



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**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**

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### 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.

*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 <sup>2</sup> (79,236 ft <sup>2</sup> )
Building Area:	Existing – 2,328.2 m <sup>2</sup> (25,061 ft <sup>2</sup> ) Proposed – 3,590.3 m <sup>2</sup> (38,646 ft <sup>2</sup> )
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 m<sup>2</sup> (13,840 ft<sup>2</sup>) 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 m<sup>2</sup> (2,400 ft<sup>2</sup>) 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 RGGW 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  
Postal Code  
604-530-8062 - gary  
604-538-4110 - tom  
Residence  
604-275-5589  
Fax

Tel. No.: 604-448-2714 / 448-2702

Business  
gpinkerton@layfieldgroup.com  
E-mail  
trase@layfieldgroup.com

Property Owner(s) Signature(s): [Signature]

GARY B. PINKERTON, TREASURER & SECRETARY  
Please print name

or

Authorized Agent's Signature: \_\_\_\_\_

Attach Letter of Authorization

\_\_\_\_\_  
Please print name

<b>For Office Use</b>	<u>Oct 21/03</u>	Application Fee: <u>1500</u>
Date Received:	<u>03-257026</u>	Receipt No.: <u>13-004136</u>
File No.:	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

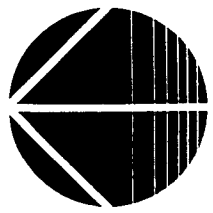
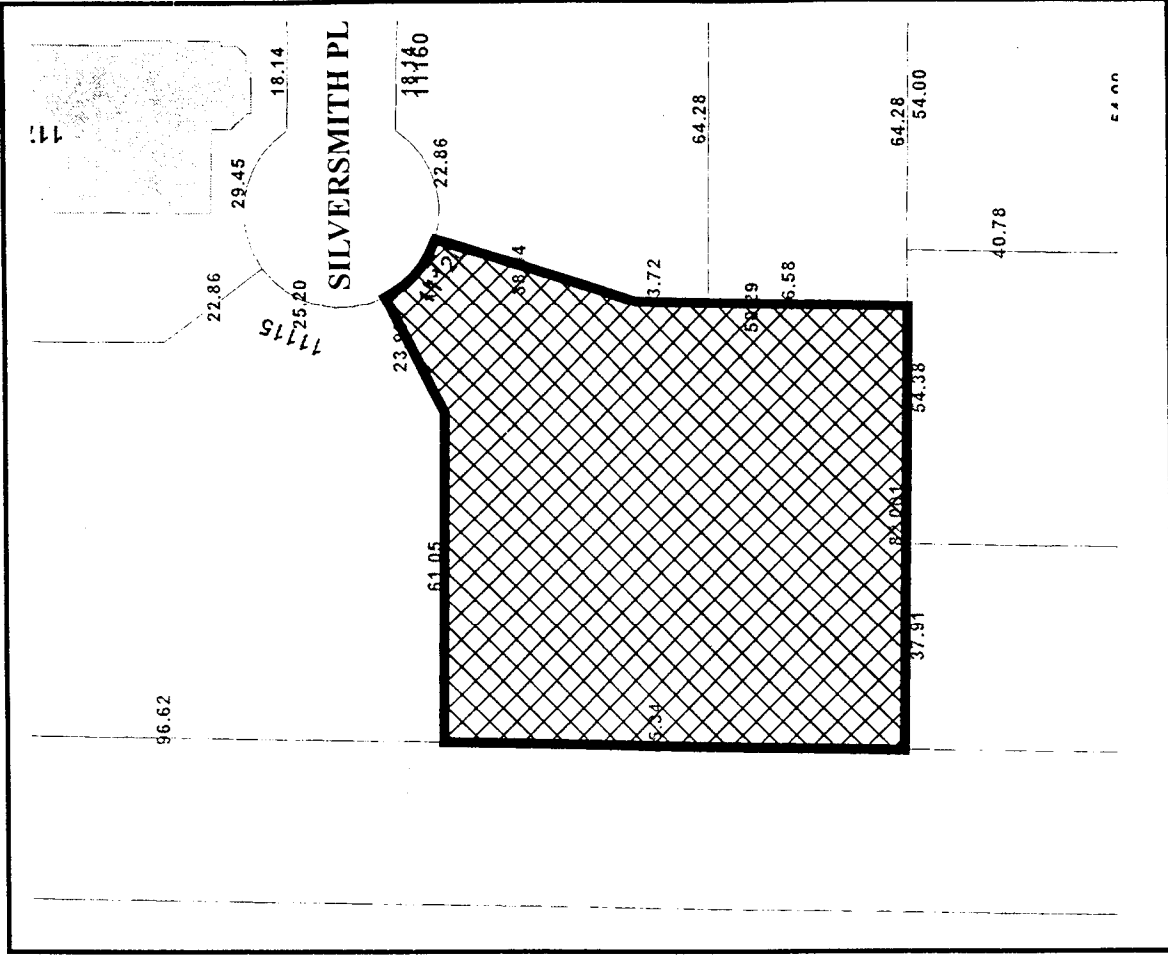
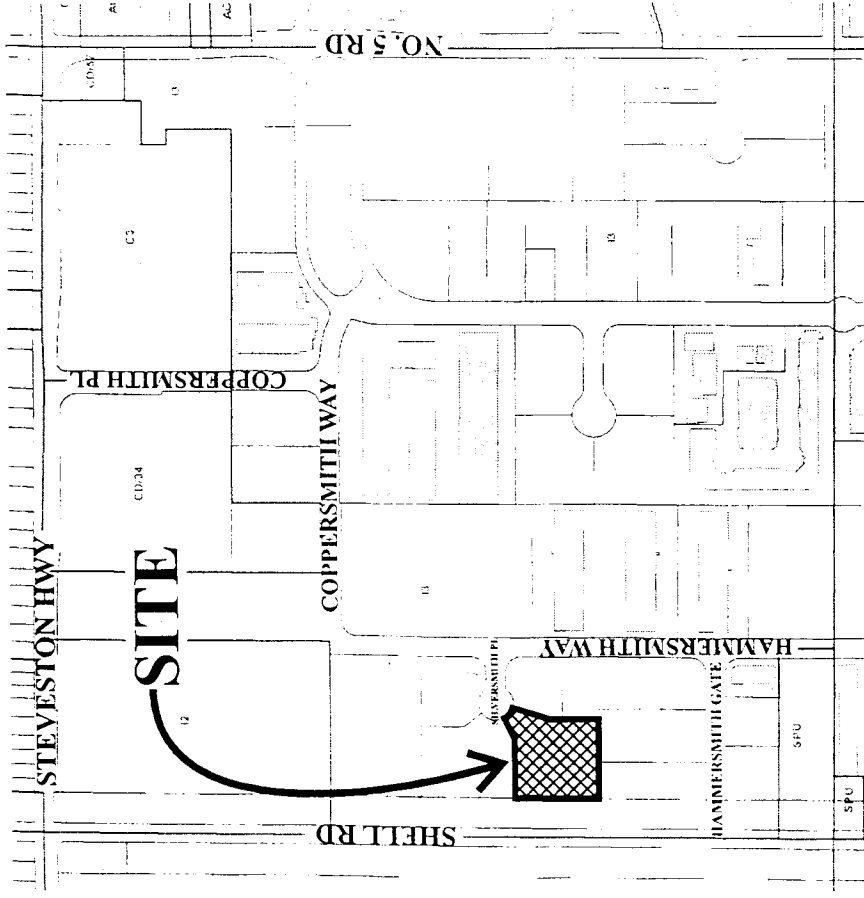
ISSUED BY THE COUNCIL THE

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

**ORIGINAL SITE DATA**  
 Site Area: 1,818 square (7,806 sq.) = 79,238 sq. ft.  
 Major Roadway: Industrial District  
 Major Roadway District: Industrial District  
 Max. Site Coverage Allowed: 50% = 90,919 sq. ft.  
 Proposed Addition: 1,881 sq. ft. = 205 sq. ft. = 19,206 sq. ft.  
 Total Building (Impervious) Area: 24,289/79,238 sq. ft. = 30.6%  
 Total Building Area: 24,289 sq. ft.  
 Total Floor Area: 24,031 sq. ft.

**ADDENDUM TO THE ORIGINAL SITE DATA**  
 Building: 25 Spares Required = 25 Spares Proposed  
 Landscaping: 2 Spares Required = 2 Spares Proposed  
 Building Code Classification: I.C. (see 7.2)

**NEW ADDITION**  
 Area: 1,881 sq. ft.  
 Max. Site Coverage Allowed: 50% = 90,919 sq. ft.  
 Proposed Addition: 1,881 sq. ft.  
 Total Building (Impervious) Area: 26,170 sq. ft. = 47.7%  
 Total Building Area: 26,170 sq. ft.  
 Total Floor Area: 26,170 sq. ft.

**SEE DRAWING B, COACHES**  
 25 Spares Required = 25 Spares Proposed  
 Landscaping: 2 Spares Required = 2 Spares Proposed  
 Building Code Classification: I.C. (see 7.2)

**ISSUED FOR DWP**  
 OCT 27 2003

**LAYFIELD**  
 1110 SILVERDALE PLACE  
 RICHMOND, BC  
 PROJECT

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

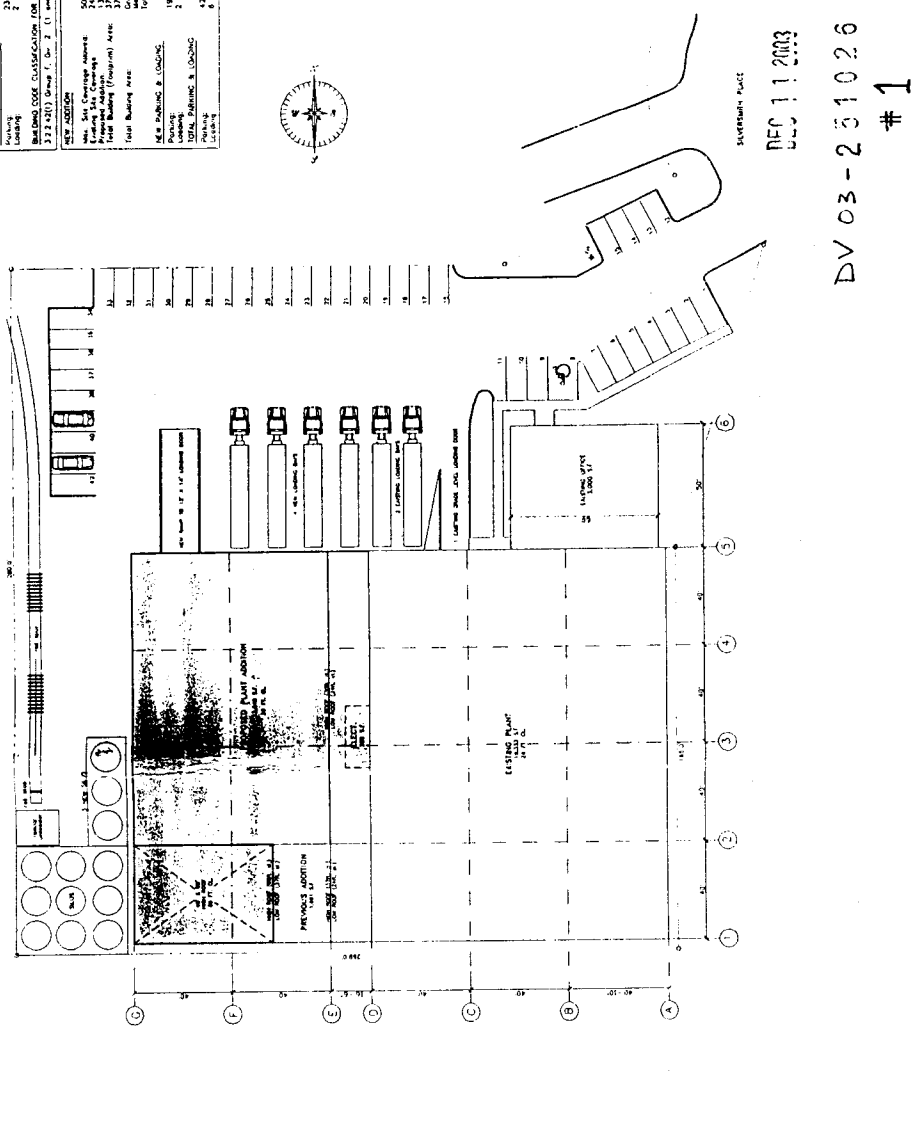
**CDR DESIGN GROUP**  
 211 WEST 10TH AVENUE  
 VANCOUVER, B.C. V6E 1M8  
 TEL: 604 681 8888  
 FAX: 604 681 3140

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SILVERDALE PLACE  
 DEC 11 2003  
 DV 03-251026  
 # 1

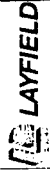
0319 A101 2

**FILE COPY**  
 N1113-261A1

**Exterior Finishes**

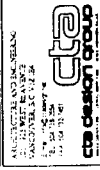
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- 2. See attached exterior finish schedule
- 3. See attached exterior finish schedule
- 4. See attached exterior finish schedule
- 5. See attached exterior finish schedule
- 6. See attached exterior finish schedule
- 7. See attached exterior finish schedule
- 8. See attached exterior finish schedule
- 9. See attached exterior finish schedule
- 10. See attached exterior finish schedule

**ISSUED  
FOR DVP  
OCT 27 2003**



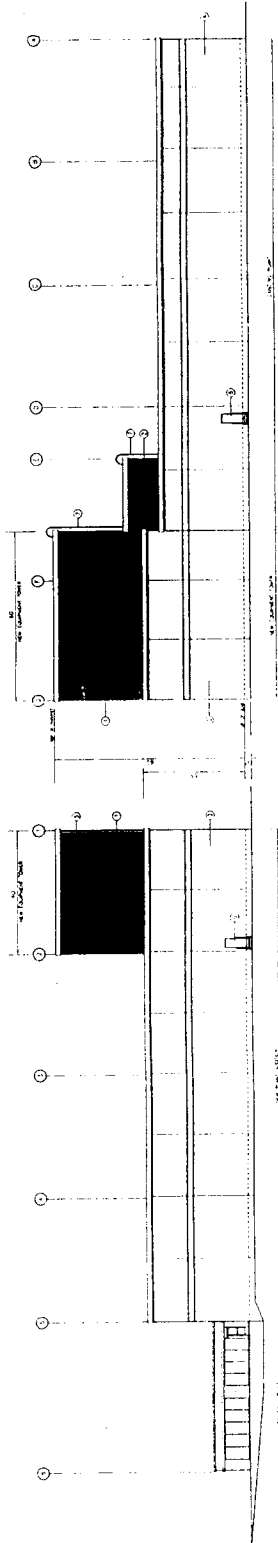
ARCHITECTURAL FIRM  
2000 W. 10TH AVENUE  
DENVER, CO 80202

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

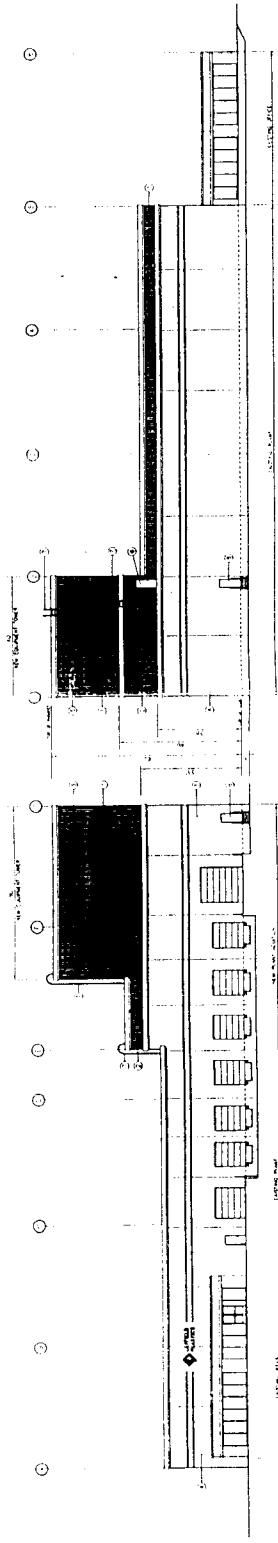


ARCHITECTURAL FIRM  
2000 W. 10TH AVENUE  
DENVER, CO 80202

ELEVATIONS	
DATE	11/11/03
PROJECT	NEW PLANT & OFFICE EXPANSION
LOCATION	RIVERSIDE BUSINESS PARK
SCALE	1/4" = 1'-0"
NO.	0319
REV.	A301
SHEET NO.	1



WEST ELEVATION



SOUTH ELEVATION

DEC 11 2003  
DV 03-251026  
#2