



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** May 15, 2018  
**File:** RZ 16-754625

**Re:** **Application by Brian Ross Motorsports Corp. (DBA Alfa Maserati of Richmond) for Rezoning at 5480 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)"**

**Staff Recommendation**

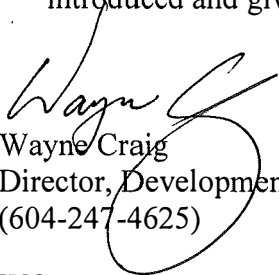
1. That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9874, to re-designate 5480 Parkwood Way:
  - a) from "Mixed Employment" to "Commercial" in the City of Richmond 2041 OCP Land Use Map to Schedule 1 of Official Community Plan Bylaw 9000; and
  - b) from "Industrial" to "Commercial" in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) of the Official Community Plan;

be introduced and given first reading.

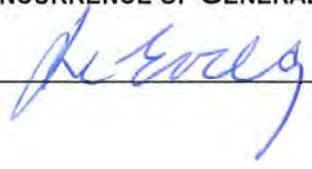
2. That Bylaw 9874, having been considered in conjunction with:
  - a) the City's Financial Plan and Capital Program; and
  - b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

3. That Bylaw 9874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9875, for the rezoning of 5480 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.

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

WC:mm  
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Brian Ross Motorsports Corp. (DBA Alfa Maserati of Richmond) has applied to the City of Richmond for permission to rezone a 0.40 ha (1.0 acre) site at 5480 Parkwood Way from “Industrial Business Park (IB1)” to “Vehicle Sales (CV)” for permission to undertake vehicle sales and repair/service within an 1,854 m<sup>2</sup> (19,960 ft<sup>2</sup>) existing building. The proposed rezoning will also require amendments to the Official Community Plan (OCP) and the East Cambie Area Plan.

The applicant has agreed to become a member of the Richmond Auto Mall Association (RAMA) and thus the subject site would become part of the auto mall after such time that the site is rezoned and building renovations area completed.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached.

### Surrounding Development

The site is located within an industrial park with light industrial buildings to the north and east, and automobile dealerships within the Richmond Auto Mall to the south.

- To the North: A lot, with a light industrial building zoned “Industrial Business Park (IB1)” on which a Development Permit application for a proposed 836 m<sup>2</sup> (9,000 ft<sup>2</sup>) addition to an industrial existing building (DP 17-778081) is in circulation for City staff review.
- To the South: Parkwood Way and a lot with an automobile dealership zoned “Vehicle Sales (CV)”.
- To the East: Parkwood Place and a lot with a light industrial building zoned “Industrial Business Park (IB1)”.
- To the West: Jacombs Road and the Richmond Nature Park on large site zoned “School & Institutional Use (SI)”, located within the Agricultural Land Reserve (ALR).

### Related Policies & Studies

#### Richmond 2041 Official Community Plan (OCP) – Schedule 1

The Richmond 2041 Official Community Plan (OCP) designates the subject property as “Mixed Employment”. The “Mixed Employment” designation permits a range of industrial and stand-alone office and institutional uses (Attachment 3).

### East Cambie Area Plan – Schedule 2.11B

The East Cambie Area Plan designates the subject property as “Industrial” to accommodate the production, manufacturing, storing, transporting, distributing, testing, cleaning, servicing or repair of goods (Attachment 4).

### Proposed Amendments to the OCP and East Cambie Area Plan

OCP Amendment Bylaw 9874 proposes to designate the site as “Commercial” within both the OCP and East Cambie Area Plan to facilitate the proposed rezoning to “Vehicles Sales (CV)”.

The proposed changes are consistent with the OCP and Area Plan “Commercial” land use designations of the nearby properties within the Richmond Auto Mall.

### Metro Vancouver 2040 Regional Growth Strategy

The Metro Vancouver 2040 Regional Growth Strategy (RGS) provides land use policies to guide future development in the region. The RGS designates the subject property as “Mixed Employment”, which is intended for industrial, commercial and other employment-related uses to help meet the needs of the regional economy which are not typically located in urban or neighbourhood centres. The proposed “Commercial” OCP land use designation would be consistent with the “Mixed Employment” designation in the RGS.

The properties within the Richmond Auto Mall are currently designated in the RGS as either “General Urban” or “Mixed Employment” as both designations permit commercial uses.

### Legal Documents to be Registered on Title

The proposed development will require the following documents be registered on Title prior to zoning adoption:

- Flood indemnity covenant as required under Richmond Flood Protection Bylaw 8204.
- An aircraft noise indemnity covenant on title as required under the OCP Aircraft Noise Policy.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The table below clarifies this recommendation as it relates to the proposed OCP.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

### OCP Consultation Summary

The following stakeholders were considered during the review of the subject application.

<b>Stakeholder</b>	<b>Referral Comment (No Referral necessary)</b>
BC Land Reserve Co.	No referral necessary.
Richmond School Board	No referral necessary, as discussed below.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed OCP amendment is consistent with the Regional Growth Strategy.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
Translink	No referral necessary, as no transportation road network changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
<b>Stakeholder</b>	<b>Referral Comment (No Referral necessary)</b>
Community Groups and Neighbours	The applicant and City have contacted the Richmond Auto Mall Association (RAMA). Feedback was received from RAMA who supported the applicant's proposal (see letter in Attachment 5).
All relevant Federal and Provincial Government Agencies	No referral necessary.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9874, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

### **Analysis**

The proposed OCP and Area Plan re-designations to "Commercial" are supported as commercial uses are already permitted in the current OCP "Mixed Employment" designation and Richmond's Employment Lands Strategy supports flexibility in land use designations. As the intent of this application is to expand the Richmond Auto Mall, the proposed "Commercial" designation best reflects the use of the site and ensures consistency with the other auto dealership properties within the adjacent Auto Mall.

The benefits of the proposal is that it: enables more opportunities for auto dealerships to co-locate within the same area; improves comparative vehicle shopping for customers; removes the pressure on existing and displaced dealerships within the City Centre to relocate to other areas within the City; and improves stable employment opportunities in a concentrated area outside of the City Centre.

Furthermore, the site is located on the north side of Parkwood Way at the north entry point to the Richmond Auto Mall with “Vehicle Sales (CV)” zoned properties located on the south side Parkwood Way. While the current “Industrial Business Park (IB1)” zoning permits vehicle servicing and repair, it does not permit vehicle sales as do the adjacent properties zoned “Vehicle Sales (CV)” which permit both vehicle sales and service.

Based on the above factors, proximity of the complementary automobile dealership uses, the support from RAMA and the requirement for a Development Permit application, staff supports the proposed rezoning and OCP amendment bylaws.

#### Built Form and Architectural Character

The applicant plans to utilize the existing building with minor exterior design and functional changes to accommodate a sales showroom, car storage and service/repair work areas.

The applicant will be primarily undertaking renovation of the 1,854 m<sup>2</sup> (19,960 ft<sup>2</sup>) existing building which would include conversion of the warehouse and office uses on the ground floor to vehicle repair and vehicle showroom space. The office uses on the second floor mezzanine space will remain.

In addition to the interior renovation, the applicant is proposing the following exterior modifications (see Plan A-300 in Attachment 6) under a Development Permit application to:

- Re-paint, re-glaze, and change minor detailing on the existing building.
- Erect new building-mounted and free-standing signage.
- Increase the size of the parking to accommodate current parking, loading and aisle width requirements under Zoning Bylaw 8500 and provides landscape islands within the parking lot.

#### Existing Legal Encumbrances

The following legal documents should be discharged from the Title of the subject property:

- Statutory Right-of-Way (SROW) (LTO No. AC235881) for a sanitary main, as it pertains to the adjacent lot at 5355 Parkwood Place, but that is not related to the subject property.
- Flood Management Covenant (LTO No. AC169702A) as a new Flood Management Covenant is proposed to be registered on Title by the City as part of this rezoning.

- Covenant (LTO No. AC169703) prohibiting development prior to payment of Development Cost Charges (DCCs), as the current City DCC Bylaw would require payment of DCCs for any future additional building floor area to be constructed.

### Transportation and Site Access

The existing building is located on a corner lot at the intersection of Parkwood Way and Parkwood Place (Attachment 1). There are a total of two existing driveways to be maintained with one driveway leading from each road frontage to the surface parking lot surrounding the building. The parking lot will be improved with minor changes to bring the parking space and aisle dimensions up to the current Zoning Bylaw 8500 requirements while maintaining 39 parking spaces as required for proposed vehicle sales and service use (Attachment 6). One new large (WB17) loading bay is proposed, in addition to the two existing medium (SU9) loading bays, as required under Zoning Bylaw 8500.

### Tree Retention

The City's Tree Preservation Coordinator has reviewed a survey of all existing trees, with the following comments:

- 13 trees located on the development site to be retained.
- 15 trees located on City property to be retained.

The applicant has adjusted the parking lot plan to protect the existing trees. A full landscape plan that includes the existing trees will be provided and reviewed as part of the required Development Permit application.

### Development Permit

The applicant will need to submit a Development Permit application with full landscape, signage and architectural plans. The application will be reviewed by staff and be considered by the Development Permit Panel prior to the Development Permit being forwarded to Council for consideration of issuance.

As the applicant has become a member of the Richmond Auto Mall Association (RAMA), the applicant will also need to work with RAMA in preparing these plans (see letter in Attachment 5).

### Variance

The proposed development will require a minor variance to the north interior side yard required in the proposed "Vehicle Sales (CV)" zone from 3.0 m (9.8 ft.) to 0.46 m (1.5 ft.) for the existing building which will be considered through the forthcoming Development Permit application. This variance is supported by staff as there is no proposed change to the footprint of the building within this setback. It should also be noted that existing 0.46 m (1.5 ft.) building setback is permitted under the existing "Industrial Business Park (IB1)" zone which has no interior side setback requirement.

### Site Servicing and Frontage Improvements

The applicant will enter into a Work Order to have the City construct a new 1.5 m (5.0 ft.) wide concrete sidewalk behind the existing curb along the entire Parkwood Way frontage and provide a new sidewalk let-down for the existing driveway entrance.

The existing water, sanitary sewer and storm sewer connections will be assessed and new connections will be installed by the City at the developer's cost if needed. An analysis of the municipal watermain pressure will be done to confirm if the development has adequate flow for on-site fire protection, or if a water service upgrade is needed.

A 4 m (13.1 ft.) by 4 m (13.1 ft.) statutory right-of-way (SROW) for an intersection corner cut-off at the southwest corner of the subject property at the intersection of Jacombs Road and Parkwood Way will be registered on Title to allow for City construction and maintenance of future possible transportation works in this area.

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The proposed application to rezone the subject property from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)" to allow for new vehicle sales in a renovated building would allow for the orderly expansion of the Richmond Auto Mall.

It is recommended that Official Community Plan Amendment Bylaw 9874 and Richmond Zoning Amendment Bylaw 9875, be introduced and given first reading.



Mark McMullen  
Senior Coordinator - Major Projects  
(604-276-4173)

MM:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: OCP Land Use Map

Attachment 4: East Cambie Area Plan Land Use Map

Attachment 5: Letter from Richmond Auto Mall Association dated January 18, 2018

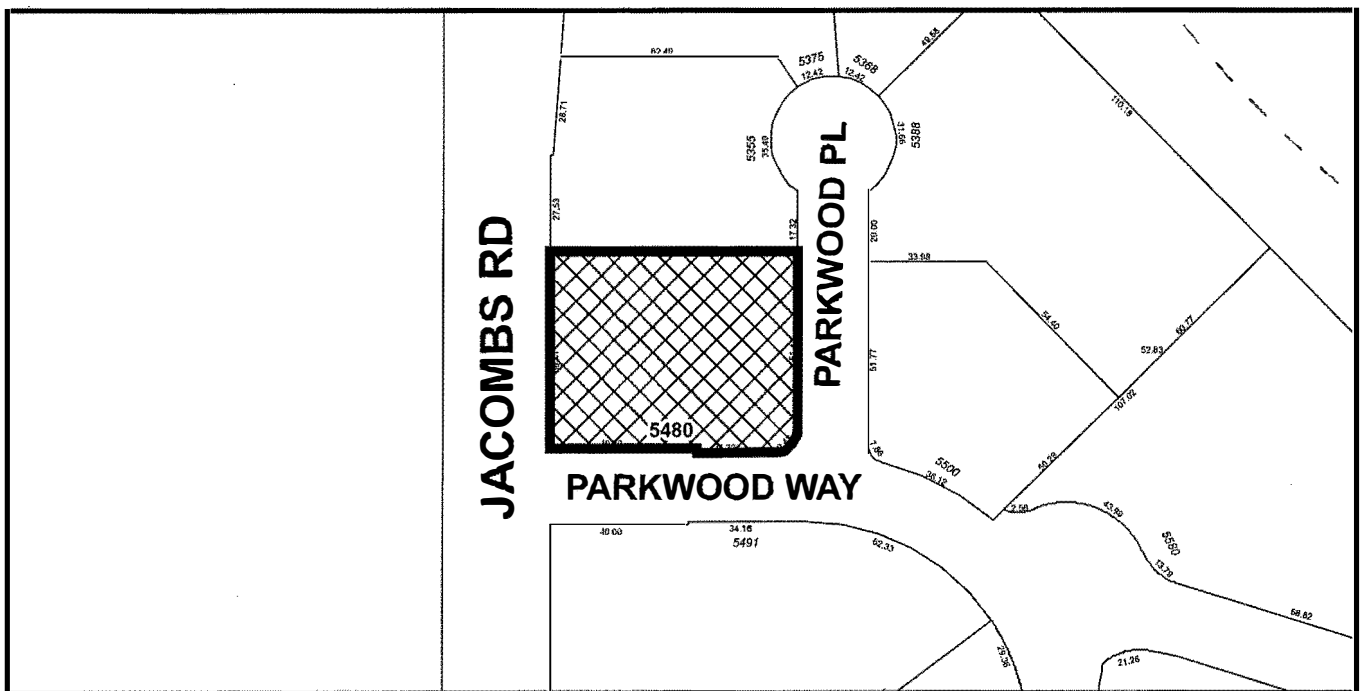
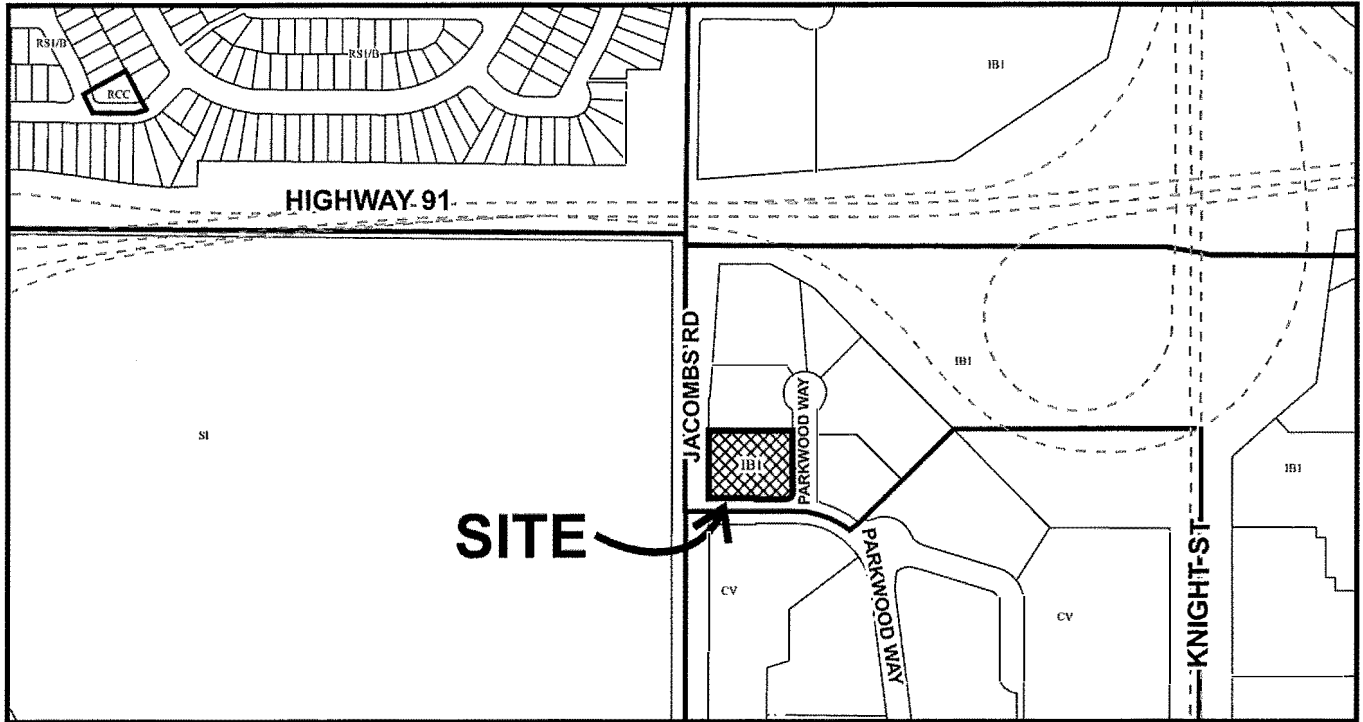
Attachment 6: Conceptual Development Plans

Attachment 7: Rezoning Considerations





# City of Richmond



	<h2>RZ 16-754625</h2>	Original Date: 01/06/17 Revision Date: Note: Dimensions are in METRES
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City of  
Richmond



**SUBJECT  
PROPERTY**

5480

JACOMBS RD

PARKWOOD WAY

KNIGHT ST



RZ 16-754625

Original Date: 01/06/17

Revision Date:

Note: Dimensions are in METRES



**RZ 16-754625**

**Attachment 2**

Address: 5480 Parkwood Way

Applicant: Brian Ross Motorsports Corp. (dba Alfa Maserati of Richmond)

Planning Area(s): East Cambie Area Plan

	Existing	Proposed
<b>Owner:</b>	L. Gillespie Holdings Ltd. (owner) Brian Ross Motorsports Corp. (leasee)	L. Gillespie Holdings Ltd. (owner) Brian Ross Motorsports Corp. (leasee)
<b>Site Size (m<sup>2</sup>):</b>	4,044 m <sup>2</sup>	4,044 m <sup>2</sup>
<b>Land Uses:</b>	Warehouse and Office	Automobile Sales and Repair
<b>OCP Designation:</b>	Mixed Employment	Commercial
<b>Area Plan Designation:</b>	Industrial	Commercial
<b>Zoning:</b>	"Industrial Business Park (IB1)"	"Vehicle Sales (CV)"

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.58 (no change)	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	1,854 m <sup>2</sup>	1,854 m <sup>2</sup>	none permitted
Lot Building Coverage (% of lot area):	50% (no change)	46% (no change)	none
Lot Size:	none	4,044 m <sup>2</sup>	none
Lot Dimensions (m):	none	Width: 51.41 m Depth: 65.32 m (no change)	none
Setbacks (m):	Front (Parkwood Place): Min. 3.0 m Rear(Jacombs Road): Min. 3.0 m Side (North): Min. 3.0 m Ext Side(Parkwood Way): Min. 3.0 m	Front (Parkwood Place): 15.5 m (no change) Rear(Jacombs Road): 6.1 m (no change) Side (North): 0.46 m (no change) Ext Side (Parkwood Way): 15.25 m (no change)	Variance from 3.0 m to 0.46 m for the side (north) setback for existing building
Height (m):	12.0 m	9.5 m (no change)	none
Off-street Parking Spaces – Total:	39	39	none

\* Preliminary estimate.

South Arm Fraser River

NO. 7 RD

HIGHWAY 91

KNIGHT ST

Subject Site

HIGHWAY 99

PH 202

BRIDGEPORT RD

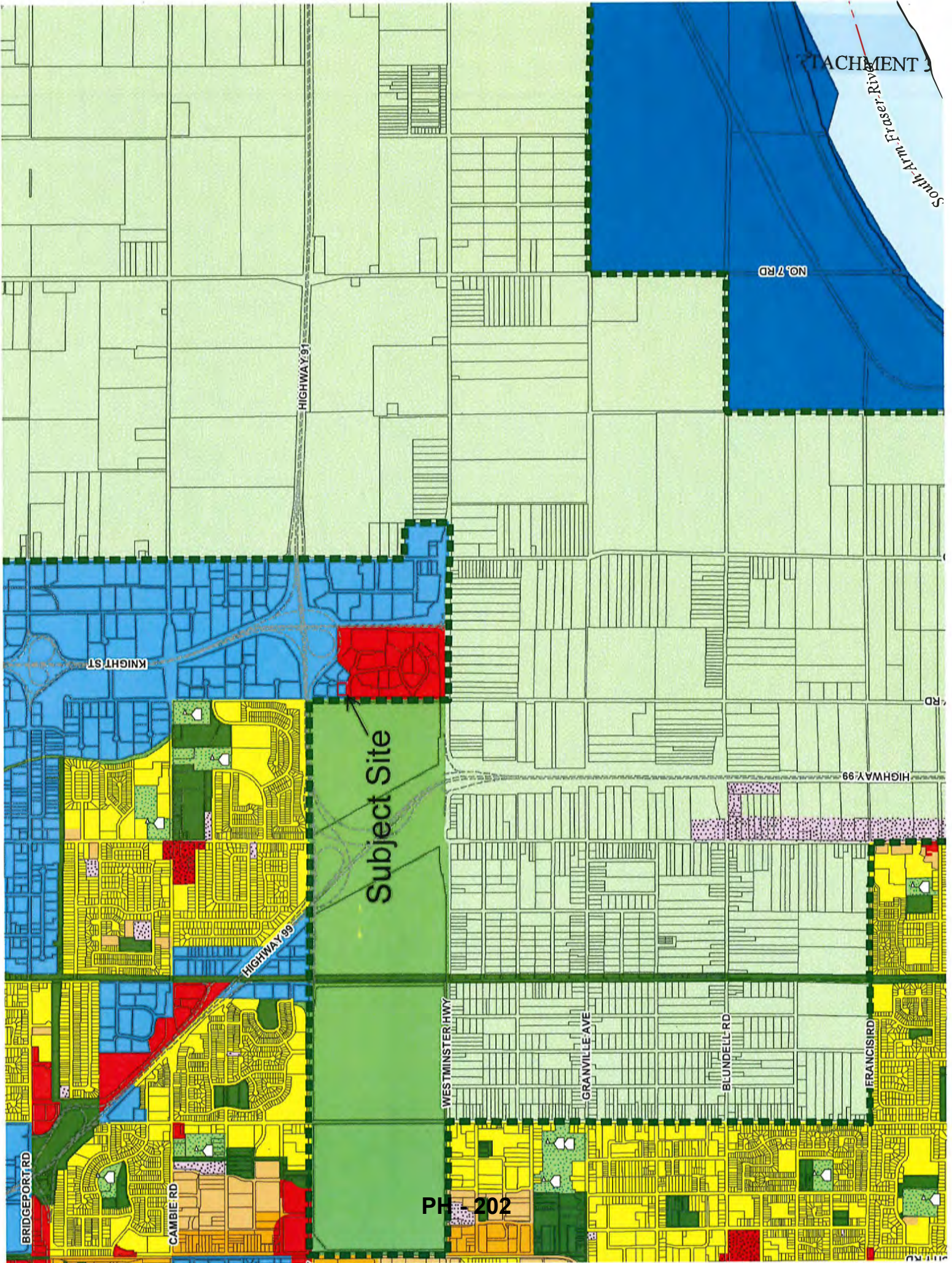
CAMBIE RD

WESTMINSTER HWY

GRANVILLE AVE

BLUNDELL RD

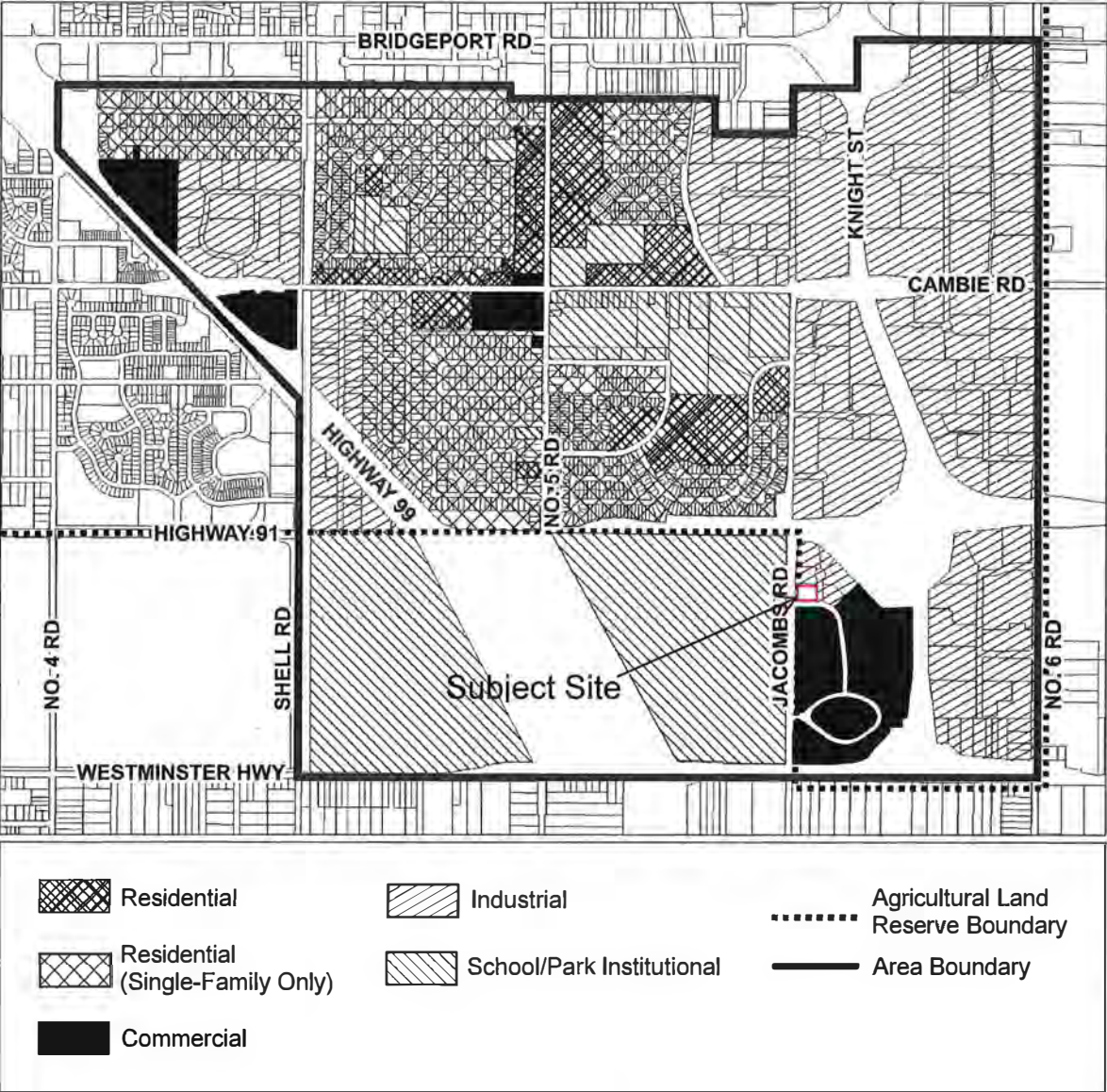
FRANCIS RD



City of Richmond

Land Use Map

Bylaw 8948  
2016/10/24





**LETTER OF SUPPORT**

January 18, 2018

To: City of Richmond  
Development Applications Department  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Re: 5480 Parkwood Way, Richmond, BC

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To Whom It May Concern,

This letter will confirm that the Member-Dealers of the Richmond Auto Mall Association (RAMA) fully support Brian Ross (Brian Ross Motorsports Corp.) in his efforts to conduct vehicle sales at 5480 Parkwood Way in Richmond and to act accordingly by rezoning the property to CV. The property is legally described as:

Parcel Identifier NO.: 014-965-151  
Lot 17, Section 5  
Block 4 North, Range 5 West  
New Westminster District, Plan 82969

Important to note, Mr. Ross has recently become a Member of RAMA; during the membership process, an agreement was executed that requires his company to adhere to all RAMA guidelines and policies including numerous conditions associated with development applications, construction, signage, etc.

The addition of Mr. Ross's dealership will certainly serve to enhance the Auto Mall. The proposed rezoning to permit his company to conduct new and used vehicle sales at this location is therefore appropriate and in the best interest of the Richmond Auto Mall Association.

Should you require any further info, please don't hesitate to contact me at 604-341-9928.

Gail Terry  
General Manager  
Richmond Auto Mall Association

CC: RAMA Board of Directors

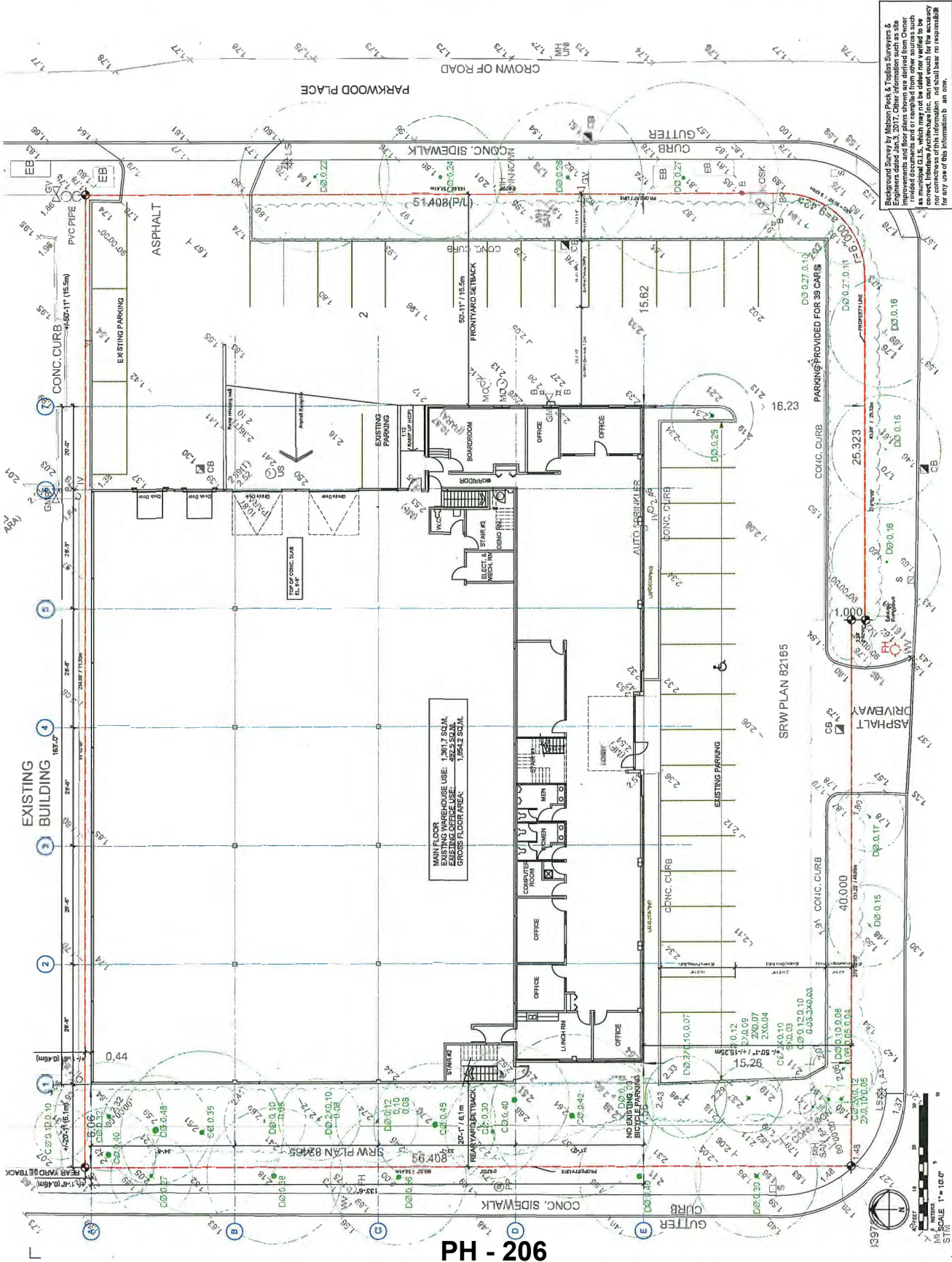
**PH - 204**



PROJECT NO.	17-000
DATE	May 15, 2018
PROJECT NAME	Specialized Auto Services & Sales Facility
CLIENT	6480 Plywood Way Richmond, B.C.
SCALE	1/8" = 1'-0"
DRAWN BY	J. GIBSON
CHECKED BY	A. HARRIS
DATE	May 15, 2018
PROJECT LOCATION	6480 Plywood Way Richmond, B.C.
PROJECT STATUS	Final

**INTERFACE:**  
 Scale: 1/8" = 1'-0"  
 North Arrow  
 Richmond, B.C.  
 7' PER FOOT  
 1/8" = 1'-0"

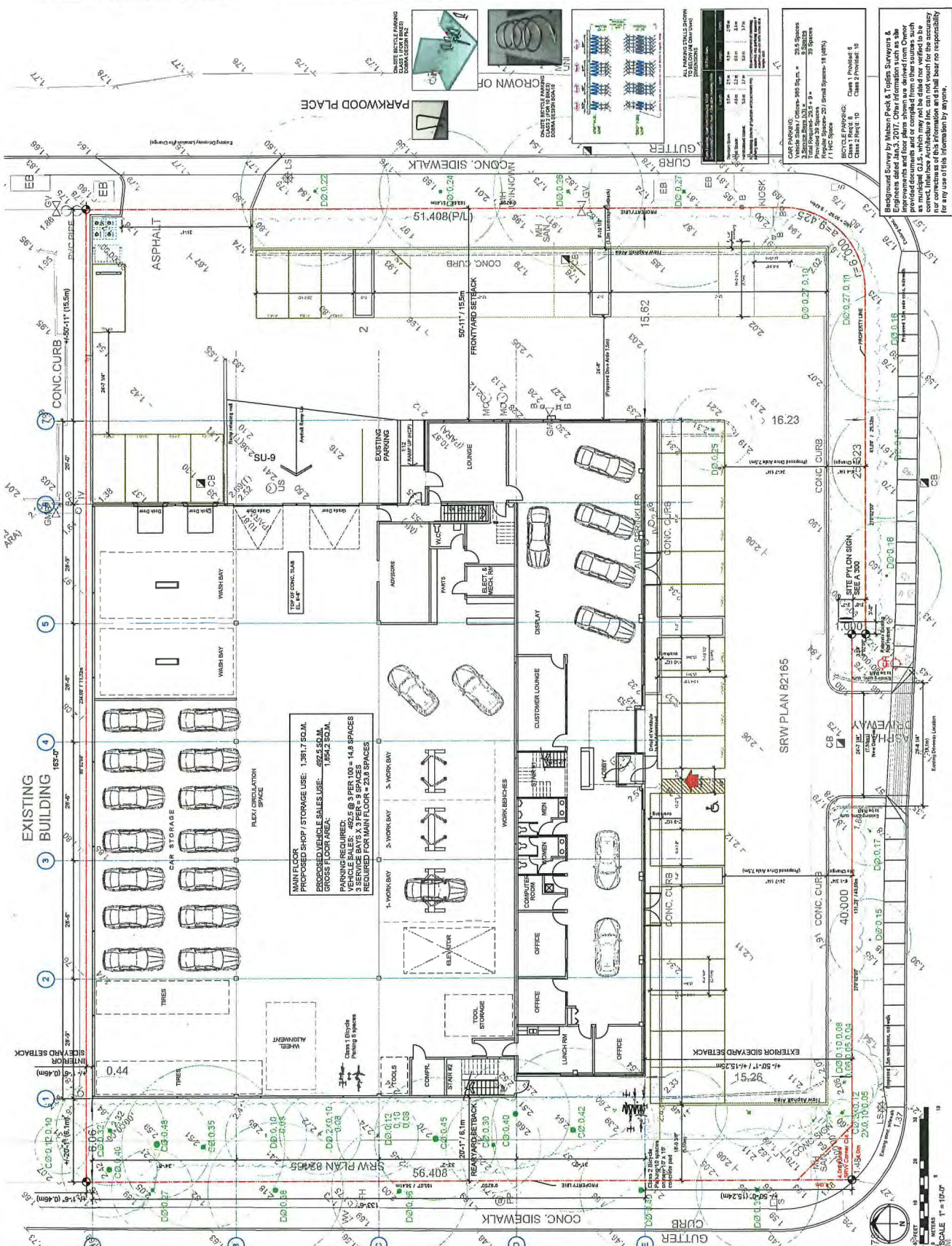
PROJECT	Specialized Auto Services & Sales Facility REZONING
CLIENT	6480 Plywood Way Richmond, B.C.
SCALE	1/8" = 1'-0"
DRAWN BY	J. GIBSON
CHECKED BY	A. HARRIS
DATE	May 15, 2018
PROJECT LOCATION	6480 Plywood Way Richmond, B.C.
PROJECT STATUS	Final



Background Survey by Nelson Peak & Toddles Surveyors & Engineers dated Jan. 3, 2017. Other information such as site improvements and floor plans shown are derived from Owner records. All information is provided for informational purposes only. A municipal G.I.S. which may not be dated nor verified to be correct. Interline Architects Inc. may not be held liable for the accuracy of any use of this information by an owner.

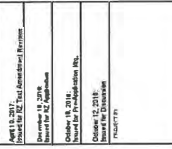






**MAIN FLOOR**  
 PROPOSED SHOP / STORAGE USE: 1,381.7 SQ.M.  
 PROPOSED VEHICLE SALES USE: 492.4 SQ.M.  
 GROSS FLOOR AREA: 1,854.2 SQ.M.  
 PARKING REQUIRED:  
 VEHICLE SALES: 492.5 @ 3 PER 100 = 14.8 SPACES  
 3 SERVICE BAYS X 3 PER = 9 SPACES  
 3 REQUIRED FOR MAIN FLOOR = 23.8 SPACES

DATE	NOV 13, 2018
BY	ALAN W. HARRIS, P.E., R.C.S.
PROJECT	SRW PLAN 82165
CLIENT	Specialized Auto Services & Sales Facility
ADDRESS	5480 Parkwood Way, Richmond, B.C.
DATE	NOV 13, 2018
BY	ALAN W. HARRIS, P.E., R.C.S.
PROJECT	SRW PLAN 82165
CLIENT	Specialized Auto Services & Sales Facility
ADDRESS	5480 Parkwood Way, Richmond, B.C.
DATE	NOV 13, 2018
BY	ALAN W. HARRIS, P.E., R.C.S.
PROJECT	SRW PLAN 82165
CLIENT	Specialized Auto Services & Sales Facility
ADDRESS	5480 Parkwood Way, Richmond, B.C.



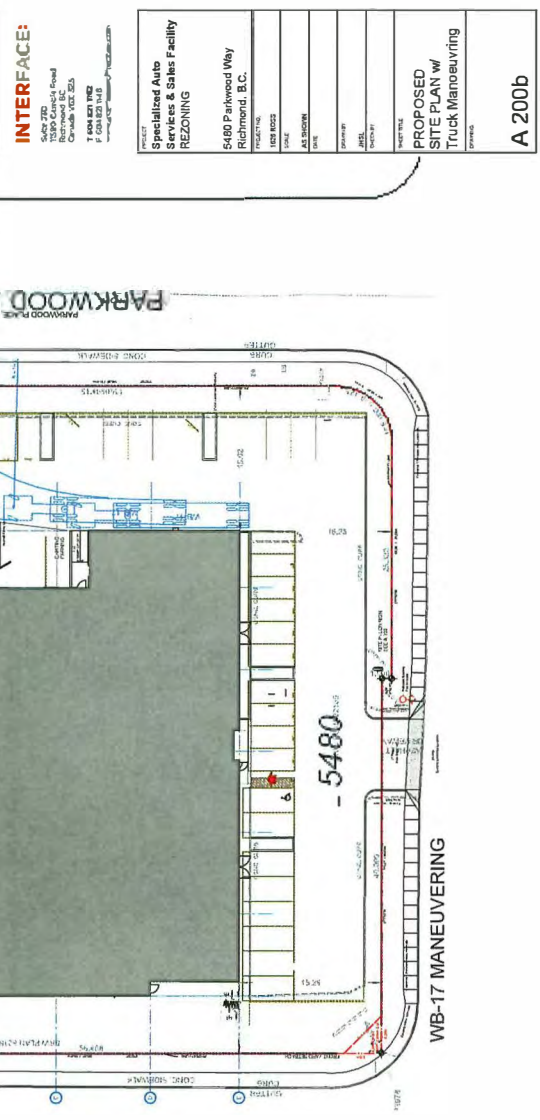
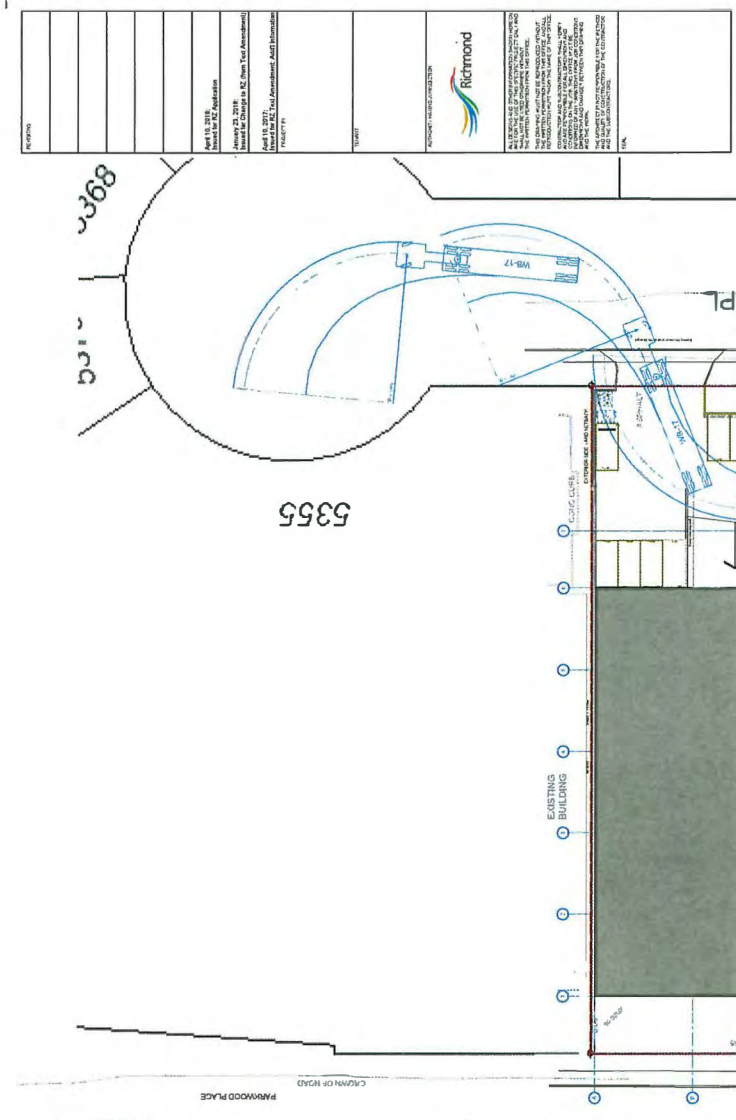
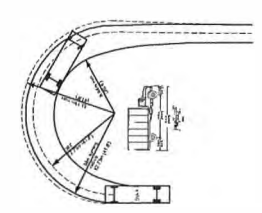
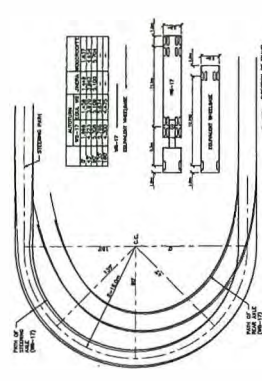
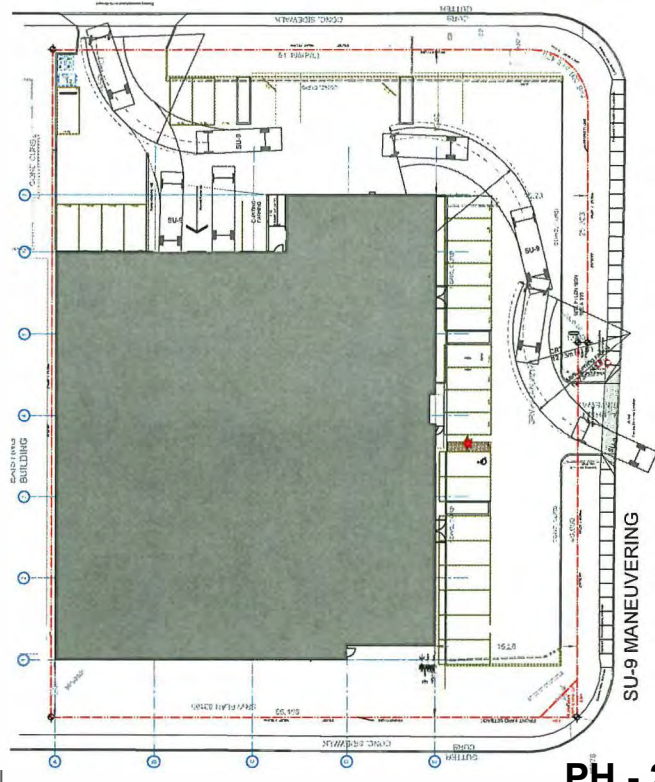
**INTERFACE:**  
 Site 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT	SRW PLAN 82165
CLIENT	Specialized Auto Services & Sales Facility
ADDRESS	5480 Parkwood Way, Richmond, B.C.
DATE	NOV 13, 2018
BY	ALAN W. HARRIS, P.E., R.C.S.
PROJECT	SRW PLAN 82165
CLIENT	Specialized Auto Services & Sales Facility
ADDRESS	5480 Parkwood Way, Richmond, B.C.
DATE	NOV 13, 2018
BY	ALAN W. HARRIS, P.E., R.C.S.
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ADDRESS	5480 Parkwood Way, Richmond, B.C.
DATE	NOV 13, 2018
BY	ALAN W. HARRIS, P.E., R.C.S.

**PROPOSED SITE PLAN / Main Floor Plan**

**A 200a**

Background Survey by Wilson Peak & Topco Surveyors & Engineers dated Jan 4, 2017. Other information such as site improvements and floor plans shown are derived from Crown Survey of 1977. The information shown on this plan is based on a multiple G.S. which may not be dated nor verified to be correct. Interline Inc. can not be held responsible for the accuracy of any use of this information by anyone. Best no responsibility for any use of this information by anyone.



**INTERFACE:**  
 5400 Parkway  
 1000 Parkway  
 1000 Parkway  
 1000 Parkway  
 1000 Parkway

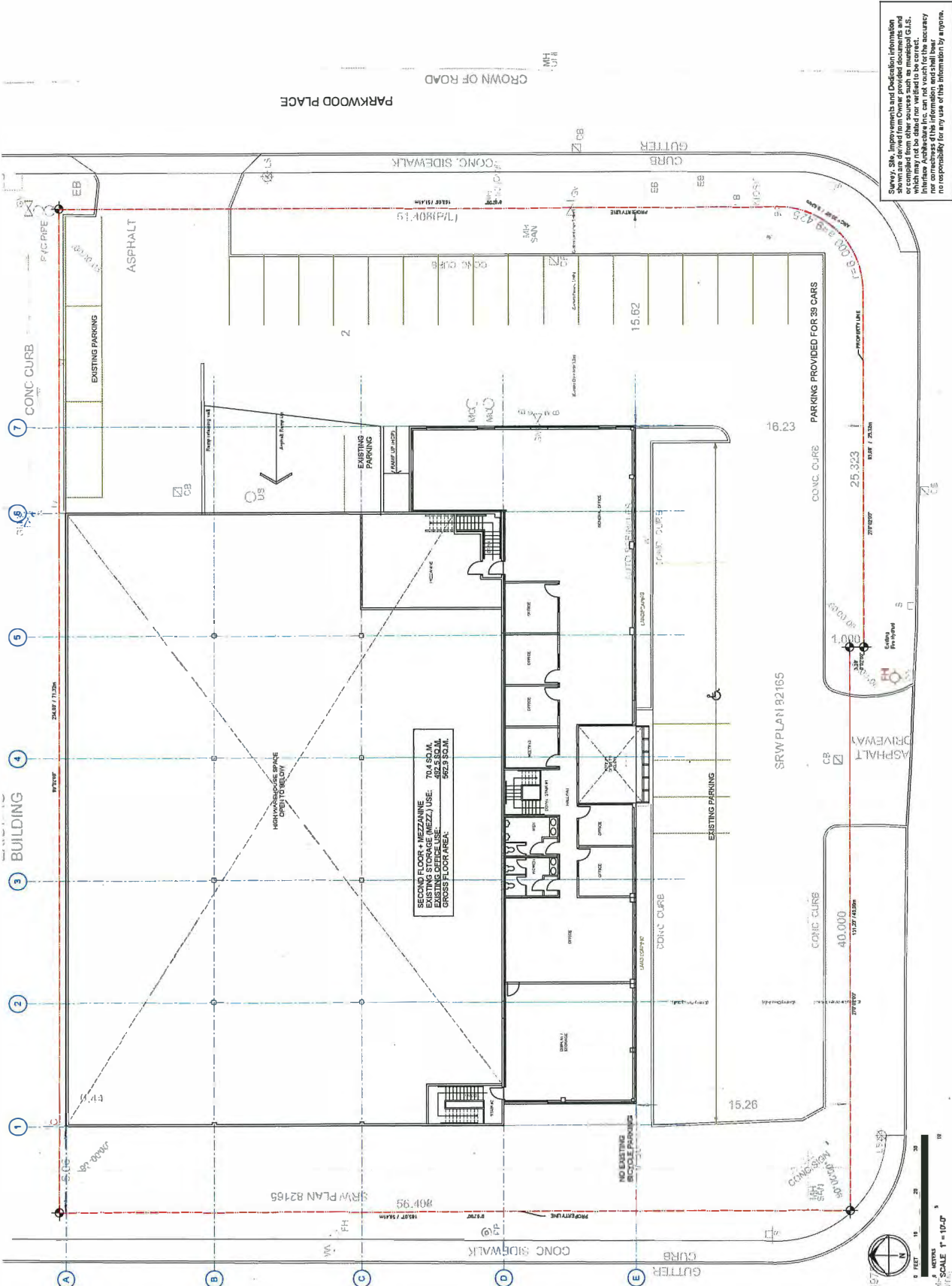
**Specialized Auto Services & Sales Facility REZONING**  
 5400 Parkway  
 1000 Parkway  
 1000 Parkway  
 1000 Parkway  
 1000 Parkway

**PROPOSED SITE PLAN w/ Truck Maneuvering**  
 A 200b

PROJECT NO.	PH - 209
DATE	07/15/2016
CLIENT	Specialized Auto Services & Sales Facility
LOCATION	1400 Parkwood Place, Richmond, VA 23262
DESIGNER	INTERFACE
SCALE	AS SHOWN
STATUS	EXISTING 2ND FLOOR PLAN
DATE	07/15/2016
BY	[Signature]
CHECKED BY	[Signature]
DATE	07/15/2016
PROJECT	PH - 209

**INTERFACE**  
 2001 S. RIVERSIDE DRIVE  
 RICHMOND, VA 23262  
 (804) 784-4400  
 WWW.INTERFACEDesign.COM

PROJECT	Specialized Auto Services & Sales Facility REZONING
CLIENT	SABO Performance Way, Richmond, VA
LOCATION	1400 PARKWOOD PLACE, RICHMOND, VA
DATE	07/15/2016
BY	[Signature]
CHECKED BY	[Signature]
DATE	07/15/2016
PROJECT	PH - 209



Survey, Site, Improvements and Dedication information was obtained from other sources such as municipal GIS, which may not be dated nor verified to be correct. The information is provided for informational purposes only and no responsibility for any use of this information by anyone.

