



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: July 19, 2021

From: Wayne Craig
Director, Development

File: DV 19-873160

Re: Application by Open Road Auto Group Ltd. for a Development Variance Permit at
13251 Smallwood Place

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum setback from the west property line from 3.0 m to 0.96 m. This would permit the retention of an existing detached car wash building at 13251 Smallwood Place on a site zoned "Vehicle Sales (CV)".

Wayne Craig
Director, Development
(604-247-4625)

WC:rp

Att. 7

Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd. has applied on behalf of Open Road Auto Group Ltd. (Directors: Francis Chia, Marcel Chia, Anna Chia, Marya Chia, and Christian Chia) to the City of Richmond for permission to reduce the required side yard setback in order to retain an existing accessory building at 13251 Smallwood Place. The site currently contains . A Location Map is provided on **Attachment 1** and a Site Plan is provided on **Attachment 2**.

The proposed variance seeks to reduce the required minimum side yard setback from the west property line from 3.0 m to 0.96 m. The proposed variance would allow the existing accessory car wash building to be retained on the subject site following a lot line adjustment that occurred on the adjacent property to the west at 13171 Smallwood Place via an approved zoning text amendment application and development permit (ZT 18-835424, DP 18-810720) to construct a new Porsche dealership, which was approved and issued by Council on October 13, 2020. In consideration of the zoning text amendment on 13171 Smallwood Place, a legal agreement was registered on title which required the owner to obtain the requested variance within two-years time of the lot line adjustment in order to enable the retention of the existing car wash structure. Should the requested variance not be issued, the car wash accessory building would have to be removed from the site in accordance with the legal agreement registered on title of the property. A site survey demonstrating the proposed setback to the car wash structure is provided on **Attachment 3** and photographs of the existing car wash structure are provided on **Attachment 4**. The lot line adjustment is demonstrated on **Attachment 5** and a site plan for the approved Porsche dealership is provided on **Attachment 6** for context.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 7**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: An existing Volkswagen dealership on a lot zoned "Vehicle Sales (CV)".

To the South: Across Smallwood Place Road, is an existing Applewood Nissan and Infiniti dealership at 13220 Smallwood Place, and an existing Applewood Mitsubishi dealership in a building shared with other retail uses at 13340 Smallwood Place. Both properties are zoned "Vehicle Sales (CV)". The City has received a proposed site specific zoning text amendment application to add "Veterinary Service" as a permitted use on 13340 Smallwood Place (ZT 21-930124).

To the East: Across Smallwood Place Road, is an existing insurance agency, surface parking lot and free-standing Auto Mall signage at 13460 Smallwood Place on a lot zoned "Vehicle Sales (CV)".

To the West: Construction of a new Porsche dealership building (ZT 18-835424, DP 18-810720) on a lot zoned "Vehicle Sales (CV)".

Staff Comments

There is no new development associated with the proposed variance. The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the East Cambie Area Plan and the Zoning Bylaw except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in ***bold italics***)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum side yard setback for the existing car wash accessory building from 3.0 m to 0.96 m.

(Staff support the proposed variance, as there is no new development associated with the proposed variance, and the setback variance would apply only to the location of the existing car wash building. The proposed variance was identified at the time of the zoning text amendment (ZT 18-835424), and the resulting lot line adjustment, for the adjacent Porsche dealership at 13171 Smallwood Place. The existing car wash building is located behind several rows of parking and immediately adjacent to a proposed accessory building for damaged car storage associated with the Porsche dealership currently under construction to the west. The existing car wash building is also located in an area of the subject site predominantly used by staff for service uses associated with the existing dealerships's operation.)

Analysis

Conditions of Adjacency

- To the west, a new Porsche dealership building at 13171 Smallwood Place is currently under construction. A new partially-enclosed storage structure for damaged vehicles would abut the shared property line (from which the proposed setback variance is measured). Therefore, the existing car wash building on the subject property would be set back 0.96 m from the car storage structure.
 - Because of the resulting proximity to the storage structure for damaged vehicles, the exterior wall of the existing car wash would need to be appropriately fire rated for a 0.96 m setback (0.6 m to the eave of the car wash structure) from the car storage structure at 13171 Smallwood Place. Prior to Council's consideration of this development variance permit, the applicant must provide confirmation from a certified professional consultant, to the satisfaction of the Director of Building Approvals, that the existing car wash building is appropriately fire rated and/or undertake the required works to confirm compliance.
 - A fence is proposed along the shared lot line, to be constructed as part of the development of 13171 Smallwood Place.
- To the north, a 6.8 m-wide drive aisle with parallel parking separates the existing Volkswagen dealership from the subject property. The existing car wash building on the subject property is set back approximately 14.3 m from the shared property line, between which is located on-site solid waste storage.
 - An existing fence is located along the shared lot line to the north.

Parking

- As a result of the lot line adjustment, 33 parking spaces have been removed from the subject site. The subject site still provides 111 on-site parking spaces, which exceeds the minimum parking requirement (of 110 parking spaces) under Zoning Bylaw 8500.

Landscaping

- Staff have conducted a site visit and the existing landscaping on site is adequate. In addition, a Development Permit application (DP 19-842750) is currently under review by City staff that would standardize landscaping in the Richmond Auto Mall by establishing a set of landscaping design guidelines applicable to all lots in the auto mall. This landscaping development permit will be presented to the development permit panel at a future date.

Crime Prevention Through Environmental Design

- A new fence is being installed at the shared east side of the property as part of the on-going construction activities of the adjacent Porsche project. The fence will separate the two properties and the fence is constructed chain-link material that makes it difficult for anyone to hide without being seen.
- The entire Richmond Auto Mall has a permanent surveillance system in place that is monitored by a third party security company - Radius Security.
- Access to the existing car wash building is restricted to staff only – public access is not permitted.
- The rear portion of the existing car wash is only utilized for placement of equipment for the car wash and is not used for storage purposes. Although materials are currently being stored at this location for the on-going construction of the adjacent site at 13171 Smallwood Place, those materials will be removed once construction activities are complete and fencing is installed.

Ministry of Environment (MOE) Approval

In accordance with the Ministry of Environment (MOE) processes for approval of development activities (including a Development Variance Permit), the applicant is required to secure a release letter from the MOE. Accordingly, the applicant must secure the release letter from the MOE prior to staff forwarding the Development Variance Permit to Council for their approval.

Conclusion

Kasian Architecture Interior Design and Planning Ltd., on behalf of Open Road Auto Group Ltd., has applied to the City of Richmond to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum setback from the side (west) property line from 3.0 m to 0.96 m, in order to retain an existing accessory car wash building and to facilitate the proposed adjustment of the shared lot line between 13171 Smallwood Place and the subject property.

As the proposed development would meet applicable policies in the Official Community Plan (OCP), staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



Robin Pallett
Planner 2
(604-276-4200)

RP:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Site plan

Attachment 3: Site survey

Attachment 4: Photos of the existing car wash structure

Attachment 5: Lot Line adjustment via ZT 18-835424

Attachment 6: Site Plan for the new Porsche dealership at 13171 Smallwood Place

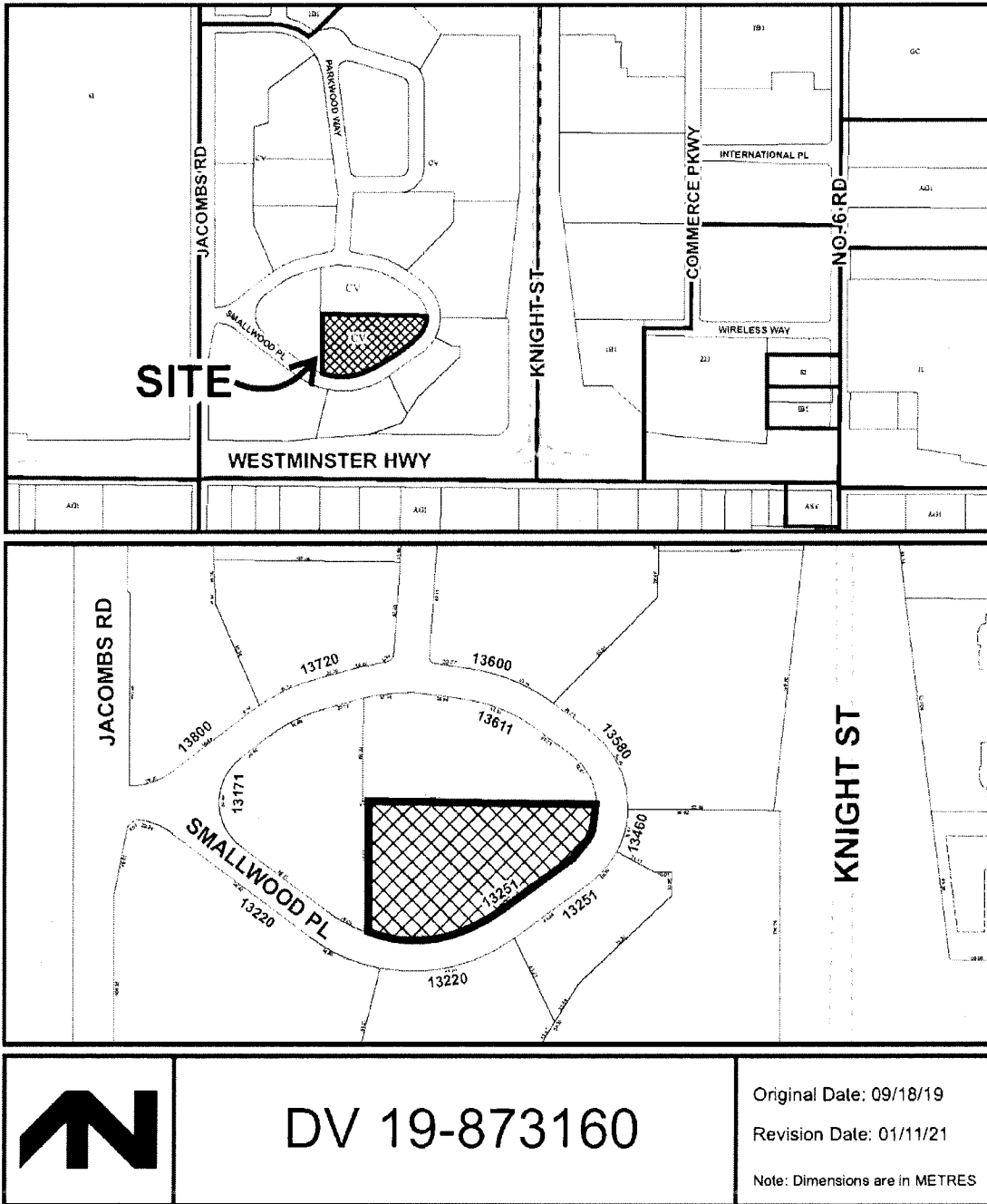
Attachment 7: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

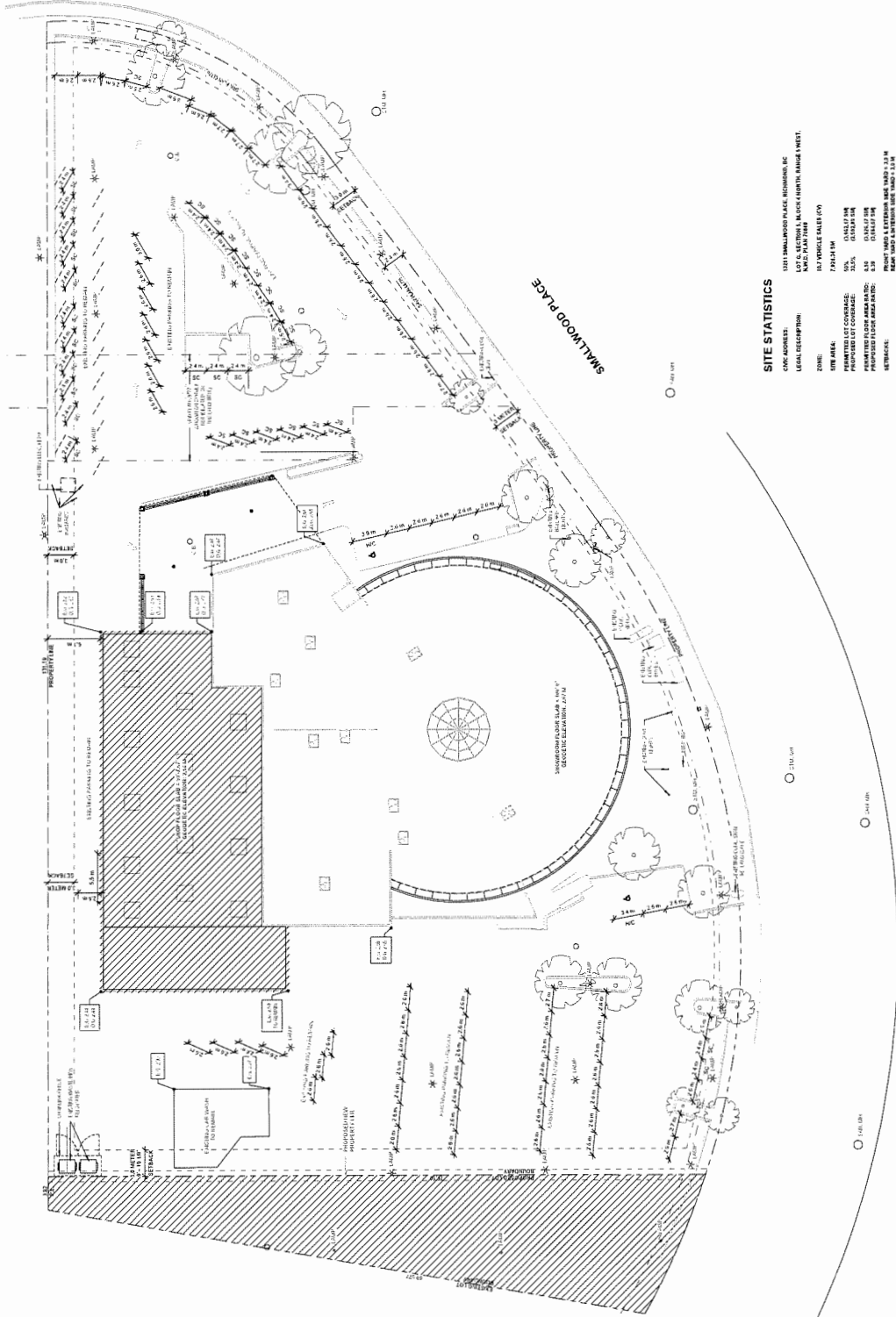
- Confirmation that the exterior wall of the existing car wash is appropriately fire-rated for a 0.96 m setback from the car storage structure at 13171 Smallwood Place.
- Provision of a release letter from The Ministry of Environment (MOE) permitting the City to proceed with approval of the subject Development Variance Permit.



