



City of Richmond

Report to Council

To: Richmond City Council
From: John Irving
Chair, Development Permit Panel
Date: September 30, 2020
File: DP 18-810720
Re: **Development Permit Panel Meeting Held on October 30, 2019**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-810720) for the property at 13171 and a portion of 13251 Smallwood Place be endorsed, and the Permit so issued.

John Irving
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 30, 2019.

DP 18-810720 – 13171 AND A PORTION OF 13251 SMALLWOOD PLACE
– KASIAN ARCHITECTURE INTERIOR DESIGN & PLANNING LTD.
(October 30, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling 7,009 m² on a site zoned “Vehicle Sales (CV)”. Variances are included in the proposal for increased maximum building height, reduced minimum rear yard setback for a one-storey storage building located near the east property line and reduced minimum number of on-site loading spaces.

Architect, Scott Douglas, of Kasian Architecture Interior Design and Planning Ltd., and Landscape Architect, Mary Chan-Yip, of PMG Landscape Architects, provided a brief presentation, including:

- On-site signage will be installed to direct customers to their intended destination.
- Skylight and window use will introduce daylight into the building.
- The height variance is requested for the principal building.
- The shadow study indicates minimal shadow impact of the building to the Richmond Nature Park to the west of the subject site.
- The proposed landscape design considered the existing on-site landscaping and design guidelines of the Richmond Auto Mall Association (RAMA).
- Proposed new plantings in prominent locations within the subject site will enhance the street edge and provide visual interest.
- 13 existing trees on-site and in the boulevard along Smallwood Place will be retained, and 14 replacement trees are proposed to be planted on-site.
- A high-efficiency irrigation system is proposed.
- Public pedestrian connections will be provided on the site consistent with the updated overall RAMA public realm design.
- Permeable pavers will be installed in certain areas on the site for storm water mitigation.

Staff noted that: (i) the proposed building height, rear yard setback and loading variances were identified at the rezoning stage and no changes in requested variances were made since rezoning; (ii) the proposed variances are consistent with similar variances that have been granted in projects within the Richmond Auto Mall; (iii) the principal building has been designed to be 15 percent more energy efficient than the base line model as per the BC Building Code requirement; (iv) a legal agreement will be secured as a condition prior to Development Permit issuance to ensure compliance with the building’s targeted energy performance level; and (v) five electric vehicle charging stations will be provided on-site and secured through the Development Permit process.

In reply to Panel queries, the project's design team noted that: (i) as indicated in the shadow study, the potential worst-case scenario is that the proposed principal building will cast a shadow on a small portion of the Nature Park for only a brief period of time at sunrise during the winter solstice in December; (ii) there were no bird strikes reported by auto dealerships within the Richmond Auto Mall; (iii) a post-construction weekly monitoring of bird strikes will be conducted on-site by a Registered Professional Biologist for a period of 12 months; (iv) the use of glazing on the ground level of the building and the absence of landscaping close to the building will mitigate the potential for bird strikes; (v) the proposed single-storey accessory building is located adjacent to the car wash facility of the adjacent auto dealership to the east; (vi) a total of nine trees located on-site and in the boulevard along Smallwood Place will be removed; (vii) new plantings on-site are consistent with the RAMA guidelines; and (viii) the proposed on-site electric vehicle charging stations are located in front of the principal building and are available for public use.

No correspondence was submitted to the Development Permit Panel meeting regarding the application.

The Panel expressed support for the project, noting that the proposed development is a welcome addition to the area and consistent with previously approved projects in the Richmond Auto Mall.

The Panel recommends the Permit be issued.