



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

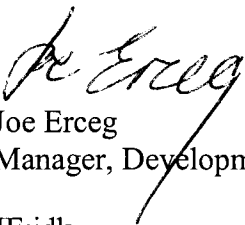
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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** September 16, 2002  
**File:** DV 02-209505  
**Re:** **Application by Christopher Bozyk Architects for a Development Variance Permit at 11828 Machrina Way**

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### Manager's Recommendation

That a Development Variance Permit be issued that would vary the maximum floor area allowed for a caretaker suite from 75 m<sup>2</sup> (807.32 ft<sup>2</sup>) to 122.44 m<sup>2</sup> (1318 ft<sup>2</sup>) for a new industrial building at 11828 Machrina Way.



Joe Erceg  
Manager, Development Applications

JE:jdk

## Staff Report

### Origin

The subject 5,966 m<sup>2</sup> (64,220 ft<sup>2</sup>) site is located in the Riverside Industrial Park, on the south side of Machrina Way between Horseshoe Way and Hammersmith Way, and is zoned Business Park Industrial District (I3).

The owner of the property is proposing to construct a 3,350 m<sup>2</sup> (36,061 ft<sup>2</sup>) office/warehouse building including a caretaker's suite. The applicant, on behalf of the owner, is requesting permission to vary the maximum floor area allowed for a caretaker's suite from 75 m<sup>2</sup> (807.32 ft<sup>2</sup>) to 122.44 m<sup>2</sup> (1318 ft<sup>2</sup>) in order to provide space for a study/guest room, in addition to the normal one bedroom suite.

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

### Findings of Fact

This site was the result of a recent subdivision of 11760 Machrina Way (SD 01-115722). A requirement of subdivision was to construct a 1.5m sidewalk along the entire frontage of the site on Machrina Way which was constructed via SA 01-189553. The Floor Area Ratio (F.A.R.) of the proposed building is 0.56 whereas 1.0 is permitted.

A similar variance was approved by Council on November 9, 1998 at 12100 Riverside Way. This Development Variance Permit (DV 98-145549) varied the maximum size of the caretaker's suite from 75 m<sup>2</sup> (807.32 ft<sup>2</sup>) to 134 m<sup>2</sup> (1442.411 ft<sup>2</sup>).

### Staff Comments

Both Zoning and Law departments have advised that the City can vary the maximum floor area in the definition of "caretaker residential accommodation" by a Development Variance Permit. Development Applications Staff requested that the applicant provide an elevation and landscape drawing.

### Analysis

The owner wishes to construct a two bedroom caretaker's suite because he anticipates that the occupants will be a married couple. The second bedroom is intended for a study and occasional guest room. In view of the above, it is the applicant's opinion that it is not possible to fit a reasonably sized accommodation into the maximum allowed floor area. The layout of the suite, as shown on the attached drawings, is functional and has been designed to be as compact as possible to keep within the intent of the bylaw.

Staff agree that the increased floor area would make the caretaker's suite more liveable and comfortable considering the resident caretakers would spend the majority of their time both living and working on the site. In staff's opinion, this is a reasonable request (and would recommend that this be considered as another potential amendment to the Zoning & Development Bylaw).

**Conclusions**

Staff support the variance as requested.

A handwritten signature in black ink, appearing to read "J. DeKleer". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

Jim DeKleer  
Engineering Assistant - Development & Processing

JDK:jdk



**City of Richmond**

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

**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): 11828 MACHINA WAY

Legal Description(s): LOT 2 SECTION 12 BLOCK 3 NORTH RANGE 6  
WEST NEW WESTMINSTER DISTRICT PLAN LMP 52810

Applicant: CHRISTOPHER BOZYK ARCHITECTS

Correspondence/Calls to be directed to:

Name: ERNST LOOTS / PETER SHACKLETON

Address: 414 - 611 ALEXANDER STREET

VANCOUVER, BC V6A 1E1

Tel. No.: (604) 251-3440 Postal Code —

Business Residence

E-mail ernst@bozyk.com Fax (604) 251-3848

Property Owner(s) Signature(s): [Signature]

PHILIP PONG  
Please print name

or

Authorized Agent's Signature: \_\_\_\_\_

Attach Letter of Authorization

\_\_\_\_\_  
Please print name

<b>For Office Use</b>	
Date Received: <u>July 5/02</u>	Application Fee: <u>525.<sup>00</sup></u>
File No.: <u>02-209505</u>	Receipt No.: <u>13-0005204</u>
Only assign if application is complete	

**ENTERED**



**City of Richmond**  
Urban Development Division

# Development Variance Permit

**No. DV 02-209505**

To the Holder:                   BRITHAN HOLDINGS INC.

Property Address:               11828 MACHRINA WAY

Address:                         C/O CHRISTOPHER BOZYK ARCHITECTS  
414 – 611 ALEXANDER STREET, VANCOUVER, BC V6A 1E1

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 m<sup>2</sup> (807.32 ft<sup>2</sup>) to 122.44 m<sup>2</sup> (1318 ft<sup>2</sup>), as shown on Plans # 1-4 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







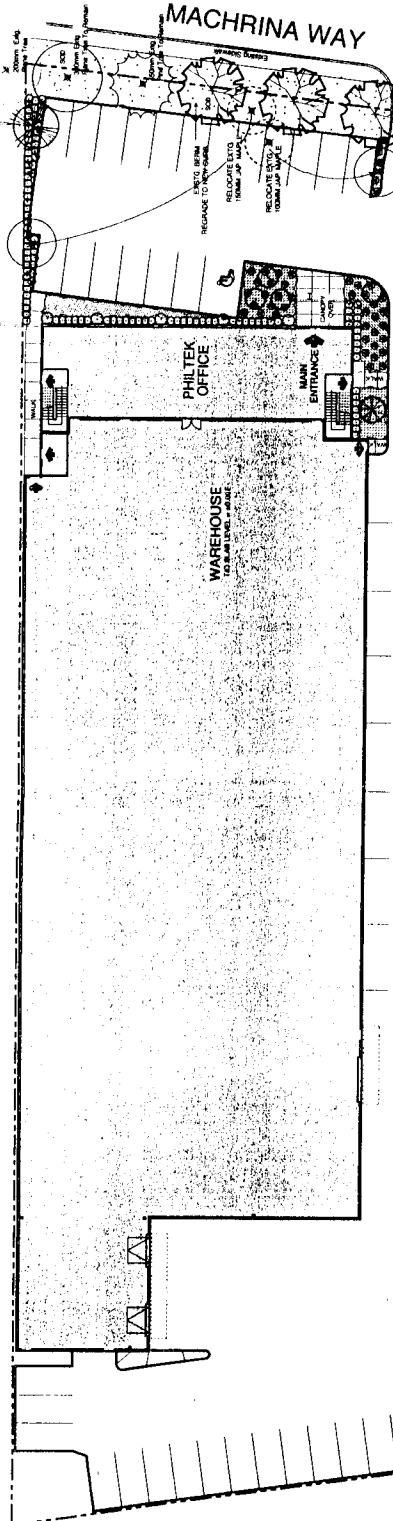




DAN'D FOODS  
 Ex'g. Bldg

EXIST. GRASS PARKING

EXIST. LAWN



1. DATE: 18/02/02  
 2. DATE: 18/02/02  
 3. DATE: 18/02/02  
 4. DATE: 18/02/02



PHILTEK ELECTRONIC  
 LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

SEP 17 2002



L.1

DV02-209505 #4

**LEGEND**

- Existing Concrete to Remain
- Existing Deciduous to Remain
- Existing Deciduous to Retain

**PLANT LIST**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
4	Acer palmatum dissectum	Cornish Japanese Maple	3' shrub. to be selected by a
1	Chamaecyparis nootkanensis	Horizontal Cypress	10' H. Natural wide form
1	Pinus nigra	Austrian Pine	10' H. Natural form
3	Platanus acerifolia	London Plane	7' cm dia. @ 10' height
3	Prunus	Prunus	3'-1/2" DBH
1	Prunus	Prunus	4' DBH
1	Prunus	Prunus	7' DBH
1	Prunus	Prunus	10' DBH
1	Prunus	Prunus	13' DBH
1	Prunus	Prunus	16' DBH
1	Prunus	Prunus	19' DBH
1	Prunus	Prunus	22' DBH
1	Prunus	Prunus	25' DBH
1	Prunus	Prunus	28' DBH
1	Prunus	Prunus	31' DBH
1	Prunus	Prunus	34' DBH
1	Prunus	Prunus	37' DBH
1	Prunus	Prunus	40' DBH
1	Prunus	Prunus	43' DBH
1	Prunus	Prunus	46' DBH
1	Prunus	Prunus	49' DBH
1	Prunus	Prunus	52' DBH
1	Prunus	Prunus	55' DBH
1	Prunus	Prunus	58' DBH
1	Prunus	Prunus	61' DBH
1	Prunus	Prunus	64' DBH
1	Prunus	Prunus	67' DBH
1	Prunus	Prunus	70' DBH
1	Prunus	Prunus	73' DBH
1	Prunus	Prunus	76' DBH
1	Prunus	Prunus	79' DBH
1	Prunus	Prunus	82' DBH
1	Prunus	Prunus	85' DBH
1	Prunus	Prunus	88' DBH
1	Prunus	Prunus	91' DBH
1	Prunus	Prunus	94' DBH
1	Prunus	Prunus	97' DBH
1	Prunus	Prunus	100' DBH

**NOTES:**

- All plants and materials to conform to the Landscape Canada Guide Specifications for Nurseries and Retailers as published by the Canadian Nursery Industry Association (CNI) and the Canadian Nursery Propagation Standards & Landscape Design Inc. specifications.
- Material quantities are approximate and subject to change by Landscape Architect at Nursery.
- Site owner to provide plants to be installed in accordance with the site plan and section.

MINORU TRUCK BODIES LTD.