



**City of Richmond**  
Urban Development Division

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** April 4, 2005

**From:** Raul Allueva  
Director of Development

**File:** DV 04-287918

**Re:** **Application by Frank Kamiya for a Development Variance Permit at 8880 and  
8900 Beckwith Road**

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### **Staff Recommendation**

That a Development Variance Permit be issued which would reduce the required public road setback from 6 m (20 ft.) to 0 m (0 ft.) for an industrial/warehouse building located at 8880 and 8900 Beckwith Road.

Raul Allueva  
Director of Development

KE:blg  
Att.

## Staff Report

### Origin

Frank Kamiya, Architect has applied to the City of Richmond for permission to reduce the Beckwith Road setback from 6 m (20 ft.) to 0 m (0 ft.) in order to permit development of a two-storey light industrial/warehouse building located at 8880 and 8900 Beckwith Road (see “**Schedule A**” for a location map).

The business operation (Brighthouse Auto Electric) is being relocated from their existing site due to the Richmond-Airport-Vancouver (RAV) rapid transit project.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the north, two-storey light industrial buildings;

To the east, a vacant parcel;

To the south, an existing lane. Vacant parcels are located south fronting Douglas Street; and

To the west, existing light industrial/warehouse buildings.

### Staff Comments

Off-site Beckwith Road frontage improvements and lane upgrades are required for the subject site. These will need to be completed through the City’s standard Servicing Agreement, which is required prior to issuance of the Building Permit. Detailed technical comments on the nature of the works are contained in **Attachment 2**.

The reduction in road setback applies to the proposed building only. Any structural alterations, renovations and/or reconstruction on the subject sites must be done in adherence to the regulations of the zone.

## **Analysis**

### West Bridgeport Sub Area Plan

The site is located in a Sub Area of the Bridgeport Area Plan, which is currently undergoing a significant amount of change and can generally be considered an area in transition due to the influences of the recently developed Great Canadian Casino and routing of the future RAV line through this area. The West Bridgeport Sub Area is also a neighbourhood identified for future study in the Official Community Plan (OCP).

Given the transitional nature of the area and challenges associated with relocating businesses due to the RAV line (Brighthouse Auto Electric), staff worked with the applicant to develop a site plan that accommodated the business operations and took into account the potential commercial/retail character and related building forms that may be developed in the future. Therefore, staff are generally supportive of reducing the road setback and allow the building to be situated near the Beckwith Road property line.

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

- The drive aisle for the site and off-street parking stalls are located along the west property line, which abuts a two-storey light industrial building situated at the shared property line.
- Vacant development parcels are located on the southern and eastern boundaries of the site, where the building is situated closest to the property line.

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

- A main element of the site plan is to push the building closer to the road and maximize the street presence of the two-storey building. This allows for off-street parking to be situated at the rear of the building and out of view from the streetscape. Access is facilitated by the existing lane at the rear.
- Reducing the road setback and pushing the building closer to the street allows for an improved relationship with the street and pedestrian environment, which will be further enhanced through Beckwith Road frontage upgrades.

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

- The architectural form of the building is simple, given the primary industrial/warehouse functions of the building. Two-storey massing is most evident along the Beckwith Road streetscape and east property line.
- The architect has implemented significant amounts of glazing on the ground level and second storey along Beckwith Road to improve the articulation of the streetscape in conjunction with shifting the building closer to the street.
- Building materials are varied along the Beckwith Road elevation and west elevation to include metal panelling and flashing and tinted glazing in conjunction with the concrete block.

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

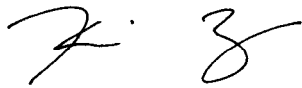
- Landscaping is limited to small perimeter plantings at the rear and fencing along the west and south property line. Off-site landscaping will be implemented along Beckwith Road with frontage upgrades consisting of a grass and treed boulevard.

**Conclusions**

The proposal to reduce the road setback to allow a two-storey light industrial/warehouse building to be situated along the Beckwith Road property line is reasonable, considering the following factors:

- The proposed site plan is reflective of the transitional nature of the neighbourhood to ground-oriented commercial/retail activities in the future.
- The architect has implemented building materials and façade treatments to further articulate visible streetscape elevations.
- A majority of off-street parking stalls are situated at the rear of the building out of view from the streetscape and accessed by the existing lane.

On this basis, staff recommend support of the Development Variance Permit application.



Kevin Eng  
Planning Technician -- Design  
(Local 4626)

KE:blg

Prior to issuance of the Development Variance Permit by Council, the following is required:

1. Submission of a Letter of Credit required for landscaping in the amount of \$4,068.35.
2. Property consolidation of 8880 and 8900 Beckwith Road.

**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
(604) 276-4000

# Development Application Data Sheet

Development Applications Department

**DV 04-287918****Attachment 1**Address: 8880 and 8900 Beckwith RoadApplicant: Frank KamiyaOwner: Brighthouse Auto ElectricPlanning Area(s): Bridgeport: West Bridgeport Sub AreaFloor Area Gross: 1,197 m<sup>2</sup> Floor Area Net: 1,197 m<sup>2</sup>

	Existing	Proposed
Site Area:	1,494 m <sup>2</sup>	No change
Land Uses:	Vacant	Light industrial/warehouse building
OCP Designation:	West Bridgeport Sub Area Plan	Proposed Study Area
Zoning:	Light Industrial District (I2)	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0 F.A.R.	0.8 F.A.R.	None permitted
Lot Coverage:	Max. 60%	58%	
Setback – Roads:	Min. 6 m	0 m	Reduction in road setback
Off-street Parking Spaces	12	12	
Off-street Parking Spaces – Accessible:	1	1	

## Conditional Development Variance Permit Requirements

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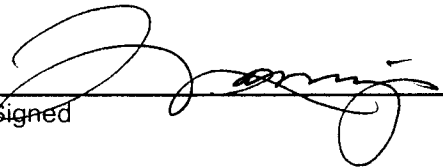
### 8880 & 8890 Beckwith Road DV 04-287918

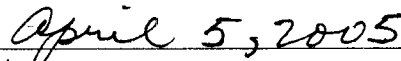
Prior to forwarding this application to Council for issuance of the Development Variance Permit, the developer is required to complete the following requirements:

1. Receipt of a Letter of Credit for landscaping. The amount is based on a signed and sealed cost estimate provided by a registered landscape architect.
2. Property consolidation of 8880 and 8890 Beckwith Road.

Please also be aware that completion of the City's standard Servicing Agreement is required prior to issuance of the Building Permit. The Servicing agreement includes, but is not limited to, the following works:

- a. Beckwith Road upgrades across the frontage of the site – Road widening, construction of curb and gutter (back of curb at 3.91 m from the property line), storm sewer, creation of a grass & treed boulevard, street lighting with a 1.5 m sidewalk at the property line.
- b. Lane upgrades across the south edge of the site – 6m asphalt paving (centre swaled), with street lighting (Design based on existing standard implemented to the west).

  
Signed \_\_\_\_\_

  
Date \_\_\_\_\_



**City of Richmond**  
Urban Development Division

## **Development Variance Permit**

**No. DV 04-287918**

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To the Holder:                      FRANK KAMIYA

Property Address:                  8880 AND 8900 BECKWITH ROAD

Address:                              C/O 965 PLYMOUTH DRIVE  
   NORTH VANCOUVER, BC V7H 2H9

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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 by reducing the required road setback from 6 m (20 ft.) to 0 m (0 ft.) to allow an industrial/warehouse building at 8880 & 8900 Beckwith Road to be situated along the public road.
4. Subject to 692 of the Local Government Act, R.S.B.C., buildings and structures; off-street parking and loading facilities; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
5. This Development Variance Permit applies to the proposed building only. All substantial renovations, building alterations, extensions or reconstruction shall be undertaken in accordance with regulations of the existing zone.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$4,068.35. 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.

There is file accordingly:

An Irrevocable Letter of Credit in the amount of \$4,068.35

To the Holder: FRANK KAMIYA  
Property Address: 8880 AND 8900 BECKWITH ROAD  
Address: C/O 965 PLYMOUTH DRIVE  
NORTH VANCOUVER, BC V7H 2H9

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
8. 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 , .

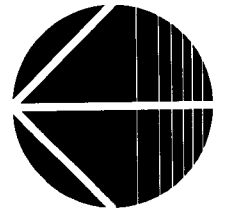
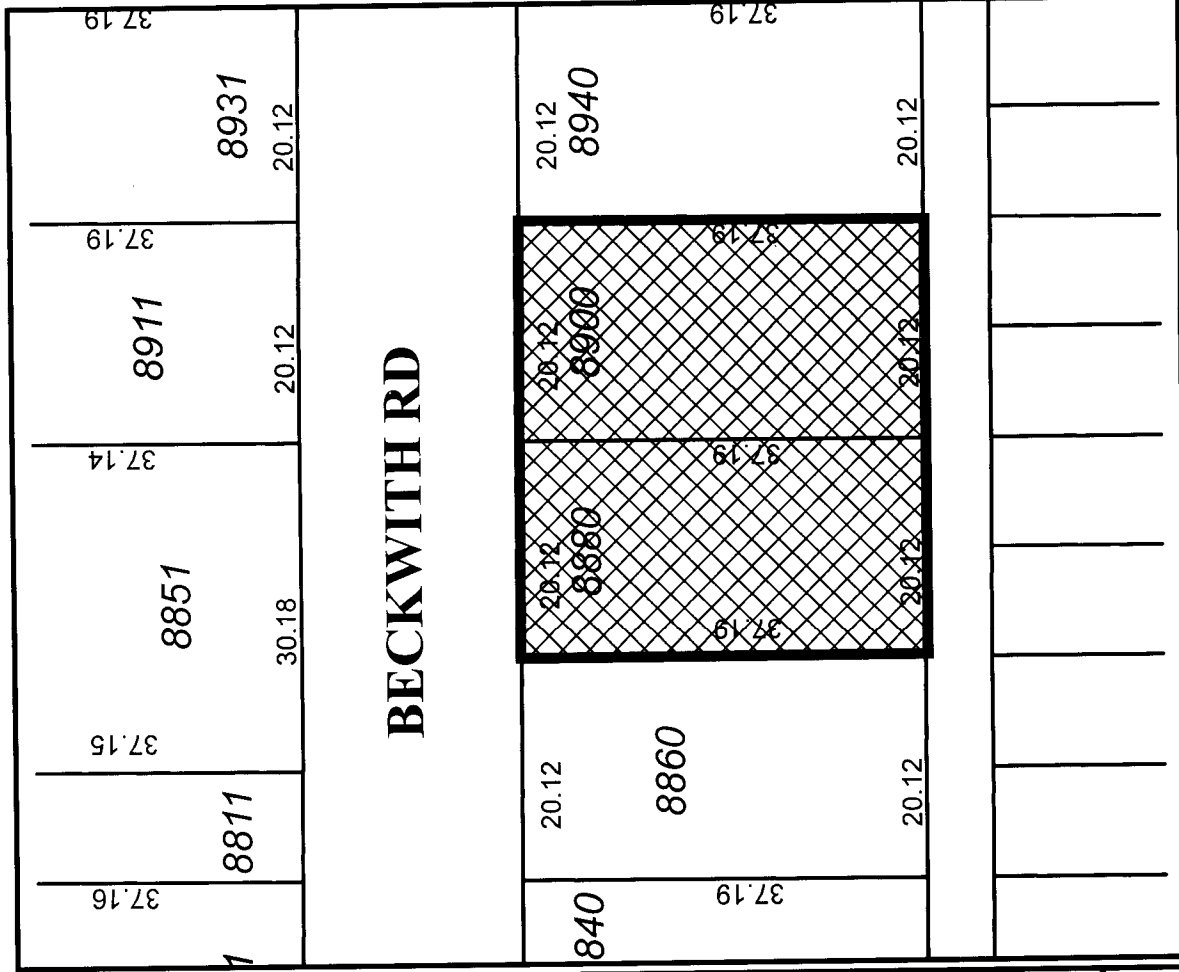
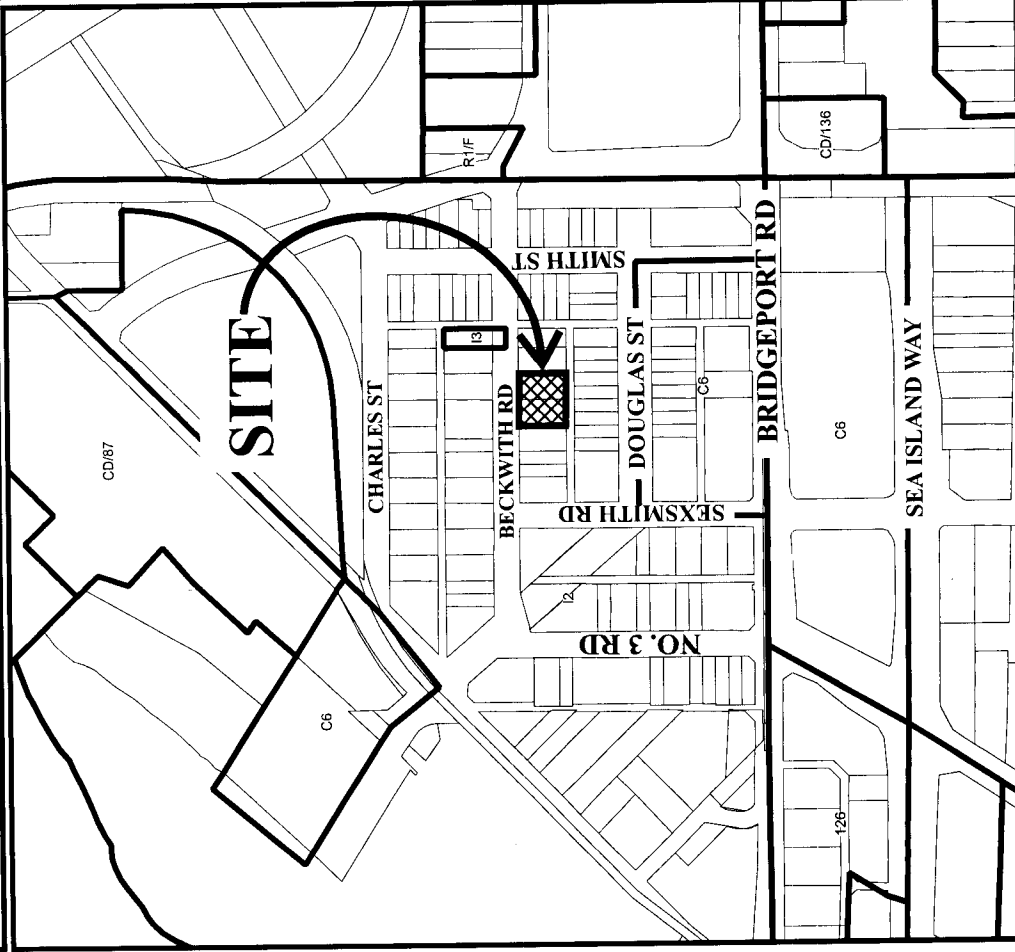
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MAYOR





# City of Richmond

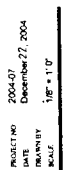


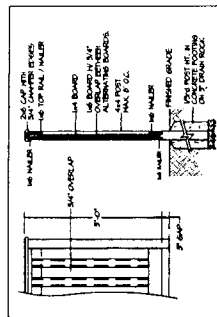
## DV 04-287918 SCHDEULE "A"

Original Date: 01/18/05

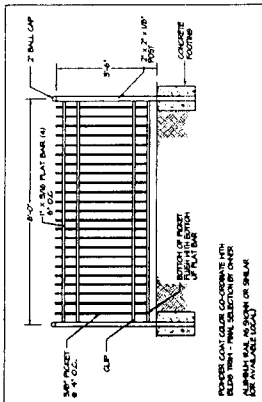
Revision Date: 04/05/05

Note: Dimensions are in METRES

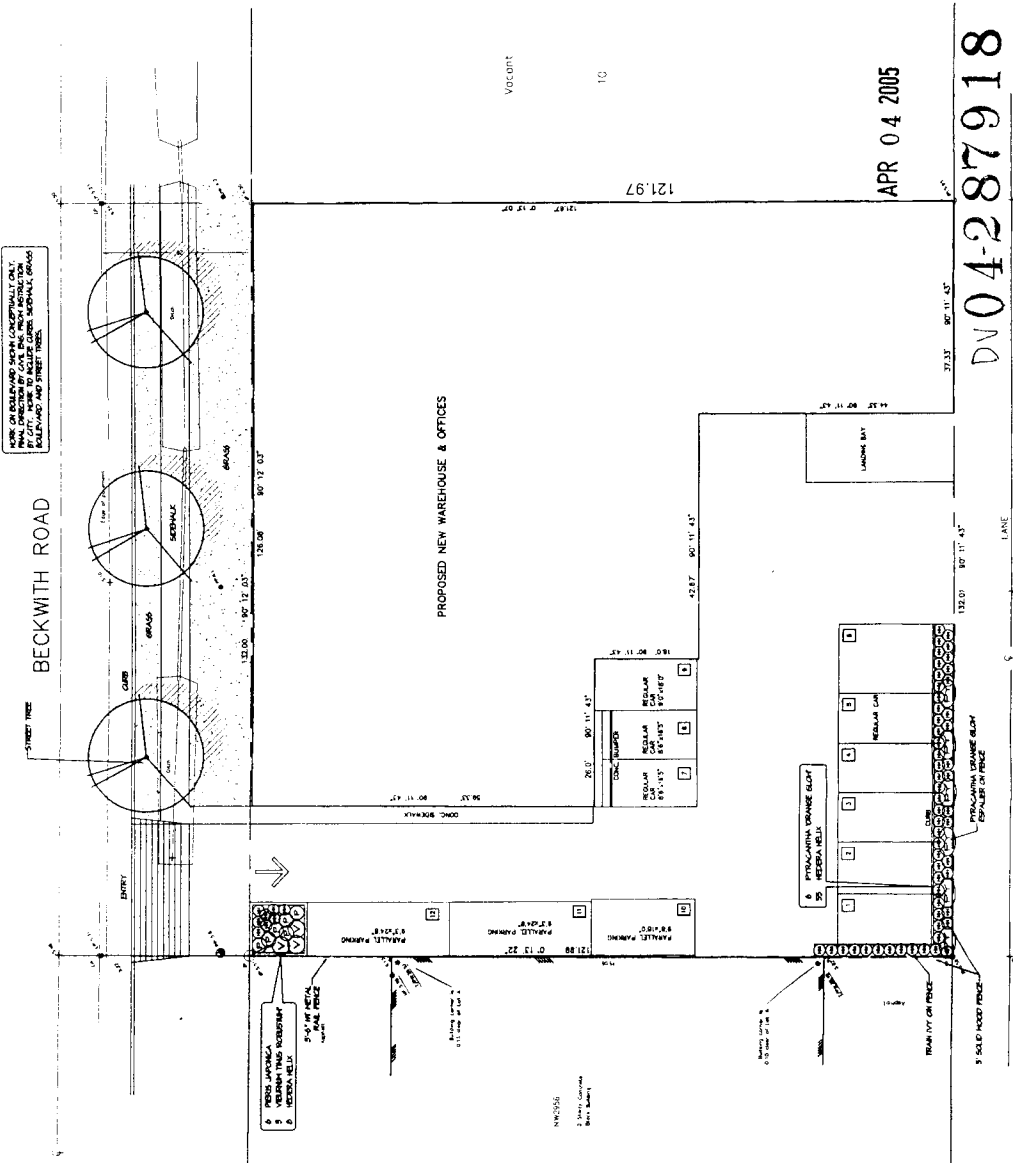




- NOTE**
1. ALL PORTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CE2M4, 12.5 CONSTRUCTION GRADE 1940-14.
  3. ALL WOODWORK NOT DRYED OR KILN DRIED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. MEMBER SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FINISHES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12'-0" STEPS (MAX). GAPS TO GRADE TO FOLLOW MINIMUM GRADE TO BE 3'-0".



- 2 3'-6" HT. METAL FENCE

[illegible]

**IDMG**  
landscape architects

A Partnership of  
J.D. Mitchell & Associates Ltd.  
George Campbell & Mills Consultants Ltd.  
Mary Chin Yip Consultants Ltd.

Suite C100 - 4146 88th Street Drive  
Burnaby, British Columbia  
V5C 5G1  
tel (604) 437-3642; fax 437-4723

**PROJECT:**  
**OFFICE & WAREHOUSE  
FOR BRIGHOUSE AUTO  
ELECTRIC**  
**3888 BECKWITH ROAD  
RICHMOND, B.C.**

DRAWING TITLE:

**LANDSCAPE  
PLAN**

DATE	04/02/20
SCALE	1/4"=1'-0"
DRAWN BY	
DESIGN BY	
CHECK BY	

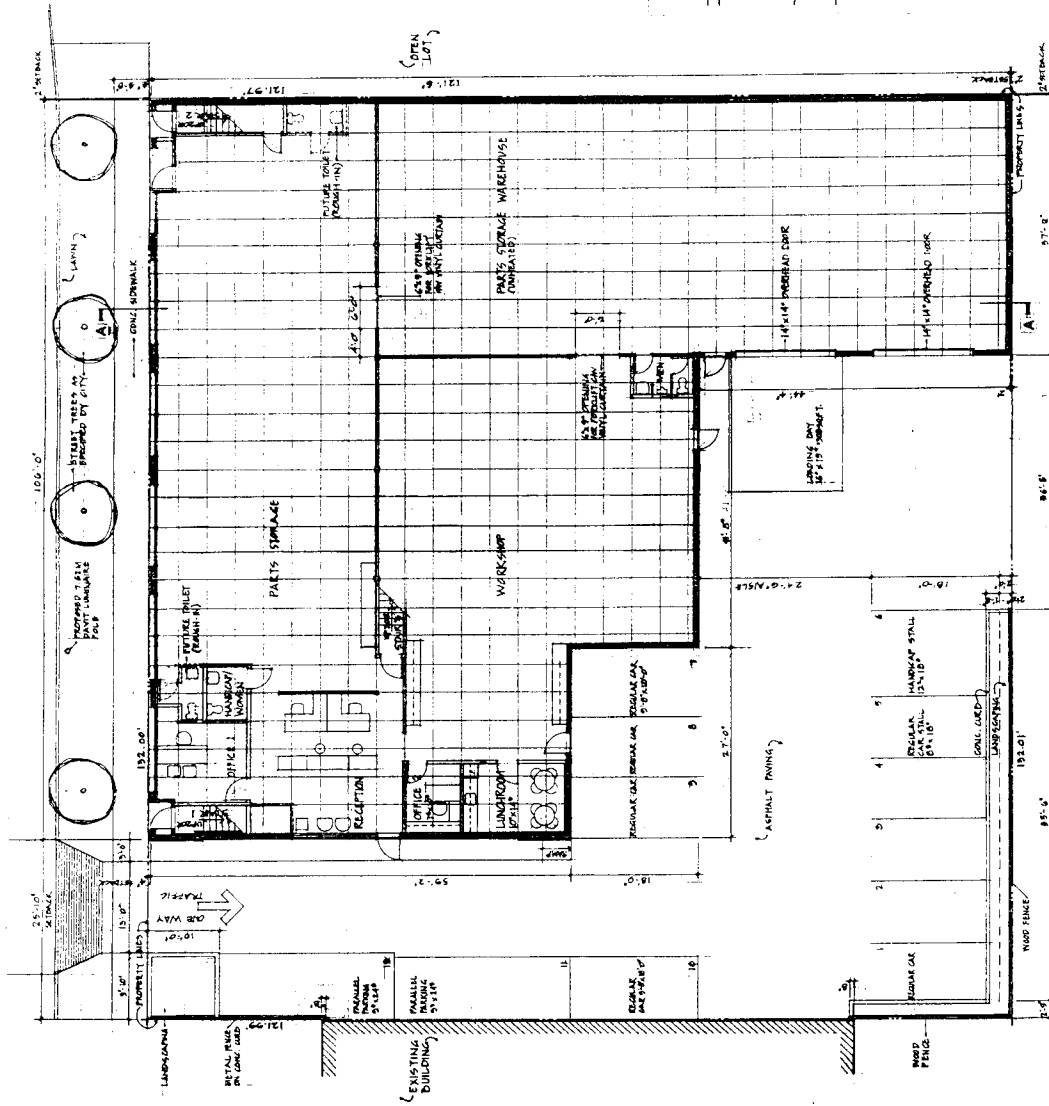
# 3

DRAWING NUMBER

OF 2



BECKWITH ROAD

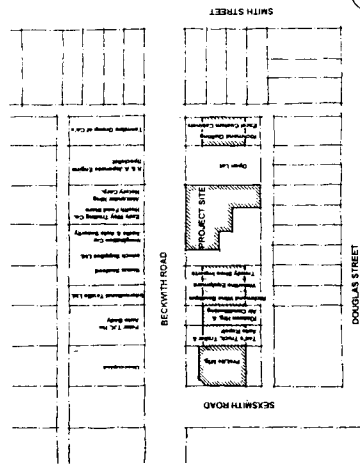


LANE

SITE PLAN & GROUND FLOOR PLAN

# ZONING ANALYSIS

Legal Description: Lot A (Formerly Lots 1 & 2, Plan 1535, Range 6 West, New Westminster District Plan BCP  
Address: 8888 Beckwith Road, Richmond, B.C. V6X 1V5  
Zoning: Light Industrial District I2  
Lot Area: 0.1495 ha = 16,102 sq. ft. = (148.97 sq. m)  
Permitted Density (FAR): 1.0 = 16,102 sq. ft. = (148.97 sq. m)  
Actual Floor Area: 15,100 sq. ft. = (1397.34 sq. m)  
Maximum Floor Area: 35,114 sq. ft. (3235.75 sq. m)  
Total Floor Area: 15,100 sq. ft. (1397.34 sq. m)  
Lot coverage - max. allowable = 80% = 9882.2 sq. ft. (907.56 sq. m)  
Lot coverage - provided = 9274 sq. ft. (861.56 sq. m)  
Front yard setback required = 19,895 ft. = 6.0 m  
Front yard setback provided = 0.33 ft. = 0.10 m  
Parking spaces required = 1 per 100 sq. m. = 1076.4 sq. ft. = 12 stalls  
Parking spaces provided = 12 stalls = 11,200 sq. ft. (1036.23 sq. m) (3.7m x 5.5m)  
Note: 1 stall = 933 sq. ft. (86.3 sq. m)  
2 stalls = 1866 sq. ft. (172.6 sq. m)  
(Note: Additional 1'-0" added to width)  
Loading Bays required = 1 per 1800 sq. m. = 20,021 sq. ft. = 1 bay  
Loading Bays provided = 1 bay = 28.61 sq. m (308 sq. ft.)



CONTEXTUAL SITE PLAN

REVISIONS  
R1: JUNE 5, 2004  
JANIS S. JENNINGS

PROJECT  
OFFICE & WAREHOUSE  
500 BRIGHOUSE  
AUTO ELECTRIC  
RICHMOND, B.C. V6X 1V5

DATE  
2004-07  
December 21, 2004

SCALE  
1" = 1' 0"

PLAN #1

APR 04 2005

DV 04-287918