



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** March 20, 2019

**From:** John Irving  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2019-Vol 01

**Re:** Development Permit Panel Meeting Held on February 27, 2019

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-818762) for the property at 13100 Smallwood Place be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "John Irving".

John Irving  
Chair, Development Permit Panel  
(604-276-4140)

SB:blg

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on February 27, 2019.

DP 18-818762 – CHRISTOPHER BOZYK ARCHITECTS ON BEHALF OF OPEN ROAD TOYOTA – 13100 SMALLWOOD PLACE  
(February 27, 2019)

The Panel considered a Development Permit application to permit the construction of two additional floors of parking/vehicle inventory storage overtop of the existing Toyota dealership on a site zoned “Vehicle Sales (CV)”. Variances are included in the proposal for increased building height to accommodate: rooftop parking, roof parapet, stair and an elevator access to the rooftop parking.

Keiran Walsh, of Christopher Bozyk Architects, Inc., provided a brief presentation, noting:

- Two additional levels of parkade are proposed over the originally approved two-level car dealership building.
- The relocation of the garbage and recycling facility is proposed to facilitate easier pick-up.
- The removal of 20 surface parking spaces allows for increased landscaping on the site.
- The number of native species proposed to be planted on-site has been increased.
- Perforated cadmium white cladding panels are proposed for the additional two levels of parkade, which integrate well with the existing material and colour palette of the building and allow natural ventilation and lighting into the parkade.
- The proposed rooftop solar panels are a significant sustainability feature of the proposal.

Staff noted that: (i) the Servicing Agreement associated with the original rezoning and Development Permit applications for the site includes frontage works and site service connections; (ii) electric vehicle charging stations are proposed on-site; and (iii) 107 rooftop solar panels will be installed in the proposed development.

In reply to Panel queries, Mr. Walsh advised that: (i) a building height variance is proposed; (ii) increased planting is proposed along the Westminster Road frontage; (iii) the location of the rooftop solar panels was determined through a shadow study; (iv) three electric vehicle charging stations will be provided on-site and available for public use; (v) there will be an increase in shadowing as a result of the proposed increase in building height; (vi) the building structure was designed to accommodate the weight of the additional levels of parkade; and (vii) the proposed cladding material additional levels of parkade does not pose a potential bird strike issue.

The Panel expressed support for the project and appreciated the proposed façade treatment for the additional levels of parkade and the provision of rooftop solar panels on the building.

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

The Panel recommends the Permit be issued.