



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** November 1, 2021

**From:** Wayne Craig  
Director of Development

**File:** DV 21-934492

**Re:** **Application by CTA Design Group for a Development Variance Permit at  
11120 Silversmith Place**

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### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height of a building within the Industrial Business Park (IB1) zone from 16 m to 19.5 m, to accommodate the construction of a new polyfilm fabrication tower addition to the existing building.

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

WC:rp  
Att. 3

## Staff Report

### Origin

CTA Design Group has applied on behalf of LPL Properties Ltd. (Layfield Plastics) a Development Variance Permit to vary the maximum building height of a building within the Industrial Business Park (IB1) zone, in order to accommodate the construction of an addition to facilitate polyfilm fabrication at 11120 Silversmith Place. The site currently contains an operational production facility for the manufacturing of plastics. A location map is provided on Attachment 1.

### Development Information

In 2003, Council approved a Development Variance Permit (DV 03-251026) for this site, increasing the maximum building height from 12.0 m to 19.5 m to accommodate an equipment tower on a portion of the building.

In 2012, Council approved another Development Variance Permit (DV 11-581634) that allowed the existing polyfilm fabrication tower to be widened by increasing the maximum building height of a portion of the building adjacent to the existing tower from 12.0 m to 19.8 m. It also allowed the construction of a second, taller polyfilm fabrication tower by increasing the maximum building height for that portion of the building from 12 m to 30 m.

The subject variance request relates to a proposed vertical addition to the building that would raise a portion of the building to accommodate a production line with a tower structure as part of the blown film polyethylene extrusion line to manufacture flexible plastic bags using post-consumer recycled (PCR) resin. The proposed vertical production line exceeds the height of the existing building and the maximum permitted building height in the Industrial Business Park (IB1) zone.

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,

South and East: A medium to large sized general industrial lots all zoned "Industrial Business Park (IB1)".

To the West: Shell Road and the Shell Road rail corridor. West of Shell Road are large lots zoned Agriculture (AG1) all of which lie within the Agricultural Land Reserve.

**Staff Comments**

The proposed building addition design, which is provided as Plan #1 and #2 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 Business Park (IB1) zone, except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum allowable height of a building within the Industrial Business Park (IB1) zone from 16 m to 19.5 m to accommodate the construction of a new polyfilm fabrication tower.

*(Staff support the proposed variance as it would accommodate a vertical addition to the existing building, allowing the existing business to expand their operation rather than needing to relocate to a new site.*

*Although the recent completion of the Industrial Lands Intensification Study (ILII) earlier this year resulted in increases in height in some industrial zones outside the City Center (12 m to 16 m), the unique nature of the operation on this site requires additional height beyond those contemplated in the ILII, resulting in the need for a variance.*

*Considering that the proposed addition would be adjacent to the existing towers that are part of the subject building, which are the same height or taller than the proposed tower, the proposed addition would not result in a significant physical change in the appearance of the building, nor would it affect the view lines to the east from the neighbouring businesses. The proposed cladding and colour would match that of the existing building. The proposed tower height and dimension are considered appropriate in relationship to the scale of buildings/structures around it, and it is not impacted by aircraft height restrictions.*

*As a result of the requested variance, the applicant has proposed a sustainability response, including electric vehicle parking spaces and an on-site renewable energy source. More information is provided in the "Analysis" section of this report.*

*A Development Variance Permit Notification Sign has been installed at the front of the subject property. Staff have received no comments regarding the proposed variance.)*

**Analysis*****Conditions of Adjacency***

- The majority of uses on sites adjacent to the subject property consist primarily of similar light industrial facilities and related offices.
- The proposed tower at 19.5 m will be located roughly at the centre of the existing building (towards the west side), abutting the existing 30 m high equipment tower (which was the subject of the Development Variance Permit issued for this property in 2012).
- The agricultural properties are approximately 50m to the west with Shell Road, a canal and the rail corridor between them and the subject site. Those agricultural properties are located in the Agricultural Land Reserve (ALR).

***Urban Design and Site Planning***

- The proposed tower addition is located at the interior of the building and it would not increase the existing building footprint.
- The location of the proposed tower is influenced by the internal layout needed in the manufacturing process.

***Architectural Form and Character***

- The proposed addition would be raise a 364.2 m<sup>2</sup> portion of the roof of the existing building (29.9 m long and 12.2 m wide) from its existing 8.3 m height to 19.5 m.
- The tower enclosure will have a pre-finished metal cladding coloured blue to match the existing building.

***Landscape Design and Open Space Design***

- On-site landscaping is confirmed as conforming to zoning requirements.
- Staff have conducted a site visit and confirm that the on-site landscaping is in good condition.
- The proposed addition would have no impact on the open areas of the site, including landscaping, circulation and parking.

***Sustainability Response***

- In response to the requested height variance and in support of the City's Community Energy and Emission Plan (CEEP) 2020-2050 Directions, the applicant is providing the following sustainability commitments as part of the Development Variance Permit proposal:
  - a minimum of 10% of vehicle parking spaces s proposed to have EV charging equipment fully installed and ready for use.
  - an additional 10% is proposed to be pre-ducted for later installation of charging equipment.
  - a minimum of 10% of heating for office space in the subject building would be from air-sourced heat pumps or harvested from the process machinery through heat recovery exchangers.
- Sustainability staff have reviewed and accepted the proposed sustainability package.
- The above-noted sustainability commitments will be secured through the registration of legal agreements prior to issuance of the Development Variance Permit by Council.

**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 Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Robin Pallett, RPP, MCIP  
Planner 2  
(604-276-4200)

RP: js

Attachments:

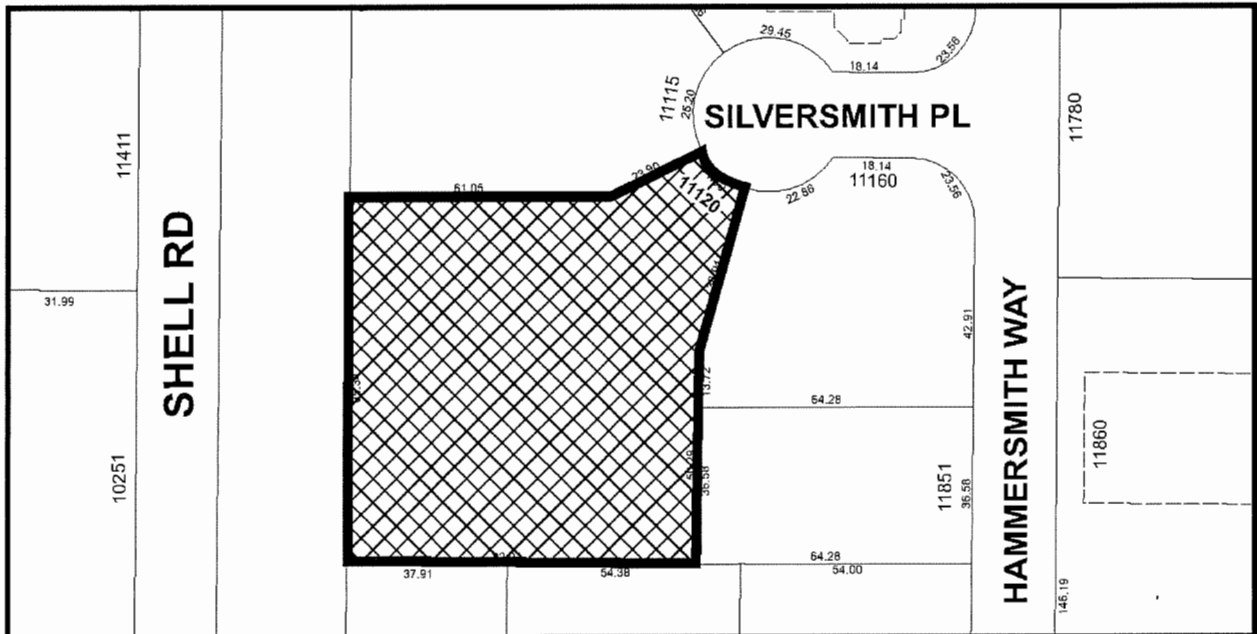
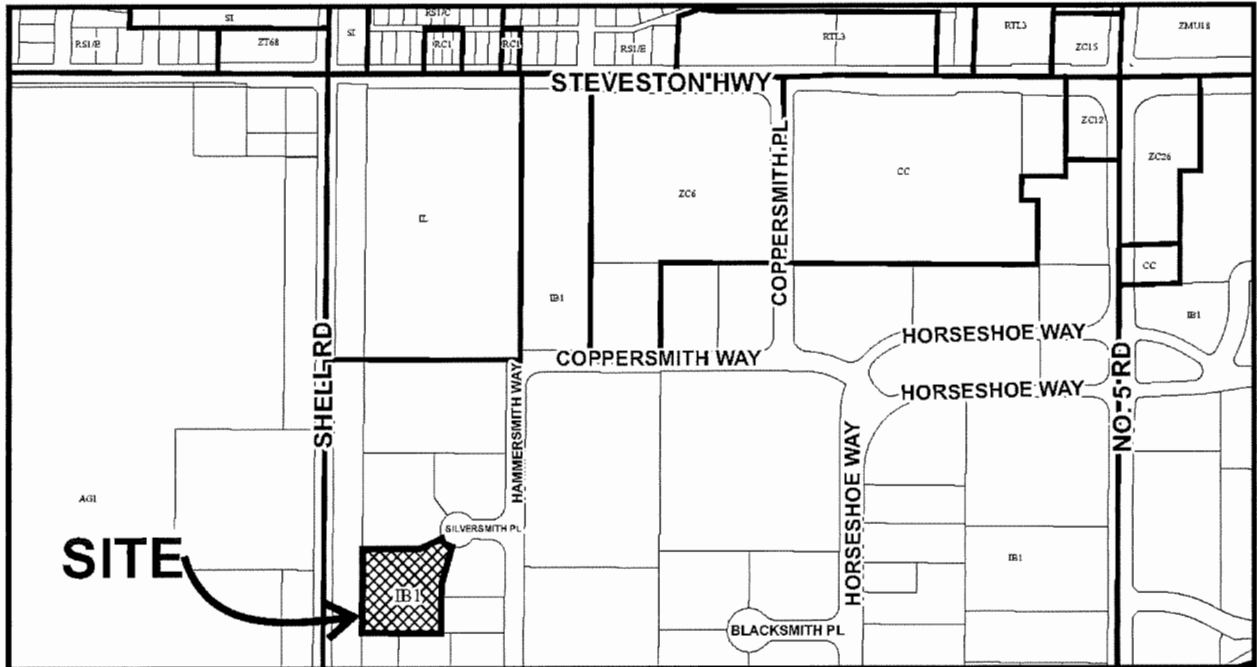
Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Development Variance Permit Considerations



City of  
Richmond



DV 21-934492

Original Date: 08/16/21

Revision Date:

Note: Dimensions are in METRES



**DV DV 21-934492**

**Attachment 2**

Address: 11120 Silversmith Place

Applicant: CTA Design Group Owner: LPL Properties Ltd.  
(Layfield Plastics)

Planning Area(s): Shellmont

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	7,357 m <sup>2</sup>	No change
<b>Land Uses:</b>	General Industrial	No change
<b>OCP Designation:</b>	Mixed Employment	No change
<b>Zoning:</b>	Industrial Business Park (IB1)	No change

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	1.0	0.58 (no change)	none permitted
Lot Coverage:	Max. 60%	57.4% (no change)	
Setback – Front and exterior side yard:	Min. 3.0 m	conforms	
Setback – Rear and interior side yard:	Min. 0 m	conforms	
Height (m) (existing towers):	N/A	19.8 m (DV 03-251026) 30.0 m (DV 11-581634) (no change)	existing
Height (m) (new tower):	Max. 16 m	19.5 m	variance for a new tower enclosure
Lot Size:	none	conforms	
Total off-street Spaces:	42	42 (incl. 4 EV charging spaces and 4 'EV-ready' charging spaces)	

**Address:** 11120 Silversmith Place

**File No.:** DV 21-934492

**Prior to approval of the Development Variance Permit, the developer is required to complete the following:**

1. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant, securing the commitment to:
  - a) Install and maintain electric vehicle charging stations for a minimum 10% of the vehicle parking spaces (4 parking spaces). Each parking space is to be provided with a dedicated 208-240 VAC electrical circuit.
  - b) Install conduit suitable for a 208-240 VAC electrical circuit and pull strings for an additional minimum 10% of the vehicle parking spaces (4 parking spaces).
2. Registration of a legal agreement ensuring that a minimum 10% of energy use for heated office space in the building will be derived from on-site renewable sources (i.e. air-source heat pumps or harvested from the process machinery through heat recovery exchangers). Compliance will be confirmed at the time of Building Permit application by means of submitted energy modelling results to the satisfaction of the Director of Building Approvals.

**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.

**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.

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.
- 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 contains 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.





No. DV 21-934492

To the Holder: CTA DESIGN GROUP

Property Address: 11120 SILVERSMITH PLACE

Address: SUITE 101-925 WEST 8<sup>TH</sup> AVE, VANCOUVER, B.C. V5Z 1E4

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) To increase the maximum building height of a building within the Industrial Business Park (IB1) zone from 16 m to 19.5 m, to accommodate the construction of a new polyfilm fabrication tower addition to the existing building
  - b) The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 and #2 attached hereto.
4. The land described herein 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.
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

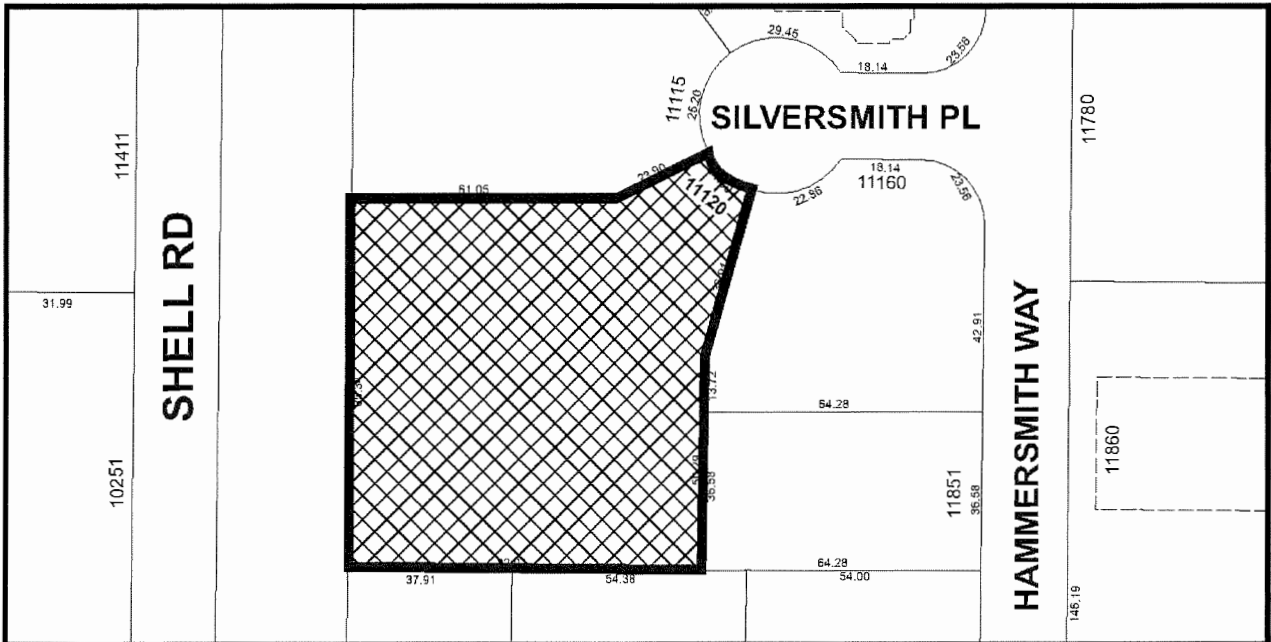
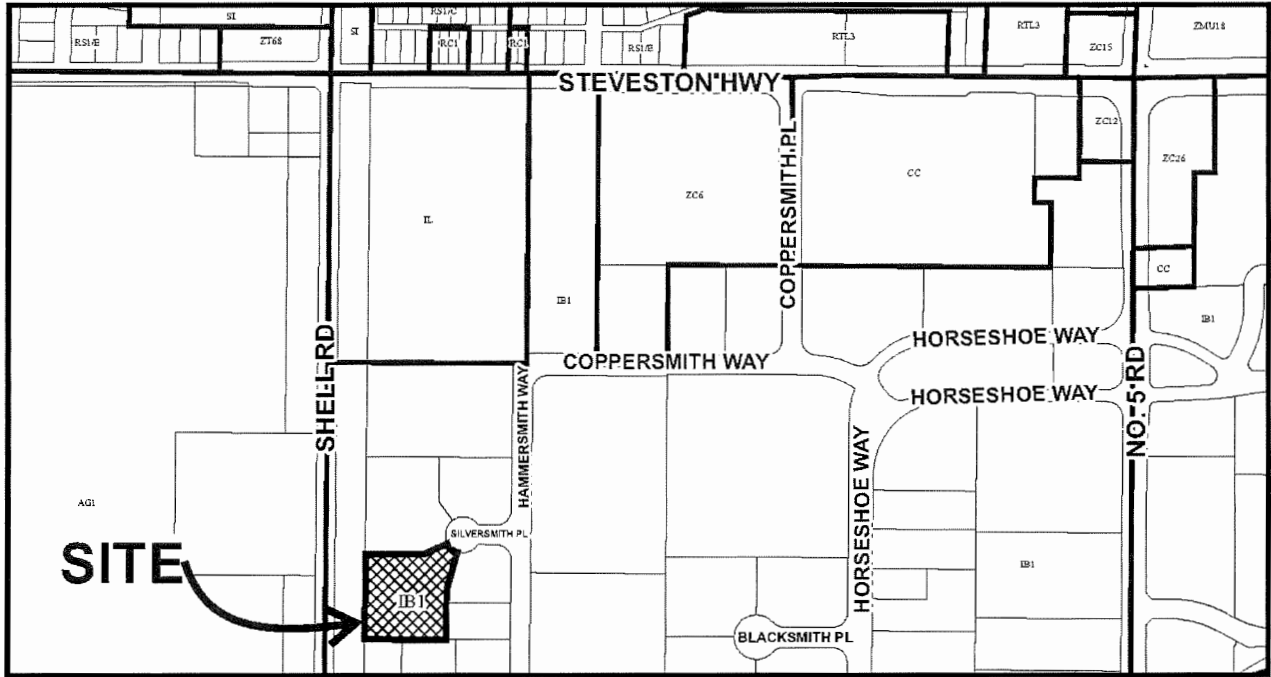
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



City of  
Richmond

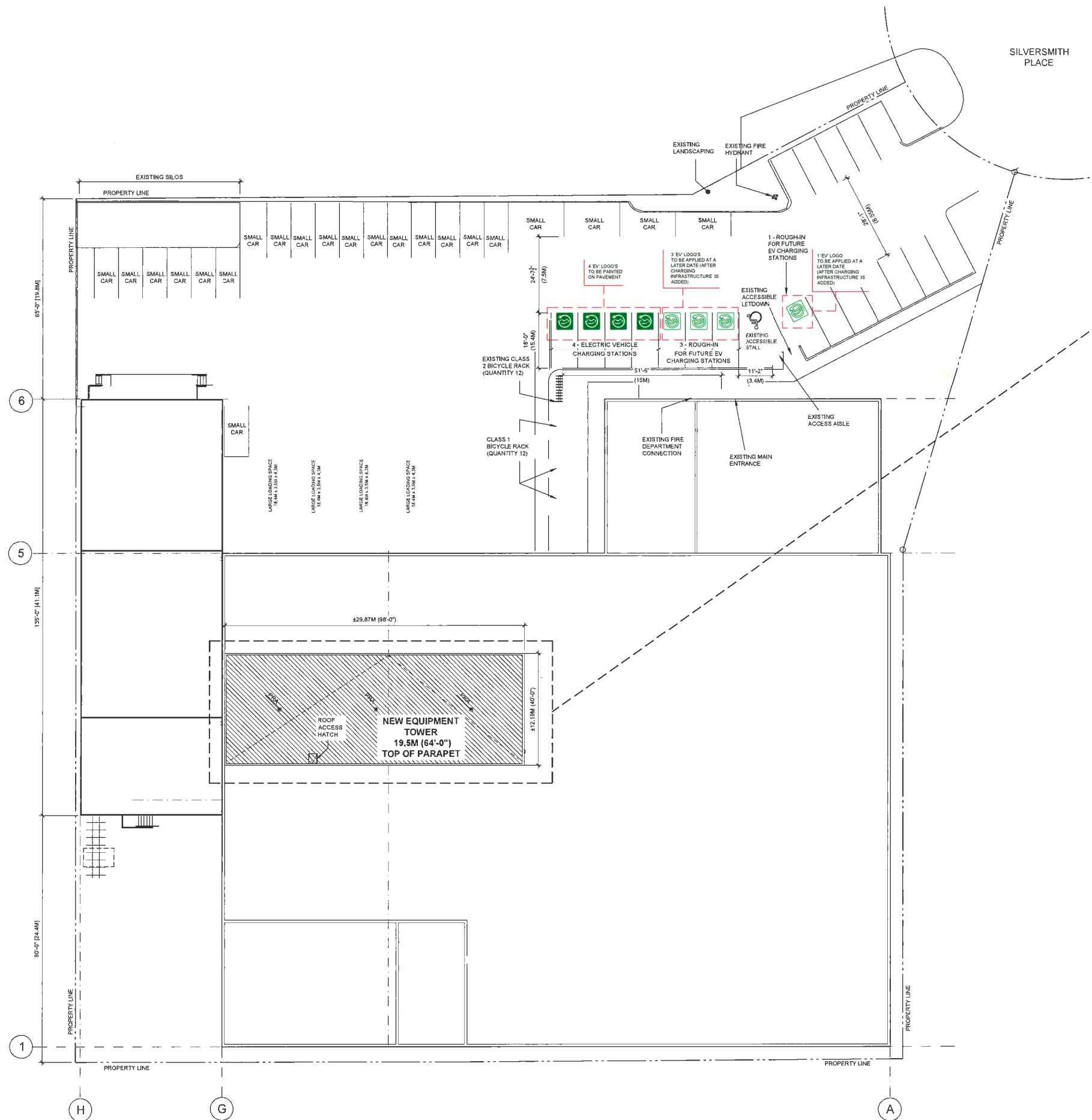


DV 21-934492  
SCHEDULE "A"

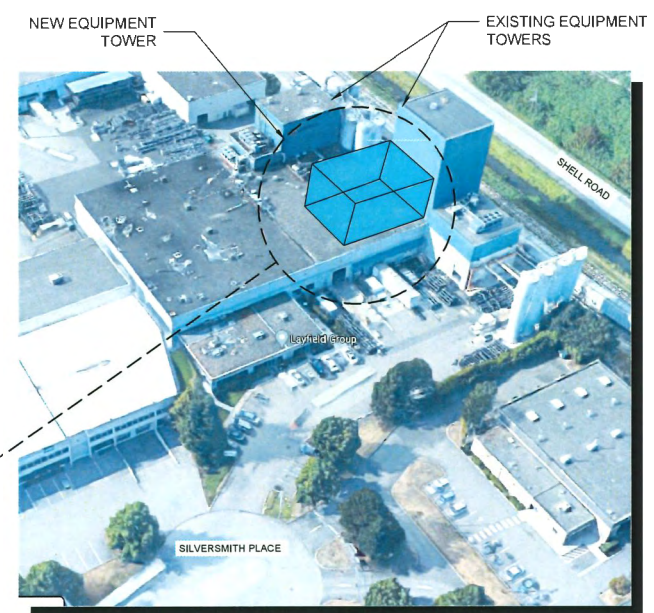
Original Date: 08/16/21

Revision Date:

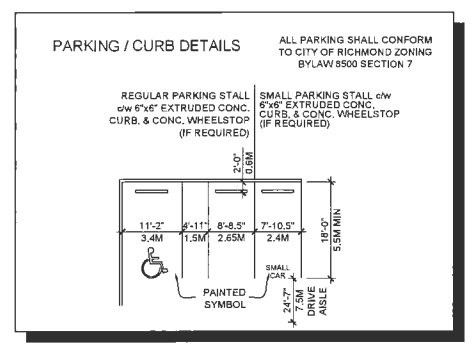
Note: Dimensions are in METRES



**1 SITE PLAN / ROOF PLAN**  
SCALE: 1:200 METRIC



**2 LOCATION PLAN**  
SCALE: N.T.S



**cta**  
architecture  
+ design ltd.

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FAX: 604.732.7451  
WWW.CTADDESIGN.NET  
101 - 925 WEST 8TH AVENUE,  
VANCOUVER, BC V5Z 1E4

CLIENT:

**LAYFIELD**



3	2021/10/26	RE-ISSUED FOR DVP
2	2021/10/12	ISSUED FOR TENDER
1	2021/09/08	ISSUED FOR BUILDING PERMIT
NO.	DATE	DESCRIPTION

ISSUES AND REVISIONS

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA architecture + design ltd. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings. Copyright reserved. This drawing shall at all times remain the exclusive property of CTA architecture + design ltd. and may not be reproduced or altered without written consent of CTA architecture + design ltd.

SEAL

PROJECT NAME  
**NEW EQUIPMENT TOWER**

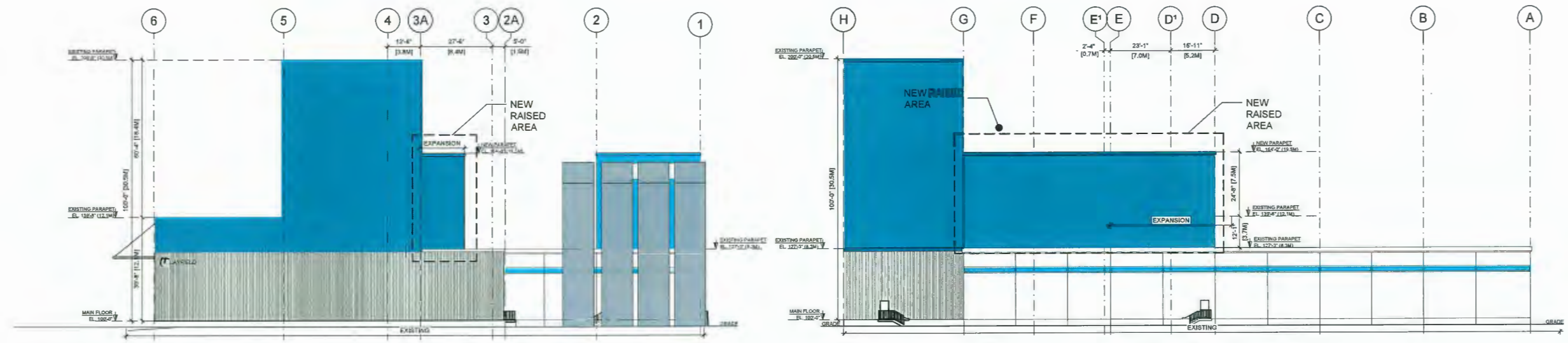
11120 SILVERSMITH PLACE  
RICHMOND, BC

DRAWING TITLE  
**SITE + ROOF PLAN**

**Plan #1**

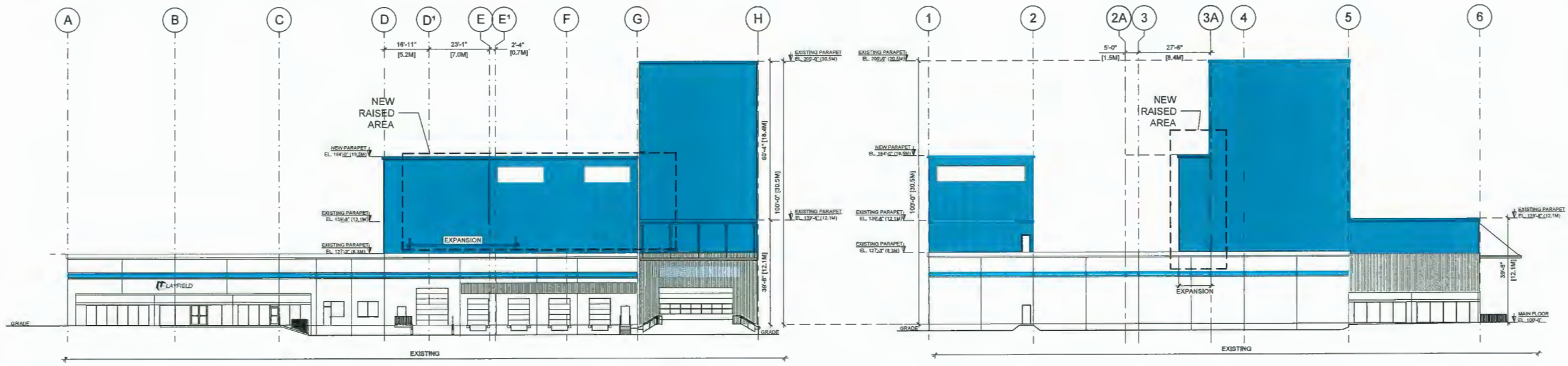
SCALE	AS NOTED
DRAWN	LD
REVIEWED	
PROJECT NO.	2158
DRAWING NO.	

**DV 21-934492**



1 WEST ELEVATION  
SCALE: 1:250 METRIC

2 SOUTH ELEVATION  
SCALE: 1:250 METRIC



3 NORTH ELEVATION  
SCALE: 1:250 METRIC

4 EAST ELEVATION  
SCALE: 1:250 METRIC

3	2021/10/28	RE-ISSUED FOR DVP
2	2021/10/12	ISSUED FOR TENDER
1	2021/09/08	ISSUED FOR BUILDING PERMIT
NO.	DATE	DESCRIPTION
ISSUES AND REVISIONS		

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA architecture + design ltd. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings. Copyright reserved. This drawing shall at all times remain the exclusive property of CTA architecture + design ltd. and may not be reproduced or altered without written consent of CTA architecture + design ltd.

SEAL

PROJECT NAME  
**NEW EQUIPMENT TOWER**

11120 SILVERSMITH PLACE  
RICHMOND, BC

DRAWING TITLE  
**ELEVATIONS**

**Plan #2**

SCALE	1" = 20'-0"
DRAWN	LD
REVIEWED	
PROJECT NO.	2108
DRAWING NO.	