City of Richmond



Attachment 2: Site Plan



SITE STATISTICS

OWNER:	1101 SMALLWOOD PLACE, RICHMOND, BC
LEGAL DESCRIPTION:	LOT 6, SECTION 8, BLOCK 4 NORTH, RANGE 1 WEST, MAP 1 PLAN 1998
ZONE:	R2 (RESIDENTIAL) (R)
TITLE AREA:	7.0215 HA
PROPOSED LOT COVERAGE:	11.1% (11.1% OF 100%)
PERMITTED FLOOR AREA (M ²):	418 (11.1% OF 3760)
VEHICLE SPACES (PERMITTED):	10 (11.1% OF 90)
VEHICLE SPACES (PROPOSED):	10 (11.1% OF 90)
MINIMUM LOT SIZE:	1100 M ² (11.1% OF 9900)
MINIMUM LOT AREA:	1100 M ² (11.1% OF 9900)
LANDSCAPING REQUIREMENTS:	PER ZONING BYLAW SECTION 4.3 AND ANY APPLICABLE GENERAL ORDINANCES
REQUIRED PARKING SPACES:	110 (11.1% OF 990)
PROPOSED PARKING SPACES:	110 (11.1% OF 990)

EXISTING SITE PLAN

DATE: 10/10/2011

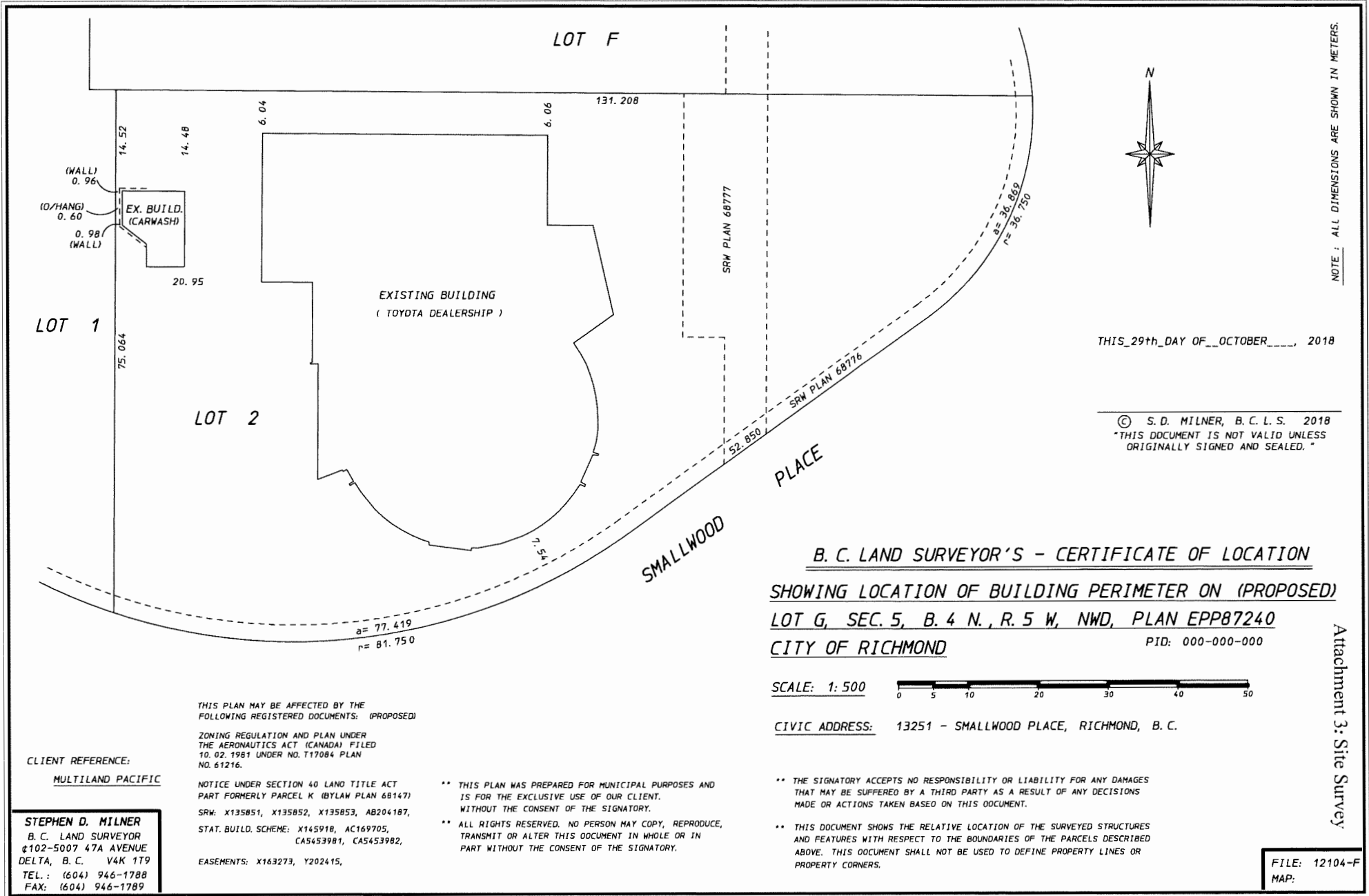
SCALE: 1:100

PROJECT: 1101 SMALLWOOD PLACE

CLIENT: BOZYK ARCHITECTS LTD

DESIGNER: BOZYK ARCHITECTS LTD

DATE: 10/10/2011



NOTE : ALL DIMENSIONS ARE SHOWN IN METERS.

