



City of Richmond
Urban Development Division

Report to Development Permit Panel

To	Development Permit Panel	Date	June 6, 2005
From	Holger Burke Acting Director of Development	File	DV 05-290082
Re	Application by 616764 B C Ltd for a Development Variance Permit at 13980 and 13988 Maycrest Way		

Staff Recommendation

That a Development Variance Permit be issued for a proposed industrial development at 13980 and 13988 Maycrest Way to

- 1 Reduce the public road setback and landscaping requirements for off-street parking spaces from 3 m (9 842 ft) to 1 524 m (5 ft) along Maycrest Way and No 6 Road, and
- 2 Reduce the landscaping requirements from 3 m (9 842 ft) to 0 m (0 ft) along Highway 91, and
- 3 Reduce the minimum road setback from 6 m (19 69 ft) to 5 95 m (19 52 ft) for a portion of 'Building A' along the property line abutting Highway 91

Holger Burke
Acting Director of Development

KE blg
Att

Staff Report

Origin

Wayne Grafton, on behalf of 616764 B C Ltd , has applied to the City of Richmond for permission to vary the following at 13980 and 13988 Maycrest Way

- 1 Reduce the public road setback and landscaping requirements for off-street parking spaces from 3 m (9 842 ft) to 1 524 m (5 ft) along Maycrest Way and No 6 Road, and
- 2 Reduce the landscaping requirements from 3 m (9 842 ft) to 0 m (0 ft) along Highway 91, and
- 3 Reduce the minimum road setback from 6 m (19 69 ft) to 5 95 m (19 52 ft) for a portion of 'Building A' along the property line abutting Highway 91

Development Information

Please refer to the attached Development Applications 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, existing light industrial buildings zoned Business Park Industrial (I3),

To the east, a driving range zoned Golf Course District (AG2),

To the south, Highway 91 road right-of-way situated at a higher elevation (the actual paved portion of the highway is separated by a 30 m strip of open landscaping sloping up to the highway), and

To the west, a vacant Business Park Industrial (I3) parcel where a separate Development Variance Permit is being processed (13900 Maycrest Way, DV 05-295526)

Staff Comments

Staff do not have any objections or technical comments pertaining to the proposed variances at this time. The site is situated across from a driving range zoned Golf Course District (AG2) on the opposite side of No 6 Road. Land on the east side of No 6 Road is within the Agricultural Land Reserve (ALR). The existing industrial subdivision abutting No 6 Road to the north was developed in the late 1980's with most sites implementing a comparable strip of landscaping along the road, which is similar to the perimeter landscaping proposed for this site. Based on the landscaping implemented on industrial developments to the north and landscaping proposed through this application, staff determined that adjacency issues related to proximity of the Agricultural Land Reserve (ALR) have been adequately addressed through the Development Variance Permit.

The site is situated with three (3) public road frontages as defined in the City's Zoning and Development Bylaw 5300 (Maycrest Way, No 6 Road and Highway 91), which in part, accounts for the number of variances.

Staff are processing a similar Development Variance Permit application to the west at 13900 Maycrest Way in conjunction with the building setbacks required from Highway 91.

Staff also note that construction on this site is currently underway. The practice of proceeding with construction pending the outcome of a Development Variance Permit application is permissible given that no variances are attached to the building itself. Initially, the applicant was only aware of variances for parking and landscaping setback requirements. However, a subsequent survey of the foundation determined that a small corner portion projected 0.05 m (0.16 ft) into the required Highway 91 road setback. As any adjustments to the foundation would potentially result in significant structural modifications, the applicant is requesting that the small corner projection for "Building A" (building situated at the corner) be included as a variance.

