



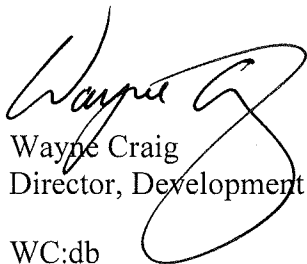
To: Planning Committee  
From: Wayne Craig  
Director, Development

Date: January 15, 2019  
File: ZT 18-818164

Re: **Application by Christopher Bozyk Architects Ltd. for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to Allow an Increase in Floor Area Ratio at 5660 Parkwood Way**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, for a Zoning Text Amendment to the "Vehicle Sales (CV)" Zone to increase the maximum permitted Floor Area Ratio (FAR) to 0.84 for the property located at 5660 Parkwood Way, be introduced and given first reading.

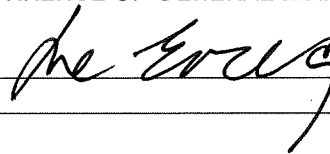


Wayne Craig  
Director, Development

WC:db  
Att. 7

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



## 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 from 0.5 to 0.84 at 5660 Parkwood Way (Attachment 1). The applicant’s proposal is to construct a new 9,267.65 m<sup>2</sup> (99,756 ft<sup>2</sup>) three-storey commercial vehicle retail facility with roof top parking, a sales floor, a service area, car wash (non-public), employee amenities and car storage (Attachment 2).

The facility is intended to accommodate a new Volkswagen dealership with sufficient on-site vehicle inventory to reduce the need for off-site vehicle storage. A separate Development Permit application (DP 18-818161) will be required prior to any construction.

The subject property is a 1.105 ha (2.73 ac) parcel located in the East Cambie Planning Area (Attachment 3). The site is currently vacant with the two dealership facilities that previously occupied the site having been removed in mid-2017.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

### Surrounding Development

Being centrally located within the Richmond Auto Mall, the site is entirely surrounded by automobile dealerships - all of which are on properties similarly zoned “Vehicle Sales (CV)”.

Surrounding development is as follows:

- To the North: A 0.93 ha (2.3 acre) lot containing the Richmond Acura dealership (ZT 15-694669 adopted and DP 14-669686 issued July 27, 2015);
- To the South: A 1.0 ha (2.46 acre) lot containing the Richmond Honda dealership (DP 14-677729 issued May 11, 2015);
- To the East: A 2.54 ha (6.28 acre) lot containing the Richmond Audi and the Jaguar Land Rover of Richmond dealerships (ZT 15-694669 adopted and DP 14-676613 issued July 13, 2015), and;
- To the West: A 0.93 ha (2.3 acre) lot containing the Open Road Lexus Richmond dealership (DV 10-529985 issued September 13, 2010) and a 0.63 ha (1.56 acre) lot owned by Mercedes-Benz Richmond .

## **Related Policies & Studies**

### Official Community Plan/East Cambie Area Plan

The subject property is designated “Commercial” in both the Official Community Plan (OCP) and the East Cambie Area Plan (Attachment 3). The proposed auto dealership use is consistent with both the OCP and the East Cambie Area Plan land use designations.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant is already registered on title. The proposed development 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. The site is primarily within the “Restricted Area (Area 1B)” with a small area at the north end of the lot being within the “Restricted Area (Area 1A)”. The proposed auto dealership use at the subject site complies with the ANSD Policy as it will be a commercial use and does not include any residential uses. An aircraft noise covenant and Statutory Right of Way (SRW) are already registered on title. No changes to the existing aircraft noise covenant are required as a result of the proposed development.

### 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 (Attachment 7) include a requirement for MOTI approval prior to bylaw adoption.

### Ministry of Environment (MOE) Approval

A site profile was submitted by the applicant for the current application which identified Schedule 2 activities having occurred on-site under the previous dealership use. The site profile was submitted to the Ministry of Environment (MOE)’s site registry in accordance with the Provincial Contaminated Sites Regulation. Sustainability staff subsequently advised that, based on the applicant’s submission, no further review is required for the site and the City can proceed with approval of the Zoning Text Amendment and Development Permit applications.

## **Analysis**

### Built Form and Architectural Character

The proposed building will be three storeys in height. In the northern half of the building, a vehicle service and repair facility will be located on the ground floor. Above that will be a new vehicle showroom and a new vehicle receiving area. Dealership offices, staff facilities and storage areas will be located on the second and third floors. Both stairs and a passenger elevator will provide access between floors in this portion of the building. The roof top over this portion

of the building will contain skylights, screened mechanical power units and an array of solar panels.

The southern half of the building is proposed to contain a three storey parkade with rooftop parking, a wet and dry detailing area and a car wash. The parkade has been designed to be the open on the ground floor and the rooftop parking but enclosed on the second and third floors. Access stairwells will be located at each of the four corners of the parkade.

The structure is proposed to be constructed with cast-in-place concrete and finished in several different colors of acrylic paint providing visual accents to the building.

From the outside, a landscaped berm will extend around the service area almost entirely. Above it will be a curtain wall surrounding three sides of the showroom exposing the display vehicles inside and providing natural daylight for the showroom, offices and employee amenity areas.

The developer is proposing to include the following sustainability measures:

- Full compliance with current ASHRAE standards;
- All exterior glazing to be insulated with Low E film;
- Minimizing glazing in areas of low employee and customer access to maximize thermal efficiency;
- LED lights used throughout;
- High efficiency hot water heater systems;
- Water recovery systems uses for the car wash;
- Permeable asphalt paving in areas of low vehicle travel;
- Provision of five EV charging stations for public use;
- Application of a light colour roofing system to minimize the heat island effect.
- A roof mounted array of 207 360-watt solar panels producing approximately 75 kW (this proposal will generate more power from the solar panels than the panels included in the Toyota application (ZT 18-818765) that was given first reading by Council on December 19, 2018).

With regard to the provision of solar panels, staff note that on December 18, 2018, Council directed staff to “examine the potential of a comprehensive policy on solar panels, in particular including the options for incentives, and the environmental and economic impacts and report back”. This referral is currently in progress with staff and a report will be forthcoming at a future date.

The Zoning Text Amendment Considerations (Attachment 7) include a requirement for the registration of a legal agreement on Title prior to bylaw adoption to secure the provision of the solar panels. The agreement will contain provisions that the solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building. The agreement will include provisions for alternative renewable technologies to replace the solar panels in the future as renewable technologies improve, provided that such alternatives provide equal or better energy performance.

### Existing Legal Encumbrances

The applicant has submitted a title search and a lawyer's title summary of charges (report dated July 23, 2018) for the subject site. The summary notes that there is a covenant (BX132191) registered on title "with respect to Fire equivalencies" for the buildings on the site that have since been removed. It notes that "these [equivalencies] become redundant at the time buildings on the subject lands are demolished". Building Permit staff advised that as the previous buildings on the site have been removed and that the registered covenant should be discharged. A requirement for the discharge of covenant BX132191 from title prior to Bylaw adoption is included in the Zoning Text Amendment Considerations (Attachment 7).

### Transportation and Site Access

The site is entirely surrounded by roads (Parkwood Way and Parkwood Crescent). Three access driveways are proposed for the site which is a reduction of one driveway from the former developments on the site. The driveway to the east is intended for service, recycling and delivery access. The driveway to the south will be for customer access. The driveway on the west will be one-way in direction and intended for service drop-off and parking access for customers.

The parkade has been sized to fully address the required 156 employee and customer parking spaces plus accommodate an additional 245 vehicle inventory spaces. The applicant has indicated that this will allow greater inventory to be kept at the site and reduce the need for off-site storage elsewhere in Richmond. Four accessible parking spaces will be located near the facility entrance in a configuration compliant with the accessible parking provisions in the Zoning Bylaw #8500.

Delivery of vehicles to the subject site, similar to all the Richmond Auto Mall Association (RAMA) dealer's sites, will be made by WB-20 auto carriers that are in excess of 12 m (40 ft) in length and that are unable to physically fit onto the dealer's properties. RAMA's General Manager has advised that it is their policy to require deliveries to take place in the evening wherever feasible to avoid peak traffic in the mall.

To minimize potential traffic disruption during construction, the Zoning Text Amendment Considerations (Attachment 7) include a requirement that a construction parking and traffic management plan is to be provided to the Transportation Division prior to the issuance of the Building Permit.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 3 bylaw-sized trees on the subject property and 6 street trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- 3 trees (tag# 577, 576, 575) located on the development to be removed and replaced.

