



**Development Permit Panel  
Wednesday, April 27, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair  
Cecilia Achiam, General Manager, Community Safety  
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on April 13, 2022 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 21-933784**  
(REDMS No. 6733078)

APPLICANT: Don Dockstader Motors Ltd.

PROPERTY LOCATION: 10700 Cambie Road

**INTENT OF DEVELOPMENT PERMIT:**

Permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant at 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".

## Development Permit Panel

### Wednesday, April 27, 2022

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#### Applicant's Comments

Kori Chan, Principal, Proscenium Architecture + Interiors, introduced the project and Teague Shinkewski, Project Architect, Proscenium Architecture + Interiors, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development, highlighting the following:

- the project includes minor renovations of the building exterior and changes to interior building partitions to follow the brand guidelines of the new auto dealership tenant;
- enhancements are proposed to existing on-site landscaping;
- 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;
- a new building entry feature is proposed on the north elevation of the building;
- a new commercial signage (as per the City's Sign Bylaw and not included in the DP) 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 FSR will remain unchanged;
- the proposed site plan includes, among others, the enhancement of existing features of the subject development such as replacement of existing bicycle racks, repainting of pedestrian sidewalks, and retention of existing rooftop solar panels including the installation of new parapets on the rooftop as part of the curtain wall assembly; and
- the two existing electric vehicle (EV) charging stations on the site will be upgraded and two new EV charging stations will be added.

Mary Chan-Yip, PMG Landscape Architects, briefed the Panel on the proposed landscaping for the project, noting that (i) the existing landscaping on the subject site have been well maintained and will be retained, (ii) additional shrub and tree planting is proposed along the south edge of the site fronting Highway 99, (iii) the existing green wall on the south façade of the building will be retained, (iv) the existing stamped asphalt walkway on the site will be repainted to enhance pedestrian safety and circulation; and (v) 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.

## **Development Permit Panel**

### **Wednesday, April 27, 2022**

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#### **Staff Comments**

Suzanne Smith, Program Manager, Development, 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, Ms. Smith 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.

#### **Panel Discussion**

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.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Discussion**

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.

**Development Permit Panel**  
**Wednesday, April 27, 2022**

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the alteration of the exterior of the southerly building and landscaping improvements in order to facilitate a new auto dealership tenant at 10700 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".*

**CARRIED**

**2. New Business**

The Panel agreed that the meeting tentatively scheduled on Wednesday, May 11, 2022 be cancelled as there are no agenda items for the said meeting.

**3. Date of Next Meeting: May 26, 2022**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:56 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 27, 2022.

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John Irving  
Acting Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
April 27, 2022.

