



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: October 18, 2017
File: 01-0100-20-DPER1-
01/2017-Vol 01
Re: **Development Permit Panel Meeting Held on July 26, 2017**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 16-741123) for the property at 13100 Smallwood Place; be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on July 26, 2017.

DP 16-741123 – CHRISTOPHER BOZYK ARCHITECTS LTD.
– 13100 SMALLWOOD PLACE
(July 26, 2017)

The Panel considered a Development Permit application to permit the construction of a two-storey auto dealership building and a single-storey car wash building on a site zoned “Vehicle Sales (CV)”. Variances are included in the proposal for reduced number of on-site loading spaces and increased building height.

Keiran Walsh, of Christopher Bozyk Architects, Ltd. and Ken Larsson, of Connect Landscape Architecture, provided a brief presentation and noted that the design rationale for the proposed development was driven by the applicant’s objective of addressing the main frontages of the two-storey auto dealership which contains retail sales, auto services, and rooftop parking.

In response to Panel queries, Mr. Walsh and Mr. Larsson advised that:

- The building massing and facades along Westminster Highway and Jacombs Road are visually broken down through subtle variations in materials, colours and heights.
- New tree planting is proposed along the Westminster Highway and Jacombs Road frontages.
- The northern end of the solid fencing along Jacombs Road will be removed to provide openness and visibility to the main vehicular entrance.
- The south façade of the building fronting Westminster Highway is well treated and features a protruding vehicle element which provides visual interest.
- A surface infiltration swale will be installed off the service area at the south side of the site.
- Smaller compact trees are proposed along the south property line fronting Westminster Highway.
- The south side of the subject site is screened by existing solid fencing consistent with Richmond Auto Mall guidelines.
- The applicant is open to considering alternate fencing materials which provide partial screening of the service areas at the south side of the building to allow more visual permeability and sunlight penetration into on-site landscaping.

Staff noted that: (i) There are two proposed variances associated with the proposed development; (ii) The proposed loading variance is supported by staff, as it is consistent with those that have been granted to other nearby auto dealerships in recent years; and (iii) The proposed maximum building height variance is likewise supported by staff, as it increases the building’s functional efficiency and supports on-site densification within the auto mall.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel expressed support for the proposed project, noting that the existing perimeter fencing along the south and west sides of the subject site could be improved. Staff were then directed to work with the applicant to replace the solid fencing material with an alternate material to provide more visual interest and permeability to the proposed development prior to Council consideration of the subject Development Permit application.

Subsequent to the Panel meeting, staff worked with the applicant and the Richmond Auto Mall Association (RAMA) to investigate the use of other fence material. RAMA has provided a letter to City staff indicating their approval to install a solid wood fence and provided details on their approved fence design that involves increased visual interest. The applicant revised the landscape plan to reflect the fence design endorsed by RAMA.

The Panel recommends that the Permit be issued.