

General Scope

Spire Development Corporation is a fully-integrated real estate company offering a comprehensive package of services for office, retail, and industrial projects. Founded by Lawrence Green and Pete Rackow in 2007, Spire has grown to a group of over 30 companies by creating a niche in the Western Canada marketplace. Success is attributed to maintaining the highest level of ethical building practices, offering competitive pricing, and truly valuing relationships with clients.

Specializing in design, construction, development, and marketing, Spire proudly partners with clients to deliver an end result that encompasses everyone's best interests. A vision is always realized beyond the expectations of the client, with quality being of utmost importance. The dedicated team of real estate professionals act with expertise and integrity to ensure complete customer satisfaction.

The company continually strives to explore new and innovative methods and materials for sustainable building, both economically and environmentally. In addition, as a member of The Canada Green Building Council, Spire is adept at finding solutions to concerns of resource management and environmental impact.

Ultimately, Spire has developed an efficient and effective single source system, created by owners for owners.

An exciting opportunity for a brand new 72,986 square foot facility in the heart of North Richmond running perpendicular to the Fraser River, this property has a strategic location that is in close proximity to the Vancouver International Airport, and provides direct access via No. 6 Road and Bridgeport Road to the Knight Street Corridor connecting to Highway 99 or Highway 91 to the south and east and Vancouver to the north. 13201 River Road offers a tenant or occupier the ability to occupy over 70,000 square feet of industrial and office space including 11 docks and 1 grade door (3 units which can be demised into one or two depending on occupant) all facing north, towards the Fraser River.

Potential impacts to land, water, air, adjacent communities, and businesses are considered to be very low. During construction we will adhere to the recommendations detailed in the Construction Environmental Management Plan created by Envirochem Services Inc. Following these guidelines will help mitigate the already low potential impacts.

Once the project is complete the impacts to land, water, air, adjacent communities, and businesses are also considered to be low. The neighbourhood is an industrial business park and the proposed development fits into the character of this community.



#400-8085 North Fraser Way
Burnaby, BC V5J 5M8

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Spire has completed several studies for the application of building permit and project permit including: Traffic Impact Study; Storm water Pollution Prevention Plan; Energy Efficiency Study; Construction Environmental Management Plan; Vegetation Plan. Design and input has also been contributed by our building consulting team including: architects, structural engineers, mechanical engineers, electrical engineers, geotechnical engineers, and civil engineers.

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Operations

The site will see both cars and larger trucks (1-5 tonne) on site daily between the hours of 7am to 7pm, with heavier business traffic between the hours of 8am and 4pm (approximately 20 trucks per day). Spire is proposing 82 parking stalls for the site for approximately 50 employees. Please see the traffic impact report prepared by MMM for more information.

Construction

The proposed construction period will begin at issuance of the project and building permits. After construction begins we anticipate the project will take approximately 8 months until completion.

In general the work will take place during the following times as per the City of Richmond By-laws:

- 7:00am to 8:00pm, Monday to Friday, where not a statutory holiday.

- 10:00am to 8:00pm on Saturday.

No work will take place on a statutory holiday.

If work is to be undertaken outside of these hours we will apply to the City of Richmond to obtain a temporary exemption.