Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 17, 2024

SYMPHONY HILL TECH CENTRE 2

13888 WIRELESS WAY RICHMOND BC

DEVELOPMENT PERMIT PANEL PRESENTATION

KCC ARCHITECTURE

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1.0 INTRODUCTION

1.1 PROJECT INTRODUCTION

The property is situated between Wireless Way and Westminster Highway, west of Sparwood Place, encompassing a total area of 20,088.73 square meters. Currently zoned as I3 Industrial Business Park in the Crestwood Area, the site hosts a three-story building at its centre. The proposed development aims to subdivide the western portion of the property, **aligning with the city's initiative to enhance industrial land density.**

Benefiting from its strategic location, the site boasts convenient access to major transportation routes such as Westminster Highway, Knight Street, and No. 6 Road, connecting to key highways in the lower mainland.

Surrounded by operational industrial developments to the north, east, and west, the property faces Westminster Highway to the south, featuring a statutory right of way along its southern boundary. Notably, this right of way is intended to extend Sparwood Place, providing secondary access to the adjacent western property.

In response to preliminary comments received on August 12, 2021, the City initially requested a separate site access for the new parcel. However, following a thorough review with the client, it was determined that sharing site access with the existing building would be preferred. This arrangement allows for the creation of a welcoming pedestrian plaza in front of the new building, enhancing the overall design and functionality of the development.

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2.0 PROJECT CONTEXT

2.1 SITE CONTEXT

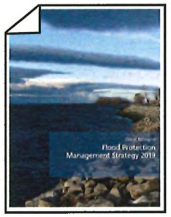
AG | Agriculture & Golf **CV** | Vehicle Sales **IB** | Industrial Business Park **IL** | Light Industrial **SI** | School & Institutional **ZI** | Industrial Business Park - Crestwood Area (East Cambie)

2.2 APPLICABLE POLICIES & GUIDELINES

Climate Action Programs

Community Energy and Emissions Plan 2050

Development Permit Guidelines



Flood Protection Management Strategy 2019

Official Community Plan (OCP)

Waste Management Design Guidelines

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3.0 DESIGN PROPOSAL

3.1 DESIGN RATIONALE

3.1.1 Building Layout

The proposed new development comprises **a three-story building, with the first two levels designated for multi-tenant industrial units. The third level is allocated for additional office space,** either for the units below or for new tenants. All units will be offered as strata properties.

Assuming that the primary service connections are available along Wireless Way, service rooms have been strategically positioned to face North, specifically towards Wireless Way. To ensure a visually unobtrusive appearance, the illumination of the building will be confined within the property boundaries. Rooftop units will be carefully situated to remain out of sight from the street; where visibility is unavoidable, aesthetic screening will be implemented.

In response to the City's preliminary comments, parking has been meticulously provided. The parking spaces for the existing building adhere to the zoning requirements outlined in the original submission, ensuring compliance with city regulations.

3.1.2 Building Form and Character

The architectural design incorporates **prominent featured walls to seamlessly mirror and integrate with the existing building, maintaining a cohesive aesthetic.** The proposed building height is meticulously set at 14.3 meters.

The strategically positioned canopies introduce strong lines, highlighting and defining the entrances to each unit. Varied parapet heights, reveals, and painted stripes contribute to the nuanced articulation evident throughout the building elevations.

A judicious combination of materials and colours has been selected to accentuate both individuality and a harmonious overall design. In addition, the maximization of windows serves the dual purpose of allowing ample natural light to permeate interior spaces, enhancing the overall functionality and aesthetic appeal of the structure.

3.1 DESIGN RATIONALE

3.1.3 Accessibility Strategy

The accessible path leading to each building aligns with public accessibility standards, ensuring uniformity. Positioned in front of each building, the path runs parallel to the entire length of the structure. This layout **allows individuals using wheelchairs to easily navigate, providing sufficient space to turn around and maneuver at the entrance door of each unit.**

Internally, the design and finishing of the proposed building are intentionally structured for future stratification upon completion. As a result, we are currently adhering to the minimum code requirements per unit. This approach affords flexibility to prospective tenants, enabling them to tailor their spaces according to specific needs and preferences once they assume occupancy.

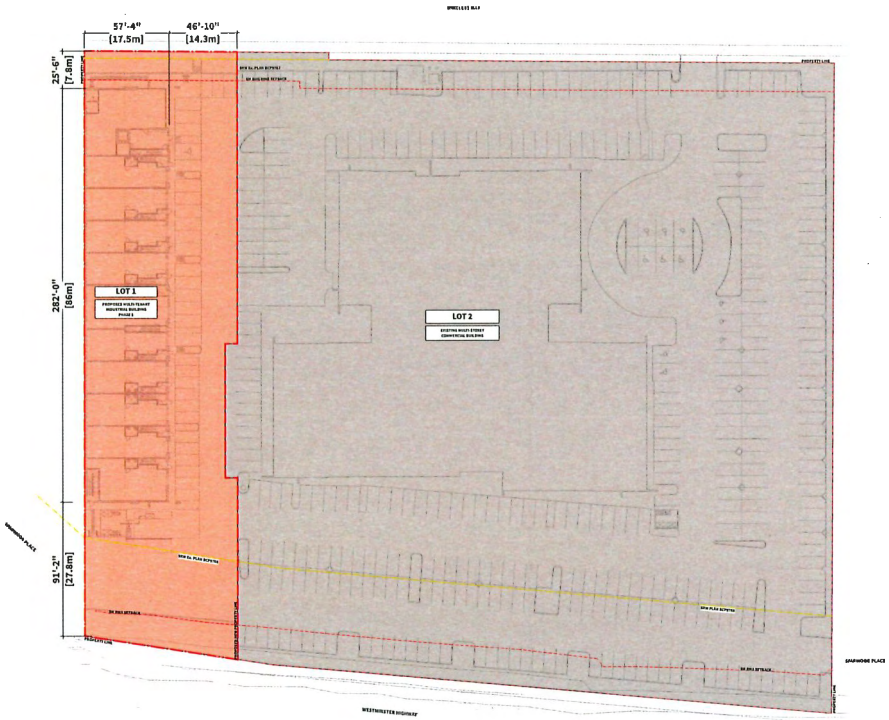
3.1.4 Sustainability Statement

The buildings incorporate **high-performance building materials,** including insulated tilt-up panels, double glass units with e-coating, and insulated overhead doors, reflecting a commitment to energy efficiency and sustainability. Specifically, windows in office/mezzanine areas feature canopies to mitigate direct sunlight, while strategically positioned **skylights enhance natural light within the warehouse, contributing to reduced energy consumption.**

To promote the use of electric vehicles, the new industrial facility will be equipped with one charging station for each unit. Thoughtful landscape design, encompassing both soft and hard elements, has been implemented to elevate common areas, minimize water consumption, and utilize native plants to reduce irrigation requirements.

In alignment with water conservation practices, all toilets within the facility will adhere to water-efficient standards. Complying with the latest British Columbia Building Code (BCBC) requirements during the Building Permit coordination process, we will develop a comprehensive building energy model. This model will ensure the **optimization of the building's energy performance, achieving a harmonious balance among mechanical, electrical, and building envelope components to enhance overall efficiency and effectiveness.**

3.3 LEGAL & SETBACKS



SITE DATA LOT 1

CIVIC ADDRESS

13888 WIRELESS WAY RICHMOND BC

LEGAL DESCRIPTION

LOT B SECTION 5 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN BCP24407
PID 026-714-604

ZONING

INDUSTRIAL BUSINESS PARK (ZI3) - CRESTWOOD AREA (EAST CAMBIE)

SITE AREA

SYMPHONY HILL CORPORATE LOT 1
(PROPOSED BUILDING)

TOTAL SITE AREA **41,568.45 SF (3,861.83 SM)**

BUILDING FOOTPRINT

PROPOSED BUILDING 15,891.49 SF (1,476.37 SM)

SETBACKS

FRONT YARD (WIRELESS WAY)	6.0 M **7.3 M**	PERMITTED **PROVIDED**
REAR & INTERIOR SIDES YARDS	NO MINIMUM REQUIRED	

SITE DATA LOT 2

CIVIC ADDRESS

13888 WIRELESS WAY RICHMOND BC

LEGAL DESCRIPTION

LOT B SECTION 5 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN BCP24407
PID 026-714-604

ZONING

INDUSTRIAL BUSINESS PARK (ZI3) - CRESTWOOD AREA (EAST CAMBIE)

SITE AREA

SYMPHONY HILL CORPORATE LOT 2
(EXISTING BUILDING)

TOTAL SITE AREA **174,671.86 SF (16,227.54 SM)**

BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT 42,231.13 SF (3,923.40 SM)

SETBACKS

FRONT YARD (WIRELESS WAY)	6.0 M **22.94 M**	PERMITTED **PROVIDED**
REAR & INTERIOR SIDES YARDS	NO MINIMUM REQUIRED	

3.4 PROJECT STATISTICS

SITE DATA LOT 1

BUILDING FOOTPRINT

PROPOSED BUILDING	15,891.49 SF (1,476.37 SM)

GROSS FLOOR AREA

LEVEL 1	15,891.49 SF (1,476.37 SM)
LEVEL 2	9,166.10 SF (851.56 SM)
LEVEL 3	15,295.71 SF (1,421.01 SM)
TOTAL GFA	**40,353.30 SF (3,748.94 SM)**

DENSITY (FAR)

PERMITTED	1.00
PROPOSED	**0.97**

LOT COVERAGE

PERMITTED	60%
PROPOSED	**38%**

BUILDING HEIGHT

ALLOWED	13.00 M (42.65') TO THE ROOF DECK 15.00 M (49.21') FOR MECHANICAL EQUIPMENT & ARCHITECTURAL FEATURES ONLY
PROPOSED	**12.83 M (42.09')** **13.90 M (45.60')** ARCHITECTURAL FEATURES WALLS

AVERAGE FINISHED GRADE

PROPOSED	**2.40 M**

PARKING REQUIREMENT

INDUSTRIAL, WAREHOUSE	2.80 spaces per 100.0 m² of gross leasable floor area
REQUIRED	The gross leasable floor area for the warehouse, including the ancillary office space: 3,436.87 SM 3,436.87 / 100 x 2.80 = 96.23 (96)
PROPOSED	Variance requested to use the Industrial General parking rate of 0.75 spaces per 100.0 m² of gross leasable floor area: 3,436.87 / 100 x 0.75 = 25.77 (26)
STANDARD PROVIDED	16
SMALL PROVIDED	16
TOTAL PROVIDED	**32**

ACCESSIBLE PARKING

REQUIRED	If required more than 11 spaces 2% are required accessible 2 x 26 / 100 = 0.52
PROVIDED	**1 (Van Accessible)**

LOADING SPACE

REQUIRED	1 every 1,861 SM GFA, + 1 every 5,000 SM above 1,861 SM 2
PROVIDED	**2 (One medium loading space shared with the garbage truck space)**

BIKE STORAGE

CLASS 1	REQUIRED	3,436.87 / 100 x 0.27 = 9.27 (9)
	PROVIDED	**10**
CLASS 2	REQUIRED	3,436.87 / 100 x 0.40 = 13.74 (14)
	PROVIDED	**16**

SITE DATA LOT 2

BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT	42,231.13 SF (3,923.40 SM)

GROSS FLOOR AREA

EXISTING TOTAL BUILDING AREA	**126,693.39 SF (11,770.20 SM)**

DENSITY (FAR)

PERMITTED	1.00
PROPOSED	0.72

LOT COVERAGE

PERMITTED	60%
PROPOSED	24%

BUILDING HEIGHT

ALLOWED	13.00 M (42.65') TO THE ROOF DECK 5.00 M (49.21') FOR MECHANICAL EQUIPMENT & ARCHITECTURAL FEATURES ONLY
EXISTING	BUILDING HEIGHT REMAINS AS ORIGINALLY APPROVED BY THE CITY

AVERAGE FINISHED GRADE

EXISTING	3.00 M

PARKING REQUIREMENT

REQUIRED	2.80 spaces per 100.0 m² of gross leasable floor area 10,826.09 / 100 x 2.80 = 303.13 (304)
STANDARD PROVIDED	111
SMALL PROVIDED	256
TOTAL PROVIDED	367

ACCESSIBLE PARKING

REQUIRED	If required more than 11 spaces 2% are required accessible 2 x 303 / 100 = 6.06 (6)
PROVIDED	**11**

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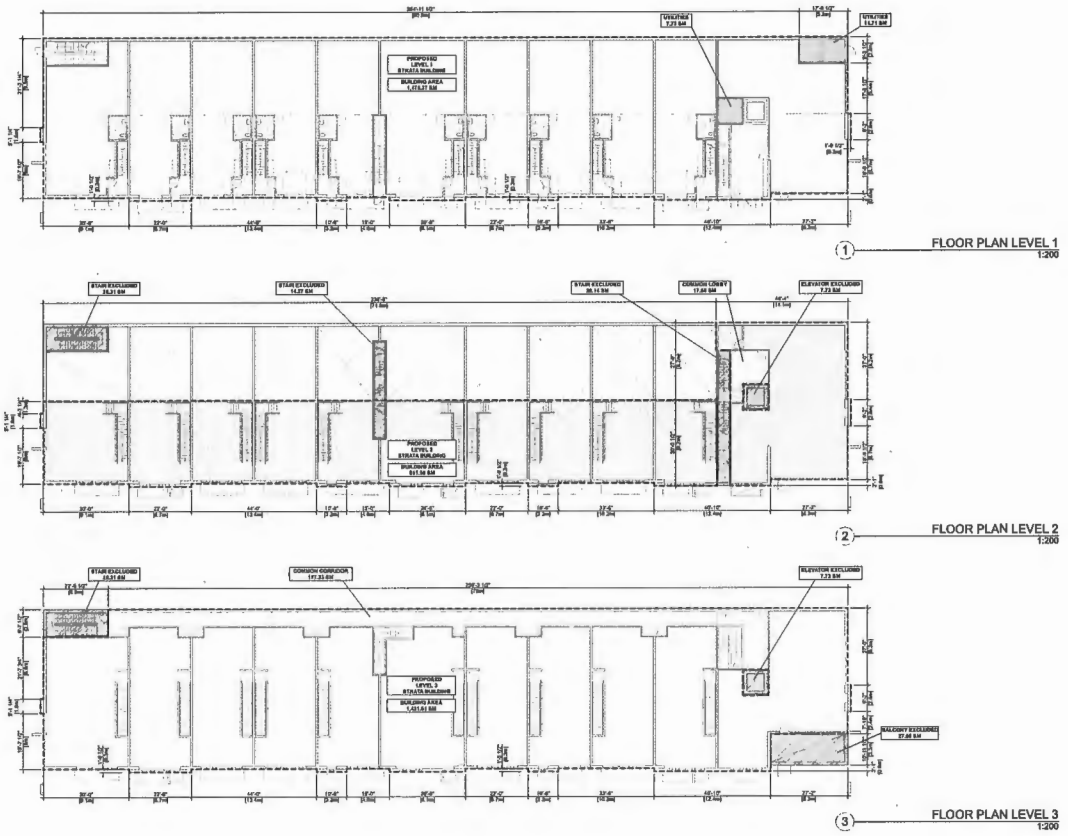
3.4 PROJECT STATISTICS



1 FLOOR PLAN LEVEL 1
1:200

2 FLOOR PLAN LEVEL 2
1:200

3 FLOOR PLAN LEVEL 3
1:200

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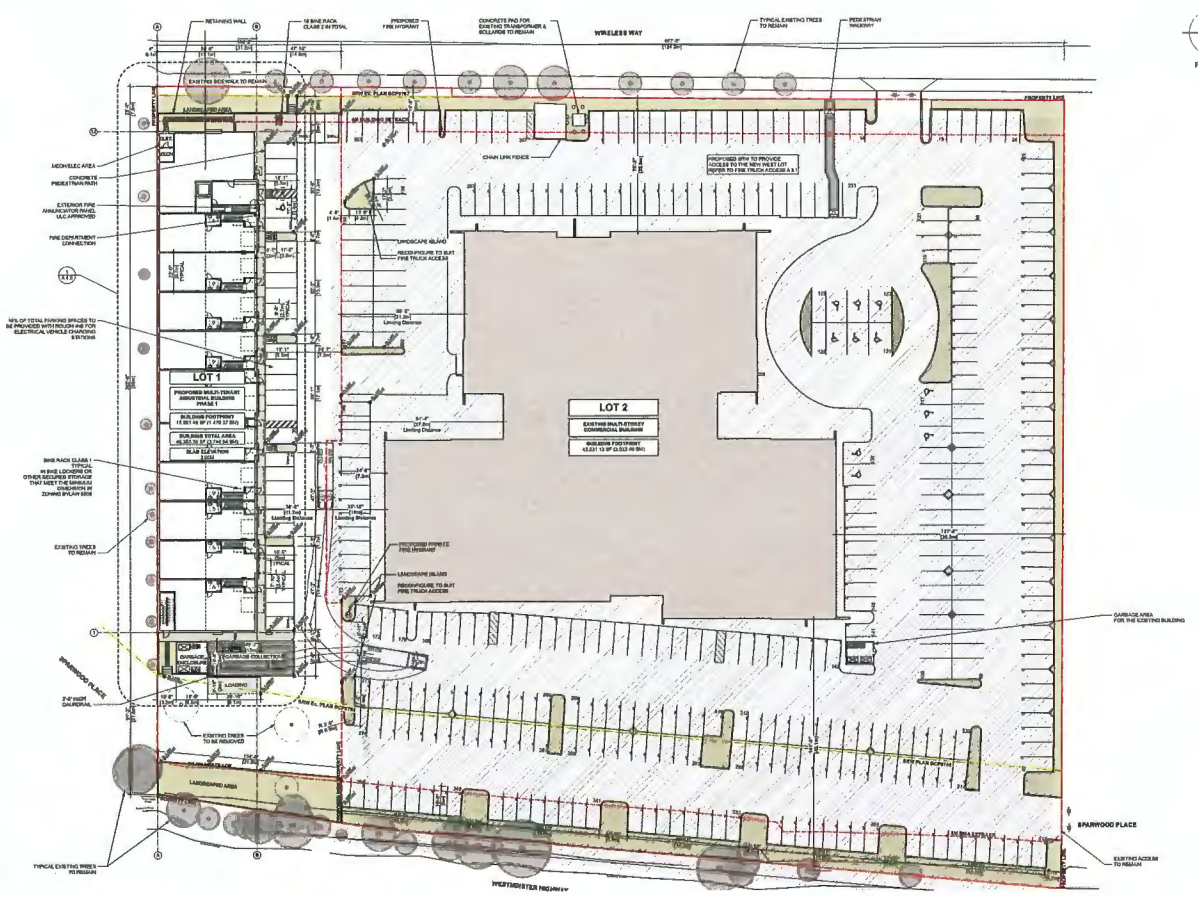
3.5 SITE PLAN



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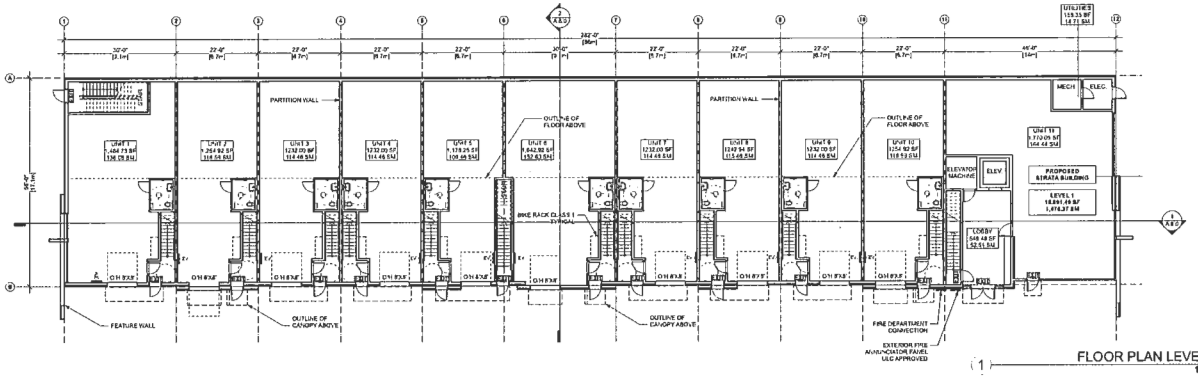
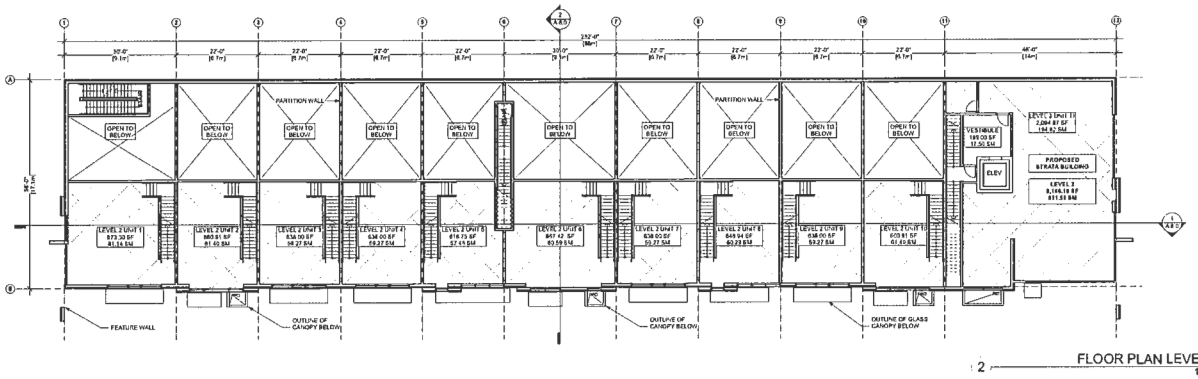
3.6 FLOOR PLANS



1 FLOOR PLAN LEVEL 1
1:170



2 FLOOR PLAN LEVEL 2
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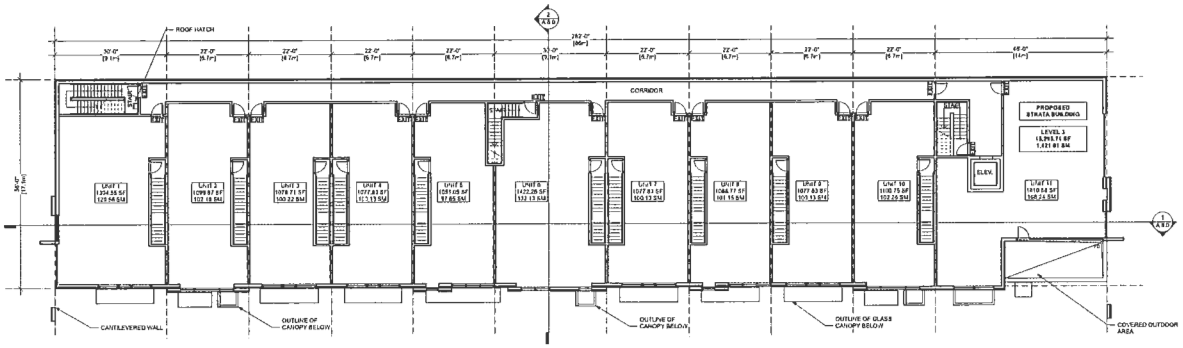
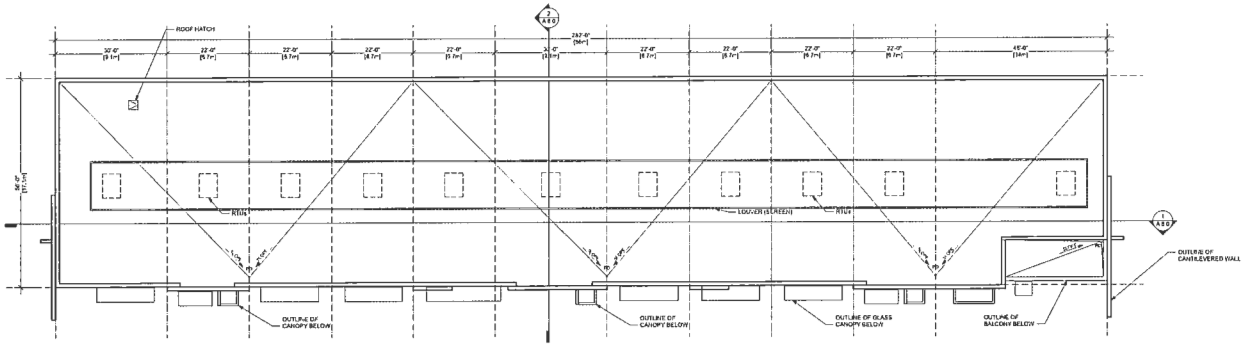
3.6 FLOOR PLANS



1 FLOOR PLAN LEVEL 3
1:170



2 ROOF PLAN
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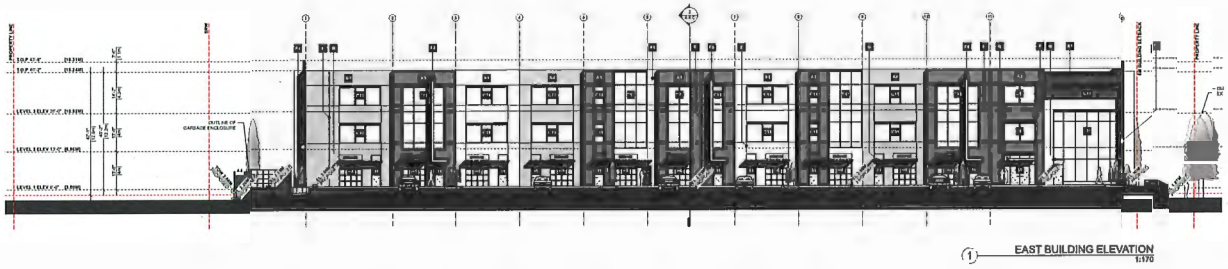
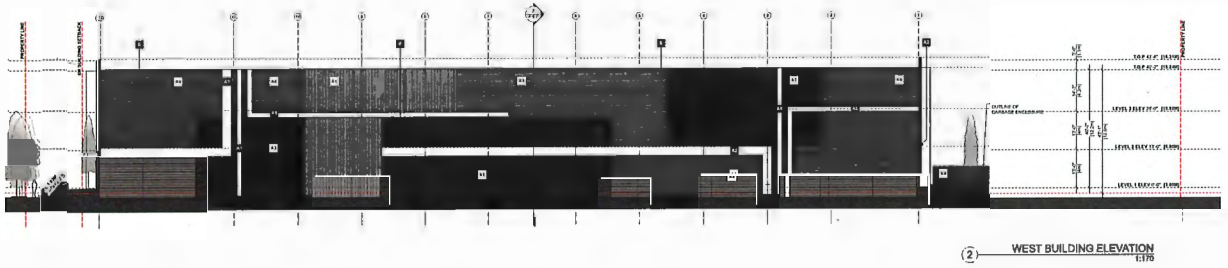
3.7 ELEVATIONS



1 EAST BUILDING ELEVATION
1:170



2 WEST BUILDING ELEVATION
1:170

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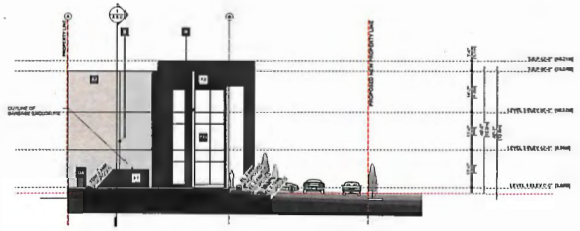
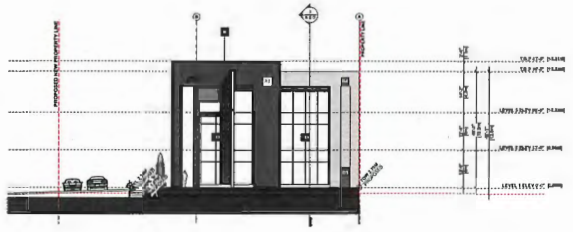
3.7 ELEVATIONS



1 SOUTH BUILDING ELEVATION
1:175



2 NORTH BUILDING ELEVATION
1:175

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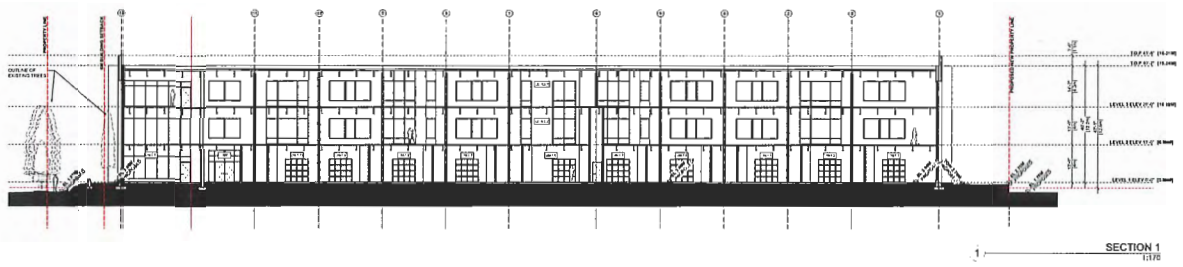
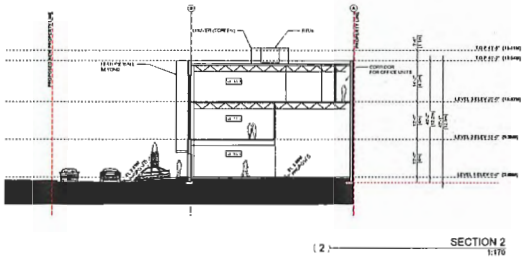
3.8 SECTIONS



1 SECTION 1
1:170



2 SECTION 2
1:170

3.9 VARIANCES

3.9.1 Variance Rationale

We seek the City's consideration of the following variances, along with accompanying rationale for each:

(A) reduce the required number of parking spaces from 2.8 spaces to 0.75 spaces for each 100 square meter of gross leasable floor area of building on Lot 1

1. The primary purpose of the proposal is for warehouse and storage, requiring minimal utilization of parking spaces.

(B) reduce the minimum required number of large-sized on-site designated loading spaces on Lot 1 from 1 space to 0 spaces

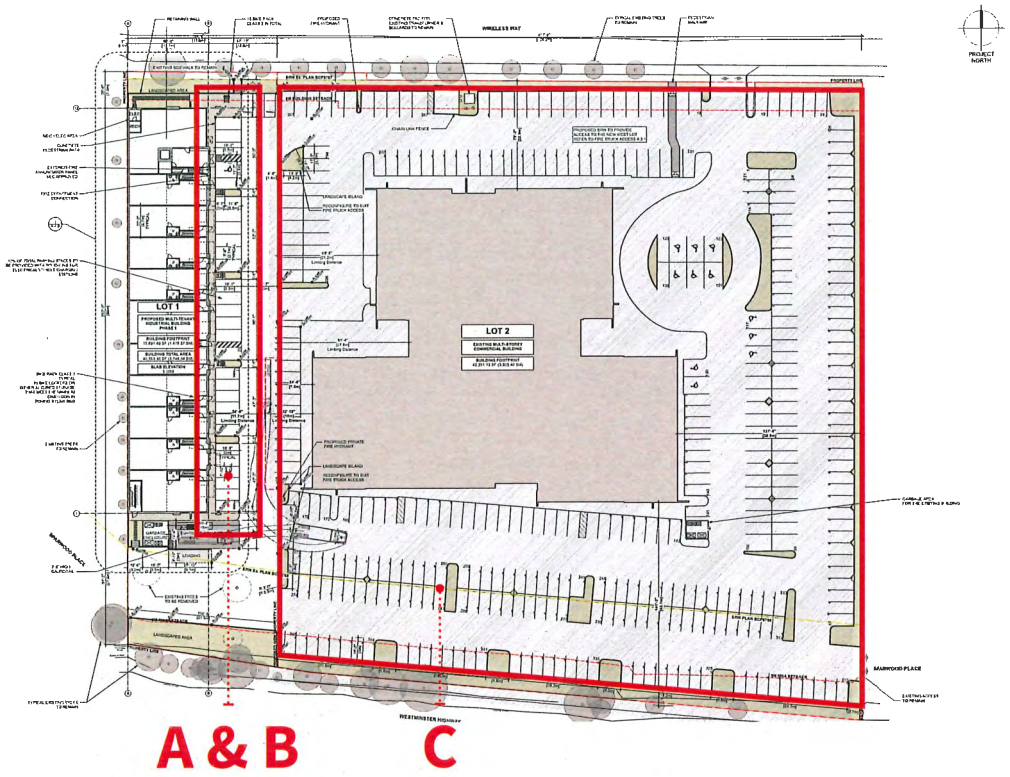
1. The industrial units are intentionally designed to accommodate smaller operations, unsuitable for large-scale production, manufacturing, or extensive storage activities. The envisioned use primarily involves vans and pick-up trucks.

2. Each unit features an overhead door that opens directly to an adjacent parking space. This layout is purposefully designed to facilitate the loading and unloading of small to medium-sized packages, with the expectation that vans or pick-up trucks can park in close proximity to the overhead door.

3. Moreover, the proximity of the site to the existing office building on Lot 2 necessitates careful consideration in the size of trucks accommodated. The cohesive design of the new building is intended to seamlessly integrate with the existing structure, making larger trucks incongruent with the overall aesthetic. Therefore, accommodating larger trucks on this site would not be harmonious with the design intent and visual cohesion of the surrounding area.

(C) reduce the minimum percentage of standard parking spaces on Lot 2 from 50 percent to 30 percent

1. The existing building on Lot 2 included more parking spaces than required. Despite the reduction in standard parking spaces, the project still complies with Zoning requirements.



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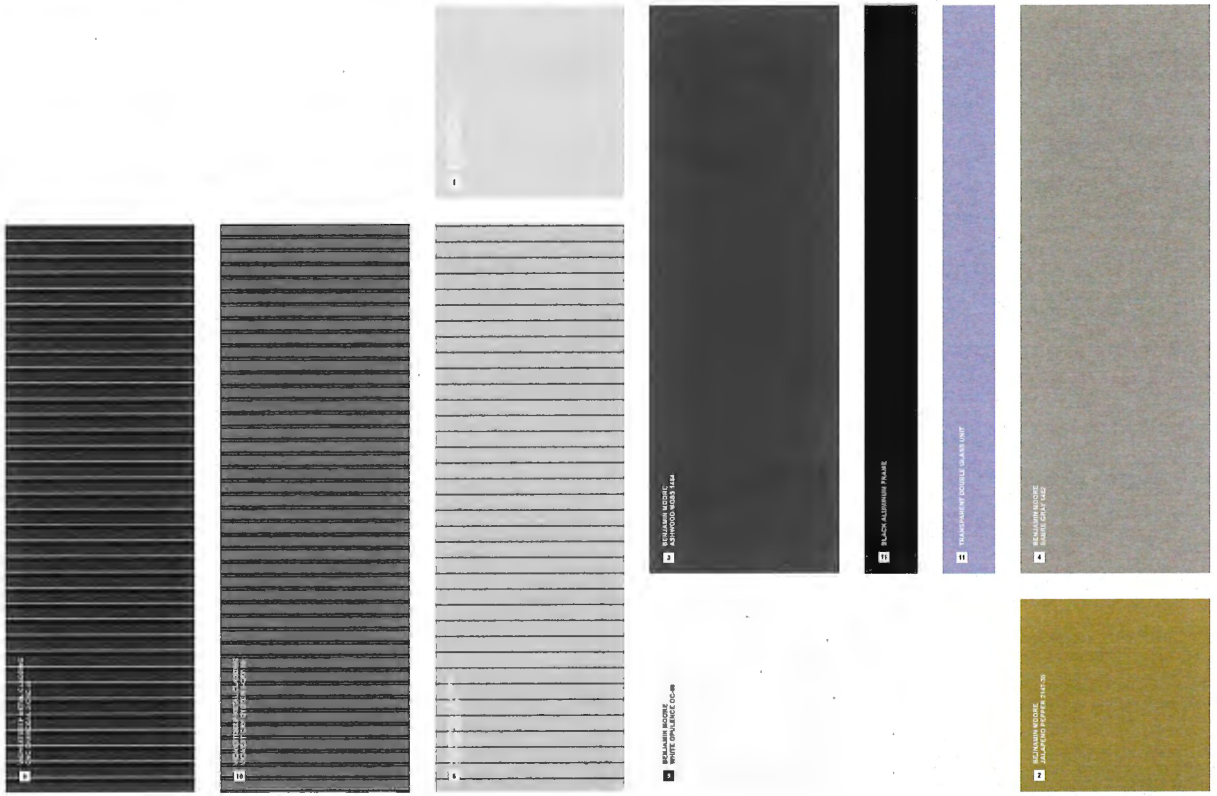
3.10 MATERIAL STRATEGIES



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3.11 SHADOW ANALYSIS

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4.0 LANDSCAPE

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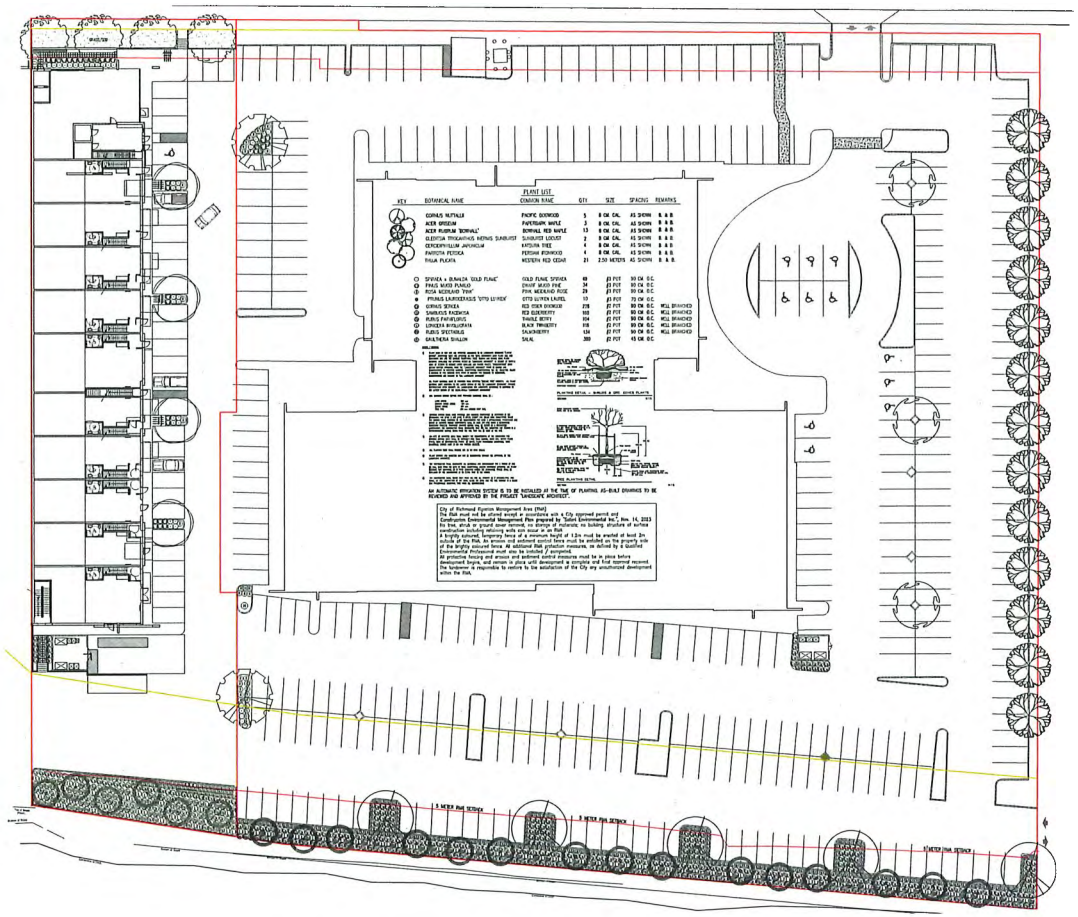
4.1 LANSCAPE PLAN



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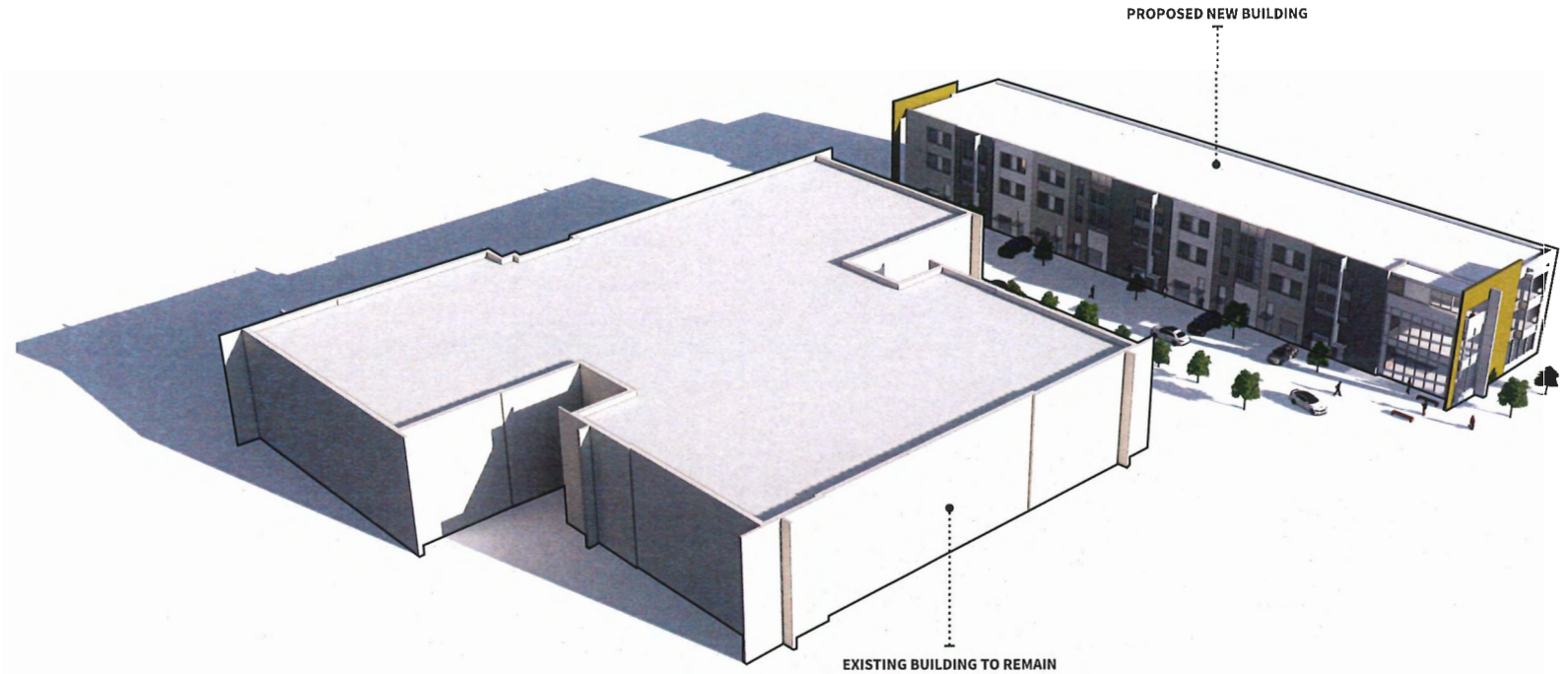
5.0 RENDERINGS

5.1 RENDERINGS



5.1 RENDERINGS

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