



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: May 26, 2020
File: DV 19-869780
Re: **Development Permit Panel Meeting Held on May 13, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DV 19-869780) for the property at 8011 Zylmans Way and 15111 Williams Road be endorsed, and the Permit so issued.



Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 13, 2020.

DV 19-869780 – OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD. –
8011 ZYLMANS WAY AND 15111 WILLIAMS ROAD

(May 13, 2020)

The Panel considered a Development Variance Permit (DV) application 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.

Staff noted that: (i) the subject Development Variance Permit application is proposing to increase the height of one industrial building on the subject site; (ii) a previous Development Permit was issued to the project that included a variance to increase the maximum building height from 12 m to 13 m; (iii) the subject application is requesting to increase the height of Building 1 from 13 m to 15.4 m from the slab elevation to the top of the parapet with an additional allowance of 2 m to the top of the building rooftop equipment; (iv) the subject application includes a provision to ensure that the rooftop mechanical equipment is set back from the parapet so it would not be visible from the street level; and (v) a number of sustainability commitments have been provided by the applicant and included in the Development Variance Permit proposal to ensure that the building energy performance will be better than the minimum BC Building Code requirements and that a minimum of 3.5% of building's energy demand is met through on-site renewable energy sources.

In reply to a Panel query, staff acknowledged that staff worked with the applicant to come up with a package of sustainability measures for the building.

No correspondence was submitted to the Panel regarding the Development Variance Permit application.

The Panel recommends the Permit be issued.