



# City of Richmond

## Report to Committee

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**To:** Planning Committee

**Date:** October 30, 2018

**From:** Wayne Craig  
Director, Development

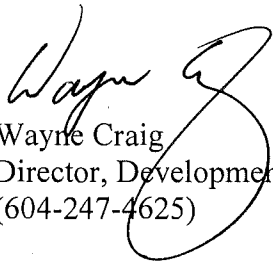
**File:** ZT 18-818765

**Re:** Application by Christopher Bozyk Architects for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place.

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### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone to increase the Floor Area Ratio to 0.82 at 13100 Smallwood Place, be introduced and given first reading.



Wayne Craig  
Director, Development  
(604-247-4625)

WC:dcb  
Att. 6

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Christopher Bozyk Architects Ltd. has applied for permission to amend the “Vehicle Sales (CV)” zone to increase the maximum Floor Area Ratio (FAR) to 0.82 at 13100 Smallwood Place.

The intent of the application is to modify the previously approved Toyota automobile dealership development, to accommodate additional gross floor area associated with two additional levels of parking and vehicle inventory storage overtop of the dealership building, which is currently under construction. The subject site is within the Richmond Auto Mall in the East Cambie planning area. A location map and the East Cambie Area Plan map showing the site’s location are provided in Attachments 1 and 2 respectively.

Toyota’s original development applications (ZT 16-754143 and DP 16-741123) were adopted/issued by Council on October 23, 2017. These applications were to accommodate the construction of a two-storey building with rooftop parking. The approved Zoning Text Amendment increased the maximum FAR from 0.5 to 0.7. Building permits were issued for this construction and the buildings are currently under construction.

The current application proposes to increase the maximum Floor Area Ratio (FAR) to accommodate the additional two storeys of parking and vehicle inventory storage on top of the approved building; resulting in a four-storey building with rooftop parking, with one of the objectives to eliminate the need for off-site storage elsewhere. The current proposal will result in an additional 2,154.3 m<sup>2</sup> (23,188 ft<sup>2</sup>) of floor space to the building over the previous approved proposal (ZT 16-754143 and DP 16-741123). Requested height variances are identified in this Staff Report, but will be addressed through a separate Development Permit application (DP 18-818762).

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

### Surrounding Development

The subject property at 13100 Smallwood Place, is located within the Richmond Auto Mall at the northeast corner of the intersection of Westminster Highway and Jacombs Road. The site has been cleared of structures and construction of the approved dealership building is currently ongoing.

Existing land uses and development immediately surrounding the subject site are as follows:

- To the North, immediately across Smallwood Place, is an existing Hyundai dealership on a site zoned “Vehicle Sales (CV)” within the Richmond Auto Mall at 13171 Smallwood Place. A Zoning Text Amendment (ZT 18-810720) and a Development Permit application (DP 18-810720) have been received from Kasian Architecture Interior Design & Planning,

with the objective of redeveloping that property to accommodate a new Porsche dealership building. These applications are currently under review by staff.

- To the South, across Westminster Highway and a frontage road further south, are large properties zoned “Agriculture (AG1)” in the Agricultural Land Reserve (ALR), which contain single-family dwellings and accessory buildings.
- To the East, is an existing Nissan dealership on a site zoned “Vehicle Sales (CV)” within the Richmond Auto Mall at 13220 Smallwood Place.
- To the West, across Jacombs Road, is the “Richmond Nature Park East” on a site zoned “School & Institutional Use (SI)” at 5991 Jacombs Road. The Nature Park East is designated as an Environmentally Sensitive Area (ESA).

### **Related Policies & Studies**

#### **Official Community Plan/East Cambie Area Plan**

The subject site is designated “Commercial” in both the Official Community Plan (OCP) and the East Cambie Area Plan (Attachment 2). As a commercial use, the proposed auto dealership at the subject site is consistent with the OCP and Area Plan land use designations.

#### **Agricultural Land Reserve (ALR) Buffer Zone**

Where there is an intervening road between ALR lands and non-ALR lands, the OCP encourages an appropriate landscaping buffer on the non-ALR lands through the Rezoning and Development Permit processes. This situation was reviewed under the original Zoning Text Amendment application (ZT 16-754143) and it was noted that the applicant’s proposal was consistent with the land use considerations in the OCP in that:

- “The Agricultural Land Reserve (ALR) is located to the south of the site and to the west (Richmond Nature Park). The site is separated from the ALR by existing roads (Jacombs Road and Westminster Highway). Formal landscaping plans to adequately buffer the site from the ALR will be a requirement of the forthcoming Development Permit [DP 16-741123] for the proposed auto dealership.” (A covenant was registered on Title through the previous zoning application (ZT 16-754143) to ensure that the landscaping within the ALR buffer along the southern property boundary would be retained.)
- “There is an existing 1.8 m high solid fence along the south property line next to Westminster Highway and the applicant proposes a row of new trees, a 3 m setback to on-site surface parking, and a setback of approximately 15 m to the south building façade.”
- “The applicant also proposes to retain the existing planting and 1.8 m high solid fence along the west property next to Jacombs Road, replace the existing London Plane trees (which are in poor condition) with a new row of Ginkgo Biloba trees, and to provide a minimum 3 m setback to on-site surface parking and proposed buildings.”

The current application will improve upon the above responses by further removing 12 of the previously approved parking spaces along the southern property boundary and replacing them with additional tree and shrub planting. The parking spaces will now be located within the parkade. The additional tree planting in this area will provide additional visual screening of the building from Westminster Highway as the trees eventually grow to mature height.

An additional eight previously approved parking spaces, generally along the western property boundary, are proposed to be relocated from grade to the internal parkade. These spaces will be replaced with new vegetation strips with trees. These changes are shown on the attached conceptual landscaping plans (Attachment 4) but will be addressed in greater detail through the separate Development Permit application (DP 18-818762).

#### Floodplain Management Implementation Strategy

The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant was been registered on Title under the previous Zoning Text Amendment application (ZT 16-754143). The proposed addition will have no effect on the registered flood covenant.

#### Aircraft Noise Sensitive Development Policy

The OCP's Air Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the "Restricted Area (Area 1B)". The proposed auto dealership at the subject site is consistent with the ANSD Policy as it is not a residential use.

An aircraft noise indemnity covenant has been registered on Title as required under the previous Zoning Text Amendment application (ZT 16-754143). No changes to the existing aircraft noise covenant as a result of the proposed addition.

#### Ministry of Transportation and Infrastructure (MOTI) Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, the Zoning Text Amendment proposal was referred to MOTI for review and comment. The Zoning Text Amendment considerations include a requirement for MOTI approval prior to bylaw adoption.

#### Ministry of Environment (MOE) Approval

As the Site Profile submitted by the applicant for the current application identified Schedule 2 activities have occurred on-site, the Site Profile was submitted to the Ministry of Environment (MOE) in accordance with the Provincial Contaminated Sites Regulation. MOE has subsequently provided a letter dated May 16, 2018, allowing the City to proceed with approval of the Zoning Text Amendment and Development Permit applications.



## Analysis

### Built Form and Architectural Character

As proposed, the redevelopment will result in a two storey dealership office and sales facility with a four storey parkade. The concept plans for the proposed modifications to auto dealership building and the landscaping are provided in Attachment 4. The most significant areas proposed to change have been cloud outlined on the drawing package. Further review of the design aspects shown in the preliminary concept plans will be undertaken through the separate Development Permit review process to ensure general compliance with the Official Community Plan Development Permit Guidelines and assess the requested variances outlined in the next section.

Generally, the modifications include:

- Modifications to exterior cladding over portions of the building in part to mitigate the additional massing created by the addition of the two parkade levels.
- The addition of the two extra floors of parkade over top of the previously approved building. Staff have been advised that the initial building construction (currently underway) was designed to be able to accommodate future additional parkade floors above.
- Relocation of 20 at-grade parking spaces to the inside of the parkade.
- Restriping of the 6 accessible parking spaces (see Transportation section for more detail).
- Addition of trees and other landscaping to fill the spaces left by relocating the 20 parking spaces.
- Relocation of the garbage and recycling facility to the south-east corner of the site to allow additional vegetation screening of the car wash facility located in the south-west corner of the site. This also facilitates more efficient garbage collection.

### Existing Legal Encumbrances

A Title summary prepared by Terra Law, dated October 19, 2019, was submitted for this application. The subject site carries a series existing legal encumbrances including

- Statutory rights of way agreements for utilities;
- Statutory building schemes with the Richmond Auto Mall Association;
- Vancouver Airport Authority noise indemnification covenants;
- Agricultural Land Reserve setback covenants;
- A covenant requiring the design, installation and maintenance of three electric vehicle charging stations on the site; and
- A flood indemnity covenant.

Terra Law's Title summary report advises that none of these encumbrances will affect the current application and they can remain on Title.

### Transportation

Transportation staff have reviewed and assessed the potential traffic impacts associated with the proposed development. As the proposal is to provide space primarily for vehicle inventory

storage, it is anticipated that the associated traffic impacts would be minimal and can be accommodated within existing road infrastructure.

As part of this application review, staff have requested and the client has agreed, to restripe the six accessible parking spaces in accordance with the recent Zoning Bylaw Amendment on accessible parking (Section 7.5.15). This adjustment will be addressed through the Development Permit application review.

The Zoning Text Amendment considerations include a requirement that prior to the issuance of the Building Permit, a construction parking and traffic management plan to be provided to the Transportation Division.

### Tree Retention and Replacement

No additional existing trees will be removed from the site as a result of the current proposal; however, an additional 45 more on-site trees are included in the conceptual landscape plans over the original landscape plan (DP 16-741123). These trees will help provide additional edge screening for the site.

No changes or additional protection is required for existing trees, as all the tree protection barriers are currently in place given the on-going construction at the site. Tree survival securities for both on-site and off-site have been addressed through the previously approved Zoning Text Amendment application (ZT 16-754143).

### Public Art

Under the previous Development Permit (DP 16-741123) the Public Art contribution for the commercial use was assessed as \$51,762, which was contributed to the Public Art Reserve Fund. The Public Art Planner has advised that the proposed addition will result in an additional Public Art contribution of \$38,432, based on the 2018 rate of \$0.45/SF. The additional contribution has been included in the Zoning Text Amendment considerations and are required prior to final adoption, with the funds to be directed to the Public Art Reserve Fund.

### Variances Requested

Based on the proposed preliminary concept plans, the applicant will be requesting to vary the provisions of Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to increase the maximum permitted building height to accommodate:

- An increased parkade rooftop height from 12.0 m to 15.46 m (rounded to 15.5 m).
- A new parapet height of 16.88 m (rounded to 16.9 m).
- A stair tower of 18.51 m (rounded to 18.6 m).
- An elevator over-run of 20.39 m (rounded to 20.4 m).

The current proposal has been reviewed by the Richmond Auto Mall Association (RAMA) which has provided a letter (Attachment 5) in support of the proposed density increase to 0.82 FAR, as well as the requested variances.

Noting the special context and operating characteristics within the Richmond Auto Mall, staff believe the requested variances are supportable. Staff note that this is an overall trend observed within the Auto Mall to increase the on-site storage capacity and reduce land holding costs off-site. This specific request does not increase the building's footprint (site coverage), but will result in increased permeability of the site as a result of the vegetation improvements. The details of the quality of the proposed finishes, cladding materials, vegetation selections and height variances will be reviewed and analyzed further through the Development Permit Application review.

#### Site Servicing and Frontage Improvements

All the site servicing and frontage improvements were addressed under the previous Zoning Text Amendment application (ZT 16-754143). The proposed modifications to the building, site plan and landscaping will not result in any additional site servicing requirements or new frontage improvements.

#### Development Permit Review

As noted previously, the proposed development will undergo a separate design review via the Development Permit application (DP 18-818762). Specific issues to be addressed will include:

- Assessing compliance with the Official Community Plan Development Permit Guidelines.
- A review of the proposed landscape plant/tree selections, sizes, locations and rationale.
- Additional landscape securities will be calculated to address the landscaping additions.
- A review of the proposed exterior materials and colours as they relate to the proposed parkade floor additions.
- A review of vehicle parking spaces to ensure compliance with the parking requirements in the Zoning Bylaw No. 8500.
- Restriping of the six accessible parking spaces.
- A review of the height variances requested.
- An assessment of the garbage and recycling facility to ensure it is sufficiently sized and located to address the needs of the site. A waste management overlay will be required.

#### **Financial Impact or Economic Impact**

As all the servicing and frontage works were addressed under the previous Zoning Text Amendment application (ZT 16-754143) no additional Operational Budget Impacts (OBI) for off-site City infrastructure are anticipated as a result of this application. The previous application noted only insignificant operational impacts.

#### **Conclusion**

Christopher Bozyk Architects Ltd. has applied for permission to amend the zoning district "Vehicle Sales (CV)" zone to increase the maximum Floor Area Ratio (FAR) to 0.82 at 13100 Smallwood Place. The intent is to modify the previously approved Toyota automobile dealership development in order to accommodate two additional levels of parking and vehicle inventory storage overtop of the dealership building, which is currently under construction. Site

plan changes will result in fewer cars parked at grade and additional landscaping being added to the site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, be introduced and given first reading.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

Attachment 1: Location Map

Attachment 2: East Cambie Land Use Map

Attachment 3: Development Application Data Sheet

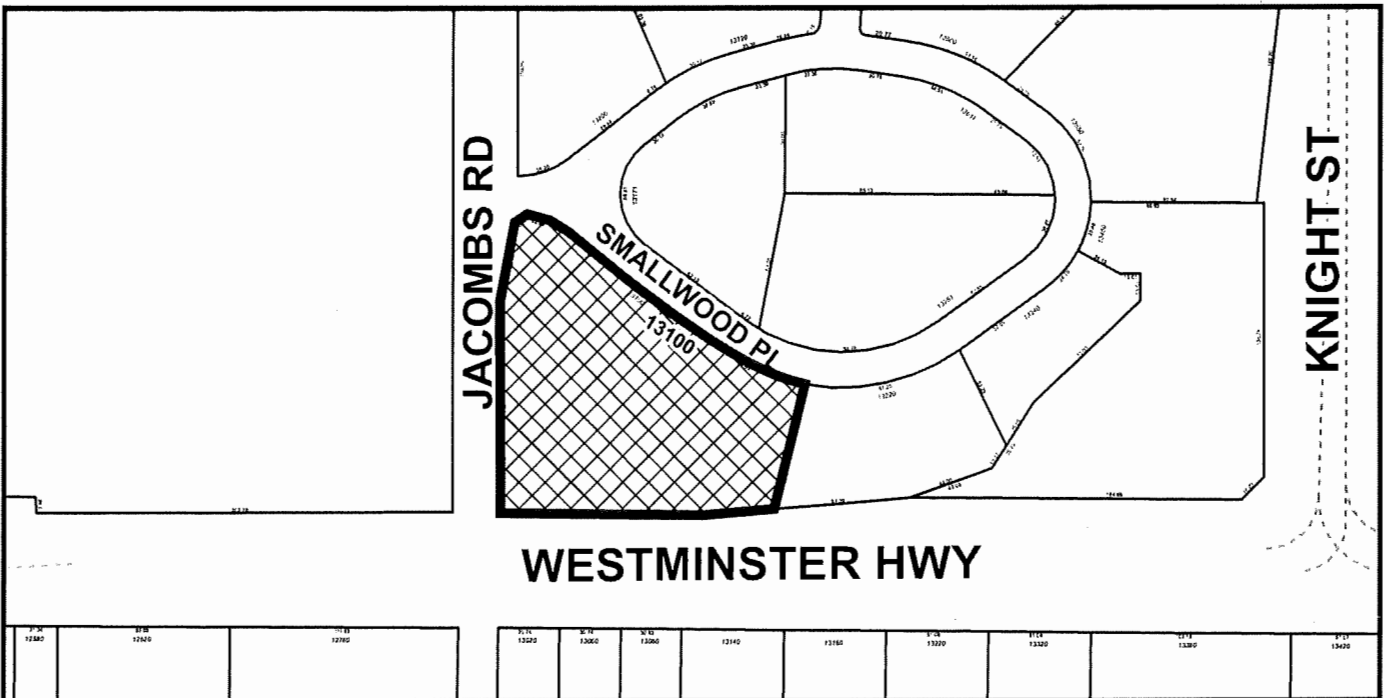
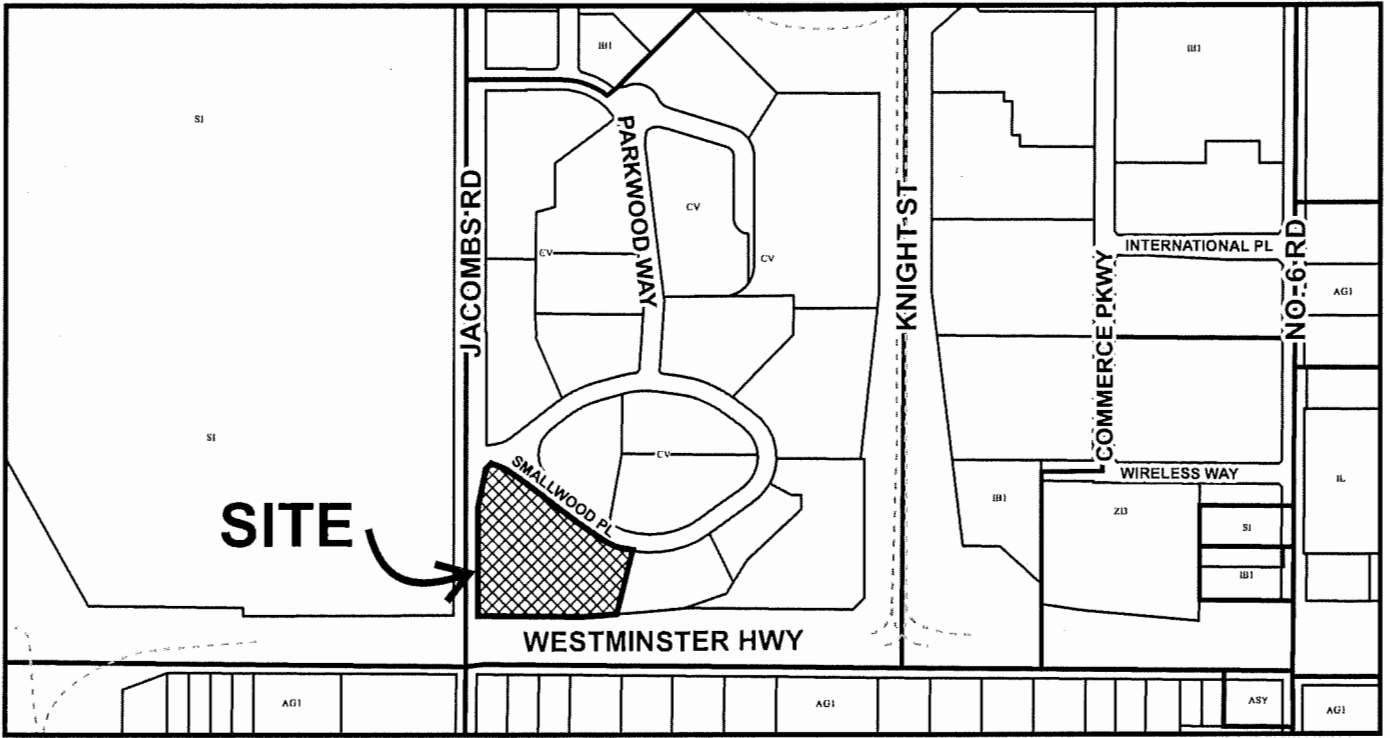
Attachment 4: Conceptual Development Plans

Attachment 5: Letter from Richmond Auto Mall Association

Attachment 6: Zoning Text Amendment Considerations



# City of Richmond

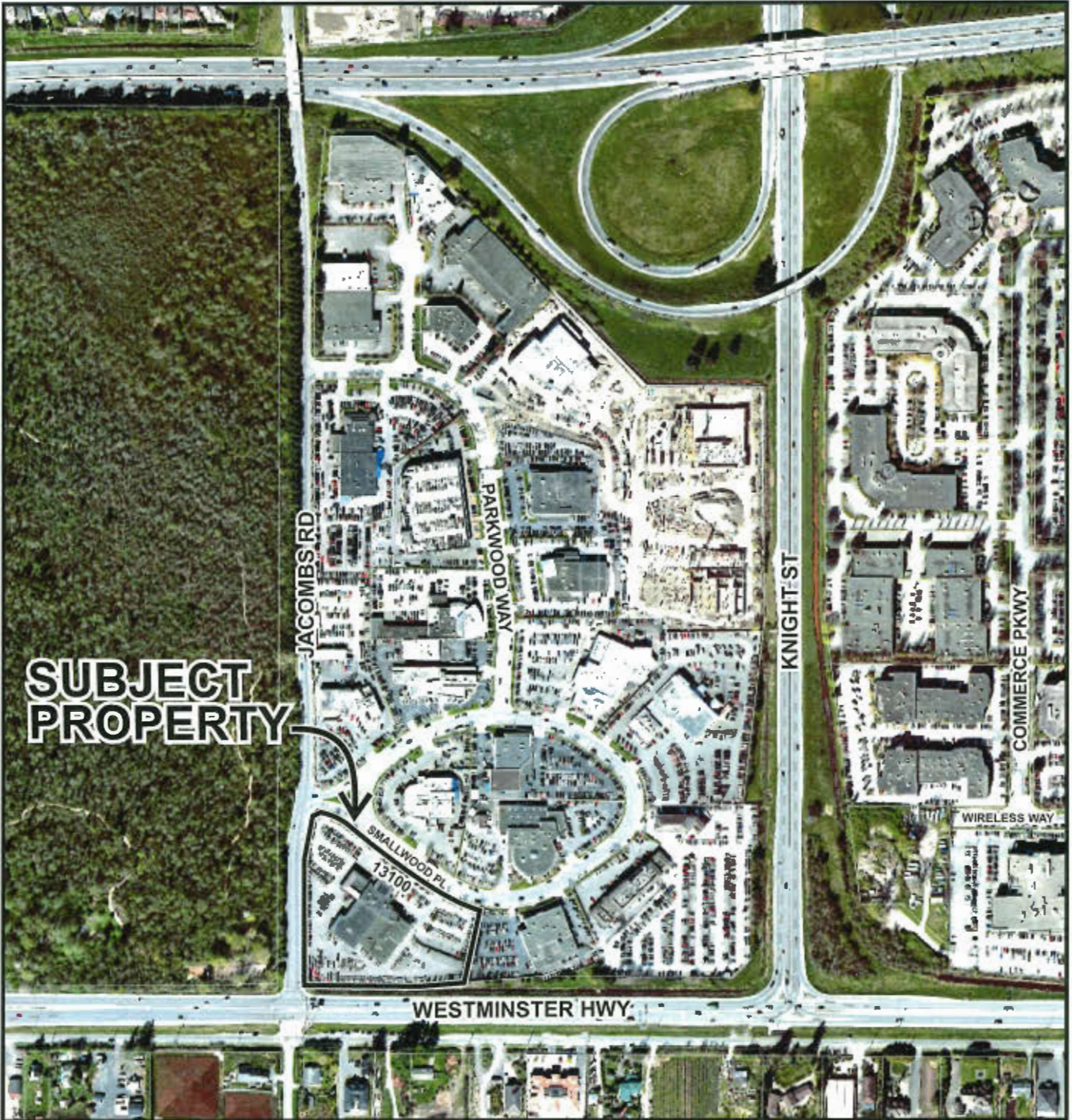


	<h2>ZT 18-818765</h2>	Original Date: 05/09/18 Revision Date: Note: Dimensions are in METRES
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City of  
Richmond



ZT 18-818765

Original Date: 10/26/18

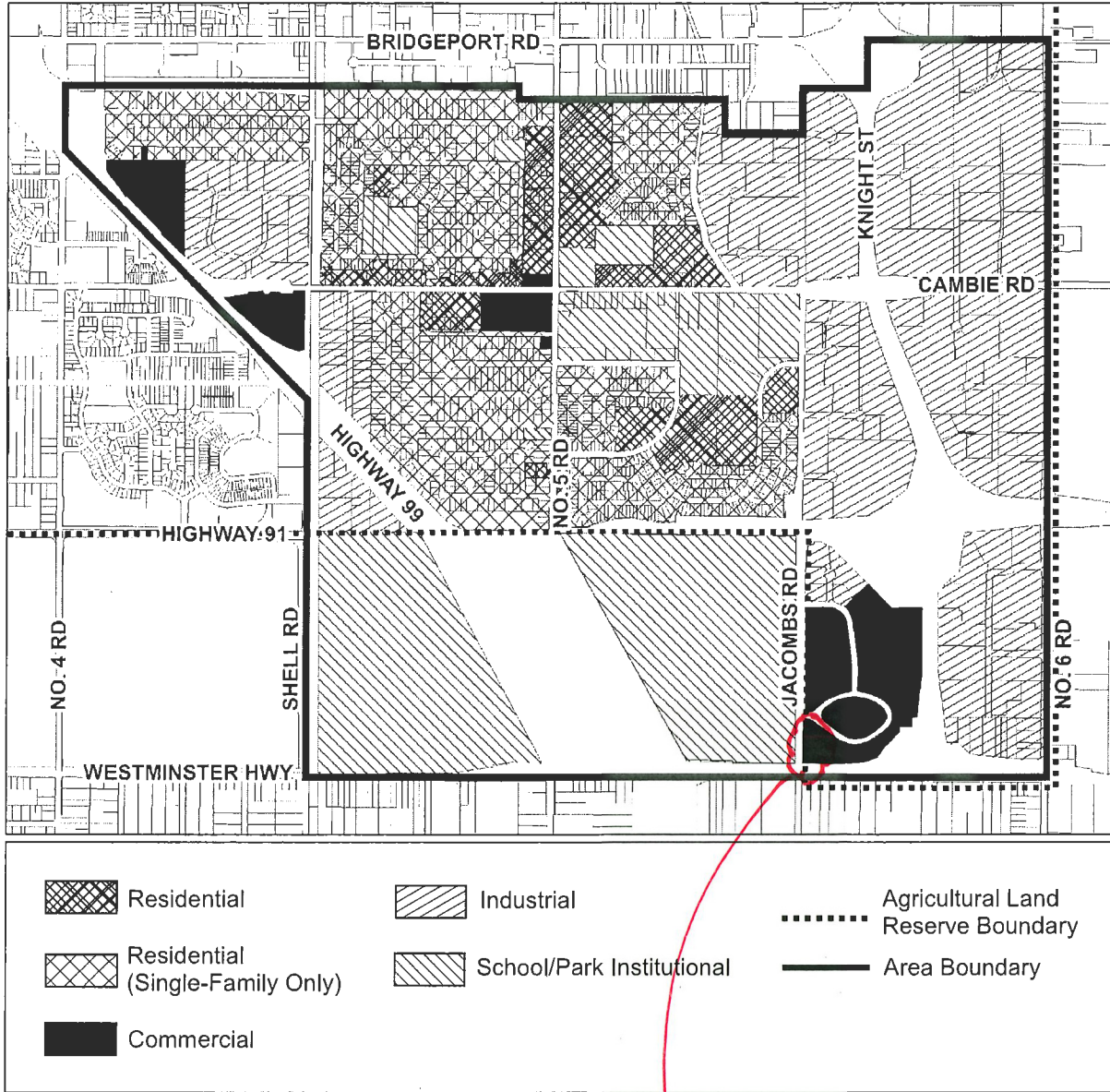
Revision Date:

Note: Dimensions are in METRES



City of Richmond

**Land Use Map** Bylaw 8948  
2016/10/24



**SUBJECT  
SITE**



**ZT 18-818765**

**Attachment 3**

Address: 13100 Smallwood Place

Applicant: Christopher Bozyk Architects

Planning Area(s): East Cambie

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Multiland Pacific Holdings	Same
<b>Site Size (m<sup>2</sup>):</b>	15,924 m <sup>2</sup> (171,404.51 ft <sup>2</sup> )	Same
<b>Land Uses:</b>	Auto Dealership And Service	Same
<b>OCP Designation:</b>	Commercial	Same
<b>Area Plan Designation:</b>	Commercial	Same
<b>Zoning:</b>	Vehicle Sales (CV)	Vehicle Sales (CV) with increased FAR to 0.82 at 13100 Smallwood Place

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	0.7 FAR	0.82 FAR	None permitted
Buildable Floor Area (m <sup>2</sup> ):*	11,146.8 m <sup>2</sup> (119,983.2 ft <sup>2</sup> )	12,996.3 m <sup>2</sup> (139,891 ft <sup>2</sup> )	None permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 38%	None
Setback Front - North	Min 3.0 M	16.0 M	None
Setback Side – East	Min 3.0m	20.38m	None
Setback Side - West	Min 3.0m	22.5m Main Building 3.0m Car Wash Building	None
Setback Rear - South	Min 3.0m	10.63m Main Building 3.0m Garbage Enclosure	None
Height (m):	Max building height: 12.0 m with variance to 15.44 m at elevator overrun, stairway structures, storage and screened equipment as approved under DP 16-741123	Increased parkade rooftop height at 15.46 m, a parapet height of 16.88 m, a stair tower of 18.51 m and an elevator overrun of 20.39 m	Variance to be considered as part of DP18-818762
Off-street Parking Spaces – Staff and Visitor	281	296	none
Off-street Parking Spaces – Vehicle Inventory:	N/A	279	none

Other: \_\_\_\_\_





PLN - 35

OpenRoad Toyota Richmond

PROJECT NUMBER: 21-0007

**CHRISTOPHER ROYAK ARCHITECTS LTD**

44-65 FALCONER STREET, WINDSOR, ONT. N9A 1E7  
TEL: 519-875-1111 | WWW.CHRISTOPHERROYAKARCHITECTS.COM

PLOT DATE: NOV2018 11:15:04 AM

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**EAST ELEVATION**

SCALE:

DATE: SEPT 26, 2018

**DP-001**



PLN - 36

OpenRoad Toyota Richmond

PROJECT NUMBER: 218017

**COASTAL ARCHITECTS LTD**

414 W. ALBANY STREET, WASHINGTON, VA 22187  
 PHONE: (803) 348-8700 FAX: (803) 348-8700  
 EMAIL: info@coastalarchitects.com

PLAT DATE: 08/2018 11:10:27 AM

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**NORTH WEST ELEVATION**

SCALE:  
 DATE: SEPT 26, 2018

**DP-002**





PLN - 37

OpenRoad Toyota Richmond  
 PROJECT NUMBER: 21007  
**CONSTRUCTORS LTD**  
 414-414 ALEXANDER STREET, VANCOUVER, B.C. V6A 1E1  
 PHONE: (604) 278-8888 FAX: (604) 278-8888  
 EMAIL: info@constructors.com

SCALE: 1/8" = 1'-0"  
 DATE: SEPT 26, 2018

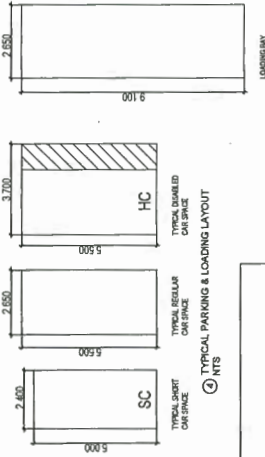
**VIEW FROM WESTMINSTER HIGHWAY**

**DP-003**

PLUT DATE: WSD08 11:17 AM

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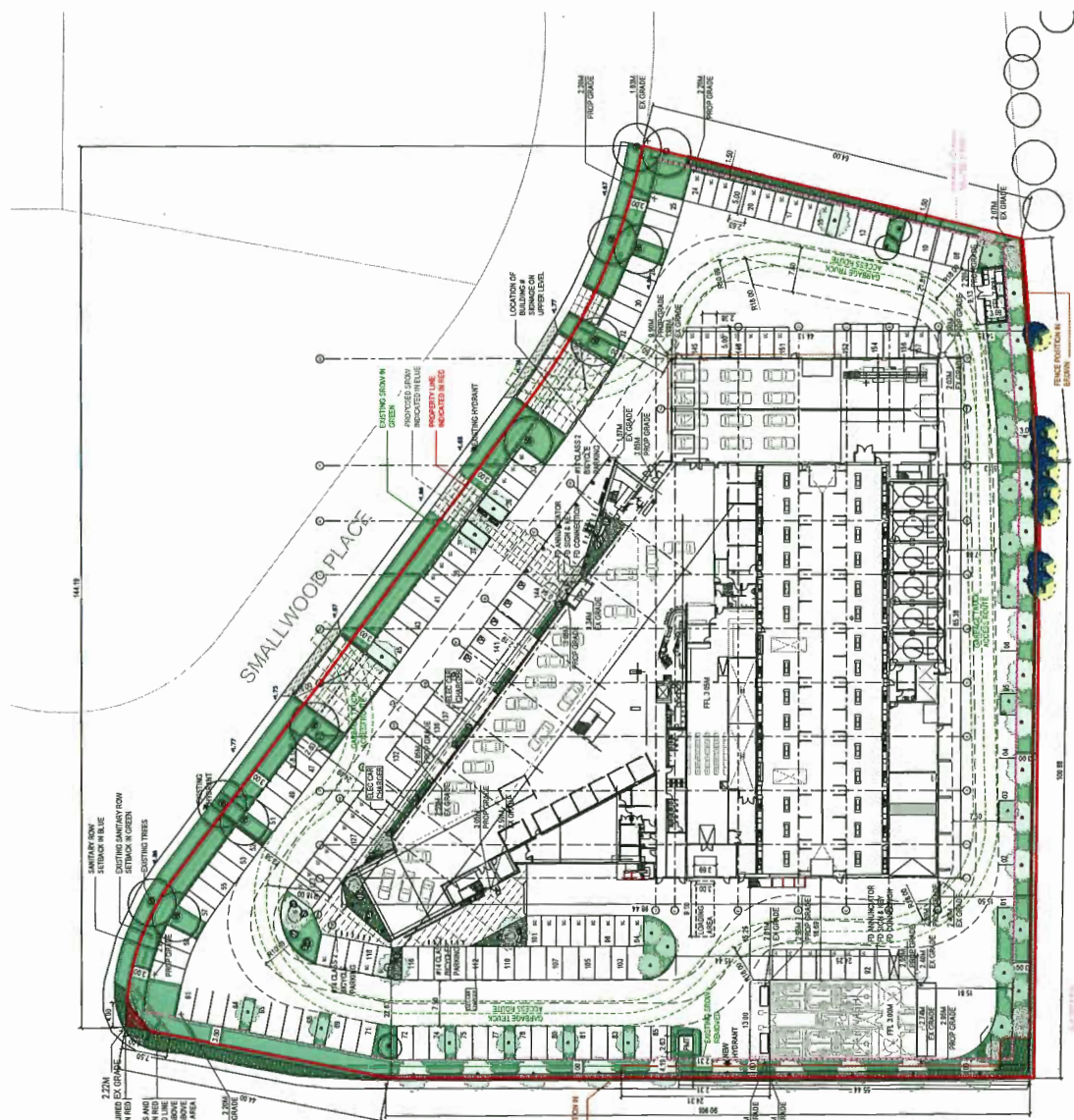
PROPERTY STATISTICS:	PROPOSED
PROJECT NAME:	OPENROAD TOYOTA SHOWROOM
CIVIC ADDRESS:	13100 SMALLWOOD PLACE, RICHMOND BC V6V1W6
LEGAL ADDRESS:	Lot 7 Sec 5 Blk 4 N 1855W P1, NW188875 EXCEPT PLAN EP177489
ZONING:	CV
AUTHORITY:	CITY OF RICHMOND
USES:	CAR SHOWROOM
LOT AREA:	15,924 M <sup>2</sup>
FLOOR AREA:	PREVIOUS PROPOSED
MAIN FLOOR:	5258.291 M <sup>2</sup>
2ND FLOOR:	4,823.315 M <sup>2</sup>
3RD FLOOR:	788.543 M <sup>2</sup>
4TH FLOOR:	17,153.912 M <sup>2</sup>
5TH FLOOR:	316.322 M <sup>2</sup>
CAR WASH:	316.322 M <sup>2</sup>
TOTAL:	10,813.454 M <sup>2</sup>
LOT COVERAGE:	12,286.514 M <sup>2</sup>
MAIN FLOOR:	5564.248 M <sup>2</sup>
GARAGE ENCL:	35,680 M <sup>2</sup>
TOTAL FLOOR AREA:	6015,249 M <sup>2</sup>
% TOTAL:	37.777%
FAIR:	PREVIOUS PROPOSED
	0.6791 0.816
% LANDSCAPE:	9.41% (1,456.8 M <sup>2</sup> )
SETBACKS:	NORTH: 18.5M - GARAGE ENCL 3.0M
	SOUTH: 10.0M
	EAST: 20.0M
	WEST: 22.5M - CARWASH 3.0M
BIKE PARKING:	36 CLASS 1, 36 CLASS 2
VEHICULAR PARKING SPACES:	157 INCL 6 DISABLED PARKING AND SMALL SPACES
WITHIN BUILDING (STAFF & INVENTORY):	PREVIOUS 296 PROPOSED 296
TOTAL PARKING REQUIRED:	203 INVENTORY 279
LOADING SPACES:	383 576
	240 281
BUILDING HEIGHT:	PREVIOUS PROPOSED
AVERAGE SITE GRADE:	2.68 M - gradeic
FINISHED FLOOR LEVEL:	2.05 M - gradeic
ROOF TOP STORAGE ROOM:	14.55 M - from grade*
SOUTHERN STAIR ONLY:	14.55 M - from grade*
AT ELEVATION OVERVIEW ONLY:	15.94 M - from grade*
REVISION PARABET:	16.68 M*
REVISION ELEVATOR OVERVIEW:	20.38 M*

REVISION	DATE	DESCRIPTION
1	18.08.08	ISSUED FOR DP
2	18.08.08	ISSUED FOR DP
3	18.08.08	ISSUED FOR REVISED
4	18.08.11	ISSUED FOR DP
5	18.08.08	ISSUED FOR PROVISIONAL I.C.
6	17.09.20	ISSUED FOR I.P. REVISION
7	17.08.30	ISSUED FOR I.P. REVISION
8	17.08.30	RECEIVED FOR DP
9	17.08.19	RECEIVED FOR DP
10	17.08.19	RECEIVED FOR DP
11	18.11.28	ISSUED FOR BUILDING PERMIT
12	18.08.08	ISSUED FOR DP
13	18.07.11	ISSUED FOR DP PRE-APP

**OpenRoad Toyota Richmond**

**SITE PLAN**  
**DP 18-818762**

DATE: 17-08-19  
 PROJECT NUMBER: 1811  
**PLAN #1**  
**DP0.04**





NO.	REV.	DATE	DESCRIPTION
1	18.04.11	18.04.11	ISSUED FOR PERMIT
2	18.04.26	18.04.26	ISSUED FOR PERMIT AMENDMENT

**REVISION DATE DESCRIPTION**

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**OpenRoad Toyota Richmond**

DP 18-818762

1106 SMALL WOOD PLACE, RICHMOND, BC

LEVEL 2

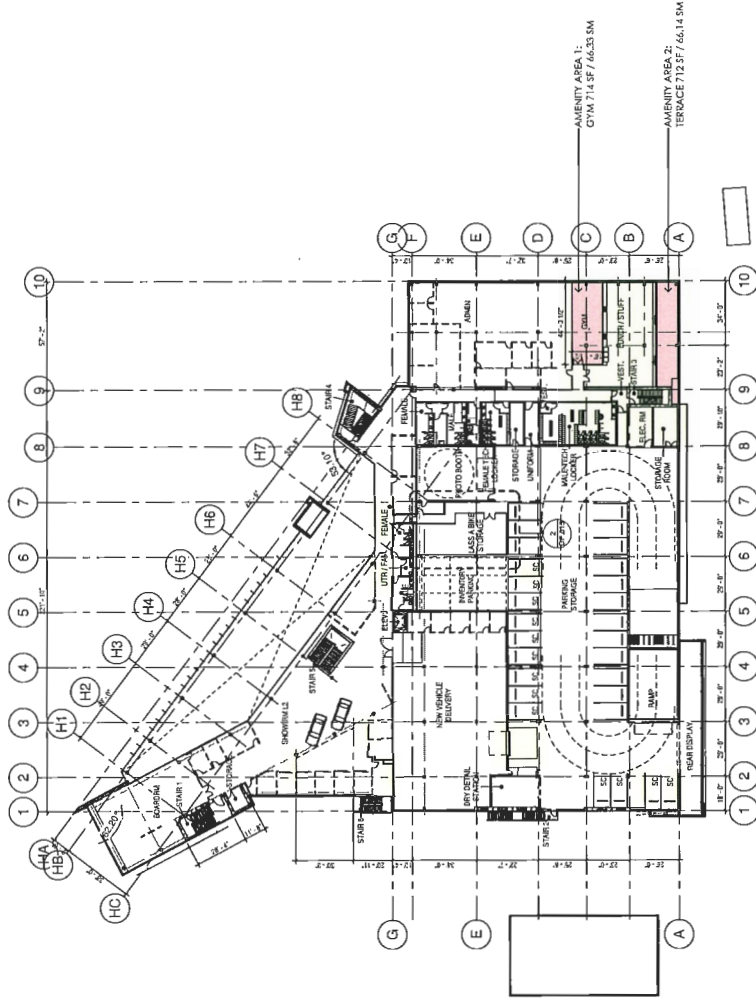
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DATE: 07/15/18  
DRAWING NO.: 21087

PROJECT NUMBER

**PLAN #1B**

**DP.006**

1 SECOND FLOOR PLAN  
1" = 32'-0"





NO.	DATE	REVISION
1	12.04.11	SCHEMATIC DEVELOPMENT
2	11.06.11	REVISION FOR PERMIT

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 All dimensions and elevations are in feet and inches unless otherwise noted. All dimensions and elevations are to the face of the member unless otherwise noted. All dimensions and elevations are to the face of the member unless otherwise noted. All dimensions and elevations are to the face of the member unless otherwise noted.

**OpenRoad Toyota Richmond**

DP 18-818762

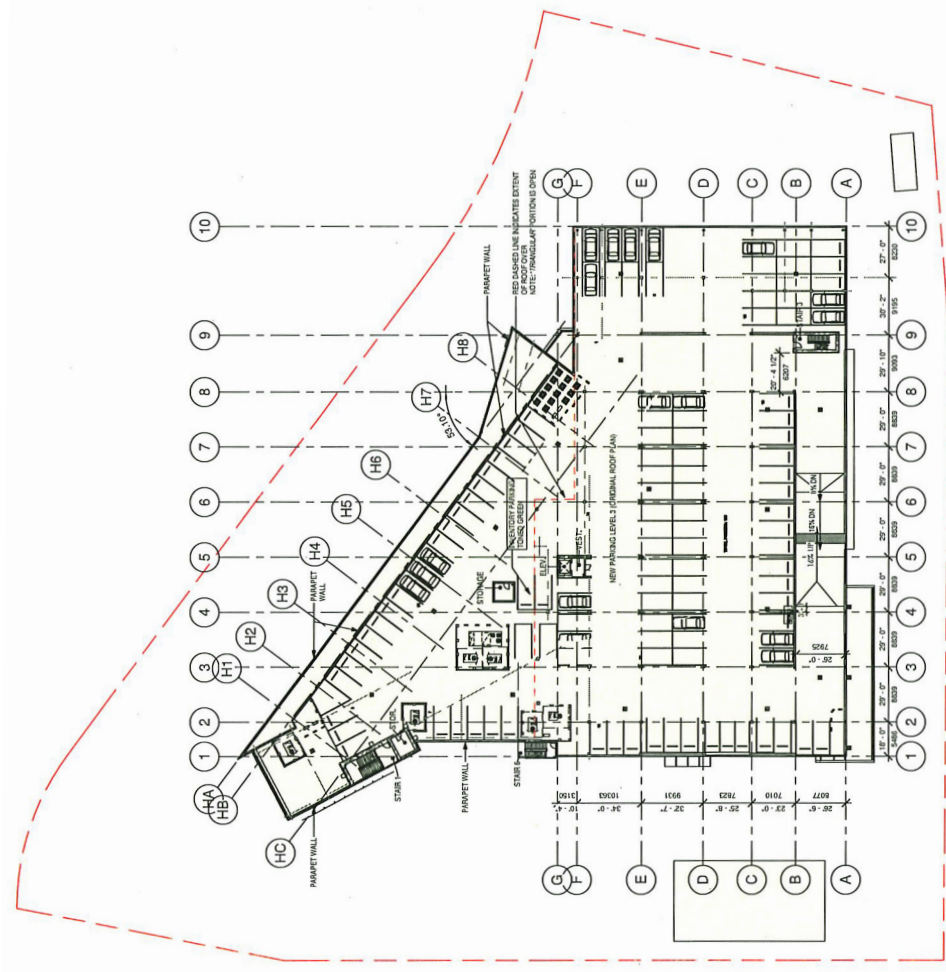
13100 SMALLWOOD PLACE, RICHMOND, BC

LEVEL 3

SCALE: 1" = 8'-0"  
 DATE: SEP 13, 2018  
 DRAWING NO: 18-818762-03  
 PROJECT NUMBER: 18-818762

**PLAN #1C**

**DP.007**



NO.	REV.	REVISION	DATE
1	1	ISSUED FOR PERMIT	
2	1	REVISION FOR PERMIT	

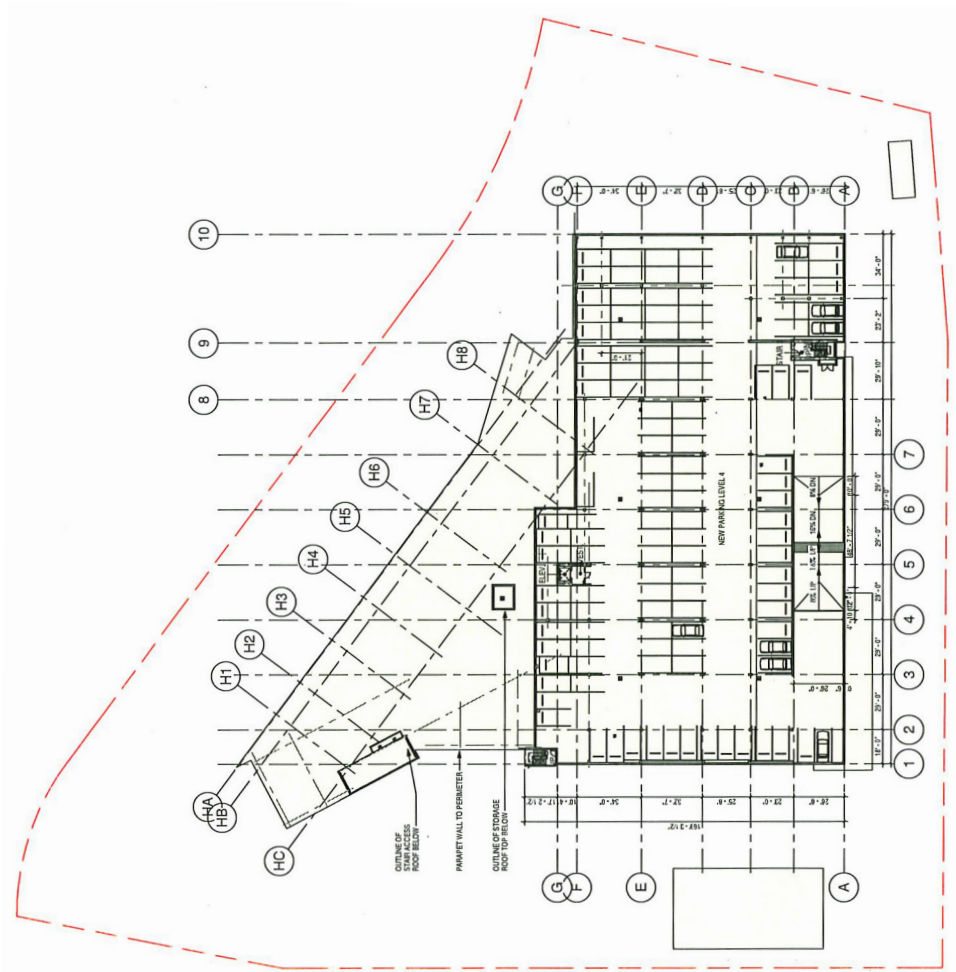
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**OpenRoad Toyota Richmond**  
DP 18-818762  
1005 SMALL WOOD PLACE, RICHMOND, BC

**LEVEL 4**

SCALE: 1" = 30'-0"  
DATE: 08/23/2018  
DRAWN: [Name]  
PROJECT NUMBER: 218027

**PLAN #1D**  
**DP.008**



① ADDITIONAL PARKING LEVEL 1  
1" = 30'-0"



NO.	DATE	REVISION / DESCRIPTION
1	10.04.11	ISSUED FOR PERMIT
2	10.06.11	ISSUED FOR PERMIT

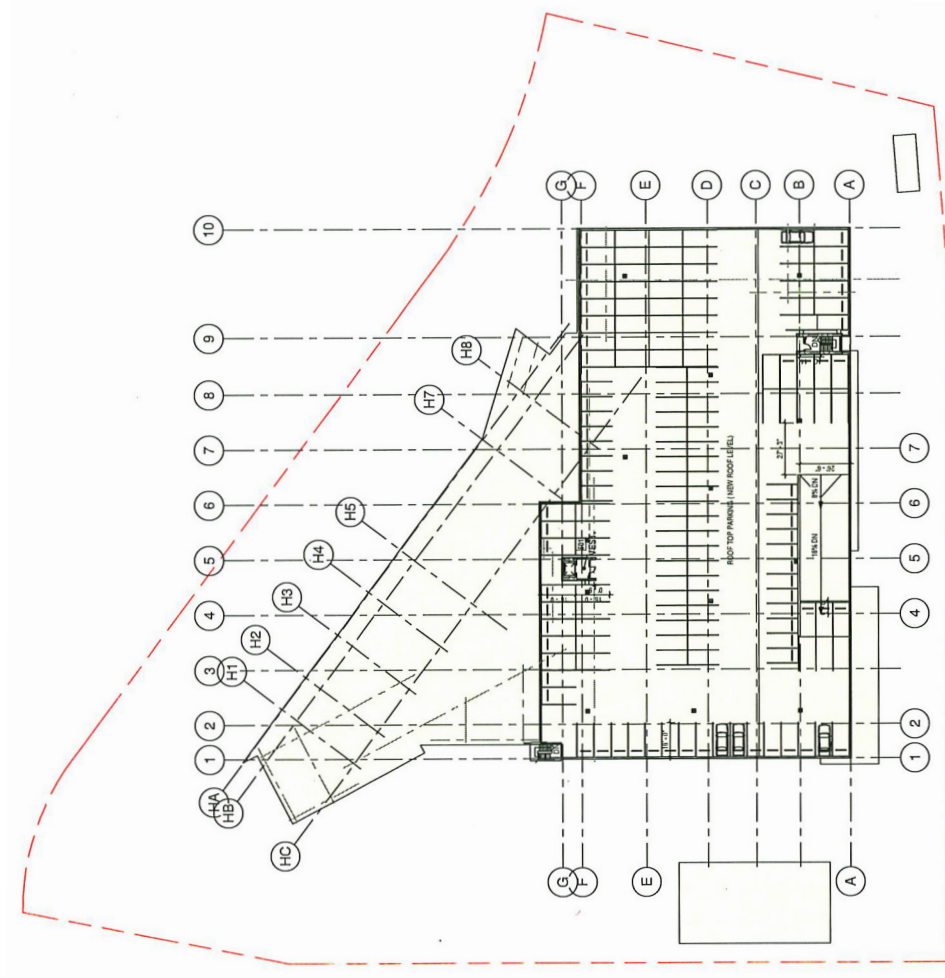
CONTRACT NOTES:

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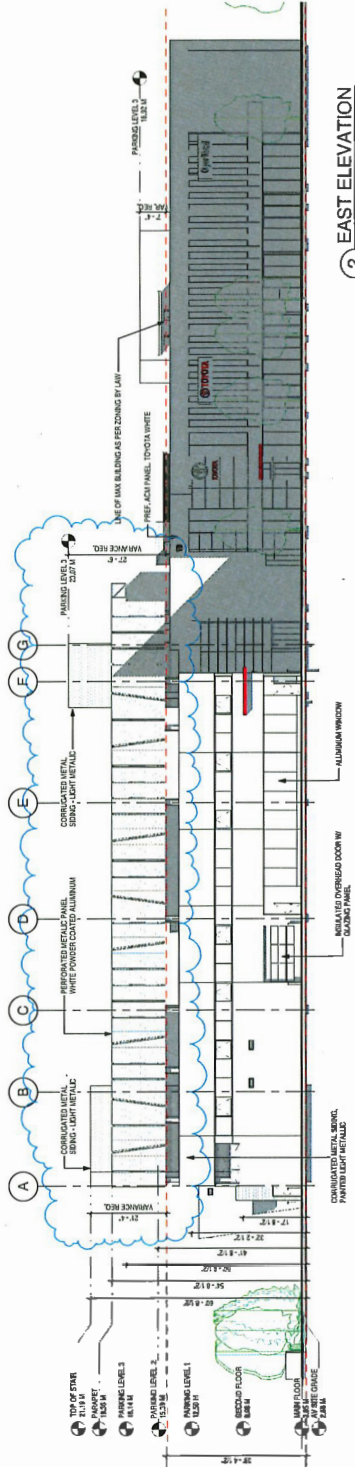
OpenRoad Toyota Richmond  
DP 18-818762  
13100 SMALL WOOD PLACE, RICHMOND, BC  
LEVEL 5

SCALE: 1" = 30'-0"  
DATE: SEP 12, 2018  
DRAWING NO: 11887

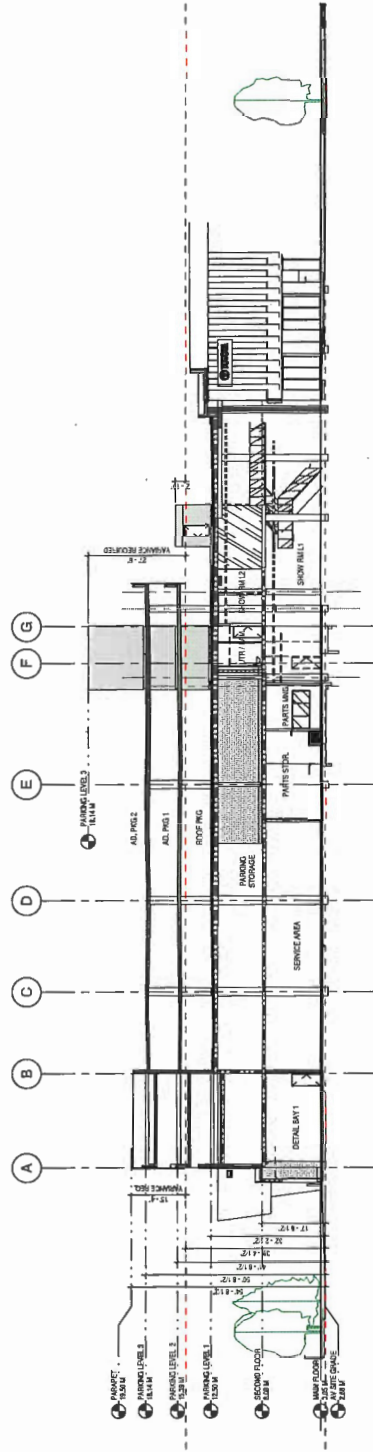
PLAN #1E  
DP.009



1 ADDITIONAL PARKING LEVEL 2  
1" = 30'-0"



2 EAST ELEVATION  
 1/16"=1'-0"



3 SECTION A-A  
 1/16"=1'-0"

NO.	REV.	ISSUED FOR APPROVEMENT
1	18.04.11	ISSUED FOR APPROVEMENT
2	18.04.11	ISSUED FOR APPROVEMENT

REVISION DATE DESCRIPTION

CONTRACT NUMBER:

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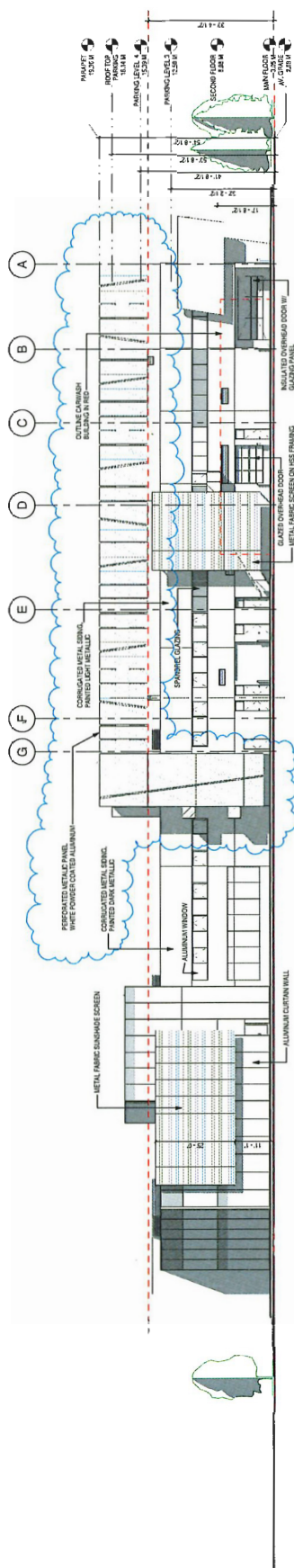
**OpenRoad Toyota Richmond**  
 DP 18-818762  
 13100 SMALL WOOD PLACE, RICHMOND, BC

**ELEVATIONS AND SECTIONS**

SCALE: 1/16"=1'-0"  
 DATE: 08/13/18 2018  
 DRAWING NUMBER: 21-002  
 PROJECT NUMBER:

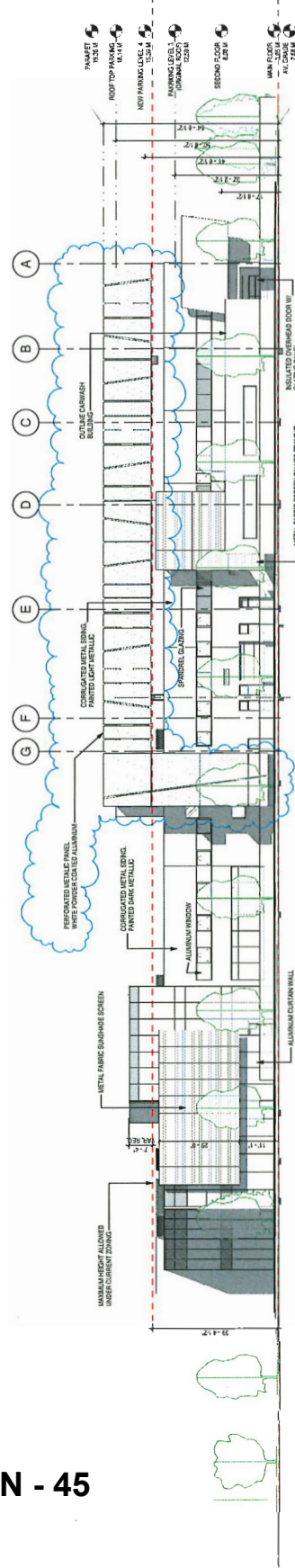
**PLAN #4**

**DP.010**



2 WEST ELEVATION  
 1/16" = 1'-0"

**PLN - 45**



1 WEST ELEVATION  
 1/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	NOV. 11	REVISED FOR SUBMITTAL
2	NOV. 22	REVISED FOR SUBMITTAL

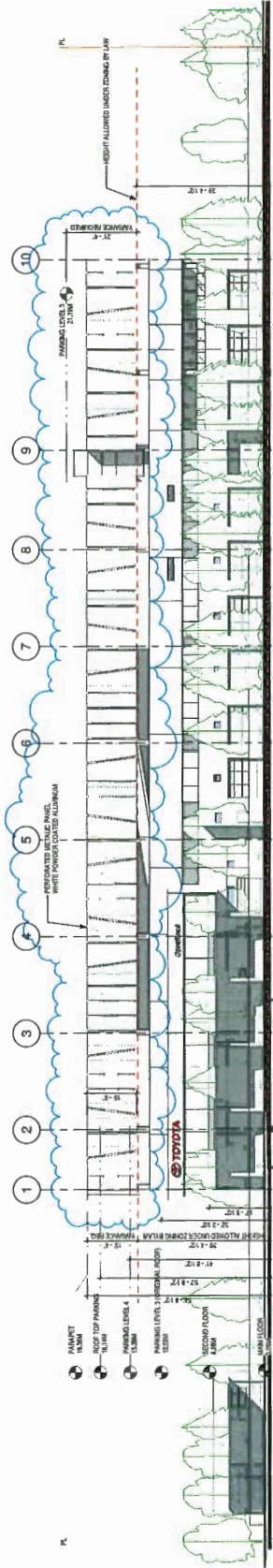
**CONTRACT NOTES:**  
 All items, design, drawings and construction shall be in accordance with the specifications of the International Building Code, 2015 Edition, as amended by the City of Richmond, British Columbia, and all applicable codes and standards. The contractor shall be responsible for any building department work and the cost of construction. The contractor shall be responsible for any building department work and the cost of construction. The contractor shall be responsible for any building department work and the cost of construction.

**OpenRoad Toyota Richmond**  
 DP 18-818762  
 18100 SMALL WOOD PLACE, RICHMOND, BC  
**JACOBS ROAD**  
**ELEVATION**

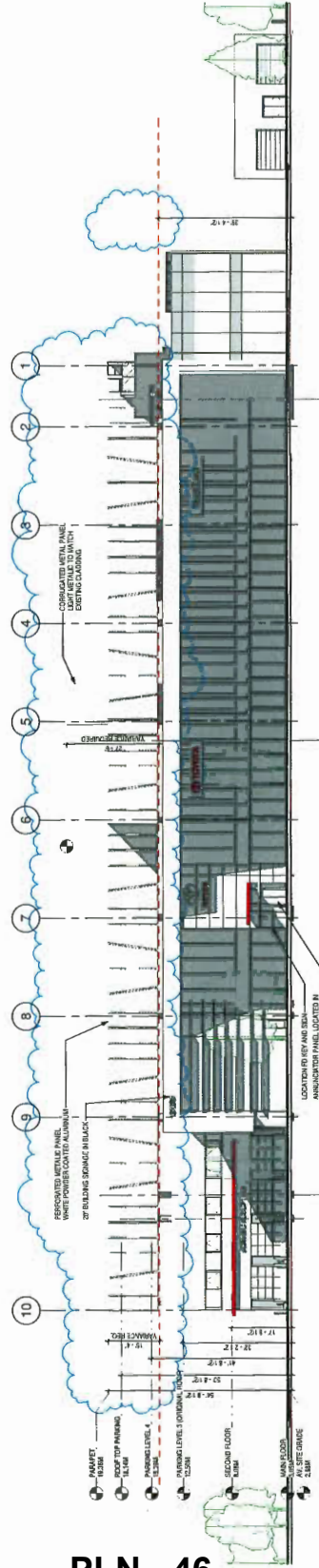
SCALE: 1/16" = 1'-0"  
 DATE: 12/27/17  
 DRAWING NO.: 21487  
 PROJECT NUMBER:

**PLAN #5**  
**DP.011**

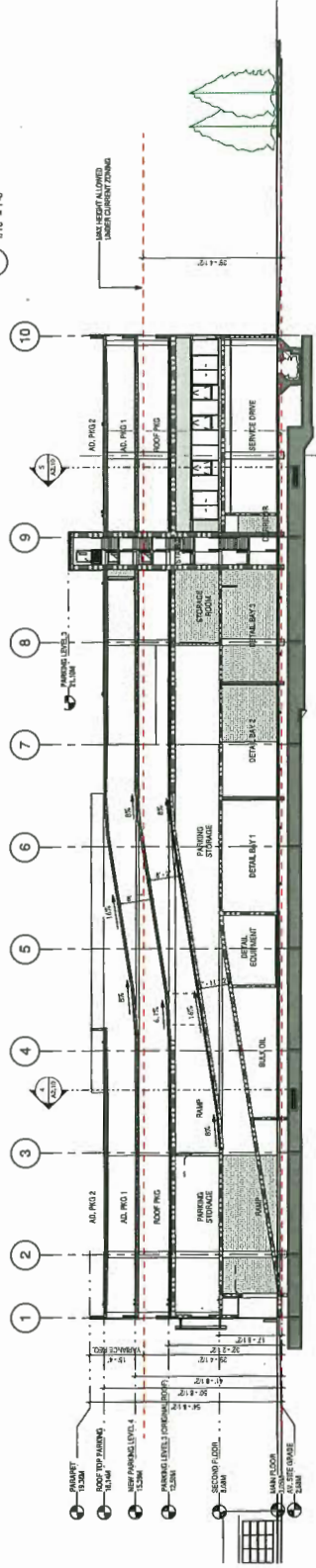




**3 SOUTH ELEVATION**  
 1/8" = 1'-0"



**2 NORTH ELEVATION**  
 1/8" = 1'-0"



**1 SECTION THROUGH RAMP**  
 1/8" = 1'-0"

CLIENT

REVISION	DATE	DESCRIPTION
1	18.04.11	ISSUED FOR TYPING
2	18.04.11	REVISION OF AMENDMENT

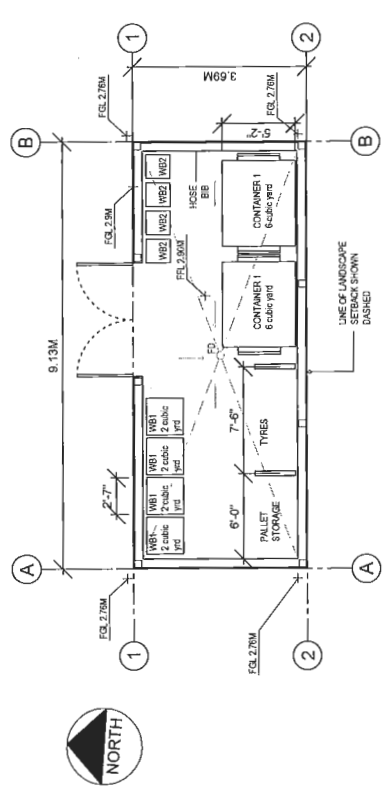
**OpenRoad Toyota Richmond**  
 DP 18-818762  
 19100 SMALL WOOD PLACE, RICHMOND, BC

**ELEVATIONS AND SECTIONS**

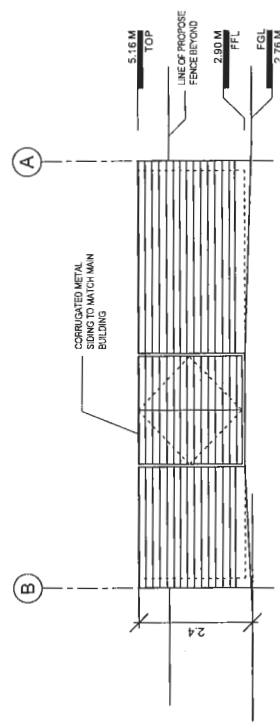
SCALE: 1/8" = 1'-0"  
 DATE: 03/13/2018  
 PROJECT NUMBER: 18-818762

DATEPLOT: 03/13/2018  
 TIME: 11:52:00 AM

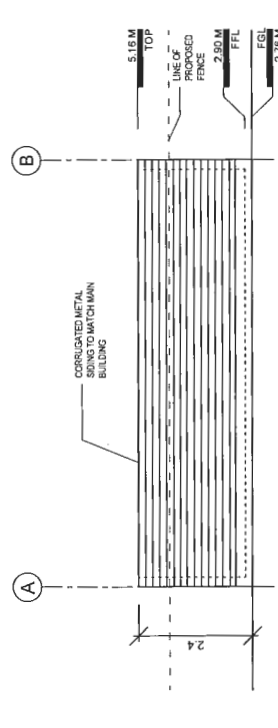




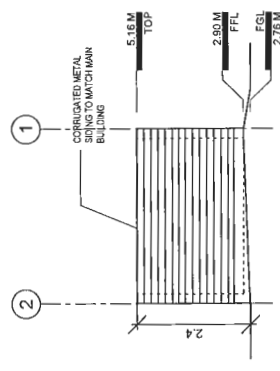
**2** NORTH ELEVATION  
 1/4" = 1'-0"



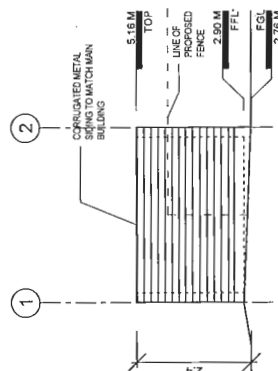
**3** SOUTH ELEVATION  
 1/4" = 1'-0"



**4** EAST ELEVATION  
 1/4" = 1'-0"



**5** WEST ELEVATION  
 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
6	18.10.25	ISSUED FOR DP
5	18.04.11	ISSUED FOR DP
4	17.12.09	ISSUED FOR ADDENDUM
3	17.09.07	ISSUED FOR PERIODIC
2	12.28.06	ISSUED FOR DP
1	12.28.06	ISSUED FOR DP

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**OpenRoad**  
**Toyota Richmond**

**GARBAGE ENCLOSURE**  
**DP 18-818762**

SCALE: 1" = 30'-0" DATE: JAN. 1, 2018 DRAWN AND CHECKED BY: [Name] PROJECT NUMBER: [Number] SHEET: [Number]





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ARCHITECT:  
**CHRISTOPHER BOZIK, ARCHITECTS**

**PLAN #3C**

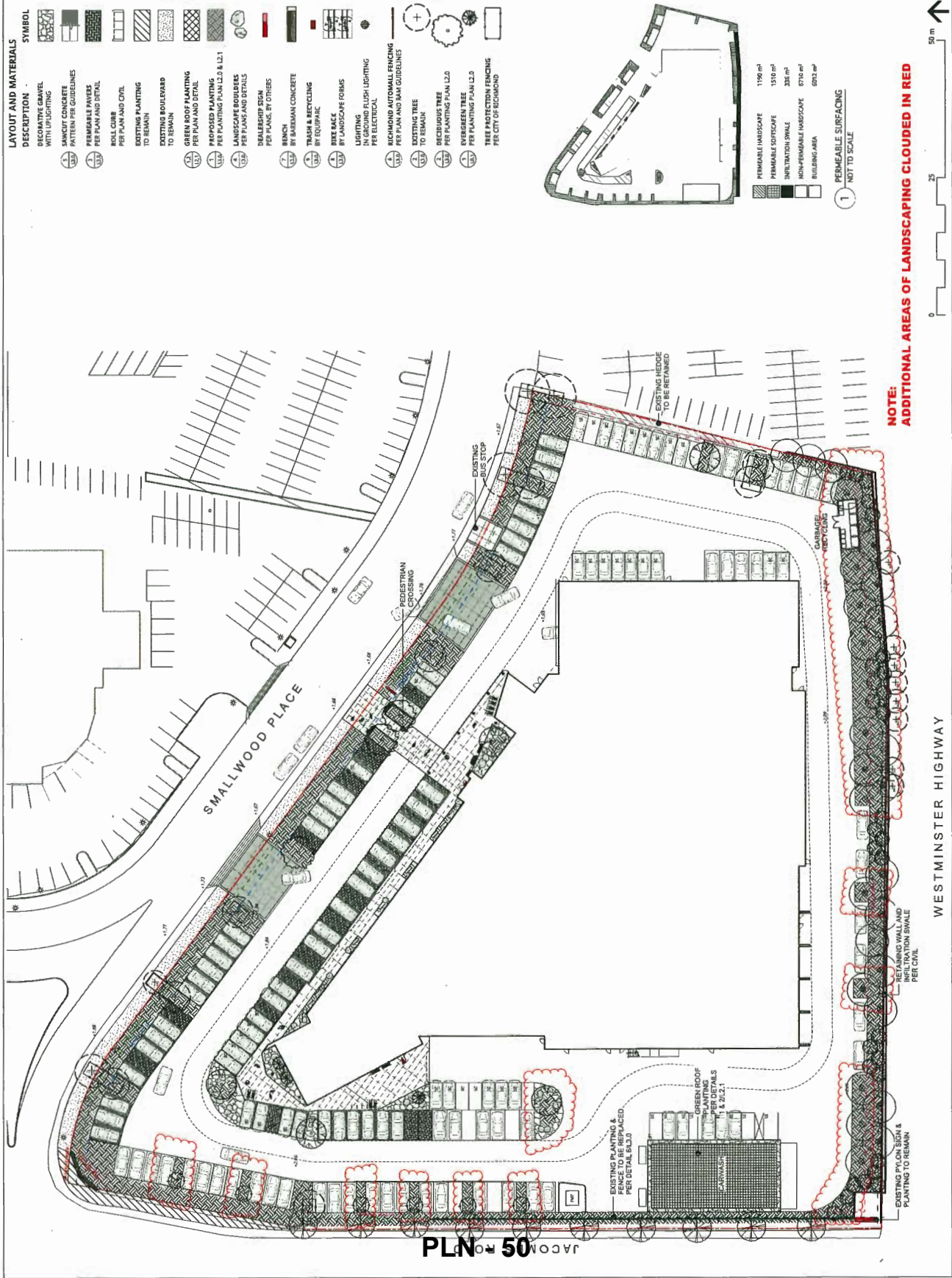
NO.	DESCRIPTION	DATE
13	RE-ISSUED FOR DP	20-09-20
12	ISSUED FOR CONSTRUCTION	20-05-20
11	ISSUED FOR REVISED BP	17-10-19
10	ISSUED FOR TENDER	17-11-20
9	REVISED FOR DP	17-06-20
8	ISSUED FOR APP	17-08-20
7	RE-ASSUED FOR DP	17-05-20
6	RE-ASSUED FOR DP	17-05-19
5	ISSUED FOR BUDGETING	17-05-14
4	RE-ASSUED FOR DP	17-05-08
3	ISSUED FOR BP	16-11-20
2	ISSUED FOR DP	16-07-17
1	ISSUED FOR CLIENT REVIEW	16-04-20

**OPENROAD TOYOTA**

12100 Smallwood Place Richmond, British Columbia	
Scale:	1:200
Drawn:	KD
Reviewed:	KL
Project No.:	06-450

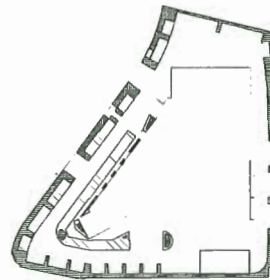
**LANDSCAPE  
SITE PLAN**

**L1.0**



**LAYOUT AND MATERIALS**

- | SYMBOL | DESCRIPTION  |
|--------|--|
|        | DECORATIVE GRAVEL WITH LIGHTING                        |
|        | SAWCUT CONCRETE PATTERN PER GUIDELINES                 |
|        | PERMEABLE PAVERS PER PLAN AND DETAIL                   |
|        | BRICK PAVERS PER PLAN AND CIVIL                        |
|        | EXISTING PLANTING TO REMAIN                            |
|        | EXISTING BOULEVARD TO REMAIN                           |
|        | GREEN ROOF PLANTING PER PLAN AND DETAIL                |
|        | PROPOSED PLANTING PER PLANTING PLAN L2.0 & L2.1        |
|        | LANDSCAPE BOULDERS PER PLANS AND DETAILS               |
|        | DEALERSHIP SIGN PER PLANS, BY OTHERS                   |
|        | BENCH BY SAKRAMAN CONCRETE                             |
|        | TRASH & RECYCLING BY EQUIPAC                           |
|        | BIKE RACK BY LANDSCAPE FORMAS                          |
|        | LIGHTING IN GROUND FLUSH LIGHTING PER ELECTRICAL       |
|        | RICHMOND AUTOMATIC FENCING PER PLAN AND RAN GUIDELINES |
|        | EXISTING TREE TO REMAIN                                |
|        | DECIDUOUS TREE PER PLANTING PLAN L2.0                  |
|        | EVERGREEN TREE PER PLANTING PLAN L2.0                  |
|        | TREE PROTECTION FENCING PER CITY OF RICHMOND           |



- PERMEABLE HARDSCAPE 1190 m²
  - PERMEABLE SOFTSCAPE 1516 m²
  - INFILTRATION SWALE 335 m²
  - NON-PERMEABLE HARDSCAPE 6718 m²
  - BUILDING AREA 6202 m²
- 1 PERMEABLE SURFACING NOT TO SCALE

**NOTE:  
ADDITIONAL AREAS OF LANDSCAPING CLOUDED IN RED**



WESTMINSTER HIGHWAY

PLN #50 JACO



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ARCHITECT:  
**CHRISTOPHER BOYAK, ARCHITECTS**

**PLAN #3D**

13	RE-ASSED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR TENDER BP	17-03-18
10	ISSUED FOR TENDER	17-10-28
9	RE-ASSED FOR DP	17-06-29
8	ISSUED FOR ASP	17-06-27
7	RE-ASSED FOR DP	17-02-28
6	RE-ASSED FOR DP	17-02-19
5	ISSUED FOR BIDDING	17-02-14
4	RE-ASSED FOR DP	17-02-08
3	ISSUED FOR BP	16-11-26
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-29

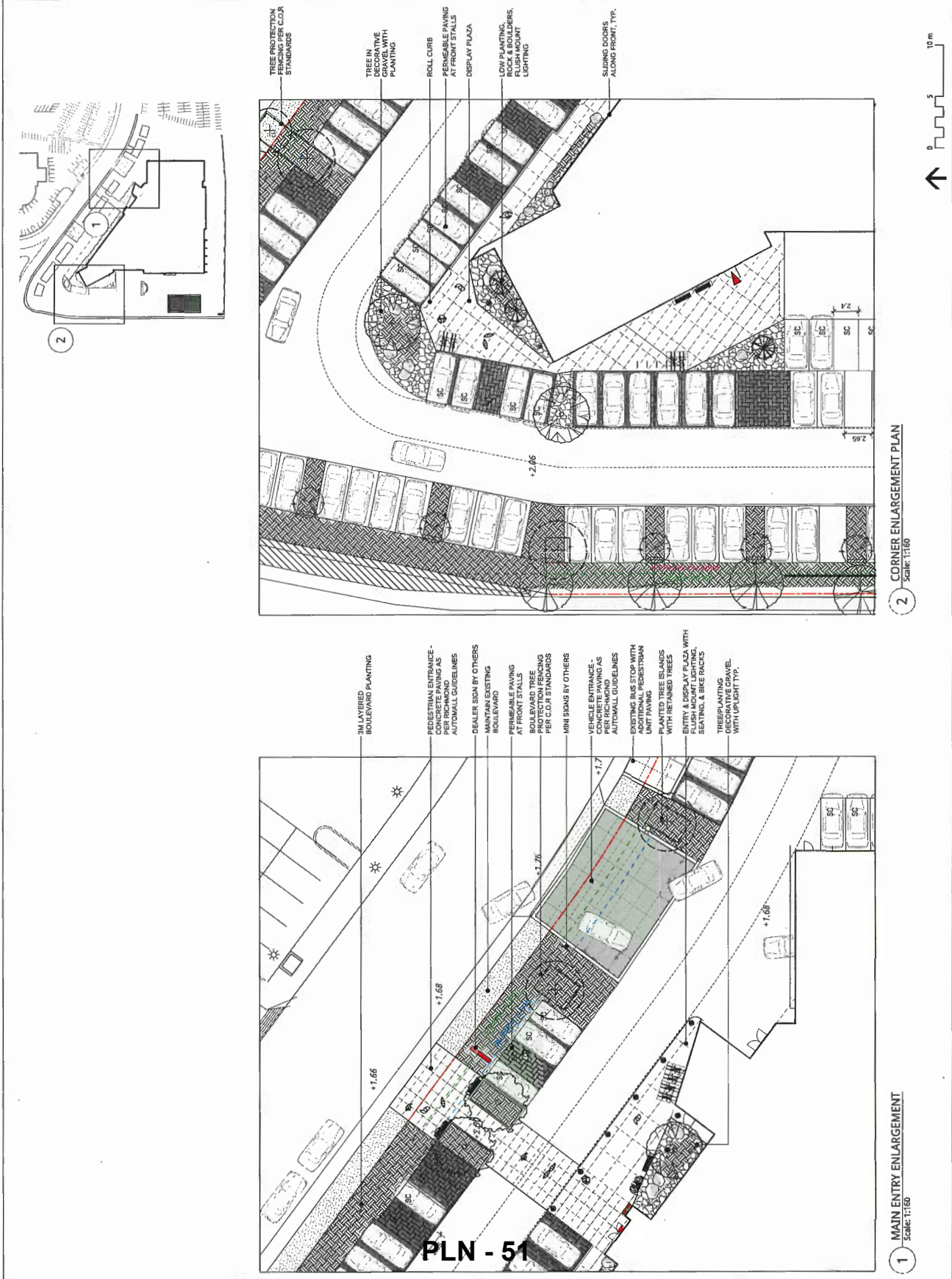
**OPENROAD TOYOTA**

13100 Swallowwood Place  
Richmond, British Columbia

Scale:	1:150
Drawn:	KD
Reviewed:	KL
Project No.:	06-490

**LANDSCAPE ENLARGEMENTS**

**L1.1**



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ARCHITECT:  
**CHRISTOPHER BOZYN, ARCHITECT**

**PLAN #3E**

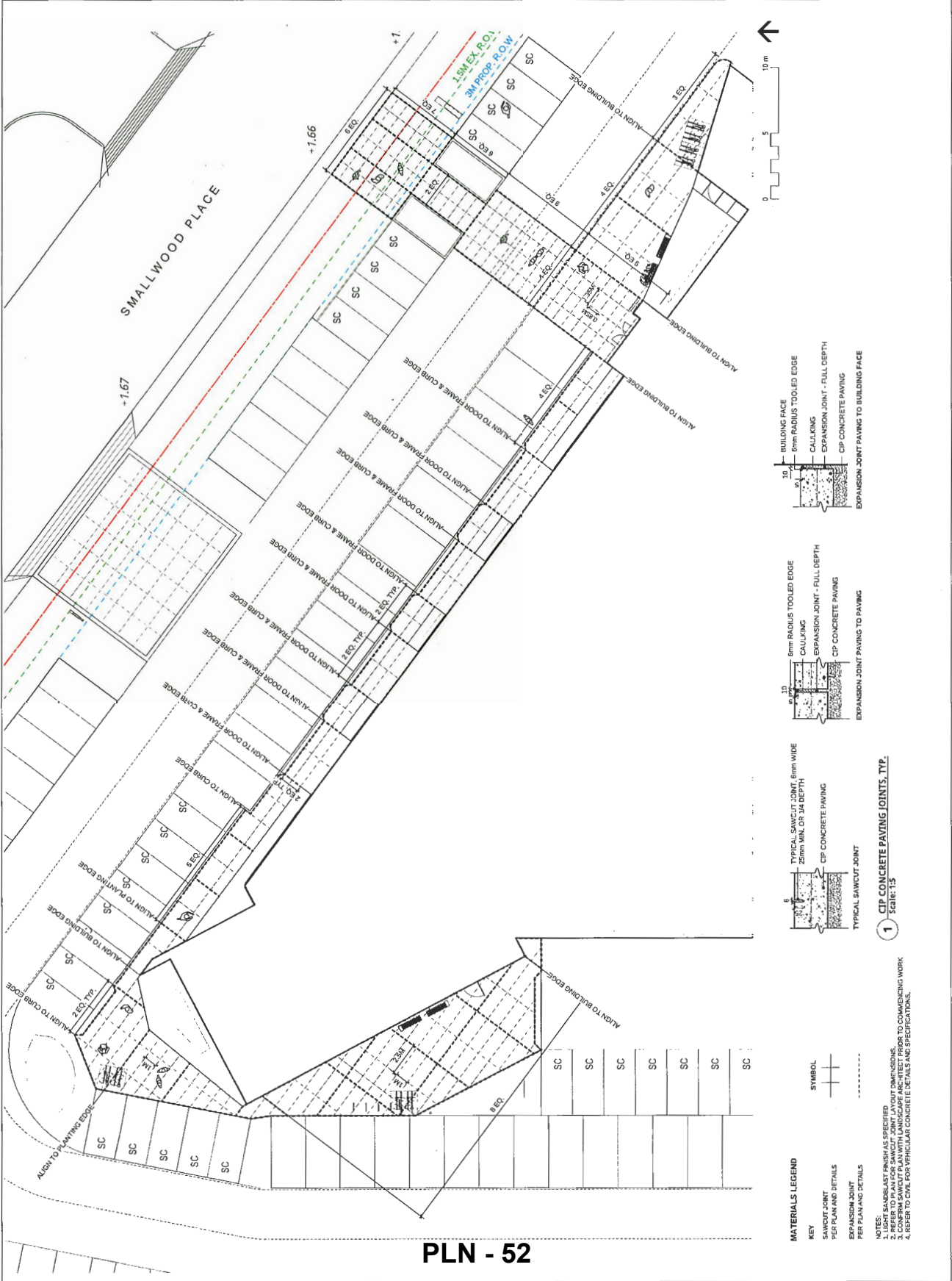
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12	ISSUED FOR CONSTRUCTION	18-02-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-11-28
9	RE-ISSUED FOR DP	17-09-29
8	ISSUED FOR ASP	17-09-07
7	RE-ISSUED FOR DP	17-05-28
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BIDDING	17-02-24
4	RE-ISSUED FOR DP	17-09-09
3	ISSUED FOR BP	18-11-28
2	ISSUED FOR CP	18-01-27
1	ISSUED FOR CLIENT REVIEW	18-06-28

**OPENROAD TOYOTA**

13100 Smallwood Place Richmond, British Columbia
Scale: 1:125
Drawn: KD
Reviewed: KL
Project No. 08-490

**LANDSCAPE  
LAYOUT PLAN**

**L1.2**



**PLN - 52**



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ARCHITECT:  
**CHRISTOPHER BOZYSKI, ARCHITECTS**

**PLAN #3F**

13	RE-ASSIGNED FOR DP	18-09-26
12	ISSUED FOR CONSTRUCTION	18-08-28
11	ISSUED FOR REVISED BP	17-11-13
10	ISSUED FOR TENDER	17-11-28
9	RE-ASSIGNED FOR DP	17-08-23
8	ISSUED FOR ADP	17-06-07
7	RE-ASSIGNED FOR DP	17-05-30
6	RE-ASSIGNED FOR DP	17-05-19
5	ISSUED FOR BIDDING	17-03-24
4	RE-ASSIGNED FOR DP	17-01-28
3	ISSUED FOR BP	16-11-28
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	15-06-10

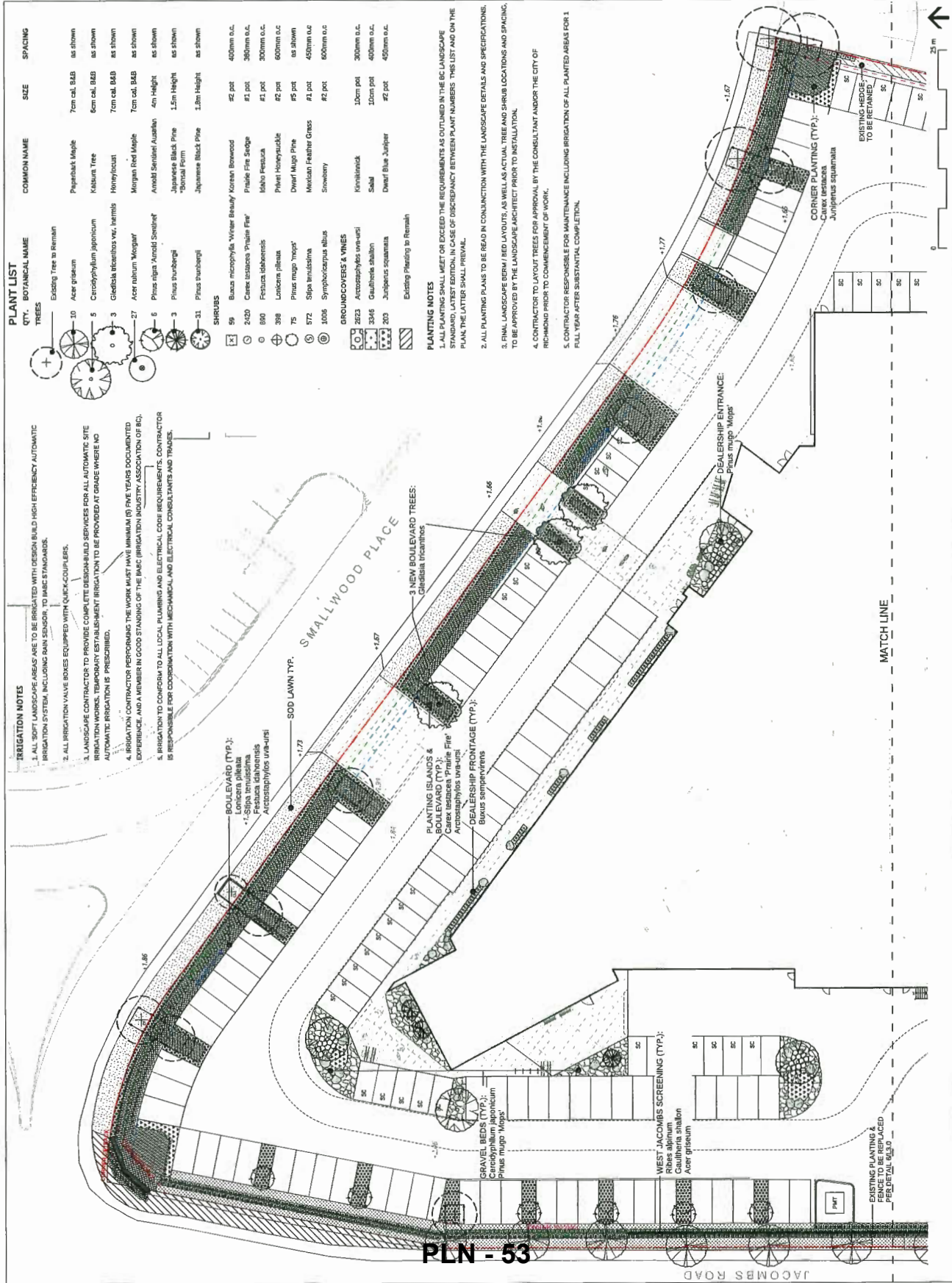
**OPENROAD TOYOTA**

13100 Smallwood Place  
Richmond, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	KL
Project No.:	06-400

**LANDSCAPE  
PLANT MATERIALS  
NORTH**

**L2.0**



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ARCHITECT:

CHRISTOPHER BOZYL, ARCHITECT

**PLAN #3G**

NO.	REVISION	DATE
13	RE-ISSUED FOR DP	19-06-20
12	ISSUED FOR CONSTRUCTION	19-05-20
11	ISSUED FOR REVISED BP	17-05-19
10	ISSUED FOR TENDER	17-04-20
9	REISSUED FOR DP	17-09-19
8	ISSUED FOR ADP	17-08-19
7	RE-ISSUED FOR DP	17-06-19
6	RE-ISSUED FOR DP	17-05-19
5	ISSUED FOR BIDDING	17-03-19
4	RE-ISSUED FOR DP	17-03-19
3	ISSUED FOR BP	16-11-18
2	ISSUED FOR DP	16-07-17
1	ISSUED FOR CLIENT REVIEW	16-06-17

**OPENROAD TOYOTA**

13100 Smallwood Place  
Richmond, British Columbia

Scale:	1:200
Drawn:	KD
Reviewed:	KL
Project No.:	06-400

**LANDSCAPE  
PLANT MATERIALS  
SOUTH**

**L2.1**

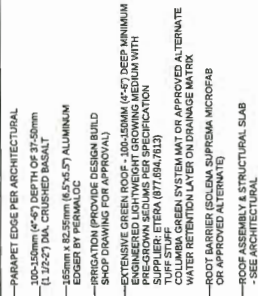
**REFER TO L2.0 FOR PLANT LIST.**

**PLANTING NOTES**

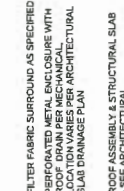
1. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE BC LANDSCAPE STANDARD LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
3. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF RICHMOND PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.

**IRRIGATION NOTES**

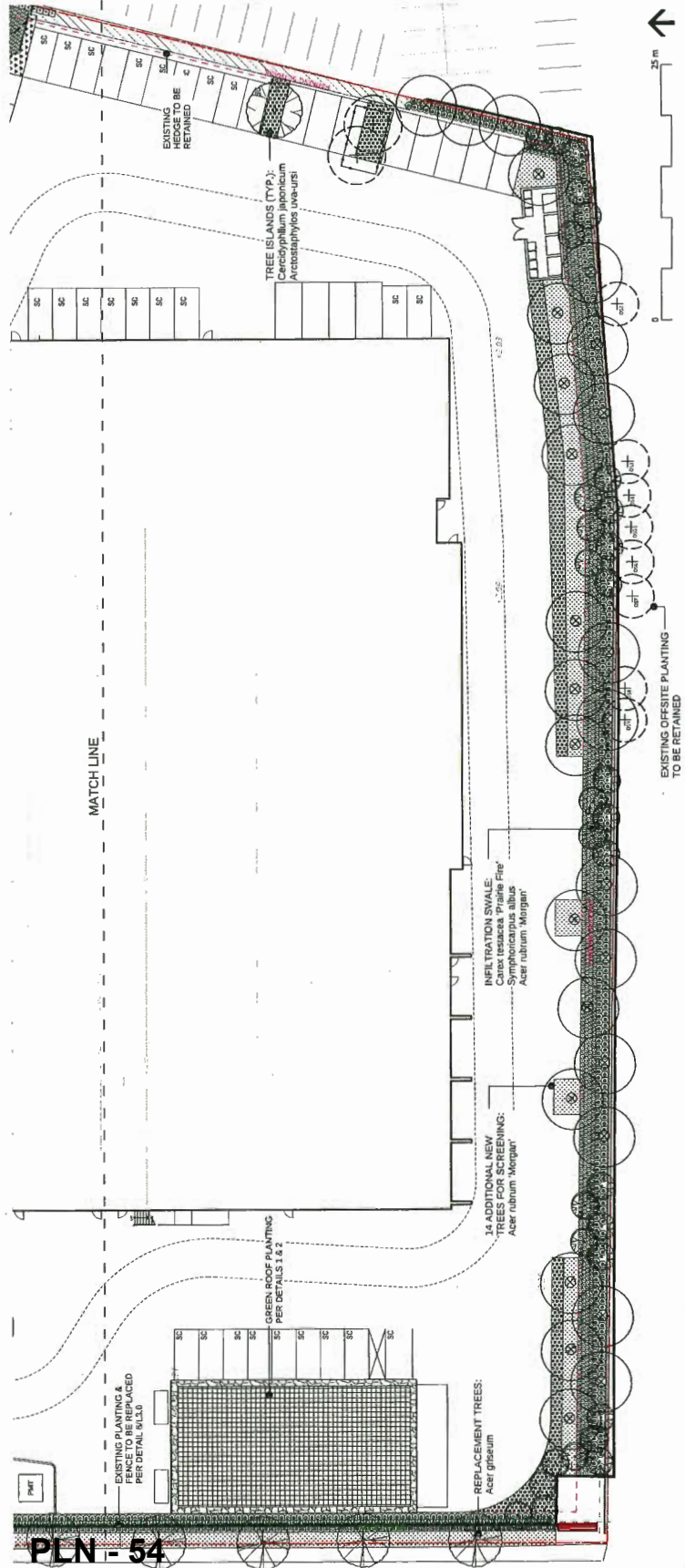
1. ALL 300FT LANDSCAPE AREAS (INCLUDING ONSITE, OFFSITE, AND GREEN ROOF AREAS) ARE TO BE IRRIGATED WITH DESIGN BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM INCLUDING RAIN SENSOR, TO IMC STANDARDS.
2. ALL IRRIGATION VALVE BOXES EQUIPPED WITH QUICK-COUPERS.
3. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS. TEMPORARY ESTABLISHMENT IRRIGATION TO BE PROVIDED AT GRADE WHERE NO AUTOMATIC IRRIGATION IS PRESCRIBED.
4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE AND A MEMBER IN GOOD STANDING OF THE IMC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
5. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.



**1 EXTENSIVE PLANTING ON SLAB**  
SCALE: 1:10



**2 EXTENSIVE PLANTING DRAIN**  
SCALE: 1:10





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ARCHITECT:

**CHRISTOPHER BOZAK, M.Sc. ARCHITECT**

**PLAN #3H**

13	RE-ISSUED FOR DP	14-06-28
12	ISSUED FOR CONSTRUCTION	14-06-28
11	ISSUED FOR REVISED BP	17-12-19
10	ISSUED FOR TENDER	17-12-19
9	RE-ISSUED FOR DP	17-06-20
8	ISSUED FOR DP	17-06-20
7	RE-ISSUED FOR DP	17-06-20
6	RE-ISSUED FOR DP	17-06-20
5	ISSUED FOR BUDGETING	17-02-24
4	RE-ISSUED FOR DP	17-02-08
3	ISSUED FOR DP	16-12-28
2	ISSUED FOR DP	16-07-27
1	ISSUED FOR CLIENT REVIEW	16-06-29

**OPENROAD TOYOTA**

13100 Smallwood Place  
Richmond, British Columbia

Scale: AS SHOWN  
Drawn: KD  
Reviewed: KL  
Project No: 06-490

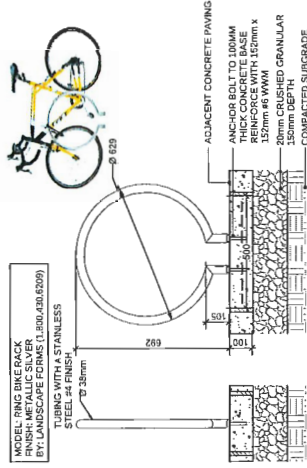
**LANDSCAPE  
DETAILS**

**L3.0**



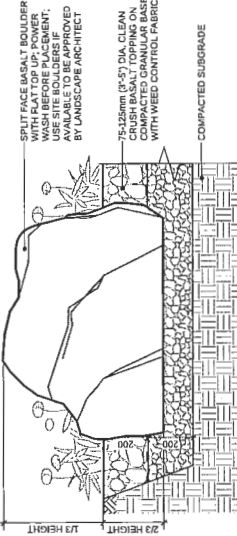
TYPE: CONCRETE BENCH  
BY: BAYKAM CONCRETE  
PORT MOODY, BC 776.689.7670

**7 CONCRETE BENCH**



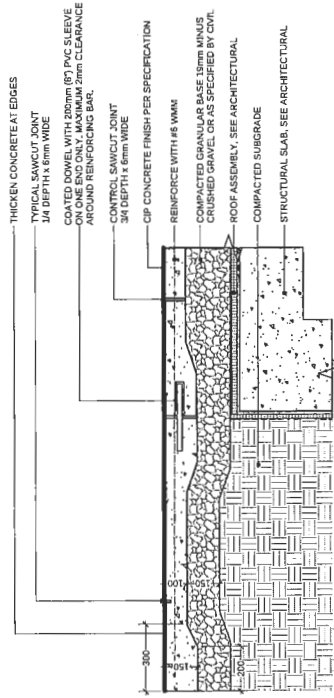
**8 RING BIKE RACK BY LANDSCAPE FORMS**

Scale: 1:10



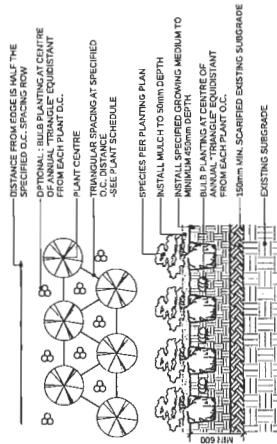
**4 LANDSCAPE BOULDER**

Scale: 1:10



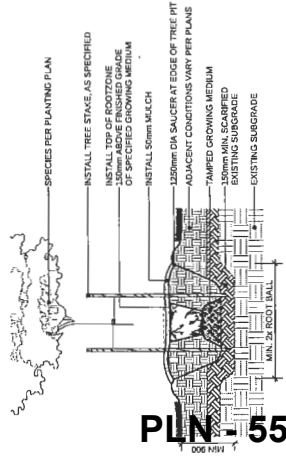
**5 CIP CONCRETE ON GRADE / ON SLAB (TYPICAL)**

Scale: 1:10



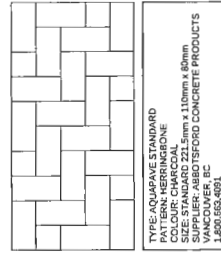
**1 PLANTING ON GRADE (TYPICAL)**

Scale: 1:25



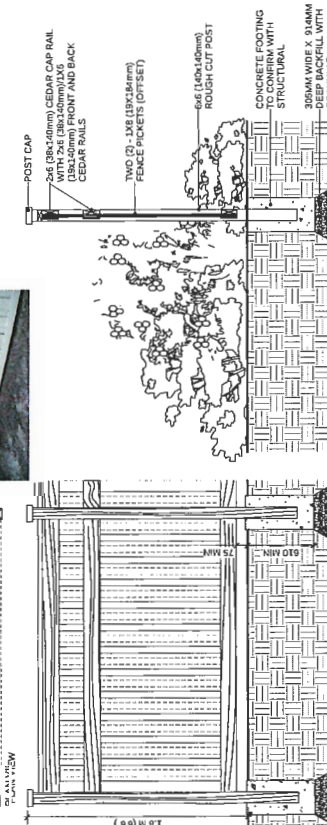
**2 TREE PLANTING ON GRADE (TYPICAL)**

Scale: 1:25



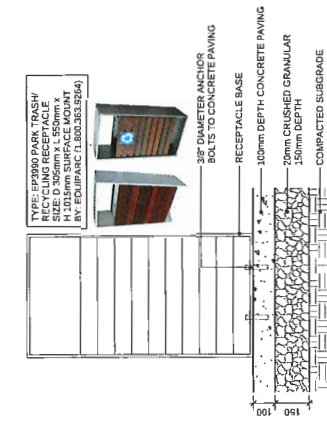
**3 PERMEABLE PAVING**

Scale: 1:10



**6 PERIMETER WOOD FENCE**

Scale: 1:20



**9 TRASH/RECYCLING RECEPTACLE**

Scale: 1:10



October 12, 2018

**MEMO TO:** Christian Chia, OpenRoad Toyota Richmond

**FROM:** RAMA Board of Directors

**RE:** OpenRoad Toyota Richmond Development Permit Application-  
Car Parking Addition

Dear Christian,

This letter is to inform you that your revised building design application submitted April, 2018 for the new OpenRoad Toyota Richmond dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

We note that the maximum Floor Area Ratio of 0.82 is higher than the municipal bylaw of .5 and that the proposed: roof height 15.46M, parapet height of 16.88M, stair tower 18.51M and elevator over-run of 20.39M exceed the bylaw maximum of 12M. Based on the variances granted on the recent Audi and Jaguar LandRover applications on these same two issues, the Board has also approved the variances on your application.

If you have any questions, please don't hesitate to call. On behalf of the Directors and myself, we wish you the very best with your new facility.

Kind regards,

A handwritten signature in black ink, appearing to be 'Gail Terry', written in a cursive style.

Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval



City of  
Richmond

**Rezoning Considerations**  
Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 13100 Smallwood Place

**File No.:** ZT 18-818765

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9948, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
3. City acceptance of the developer's offer to voluntarily contribute \$0.45 per buildable square foot (e.g. \$38,432) to the City's public art fund.

**Prior to Building Permit\* Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date





Richmond Zoning Bylaw 8500
Amendment Bylaw 9948 (ZT 18-818765)
13100 Smallwood Place

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, section 10.7 entitled "Vehicle Sales (CV)", is amended by deleting subsection 10.7.4.1 d) in its entirety and replacing with the following:

- d) 0.82
13100 Smallwood Place
P.I.D. 000-955-574
Lot 7 Section 5 Block 4 North Range 5 West New Westminster District Plan
68775 Except Plan EPP72489

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9948".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and approval marks.

CITY OF RICHMOND
APPROVED by
AB
APPROVED by Director or Solicitor
AR

MAYOR

CORPORATE OFFICER