



City of Richmond

Report to Council

To: Richmond City Council

Date: January 15, 2024

From: John Irving
Chair, Development Permit Panel

File: DP 22-019430

Re: **Development Permit Panel Meeting Held on May 10, 2023**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 22-019430) for the property located at 10151 Ainsworth Crescent, be endorsed and the Permit so issued.

John Irving
Chair, Development Permit Panel
(604-276-4140)

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 10, 2023.

DP 22-019430 – TALVINDER JAGDE – 10151 AINSWORTH CRESCENT
(May 10, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of a coach house at 10151 Ainsworth Crescent 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 setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m. A variance is also included in the proposal to decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.

The applicant, Talvinder Jagde, provided a brief visual presentation highlighting:

- The proposed variances are requested to locate the proposed coach house outside of the tree protection zone of a significant tree on the neighbouring property to the south.
- The proposed coach house has been designed to minimize impacts to neighbouring properties due to the requested setback variances.
- There are no windows proposed on the north and south sides of the coach house to address concerns of overlook into the neighbouring properties.
- The proposed coach house will complement the character of the principal dwelling through the use of similar materials, finishes and colours.
- The proposed location of the coach house will not overshadow neighbouring properties.
- Landscaping will be installed to provide screening and privacy for the yards of neighbouring properties.
- The proposed coach house will achieve Step Code 3 of the BC Energy Step Code.

Discussion ensued regarding the proposed landscaping under the dripline of the significant retained tree and as a result of the discussion, staff were directed to work with the applicant to ensure protection of the root zone and survivability of proposed plantings under the tree.

The Panel expressed support for the project.