



To: Development Permit Panel

Date: March 21, 2022

From: Wayne Craig
Director, Development

File: DP 20-918785

Re: Application by Sandeep Kaur Sidhu for a Development Permit at
10651 Swinton Crescent

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a granny flat at 10651 Swinton Crescent on a site zoned "Single Detached with Granny Flat or Coach House- Edgemere (RE1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback for at least 35% of the rear façade of the granny flat from 3.0 m to 1.2 m.

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

WC/JR:blg
Att. 3

Staff Report

Origin

Sandeep Kaur Sidhu has applied to the City of Richmond for permission to develop a granny flat at 10651 Swinton Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”. A location map is provided in Attachment 1.

The site currently contains a single detached dwelling, which would be demolished. A new single detached dwelling with granny flat is proposed.

Development Information

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

Background

The subject site is located in the Edgemere neighbourhood, generally bound 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 the 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 required for a granny flat or coach house. A DP is not required for the principal single detached dwelling. As such, this DP addresses the form and character of the granny flat only.

For clarity, a granny flat is generally defined as a single-storey building which may or may not include the detached garage, whereas a coach house is generally defined as a two-storey building with living space located above the detached garage.

Development surrounding the subject site is as follows:

- To the north and south: Single detached dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, neither of which contain a granny flat or coach house.
- To the east, across the rear lane: Single detached dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, neither of which contain a granny flat or coach house.
- To the west, across Swinton Crescent: Single detached dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, neither of which contain a granny flat or coach house.

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 #1-3, Ref #1). In addition, it complies with the intent of the design guidelines for granny flats 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 except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum rear yard setback for at least 35% of the rear façade of the granny flat from 3.0 m to 1.2 m.

The “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone has a variable rear yard setback based on the width of the accessory building containing the granny flat. Specifically, the minimum setback is 1.2 m for up to 65% of the accessory building and 3.0 m for the remainder. The proposed granny flat has a 1.24 m setback for 100% of the building façade. Staff support the requested variance for the following reasons:

- *the granny flat does not contain a garage, which would otherwise provide for a longer building along the rear lane. The resulting effect is that the length of the granny flat (10.3 m) occupies less than 40% of the overall lane frontage (28 m);*
- *the granny flat provides for a sensitive interface along the rear lane, as it is a single-storey building. The proposed building height is approximately 4 m which is below the maximum permitted height (5.0 m);*
- *the proposed design of the granny flat is in keeping with the intent of the required variable setback as it still provides visual interest and façade articulation along the lane through the provision of a bay window with hipped roof;*
- *the applicant is proposing to plant a variety of shrubs and two trees along the rear lane to add visual interest. In addition, the surface parking spaces along the lane are provided with permeable grass grid, to provide visual interest and soften the appearance from the lane;*
- *the applicant is enhancing the building’s sustainability by committing to achieve Step 4 of the BC Energy Step Code (see Analysis section below). Prior to DP issuance, the applicant is required to enter into a legal agreement to secure this voluntary commitment.*

Analysis***Conditions of Adjacency***

- The single storey (4.07 m in height) granny flat is proposed to be located in the southeast corner of the site, which minimizes shadowing of adjacent properties and provides suitable building separation from the principal dwelling on-site (i.e., the north yard setback to the granny flat is well over 13.0 m and the south yard setback is 2.0 m, consistent with zoning).
- A variety of shrubs and two trees are proposed on-site along the rear lane, as well as along side yards, to provide visual interest.
- There are no windows proposed on the south interior side yard elevation to address concerns of overlook to the immediate neighbouring property, and the existing trees on the neighbouring property to the south provide additional screening.

Urban Design and Site Planning

- The entrance to the granny flat is proposed on the north elevation, which does not face the lane. However, a covered patio is provided to indicate the location of the entrance.
- A secondary pedestrian access from Swinton Crescent is provided along the south property line in compliance with the zoning bylaw.
- The proposed site plan provides on-site parking in compliance with the zoning bylaw, including: unenclosed and permeable surface parking space off the lane for the granny flat and a parking garage on Swinton Crescent for the principal dwelling.
- The private outdoor space for the granny flat is provided through an at grade patio wrapping the building.
- 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 1.8 m from the rear property line and is screened by landscaping.

Architectural Form and Character

- The primary façade of the granny flat faces the rear lane, providing both animation and casual surveillance of the lane. A window box with a hip roof dormer is located in the middle of the elevation to break up the horizontal massing and express a residential character.
- The proposed exterior building materials and colours for the granny flat include: light and dark grey horizontal hardie plank cladding with black cultured stone accent, white trim, grey gutters, and grey-brown fibreglass front entry door. The material and colour scheme of the granny flat is intended to complement 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 granny flat at-grade immediately outside of the entry. The patio would wrap around the west side of the building between the granny flat and the main dwelling. It is proposed to be treated with paving stones. The patio is adequately sized to comply with zoning (minimum 30 m²).
- Soft landscaping is proposed between the granny flat and the lane, and two new trees are proposed in the rear yard of the site.
- No existing on-site trees were assessed in the immediate vicinity of the proposed granny flat. Several trees on the neighbouring property to the south must be retained and protected. 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 detached dwelling.
- The applicant is required to submit a contract/letter of undertaking with a Certified Arborist for supervision of all works proposed in close proximity to any tree protection zones prior to Building Permit issuance.
- There is one on-site tree located in the front yard, which would be reviewed through the Building Permit application for the principal dwelling. Assessment of tree retention measures will be completed as part of the future Building Permit application/s.

- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed landscape works around the granny flat 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).

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 and in the east elevation soffits to illuminate the lane, and landscape-level lighting is proposed along pathways and the surface parking area.

Sustainability

- Richmond Building Regulation Bylaw 7230 requires single detached, duplex, and other dwellings constructed under Part 9 of the BC Building Code to achieve either Step 3 of the BC Energy Step Code or Step 2 with a low-carbon energy system (LCES). The applicant has agreed to construct the granny flat to a higher performance target of Step 4 (Attachment 3). Prior to issuance of the DP, the applicant is required to enter into a legal agreement to secure this commitment.
- All of the parking spaces, including the surface parking spaces outside of the granny flat, will be provided with Level 2 EV charging consistent with the zoning bylaw. The surface parking spaces will be provided with Level 2 EV charging via underground conduits.
- The applicant must demonstrate compliance with the BC Energy Step Code as part of the Building Permit process.

Floodplain Management Implementation Strategy

- Development proposed at the subject site must meet the requirements of the Richmond Flood Plan Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to DP issuance.

Conclusions

The applicant proposes to construct a granny flat in the rear yard of 10651 Swinton 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 granny flat is generally consistent with the requirements of the “Single Detached with Granny Flat or Coach House- Edgemere (RE1)” zone.

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



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Letter from Certified Energy Advisor

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. Registration of a legal agreement on title to secure the applicant's voluntary commitment to achieve Step 4 of the BC Energy Step Code for the granny flat.
3. Receipt of a landscaping security in the amount of \$15,000 (including soft and hard landscaping, tree planting, fencing, and installation).

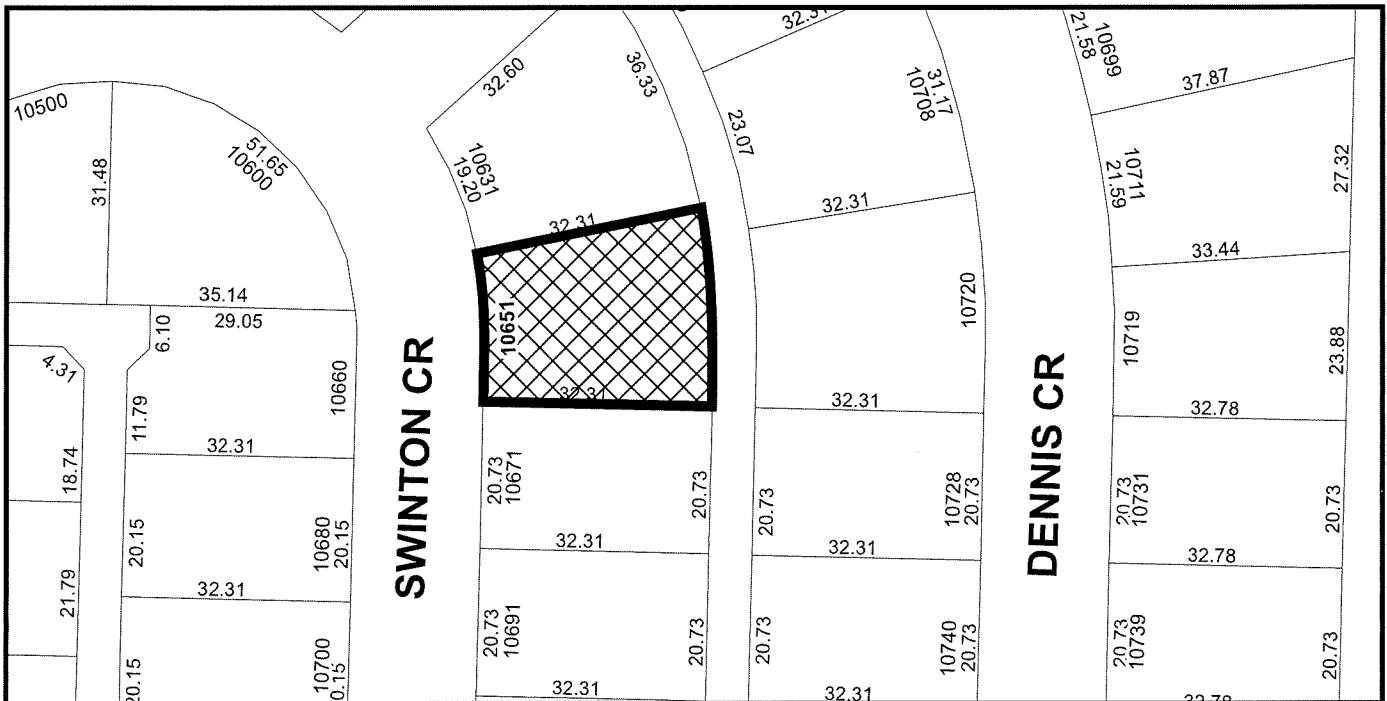
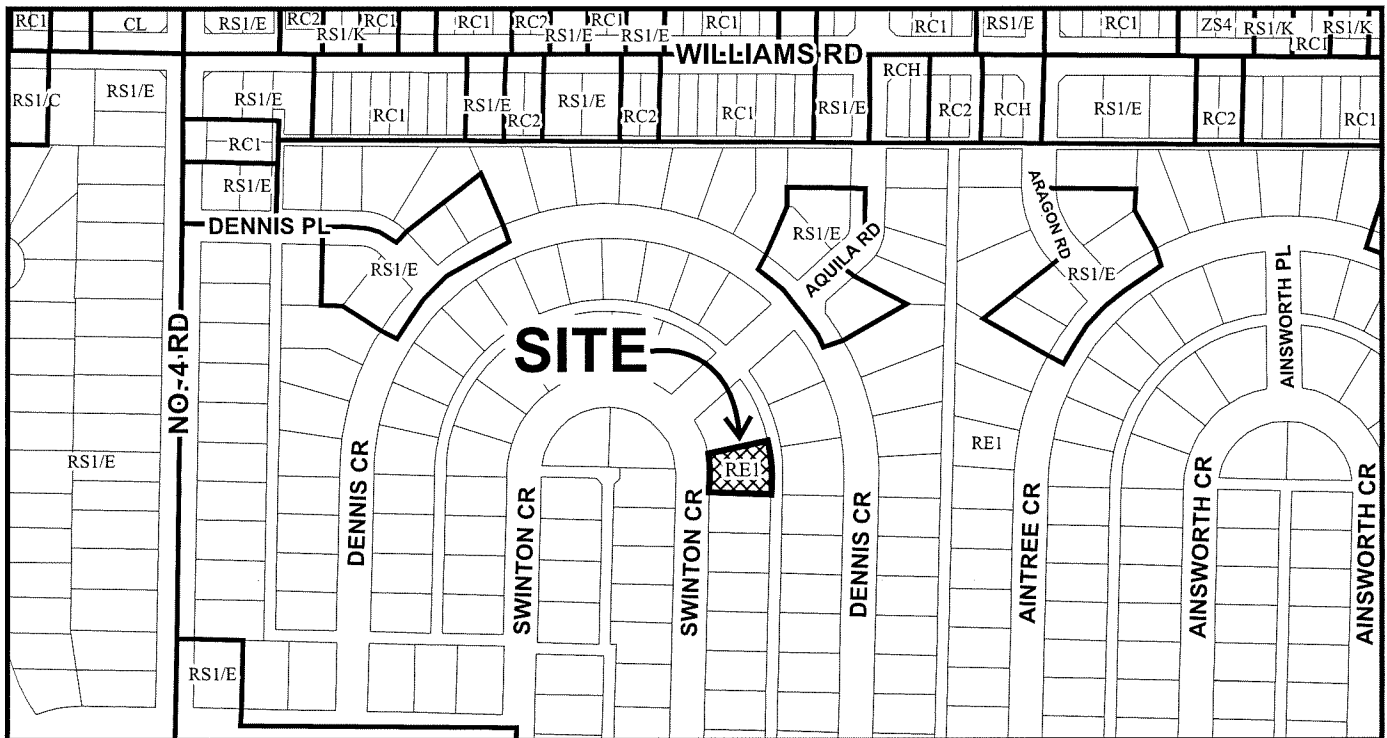
Prior to future Demolition Permit* & Building Permit* issuance, the applicant is required to complete the following:

- 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.
- Demonstrate compliance with BC Energy Step Code Step 4.
- 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.*

* This requires a separate application.



City of Richmond



DP 20-918785

Original Date: 02/03/21

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

Development Application Data Sheet

Development Applications Department

DP 20-918785

Address: 10651 Swinton Crescent

Applicant: Sandeep Kaur Sidhu

Owner: Navdeep Guram, Sandeep Sidhu

Planning Area(s): Shellmont (Edgemere)

	Existing	Proposed
Site Area:	791 m ² (8,514 ft ²)	No change
Land Uses:	Single detached dwelling	New single detached dwelling with detached granny flat
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	None permitted
Floor Area – Granny Flat:	Min. 33 m ² Max. 70 m ²	37.72 m ² (406 ft ²)	None
Floor Area – Total*:	Max. 376.6 m ² (4,054 ft ²)	376.1 m ² (4,048 ft ²)	None permitted
Lot Coverage*:	Buildings: Max. 45% Non-porous surfaces: Max. 70% Live landscaping: Min. 30%	Buildings: 39% Non-porous surfaces: 58% Live landscaping: 41%	None
Granny Flat Building Setback – Front Yard:	A granny flat is not permitted to be located in the front yard	N/A	None
Granny Flat Building Setback – South Side Yard:	Min. 2.0 m	2.0 m	None
Granny Flat Building Setback – North Side Yard:	Min. 1.2 m	12.3 m	None
Granny Flat Building Setback – Rear Yard:	Min. 1.2 m for up to 65% of the building, and 3.0 m for the remainder	1.2 m for 100% of the building	Variance requested
Granny Flat Building Height:	Max. 5.0 m above grade	4.07 m	None
On-site Vehicle Parking Spaces:	Min. 2 for the principal dwelling Min. 1 for the granny flat	2 for the principal dwelling 2 for the granny flat	None
Total On-site Vehicle Parking Spaces:	4	4	None
Granny Flat Private Outdoor Space:	Min. 30 m ²	35 m ²	None

* Preliminary estimate based on concept plans for the principal dwelling not controlled by this Development Permit. Exact statistics to be determined through zoning bylaw compliance review at Building Permit stage.

TO WHOM IT MAY CONCERN

Date : 16-March-2022

RE: 10651 - Swinton Cres, Richmond

I here by confirm that the project at 10651 - Swinton Cres, Richmond will meet the Energy Step Code 4 of the BC building code if the project is designed with the following building assemblies

- 1) Above grade Walls : 2x6@16- R-24 insulation+2" semi rigid insulation
- 2) Attic : R-60 insulation or higher
- 3) Floor Over Unheated Space : R-40 insulation or higher
- 4) Slab on grade : R-24 below the slab
- 5) ACH : 1.5 or less @ 50 Pa
- 6) Windows : U value 1.20 or lower and SHGC 0.32 or higher

Please contact us If you have any questions.

Sincerely,

Amir Ekhlasi
Digitally signed by Amir Ekhlasi
Date: 2022.03.18
08:38:56-07'00'

Amir Ekhlasi
Certified Energy Advisor
Enersaver Solutions Inc



City of Richmond

Development Permit

No. DP 20-918785

To the Holder: SANDEEP KAUR SIDHU
Property Address: 10651 SWINTON CRESCENT
Address: C/O 10651 SWINTON CRESCENT
RICHMOND, BC V7A 3T2

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the minimum rear yard setback for at least 35% of the rear façade of the granny flat from 3.0 m to 1.2 m.
4. 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 #3 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. 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.
7. 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 20-918785

To the Holder: SANDEEP KAUR SIDHU
Property Address: 10651 SWINTON CRESCENT
Address: C/O 10651 SWINTON CRESCENT
RICHMOND, BC V7A 3T2

8. 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 , .

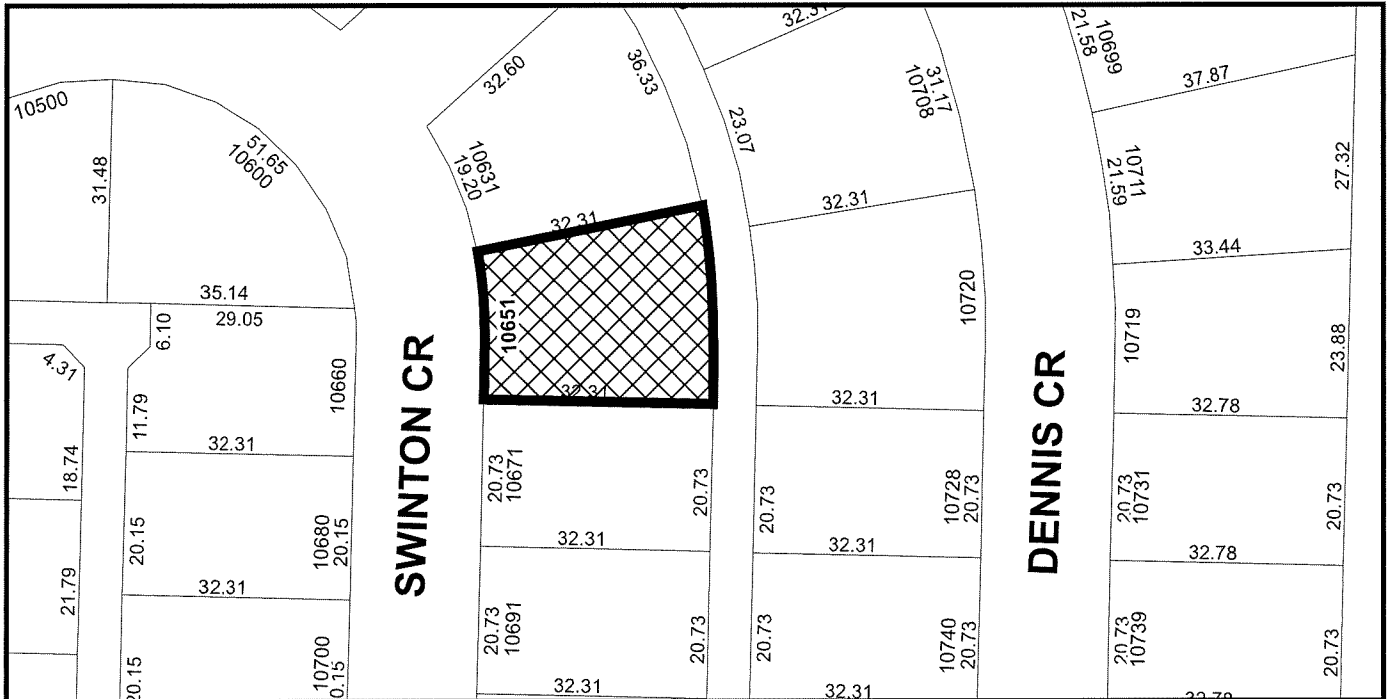
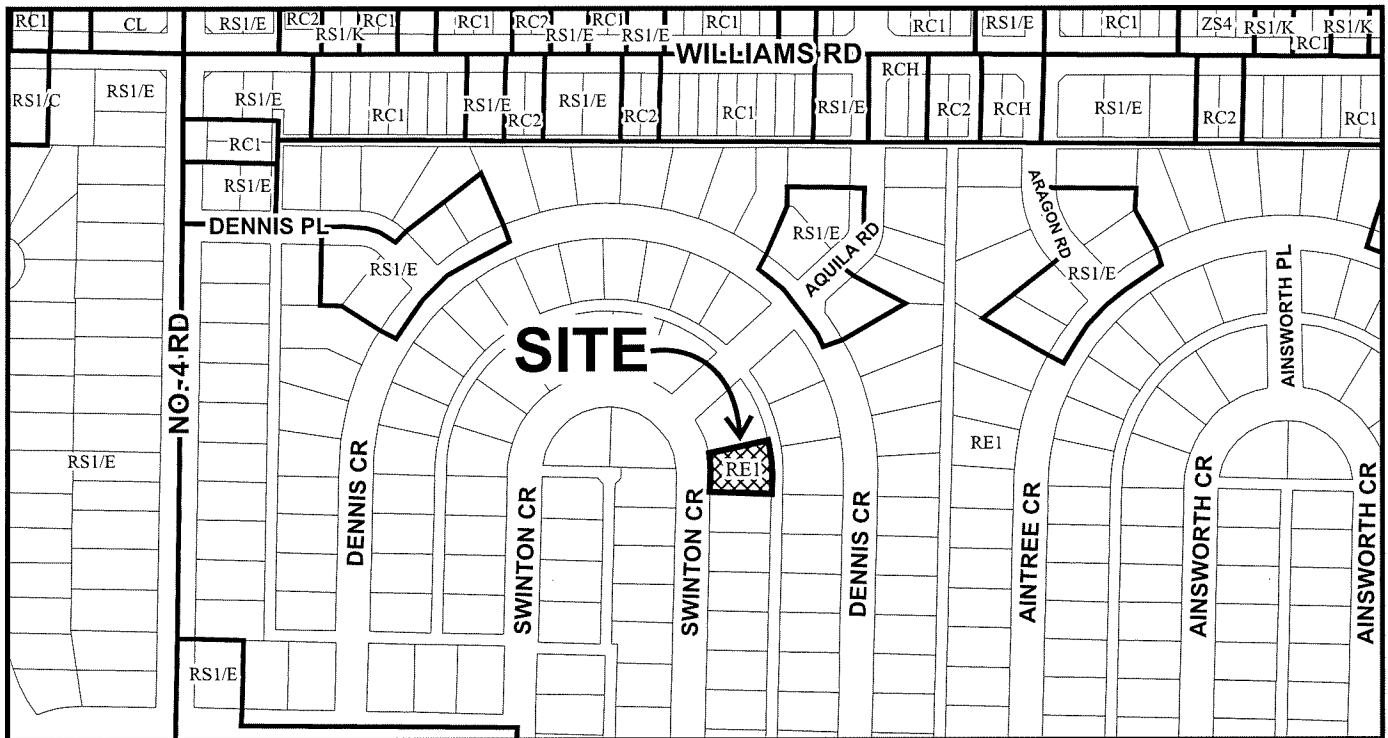
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



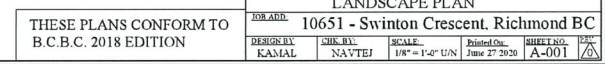
DP 20-918785
SCHEDULE "A"

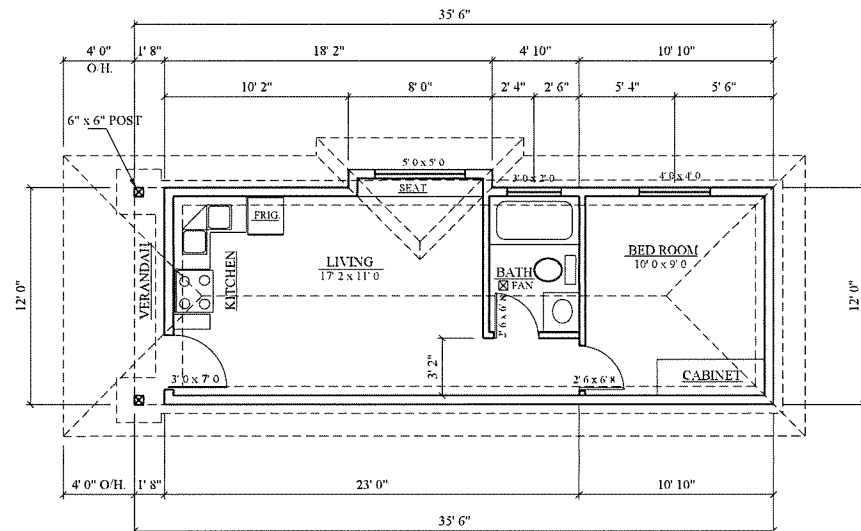
Original Date: 02/03/21

Revision Date:

Note: Dimensions are in METRES

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

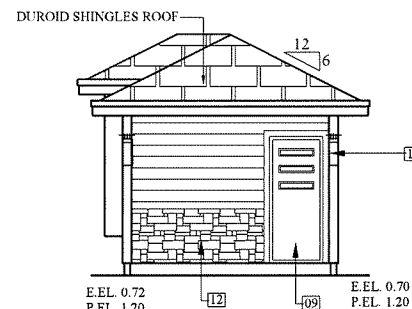




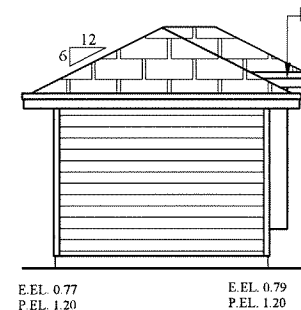
GRANNY FLAT PLAN
AREA = 406.0 SF (37.72 m2)

EXTERIOR FINISHES SCHEDULE

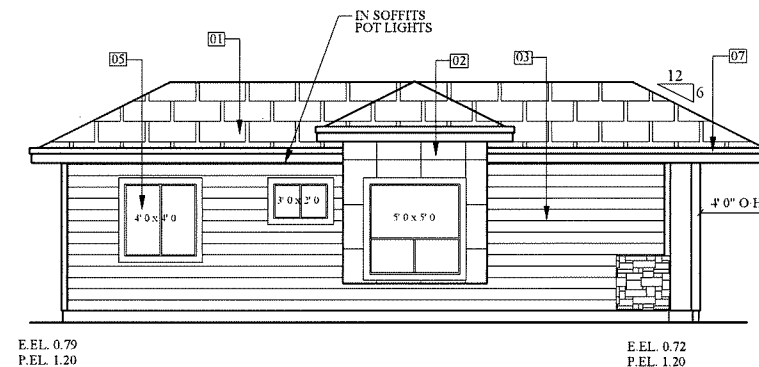
- 01 ASPHALT SHINGLES ROOF
COLOR: BLACK (BY IRO)
- 02 HARDIE BOARD
COLOR: DARK GREY
- 03 HORIZ. HARDIE PLANKS
COLOR: LIGHT GREY
- 05 VINYL WINDOW W/ LOW "E" DOUBLE GLAZING
MODEL: APEN ALLOY
COLOR: WHITE
- 06 1" X 4" PT FASCIA TRIM BOARD
2" X 10" PT FASCIA TRIM BOARD
COLOR: WHITE
- 07 ALUMINUM GUTTER
COLOR: CHARCOAL GREY
- 09 FRONT ENTRY FIBRE GLASS DOOR
COLOR: GREY / BROWN
- 11 EXTERIOR WALL LIGHTING
- 12 STONE CLADDING
CULTURED STONE (BLACK)



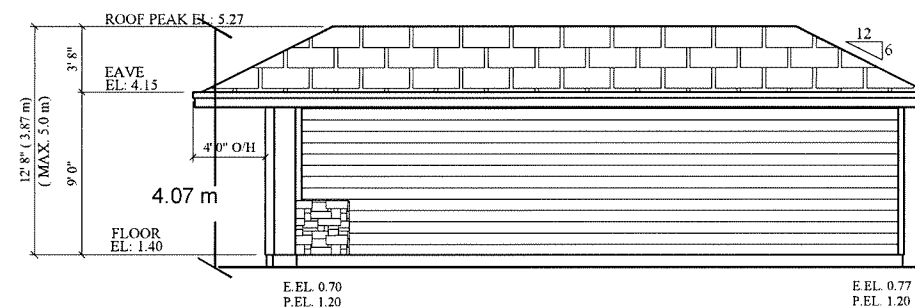
LEFT SIDE ELEVATION
(NORTH)



RIGHT SIDE ELEVATION
(SOUTH)



REAR ELEVATION - LANE SIDE
(EAST)



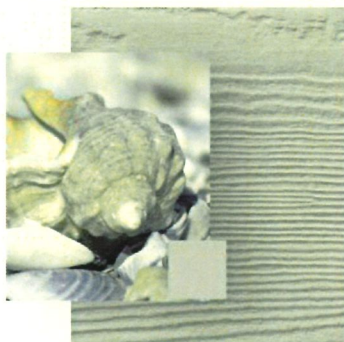
FRONT ELEVATION - HOUSE SIDE
(WEST)

DP 20-918785
PLAN # 3

Dec 14 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: navtejahot@hotmail.com			
TITLE: MAIN FLOOR PLAN			
FOR ADD: 10651 - Swinton Crescent, Richmond BC			
DESIGNED BY: KAMAL	DRAWN BY: NAVTEJ	SCALE: 1/4" = 1'-0" UN	PRINTED ON: 12" x 18" UN
SHEET NO: A-102			DATE: 12/14/2021

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



PEARL GRAY

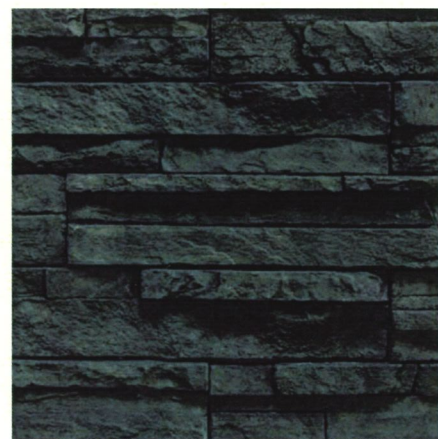
GARAGE DOOR & MAIN HOUSE DOOR



Home / Our Products / Stone / Manufactured
Stone / Blackcomb Prostack

Blackcomb Prostack

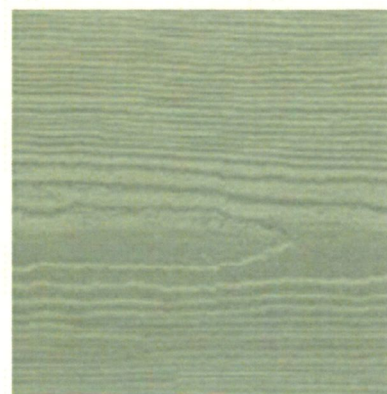
MAIN HOUSE STONE



Home / Our Products / Stone / Manufactured
Stone / Black Tusk Prostack

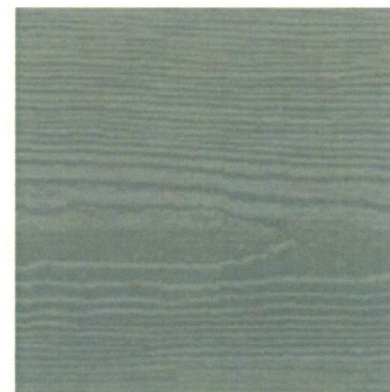
Black Tusk Prostack

GARAGE STONE



MONTEREY TAUPE

MAIN HOUSE HARDIE



GRAY SLATE

GARAGE & COACH HOUSE
AT BOTTOM

DP 20-918785

REF # 1

Dec 14 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: navtej@hotmail.com					
TITLE: GRANNY FLAT PLAN - COLOURS					
JOB NO: 10651 - Swinton Crescent, Richmond BC					
DESIGN BY: KAMAL	DRAWN BY: NAVTEJ	SCALE: 1/4" = 1'-0" UN	PRINTED ON: A-005	SHEET NO: A-005	DATE: 12/14/21