



**Development Permit Panel  
Wednesday, July 15, 2015**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Victor Wei, Director, Transportation

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 June 24, 2015, be adopted.*

**CARRIED**

**1. Development Permit 14-669686**  
(File Ref. No.: DP 14-669686) (REDMS No. 4549394 v. 2)

APPLICANT: Buttjes Architecture on behalf of 0737974 B.C. Ltd.

PROPERTY LOCATION: 5580 Parkwood Crescent

INTENT OF PERMIT:

1. Permit the construction of an automobile dealership and service centre at 5580 Parkwood Crescent on a site zoned "Vehicle Sales (CV)"; and
2. Waive the requirement for an on-site large size loading space.

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### **Applicant's Comments**

Dirk Buttjess, Buttjes Architecture Inc., provided a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, and (iii) landscape and open space design. He added that the proposed development will have two storeys with the showroom and service centre on the first floor and office space and staff lunchroom on the upper floor. Also, he noted that the proposed development's design is consistent with the Richmond Auto Mall Association's (RAMA) design guidelines.

Mr. Buttjes spoke of the proposed development's sustainability features, noting that the proposed development will use (i) permeable asphalt, (ii) a rain water recapture system for the carwash and irrigation system, (iii) Low-E windows, (iv) low-flow water systems, and (v) LED lighting.

Al Tanzer, LandSpace Design Inc., provided a brief overview of the landscape and open space design and noted that (i) proposed trees within a grass boulevard along the Parkwood Crescent frontage will create a double row of street trees in an alternating pattern, (ii) the proposed development will use permeable paving on-site, (iii) the perimeter plantings will include cedars, and (iv) the existing trees in the adjacent site will be protected during construction.

### **Panel Discussion**

Discussion ensued with regard to the current dry conditions and the watering plan for the proposed development. Mr. Tanzer noted that the proposed development will use plantings that will be able to survive without irrigation.

In reply to queries from the Panel, Mr. Tanzer noted that the proposed development will have outdoor benches and bicycle racks. He added that the Richmond Auto Mall is a pedestrian friendly site with wide sidewalks and pedestrians will typically follow the pathway to the proposed building.

In reply to queries from the Panel with regard to the proposed variance to waive the requirement for an on-site large size loading space, Mr. Buttjes advised that deliveries would occur along the curb side with four-way flashers and cones after hours.

### **Staff Comments**

Wayne Craig, Director, Development spoke of the proposed variance to waive the requirement for an on-site large size loading space, noting that a traffic loading study was submitted by the applicant as part of the application review and deliveries would occur after hours. Also, he noted that RAMA has expressed support and confirmed their coordination role for loading and unloading of vehicles along the City street adjacent to the subject site.

Mr. Craig wished to thank the applicant for including sustainability measures in the proposed development. Also, he noted that the proposed application will include a cash contribution to the City's Public Art Fund.

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**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of an automobile dealership and service centre at 5580 Parkwood Crescent on a site zoned "Vehicle Sales (CV)"; and*
2. *waive the requirement for an on-site large size loading space.*

**CARRIED**

**2. Development Permit 14-676613**

(File Ref. No.: DP 14-676613) (REDMS No. 4601574 v. 3)

APPLICANT: Ryan Cowell on behalf of 0737974 B.C. Ltd.

PROPERTY LOCATION: 5600 Parkwood Crescent

**INTENT OF PERMIT:**

1. Permit the construction of two (2) car dealerships at 5600 Parkwood Crescent on a site zoned "Vehicle Sales (CV)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) waive the requirement for on-site large size loading spaces; and
  - b) increase the maximum permitted height for a building from 12.0 m to 14.5 m.

**Applicant's Comments**

Christopher Bozyk, Christopher Bozyk Architects Ltd., provided a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, and (iii) landscape and open space design. He added that the proposed development will include two buildings and will feature high end materials reflective of the proposed dealerships' branding.

In reply to queries from the Panel, Mr. Bozyk noted that the proposed buildings will be visible through the landscaping along the Knight Street frontage.

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Mr. Bozyk spoke of the proposed development's sustainability features, noting that the proposed buildings will be three storeys to accommodate the product on-site and reduce the need to transport product from an external location. He noted that the main floor will house the showroom and service bay. The second floor will have another showroom and some staff facilities and the third floor will have space for an additional showroom and vehicle storage. Also, he noted that the rooftop will have space for vehicle parking. He added that the floors will be accessed by internal ramps.

Mr. Tanzer briefed the Panel on the proposed development's landscape and open space design, noting that the landscape design is similar to the adjacent development along Parkwood Crescent and meets RAMA's design guidelines. He added that the existing trees along the Knight Street frontage will be retained. Also, he noted that the proposed development will feature permeable paving and bike racks on-site.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Tanzer advised that the site's grading did not necessitate the removal of the existing mature trees along the Knight Street frontage.

In reply to queries from the Panel, Mr. Bozyk advised that due to sign regulations there would be minimal signage along the Knight Street frontage; however, the buildings will be visible.

#### **Staff Comments**

Mr. Craig noted that the proposed height variance is supported by staff and he wished to thank the applicant for their efforts in including sustainability features and retaining existing trees on-site.

#### **Panel Discussion**

Discussion ensued with regard to the proposed new road extension within the Richmond Auto Mall and Mr. Bozyk noted that once the proposed developments are completed, the old buildings will be demolished and the road will be extended. He added that in the interim, the applicants are proposing a cul-de-sac termination as part of the requirements for the Development Permit.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of two (2) car dealerships at 5600 Parkwood Crescent on a site zoned "Vehicle Sales (CV)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *waive the requirement for on-site large size loading spaces; and*
  - b) *increase the maximum permitted height for a building from 12.0 m to 14.5 m.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the July 29, 2015 Development Permit Panel meeting be cancelled.*

**OCARRIED**

**4. Date of Next Meeting:**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:10 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, July 15, 2015.

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Joe Erceg  
Chair

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Evangel Biason  
Auxiliary Committee Clerk