



City of Richmond

Report to Council

To: Richmond City Council
From: Peter Russell
Chair, Development Permit Panel
Date: September 9, 2022
File: DP 20-920101
Re: **Development Permit Panel Meeting Held on November 24, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 20-920101) for the property at 10700 Aintree Crescent, be endorsed and the Permit so issued.

Peter Russell
Chair, Development Permit Panel
(604-276-4130)

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 24, 2021.

DP 20-920101 – KHAN HOME DESIGN LTD. – 10700 AINTREE CRESCENT
(November 24, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a coach house on a site zoned “Single Detached with Granny Flat or Coach House- Edgemere (RE1)”. No variances are included in the proposal.

Navtej Dhot, on behalf of the applicant, provided a brief presentation, including:

- The proposed building includes a garage for the principal dwelling and entry, living, kitchen and powder room on the ground floor and bedrooms and a bathroom on the second floor for the coach house.
- An outdoor parking space and private outdoor space will be provided for the coach house.
- Windows are proposed on the west elevation facing the lane in keeping with Crime Prevention Through Environmental Design (CPTED) principles and to maximize access to sunlight.
- The choice of proposed exterior cladding materials and colour scheme provide visual interest.
- The proposed landscaping for the coach house will provide privacy between the principal dwelling and the coach house.

Staff noted that (i) the proposed coach house complies with the City’s coach house design guidelines, (ii) three existing street trees along Aintree Crescent are currently proposed to be retained and will be further assessed as part of the Building Permit application for the principal dwelling, (iii) the coach house will be required to achieve Energy Step Code 3, and (iv) the applicant intends to install renewable energy sources for heating and cooling for the coach house.

In reply to queries from the Panel, Navtej Dhot acknowledged that (i) the proposed materials and colour scheme for the coach house would complement that of the principal dwelling, (ii) the future upgrade of the lane has been considered in the elevation of the proposed garage in the coach house building, and (iii) electric vehicle (EV) charging will be provided for the outdoor parking space for the coach house.

In reply to a query from the Panel, staff noted that the principal dwelling will require a separate Building Permit and there is no form and character review for the proposed single-family development; however, the applicant intends that the design, materials and colour for the principal dwelling would be complementary to that of the coach house.

No correspondence was submitted to the meeting regarding the application.

The Panel recommends the Permit be issued.



To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: September 15, 2022
File: DP 21-934309
DP 22-015483
HA 22-015471
Re: **Development Permit Panel Meetings Held on July 27, 2022 and
September 14, 2022**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 21-934309) for the property at 10240 Ainsworth Crescent;
 - b) a Development Permit (DP 22-015483) for the property at 3960 Chatham Street; and
 - c) a Heritage Alteration Permit (HA 22-015471) for the property at 3960 Chatham Street in accordance with the Development Permit (DP 22-015483);be endorsed and the Permits so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following items at its meetings held on July 27, 2022 and September 14, 2022.

DP 21-934309 – SJR CONSTRUCTION LTD. – 10240 AINSWORTH CRESCENT
(July 27, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of a coach house on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”. A variance is included in the proposal to increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.

Tej Singh, of Simplex Home Design, provided a brief presentation, including:

- The proposed one and a half storey coach house is located at the rear of the recently constructed principal dwelling.
- The proposed exterior building materials and colours are similar to those of the principal dwelling.
- The proposed building includes a living room, kitchen, 1½ washrooms, two bedrooms, and a two-car garage for the principal dwelling.
- An outdoor surface parking area and landscaped private outdoor space are provided for the coach house.
- A heat pump is proposed to provide heating and cooling to the coach house.
- The proposed location of the coach house was impacted by the location of off-site and on-site BC Hydro power poles, resulting in the need to request the setback variance.

Discussion ensued regarding the potential rental cost for the proposed coach house.

Staff advised that staff support the proposed setback variance to the south property line, noting that (i) the intent of the Zoning Bylaw is to ensure that a new coach house on a narrow lot with an east-west orientation is sited on a certain location to minimize shadowing on adjacent lots to the north, and (ii) the existing lane to the north of the proposed coach house reduces the amount of shadow impact on the property to the north.

No correspondence was submitted to the meeting regarding the application.

The Panel expressed support for the proposed coach house, noting that the design is well thought out.

The Panel recommends the Permit be issued.

DP 22-015483 AND HA 22-015471 – STUDIO SENBEL ARCHITECTURE & DESIGN INC.
– 3960 CHATHAM STREET
(September 14, 2022)

The Panel considered a Development Permit (DP) application and a Heritage Alteration Permit (HA) to permit the replacement of the existing wood siding with non-combustible siding (i.e. HardiPlank) on a site zoned “Steveston Commercial (CS2)”. No variances are included in the proposal.

Sharif Senbel, of Studio Senbel Architecture and Design, Inc., provided a brief presentation, including:

- The existing two-storey building was built in the late 1970s and was recently purchased by the new owner.
- The new owner noted that the existing cedar siding on the building is rotting and determined that all existing wood siding should be replaced by the more durable HardiPlank siding.
- The colour of the new siding will match the colour of the building.
- The existing signs for Coast Capital Savings on the building do not meet the current signage guidelines in the Steveston Area Plan and will be removed and replaced with new signs consistent with the existing signage guidelines.
- The new signs for Coast Capital Savings will require a separate Heritage Alteration Permit application.
- The existing signs for True Conditioning on the upper level of the building meet the current signage guidelines and will be removed during the installation of the new siding but will be reinstalled.
- A painted pedestrian pathway will be provided to improve on-site pedestrian circulation and provide better connection between the building and the City sidewalk.

Staff noted that the subject Development Permit and Heritage Alteration Permit applications were reviewed and supported by the Richmond Heritage Commission.

No correspondence was submitted to the meeting regarding the applications.

The Panel recommends the Permits be issued.