



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: December 11, 2003
File: DV 03-251026
Re: **Application by LPL Properties Ltd. for a Development Variance Permit at
11120 Silversmith Place**

Manager's Recommendation

That a Development Variance Permit be issued for 11120 Silversmith Place which would vary the maximum building height from 12 m (39.37 ft.) to 19.812 m (65 ft.) for a proposed equipment tower in the southwest portion of the site.

A handwritten signature in black ink, appearing to read "H. Erceg".

for
Joe Erceg
Manager, Development Applications

KE:blg
Att.

Staff Report

Origin

LPL Properties Ltd. has applied to the City of Richmond for permission to vary the maximum building height from 12 m (39.37 ft.) to 19.812 m (65 ft.) for an equipment tower attached to a proposed plant addition at 11120 Silversmith Place. The subject site's zoning is Business Park Industrial District (I3). The requested variance applies to the equipment tower only.

A copy of the development application filed with the Urban Development Division is appended to this report along with related site plan and building drawings.

Development Information

Site Area:	7,361.3 m ² (79,236 ft ²)
Building Area:	Existing – 2,328.2 m ² (25,061 ft ²) Proposed – 3,590.3 m ² (38,646 ft ²)
Site Coverage:	Existing – 30.6% Allowed – 50% Proposed – 47.7%
F.A.R.:	Existing – 0.32 F.A.R. Allowed – 1.0 F.A.R. Proposed – 0.49 F.A.R.
Parking:	36 Spaces Required 42 Spaces Proposed
Loading:	2 Spaces Required 6 Spaces Proposed

Findings of Fact

A majority of uses around the subject property consist primarily of similar light industrial facilities and related offices that are zoned Business Park Industrial District (I3). The Air Care inspection facility is located to the north with a rail line and Shell Road directly adjacent to the site. Neighbouring properties to the south have industrial uses operating out of warehouse/distribution facilities with offices as an accessory use. These facilities generally consist of two-storey multi-purpose industrial use buildings (warehouse; manufacturing; office functions) surrounded by off-street surface parking.

The subject property is used as a production facility for the manufacturing of plastics by the company, Layfield Group Limited.

Staff Comments

A facility expansion is being proposed by the applicant which would add 1,286 m² (13,840 ft²) of floor area in the southwest portion of the site . Part of the expansion is an equipment tower that measures 18.29 m (60 ft.) by 12.19 m (40 ft.) and has a building height of 19.812 m (65 ft.). Maximum building height permitted in this zone is 12 m (39.37 ft.).

The proposed equipment tower has an area of approximately 223 m² (2,400 ft²) and will be filled with a structural steel 'cage' supporting the new production equipment. A higher structural ceiling is required, as the height and elevation of the equipment tower is considered critical with respect to production operations at the facility.

Analysis

The proposed equipment tower and related plant expansion complies with all relevant regulations regarding site coverage, density (F.A.R.) parking and loading requirements for a site zoned Business Park Industrial District (I3). The applicant is requesting to vary the maximum building height for the equipment tower only from 12 m (39.37 ft.) to 19.812 m (65 ft.).

The exterior cladding of the proposed addition (painted tilt-up concrete wall panel) and equipment tower (pre-finished vertical metal cladding) will match materials on the existing facility. No equipment or additional rooftop machinery is visible from the exterior of the building. All mechanical equipment is contained within the equipment tower.

Conclusion

Staff support the Development Variance Permit application as requested.



Kevin Eng
Planning Technician - Design

KE:blg



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT VARIANCE PERMIT

Property Address(es): 11120 SILVERSMITH PLACE RICHMOND, BC V7A 5E4

Legal Description(s): PLAN 82539, NEW WESTMINSTER LAND DISTRICT,
12 SEC 1 BLK 3 N R66W PL 82539 - PID-014-747-715

Applicant: LPL PROPERTIES LTD.

Correspondence/Calls to be directed to:

Name: GARY PINKERTON (OR TOM ROSE)

Address: 11120 SILVERSMITH PLACE
RICHMOND, BC V7A 5E4

Tel. No.: 604-448-2714 / 448-2702
Business
Postal Code: 604-530-8062 - gary
604-538-4110 - tom

gpinkerton@layfieldgroup.com
E-mail
Residence: 604-275-5589

Property Owner(s) Signature(s): [Signature]
Fax: 604-275-5589

GARY B. PINKERTON, TREASURER & SECRETARY
Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use			
Date Received:	<u>Oct 21/03</u>	Application Fee:	<u>1500</u>
File No.:	<u>03-251026</u>	Receipt No.:	<u>13-004136</u>
Only assign if application is complete			





No. DV 03-251026

To the Holder: LPL PROPERTIES LTD.

Property Address: 11120 SILVERSMITH PLACE

Address: C/O GARY PINKERTON/TOM ROSE
11120 SILVERSMITH PLACE
RICHMOND, BC V7A 5E4

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 and Development Bylaw No. 5300" is hereby varied by increasing the maximum building height from 12 m (39.37 ft.) to 19.812 m (65 ft.), as shown on Plans # 1-2 attached hereto for a proposed equipment tower in the southwest portion of the subject site.
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

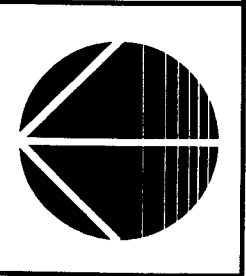
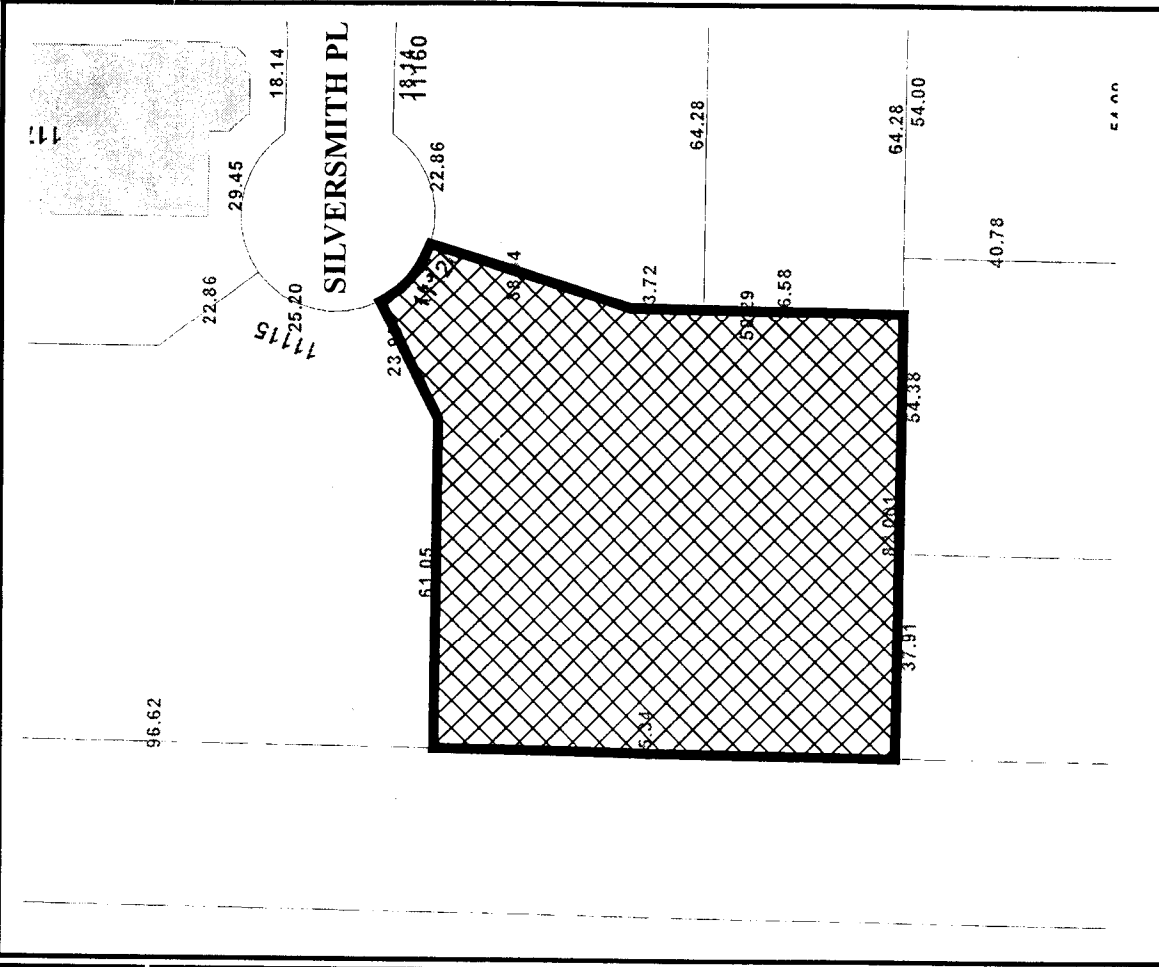
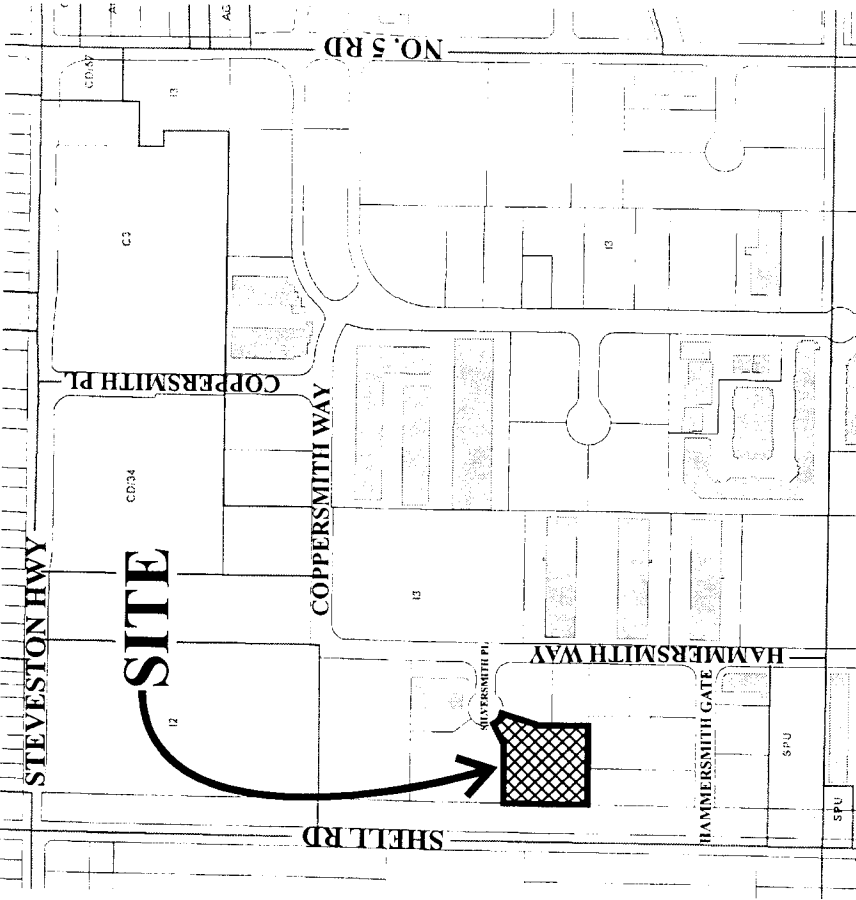
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 03-251026

SCHEDULE "A"

Original Date: 11/18/03

Revision Date:

Note: Dimensions are in METRES

GENERAL SITE DATA	
Site Name:	0111 Layfield Park (A) - 79,236 sq. ft.
Legal Description:	Lot 10, Block 2, Layfield Park, District
Map Site Description:	Site Name: Westchester District
Lot Area:	79,236 sq. ft. (1.82 ac.)
Max. Site Coverage Allowed:	25.00% (19,809 sq. ft.)
Existing Site Coverage:	25.00% (19,809 sq. ft.)
Total Building (Footprint) Area:	25,000 sq. ft. (0.57 ac.)
Total Parking Area:	25,000 sq. ft. (0.57 ac.)
Total Site Area:	79,236 sq. ft. (1.82 ac.)
PARKING & LOADING DATA	
Parking:	25 Spaces Required - 25 Spaces Provided
Loading:	2 Spaces Required - 2 Spaces Provided
MAJOR USE CLASSIFICATION (PER ORDINANCE 16.02.01)	
33.0(2)(3) Group 1, Sub 2, (1) use 2 (B-2)(1)	
NEW ADDITION	
Existing Site Coverage:	25.00% (19,809 sq. ft.)
Existing Building (Footprint) Area:	33,333 sq. ft. (0.76 ac.)
Total Building Area:	33,333 sq. ft. (0.76 ac.)
NEW BUILDING & LOADING	
Parking:	19 Spaces Required - 19 Spaces Provided
Loading:	2 Spaces Required - 2 Spaces Provided
Total Building Area:	33,333 sq. ft. (0.76 ac.)
Total Parking Area:	36,666 sq. ft. (0.84 ac.)
Total Site Area:	70,000 sq. ft. (1.60 ac.)

ISSUED FOR DVP
OCT 27 2003

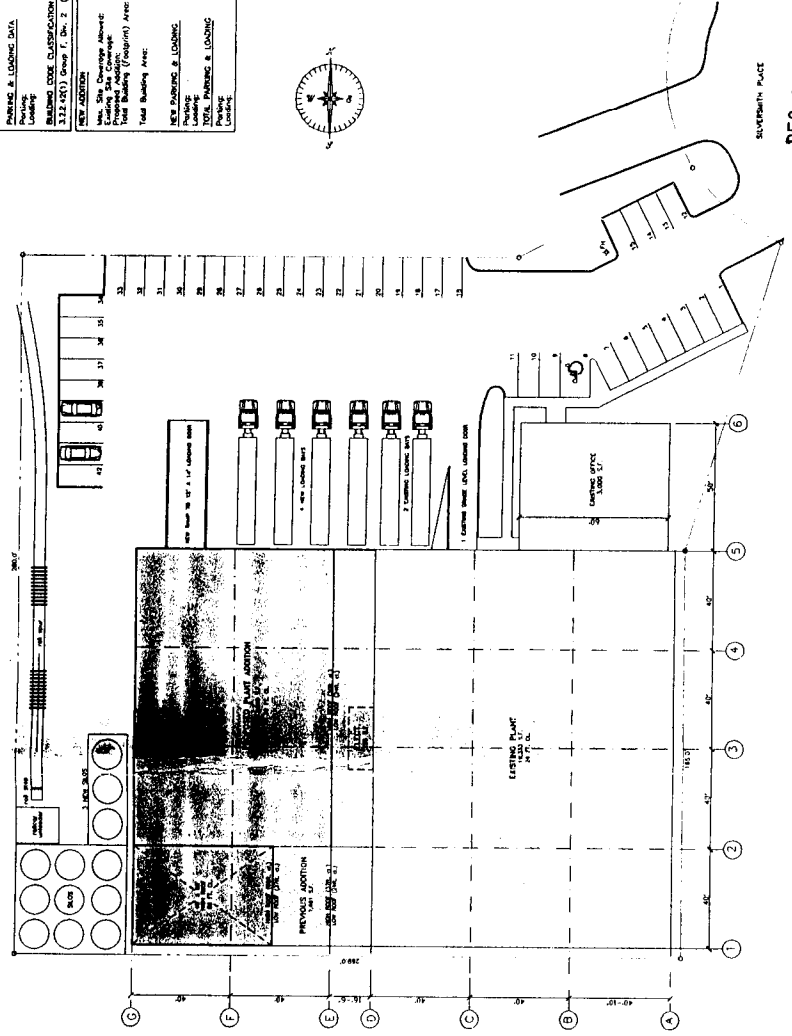


PROJECT
NEW PLANT & OFFICE EXPANSION
RIVERSIDE BUSINESS PARK
RICHMOND, B.C.

ARCHITECTURE AND ENGINEERING
311 WEST HAVEN DRIVE
VANCOUVER, B.C. V6V 2K6
TEL: 604 278-2200
FAX: 604 278-2201



SITE PLAN	
DATE:	03/19/03
SCALE:	1/4" = 30'-0"
DATE:	03/19/03
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DATE:	03/19/03
SCALE:	1/4" = 30'-0"



SILVERBURN PLACE
DEC 11 2003
DV 03-251026
1

FILE COPY
N/A R-251A2

Exterior Finishes

- ① new unfinished vertical metal cladding
- ② cast perforated metal cladding
- ③ new painted tilt-up concrete wall panel
- ④ existing painted tilt-up concrete wall panel
- ⑤ translucent door
- ⑥ perforated metal door
- ⑦ painted metal roof member

**ISSUED
FOR DVP
OCT 27 2003**



1125 BELLEVUE PLACE
RICHMOND, B.C.

PROJECT

**NEW
PLANT & OFFICE
EXPANSION
RIVERSIDE BUSINESS
PARK
RICHMOND, B.C.**

ARCHITECTURE CONSULTING
231 WEST BAYVIEW
VANCOUVER, B.C. V6Z 2P6
TEL: 604 276 2889
FAX: 604 273 1461

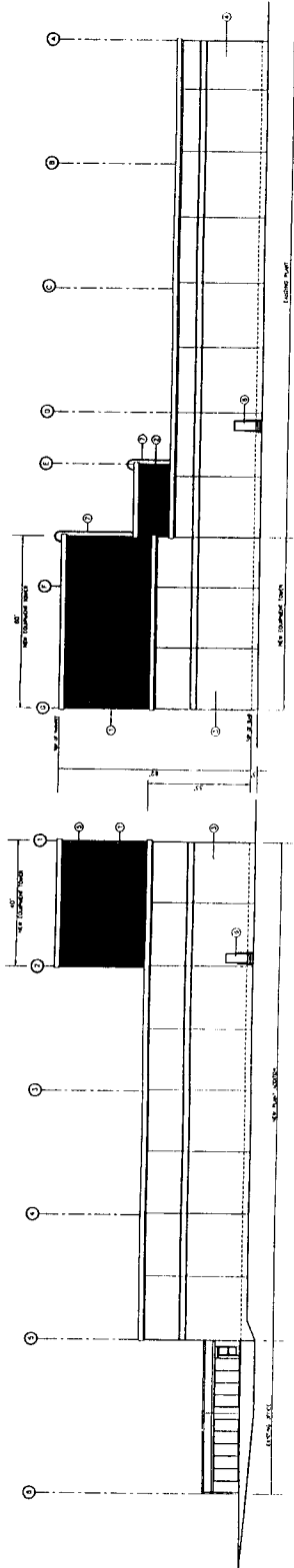


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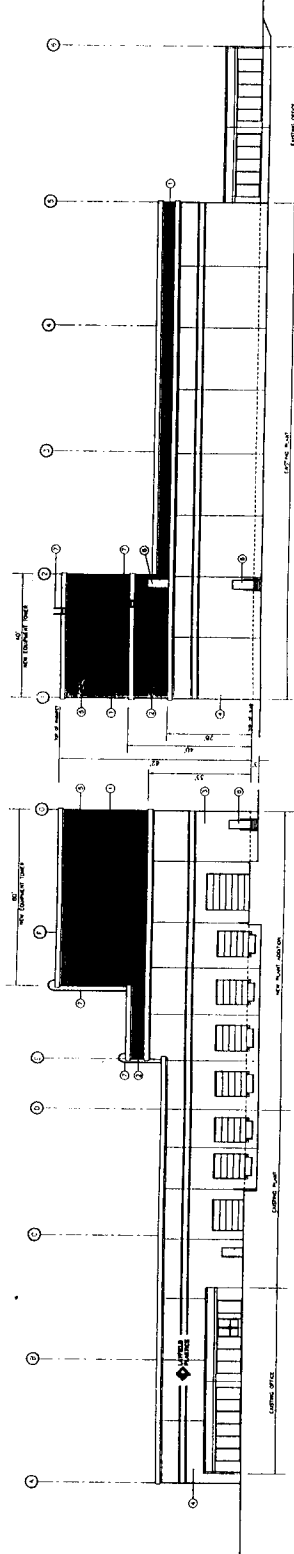
ELEVATIONS

DATE	NO.	DESCRIPTION
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03/11/03	2	ISSUED FOR PERMIT
03/11/03	3	ISSUED FOR CONSTRUCTION
03/11/03	4	ISSUED FOR AS-BUILT
03/11/03	5	ISSUED FOR ARCHIVE
03/11/03	6	ISSUED FOR RECORD
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0319 A301 1



SOUTH ELEVATION



EAST ELEVATION

DEC 11 2003

DV 03-251026
#2