




**City of
Richmond**

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel
From: Wayne Craig
Director of Development
Date: December 19, 2012
File: DP 12-626299
Re: Application by Christopher Bozyk Architects for a Development Permit at
10780 Cambie Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 212.28 m² showroom addition to the BMW automobile dealership at 10780 Cambie Road on a site zoned Auto-Oriented Commercial (CA).


Wayne Craig
Director of Development

WC:kt
Att. 1

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to develop a 212.28 m² showroom addition to the BMW automobile dealership at 10780 Cambie Road on a site zoned Auto-Oriented Commercial (CA).

The site is appropriately zoned for the proposed use and a rezoning is not required.

All necessary frontage and service improvements for this site were addressed through RZ 07-362264 when the site was initially developed. No additional utility serving or transportation upgrades will be needed to accommodate the proposed addition.

Development Information

Richmond BMW is preparing for the introduction of a new line of electric BMW vehicles. The proposed building addition is a key part of this project and directly addresses the requirements of their parent corporation. The proposed addition is being designed to achieve continuity with the existing building by use of similar features such as glazing, mullion modules and white colouration of panels, but will also stand apart through various accent features, a simple design and uniform material usage.

The addition will utilize a glazed curtain wall that fronts onto Cambie Road and contain a high interior volume space to display the new electric vehicles. The showroom will be designed to be flexible and spacious with circulation connections to the existing adjoining showrooms.

The addition will be located in an area which is currently used for outside display vehicles minimizing impacts to the overall site layout.

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. are 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

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 sales (Richmond Mini) and a McDonalds restaurant and that is zoned Auto-oriented Commercial (CA)

Site Zoning and Variance History

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

- a) Reduction of 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) Reduction of the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site.
- c) Reduction of 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. This strip of land was subsequently consolidated with the dealership site to expand their vehicle storage area along the southern edge of the property.

In 2010, a Development Variance Permit for the site was approved by Council. That Variance Permit provided for an increase to the maximum height for accessory structures from 12.0 m to 17.0 m and a reduction of the minimum interior side yard setback for buildings from 3.0 m to 0.25 m. These variances permitted the construction of a 70.35 m² (approximate) recycling facility and a wind turbine tower at the south end of the property.

Rezoning and Public Hearing

For the purposes of the current Development Permit application neither a Rezoning nor a Public Hearing is required.

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 and is generally in compliance with the Auto-Oriented Commercial (CA) Zoning.

Zoning Compliance/Variations

No variances are being sought or required through this application and the entire site will generally conform to the existing site's Auto-Oriented Commercial Zoning.

Advisory Design Panel Comments

Given the small size and nature of the proposed addition staff determined that the application would not be required to be reviewed by the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The primary visual impact of the new addition will be from Cambie Road since the addition will be entirely at the north western half of the existing building.
- No significant impacts are anticipated to any adjacent properties.

Urban Design and Site Planning

- The new construction will bring the western half of the north face of the building approximately 9.5 m closer to Cambie Road but overall the building will remain well set back being more than 26 m away from the street interface.
- No changes are proposed to vehicle circulation on the site.
- No changes are proposed or required to the site elevation.

Architectural Form and Character

- From Cambie Road, the proposed addition will present as having a slightly higher glazed curtain wall than the northeast portion of the existing building but overall the addition height will not be as high as the main building.
- The roof line of the addition will be flat.
- The roofing material will consist of a Ethylene propylene diene monomer rubber (EPDM) plus ballast overtop of a rigid insulation material. This roofing assembly will provide for both waterproofing and outstanding heat, ozone and weather resistance.
- The western face of the addition will have a lower height glazed curtain wall (approximately 3.6 m high as opposed to the 8 m high glazed curtain wall facing Cambie Road) and white panelling above matching the white panelling of the existing building.
- Unglazed portions of the addition, such as the feature cornice/fascia, will have the same white colouration as the exiting building.
- A new entrance will be built into the addition maintaining two (2) pedestrian access points to the northern face of the building.
- A new logo is proposed near the north west corner of the new addition. A separate sign permit application will address the specific location and design of that signage.
- Portions of the existing building's exterior wall will be removed to allow for unimpeded internal circulation between the existing showroom and the new showroom.

