



To: Richmond City Council

Date: March 13, 2023

From: Cecilia Achiam
Chair, Development Permit Panel

File: DV 19-873160

Re: Development Permit Panel Meeting Held on August 11, 2021

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 19-873160) for the property at 13251 Smallwood Place, be endorsed and the Permit so issued.

Cecilia Achiam
Chair, Development Permit Panel
(604-276-4122)

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 11, 2021.

DV 19-873160 - OPEN ROAD AUTO GROUP LTD. - 13251 SMALLWOOD PLACE
(August 11, 2021)

The Panel considered a Development Variance Permit (DV) application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum setback from the west property line from 3.0 m to 0.96 m. This would permit the retention of an existing detached car wash building at 13251 Smallwood Place on a site zoned “Vehicle Sales (CV)”.

The applicants’ architect, Aziz Bootwala, of Kasian Architecture, provided a brief visual presentation, noting:

- The approved zoning text amendment and development permit application associated with the ongoing construction of a new dealership on the adjacent property to the west (13171 Smallwood Place) of the subject site (13251 Smallwood Place) required a lot line adjustment.
- As a result of the new shared lot line for the two adjacent properties, part of the existing car wash building on the subject site would encroach on the required three-meter side yard setback from the west property line, therefore the applicant is requesting a setback variance in order to retain the existing car wash building.

Staff noted that prior to forwarding the subject development variance permit application for Council consideration, the applicant is required to confirm that the existing exterior wall on the west side of the car wash building will meet all applicable BC Building Code requirements in fire separation.

Subsequent to the panel meeting staff worked with the applicant to obtain a letter confirming that the exterior wall on the west side of the car wash building will meet all applicable BC Building Code requirements.

The Panel recommends the Permit be issued.