



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** John Irving  
Chair, Development Permit Panel  
**Date:** July 11, 2022  
**File:** DP 21-933784  
**Re:** Development Permit Panel Meeting Held on April 27, 2022

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 21-933784) for the property located at 10700 Cambie Road, be endorsed and the Permit so issued.

A handwritten signature in cursive script, appearing to read "John Irving".

John Irving  
Chair, Development Permit Panel  
(604-276-4140)

WC/SB:js

### Panel Report

The Development Permit Panel considered the following item at its meeting held on April 27, 2022.

DP 21-933784 – DON DOCKSTEADER MOTORS LTD. – 10700 CAMBIE ROAD  
(April 27, 2022)

The Panel considered a Development Permit (DP) application to permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant on a site zoned “Auto-Oriented Commercial (CA)”. No variances are included in the proposal.

Architects Kori Chan and Teague Shinkewski, of Proscenium Architecture + Interiors, and Landscape Architect Mary Chan-Yip, of PMG Landscape Architects, provided a brief presentation, including:

- The project includes minor renovations of the building exterior and changes to interior building partitions to facilitate a new auto dealership tenant.
- A new exterior curtain wall is proposed to wrap around the north, east and south façades of the building, and the west façade of the building is proposed to be repainted, and a new building entry feature is proposed on the north elevation of the building.
- New commercial signage (as per the City’s Sign Bylaw and subject to sign permit requirements) will be installed on the south corner of the building façade showing the brand and colour of the new auto dealership tenant.
- Wheel stops will be installed adjacent to the new exterior curtain wall along the east elevation to provide protection to the exterior cladding of the building.
- There will be no changes to the existing site use, building massing and parking.
- There will be a small amount of additional floor area created as a result of pushing out the new exterior curtain walls to avoid conflict with existing building structures; however, the building’s existing useable floor area will remain unchanged.
- Existing features will be enhanced, such as replacing existing bicycle racks, repainting pedestrian sidewalks.
- New parapets will be installed on the rooftop as part of the curtain wall assembly and existing rooftop solar panels will be retained.
- The two existing electric vehicle (EV) charging stations on the site will be upgraded and two new EV charging stations will be added.
- Existing landscaping has been well maintained, and will be enhanced with additional shrub and tree planting along the south edge of the site fronting Highway 99.
- The existing green wall on the south façade of the building will be retained.
- The existing stamped asphalt walkway on the site will be repainted to enhance pedestrian safety and circulation.
- The outdoor surface parking in front of the dealership building will be treated with permeable pavers to enhance on-site stormwater management and provide differentiation from the surrounding asphalt area.

Staff noted the sustainability and landscaping features of the project that will be secured with a legal agreement between the City and the owner including (i) the retention of the existing photovoltaic system on the building rooftop, and (ii) upgrading of two existing EV charging stations and the addition of two new ones which will be available to customers and the public.

In addition, staff noted other significant landscaping features of the project including (i) repainting of existing pedestrian crossing, (ii) installation of permeable pavers on a portion of the parking area, (iii) planting of additional trees and shrubs along the existing landscaping along Highway 99, and (iv) retention and maintenance of the existing green wall on the southwest façade of the building fronting Highway 99 through a private agreement between a landscaping company and the auto dealership tenant.

Discussion ensued with regard to enhancing the landscaping on the green triangle area adjacent to the new entrance proposed on the north side of the building. As a result of the discussion, staff was directed to work with the applicant to investigate opportunities for installing a tree to help identify the building entrance and provide visual interest to customers of the auto dealership.

It was noted that that in view of the proposed changes to the building façade design and materials, the applicant should consider doing an energy modeling at this stage of the project to ensure compliance with the current BC Energy Step Code requirement by the City.

In reply to queries from the Panel, the applicant advised that the energy generated by the photovoltaic panels on the building rooftop is utilized by the electrical system used in the building. In addition, the applicant confirmed that the retention and use of the existing photovoltaic system will be secured with a legal agreement.

No correspondence was submitted to the Panel regarding the application.

The Panel expressed support for the project, noting that the proposed renovation of the building façades would enhance the appearance of the building and mitigate the risk of bird strikes.

Subsequent to the Panel meeting, the applicant revised the landscape design by adding a Japanese Maple tree at the building entrance, enhancing and emphasizing the location of the entry. In addition, although there is no BC Energy Step Code requirement for this building renovation, the mechanical consultant has confirmed that the design meets ASHRE 90.1 2016 as defined in the BC Building Code.

The Panel recommends the Permit be issued.