Landscape Design and Open Space Design

- No changes are being made to the site's vegetation landscaping arrangements. The addition is being located in an area currently used for outdoor vehicle displays.
- The overall number of vehicle stalls on the site will not change but the allocation between display/storage vehicles and visitor/staff stalls will be adjusted by seven stalls (i.e. seven (7) of the existing display/storage vehicles stalls will be reallocated to provide more visitor/staff stalls) to address the increased floor space provided by the proposed addition.
- Relatively minor changes will be made to exterior concrete curbing to accommodate the new addition.

Bicycle Parking

- The new addition adds a requirement for one Class 1 bike stall and one Class 2 bike stall.
- Exterior Class 2 bicycle parking is accommodated in the plan through a 10 stall rack.

- Interior Class 1 bicycle parking is accommodated in the plan through three (3) internal secured spaces.

Site Profile and BCMOE Clearance

- A site profile was required for the subject property because the facility utilizes underground storage tanks for fuel or chemical storage which under the Provincial Environmental Management Act is a Schedule 2 activity. In such situations the City is required to withhold issuance of the Development Permit pending authorization by the BC Ministry of Environment. The authorization by BCMOE has been included in the Development Permit Considerations.

Crime Prevention through Environmental Design

- No specific impacts are anticipated in terms of crime prevention as a result of the new addition. Visibility from the street into the interior of the building may be improved slightly due to the larger curtain wall and its positioning modestly closer to Cambie Road but the overall difference from the existing condition will likely be minor.

Conclusions

Staff have reviewed the proposed 212.28 m² showroom addition to the BMW automobile dealership at 10780 Cambie Road. The addition does not trigger any new utility requirements and off-street vehicle and bicycle requirements arising from the increased building area are being accommodated on site.

From a design perspective, the addition will complement the existing building and should provide for an almost seamless accommodation of the new electric vehicle showroom. Staff are recommending support for this Development Permit application subject to satisfactory fulfillment of the Development Permit Considerations.



David Brownlee
Planner 2

DCB:kt

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

- Proof of issuance of a Certificate of Compliance or an acceptable instrument of release by the Ministry of Environment for the development site.

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/tp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 12-626299

Attachment 1

Address: 10780 Cambie Road

Applicant: Christopher Bozyk Architects

Owner: Estlin Holdings Ltd., Inc.
No. 0747405

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

Floor Area Gross: 6,111.89 m²

	Existing	Proposed
Site Area:	14,100 m ²	Same
Land Uses:	Automobile Sales	Same
OCP Designation:	Commercial	Same
Zoning:	Auto-Oriented Commercial (CA)	Same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50	0.43	None permitted
Lot Coverage:	Max. 50%	33.2%	None
Setback – Front Yard:	Min. 3.0 m	21.3 m	None
Setback – Exterior Side Yard (east side):	Min. 3.0 m	building: 21.1 m	None
Setback – Interior Side Yard (west side):	Min. 3.0 m	building: 9.45 m recycling centre: 0.25 m vehicle parking: 0 m	Variance to parking setback incorporated in DP 05-302568 Variance for recycling centre provided in DV10-535569
Setback – Rear Yard (south side):	Min. 3.0 m	building: 6.2 m display parking: 2.6 m	Variance to parking setback incorporated in DP 05-302568
Height (m):	Max. 12.0 m	building: 11.3 m tower: 17.0 m (from existing grade)	Variance for tower structure provided in DV 10-535569
Off-street Parking Spaces – Regular/Commercial:	66 visitor and staff	66 visitor and staff 209 storage and display 275 total stalls	Variance to parking space requirements previously incorporated in DP 05-302568

Off-street Parking Spaces – Accessible:	2	2	None
Tandem Parking Spaces	not permitted	Tandem stalls for display & storage vehicles only.	None



No. DP 12-626299

To the Holder: CHRISTOPHER BOYZK ARCHITECTS

Property Address: 10780 CAMBIE ROAD

Address: SUITE 414, 611 ALEXANDER STREET, VANCOUVER, B.C.,
V6A 1E1

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. 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.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
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 and the security shall be returned in full.
6. 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.

AUTHORIZING RESOLUTION NO.
DAY OF

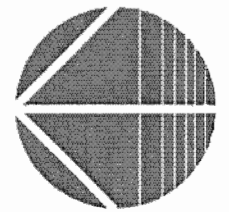
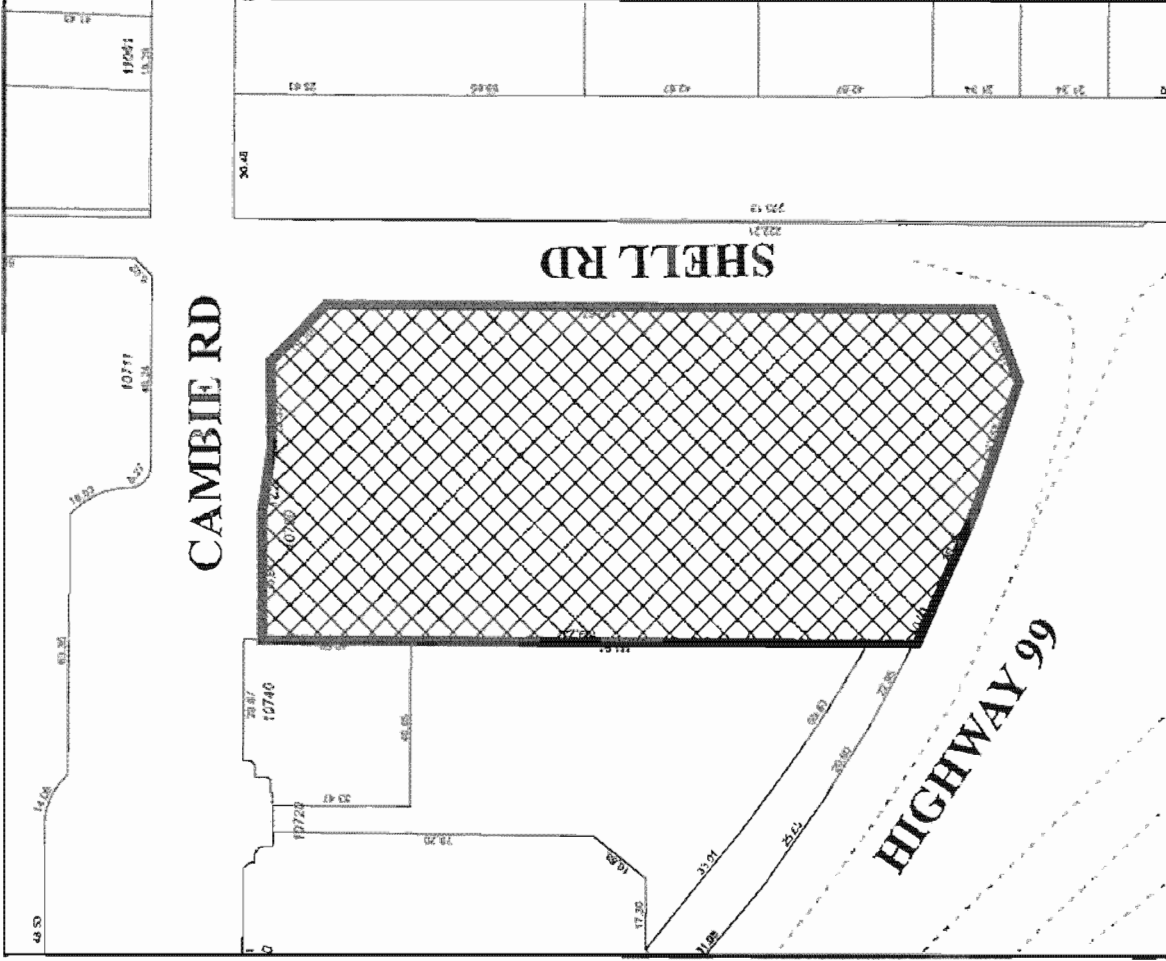
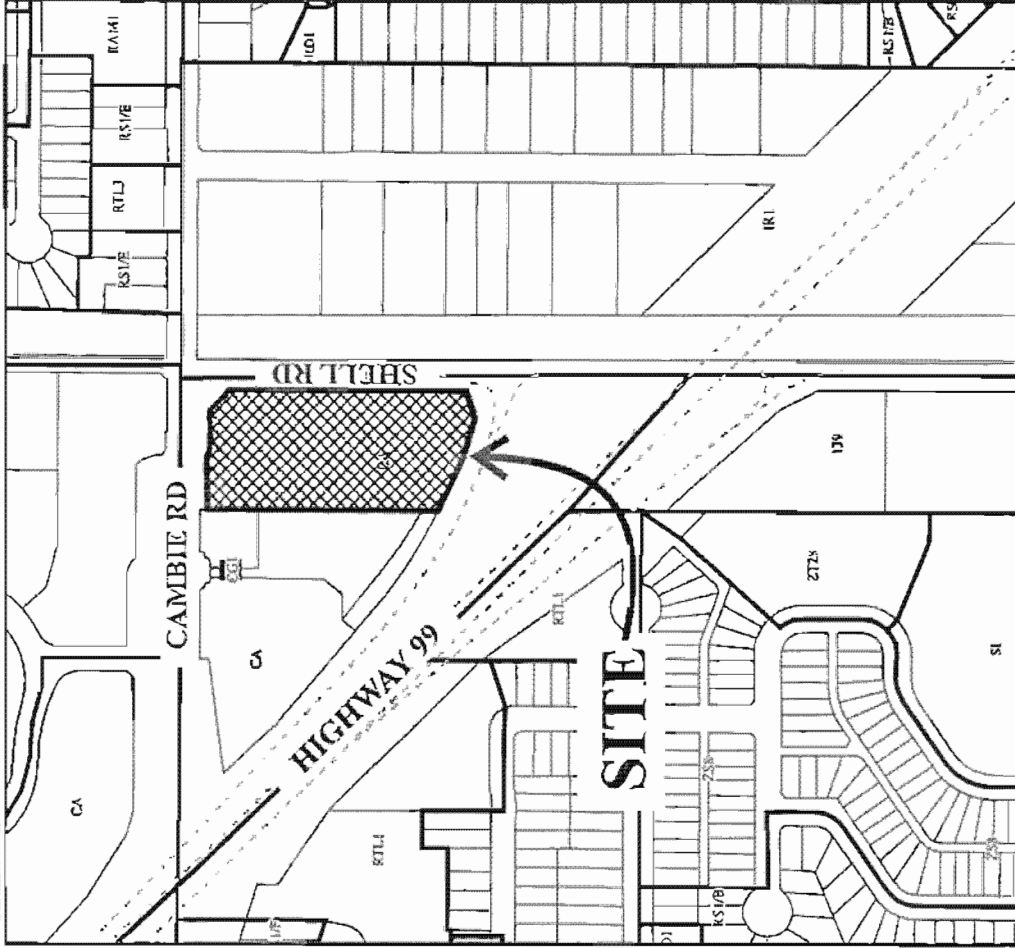
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 12-626299

SCHEDULE "A"

Original Date: 12/05/12

Revision Date:

Note: Dimensions are in METRES

CHRISTOPHER BOYK ARCHITECTS LTD
 10780 CAMBIE ROAD
 VANCOUVER, BC V6T 1K6
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW.CBOYKARCHITECTS.COM



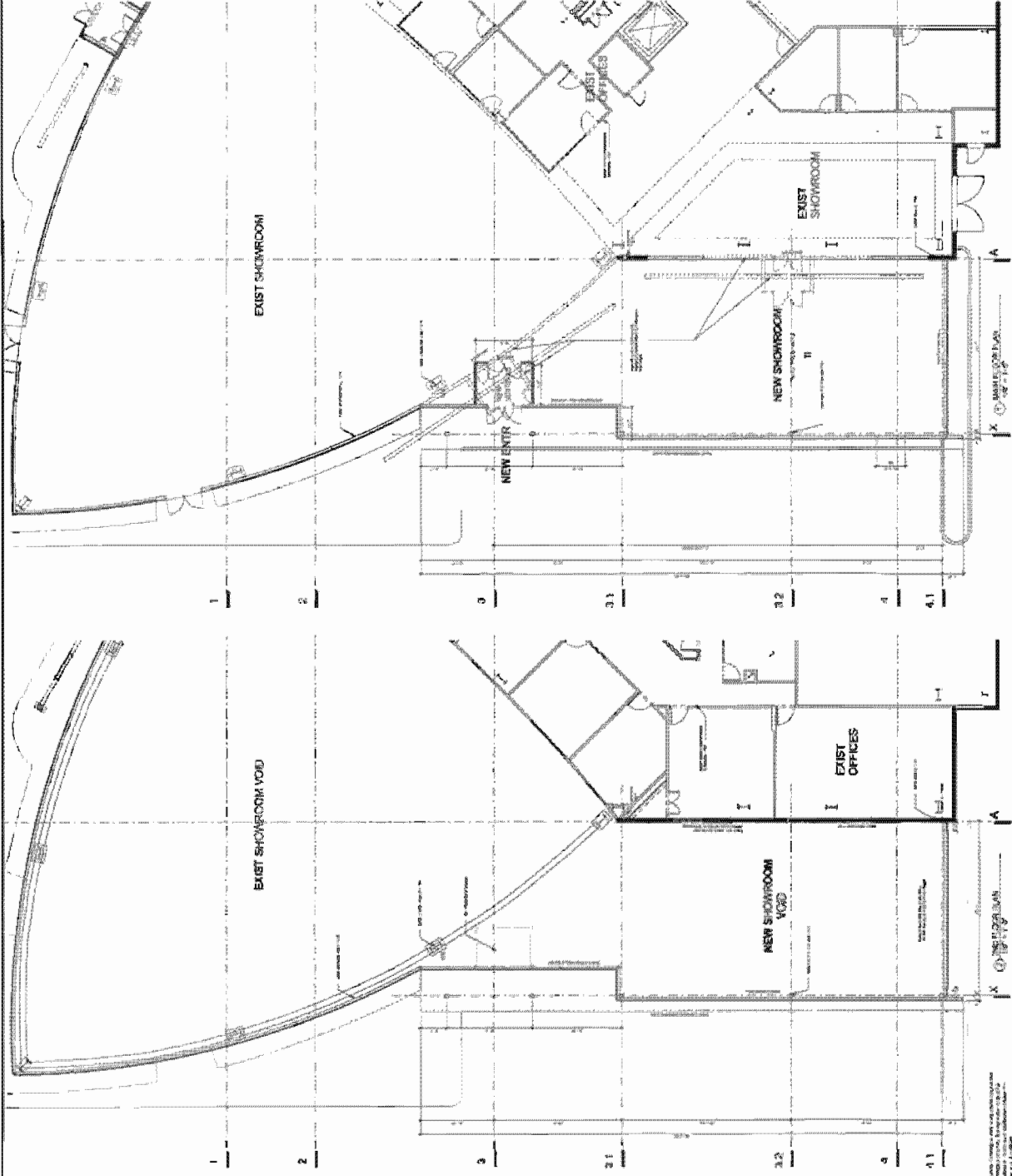
CONTRACT DOCUMENTS
 1. GENERAL CONDITIONS OF CONTRACT
 2. SPECIFICATIONS
 3. DRAWINGS
 4. SCHEDULE OF WORK
 5. ADDENDUMS

CLIENT: [REDACTED]
PROJECT: [REDACTED]
DATE: [REDACTED]
SCALE: [REDACTED]
PROJECT NO.: [REDACTED]
DATE: [REDACTED]

**10780 CAMBIE ROAD
 PROPOSED NEW
 SHOWROOM ADDITION
 DEVELOPMENT PERMIT APPLICATION
 MAIN FL PLAN / PARTIAL
 2ND FLOOR PLAN / PARTIAL**

A.2.0

PLAN #2

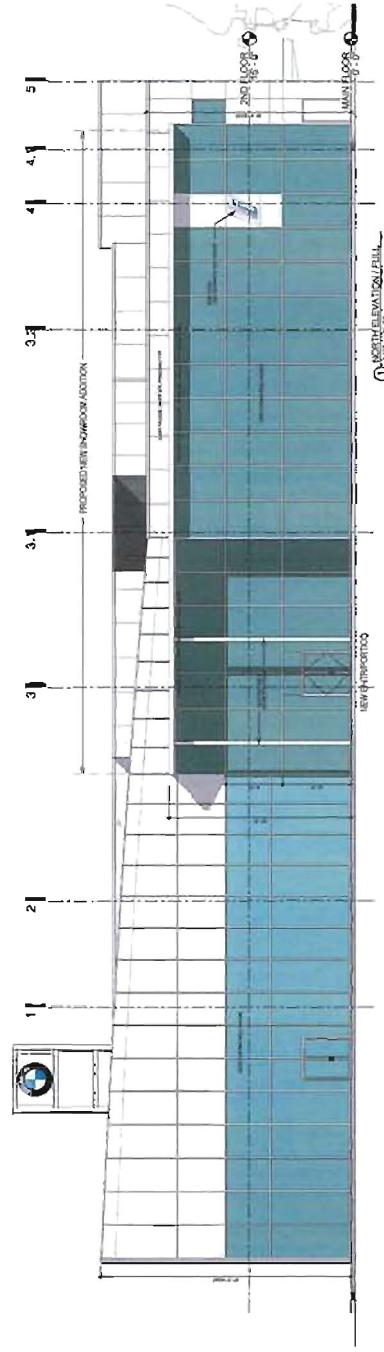
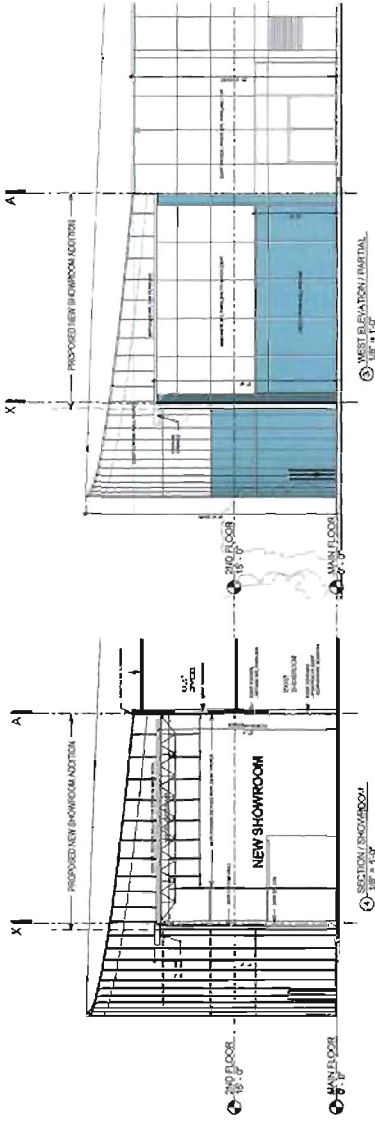
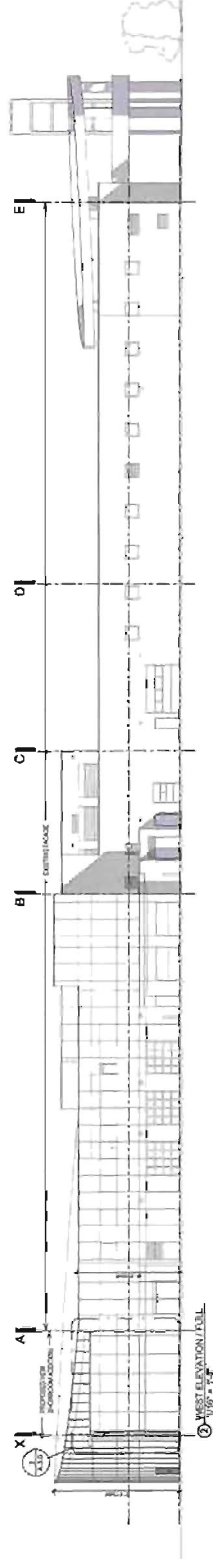


DP 12620299

JAN 18 2017

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CONSTRUCTION NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE (BCO) AND THE BUILDING REGULATIONS (BR).
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE (BCO) AND THE BUILDING REGULATIONS (BR).
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE (BCO) AND THE BUILDING REGULATIONS (BR).



SECTION / DEVELOPMENT PERMIT APPLICATION
 10780 CAMBIE ROAD
 PROPOSED NEW SHOWROOM ADDITION
 DEVELOPMENT PERMIT APPLICATION
 SECTION ELEVATIONS
 SCALE: AS SHOWN DATE: 08/28/2023 DRAWN BY: JTB
 PROJECT NO: 2201

A.3.0
 PLAN #3

DP 12626299

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