- 6 trees (tag# 1396, 1397, 1398, 1399, 1400, 1401) located on City to be assessed by Parks Arboriculture staff for retention.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove 3 on-site trees (Trees tag# 577, 576, 575). The 2:1 replacement ratio would require a total of 6 replacement trees. The applicant has agreed to plant a total of 55 trees on site. This is reflected in the accompanying landscape plans (Attachment 2).

### *Tree Protection*

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 2 Plan L0.1). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

The Zoning Text Amendment Considerations (Attachment 7) include a requirement for the tree protection fencing and for submission of \$12,000 as survival security for the 6 street trees to be retained.

### Public Art

Based on a maximum buildable floor area of approximately 81,427 ft<sup>2</sup> commercial floor area, the recommended public art contribution based on Administrative Guidelines of \$0.45/SF (2018 rate) is approximately \$36,642.15. As this project will generate a recommended public art contribution of less than \$40,000 and there are limited opportunities for locating public art on the site, as per Policy it is recommended that the public art contribution be directed to the Public Art Reserve for City-wide projects on City lands.

The Public Art contribution is included in the Zoning Text Amendment Considerations (Attachment 7) and will be required prior to final adoption, with the funds to be directed to the Public Art Reserve Fund for City-wide projects on City lands.

Variances Requested

Based on the revised concept plans, the applicant will be requesting variances to the provisions of the Richmond Zoning Bylaw 8500 at the Development Permit Application review stage to increase the maximum permitted building height. The table below shows the requested height variances compared to the Bylaw requirements.

<b>Area Affected</b>	<b>Bylaw Requirement</b>	<b>Variance</b>
Roof Over Ramp	12 m	16 m
Three Stairwell Roofs	12 m	15.54 m
Skylight Roof	12 m	15.12 m
Rooftop Parapet & Solar Panels*	12 m	13.72 m
Roof Deck	12 m	12.09 m

\* Note that the exact height of the solar panels has not yet been determined.

Several of the dealerships operating within the Richmond Auto Mall (RAMA) have been working to increase their on-site storage capacity and thereby reduce land holding costs off-site when they look to redevelop their properties and upgrade their facilities. Staff have compiled a table (Attachment 6) that provides a comparison of building heights and densities for seven RAMA auto dealership properties that have redeveloped since 2009 and three dealerships that have submitted applications requesting redevelopment (including this Volkswagen proposal) that are currently under review by the City.

The proposed height and density increase is in keeping with Official Community Plan policies regarding higher utilization of employment lands. Additionally, incorporating vehicle storage on-site frees up industrial lands elsewhere in the City.

Staff note that the proposed building height is less than the most recent application in the Auto Mall (ZT18-818765) that was granted first reading by Council on December 19, 2018.

In addition to the variances for height, the applicant will also be requesting the following variances:

1. A reduction in the number of required loading spaces from 2 medium and 1 large space to 1 large space. Staff have no concerns with the requested variance as it is consistent with operations within the Auto Mall with new vehicle deliveries occurring in the early morning hours or late in the evening as monitored by the Auto Mall Association.
2. A reduction in the landscaping requirement from 3.0 m to a minimum of zero metres along portions of the southern and western property boundaries. Staff will review this variance through the Development Permit but do note that this is consistent with other dealerships in the Auto Mall and that the applicant has worked to minimize the extent of the variance and has also created an even wider landscape strip along the north side of the building.

The height variances are cloud outlined in Attachment 2 on plans A11 and A12. The landscaping variances are cloud outlined in Attachment 2 on plan L1.0.

The Richmond Auto Mall Association has submitted a letter (Attachment 5) to the City in support of the proposed development and the identified variances.

#### Site Servicing and Frontage Improvements

The frontage roadway construction and underground utilities (e.g., Storm sewer, sanitary sewer, water, hydro/telephone/cable and gas) at Parkwood Crescent and Parkwood Way required to service the proposed development were constructed and completed under SA14-674419 as a condition of RZ12-626430. That application rezoned 5580 and 5600 Parkwood Way from “Industrial Business Park (IB1)” to “Vehicle Sales (CV)” for the purpose of creating three auto dealerships (Council adopted on February 23, 2015). Any subsequent minor works that might be needed to complete frontage accesses etc. can be addressed through work orders.

The Engineering requirements for this application are just for the service connections for City utilities (e.g., water, storm and sanitary) and private utilities.

#### Development Permit Review

As noted previously, the proposed development will undergo a separate design review via the Development Permit application (DP 18-818161). Specific issues to be addressed through that review 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.
- A review of the height, loading space and landscaping 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 detailed review of the waste management overlay plan will be undertaken.
- A review of the southern face of the parkade for consideration of enhancement opportunities.
- A review of the proposed variances, as identified above.

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

There are no new Operating Budget Impacts as a result of the proposed development.



**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 0.84 at 5660 Parkwood Way in order to construct a new three-storey commercial Volkswagen dealership on the subject property. The conceptual development plans incorporate a number of sustainability elements including rooftop solar panels and five publically accessible electric vehicle charging stations.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9981 be introduced and given first reading.



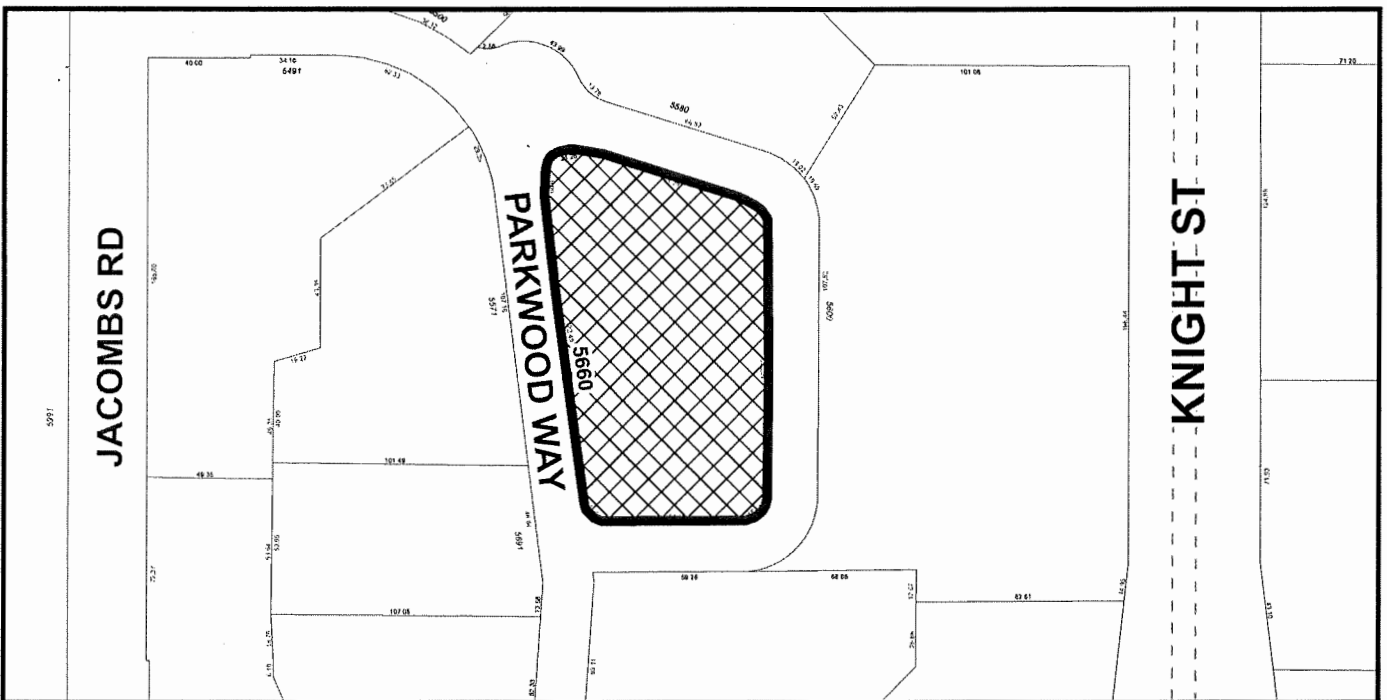
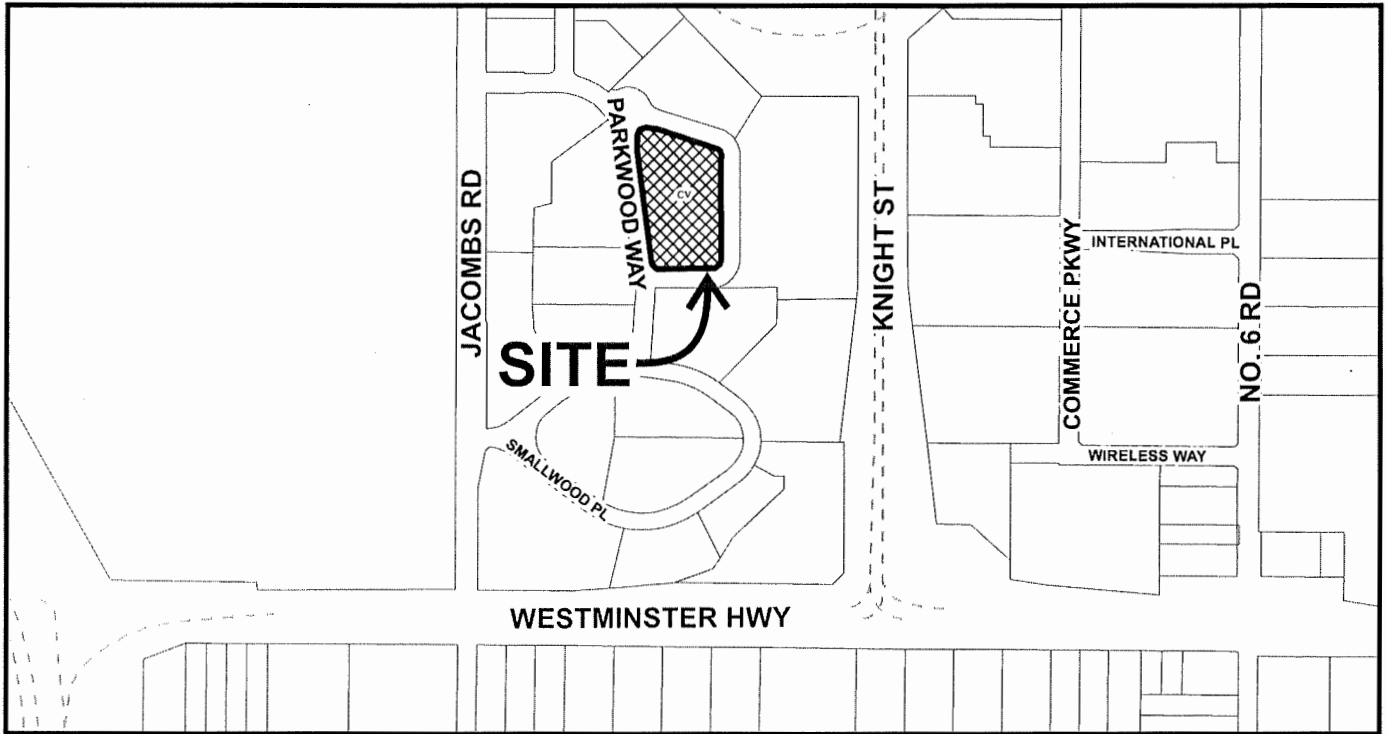
David Brownlee  
Planner 2

