



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: April 20, 2016
File: 01-0100-20-DPER1-
01/2016-Vol 01
Re: Development Permit Panel Meetings Held on September 16, 2015 and
April 13, 2016

Staff Recommendation

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

1. A Development Permit (DP 15-694729) for the property at 10591, 10611 and 10631 Gilbert Road; and
 2. A Development Permit (DP 15-712474) for the property at 10231 Ainsworth Crescent;
- 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 April 13, 2016.

DP 15-694729 – JACKEN INVESTMENTS INC. – 10591, 10611 & 10631 GILBERT ROAD
(September 16, 2015)

The Panel considered a Development Permit application to permit the construction of 14 townhouse units at 10591, 10611 and 10631 Gilbert Road on a site zoned “Low Density Townhouses (RTL4).” No variances are included in the proposal.

Karen Ma, of Yamamoto Architecture Inc., and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- A Hemlock tree at the rear of the site will be retained.
- The proposed development will be built to meet EnerGuide 82 standards.
- The proposed rear setback of 6.0 to 7.5 m exceeds minimum requirements.
- Units adjacent to the neighbouring single-family homes will be two-storeys.
- Play area will include benches, compound and natural play elements.
- Permeable pavers will be utilized on-site.

In response to Panel queries, Ms. Dimitrova and Ms. Ma advised that:

- The existing grade along the western property line will be retained.
- There will be door-to-door garbage pick-up, however; there will be a common area available on-site should the future strata corporation prefer centralized garbage pick-up.
- The space between the buildings will be a side yard adjacent to the townhouse units.

Staff commented on the proposed development, noting that the proposed development will have side-by-side vehicle parking in all units, and that there will be one (1) convertible unit.

A Richmond resident addressed the Panel, expressing concern with regard to the construction timeline of the proposed development and the potential for trees on her property to be damaged.

In response to Panel queries, Jackson Lee, of Jacken Investments Inc., advised that the date to begin construction has not been finalized.

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

The Panel recommends that the Permit be issued.

DP 15-712474 – MO MAANI – 10231 AINSWORTH CRESCENT

(April 13, 2016)

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)”. No variances are included in the proposal.

Ramon Gonzalez, of Victor Eric Design Group, and Alina Kouneva, of Alina Gardens, Inc. provided a brief presentation, noting that:

- The proposed house and coach house have similar character and finishes.
- Coach house windows are located on the west side facing the lane to provide passive surveillance of the lane and allow maximum light penetration to the coach house.
- Pedestrian access to the coach house is primarily from the rear lane and has secondary access through a pathway from Ainsworth Crescent.
- The variation of materials and colors visually breaks up the massing facing the lane.
- Sustainability features include provision of Energy Star appliances, thermal efficient doors and windows and an evenly distributed Heat Recovery Ventilation system.
- Main landscaping features include: (i) a combination of shrubs, flowering plants, and a deciduous tree to be planted at the coach house lane entry; (ii) grass paving surface parking with gravel treads; and (iii) horizontal slat fencing between the house and coach house.

Staff acknowledged support for the proposed development, noting the proposal’s attention to detail and the installation of permeable paving for the surface parking stall.

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

In response to a query from the Panel, Ms. Kouneva confirmed that the proposed single surface parking stall is intended for the tenant of the coach house and the two (2) parking spaces in the garage are provided for the principal dwelling.

The Panel expressed appreciation to the quality of design of the proposed coach house and the applicant’s presentation of the proposal.

The Panel recommends that the Permit be issued.