



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 8, 2018

From: Wayne Craig
Director, Development

File: DV 17-791500

Re: **Application by Ken Hanna Holdings Ltd. for a Development Variance Permit at
18351 and 18360 McCartney Way**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted site coverage for buildings from 60% to 65%, in order to permit the construction of an addition to connect two existing buildings on a site at 18351 and 18360 McCartney Way zoned "Industrial (I)."


Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 2

Staff Report

Origin

Ken Hanna Holdings Ltd. has applied to the City of Richmond for permission to vary the maximum site coverage within the “Industrial (I)” zone from 60% to 65% for buildings, to permit construction of an addition to connect the two existing buildings at 18351 and 18360 McCartney Way.

The two subject properties are located in the Fraser Lands industrial area (Attachment 1). Each property is occupied by a single building; owned by the applicant and operated by Canadian Dry Storage. Consolidation of the two properties into a single lot would be required prior to issuance of the Development Variance Permit.

Development Information

Please refer to the 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, an industrial site zoned “Industrial (I)” containing two warehouses.
- To the east, industrial sites zoned “Industrial (I)” containing warehouses and contractor services, and a lane connecting the McCartney Way cul-de-sac to the Dyke Road right-of-way.
- To the south, undeveloped land and the Dyke Road right-of-way.
- To the west, undeveloped land zoned “Industrial (I),” owned by the Vancouver Fraser Port Authority.

Staff Comments

The purpose of the proposed addition is to create a controlled environment linking two existing warehouses, both of which are currently occupied by a single tenant. The applicant wishes to connect the two buildings. The warehouse facilities include ambient, refrigerated, and frozen goods storage.

The proposed scheme attached to this report has satisfactorily addressed 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 (OCP), and is generally in compliance with the “Industrial (I)” zone, except for the zoning variances noted below.

Zoning Compliance/Variances

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted site coverage for buildings from 60% to 65%, as shown on the attached plans.

Staff recommend support for the proposed variance for the following reasons:

- a) Policies contained in the Official Community Plan allow consideration of increased lot coverage (e.g., from 60% to 75%) in industrial zones, provided that parking and loading requirements are met (p. 6-11). The applicant has demonstrated that the parking and loading requirements for both the existing buildings and the proposed addition on the consolidated properties can be accommodated on site.*
- b) The proposed addition will be located on an existing paved surface. Existing landscaped areas will not be impacted by the increase to site coverage for buildings.*
- c) The proposed addition will improve logistics for the existing business. Supporting the continued growth and competitiveness of employment lands is consistent with the City's economic development goals.*

Analysis

Conditions of Adjacency

- The subject site is located in the Fraser Lands industrial area and is surrounded by industrial sites to the north, east, and west.
- The undeveloped lands to the south are largely covered by an Environmentally Sensitive Area Designation. These lands include the former CN rail right of way, the Dyke Road right of way, and the bank of the South Arm of the Fraser River. Ownership of these lands includes the City of Richmond, the Vancouver Fraser Port Authority, and the Federal Crown.
- No impact to adjacent properties is expected as a result of the proposed building addition.

Site Planning

- The subject site contains two existing buildings, which are proposed to be linked by a new building addition.
- No changes to on-site vehicle circulation are proposed.
- The proposed addition would be constructed on an existing parking area. Displaced parking stalls will be relocated to the area between the existing buildings.
- On-site vehicle parking and loading will meet the requirements contained in Richmond Zoning Bylaw 8500 for industrial uses.

Landscape Design and Open Space Design

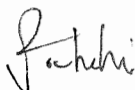
- No changes to the existing on-site landscaping are proposed. The landscaping is consistent with the regulations found in Richmond Zoning Bylaw 8500 for industrial sites.
- Existing landscaping is focused at the property frontage and outside the office components of each building.
- Opportunities for new landscaped areas are limited due to the narrow frontage and maneuvering requirements for large vehicles on-site.

Existing Legal Encumbrances

- There are two Statutory Rights-of-Way (BJ366655 and BX148720) for third-party utilities on the Title of each of the subject properties. The applicant has confirmed that the proposed location of the building addition will not impact either SRW.
- There is one cross-access easement (BB489277) for shared driveway access registered on the Title of each of the subject properties. This easement will not be required following consolidation of the lots into a single property, and will be discharged as part of site consolidation.
- There are several covenants with the City of Richmond registered on the Title of each of the subject properties, which are for alternate solutions (formerly known as equivalencies) related to the construction of the existing warehouse buildings. These will be reviewed and potentially modified as part of the Building Permit application for the building addition.

Conclusions

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



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

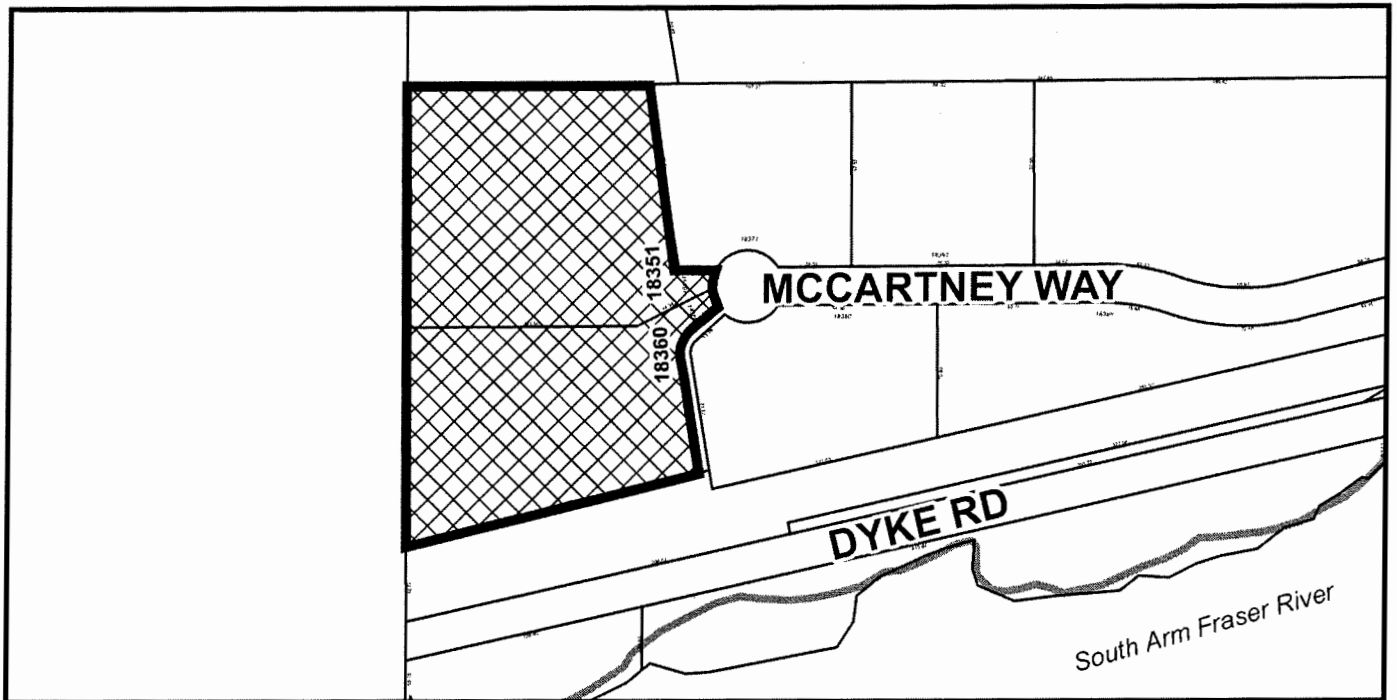
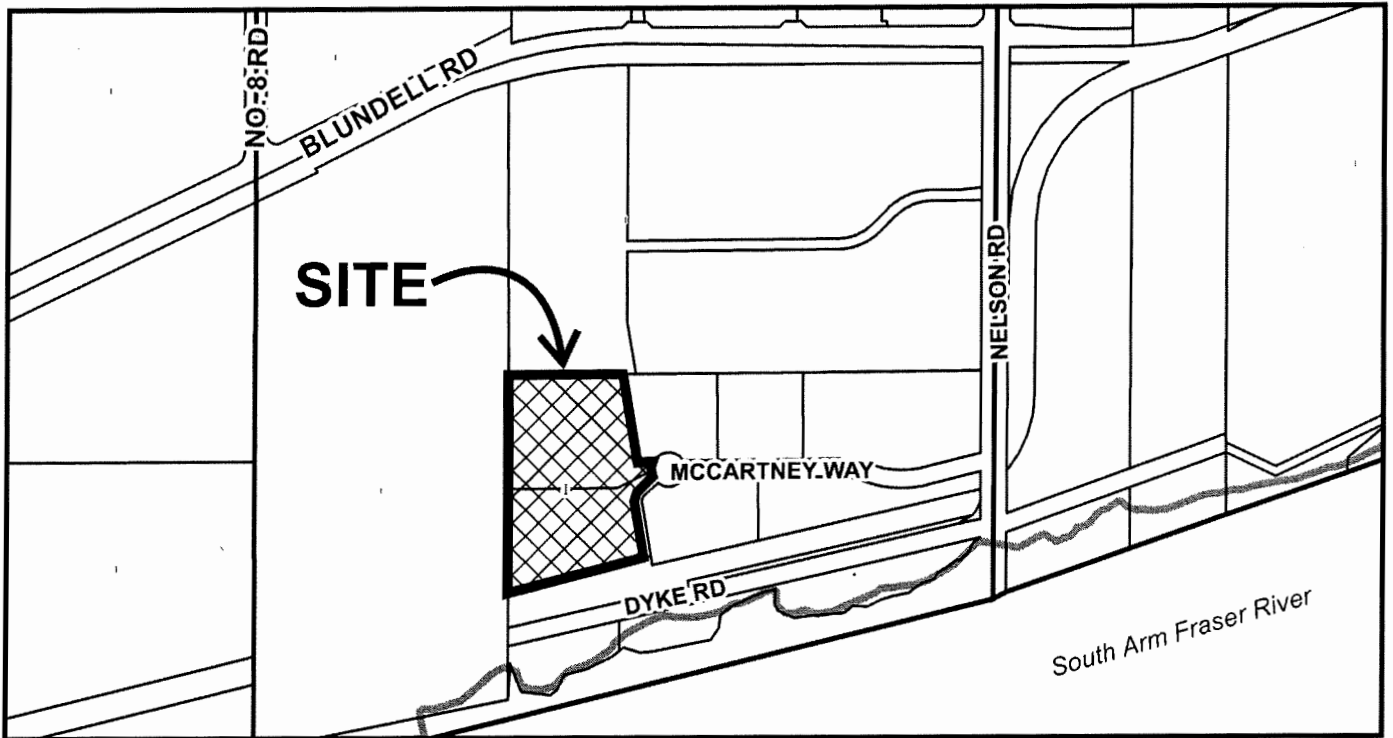
- Consolidation of the two lots into a single property.
- Discharge of easement BB489277 from the Title of the subject properties.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond



DV 17-791500

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES



DV 17-791500

Attachment 2

Address: 18351 and 18360 McCartney Way

Applicant: Ken Hanna Holdings Ltd.

Owner: Ken Hanna Holdings Ltd.

Planning Area(s): Fraser Lands

	Existing	Proposed
Site Area:	32,577 m ²	32,577 m ²
Land Uses:	Industrial	No change
OCP Designation:	Industrial	No change
Zoning:	Industrial (I)	No change

On Future Consolidated Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.66	None permitted
Lot Coverage:	Max. 60%	64.85%	Variance requested
Setback – Front Yard:	Min. 3.0 m	Conforms	None
Setback – Side Yard:	N/A	Conforms	None
Setback – Rear Yard:	N/A	Conforms	None
Height (m):	Max. 12.0 m	11.2 m	None
Lot Size:	N/A	32,577 m ²	None
Off-street Parking Spaces – Regular	211	211	None
Off-street Parking Spaces – Accessible:	5	5	None
Total off-street Spaces:	216	216	None
Loading Spaces:	5 Medium 5 Large	5 Medium 5 Large	None
Bicycle Parking:	3 Class 1 3 Class 2	3 Class 1 3 Class 2	None



City of Richmond

Development Variance Permit

No. DV 17-791500

To the Holder: KEN HANNA HOLDINGS LTDD.

Property Address: 18351 AND 18360 MCCARTNEY WAY

Address: 18351 MCCARTNEY WAY
RICHMOND, BC V6W 0A1

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 Bylaw 8500" is hereby varied as follows:
 - a) Increase the maximum site coverage for buildings from 60% to 65%.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening 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 (Plan #1 to #2).
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 _____, _____

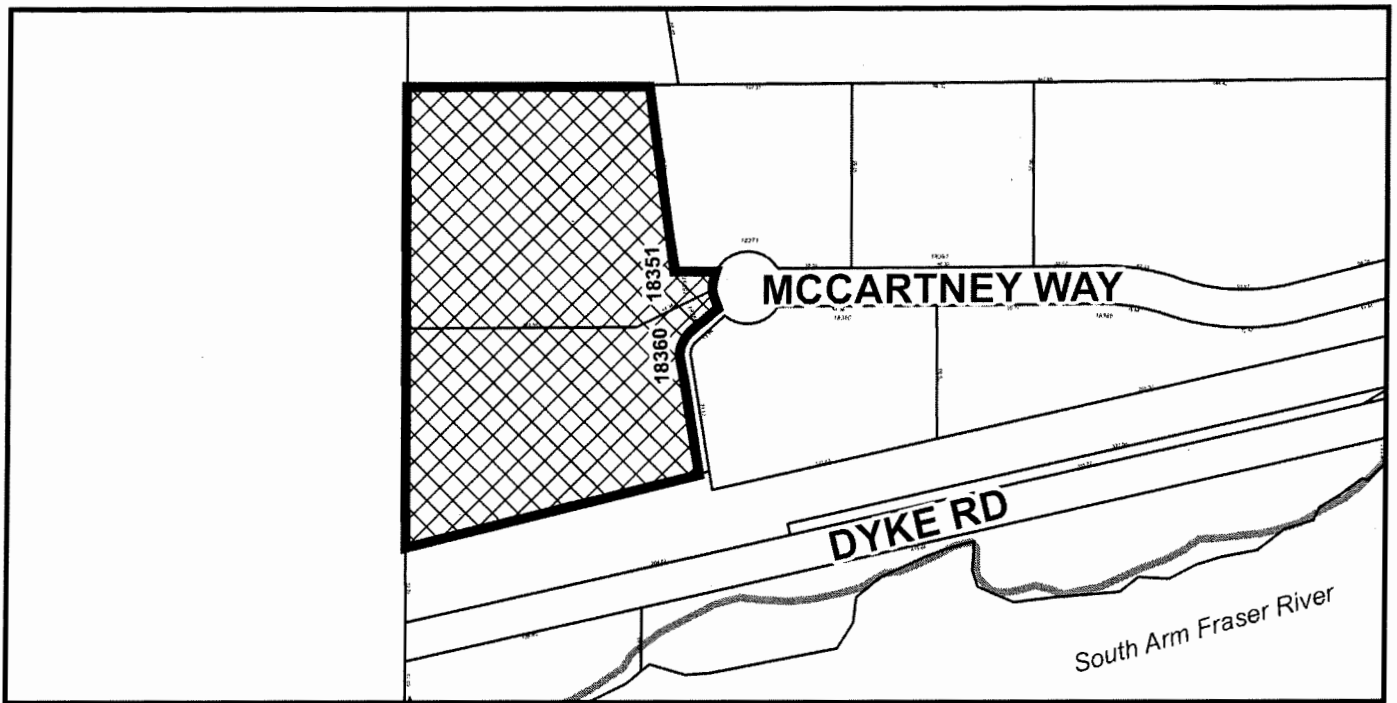
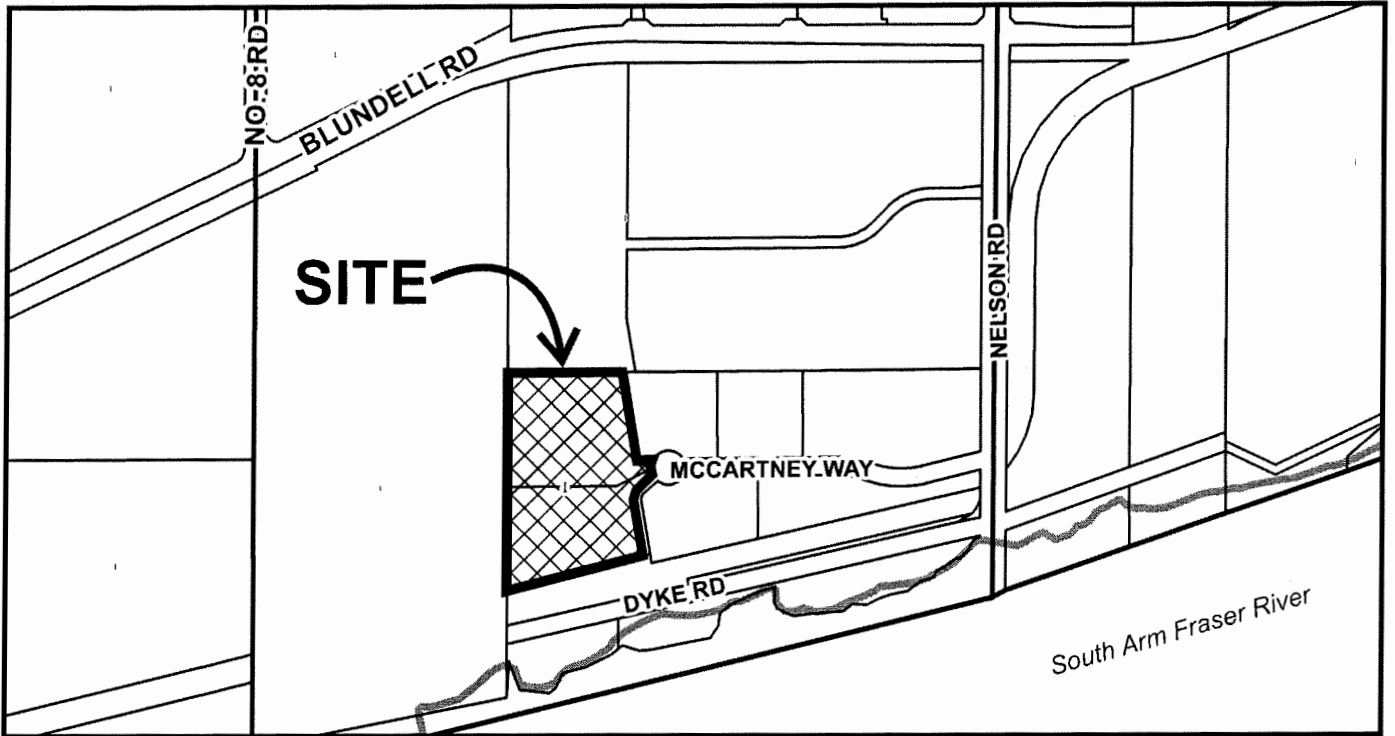
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of
Richmond



DV 17-791500
SCHEDULE "A"

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES

CONSOLIDATED SITE DEVELOPMENT DATA

CD 1 ADDRESS: To be determined. **LOADING REQUIRED:** YES

EXISTING ZONING: 11 - Industrial District

GROSS FLOOR AREA: 3,668 SQFT

18351 MCCARTNEY: 18351 MCCARTNEY

COMBINED FIRE RISK: BI-CYCLE PARKING (APPLICABLE TO ADDITION ONLY)

PROPOSED BUILDING EQUIPMENT: 18351 MCCARTNEY

TOTAL FLOORFRT: 27,297 SQ.FT.

SITE COVERAGE: 64.85%

F.A.R.: 0.8

SETBACKS: No change to existing

PARKING REQUIRED: 215-090

EXISTING OFFICE: 6,837

TOTAL OFFICE: 6,837

STAIRS REQUIRED @ 1 PER 1,076.42: 216

PARKING STRUCTURE: 207

EXISTING STALLS: 48

NEW STALLS: 216

STAIR PROVIDED: 216

EXISTING CDS 1 BUILDING DEVELOPMENT DATA

CIVIC ADDRESS: 18351 McCartney Road, Burnaby, B.C.

LEGAL DESCRIPTION: Lot 4, Section 18, 1/2 Block 6 North, Range 6 West, New Westminster District, BCP204747

EXISTING ZONING: I - INDUSTRIAL DISTRICT

GROSS LOT AREA: 4,346 SQRS (110,287 SQ.FT.)

PROPOSED BUILDING AREA (FOOTPRINT): 120,000 SQ.FT.

SITE COVERAGE: 120,000 / 110,287 = 108.74%

F.A.R.: 120,000 / 1,000 = 120

SETBACKS: 31'-0" (SEE ELEVATIONS)

HEIGHT: 100'-0" (SEE ELEVATIONS)

PARKING REQUIRED: 120,000 SQ.FT. = 2.00 STALLS PER 1,000 SQ.FT.

PROPOSED STALLS: 240

EXISTING STALLS: 118

REMAINING STALLS: 122

REMARKS: SMALL CAR, 8'-0" x 18'-0" (SEE ELEVATIONS)

EXISTING CDS 2 BUILDING DEVELOPMENT DATA

CIVIC ADDRESS: 18351 McCartney Road, Burnaby, B.C.

LEGAL DESCRIPTION: Lot 5, Section 18, 1/2 Block 6 North, Range 6 West, New Westminster District, BCP204747

EXISTING ZONING: I - INDUSTRIAL DISTRICT

GROSS LOT AREA: 2,833 SQRS (110,439 SQ.FT.)

PROPOSED BUILDING AREA (FOOTPRINT): 96,000 SQ.FT.

SITE COVERAGE: 96,000 / 110,439 = 86.92%

F.A.R.: 96,000 / 1,000 = 96

SETBACKS: 15'-0" (SEE ELEVATIONS)

HEIGHT: 100'-0" (SEE ELEVATIONS)

PARKING REQUIRED: 96,000 SQ.FT. = 1.92 STALLS PER 1,000 SQ.FT.

PROPOSED STALLS: 184

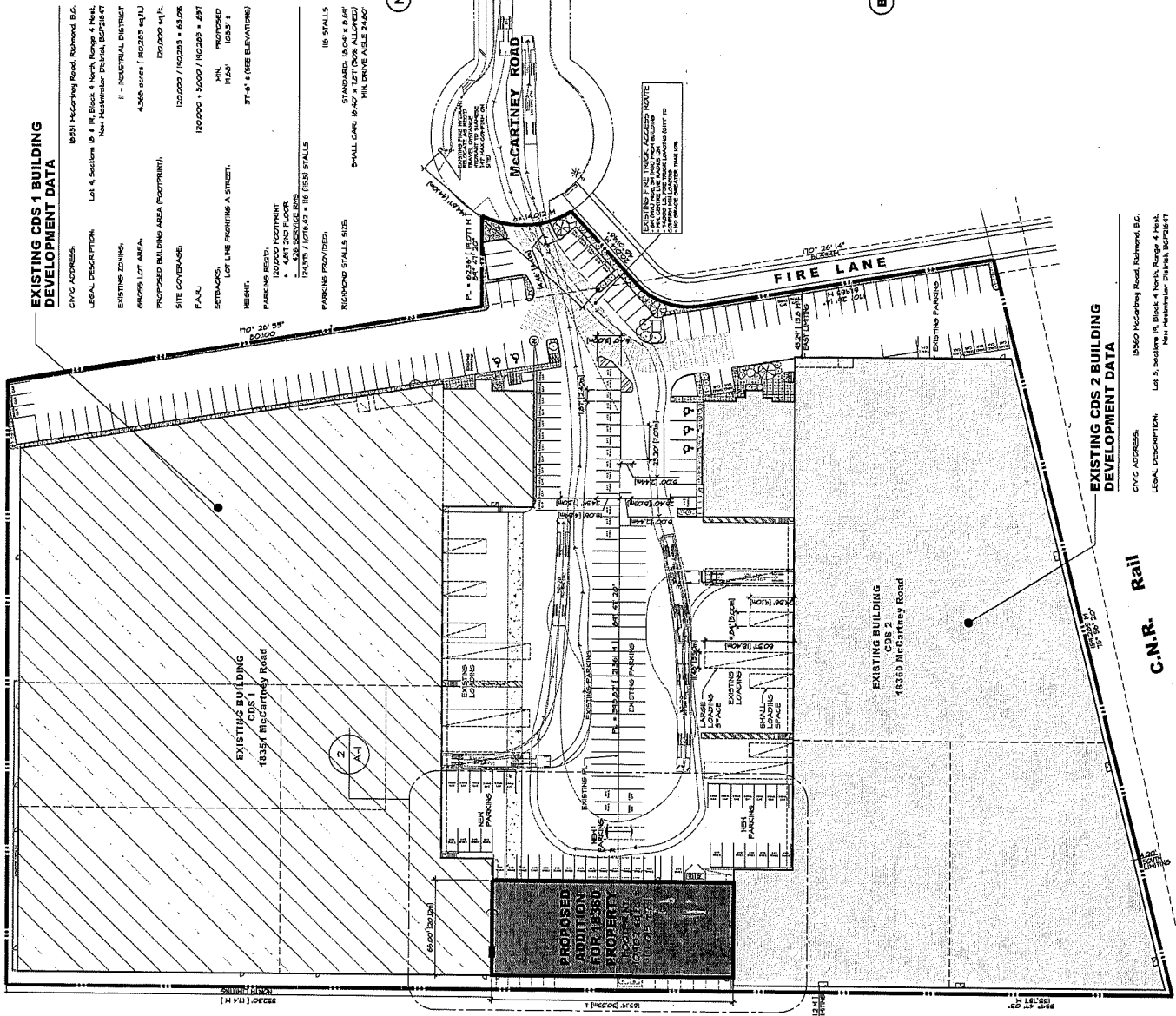
EXISTING STALLS: 40

REMAINING STALLS: 144

REMARKS: SMALL CAR, 8'-0" x 18'-0" (SEE ELEVATIONS)

OVERALL EXISTING & PROPOSED SITE PLAN

SCALE: 1" = 40'-0"



DV 17-791500
MAR 01 2018

Beedie

3030 GILMORE BVNS, BURNABY, V5G 3B4
TEL: (604) 435-3211 FAX: (604) 432-7349

CHIP BARRETT ARCHITECT
#162 - 2226 162 STREET, SURREY, B.C. V3Z 6P1
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2635A ALLANCRE STREET, ABSEYFORD, B.C. V2B 3A9
TEL: (604) 607-6655 EMAIL DARYL@DFORCE.CA

**ADDITION TO:
CANADIAN
DRY STORAGE**

OVERALL EXISTING & PROPOSED ADDITION SITE PLAN

NO.	DATE	DESCRIPTION
1	JAN 21/17	ISSUE FOR CLIENT REVIEW
2	JAN 21/17	ISSUE FOR CLIENT REVIEW
3	JAN 12/18	ISSUE FOR COORDINATION
4	JAN 12/18	ISSUE FOR CLIENT REVIEW
5	FEB 14/17	CONSULTANT USE
6	FEB 14/17	ISSUE FOR CLIENT REVIEW
7	FEB 14/17	ISSUE FOR CLIENT REVIEW
8	FEB 14/17	ISSUE FOR CLIENT REVIEW
9	FEB 14/17	ISSUE FOR CLIENT REVIEW
10	FEB 14/17	ISSUE FOR CLIENT REVIEW
11	FEB 14/17	ISSUE FOR CLIENT REVIEW
12	FEB 14/17	ISSUE FOR CLIENT REVIEW
13	FEB 14/17	ISSUE FOR CLIENT REVIEW
14	FEB 14/17	ISSUE FOR CLIENT REVIEW
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20	FEB 14/17	ISSUE FOR CLIENT REVIEW
21	FEB 14/17	ISSUE FOR CLIENT REVIEW
22	FEB 14/17	ISSUE FOR CLIENT REVIEW

PROJECT: DRAWING NUMBER: **A-1** 7
REV: JAN 25 18

GENERAL NOTES:

- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
- APPROXIMATE 4' SQUARE DESIGN PER SOIL REPORT.
- CONTRACTOR TO PROVIDE NOTING & HALL SCHEDULES BY REGISTERED A.L.S. ENGINEERS. CONTRACTOR SHALL OBTAIN CITY DEPARTMENT OF FIRE DEPARTMENT APPROVAL.
- SEE MECHANICAL ENGINEER DRAWINGS FOR FINAL LOCATION OF ALL AIR HANDLING UNITS.
- SEE ELECTRICAL ENGINEER DRAWINGS FOR LOCATION OF ALL AMP PANS.
- ALL CONSTRUCTION PRODUCTS AND MATERIALS TO COMPLY WITH ALL APPLICABLE CODES OF THE CANADIAN BULVING CODE. ALL OTHER APPLICABLE CODES, REGULATIONS, ORDINANCES, BYLAWES AND STANDARDS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION OF THE PROJECT AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- REGISTRARS ARE SOLELY RESPONSIBLE TO ENSURE THEIR WORKING PRODUCTS MEET ALL APPLICABLE CODES AND TESTING.
- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL OBTAIN THE NECESSARY INFORMATION FROM THE SOIL REPORT AND CONSULT WITH THE CONSULTANT ENGINEER AND OTHER CONSULTANTS RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN ADVANCE OF CONSTRUCTION AND PROVIDE TO THE CONSULTANTS RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION.
- SAMPLES OF ALL INTERESTED PRODUCTS, MATERIALS AND FINISHES SHOULD BE PROVIDED TO THE CONSULTANTS RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION.
- IT IS NOT TO BE CONSTRUCTED IN CONFORMANCE WITH SCALE, OR EQUAL, METHODS AND MATERIALS SHALL BE SUBMITTED TO THE CONSULTANTS RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES IN ADVANCE OF CONSTRUCTION AND PROVIDE TO THE CONSULTANTS RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION.
- PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (E. PARTS), FIRE PARTINGS (IF APPLICABLE), TO BE PROVIDED BY ANFP.

PROPOSED ADDITION 2 SITE PLAN
SCALE: 1" = 40'-0"



PLAN #2



3030 GILMORE DYSN, BURNABY, V5G 3B4
TEL: (604) 435-3321 FAX: (604) 432-7349

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7102 - 2222 STREET 15 BURNABY, B.C. V2Z 6P4
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2625A ALLIANCE STREET, ARDORING, B.C. V2S 3A9
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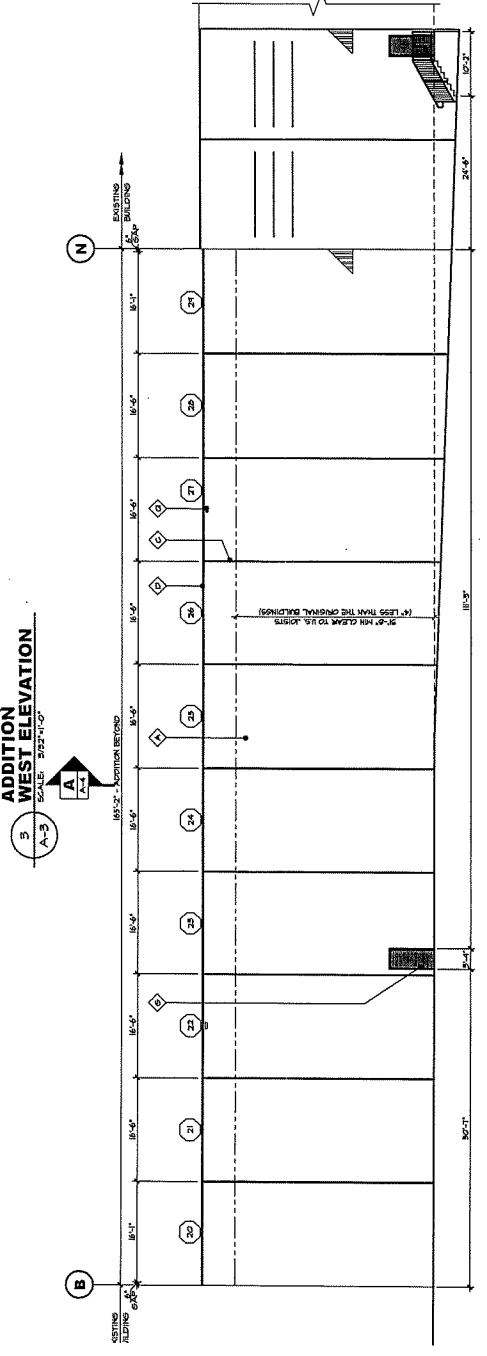
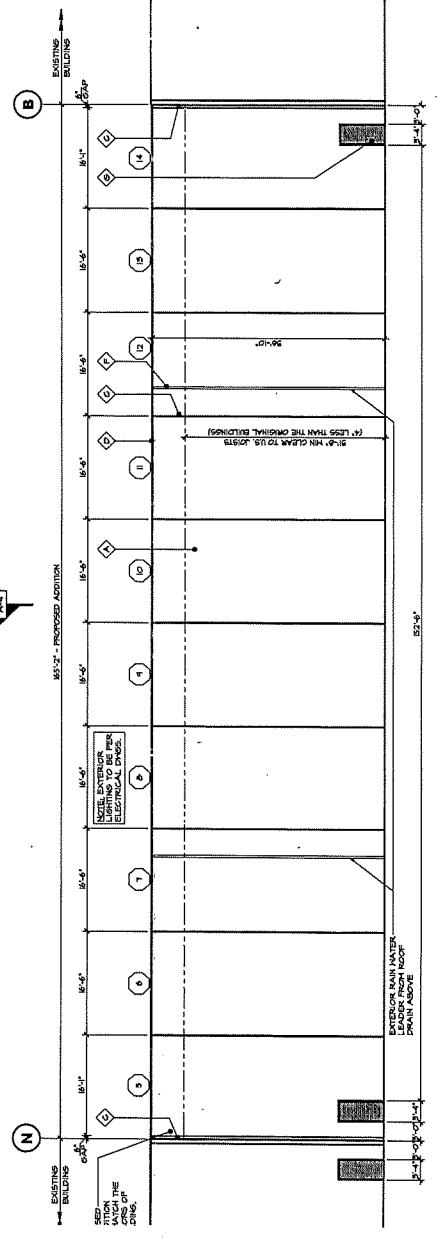
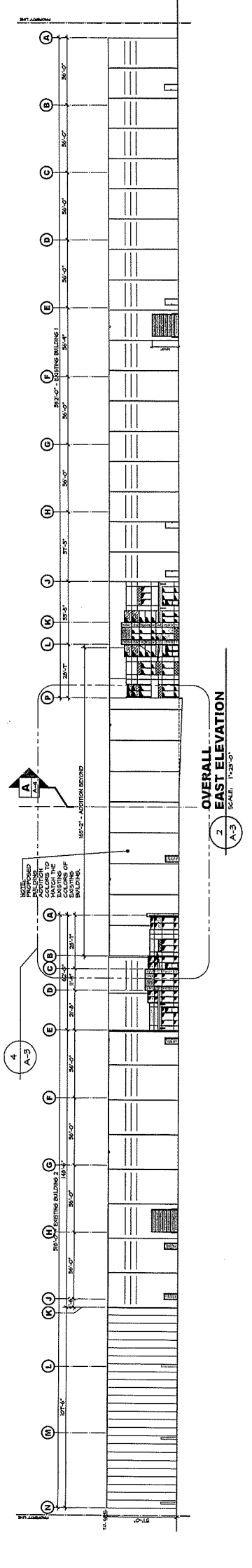
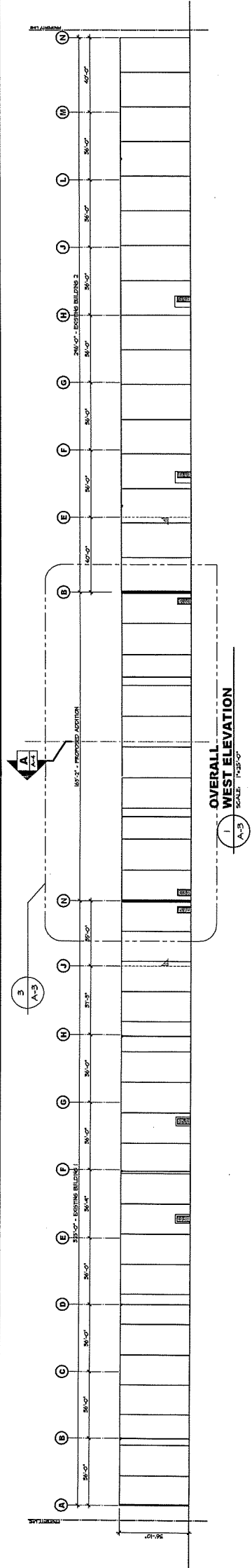
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21		ISSUED FOR PERMIT REVIEW
22		ISSUED FOR PERMIT REVIEW

**ADDITION TO:
CANADIAN
DRY STORAGE**
ADDRESS: 18880 101ST AVENUE, BURNABY, B.C. V5A 1G8

ELEVATIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT REVIEW
2		ISSUED FOR PERMIT REVIEW
3		ISSUED FOR PERMIT REVIEW
4		ISSUED FOR PERMIT REVIEW

PROJECT: DRAWING NUMBER: **A-3** REV: 4



- MATERIAL LEGEND**
- ◇ CONCRETE SANDWICH TIE UP HALL PANEL TYP. - PAINTED
 - ◇ REPAIR IN CONCRETE - PAINTED
 - ◇ PANEL JOINT
 - ◇ PREFINISHED METAL CAP FLASHING
 - ◇ STORMFRONT w/ CURTAIN HALL FRAMES - CLEAR ANODIZED ALUMINUM
 - ◇ RAIN WATER LEADER
 - ◇ STEEL HANDICAPS - PAINTED
 - ◇ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - ◇ STEEL GROUNDWALLS - PAINTED
 - ◇ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
 - ◇ LIGHT FIXTURES - SEE ELECTRICAL CHPS
 - ◇ CONCRETE STAIR w/ STEEL PIPE GROUNDWALL
 - ◇ OPENINGS IN PANEL
 - ◇ SPANDREL GLAZING (DISCOTECH LIGHT GREY)
 - ◇ SCUMPER
 - ◇ METAL GLAZ CANOPY, PREFINISHED
 - ◇ STEEL BOLLARD - PAINTED
 - ◇ ISOLATED METAL PANEL PREFINISHED
 - ◇ STEEL CANOPY, PAINTED
 - ◇ KINGSPAN DESIGN HALL 2000 INSULATED PANELING
 - ◇ VERTICAL GLASS SOLAR SCREEN
 - ◇ HALL PACK, SEE ELECTRICAL DRAWINGS
- NOTE:**
- NOT ALL MATERIALS ARE APPLICABLE
- SPANDREL GLAZING

NOTE:
- COLOURS TO BE APPLIED TO MATCH EXISTING BUILDING COLOURS
- NOTES GOVERN ALL COLOURS & FINISHES WITH THE GREATEST PRIORITY FOR FABRICATION & PAINTING.

NOTE:
- NOTES TO BE APPLIED TO 2010 COMPLIANT, PROVIDE ALL REQUIRED DOCUMENTATION.
- PROVIDE ALL REQUIRED DOCUMENTATION FOR THE ADDITION TO THE ORIGINAL BUILDING. THE GLAZING SHALL BE FILLED WITH ARGON.

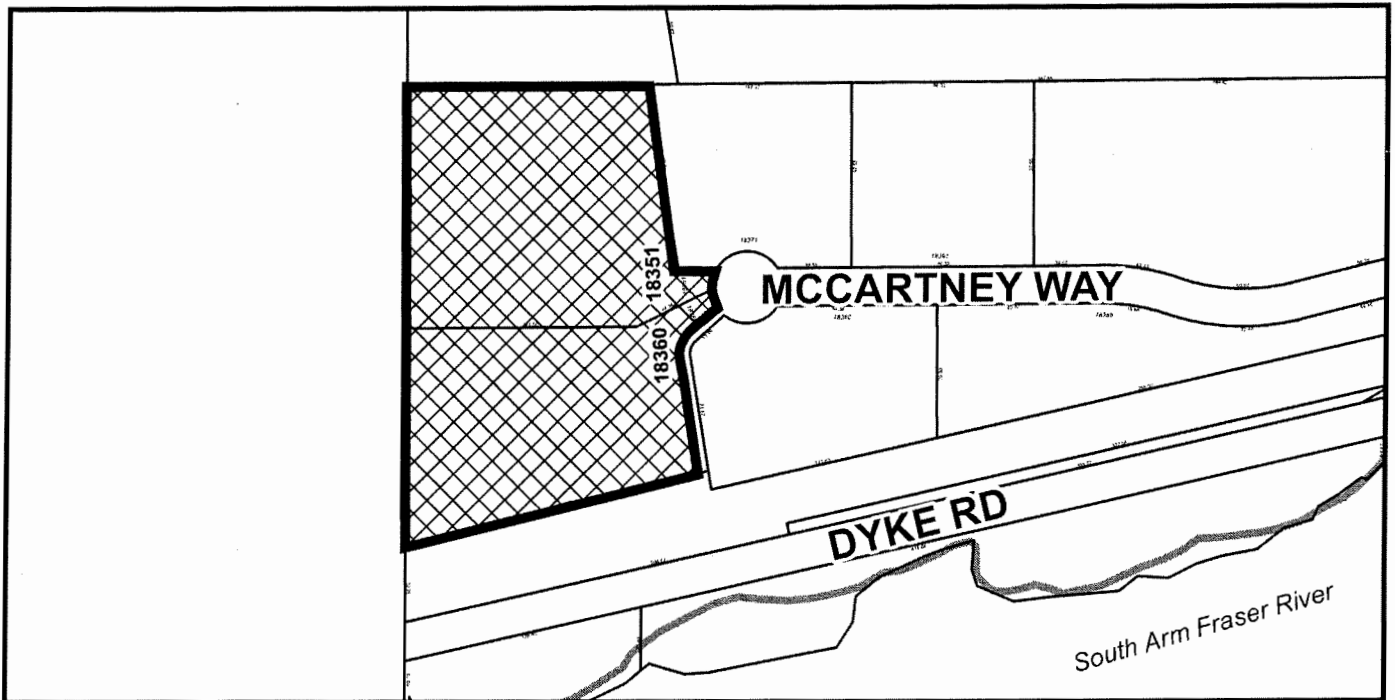
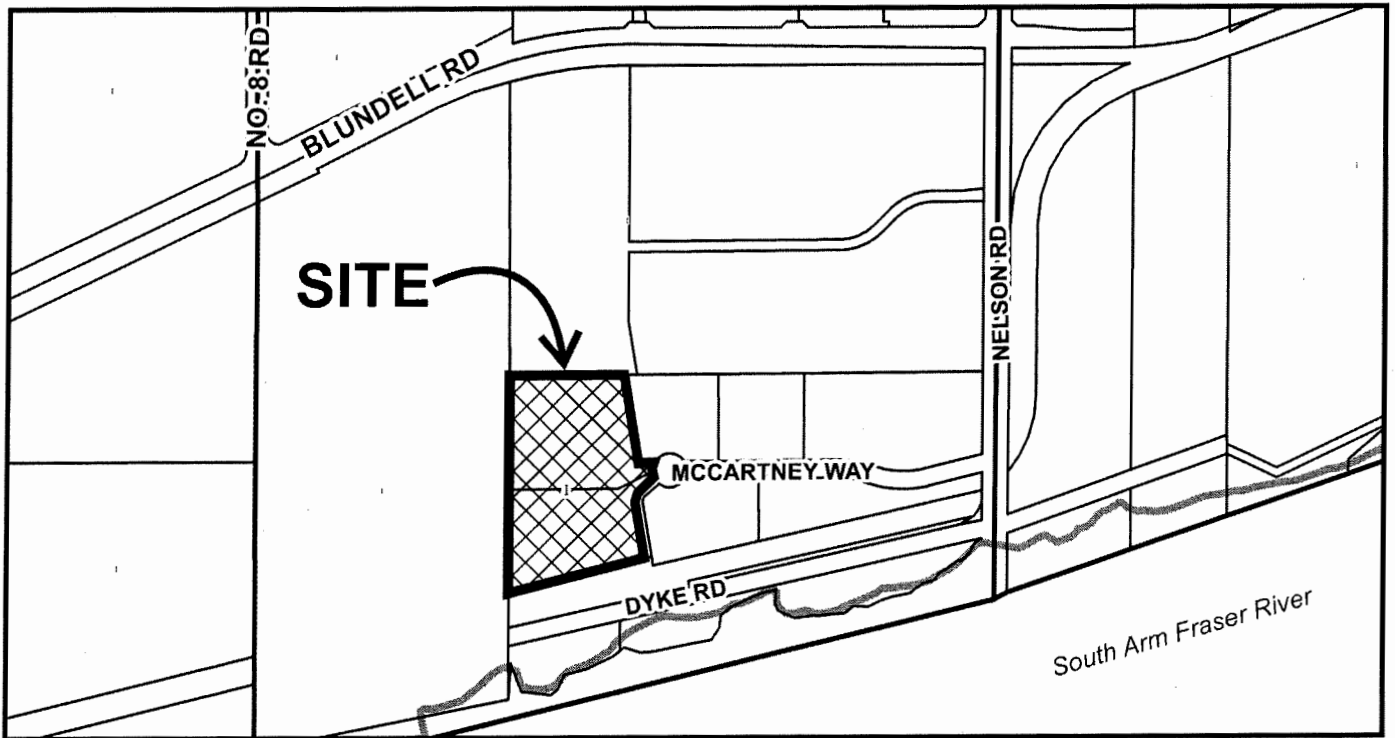
017-791500

MAR 01 2010

ADDITION EAST ELEVATION
SCALE: 3/32"=1'-0"



City of Richmond



DV 17-791500

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES