



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** December 6, 2021

**From:** Peter Russell  
Chair, Development Permit Panel

**File:** DV 21-934492

**Re:** **Development Permit Panel Meeting Held on November 24, 2021**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 21-934492) for the property at 11120 Silversmith Place be endorsed and the Permit so issued.

Peter Russell  
Chair, Development Permit Panel  
(604-276-4130)

WC/SB:blg

## Panel Report

The Development Permit Panel considered the following item at its meeting held on November 24, 2021.

DV 21-934492 – CTA DESIGN GROUP – 11120 SILVERSMITH PLACE  
(November 24, 2021)

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

Applicant, Craig Mitchell, of CTA Design Group and Dave Brandle, of Layfield Group, provided a brief presentation, including:

- New equipment will be added to the existing plastic manufacturing facility which will require a new equipment tower.
- The proposed tower will go through the existing roof structure of the building and will be located adjacent to the existing towers in the subject site.
- The proposed tower will only change the original roofline of the existing building and its design would be similar to that of the existing towers.
- Proposed sustainability features associated with the proposed development variance permit application include four electric vehicle (EV) parking spaces which are ready to use, additional four EV parking spaces in the future, and use of renewable energy sources for heating the building.

Staff noted that: (i) there were two building height variances previously approved for the subject site; (ii) the proposed height variance is lower than the previously approved height variances; (iii) the proposed variance is consistent with the City's Industrial Lands Intensification Initiative objectives to better utilize the City's existing industrial lands; and (iv) the proposed installation of the new tower equipment will allow the long-standing plastics manufacturing facility to expand its operations and remain in Richmond.

In reply to Panel queries, the applicant acknowledged that: (i) the exterior cladding materials and colour for the proposed tower would match those of the existing towers; (ii) a roof hatch will be added for the new tower; (iii) an interior stair structure will be installed to access the new equipment for maintenance; (iv) the applicant is confident that the existing building foundation would be able to support the weight of the new equipment and will conduct a review at the Building Permit stage; and (v) a ventilation system will be installed for the proposed tower.

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

The Panel expressed support for the project, noting the proposed sustainability features and the existing manufacturing facility's investment to the community.

The Panel recommends the Permit be issued.