DCB:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: East Cambie Area Plan Land Use Map
- Attachment 4: Development Application Data Sheet
- Attachment 5: Letter from the Richmond Auto Mall Association
- Attachment 6: Richmond Auto Mall Building Heights and Densities Table
- Attachment 7: Zoning Text Amendment Considerations



# City of Richmond



## ZT 18-818164

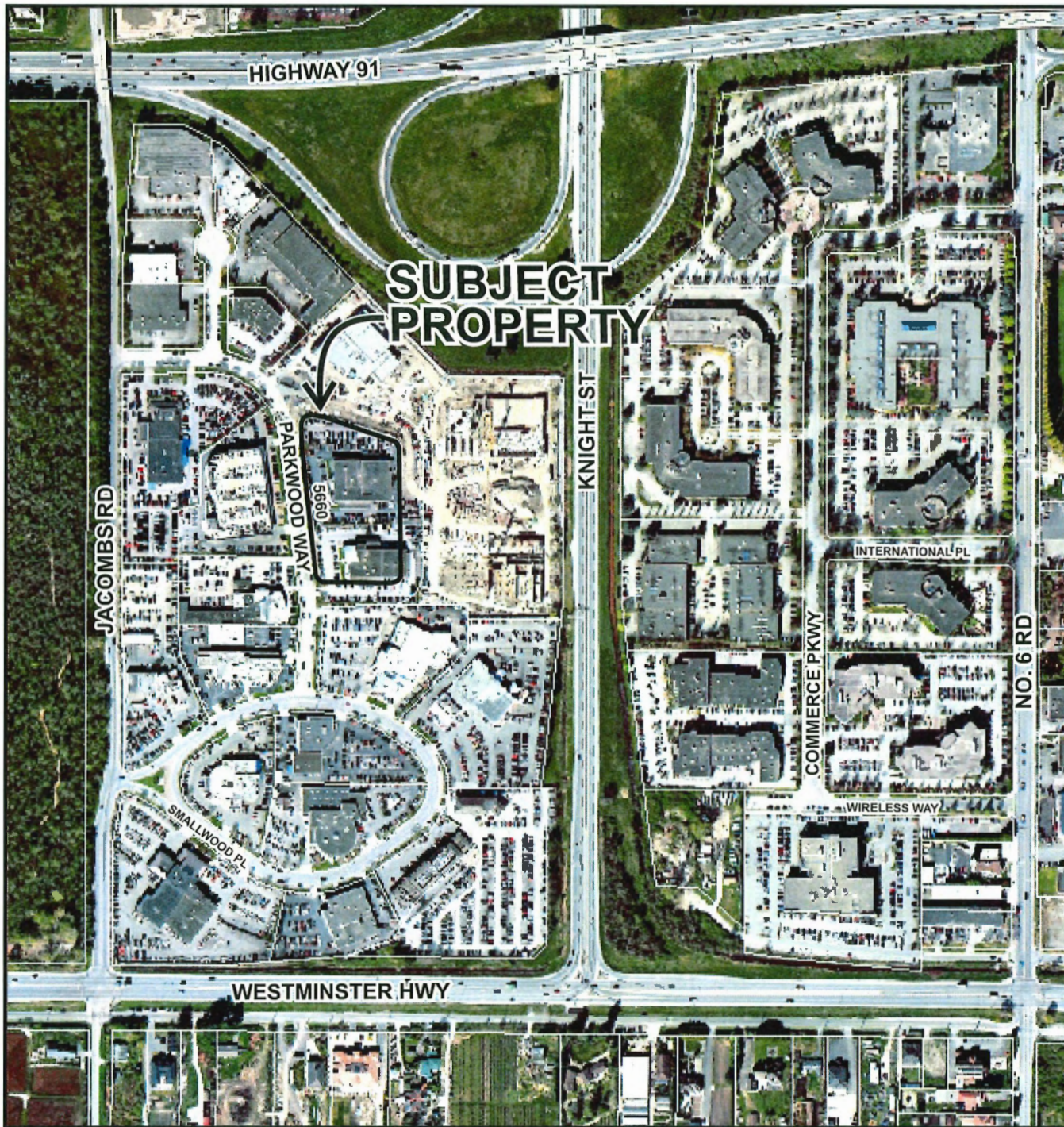
Original Date: 05/08/18

Revision Date: 01/07/19

Note: Dimensions are in METRES



City of  
Richmond



ZT 18-818164

Original Date: 05/08/18

Revision Date: 01/07/19

Note: Dimensions are in METRES

PLN - 187







1



2



3



4



5



6



7



8



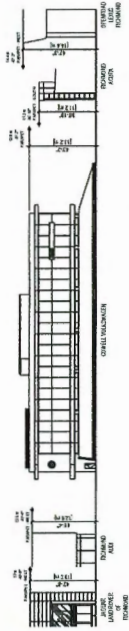
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10



HEIGHT COMPARISON WITH NEIGHBOURS



11



12



13



14



15



16



17



18



19

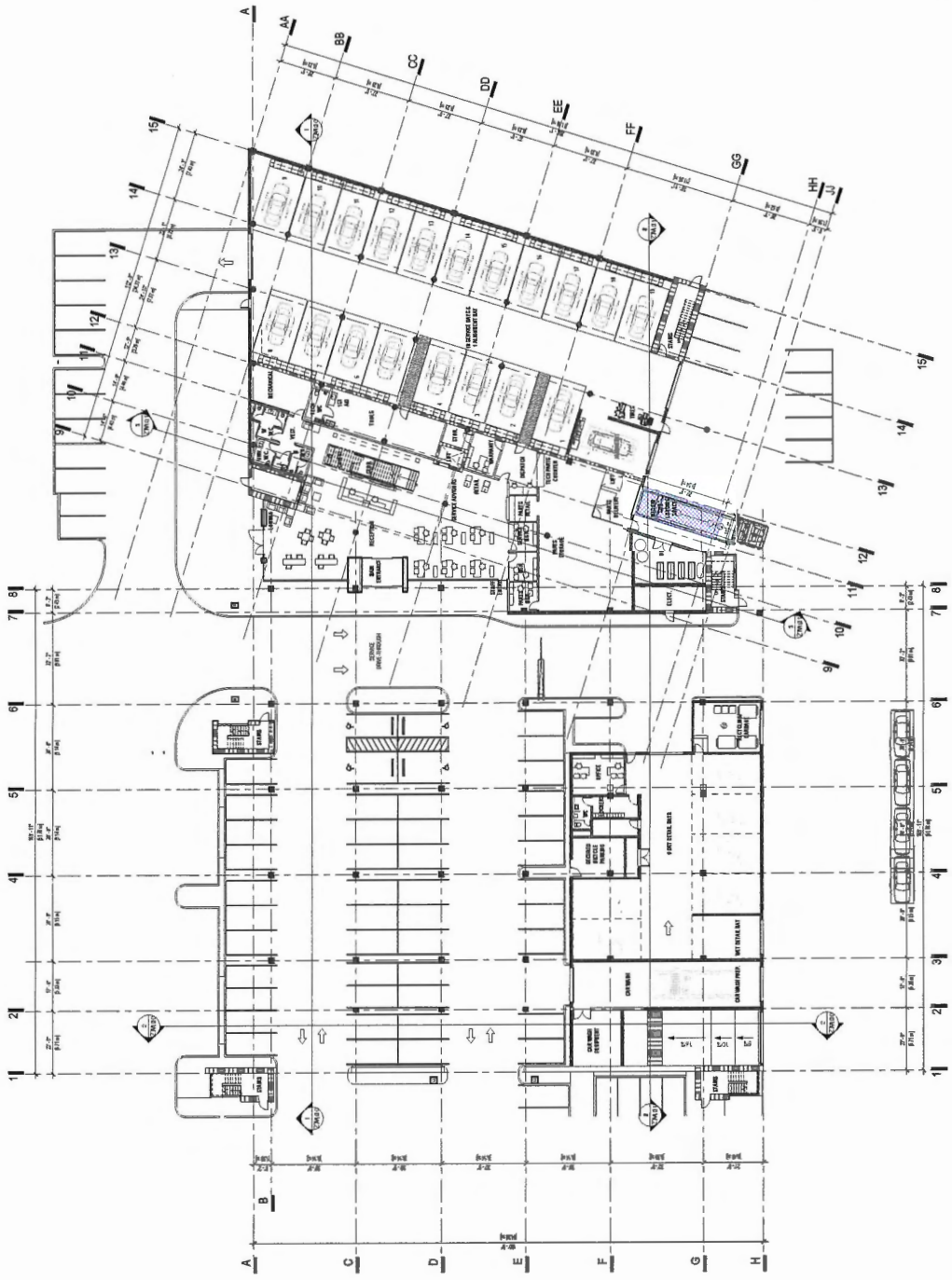


20

1. PROJECT PROPOSAL/CONCEPTS  
 PREPARED FOR: COWELL L.P. INC.  
 PROJECT NO.: 18-818184  
 DATE: 10/27/2018  
 DRAWING NO.: 020-018-018  
 SCALE: 1/8" = 1'-0"

1000 Park Avenue  
 Richmond, BC V6Y 1K1  
 Cowell Volkswagen, ZTA 18-818184  
 DP-18-018184 ZTA 18-818184  
 SITE CONTEXT





NO.	DATE	DESCRIPTION
1	2015.07	PROVISIONAL

DESIGNER: Christopher Bozyk Architects Ltd.  
 ARCHITECT: Christopher Bozyk Architects Ltd.  
 PROJECT: 18-819164  
 SHEET: 18-819164-01  
 DATE: 2015.07  
 SCALE: 1/8" = 1'-0"

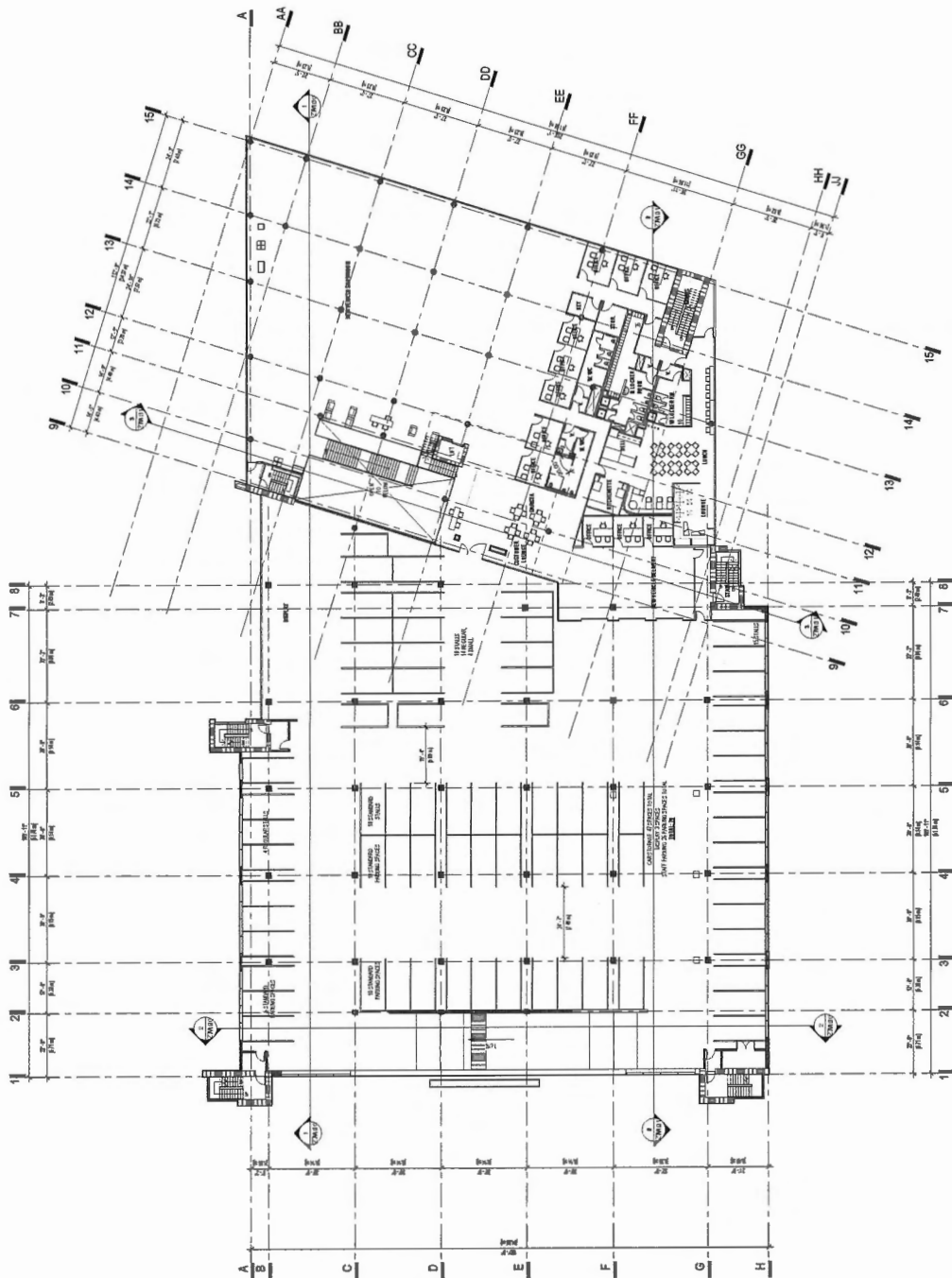
18-819164-01  
 MAIN LEVEL PLAN  
 SCALE: 1/8" = 1'-0"  
 DATE: 2015.07

