



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: September 23, 2015
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: **Development Permit Panel Meetings Held on September 16, 2015 and
June 24, 2015**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 15-700390) for the property at 10691 Dennis Crescent; and
2. A Development Variance Permit (DV 15-694988) for the property at 2620 No. 6 Road;

be endorsed, and the Permits so issued.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on September 16, 2015 and June 24, 2015.

DP 15-700390 – HARJIT SANDHU – 10691 DENNIS CRESCENT
(September 16, 2015)

The Panel considered a Development Permit application to permit the construction of a coach house on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”. Variances are included in the proposal for a reduced interior side yard setback for the coach house and for parking access from Dennis Crescent.

Amir and Harjeet Sandhu provided a brief presentation, noting that:

- The proposed coach house would use similar materials and colour to the main house.
- Landscaping would provide privacy and include shrubs.
- The coach house would have primary pedestrian entry off the rear lane, living area on the main floor and the bedrooms on the second floor.
- The two-car garage would be located beside the main floor living area.

Staff supported the Development Permit application and requested variances. Staff advised that the variance to locate the coach house 3.0 m from the northern interior side lot line is required since the building cannot encroach within an existing sanitary right-of-way on the property line. Staff added that the second proposed variance would allow vehicle access to the principal residence along Dennis Crescent.

Aragon Road resident, Gerry Albus, addressed the Panel, expressing privacy concerns with regard to the height of the proposed coach house and the potential overlook to the adjacent yard. He also expressed concern that the proposal could potentially lower property values in the area.

No correspondence was submitted to the Development Permit Panel regarding the application.

In response to Panel queries, staff advised that the two-storey element is the southern portion of the coach house over the garage and the only windows facing the rear lane are the bedroom windows.

Discussion ensued with regard to: (i) limiting windows facing the rear lane; (ii) access to the main house along Dennis Court and rear lane access to the coach house; and (iii) the coach house oriented to face the main house.

The Panel recommends that the Permit be issued.

DV 15-694988 – MAYBOG FARMS LTD. – 2620 NO. 6 ROAD
(June 24, 2015)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building permitted in the “Agriculture (AG1)” from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow construction of a new house.

Applicant, Todd May, of Maybog Farms Ltd., provided a brief presentation, noting that:

- The proposed variance would facilitate the construction of the primary dwelling on-site, and added that the current dwelling on-site would be used for farm employees.
- The proposed dwelling would be located south of the crop loading area and north of the gravel storage area, where soil conditions are poor.
- The layout of the different farm service areas is critical to the efficiency of farm operations and must remain intact in order to maintain functionality, and as a result, the proposed area for the dwelling is the optimal location within the farm.

Richmond resident, Anne Lerner, addressed the Panel, inquiring about the location of the current and proposed dwellings and expressing satisfaction with the 50 m setback requirement. Also, she expressed satisfaction with the farm operations and that the proposed dwelling would not displace farmed fields.

No correspondence was submitted to the Development Permit Panel regarding the application.

In response to Panel queries, Mr. May and Dave Melnychuk, Agrologist for Maybog Farms Ltd., advised that:

- Keeping the relationship of the farm service areas intact is critical to farm operations and as a possible consequence; relocating said areas would result in encroaching onto the farmed areas and displacing cranberry fields. All possible alternatives were examined when deciding on the location for the proposed dwelling and that the proposed location minimizes the impact on farming operations and farmed land.
- The farm service areas and proposed house location are located in areas of less productive soil; where impact to cranberry production is minimized.

In response to Panel queries, staff advised that: (i) should the proposed application proceed, a covenant on Title will be secured to restrict the construction of the dwelling to the proposed location; and (ii) the City’s Agricultural Advisory Committee reviewed and endorsed the proposed variance.

The Panel recommends that the Permit be issued.