THIS_29th_DAY OF __OCTOBER____, 2018

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 ORIGINALLY SIGNED AND SEALED.*

B. C. LAND SURVEYOR'S - CERTIFICATE OF LOCATION
SHOWING LOCATION OF BUILDING PERIMETER ON (PROPOSED)
LOT G, SEC. 5, B. 4 N., R. 5 W, NWD, PLAN EPP87240
CITY OF RICHMOND PID: 000-000-000

SCALE: 1:500

CIVIC ADDRESS: 13251 - SMALLWOOD PLACE, RICHMOND, B. C.

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS: (PROPOSED)

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.02.1981 UNDER NO. T17084 PLAN NO. 61216.

CLIENT REFERENCE:
 MULTILAND PACIFIC

STEPHEN D. MILNER
 B. C. LAND SURVEYOR
 #102-5007 47A AVENUE
 DELTA, B. C. V4K 1T9
 TEL.: (604) 946-1788
 FAX: (604) 946-1789

NOTICE UNDER SECTION 40 LAND TITLE ACT PART FORMERLY PARCEL K (BYLAW PLAN 68147)
 SRW: X135851, X135852, X135853, AB204187,
 STAT. BUILD. SCHEME: X145918, AC169705,
 CA5453981, CA5453982,
 EASEMENTS: X163273, Y202415,

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Attachment 3: Site Survey

FILE: 12104-F
 MAP:

Front/west side of structure



Front of structure



Rear of structure



Attachment 5: Lot Line adjustment via ZT 18-835424 (subdivision & consolidation)

SUBDIVISION PLAN OF LOTS G AND H SECTION 5, BLOCK 4 NORTH, RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 70848

BCCS: 925015

SCALE: 1:500

THE INFORMED PLOT SIZE OF THIS PLAN IS BASED ON A SURVEY IN METERS IN ACCORDANCE WITH THE METRIC ACT OF 1995.

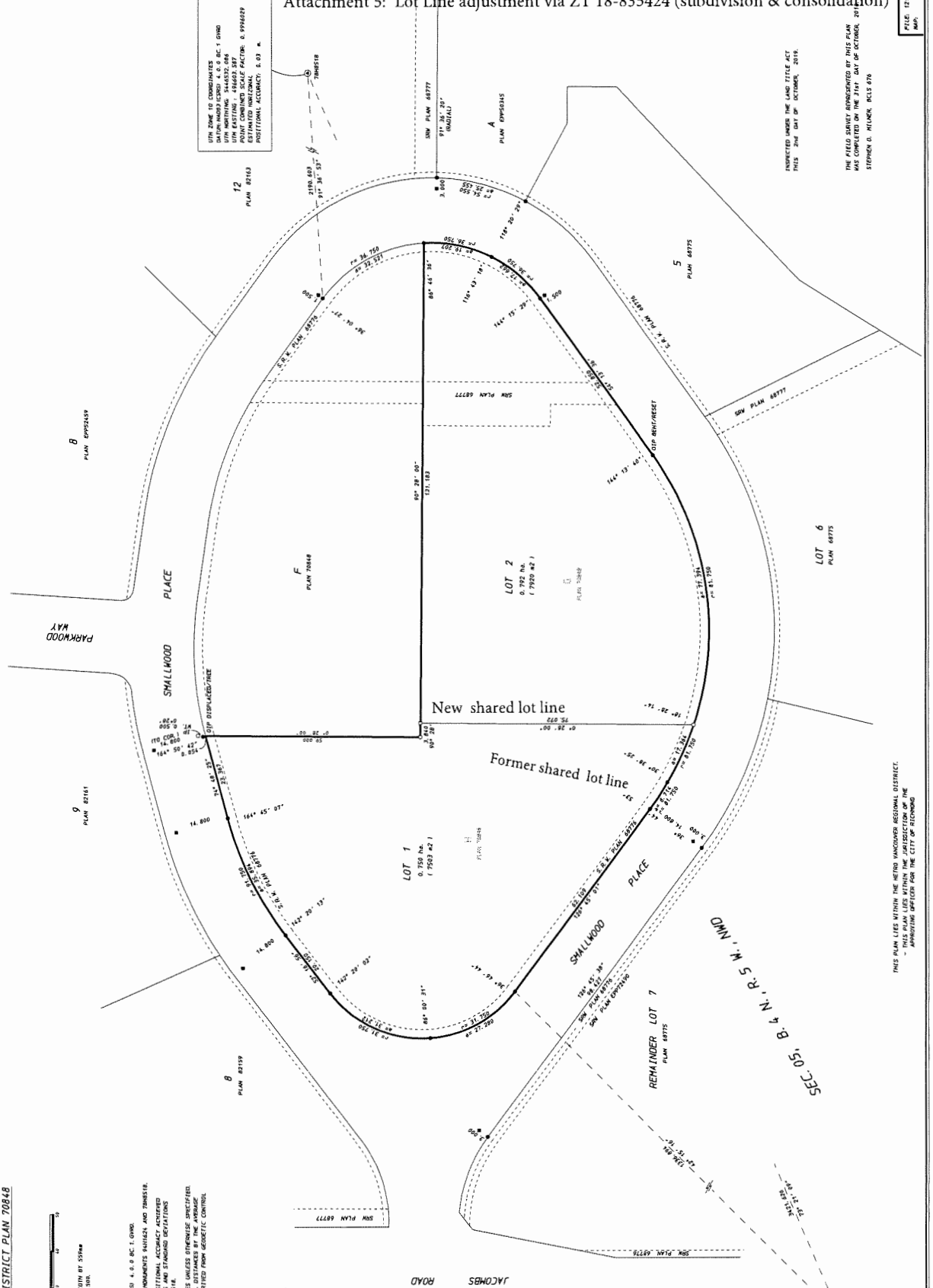
-ALL DISTANCES ARE SHOWN IN METERS.
 -INTEGRATED SURVEY AREA NO. 18 (RECORDING NO. 18) IS 4.0 B.C. 1.0 M.
 -GRID BEARINGS ARE DERIVED FROM GEODETIC CONTROL, MONUMENTS, BENCHES AND TRINETS.
 -THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM THE MOST RECENT PUBLISHED COORDINATES AND STATIONING DATUMS FOR GEODETIC CONTROL, MONUMENTS, BENCHES AND TRINETS.
 -TO COMPUTE GRID DISTANCES, MULTIPLE GRID-LEVEL DISTANCES AT THE AVERAGE COMBINED FACTOR OF 0.9994875 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS, BENCHES AND TRINETS.