1 MAIN LEVEL PLAN  
 Scale: 1/8" = 1'-0"

A07







**PLN - 194**

**1 SECOND LEVEL PLAN**  
 Scale: 1/16" = 1'-0"



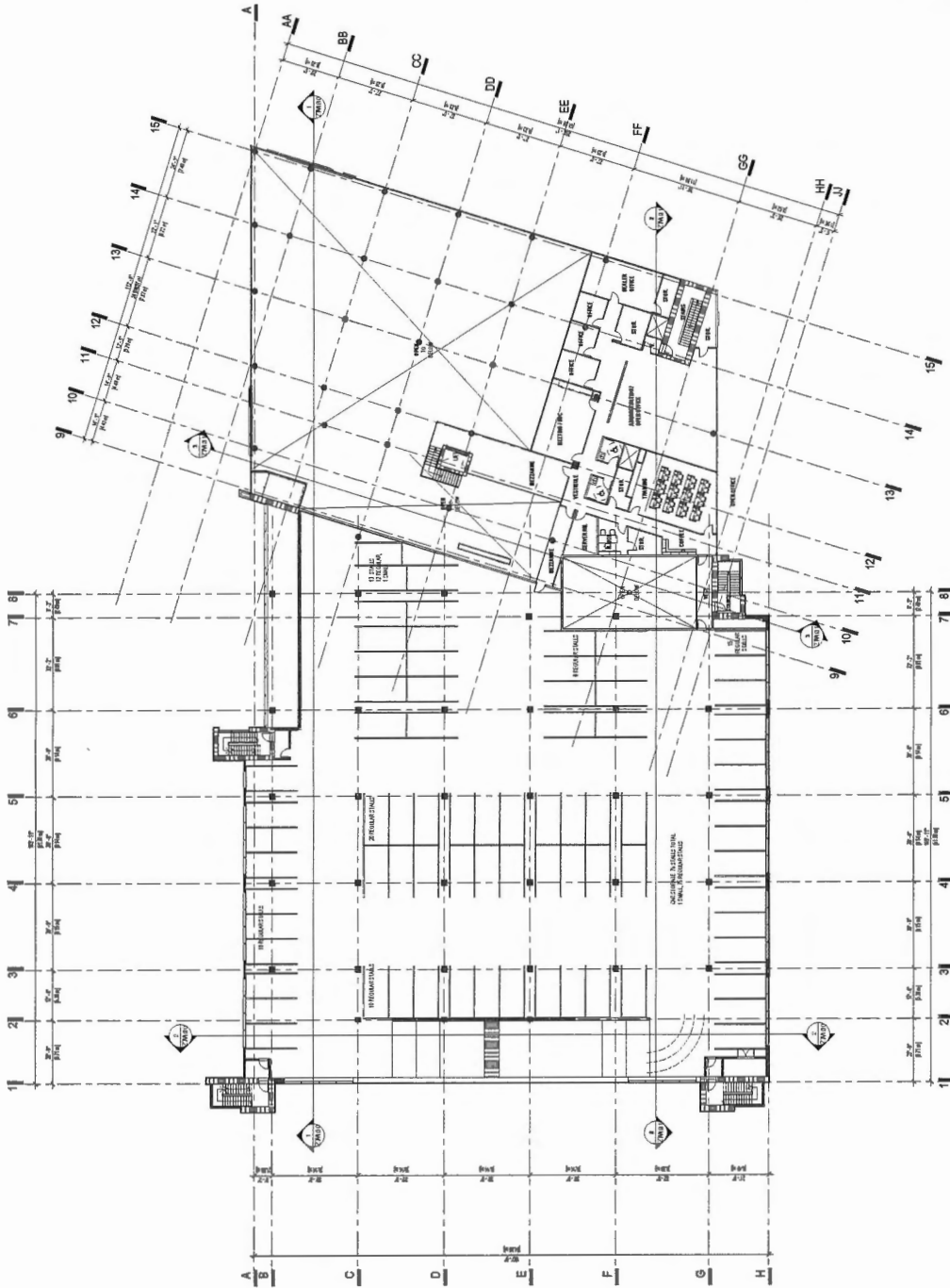
**1. PROJECT INFORMATION:**  
 PROJECT NAME: [REDACTED]  
 PROJECT NUMBER: [REDACTED]  
 PROJECT LOCATION: [REDACTED]  
 PROJECT OWNER: [REDACTED]  
 PROJECT ARCHITECT: [REDACTED]  
 PROJECT ENGINEER: [REDACTED]  
 PROJECT DATE: [REDACTED]

**2. PROJECT DESCRIPTION:**  
 This project is a second level plan for a building located at [REDACTED] in [REDACTED]. The plan shows the layout of the second floor, including rooms, corridors, and service areas. The plan is drawn to a scale of 1/16" = 1'-0".

**A09**



**COWELL**  
 ARCHITECTS



NO.	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMITS
CONTRACT NOTES:		
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL PLUMBING CODE (CNPC).		
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.		
3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.		
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.		
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.		
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12. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.		
13. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.		
14. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.		
15. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.		

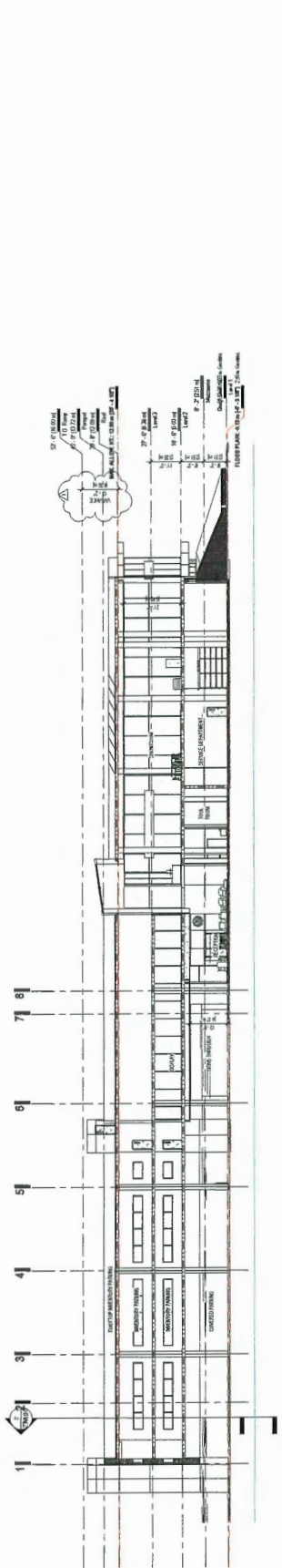
Cowell Volkswagen, ZTA 12-9-18164  
 9888 Redwood Way  
 Richmond, BC V6V 2M6  
 DP #18-918161 ZTA 12-918164  
**THIRD LEVEL PLAN**

SCALE: 1/8" = 1'-0"  
 DATE: 2/15/11  
 DRAWN: JMB  
 PROJECT NUMBER: 21000

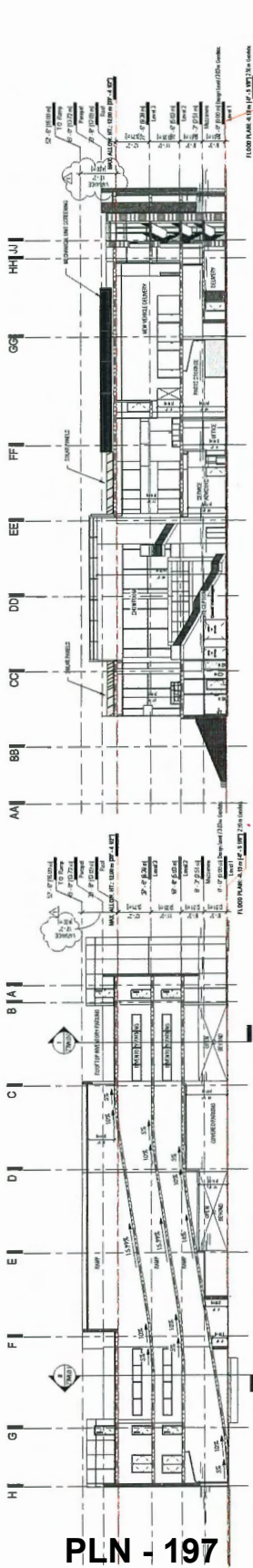
**1** THIRD LEVEL PLAN  
 Scale: 1/8" = 1'-0"



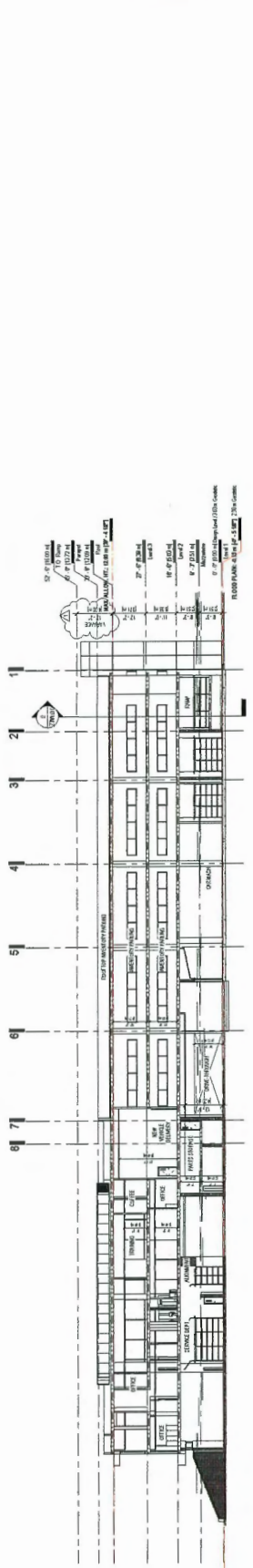




1. BUILDING LONGITUDINAL SECTION  
 1/16" = 1'-0"



2. BUILDING CROSS SECTION  
 1/16" = 1'-0"



3. LONGITUDINAL BUILDING SECTION  
 1/16" = 1'-0"

**NOTES:**

1. 2018 IFC - APPROVED DRAWINGS
2. SEE EXISTING CONDITIONS
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND ORDINANCES.

**Cowell Volkmann, ZTA 18-818164**  
 3600 FREDERICK ST.  
 RICHMOND HILL, ONT. L4B 3N4

**DP-18-818161 ZTA 18-818164**  
**BUILDING SECTIONS**

SCALE: 1/16" = 1'-0"  
 PROJECT NUMBER: 2018



**PERSPECTIVE VIEW - NORTHWEST CORNER**



**PERSPECTIVE VIEW - SOUTHWEST CORNER**

NO.	DATE	DESCRIPTION
1	2015.07.15	PROPOSED/REVISIONS
2	2015.07.15	PROPOSED/REVISIONS
3	2015.07.15	PROPOSED/REVISIONS
4	2015.07.15	PROPOSED/REVISIONS
5	2015.07.15	PROPOSED/REVISIONS
6	2015.07.15	PROPOSED/REVISIONS
7	2015.07.15	PROPOSED/REVISIONS
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46	2015.07.15	PROPOSED/REVISIONS
47	2015.07.15	PROPOSED/REVISIONS
48	2015.07.15	PROPOSED/REVISIONS
49	2015.07.15	PROPOSED/REVISIONS
50	2015.07.15	PROPOSED/REVISIONS

**Cowell Volkswagen, ZTA 18-819164**  
 1800 Pennsylvania Avenue  
 Washington, DC 20006

**DATE: 2015.07.15**  
**PROJECT NAME: COWELL VOLKSWAGEN**











CONNECT LANDSCAPE ARCHITECTURE INC.  
IS RESPONSIBLE FOR THE LOCATION, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.  
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNMENT DEPARTMENT OR AGENCIES IN WRITING TO CARRY OUT ITS OPERATIONS.

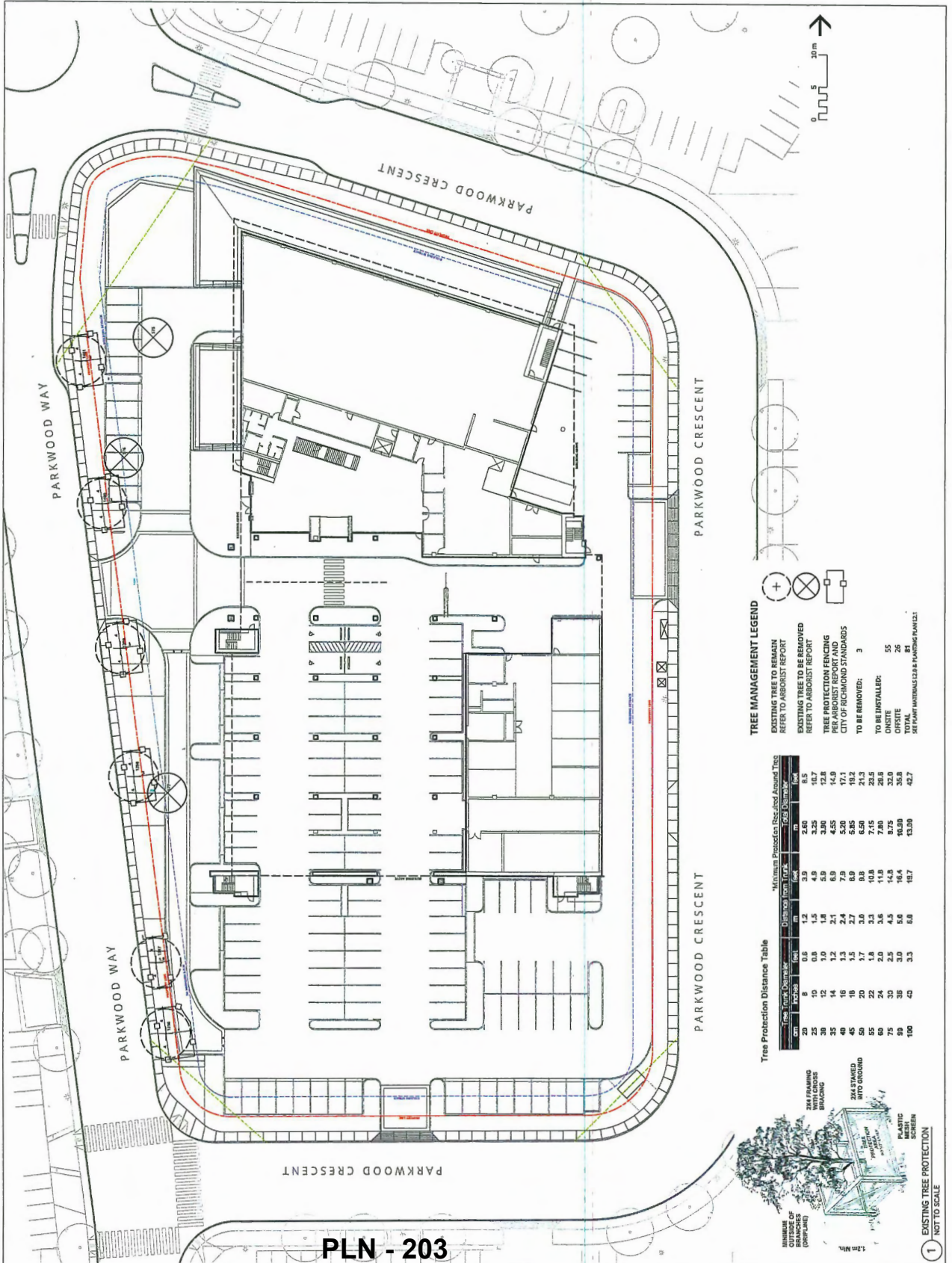
NO.	REVISION	DATE
4	RE-CHECKED FOR DP	18-12-07
3	RE-CHECKED FOR DP	18-03-05
2	ISSUED FOR DP	18-03-07
1	ISSUED FOR GRADING/COORDINATION	18-02-01

COWELL VW

Address  
Richmond, British Columbia

Scale:	1:250
Drawn:	KD
Reviewed:	JL
Project No.:	06-600

TREE MANAGEMENT  
PLAN



**PLN - 203**

**TREE MANAGEMENT LEGEND**

EXISTING TREE TO REMAIN  
REFER TO ARBORIST REPORT

EXISTING TREE TO BE REMOVED  
REFER TO ARBORIST REPORT

TREE PROTECTION FENCING  
PER ARBORIST REPORT AND  
CITY OF RICHMOND STANDARDS

TO BE REMOVED: 3

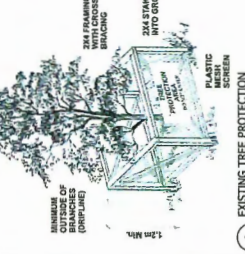
TO BE INSTALLED:

PLANTING MATERIALS LIST

PLANTING MATERIALS LIST <tr> <td>TO BE INSTALLED:</td> <td>55</td> </tr> <tr> <td>TO BE REMOVED:</td> <td>26</td> </tr> <tr> <td>TOTAL:</td> <td>81</td> </tr> <tr> <td>SET PLANTING MATERIALS LIST &amp; PLANTING PLAN SET:</td> <td>42.7</td> </tr>	TO BE INSTALLED:	55	TO BE REMOVED:	26	TOTAL:	81	SET PLANTING MATERIALS LIST & PLANTING PLAN SET:	42.7
TO BE INSTALLED:	55							
TO BE REMOVED:	26							
TOTAL:	81							
SET PLANTING MATERIALS LIST & PLANTING PLAN SET:	42.7							

**Tree Protection Distance Table**

Tree Diameter (cm)	Minimum Protection (m)		Tree Height (m)	Tree Diameter (cm)	Minimum Protection (m)	
	Tree	Trunk			Tree	Trunk
25	15	0.8	2.1	4.8	2.35	18.2
30	18	1.0	2.4	5.8	2.75	21.3
35	21	1.2	2.7	6.9	3.25	24.8
40	24	1.5	3.0	8.1	3.85	28.7
45	27	1.8	3.3	9.3	4.55	33.0
50	30	2.1	3.6	10.6	5.35	37.8
55	33	2.4	3.9	12.0	6.25	43.1
60	36	2.7	4.2	13.5	7.25	48.9
65	39	3.0	4.5	15.0	8.35	55.2
70	42	3.3	4.8	16.5	9.55	62.0
75	45	3.6	5.1	18.0	10.85	69.3
80	48	3.9	5.4	20.0	12.35	77.1
85	51	4.2	5.7	22.0	14.05	85.4
90	54	4.5	6.0	24.0	15.95	94.2
95	57	4.8	6.3	26.0	18.05	103.5
100	60	5.1	6.6	28.0	20.35	113.3



1 EXISTING TREE PROTECTION  
NOT TO SCALE

CONNECT LANDSCAPE ARCHITECTURE INC.  
DOES NOT GUARANTEE THE EXISTENCE,  
LOCATION, AND ELEVATION OF UTILITIES AND /  
OR CONCEALED STRUCTURES AT THE PROJECT  
SITE.

THE CONTRACTOR IS RESPONSIBLE FOR  
DETERMINING THE EXISTENCE, LOCATION, AND  
ELEVATION OF ALL UTILITIES AND / OR  
CONCEALED STRUCTURES, AND IS  
RESPONSIBLE FOR NOTIFYING THE  
APPLICANT OF ANY DISCREPANCIES OR  
PERSONS OF ITS INTENTION TO CARRY OUT ITS  
OPERATIONS.

NO.	REVISIONS	DATE
1	ISSUED FOR ITP	18-03-07
2	ISSUED FOR ITP	18-09-28
3	ISSUED FOR ITP	18-09-28
4	ISSUED FOR ITP	18-09-27
5	ISSUED FOR ITP	18-09-27

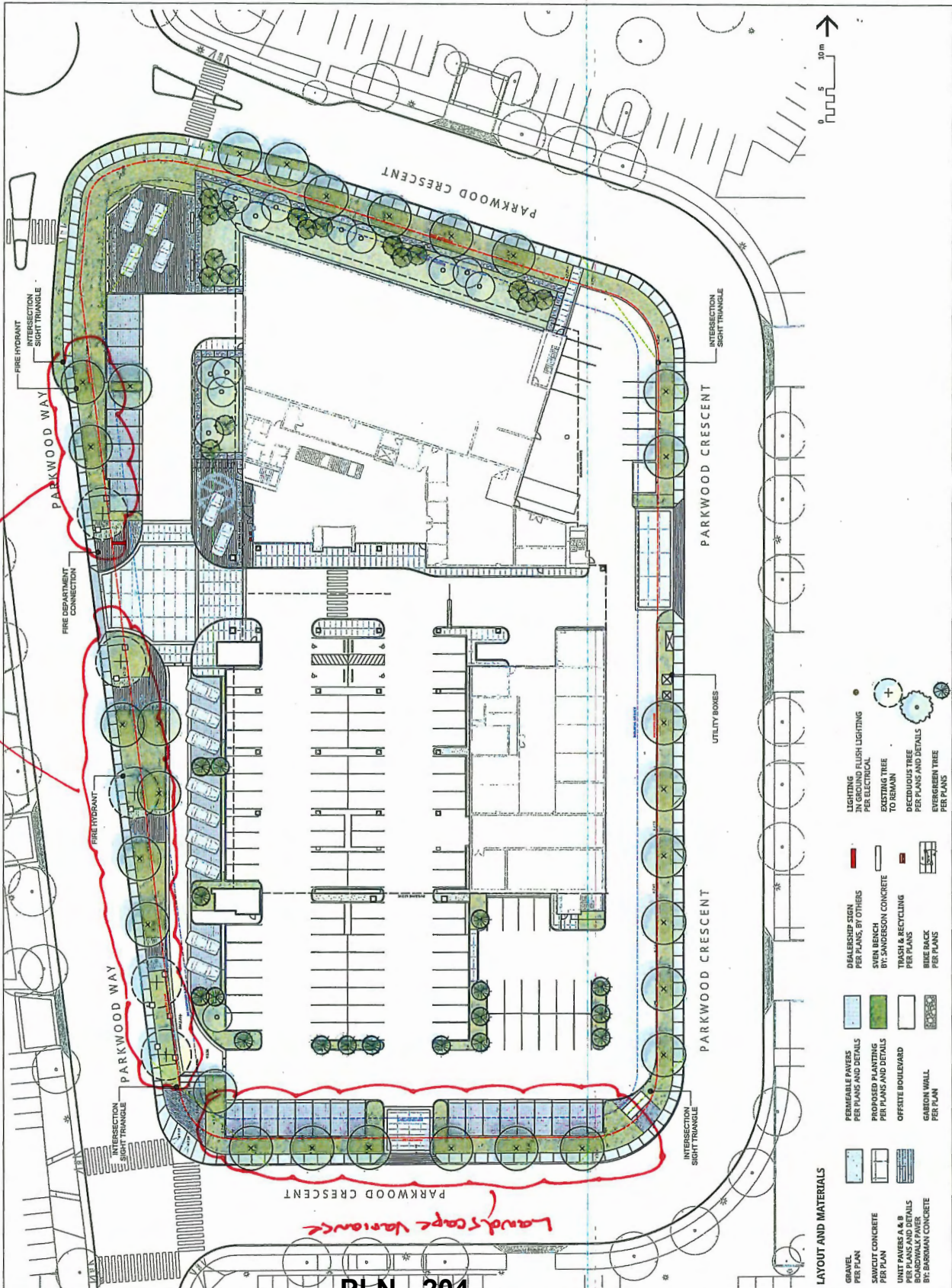
**COWELL VW**

Address: Richmond, British Columbia  
Scale: 1:250  
Drawn: KL  
Reviewed: KL  
Project No.: 06-600

**OVERALL SITE PLAN**

**L1.0**

*Landscape Variance*



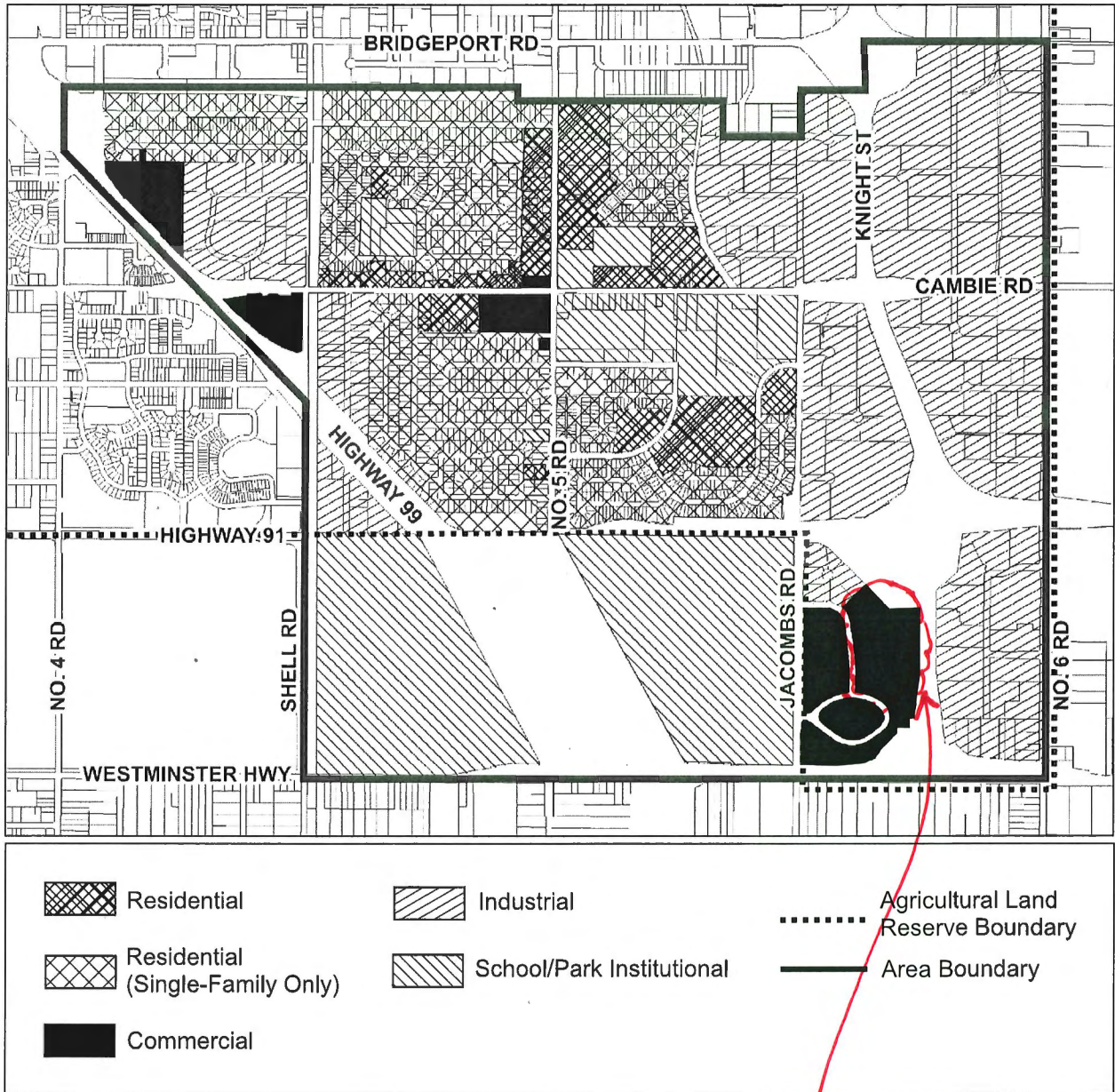
**PLN - 204**

**LAYOUT AND MATERIALS**

- GRAVEL PER PLAN
- SAWCUT CONCRETE PER PLAN
- UNIT PAVERS A & B PER PLAN AND DETAILS BY: BARRAMAN CONCRETE
- PERMEABLE PAVES PER PLAN AND DETAILS
- PROPOSED PLANTING PER PLAN AND DETAILS
- OFFSITE BOULEVARD
- GARBAGE WALL PER PLAN
- DEALERSHIP SIGN PER PLAN, BY OTHERS
- SWEN BENCH BY: SANDERSON CONCRETE
- TRASH & RECYCLING PER PLAN
- BIKE RACK PER PLAN
- LIGHTING IN GROUND FLUSH LIGHTING PER ELECTRICAL
- EXISTING TREE TO REMAIN
- DECIDUOUS TREE PER PLAN AND DETAILS
- EVERGREEN TREE PER PLAN

City of Richmond

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



**SUBJECT SITE  
APPROXIMATE  
LOCATION**

**PLN - 205**



**ZT 18-818164**

**Attachment 4**

Address: 5660 Parkwood Way

Applicant: Christopher Bozyk Architects Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	GE Cowell Holdings Inc.	Same
Site Size (m <sup>2</sup> ):	11,053.21 m <sup>2</sup> ( 2.73 acres)	Same
Land Uses:	Vacant	Vehicle Sales – Auto Dealership
OCP Designation:	Commercial	Same
Area Plan Designation:	Commercial	Same
Zoning:	Vehicle Sales (CV)	Vehicle Sales (CV) amended to increase the FAR.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.84 via Zoning Text Amendment	none permitted Change via Zoning Text Amendment
Buildable Floor Area (m <sup>2</sup> ):	Max. 9,267.65 m <sup>2</sup> (99,756 ft <sup>2</sup> ) net	Max. 9,267.65 m <sup>2</sup> (99,756 ft <sup>2</sup> ) net	none permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 22%	None
Lot Size:	No minimum	11,053.21 m <sup>2</sup> (2.73 acres)	None
Building Setbacks (m):	Front: Min. 3.0 m with adequate transition Rear: Min. 3.0 m Side: Min. 3.0 m Exterior Side: Min. 3.0 m with adequate transition	Front: Min. 8.60 m Rear: Min. 7.67 m S. Side (Parkwood Cr.): Min. 33.63 m N. Side (Parkwood Cr.): Min. 8.52 m	None
Landscaping Requirement adjacent to Road (ZB 6.5.3)	3.0 m	Varies to 0.0 m along the southern and western PL	Variance
Height - buildings (m):	12.0 m	16.0 m	Variance
Off-street Parking Spaces – Total:	Employees/staff: 156 Inventory storage: N/A	Employees/staff: 156 Inventory storage: 245	None
Loading Spaces	2 medium 1 large	0 medium 1 large	Variance
Accessible Parking Spaces	4	4	None

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Amenity Space	$1 \text{ m}^2 / 100 \text{ m}^2 = 175 \text{ m}^2$	254.26 m <sup>2</sup>	None
Bicycle Spaces	Class 1: 12 Class 2: 15	Class 1: 12 Class 2: 15	None

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Monday, December 17, 2018

**MEMO TO:** Ryan Cowell, Cowell Volkswagen  
**FROM:** RAMA Board of Directors  
**RE:** Cowell Volkswagen Development Permit Application

Dear Ryan,

This letter is to inform you that your building design application submitted March 16, 2018 for the new Cowell Volkswagen dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

We note that the maximum Floor Area Ratio of .85 is higher than the municipal bylaw of .5 and that the main building height of 16m exceeds the bylaw maximum of 12m.

We also note that there will be a reduction of loading bays from 3 medium and 2 large to 1 large and that the parking spaces situated in the setback are approved as per the design guidelines.

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 read 'Gail Terry', is written over a light blue circular stamp.

Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval



## Richmond Auto Mall Building Heights and Densities\*

Dealership	Address	Application	Status	FAR	Parapet Height	Built or Max Height**
Acura	5580 Parkwood Cr	DP14-669686	Issued	0.33	8.24 m	11.79 m
Audi	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
Honda	13600 Smallwood PI	DP14-677729	Issued	0.35	7.16 m	10.06 m
Jaguar Land Rover	5600 Parkwood Cr	DP14-676613	Issued	0.78	12.8 m	14.5 m
		ZT09-462526				
		DP09-472843				
Lexus	5631 Parkwood Way	DV10-529985	Issued	0.75	10.8 m	14.40 m
Mazda	13800 Smallwood PI	DP10-539427	Issued	0.15	N/A	10.85 m
		DP05-302568				
Nissan	13220 Smallwood PI	DP05-307245	Issued	0.385	7.5 m approx.	11.3 m
		ZT18-818765	Public Hearing			
Toyota	13100 Smallwood PI	DP18-818762	Jan 21 2019	0.82	16.9 m	20.4 m
Volkswagen (Subject Site)	5660 Parkwood Way	ZT18-818164	Planning Committee	0.84	13.72 m	16.00 m
		ZT18-835424				
Porsche	13171 Smallwood PI	DP18-810720	In Circulation	0.94	16.68 m	20.33 m

\* Data only includes sites with recent applications

\*\* Built or Maximum Height includes elevator over runs, stair covers, ramp covers, etc.

All properties are zoned "Vehicle Sales (CV)"

January 16, 2019



**Address:** 5660 Parkwood Way

**File No.:** ZT 18-818164

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9981, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$3,000.00 (\$500/tree) to ensure that a total of 6 replacement trees are planted and maintained on the lot proposed (for a total of 6 trees); minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$12,000 for the 6 trees to be retained. The security will be held for a minimum of one year post installation.
5. 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.
6. Registration of an agreement on Title, prior to Bylaw adoption, ensuring that the proposed solar panels will be installed to the satisfaction of the Director of Building Approvals, maintained for the life of the building and will not be removed without City approval. The agreement will include provisions for alternative renewable technologies to replace the solar panel installations provided that equal or better performance is achievable to the satisfaction of the Director of Development and the Director of Building Approvals.
7. Discharge of covenant BX132191 from title. This covenant addressed Fire equivalencies for the buildings which were previously located on the site and have since been removed.
8. City acceptance of the developer's offer to voluntarily contribute \$0.45 per buildable square foot (e.g. \$36,642.15) to the City's public art fund.
9. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.

**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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Service connections for City utilities (e.g., water, storm and sanitary) to be done at the developer's sole cost via City Work Order.
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:

**PLN - 210**

Initial: \_\_\_\_\_

- \* 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.

---

Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9981 (ZT18-818164)
5660 Parkwood Way

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

- 1. Richmond Zoning Bylaw 8500, is amended by appending the following text to section 10.7.4.1 of the "Vehicle Sales (CV)" zone:
"e) 0.84
5660 Parkwood Place
P.I.D. 029-514-037
Lot 3 Section 5 block 4 North Range 5 West New Westminster District Plan
EPP47268 Except Part in Plan EPP78324"
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9981".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signatures and approvals corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by
[Signature]
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER