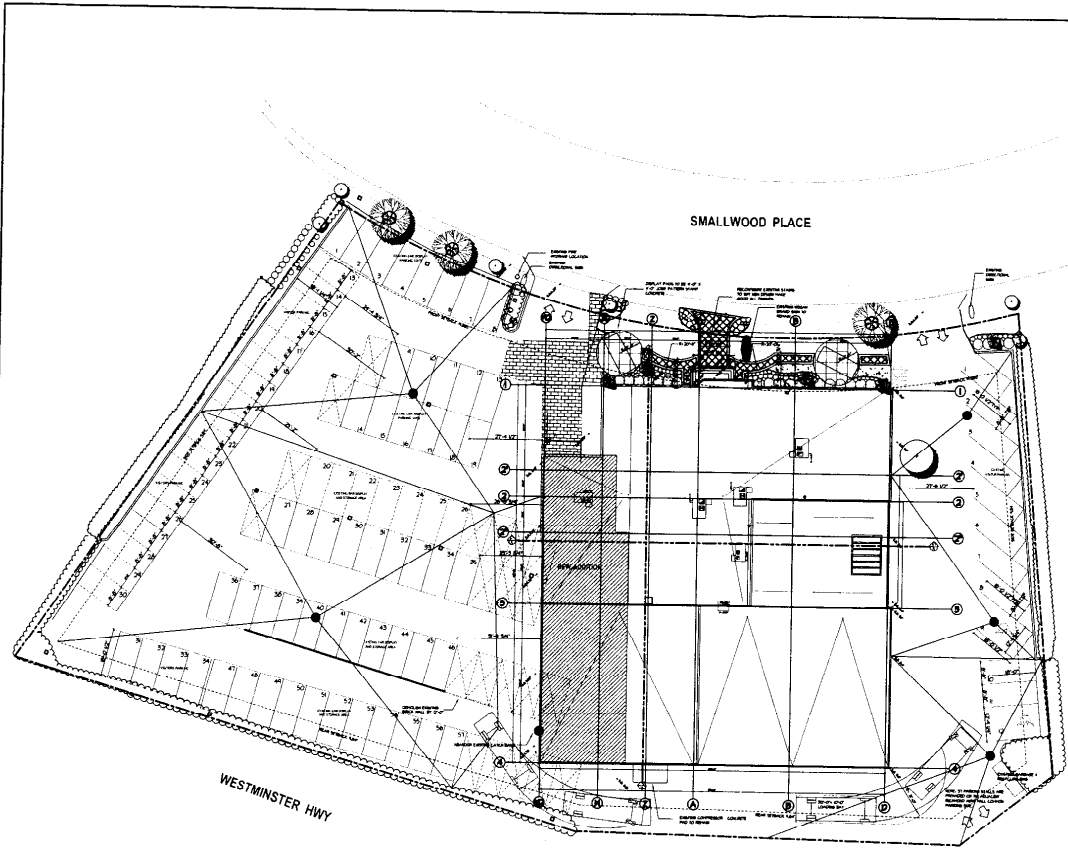
DP 05-307245 SCHEDULE "A"

Original Date: 08/05/05

Revision Date:

Note: Dimensions are in METRES

 ENTERED



SMALLWOOD PLACE

WESTMINSTER HWY

SITE PLAN
SCALE 1/8" = 1' - 0"

SITE DATA	
DATE	2005 OCTOBER 20
ADDRESS	3250 SMALLWOOD PLACE RICHMOND, BC, V6V 1M6
FROM APPLICATION	LOT 6 SECTION 8 BLOCK 4 VICTORIA WEST AND PLAN 2476

BUILDING STATISTICS	
TYPE AREA	10,000 SQ. FT.
BUILDING AREA	10,000 SQ. FT.
SECOND FLOOR	10,000 SQ. FT.
TOTAL	20,000 SQ. FT.
SITE COVERAGE	100%
LOT AREA	10,000 SQ. FT.
LOT AREA PERMITTED	10,000 SQ. FT.
LOT AREA USED	10,000 SQ. FT.
LOT AREA REMAINING	0 SQ. FT.
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CODE ANALYSIS
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 2. BUILDING AREA
 3. BUILDING SETBACK
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LEGEND	
①	EXISTING GROUND SURFACE ELEVATION (FEET)
②	PROPOSED GROUND SURFACE ELEVATION (FEET)
NOTES: 1. VERIFY INFORMATION FROM BENEATH 1. HORIZONTAL FILE 2001 DATED APRIL 15, 2005	

PLAN # 1
 DP 05-307245
 NOV 16 2005

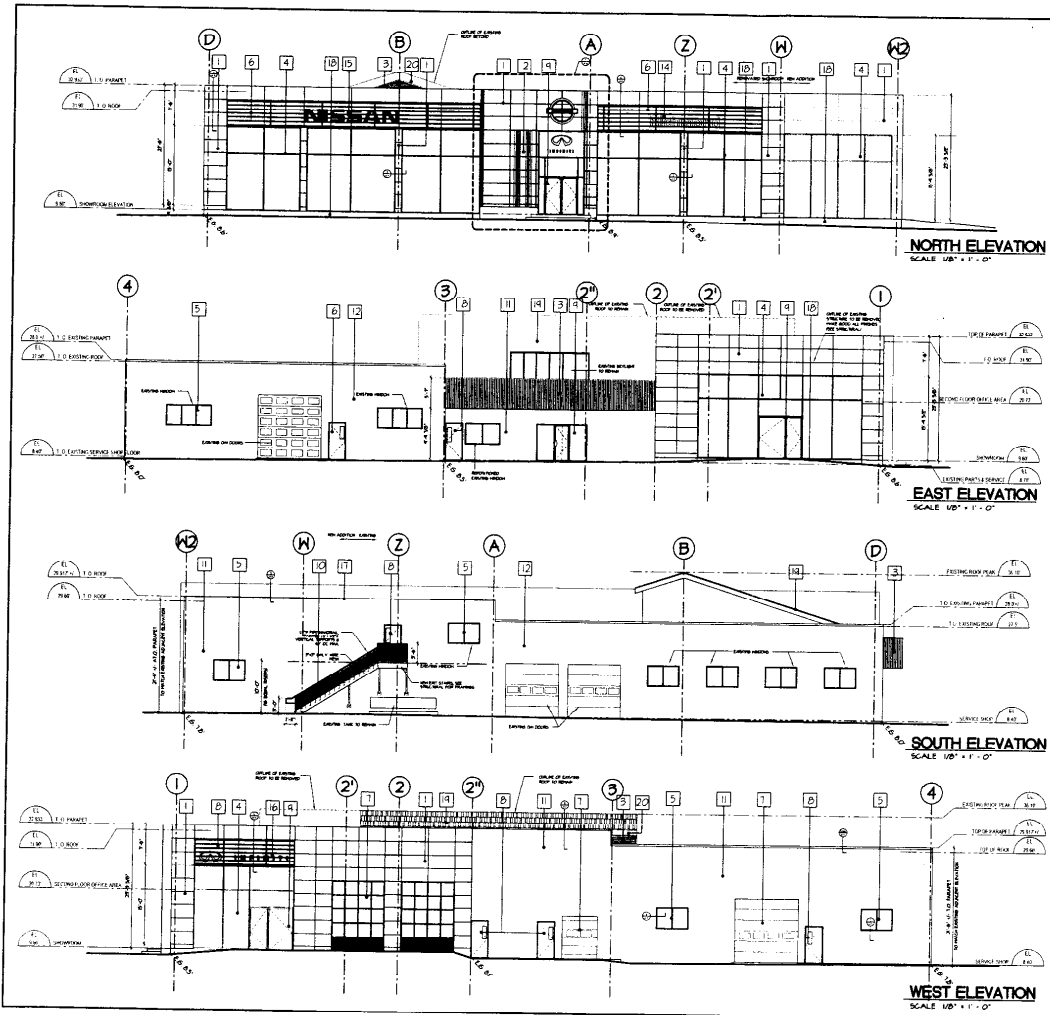
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PART OF THE PROJECT

Richmond NISSAN RENOVIATION
 3250 Smallwood Place
 Richmond, BC, V6V 1M6

PROJECT NO. 0507
 SCALE: 1/8" = 1' - 0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

A.101
 SITE PLAN



EXTERIOR MATERIALS LEGEND

- 1. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM INSULATION
- 2. 1/2" x 1/2" x 1/2" POLYURETHANE FOAM INSULATION
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PLAN 2
 DP 05307245

NOV 16 2005

PLAN #4
 DP 05-307245

PROJECT OF THE PROJECT

Richmond Nissan Renovation

Richmond Nissan Renovation

PROJECT #: 0500

SCALE: 1/8" = 1'-0"

DATE: 11/16/05

DESIGNED BY: JH

DRAWN BY: JH

DATE: 11/16/05

PROJECT #: 0500

SCALE: 1/8" = 1'-0"

