



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: August 12, 2010
File: DV 10-540887
Re: **Application by Flexstar Packaging Inc. for a Development Variance Permit at
13320 River Road**

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 the "Light Industrial (IL)" zone from 12.0 m (39.4 ft.) to 18.3 m (60.0 ft.), in order to permit construction of an approximately 6.1 m (20.0 ft.) x 6.1 m (20.0 ft.) penthouse on top of the existing building located at 13320 River Road.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Flexstar Packing Inc. has applied to the City of Richmond for permission to vary the maximum building height from 12.0 m (39.4 ft.) to 18.3 m (60.0 ft.) for the construction of an approximately 6.1 m (20.0 ft.) x 6.1 m (20.0 ft.) penthouse on top of an existing building located at 13320 River Road in order to accommodate extrusion equipment. No additional floor area is being proposed as part of the building modification.

The site (see **Schedule A**) is currently zoned Light Industrial (IL) and contains a three (3) warehouse buildings, each with its own street address (13320 River Road, 13331 and 13333 Vulcan Way, see **Plan #1**). The proposed variance only applies to the building located at the northeast corner of the site, fronting River Road, with an address of 13320 River Road.

Background

Development surrounding the subject site is as follows:

To the north: River Road, the dyke and North Arm of the Fraser River.;

To the east: Knight Street Bridge;

To the south: Vulcan Way and the rail right-of-way (ROW). Light industrial/commercial buildings on properties zoned Light Industrial (IL); and

To the west: Light industrial buildings on properties zoned Light Industrial (IL).

Staff Comments

Riparian Management Area (RMA)

The site's River Road frontage is located within the 15 m buffer of the Riparian Management Area. Staff have no concerns, since the proposed addition is located on top of the existing building on site. No encroachment to the buffer is being proposed.

Project Description

The proposed penthouse measures 6.1 m (20.0 ft.) by 6.1 m (20.0 ft.) and has a height of 6.1 m (20.0 ft.). With the existing building standing approximately 12.0 m (39.4 ft.) from the ground, the overall building height with the addition will be at 18.3 m (60.0 ft.). The proposed addition is required to accommodate a new extrusion line; the higher ceiling is required to allow the new extrusion equipment to operate properly. No equipment or additional rooftop machinery will be visible from the exterior of the building. All mechanical equipment will be contained within the penthouse. The exterior cladding of the proposed addition (metal cladding in corrugated silver metallic) will match materials on the existing facility.

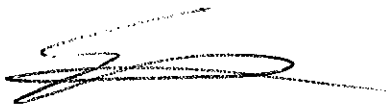
Analysis

Since no new floor area is being proposed, there is no change to parking and loading requirements for the building at 13320 River Road. The applicant is requesting to vary the maximum building height for the penthouse addition only from 12.0 m (39.4 ft.) to 18.3 m (60.0 ft.). This Development Variance application is being considered for the following reasons:

1. An existing silo farm is located between the existing building and the Knight Street Bridge. The existing silos stand at 18.2 m (59.7 ft.) to the top of the handrails (maximum accessory structure height permitted in the "Light Industrial (IL)" zone is 25.0 m (82.0 ft.)).
2. The proposed ridge line of the penthouse addition will be at the same height as the silo farm.
3. The small penthouse addition will be located close to the eastern edge of the existing building, which is setback approximately 25.0 m (82.0 ft.) from the Knight Street Bridge.
4. The view of the proposed penthouse addition is limited from the bridge deck of the Knight Street Bridge.
5. This vertical extension is a minor addition to the existing building and impact to the neighbouring developments is minimal.
6. No signage is being proposed on the penthouse addition.
7. The variance would enable an existing business in Richmond to expand onsite.

Conclusions

Staff support the Development Variance Permit application as requested.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

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
Planning and Development Department

Development Variance Permit

No. DV 10-540887

To the Holder: FLEXSTAR PACKAGING INC.

Property Address: 13320 RIVER ROAD

Address: C/O MARC L. BRAY, PRESIDENT/CEO
13320 RIVER ROAD
RICHMOND, BC V6V 1W7

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 constructed generally in accordance with Plans #1-2 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 _____, _____

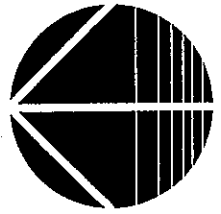
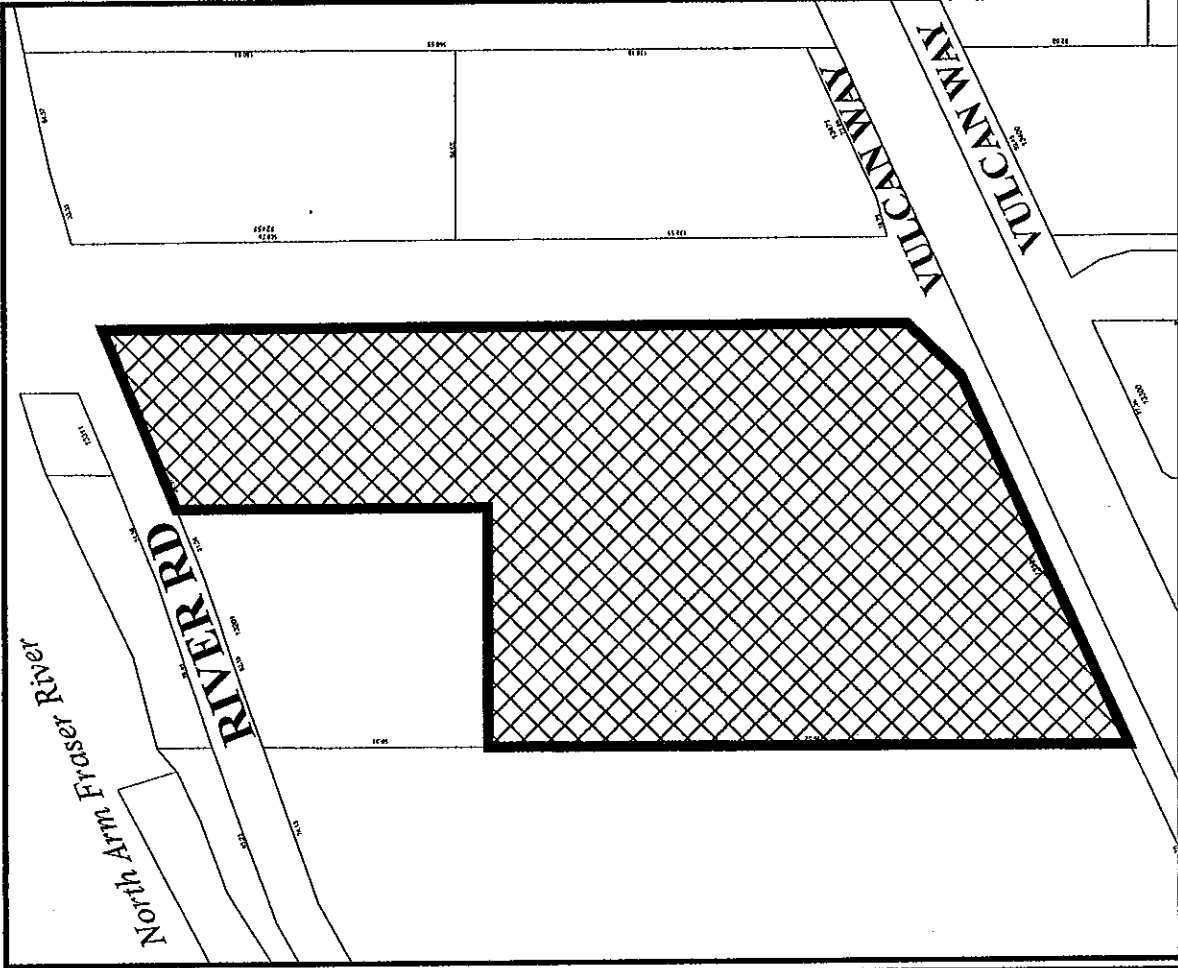
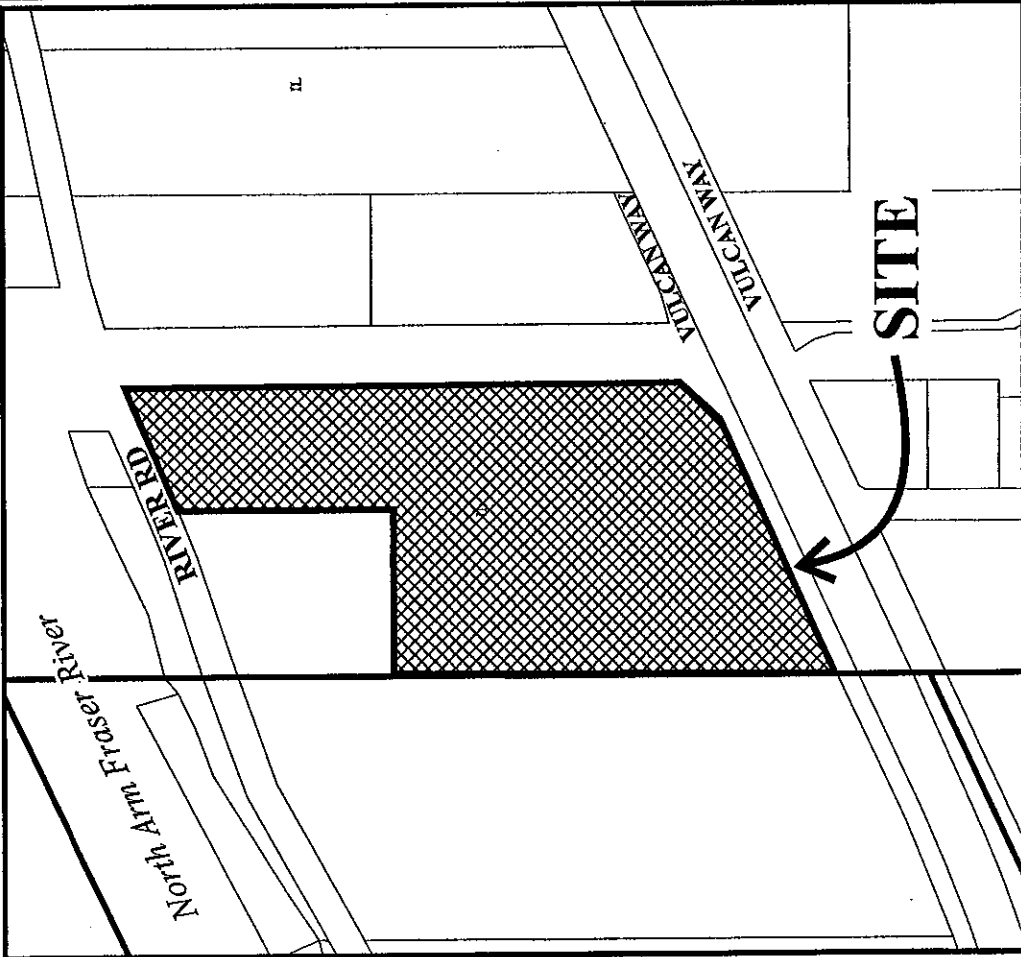
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond

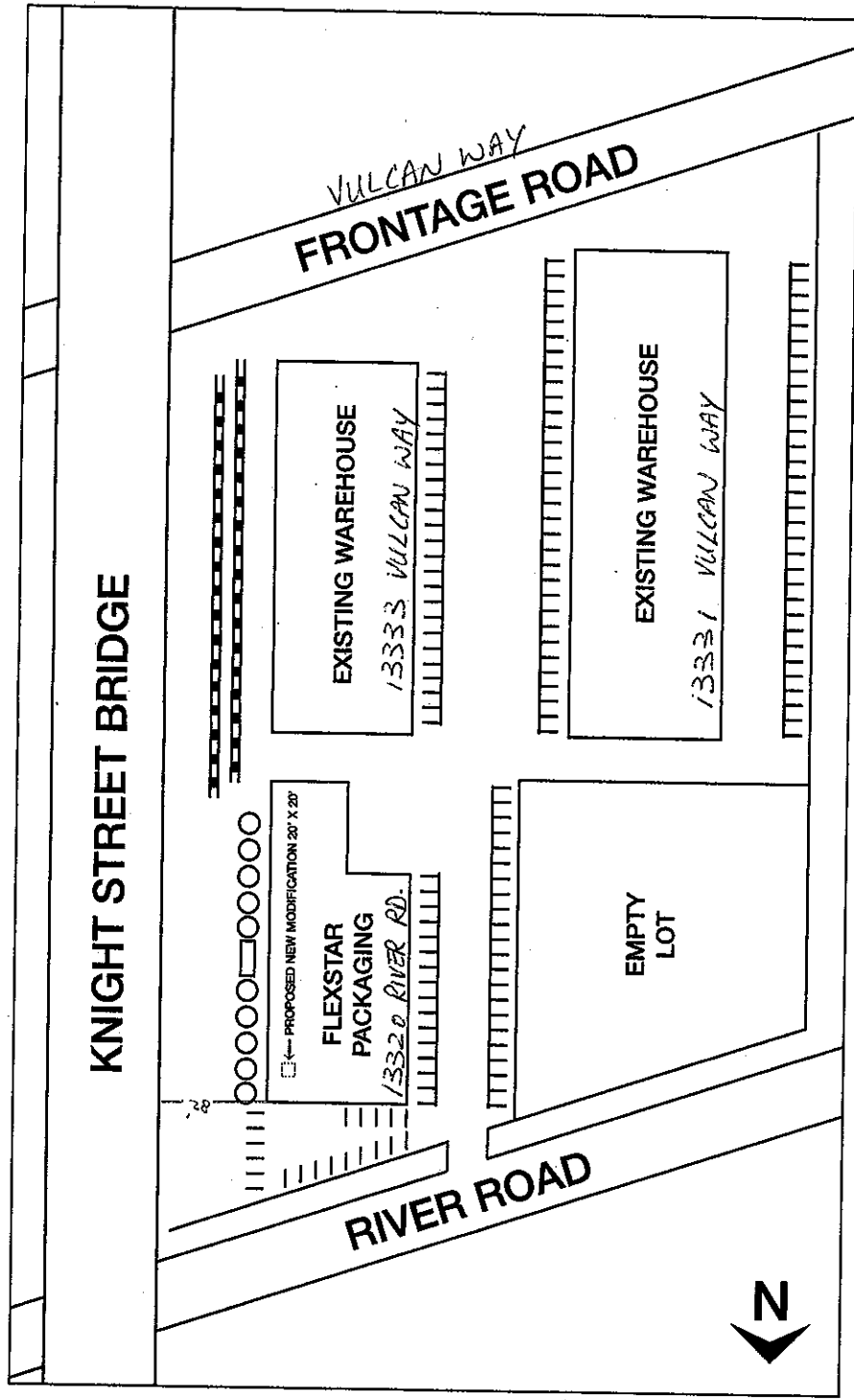


DV 10-540887 SCHEDULE "A"

Original Date: 07/29/10

Revision Date:

Note: Dimensions are in METRES



KNIGHT STREET BRIDGE

VULCAN WAY
FRONTAGE ROAD

EXISTING WAREHOUSE
13333 VULCAN WAY

EXISTING WAREHOUSE
13331 VULCAN WAY

FLEXSTAR
PACKAGING
13320 RIVER RD.
← PROPOSED NEW MODIFICATION 20' X 20'

EMPTY
LOT

RIVER ROAD



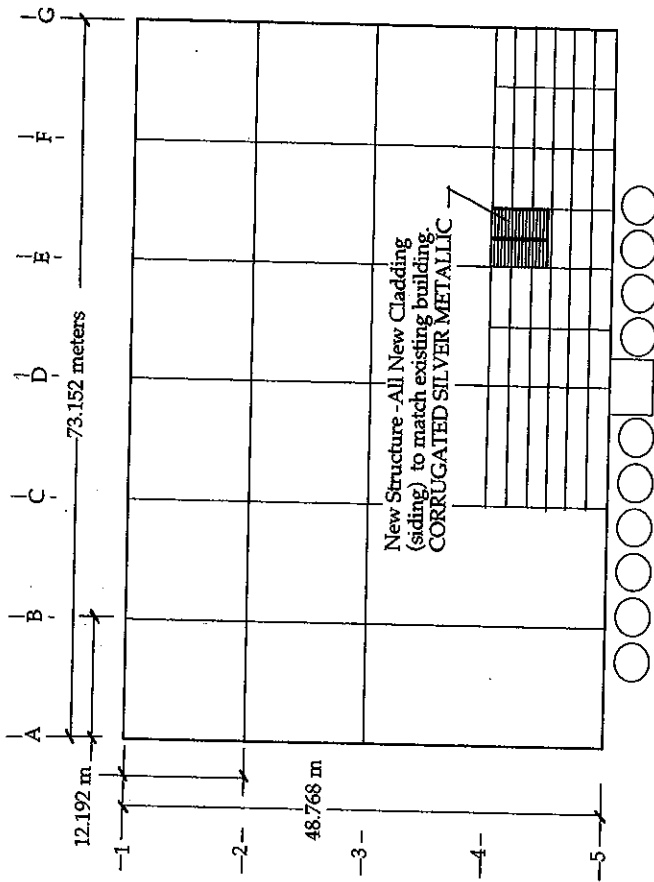
SITE PLAN #1

Flexstar Packaging Inc. 13320 River Road, Richmond B.C. Canada. V6V 1W7	
Proposed new penthouse	
Date: 10-8-10	Scale as noted
Drawn PLW	
Variance Permit # DV10-540887	
Sheet # 200	

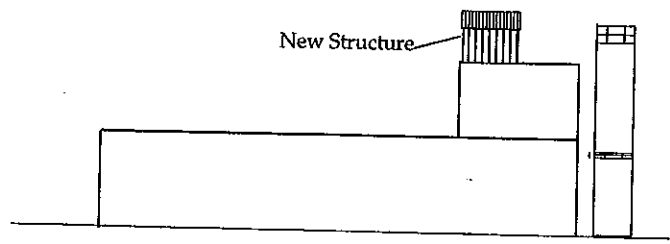
AUG 12 2010

PLAN # 1

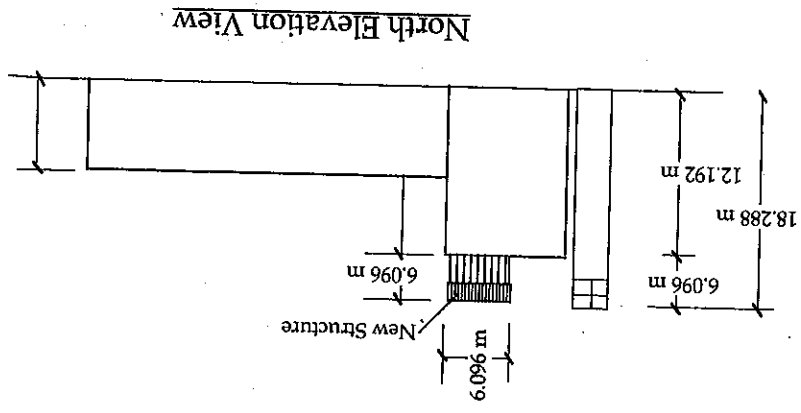
DV 10 540887



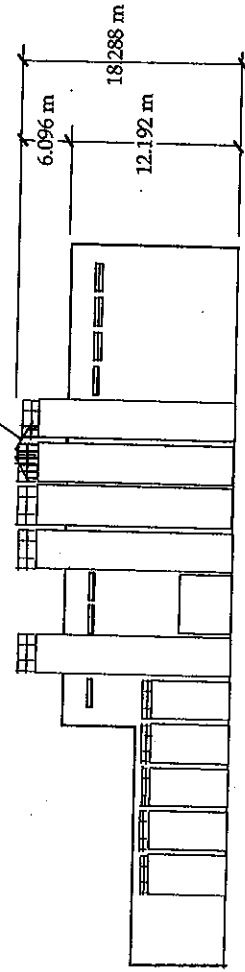
Plan View
net to scale



South Elevation View



North Elevation View



West Elevation View

Flexstar Packaging Inc. 13320 River Road, Richmond B.C. Canada. V6V 1W7	
Proposed new penthouse	
Date: 10-8-10	Scale as noted
Drawn PLW	
Variance Permit # DV10-540887	
Sheet # 200	

AUG 12 2010

SITE PLAN #2

PLAN #2 DV 10 540887