



City of
Richmond

**Report to Development Permit Panel
Fast Track Application**

To: Development Permit Panel

Date: June 23, 2017

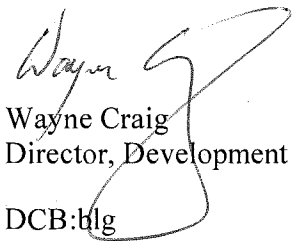
From: Wayne Craig
Director, Development

File: DP 17-775005

Re: Application by Christopher Bozyk Architects Ltd. for a Development Permit at
10780 Cambie Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 198.81 m² (2,140 ft²) addition and a weather protection canopy to the existing building at 10780 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)".


Wayne Craig
Director, Development
DCB:bjg
Att. 1

Staff Report

Origin

Christopher Bozyk Architects Ltd. has applied to the City of Richmond for permission to add a 198.81 m² (2,140 ft²) addition and a weather protection canopy to the existing building at 10780 Cambie Road on a site zoned "Auto-Oriented Commercial (CA)". The site currently contains a BMW automobile dealership.

A rezoning is not required for the proposed addition as the use is accommodated under the existing "Auto-Oriented Commercial (CA)" zone.

All necessary frontage and service improvements for this site were addressed through RZ 07-362264 when the site was initially developed. No additional utility serving or transportation upgrades are required to accommodate the proposed addition.

Development Information

The intent of the proposed expansion is to allow for an addition to the lounge on the main floor, increase office space on the 2nd floor, and add a new canopy for weather protection at the building's vehicle service entrance. The addition is designed to match the existing buildings key elements and appearance.

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north: Across Cambie Road, are offices on a 1.16 ha (2.86 ac.) site zoned "Industrial Business Park (IB1)".
- To the east: Across Shell Road, a rail corridor and several lots zoned "Industrial Retail (IR1)". The lots range in size from 0.19 ha (0.48 ac.) to 0.74 ha (1.84 ac.).
- To the south: An on-ramp to Highway 99 from Shell Road.
- To the west: A hotel on a parcel zoned "Auto-oriented Commercial (CA)" and "Gas & Service Stations (CG1)" and a parcel occupied by automobile sales and a fast food restaurant and that is zoned "Auto-Oriented Commercial (CA)".

Prior Approvals and Variance History

Council approved the rezoning (RZ 04-277643) of the subject site on November 14, 2005, to allow the automobile dealership use. A related Development Permit (DP 05-302568) to construct the dealership facility was issued in November, 2005. That Development Permit provided three variances:

- a) Reduction of the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site.
- b) Reduction of the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site.
- c) Reduction of the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls.

In 2007, the dealership sought, and was granted, an OCP amendment and rezoning (RZ 07-362264) for an adjacent 625.38 m² strip of land the dealership acquired from the Province of BC. This strip of land was subsequently consolidated with the dealership site to expand their vehicle storage area along the southern edge of the property.

In 2010, a Development Variance Permit for the site was approved by Council. That Development Variance Permit provided for an increase to the maximum height for accessory structures from 12.0 m to 17.0 m and a reduction of the minimum interior side yard setback for buildings from 3.0 m to 0.25 m. These variances permitted the construction of a recycling facility and a wind turbine tower at the south end of the property.

On January 31, 2013, Council approved a 212.28m² (2,295 ft²) expansion to the existing building under DP 12-626299 for a showroom addition.

Rezoning and Public Hearing Results

Neither a Rezoning nor a Public Hearing is required for this Development Permit application.

Staff Comments

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 (OCP) and is generally in compliance with the "Auto-Oriented Commercial (CA)" zone.

Advisory Design Panel Comments

Given the small size and nature of the proposed addition, staff determined that review by the Advisory Design Panel was not required.

Analysis

Conditions of Adjacency

- As the proposed addition is entirely along the north central portion of the existing building, the primary visual impact will be from Cambie Road.
- The proposed addition is well setback from the property boundaries and no significant impacts are anticipated to any adjacent properties.

Urban Design and Site Planning

- The proposed lounge addition will be placed in an area currently occupied by textured concrete paving and several seating benches between the existing building and visitor's parking. The parking stalls will not be affected by the addition and the exterior benches will be replaced with more seating inside the expanded lounge.
- No changes are proposed to vehicle circulation on the site.
- No changes are proposed or required to the site elevation.

Architectural Form and Character

- Elements of the proposed addition have been developed to relate to the rectangular character of the middle portion of the existing building.
- Materials and textures from the existing building are repeated for integration into the existing building (white metal paneling, white spandrel glass, curtain wall glazing type and frame spacing).
- The overall architectural appearance is intentionally understated to not compete with the existing building, especially the curved elements – the bay window is the only feature, expressing the lounge.
- A new logo is proposed near the north-west corner of the new addition. A separate sign permit application will address the specific location and design of that signage.
- The open sided canopy feature will project from the existing building by approximately 11.3 m (37 ft.), but will be trimmed with white spandrel panels to match the existing building. The canopy will not encroach into the side yard setbacks.
- The canopy and the new lounge addition will both be approximately 5.2 m (17 ft.) high.
- The proposed office addition is stepped back from the glazed curtain wall of the lounge addition by approximately 1.2 m (4 ft.), but will extend upward to match the existing building at an elevation of approximately 9.5 m (31 ft.)
- The face of the office addition will consist of white Aluminium Composite Materials (ACM) rain screen panelling to match the existing building.

Landscape Design and Open Space Design

- Six non-bylaw sized Ginkgo trees will be impacted by the proposed building expansion and the placement of the canopy. The applicant is proposing to relocate these six trees to a prominent on-site location at the corner of Cambie Road and Shell Road. Per Engineering staff's requirements the trees will not be allowed within the 1.9 m wide right of way along Shell Road.
- A landscape security in the amount of \$6,930.00 is included in the Development Permit considerations for the relocation of the six Ginkgo trees.

Bicycle Parking

- The new addition adds a requirement for one Class 1 bike stall and one Class 2 bike stall.
- Interior Class 1 bicycle parking is accommodated in the plan through four existing internal secured spaces.
- Exterior Class 2 bicycle parking is accommodated in the plan through an existing 10-stall rack.

Vehicle Parking and Storage Adjustments

- The proposed addition will result in six additional vehicle parking stalls being required to comply with the parking requirements of Zoning Bylaw 8500. The proponent has reduced the number of storage/display vehicles by six spaces and replaced these with six visitor/staff vehicle spaces in order to comply with the parking requirements of the Zoning Bylaw. The submitted site plan shows the locations of the six converted spaces (two spaces adjacent to Cambie Road at the western side of the site and four spaces at the south-western corner of the property).

Site Profile and BCMOE Clearance

- A site profile was required for the subject property as the facility utilizes underground storage tanks for fuel storage which under the Provincial Environmental Management Act is a Schedule 2 activity. Submission of a Certificate of Compliance (CoC) or other acceptable instrument authorization by the BC Ministry of Environment (BCMOE) is required prior to Development Permit issuance and has been included in the Development Permit Considerations.

Crime Prevention through Environmental Design

- No specific impacts are anticipated in terms of crime prevention as a result of the new addition. Visibility from the street into the interior of the building will likely remain similar to the current situation.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$6,930.00. No encroachment will be permitted into the existing 1.9 m-wide utility right of way along the development's Shell Road frontage with proposed trees, fences with concrete bases, retaining walls, or other non-removable structures.
NOTE: staff to ensure that landscape estimates include a 10% contingency cost.
- Proof of issuance of a Certificate of Compliance or an acceptable instrument of release by the BC Ministry of Environment (BCMOE) for the development site.

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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 17-775005

Attachment 1

Address: 10780 Cambie Road

Applicant: Christopher Bozyk Architects Ltd. Owner: Estlin Holdings Ltd., Inc.
No. 0747405

Planning Area(s): East Cambie Area Plan Sch. 2.11b

Existing Floor Area Gross:	6112.09 m ² (65,790 ft ²)	Proposed Floor Area Gross:	6,310.9 m ² (67,930 ft ²)
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	Existing	Proposed
Site Area:	14,100 m ² (151,771 ft ²)	No Change
Land Uses:	Automobile Sales	No Change
OCP Designation:	Commercial	No Change
Zoning:	Auto-Oriented Commercial (CA)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.50	0.45	none permitted
Lot Coverage:	Max. 50%	35.4%	None
Setback – Front Yard:	Min. 3.0 m	20.2 m	None
Setback – Exterior Side Yard (east side):	Min. 3.0 m	building: 21.1 m	None
Setback – Interior Side Yard (west side):	Min. 3.0 m	building: 9.45 m recycling centre: 0.25 m vehicle parking: 0 m	Variance to parking setback incorporated in DP 05-302568 Variance for recycling centre provided in DV 10-535569
Setback – Rear Yard (south side):	Min. 3.0 m	building: 6.2 m display parking: 2.6 m	Variance to parking setback incorporated in DP 05-302568
Height (m):	Max. 12.0 m	building: 11.3 m tower: 17.0 m (from existing grade)	Variance for tower structure provided in DV 10-535569

Off-street Parking Spaces – Regular/Commercial:	72 visitor and staff	72 visitor and staff 203 storage and display 275 total stalls	Variance to parking space requirements previously incorporated in DP 05-302568
Off-street Parking Spaces – Accessible:	2	2	None
Tandem Parking Spaces	not permitted	Tandem stalls for display & storage vehicles only.	None



No. DP 17-775005

To the Holder: CHRISTOPHER BOYZK ARCHITECTS LTD.
Property Address: 10780 CAMBIE ROAD
Address: C/O ERNST LOOTS
SUITE 414 – 611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1

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 #4 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$6,930.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. 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.

Development Permit
No. DP 17-775005

To the Holder: CHRISTOPHER BOYZK ARCHITECTS LTD.
Property Address: 10780 CAMBIE ROAD
Address: C/O ERNST LOOTS
SUITE 414 – 611 ALEXANDER STREET
VANCOUVER, BC V6A 1E1

7. 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

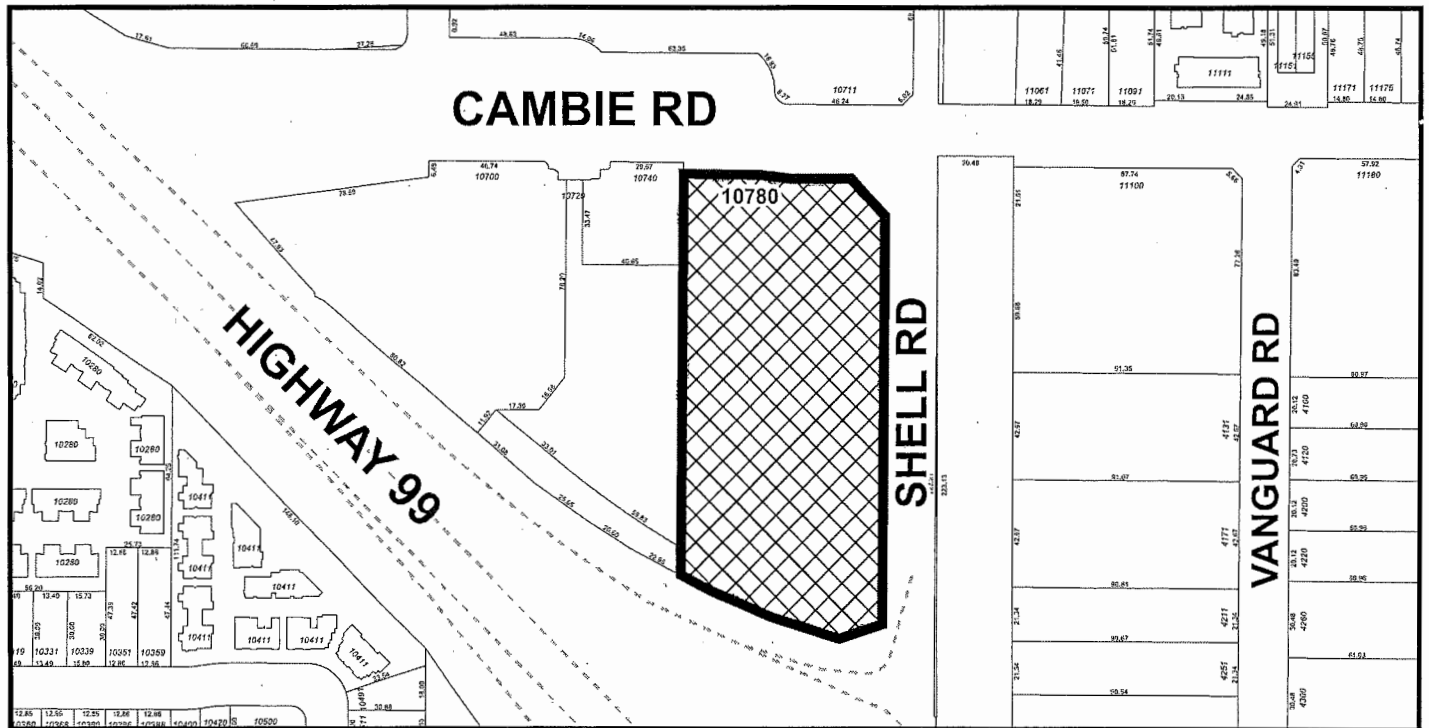
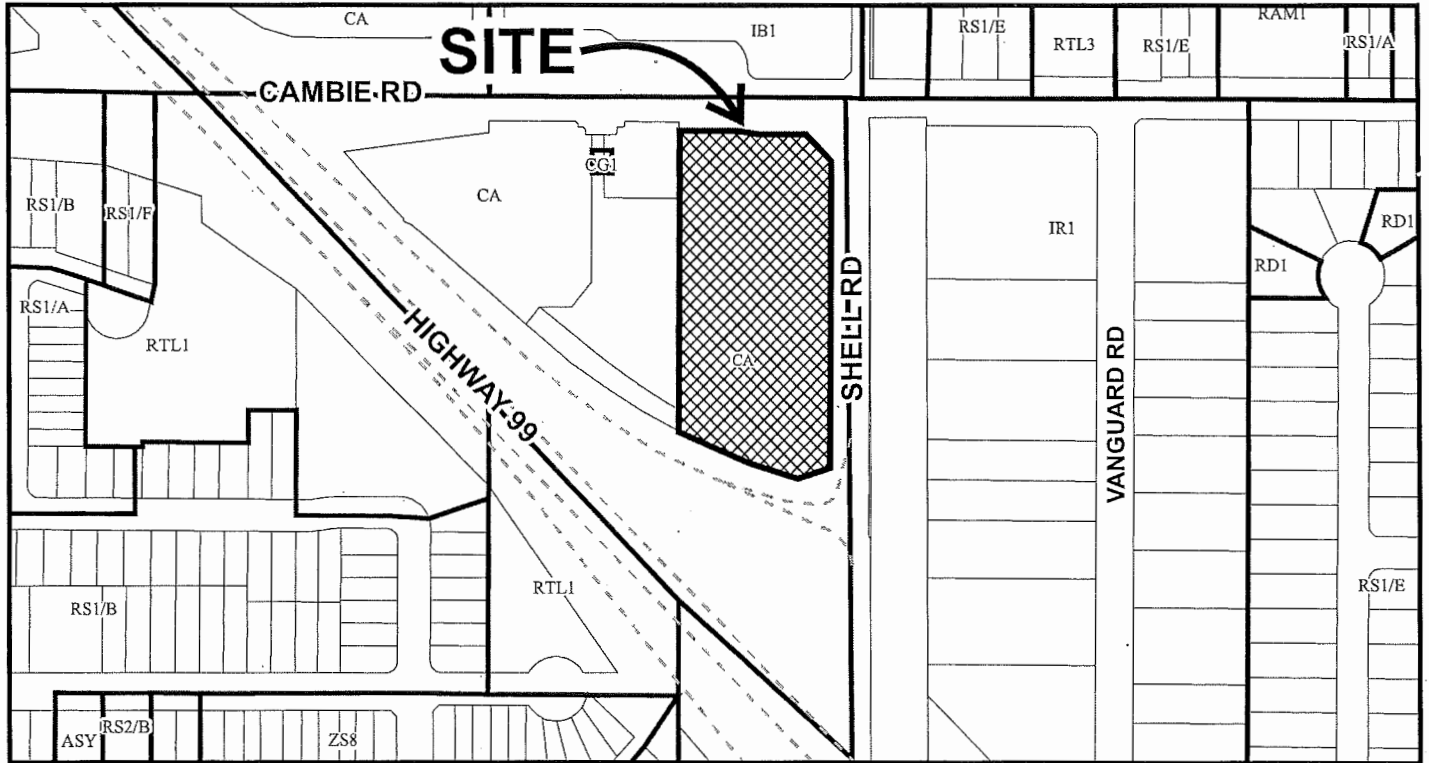
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

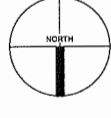


DP 17-775005 SCHEDULE "A"

Original Date: 06/23/17

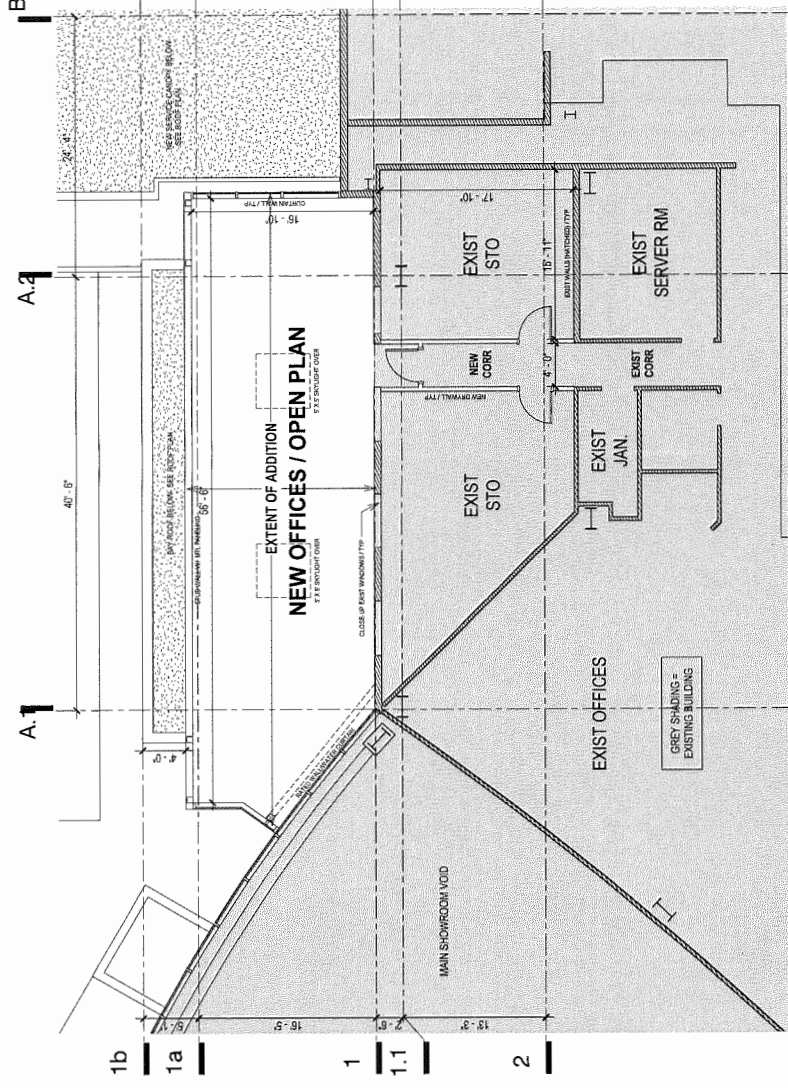
Revision Date:

