



**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:** October 8, 2003  
**File:** DV 03-245222  
**Re:** **Application by Haakon Industries Ltd. for a Development Variance Permit at  
11100 River Road**

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**Manager's Recommendation**

That a Development Variance Permit be issued that would vary the maximum lot coverage from 50% to 53.45% in order to permit a temporary storage shed that has been constructed at 11100 River Road.

Joe Erceg  
Manager, Development Applications

KE:blg  
Att.

## Staff Report

### Origin

Haakon Industries Ltd. has applied to the City of Richmond for permission to vary the maximum lot coverage from 50% to 53.45% for a temporary storage shed that has already been constructed at the northwest corner of the existing building located at 11100 River Road. Zoning for the subject site is Business Park Industrial District (I3).

A copy of the Development Variance Permit application filed with the Urban Development Division is appended to this report along with related site plan and building drawings.

### Development Information

Site Area:	3851.20 m <sup>2</sup> (41454 ft <sup>2</sup> )
Building Area:	2058.36 m <sup>2</sup> (22156 ft <sup>2</sup> )
Floor Area Ratio:	Allowed – 1.0 Proposed – 0.535 Existing – 0.535
Site Coverage:	Allowed – 50% Proposed – 53.45% Existing – 53.45%

### Findings of Fact

The existing building at 11100 River Road has a completed temporary storage shed constructed on the northwest corner of the existing building. Industrial uses at the subject property relate to sheet metal fabrication for the manufacturing of ventilation and air conditioning systems. The temporary storage shed is made of painted steel wall panels with access provided to the structure by a sliding panel door. No part of the internal shed area is visible from the outside.

The north property line of the subject property at 11100 River Road abuts an Environmentally Sensitive Area (ESA), which runs along River Road and extends out along the dyke and adjacent waterfront.

### Staff Comments

Staff notes that the temporary storage shed has already been constructed on the subject property. The applicant has applied for a Development Variance Permit to address the additional structure and vary the maximum lot coverage in the Business Park Industrial District (I3) zoning accordingly. The applicant indicates that the shed is 'temporary' only from a structural perspective and can be removed from the permanent existing building if required by the City. However, so long as the company remains in operation on the subject site, the shed will be maintained as a permanent structure. Application for an appropriate Building Permit is awaiting the outcome of the Development Variance application. The applicant was requested to pay an additional \$1500.00 (\$3000.00 total) Development Variance fee for constructing the temporary shed without the appropriate permits.

As the north property line of the subject site abuts an Environmentally Sensitive Area (ESA), the applicant submitted plans for the existing site landscaping. A majority of the landscaping is located at the north portion of the subject site and consists of two (2) large mature trees planted along a grass strip running east-west across the property. Some small shrubbery is also planted around the base of these two (2) trees and extends south, down the east property line. Landscaping is also evident on the north and west frontages of the existing building, which is the portion of the site most visible from the street and adjacent Environmentally Sensitive Area (ESA).

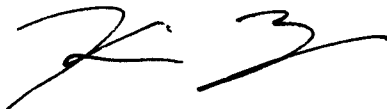
### Analysis

The applicant is requesting to vary the maximum lot coverage from 50% to 53.45% at 11100 River Road, which is zoned Business Park Industrial District (I3). A Building Permit application is required and is dependent on the final outcome of the Development Variance application. The proposed maximum allowable lot coverage of 53.45% would potentially allow for an additional 132.87 m<sup>2</sup> (1430.16 ft<sup>2</sup>) of building area on the site. Although the area of the temporary shed is approximately 141 m<sup>2</sup> (1524 ft<sup>2</sup>), total building area (includes existing building and additional storage shed area) and lot coverage are within limits stipulated in the requested variance. As a condition of approval for the Development Variance Permit, an additional \$1500.00 fee was requested by Development Applications staff. The applicant has verbally agreed to this additional fee, however no payment has been received as of October 8<sup>th</sup>, 2003.

Although the storage shed has already been constructed, the requested variance is reasonable given that the structure is consistent with both the existing building and industrial buildings in the surrounding area. Landscaping at the north portion of the subject site that is adjacent to the Environmentally Sensitive Area (ESA) is in good condition. Neither the existing landscaping nor adjacent Environmentally Sensitive Area (ESA) is negatively impacted by the storage shed at the northwest corner of the existing building.

### Conclusions

Staff supports the Development Variance Permit application as requested. Staff also recommend that payment of an additional \$1500.00 be a required condition prior to approval of the Development Variance application.



Kevin Eng  
Planning Technician – Design  
(604) 276-4000 (Local 3205)

KE:blg



## 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 Application

Property Address(es): 11100 River Road, Richmond

Legal Description(s): Lot 3 of Block 1 Section 24  
Block 5 North Range 6 West Plan 1539 N.W. District

Applicant: Haakon Industries Ltd.

Correspondence/Calls to be directed to:

Name: Dave Vis

Address: 11851 Duke Road  
Richmond, B.C.

V7A 4X8  
Postal Code

Tel. No.: 604 273-0134 (101)

Business

Residence

dave@haakon.com  
E-mail

604 273-0131  
Fax

Property Owner(s) Signature(s): [Signature]  
ROBERT HUE  
Please print name

or

Authorized Agent's Signature: \_\_\_\_\_  
Attach Letter of Authorization

Please print name

### For Office Use

Date Received: Aug 21/03

Application Fee: 1500 -

File No.: 03-245222

Receipt No.: 13-0037711

Only assign if application is complete



**City of Richmond**  
Urban Development Division

**Development Variance Permit**

**No. DV 03-245222**

To the Holder: HAAKON INDUSTRIES LTD.

Property Address: 11100 RIVER ROAD

Address: C/O DAVE VIS  
11851 DYKE ROAD  
RICHMOND, BC V7A 4X8

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 lot coverage in Business Park Industrial District (I3) from 50% to 53.45%, as shown on Plans # 1-3 attached hereto for a temporary storage shed that has already been constructed on the subject site.
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

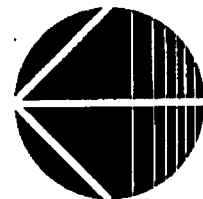
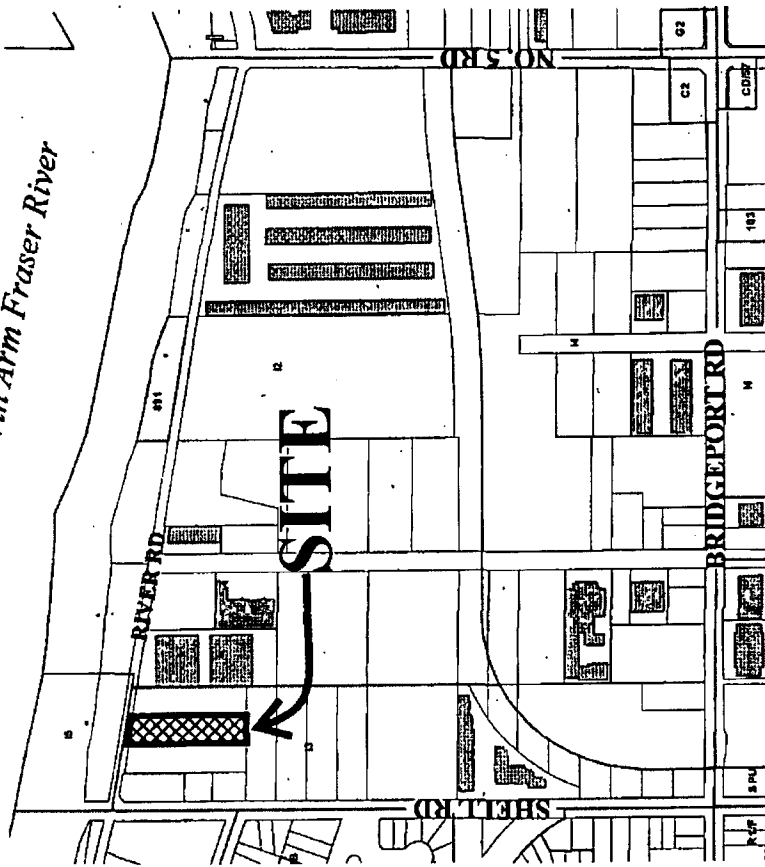
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond

North Arm Fraser River

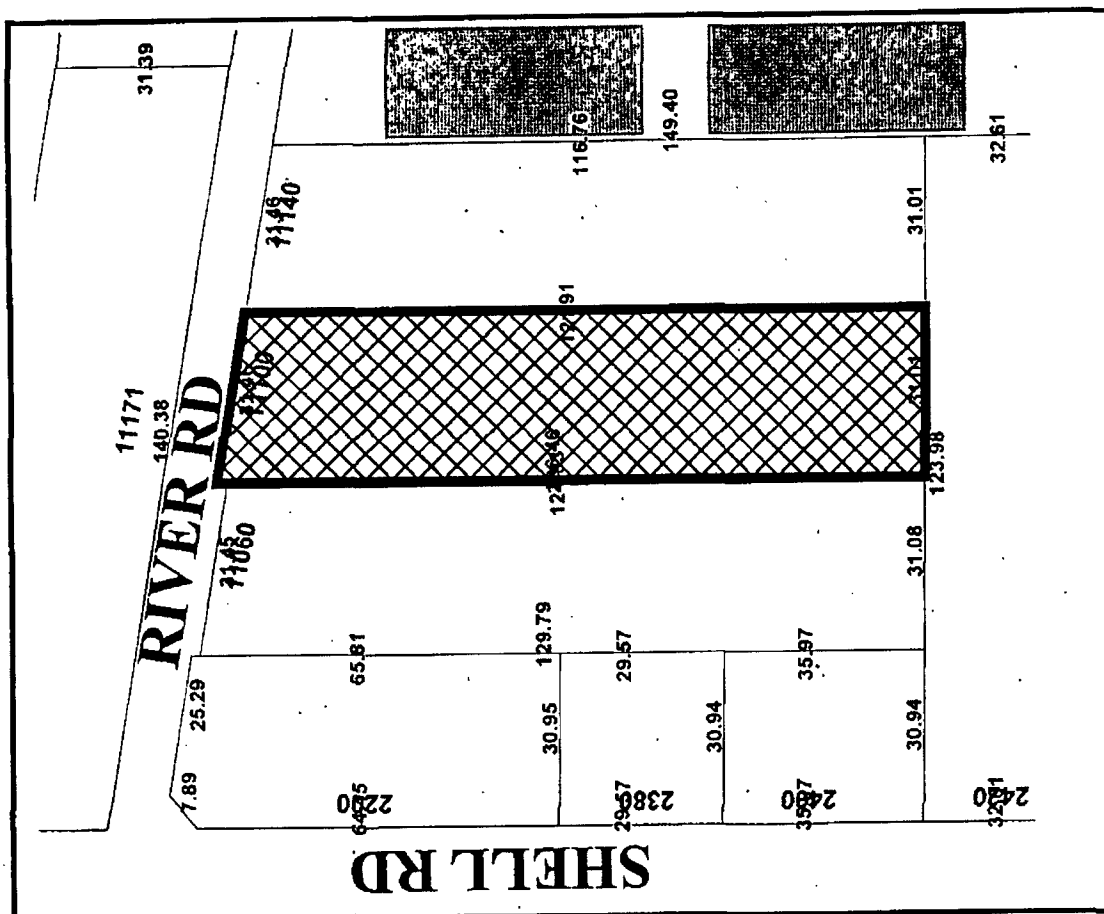


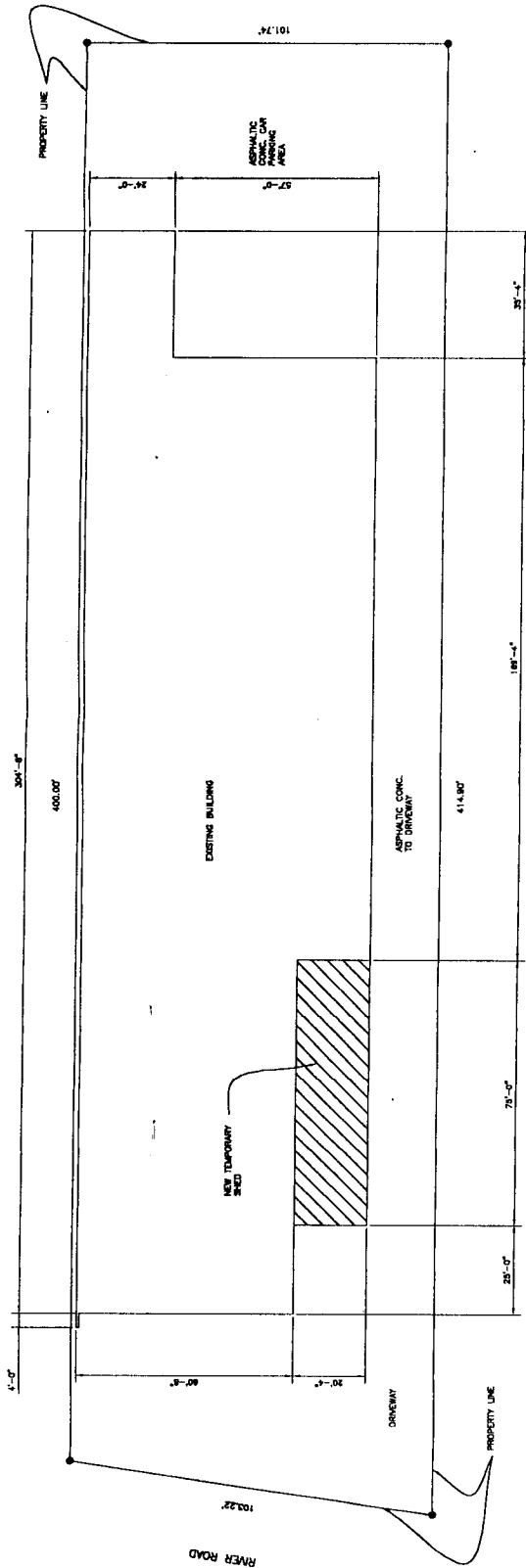
## DV 03-245222 SCHEDULE "A"

Original Date: 09/10/03

Revision Date:

Note: Dimensions are in METRES





SITE PLAN  
SCALE 1/8" = 1'-0"

LEGAL DESCRIPTION  
LOT 3 OF BLOCK 1, SECTION 24  
TOWNSHIP 15 N. RANGE 10 W. DISTRICT  
PLAN 130 N.W. DISTRICT  
TOTAL LOT AREA: 41,454 SQ. FT.  
BUILDING AREA: 22,108 SQ. FT.  
SITE COVERAGE: 53.33%  
11100 RIVER ROAD

NOTES:  
ALL DIMENSIONS ARE IN FEET

NO.	REVISION	DATE	BY	CHK.
1	ISSUED FOR PERMIT	SEP 19 2003	JGS	JGS

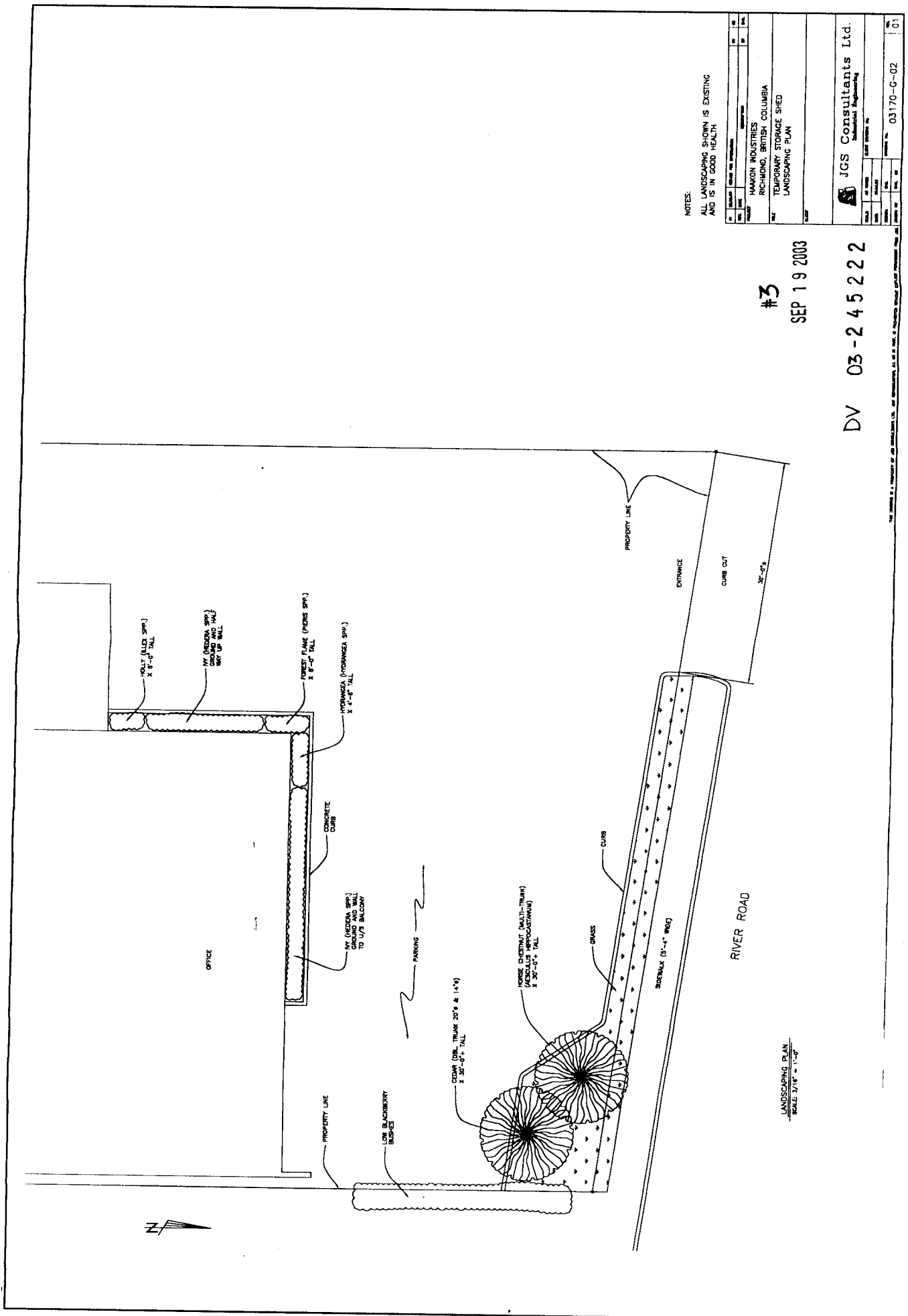
HAKON INDUSTRIES  
RICHMOND, BRITISH COLUMBIA  
TEMPORARY STORAGE SHED  
SITE PLAN

#1  
SEP 19 2003  
FILE 00P

JGS Consultants Ltd.	
Professional Engineer	
REG. NO.	02340-G-01
DATE	02







NOTES:  
ALL LANDSCAPING SHOWN IS EXISTING  
AND IS IN GOOD HEALTH

NO.	DATE	DESCRIPTION	BY	CHK.
1	03/17/02	REVISION		
2	03/17/02	REVISION		
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DV 03-245222

JCS Consultants Ltd.  
Professional Engineering  
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