



City of Richmond  
Planning and Development Department

Report to  
Development Permit Panel

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To: Development Permit Panel

Date: April 6, 2009

From: Brian J. Jackson, MCIP  
Director of Development

File: DP 08-441184

Re: Application by David J. Ho for a Development Permit at 13191 Princess Street

**Staff Recommendation**

That a Development Permit be issued which would permit the construction of a new addition to the existing building at 13191 Princess Street on a site zoned "Light Industrial District (I2)".

A handwritten signature in cursive script, appearing to read "Brian J. Jackson".

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

David J. Ho has applied to the City of Richmond for permission to construct a new addition to the existing building at 13191 Princess Street on a site zoned "Light Industrial District (I2)". The addition is proposed to the east side of the existing building, fronting onto Princess Street. The addition would improve the operational needs of Soo Singapore Jerky for processing of beef and salmon jerky.

The addition is being proposed under the site's existing zoning district; there is no associated rezoning application.

A Servicing Agreement is not required for this minor building addition development. Infrastructure capacity, frontage and roads upgrades along both Princess Street and Dyke Road will be reviewed with future redevelopment of the site.

A Development Permit is required for this industrial site due to its proximity to properties whose zoning permits residential use, which are located to the south and across Princess Street to the east. For this reason, the focus of onsite landscaping improvements has been the Princess streetscape to the east. The site also has a streetscape frontage to west along Dyke Road, complete with a ditch crossing driveway and paved surface parking and loading area. The Dyke Road frontage has added challenges of proximity to the dyke, an identified Riparian Area exposed ditch subject to Riparian Areas Regulation, an existing sanitary sewer line onsite in an associated utility right-of-way, and being an integral operational part of an existing paved surface parking and loading area. Future redevelopment of the site will need to address these challenges.

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

The subject site is located in the London/Princess node waterfront neighbourhood of the Steveston Planning Area. The node is transitioning from industrial to a mix of industry, commercial, office and residential. Development surrounding the subject site is as follows:

- To the north, fronting onto Dyke Road and London Road, are two (2) lots under the same ownership as the subject site, and also zoned "Light Industrial District (I2)". One (1) lot contains a multi-tenanted light industrial development and the other contains both an existing non-conforming single-family home and a surface parking area;
- To the east, across Princess Street, are two (2) multi-family residential developments, including townhouses fronting onto Princess Street, zoned "Comprehensive Development District (CD/115)";
- To the south, fronting onto Princess Street, is a recently approved four-storey over parking 16-unit multi-family residential development (DP 06-348703), zoned "Comprehensive Development District (CD/174)". To the south, fronting onto Dyke Road, is a light industrial development, zoned "Light Industrial District (I2)"; and

- To the west, across Dyke Road and fronting onto London Road, is a vacant industrial facility zoned “Light Industrial District (I2)”.

### **Flood Plain Designation and Riparian Areas Comments**

The Flood Plain Designation and Protection Bylaw No. 8204 requires a minimum Flood Construction Level (FCL) of 2.9 m GSC for the subject site. However, Building Approvals staff have confirmed that the minor building addition development proposal is permitted to be constructed at a lower elevation as the works are limited to a one-storey addition representing less than 25% of additional floor space to the existing building (section 4.4 of the Bylaw). This will allow the addition to interface with the existing building, which is built substantially lower than 2.9 m GSC. Registration of a flood plain covenant (Min. 2.9 m GSC) is a requirement of the Development Permit. Reflecting the allowance in the Bylaw, the covenant will also allow for the limited lower addition (Min. 0.9 m GSC).

The west side of the property is affected by minimum setback requirements from the dyke (Dyke Road) under Bylaw 8204 and from the exposed ditch, which is an identified Riparian area under Provincial Riparian Areas Regulation. Neither impacts the project as the proposed work is limited to the east side of the existing development on the subject property and is sufficiently setback from the existing dyke and exposed ditch.

### **Staff Comments**

The proposed development design attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and complies with the “Light Industrial District (I2)”.

### **Advisory Design Panel Comments**

The minor building addition proposal was not presented to the Advisory Design Panel.

### **Analysis**

#### *Adjacency*

- The adjacency to the residential property to the south is addressed through the location of the addition at the northeast corner of the existing building, away from the south edge of the site. The neighbouring residential building has an existing one-storey concrete party wall along the interface; and
- The adjacency to residential properties across Princess Street to the east is addressed with improvements to the Princess streetscape through proposed onsite landscaping which will also screen views of the onsite industrial use and surface parking and loading area.

#### *Architectural Form and Character*

- The small proposed building addition is consistent with the existing industrial facility in terms of: height, siting, orientation, architectural form and character; and
- The proposed materials and colours for the minor addition match the existing building (White stucco, painted wood fascia & cap metal flashing).

***Urban Design and Site Planning***

- The property has four (4) existing access driveways; one (1) to Dyke Road and three (3) to Princess Street, with paved surface parking and loading areas on the west and east sides of the building. The existing Princess streetscape is improved by reducing the number of driveways to Princess Street from three (3) to two (2);
- Off-street parking exceeds the bylaw requirement. There are two (2) existing surface parking areas accessed from Dyke Road and Princess Street respectively. The surface parking area is setback 3 m from Princess Street behind a landscaping buffer; and
- There are loading areas in both the east and west paved surface parking and loading areas.

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

- There are no existing trees on-site or in the Dyke Road or Princess Street City boulevards;
- The existing Princess streetscape is improved with onsite landscaping, including two (2) new Maple trees and Cedar hedging; and
- The landscape design for the Princess Street edge of the property includes new expanded on-site landscaping and grass City boulevard in the area of the existing driveway which will be closed. It also includes shrub, hedge and tree planting in the required 3 m wide landscaping buffer to the front surface parking area. Unfortunately no landscape improvements are proposed for the Dyke Road edge of the property. The industrial property is paved to the west Dyke Road property line and the existing paved area is needed operationally for the surface parking and loading area. There is also a sanitary sewer in a utility right-of-way located along this edge.

***Crime Prevention Through Environmental Design***

- The existing 2.4 m height chain link fence will be repaired and retained, complete with sliding gates across the Princess Street driveways.

***Flood Management***

- Registration of a floodplain covenant on Title (Min. 2.9 m GSC) is required prior to forwarding the Development Permit application to Council for approval. The proposed addition at a lower elevation (Minimum 0.9 m GSC) is permitted as per section 4.4 of the Flood Plain Designation and Protection Bylaw 8204.

## Conclusions

The development proposal improves both the operational needs of an existing light industrial jerky processing plant and also improves the Princess streetscape. An older existing accessory building will be demolished and replaced with a small one-storey building addition that is consistent in form and character with the processing plant. Improved landscaping will be provided along the Princess Street frontage, including closing one (1) of the three (3) existing driveways and providing continuous Cedar hedging to screen the view of the existing surface parking area. On this basis, staff recommends support of this Development Permit application.



Sara Badyal, MCIP  
Planner 1  
(Local 4282)

SB:blg

See **Attachment 2** for list of Development Permit Considerations to be completed prior to forwarding this application to Council for approval.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



**City of Richmond**  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DP 08-441184** **Attachment 1**

Address: 13191 Princess Street

Applicant: David J. Ho Owner: Joejay Holdings Ltd.

Planning Area(s): London/Princess Waterfront Neighbourhood Node (Steveston Area)

Floor Area Gross: 2,394.13 m<sup>2</sup>

	Existing	Proposed
Site Area:	4,043.78 m <sup>2</sup>	No change
Land Uses:	Light Industrial	No change
OCP Designation:	Mixed Use (Commercial Industrial with Residential & Office Above)	No change
Zoning:	I2	No change
Number of Units:	Industrial facility	No change

	Bylaw Requirement	Existing	Proposed	Variance
Floor Area Ratio:	1.0	0.58	0.64	None permitted
Lot Coverage:	Max. 60%	54%	59.2%	None
Setback – Road: Dyke Rd Princess St	Min. 6 m	9.3 m Min. 12.4 m Min.	No change 8 m Min.	None
Setback – Side Yard:	n/a	0 m	No change	None
Setback – Parking: Princess St	Min. 3 m	0 m	3 m	None
Height (m):	n/a	7.4 m	No change	None
Off-street Parking Spaces:	24	31	26	None
Off-street Parking Spaces – Accessible:	1	1	1	None
Total off-street Spaces:	24	31	26	None

## Development Permit Considerations

13191 Princess Street

RZ 08-441184

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

1. Registration of a floodplain covenant on Title to the lands (Minimum 2.9 m GSC). The proposed addition at a lower elevation (Minimum 0.9 m GSC) is permitted as per section 4.4 of the Flood Plain Designation and Protection Bylaw 8204;
2. Receipt of a Letter of Credit for landscaping in the amount of \$4,463.00; and
3. Prior to Building Permit Issuance, submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

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 Development Permit issuance.

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.

[Signed copy on file]

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No. DP 08-441184

To the Holder: DAVID J. HO  
Property Address: 13191 PRINCESS STREET  
Address: C/O DAVID J. HO ARCHITECT INC.  
# 202 - 3190 ST JOHN'S STREET  
PORT MOODY, BC V3H 2C7

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 to #3 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 \$4,463.00 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 (1) 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 08-441184

To the Holder: DAVID J. HO.  
Property Address: 13191 PRINCESS STREET  
Address: C/O DAVID J. HO ARCHITECT INC.  
# 202 - 3190 ST JOHN'S STREET  
PORT MOODY, BC V3H 2C7

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- 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.

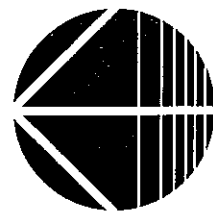
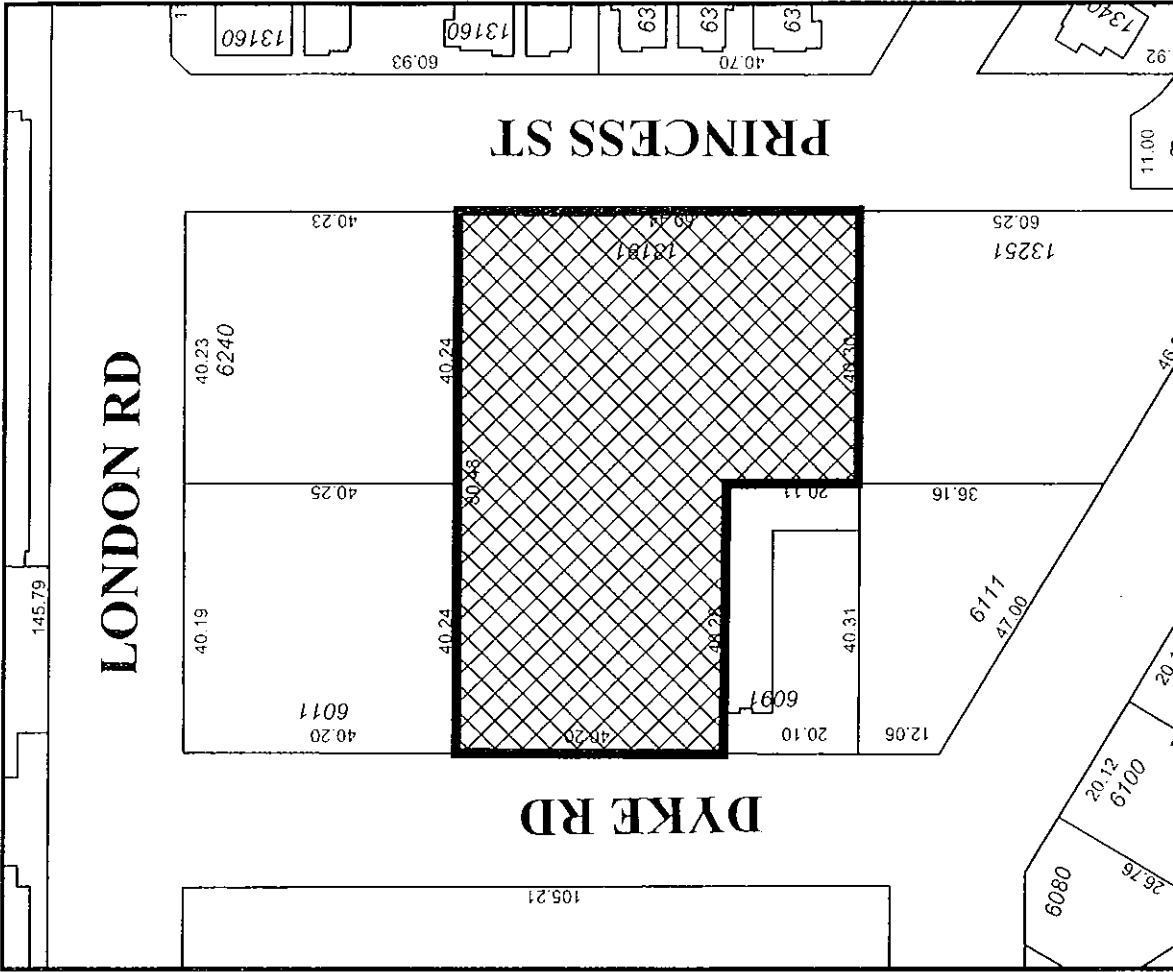
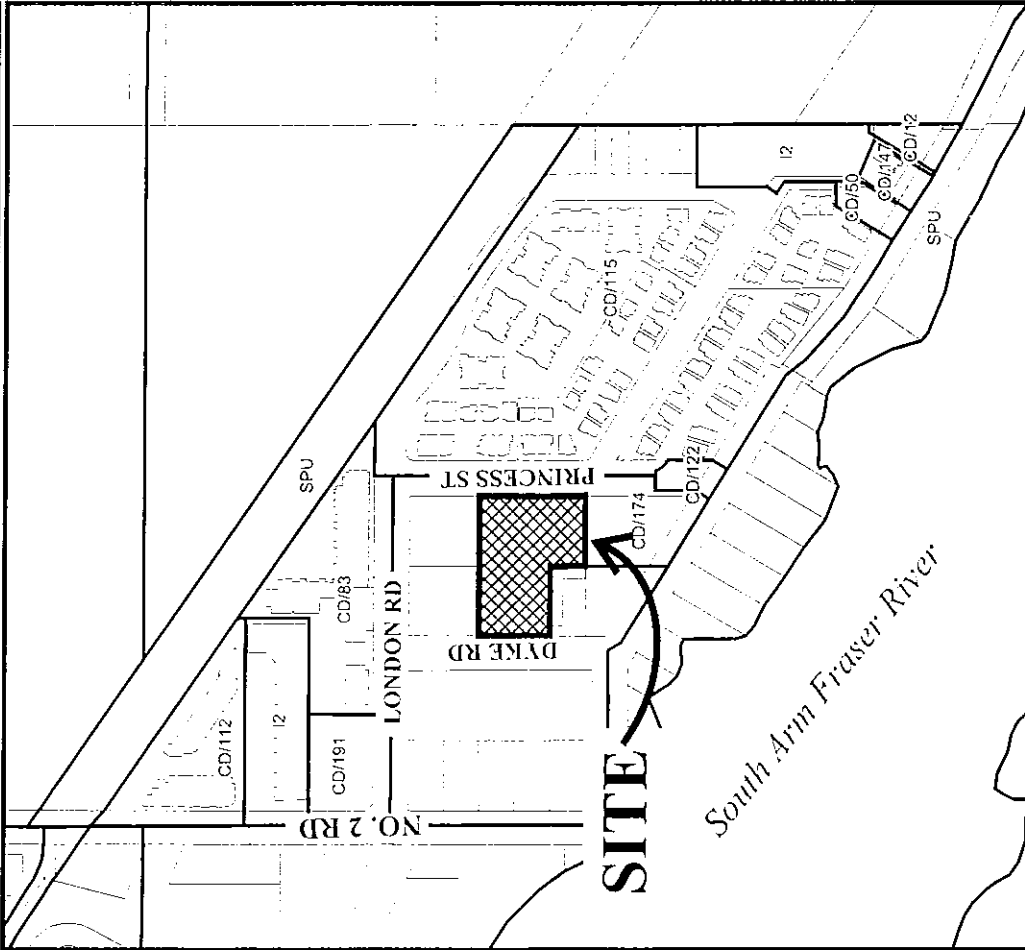
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
DAY OF

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



City of Richmond

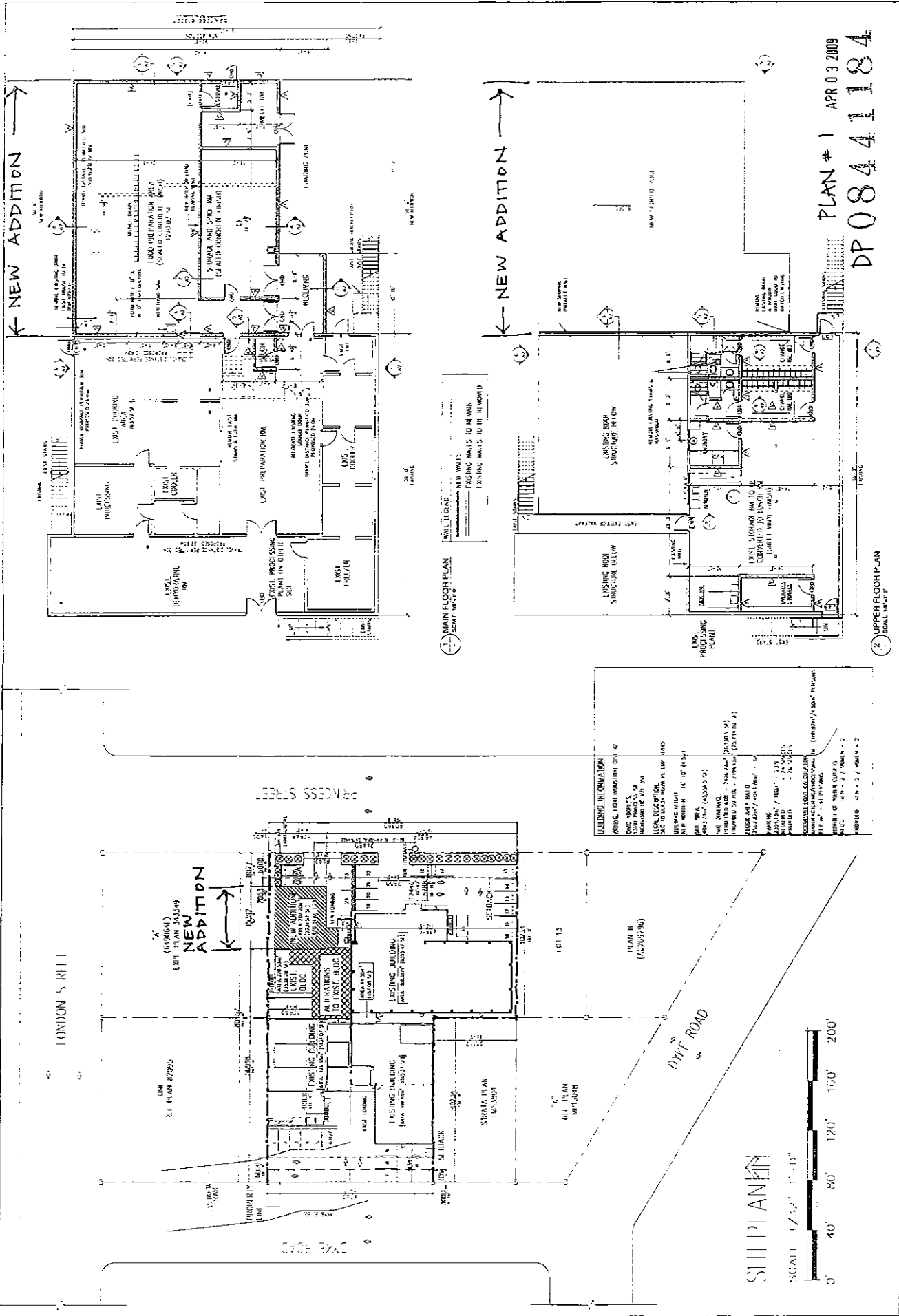


# DP 08-441184 SCHEDULE "A"

Original Date: 09/29/08

Revision Date:

Note: Dimensions are in METRES



PLAN # 1 APR 03 2009  
 DP08441184

**LEGEND:**  
 - NEW WALLS TO REMAIN  
 - EXISTING WALLS TO BE REMOVED  
 - EXISTING WALLS TO BE REINFORCED

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE SINGAPORE BUILDING REGULATIONS.  
 3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY.  
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 5. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES.

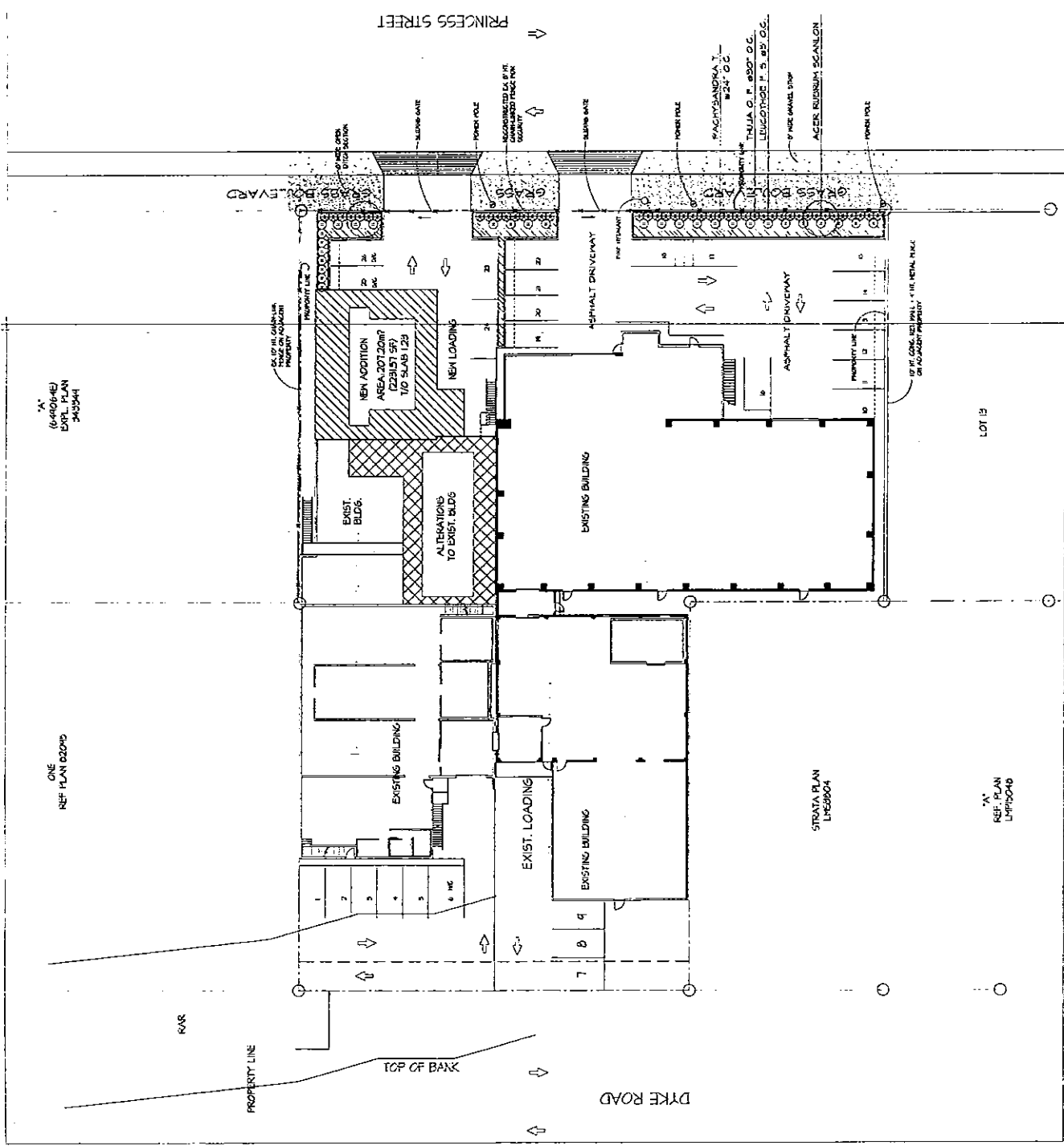


PLAN # 2  
 APR 03 2009  
 NORTH  
 DP 0841184

FRED LIU & ASSOCIATES INC  
 BCSIA CELA ASKA  
 2080 Singapore Avenue  
 Singapore  
 TEL: (604) 921-7541

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
1	3	ACER RUBRUM SCANLON	Belted Nothofagus	DBH 6cm dia, 1.2m tall
2	24	LOUCHEURIA PORT-ORNONIA	Burial Lemniscata	200mm dia, 1.2m tall
3	30	PACIFICANONIA TERMINALIS	Japanese Spurge	W 100mm, H 100mm
4	44	TAKA OCA PACHYSTACHYA	Pyramidal Grass	DBH 1.5cm dia

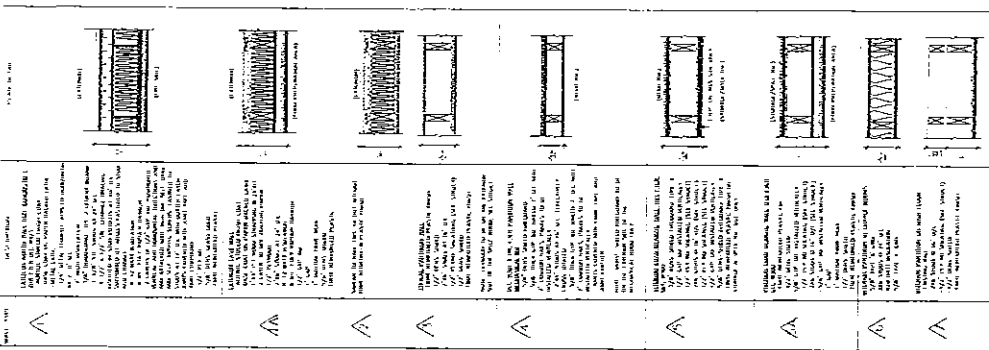
NOTE: 1. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONE.  
 2. ALL PLANTS MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONE.  
 3. PLANTING MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONE.  
 4. PLANTING MUST BE INSTALLED WITHIN THE SPECIFIED PLANTING ZONE.



ONE REF PLAN 02010  
 (6-41014E)  
 EXPL. PLAN  
 3435341

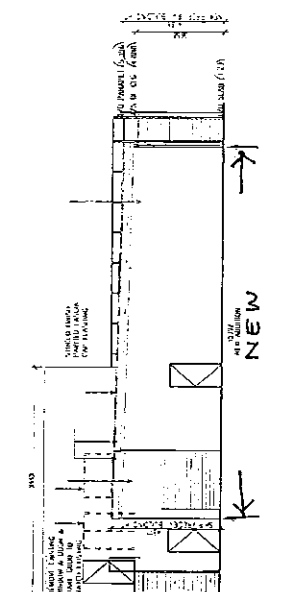
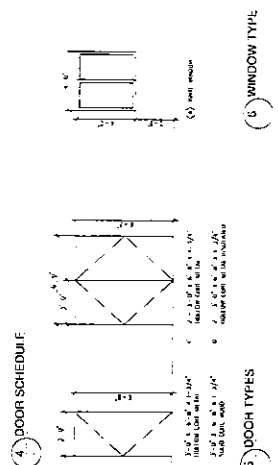
STRATA PLAN  
 L126004

ONE REF PLAN  
 L117006



**4. DOOR SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT
1	6'0" x 8'0" Solid Core	1	EA
2	6'0" x 8'0" Hollow Core	1	EA
3	6'0" x 8'0" Glass	1	EA
4	6'0" x 8'0" Solid Core	1	EA
5	6'0" x 8'0" Hollow Core	1	EA
6	6'0" x 8'0" Glass	1	EA
7	6'0" x 8'0" Solid Core	1	EA
8	6'0" x 8'0" Hollow Core	1	EA
9	6'0" x 8'0" Glass	1	EA
10	6'0" x 8'0" Solid Core	1	EA
11	6'0" x 8'0" Hollow Core	1	EA
12	6'0" x 8'0" Glass	1	EA
13	6'0" x 8'0" Solid Core	1	EA
14	6'0" x 8'0" Hollow Core	1	EA
15	6'0" x 8'0" Glass	1	EA
16	6'0" x 8'0" Solid Core	1	EA
17	6'0" x 8'0" Hollow Core	1	EA
18	6'0" x 8'0" Glass	1	EA
19	6'0" x 8'0" Solid Core	1	EA
20	6'0" x 8'0" Hollow Core	1	EA
21	6'0" x 8'0" Glass	1	EA
22	6'0" x 8'0" Solid Core	1	EA
23	6'0" x 8'0" Hollow Core	1	EA
24	6'0" x 8'0" Glass	1	EA
25	6'0" x 8'0" Solid Core	1	EA
26	6'0" x 8'0" Hollow Core	1	EA
27	6'0" x 8'0" Glass	1	EA
28	6'0" x 8'0" Solid Core	1	EA
29	6'0" x 8'0" Hollow Core	1	EA
30	6'0" x 8'0" Glass	1	EA



PLAN # 3 APR 03 2009 (6) WALL SCHEDULE  
 DPO844184

**6. WALL SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT
1	1/2" Gypsum Board	1	EA
2	1/2" Gypsum Board	1	EA
3	1/2" Gypsum Board	1	EA
4	1/2" Gypsum Board	1	EA
5	1/2" Gypsum Board	1	EA
6	1/2" Gypsum Board	1	EA
7	1/2" Gypsum Board	1	EA
8	1/2" Gypsum Board	1	EA
9	1/2" Gypsum Board	1	EA
10	1/2" Gypsum Board	1	EA
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12	1/2" Gypsum Board	1	EA
13	1/2" Gypsum Board	1	EA
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25	1/2" Gypsum Board	1	EA
26	1/2" Gypsum Board	1	EA
27	1/2" Gypsum Board	1	EA
28	1/2" Gypsum Board	1	EA
29	1/2" Gypsum Board	1	EA
30	1/2" Gypsum Board	1	EA

**7. FRAME TYPES**

NO.	DESCRIPTION	QTY	UNIT
1	1/2" Gypsum Board	1	EA
2	1/2" Gypsum Board	1	EA
3	1/2" Gypsum Board	1	EA
4	1/2" Gypsum Board	1	EA
5	1/2" Gypsum Board	1	EA
6	1/2" Gypsum Board	1	EA
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