DATE: 11/16/05

DESIGNED BY: JH

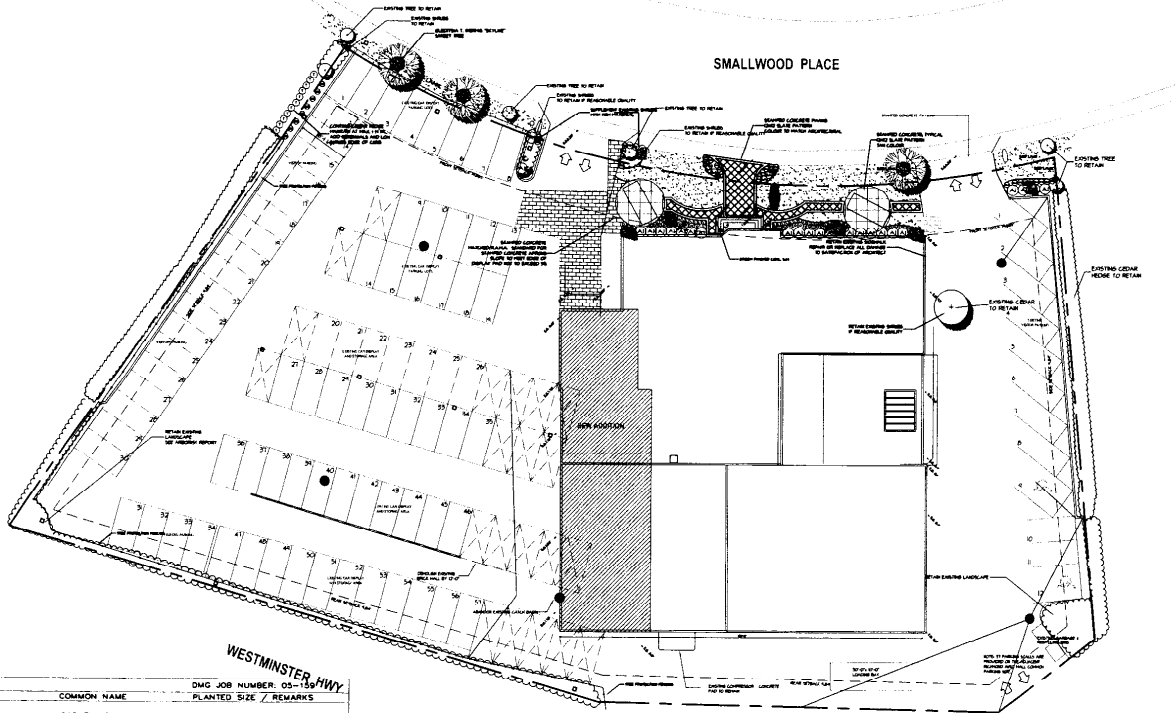
DRAWN BY: JH

DATE: 11/16/05

A.3.01

ELEVATIONS

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PLANT SCHEDULE				DMG JOB NUMBER: 05-156 HWY
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES	3	ALBETRIA F. BIRDEN SACTINE	SCALEBERRY LOGAN	60 CAL. 1.5M STD SHIP
	3	LIMNOSTYLIS STERIS	POPPY POPLAR	60 PFT. SH
	25	AZALEA CORTESI	FRONTSIDE STRIPES	42 PFT. 26GH
	21	DAPHNE CAROLINA	ROSE HAZEL	42 PFT. 26GH
SHRUBS	4	SARCOCELLA HOODIANA VAR. NERUS	HEAVYBERRY	60 PFT. 26GH
	4	THALIA OCCIDENTALIS	BLOOD ORANGE	60 PFT. 26GH
	1	PRUNUS SP.	PLUM	60 PFT. 26GH
GRASS	24	HAKONEGALIA HALICIA 'HURRY A'	HAKONEGALIA	4 PFT.
PERENNIAL	3	HELIOPSIS SCOPULORUBRA	HELIOPSIS	4 PFT.
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	1	HELIOPSIS SCOPULORUBRA	HELIOPSIS	4 PFT.

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CERTAIN STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. THE AREA AND REGION HAVE BEEN CHECKED FOR PLANT MATERIAL AVAILABILITY. 4. IF ANY PLANT MATERIAL IS NOT AVAILABLE AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER HAWKLAND AND PRINCE GEORGE VALLEY. 5. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

DATE	BY	NO.	REV.	DESCRIPTION

DMG
landscape architects

1111 West 10th Street
Victoria, British Columbia
V8V 2S2
Tel: 250-383-7888
Fax: 250-383-7889

PROJECT:
RICHMOND NISSAN
DEALERSHIP
13220 SMALLWOOD PLACE
RICHMOND, B.C.
Site No. 3
DP 05-307245

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: 05-16-05 DRAWING NUMBER:
SCALE: 1/4"=1'-0" L1
DESIGNER: [blank]
CHECKED: [blank]
DATE: [blank]
DWG PROJECT NUMBER: 05-159

PLAN #3
DP 05-307245
NOV 16 2005