



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, November 24, 2021  
3:30 p.m.

### MINUTES

*Motion to adopt the minutes of the Development Permit Panel meeting held on November 10, 2021.*



1. **DEVELOPMENT PERMIT 20-920101**  
(REDMS No. 6763462)

APPLICANT: Khan Home Design Ltd.

PROPERTY LOCATION: 10700 Aintree Crescent

#### Director's Recommendations

*That a Development Permit be issued which would permit the construction of a coach house at 10700 Aintree Crescent on a site zoned "Single Detached with Granny Flat or Coach House- Edgemere (RE1)".*



2. **DEVELOPMENT VARIANCE PERMIT 21-934492**  
(REDMS No. 6737193)

APPLICANT: CTA Design Group

PROPERTY LOCATION: 11120 Silversmith Place

ITEM

**Director's Recommendations**

*That a Development Variance Permit be issued which would 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.*



**3. New Business**

**4. Date of Next Meeting: December 8, 2021**

**ADJOURNMENT**



**Development Permit Panel  
Wednesday, November 10, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Miton Chan, Director, Engineering, Acting Chair  
Cecilia Achiam, General Manager, Community Safety  
Peter Russell, Director, Sustainability and District Energy

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on October 27, 2021 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 18-838656**  
(REDMS No. 6742472)

APPLICANT: ZGET Holdings Corp.

PROPERTY LOCATION: 6031 Blundell Road

## Development Permit Panel

### Wednesday, November 10, 2021

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#### INTENT OF DEVELOPMENT VARIANCE PERMIT:

1. Permit the construction of a two-storey building totalling approximately 728 m<sup>2</sup> in area, containing retail uses on the ground floor and offices above at 6031 Blundell Road, on a site zoned “Community Commercial (CC)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum west interior side yard from 6.0 m to 0.15 m;
  - (b) increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and
  - (c) allow eight of the 17 on-site parking spaces to be small car parking spaces.

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

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, and architectural form and character, highlighting the following:

- all existing on-site mature trees as well as off-site trees on neighbouring properties and street trees will be retained and protected;
- the location of the two-storey building and the proposed west interior side yard setback variance would result in a larger separation from retained trees and the existing neighbouring residential property to the east;
- accessible pathways are provided to/from storefront entries, lobby and accessible parking space;
- the existing driveway crossing on the subject site will be retained;
- at-grade covered and outdoor surface parking spaces are proposed;
- clear glazing is proposed for the front elevation of the building to animate the street;
- a heat pump system is proposed to be located on the building rooftop and a height variance is proposed to provide acoustical screening around the heat pump units; and
- a canopy is proposed to wrap around the ground floor of the building to provide weather protection for pedestrians.

## **Development Permit Panel**

### **Wednesday, November 10, 2021**

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Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the proposed landscaping for the project, noting that (i) the landscape plan has been designed to incorporate existing on-site, neighbouring off-site trees, and street trees, (ii) the existing on-site grade has been retained, (iii) all construction work within the Tree Protection zones will be done under the supervision of an arborist to protect the retained trees, (iv) proposed planting for the site includes three medium-sized trees, a variety of shrubs, perennials, grasses and groundcovers, (v) wood fencing is proposed along portions of the perimeter of the site to provide privacy from neighbouring properties, and (vi) permeable pavers are proposed for the drive aisle, on-site pedestrian pathways and surface parking area.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for site servicing and frontage works, (ii) staff commends the applicant's efforts to retain on-site and off-site trees, (iii) as a result of the proposed interior side yard setback, the proposed building would abut the east façade of the adjacent building to the west, (iv) flashing will be installed to hide the gap between the proposed building and the adjacent building to the west, (v) the building height variance is proposed to provide acoustical screening around the rooftop heat pump units, and (vi) the proposed parking variance is a technical variance and the proposed eight small car parking spaces constitute less than 50 percent of the total on-site parking spaces, which is consistent with the intent of the Zoning Bylaw.

#### **Panel Discussion**

In reply to a query from the Panel, Mr. Law acknowledged that (i) the proposed patio space and bench in front of the commercial/retail space is not associated with restaurant use, and (ii) the number of on-site parking spaces in the proposed development would not be able to meet the parking requirements for commercial buildings with restaurants.

In reply to a query from the Panel, Mr. Craig noted that the patio space could be used for commercial uses such as an outdoor coffee shop subject to the proposed development meeting the required number of on-site parking spaces for such use.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

## Development Permit Panel

### Wednesday, November 10, 2021

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#### Panel Discussion

The Panel expressed appreciation for the project's site layout, the building's separation from neighbouring properties to the north and east, and good integration with existing neighbouring developments.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a two-storey building totalling approximately 728 m<sup>2</sup> in area, containing retail uses on the ground floor and offices above at 6031 Blundell Road, on a site zoned "Community Commercial (CC)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum west interior side yard from 6.0 m to 0.15 m;*
  - (b) *increase the maximum building height from 9.0 m to 9.6 m for rooftop mechanical equipment and screening; and*
  - (c) *allow eight of the 17 on-site parking spaces to be small car parking spaces.*

**CARRIED**

#### 2. Date of Next Meeting: November 24, 2021

#### 3. Adjournment

It was moved and seconded

*That the meeting be adjourned at 3:49 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, November 10, 2021.

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Milton Chan  
Acting Chair

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Rustico Agawin  
Committee Clerk

**Development Permit Panel**  
**Wednesday, November 10, 2021**

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Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 10, 2021.



AERIAL CONTEXT VIEW



DP 18-838656

ERIC LAW  
ARCHITECT

2101-1167 FIVE OAK AVENUE  
RICHMOND BC V6V 1K7  
TEL: (604) 263-2883  
FAX: (604) 263-2887  
CELL: (604) 966-2557

COMPANY REGISTRATION NO. 2101-1167  
ERIC LAW ARCHITECTURE INC.  
1167 FIVE OAK AVENUE  
RICHMOND BC V6V 1K7  
TEL: (604) 263-2883  
FAX: (604) 263-2887  
CELL: (604) 966-2557  
PROJECT NO. 18-838656  
DATE: 2021.11.10

PROJECT NO. 18-838656  
DATE: 2021.11.10

1.	2021.11.10 FIVE OAK AVENUE
2.	2021.11.10 FIVE OAK AVENUE
3.	2021.11.10 FIVE OAK AVENUE
4.	2021.11.10 FIVE OAK AVENUE
5.	2021.11.10 FIVE OAK AVENUE
6.	2021.11.10 FIVE OAK AVENUE
7.	2021.11.10 FIVE OAK AVENUE
8.	2021.11.10 FIVE OAK AVENUE

PROJECT NUMBER: 18-838656  
DATE: 2021.11.10  
DRAWN BY: EL  
CHECKED BY: EL  
FILE NAME: 18-20\_SRP\_211110-DPP-PREX

CONTEXT

PROPOSED BUILDING AT  
6031 BLUNDELL ROAD  
RICHMOND BC

1.	2021.11.10 FIVE OAK AVENUE
2.	2021.11.10 FIVE OAK AVENUE
3.	2021.11.10 FIVE OAK AVENUE
4.	2021.11.10 FIVE OAK AVENUE
5.	2021.11.10 FIVE OAK AVENUE
6.	2021.11.10 FIVE OAK AVENUE
7.	2021.11.10 FIVE OAK AVENUE
8.	2021.11.10 FIVE OAK AVENUE

DEVELOPMENT PERMIT

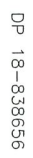


1.	2018.10.17 FOR DR APPLICATION
2.	2018.07.25 FOR CTR REVIEW
3.	2018.07.31 FOR CTR REVIEW
4.	2018.09.05 FOR APT MEETING
5.	2020.12.21 FOR CTR REVIEW
6.	2021.10.04 FOR CTR DRP REVIEW
7.	2021.10.20 FOR CTR DRP REVIEW
8.	2021.11.07 FOR CTR DRP PRECINATION

3.	2021.10.26	34	878	077	INFORM. COMMENTS
4.	2021.10.26	34	878	077	INFORM. COMMENTS
5.	2021.12.27	34	878	077	INFORM. COMMENTS
2.	2019.07.26	34	878	077	INFORM. COMMENTS
1.	2019.07.26	34	878	077	INFORM. COMMENTS
	REGION				

PROJECT NUMBER:16-20
ISSUED: 11/8/2021
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-20-SBR-211108-DPP-PRE

DEVELOPMENT PERMIT



DP 18-838656





AERIAL IMAGE ALONG BLUNDELL ROAD

DP 18-838656

ERIC LAW  
ARCHITECT

2175 15th Avenue, Suite 200, Richmond, BC  
V6V 1S6  
Tel: (604) 261-2073  
Fax: (604) 261-2077

GENERAL CONTRACTOR: JAY & JAY  
2175 15th Avenue, Suite 200, Richmond, BC  
V6V 1S6  
Tel: (604) 261-2073  
Fax: (604) 261-2077

GENERAL CONTRACTOR: JAY & JAY  
2175 15th Avenue, Suite 200, Richmond, BC  
V6V 1S6  
Tel: (604) 261-2073  
Fax: (604) 261-2077

1.	2018.10.17 PM GP APPLICATION
2.	2018.12.25 PM GP REVIEW
3.	2019.01.25 PM GP REVIEW
4.	2019.02.25 PM GP REVIEW
5.	2019.03.25 PM GP REVIEW
6.	2019.04.25 PM GP REVIEW
7.	2019.05.25 PM GP REVIEW
8.	2019.06.25 PM GP REVIEW

1.	2018.10.17 PM GP APPLICATION
2.	2018.12.25 PM GP REVIEW
3.	2019.01.25 PM GP REVIEW
4.	2019.02.25 PM GP REVIEW
5.	2019.03.25 PM GP REVIEW
6.	2019.04.25 PM GP REVIEW
7.	2019.05.25 PM GP REVIEW
8.	2019.06.25 PM GP REVIEW

PROPOSED BUILDING AT  
6031 BLUNDELL ROAD  
RICHMOND BC

PROJECT NUMBER: 18-20
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 18-20_SBP_211108-dpp-prex

IMAGE-(1)

DEVELOPMENT PERMIT





DP 18-838656

3.	2021.10.20 AS PER CITY REVIEW COMMENTS
4	2021.10.04 AS PER CITY REVIEW COMMENTS
2.	2020.12.21 AS PER CITY REVIEW COMMENTS
2.	2019.07.20 AS PER CITY REVIEW COMMENTS
1.	2019.07.23 AS PER CITY REVIEW COMMENTS
	REVISION

