



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: June 18, 2008

From: Brian J. Jackson, MCIP
Director of Development

File: DP 08-422727

Re: **Application by Ventana Construction Corporation for a Development Permit at
12100 Featherstone Way**

Staff Recommendation

That a Development Permit be issued which would permit the construction of an automobile dealership at 12100 Featherstone Way on a site zoned Comprehensive Development District (CD/187).

Brian J. Jackson, MCIP
Director of Development

BJJ:dcB
Att. 1

Staff Report

Origin

Ventana Construction Corporation has applied to the City of Richmond for permission to develop a second automobile dealership building at 12100 Featherstone Way on a site zoned Comprehensive Development (CD/187) (Rezoning RZ 07-362690 and Development Permit DP 07-375679 were both approved January 14, 2008). Construction of the main automobile dealership building is currently under way. The proposed new building is approximately 500 m² (5,387 ft.²) and is located along the southern edge of the site. The building incorporates 3 wash/service bays, an interior showroom and associated office space.

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. The proposal is to construct an approximately 500 m² (5,387 ft²) building along the southern property line of the site for a future Saturn / SAAB dealership.

Several minor adjustments to the main building and the overall site plan originally approved under DP 07-375679 are also included as part of this application. These adjustments are identified under the "Staff Comments" section of this report.

Background

Development surrounding the subject site is as follows:

- *to the north across Steveston Hwy.*, the former Fantasy Gardens and Art Knapps site. Lands zoned Botanical Garden District (BG1 and BG2);
- *to the east*, Highway 99 and agricultural lands along the east side of the freeway. A drainage canal with associated riparian vegetation running along the eastern property boundary of the subject site has been identified as a Riparian Management Area with a 15m setback which partially encroaches onto the property;
- *to the south and west*, Business Park Industrial uses (i.e. clean industrial uses with independent office uses).

A BC Hydro high voltage transmission line and associated right of way cross over a significant portion of the eastern side of the site affecting the positioning of the building and other structures on the site. The proposed Saturn dealership building will be outside of the Hydro right of way.

Although the larger site is adjacent to a watercourse on its eastern property boundary that has been identified as both a Riparian Management Area (RMA) and an Environmentally Sensitive Area (ESA) the proposed development is well away from this area and no impacts will result from development.

Rezoning and Public Hearing

No rezoning is required for this application since the proposed use conforms to the site's current zoning.

Staff Comments***Changes To The Originally Approved Plans***

Several minor adjustments to the main building and the overall site plan are proposed as part of this application. These adjustments are as follows:

- The signage on the northeast corner of the roof has been removed. Staff support this adjustment noting that the main building's roof line still retains enough vertical elements to add interest to the overall structure.
- Vegetation previously located at the east side of the gated entry near Featherstone Way has been relocated into a centre median divide for the gate. Staff support this adjustment as it results in improved visibility and safety for vehicle movement near the gate.
- A row of trees along the southern property line adjacent to the proposed Saturn building have been redistributed along the southern edge to accommodate the new building. A climbing vine feature using an eye bolt and cable system is now proposed along the southern side of the Saturn building.
- Adjustments have been made to the parking layout along the southern edge of the site to accommodate the new Saturn building.

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 Comprehensive Development (CD/187).

Zoning Compliance/Variations

No variations are being sought for the proposed development.

Advisory Design Panel

The application was not forwarded to the Advisory Design Panel given the comparatively small size of the development and the fact that the significant site design elements have already been addressed through the Development Permit (DP 07-375679 issued January 14, 2008) which was undertaken for the main dealership building that is currently under construction on the site.

Analysis***Conditions of Adjacency***

- Both parking areas and the proposed Saturn building will have landscaping along the southern property line to assist with screening between this commercial use and the industrial uses to the south.
- The Saturn building will be of similar height to both the main Dueck building and the industrial buildings to the south.
- The building's wall colors and finishing materials will be compatible with industrial developments to the south.

Urban Design and Site Planning

- In adjusting for the addition of the Saturn building, parking requirements were recalculated for the entire site to ensure that the needs of both operations will still be met. An additional loading stall and a handicapped stall have been located adjacent to the Saturn building.
- Garbage and recycling facilities remain unchanged from the original site plans.
- The Saturn building has been placed to remain clear of the BC Hydro right of way corridor.

Architectural Form and Character

- Although certain aspects of the building are controlled by Saturn's Corporate guidelines, certain design elements were incorporated into the Saturn building to ensure that its character relates to the main dealership building. Specifically:
 - mullion lines of the curtain wall are carried through from the Dueck building to the Saturn building;
 - the fascia element is the same for both building's showrooms;
 - the height of the curtain wall and fascia are the same for both buildings; and,
 - materials of concrete block (smooth and split face), stucco and metal panel are used on both buildings.
- Building materials and colours are generally in compliance with the OCP Guidelines and are consistent with the main Dueck building and other existing building forms in the area.
- Branding elements have been incorporated into the building's vertical frontage elements.

Landscape Design and Open Space Design

- An additional 3 trees have been added to the originally approved landscaping plan bringing the total number of trees outside the Riparian Management Area to 84 trees.
- An additional internal drive aisle and the addition of the new Saturn building have resulted in some reductions in the amount of shrub and ground cover landscaping however the overall site landscaping plan remains consistent with the previously approved plan in terms of the mix of species and general layout except for the above noted changes.
- As with the main Dueck plans, trees and shrubs have been strategically placed to break up large wall spaces, define entry drive aisles and to define and enhance property edges.

Crime Prevention Through Environmental Design

- The new development will utilize the same down lighting proposed for the overall site minimizing stray light to peripheral areas. Security arrangements will also be the same as the overall site.

Conclusions

The addition of the Saturn dealership building can be readily accommodated on the site. Modifications to the parking arrangement and landscaping components have been made to ensure that the intent of the originally approved designs are still being respected. Staff are recommending support for this Development Permit application.



David Brownlee
Planner 2

DCB:cas

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.*



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 08-422727

Attachment 1

Address: 12100 Featherstone Way

Applicant: Ventana Construction Corporation

Owner: Dueck Lansdowne Pontiac Buick
Cadillac GMC Ltd.

Planning Area(s): Shellmont

Floor Area Gross: 6,068 m²

	Existing	Proposed	
Site Area:	20,567 m ²	same	
Land Uses:	Automobile Dealership (under construction)	same	
OCP Designation:	Commercial	same	
Zoning:	Comprehensive Development District (CD/187)	same	
Number of Units:	One commercial building (under construction)	Two commercial buildings. The new building will be approx. 500m ² in area.	
Riparian Management Area	15m buffer from top of ditch at east property line	provided	
Flood Management Policy	Min. 2.6 m geodetic	provided	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.3	none permitted
Lot Coverage:	Max. 50%	24%	None
Setback – Public Road:	Min. 6 m	24.3 m	None
Setback – Side and Rear Yard:	Min. 1.5 m	1.85 m	None
Height (m):	Max. 12.0 m	12.0 m	None
Lot Size:	4,047 m ²	20,567 m ²	None
Off-street Parking – Inventory	None	72	None
Office & Visitors	53	53	
Service Bays	51	51	
Service Areas/Other	70	70	
Industrial / Parts/Tools	4	4	
Accessible Parking Stalls	4	4	None
Total off-street Spaces:	178	250	None
Tandem Parking Spaces	Permitted for Display Vehicles	Display Vehicles Only	None
Loading Spaces:	2 stalls req. per CD	3 stalls	None



City of Richmond
Planning and Development Department

Development Permit

No. DP 08-422727

To the Holder: VENTANA CONSTRUCTION CORPORATION
Property Address: 12100 FEATHERSTONE WAY
Address: 109-3855 HENNING DRIVE, BURNABY, V5C 6N3

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 #6b 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

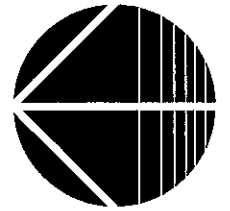
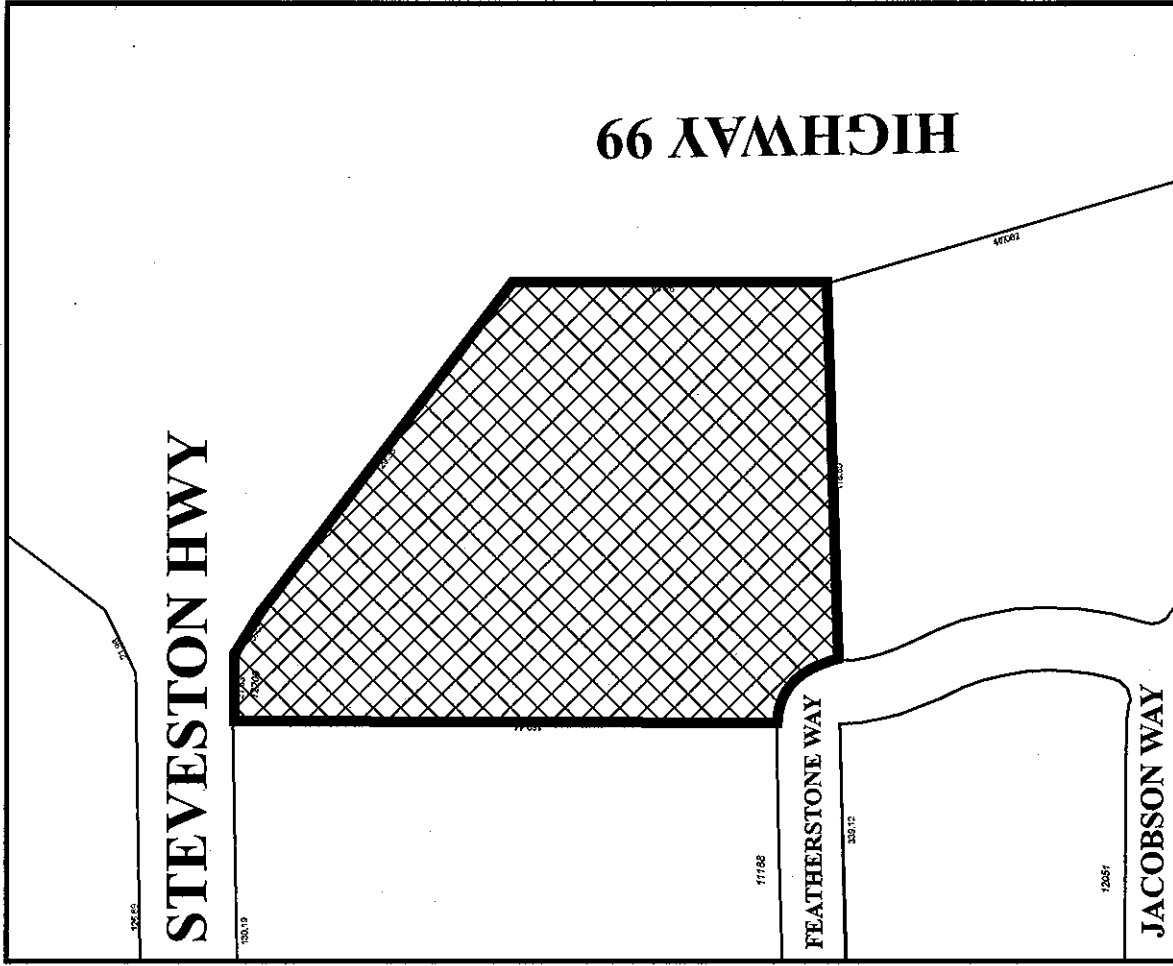
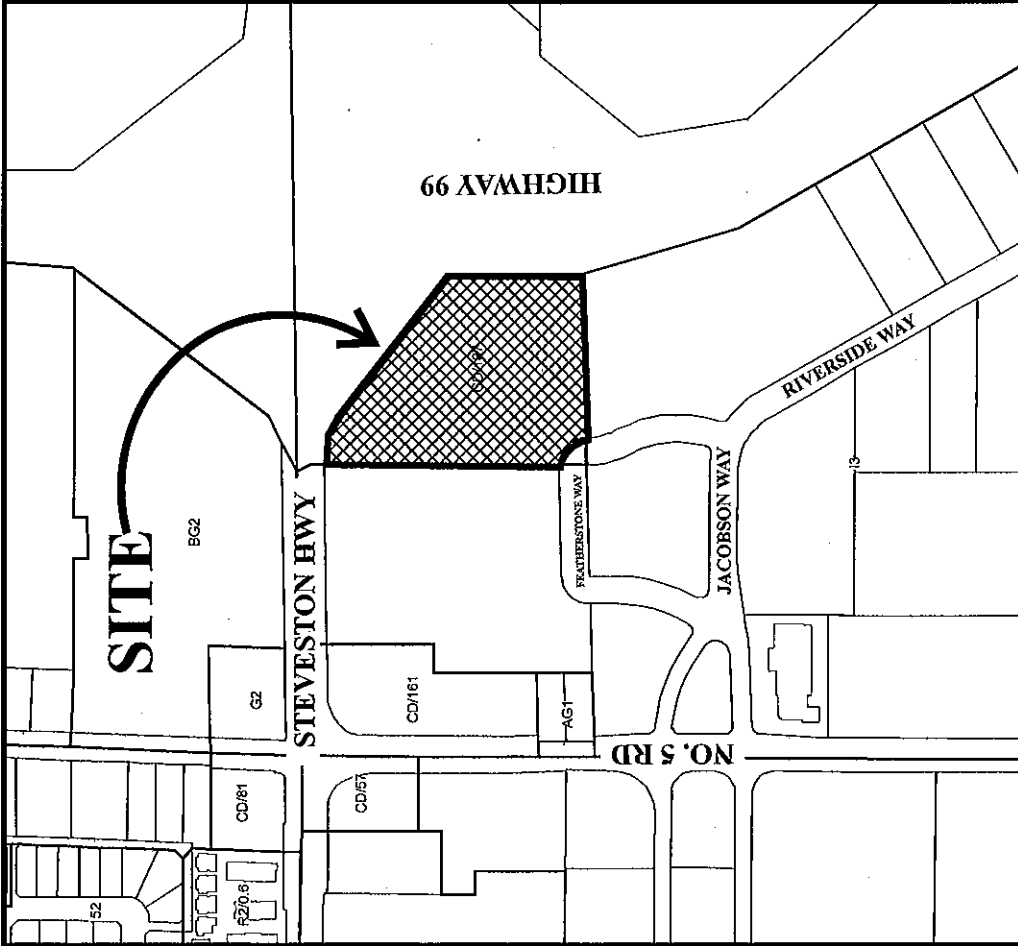
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



Original Date: 05/21/08

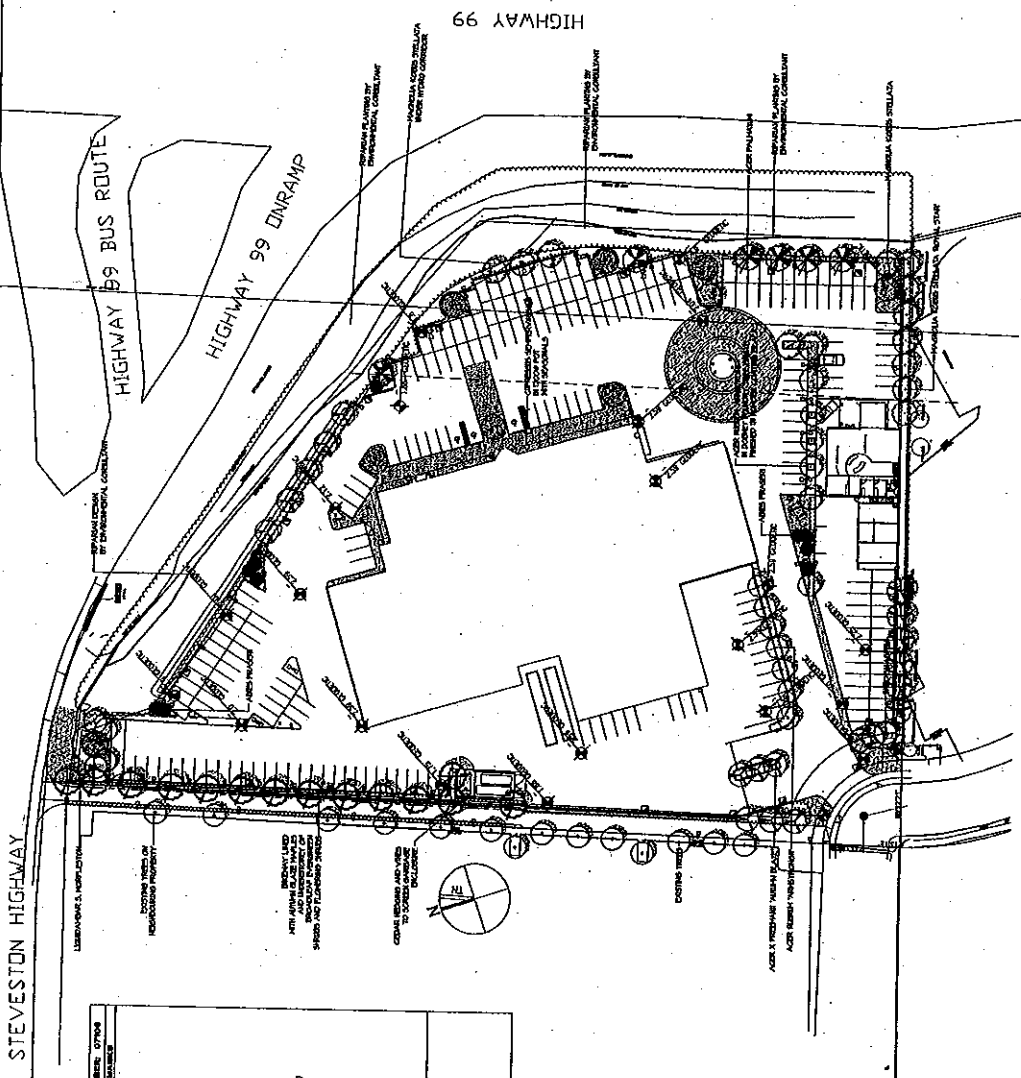
Revision Date:

Note: Dimensions are in METRES

DP 08-422727
SCHEDULE "A"

STEVESTON HIGHWAY

PLANT SCHEDULE		DATE AND NUMBER, OTHER	
NO.	PLANT NAME	PLANT SIZE / SPECIES	PLANT SIZE / SPECIES
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Project

DUECK RICHMOND

Drawing

LANDSCAPE PLAN

DMG

Design

Project No.

07106

Date

JUNE 17, 2008

Scale

1:500

Project No.

07106

Date

JUNE 17, 2008

DP

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DMG

Design

Project No.

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JUNE 17, 2008

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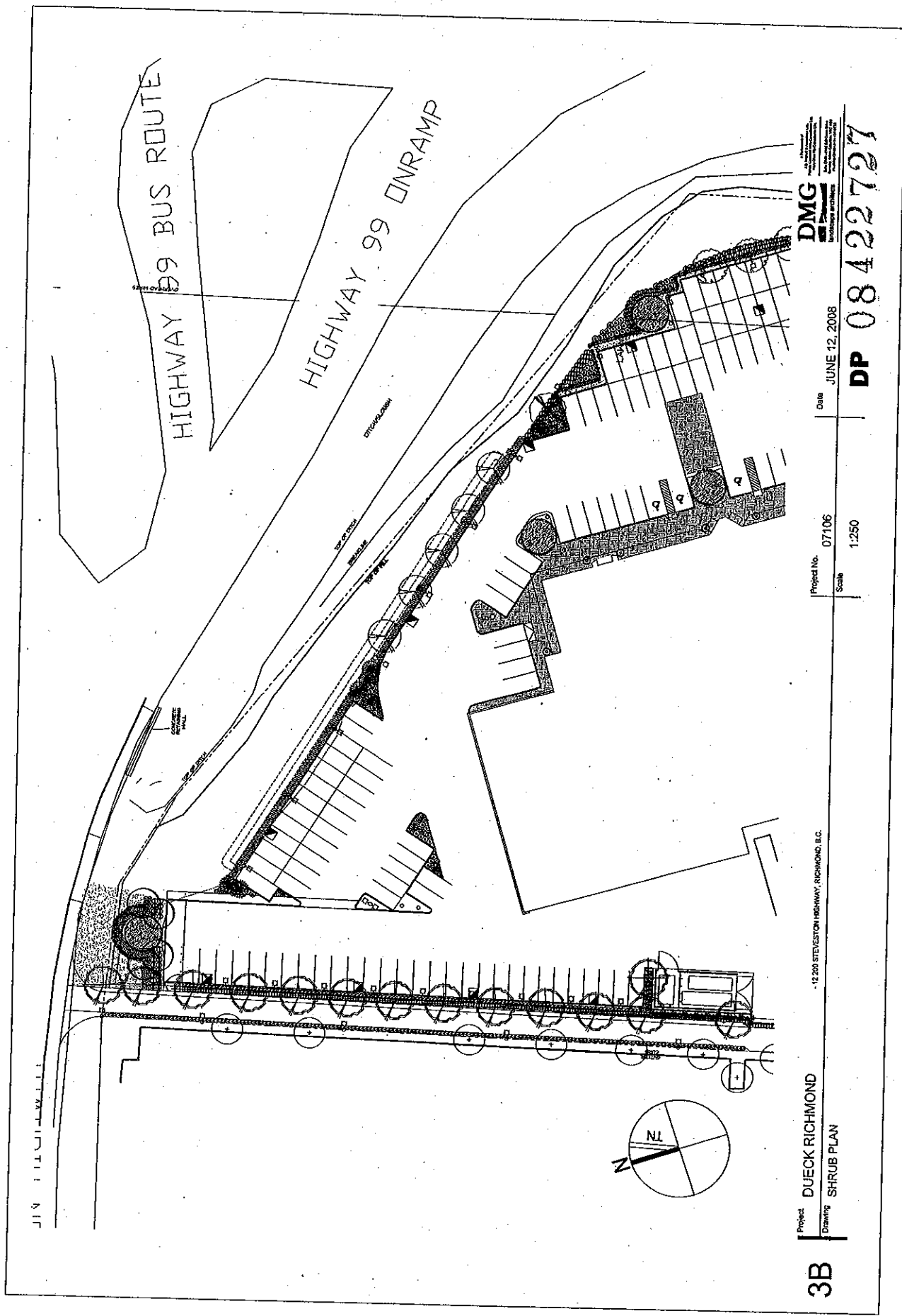
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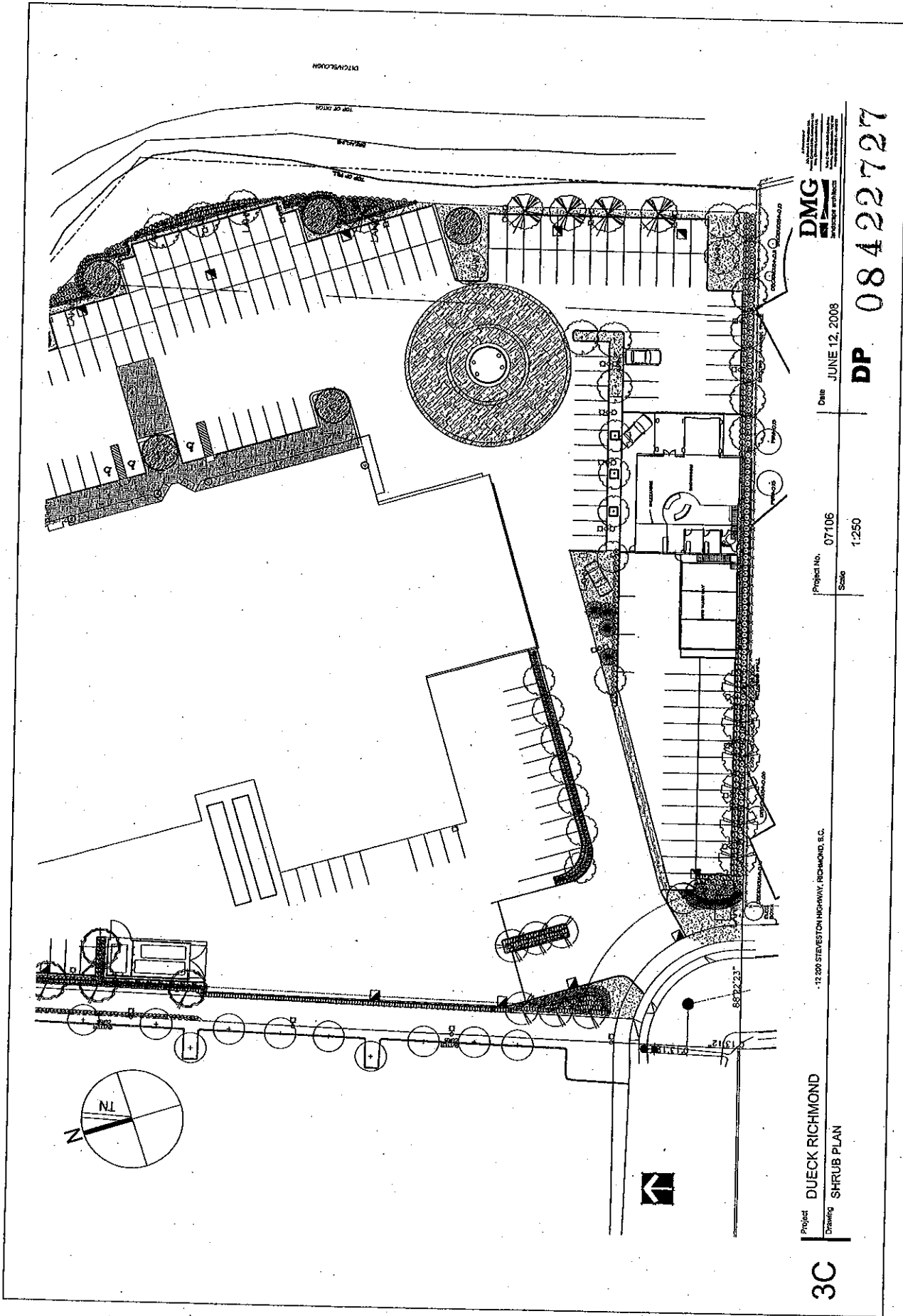
07106

Date

JUNE 17, 2008

JUL 16 2008





DMG
 DESIGN MANAGEMENT GROUP, INC.
 10000 WILLOW CREEK DRIVE
 SUITE 100
 RICHMOND, VA 23234
 (804) 771-1100
 FAX (804) 771-1101
 WWW.DMGVA.COM

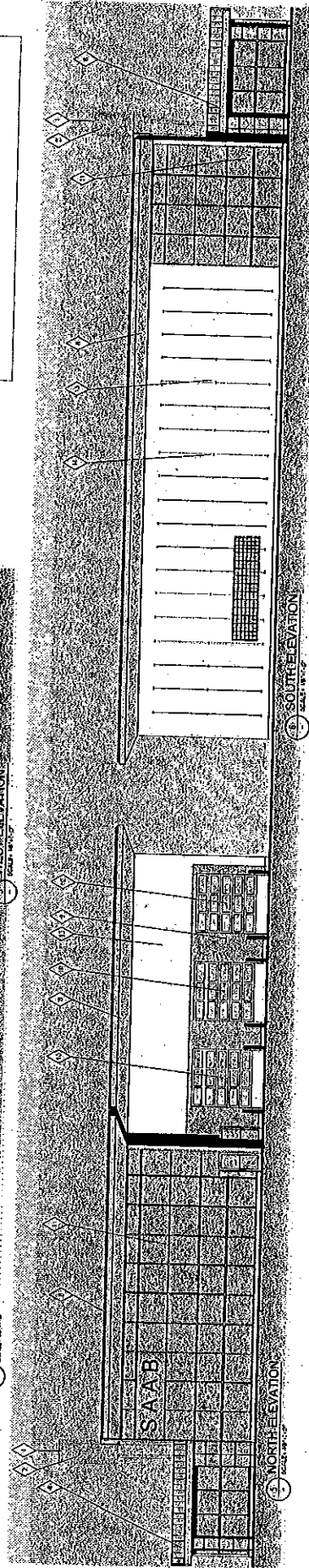
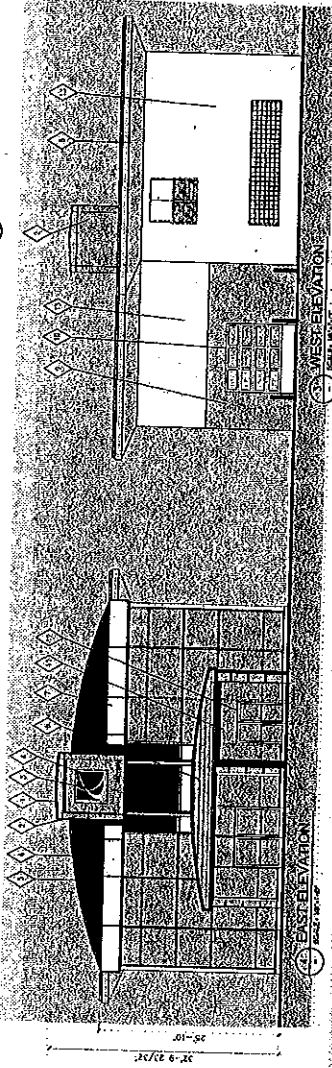
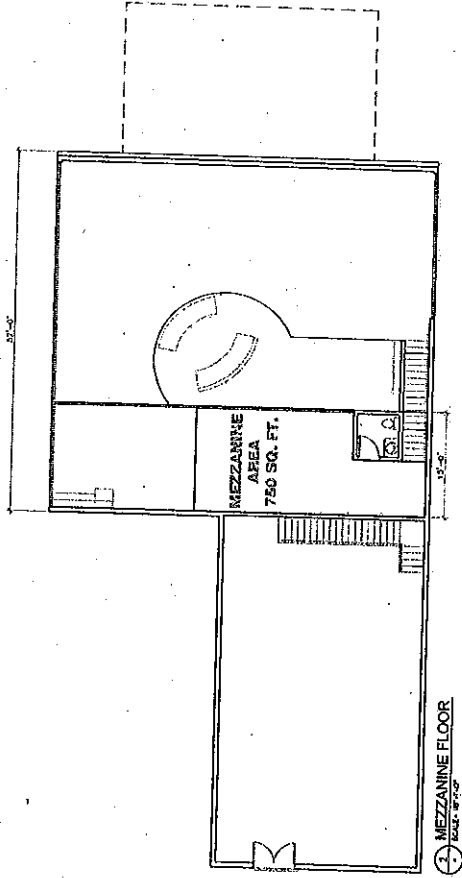
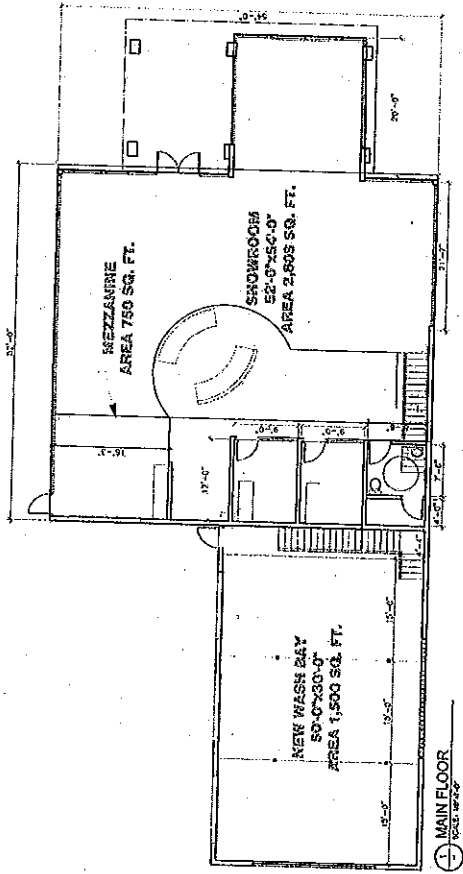
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 Drawing SHRUB PLAN

DP 08422727

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JUL 16 2008



SYMBOL LEGEND

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97	ALUMINUM METAL COPING	97	ALUMINUM METAL PANEL
98	ALUMINUM METAL COPING	98	ALUMINUM METAL PANEL
99	ALUMINUM METAL COPING	99	ALUMINUM METAL PANEL
100	ALUMINUM METAL COPING	100	ALUMINUM METAL PANEL

Plan 4 & 5

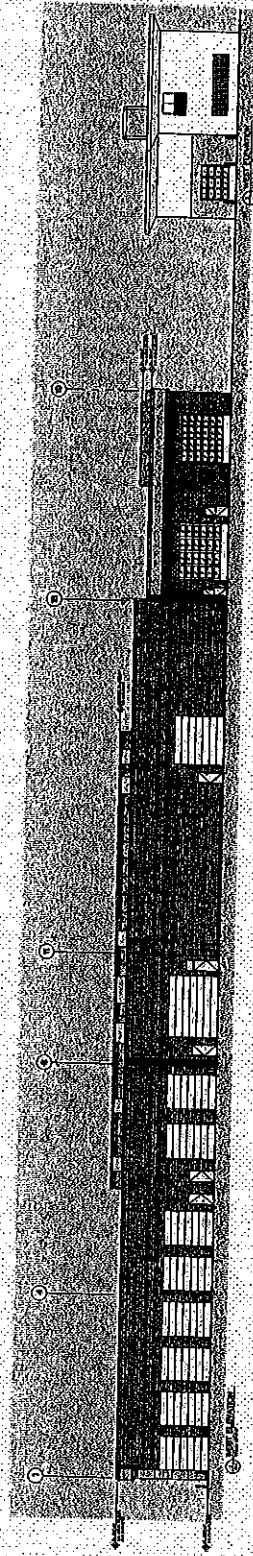
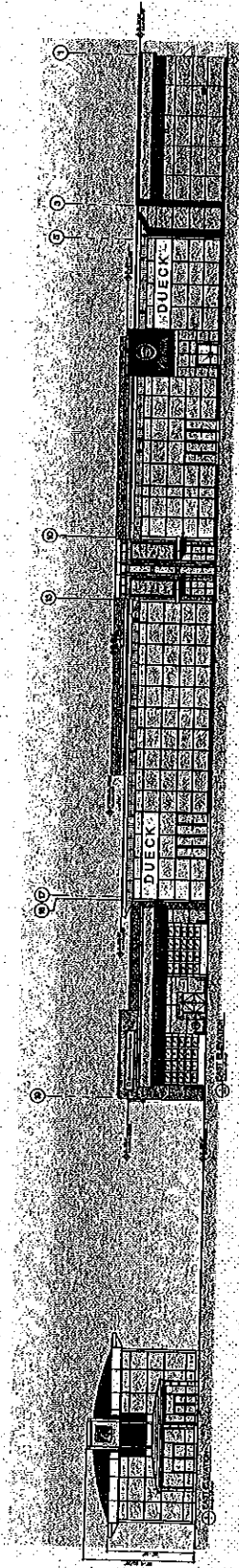
Project: **RICHMOND SATURN**
Drawing: **PLAN AND ELEVATIONS**

Project No: **2008-promo**
Date: **June 17, 2008**

Scale: **1/8" = 1'-0"**

MON ARCHITECTS

RE-ISSUED FOR DP 08-422727



Plan 6a

Project RICHMOND SATURN
Drawing: COMBINED BUILDING ELEVATIONS

Project No. 2008-promo
Scale 1/16" = 1'-0"

Date June 17, 2008



RE-ISSUED FOR DP 08-422727

JUL 16 2008