# **Volvo Richmond**

## **DP PANEL PRESENTATION**

PROSCENIUM ARCHITECTURE + INTERIORS

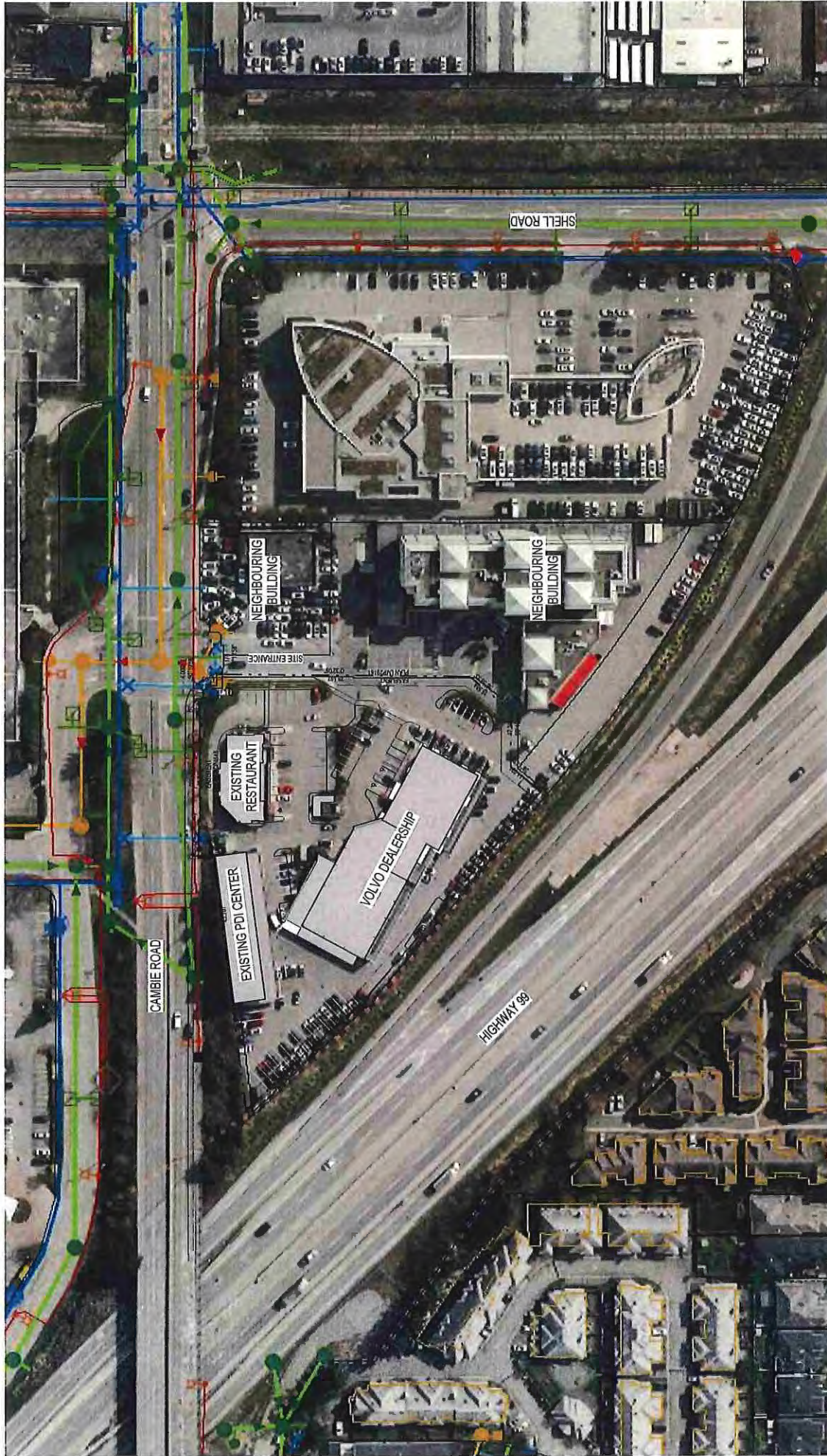
PMG LANDSCAPE ARCHITECTS

DILAWRI GROUP OF COMPANIES



**INTRODUCTION**  
VOLVO RICHMOND





**CONTEXT PLAN**  
VOLVO RICHMOND

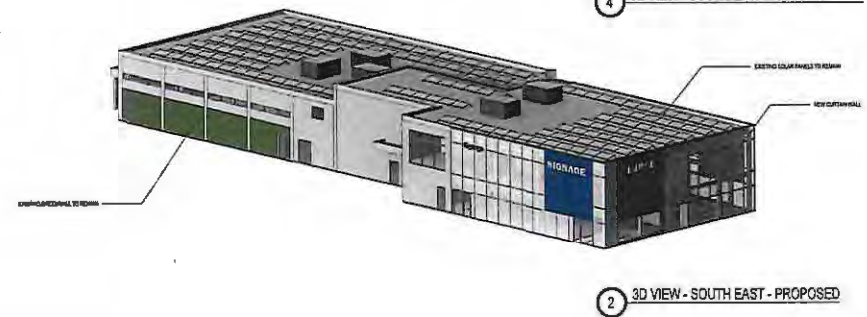
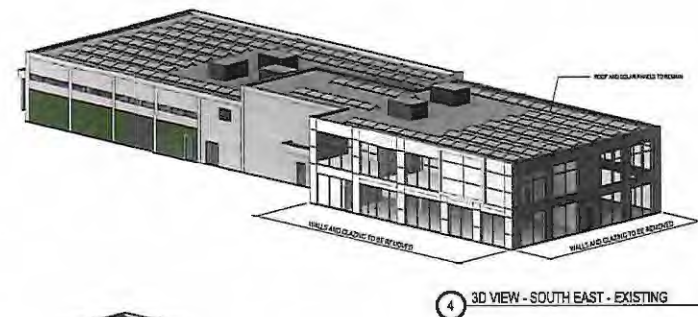
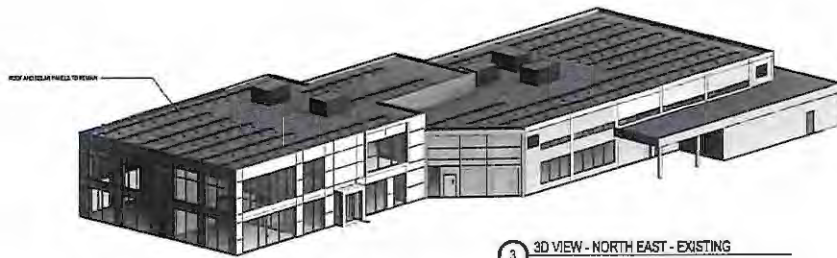


