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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** August 10, 2011  
**File:** DV11-581634  
**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 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.

A handwritten signature in black ink that reads "Brian Jackson".

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 m<sup>2</sup> (5,340 ft<sup>2</sup>). 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/Variations (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/tp/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)

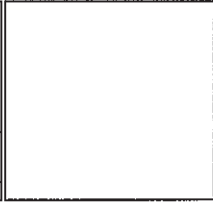
Planning Area(s): Shellmont

Floor Area Gross: 4,159 m<sup>2</sup> after expansion

	Existing	Proposed
<b>Site Area:</b>	7,357 m <sup>2</sup>	same
<b>Land Uses:</b>	General Industrial	same
<b>OCP Designation:</b>	Business and Industry	same
<b>Zoning:</b>	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	

NO.	DATE	REVISIONS
A	JUNE 2011	ISSUED FOR DWP
B	JUNE 2011	REVISED FOR DWP
C	JULY 2011	REVISED FOR DWP
D	AUG 2011	REVISED FOR DWP

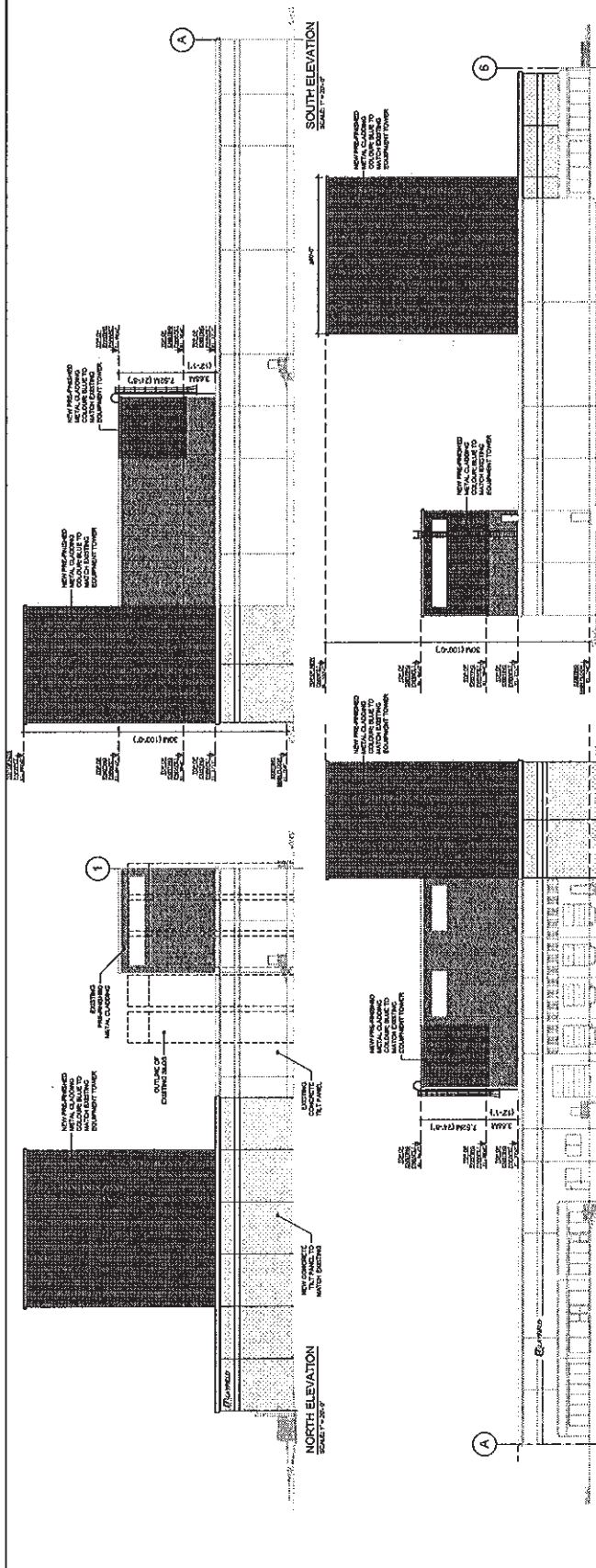


PROJECT:	EQUIPMENT TOWER ENCLOSURE for <b>LAYFIELD</b>
DATE:	11/20
LOCATION:	SILVERSMITH PLACE, RICHMOND, B.C.

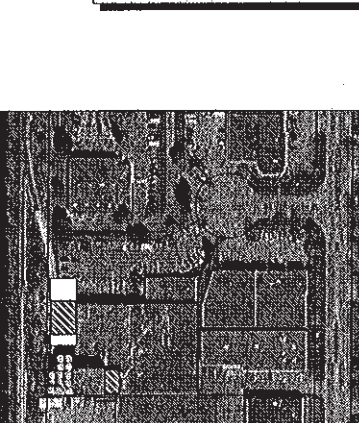
ARCHITECTURE AND ENGINEERING  
 11120 SILVERSMITH PLACE  
 RICHMOND, B.C.  
**cta** **cta design group**  
 ARCHITECTURE AND ENGINEERING  
 11120 SILVERSMITH PLACE  
 RICHMOND, B.C. V6X 1A8  
 TEL: 604.273.2324  
 WWW.CTADSGROUP.COM

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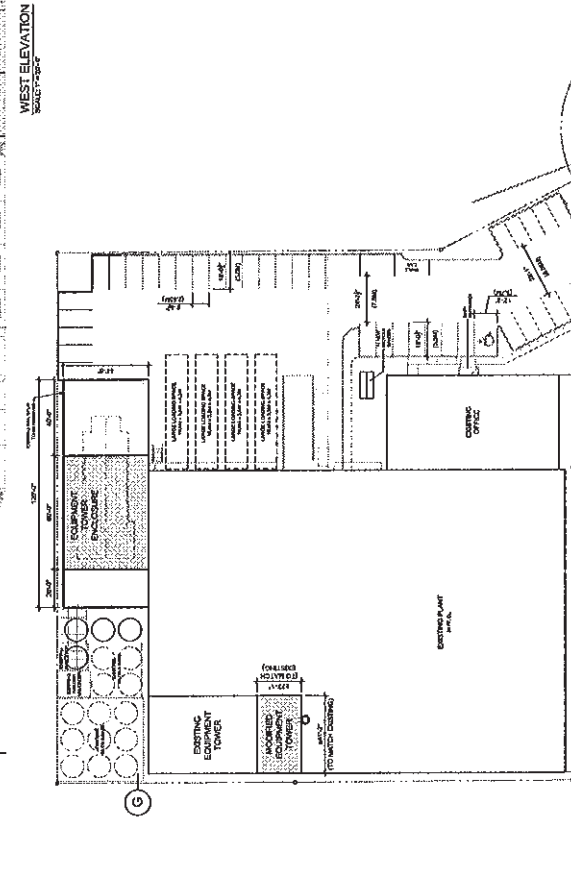
TITLE:	SITE PLAN / ELEVATIONS
DATE:	NOV 20 2011
DRAWN BY:	RC
CHECKED BY:	CD
SCALE:	AS NOTED
PROJECT NUMBER:	A1
VERSION:	D



BUILDING DATA	
LOCAL JURISDICTION:	B. BUSINESS PARK INDUSTRIAL DISTRICT
SITE AREA:	LOT 15, 15.5, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



AERIAL VIEW



SITE PLAN  
 SCALE 1:2500  
 SILVERSMITH PLACE



**City of Richmond**

Planning and Development Department

**Development Variance Permit**

**No. DV11-581634**

To the Holder: CTA DESIGN GROUP  
Property Address: SUITE 101-925 WEST 8<sup>TH</sup> AVE, VANCOUVER, B.C. V5Z 1E4  
Address: 11120 SILVERSMITH PLACE

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

Z168

RC1

RC

RTL3

STEVESTON HWY

SHELL RD

HAMMERSMITH WAY

SILVERSMITH PL

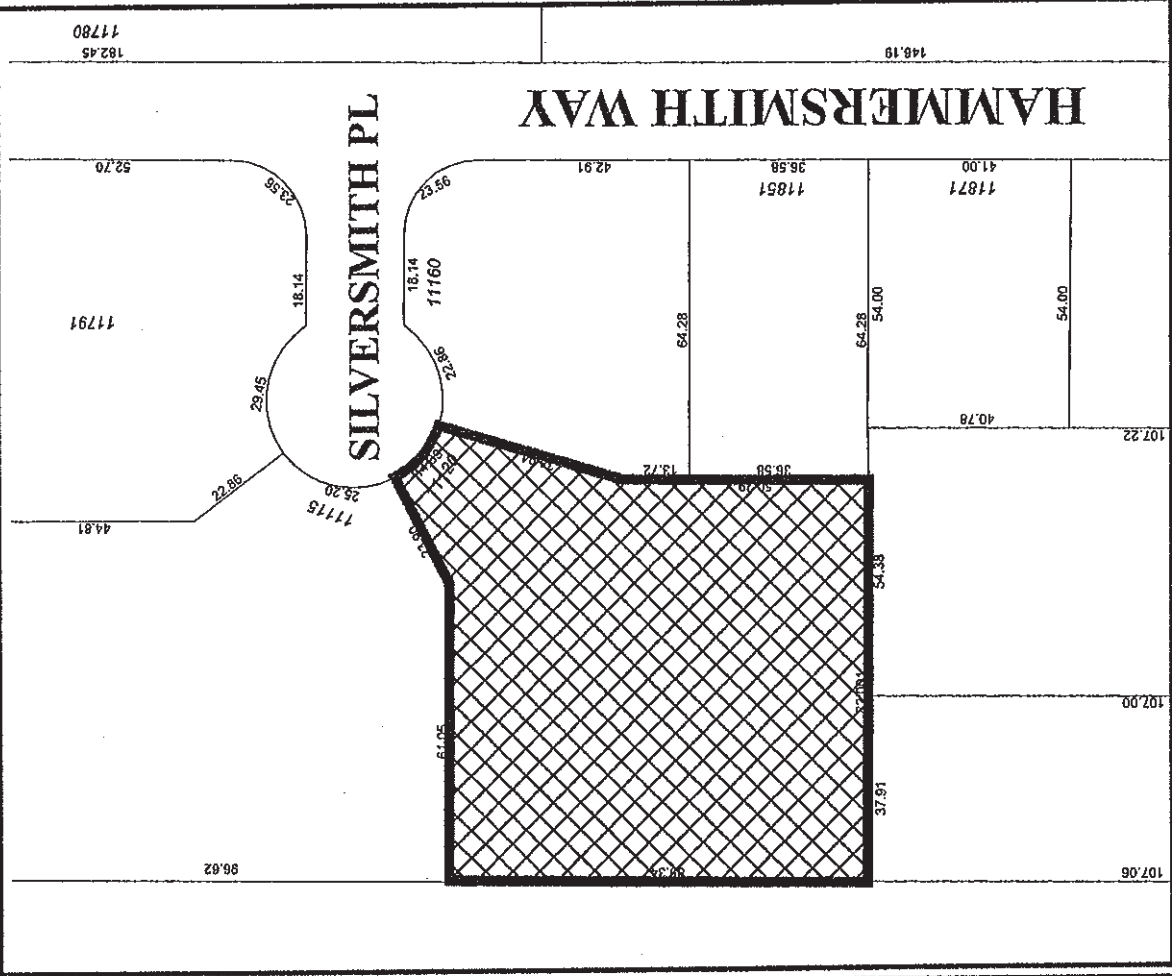
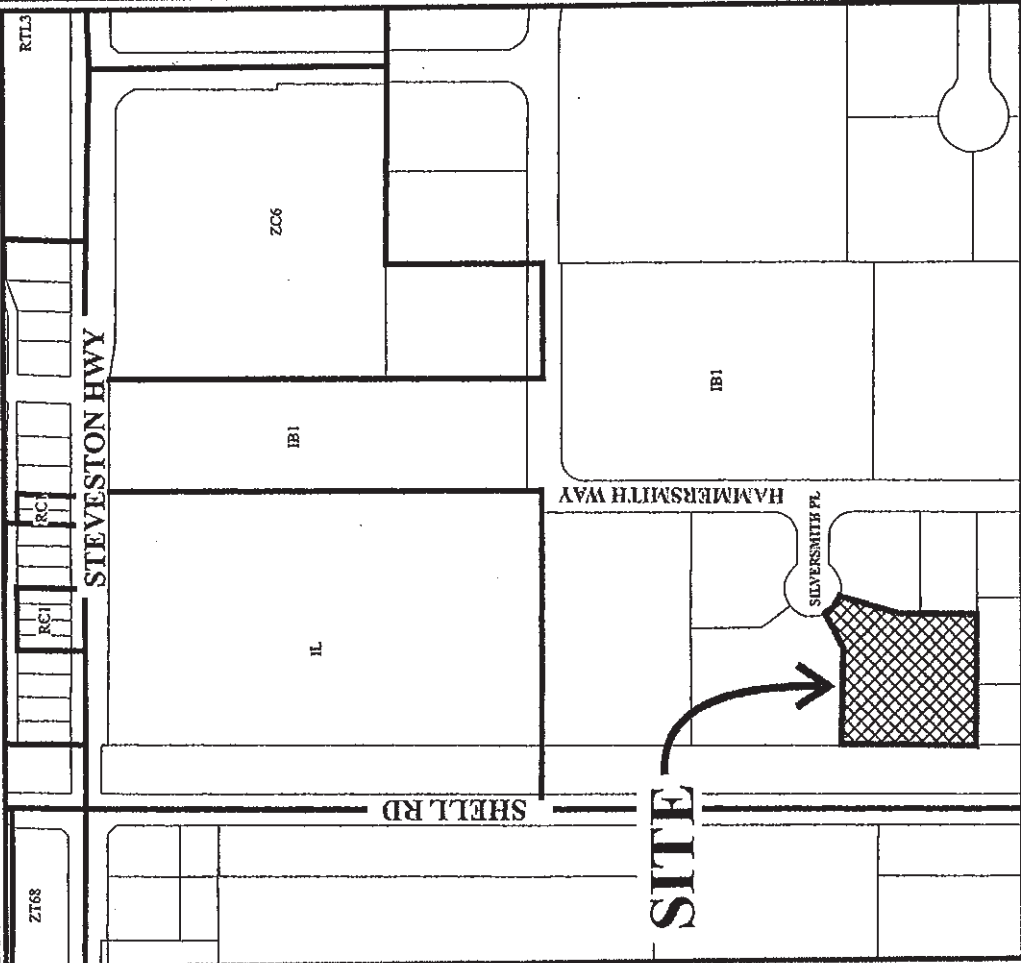
ZC6

IB1

IL

IB1

SITE



## DV 11-581634 SCHEDULE "A"

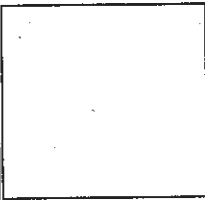
Original Date: 06/16/11

Revision Date:

Note: Dimensions are in METRES



NO.	DATE	REVISIONS
A	JUNE 2011	ISSUED FOR I/P
B	JULY 2011	REVISED FOR I/P
C	AUG 2011	REVISED FOR I/P
D	AUG 2011	REVISED FOR I/P

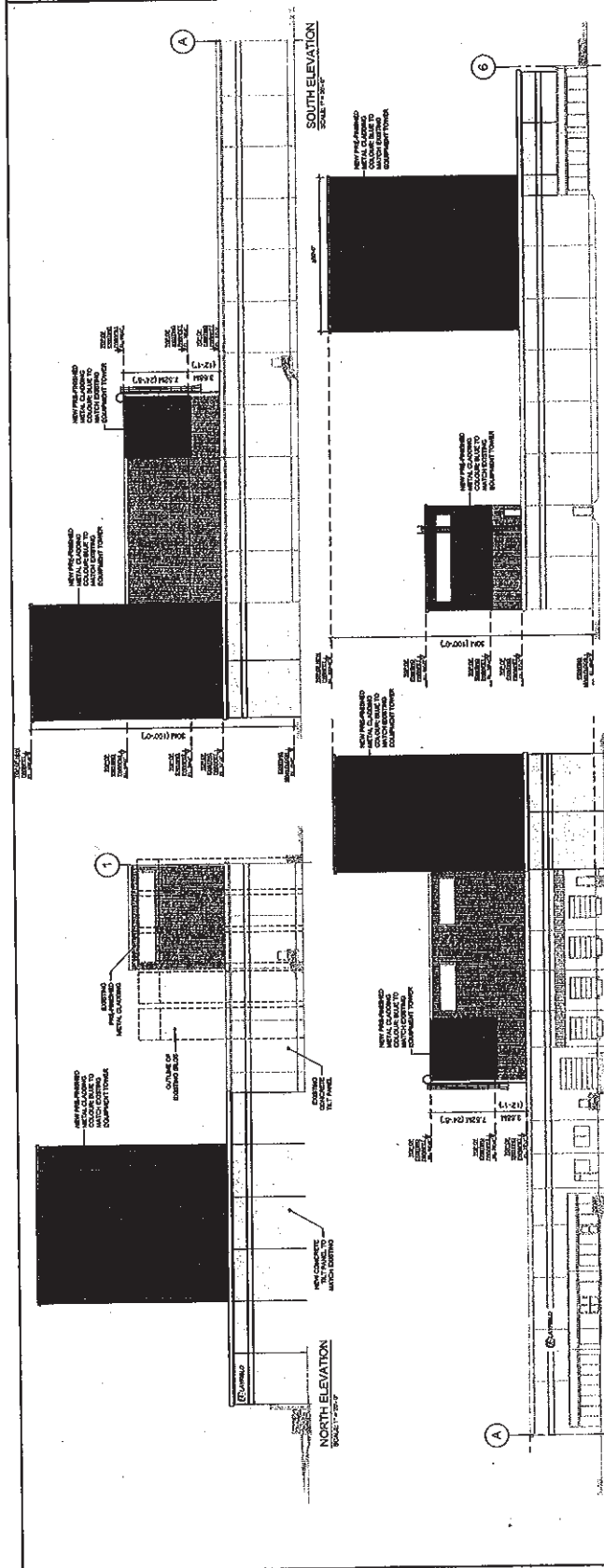


PROJECT: EQUIPMENT TOWER ENCLOSURE for **PLAYFIELD**  
 1120 SILVERSMITH PLACE, RICHMOND, B.C.  
 ARCHITECTURE AND ENGINEERING VANCOUVER, B.C. V6Z 1R4  
**cta** construction group  
 TEL: 604.734.2222  
 FAX: 604.734.2441  
 1111 WEST 8TH AVENUE VANCOUVER, B.C. V6Z 1R4

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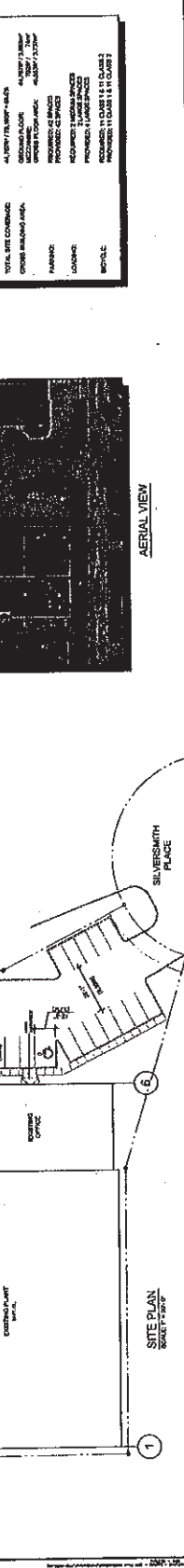
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C	AUG 2011	REVISED FOR I/P
D	AUG 2011	REVISED FOR I/P

**BUILDING DATA**  
 OWNER: SILVERSMITH PLACE INDUSTRIAL DISTRICT  
 PROJECT NO: 11581634  
 PROJECT NAME: EQUIPMENT TOWER ENCLOSURE  
 PROJECT LOCATION: 1120 SILVERSMITH PLACE, RICHMOND, B.C.  
 PROJECT COMMENCEMENT: 2011  
 PROJECT COMPLETION: 2011  
 PROJECT STATUS: IN PROGRESS  
 PROJECT TYPE: INDUSTRIAL  
 PROJECT VALUE: \$1,500,000  
 PROJECT RISK: LOW  
 PROJECT PHASE: DESIGN  
 PROJECT TEAM: ARCHITECTURE AND ENGINEERING VANCOUVER, B.C.  
 PROJECT CONTACT: CTA GROUP INC.  
 PROJECT PHONE: 604.734.2222  
 PROJECT FAX: 604.734.2441  
 PROJECT WEBSITE: WWW.CTAGROUP.COM



NO.	DATE	REVISIONS
A	JUNE 2011	ISSUED FOR I/P
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