



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: July 30, 2010
File: DV 10-535569
Re: **Application by Abbarch Architecture Inc. for a Development Variance Permit at 10780 Cambie Rd.**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Increase the maximum height for accessory structures from 12.0 m to 17.0 m; and
- b) Reduce the minimum interior side yard setback for buildings from 3.0 m to 0.25 m.

To permit the construction of a 70.35m² (approximate) recycling facility and a wind turbine tower at 10780 Cambie Road on a site zoned Auto-Oriented Commercial (CA).

Brian J. Jackson, MCIP
Director of Development

BJJ:dcb
Att. 1

Staff Report

Origin

Abbarch Architecture Inc. has applied to the City of Richmond for permission to develop a recycling facility and a wind turbine tower at 10780 Cambie Road which will necessitate minor variances to the permitted zoning for the site. The site currently contains a BMW automobile dealership which will continue to operate at the site.

The vertical axis wind turbine will be mounted atop a 13.1m (43 ft.) high monopole structure bringing the total height to approximately 16.27m (53 ft.) The turbine is intended to reduce the automobile dealership's energy costs. Excess energy can be fed into the local grid. The tower will not contain any signage that would be visible from the adjacent roads.

The recycling facility will house some of the electrical components for the wind turbine operation and recycling/garbage storage facilities for the BMW operation. The roof of the recycling facility has been designed to accommodate vegetation planting and sun modules for converting sunlight to electricity.

The installation affects the number of off-street display parking stalls provided and existing vegetation planting at the installation location near the south-west corner of the site. Compensation planting has been incorporated into the project – the details of which are outlined in subsequent text.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) 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: Across Cambie Rd. Offices on a site zoned Industrial Business Park (IB1);
- To the east: Across Shell Road & Canal, a rail corridor and several lots zoned Industrial Retail (IR1);
- To the south: An on ramp to Highway 99 from Shell Road, and
- To the west: A hotel (Jordan Hotel Corp.) on a parcel zoned Auto-oriented Commercial (CA) and Gas & Service Stations (CG1) and a parcel owned by the Pacific Grove Plaza that is used for automobile parking and zoned Auto-oriented Commercial (CA).

Council approved the rezoning (RZ04-277643) allowing the automobile dealership use on the subject site on November 14, 2005. A related Development Permit (DP 05-302568) to construct the dealership was issued in November, 2005. That Development Permit provided three variances:

- a) Reduce the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site;

- b) Reduce the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site; and
- c) Reduce the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls.

In 2007 the dealership sought and was granted an OCP amendment and rezoning (RZ 07-362264) for a 625.38 m² strip of land the dealership acquired from Province of BC to expand their vehicle storage area and improve the landscaping along the southern edge of the property. This effectively increased the parking setback along the southern property line to a minimum of 2.7 m.

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 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 Auto-Oriented Commercial (CA) zoning schedule except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- a) increase the maximum height for accessory structures from 12.0 m to 17.0 m;

(Staff supports the proposed variances as the height is required to minimize air turbulence from adjacent buildings but the structure is positioned a reasonable distance from the nearest adjacent buildings and should not impose any significant visual barriers or other concerns to them).

- b) reduce the minimum interior side yard setback for buildings from 3.0 m to 0.25 m.

(Staff supports the proposed variances as the location is adjacent to vehicle parking on the neighbouring lots and is positioned such that there are not specific concerns with blocking views or overshadowing.)

Analysis

Conditions of Adjacency

- The recycling facility's design and color will match the main auto dealership allowing it to appear consistent with the main building.
- The location of the recycling facility and the wind turbine tower are adjacent to a parcel used for parking just south of the Jordan Hotel complex and are not expected to block views.
- The recycling facility will contain a roof top growing area which may be visible to drivers along Highway 99 and the adjacent overpass. This should be more interesting and appealing than a bare roof.
- Additional vegetation enhancement is being provided immediately to the south of the two structures which will provide some screening from vehicles at grade.

- Although all wind turbines do produce a degree of noise during operation, it is not expected that this will be significantly more noticeable than the noise from the adjacent vehicle traffic along Highway 99. A report submitted by the applicant indicates that noise generated by the type of turbine to be used typically rates about 20 dBA which is just above the audible range.
- The wind turbine tower will be situated approximately 20m away from the hotel on the adjacent lot.

Urban Design and Site Planning

- Both the recycling facility and the wind turbine monopole tower will be located at the rear of the BMW Autowest Dealership site near the south-west corner of the property. All structures are located more than 3m away from the southern property line meeting a setback requirement from the BC Ministry of Transportation and Infrastructure (MOTI).
- The monopole tower will be placed on a 3m by 3m (10 ft. by 10 ft.) concrete pad with footings appropriate to the structure. Both the geotechnical details and the engineering details have been reviewed and signed off by MOTI.
- Transport Canada has also reviewed and signed off on the tower from the perspective of any impacts upon air traffic movement. No special requirements have been made by Transport Canada.

Architectural Form and Character

- The recycling facility will be approximately 13.4m (44 ft.) wide, 5.26m (17.25 ft.) deep and 3.66m (12 ft.) high. The structure will be constructed using a mixture of smooth faced and split faced concrete block to match the existing BMW dealership building. The color of the wall faces will also match the dealership building. The roof top fascia and water leader pipes will be black. Overall, the structure has been designed to match the existing dealership building giving it a high quality, bright and clean appearance that is complementary to the dealership's architectural character.

Landscape Design and Open Space Design

- The placement of the recycling facility and wind turbine will result in the removal of approximately 76.7 m² (826 ft²) of existing landscaping at the south-west corner of the site. As compensation, the landscaping plan relocates three trees to the planting strip just south of the recycling facility, provides a 47.5 m² (511 ft²) green roof and adds a new landscaped area of 14.3 m² (154 ft²). Although there is a small 15 m² (161 ft²) overall reduction in the vegetated area there is a significant increase in the overall sustainability of this site as a result of this installation.
- Bonding for the landscaping components will be a condition of the Development Variance Permit approval.
- Two vehicle parking stalls will be removed to accommodate the installation of the recycling facility and the wind turbine. The stalls are used for display vehicle parking and will not affect the overall parking requirements for employee / visitor parking.

Crime Prevention Through Environmental Design

- The recycling facility will have no windows and will be constructed with concrete block and steel doors which should minimize vandalism and theft concerns.
- All three entrance doorways will be visible to the interior of the main dealership lot.

Special Building Approvals

- Building Approvals staff have advised that there are no special building permit requirements that would apply to the wind turbine tower under the current regulations. The structures will be dealt with the same as any other permit application.

Flood Management

A flood indemnity covenant is not required as one was registered through the original rezoning application to facilitate the automobile dealership (RZ 05-302568).

Conclusions

Staff have reviewed the technical and design elements associated with the proposal to construct a recycling facility and a wind turbine tower in the south-western corner of 10780 Cambie Rd. Although the installation of the structures will result in a small reduction in the amount of vegetation landscaping at the site the replacement planting, which includes a green roof, will create an interesting landscape and potential show piece for the community. This coupled with a prominent step into sustainable energy production by one of the leading automobile dealerships in Richmond will challenge and educate other businesses in the community about the benefits of being more sustainable in their own practices.

Staff are recommending support for this Development Variance Permit application.



David Brownlee
Planner 2

DCB:cas

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

- Landscape LOC \$4,507.90 based upon the estimate provided by the Landscape Architect.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DV 10-535569

Attachment 1

Address: 10780 Cambie Rd.

Applicant: Abbarch Architecture Inc. Owner: Estlin Holdings Ltd., Inc. No. 0747405

Planning Area(s): East Cambie Area Plan Sch. 2.11b

Floor Area Gross: 5333.85 m²

	Existing	Proposed
Site Area:	13,596.96 m ²	Same
Land Uses:	Commercial Automobile Sales	Same
OCP Designation:	Commercial	Same
Zoning:	Auto-Oriented Commercial (CA)	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50	0.40	none permitted
Lot Coverage:	Max. 50%	33.4%	none
Setback – Front Yard:	Min. 6.0 m	6.1 m	none
Setback – Side & Rear Yard (parking):	Min. 3.0 m for parking adjacent to a public road and 1.5m to any other property line. Varied to 0 m along both the southern and western property lines for display vehicles.	2.6m along the southern property line 0m along the western property line. 3.0m to any other property line.	Variance to parking setback incorporated in DP 05-302568
Setback – Interior Side Yard (structures):	Min. 3.0 m	0.25 m	Variance required for recycling centre
Setback – Rear Yard (structures):	Min. 3.0 m	6.7 m min.	none
Height (m) (accessory structures):	Max. 12.0 m	tower: 17.00 m (from existing grade) recycling centre: 3.66m	Variance required for tower height
Off-street Parking Spaces	59 as per DP 05-302568	275 total stalls (2 display stall removed to accommodate the recycling centre and monopole).	none
Off-street Parking Spaces – Accessible:	2	2	none

Tandem Parking Spaces	not permitted	approximately 62 tandem stalls provided for display vehicles only.	none
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No. DV 10-535569

To the Holder: **ABBARCH ARCHITECTURE INC.**

Property Address: **10780 CAMBIE RD.**

Address: **1830 - 505 BURRARD ST., BENTALL ONE**
 VANCOUVER, BC V7X 1M6

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) Increase the maximum height for accessory structures from 12.0 m to 17.0 m.
 - b) Reduce the minimum interior side yard setback for buildings from 3.0m to 0.25 m.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and Plans #1 – 3 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 _____, _____

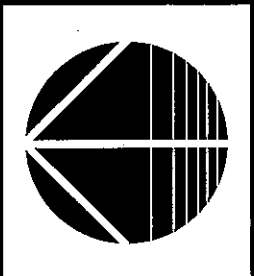
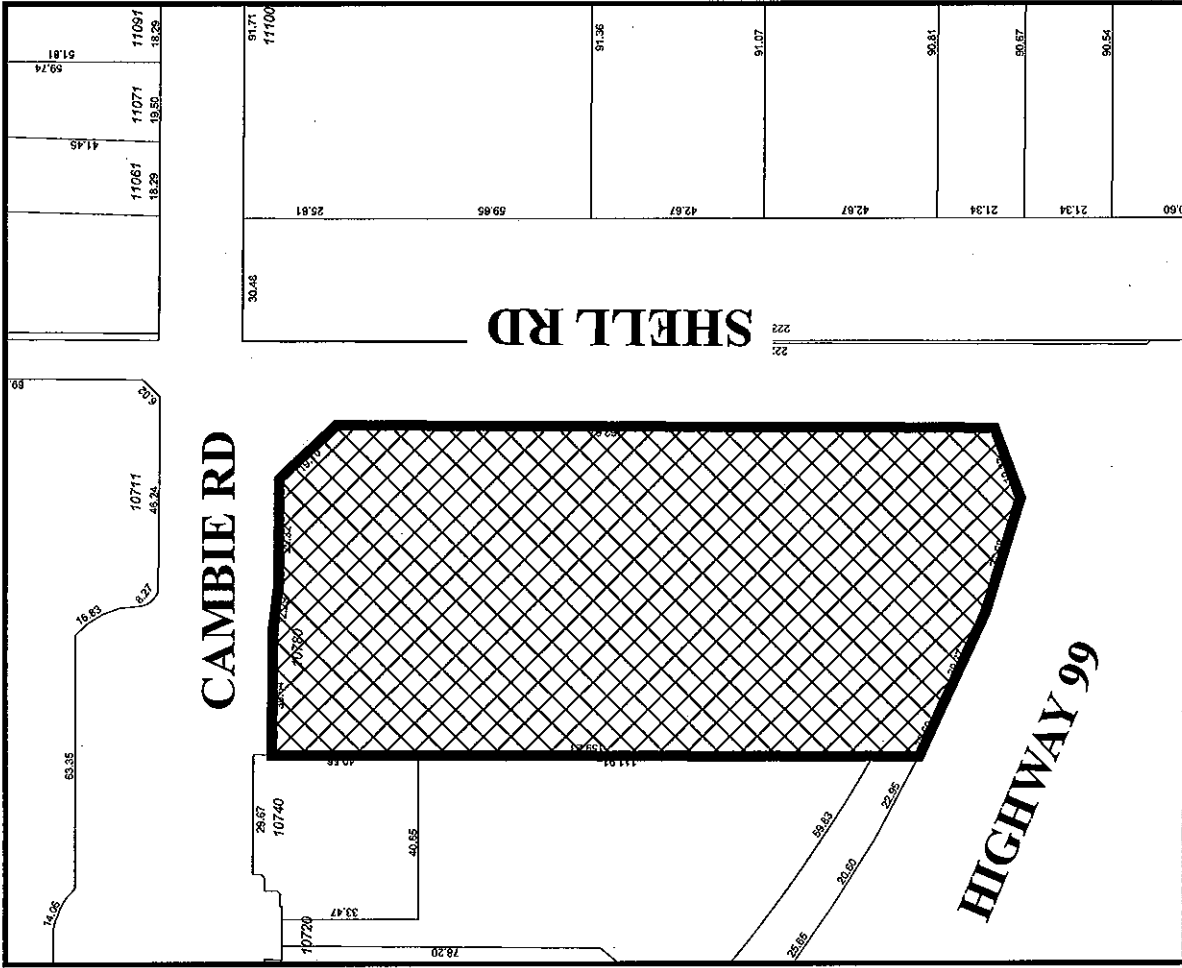
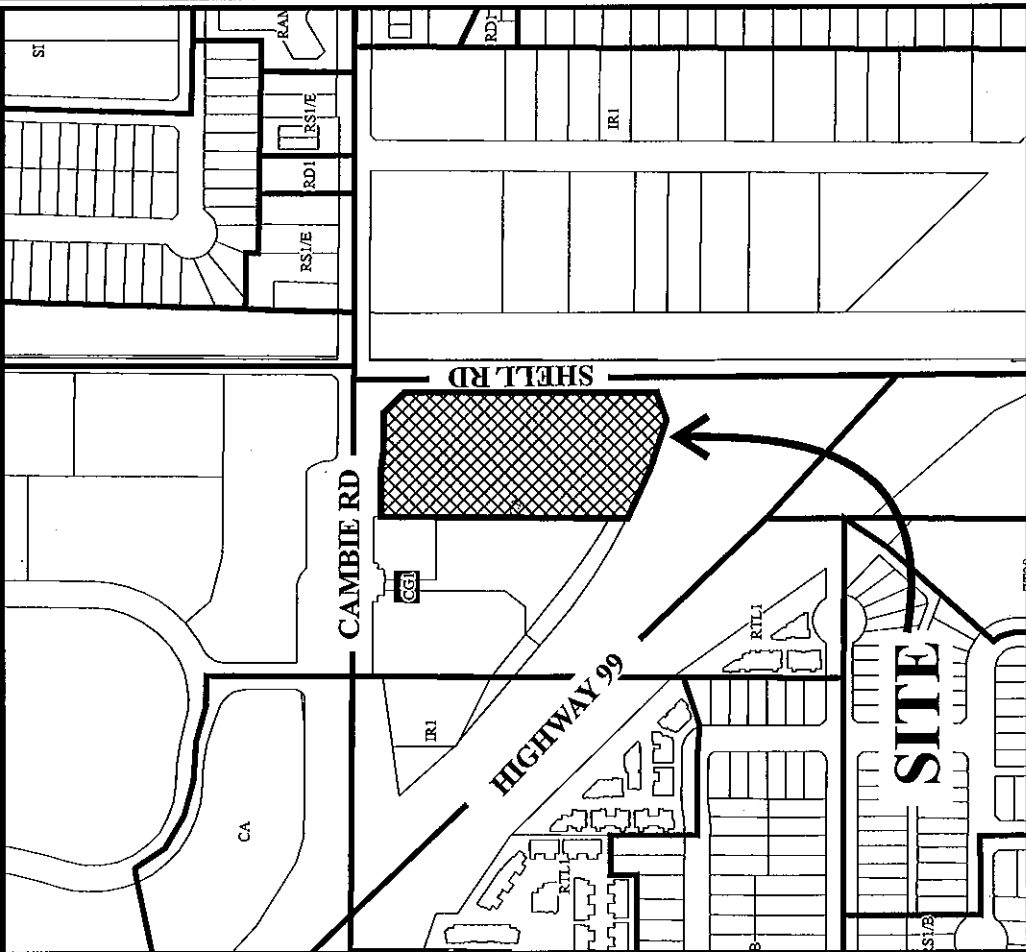
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR

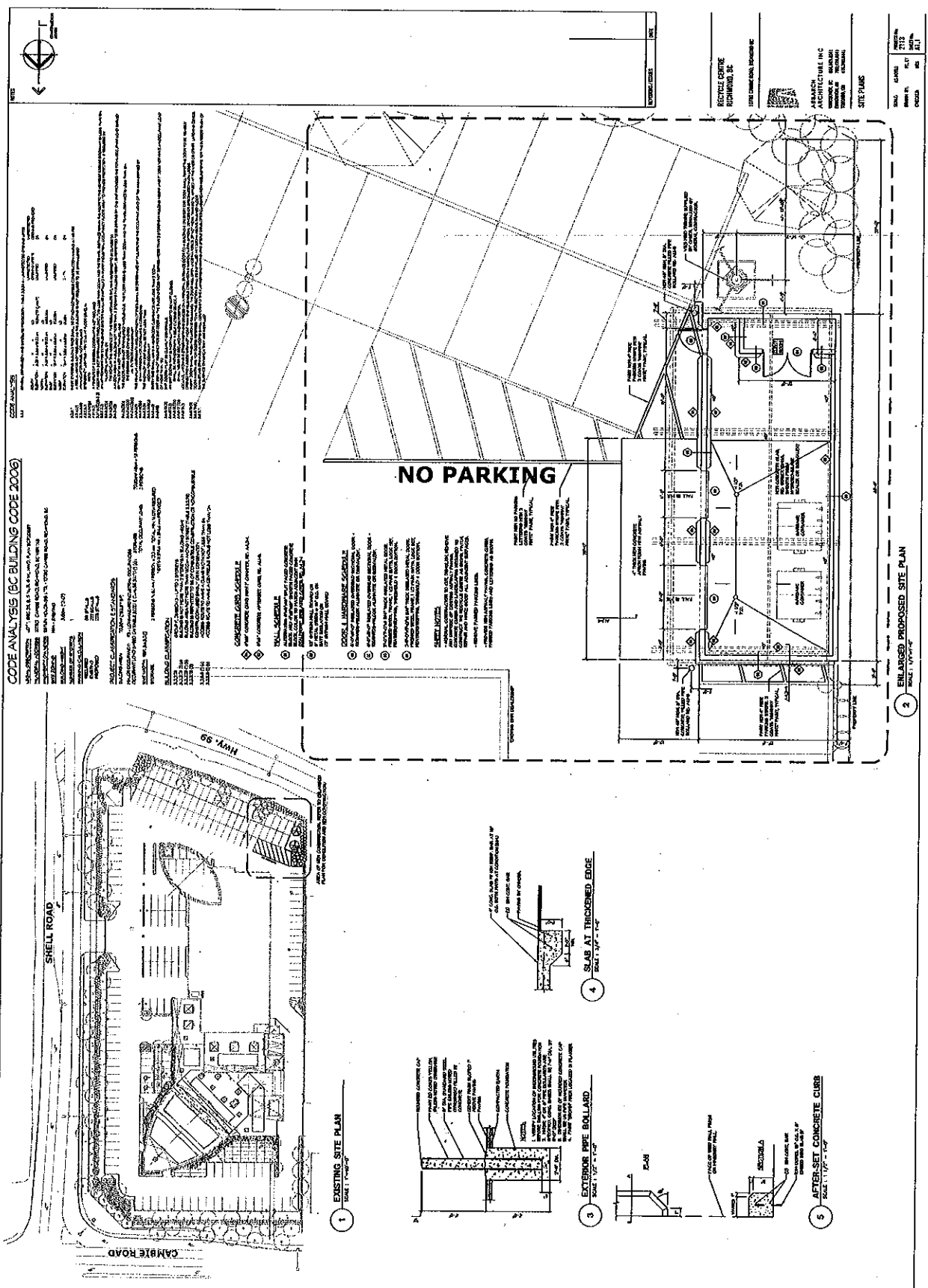


City of Richmond



DV 10-535569 SCHEDULE "A"

Original Date: 06/29/10
 Revision Date:
 Note: Dimensions are in METRES



2 ENLARGED PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

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

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC BUILDING CODE 2006.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC FIRE CODE 2006.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL CODE 2006.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC PLUMBING CODE 2006.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC MECHANICAL CODE 2006.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC LANDSCAPE CODE 2006.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL CODE 2006.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC HEALTH CODE 2006.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC SAFETY CODE 2006.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC ACCESSIBILITY CODE 2006.

