



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Raul Allueva  
Director of Development  
**Date:** May 18, 2005  
**File:** DV 04-280440  
**Re:** **Application by Los Lenas Development Inc. for a Development Variance Permit  
at 23220 Fraserwood Way**

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**Staff Recommendation**

That a Development Variance Permit be issued for a proposed industrial building at 23220 Fraserwood Way to:

1. Reduce the required minimum road setback from 6 m (20 ft.) to 4.27 m (14 ft.) for a portion of the building along the property line abutting Dyke Road; and
2. Vary the setback and landscaping requirements for the off-street parking spaces along Fraserwood Way from 3 m (9.8 ft.) to 2.2 m (7.3 ft.).

Raul Allueva  
Director of Development

KE:blg  
Att.

## Staff Report

### Origin

Los Lenas Development Inc. has applied to the City of Richmond for permission to vary the following regulations in the City's Zoning and Development Bylaw 5300 for the property located at 23220 Fraserwood Way, which is zoned Business Park Industrial District (I3):

- Reduce the required minimum required road setback from 6 m (20 ft.) to 4.27 m (14 ft.) for a portion of an industrial building along the property line abutting Dyke Road; and
- Reduce the setback and landscaping requirements from 3 m (9.8 ft.) to 2.2 m (7.3 ft.) for the off-street parking stalls along Fraserwood Way.

### Development Information

Please refer to the 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, recently constructed light industrial buildings zoned Business Park Industrial District (I3);

To the east, vacant Business Park Industrial District (I3) zoned parcel;

To the south, Dyke Road that provides access to the Waterborne Residential units located on the Fraser River foreshore. A strip of Environmentally Sensitive Area (ESA) is located and runs along the south property line; and

To the west, vacant Business Park Industrial District (I3) zoned parcel.

### Staff Comments

Staff do not have any objections or technical comments pertaining to the proposed variances at this time. Through the rezoning of the site, an ESA was designated along the south edge of the subject site running parallel to Dyke Road. A Development Permit was processed and issued to ensure that adequate landscaping was secured and implemented within the ESA. A follow-up of this past Development Permit and subsequent site visits conducted by staff indicates that the landscaping has been implemented according to submitted plans, with all landscaping securities being released by the City. As this proposed building does not encroach into this ESA, a Development Permit is not required at this time.

### Analysis

#### Site Context and Required Variances

The site is located in a new light industrial development that is serviced by a central road (Fraserwood Way) providing access to newly created lots. A sliver parcel (designated road parcel) as well as the Dyke Road right-of-way is positioned to the south. The City's Zoning and Development Bylaw requires a 6 m (20 ft.) setback from all public roads, with no limitations placed on remaining building setbacks in the Business Park Industrial District (I3) zone.

As a result of the surrounding context and regulations contained in the Zoning and Development Bylaw, the subject site has the burden of providing a 6 m (20 ft.) setback from Fraserwood Way and Dyke Road. Due to the operations on site (loading bay functions), the applicant is unable to shift the building to comply with the setback requirements along Dyke Road and has resulted in a relatively small 1.73 m (6 ft.) projection for a portion of the structure.

The applicant is also requesting to reduce the setback for off-street parking and landscaping requirements from 3 m (9.8 ft.) to 2.2 m (7.3 ft.) along Fraserwood Way to provide adequate space for loading vehicles to manoeuvre. Staff consider the requested variances reasonable based on a review of the following factors:

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

- The land use, site plan and overall design of the building is consistent with other similar light industrial buildings in the immediate area.
- Adjacencies to the residential water lots along the foreshore of the Fraser River are adequate as separation is provided through Dyke Road and the foreshore itself.
- The existing plantings in the ESA provides an additional buffer for the residential water lots. A treed and landscaped boulevard exists along Fraserwood Way, which is consistent with the streetscape of the industrial subdivision and provides an additional green element.

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

- Site planning and design of the building is arranged with off-street parking, loading bays and main entrance oriented to Fraserwood Way.
- Along the Dyke Road frontage, the building is designed in such a manner where two portions of the building project no greater than 1.73 m (6 ft.) into the required setback.
- Building height is kept at 9 m (29 ft.), which is well below the maximum allowable height of 12 m (39 ft.).

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

- The character of building and use of materials are consistent with developments in the area. Painted tilt-up concrete panels with reveals make-up a majority of the building materials. The main entrance and office space in the building is articulated with tinted glazing and metal canopies.

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

- Landscaping for the site is proposed both along the property line abutting the street and along the building edge fronting Fraserwood Way to provide a softer adjacency.
- Adequate landscaping is implemented between the off-street parking areas and property line along Fraserwood Way. This landscaping provides adequate screening of off-street parking stalls (to which a setback variance is requested) and implements a strong, green streetscape presence along the public road and sidewalk through the planting of groundcover, shrubbery and trees. A grouping of trees (Douglas Firs & European Ash) is proposed at the southwest corner of the site and provides another green element to the site.
- Securities for landscaping is based on a cost estimate provided by the landscape architect for the project and is required prior to issuance of this Development Variance Permit.

***Environmentally Sensitive Area***

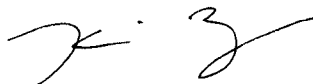
- The existing ESA between the building and Dyke Road has landscaping, which was planted and secured through a previous Development Permit. Plantings within this area consists of a variety of native species Evergreen trees and shrubs as well as groundcovers.
- The ESA encroaches approximately 2 m (6.56 ft.) into the subject site along the Dyke Road frontage. A relaxation of the building setback along Dyke Road will not result in an encroachment into the ESA nor will it result in a net loss of existing landscaping within the ESA.
- During redevelopment of the site, the ESA must be adequately fenced and protected from construction activity to prevent damage of the existing plantings. Protection measures must be implemented prior to commencement of construction on site. Landscape inspections will be conducted to ensure that plantings within the ESA are not damaged.

**Conclusions**

The site located at 23220 Fraserwood Way has road frontages along the north (Fraserwood Way) and south (Dyke Road) property lines. As a result, the applicant is requesting a relaxation for the Dyke Road setback. A variance to reduce the setback and landscaping requirements for off-street parking stalls along Fraserwood Way is also being requested. Justification for considering the variances is as follows:

- The site has the burden of two road frontages, only one of which is utilized for access and services (Fraserwood Way).
- The ESA will be protected throughout the redevelopment process and is not to be disturbed or damaged.
- Landscaping along the front portion of the site (Fraserwood Way) will provide a strong green element.

Based on these factors, staff support the requested variances and recommend approval of the Development Variance Permit.



Kevin Eng  
Planning Technician – Design  
(604) 247-4626

KE:blg

A landscape Letter of Credit in the amount of \$14,770.64 is required prior to forwarding this Development Variance Permit to Council.



**City of Richmond**

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

**Development Application  
 Data Sheet**  
 Development Applications Department

**DV 04-280440**

**Attachment 1**

Address: 23220 Fraserwood Way

Applicant: Los Lenas Development Inc. Owner: Los Lenas Development Inc.

Planning Area(s): Hamilton Sub Area Plan

Floor Area Gross: 2,973 m<sup>2</sup> Floor Area Net: 2,973 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	5,431 m <sup>2</sup>	No change
<b>Land Uses:</b>	Vacant Parcel – Designated for Light Industry/Business Park	Light Industrial Building
<b>OCP Designation (General Land Use Map):</b>	Business and Industry	No change
<b>Hamilton Sub Area Plan</b>	Business Park	No change – complies with designation
<b>Zoning:</b>	I3	No change

On Future Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.546	none permitted
Lot Coverage:	Max. 50%	47.7%	None
Road Setback – Dyke Road:	Min. 6 m	4.27 m	Reduce road setback by 1.73 m
Road Setback – Fraserwood Way	Min. 6 m	8.74 m	None
Off-Street Parking Setback (Fraserwood Place):	Min. 3 m	2.2 m	Reduce by 0.8 m



**No. DV 04-280440**

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To the Holder:                   LOS LENAS DEVELOPMENT INC.

Property Address:               23220 FRASERWOOD WAY

Address:                         C/O AMIN RAWJI  
PRISM CONSTRUCTION LTD.  
#202 – 1525 CLIVEDEN AVENUE  
DELTA, BC   V3M 6L2

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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 as follows:
  - a) Reduce the required minimum road setback from 6 m (20 ft.) to 4.27 m (14 ft.) for a portion of an industrial building along the property line abutting Dyke Road as shown on Plan 1 attached hereto; and
  - b) Reduce the setback and landscaping requirements from 3 m (9.8 ft.) to 2.2 m (7.3 ft.) for the off-street parking stalls along Fraserwood Way as shown on Plan 1 attached hereto.
4. Landscaping shall be implemented according to Plan 2 attached hereto.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$14,770.64 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.
6. 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.

To the Holder: LOS LENAS DEVELOPMENT INC.  
Property Address: 23220 FRASERWOOD WAY  
Address: C/O AMIN RAWJI  
PRISM CONSTRUCTION LTD.  
#202 – 1525 CLIVEDEN AVENUE  
DELTA, BC V3M 6L2

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7. 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

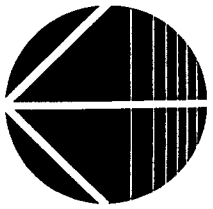
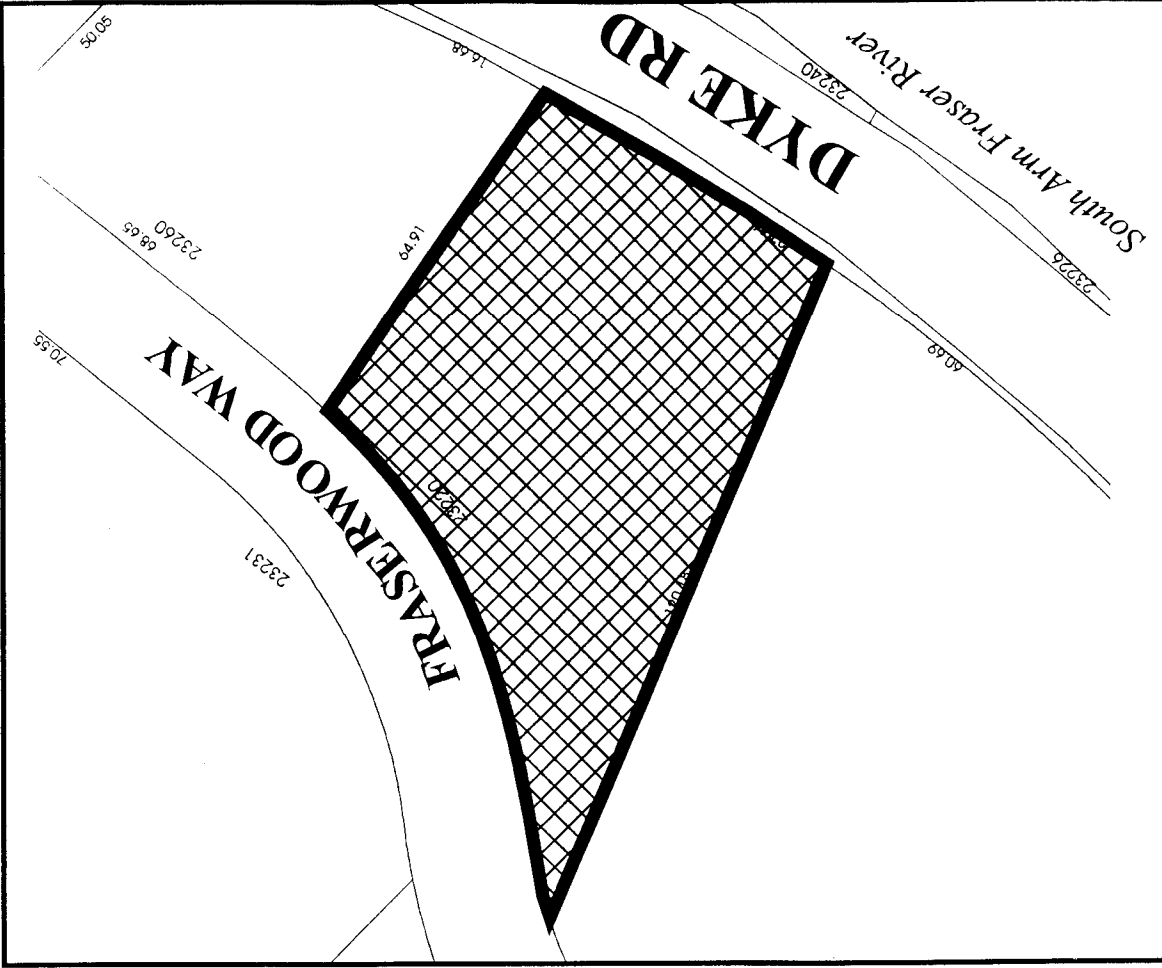
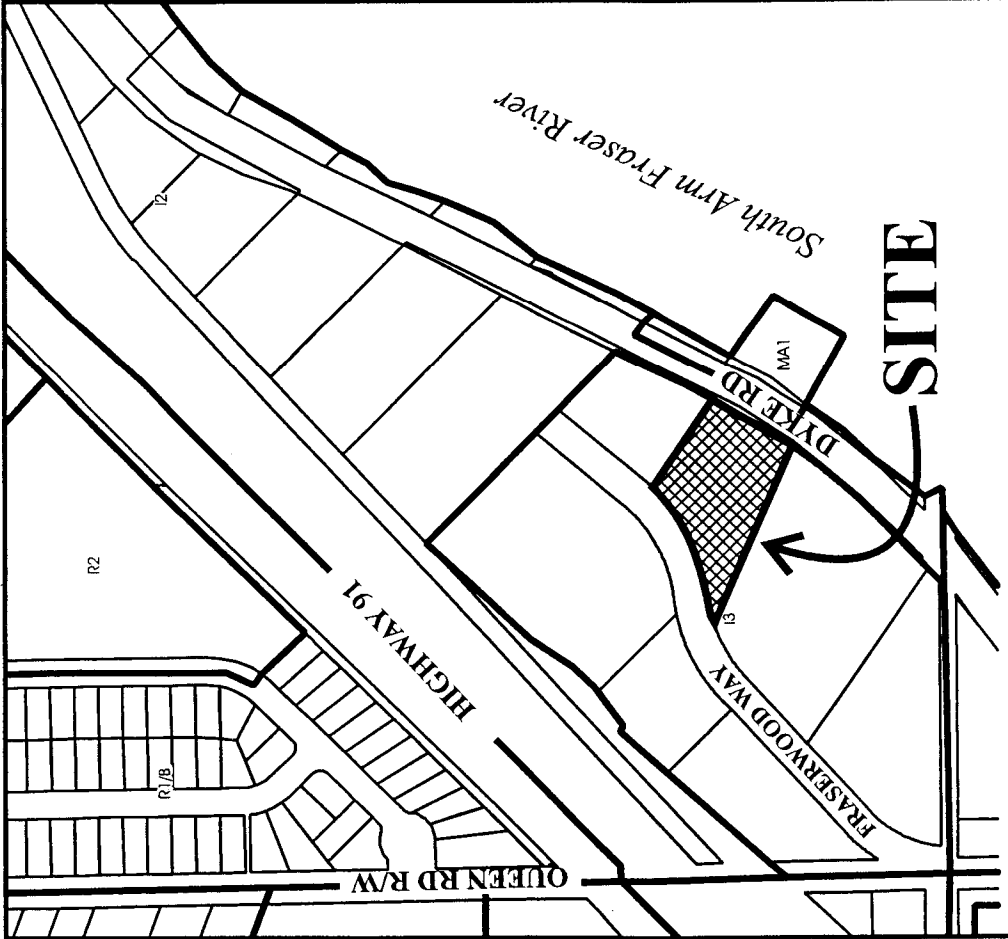
DELIVERED THIS DAY OF , .

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MAYOR



City of Richmond



DV 04-280440  
 SCHEDULE "A"

Original Date: 12/01/04

Revision Date:

Note: Dimensions are in METRES



NO.	DATE	REVISIONS

**RESUME**

LEGAL DESCRIPTION  
 LOT 3 SECTION 1 BLOCK 4  
 N 1/4 R 10 W 1/4 S 20  
 CIVIC ADDRESS  
 2320 PARKWOOD PKY.  
 BRANFORD B.C.

ZONING I-5

SITE AREA  
 349,591 + 30,446 SF

BUILDING AREA  
 2300 SQ + 21,067 SF J

SITE COVERAGE  
 27,007 / 30,446 SF = 41.7%

FLOOR AREAS  
 MAX ALLOWABLE = 60%

MAIN FLOOR 27,007 SF (J)  
 SECOND FLOOR / MEZZANINE 4,145 SF (J)  
 TOTAL 31,152 SF (J)

FLOOR AREA RATIO  
 51200 / 30,446 SF = 0.546  
 MAX ALLOWABLE = 1.0

**BUILDING SETBACKS**

DIR.	MIN. SETBACK	MAX. SETBACK
NORTH YARD	4.60'	29.87'
EAST YARD	0.00'	14.11'
SOUTH YARD	0.00'	3.00'
WEST YARD	0.00'	100'

**HEIGHT**

MAXIMUM ALLOWABLE 34.5 FT (10M)  
 PROPOSED 24' (7.3M)

**PARKING**

REGULAR STALL 84" X 18' 0"

HIC STALL 8' 0" X 20' 0"

LOADING 10' 0" X 30' 0"

REQUIRED 3000 SF + 11,074 SF

PROVIDED 30 STALLS

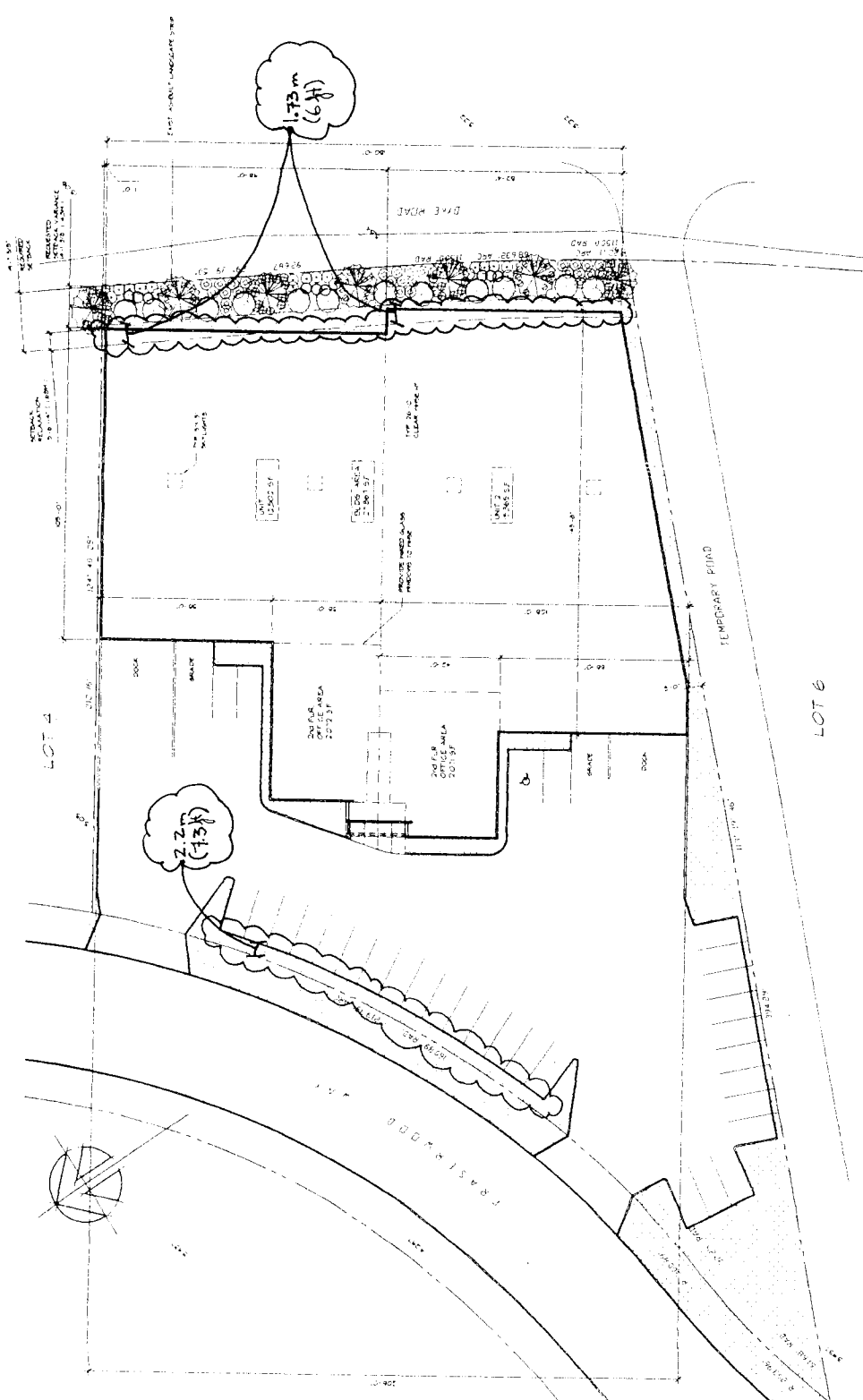
16 STALLS

3 STALLS

LOADING

6 BAYS PROVIDED

1 BAY REQUIRED



- LEGEND**
- - 1" ROUND PAVEMENT
  - - 2" ROUND PAVEMENT
  - - 4" ROUND PAVEMENT
  - - 6" ROUND PAVEMENT
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- ASPHALT FINISHES**
- 1 - BAYMENT ELEVATION RESTRICTION
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Plan #1  
 MAY 18 2005  
 DV 04-280440

**FILE COPY**  
 DV 04-280440

**MICHAEL D. BARLEY ARCHITECT**  
 ARCHITECT  
 2532 PARKWOOD PKY.  
 BRANFORD B.C. CANADA

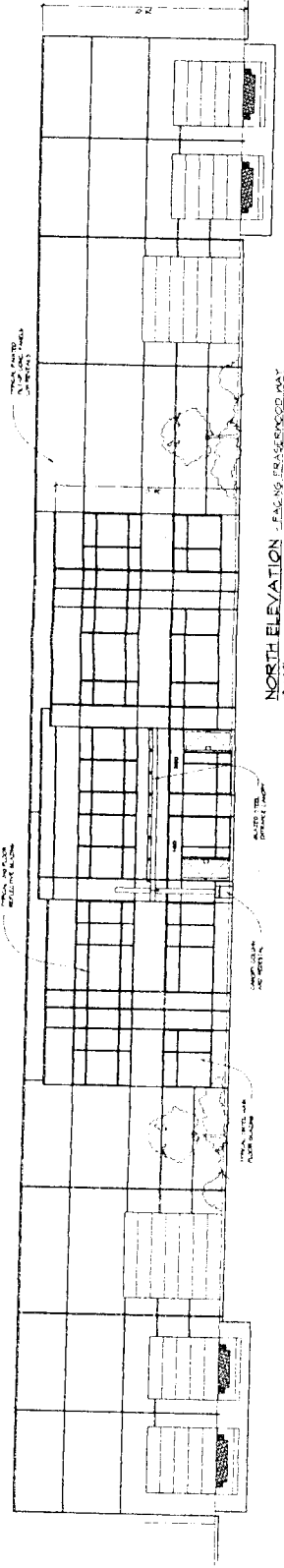
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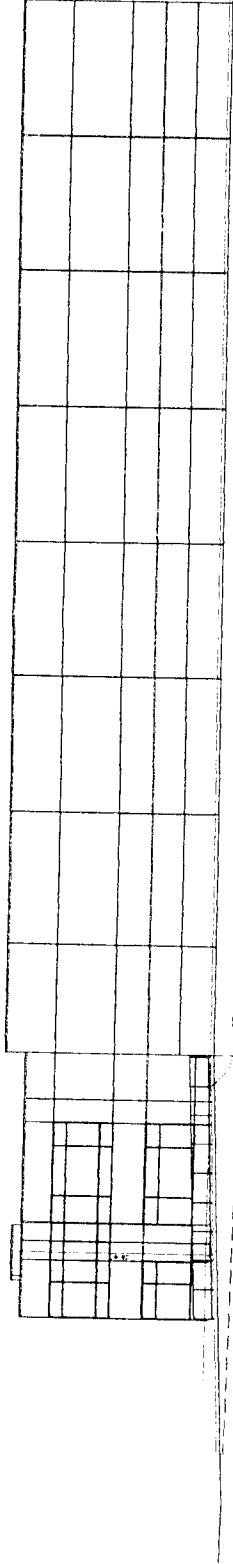


REVISIONS	
NO.	DESCRIPTION

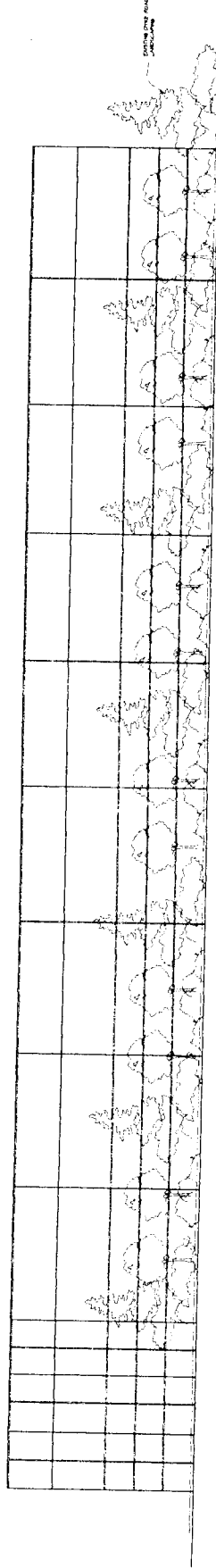
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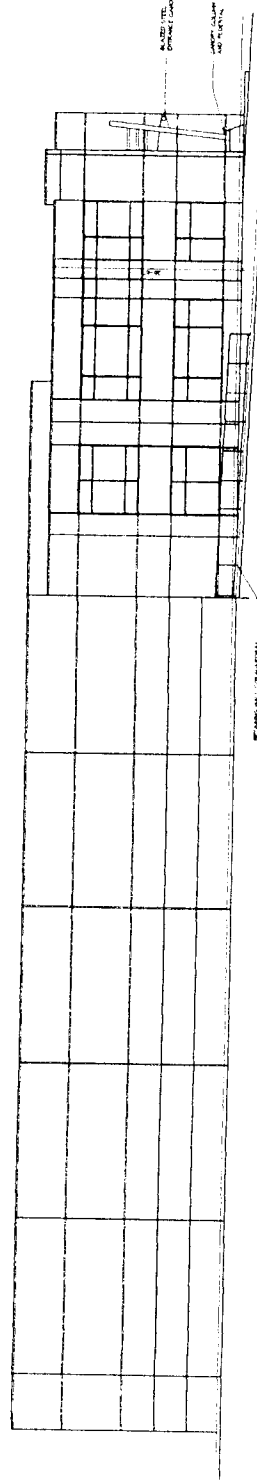
NORTH ELEVATION - FACADE FRASERWOOD BAY  
1/8" = 1'-0"



WEST ELEVATION - FACADE 121 PL. DOWNS ROAD  
1/8" = 1'-0"



SOUTH ELEVATION - FACADE SCALE 3/8" = 1'-0"  
1/8" = 1'-0"



EAST ELEVATION - FACADE 121 PL. DOWNS ROAD  
1/8" = 1'-0"

MICHAEL D. BARLEY  
ARCHITECT  
MEMBER OF THE ARCHITECTURAL BOARD OF THE PROVINCE OF BRITISH COLUMBIA  
VANCOUVER, B.C.

PROJECT: FRASERWOOD EAST INDUSTRIAL PARK FOR PROGRESSIVE CONSTR. FABRIC SERVICES  
SHEET NO: ELEVATIONS

Plot Date: Oct 05 2004 11:16 AM

22250 FRASERWOOD AVE