



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel

Date: January 2, 2007

From: Jean Lamontagne
Director of Development

File: DV 06-351211

Re: **Application by Ron Johnston - Contura Building Corporation for a
Development Variance Permit at 12033 Riverside Way**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300:

- i to increase the maximum building height of the "Business Park Industrial District (I3)" from 12 m (39.4 ft) to 14 m (46 ft);
- ii to reduce the minimum parking requirements from 110 to 105 parking spaces; and
- iii to increase the maximum percentage of small car parking spaces from 30% to 32%

in order to permit construction of a 3-storey office building at 12033 Riverside Way.



Jean Lamontagne
Director of Development

JL:cl
Att.

Staff Report

Origin

Ron Johnston – Contura Building Corporation, has applied to the City of Richmond for permission to vary the maximum building height from 12 m (39.4 ft) to 14 m (46 ft) to construct a three-storey office building at 12033 Riverside Way on a site zoned “Business Park Industrial District (I3)”. Parking variances to reduce the parking requirements for office use from 110 to 105 parking spaces, and to increase the maximum percentage of small car parking spaces from 30% to 32% are also requested. The site is currently a vacant lot at the northeast corner of No. 5 Road and Riverside Way (see **Schedule A**).

Background

A Development Variance Permit was issued for the site in 2000 to vary the parking requirement for a proposed three-storey restaurant and office development. No building permits were ever issued for the proposed development and the Development Permit expired in 2002.

In October 2006, the applicant submitted a Building Permit application for a new proposal at the site, and it was during the initial building plans review that the need for the building height variance was identified. The Building Permit review is still in progress at this time.

The applicant has submitted an application for a Development Variance Permit for a three-storey office building (without a restaurant). The rationale provided by the applicant in designing the building higher than that permitted in the zoning district is to provide a more attractive interior floor plan and enhanced exterior building design through an articulated building height.

Surrounding Development

The subject property is zoned Business Park Industrial District (I3) and is located in the Shellmont Area of Richmond near the main intersection of No. 5 Road and Steveston Hwy. The surrounding area is mainly a mix of business park and commercial land uses.

- To the North are two remnant properties zoned Agricultural District (AG1) that are within the Agricultural Land Reserve, but which are not being farmed and which are designated as *Business and Industry* in the City’s Official Community Plan (OCP). Also, there is a property zoned Business Park Industrial District (I3) to the northeast that contains large warehouses and office space. Further to the north is a commercial shopping centre zoned Comprehensive Development District (CD/161).
- To the East across Featherstone Way is a property zoned I3 that contains a large office building including warehouse.
- To the South across Riverside Way is a property zoned I3 that contains an office building including warehouse.
- To the west across No. 5 Road is the Keg Restaurant zoned I3 and Ironwood shopping centre immediately to the northwest zoned I3 and Community Commercial District (C3).

Development Information

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

Staff Comments

The proposed scheme 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 Variance Permit application (**Plan # 1 through Plan # 3**). In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the requirements of the Business Park Industrial District (I3) except for the zoning variances requested herein.

Analysis

Conditions of Adjacency

- The applicant revised the site plan to incorporate a 1.2 m (4 ft.) high solid cedar fence along the north property line to provide screening between the proposed development and the neighbouring properties to the north.
- A minimum 3 m (10 ft.) wide landscape buffer is proposed along all the road frontages of the subject property, in accordance with the Zoning Bylaw and the OCP's Industrial Guidelines.

Site Planning, Landscape Design and Open Space Design

- The main entrance to the proposed building and the main vehicle access to the site is oriented toward the east from Featherstone Way. A secondary vehicle access along the south property line of the site is limited to right-in/right-out as this section of Riverside Way is limited to one-way westbound traffic.
- Planting islands have been incorporated into the parking lot to soften the building and parking lot appearance and improve site permeability.
- A combination of trees and shrubs are proposed along the west and south property lines of the site and at the entry driveway to form a canopy over the sidewalks and driveway.
- Landscaping along the east side of the site is limited to shrubs due to a City sanitary sewer Rights-Of-Way, although trees have been proposed at the southeast corner, and in planting islands that extend into the parking lot.
- A perimeter walkway around the proposed building has been extended to Riverside Way to improve pedestrian circulation and access to and from the public sidewalk.
- Stamped concrete has been incorporated to provide surface differentiation from the rest of the paved parking area adjacent to the building's main entrance. This has also been provided at driveway entrances to the site to emphasize a change in circulation speed.
- A bicycle rack has also been added near the main entrance of the proposed building to provide some choice in transportation mode to and from the site since the site is on a proposed future bicycle route and is accessible by public transit.

Architectural Form and Character

- Building materials consist of painted concrete with various reveals, sills, and recesses, black aluminum storefront framing, with substantial glazing provided along all the building elevations to enhance building appearance.
- Entry canopies are provided above each building entrance to provide weather protection.

- The building has been designed to provide substantial articulation to the eastern and southern facades through a combination of varying setbacks and parapet treatment.
- The west façade has been revised in response to staff comments to ensure consistency in architectural expression on the three main sides of the proposed building and to reinforce the building entrance oriented towards No. 5 Road.

Zoning Compliance/Variances

Building Height

The applicant has requested a variance to increase the maximum building height from 12 m (39.4 ft.) to 14 m (46 ft.) in order to facilitate the proposed building.

Staff have worked with the applicant to revise the site plan, landscaping and building elevations as described previously. The majority of the building is approximately 12.3 m (40.4 ft) in height with an increased parapet height being provided in certain locations to enhance building appearance. Staff support the proposed variance as the building is setback substantially from adjacent development, is of a high-quality design that is consistent with the OCP's Industrial Development Permit guidelines, and site landscaping provided along the road frontages and internally within the parking lot enhance the overall proposal design while visually breaking up the building mass.

Parking

The applicant has requested a variance to reduce the minimum parking requirements from 110 parking spaces to 105 parking spaces (68 standard-sized spaces, 34 small-sized spaces, and 3 wheelchair accessible) and to increase the permitted ratio of small car spaces from 30% to 32%.

Council on December 19, 2006, granted first reading to Bylaw 8169, which introduces amendments to the Zoning Bylaw parking requirements for several uses, including office use. If adopted, office parking requirements are reduced from four (4) spaces per 100 m² (1,076.43 ft²) to three (3) spaces per 100 m² (1,076.43 ft²) of gross leaseable floor area, rendering the proposed parking provided in excess of the revised minimum requirements (i.e. 82 spaces required versus the 105 proposed). These variances are being requested, prior to adoption of Bylaw 8169, in order to enable the development to proceed in an efficient timeframe. In addition, staff worked with the applicant to revise the site plan, landscaping and parking lot layout to facilitate the development of a high quality office building in keeping with the OCP's Industrial Development Permit guidelines. The proposed parking variances have been reviewed and supported by the City's Transportation Department.

Comments from the Public

Staff received one phone call and a letter from Nathan Allan Glass Studios Inc (**Attachment 2**), located at 12011 Riverside Way, directly to the south of the subject property, expressing concerns about:

- how the height of the proposed development will affect views from their building and potentially decrease their property value; and,

- the increased traffic flow that would result from the proposed development, noting that traffic is already at a stand still at peak times with the existing businesses in the area.

The site is already designated for business and industrial uses in the OCP and there is no change in land use proposed for this site, which would otherwise affect traffic flow in the area. Also, a covenant prohibiting vehicle access to and from No. 5 Road was previously registered on title, which assists in addressing traffic concerns.

The proposed building will be separated from 12011 Riverside Way by both the setback at the subject site and the setback at 12011 Riverside Way and by the width of the Riverside Way road allowance for a total distance of approximately 25 m (82 ft).


Also, site landscaping provided along road frontages and internally within the parking lot enhances the overall building design and visually breaks up the building mass.

Flood Covenant

A flood covenant was previously registered on title therefore staff are not requiring one to be registered at this time.

Conclusions

The proposed development provides a high-quality building design and landscape scheme that fits into the current context. The applicant has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the application review. The proposed development complies with the intent of the applicable sections of the OCP and is generally in compliance with the requirements of the Business Park Industrial District (I3), except for the variances discussed. On this basis, staff recommend support of this application.



