



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** July 6, 2010  
**File:** DV 10-529985  
**Re:** **Application by Kasian Architecture Interior Design and Planning Ltd. for a  
Development Variance Permit at 5631 Parkwood Way**

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**Staff Recommendation**

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height to 14.4 m (47.25 ft) for elevator towers only.

A handwritten signature in cursive script that reads "Brian J. Jackson".

Brian J. Jackson, MCIP  
Director of Development

BJJ:dcb  
Att. 1

## Staff Report

### Origin

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond for permission to increase the maximum height for buildings under Richmond Zoning Bylaw 8500 to 14.4 m (47.25 ft) for portions of the building to accommodate two elevator towers on the new Lexus Auto Dealership building which is currently under construction at 5631 Parkwood Way.

The Lexus Auto Dealership was previously reviewed and approved by Council under DP 09-472843 on March 22, 2010. The original submission included a variance for the elevator tower to 12.46m.

### 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

The subject site is within the Richmond Auto Mall which is located to the east of the Richmond Nature Park (east) and immediately north of Westminster Highway. The property is surrounded on all sides by other automobile dealerships that are part of the Richmond Auto Mall.

### Staff Comments

During preliminary site construction the builder found that the existing water table at the site was higher than expected. The implication of this is that the elevator equipment was not able to be placed as deep as initially planned.

A second compounding issue is that the elevator equipment to be installed by the elevator supplier awarded the contract requires a higher travel overhead space at the top of the elevator tower. The combination of these two elements has meant that the specifications for the elevators needed to be adjusted and that the requested maximum height variance for the towers increased.

The variance request is for both the vehicle and pedestrian elevator towers although the vehicle elevator tower will stand higher than the passenger elevator tower. The height of the vehicle elevator, which is located at the rear of the building, is 14.4 m as measured from the site's average grade of 2.4 m GSC. The average site grade actually lies below the top of slab elevation which is 2.90 m GSC.

The height of the passenger elevator, which is located approximately 7 to 8 m back from the front of the building, is 13.7 m as measured from the average site grade. The approximate locations of the elevators are shown in the accompanying plan sets. At approximately 10.8m in height the main building height remains below the maximum height of 12 m permitted under the Vehicle Sales (CV) zoning schedule of Zoning Bylaw 8500.

The applicant has agreed to paint the two towers in a neutral color to reduce their visual prominence above the main building.

***Richmond Auto Mall Association Review***

The Board of Directors for the Richmond Auto Mall Association (RAMA) have reviewed the Lexus request for a height variance to accommodate the two elevator towers and have provided unanimous agreement with the approval with the only condition that the Lexus Dealership agree not to affix any signage to the exterior portion of the elevator shafts. No other concerns or conditions were made by RAMA.

**Zoning Compliance/Variations (staff comments in bold)**

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 Vehicle Sales (CV) zoning schedule except for the zoning variance noted below.

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

- 1) increase the maximum building height to 14.4 m (47.25 ft) for elevator towers only.

*(Staff supports the proposed variance as the elevator towers will not have a high visibility from the street frontage as they are both setback from the front of the building. The owners have agreed to paint the two towers in neutral colors to reduce their prominence. They have also agreed to the Richmond Auto Mall Association's condition of no signage on the two elevator towers. Given the above conditions, the elevator towers are not anticipated to detract from the overall appearance of this high quality building.)*

**Conclusions**

Staff have reviewed the applicant's request to increase the maximum building height at the Lexus Dealership in the Richmond Auto Mall in order to accommodate two elevator towers. The additional height request arises primarily out of unforeseen water table elevations discovered upon commencement of site construction and a change in design requirements once the construction tender was awarded. Given the commitments by the owner to reduce the prominence of the towers through neutral paint applications and to restrict signage on the elevator shafts, staff are recommending support for the requested variance.



David Brownlee  
Planner 2

DCB:cas



**City of Richmond**

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 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DV 10-529985**

**Attachment 1**

Address: 5631 Parkwood Way

Kasian Architecture Interior Design and Planning

Applicant: Ltd. Owner: OpenRoad Auto Group Ltd.

Planning Area(s): East Cambie

Floor Area Gross: 6,404 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	9308.5 m <sup>2</sup>	Same
<b>Land Uses:</b>	Automobile Dealership	Same
<b>OCP Designation:</b>	Commercial	Same
<b>Zoning:</b>	Vehicle Sales (CV) – permitted density to 0.75 FAR	Same
<b>Number of Units:</b>	Aircraft Noise Sensitive Policy Area 1A	Same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.75	same	none permitted
Lot Coverage:	Max. 50%	38%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 3 m	3 m	none
Setback – Rear Yard:	Min. 3 m	3 m	none
Height (m):	Max. 12.0 m except 12.46 m for a vehicle elevator	12.0 m building except 14.4 m for elevator towers	variance
Lot Size:	N/A	9308.5 m <sup>2</sup>	none
Off-street Parking Spaces – Customer & Employee (CE) / Display Inventory (D):	115 (CE) and N/A (D)	123 (CE) and 200 (D) An additional 30 stalls are provided for staff parking off-site within the Auto Mall	none
Off-street Parking Spaces – Accessible:	2	2	none
Total off-street Spaces:	115	323 + 30 additional staff stalls off-site	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Tandem Parking Spaces	not permitted	for display inventory only	none
Flood Construction Level:	2.90 m GSC	2.90 m GSC	none
Loading Stalls:	2 medium and 1 large	2 medium and 1 large	none
Bicycle Stalls:	6 Class 1 6 Class 2	6 Class 1 6 Class 2	none



**City of Richmond**  
Planning and Development Department

## Development Variance Permit

**No. DV 10-529985**

To the Holder: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.

Property Address: 5631 PARKWOOD WAY

Address: 1555 WEST PENDER ST. SUITE 350 VANCOUVER BC

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 building height to 14.4 m (47.25 ft) for elevator towers only.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and Plans #1 to #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 \_\_\_\_\_, \_\_\_\_\_