Note: Dimensions are in METRES

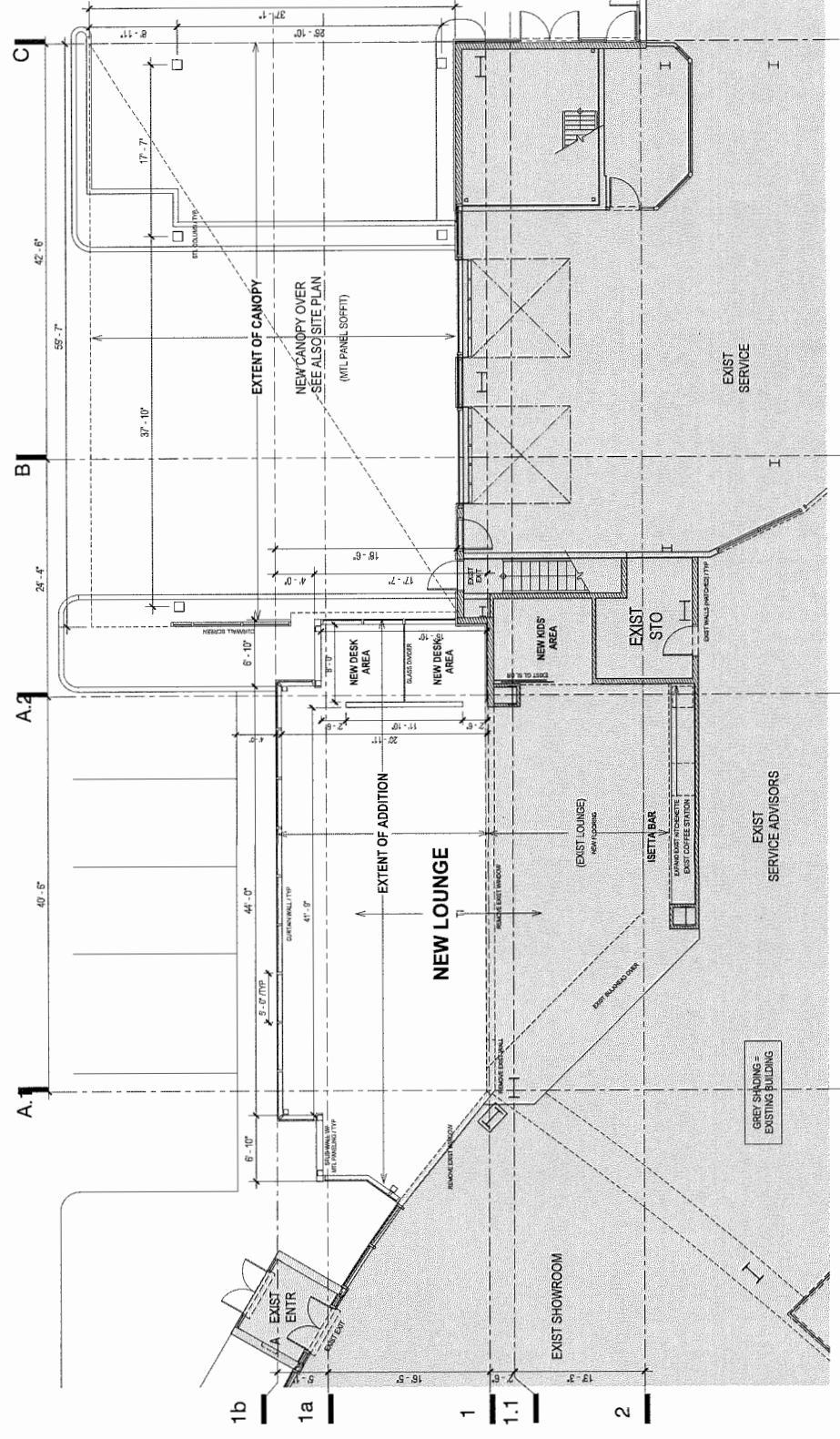


CONSTRUCTION NOTES:

- GENERAL:**
 - CONSTRUCTION TYPE: STEEL FRAME (COLUMNS, BEAMS & JOISTS)
 - EXTERIOR WALL (EAST): MTL STUD WALL W/ INSULATION W/ MTL SHEETING
 - EXTERIOR WALL (WEST): MTL STUD WALL W/ INSULATION W/ MTL SHEETING
 - FINISHES: WINDOWS CURTAIN WALL - DOUBLE GLAZING
 - ROOF: METAL DECK W/ RIGID INSULATION EPDM & BALLAST
 - FLOORING: POLISHED CONCRETE
 - ROOF: METAL DECK W/ PROTECTION BOARD, EPDM & BALLAST
 - SOFFIT: MTL STUD FRAMING W/ MTL PANELING



② 2ND FLOOR PLAN / OFFICE EXTENSION
 1/8" = 1'-0"



① MAIN FL PLAN / LOUNGE EXTENSION
 1/8" = 1'-0"

