




City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: July 10, 2003
File: DV 03-236579
Re: Application by 5908 Holdings Ltd. for a Development Variance Permit at 5520
No. 6 Road

Manager's Recommendation

That a Development Variance Permit be issued that would vary the maximum floor area allowed for a caretaker residential accommodation from 75 m² (807.32 ft²) to 100 m² (1076.39 ft²) for a new industrial building being constructed at 5520 No. 6 Road.



Joe Erceg
Manager, Development Applications

JE:ke
Att.

Staff Report

Origin

5908 Holdings Ltd. has applied to the City of Richmond for permission to vary the permitted size of a caretaker residential accommodation from 75 m² (807.32 ft²) to 98 m² (1054.86 ft²) at a new industrial building being constructed at 5520 No. 6 Road. The site area is 8,006 m² (86178.7 ft²). Zoning for the site is Light Industrial District (I2).

The applicant is proposing to construct a new industrial building next to an existing building on the site. This proposed building has a total floor area of 1937.4 m² (20854 ft²) and is designated as 'Building I' and 'Lot 1' in the Richmond Strata Park Development as shown in the attached plans.

A copy of the development application filed with the Urban Development Division is appended to this report.

Findings of Fact

An existing building is already located on the property at 5520 No. 6 Road. The proposed building is to be located on this property as well. Buildings on the adjacent southern property are part of an industrial park development organized around a strata agreement.

The subject site is classified as part of the Agricultural Land Reserve (ALR), however is exempt from ALR provisions because it is less than 0.8094 ha (2 acres) in size.

Two similar variances were approved by Council. Development Variance Permit (DV 98-145549) was approved on November 9, 1998 at 12100 Riverside Way, which varied the maximum size of a caretaker residential accommodation from 75 m² (807.32 ft²) to 134 m² (1442.41 ft²). Development Variance Permit (DV 02-209505) was approved on October 28, 2002 at 11828 Machrina Way, which varied the maximum size of a caretaker residential accommodation from 75 m² (807.32 ft²) to 122.44 m² (1,318 ft²).

Staff Comments

In the prior mentioned Development Variance Permits, Zoning and Law Departments indicated that maximum floor area for a caretaker residential accommodation could be varied through a Development Variance Permit.

Initially, the applicant requested a variance of up to 122 m² (1313.2 ft²) for the caretaker suite. Subsequent changes to the building resulted in a decrease of floor area needed for the caretaker suite to 98 m² (1054.86 ft²). City Staff added an additional 2 m² (21.53 ft²) to ensure that built area for the caretaker residential accommodation does not exceed what is permitted in the variance. This brings the total requested variance to 100 m² (1076.39 ft²).

Analysis

The caretaker residential accommodation is in the proposed building to be constructed at 5520 No. 6 Road. The applicant is asking for a Development Variance Permit that allows an increase in the maximum floor area for a caretaker residential accommodation. The applicant proposes that as the caretaker has a family, the existing allowable floor area is insufficient to provide for an adequate residential accommodation.

City staff agree that as the caretaker has a family, the proposed increase in floor area would make the caretaker residential accommodation more liveable and functional. The applicant notes that the caretaker living in the suite would be responsible for the buildings at 5520 No. 6 Road and buildings located in the adjoining strata park to the south. Staff consider the increase in floor area for a caretaker residential accommodation at 5520 No. 6 Road to be reasonable and support the Development Variance Permit request.

In a similar Development Variance Permit (DV 02-209505), staff recommended an amendment to the Zoning and Development Bylaw to increase the size limitation in the definition of a 'caretaker residential accommodation'. The Development Variance Permit was issued, however the amendment has not yet been completed by the Zoning Department.

Conclusions

Staff support the Development Variance Permit as requested.

A handwritten signature in black ink, appearing to read 'K. Eng', with a stylized flourish at the end.

Kevin Eng
Planning Technician - Design

KE:blg



City of Richmond

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

May 28/03. D.M.

Development Application Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT. VARIANCE PERMIT
Property Address(es): 5520 NO. 6 ROAD (FUTURE - 5900 NO. 6 ROAD)
Legal Description(s): LOT 1 SECTION 4 BLOCK 4 NORTH, RANGE 5
WEST NEW WEST MASTER DISTRICT PLAN LMP 33086
Applicant: 5908 HOLDINGS LTD

Correspondence/Calls to be directed to:

Name: CAPE CONSTRUCTION (2001) LTD ATT: KIRK YUEN
Address: 5960 NO. 6 ROAD SUITE 633
RICHMOND BC V6V 1Z1
Postal Code
Tel. No.: 604 - 232 - 8608 604 - 431 - 9208
Business Residence
E-mail: yuen@cape-construction.com 604 - 278 - 4628
Fax

Property Owner(s) Signature(s): _____

Please print name

OR

Authorized Agent's Signature: Kirk Yuen
Attach Letter of Authorization

KIRK YUEN
Please print name

For Office Use

Date Received: MAY 27/03
File No.: 03-236579
Only assign if application is complete

Application Fee: \$1500.00
Receipt No.: 13-0028061



City of Richmond
Urban Development Division

Development Variance Permit

No. DV 03-236579

To the Holder: 5908 HOLDINGS LTD.
Property Address: 5520 NO. 6 ROAD
Address: c/o KIRK YUEN
CAPE CONSTRUCTION (2001) LTD.
#633 - 5960 NO. 6 ROAD
RICHMOND, BC V6V 1Z1

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 increasing the maximum size of the caretaker residential accommodation from 75 m² (807.32 ft²) to 100 m² (1076.39 ft²), as shown on Plans # 1-5 attached hereto.
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. 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.

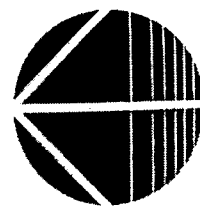
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



DV 03-236579
SCHEDULE "A"

Original Date: 06/13/03

Revision Date:

Note: Dimensions are in METRES

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#

DATE	TIME	BY	NO.
			020
NAME	REMARKS		
DATE	ONE AS SHOWN		