IMAGE

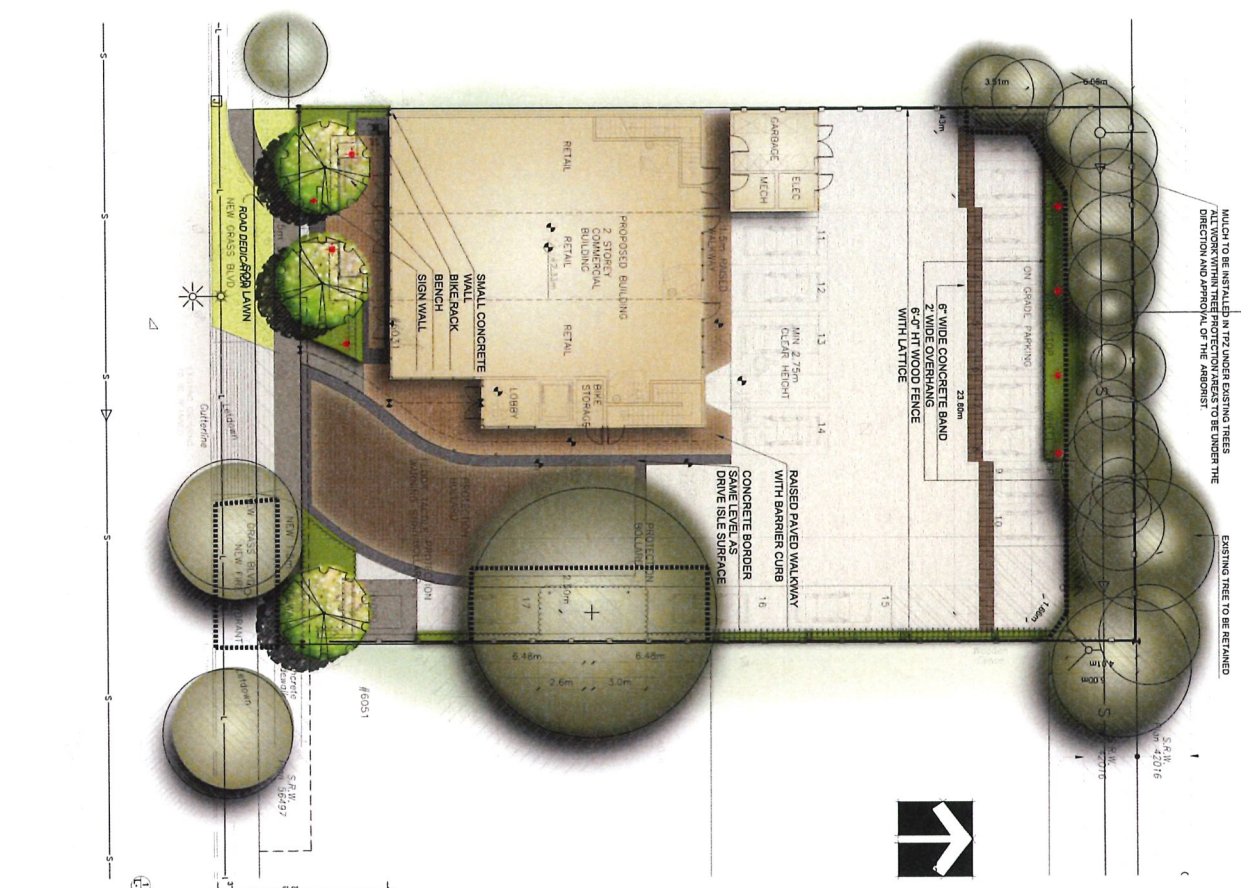
**IMAGE-(2)**

DEVELOPMENT PERMIT









MUCH TO BE INSTALLED IN TREES UNDER EXISTING TREES  
 EXISTING TREE TO BE RETAINED  
 DIRECTION AND APPROVAL OF THE ARBORIST



### PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	3	STYKIA JAPONICA 'PINK CHERRY'	PINK FLOWERING JAPANESE CHERRY	400 CAL. 2IN. STB. BUB
2	1	STYKIA JAPONICA 'PINK CHERRY'	PINK FLOWERING JAPANESE CHERRY	400 CAL. 2IN. STB. BUB

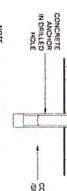
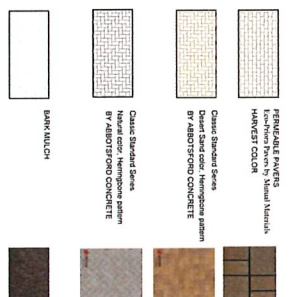
NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED  
 2. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED  
 3. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED  
 4. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED  
 5. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED

### FURNITURE



WOODEN BENCH, BRONZE ALUMINUM NUMBER, 1000-5  
 METAL BIKE RACK, 1000-5  
 WOODEN BENCH, BRONZE ALUMINUM NUMBER, 1000-5  
 METAL BIKE RACK, 1000-5

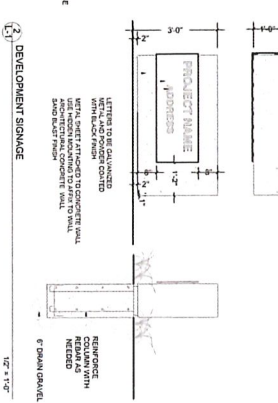
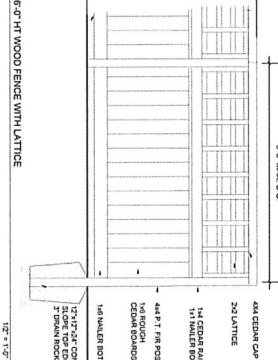
### MATERIAL KEY



CONCRETE CURB  
 6\"/>

### NOTES

1. ALL POSTS AND RAILS TO BE GALVANIZED AND END CUTS
2. ALL OTHER MATERIALS TO BE GRAB. AT CONSTRUCTION CHASE MANUAL
3. ALL HARDWARE NOT SPECIFIED GALVANIZED
4. ALL HARDWARE NOT SPECIFIED GALVANIZED
5. ALL HARDWARE NOT SPECIFIED GALVANIZED





City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** November 3, 2021

**From:** Wayne Craig  
Director, Development

**File:** DP 20-920101

**Re:** Application by Khan Home Design Ltd. for a Development Permit at  
10700 Aintree Crescent

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a coach house at 10700 Aintree Crescent on a site zoned "Single Detached with Granny Flat or Coach House-Edgemere (RE1)".

A handwritten signature in black ink, appearing to read 'Wayne Craig', with a large, stylized flourish at the end.

Wayne Craig  
Director, Development  
(604-247-4625)

WC/CL:blg  
Att. 3

## **Staff Report**

### **Origin**

Khan Home Design Ltd. (on behalf of the property owners; Wai Hung Mak and Yuen Pui Szeto), has applied to the City of Richmond for permission to develop a coach house at 10700 Aintree Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” (Attachment 1). The site currently contains a single-family dwelling (Attachment 2), which the applicant indicates is occupied by rental tenants and is proposed to be demolished prior to construction stage.

### **Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Zoning Bylaw requirements.

### **Existing Site and Surrounding Context**

The subject site is located in the Edgemere neighbourhood, generally bounded by No. 4 Road to the west, Williams Road to the north, Shell Road to the east, and Steveston Highway to the south. A portion of this neighbourhood underwent a City-initiated rezoning to “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” in 2012 to allow infill development in the form of granny flats or coach houses. A Development Permit (DP) application is only required for a granny flat or coach house. A DP is not required for the proposed single-family dwelling.

The subject site is located on a lot with an east-west orientation, fronting Aintree Crescent and backing on to an existing rear lane along the west property line.

Development surrounding the subject site is as follows:

- To the north and south are single detached dwellings on large lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.
- To the east, immediately across Aintree Crescent, are single detached dwellings on large lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.
- To the west, immediately across the rear lane, is a large lot zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” containing a single detached dwelling that fronts onto Ainsworth Crescent.

### **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 DP application (Plans # 1 to # 4, and Reference Plan). In addition, it complies with the intent of the design guidelines for coach houses in the Edgemere neighbourhood contained in the City’s Official Community Plan (OCP), and complies with the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone.



## **Analysis**

### ***Conditions of Adjacency***

- The proposed coach house design is comparable in form and character to that of other new coach houses constructed in the surrounding neighbourhood.
- The coach house is proposed to be located in the southwest corner of the site, which minimizes shadowing of adjacent properties and provides suitable building separation from the principal dwelling on-site, while ensuring an adequate buffer to the adjacent lot to the west across the lane.
- The majority of floor space in the coach house building is proposed on the ground floor (i.e., approximately 70% consisting of garage, entry, living, kitchen, powder room).
- There are no windows proposed on interior side yard elevations to address concerns of overlook to immediate neighbouring properties, yet there are windows proposed on the west elevation to maximize light penetration into the coach house and provide passive surveillance of the lane.
- Wood privacy fencing (1.8 m) is proposed along the north and south lot lines in the rear yard, which provides screening of the coach house building at ground level.

### ***Urban Design and Site Planning***

- Consistent with the OCP guidelines for coach houses in the Edgemere neighbourhood, the primary façade and access to the coach house is off the rear lane to the west. A secondary pedestrian access to the coach house is proposed via a pathway from Aintree Crescent.
- Consistent with zoning, private outdoor space for the exclusive benefit of the coach house is proposed on the east side of the coach house in the form of a patio off the main floor living space.
- The proposed site plan provides on-site parking in compliance with the Zoning Bylaw, including: two parking spaces for the principal dwelling within the garage off the lane, and one unenclosed and permeable surface parking space off the lane for the coach house.
- A single shared garbage and recycling enclosure is proposed for the site for use by all residents of the property. The enclosure is set back 1.9 m from the rear property line and is screened by wood privacy fencing and gates (max. 2.0 m high).

### ***Architectural Form and Character***

- The primary façade is sufficiently articulated through the placement of window projections in the living area and bedrooms, and includes exterior downward-focused scone lighting to enhance visibility and the appearance of the lane as a public space.
- The proposed exterior building materials and colours for the coach house include: light and dark grey horizontal hardie plank cladding with black cultured stone accent, natural stained wood accent brackets, white trim, greyish-brown fibreglass front entry door. The material and colour scheme of the coach house is intended to complement but not replicate that of the proposed main dwelling. The design of the proposed main dwelling is not illustrated in this DP application, and will be reviewed in detail through the Building Permit process.

### ***Landscape Design and Open Space Design***

- A private patio is proposed for the coach house at grade on the east side of the coach house, off the main floor living space. It is proposed to be defined and screened by low fencing,

treated with paving stones and small shrubs incorporated into the area (e.g., Fothergilla, Gardenia). The patio is adequately sized to comply with zoning (minimum 30 m<sup>2</sup>).

- Soft landscaping is also proposed at the front entry to the coach house to enhance the lane, and a new tree is proposed to be planted in the rear yard between the coach house and the principal dwelling.
- The survey submitted by the applicant shows three bylaw-sized coniferous trees and a hedge on City-owned property in the boulevard along Aintree Crescent. Two additional hedges are also shown in the front yard, one of which is along the north property line of the subject site and the other in the front yard of the neighbouring property to the south at 10720 Aintree Crescent.
- Preliminary tree assessment by Parks Department arboriculture staff has determined that all three trees are to be retained as there is no conflict with the current Development Permit application for the coach house. As part of the future Building Permit application for the principal dwelling, further tree assessment will be conducted to resolve access and site servicing constraints.
- The hedge on the neighbouring property to the south at 10720 Aintree Crescent is proposed to be retained. Tree Protection Fencing is required to be installed to City standard along the south property line of the subject site prior to demolition of the existing single-family dwelling.
- The hedges located in the front yard along the north property line of the subject site and in the boulevard on City-owned property are proposed to be removed due to low landscape value and to accommodate construction staging, material delivery, site grading, installation of perimeter fencing, and to enable a new tree to be planted on the north side of the front yard. The City's Parks Department has no concerns with hedge removal subject to applying for and obtaining a Tree Removal Permit (T1).
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed landscape works around the coach house and for the two new trees to be planted on-site in the amount of \$15,000 (including soft and hard landscaping, tree planting, fencing, and installation).

### ***Energy Step Code***

- This DP application for a coach house meets the criteria to build in compliance with BC Energy Step Code 1, provided that it is considered by the DP Panel and has an acceptable Building Permit application for the coach house submitted prior to December 15, 2021. Otherwise, the coach house will be required to be constructed in compliance with BC Energy Step Code 3 (or Step 2 with a low-carbon energy system).
- The Applicant has indicated that they intend to install a heat pump to power radiant floor hydronic heating and to provide passive ventilation for cooling.
- The Applicant must demonstrate compliance with the Energy Step Code as part of the Building Permit process.