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## SITE PLAN

### VOLVO RICHMOND

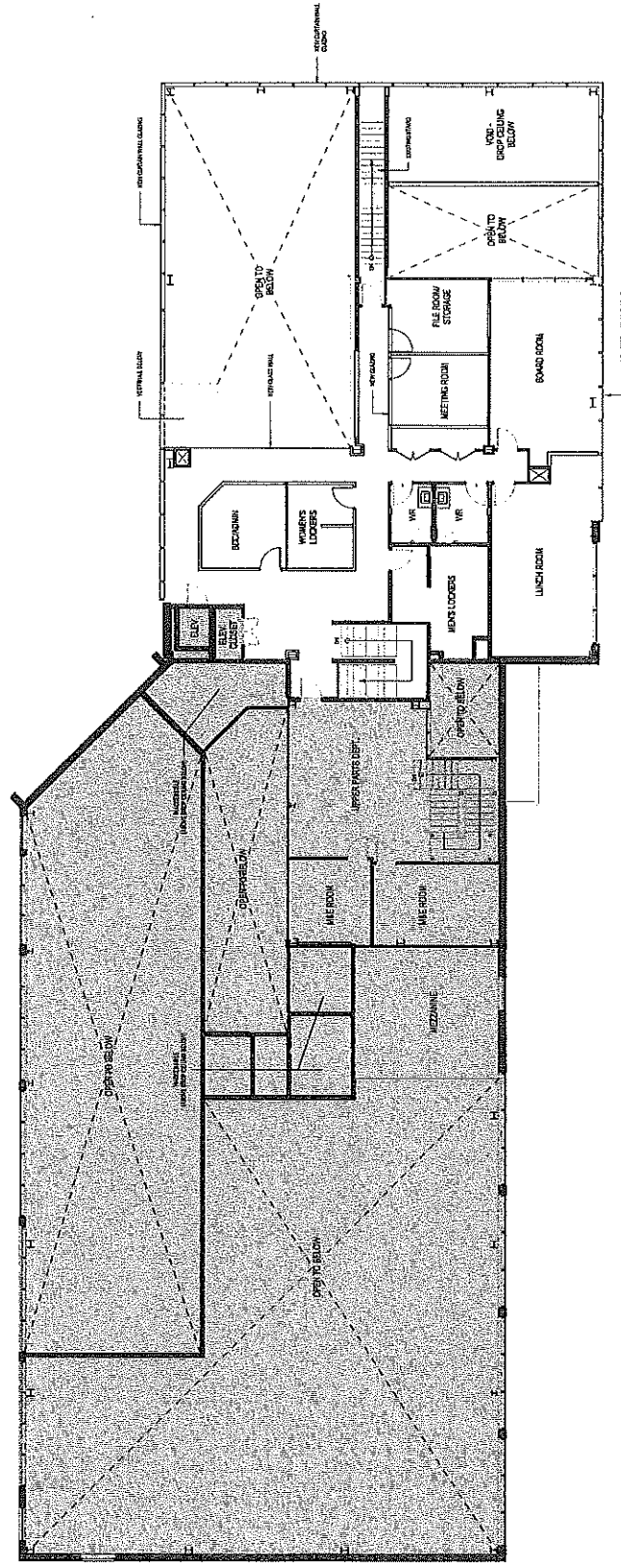




## EXISTING & PROPOSED 3D ELEVATIONS

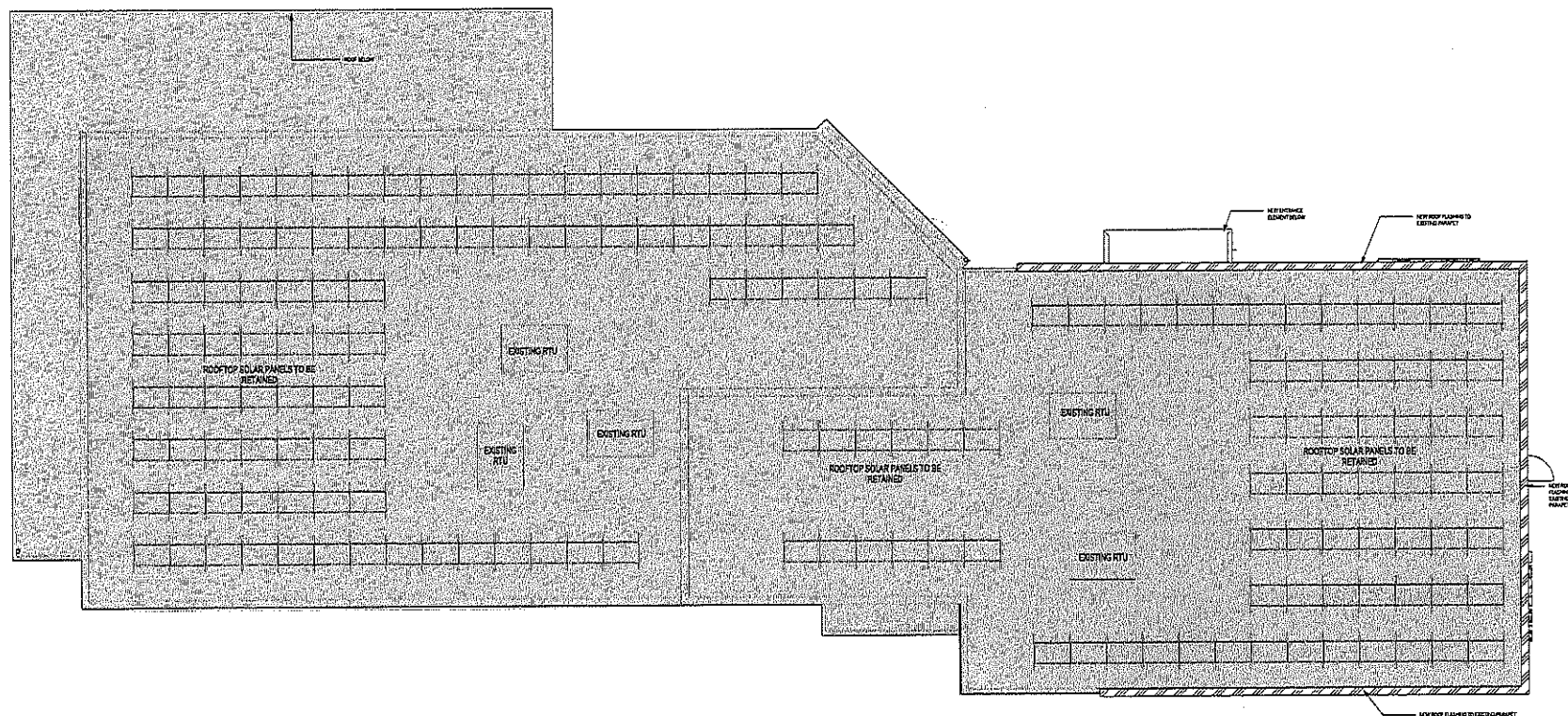
VOLVO RICHMOND



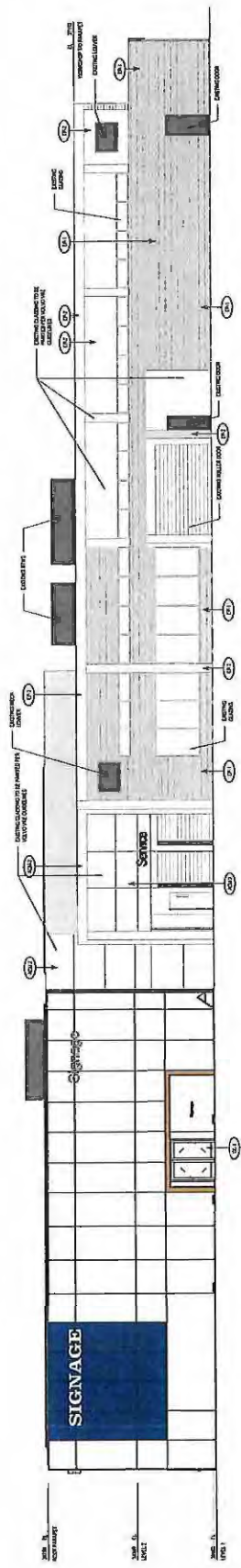


**LEVEL 2 FLOOR PLAN - PROPOSED**  
VOLVO RICHMOND