- LEGEND
- CONTOUR GEODETIC CONTROL MONUMENT FOUND
 - CONTOUR OLD STANDARD IRON POST FOUND
 - CONTOUR STATIONED IRON POST SET
 - CONTOUR LEAD PLUS SET
 - CONTOUR METERS
 - CONTOUR SQUARE METERS



UTM ZONE 18 UTM COORDINATES
 DATUM: NAD83 CORP. 4.0 B.C. 1.0 M
 UTM NORTHING: 544552.245
 UTM EASTING: 460527.674
 POINT COMBINED SCALE FACTOR: 0.9994875
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.03 M.

STEPHEN G. KILNER
 4805-587 574 AVENUE
 DELTA, B.C. T4K 1T7
 TEL: 8443 344-7588

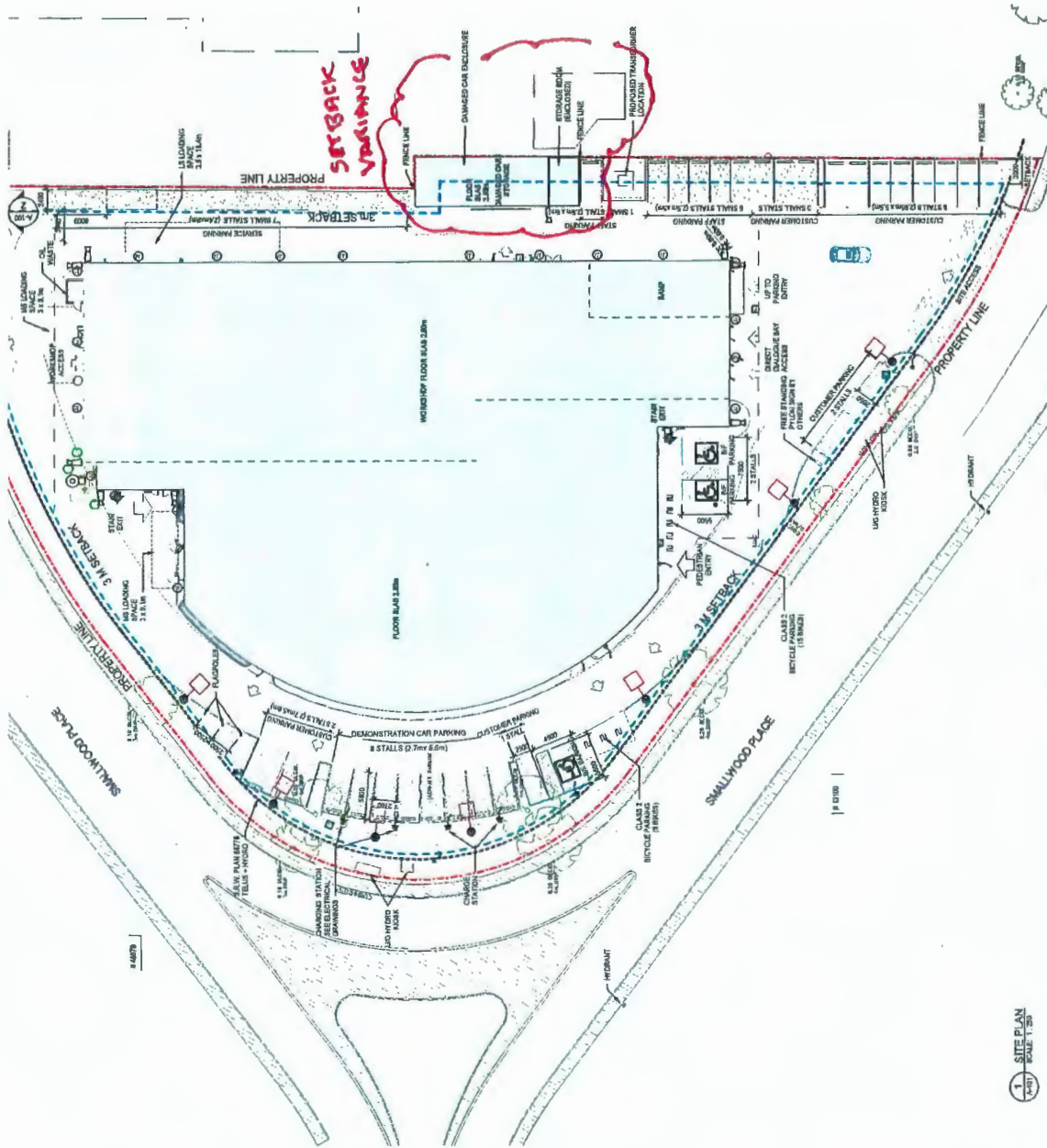
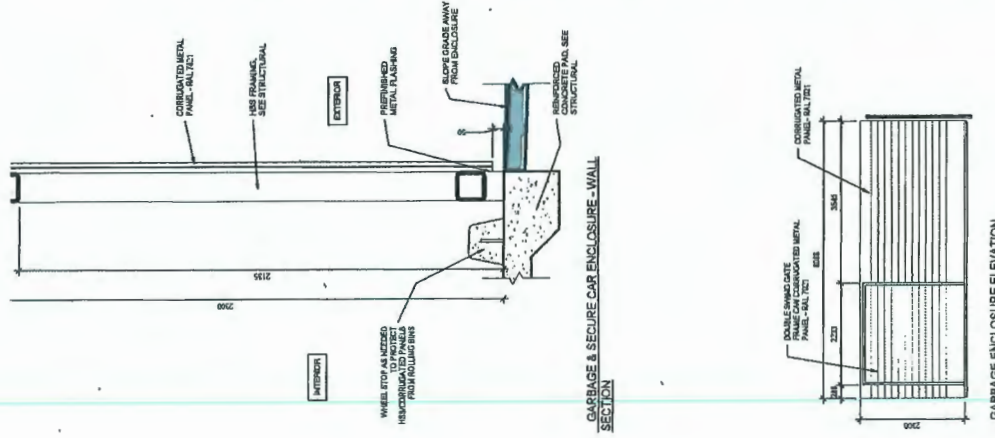


THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT.
 - THE METRO VANCOUVER REGIONAL DISTRICT IS THE AUTHORITY OF RECORD FOR THE CITY OF RICHMOND.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 21ST DAY OF OCTOBER, 2014.
 STEPHEN G. KILNER, R.E.S. 019

FILE: E7240A

Attachment 6: Site Plan for the new Porsche dealership at 13171 Smallwood Place



Kasia

DP-04
200907

FEB. 12, 2019

N SITE PLAN / PROJECT DATA

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

DILAWRI OpenRoad™
GROUP OF COMPANIES AUTO GROUP

SCALE 1:250



DV 19-873160

Attachment 7

Address: 13251 Smallwood Place

Applicant: Kasian Architecture Interior Design and Planning Ltd. Owner: Open Road Auto Group Ltd.