- LEGEND:**
- S1 EXIST SHAMISE CONNECTION
 - A EXIST ANNUNCIATOR PANEL
 - BI EXIST BMS PARKING
 - CC EXIST CONC CURB
 - CA CARPET TILE
 - CO CONC PAVING
 - SEE ALSO NOTES
 - COE EXIST PAVING
 - D EXIST PARKING
 - DC EXIST CONC CURB
 - E EXIST ELECTRICAL ROOM
 - G EXIST GAS METER
 - H EXIST MUNICIPAL FIRE HYDRANT
 - L/E EXIST LANDSCAPING AREA
 - L/E EXIST LAMP STANDING
 - RD EXIST ROAD
 - RD EXIST RAMP
 - RID NEW ROOF DRAIN
 - R/WL EXIST RAIN WATER LEADER
 - CONC CURB - SEE ALSO MECHANICAL
 - S STORAGE PARKING
 - SPFR EXIST SPRINKLER ROOM
 - T EXIST TRANSFORMER
 - T1 FULL-ROOF PORCELAIN TILE
 - DCOR EXIST CONC CURB
 - T B.L.C. TO BE CONFIRMED
 - V VISITORS PARKING
 - W/E EXISTING CONC WALK

REVISION	DATE	DESCRIPTION
JUN 20 17	ISSUED FOR DEVELOPMENT PERMIT	
JUN 21 17	ISSUED FOR DEVELOPMENT PERMIT	

10780 CAMBIE RD / PROPOSED ADDITION & SERVICE CANOPY
 DEVELOPMENT PERMIT APPLIC
 MAIN FL PLAN / PARTIAL
 2ND FLOOR PLAN / PARTIAL

SCALE: AS SHOWN START DATE: MAR 09 2017 DRAWN: EL PROJECT NUMBER: 217005

A.2.0
 Plan # 2

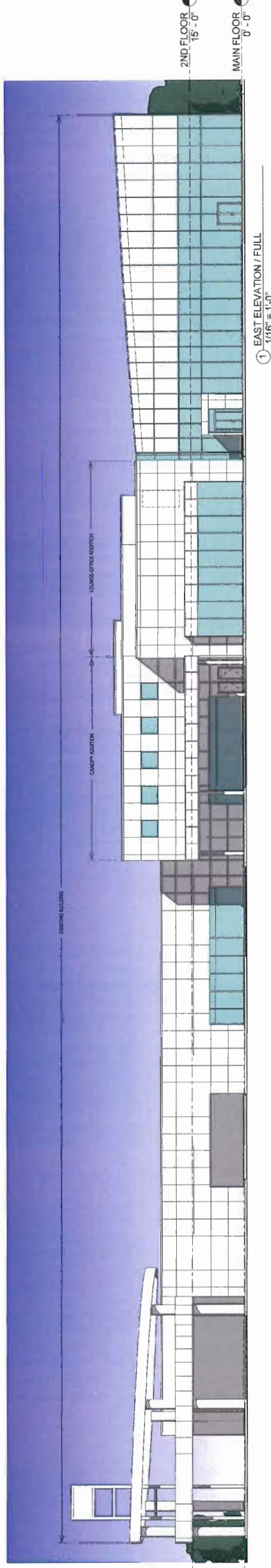
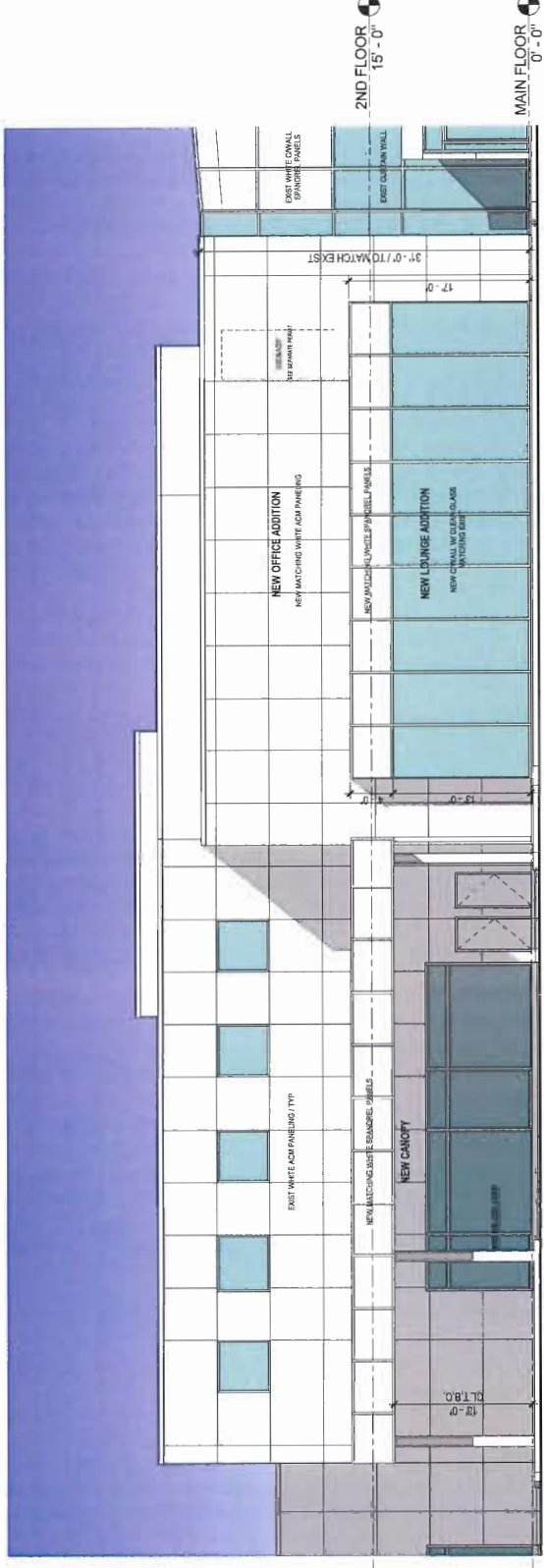
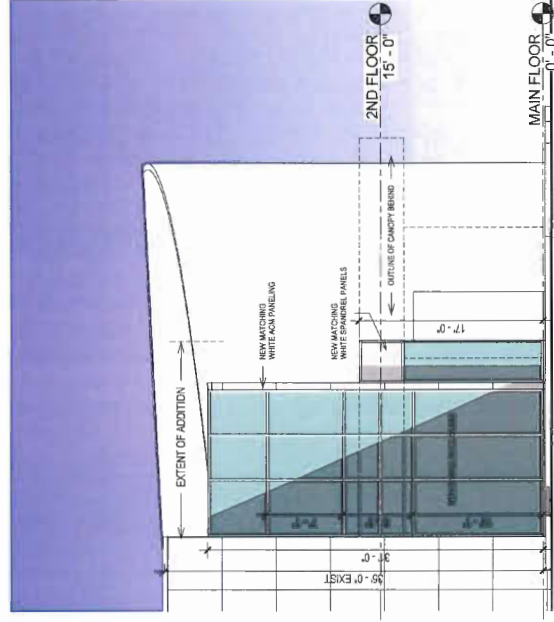
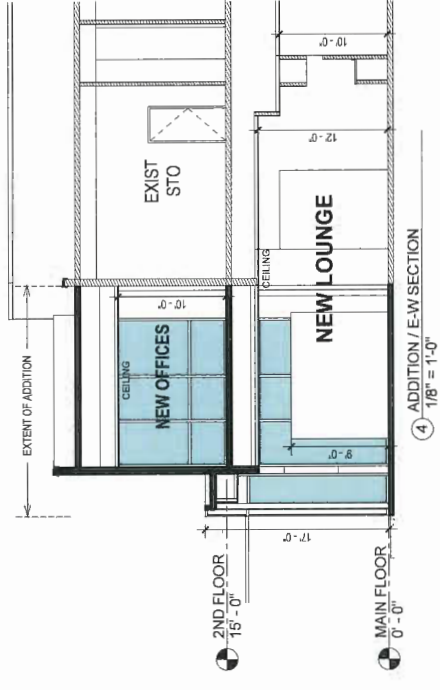
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. All requests for clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such confirmation renders the Contractor responsible for any resulting improper work and the cost of rework.

JUL 12 2017

17-775005

CONSTRUCTION NOTES:

- GENERAL:
 - CONSTRUCTION TYPE STEEL FRAME (COLUMNS, BEAMS & JOISTS)
 - NEW LOUNGE & OFFICE ADDITION:
 - EXTERIOR WALL (EAST) MITL-STUD WALL W/ INSULATION W/ MITL PANELING
 - EXTERIOR WINDOWS, CURTAIN WALL - DOUBLE GLAZING
 - EXTERIOR DECK W/ INSULATION, EPDM & BALLAST
 - NEW CANOPY:
 - CANOPY FRASCAS MITL-STUD FRAMING W/ CURTAIN WALL VENTER
 - CANOPY FRASCAS MITL-STUD FRAMING W/ MITL PANELING
 - SOFFIT MITL-STUD FRAMING W/ MITL PANELING



② EAST ELEVATION / PARTIAL
1/8" = 1'-0"

③ SOUTH ELEVATION / PARTIAL
1/8" = 1'-0"

① EAST ELEVATION / FULL
1/16" = 1'-0"

REVISION DATE	DESCRIPTION
JUN 20 17	RESUBMITTED FOR DEVELOPMENT PERMIT
JUN 15 17	ISSUED FOR DEVELOPMENT PERMIT

**10780 CAMBIE RD /
 PROPOSED ADDITION &
 SERVICE CANOPY**
 DEVELOPMENT PERMIT APPLIC.

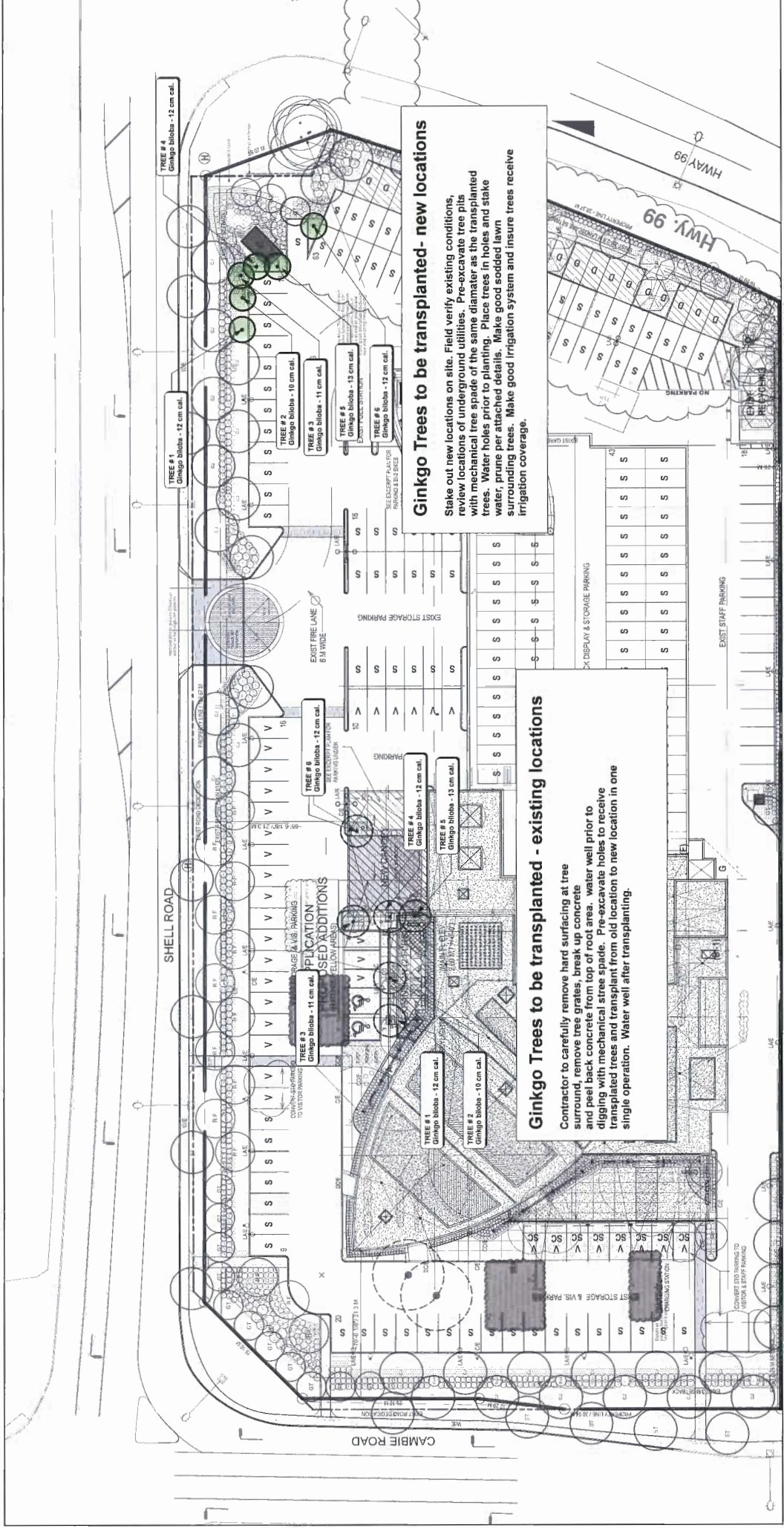
**ELEVATIONS
 SECTION**

SCALE: As Indicated START DATE: MAR 08, 2017 DRAWN: ELL
 PROJECT NUMBER: 217026

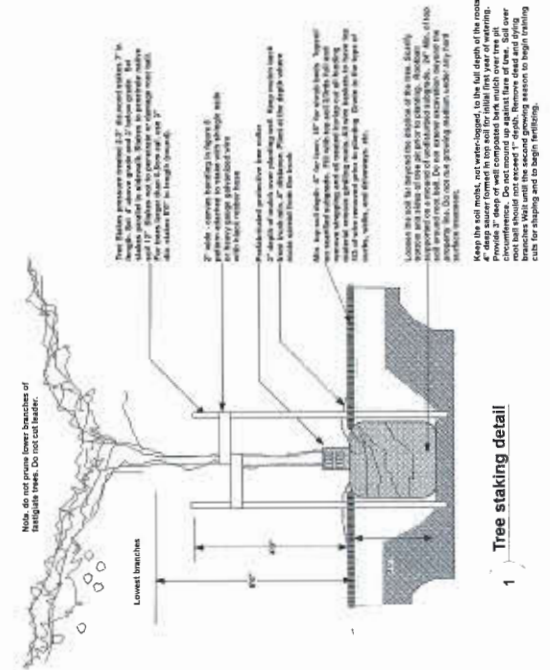
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JUL 12 2017

17-775005 DP



2 SITE PLAN
 Scale: 1" = 30 ft



DP 17-775005

June 23, 17 For DP submission

Revisions:

Jonathan Losee Ltd.
 Landscape Architecture
 #102 - 1651 W. 2nd Ave.
 Vancouver, B.C. V6J 1H3
 Ph: 604-683-1089
 Email: info@jonathanlosee.com

Project:
Auto West BMW
10780 Cambie Road
Proposed Addition and Service Canopy

Sheet Title:
Landscape Plan

Scale:
 as shown

Date:
 June 2017

Project No.
 2004-46

L-1

Plan #4

JUL 12 2017