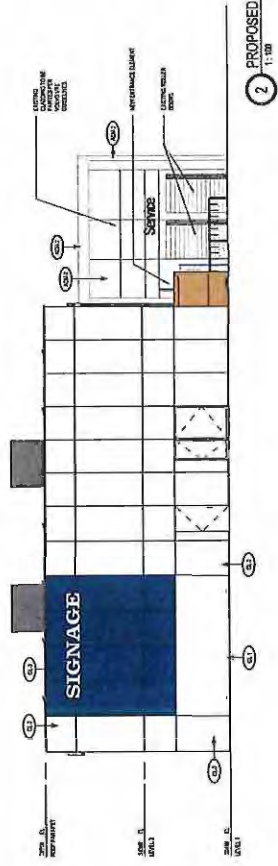


**ROOF PLAN - PROPOSED**  
VOLVO RICHMOND

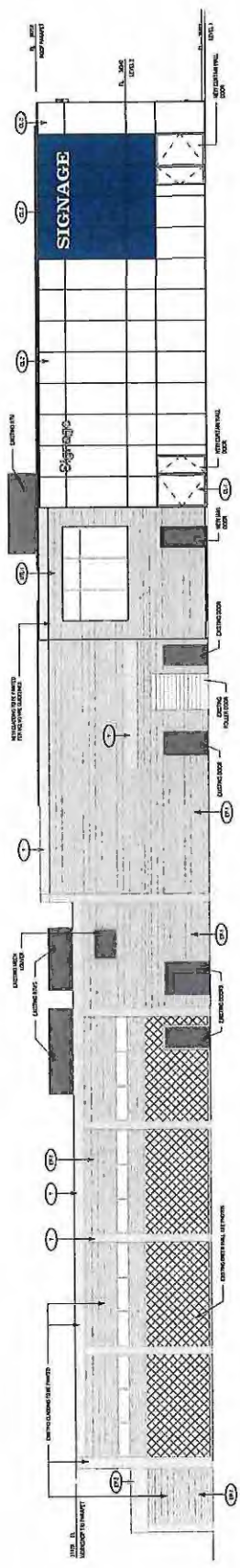


1 PROPOSED NORTH ELEVATION  
1:100

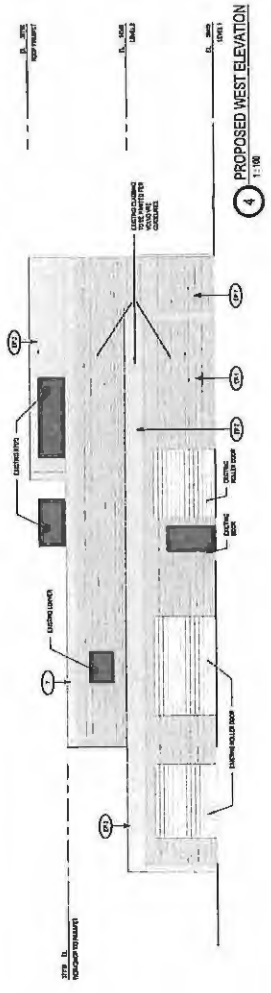
- (A2) NEW ALUMINUM COMPOSITE PANELS (SILVER METALLIC)
- (A3) EXISTING ALUMINUM COMPOSITE PANELS (RED-PARTED SILVER METALLIC)
- (B1) EXISTING HORIZONTAL CORRUGATED METAL (RED-PARTED SILVER METALLIC)
- (B2) EXISTING METAL CLADDING FLASING (RED-PARTED SILVER METALLIC)
- (C1) NEW GLASS (CLEAR)
- (C2) LIGHT DUTY INSULATED PANELS (SILVER T-PANELS - FRONT WHITE FINISH)
- (C3) INSULATED GLASS (VOLVO BLUE)
- (D1) HORIZONTAL CORRUGATED METAL (SILVER)
- (D2) NEW WOOD LOOK UP (TRUSPA - ELEGANT DARK)



2 PROPOSED EAST ELEVATION  
1:100

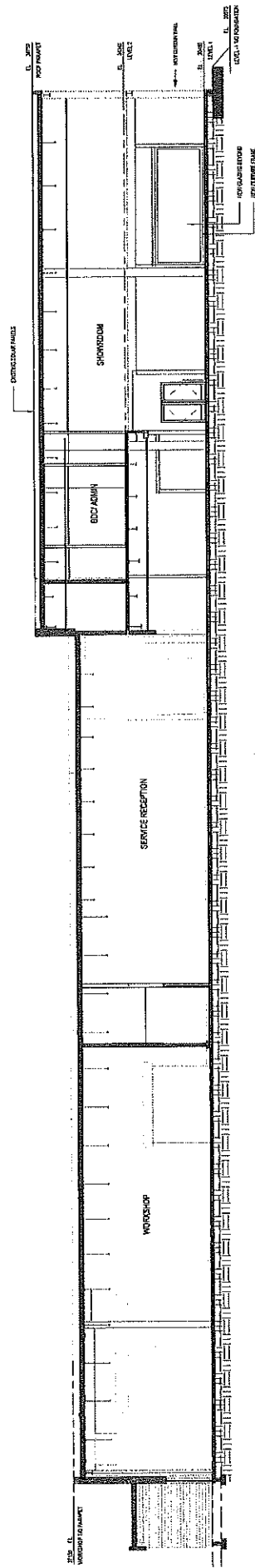


3 PROPOSED SOUTH ELEVATION  
1:100



4 PROPOSED WEST ELEVATION  
1:100

# PROPOSED ELEVATIONS VOLVO RICHMOND



# LONGITUDINAL SECTION VOLVO RICHMOND





**NORTH ELEVATION RENDERING**  
VOLVO RICHMOND





**NORTH ELEVATION RENDERING**  
VOLVO RICHMOND





**MAIN ENTRANCE RENDERING**  
VOLVO RICHMOND



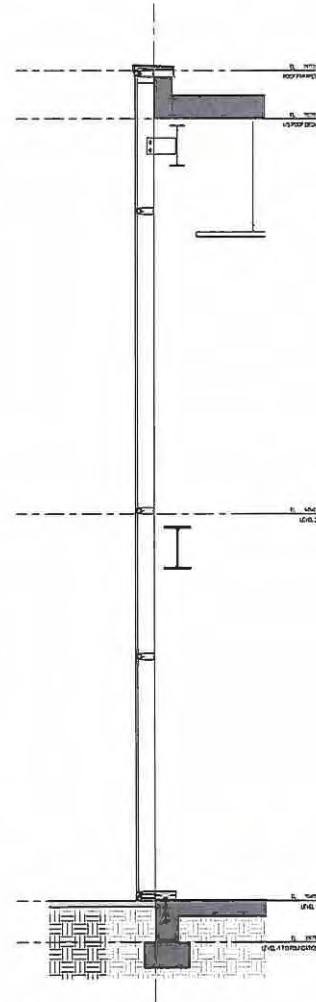


**NORTHEAST CORNER ELEVATION RENDERING**  
VOLVO RICHMOND

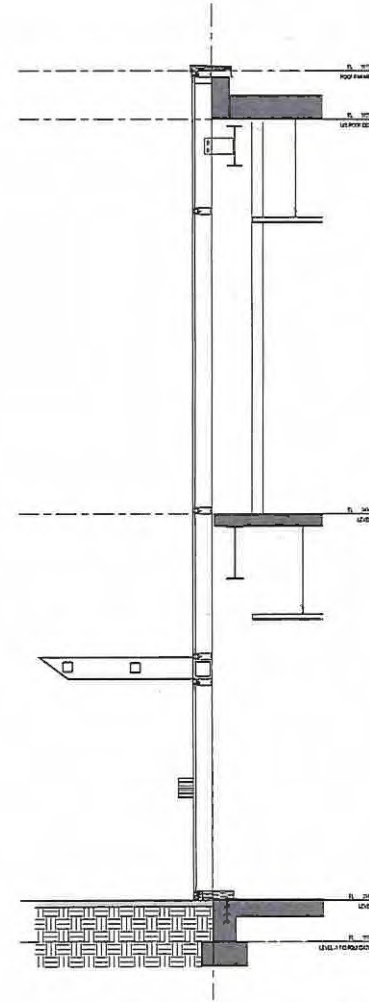




**SOUTH ELEVATION RENDERING**  
VOLVO RICHMOND



③ WALL SECTION - CURTAIN WALL @ SHOWROOM  
1:20



② WALL SECTION - NORTH CURTAINWALL @ L2  
1:20

## TYPICAL WALL ASSEMBLIES VOLVO RICHMOND





GL-3



WD-1

GL-2



GL-1

EP-1  
EP-2  
ACM-2



**MATERIALS**  
VOLVO RICHMOND