Planning Area(s): East Cambie

Floor Area Gross: N/A (no proposed development) Floor Area Net: N/A (no proposed development)

	Existing	Proposed
Site Area:	8,626 m ² (prior to subdivision)	7,924.34 m ² (following subdivision)
Land Uses:	Vehicle sale/rental, vehicle body repair (accessory), office (accessory) and car wash (accessory)	No change
OCP Designation:	Commercial (COM)	No change
Zoning:	Vehicle Sales (CV)	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.39	None permitted
Lot Coverage:	Max. 50%	32.5%	None
Setback – Front Yard:	Min. 3.0 m	6.4 m	None
Setback – Side Yard (north):	Min. 3.0 m	6.1 m	None
Setback – Side Yard (west):	Min. 3.0 m	0.96 m	Variance requested
Setback – Rear Yard:	Min. 3.0 m	N/A (no rear property line)	None
Off-street Parking Spaces – Regular:	107 spaces (min. 50% standard size)	108 spaces	None
Off-street Parking Spaces – Accessible:	3 (2% of parking provision)	3	None
Total off-street Spaces:	110	111	None



City of Richmond

Development Variance Permit

No. DV 19-873160

To the Holder: OPEN ROAD AUTO GROUP LTD.

Property Address: 13251 SMALLWOOD PLACE

Address: C/O KASIAN ARCHITECTURE INTERIOR DESIGN
AND PLANNING LTD.
#1685 – 1500 GEORGIA STREET
VANCOUVER, BC V6G 2Z6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 Bylaw 8500" is hereby varied as follows:
 - a) Reduce the minimum side yard setback for the existing car wash accessory building from 3.0 m to 0.96 m.
4. 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.
5. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

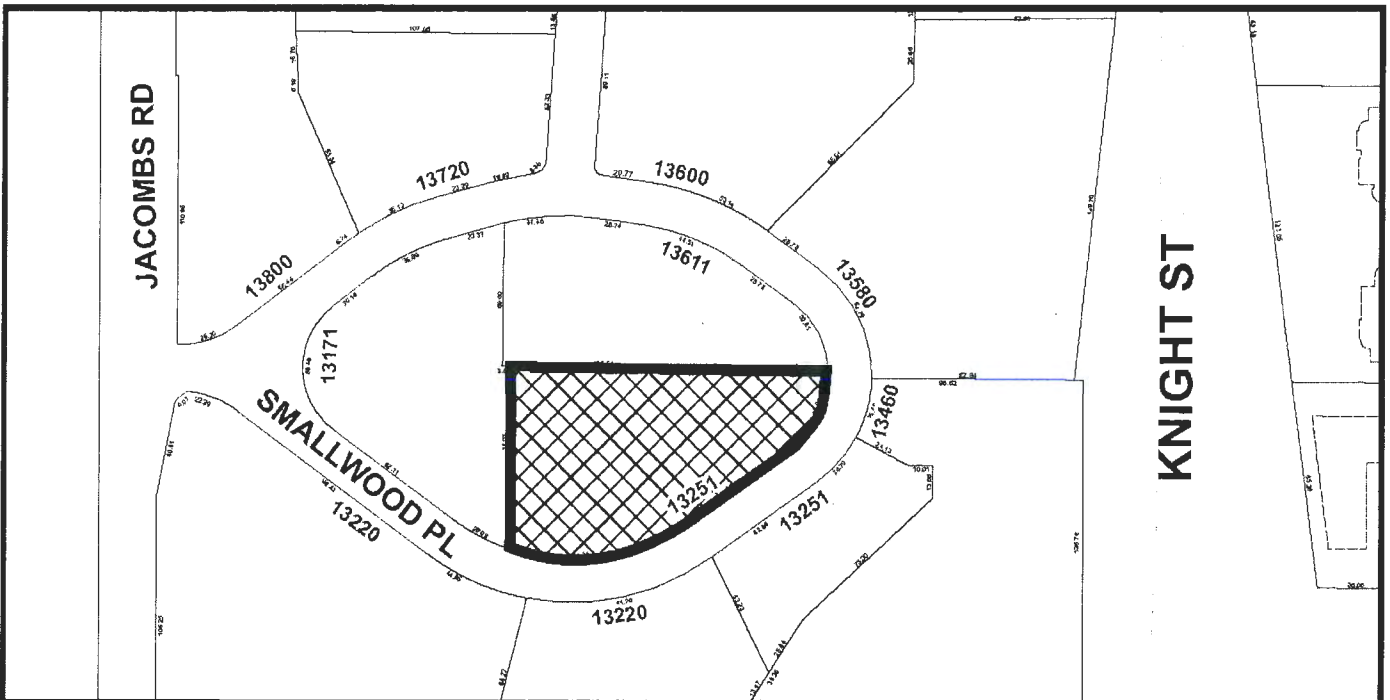
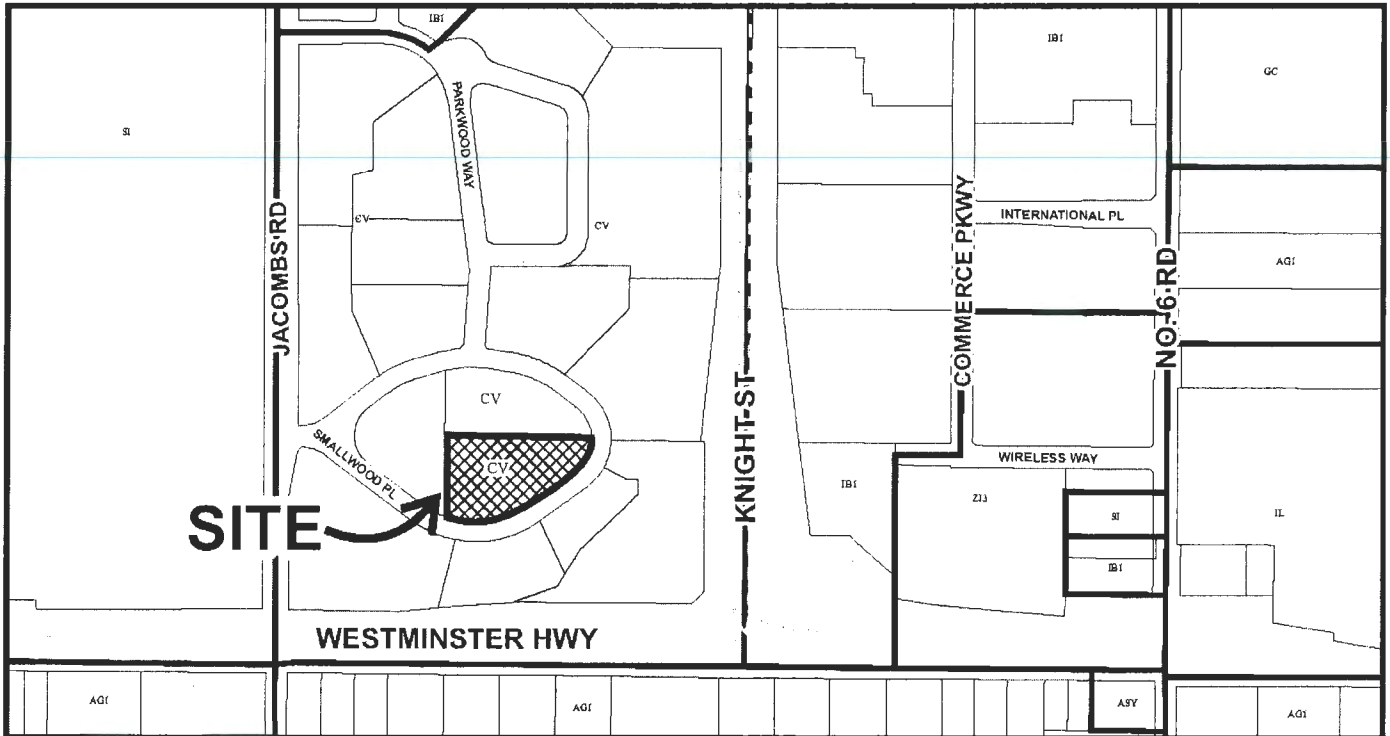
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

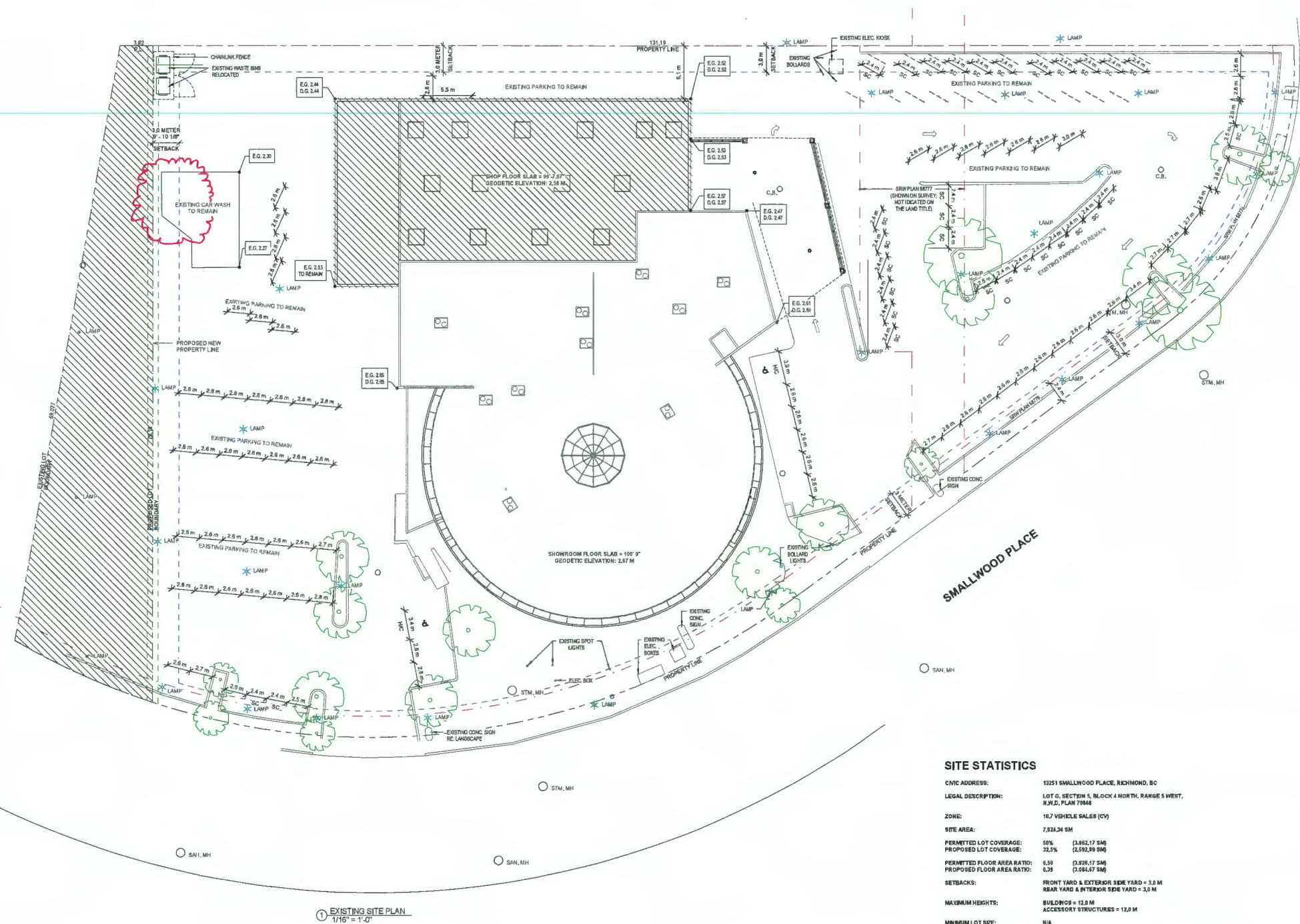


City of Richmond



DV 19-873160
 SCHEDULE "A"

Original Date: 09/18/19
 Revision Date: 01/11/21
 Note: Dimensions are in METRES



① EXISTING SITE PLAN
1/16" = 1'-0"

SITE STATISTICS

CIVIC ADDRESS:	13251 SMALLWOOD PLACE, RICHMOND, BC
LEGAL DESCRIPTION:	LOT C, SECTION 5, BLOCK 4 NORTH, RANGE 5 WEST, R.V.D., PLAN 79848
ZONE:	16.7 VEHICLE SALES (CV)
SITE AREA:	7,834.34 SM
PERMITTED LOT COVERAGE:	50% (3,917.17 SM)
PROPOSED LOT COVERAGE:	32.5% (2,568.19 SM)
PERMITTED FLOOR AREA RATIO:	0.50 (3,917.17 SM)
PROPOSED FLOOR AREA RATIO:	0.39 (3,064.67 SM)
SETBACKS:	FRONT YARD & EXTERIOR SIDE YARD = 3.0 M REAR YARD & INTERIOR SIDE YARD = 3.0 M
MAXIMUM HEIGHTS:	BUILDINGS = 12.0 M ACCESSORY STRUCTURES = 12.0 M
MINIMUM LOT SIZE:	N/A
LANDSCAPING & SCREENING:	PER ZONING BYLAW SECTION 6.9 AND AUTOMALL DESIGN GUIDELINES
REQUIRED PARKING STALLS:	110 (MIN. 50% STANDARD SIZE; 2% ACCESSIBLE SPACES)
PROVIDED PARKING STALLS:	115 SPACES (INCLUDE 3 ACCESSIBLE STALLS)

002	190701	ISSUE FOR BUILDING PERMIT RE-SUBMISSION
001	190507	ISSUE FOR BUILDING PERMIT
REVISION	DATE	DESCRIPTION

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OpenRoad Hyundai Richmond

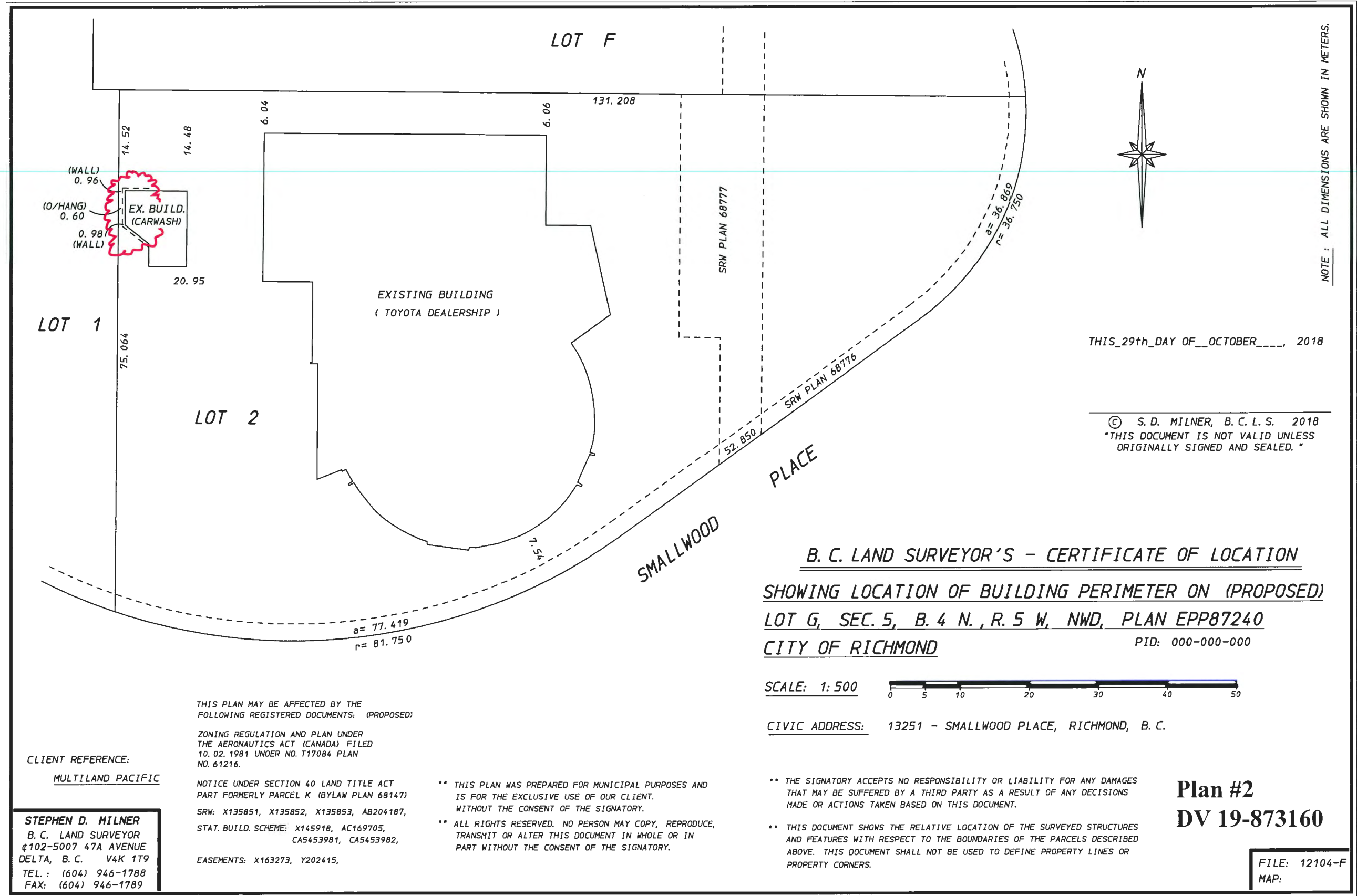
13251 SMALLWOOD PLACE
RICHMOND, BC V6V 1W6

EXISTING SITE PLAN

SCALE: As indicated DATE: 19/03/22 DRAWN: FF
PROJECT NUMBER: 218015

**Plan #1
DV 19-873160**

A0.01



NOTE : ALL DIMENSIONS ARE SHOWN IN METERS.

THIS 29th DAY OF OCTOBER, 2018

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B. C. LAND SURVEYOR'S - CERTIFICATE OF LOCATION
SHOWING LOCATION OF BUILDING PERIMETER ON (PROPOSED)
LOT G, SEC. 5, B. 4 N., R. 5 W, NWD, PLAN EPP87240
CITY OF RICHMOND PID: 000-000-000

SCALE: 1:500 

CIVIC ADDRESS: 13251 - SMALLWOOD PLACE, RICHMOND, B. C.

CLIENT REFERENCE:
MULTILAND PACIFIC

STEPHEN D. MILNER
 B. C. LAND SURVEYOR
 ☎102-5007 47A AVENUE
 DELTA, B. C. V4K 1T9
 TEL.: (604) 946-1788
 FAX: (604) 946-1789

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NOTICE UNDER SECTION 40 LAND TITLE ACT PART FORMERLY PARCEL K (BYLAW PLAN 68147)

SRW: X135851, X135852, X135853, AB204187,
 STAT. BUILD. SCHEME: X145918, AC169705, CA5453981, CA5453982,
 EASEMENTS: X163273, Y202415,

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Plan #2
DV 19-873160

FILE: 12104-F
 MAP: