



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 22, 2020

From: Wayne Craig
Director of Development

File: DV 19-869780

Re: **Application by Omicron Architecture Engineering Construction Ltd. for a
Development Variance Permit at 8011 Zylmans Way & 15111 Williams Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height as measured from the finished foundation slab elevation for Building #1 from 13.0 m to 15.4 m to the top of the building parapet and 17.4 m to the top of the building rooftop equipment.

Wayne Craig
Director of Development

WC:sds
Att. 3

Staff Report

Origin

Omicron Architecture Engineering Construction Ltd., on behalf of Ecowaste Industries Ltd. for 8011 Zylmans Way & 15111 Williams Road (Schedule A), has applied to the City of Richmond for permission to increase the maximum height as measured from the finished foundation slab elevation for Building #1 from 13.0 m to 15.4 m to the top of the building parapet and 17.4 m to the top of the building rooftop equipment. Maximum elevation limits for the tallest point of the building will be regulated through the application of the Geological Survey of Canada (GSC) datum, as shown on the plan attached as “Schedule B”. This would permit the construction of an industrial building at 8011 Zylmans Way & 15111 Williams Road on a site zoned “Industrial (I)”.

A Development Permit (DP 11-566011) was issued by Council on January 23, 2017 for the construction of a 65.22 ha (161.14 acres) Industrial Logistics Park at the subject site, which includes potential development of up to 13 large warehouse and distribution buildings, a total of approximately 265,145 m² (2,854,000 ft²) of light industrial floor space, over a period of up to 20 years. The Development Permit included a variance to increase the maximum building height from 12.0 m to 13.0 m, that the building height be measured from the finished foundation slab, and to apply the GSC datum to establish maximum elevation limits. A subsequent General Compliance Ruling was approved on September 10, 2018, for minor revisions to the internal private road layout and associated landscape changes. The site was previously a landfill, but is being closed and capped and undergoing site preparation works for the overall industrial development.

The purpose of the subject Development Variance Permit application is to increase the height of Building #1 only, as shown on the plan attached as “Schedule B”, due to a request from a prospective tenant and a review of emerging trends in clear height requirements for warehouse-type industrial buildings. More information regarding these emerging trends is provided in the “Analysis” section of this report. The applicant has also provided a letter indicating the rationale for the requested height variance based on the operations of the tenant (Attachment 1).

A Building Permit (BA 17-769668) for Building #1 was previously issued in 2017. Site preparation works and the development of internal roads have occurred on-site, but the building has not been constructed. Should the Development Variance Permit be endorsed by the Development Permit Panel and issued by Council, the Building Permit will be modified by the applicant to accommodate the requested increase in height.

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: Across Blundell Road, a 54 ha (132.5 acre) “Agriculture (AG1)” zoned parcel owned by Ecowaste Industries Ltd. and operated as a landfill under the authority of the Ministry of Environment. Council endorsed a non-farm use application (AG 19-863866) for the continued use of the landfill on February 10, 2020, which is currently under review by the Agricultural Land Commission.
- To the East: Across the No. 7 Road Canal, industrial properties under federal jurisdiction (Port Metro Vancouver) zoned “Industrial (I)”.
- To the South: Across Williams Road, property zoned “Industrial (I)” owned by the Vancouver Airport Fuel Facilities Corporation (VAFFC). A Development Permit application (DP 16-741741) for a Marine Terminal Facility for receiving jet fuel was endorsed by the Development Permit Panel on February 28, 2018.
- To the West: Across the Savage Road allowance, properties zoned “Golf Course (GC)” and “Agriculture (AG1)”, designated “Agriculture (AGR)” in the OCP and located in the Agricultural Land Reserve (ALR).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance 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 (I)” zone except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in ***bold italics***)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

Increase the maximum height as measured from the finished foundation slab elevation for Building #1 from 13.0 m to 15.4 m to the top of the building parapet and 17.4 m to the top of the building rooftop equipment.

- ***The height variance has been requested by Ecowaste Industries Ltd., due to a prospective tenant and in response to the demand within the warehouse and logistics industry, and industry in general, for higher internal building clearances of up to 12 m.***
- ***The requested internal building clearances will translate into higher external building heights. The original Development Permit issued for the site included a maximum height of 13.0 m to the highest point of the building. The proposed height variance would result in an additional 2.4 m to the top of the building parapet and 4.4 m to the top of the building rooftop and equipment features.***
- ***The proposed height variance is consistent with the market analysis and findings from staff’s preliminary review of the City’s Industrial Lands Intensification Initiative regarding preferred building heights in industry.***

- *The alternative approach to measuring height (from the finished foundation slab instead of the finished site grade) is consistent with the original Development Permit issued for the site. An absolute maximum to the height of the proposed building is regulated through the application of the GSC datum, as shown on the plan attached as “Schedule B”. This is also consistent with the original Development Permit issued.*
- *Rooftop equipment and features will be setback from the roof edge. The applicant has agreed to register a legal agreement on title to ensure rooftop equipment and features are not visible from the street.*
- *As a result of the requested variance, the applicant has proposed a sustainability response, including electric vehicle parking spaces, reductions in building energy use, and on-site renewable energy sources. More information is provided in the “Analysis” section of this report.*

Analysis

Previous Development Permit

A Development Permit (DP 11-566011) was issued by Council on January 23, 2017 for the overall development of the Industrial Logistics Park. The subject application is a request to vary the height for Building #1 only, as shown on the plan attached as “Schedule B”. Further requests for height variances for the other buildings would require a separate Development Variance Permit application.

The applicant has provided additional analysis by designated professionals to confirm the following information, based on the previously issued Development Permit and the requested height variance:

- No additional trip generation or traffic will result from the increased building height;
- Requirements for fire protection systems, resulting from increased rack heights, can be accommodated by minor changes to the building design (i.e. different sprinklers) and the existing service and utilities;
- Additional structural elements can be added to manage the additional building height and the existing soil capacity can support the added loads; and
- No changes are required to the legal agreements registered on Title through the original Development Permit.

Staff from applicable City departments reviewed the above-noted additional analysis and have no concerns.

Proposed Height Variance

The requested height variance of 15.4 m (50 ft.) from the finished foundation slab to the top of the building parapet and 17.4 m (57 ft.) to the top of the building rooftop equipment and features would allow for internal building clearances of up to 12 m (40 ft.) to accommodate changing operations in the warehouse industry (i.e. automation and technological innovations). Traditionally, 7.3 m (24 ft.) to 9.1 m (30 ft.) of internal building clearances were the standard based on the constraints of forklift and racking technology. However, new racking technology can be designed to handle seismic requirements at higher heights and automated storage and

retrieval systems have improved efficiencies in operations. These innovations have led to the demand for higher internal building clearances. This is consistent with staff's preliminary analysis and consultation with the industry through the City's Industrial Land Intensification Initiative.

Ecowaste Industries Ltd. has a prospective tenant for Building #1 that is requesting up to 12 m (40 ft.) of internal building clearance (to the underside of the joist) to support their operations and accommodate automated storage and retrieval systems. These internal clearances will translate into external building heights of approximately 15.4 m (50 ft.) (incl. joist depth to meet structural and seismic design as per BC Building Code, insulation requirements and accommodate for roof slopes and parapet) as measured from the building's finished slab and 17.4 m (57 ft.) to the top of the building rooftop equipment and features.

The additional 2.0 m (7 ft.) for rooftop equipment and features will allow for standard rooftop equipment, large skylights and potentially solar panels in the future. The proposal includes placing building rooftop equipment and features out of sight from the public street, which will be secured through registration of a legal agreement prior to Council issuance of the Development Variance Permit. In addition, due to the location of Building #1 being on the highest point of the overall development, the rooftop equipment and features will not be visible from above by adjacent sites.

Sustainability Response

In response to the requested height variance and the City's Community Energy and Emission Plan (CEEP) 2020-2050 Directions endorsed by Council on January 27, 2020, the applicant is providing the following sustainability commitments for Building #1 as part of the Development Variance Permit proposal:

- Electric Vehicles (EV): a minimum 10% of the vehicle parking spaces provided will be equipped with EV charging equipment and an additional minimum 10% of the vehicle parking spaces provided will be equipped with conduit for future electrical vehicle outlets (pre-ducting).
- Building Energy Use: building energy consumption will be a minimum 12.5% less than current code (BC Building Code 2018) for semi-heated spaces (i.e. warehouse area) and a minimum 7.5% less for heated spaces (i.e. office area). Applicant will demonstrate compliance at Building Permit and Tenant Improvement stage through energy modelling.
- On-site Renewable Energy: a minimum 3.5% of building energy consumption will be derived from on-site renewable sources (i.e. air-source heat pumps). Applicant will demonstrate compliance at Building Permit stage through energy modelling.
- Energy Benchmarking: creation of an Energy Star Portfolio Manager profile of the building to monitor building energy use over time and support potential future City energy benchmarking policies.

The above-noted sustainability commitments will be secured through the registration of legal agreements prior to issuance of the Development Variance Permit by Council.

The previously approved Development Permit application for the subject site also included a sustainability response, including approximately five times the amount of landscaping compared to the Zoning Bylaw requirement and a privately-owned storm water outfall system resulting in approximately 20% reduction in storm water discharge from the City's system, along with Environmentally Sensitive Area (ESA) and Riparian Management Area (RMA) enhancements. No changes are proposed to these requirements through the subject application.

Conclusions

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

The list of Development Variance Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Letter from the Applicant regarding the Requested Height Variance

Attachment 2: Development Application Data Sheet

Attachment 3: Development Variance Permit Considerations



April 21, 2020

Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

To Whom It May Concern,

**Re: Information on Prospective Tenant for 8011 Zylmans Way
Richmond Industrial Centre – DV 19-869780**

As part of the Development Variance permit, DV 19-869780, the City of Richmond Planning Department has requested information about the Prospective Tenant's business. As well as, rationale for the increased racking heights and how they will be beneficial for the Prospective Tenant.

The Prospective Tenant is a warehousing and food distribution supplier that currently operates in the Lower Mainland. They have five (5) facilities in the lower mainland that they are looking to consolidate to one large building in Richmond.

The increase racking height will allow for the Prospective Tenant to consolidate their current facilities into a single building with a smaller building footprint. This will significantly streamline operations, create efficiencies (ie. reducing double handling) and reducing their overall local carbon footprint.

Large warehousing sites able to accommodate a large footprint warehouse, similar to 8011 Zylmans Way at 500,000sqft, are rare in the lower mainland. Therefore, without the additional height it is unlikely that the Prospective Tenant would be able to find a larger site to accommodate the additional square footage required to consolidate all their operations.

We trust this letter provides sufficient information related to the Prospective Tenant for 8011 Zylmans Way of the Richmond Industrial Centre site. Please do not hesitate to contact us at any time should you have any questions.

Yours truly,

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.

A handwritten signature in blue ink, appearing to be "Alisa Bailey", written over a light blue circular stamp.

Alisa Bailey, ASCT
Project Director – Richmond Industrial Centre

OMICRON
ARCHITECTURE ENGINEERING
CONSTRUCTION LTD.

Fifth Floor Three Bentall Centre
595 Burrard Street PO Box 49369
Vancouver BC V7X 1L4 Canada

T 604 632 3350
1 877 632 3350
F 604 632 3351
W omicronaec.com

Principals

Kevin Hanvey Architect AIBC
Cameron J. Kemp P.Eng.
George R. Sawatzky ASCT
Bill Tucker P.Eng.
Doug Vincent P.Eng. C.P.
Pablo Yuste Architect AIBC



Platinum member



DV 19-869780

Attachment 2

Address: 8011 Zylmans Way & 15111 Williams Road

Applicant: Omicron Architecture Engineering Construction Ltd. Owner: Ecowaste Industries Ltd.

Planning Area(s): Fraser Lands

	Existing	Proposed
Site Area:	65.22 ha (161.14 ac)	No change
Land Uses:	Industrial	No change
OCP Designation:	Industrial	No change
Zoning:	Industrial (I)	No change

	Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	Max. 1.0	None permitted
Lot Coverage:	Max. 60%	Max. 60%	None
Setback – Front Yard:	Min. 3.0 m	Min. 3.0 m	None
Setback – Exterior Side Yard:	Min. 3.0 m	Min. 3.0 m	None
Setback – Interior Side Yard:	N/A	N/A	None
Setback – Rear Yard:	N/A	N/A	None
Height:	Max. 13.0 m (measured from finished foundation slab)	Building parapet: 15.4 m Rooftop equipment: 17.4 m (measured from finished foundation slab)	Variance requested for Building #1



Address: 8011 Zylmans Way & 15111 Williams Road (Building #1)

File No.: DV 19-869780

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

1. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the commitment to install and maintain a minimum 10% of the vehicle parking spaces provided with an electric vehicle charging station, an additional minimum 10% of the vehicle parking spaces provided equipped with conduit for future 240-volt electrical outlets, and provide sufficient electrical service capacity to achieve this commitment.
2. Registration of a legal agreement on Title ensuring the building energy use will be a minimum 12.5% less than current code (BC Building Code 2018) if classified as semi-heated space or a minimum 7.5% less than current code if classified as heated space. Compliance will be confirmed at Building Permit and Tenant Improvement stage through energy modelling to the satisfaction of the Director of Building Approvals.
3. Registration of a legal agreement on Title ensuring a minimum 3.5% of building energy use will be derived from on-site renewable sources (i.e. air-source heat pumps). Compliance will be confirmed at Building Permit stage through energy modelling to the satisfaction of the Director of Building Approvals.
4. Registration of a legal agreement on Title ensuring prior to Building Permit final occupancy, the applicant has created an Energy Star Portfolio Manager portfolio of the building to monitor building energy use over time and allowed the City to have read-only access to support potential future City energy benchmarking policies.
5. Registration of a legal agreement on Title ensuring rooftop equipment and features will not be visible from the street as shown on the Sight Line Survey Plan attached as "Plan #3".

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
2. Incorporation of energy efficiency and sustainability measures in Building Permit (BP) plans as determined via the Development Permit process.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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.

Initial: _____

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

Date



City of Richmond

Development Variance Permit

No. DV 19-869780

To the Holder: Ecowaste Industries Ltd.

Property Address: 8011 Zylmans Way & 15111 Williams Road

Address: c/o Alisa Bailey
 Omicron Architecture Engineering Construction Ltd.
 Three Bentall Centre PO Box 49369
 595 Burrard Street, Fifth Floor, Vancouver, BC V7X 1L4

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", specifically Building #1, as shown on the plan attached as Schedule "B".
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum height as measured from the finished foundation slab elevation for Building #1 from 13.0 m to 15.4 m to the top of the building parapet and 17.4 m to the top of the building rooftop equipment.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and Plans #1 to #3 attached to this Permit which shall form a part hereof.
5. 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

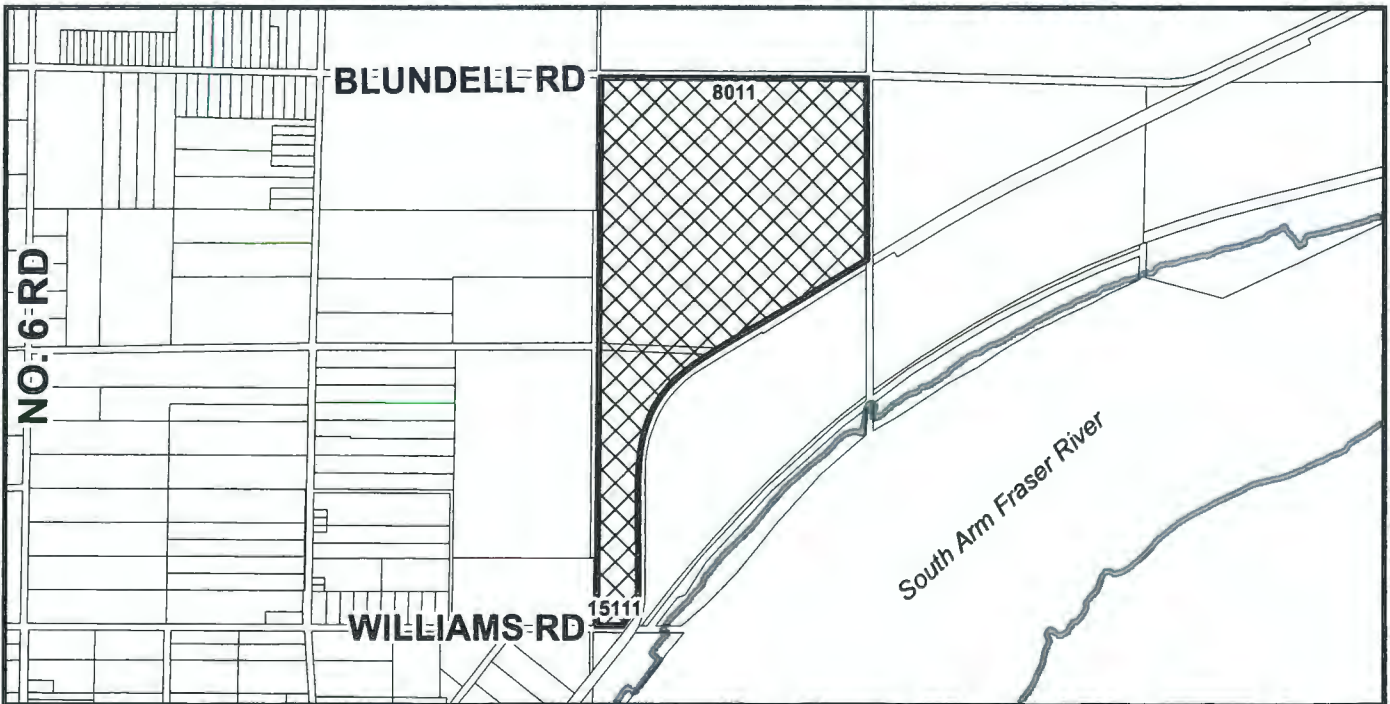
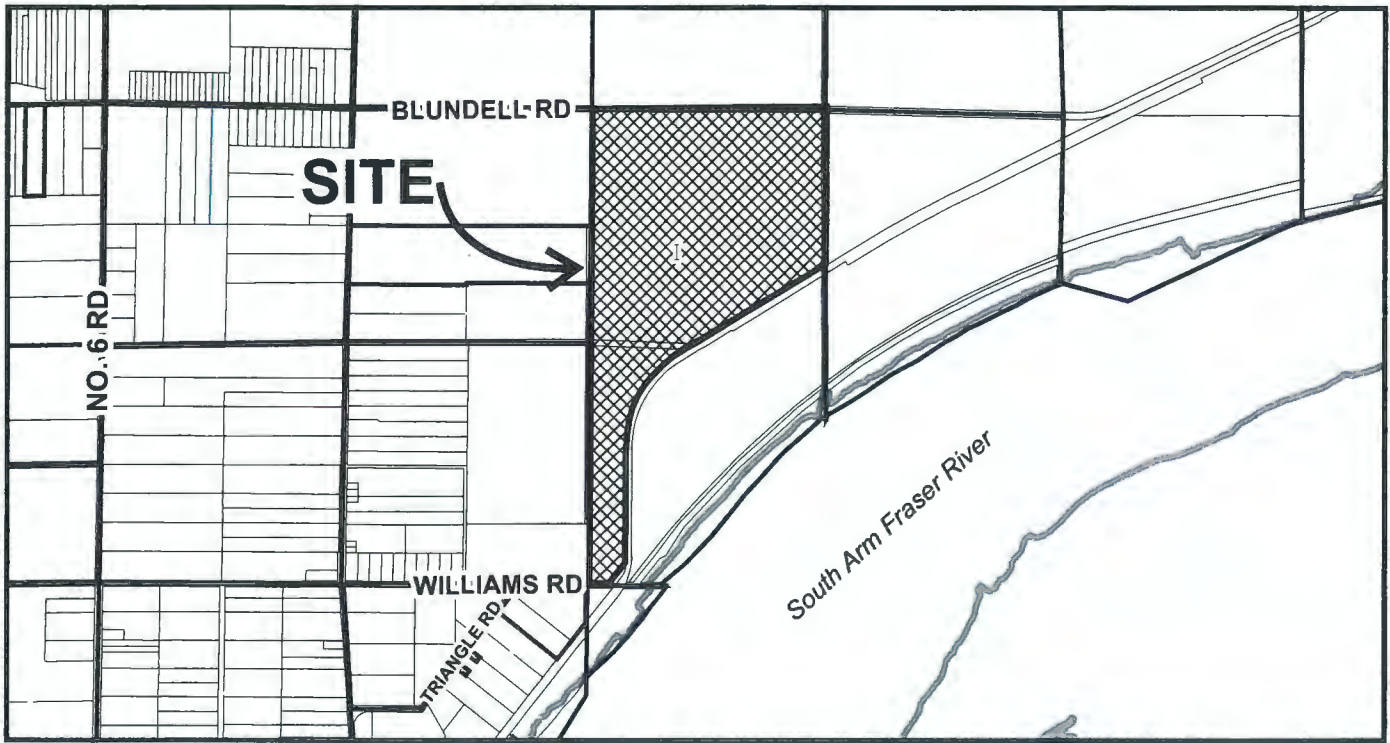
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



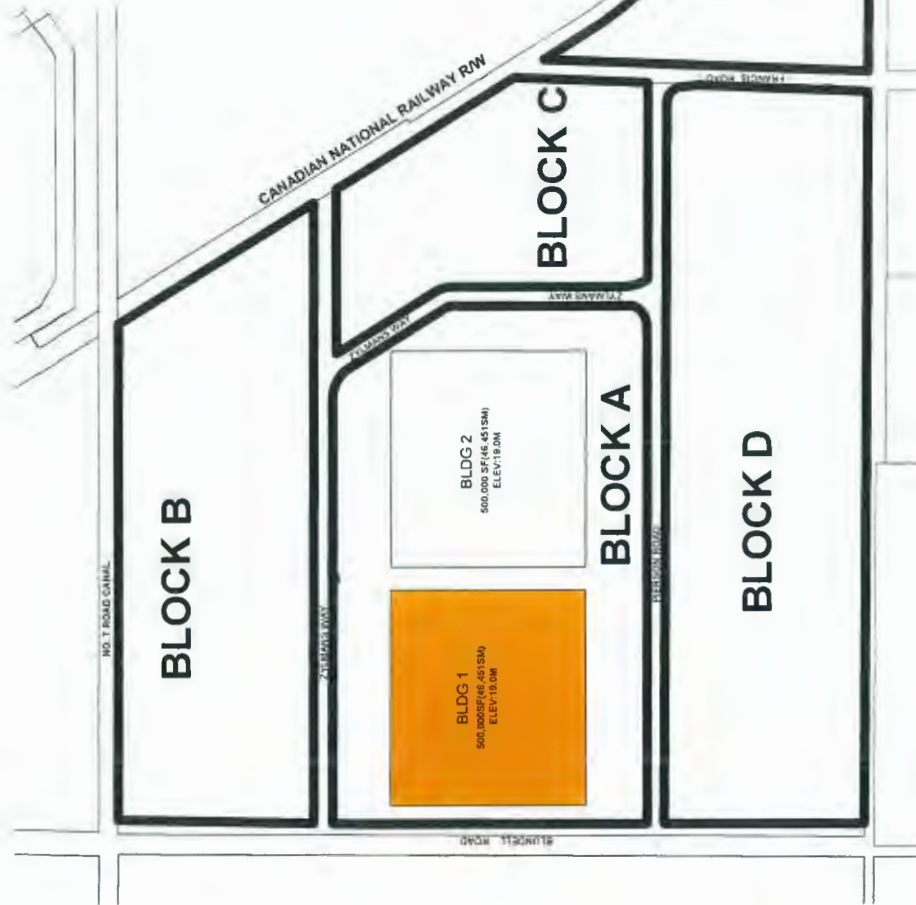
DV 19-869780
SCHEDULE "A"

Original Date: 09/09/19

Revision Date: 09/10/19

Note: Dimensions are in METRES

BLOCK #	MAXIMUM BUILDING HEIGHT (FROM TOP OF SLAB) GSC	MAXIMUM PARAPET HEIGHT (FROM TOP OF SLAB)	MAXIMUM HEIGHT TO TOP OF ROOF EQUIPMENT/ FEATURE (FROM TOP OF SLAB)
BLOCK A (BUILDING 1)	36.4m (119' - 5") GSC	34.4m (112' - 9") GSC	36.4m (119' - 5") GSC
BLOCK A (BUILDING 2)	32.0m (104' - 10")	N/A	N/A
BLOCK B	31.2m (102' - 3")	N/A	N/A
BLOCK C	31.2m (102' - 3")	N/A	N/A
BLOCK D	31.2m (102' - 3")	N/A	N/A
BLOCK E	19.7m (64' - 7")	N/A	N/A
OVERALL SITE	32.0m (104' - 10")	N/A	N/A



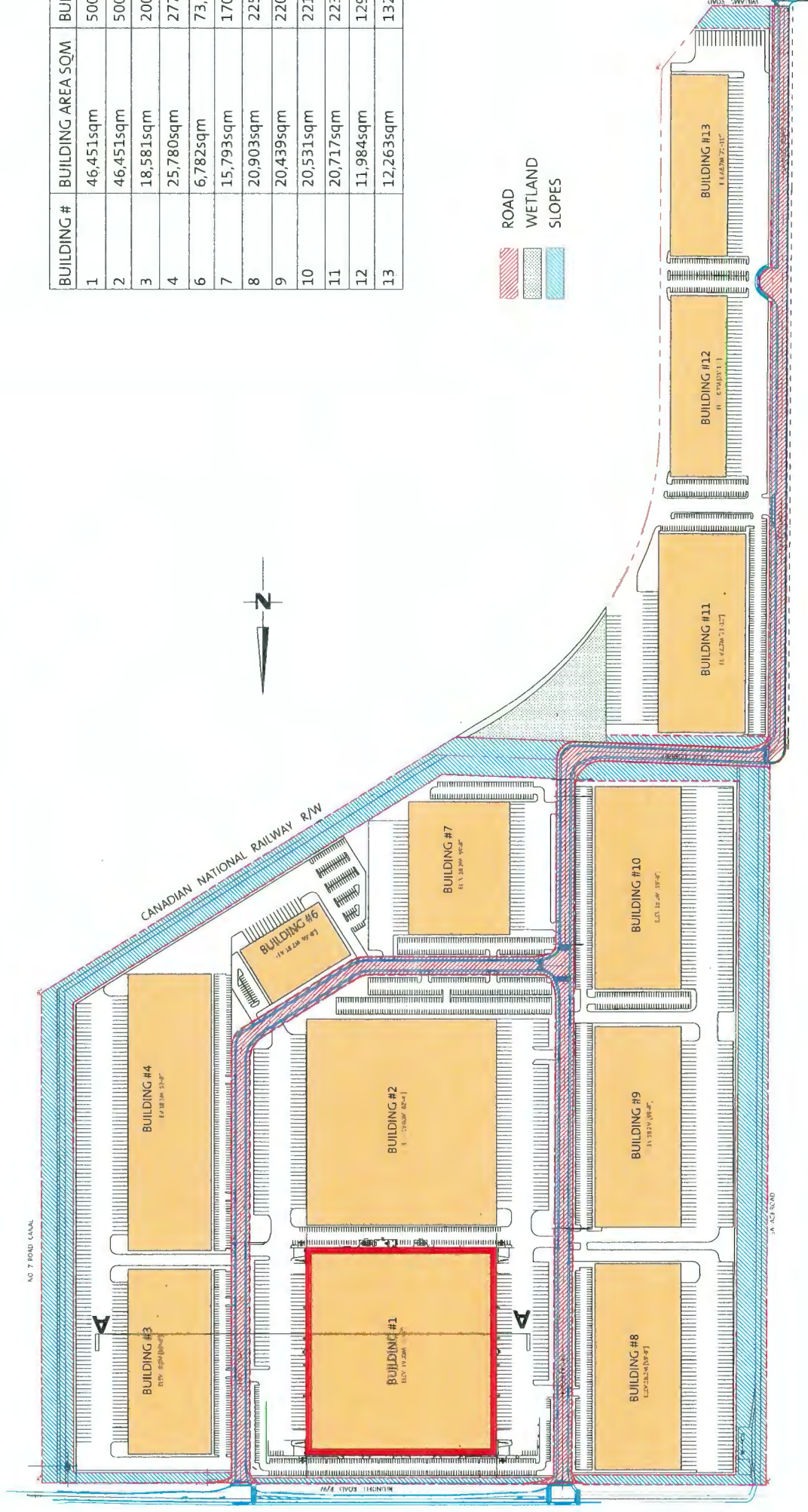
April 8, 2020 DV 19-869780



HEIGHT VARIANCE
BUILDING 1

REQUESTED BUILDING
HEIGHT
06.03.2020

Schedule B



BUILDING #	BUILDING AREA SQM	BUILDING AREA SF
1	46,451sqm	500,000sf
2	46,451sqm	500,000sf
3	18,581sqm	200,000sf
4	25,780sqm	277,500sf
6	6,782sqm	73,000sf
7	15,793sqm	170,000sf
8	20,903sqm	225,000sf
9	20,439sqm	220,000sf
10	20,531sqm	221,000sf
11	20,717sqm	223,000sf
12	11,984sqm	129,000sf
13	12,263sqm	132,000sf

MASTER SITE PLAN



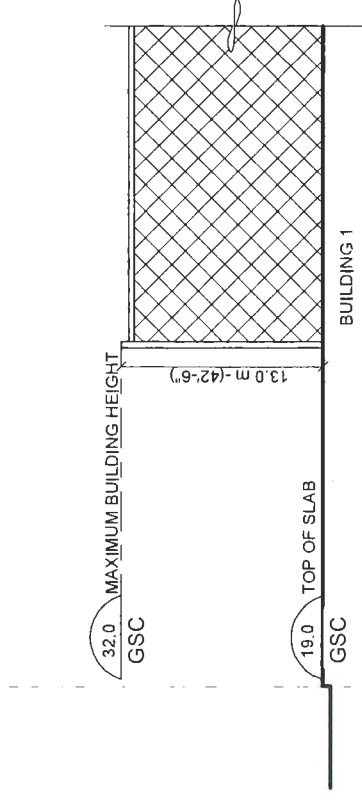
RICHMOND INDUSTRIAL CENTRE

15111 WILLIAMS ROAD, RICHMOND B6W-1G9

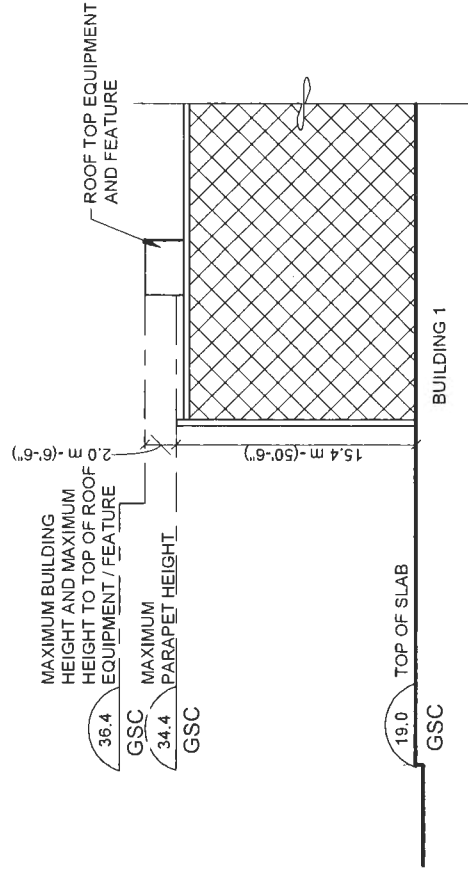
April 8, 2020 DV 19-869780

Drawing Title: MASTER SITE PLAN
 Drawing Scale: N/A
 Drawing Number: N/A
 Date: FEB. 24, 2020

Plan #1



CURRENT APPROVED BUILDING HEIGHT, EQUIPMENT AND FEATURE HEIGHT



PROPOSED BUILDING HEIGHT, EQUIPMENT AND FEATURE HEIGHT

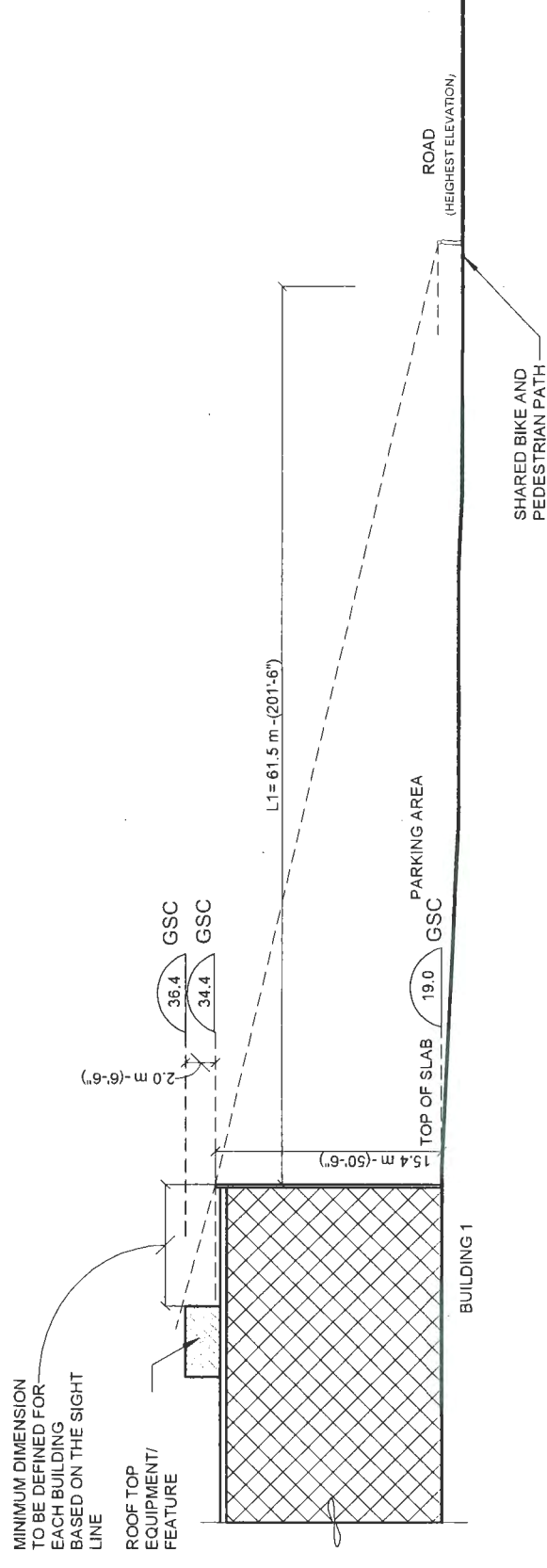
April 8, 2020 DV 19-869780



HEIGHT VARIANCE
BUILDING 1

BUILDING SECTIONS
06.03.2020

Plan #2



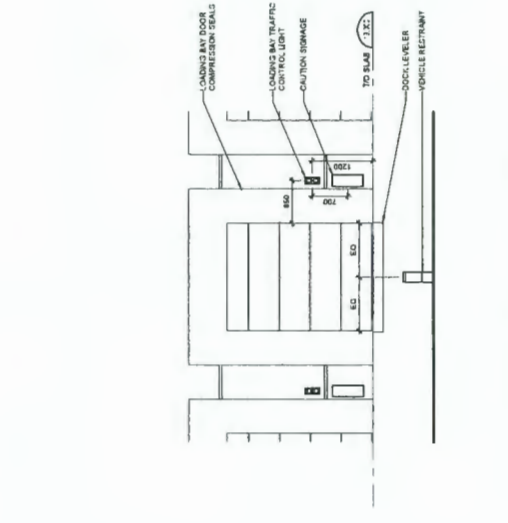
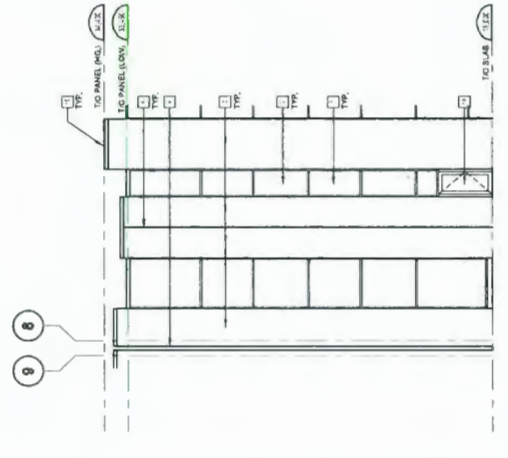
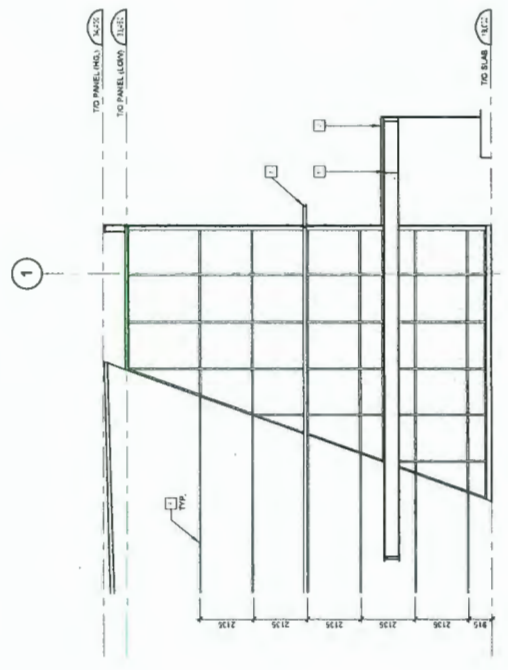
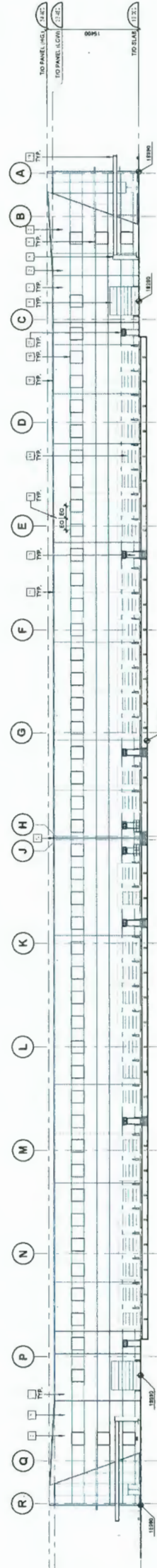
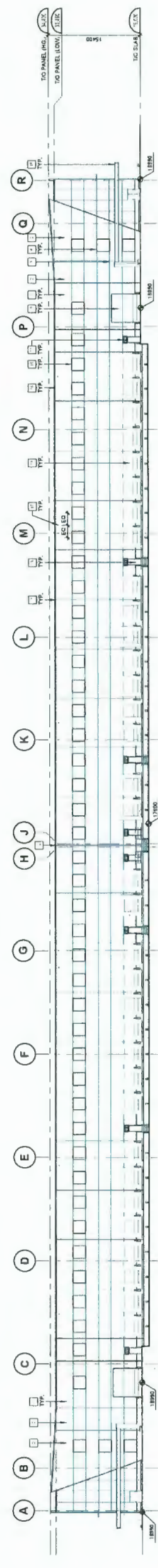
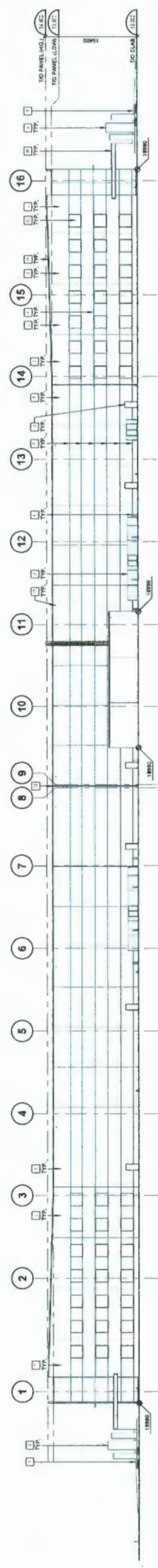
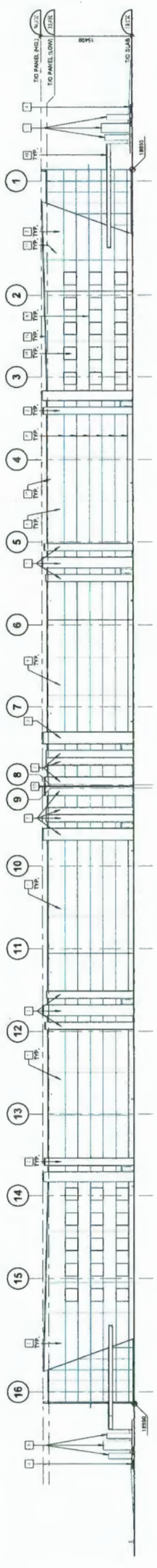
April 8, 2020 DV 19-869780

Plan #3

SIGHT LINE SURVEY
24/02/2020

MASTER PLAN





- BUILDING ELEVATION - KEYNOTES**
- CONIC PANEL - PAINT FINISH - P11
 - CONIC PANEL - PAINT FINISH - P12
 - CONIC PANEL - PAINT FINISH - P13
 - CONCRETE BENCH
 - REINFORCED CONCRETE
 - CUSTOM WALL CLEAR GLAZING
 - CUSTOM WALL BRANDED PANEL
 - BRUSHED ALUMINUM
 - CHAIN LINK FENCE
 - BOLLARDS
 - PANEL JOINT
 - EXPANDED JOINT
 - METAL DOOR
 - LIFT DOOR
 - WINDOW
 - PREFINISHED CAP FLASHING
 - OVERFLOW CUPPER
 - METAL CANTOPY
 - OVERHEAD DOOR
 - AWNING

NOT FOR CONSTRUCTION

April 8, 2020 DV 19-869780 BUILDING ELEVATIONS