



## **Development Permit Panel**

**Wednesday, September 15, 2010**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Verne Jacques, Acting Director, Recreation

The meeting was called to order at 3:30 p.m.

### **1. Minutes**

It was moved and seconded  
*That the minutes of the meeting of the Development Permit Panel held on Wednesday, August 25, 2010, be adopted.*

**CARRIED**

The Panel agreed that Item 3 be considered ahead of Item 2.

### **3. Development Variance DV 10-540887**

(File Ref. No.: DV 10-540887) (REDMS No. 2950494)

APPLICANT: Flexstar Packaging Inc.

PROPERTY LOCATION: 13320 River Road

#### **INTENT OF PERMIT:**

To 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.

#### **Applicant's Comments**

Marc Bray, President and CEO of Flexstar Packaging, Inc., advised the following:

- Flextar is a manufacturer of flexible packaging which services primarily the food industry and its products are intended for the Canadian and U.S. business markets;

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- the company is working on Phase 2 of its capital program project which includes the addition of two very large machines – a printing press and a blown film extrusion line;
- The request for variance of the height of the building was made to accommodate the blown film extrusion machine inside the building, which requires an addition of 6 meters on top of the building's existing roof;
- Flextar had thought that since it has silos on its property, the required building height to accommodate the machines inside its building would be permitted;
- Subsequent to the filing of its building permit application, Flextar realized that a development variance permit was needed to increase the height of the building to accommodate the blown film extrusion machine;
- Flextar would like to convey the urgency of its request for development variance since the machines will be delivered very soon and that they would like to finish all the work needed to install the machines before the rains come; and
- the company is expressing its appreciation to the Planning and Development Department for understanding Flextar's situation and for facilitating its request for development variance.

**Staff Comments**

Brian J. Jackson, Director of Development stated that staff definitely supports the development variance application. He added that as a result of the Flextar application, staff is going to review the building height limitations in industrial areas. In closing, he noted Flextar's contributions to the City's economy and assured staff's assistance to Flextar in its future endeavours.

**Panel Discussion**

The Chair agreed with the comments of Mr. Jackson and stated that the variance requested by the applicant is indeed small and that it should be facilitated. He also mentioned that the Department will look at the zoning bylaws in industrial areas and consider some flexibility regarding building height requirements in the future.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*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.*

**CARRIED**

**2. GENERAL COMPLIANCE - REQUEST BY HBBH + CE INTEGRATED DESIGN BC FOR A GENERAL COMPLIANCE RULING AT 14000, 14088, 14100, 14200 and 14300 Riverport Way (formerly 14791 Steveston Highway)**

(File Ref. No.: DP 04-269797) (REDMS No. 2955372)

APPLICANT: HBBH + CE Integratedesign BC Inc.

PROPERTY LOCATION: 14000, 14088, 14100, 14200 and 14300 Riverport Way  
(formerly 14791 Steveston Highway)

INTENT:

That the revised plans for the residential rental building at 14000, 14088, 14100, 14200 and 14300 Riverport Way (formerly 14791 Steveston Highway) be considered in General Compliance with Development Permit (DP 04-269797).

**Applicant's Comments**

W. Brent Kerr, President, Legacy Park Lands Ltd., provided the following information to the Panel:

- the applicant's development permit was approved several years ago and they came back to staff in June of this year to request revisions;
- the applicant is proposing a revision of the building design so that the rental apartment dwelling units can be increased from 67 to 80 or an increase of 13 units;
- the smaller apartment units will cater to the needs of around 750 employees working in Riverport where there are no other rental properties that are in close proximity;
- the proposed revision will not increase the physical envelope of the building; architecturally, the building has essentially the same plan with a few changes; and
- the quality and standard of the building have been retained as part of the applicant's commitment to neighbouring properties.

**Staff Comments**

Mr. Jackson stated that staff supports the applicant's request for a General Compliance ruling on the proposed changes, noting that the careful analysis of the applicant's consulting team enabled them to increase the number of apartment units and still conform with all aspects of the Zoning Bylaw. He observed that while there were some technical modifications made to the building, it is basically in the same shape and form when it went through the development permit process before. He also pointed out that of the proposed 80 apartment rental units, 25 are bachelor units, 52 are one-bedroom units and 3 are two-bedroom units. He likewise noted the applicant's contributions to Transportation Demand Measures which include (i) installation of a bus shelter, (ii) installation of four pedestrian benches, and (iii) provision of one-zone transit passes for 50% of the rental units for one year.

**Panel Discussion**

In response to a query on the design of the four proposed adaptable units, Mr. Kerr stated that these units meet the Building Code requirements and can accommodate residents with disabilities. Mr. Jackson, in reply to the same query, advised that (i) the proposed adaptable units will have a wider turning radii in the kitchen and bathroom to accommodate a wheelchair and (ii) the doors of one of the bedrooms, bathroom and kitchen should have sufficient width for the entry and exit of a wheelchair.

In response to a query on how the adaptable units will be promoted in the community, Mr. Kerr advised that the applicant's projects have always been known to be handicapped-friendly and that the intention is to include the adaptable units in the project's marketing program.

In response to a query on whether the applicant has submitted a landscaping plan, Mr. Jackson answered in the affirmative and added that the temporary landscaping plan provided by the applicant is acceptable to staff.

In response to a query on the nature of noise-mitigating measures adopted by the applicant considering the proximity of the proposed building to the railway line, Norman Hotson, Principal, HBBH, and Kelly Wickham, Vice-President for Construction, Legacy Park Lands, Ltd., mentioned the use of (i) high performance windows, (ii) laminated glazing, (iii) additional thickness of materials, and (iv) air space along the frontage of the building that faces the railway line. Mr. Wickham also stated that there is a covenant on title on both the condominium and the subject property that they should meet the standards for buildings near the railways.

**Correspondence**

None.

**Gallery Comments**

None.

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**Panel Decision**

It was moved and seconded

*That the revised plans for the residential rental building at 14000, 14088, 14100, 14200 and 14300 Riverport Way (formerly 14791 Steveston Highway) be considered in General Compliance with Development Permit (DP 04-269797).*

**CARRIED**

**4. New Business**

**5. Date Of Next Meeting:   Wednesday, September 29, 2010**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:50 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, September 15, 2010.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk