



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Holger Burke, MCIP  
Acting Director of Development  
**Date:** November 9, 2005  
**File:** DV 05-307913  
**Re:** **Application by Sanford Design Group for a Development Variance Permit at  
15100 Knox Way**

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### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Zoning and Development Bylaw No. 5300 to reduce the required setback and landscaping for the off-street parking spaces along a public road from 3 m to 2.64 m along Knox Way and to 1.52 m along Savage Road on a site zoned "Light Industrial District (I2)" located at 15100 Knox Way.

Holger Burke, MCIP  
Acting Director of Development

RB:blg  
Att.

## Staff Report

### Origin

Sanford Design Group has applied to the City of Richmond for permission to vary the landscaping requirements contained in Zoning & Development Bylaw 5300 that requires the provision of a 3.0 m landscape strip along road frontages. The proposed variance requests a relaxation from 3.0 m to 2.64 m along the Knox Way frontage and 3.0 m to 1.52 m along the Savage Road frontage. The site (located at 15100 Knox Way) is currently undeveloped but the applicant is proposing to construct a 2588 m<sup>2</sup> building on site. Due to location, the proposed project will not be subject to a Development Permit. All other aspects of building construction and site development will be addressed through the building permit process.

### Background

Development surrounding the subject site is light industrial (I2 zone) on all sides.

### Staff Comments

The existing zone designation on the subject property is "Light Industrial District (I2)". The proposed landscape scheme is in compliance with the Zoning and Development Bylaw except for the zoning variance noted above.

***Staff supports the proposed variance as the proposed landscape plan provides a high standard of landscape treatment and massing that is well beyond the minimum standard prescribed in the Zoning Bylaw for the Light Industrial District (I2). Replacement of dead and declining street trees along the Savage Road frontage should occur as a condition of approval.***

### Analysis

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

- The adjacent properties on the block are recently developed (2004/2005) and have constructed landscape strips. The condition is minimal both in terms of plant mass and maintenance. Adjacent properties to the north and south have 1.8 m high chain link fencing at the property line separating the landscape strip from the sidewalk environment. The proposed relaxation would not constitute a serious deviation from the existing conditions. Adjacent properties are not likely to redevelop in the near future.

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

- The quality of the streetscape environment in this location is quite minimal. The proposed landscape plan (attached as a REFERENCE PLAN) with the proposed variances will enhance the aesthetic quality of the prominent corner location.

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

- N/A.

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

- The plant variety and number identified on the plant list will provide a greater degree of aesthetic quality than is prescribed as a minimal standard in the Zoning Bylaw and is in excess of existing adjacent conditions. It would appear that the proposed plant mass and variety is intended to compensate for the proposed variances. However, existing street trees

fronting the subject property are either dead or in serious decline and as such should be replaced.

***Crime Prevention Through Environmental Design***

- The proposed landscape scheme incorporates open and lower growing plant material that is separated from the main building by the vehicular drive aisle and parking. As such, there are no negative implications for CPTED.

**Conclusions**

Although the proposed reduction in width of the required landscape strip is quite substantial (particularly along the Savage Road frontage), the proposed landscape treatment appears to be of a higher quality than adjacent properties and fits into the current context. As such, staff recommends support of this application.



Ross Blackwell, MCIP  
Planner 1  
(604) 247-4662

RB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Payment for replacement of street trees along the Knox Way frontage of the subject property in the amount of **\$1,350** (\$450 per tree); and
- Receipt of a Letter of Credit for landscaping in the amount of **\$12,486.15**.



**City of Richmond**  
Urban Development Division

## Development Variance Permit

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**No. DV 05-307913**

To the Holder:                   SANFORD DESIGN GROUP

Property Address:               15100 KNOX WAY

Address:                         C/O #205 – 3751 JACOMBS ROAD  
                                      RICHMOND, BC V6V 2R4

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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 to reduce the required setback and landscaping for the off-street parking spaces along a public road from 3 m to 2.65 m along Knox Way and 1.52 m along Savage Road.
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. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$12,486.15 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.

To the Holder:                   SANFORD DESIGN GROUP  
Property Address:               15100 KNOX WAY  
Address:                         C/O #205 – 3751 JACOMBS ROAD  
                                      RICHMOND, BC V6V 2R4

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6.     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

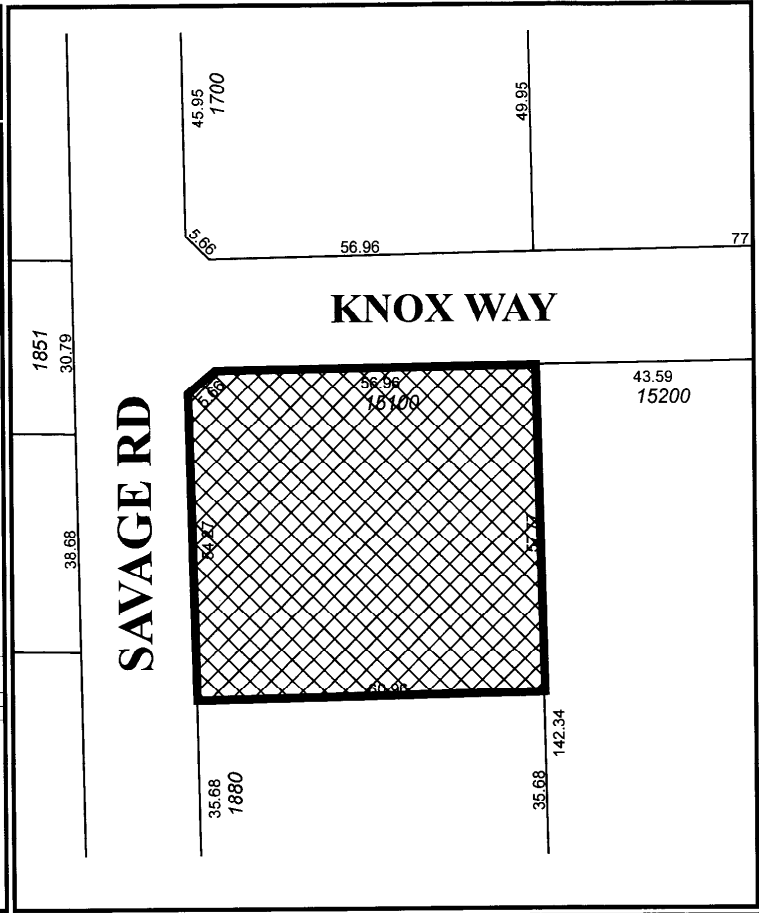
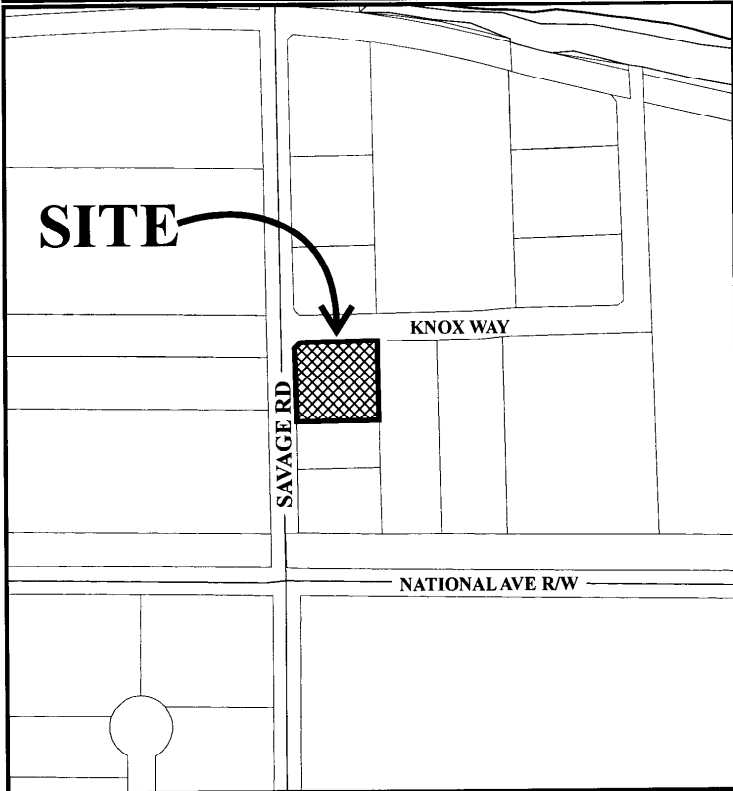
DELIVERED THIS        DAY OF                   ,     .

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MAYOR



# City of Richmond



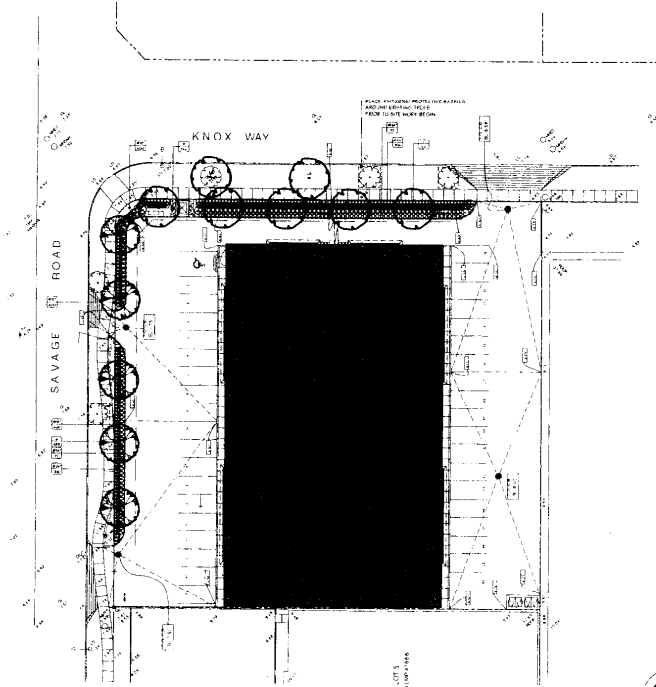
## DV 05-307913 SCHEDULE "A"

Original Date: 08/05/05

Revision Date:

Note: Dimensions are in METRES

**ENTERED**



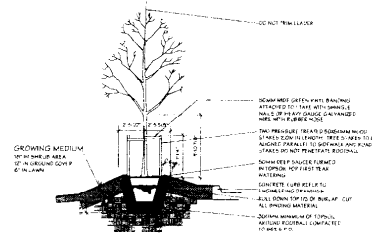
**PLANT LIST**

TOTAL AREA: 1000 SQ. M.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
ARB	8	ACER RUBRUM 'RED BURNING'	RED BURNING MAPLE	8.5m CAL. 8.8m TOH. STD
LIR	1	LIGULONURMIA STRYMONIENSIS	THE BIRCH STREET BIRCH	6.0m CAL. 8.8m TOH. STD
TPA	8	THUJA OCCIDENTALIS 'FASTIGIATA'	PIRAMIDAL CEDAR	1.2m HT.
<b>SHRUBS</b>				
PE	104	PRUNUS LAUROCESTRIS 'DABLUKIAN'	PRUNUS LAUREL	40 POT
EM	283	EGONIA MELIANDRA	MIDLAND EDGE	40 POT
<b>GROUND COVERS</b>				
ARJ	660	ARCTOSTAPHYLOS UVA URSI	KINNEBICK	40PS POT
<b>VINES</b>				
<b>PERENNIALS/ANNUALS/FERNS/GRASSES/AQUATIC PLANTS</b>				

**NOTES**

- \*\* DENOTES SPECIALS AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH STANDARD / CANADIAN / AMERICAN
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA STANDARDS FOR NURSERY STOCK AND THE BULM STANDARDS FOR CONTAINER GROWN PLANTS
- ALL PLANT QUANTITIES SPECIFIED IN THESE PLANS AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR ELABORATION PRIOR TO SUBMITTING BIDS
- 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
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER



**1 TREE PLANTING DETAIL**  
N10

01.17.2005  
 ITO & ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 3180 Hunt Street  
 Vancouver, BC V5E 2E4  
 Voice: (604) 275-2812  
 Facsimile: (604) 275-4630  
 Email: info@ito.ca

**PROPOSED WAREHOUSE DEVELOPMENT**  
 15100 Knox Way, BC

LANDSCAPE PLAN

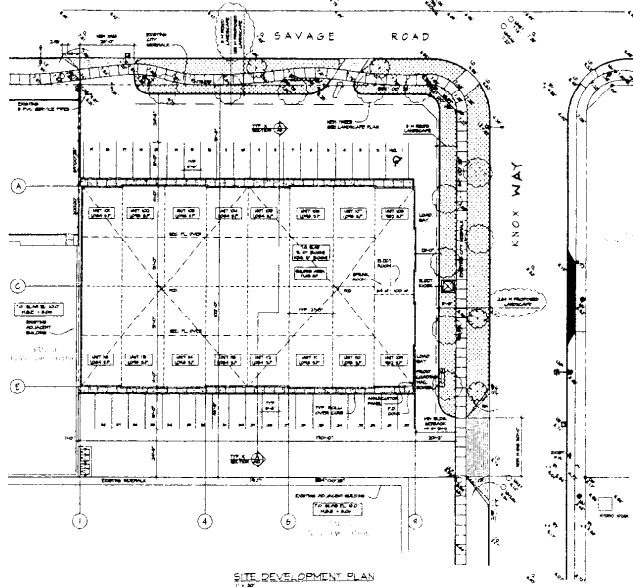
Drawn	10/25
Checked	10/25
Scale	AS SHOWN
Date	10/25/05
Job	15100
Sheet	10/25

**L1** of 1

REVISIONS		
NO.	DATE	DESCRIPTION
A	10/15/03	ISSUED FOR PERMIT
B	10/15/03	ISSUED FOR PERMIT
C	10/15/03	ISSUED FOR PERMIT
D	10/15/03	ISSUED FOR PERMIT
E	10/15/03	ISSUED FOR PERMIT
F	10/15/03	ISSUED FOR PERMIT
G	10/15/03	ISSUED FOR PERMIT
H	10/15/03	ISSUED FOR PERMIT
I	10/15/03	ISSUED FOR PERMIT
J	10/15/03	ISSUED FOR PERMIT
K	10/15/03	ISSUED FOR PERMIT
L	10/15/03	ISSUED FOR PERMIT
M	10/15/03	ISSUED FOR PERMIT
N	10/15/03	ISSUED FOR PERMIT
O	10/15/03	ISSUED FOR PERMIT
P	10/15/03	ISSUED FOR PERMIT
Q	10/15/03	ISSUED FOR PERMIT
R	10/15/03	ISSUED FOR PERMIT
S	10/15/03	ISSUED FOR PERMIT
T	10/15/03	ISSUED FOR PERMIT
U	10/15/03	ISSUED FOR PERMIT
V	10/15/03	ISSUED FOR PERMIT
W	10/15/03	ISSUED FOR PERMIT
X	10/15/03	ISSUED FOR PERMIT
Y	10/15/03	ISSUED FOR PERMIT
Z	10/15/03	ISSUED FOR PERMIT

1998 B.C.B.C. CODE ANALYSIS

SECTION	DESCRIPTION	COMPLIANCE
1.0	GENERAL PROVISIONS	COMPLIANT
2.0	PERMITS	COMPLIANT
3.0	PLANNING	COMPLIANT
4.0	ZONING	COMPLIANT
5.0	DEVELOPMENT PERMITS	COMPLIANT
6.0	CONSTRUCTION PERMITS	COMPLIANT
7.0	LANDSCAPING	COMPLIANT
8.0	UTILITIES	COMPLIANT
9.0	ENVIRONMENTAL	COMPLIANT
10.0	SAFETY	COMPLIANT
11.0	ACCESSIBILITY	COMPLIANT
12.0	ENERGY EFFICIENCY	COMPLIANT
13.0	CONCRETE	COMPLIANT
14.0	STEEL	COMPLIANT
15.0	WOOD	COMPLIANT
16.0	MASONRY	COMPLIANT
17.0	GLASS	COMPLIANT
18.0	MECHANICAL	COMPLIANT
19.0	ELECTRICAL	COMPLIANT
20.0	PLUMBING	COMPLIANT
21.0	FIRE	COMPLIANT
22.0	DISASTER PREPAREDNESS	COMPLIANT
23.0	CRIMINAL JUSTICE	COMPLIANT
24.0	INDUSTRIAL	COMPLIANT
25.0	RECREATION	COMPLIANT
26.0	SCIENCE	COMPLIANT
27.0	ARTS AND CULTURE	COMPLIANT
28.0	RELIGION	COMPLIANT
29.0	HEALTH CARE	COMPLIANT
30.0	EDUCATION	COMPLIANT
31.0	HOUSING	COMPLIANT
32.0	CONTEMPORARY HOUSING	COMPLIANT
33.0	TRANSIT	COMPLIANT
34.0	TRAVEL	COMPLIANT
35.0	TRAVEL	COMPLIANT
36.0	TRAVEL	COMPLIANT
37.0	TRAVEL	COMPLIANT
38.0	TRAVEL	COMPLIANT
39.0	TRAVEL	COMPLIANT
40.0	TRAVEL	COMPLIANT



SITE DEVELOPMENT PLAN

**RESUME**

**LEGAL DESCRIPTION**  
 LOT 4, S.D. 20, B.L. 5 NORTH BAYVIEW STREET

**OWNER ADDRESS**  
 1000 OAK ROAD

**ZONING**  
 R-10

**SITE AREA**  
 3344 SQ. FT. (76.7 X 43.6)

**BUILDING AREA**  
 1000 SQ. FT. (25 X 40)

**SITE COVERAGE**  
 30% (1000 SQ. FT. / 3344 SQ. FT.)

**FLOOR AREAS**

MAIN FLOOR	1000 SQ. FT.	(25 X 40)
SECOND FLOOR	1000 SQ. FT.	(25 X 40)
<b>TOTAL</b>	<b>2000 SQ. FT.</b>	<b>(50 X 40)</b>

**FLOOR AREA RATIO**  
 0.60 (2000 SQ. FT. / 3344 SQ. FT.)

**BUILDING SETBACKS**

FRONT YARD	10.00 M	32.81 FT.
REAR YARD	10.00 M	32.81 FT.
SIDE YARD	3.00 M	9.84 FT.
MIN. CLEARANCE	4.27 M	14.01 FT.

**HEIGHT**  
 MAXIMUM ALLOWED: 12.19 M (40 FT.)

**PARKING**  
 REQUIRED: 10 STALLS (1000 SQ. FT. / 100 SQ. FT. PER STALL)  
 PROVIDED: 10 STALLS (1000 SQ. FT. / 100 SQ. FT. PER STALL)

**LOADING**  
 REQUIRED: 10 STALLS (1000 SQ. FT. / 100 SQ. FT. PER STALL)  
 PROVIDED: 10 STALLS (1000 SQ. FT. / 100 SQ. FT. PER STALL)

**VARIANCES REQUESTED**

VARIANCE REQUESTED	REASON	COMMENTS
FRONT YARD SETBACK	10.00 M	10.00 M
REAR YARD SETBACK	10.00 M	10.00 M
SIDE YARD SETBACK	3.00 M	3.00 M
MIN. CLEARANCE	4.27 M	4.27 M

**LEGEND**

SYMBOL	DESCRIPTION
○	PROPOSED BUILDING
□	EXISTING BUILDING
○	PROPOSED PARKING STALL
□	EXISTING PARKING STALL
○	PROPOSED LANDSCAPING
□	EXISTING LANDSCAPING
○	PROPOSED UTILITY
□	EXISTING UTILITY
○	PROPOSED ACCESSIBILITY
□	EXISTING ACCESSIBILITY
○	PROPOSED ENERGY EFFICIENCY
□	EXISTING ENERGY EFFICIENCY
○	PROPOSED CRIMINAL JUSTICE
□	EXISTING CRIMINAL JUSTICE
○	PROPOSED INDUSTRIAL
□	EXISTING INDUSTRIAL
○	PROPOSED RECREATION
□	EXISTING RECREATION
○	PROPOSED SCIENCE
□	EXISTING SCIENCE
○	PROPOSED ARTS AND CULTURE
□	EXISTING ARTS AND CULTURE
○	PROPOSED RELIGION
□	EXISTING RELIGION
○	PROPOSED HEALTH CARE
□	EXISTING HEALTH CARE
○	PROPOSED EDUCATION
□	EXISTING EDUCATION
○	PROPOSED HOUSING
□	EXISTING HOUSING
○	PROPOSED CONTEMPORARY HOUSING
□	EXISTING CONTEMPORARY HOUSING
○	PROPOSED TRANSIT
□	EXISTING TRANSIT
○	PROPOSED TRAVEL
□	EXISTING TRAVEL

WATSON & BARBER BC LAND SURVEYORS  
 1000 OAK ROAD, RICHMOND, B.C. V6X 3E9  
 TEL: 604-271-1111 FAX: 604-271-1112

**INTEGRATED CONSTRUCTION CONCEPTS LTD.**

**MICHAEL D. BARLEY ARCHITECT**  
 1000 OAK ROAD, RICHMOND, B.C. V6X 3E9  
 TEL: 604-271-1111 FAX: 604-271-1112

PROJECT: PROPOSED MULTI-TENANT HARDWARE BUILDING FOR SOUTH STREET CORNER

DATE: 10/15/03

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

NO. 05-04-A1