



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: May 18, 2021
File: 01-0100-20-DPER1-
01/2021-Vol 01
Re: Development Permit Panel Meeting Held on January 15, 2020 and
January 13, 2021

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 18-818161) for the property located at 5660 Parkwood Way;
and
 - b) a Development Permit (DP 20-896138) for the property located at 9571, 9591, 9611,
9671 Steveston Highway and 10831 Southdale Road;be endorsed and the Permits so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

WC/SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on January 15, 2020 and January 13, 2021.

DP 18-818161 – CHRISTOPHER BOZYK ARCHITECTS LTD. – 5660 PARKWOOD WAY
(January 15, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of a new 9,052.25 m² (96,447 ft²) three-storey vehicle dealership with a mezzanine and roof top parking on a site zoned “Vehicle Sales (CV)”. Variances are included in the proposal for increased building height, reduced on-site loading spaces and reduced landscaping abutting a road along portions of the south and west property lines.

Architect, Stephen Price, of Christopher Bozyk Architects Ltd.; Robert Harrison, of Cowell Auto Group; and Landscape Architect, Kristin Defer, of Connect Landscape Architecture, provided a brief presentation, including:

- The proposed three-storey building includes, among others, spaces for automotive service, sales, administrative offices, two levels of shared customer and employee parking, and inventory storage.
- The proposed landscaping requirement variance along portions of the south and west property lines is consistent with existing automobile dealerships in the area.
- Street trees with planting underneath are installed within portions of the right-of-way (ROW) along the south property line.
- The proposed building height variance will increase the car dealership’s capacity for inventory storage and reduces the demand for off-site use of industrial space.
- The proposed building height is comparable to other developments within the Richmond Auto Mall.

In reply to Panel queries, the project team advised that: (i) the proposed roof-mounted solar panels are part of Volkswagen’s green initiatives and could supply an average of approximately 10 percent the building’s daily energy requirements; (ii) on a sunny day, the solar panels could provide approximately one-half of the building’s energy requirement; (iii) the provision of solar panels will be subject to a legal agreement on title; (iv) the proposed sloped landscape berm will reduce the apparent building mass on the north side and a portion of the west side and creates additional buffer between pedestrians and the building; (v) the landscape berm provides a landscape feature for the prominent northwest corner of the subject site and screens the service area on the ground floor; (vi) irrigation is provided for the entire landscaping on the subject site; (vii) on-site stormwater collection is not provided; (viii) lawns are not provided on the site; (ix) soft landscaping is extended onto the boulevard on City property; (xi) one electric vehicle (EV) charging station for two vehicles is proposed for shared customer and employee use and subject to a legal agreement on title; (xii) the applicant is planning to install five additional EV charging stations that are accessible to the public; and (xiii) the applicant anticipates that when the car dealership becomes operational, at least two dual EV charging stations servicing a total of four vehicles would be provided on-site.

Discussion ensued regarding the exact number of publicly accessible EV charging stations that would actually be provided for the project and the Chair advised that the applicant clarify its intention with staff prior to Council consideration of the subject application.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage improvements along the City property adjacent to the site; (ii) the proposed building height variance is consistent with the information presented at the Public Hearing; (iii) similar building height and loading space variances have been previously granted to other automobile dealerships in the area; and (iv) the applicant will provide a contribution to the City's Public Art fund.

In reply to Panel queries, staff confirmed that: (i) a number of recent developments within the Richmond Auto Mall have exceeded the 12 m maximum building height requirement; (ii) the proposed building height variance will allow a higher utilization of the subject site and free up existing industrial lands elsewhere in the City; and (iii) the significant distance of the site from Richmond Nature Park, the limited use of glazing along the building's frontage, and the project's strategic landscaping mitigate the potential for bird strikes on the building.

The Panel expressed support for the project, noting that the project design will allow a more intensive use of the subject site and free up the City's industrial lands.

The Panel then directed staff to work with the applicant to clarify the exact number of EV charging stations accessible to the public that the applicant would actually provide when the project becomes operational.

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

Subsequent to the meeting, the applicant updated their plans to confirm that when the project becomes operational there will be six EV charging stations accessible to the public on the main level, which will serve a total of eight electric vehicles.

The Panel recommends the Permit be issued.

DP 20-896138 – CLO VENTURES K2 LTD. – 9571, 9591, 9611, 9671 STEVESTON
HIGHWAY AND 10831 SOUTHDALE ROAD
(January 13, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of 20 townhouse units on a site zoned "Low Density Townhouses (RTL4)". A variance is included in the proposal for reduced minimum exterior side yard setback to Steveston Highway.

Architect, Jiang Zhu, of Imperial Architecture, and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, including:

- The proposal includes three-storey units located along Steveston Highway and two-storey rear units in compliance with the City's Arterial Road Land Use Policy.
- The three-storey units will be stepped down to two storeys at the southwest and southeast corners of the subject site.

- A significant Sycamore Maple tree at the back (north side) of the subject site will be retained and protected and integrated into the proposed common outdoor amenity area.
- The north façade of the two-storey rear units facing the neighbouring single-family homes will be articulated to provide visual interest.
- The front elevation of buildings along Steveston Highway includes, among others, bay windows, pitched roofs, and gable roofs.
- Potential shadowing will not impact adjacent developments as indicated in the shadow study.
- The project includes three secondary suites and two convertible units.
- An Agricultural Land Reserve (ALR) landscaped buffer will be installed along the south property line.
- Permeable paving treatment is proposed at the driveway entry, portions of the internal drive aisle, and outdoor parking spaces.
- The rear yards of back units will be slightly raised to provide usable space.
- The low retaining walls along the east property line will be landscaped to provide screening and visual interest from the street.
- Perimeter drainage and an irrigation system will be installed.
- The existing grade around the tree protection zone will be maintained and cantilevered building footing will be utilized for the building adjacent to the retained tree.
- The common outdoor amenity area is fully accessible and barrier-free and includes, among others, play equipment and natural play elements.
- Community gardens will be provided on-site as an additional shared outdoor amenity area.
- Deciduous and Evergreen planting are proposed along the north property line to provide a landscaped buffer to adjacent single-family homes.

Staff noted that: (i) the project includes three secondary suites; (ii) there is a Servicing Agreement associated with the project for frontage works along Steveston Highway and Southdale Road, including the installation of a physical barrier on the driveway entrance to ensure a right-in/right-out only vehicle movement; (iii) the proposed exterior side yard setback variance was identified at rezoning stage; (iv) the proposed setback variance to the exterior side yard, which functions as a front yard along Steveston Road, will result in an increased rear yard setback and accommodate the retention of the significant tree; (v) the setback from back of curb to building face is approximately 8.5 m; (vi) the applicant has provided an acoustical report indicating that the project will achieve CMHC noise standards; (vii) the project will achieve BC Energy Step Code 3; and (viii) the design of the ALR landscaped buffer is consistent with Ministry of Agriculture guidelines.

In reply to Panel queries, staff acknowledged that: (i) a substantial landscape security for the project and an arborist's contract for works conducted within the tree preservation zone will be required; and (ii) the project's arborist is required to be present on-site to supervise any work within the tree preservation area.

In reply to a Panel query, Jiang Zhu and Meredith Mitchell: (i) reviewed the proposed locations of the air source heat pumps, noting that the units will be screened and the acoustical report indicates that they comply with the City's Noise Bylaw requirements; and (ii) confirmed that the Ministry of Agriculture guidelines include restrictions on plant species allowed to be planted on the ALR buffer.

May 18, 2021

- 5 -

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

The Panel expressed support for the project, noting that the project was well presented and the retention of the significant tree and the proposed planting along the ALR buffer will enhance the landscaping for the project.

The Panel recommends the Permit be issued.