



## Staff Report

### Origin

Sanford Design Group has applied to the City of Richmond for permission to vary the landscaping requirements contained in Zoning & Development Bylaw 5300 that requires the provision of a 3.0 m landscape strip along road frontages. The proposed variance requests a relaxation from 3.0 m to 2.64 m along the Knox Way frontage and 3.0 m to 1.52 m along the Savage Road frontage. The site (located at 15100 Knox Way) is currently undeveloped but the applicant is proposing to construct a 2588 m<sup>2</sup> building on site. Due to location, the proposed project will not be subject to a Development Permit. All other aspects of building construction and site development will be addressed through the building permit process.

### Background

Development surrounding the subject site is light industrial (I2 zone) on all sides.

### Staff Comments

The existing zone designation on the subject property is "Light Industrial District (I2)". The proposed landscape scheme is in compliance with the Zoning and Development Bylaw except for the zoning variance noted above.

***Staff supports the proposed variance as the proposed landscape plan provides a high standard of landscape treatment and massing that is well beyond the minimum standard prescribed in the Zoning Bylaw for the Light Industrial District (I2). Replacement of dead and declining street trees along the Savage Road frontage should occur as a condition of approval.***

### Analysis

#### ***Conditions of Adjacency***

- The adjacent properties on the block are recently developed (2004/2005) and have constructed landscape strips. The condition is minimal both in terms of plant mass and maintenance. Adjacent properties to the north and south have 1.8 m high chain link fencing at the property line separating the landscape strip from the sidewalk environment. The proposed relaxation would not constitute a serious deviation from the existing conditions. Adjacent properties are not likely to redevelop in the near future.

#### ***Urban Design and Site Planning***

- The quality of the streetscape environment in this location is quite minimal. The proposed landscape plan (attached as a REFERENCE PLAN) with the proposed variances will enhance the aesthetic quality of the prominent corner location.

#### ***Architectural Form and Character***

- N/A.

#### ***Landscape Design and Open Space Design***

- The plant variety and number identified on the plant list will provide a greater degree of aesthetic quality than is prescribed as a minimal standard in the Zoning Bylaw and is in excess of existing adjacent conditions. It would appear that the proposed plant mass and variety is intended to compensate for the proposed variances. However, existing street trees

fronting the subject property are either dead or in serious decline and as such should be replaced.

***Crime Prevention Through Environmental Design***

- The proposed landscape scheme incorporates open and lower growing plant material that is separated from the main building by the vehicular drive aisle and parking. As such, there are no negative implications for CPTED.

**Conclusions**

Although the proposed reduction in width of the required landscape strip is quite substantial (particularly along the Savage Road frontage), the proposed landscape treatment appears to be of a higher quality than adjacent properties and fits into the current context. As such, staff recommends support of this application.



Ross Blackwell, MCIP

Planner I

(604) 247-4662

RB:blg

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

- Payment for replacement of street trees along the Knox Way frontage of the subject property in the amount of **\$1,350** (\$450 per tree); and
- Receipt of a Letter of Credit for landscaping in the amount of **\$12,486.15**.



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To the Holder:                   SANFORD DESIGN GROUP

Property Address:               15100 KNOX WAY

Address:                         C/O #205 – 3751 JACOMBS ROAD  
                                      RICHMOND, BC V6V 2R4

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1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to reduce the required setback and landscaping for the off-street parking spaces along a public road from 3 m to 2.65 m along Knox Way and 1.52 m along Savage Road.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$12,486.15 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

To the Holder:                   SANFORD DESIGN GROUP  
Property Address:               15100 KNOX WAY  
Address:                         C/O #205 – 3751 JACOMBS ROAD  
                                      RICHMOND, BC V6V 2R4

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6.     If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF                   ,     .

ISSUED BY THE COUNCIL THE

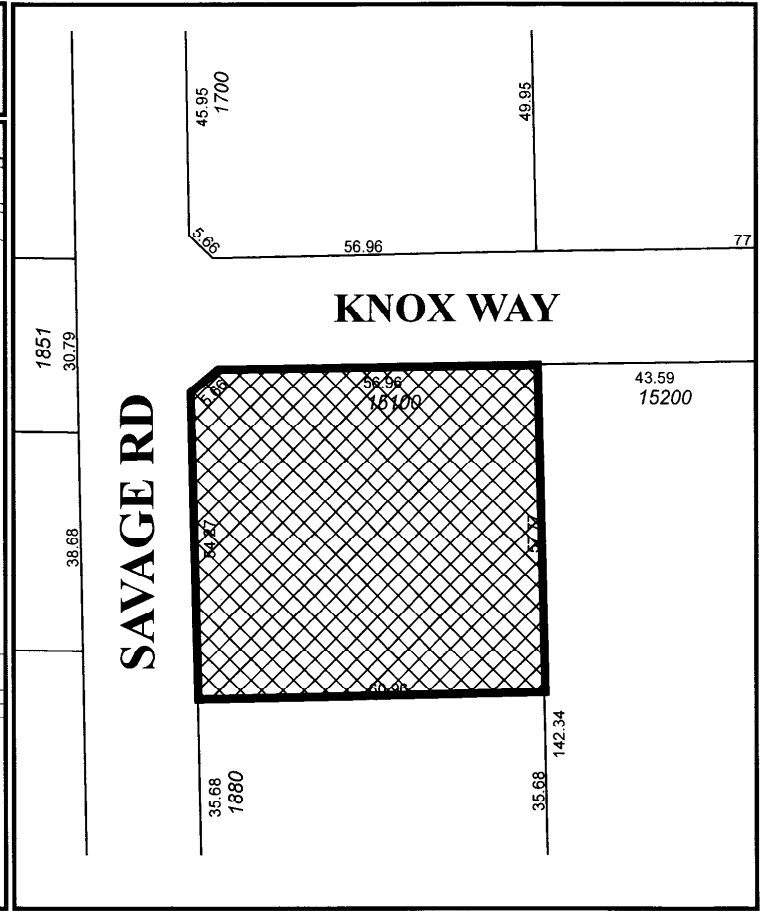
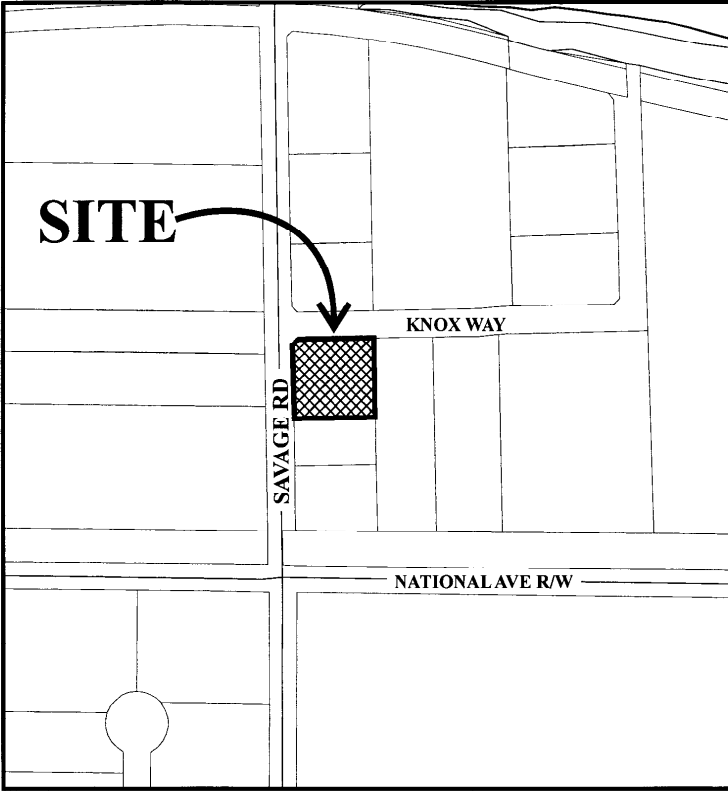
DELIVERED THIS        DAY OF                   ,     .

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MAYOR



# City of Richmond



## DV 05-307913 SCHEDULE "A"

Original Date: 08/05/05

Revision Date:

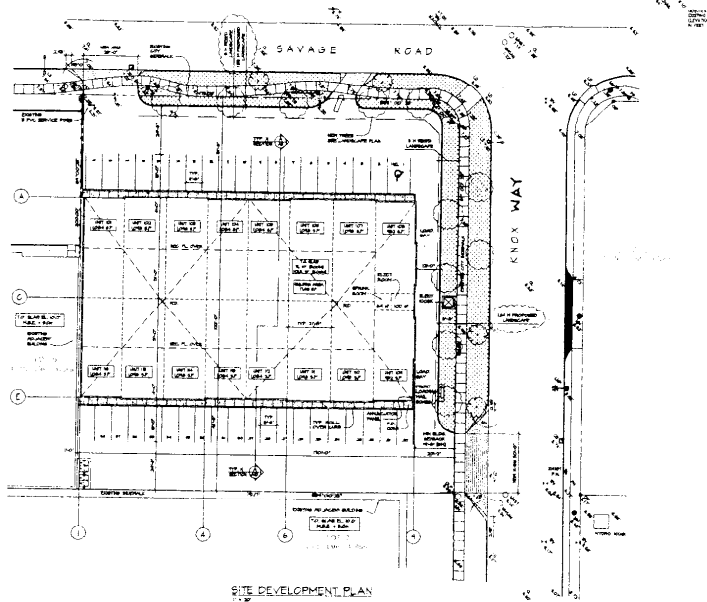
Note: Dimensions are in METRES

**ENTERED**

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

1998 B.C. CODE ANALYSIS

1. ZONING	2. HEIGHT	3. SETBACKS	4. FLOOR AREA	5. PARKING	6. LOADING	7. VARIANCES
1.1 ZONING	1.1.1 HEIGHT	1.1.2 SETBACKS	1.1.3 FLOOR AREA	1.1.4 PARKING	1.1.5 LOADING	1.1.6 VARIANCES
1.2 ZONING	1.2.1 HEIGHT	1.2.2 SETBACKS	1.2.3 FLOOR AREA	1.2.4 PARKING	1.2.5 LOADING	1.2.6 VARIANCES
1.3 ZONING	1.3.1 HEIGHT	1.3.2 SETBACKS	1.3.3 FLOOR AREA	1.3.4 PARKING	1.3.5 LOADING	1.3.6 VARIANCES



SITE DEVELOPMENT PLAN

SECURE

LEGAL DESCRIPTION  
LOT 4, S.D. 8, B.L. 5, NORTH RANGE 1, WEST 1/4 22ND

CITY ADDRESS  
1000 KNOX ROAD

ZONING  
IND

SITE AREA  
2344 SQ. FT. (0.054 AC)

BUILDING AREA  
1000 SQ. FT. (0.023 AC)

FLOOR COVERAGE  
74% (MAX. 1.0) (MAX. 1.0)

FLOOR AREAS  
MAX. FLOOR 1000 SQ. FT. (0.023 AC)  
SECOND FLOOR (MEZANINE) 1000 SQ. FT. (0.023 AC)  
TOTAL 2000 SQ. FT. (0.046 AC)

FLOOR AREA RATIO  
2000 SQ. FT. / 2344 SQ. FT. = 0.85

MAX. ALLOWABLE FLOOR AREA 2000 SQ. FT.

BUILDING SETBACKS

FRONT YARD 10 FT. (MIN.)

FLANKING STREET 10 FT. (MIN.)

REAR YARD 10 FT. (MIN.)

SIDE YARD 10 FT. (MIN.)

HEIGHT 35 FT. (MAX.)

PARKING 10 STALLS (MIN.)

LOADING 10 DOCKS (MIN.)

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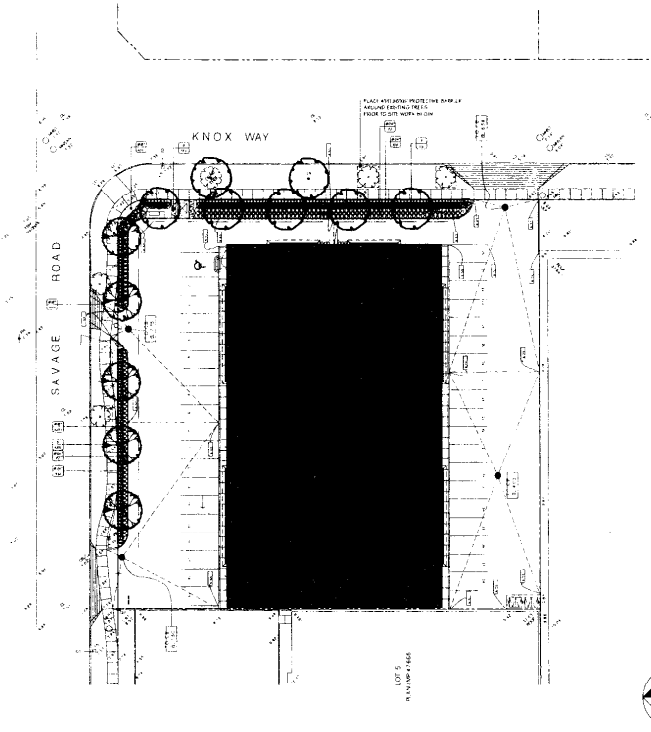
WATSON & BARNOY BC LAND SURVEYORS  
100 - 20 STREET WEST, SUITE 100  
VANCOUVER, B.C. CANADA

INTERESTED  
CONSTRUCTION  
CONCEPTS LTD.

MICHAEL D. BARLEY  
ARCHITECT  
REGISTERED ARCHITECT  
100 - 20 STREET WEST, SUITE 100  
VANCOUVER, B.C. CANADA

PROPOSED MULTI-TENANT WAREHOUSE  
ENCLAVING FOR SOUTH STREET CORP.

SITE DEVELOPMENT PLAN



**PLANT LIST**

5/20/2014 10:02 AM

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
A1	5	RED KURUMBI RED SUNSET	RED SUNSET MAPLE	6 1/2" x 4", 8 1/2" x 6" STD
A2	7	LEUCAMBAR STRYACILLA	AMERICAN SWEET GUM	6 1/2" x 4", 8 1/2" x 6" STD
A3	8	TRILIA OCCIDENTALIS PASTORALE	PERENNIAL CEDAR	1 1/2" x 1 1/2"

<b>SHRUBS</b>				
R2	124	FRAXINO LAURESCENS ZABELIANA	ZABEL'S LAUREL	4 1/2" x 1 1/2"
R3	283	ROSA MEDIANA	MIDLAND ROSE	2 1/2" x 1 1/2"

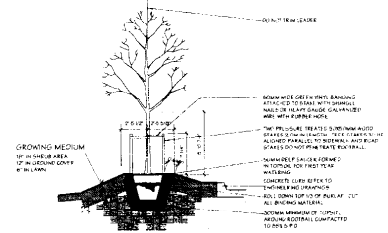
<b>GROUND COVERS</b>				
R4	640	ARISTARHUS OF SPA LEO	KINNMANEE	4 1/2" x 1 1/2"

**VINES**

**PERENNIALS BIENNIALS DEERBERBERGRASSES BIENNIALS**

**NOTES**

- \*1 DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE ICA STANDARDS FOR NURSERY STOCK AND THE BCNA STANDARDS FOR CONTAINER GROWN PLANTS
- ALL PLANT QUANTITIES DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BID
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTITUTION. SUBSTANTIAL PERFORMANCE SHALL BE DEFINED AS 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER



**TREE PLANTING DETAIL**  
NTS

01/21/2015  
 ITO ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 3180 PINE STREET  
 RICHMOND BC V7E 2L4  
 PHONE: 604.273.2815  
 FACSIMILE: 604.273.2816  
 FAX: 604.273.2816

PROPOSED  
 WAREHOUSE  
 DEVELOPMENT  
 15100 Knox Way, BC

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	01/21/2015	ISSUED FOR PERMIT
2	01/21/2015	ISSUED FOR CONSTRUCTION
3	01/21/2015	ISSUED FOR AS-BUILT

**L1** of 1