Analysis

Conditions of Adjacency

- Due to the surrounding public roads, the site is required to provide setbacks and landscaping for off-street parking. To deal with the adjacency along No. 6 Road and Maycrest Way, landscaping is proposed around the road frontages. There is also an existing landscaped boulevard between the road right-of-way and property line, where larger calliper trees are to be located. The combination of plantings on the subject site and treed boulevard extending into the road right-of-way provides a strong green feature to the site and adequate screening for off-street parking.
- The Highway 91 road right-of-way is situated at a higher elevation along the south of the site. An existing sloped landscaped buffer (mostly field grass) exists between the subject site's south property line and edge of the paved highway. The buffer is approximately 30 m (98 ft) in width and is part of the drainage system for the highway. Therefore, a sufficient existing buffer exists to require no landscaping along the south edge of the site abutting Highway 91.

Urban Design and Site Planning

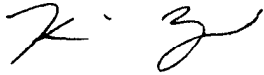
- The site plan places parking around the perimeter of the site and between the two (2) existing buildings with drive aisles positioned to provide access.
- The form and character of the two (2) buildings is typical of multi-tenant light industrial buildings (tilt-up painted concrete walls, glazing, pre-finished metal flashing).

Landscape Design and Open Space Design

- All landscaping is situated along the Maycrest Way and No. 6 Road frontage. Smaller shrubs and groundcovers are located on the subject site as an existing servicing right-of-way (sanitary sewer) exists around the perimeter of the site preventing the planting of larger street trees. As a result, larger calliper street trees (7 cm Red Maples) are proposed within the City boulevard in conjunction with sodded lawn running up to the edge of the existing sidewalk.
- When the industrial subdivision was initially developed, frontage upgrades consisted of concrete curbs and sidewalks with no provisions for grass and treed boulevards separating the sidewalk from the road. The existing public road frontage for the subject site and surrounding industrial development consists of this standard. The street trees situated in between the property line and existing sidewalk help to provide a 'greener' adjacency in relation to the road and sidewalk.
- All off-site street trees (size, species and location) planted within the City boulevard will be to the satisfaction of the City of Richmond's Parks Department.

Conclusions

The proposed variances to reduce parking setbacks and related landscaping requirements are minor with additional landscaping being implemented along the perimeter of the property, providing sufficient buffering. A strip of open space exists along all three (3) road frontages between the sidewalk and property line, providing additional separation between the drive aisles and parking spaces. On this basis, staff recommend approval of the proposed variances.



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

KE blg

A Landscaping Letter of Credit in the amount of \$20,074 is required prior to forwarding the Development Variance Permit to Council for issuance.



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

**Development Application
 Data Sheet**
 Development Applications Department

DV 05-290082 **Attachment 1**

Address 13980 & 13988 Maycrest Way
 Applicant 616764 BC Ltd Owner 616764 BC Ltd
 Planning Area(s) East Cambie Area Plan
 Floor Area Gross 6,515 m² Floor Area Net 6,515 m²

	Existing	Proposed
Site Area	9,320 m ²	No change
Land Uses	Zoned for Light Industry/Business Park	Light Industrial Building
OCP Designation (General Land Use Map)	Business and Industry	No change
East Cambie Area Plan	Industrial	No change – complies with designation
Zoning	I3	No change

On Future Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	1.0	0.70	none permitted
Lot Coverage	Max 50%	45.4%	None
Road Setback – Maycrest Way	Min 6 m	6 m	None
Road Setback – No 6 Road	Min 6 m	14.8 m	None
Road Setback – Highway 91	Min 6 m	5.95 m	Reduce by 0.05m for portion of 'Building A'
Off-Street Parking and Landscaping Setback (No 6 Road & Maycrest Way)	Min 3 m	1.524 m	Reduce by 1.476m



City of Richmond
Urban Development Division

Development Variance Permit

No DV 05-290082

To the Holder 616764 B C LTD

Property Address 13980 AND13988 MAYCREST WAY

Address C/O WAYNE GRAFTON
 13466 VERDUN PLACE
 RICHMOND, BC V6V 1V2

- 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 public road setback and landscaping requirements for off-street parking spaces from 3 m (9 842 ft) to 1 524 m (5 ft) along Maycrest Way and No 6 Road as shown on Plan #1 attached hereto,
 - b) Reduce the landscaping requirements from 3 m (9 842 ft) to 0 m (0 ft) along Highway 91 as shown on Plan #1 attached hereto, and
 - c) Reduce the minimum road setback from 6 m (19 69 ft) to 5 95 m (19 52 ft) for a portion of 'Building A' along the property line abutting Highway 91 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 \$20,074 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

No DV 05-290082

To the Holder 616764 B C LTD

Property Address 13980 AND13988 MAYCREST WAY

Address C/O WAYNE GRAFTON
 13466 VERDUN PLACE
 RICHMOND, BC V6V 1V2

- 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
- 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 ,

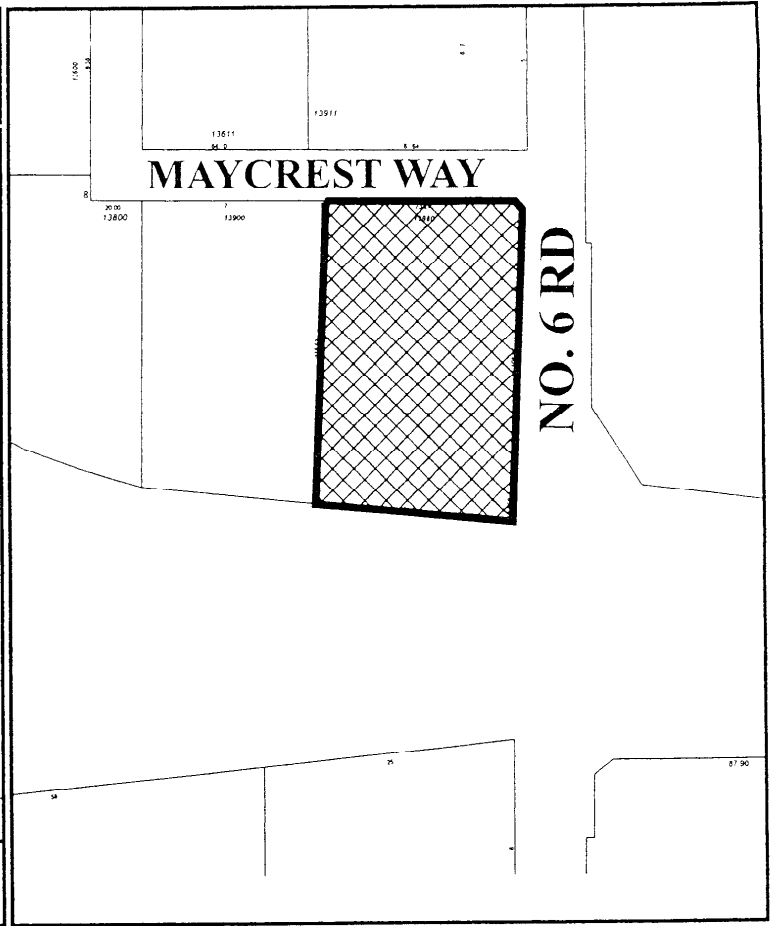
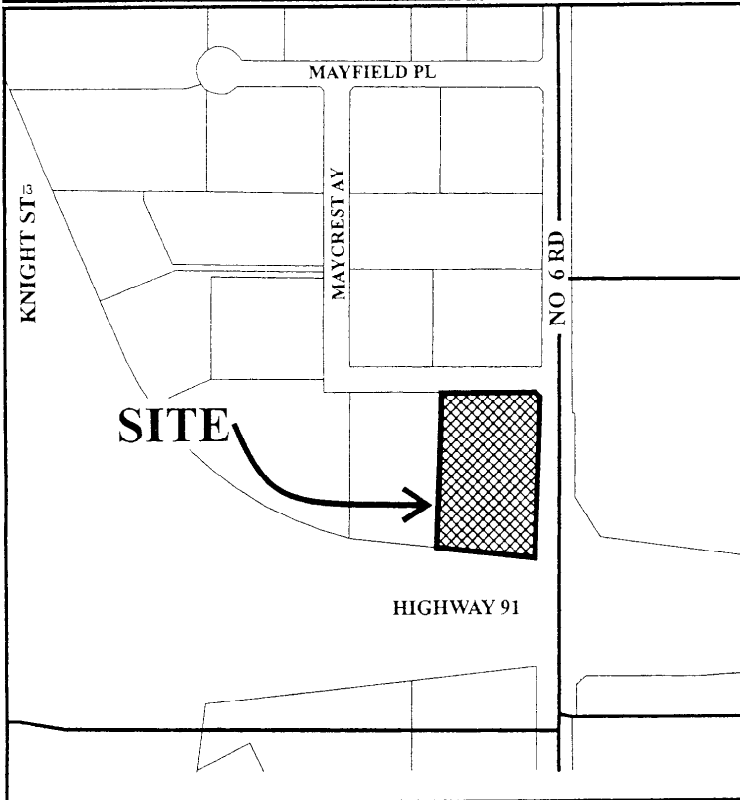
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



DV 05-290082
SCHEDULE "A"

Original Date 01/21/05
Revision Date
Note Dimensions are in METRES

1998 BCBC CODE ANALYSIS

BUILDING A

BUILDING B

2.2.2.7.6 Group F Division 3, up to 8 Storeys, Reinforced Concrete
 1) Building classified as Group F Division 3 provided to conform to Section (2) provided.

- 1) Every story shall be supported by columns.
- 2) The height of any story shall not exceed 4.0 m.
- 3) The height of any story shall not exceed 4.0 m.
- 4) The height of any story shall not exceed 4.0 m.
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LEGEND

1	CONCRETE
2	STEEL
3	GLASS
4	WOOD
5	OTHER

ABBREVIATIONS

1	CONCRETE
2	STEEL
3	GLASS
4	WOOD
5	OTHER

SITE PLAN GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PARKING AND LANDSCAPING SETBACKS AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PARKING AND LANDSCAPING SETBACKS AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PARKING AND LANDSCAPING SETBACKS AS SHOWN ON THIS PLAN.

RESUME

CIVIC ADDRESS: 1040 HAYCREST WAY RICHMOND BC
 BUILDING NO: 1040 HAYCREST WAY RICHMOND BC

LOCAL DESCRIPTION: LOT 5, SEC. 8, BLK. NORTH, LANE 105, 106, 107 PLAN
 L.P.P. DIST. NO. 0230000000

OWNER: J. BROWN, 1040 HAYCREST WAY RICHMOND BC

SITE AREA: 4330 SQ. M. (10000 SQ. FT.)

BUILDING AREA:
 BUILDING A: 3600 SQ. FT.
 BUILDING B: 3600 SQ. FT.
 TOTAL: 7200 SQ. FT. (8127 SQ. M.)

SITE COVERAGE: 4500 SQ. FT. (5166 SQ. M.)

FLOOR AREA:
 FLOOR 1: 3600 SQ. FT. (4145 SQ. M.)
 FLOOR 2: 3600 SQ. FT. (4145 SQ. M.)
 TOTAL FLOOR AREA: 7200 SQ. FT. (8127 SQ. M.)

PERMITTED USE: OFFICE

PERMITTED HEIGHT: 8.0 METERS (26.25 FEET)

PERMITTED SETBACKS:
 FRONT: 3.0 METERS (9.84 FEET)
 REAR: 3.0 METERS (9.84 FEET)
 SIDE: 3.0 METERS (9.84 FEET)

PERMITTED PARKING: 10 SPACES

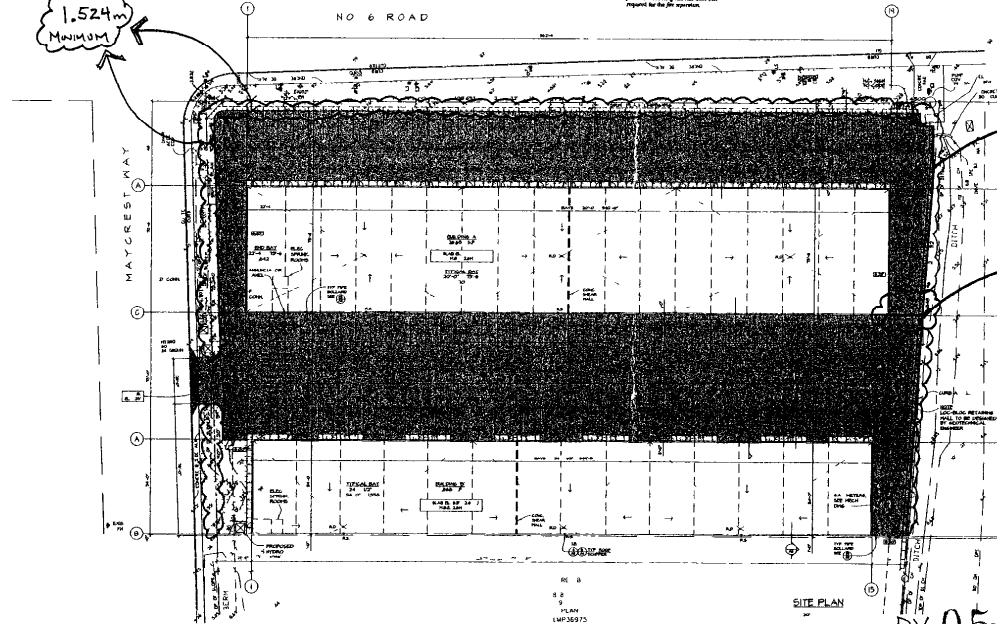
PERMITTED LANDSCAPING: 10% OF SITE AREA

PARKING + LANDSCAPING SETBACKS

1.524m MINIMUM

LANDSCAPING SETBACK 5.0m MINIMUM

5.15m MINIMUM



DV 05-290082

FILE COPY

MICHAEL D BARLEY ARCHITECT
 1040 HAYCREST WAY RICHMOND BC CANADA

#1
 JUN 06 2005
 DV 05-290082

PLANT LIST

PROJECT ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ARE	10	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	7.0 m CAL. DBH 1.0m STD
SHRUBS				
EA	10	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	#3 POT
PZ	250	PRUNUS LAUROCECADUS ZANNELIANA	ZANNE'S LAUREL	#2 POT
RM	975	ROSA HEDSALAND	HEDSALAND ROSE	#1 POT
GROUND COVERS				
AQU	1365	ARCTOSTAPHYLOS UVA URSI	KINKRAPHANE	#P3 POT
VINES				
PERENNIALS/ANNUALS/PERENNIALGRASSES/AQUATIC PLANTS				

NOTES

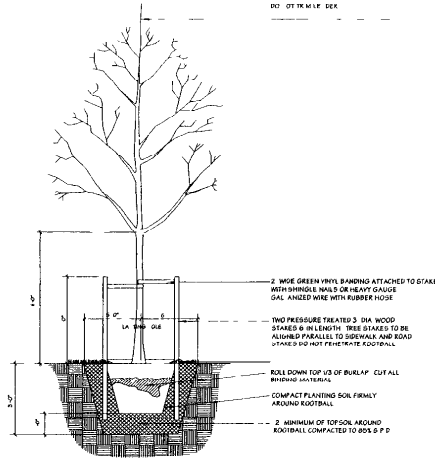
1. DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS

2. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADA STANDARDS FOR NURSERY STOCK AND THE BC STANDARDS FOR LANDSCAPE PLANTS

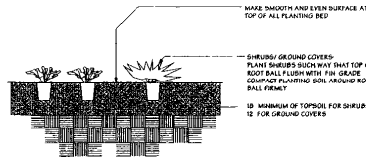
3. ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS

4. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT

5. THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE BY ORDER UNTIL THE WORK IS TURNED OVER TO THE OWNER



1 TREE PLANTING DETAIL
 SCALE 1/2" = 1'-0"



2 SHRUB PLANTING DETAIL
 SCALE 1/2" = 1'-0"

APR 3 2005
 1380 MAYCREST WAY
 RICHMOND BC V6X 2M6
 REVISIONS SHEET
ITO
 & ASSOCIATES
 Landscape Architects
 1380 Maycrest Way
 Richmond BC V6X 2M6
 Voice: (604) 275-2812
 Fax: (604) 275-4836
 Email: info@ito.ca

Project:
1380 MAYCREST WAY (GRAFTON)
RICHMOND B.C.

is using this
**DETAILS/
 PLANT LIST**

#2B
 JUN 06 2005
 DV 05-290082

NO.	DATE	BY	CHKD.	APP.
1	APR 3 2005			
2				
3				
4				
5				

Sheet
L2

GENERAL NOTES - ELEVATIONS

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. FINISHES AND MATERIALS TO BE SHOWN ON THESE ELEVATIONS ARE TO BE USED UNLESS OTHERWISE NOTED.

3. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.

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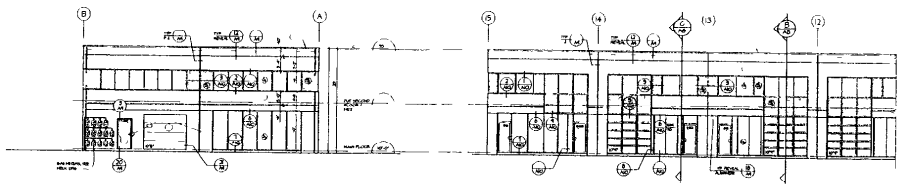
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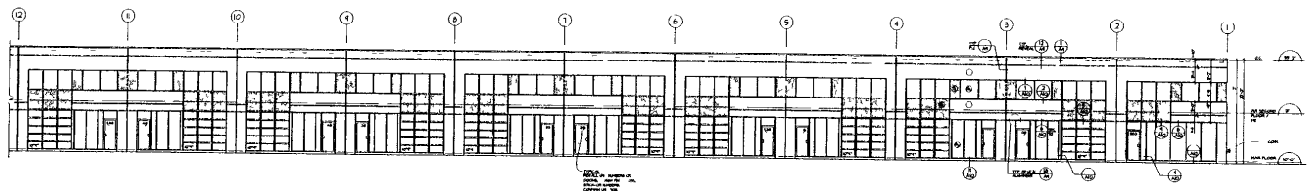
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REV	NO	DESCRIPTION
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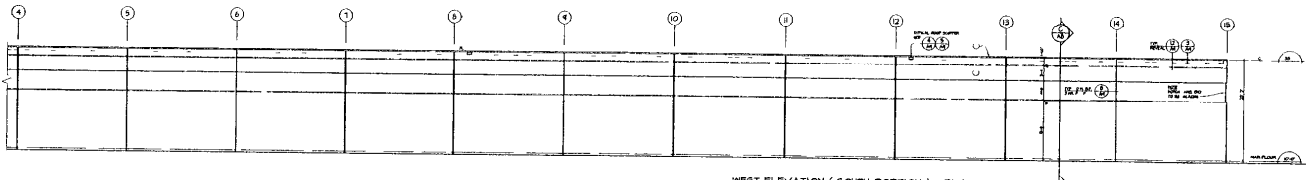


SOUTH ELEVATION - BLDG B

EAST ELEVATION (SOUTH PORTION) - BLDG B



EAST ELEVATION (NORTH PORTION) - BLDG B



WEST ELEVATION (SOUTH PORTION) - BLDG B

EXTERIOR FINISH SCHEDULE

- PAINT COLOURS**
- 1. WHITE
 - 2. LIGHT GREY
 - 3. DARK GREY
 - 4. BROWN
 - 5. RED
 - 6. BLUE
 - 7. GREEN
 - 8. YELLOW
 - 9. PURPLE
 - 10. PINK
 - 11. ORANGE
 - 12. BLACK
- FINISHES**
- 1. CONCRETE
 - 2. BRICK
 - 3. GLASS
 - 4. METAL
 - 5. STONE
 - 6. TERRAZZO
 - 7. CARPET
 - 8. TILE
 - 9. PAINT
 - 10. VENEER
 - 11. PLASTER
 - 12. GYPSONUM BOARD
- GLAZES**
- 1. CLEAR
 - 2. TINTED
 - 3. REFLECTIVE
 - 4. LOW E
 - 5. INSULATED
 - 6. THERMALLY BROKEN
 - 7. MONO GLASS
 - 8. DOUBLE GLASS
 - 9. TRIPLE GLASS
 - 10. LAMINATED
 - 11. WIRESHIELD
 - 12. OTHER

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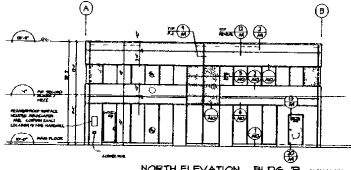
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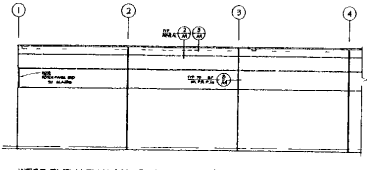
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NORTH ELEVATION - BLDG B



WEST ELEVATION (NORTH PORTION) - BLDG B

LEGEND

- 1. FINISH
- 2. MATERIAL
- 3. GLAZE
- 4. OTHER

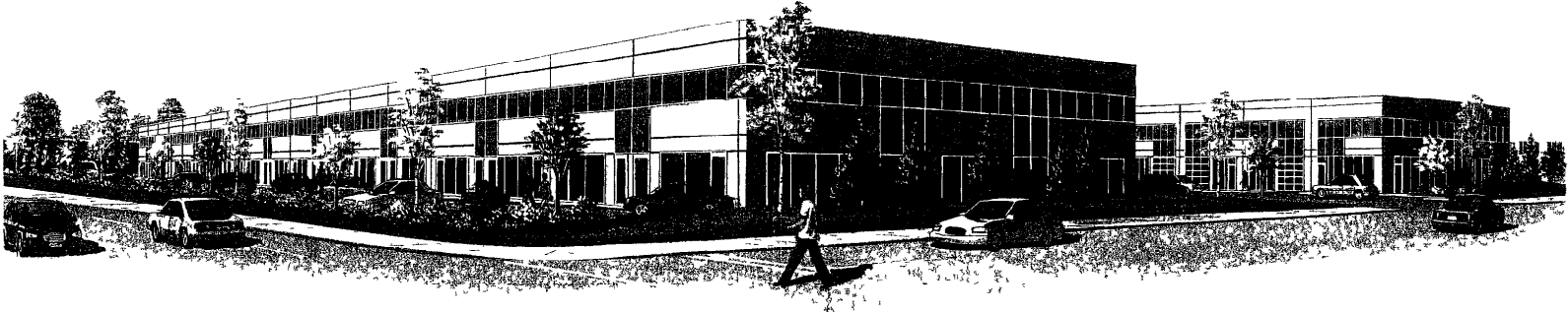
Reference Plan

MICHAEL D BARLEY ARCHITECT

1100 B.C. DR. #1000
VANCOUVER, B.C. CANADA

PROPOSED MULTI-TENANT COMMERCIAL
WAREHOUSE AND OFFICE COMPLEX FOR
MONTON GROUP LTD.

BLDG B ELEVATIONS



Reference Plan

FILE COPY

Handwritten signature or initials

DV 05-290082