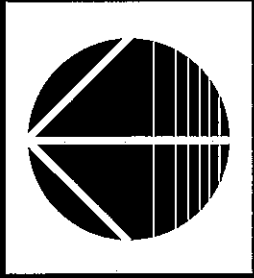
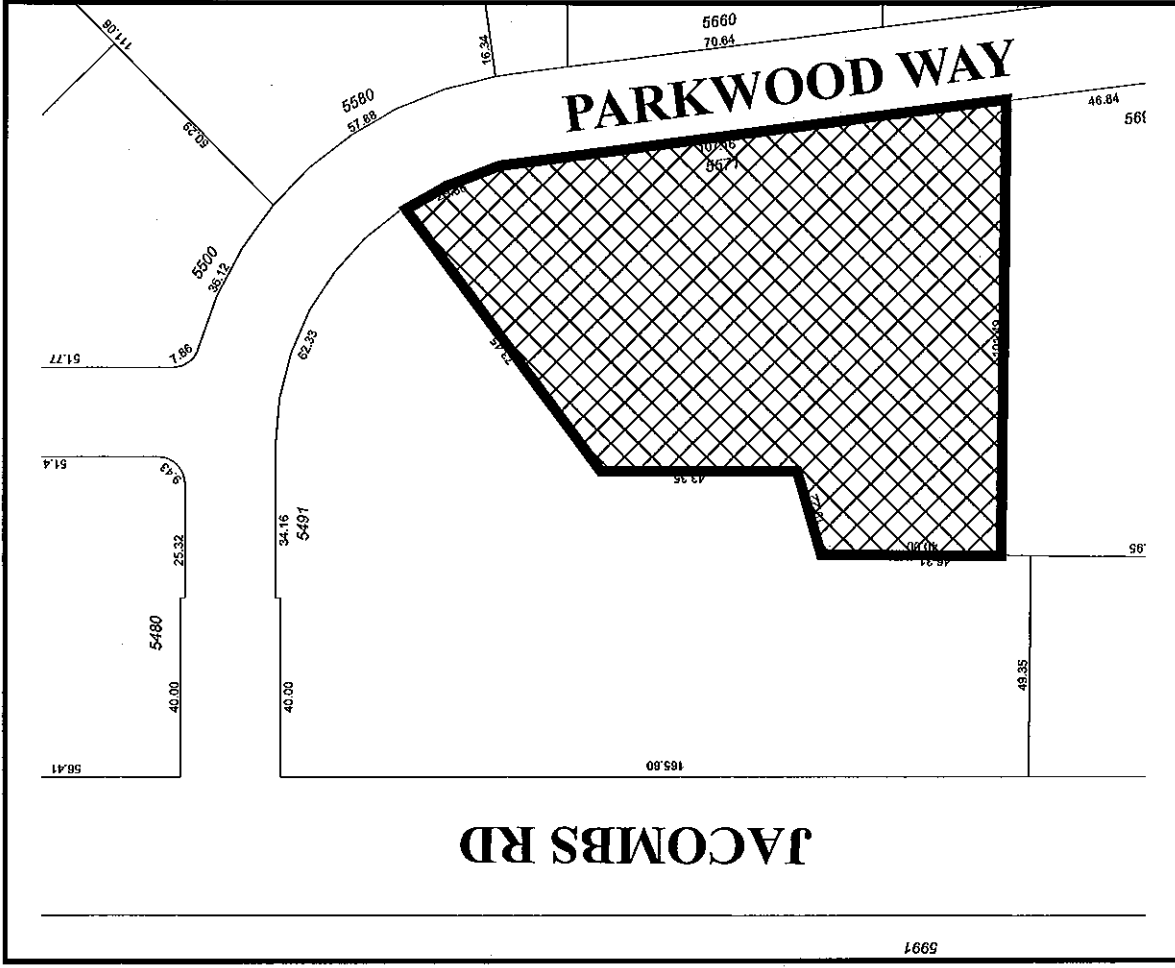
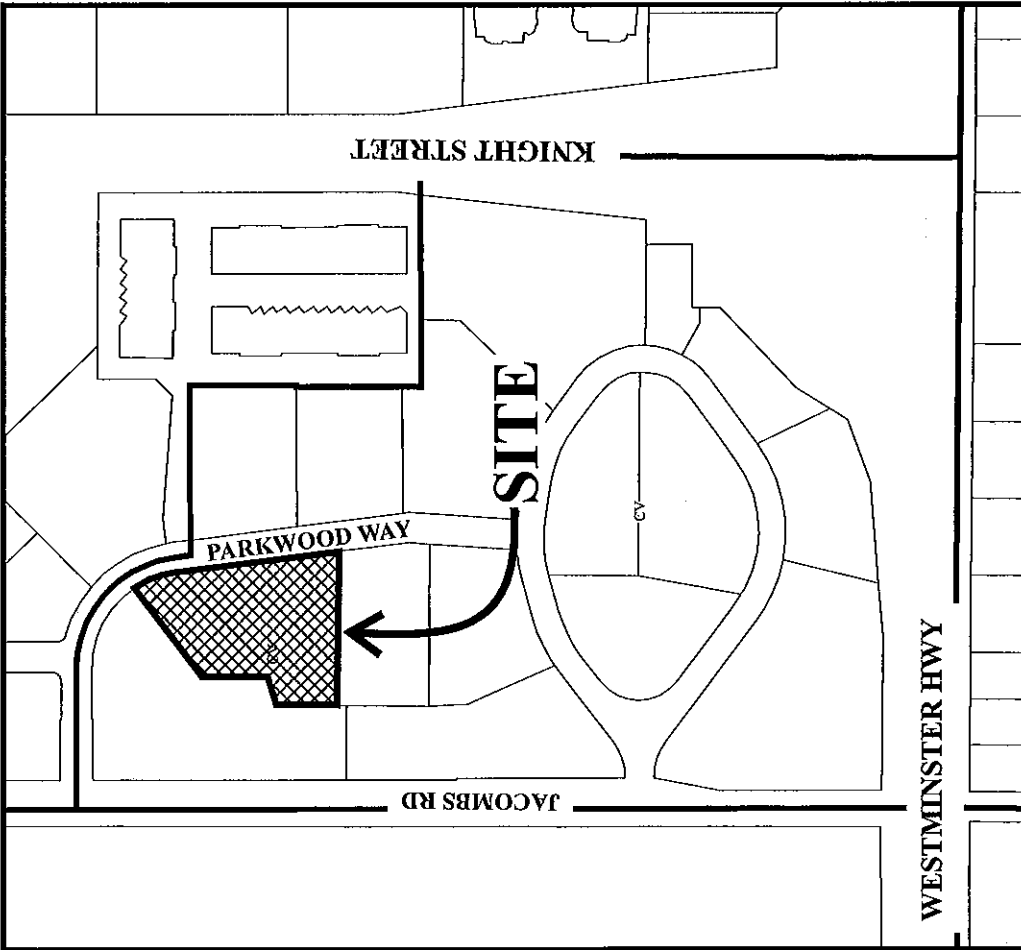
ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
MAYOR



City of Richmond



# DV 10-529985 SCHEDULE "A"

Original Date: 05/13/10

Revision Date:

Note: Dimensions are in METRES









RICHMOND  
LEXUS DEALERSHIP

SITE PLAN

PROJECT NO.	10529985
DATE	7/28/10
SCALE	AS SHOWN
DRAWN BY	AT-01
CHECKED BY	
APPROVED BY	

**PARKING DATA**

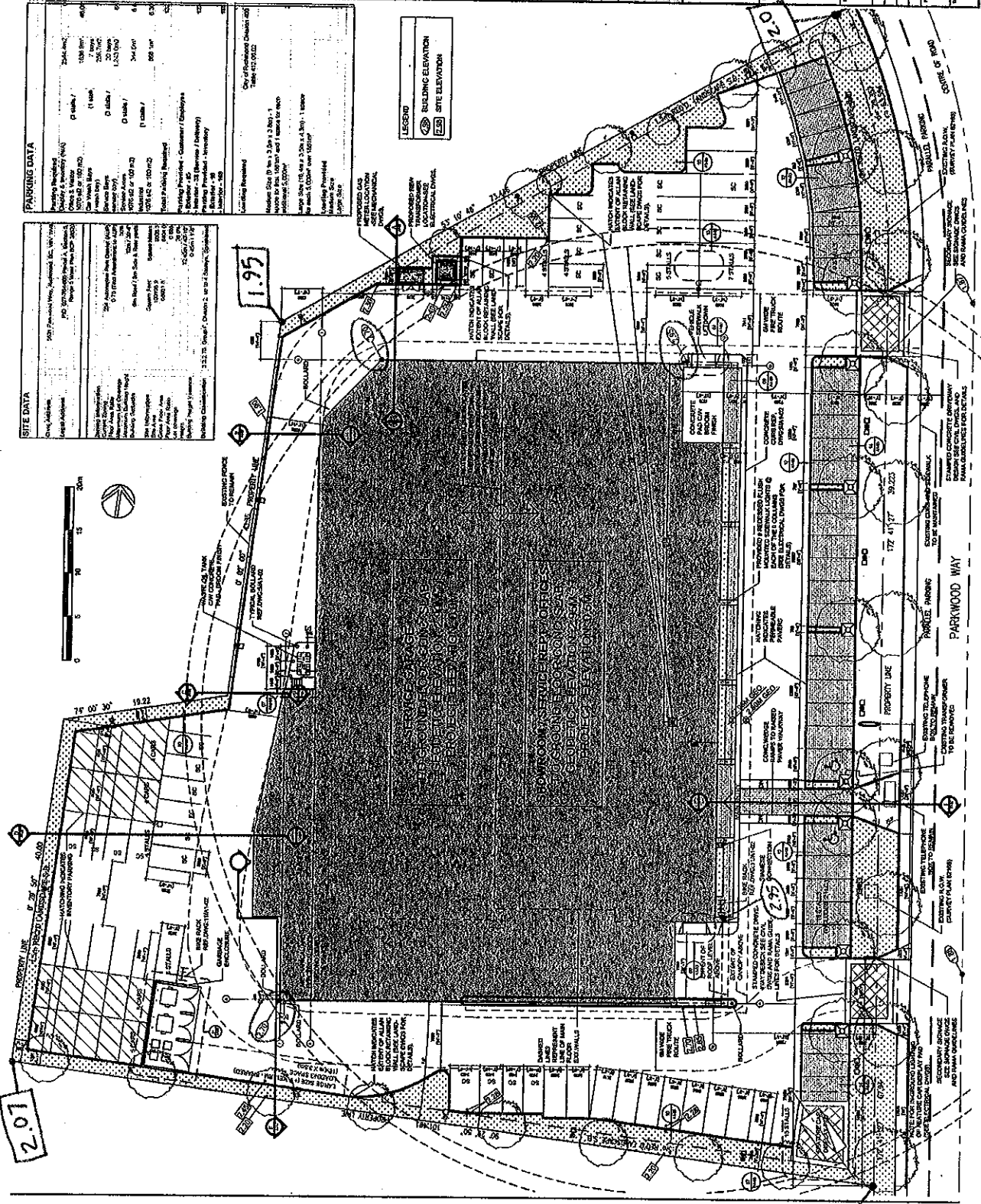
Category	Quantity	Notes
Handicap	2	1.5% of 130
Standard	128	1.0% of 13000
Total	130	

**Site Data**

3000 Parkwood Way, Richmond, VA 23233  
 703-270-0000  
 2000 Parkwood Way, Richmond, VA 23233  
 703-270-0000

**LEGEND**

- BUILDING ELEVATION
- SITE ELEVATION



Plan # 3