



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: July 31, 2023

From: Wayne Craig
Director, Development

File: DP 22-027199

Re: **Application by Farrell Estates Ltd. for a Development Permit at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)”, abutting the edge of the Agricultural Land Reserve (ALR).

 for

Wayne Craig
Director, Development
(604-247-4625)

WC:sds
Att. 4

Staff Report

Origin

Farrell Estates Ltd. has applied to the City of Richmond for permission to develop a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)”, abutting the edge of the Agricultural Land Reserve (ALR). The site currently contains a marina/boat yard and associated buildings, structures and parking.

The subject site is part of a phased industrial development, including 6831 Graybar Road, 20455 Dyke Road, 20911 Dyke Road, 7500 No. 9 Road, PID 031-553-231 and a portion of Graybar Road, which is being rezoned from the “Industrial and Marina (ZI17) – Graybar Road (East Richmond)”, “Industrial Business Park (IB1)”, and “Light Industrial (IL)” zones to the “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)” zone under Bylaw 10336 (RZ 21-928623), which received third reading on July 18, 2022. The applicant proposes to consolidate the site into two lots and construct a multi-phase (5 phases) light industrial development consisting of two buildings (Phase 1 and 2) and three additional buildings in undetermined future phases (Phase 3-5) (Attachment 1).

The subject Development Permit application only applies to Phase 2, as it abuts the edge of the Agricultural Land Reserve (ALR). As per the City’s Official Community Plan (OCP) Development Permit (DP) Guidelines, all significant new development abutting the ALR (with no intervening road) requires a Development Permit to address the urban/rural interface by adequate setbacks, screening and landscaping. If the subject site did not have direct ALR adjacency, a Development Permit application would not be required.

A Servicing Agreement is required as a condition of rezoning approval and includes, but is not limited to, new sidewalk and landscaped boulevard along the site’s road frontages and site servicing upgrades.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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: an active farm operation on a property at 20500 Westminster Highway zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR);
- To the east: Phase 1 of the subject site’s phased industrial development (see Attachment 1 for phasing plan), including the development of a new light industrial building;
- To the south: Phases 3-5 of the subject site’s phased development, Dyke Road and the south arm of the Fraser River, including a boat yard associated with the subject site; and
- To the west: an active rail right-of-way and properties zoned “Agriculture (AG1)” and “Light Industrial (IL)”, including properties owned by Lafarge Canada Inc.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 18, 2022. At the Public Hearing, concerns expressed about rezoning the property were primarily related to tree removal and retention. As required by the associated rezoning application, 46 replacement trees are required to be planted as part of Phase 2. Staff worked with the applicant to increase the number of replacement trees to 99 trees as part of the subject Agricultural Land Reserve (ALR) Development Permit application.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the issues and other staff comments identified as part of the review of the subject Agricultural Land Reserve (ALR) Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)” zone (no variances are proposed).

Food Security and Agricultural Advisory Committee Comments

The Food Security and Agricultural Advisory Committee (FSAAC) reviewed and supported the subject Agricultural Land Reserve (ALR) Development Permit application at its meeting held on June 29, 2023. An excerpt from the June 29, 2023 FSAAC meeting minutes is provided in Attachment 3.

Analysis

Background

The subject site is not located in the Agricultural Land Reserve (ALR), but has direct adjacency to the ALR boundary (with no intervening road). As per the City’s Official Community Plan (OCP) Development Permit (DP) Guidelines, all significant new development abutting to the edge of the ALR is required to submit an ALR DP application to address the urban/rural interface by adequate setbacks, screening and landscaping. The focus of staff’s review is the proposed landscape buffer between the subject site and the adjacent ALR property.

Proposal

Although the associated rezoning application is for the larger phased light industrial development, only Phase 2, involving 20455 Dyke Road, 7500 No 9 Road and a portion of PID 031-553-231, has direct adjacency with the ALR boundary and is subject to the ALR Development Permit process. The remaining phases of the development do not require an ALR DP.

The proposal for Phase 2 includes consolidation of the subject lots and construction of a two-storey 22-unit multi-tenant industrial building with approximately 8,044 m² (86,586 ft²) of floor area. Phase 2 also includes vehicle/bicycle parking and loading, and outdoor amenities (picnic tables and benches). The proposed building design and sustainability features for Phase 2 are consistent with what was presented as part of the associated rezoning application for the overall multi-phase development and were secured as part of the rezoning, including:

- a minimum of 12 EV charging stations to be provided for each building (60 stations in total across all five phases);
- rooftop solar photovoltaic panels capable of powering all landlord/common area electrical needs, including exterior lighting and lighting in mechanical and service areas;
- pre-ducting/conduit rough-in within each unit for future rooftop solar photovoltaic infrastructure as an alternative energy source for individual tenants; and
- buildings are proposed to be constructed to achieve a minimum 10 per cent better energy efficiency than the base building code requirement.

As part of the associated rezoning application, the applicant is required to register a legal agreement on Title to ensure that development of the subject site proceeds in accordance with the above commitments.

The proposal for Phase 2 also includes a 5 m wide landscape buffer on-site along the adjacency with the ALR boundary (north property line) to address the urban/rural interface. The applicant is proposing to plant 99 replacement trees as part of Phase 2, including 75 trees within the ALR landscape buffer and a variety of shrubs and groundcover. An additional 24 trees are being provided throughout the Phase 2 site, outside of the ALR landscape buffer. As per the OCP DP Guidelines, an ALR landscape buffer is required to be provided, consistent with the following:

- The landscape buffer should have an appropriate width and located between the development and the agricultural land;

The proposed landscape buffer is 5.0 m wide and located between the light industrial building and the adjacent agricultural property. This is consistent with what was proposed through the associated rezoning application. The landscape buffer includes secondary exit stairs and a 1.5 m wide pathway as per BC Building Code requirements. Permeable material (gravel) is proposed for the pathway to provide permeability and limit runoff.
- The landscape buffer should be designed, established and maintained in accordance with the Ministry of Agriculture's Guide to Edge Planning; and

The proposed landscape buffer is generally consistent with the Ministry of Agriculture's Guide to Edge Planning, including:

 - *low-maintenance and drought-tolerant plants, and no invasive species;*
 - *selection of tree and shrub species which will not harbour insects or diseases harmful to nearby farm crops; and*
 - *selection of tree and shrub species that will filter dust and spray drift from the agricultural area.*
- The design of the development should protect the landscape buffer from potential impacts related to on-site activities (e.g. drainage).

The proposed landscape buffer will match the existing grade of the adjacent ALR property and will not introduce any outward drainage flow from the subject site to the adjacent ALR property. The landscape buffer will also consist of permeable soft landscaping and free drainage material (gravel) to account for precipitation landing directly on the buffer area.

All runoff flows from the building and paved areas are graded to directly feed into the proposed onsite drainage system located under the drive aisle along the south side of the building (i.e. no additional drainage flows directed to the landscape buffer or adjacent ALR property).

The proposed landscape buffer will also provide screening of the light industrial building and a six-foot-high chain link fence along the property line to contain the proposed vegetation and on-site activities, consistent with the Ministry of Agriculture's Guide to Edge Planning. The proposed fence extends around Phase 2 in order to secure the site, along with wall-mounted lighting on the building to provide consistent outdoor security illumination, including the landscape buffer area.

In addition, the applicant reviewed the proposed landscape buffer with the neighbouring farm operator at 20500 Westminster Highway (Maybog Farms Ltd.). The farm operator requested that only conifer species be planted in order to avoid impacts from fallen leaves on the adjacent reservoir located on the farm property. The proposed landscape buffer was revised to accommodate the farm operator's request and includes only conifer plantings.

The purpose of the ALR buffer is also to achieve public safety and minimize agricultural-urban land use conflicts and complaints. As part of the associated rezoning application, the applicant is required to register a legal agreement on Title to identify the ALR buffer zone, ensure that landscaping is not removed, and address public awareness for future tenants of the potential impacts of agricultural activities such as noise, dust and odour.


In order to ensure the proposed landscaping works are completed, the applicant is also required to submit a landscape security of \$128,472 prior to issuance of the Development Permit.

Conclusions

Farrell Estates Ltd. has applied to the City of Richmond for permission to develop a light industrial building at 20455 Dyke Road, 7500 No. 9 Road and a portion of PID 031-553-231 on a site zoned "Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)", abutting the edge of the Agricultural Land Reserve (ALR).

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



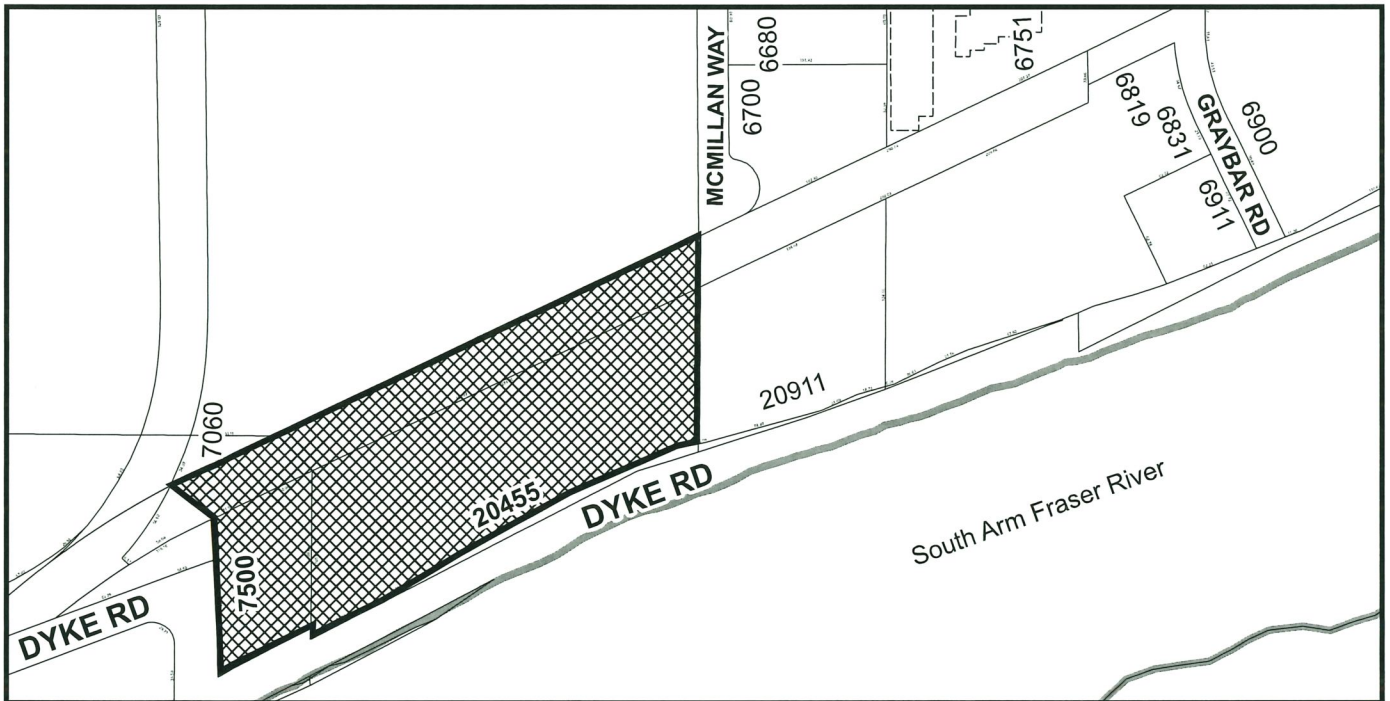
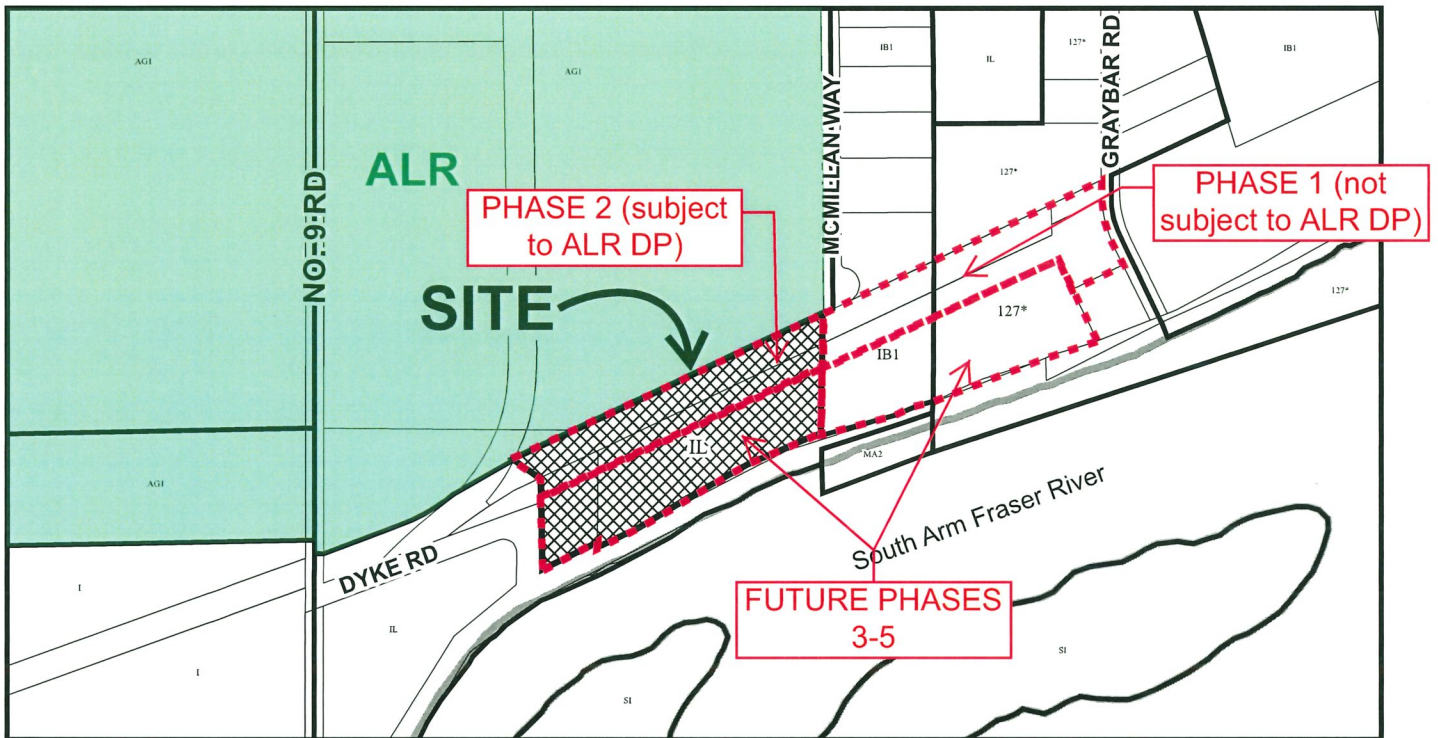
Steven De Sousa
Planner 3
(604-204-8529)

SDS:he

- Att. 1. Location Map/Phasing Plan
 2. Development Application Data Sheet
 3. Excerpt from the June 29, 2023 FSAAC Meeting Minutes
 4. Development Permit Considerations



City of Richmond



DP 22-027199

Original Date: 01/13/23

Revision Date: 07/31/23

Note: Dimensions are in METRES



DP 22-027199

Attachment 2

Address: 20455 Dyke Road, 7500 No. 9 Road, and a portion of PID 031-553-231

Applicant: Farrell Estates Ltd.

Owner: Farrell Estates Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Site Area:	10.6 ac (4.3 ha)	No change
Land Uses:	Boat yard and marina	Light industrial, boat yard, and marina
OCP Designation:	Industrial (IND)	No change
Zoning:	Light Industrial (IL)	Industrial Business Park and Marina (ZI20) – Graybar Road (East Richmond)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0 FAR	0.19 8,044 m ² (86,586 ft ²)	None Permitted
Lot Coverage – Buildings:	Max. 75%	15%	None
Setback – North (abutting the ALR):	Min. 5.0 m	5.0 m	None
Setback – Interior Side Yard (East & West):	N/A	Complies	None
Setback – Rear Yard (South):	N/A	Complies	None
Height (m):	Max. 16.0 m	10.2 m	None
Lot Size:	N/A	10.6 ac (4.3 ha)	None
Off-street Parking Spaces:	Min. 62	168	None
Off-street Parking Spaces – Accessible:	2	3	None
Bicycle Parking Spaces – Class 1:	22	22	None
Bicycle Parking Spaces – Class 2:	22	29	None

**Excerpt from the Meeting Minutes of the
Food Security and Agricultural Advisory Committee (FSAAC)**

Thursday, June 29, 2023 – 7:00 p.m.

Webex

**ALR Development Permit - 20455 Dyke Road, 7500 No. 9 Road, and a portion of PID 031
553-231**

Steven De Sousa, Planner 2, Policy Planning, introduced the ALR Development Permit application and provided the following comments:

- The subject property has a direct adjacency with the ALR, which triggers the requirement to submit an ALR DP and provide a landscape buffer to address the urban/rural interface;
- The Committee's role in reviewing this type of application is to review the proposed landscape buffer from an agricultural perspective;
- The purpose of the application is to develop a 22-unit multi-tenant industrial building as part of Phase 2 of the subject site's redevelopment;
- The proposal includes a 5 m wide landscape buffer along the ALR boundary, generally consistent with the Ministry of Agriculture's Guide to Edge Planning;
- The proposed landscape buffer was reviewed with the neighbouring farm operator and was revised to accommodate the farm operator's comments; and
- No additional drainage flows will be directed to the adjacent ALR property.

The applicant provided the following additional comments:

- The proposed siting of the building provides a wall along the ALR boundary and screening of parking and light industrial activity area;
- All access will be from McMillan Way;
- The proposed landscape buffer is consistent with the Ministry of Agriculture's Guide to Edge Planning and the neighbouring farm operator was consulted in the development of the plan;
- Plantings within the BC Hydro Right-of-Way (ROW) will comply with BC Hydro requirements; and
- A six foot high chain link fence is proposed along the ALR boundary to provide separation between the uses.

In response to questions from the Committee, the applicant provided the following additional comments:

- Future tenants will be advised that the property is adjacent to the ALR and associated

farm activities;

- The buildings are located along the north property line, front loaded, and facing south, providing separation between the light industrial uses and the neighbouring farm;
- Potential shading of proposed trees would be limited to only the reservoir portion of the adjacent farm; and
- No deciduous trees are proposed as per the farm operator's request to avoid impacts to the adjacent reservoir from fallen leaves.

The Committee appreciated the applicant consulting the neighbouring farm operator and accommodating their concerns into the proposal.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the ALR Development Permit at 20455 Dyke Road, 7500 No. 9 Road, and a portion of PID 031-553-231 (DP 22-027199).

Carried Unanimously



Address: 20455 Dyke Road, 7500 No. 9 Road, and a portion of PID 031-553-231 **File No.:** DP 22-027199

Prior to forwarding the application to Council for approval, the developer is required to complete the following:

1. Final Adoption of Zoning Amendment Bylaw 10336.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$128,472. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff. Up to 90% of the Landscape Security will be refunded after a Landscape Inspection, with the remainder held for up to one year to ensure the agreed upon landscaping survives.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy in file]

Signed

Date



No. DP 22-027199

To the Holder: Farrell Estates Ltd.

Property Address: 20455 Dyke Road, 7500 No. 9 Road, and a portion of
PID 031-553-231

Address: Unit 200 - 6911 Graybar Road, Richmond BC, V6W 1H3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$128,472 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.
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 and the security shall be returned in full.

Development Permit
No. DP 22-027199

To the Holder: Farrell Estates Ltd.
Property Address: 20455 Dyke Road, 7500 No. 9 Road, and a portion of
PID 031-553-231
Address: Unit 200 - 6911 Graybar Road, Richmond BC, V6W 1H3

7. 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.

This Permit is not a Building Permit.

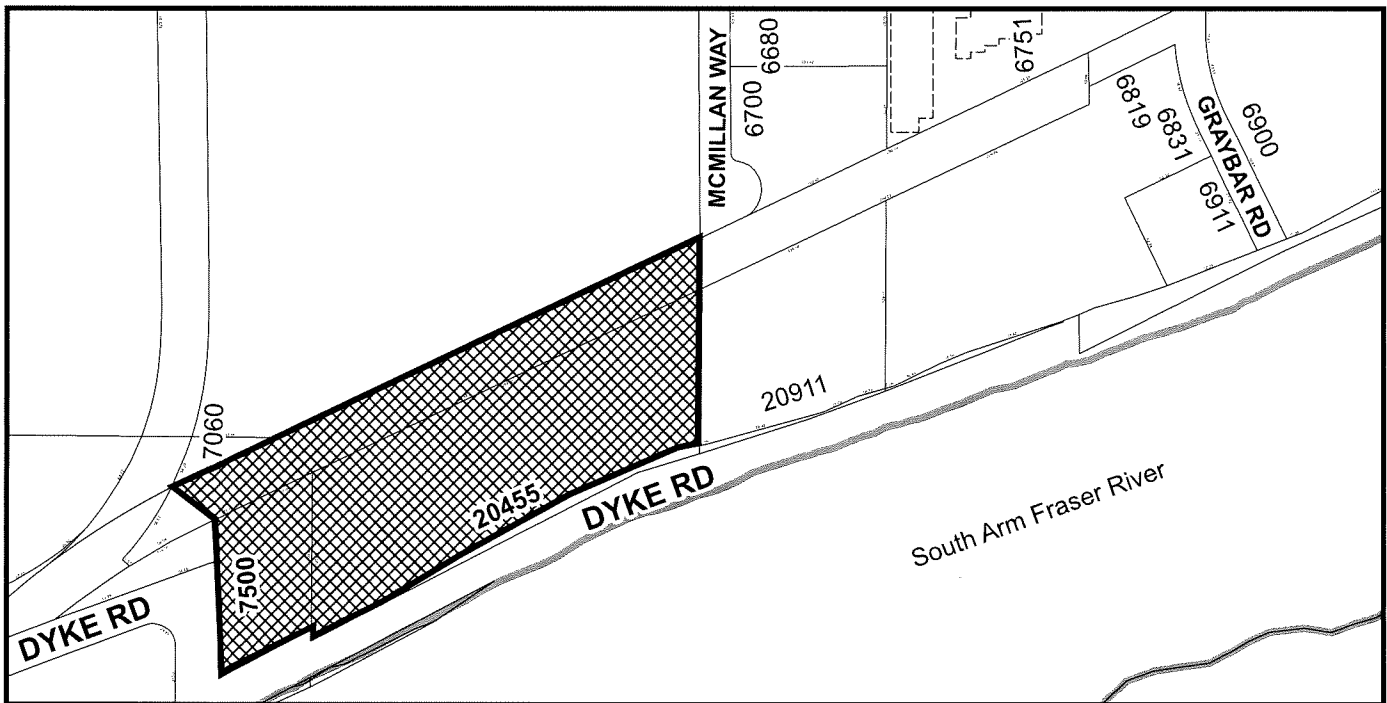
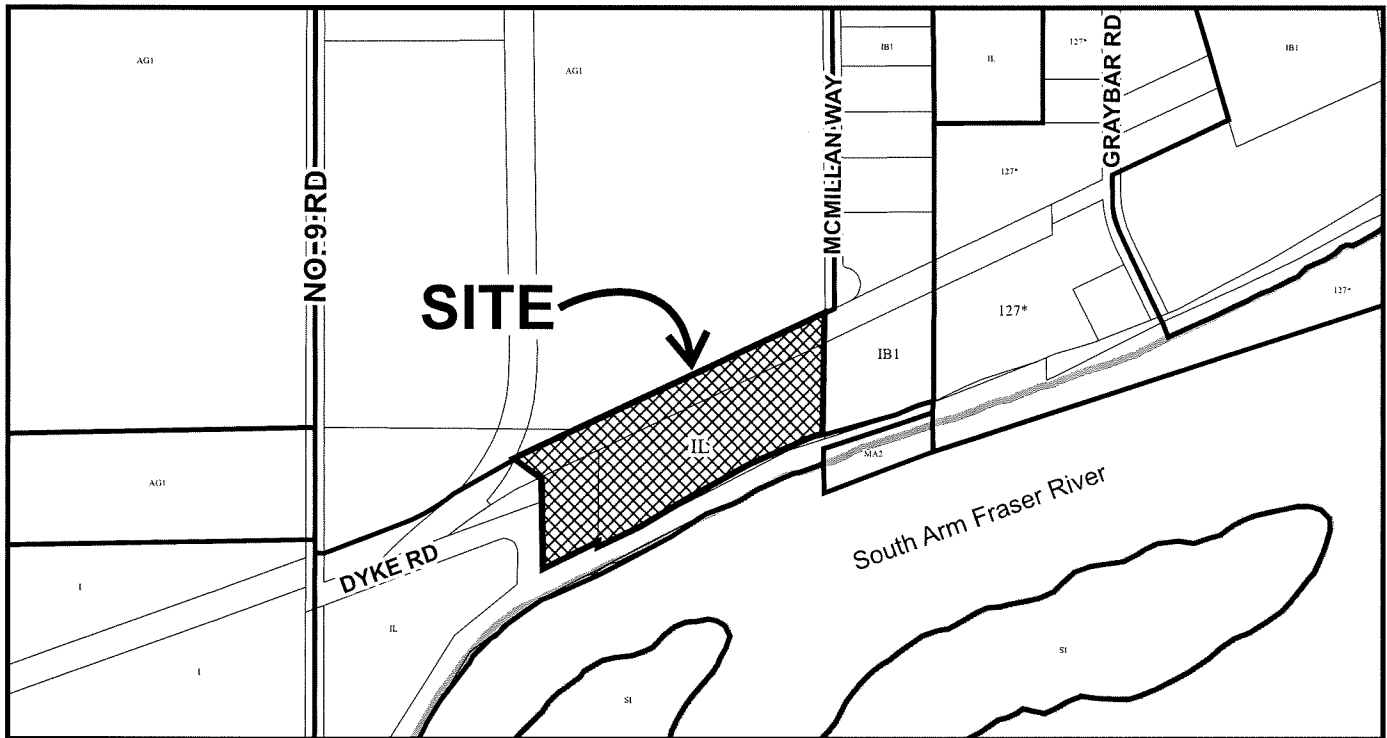
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

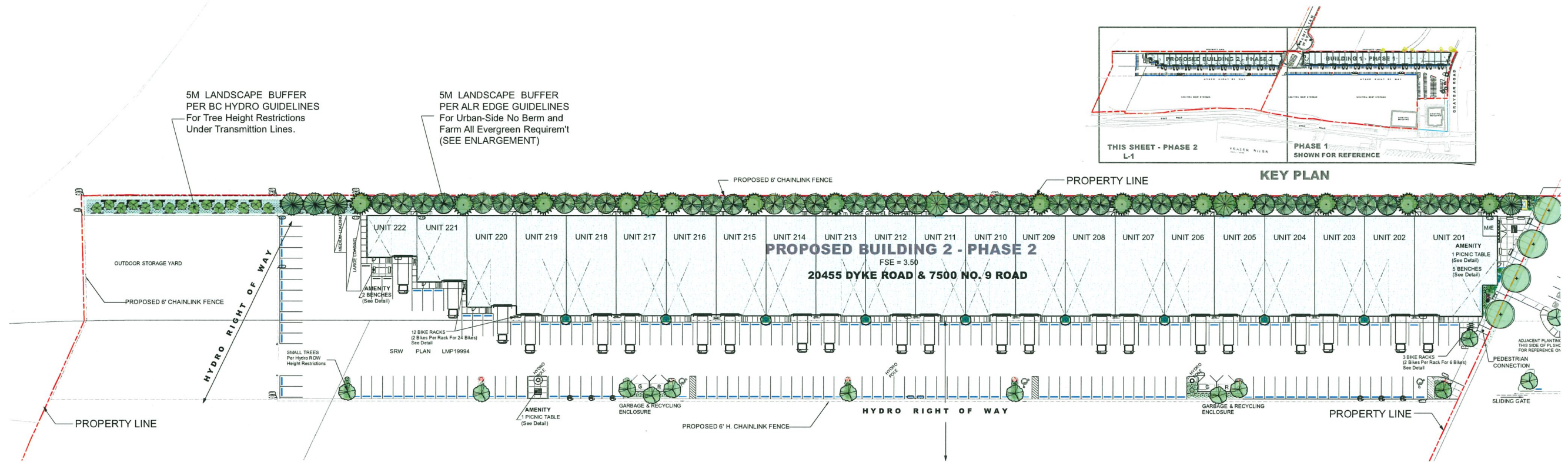


DP 22-027199 SCHEDULE "A"

Original Date: 01/13/23

Revision Date: 07/31/23

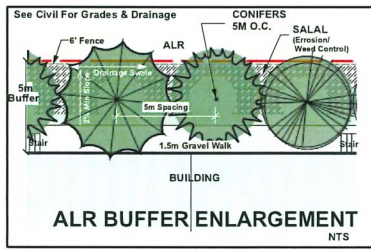
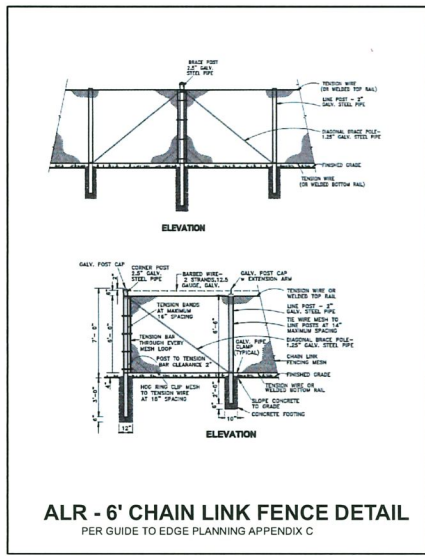
Note: Dimensions are in METRES



PLANT LIST - ALR 5M BUFFER

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees (Not in BC Hydro ROW)				
	3	<i>Pseudotsuga menziesii</i>	Douglas Fir	4m ht / Replacement Trees
	4	<i>Chamaecyparis nootkatensis</i>	Nootka Cypress	4m ht / Replacement Trees
	14	<i>Thuja plicata</i>	Western Red Cedar	3m ht
	39	<i>Tsuga heterophylla</i>	Western Hemlock	4m ht / Replacement Trees
Small Trees in BC Hydro ROW				
	15	<i>Chamaecyparis obtusa 'Templehof'</i>	Compact Hinoki Cypress	2.5m ht
Shrubs/Groundcovers				
	506	<i>Coleonaster 'Lowfast'</i>	Coleonaster Var.	#1 pot
	1854	<i>Gaultheria shallon</i>	Salal	#1 pot

Note:
 1. All Trees not in BC Hydro ROW per ALR Farm Side Buffer 'A' Edge Planting Guideline (Single Row).
 2. All evergreen planting in 5m buffer to comply with farm operation request.
 3. All ALR Buffer trees in BC Hydro ROW to comply with 'Planting Under Power Lines' Guidelines.
 4. 46 trees meet the 2:1 tree replacement bylaw requirement with sizes 4m height at planting.



PLANT LIST - ON SITE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	11	<i>Hibiscus syriacus</i>	Hardy Hibiscus	2.5m ht. / s-stem
	4	<i>Fraxinus americana 'Autumn Purple'</i>	Ash Var.	6m cal. / 1.8m std.
	9	<i>Acer palmatum 'Butterfly'</i>	Japanese Maple Var.	2.5m ht. / std.
Shrubs				
	6	<i>Azalea japonica 'Arnoea'</i>	Japanese Azalea	#3 pot
	56	<i>Buxus (low)</i>	Boxwood Var.	#3 pot

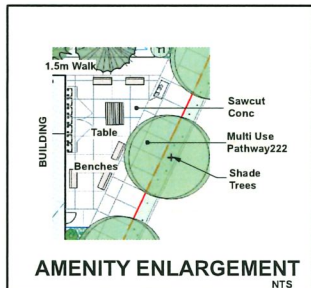
Shrubs Continued

	1	<i>Lonicera pileata</i>	Evergreen Honeysuckle	#3 pot
	4	<i>Pieris japonica 'Forest Flame'</i>	Japanese Andromeda	#3 pot
	76	<i>Carex morrowii 'Aureo-variegata'</i>	Variegated Japanese Sedge	#1 pot
	45	<i>Liriope muscari 'Big Blue'</i>	Blue Lily-turf	#1 pot
	146	<i>Prunus l. 'Otto Lyken'</i>	Laurel Var.	#3 pot
	3	<i>Rosa mediland 'Carefree Delight'</i>	Hardy French Rose var.	#3 pot
	4	<i>Rhododendron 'Christmas Cheer'</i>	Rhodod. var.	#3 pot
	8	<i>Thuja occidentalis 'Smaragd'</i>	Hedging Cedar	1.2m ht

Ground Covers

	152	<i>Actostaphylos uva-ursi</i>	Vancouver Jade	4" pot, 18" o.c.
--	-----	-------------------------------	----------------	------------------

Landscape Notes:
 1. Specification as per most recent Canada (BC) Landscape Standards and Landscape Design Inc. 'Spec Notes'
 2. Plant Material to be selected by Landscape Architect at nursery.
 3. Automatic Irrigation System for Landscape Areas.



DP 22-027199
 Plan #1
 July 28, 2023

City File #RZ 21-928623

 LANDSCAPE ARCHITECT Landscape Design Inc. 1404 22nd St. Vancouver, BC V6Z 2K4	SEAL 		SHEET TITLE: LANDSCAPE PLAN - BUILDING 2 On Site and ALR Buffer Design	ISSUED: P1 - 08/22 P2 - 09/22 P3 - 09/22 P4 - 09/22	DRAWN: AT SCALE: 1" = 30' 0" DATE PLOTTED: DEC 21/2023
			PROJECT: PROPOSED: SHELTER ISLAND INDUSTRIAL CENTRE 2 6811 GRAYBAR STREET, RICHMOND, B.C.	DRAWING: L-1 OF 1	

PROPOSED INDUSTRIAL BUILDING FOR:
**SHELTER ISLAND
 INDUSTRIAL CENTRE 2**
 20455 DYKE ROAD & 7500 No. 9 ROAD, RICHMOND, B.C.

LOT 24 EXCEPT, FIRSTLY, PARCEL '6' (REFERENCE PLAN 45212) SECONDLY, PARCEL '11' (REFERENCE PLAN 45212) SECTION 16 BLOCK 4 NORTH RANGE 4
 WEST NWD PLAN 50251 LOT A SECTIONS 9 AND 16 BLOCK 4 NORTH RANGE 4 WEST NWD PLAN LMP 47874 LOT A SECTIONS 9, 16, 17 AND 20 BLOCK 4
 NORTH RANGE 4 WEST NEH WESTMINSTER DISTRICT PLAN EPPI15885



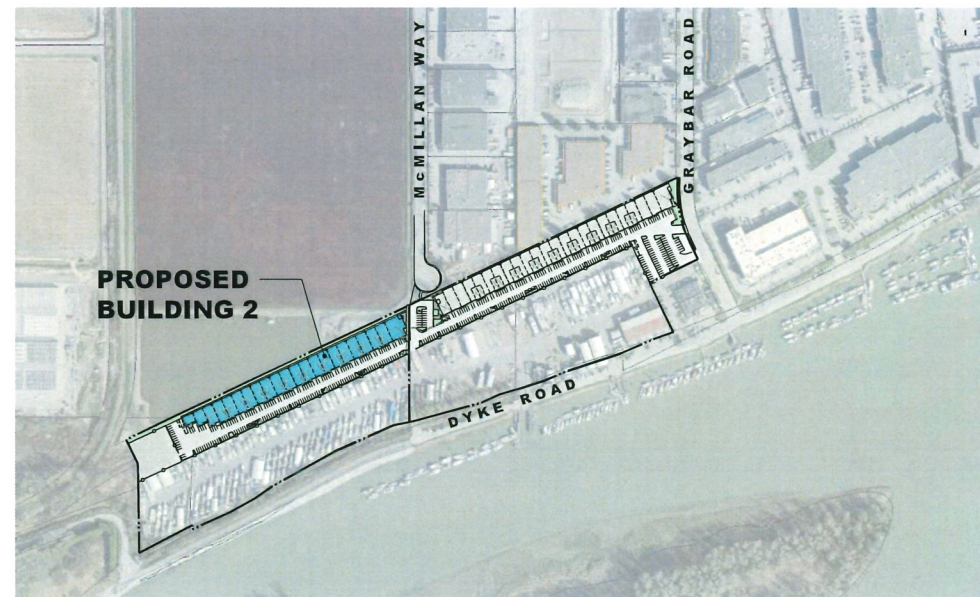
1 ARTIST'S RENDERING - VIEW TO THE NORTHWEST
 SCALE: NTS



5 ARTIST'S RENDERING - VIEW TO THE SOUTHWEST
 SCALE: NTS



2 ARTIST'S RENDERING - VIEW TO THE NORTHEAST
 SCALE: NTS



4 CONTEXT PLAN
 SCALE: 1" = 20'-0"



ARCHITECTURE PANEL INC.
 ARCHITECTURE, LANDSCAPE ARCHITECTURE, INTERIOR DESIGN
 205 - 4801 DUNDAS STREET WEST, SUITE 200, VANCOUVER
 BC V6J 4K6 | 604-273-7555 | INFO@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.

2000 - 10000 STREET, ABUJAH, B.C. V2B 2A9
 TEL: 604-273-7555 | EMAIL: INFO@DFORCE.COM

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND D.FORCE DESIGN INC. WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE PANEL INC. AND D.FORCE DESIGN INC. NO PART OF THESE DRAWINGS OR ANY INFORMATION OF ALL DIMENSIONS, ELEVATIONS AND SPECIAL DATA OR OTHERWISE, ARE TO BE REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE PANEL INC. AND D.FORCE DESIGN INC. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. DO NOT SCALE DRAWINGS OR PRINTINGS.

25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2	MAY, 11, 23	RESUBMITTED FOR DP
1	DEC, 08, 22	ISSUED FOR DP
NO.	DATE	DESCRIPTION

Farrell Estates LTD.

Farrell Estates Ltd.
 2251 - 6511 GRAYBAR RD, RICHMOND, BC V6W 1H3
 PHONE: 604-273-7555

PROJECT:
**SHELTER ISLAND
 INDUSTRIAL
 CENTRE 2**

ADDRESS: 6851 GRAYBAR ROAD, RICHMOND BC

DRAWING

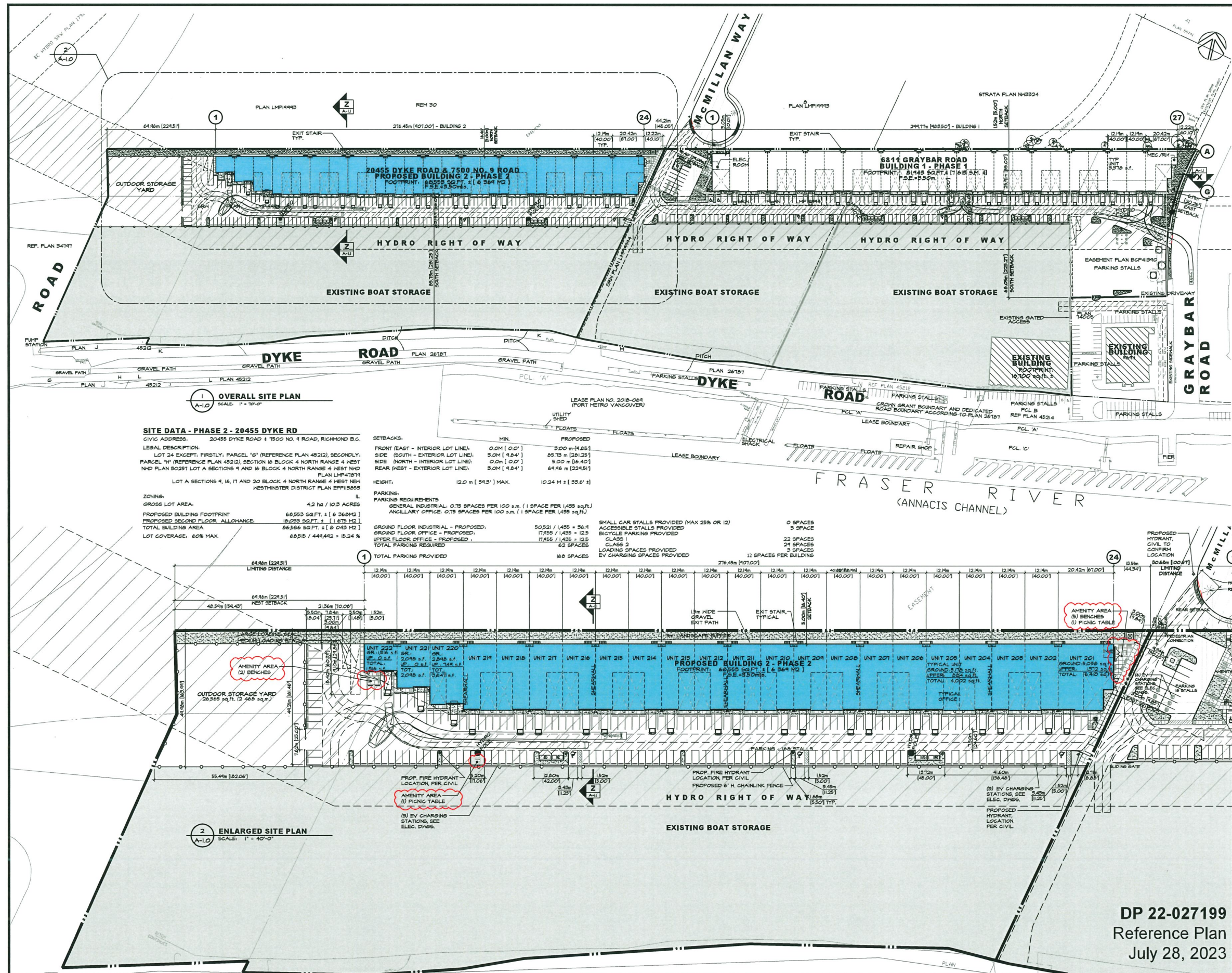
COVER SHEET

DESIGNED	15-088	DRAWN	JB
CHECKED	R.D.		
PLOT DATE	MAY, 11, 23		

PROJECT - DRAWING NUMBER

A-0.0 **2**

DP 22-027199
 Reference Plan
 July 28, 2023



SITE DATA - PHASE 2 - 20455 DYKE RD
 CIVIC ADDRESS: 20455 DYKE ROAD 1 1500 NO. 9 ROAD, RICHMOND B.C.
 LEGAL DESCRIPTION: LOT 24 EXCEPT, FIRSTLY, PARCEL "6" (REFERENCE PLAN 45212), SECONDLY, PARCEL "H" (REFERENCE PLAN 45212), SECTION 16 BLOCK 4 NORTH RANGE 4 WEST N4D PLAN 30251 LOT A SECTIONS 1 AND 16 BLOCK 4 NORTH RANGE 4 WEST N4D PLAN 4747874
 LOT A SECTIONS 9, 16, IT AND 20 BLOCK 4 NORTH RANGE 4 WEST N4D WESTMINSTER DISTRICT PLAN EPP15855

ZONING: IL
GROSS LOT AREA: 4.2 ha / 10.3 ACRES
PROPOSED BUILDING FOOTPRINT: 60,553 SQ.FT. ± [6 366M²]
PROPOSED SECOND FLOOR ALLOWANCE: 18,235 SQ.FT. ± [1 675M²]
TOTAL BUILDING AREA: 68,788 SQ.FT. ± [6 043M²]
LOT COVERAGE: 60% MAX.

SETBACKS:	MIN.	PROPOSED
FRONT (EAST - INTERIOR LOT LINE):	0.0M [0.0']	3.00M [9.85']
SIDE (SOUTH - EXTERIOR LOT LINE):	0.0M [0.0']	85.75M [281.29']
SIDE (NORTH - INTERIOR LOT LINE):	0.0M [0.0']	5.00M [16.40']
REAR (WEST - EXTERIOR LOT LINE):	3.0M [9.84']	64.96M [212.91']
HEIGHT:	12.0M [39.3'] MAX.	10.24M [33.6'] ±

PARKING:	GENERAL INDUSTRIAL	ACCESIBLE STALLS PROVIDED	BICYCLE PARKING PROVIDED	EV CHARGING SPACES PROVIDED
GENERAL INDUSTRIAL:	0.75 SPACES PER 100 S.M. (1 SPACE PER 1,435 SQ.FT.)	3 SPACES	22 SPACES	12 SPACES PER BUILDING
ACCESIBLE STALLS PROVIDED:	17,855 / 1,435 = 12.5	3 SPACES	24 SPACES	
BICYCLE PARKING PROVIDED:	17,855 / 1,435 = 12.5		24 SPACES	
EV CHARGING SPACES PROVIDED:	17,855 / 1,435 = 12.5		24 SPACES	
TOTAL PARKING PROVIDED:	168 SPACES			

PARKING REQUIREMENTS:
 GENERAL INDUSTRIAL: 0.75 SPACES PER 100 S.M. (1 SPACE PER 1,435 SQ.FT.)
 ACCESIBLE STALLS PROVIDED
 BICYCLE PARKING PROVIDED
 CLASS 1
 CLASS 2
 LOADING SPACES PROVIDED
 EV CHARGING SPACES PROVIDED

ARCHITECTURE PANEL
 ARCHITECTURE PANEL
 ARCHITECTURE PANEL
 ARCHITECTURE PANEL

D.FORCE DESIGN INC.
 2288 AVENUE BRUCE, ARDENBURY, B.C. V2E 2A2
 TEL: (604) 899-8888 FAX: (604) 899-8888

IN ASSOCIATION WITH

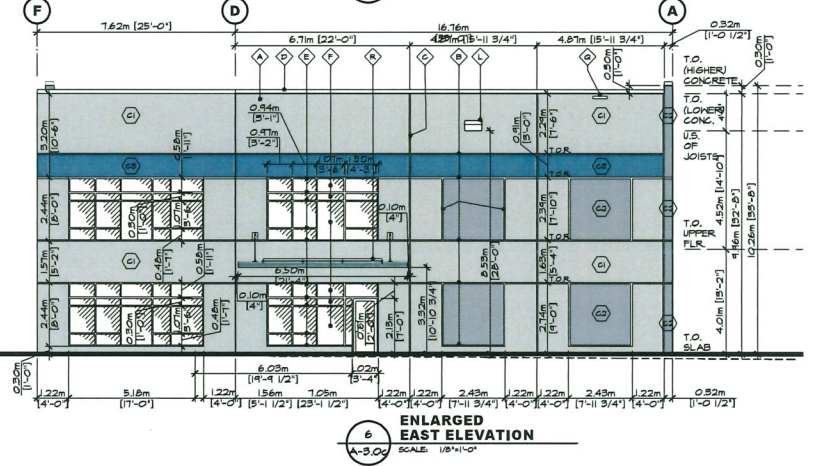
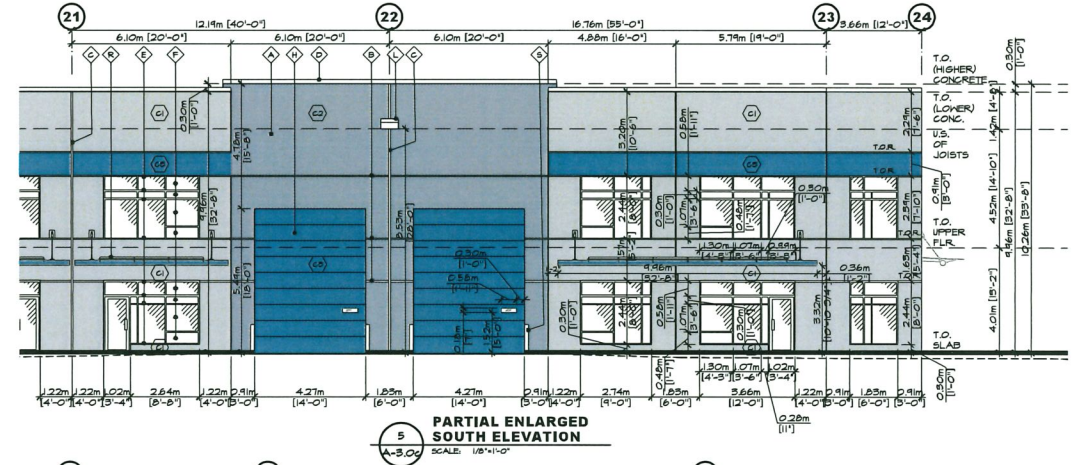
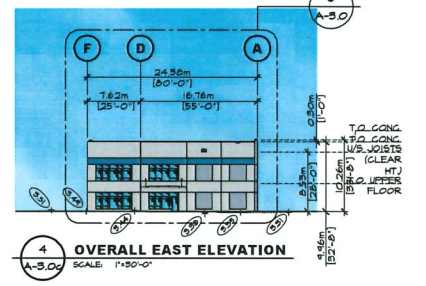
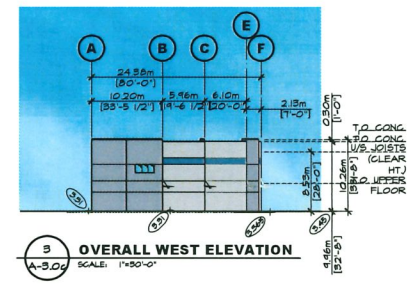
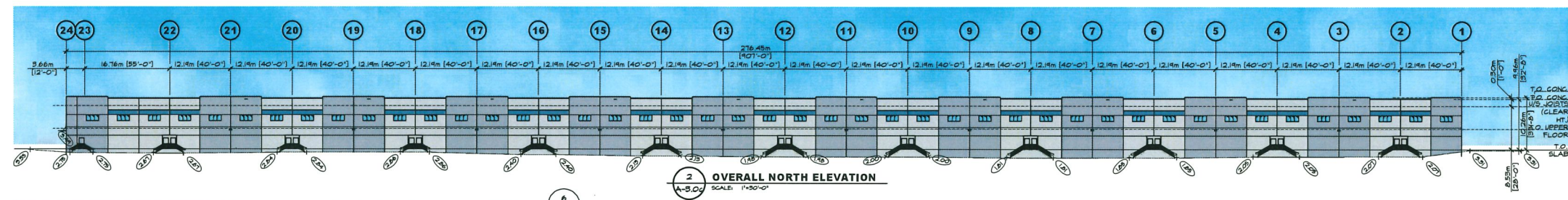
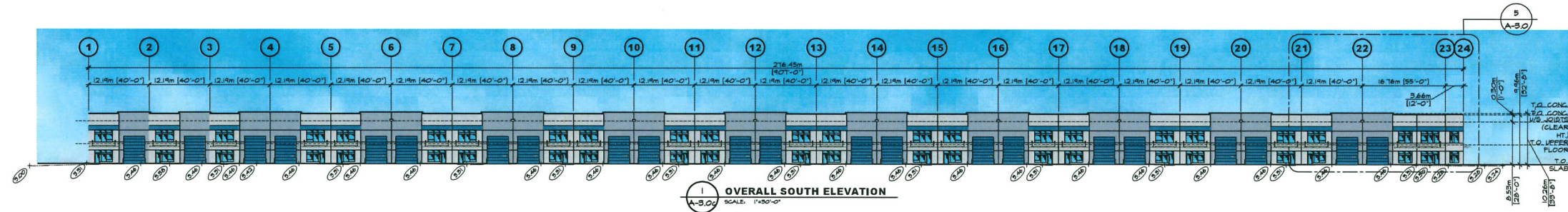
Farrell Estates LTD.
 Farrell Estates Ltd.
 228-1511 GRAYBAR RD., RICHMOND, BC V6V 1H3
 PHONE: 604-275-7555

SHELTER ISLAND INDUSTRIAL CENTRE 2
 ADDRESS: 6831 GRAYBAR ROAD, RICHMOND B.C.

OVERALL AND ENLARGED SITE PLAN

DESIGNED	19-089	OF	1
CHECKED	R.D.		
PLOT DATE	10/11/22		
PROJECT - DRAWING NUMBER	DP 22-027199	REV.	6

DP 22-027199
Reference Plan
July 28, 2023



PAINTING:
ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.
FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.
IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPARING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.
THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.
PROTECT ALL OTHER SURFACES DURING PAINTING.
ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20"x20" TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.
ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.
PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
2) DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.
3) METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKID PRIMER, 2 COATS OF ALKID ENAMEL.
4) WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.
ALL PAINT TO BE BENJAMIN MOORE OR APPROVED EQUAL.
OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

MATERIAL LEGEND

- ◇ CONCRETE SANDWICH TILT-UP WALL PANEL, TYP. - PAINTED
- ◇ REVEAL IN CONCRETE - PAINTED
- ◇ PANEL JOINT
- ◇ PRE-FINISHED METAL GAP FLASHING
- ◇ STOREFRONT OR CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- ◇ STOREFRONT OR CURTAIN WALL GLASS - CLEAR LOW-E
- ◇ STEEL MANDOORS - PAINTED
- ◇ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- ◇ STEEL GUARDRAILS - PAINTED
- ◇ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- ◇ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- ◇ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
- ◇ 3/4" RECESS IN CONCRETE
- ◇ SPANDREL GLAZING (OBSCURE, LIGHT GREY)
- ◇ SCUPPER
- ◇ GLASS CANOPY ON STEEL FRAMING
- ◇ STEEL BOLLARD - PAINTED
- ◇ PAINT STRIPE
- ◇ METAL SUNSCREEN

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
◇ = SPANDREL GLAZING
◇ = 3/4" RECESS

PROJECT COLOURS

ALL COLOURED SURFACES TO BE SHERWIN-WILLIAMS

① MAIN FIELD COLOUR 1:	SW 7649 SILVERPLATE
② FIELD ACCENT COLOUR 1:	SW 9143 CADET
③ FIELD ACCENT COLOUR 2:	SW 9149 INKY BLUE
EXTERIOR GUARDRAILS:	POWDER COAT BLACK VELVET
ALUMINUM STOREFRONT MULLIONS:	CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR (LOW E ASHRAE 90.1 2010 COMPLIANT)
TYPICAL METAL GAP FLASHING:	CASCADIA REGENT GRAY AT C2 CASCADIA BONE WHITE AT C1

ALL GLAZING TO BE VITRO ARCHITECTURAL GLASS:
 ◇ TINTED GLAZING VITRO ARCHITECTURAL GLASS
 EXTERIOR - 6mm SOLARBLUE
 INTERIOR - 6mm CLEAR c/n SOLARBAN 60

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.

NOTES:
- ALL GLAZING TO BE ASHRAE 90.1 2010 COMPLIANT, PROVIDE ALL REQUIRED DOCUMENTATION.
- EXTERIOR GLAZING TO BE GUARDIAN S6X 62/21 OR APPROVED EQUAL IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES. THE LOW E SEALED GLAZING WILL BE FILLED WITH ARGON.
- METAL FRAMING - FIXED U=58 SHGC=56

* ALL GRADES APPROXIMATE, CIVIL DRAWINGS TO SUPERCEDE ARCH. DRAWINGS



ARCHITECTURE PANEL INC.
ARCHITECTURAL LINES BY ARCHITECTURE
300-240 FORTY STREET, WHITE ROCK, BC, V4A 4G4
PH: 604.881.1111 | WWW.ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2880 ALLENBY STREET, VANCOUVER, B.C. V2B 3A9
TEL: 604.271.6000 | WWW.DFORCEDESIGN.COM

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE PANEL INC. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATA ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO ARCHITECTURE PANEL INC. DRAWINGS SHALL BE THE ARCHITECT'S FINAL DESIGN. DO NOT SCALE DRAWINGS OR DIMENSIONS.

25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

NO.	DATE	DESCRIPTION
2	MAY, 11, 23	RE-ISSUED FOR DP
1	DEC, 08, 22	ISSUED FOR OP
DEVELOPER:		

PH: 604.881.1111
225-1111 BRAYBURN RD, REIDMOUNT, BC V2W 1H3
PHONE: 604-273-7505

SHELTER ISLAND INDUSTRIAL CENTRE 2
ADDRESS: 6811 GRAYBAR ROAD, REIDMOUNT BC

BUILDING 2 COLOURED ELEVATIONS

DESIGNED	DRAWN
15-080	JA
CHECKED	R.D.
PLOT DATE	MAY, 11, 23
PROJECT - DRAWING NUMBER	REV.
A-3.0c	2

DP 22-027199
Reference Plan
July 28, 2023