Cynthia Lussier
Planning Assistant

CL:cl



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca

**Development Application
 Data Sheet
 Development Applications Division**

DV 06-351211 **Attachment 1**

Address: 12033 Riverside Way
 Applicant: Ron Johnston – Contura Building Corp Owner: Sherwood Investments Ltd
 Planning Area(s): Shellmont
 Floor Area Gross: 3,066 m² (33,000 ft²) Net: 2,738 m² (29,476 ft²)

	Existing	Proposed
Site Area	5,279 m (56,825 ft ²)	No change
Land Uses	Vacant	Riverside Business Centre (3-storey office building)
OCP Designation	OCP Generalized & Specific Land Use Map – Business and Industry	No change
Zoning:	Business Park Industrial District (I3)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	.58	none permitted
Lot Coverage:	Max. 50%	Approx. 19.3%	none
Road Setbacks:	Min. 6 m (19.685 ft ²)	Min. 6 m (19.685 ft ²)	none
Height (m):	Max. 12 m (39.370 ft)	12.3 m (40.4) to 14 m (46 ft)	variance requested
Off-street Parking Spaces – Office Use:	4 per 100 m ² (1,076.43 ft ²) of gross leasable floor area = 110	105	variance requested
Off-street Parking Spaces – Small Spaces	Max. 30% = 33	34	variance requested
Off-street Parking Spaces – Accessible:	2%	3	none

December 12, 2006

Cynthia Lussier
City Of Richmond
Development Application Department
6911 No 3 Road
Richmond, B.C.
V6Y 2C1

**Re: File - DV-06-351211
12033 Riverside Way, Richmond, B.C.**

To Whom It May Concern:

This letter is to inform the development department of the City Of Richmond that we have concerns with the proposed building across the street from our location; we are located at 12011 Riverside Way.

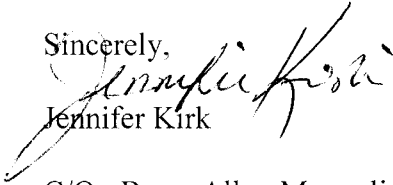
I would like it noted on file that we have great concerns with the proposed height of this building, this 3-story structure will ultimately affect the beautiful north mountain views that we currently have, potentially decreasing the value of our property.

We are also very worried about the increased traffic flow from a building of this size. This Riverside area is incredibly busy already, without adding more businesses with many employees and customer's vehicles. Traffic flow must be considered and reviewed, we are at a complete stand still in this area with the existing Riverside businesses, the industrial areas to the West of us, Ironwood, and the new complex on the North/East corner of # 5 Road & Steveston Hwy.


We look forward to being further informed by the City as to future meetings and changes to this development project.

Thank you,

Sincerely,


Jennifer Kirk

C/O: Barry Allan Meppelink
639056 BC Ltd.
12011 Riverside Way
Richmond, B.C, V6W 1K6
V6W 1K6

RECEIVED
DEC 17 2006
BY: 



No. DV 06-351211

To the Holder: RON JOHNSTON – CONTURA BUILDING CORPORATION

Property Address: 12033 RIVERSIDE WAY

Address: C/O RON JOHNSTON – CONTURA BUILDING CORPORATION
 2021 134th STREET
 WHITE ROCK BC V4A 9N8

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 as follows:
 - i to increase the maximum building height of the "Business Park Industrial District (13)" from 12 m (39.4 ft) to 14 m (46 ft);
 - ii to reduce the parking requirements for office use from 110 to 105 parking spaces; and
 - iii to increase the maximum percentage of small car parking spaces from 30% to 32%.
4. This Development Variance Permit applies to the proposed development as indicated in Plan # 1 through Plan # 3. All substantial renovations, building alterations, extensions or reconstruction shall be undertaken in accordance with the existing zoning.
5. 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.

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

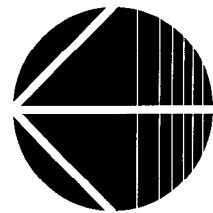
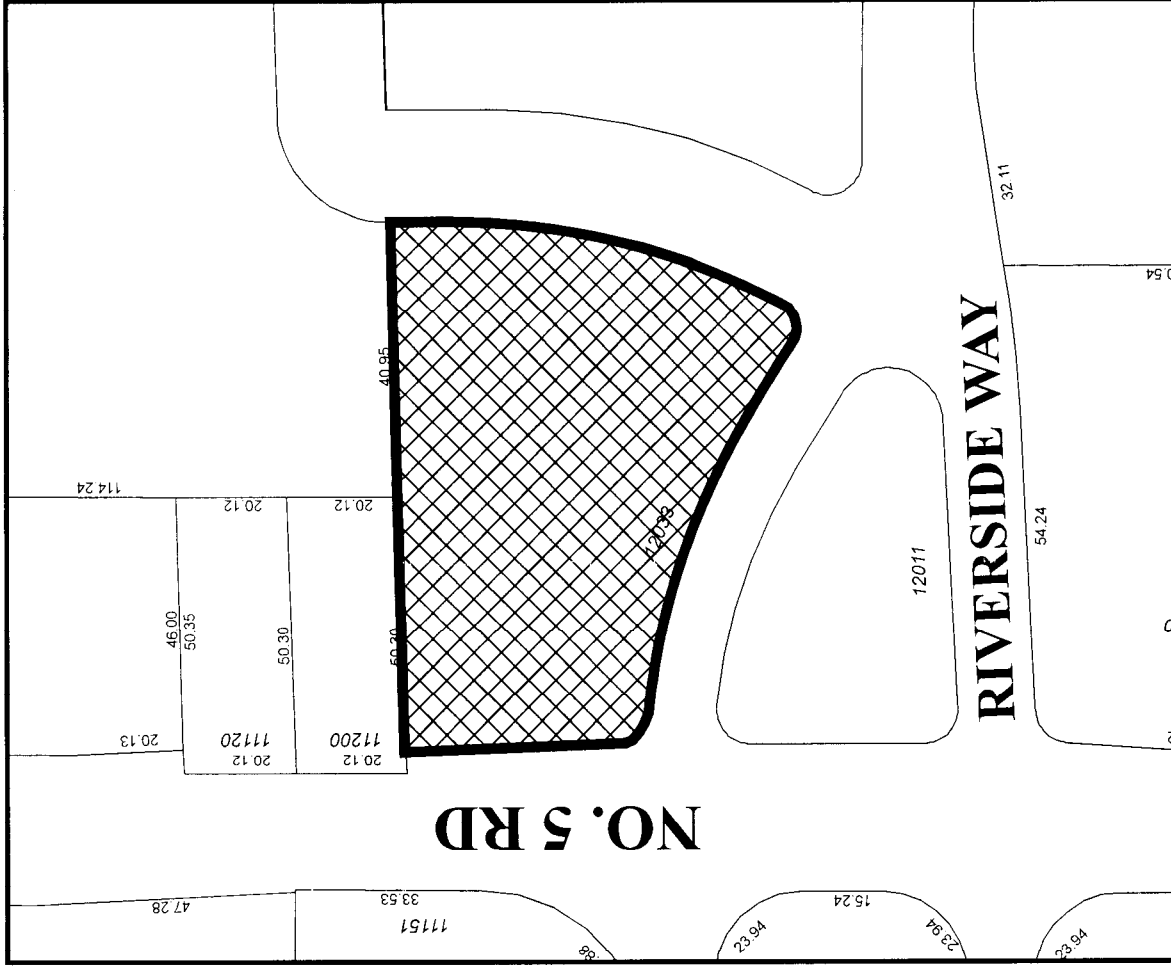
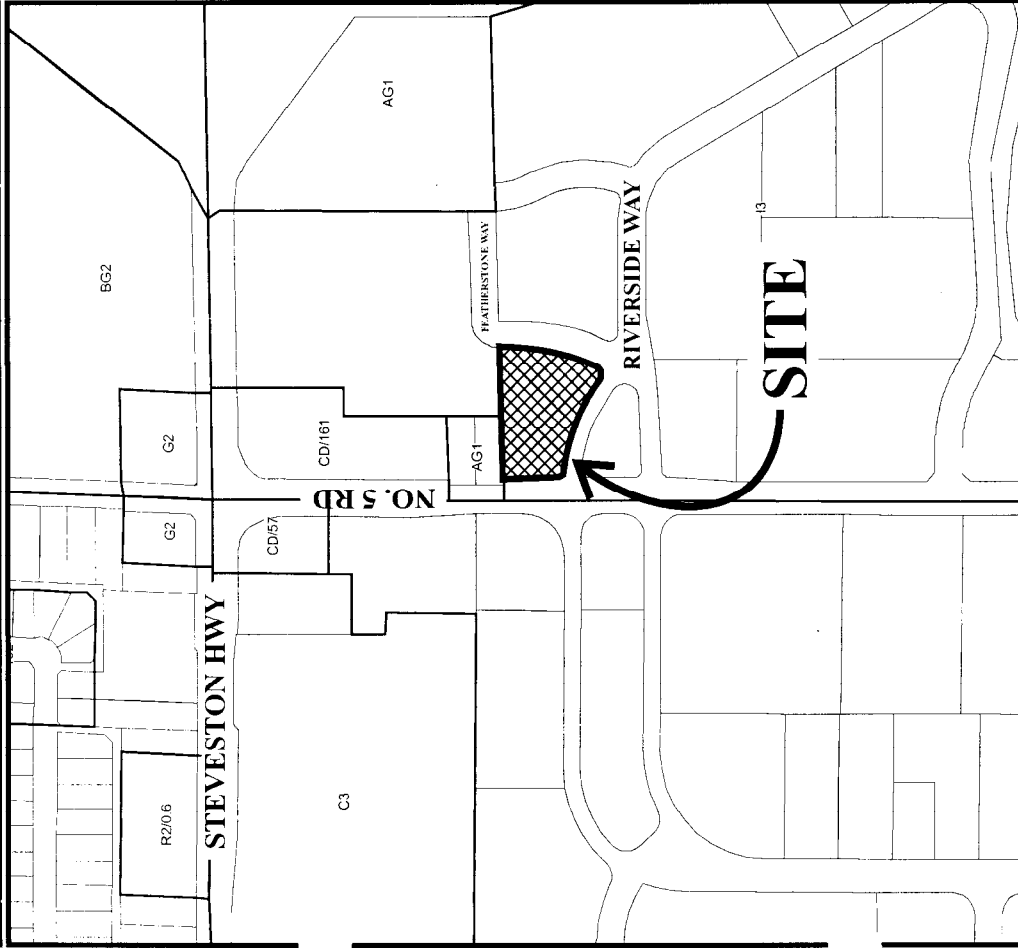
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 06-351211 SCHEDULE "A"

Original Date: 10/30/06

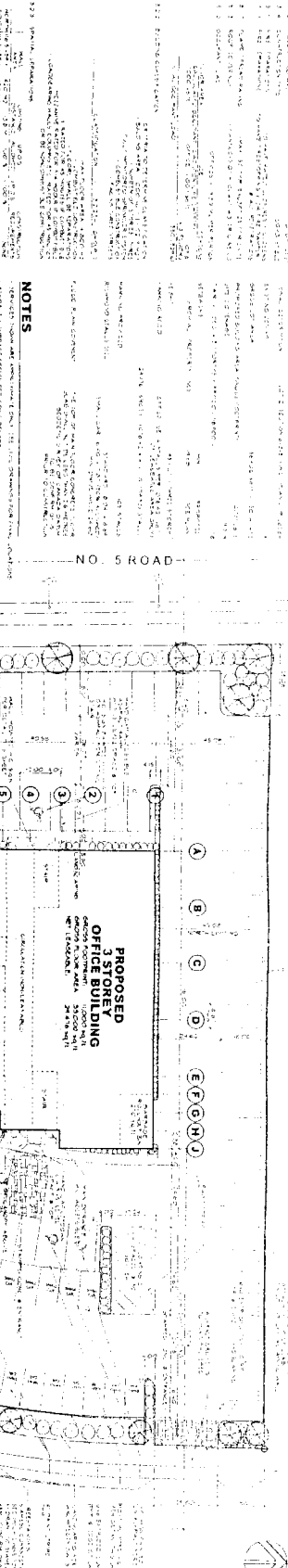
Revision Date:

Note: Dimensions are in METRES

BUILDING CODE REVIEW

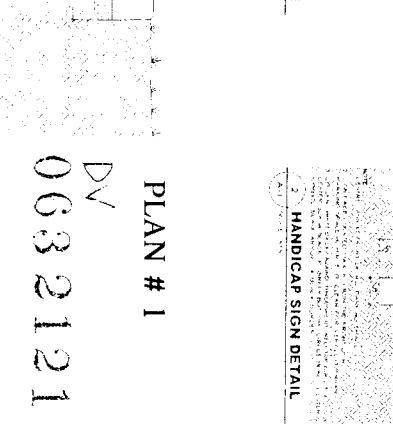
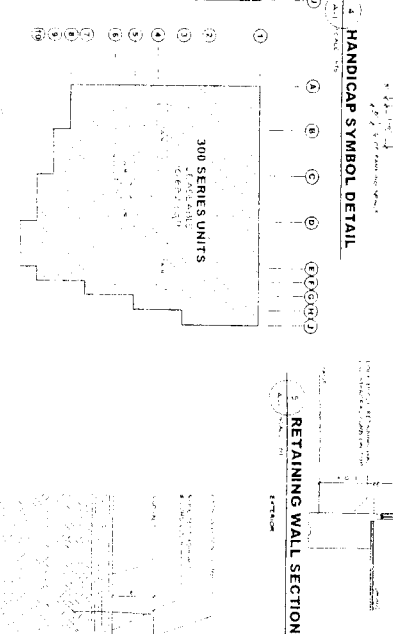
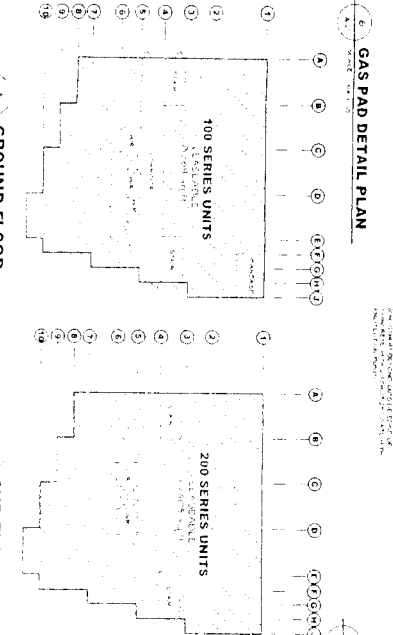
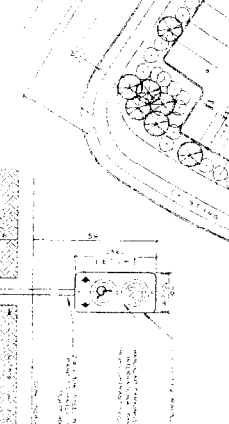
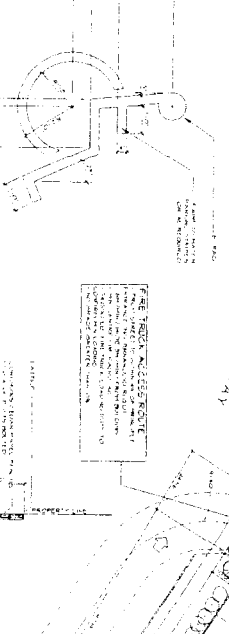
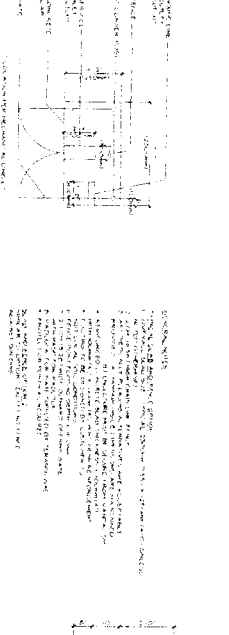
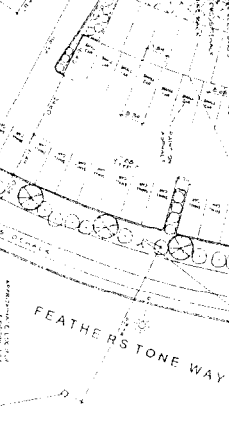
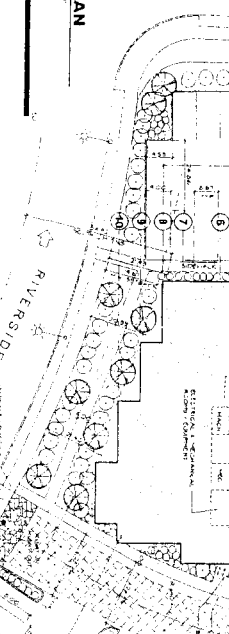
DEVELOPMENT DATA

Project Name: PROPOSED 3 STOREY OFFICE BUILDING
 Address: 3500 RIVERDE WY, WINDSOR, ONTARIO
 Client: CHIP BARRETT ARCHITECT
 Date: 2024-01-15
 Scale: 1/8" = 1'-0"



NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL BUILDING CODE OF CANADA (NBC).
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL FIRE CODE OF CANADA (NFCC).
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL ELECTRICAL CODE OF CANADA (NEC).
5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL MECHANICAL CODE OF CANADA (NMC).
6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL PLUMBING AND HEATING CODE OF CANADA (NPHC).
7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL GAS CODE OF CANADA (NGC).
8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL SAFETY CODE OF CANADA (NSC).
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL SIGN CODE OF CANADA (NSC).
10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 NATIONAL SIGN CODE OF CANADA (NSC).



PLAN # 1
 DV
 06321211

CONTURA
 BUILDING CORPORATION
 207-145 STREET, UNIT 100, L1
 MISSISSAUGA, ONTARIO L4W 1M7

CHIP BARRETT ARCHITECT
 D. FORCIER DESIGN
 8825 272ND STREET, LAMBLEY, B.C. V4X 1P1
 TEL: 604-607-5566 FAX: 604-607-5566

PERITIVO
 BY: [Signature]
 REGISTERED PROFESSIONAL ENGINEER
 3 STOREY OFFICE BUILDING

PERITIVO
 REGISTERED PROFESSIONAL ENGINEER
 3 STOREY OFFICE BUILDING

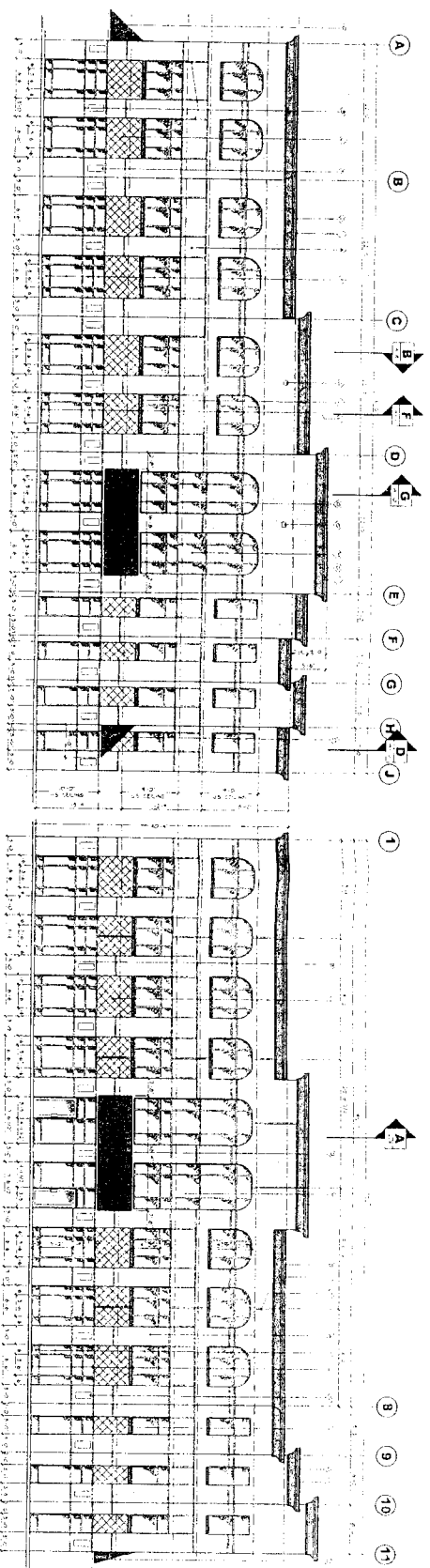
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 REGISTERED PROFESSIONAL ENGINEER
 3 STOREY OFFICE BUILDING



SOUTH ELEVATION

WEST ELEVATION

PROJECT COLOURS

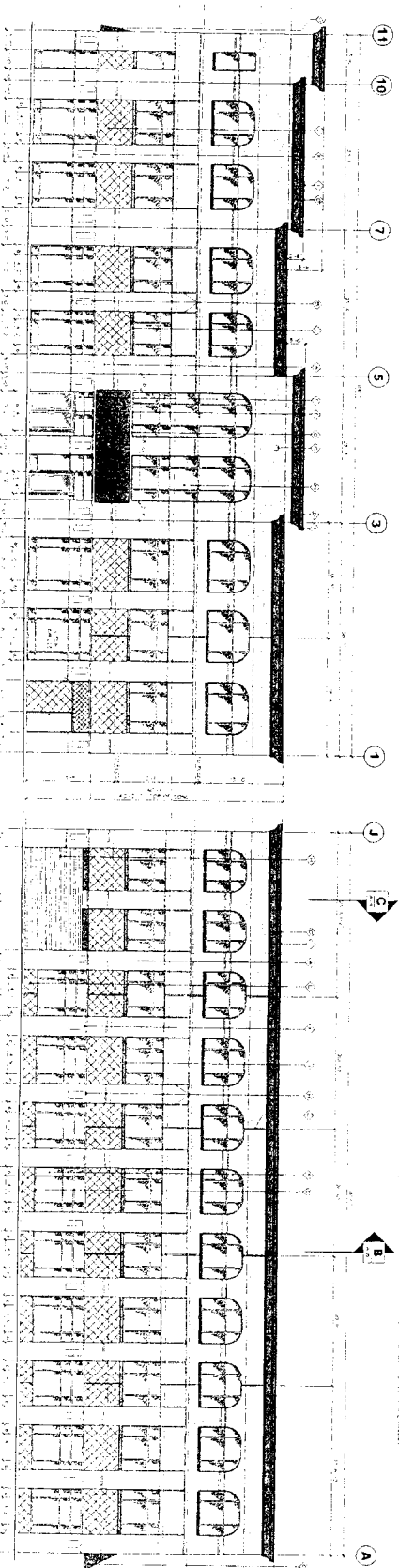
- Concrete
- Brick
- Glass
- Steel
- Aluminum
- Stone
- Wood
- Paint

TYPICAL REVEAL



MATERIAL LEGEND

- 1. Concrete
- 2. Brick
- 3. Glass
- 4. Steel
- 5. Aluminum
- 6. Stone
- 7. Wood
- 8. Paint
- 9. ...
- 10. ...
- 11. ...
- 12. ...
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...



EAST ELEVATION

NORTH ELEVATION

CONTURA

BUILDING CORPORATION
207 LANSBERRY PARK DRIVE, S.W.
VANCOUVER, B.C. V6Z 2G4
TEL: (604) 681-5655 FAX: (604) 681-5655

CHIP BARRETT ARCHITECT
5525 272ND STREET, LANGLEY, B.C. V4W 1P1
TEL: (604) 507-5655 FAX: (604) 507-5655

PLAN # 2

DV
063 2121

FORNOR
3 STOREY OFFICE
BUILDING

DATE: 11/11/01
SCALE: 1/8" = 1'-0"

