



City of Richmond
Planning and Development Department

Memorandum

To: David Weber
Director, City Clerk's Office

Date: September 6, 2011

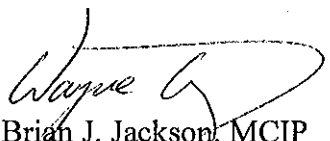
From: Brian J. Jackson, MCIP
Director of Development

File: DV 11-581634

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

The attached Development Variance Permit was given favourable consideration by the Development Permit Panel at their meeting held on August 24, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


for Brian J. Jackson, MCIP
Director of Development

DB:blg
Att.

- the request for tandem parking spaces for four units is appropriate in view of the location of the project.

Panel Discussion

The Panel expressed support for the project subject to the applicant making the necessary design changes as suggested by the Panel to ensure the safety of children in the play area and a safety element to protect the building structure regarding truck manoeuvring.

Correspondence

Alvin Leung, 115-8120 Jones Road, Richmond, B.C. V6Y 4K7 (Schedule 1)

Quan Zhang and Ling Wang, 116-8100 Jones Road, Richmond, B.C. V6Y 4B1 (Schedule 2)

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of eight (8) townhouse units at 8080 and 8100 Blundell Road on a site zoned Low Density Townhouses (RTL3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum front yard setback from 6.0 m to 5.0 m for Building 1; and*
 - b) *allow a total of eight (8) tandem parking spaces in four (4) of the eight (8) townhouse units.*

CARRIED

3. Development Variance 11-581634

(File Ref. No.: DV 11-581634) (REDMS No. 3288463)

APPLICANT: CTA Design Group

PROPERTY LOCATION: 11120 Silversmith Place

INTENT OF PERMIT:

1. To vary the maximum building height of a building within the Industrial Business Park (IB1) zone:
 - (a) from 12 m to 19.812 m to accommodate the widening of an existing polyfilm fabrication tower; and
 - (b) from 12 m to 30 m to accommodate the construction of a new polyfilm fabrication tower.

Applicant's Comments

Ciaran Deery, Partner, CTA Design Group, provided the following information regarding the requested development variances by the applicant:

- the proposed variances are sought in connection with the expansion plan of LPL Properties Inc. (Layfield Plastics) which is a significant investment for the company;
- Layfield Plastics, which manufactures film fabrics, was thinking of relocating to a new site to diversify its operations but decided to stay in their present location and bring in new technology; and
- the company is requesting the height variance to enclose the tower which is necessitated by the procedure of the fabrication.

Staff Comments

Mr. Jackson stated that staff supports the development variance application and the expansion of a thriving industry in Richmond. He added that the Google Earth pictures provided by staff show that existing tanks located on the property line will block views of the proposed tower expansion.

Mr. Jackson also mentioned that he received a telephone call from residents living on the west side of the manufacturing facility who complained of the noise coming from the said facility.

Panel Discussion

A comment was made that the consultant should have provided graphics in his presentation as it did not meet the requirements and standards of the Panel.

In response to a query, Mr. Deery clarified that the enclosure and the function within the enclosure is new and not currently existing.

In response to the query regarding the effect of the proposed towers' proximity to the canal ESA, Mr. Jackson advised that the proposed towers are located on the East side, limiting any shading to morning hours.

In response to the query whether a noise issue is associated with the function of the tower, Mr. Deery stated that there is no noise issue with the tower itself. He explained that the noise is generated by the transfer of plastics from the silos into the building. He also mentioned that the applicant is going to meet with the residents in the area to discuss the noise issue.

In response to the query whether the industrial noise level coming from the manufacturing facility meets the City's standards, Mr. Jackson pointed out that it meets the bylaw requirements and that noise bylaw staff have not received any noise complaints. He explained that the noise comes from the existing ground level operations.

The Chair suggested that the applicant can add some graphics and colour to the tower configuration and noted that the proposed consultation of the applicant with residents in the area to mitigate the noise is appropriate.

Correspondence

Ben and Betty Baerg, 11411 Shell Road, Richmond, B.C. (Schedule 3)

Gallery Comments

Betty Baerg, 11411 Shell Road, stated the following:

- she made a previous complaint about the noise when the facility was undergoing expansion several years ago;
- the noise does not emanate only from the ground level; and
- the noise can be heard throughout their 5-acre property.

Ms. Baerg expressed concern that additional silos will increase the noise level and suggested that the applicant make an enclosure or a building configuration to mitigate the noise. She mentioned that she had talked with a representative of Layfield Plastics who was willing to work with the residents regarding the noise issue.

Panel Discussion

In response to the query whether there are pipes or mechanics external to the existing or proposed enclosures that generate noise, Mr. Deery stated that none are being planned.

The Panel reiterated that the applicant should discuss the noise issue with residents living in the area and that maximum efforts should be made by the applicant to mitigate the noise coming from the manufacturing facility.

Development Permit Panel
Wednesday, August 24, 2011

Panel Decision

It was moved and seconded

1. *To vary the maximum building height of a building within the Industrial Business Park (IB1) zone:*
 - (a) *from 12 m to 19.812 m to accommodate the widening of an existing polyfilm fabrication tower; and*
 - (b) *from 12 m to 30 m to accommodate the construction of a new polyfilm fabrication tower.*

CARRIED

-
4. **Date Of Next Meeting: Wednesday, September 14, 2011**

5. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:05 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, August 24, 2011.

Dave Semple
Chair

Rustico Agawin
Committee Clerk

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 24,
2011.

August 22, 2011

To Development Permit Panel	
Date:	8/24/2011
Item #:	3
Re:	DV-11-581634

City of Richmond,
6911 No.3 Road,
Richmond, B.C. V6Y 2C1

Attn: David Weber
Director
City Clerk's Office

Re: Development Variance
DV 11-581634

We are writing in response to Layfield Plastics application to expand their operation.

Our primary concern is that these changes may result in an increase in the noise level that we are exposed to. The increase in activity would result in longer times when the plastic pellets are being blown through the pipes with the accompanying ringing noise. We would like to see Layfield Plastics configure the tower and additional silos so that it mitigates the noise from the pipes.

There would also be more train noise and pollution as more material would be brought in for the expanded operation.

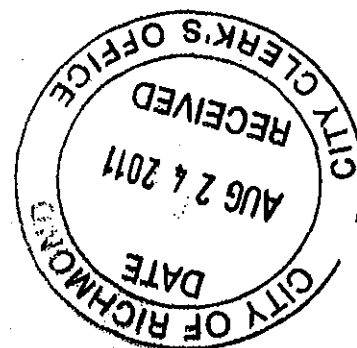
Our customers from our U-pick raspberry farm have commented about the persistent ringing noise that is emitted whenever the plastic pellets are being blown through the pipes.

We would like to see the new tower, new and existing silos and piping be designed or enclosed to minimize the noise level.

Thank you for your consideration.

Yours truly,

Ben & Betty Baerg
11411 Shell Rd
Richmond





City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: DPP Mtg., Aug. 24, 2011

To: Development Permit Panel

Date: August 10, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DV11-581634

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

Staff Recommendation

That a Development Variance Permit be issued which would vary the maximum building height of a building within the Industrial Business Park (IB1) zone:

- a) From 12 m to 19.812 m to accommodate the widening of an existing polyfilm fabrication tower; and
- b) From 12 m to 30 m to accommodate the construction of a new polyfilm fabrication tower.

Brian J. Jackson, MCIP
Director of Development

BJJ:dcb
Att. 2

Staff Report

Origin

CTA Design Group has applied to the City of Richmond for a Development Variance Permit to vary the maximum building height of a building within the Industrial Business Park (IB1) zone:

- a) From 12 m to 19.812 m to accommodate the widening of an existing polyfilm fabrication tower also at 11120 Silversmith Place; and
- b) From 12 m to 30 m to accommodate the construction of a new polyfilm fabrication tower at 11120 Silversmith Place.

LPL Properties Ltd. (Layfield Plastics) is the current owner of the subject property and operates a production facility for the manufacturing of plastics.

Development Information

In 2003, Council approved a development variance (DV 03-251026) increasing the maximum building height from 12.0 m to 19.812 m to accommodate an equipment tower on a portion of the building. The first variance included in this application is intended to accommodate a slight widening and squaring off of this existing, previously approved tower. The existing tower is proposed to be widened by approximately 7.04m deep by 12.55m wide up to the height of the current tower. The addition will be finished with blue metal cladding to match the existing tower finish.

The second variance request relates to LPL Properties expansion plans. LPL is proposing to remove an existing on-site rail spur along the west side of their existing building to expand their existing building by approximately 496 m² (5,340 ft²). The base building addition will be approximately 36.6 m wide, 12.2 m deep and 8.3 m high. The height of the base will match the height of the existing building. The new equipment tower will be situated overtop the expanded building base and will be approximately 18.3 m wide and 12.2 m deep. The height of the tower as measured from the slab elevation will be approximately 30m.

The proposed new tower will be approximately 10.2 metres taller than the first tower as a result of the new products to be fabricated at this plant. The tower enclosure will have a pre-finished metal cladding coloured blue to match the existing equipment tower that was approved in 2003. The lower building expansion will utilize new concrete tilt panels to match the existing building.

As noted earlier, the new tower will be used in the fabrication of polyfilm. The applicant's submission documents indicate that "the fabrication process is vertical to allow for cooling of the film and the height is necessary for the larger and thicker films which are now planned for fabrication at this facility".

The subject property lies within the area zoned as Industrial Business Park south of Steveston Highway and east of Shell Road. The site is appropriately zoned and the use is consistent with the adjacent industrial business park users.

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements. A site plan and elevations are provided in **Attachment 2**.

Background

Development surrounding the subject site is as follows:

To the north, south and east; medium to large sized general industrial lots all zoned "Industrial Business Park (IB1)". An Air Care inspection facility is located to the north. To the south are industrial uses operating out of warehouse/distribution facilities with offices as an accessory use.

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 scheme attached to this report has satisfactorily addressed the significant urban design issues and other 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) zoning schedule except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in bold)

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:

- a) From 12 m to 19.812 m to accommodate the widening of an existing polyfilm fabrication tower also at 11120 Silversmith Place; and
- b) From 12 m to 30 m to accommodate the construction of a new polyfilm fabrication tower at 11120 Silversmith Place.

(Staff supports the proposed variances as this is a purpose built expansion which allows the existing business to diversify their operation rather than having to relocate to a new site. The widening and squaring off of the existing tower is a relatively small addition and will not result in a significant physical change in the appearance of the building. The height of the new tower is not impacted by aircraft height restrictions and is not expected to significantly affect the view lines from the neighbouring businesses. The additions to the existing operation have been appropriately designed to match / correspond to the existing building and tower's features. The proposed tower height and dimension provide interest to the streetscape and are considered appropriate in relationship to the scale of buildings/structures around it.)

Analysis

Flood Covenant on Title

A flood covenant exists on title requiring that the underside of the floor system or top of the concrete slab within any building used for Light Industrial purposes be at, or above, 2.19m GSC. The applicant has advised that the proposed slab elevation will meet this requirement. The City's current Flood Construction Level (FCL) at this site is 2.9m GSC but as the size of the proposed addition is less than 25% of the existing building floorspace the current FCL requirements are not triggered and the existing covenant will prevail.

Provincial Environmental Management Act – Site Contamination

As a result of the site profile submission, the Provincial Ministry of Environment (BCMOE) has advised that there is an outstanding requirement for a preliminary site investigation for the subject site.

The applicant has been in touch with the BCMOE and the Province has subsequently provided a release to the City under section 946.2(2)(b)) allowing the City to approve development and development variance permits for the subject property.

Conditions of Adjacency

- The majority of uses around the subject property consist primarily of similar light industrial facilities and related offices. The proposed tower will be located at the rear (west side) of the existing building rather than adjacent to neighbouring lots to the north or south. The agricultural properties are approximately 50m to the west with Shell Road, a canal and the rail corridor between these uses.

Site and Landscape Planning

- The location of the proposed tower is influenced by the internal layout needed in the fabrication process.
- The applicant has made adjustments to the site's parking arrangements to respond to Transportation staff's request for a 7.5 m wide drive aisle. Several parking stalls have been reoriented to accommodate the wider aisle.
- The applicant has also added an external bike rack and has indicated that required internal bike stalls can be accommodated.
- Both parking and loading stall requirements conform to the City's Zoning Bylaw.

Architectural Form and Character

- The tower enclosure will have a pre-finished metal cladding coloured blue to match the existing equipment tower that was approved in 2003. The lower building expansion will utilize new concrete tilt panels to match the existing building.

Conclusions

Staff have reviewed the technical issues related to the proposed building expansion and associated equipment tower additions to the LPL Properties Ltd. site and are recommending support for the requested height variances.



David Brownlee
Planner 2

DCB:rg

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

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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).

**City of Richmond**

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

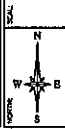
Development Application Data Sheet

Development Applications Division

DV11-581634**Attachment 1**Address: 11120 Silversmith Place
 Applicant: CTA Design Group Owner: LPL Properties Ltd. (Layfield Plastics)
Planning Area(s): ShellmontFloor Area Gross: 4,159 m² after expansion

	Existing	Proposed
Site Area:	7,357 m ²	same
Land Uses:	General Industrial	same
OCP Designation:	Business and Industry	same
Zoning:	Industrial Business Park (IB1)	same

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.565	none permitted
Lot Coverage:	Max. 60%	56.5%	
Setback – Front and exterior side yard:	Min. 3.0 m	conforms	
Setback – Rear and interior side yard:	Min. 0 m	conforms	
Height (m) (existing tower):	Max. 12 m	19.812 m	variance to accommodate widening of existing equipment tower enclosure
Height (m) (new tower):	Max. 12 m	30 m	variance for a new equipment tower enclosure
Lot Size:	none	conforms	
Total off-street Spaces:	42	42	
Loading Spaces	2 medium and 2 large	4 large spaces	
Bicycle Spaces	Class 1: 11 Class 2: 11	Class 1: 11 Class 2: 11	

[illegible]**CONDUCTANT:**

PROJECT:
EQUIPMENT TOWER
ENCLOSURE

CLAYFIELD
11120
SILVERSMITH PLACE,
RICHMOND, B.C.

ARCHITECTURE AND ENGINEERING
101 - 925 WEST 8TH AVENUE
VANCOUVER, B.C. V5Z 1B4

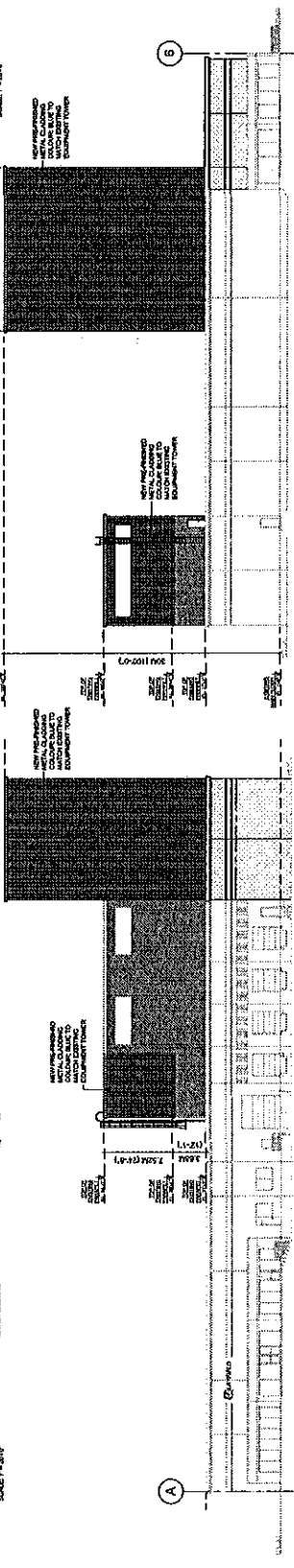
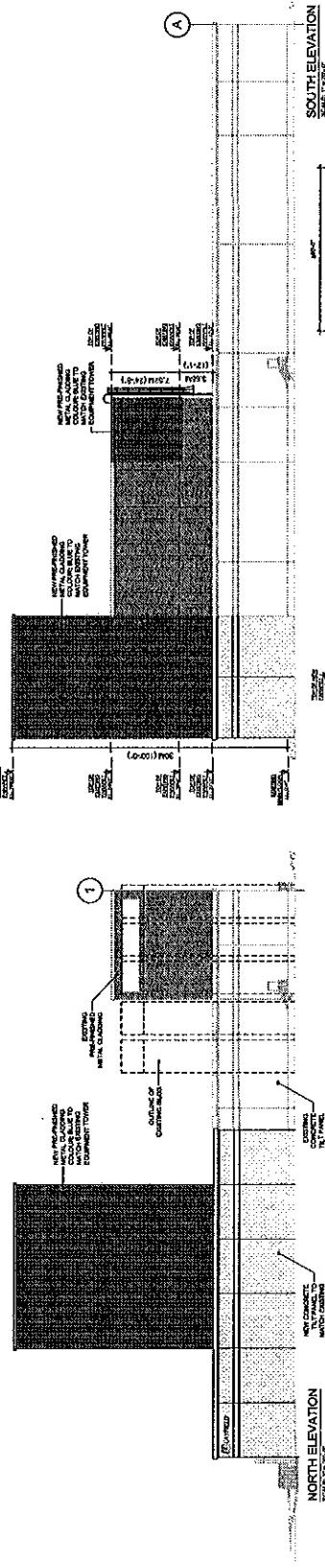
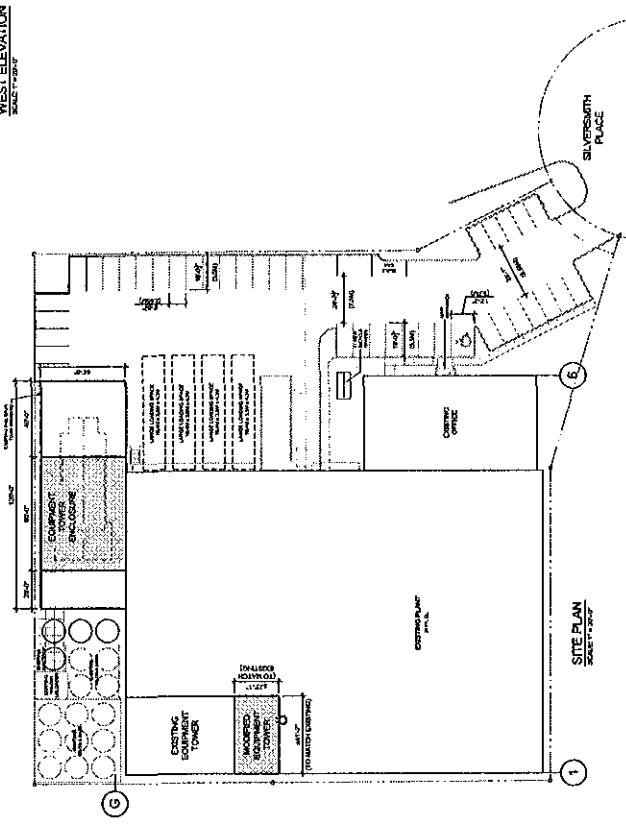


Within differentials shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, column locations prior to construction of columns, column locations and shall be responsible for any errors. The General Contractor shall be responsible for any errors in the construction of the columns. The General Contractor shall be responsible for any errors in the construction of the columns.

TITLE: SITE PLAN / ELEVATIONS

04/05/2017

DRAWN:	RC	CHECKED:	CD
DIRECTOR:			
SCALE:		SHEET	

[illegible]



City of Richmond
Planning and Development Department

Development Variance Permit

No. DV11-581634

To the Holder: CTA DESIGN GROUP
Property Address: 11120 SILVERSMITH PLACE
Address: SUITE 101-925 WEST 8TH 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) The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 attached hereto.
 - b) The siting of off-street parking and loading facilities shall be as shown on Plan #1 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.

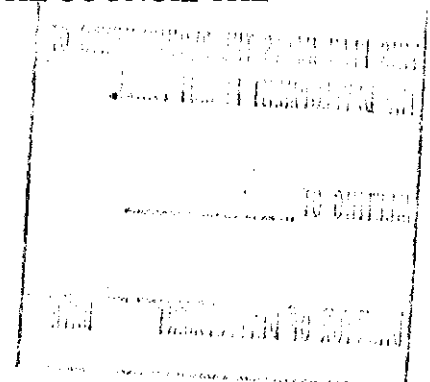
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

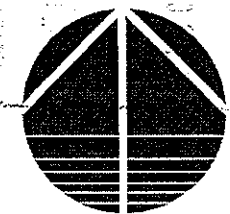
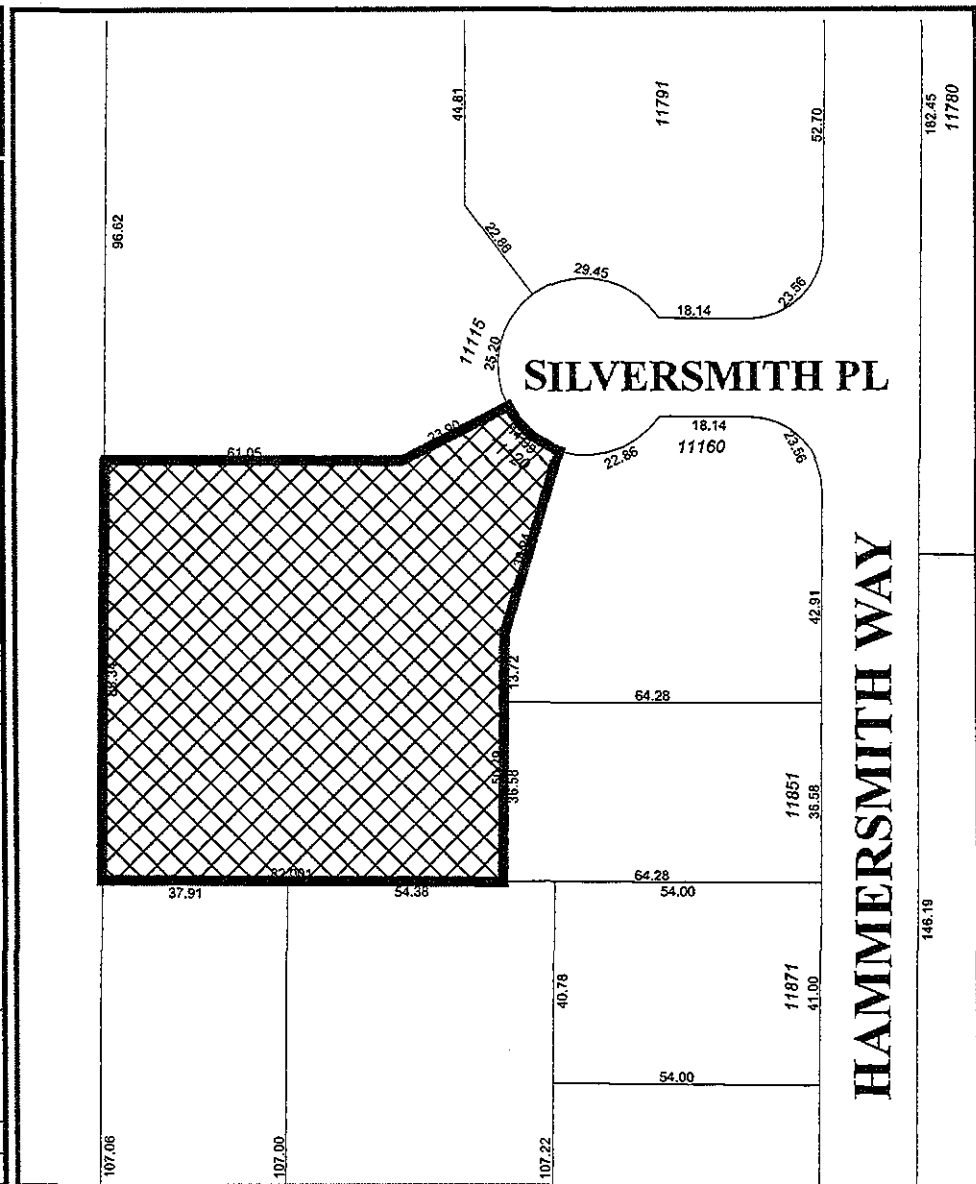
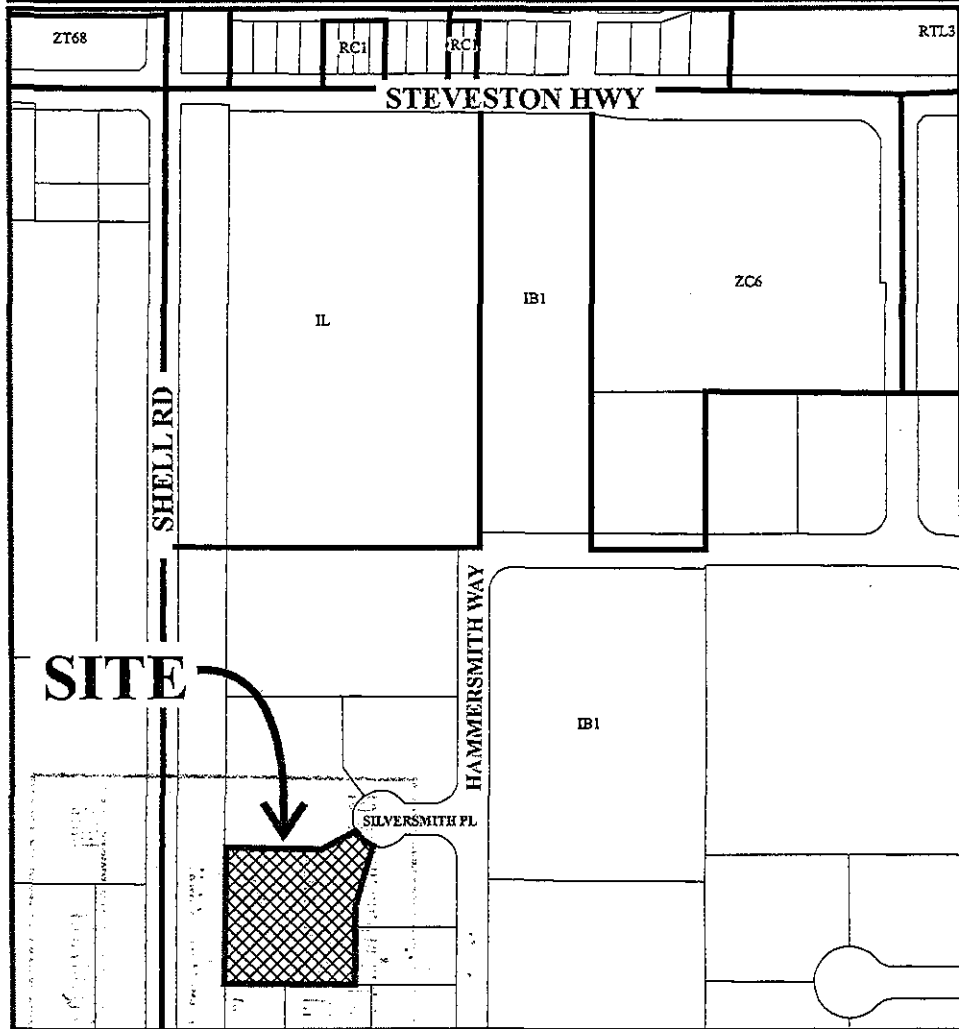
DELIVERED THIS DAY OF

MAYOR





City of Richmond



DV 11-581634
SCHEDULE "A"

Original Date: 06/16/11

Revision Date:

Note: Dimensions are in METRES

DRAWING	RC	CHECKED	CO
DIRECTOR:			
SCALE	AS NOTED	FILE	A 100
DRAWING NUMBER		VERSION	
A1		D	

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