**PH - 209**

SCALE 1" = 10'-0"  
 0 5 10 15 20 25 30 FEET



REVISIONS		
April 15, 2018	Rev. 2	Approved: [Signature]
April 15, 2018	Rev. 1	Approved: [Signature]
PROJECT:		
CITY:		
CUSTOMER:		
PROJECT LOCATION:		
DATE:		
SCALE:		

**INTERFACE:**  
 Suite 200  
 1050 Campus Road  
 Richmond, B.C.  
 Canada V6X 2Z5  
 TEL: 604.273.1234  
 FAX: 604.273.1235  
 WWW.INTERFACEBC.COM

PROJECT:	Specialized Auto Services & Sales Facility REZONING
ADDRESS:	5480 Parkwood Way Richmond, B.C.
PROJ. NO.:	
ISSUE NO.:	
DATE:	
DESIGNED BY:	
CHECKED BY:	
DATE:	
BUILDING ELEVATIONS, SIGNAGE & OTHER DETAILS	
DATE:	A 300



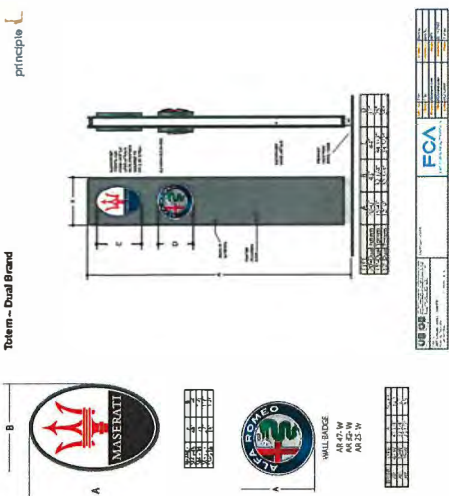
NATIONAL SIGN & GRAPHICS	www.nationalsign.com	1075 West Columbia St., Suite 1000, Vancouver, BC V6P 3G1	PH: 604.277.4444	FAX: 604.277.4445	
PROJECT NO.:	00000000	DATE:	2018/04/15	SCALE:	
PROJECT NAME:	MASERATI	CLIENT:	Specialized Auto Services & Sales Facility	PROJECT LOCATION:	5480 Parkwood Way, Richmond, BC
PROJECT ADDRESS:		PROJECT CITY:	Richmond, BC	PROJECT STATE:	Canada
PROJECT POSTAL CODE:		PROJECT COUNTRY:	Canada	PROJECT CONTINENT:	North America
PROJECT DRAWING NO.:		PROJECT DRAWING DATE:		PROJECT DRAWING SCALE:	
PROJECT DRAWING TITLE:		PROJECT DRAWING DATE:		PROJECT DRAWING SCALE:	
PROJECT DRAWING NO.:		PROJECT DRAWING DATE:		PROJECT DRAWING SCALE:	
PROJECT DRAWING TITLE:		PROJECT DRAWING DATE:		PROJECT DRAWING SCALE:	

SOUTH ELEVATION



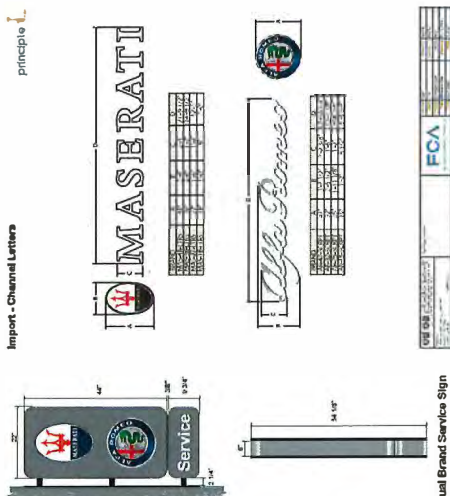
EAST ELEVATION

Totem - Dual Brand principle

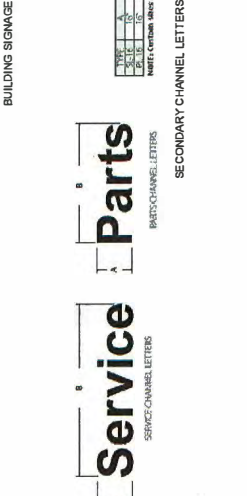


PYLON SIGNAGE

Import - Channel Letters principle



BUILDING SIGNAGE



SECONDARY CHANNEL LETTERS



**Address:** 5480 Parkwood Way

**File No.:** RZ 16-754625

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9875, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 9874.
2. Provincial Ministry of Transportation & Infrastructure Approval.
3. Granting of an approximately 4 m by 4 m corner cut (triangular) statutory right-of-way (SROW) for future transportation works at the southwest corner of the subject property at the Jacombs Road/Parkwood Way intersection (to be measured from the property lines). The SROW will provide for City construction of the works, maintenance, and liability for the works.
4. Registration of an aircraft noise indemnity covenant on Title.
5. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.
6. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
7. Discharge of a redundant statutory right-of-way (LTO No. AC235881) for sanitary services, as these services and the related SROW Plan 82970 pertain to the adjacent lot at 5355 Parkwood Place; and discharge of a Covenant (LTO No. AC169702A), as a new Flood Management Covenant is being registered on Title by the City (the discharge is subject to receiving approval from Provincial Government as co-grantee). Covenant (LTO No. AC169703) prohibiting development prior to payment of Development Cost Charges (DCC) is to be discharged as the current City DCC Bylaw would require payment of DCCs for any future additional building floor area to be constructed.
8. City staff to confirm in writing the scope of the engineering/servicing works as described in Appendix A to be constructed under a Work Order\* and for the developer to confirm the civil consultant to be engaged to design these works to the satisfaction of the City.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. The works within Appendix A are to be designed and payment provided by the developer for the City Work Order.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date

## **Appendix A**

### **Servicing Requirements under a Work Order**

**As a Servicing Agreement is not required, the following may be completed under a City Work Order.**

#### **1. Water Works:**

- Using the OCP Model, there is 432.0 L/s of water available at 20 psi residual west of the property along Jacombs Road, 422.0 L/s south of the property along Parkwood Way and 374.0 L/s east of the property along Parkwood Place. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developer's cost, the City is to:
  - Disconnect existing water connection and cap existing lead at main along Parkwood Place.
  - Install new water connection along the east property line complete with meter and meter box off of the 300 mm PVC water main along Parkwood Place
  - Relocate the existing hydrant on Parkwood Way to the ultimate location outside of the proposed sidewalk

#### **2. Storm Sewer Works:**

- The Developer is required to:
  - Check the existing storm service connection at the northwest corner to confirm the material, capacity, and condition of the inspection chambers and pipes by video inspection. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed at the west property line off of the existing 450 mm storm main along Jacombs Road at the Developer's cost.
  - Check the existing storm service connection at the east property line to confirm whether connection is in use. If connection is not in use, cap existing lead at main.

#### **3. Sanitary Sewer Works:**

- The Developer is required to:
  - Check the existing sanitary service connection at the east property line to confirm the material, capacity, and condition of the inspection chambers and pipes by video inspection. If deemed acceptable by the City, the existing service connections may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed off of the sanitary main along Parkwood Place at the Developer's cost.

#### **4. Frontage Improvements:**

- Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These shall be located on-site.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- Other frontage improvements as per Transportation's requirements in item no. 6. Below.



**5. General Engineering Items:**

- The developer is required to:
  - Not encroach into the rights-of-ways along the Parkwood Way or Jacombs Road frontage with trees, parking, fencing, or other on-site elements.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**6. Transportation Works Requirements:**

- Along the entire Parkwood Way frontage, a new 1.5 m wide concrete sidewalk is to be constructed behind the existing curb.
- Replacement of existing driveway entrance on Parkwood Way with a 7.5 m wide sidewalk let-down with any additional width for truck turning to be permitted subject to the satisfaction of Transportation staff.



**Richmond Official Community Plan Bylaw 9000 and 7100  
Amendment Bylaw 9874 (RZ 16-754625)  
5480 Parkwood Way**

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

- 1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in the City of Richmond 2041 OCP Land Use Map to Schedule 1 thereof of the following area and by designating it "Commercial".

P.I.D. 014-965-151  
Lot 17 Section 5 Block 4 North Range 5 West New Westminster District Plan 82969

- 2. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in the Land Use Map to Schedule 2.11B (East Cambie Area Plan) thereof of the following area by designating it "Commercial".

P.I.D. 014-965-151  
Lot 17 Section 5 Block 4 North Range 5 West New Westminster District Plan 82969

- 3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9874".

MAY 28 2018

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 9875 (RZ 16-754625)
5480 Parkwood Way

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "VEHICLE SALES (CV)".

P.I.D. 014-965-151
Lot 17 Section 5 Block 4 North Range 5 West New Westminster District Plan 82969

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9875".

FIRST READING

MAY 28 2018

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED



MAYOR

CORPORATE OFFICER