***Crime Prevention Through Environmental Design***

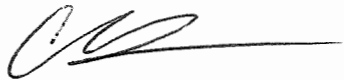
- Consistent with the design guidelines for coach houses in the OCP, the proposed coach house design enables natural access control by providing a clearly defined entry off the lane, and natural surveillance by locating windows and living areas overlooking the lane.
- Exterior downward-focused sconce lighting is proposed at the coach house entry to illuminate the lane and landscape-level lighting is also proposed along pathways.

**Conclusion**

The applicant is proposing to construct a coach house in the rear yard of the subject property at 10700 Aintree Crescent in the Edgemere neighbourhood.

The proposal aims to respect the character of existing and new housing in the immediate surrounding neighbourhood by conforming to the design guidelines for coach houses in the Official Community Plan (OCP). The proposed coach house design complies with the requirements of the zoned “Single Detached with Granny Flat or Coach House- Edgemere (RE1)” zone.

On this basis, staff recommends that the Development Permit (DP) be endorsed and issuance by Council be recommended.



Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

Attachment 1: Location Map

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

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

1. Registration of a flood indemnity covenant on title (Area A).
2. Receipt of a landscaping security in the amount of \$15,000 (including soft and hard landscaping, tree planting, fencing, and installation).

Prior to future Demolition Permit\* & Building Permit\* issuance, the applicant is required to complete the following:

- Install tree protection fencing to City standard around the driplines of any protected trees in accordance with the City's Tree Protection Information Bulletin (TREE-03), which must remain in place until construction and landscaping is completed.
- Submit a contract/letter of undertaking with a Certified Arborist for supervision of all works proposed in close proximity to any tree protection zones. The contract/letter of undertaking must include the scope of work to be supervised, any protection measures required to ensure tree protection, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

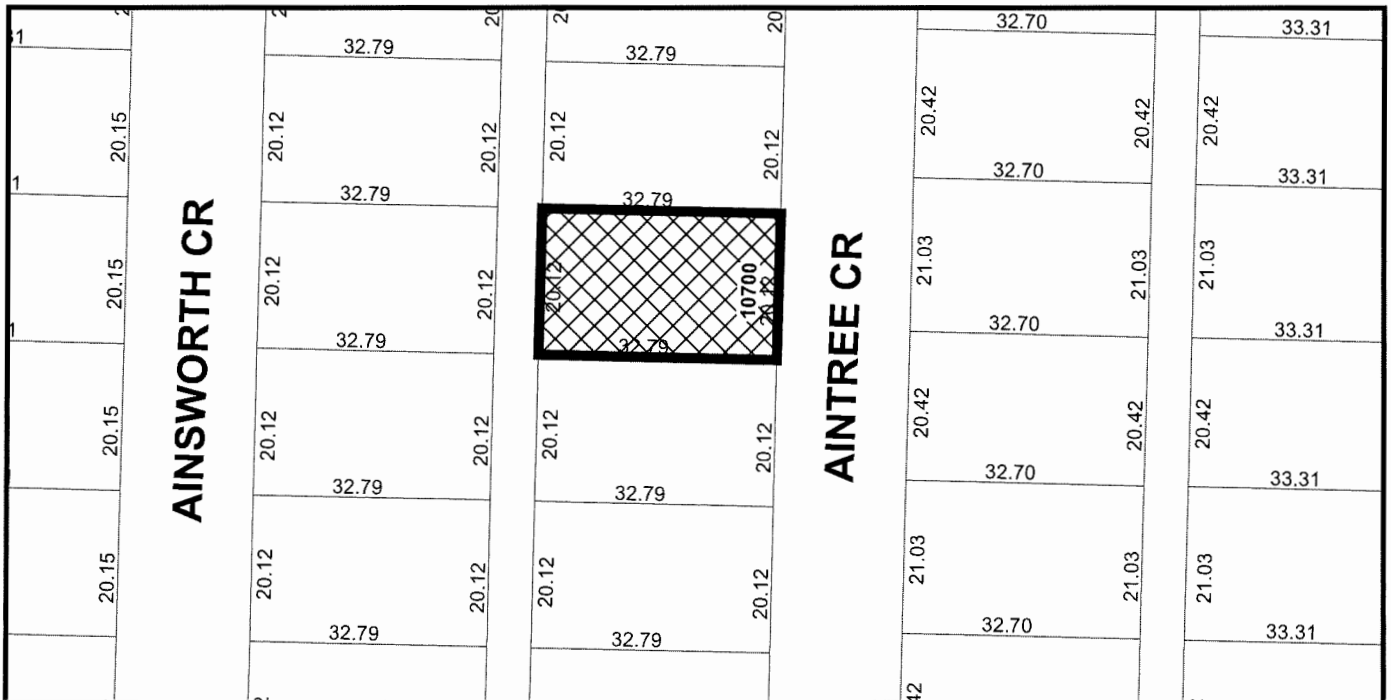
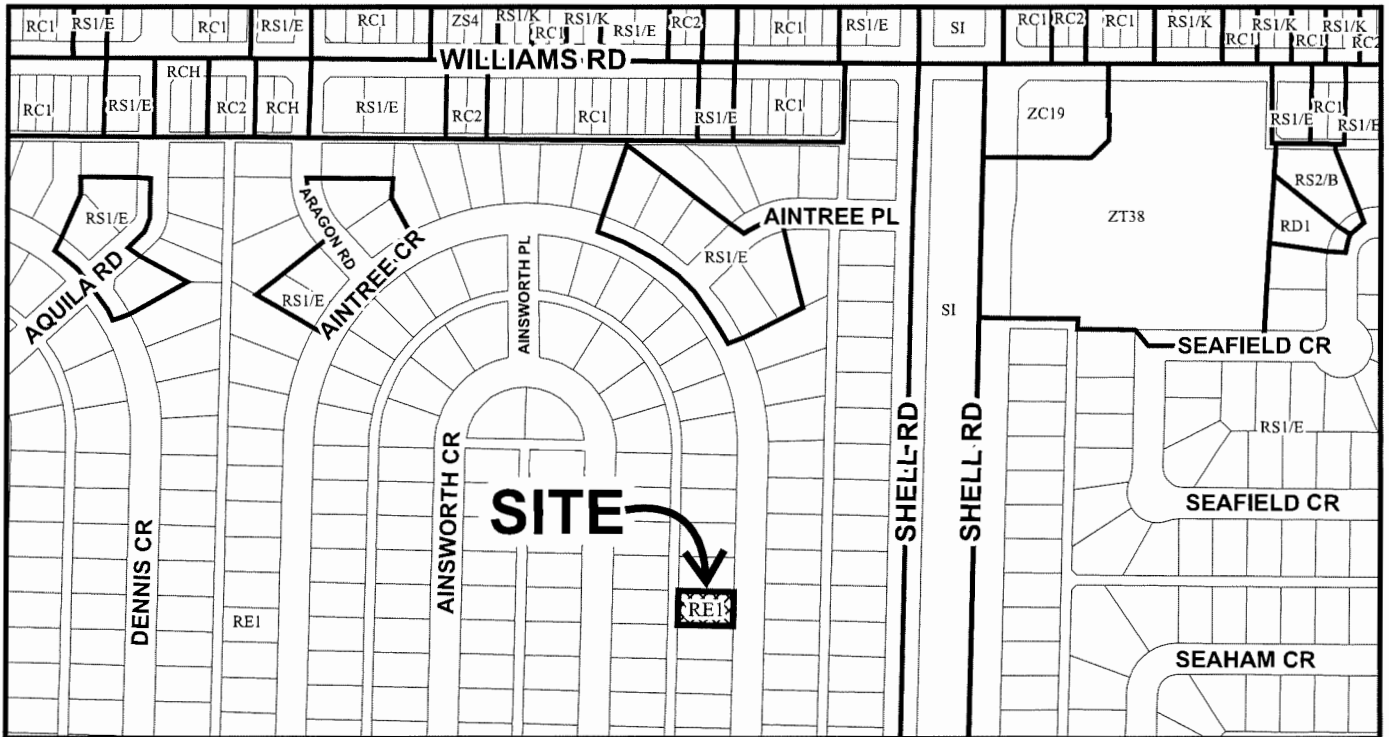
\* This requires a separate application.

- Apply for and obtain a Tree Removal Permit (T1) a minimum of 4 business days prior to removal of hedges on, or shared with, City-owned property.
- Demonstrate compliance with the applicable level of the BC Energy Step Code.
- Apply for and 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 Department at 604-276-4285.*
- Submission of a Construction Traffic and Parking Management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



# City of Richmond

## ATTACHMENT 1



DP 20-920101

Original Date: 02/02/21

Revision Date:

Note: Dimensions are in METRES

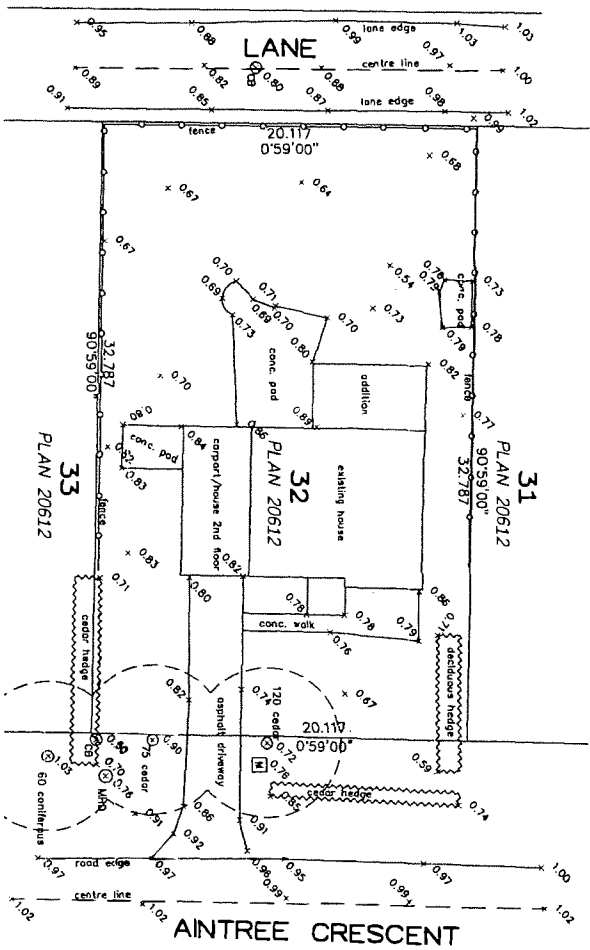
# TOPOGRAPHIC SITE PLAN OF LOT 32 BLK 15 SEC 35 4 NORTH RANGE 6 WEST NWD PLAN 20612

ADDRESS:  
Aintree Crescent, Richmond, BC  
V6V 3G9-717

ND  
DENOTES CATCH BASIN - ROUND  
DENOTES UTILITY POLE WITH TRANSFORMER  
DENOTES WATER METER  
DENOTES STORY MANHOLE  
DENOTES TREE AND CANOPY EXTENT  
DENOTES GROUND ELEVATION

SCALE 1 : 250

ALL DISTANCES ARE IN METRES



Dimensions are derived from Plan 20612  
as are Geodetic (C028 GVRD-2018 - IN PETERS)  
from PPN # 191 Control Monument 02H2453.  
n = 1.664m  
meters are taken of 1.4m above grade and are  
m cm.

Plan was prepared for architectural design and permit  
purposes only, and is for the exclusive use of our client. The  
client accepts no responsibility or liability for any  
errors or omissions that may be suffered by a third party as a  
result of reproduction, transmission or alteration to the  
plan without consent of the signatory.



ED CORRECT  
THIS 23RD DAY OF AUGUST, 2020

BCLS

DATE LAND SURVEYING LTD. 2020

www.blevondlandsurveying.com

finny@blevondlandsurveying.com

FILE



**DP 20-920101**

Address: 10700 Aintree Crescent

Applicant: Khan Home Design Ltd

Owner: Wai Hung Mak, Yuen Pui Szeto

Planning Area(s): Shellmont

	Existing	Proposed
<b>Site Area:</b>	659 m <sup>2</sup> (7,094 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single detached dwelling	New single detached dwelling with secondary suite, and a detached coach house
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No change

	Bylaw Requirement		Proposed	Variance
Floor Area Ratio (max.):	0.60 FAR (up to 464.5 m <sup>2</sup> of lot area) + 0.30 FAR (remainder)		0.51	None permitted
Coach House Floor Area (max.):	60 m <sup>2</sup>		59.92 m <sup>2</sup>	None permitted
Coach House First Storey (min.):	40%		45.60%	None permitted
Total Buildable Floor Area* (max.):	337.04 m <sup>2</sup> (3,628 ft <sup>2</sup> )		335.55 m <sup>2</sup> (3,612 ft <sup>2</sup> )	None permitted
Lot Coverage:	Buildings	Max. 45%	38%	None
	Buildings, Structures & Non-Porous Surfaces	Max. 70%	60%	None
	Live Plant Material	Min. 30%	40%	None
Coach House Building Setback – Front Yard:	A coach house is not permitted within the front yard		N/A	None
Coach House Building Setback – North Side Yard:	Min. 2.0 m		4.9 m	None
Coach House Building Setback – South Side Yard:	At 2.0 m		2.0 m	None
Coach House Building Setback – Rear Yard:	Min. 1.2 m for no more than 65% of rear façade of coach house building		1.93 m for 53.48% of rear façade	None
	Min. 3.0 m for at least 35% of rear façade of coach house building		3.0 m for 65% of rear façade	
	Min. 1.5 m to coach house entry		3.0 m	

\* Preliminary estimate; not inclusive of garage; exact floor area to be determined through zoning bylaw compliance review at Building Permit stage.

	<b>Bylaw Requirement</b>		<b>Proposed</b>	<b>Variance</b>
Coach House Building Setback – Rear Yard (continued):	Coach house to be between 2.0 & 8.0 m of the rear lot line		Between 3.0 & 8.0 m of the rear lot line	None
Coach House Building Height (m):	Max. 1 ½ storeys above grade or 6.0 m, whichever is less		6.0 m	None
On-site Vehicle Parking Spaces:	Principal Dwelling	2	2	None
	Coach House	1	1	
Total On-site Vehicle Parking spaces:	3		3	None
Private Outdoor Space – Coach House:	Min. 30 m <sup>2</sup>		30.65 m <sup>2</sup>	None





# City of Richmond

## Development Permit

**No. DP 20-920101**

To the Holder: KHAN HOME DESIGN LTD.  
Property Address: 10700 AINTREE CRESCENT  
Address: C/O 15852 - 109 AVENUE  
SURREY, BC V4N 4W4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4, attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$15,000. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. 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 and the security shall be returned in full.

**Development Permit**  
**No. DP 20-920101**

To the Holder: KHAN HOME DESIGN LTD.

Property Address: 10700 AINTREE CRESCENT

Address: C/O 15852 - 109 AVENUE  
SURREY, BC V4N 4W4

7. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

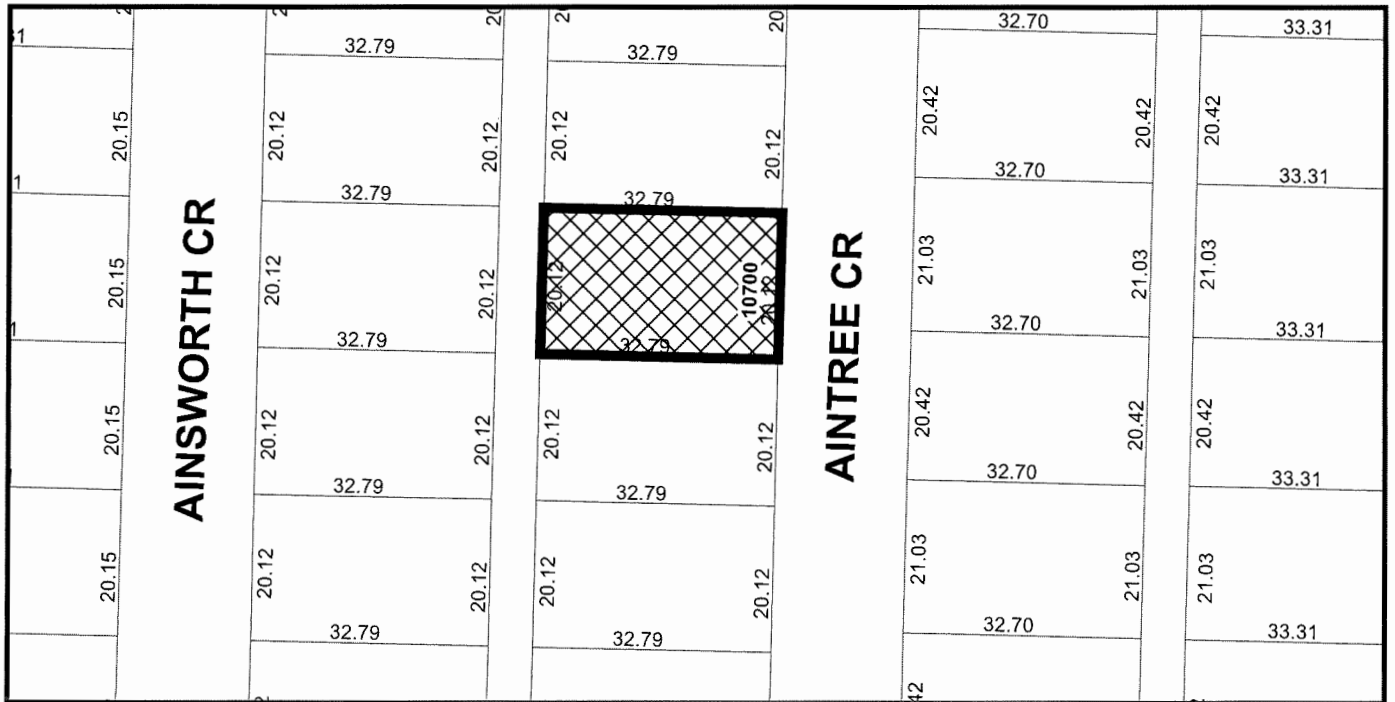
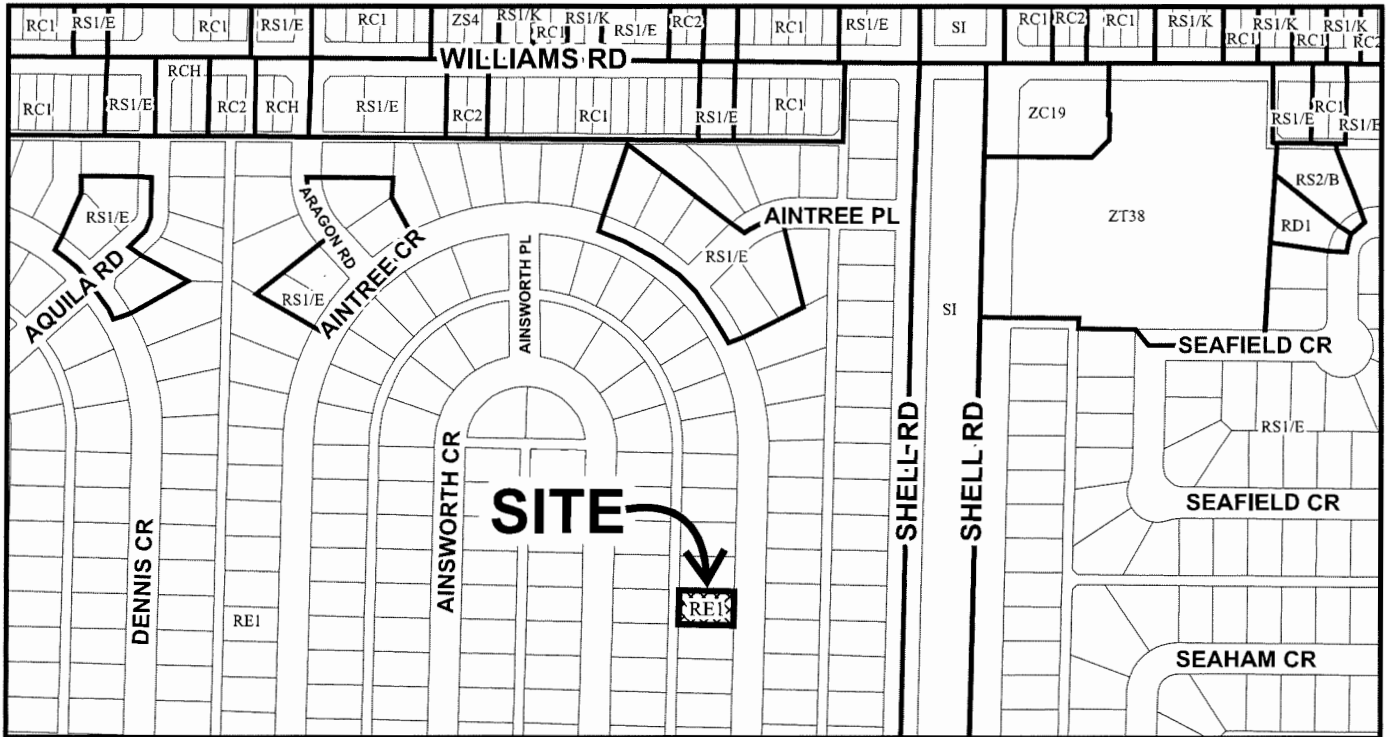
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond

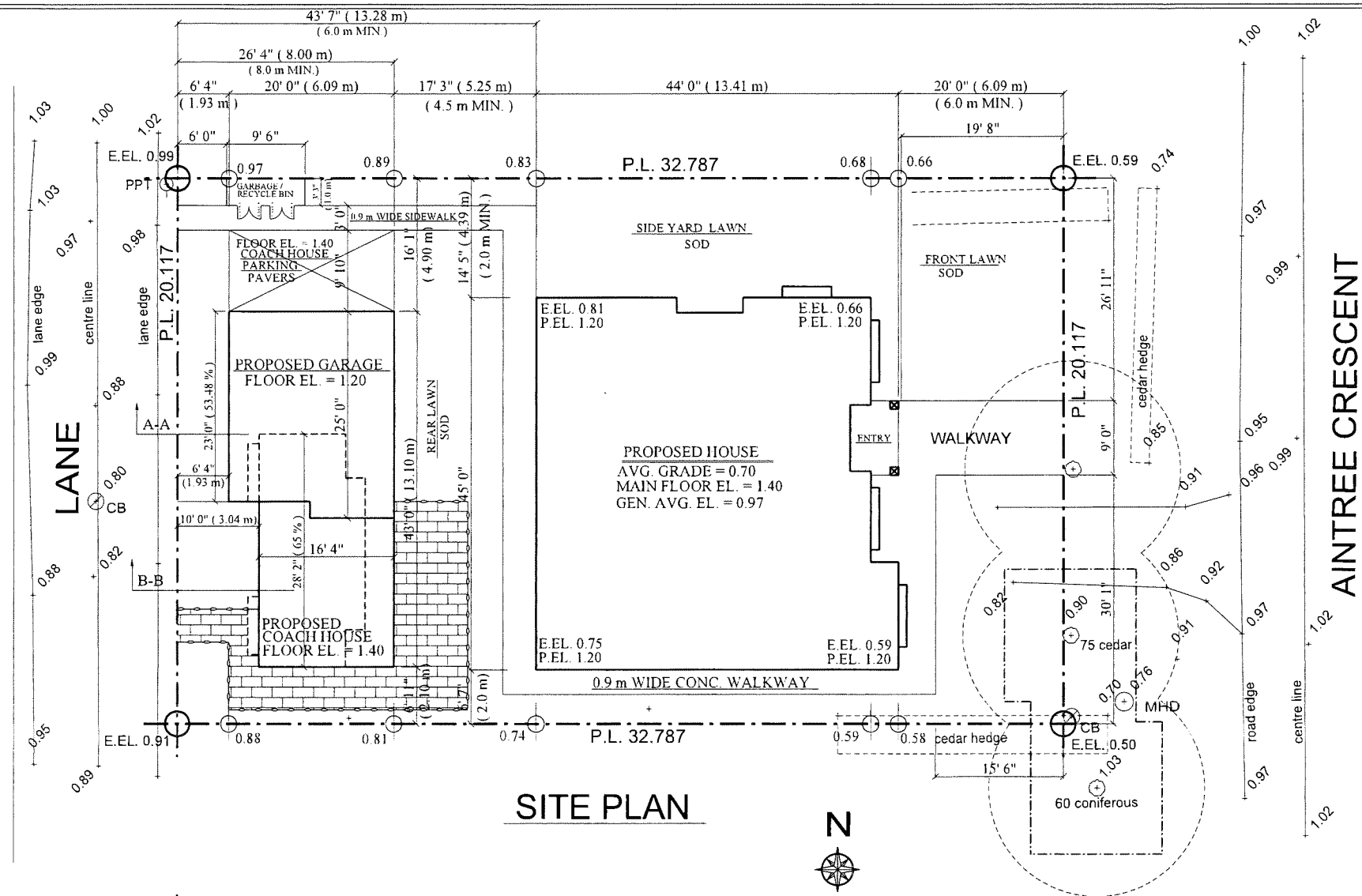


DP 20-920101  
SCHEDULE "A"

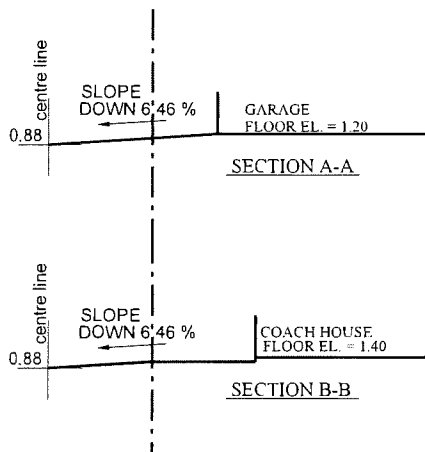
Original Date: 02/02/21

Revision Date:

Note: Dimensions are in METRES



SITE PLAN



COACH HOUSE SETBACK

AT 1.9 m = 53.48 %  
AT 3.04 m = 65 %

CIVIC ADDRESS:

10700 - Aintree Crescent, Richmond BC

PID : 008 909 717

LEGAL DESCRIPTION:

LOT 32 SEC 35 BLK 4N RG 6W PL NWP20612

CALCULATIONS:

ZONE: RE-1

LOT AREA = 7094.0 S.F. ( 659.0 m<sup>2</sup> )

PER. F.A.R. = 3628.0 S.F. ( 337.04 m<sup>2</sup> )

PLUS 538.0 S.F. ( 50.0 m<sup>2</sup> ) FOR ENCLOSED PARKING

PROPOSED F.A.R.

MAIN FLOOR AREA = 1839.0 S.F. ( 170.84 m<sup>2</sup> )

SECOND FLOOR AREA = 1128.0 S.F. ( 104.79 m<sup>2</sup> )

PLUS 645.0 S.F. ( 59.92 m<sup>2</sup> ) FOR COACH HOUSE

TOTAL = 3612.0 S.F. ( 335.55 m<sup>2</sup> )

PLUS 480.0 S.F. ( 44.59 m<sup>2</sup> ) OF ENCLOSED PARKING

PER. SITE COVERAGE = 45 % OF 7094 S.F. ( 659.0 m<sup>2</sup> )

= 3192.0 S.F. ( 296.53 m<sup>2</sup> )

PROPOSED SITE COVERAGE = 788.0 + 1890.0 = 2678.0 S.F. ( 248.78 m<sup>2</sup> )

PER. COVD. PATIO 10 % OF 3628.0 SF. = 362.80 S.F. ( 33.70 m<sup>2</sup> )

PROPOSED COVD. PATIO = 50.0 S.F. ( 4.64 m<sup>2</sup> )

PER. IMPERMEABLE COVERAGE = 70 % OF 7094.0 S.F. ( 659.0 m<sup>2</sup> )

= 4979.0 S.F. ( 462.54 m<sup>2</sup> )

PROPOSED IMPERMEABLE COVERAGE = 4282.0 S.F. ( 397.80 m<sup>2</sup> )

PER. LANDSCAPE SURFACE = 30 % OF 7094.0 S.F. ( 659.0 m<sup>2</sup> )

= 2115.0 S.F. ( 196.48 m<sup>2</sup> )

PROPOSED LANDSCAPE SURFACE = 2812.0 SF ( 261.23 m<sup>2</sup> )

E.E.L. = EXISTING ELEVATION

P.E.L. = PROPOSED ELEVATION

TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF ( 29.92 m<sup>2</sup> )

COACH HOUSE MAIN FLOOR AREA = 307.0 SF ( 28.52 m<sup>2</sup> ) ( 45.60 % )

FRONT YARD = 19' 8" X 66' 0" = 1298.0 SF ( 120.58 m<sup>2</sup> )  
REQUIRED FRONT YARD LANDSCAPE SURFACE = 55 % = 714.0 SF ( 66.33 m<sup>2</sup> )  
PROPOSED FRONT YARD LANDSCAPE SURFACE = 996.0 SF ( 92.52 m<sup>2</sup> )

DP 20-920101

PLAN # 1

NOV 3 2021

Astonish Design & Detailing Ltd.  
19732 - 71B Ave. Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com

SITE PLAN

THESE PLANS CONFORM TO  
B.C.B.C. 2018 EDITION

10700 - Aintree Crescent, Richmond BC

DESIGN BY: KAMAL CHK. BY: NAVTEJ SCALE: 1" = 1'-0" UN. SHEET NO: A-001

# EXTERIOR FINISHES SCHEDULE

- 01

ASPHALT SHINGLES ROOF  
COLOR: BLACK (BY IKO)
- 02

HORIZ. HARDIE PLANKS  
COLOR: DARK GREY
- 03

HORIZ. HARDIE PLANKS  
COLOR: LIGHT GREY
- 04

DECORATIVE WOOD BRACKET  
COLOR: NATURALLY STAINED CEDAR
- 05

VINYL WINDOW W/ LOW "E" DOUBLE GLAZING  
MODEL: APEX ALLOY  
COLOR: WHITE
- 06

2"X10" PT FASCIA TRIM BOARD  
COLOR: WHITE
- 07

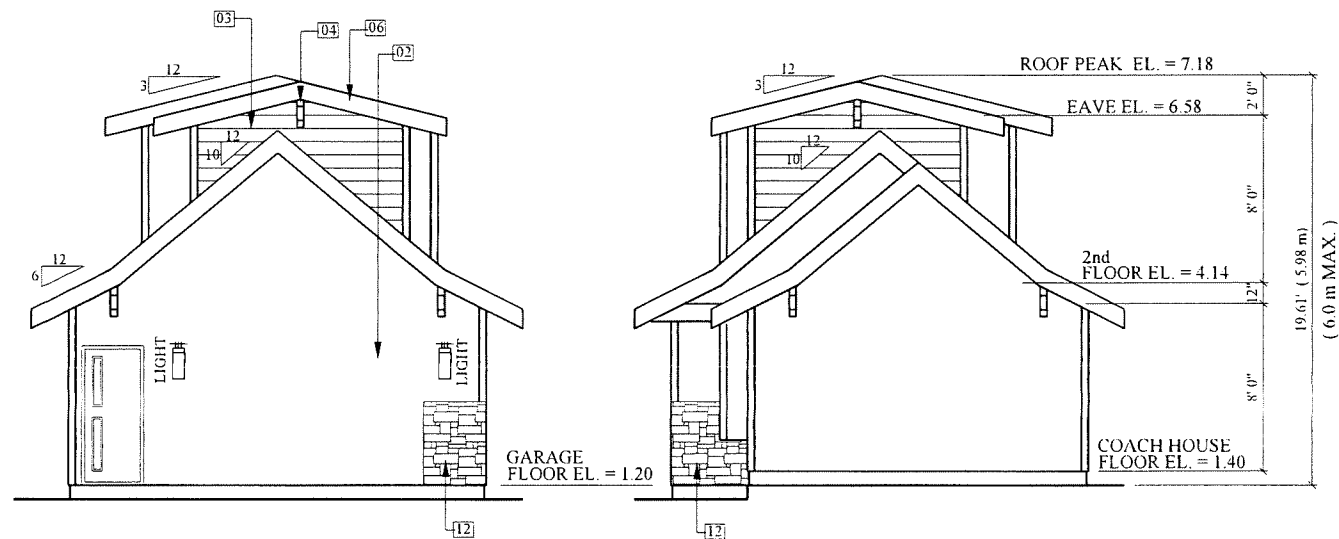
ALUMINUM GUTTER  
COLOR: CHARCOAL GREY
- 09

FRONT ENTRY FIBRE GLASS DOOR  
COLOR: GREY / BROWN
- 10

16'X7' METAL GARAGE DOOR  
COLOR: GREY  
MATCH FRONT ENTRY DOOR
- 11

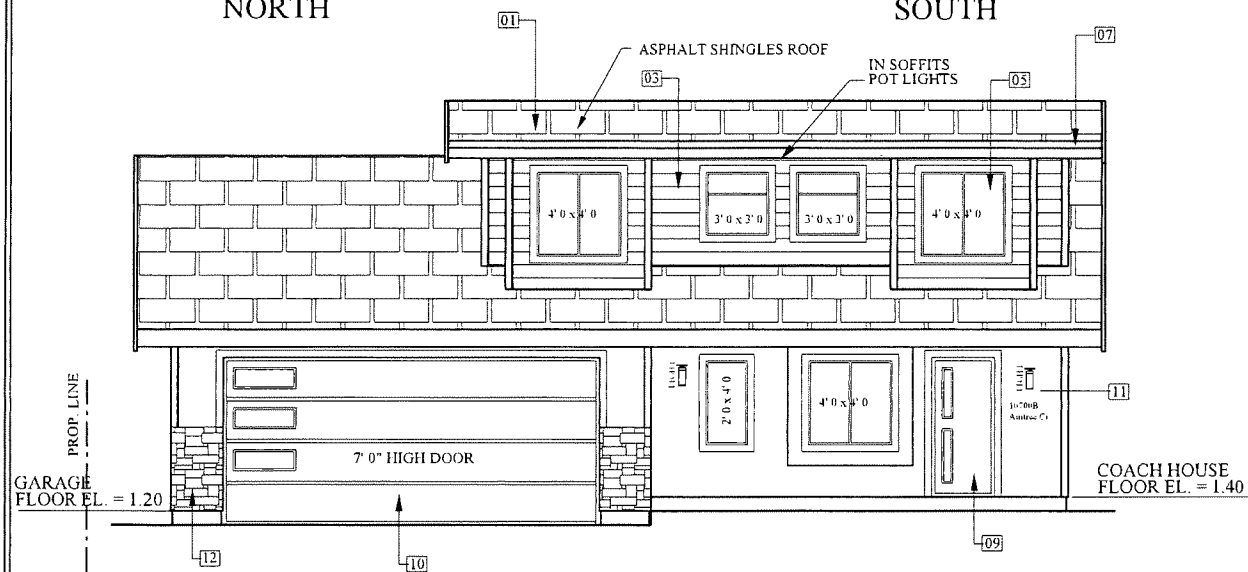
EXTERIOR WALL LIGHTING
- 12

STONE CLADDING  
CULTURED STONE (BLACK)

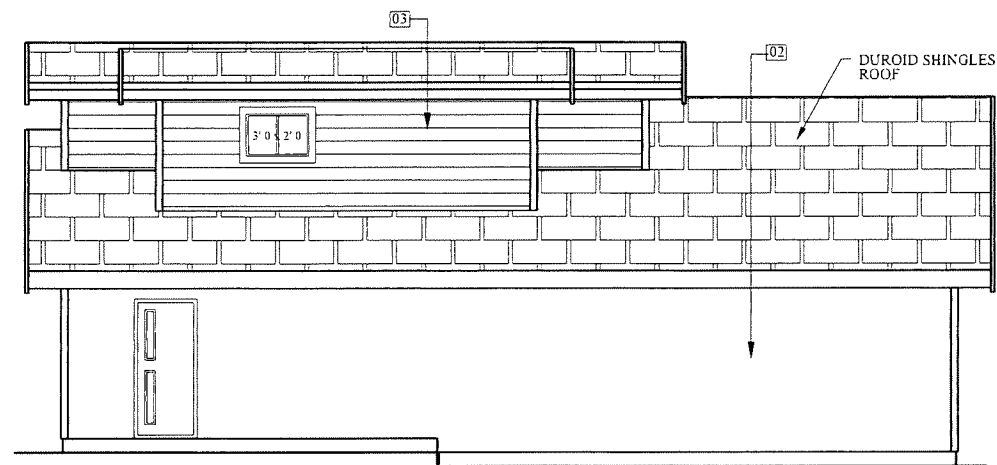


RIGHT SIDE ELEVATION  
COACH HOUSE  
NORTH

LEFT SIDE ELEVATION  
COACH HOUSE  
SOUTH



REAR ELEVATION - COACH HOUSE  
WEST



FRONT ELEVATION - COACH HOUSE  
EAST

DP 20-920101  
PLAN # 2  
NOV 3 2021

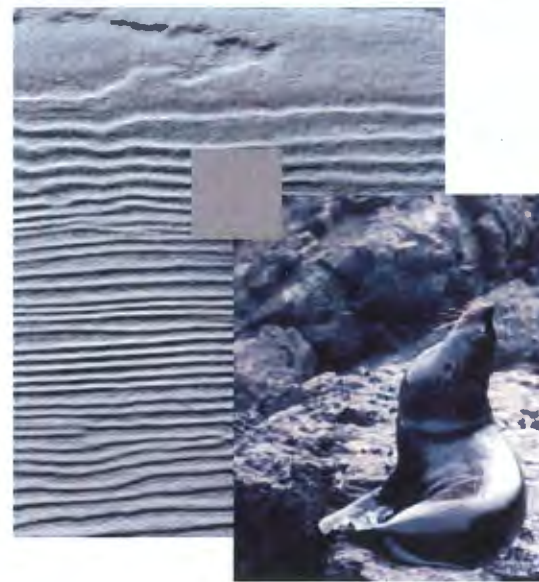
Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com				
COACH HOUSE ELEVATIONS				
10700 Aintree Crescent Richmond, B.C.				
DESIGNER KAMAL	CHECKED BY NAVTEJ	SCALE 1/4" = 1'-0" U.N.	DATE Nov 17 2020	SHEET NO. A-004

THESE PLANS CONFORM TO  
B.C.B.C. 2018 EDITION



## GRAY SLATE

02-DARK GREY HORIZONTAL HARDIE PLANK



## MONTEREY TAUPE

03-LIGHT GREY/TAUPE HORIZONTAL HARDIE PLANK



Black Tusk Prostack

12-STONE ACCENT



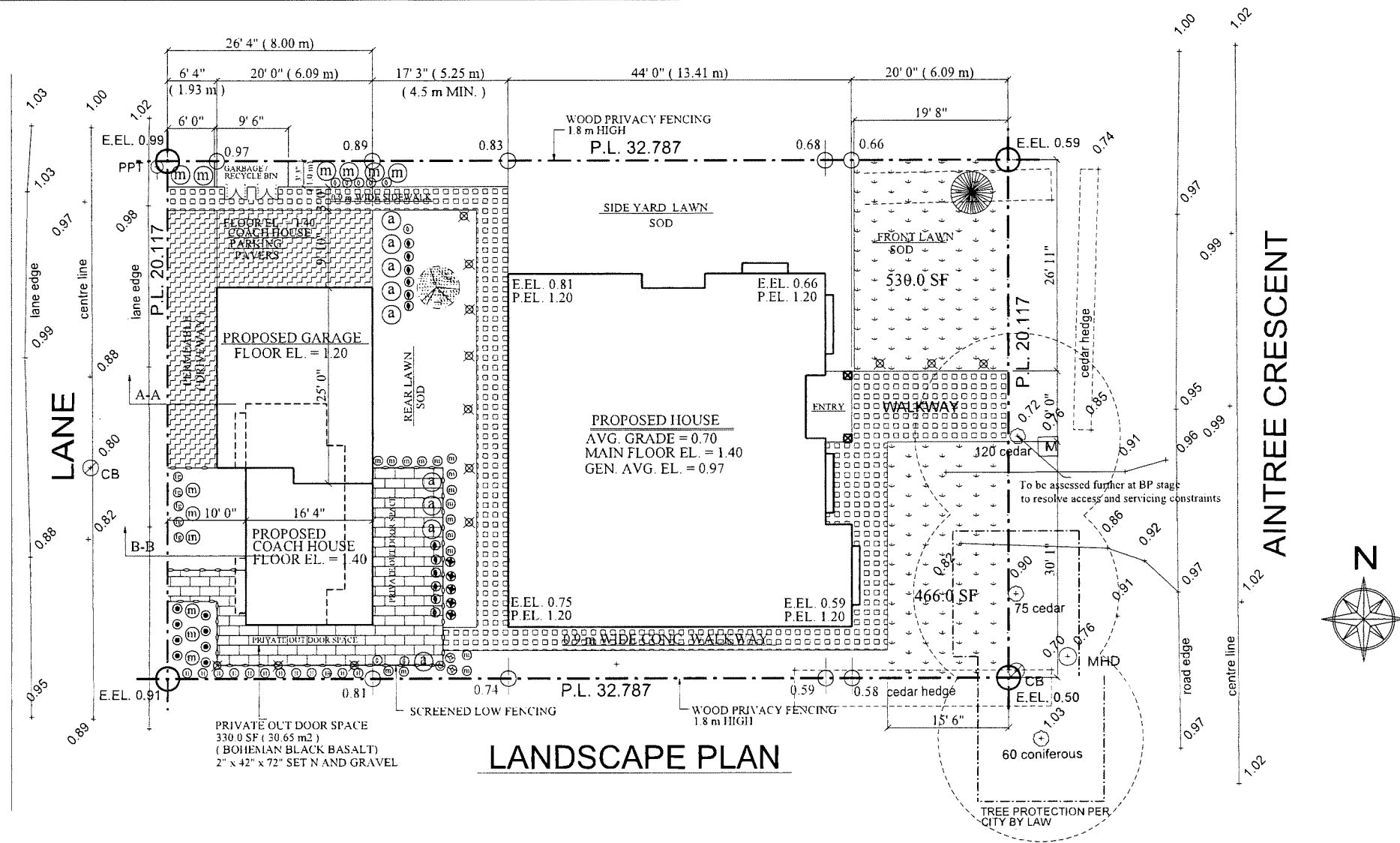
## ARCTIC WHITE

06-TRIM

**DP 20-920101**  
**PLAN # 3**  
**NOV 3 2021**







THESE PLANS CONFORM TO  
B.C.B.C. 2018 EDITION

Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com			
COACH HOUSE PLAN - COLOURS			
10700 Aintree Crescent Richmond, B.C.			
DESIGN BY KAMAL	CHECK BY NAVTEJ	SCALE 1/4" = 1'-0" (1/8" = 1'-0")	DATE Nov 17 2020
			SHEET NO. A-005



## LANDSCAPE PLAN

### LEGEND

SYM	NAME
	CORE GRASS (PERMEABLE PARKING HEX GRID)
	AQUA PAVE PERMEABLE CONCRETE PAVERS
	BOHEMIAN BLACK BASALT 2"X42"X72" SET N AND AND GRAVEL
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	PATHWAY LIGHT [12]

### PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME
<b>LARGE SHRUBS</b>		
(H)	12	CHAMAECYPAIRS OBTUSA 'NANA AUREA'
(Fg)	7	DAPHNE ODORA
(m)	20	MISCANTHUS SINENSIS VAR. PURPURASCENS
(a)	5	FOTHERGILLA GARDENII 'JADE PLATT'
(m)	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
(c)	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS
<b>SMALL SHRUBS</b>		
(i)	27	GARDENIA JASMINOIDES 'KLEIM'S HARDY'
(c)	7	HEMEROCALLIS
(y)	13	TAXUS X MEDIA 'THICKSII'
(#)	11	RUDBECKIA HIRTA

ALL INSTALLATION TO BE AS PER  
BCLN/BCSLA STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY

### NOTES:

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH  
THE BCSLA AND BCNTA LANDSCAPE STANDARD,  
LATEST EDITION.

COMPLETE PROTECTION OF EXISTING STREET TREES IN  
ACCORDANCE WITH THE CITY OF RICHMOND'S TREE  
PROTECTION GUIDELINES.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH  
LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM, C/W  
RAIN SENSOR.

ALL UTILITY OR UNDERGROUND WORK TO BE  
COORDINATED WITH A CERTIFIED ENGINEER TO ENSURE  
PROTECTION OF ALL SYSTEMS AND PROTECTED TREES.

**DP 20-920101**  
**PLAN # 4**  
**NOV 3 2021**

Astonish Design & Detailing Ltd.  
19732 - 71B Ave. Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com

10700 - Aintree Crescent, Richmond BC				
DESIGN BY	CHK. BY	SCALE	Drawn Date	SHEET NO.
KAMAL	NAVTEJ	1/8" = 1'-0" U.N.	Nov 17 2021	A-002

THESE PLANS CONFORM TO  
B.C.B.C. 2018 EDITION







# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** November 1, 2021

**From:** Wayne Craig  
Director of Development

**File:** DV 21-934492

**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 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.

Wayne Craig  
Director of Development  
(604-247-4625)

WC:rp  
Att. 3

## **Staff Report**

### **Origin**

CTA Design Group has applied on behalf of LPL Properties Ltd. (Layfield Plastics) a Development Variance Permit to vary the maximum building height of a building within the Industrial Business Park (IB1) zone, in order to accommodate the construction of an addition to facilitate polyfilm fabrication at 11120 Silversmith Place. The site currently contains an operational production facility for the manufacturing of plastics. A location map is provided on Attachment 1.

### **Development Information**

In 2003, Council approved a Development Variance Permit (DV 03-251026) for this site, increasing the maximum building height from 12.0 m to 19.5 m to accommodate an equipment tower on a portion of the building.

In 2012, Council approved another Development Variance Permit (DV 11-581634) that allowed the existing polyfilm fabrication tower to be widened by increasing the maximum building height of a portion of the building adjacent to the existing tower from 12.0 m to 19.8 m. It also allowed the construction of a second, taller polyfilm fabrication tower by increasing the maximum building height for that portion of the building from 12 m to 30 m.

The subject variance request relates to a proposed vertical addition to the building that would raise a portion of the building to accommodate a production line with a tower structure as part of the blown film polyethylene extrusion line to manufacture flexible plastic bags using post-consumer recycled (PCR) resin. The proposed vertical production line exceeds the height of the existing building and the maximum permitted building height in the Industrial Business Park (IB1) zone.

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

### **Background**

Development surrounding the subject site is as follows:

To the North,

South and East: A medium to large sized general industrial lots all zoned "Industrial Business Park (IB1)".

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 building addition design, which is provided as Plan #1 and #2 attached to this report, has satisfactorily addressed the 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) zone, except for the zoning variance noted below.

**Zoning Compliance/Variations (staff comments in *bold italics*)**

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 from 16 m to 19.5 m to accommodate the construction of a new polyfilm fabrication tower.

*(Staff support the proposed variance as it would accommodate a vertical addition to the existing building, allowing the existing business to expand their operation rather than needing to relocate to a new site.*

*Although the recent completion of the Industrial Lands Intensification Study (ILII) earlier this year resulted in increases in height in some industrial zones outside the City Center (12 m to 16 m), the unique nature of the operation on this site requires additional height beyond those contemplated in the ILII, resulting in the need for a variance.*

*Considering that the proposed addition would be adjacent to the existing towers that are part of the subject building, which are the same height or taller than the proposed tower, the proposed addition would not result in a significant physical change in the appearance of the building, nor would it affect the view lines to the east from the neighbouring businesses. The proposed cladding and colour would match that of the existing building. The proposed tower height and dimension are considered appropriate in relationship to the scale of buildings/structures around it, and it is not impacted by aircraft height restrictions.*

*As a result of the requested variance, the applicant has proposed a sustainability response, including electric vehicle parking spaces and an on-site renewable energy source. More information is provided in the "Analysis" section of this report.*

*A Development Variance Permit Notification Sign has been installed at the front of the subject property. Staff have received no comments regarding the proposed variance.)*

**Analysis*****Conditions of Adjacency***

- The majority of uses on sites adjacent to the subject property consist primarily of similar light industrial facilities and related offices.
- The proposed tower at 19.5 m will be located roughly at the centre of the existing building (towards the west side), abutting the existing 30 m high equipment tower (which was the subject of the Development Variance Permit issued for this property in 2012).
- The agricultural properties are approximately 50m to the west with Shell Road, a canal and the rail corridor between them and the subject site. Those agricultural properties are located in the Agricultural Land Reserve (ALR).

***Urban Design and Site Planning***

- The proposed tower addition is located at the interior of the building and it would not increase the existing building footprint.
- The location of the proposed tower is influenced by the internal layout needed in the manufacturing process.

***Architectural Form and Character***

- The proposed addition would be raise a 364.2 m<sup>2</sup> portion of the roof of the existing building (29.9 m long and 12.2 m wide) from its existing 8.3 m height to 19.5 m.
- The tower enclosure will have a pre-finished metal cladding coloured blue to match the existing building.

***Landscape Design and Open Space Design***

- On-site landscaping is confirmed as conforming to zoning requirements.
- Staff have conducted a site visit and confirm that the on-site landscaping is in good condition.
- The proposed addition would have no impact on the open areas of the site, including landscaping, circulation and parking.

***Sustainability Response***

- In response to the requested height variance and in support of the City's Community Energy and Emission Plan (CEEP) 2020-2050 Directions, the applicant is providing the following sustainability commitments as part of the Development Variance Permit proposal:
  - a minimum of 10% of vehicle parking spaces s proposed to have EV charging equipment fully installed and ready for use.
  - an additional 10% is proposed to be pre-ducted for later installation of charging equipment.
  - a minimum of 10% of heating for office space in the subject building would be from air-sourced heat pumps or harvested from the process machinery through heat recovery exchangers.
- Sustainability staff have reviewed and accepted the proposed sustainability package.
- The above-noted sustainability commitments will be secured through the registration of legal agreements prior to issuance of the Development Variance Permit by Council.

## **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Robin Pallett, RPP, MCIP  
Planner 2  
(604-276-4200)

RP: js

## Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

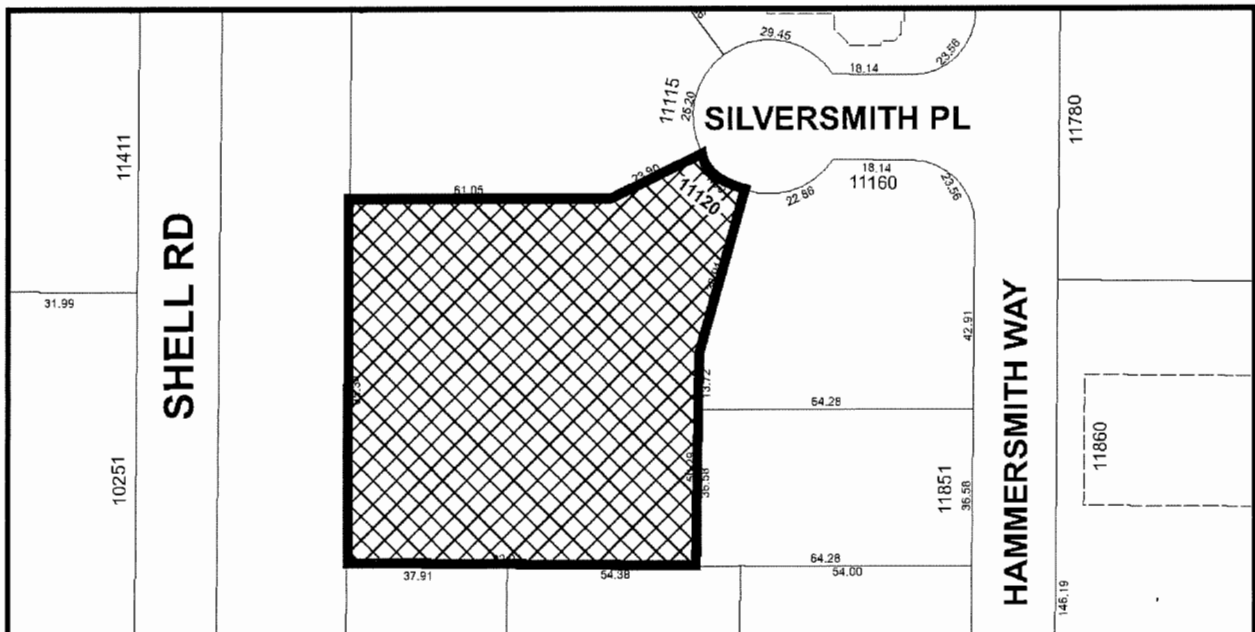
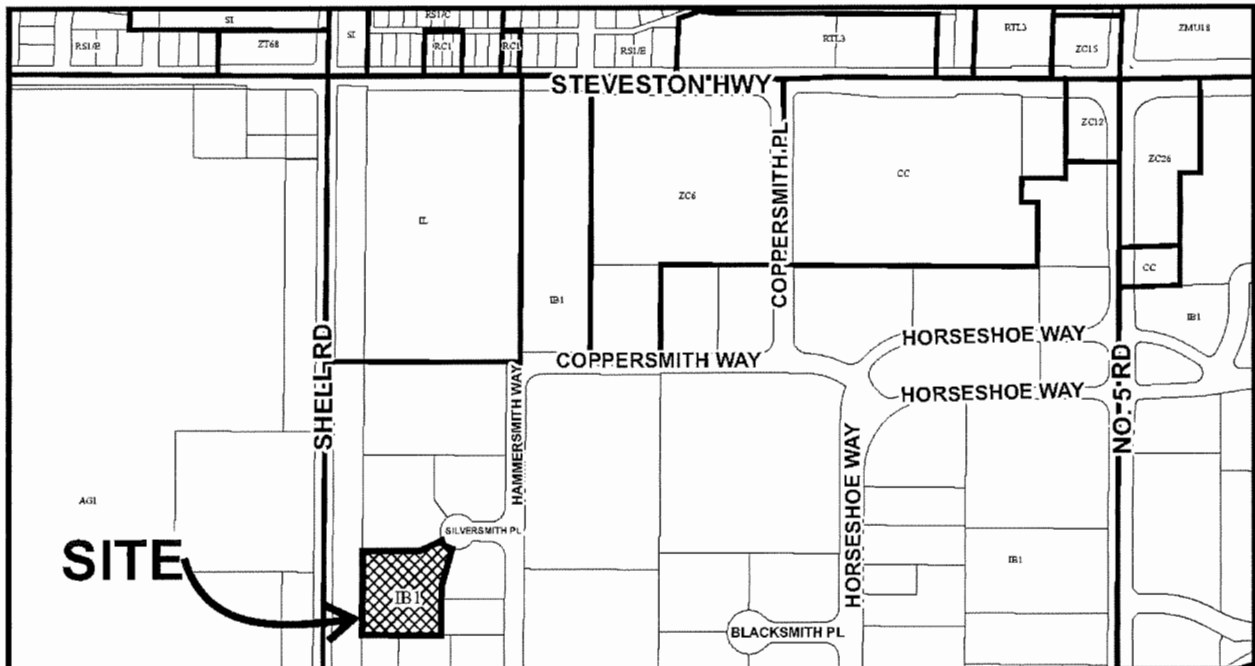
Attachment 3: Development Variance Permit Considerations

# Location Map

# Attachment 1



City of  
Richmond



DV 21-934492

Original Date: 08/16/21

Revision Date:

Note: Dimensions are in METRES



**DV DV 21-934492**

**Attachment 2**

Address: 11120 Silversmith Place

Applicant: CTA Design Group

Owner: LPL Properties Ltd.  
(Layfield Plastics)

Planning Area(s): Shellmont

	Existing	Proposed
<b>Site Area:</b>	7,357 m <sup>2</sup>	No change
<b>Land Uses:</b>	General Industrial	No change
<b>OCP Designation:</b>	Mixed Employment	No change
<b>Zoning:</b>	Industrial Business Park (IB1)	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.58 (no change)	none permitted
Lot Coverage:	Max. 60%	57.4% (no change)	
Setback – Front and exterior side yard:	Min. 3.0 m	conforms	
Setback – Rear and interior side yard:	Min. 0 m	conforms	
Height (m) (existing towers):	N/A	19.8 m (DV 03-251026) 30.0 m (DV 11-581634) (no change)	existing
Height (m) (new tower):	Max. 16 m	19.5 m	variance for a new tower enclosure
Lot Size:	none	conforms	
Total off-street Spaces:	42	42 (incl. 4 EV charging spaces and 4 'EV-ready' charging spaces)	

**Address:** 11120 Silversmith Place

**File No.:** DV 21-934492

**Prior to approval of the Development Variance Permit, the developer is required to complete the following:**

1. Registration of an Electric Vehicle (EV) Charging Infrastructure covenant, securing the commitment to:
  - a) Install and maintain electric vehicle charging stations for a minimum 10% of the vehicle parking spaces (4 parking spaces). Each parking space is to be provided with a dedicated 208-240 VAC electrical circuit.
  - b) Install conduit suitable for a 208-240 VAC electrical circuit and pull strings for an additional minimum 10% of the vehicle parking spaces (4 parking spaces).
2. Registration of a legal agreement ensuring that a minimum 10% of energy use for heated office space in the building will be derived from on-site renewable sources (i.e. air-source heat pumps or harvested from the process machinery through heat recovery exchangers). Compliance will be confirmed at the time of Building Permit application by means of submitted energy modelling results to the satisfaction of the Director of Building Approvals.

**Prior to Building Permit\* Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act. All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.





# City of Richmond

## Development Variance Permit

**No. DV 21-934492**

To the Holder: CTA DESIGN GROUP

Property Address: 11120 SILVERSMITH PLACE

Address: SUITE 101-925 WEST 8<sup>TH</sup> 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) 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
4. The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 and #2 attached hereto.
5. 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.
6. 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.

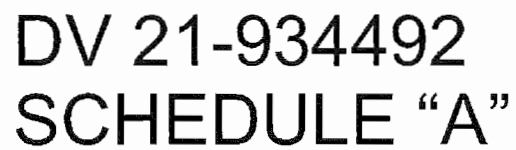
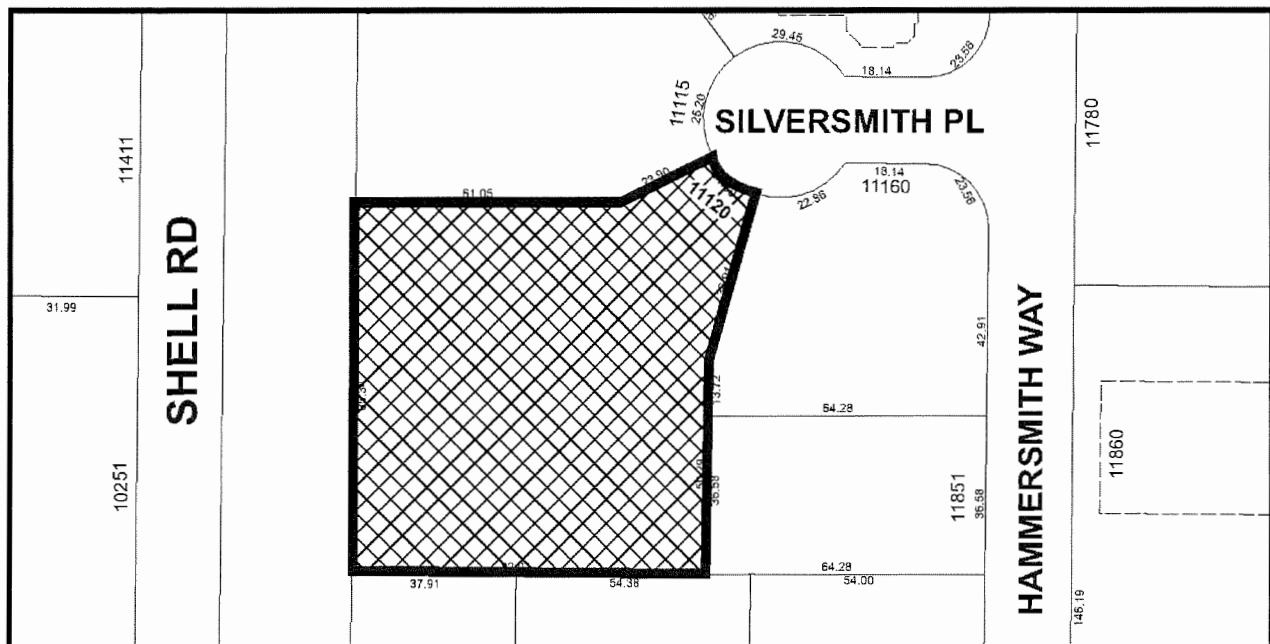
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

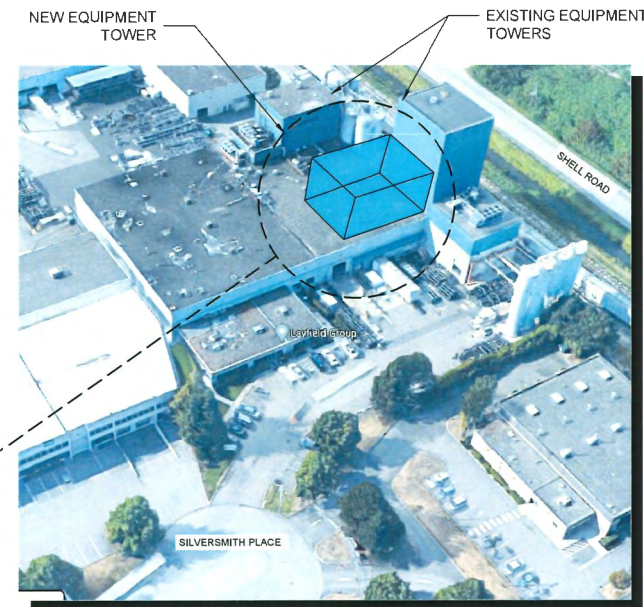
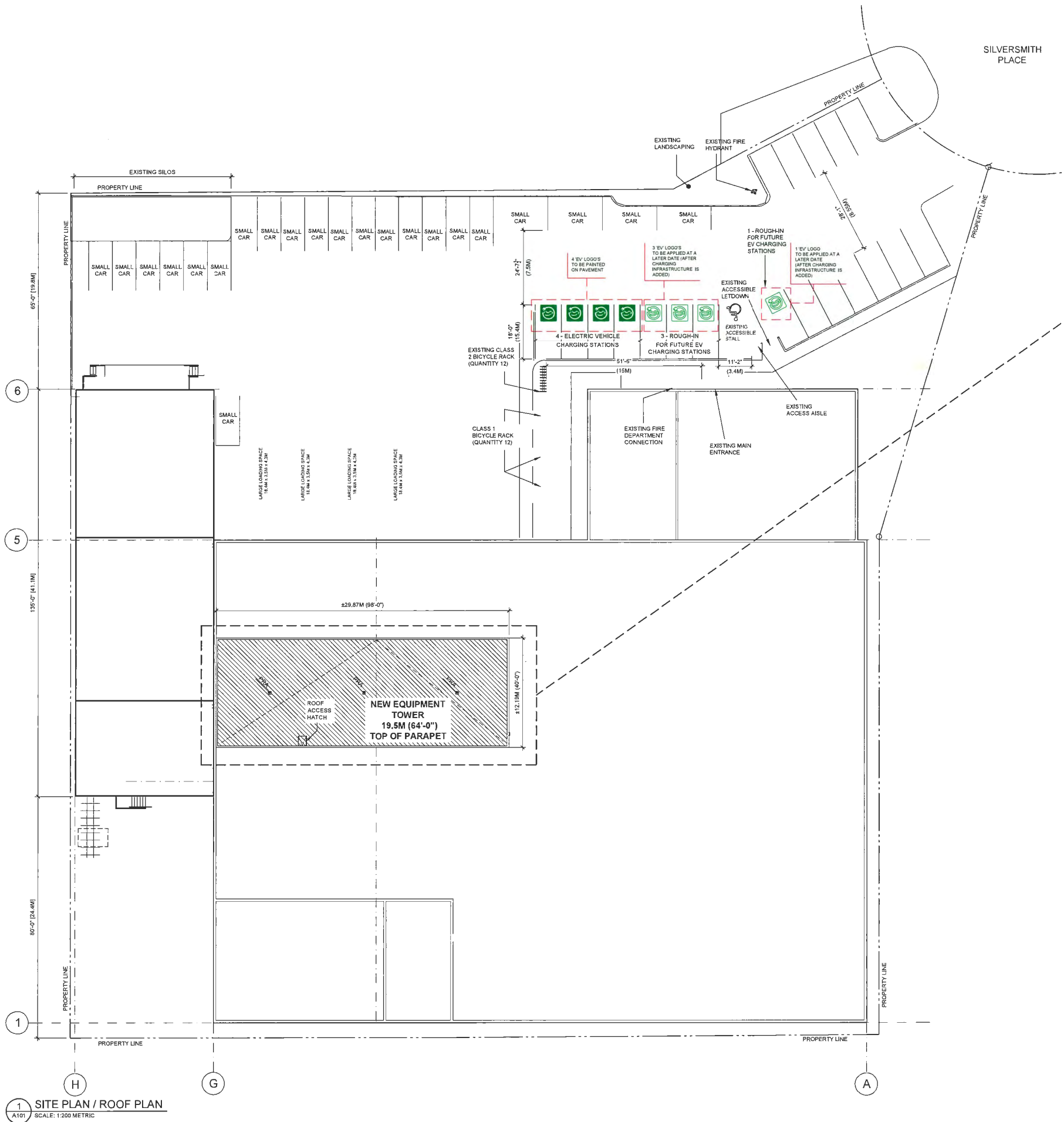
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

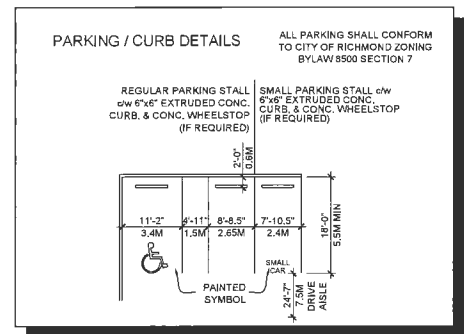
\_\_\_\_\_  
MAYOR



Note: Dimensions are in METRES



2 LOCATION PLAN  
SCALE: N.T.S.



cta  
architecture  
+ design ltd.

EMAIL: admin@ctadesign.net  
TEL: 604.736.2554  
FAX: 604.732.7451  
www.ctadesign.net  
101 - 925 WEST 8TH AVENUE,  
VANCOUVER, BC V5Z 1E4

CLIENT:

LAYFIELD



3	2021/10/26	RE-ISSUED FOR DVP
2	2021/10/12	ISSUED FOR TENDER
1	2021/09/08	ISSUED FOR BUILDING PERMIT
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA architecture + design ltd. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings. Copyright reserved. This drawing shall at all times remain the exclusive property of CTA architecture + design ltd. and may not be reproduced or altered without written consent of CTA architecture + design ltd.

SEAL

PROJECT NAME  
NEW EQUIPMENT TOWER

11120 SILVERSMITH PLACE  
RICHMOND, BC

DRAWING TITLE  
SITE + ROOF PLAN

Plan #1

SCALE	AS NOTED
DRAWN	LD
REVIEWED	
PROJECT NO.	2108
DRAWING NO.	

DV 21-934492

3	2021/10/28	RE-ISSUED FOR DVP
2	2021/10/12	ISSUED FOR TENDER
1	2021/09/08	ISSUED FOR BUILDING PERMIT
NO.	DATE	DESCRIPTION
ISSUES AND REVISIONS		

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA architecture + design ltd. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings. Copyright reserved. This drawing shall at all times remain the exclusive property of CTA architecture + design ltd. and may not be reproduced or altered without written consent of CTA architecture + design ltd.

SEAL

PROJECT NAME  
NEW EQUIPMENT TOWER

11120 SILVERSMITH PLACE  
RICHMOND, BC

DRAWING TITLE  
ELEVATIONS

## Plan #2

SCALE	1" = 20'-0"
DRAWN	LD
REVIEWED	
PROJECT NO.	2108
DRAWING NO.	

DV 21-934492

