



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 9, 2025

From: Joshua Reis
Director, Development

File: DP 25-008025

Re: Application by Dream Casa Development for a Development Permit at
2211 Anson Avenue

Staff Recommendation

That a Development Permit be issued which would permit the construction of a rear yard infill building at 2211 Anson Avenue on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ac

Att. 3

Staff Report

Origin

Gurjot Puna of Dream Casa Development, authorized agent for the property owners (Sandeep Kothari and Falguni Kothari), has applied to the City of Richmond for permission to develop an approximately 59 m² (641 ft²) rear yard infill unit (a principal building within the rear yard) at 2211 Anson Avenue on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)” (Attachment 1).

The site is currently vacant (Attachment 2) as the home that previously existed was recently demolished. A new single-detached dwelling, together with the rear lane infill unit, is proposed to be constructed.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the North: Across Anson Avenue, a single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.
- To the South: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting on Handley Avenue with a gravel parking in the City boulevard.
- To the East: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from the rear lane and Anson Avenue.
- To the West: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting Anson Avenue with a gravel parking area in the City boulevard.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit (DP) application. In addition, it complies with the intent of the design guidelines for rear yard infill development contained in the City's Official Community Plan (OCP) and complies with the “Small-Scale Multi-Unit Housing (RSM/L)” zone.

Conditions of Adjacency

- The proposed rear yard infill unit design relates to the proposed single-detached housing form, character and scale of the surrounding neighbourhood.
- The infill unit has been sited, and its massing has been designed such that there are limited impacts to the neighbouring properties.

- A portion of the floor space in the infill unit is proposed on the ground floor, and the portion of the floor space located in the second storey of the infill unit is offset, limiting the overall building massing impact.
- There are no windows proposed on the east or west side elevations of the upper storey to address concerns of overlook into the neighbouring properties. There are windows proposed on the north and south elevations of the infill unit to maximize light penetration and provide passive surveillance of the lane.
- The subject property is located within the “Aircraft Noise Notification Area (Area 2)”. In accordance with this Policy, all aircraft noise-sensitive land uses may be considered. Prior to DP issuance, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction. The applicant has confirmed that noise mitigation measures have been considered in the proposed design.

Urban Design and Site Planning

- Consistent with the OCP guidelines for rear yard infill development, the proposed primary pedestrian entry to the infill unit is from the rear lane.
- The south elevation of the infill unit, which faces the lane has been designed as the primary facade with a main window off the living area at grade, a front porch to the unit and exterior wall and landscape lighting to enhance visibility and appearance of the lane as a public space.
- Consistent with zoning, private outdoor space for the exclusive benefit of the infill unit is proposed in the form of a landscaped yard. Access to the private outdoor space is from the side door of the infill unit.
- A single shared garbage and recycling enclosure is proposed for the site for use by the residents of the property. The enclosure, which is adequately sized to contain the required number of containers for the single detached house and infill unit, is located in the rear yard and is easily accessible to both units.
- The proposed site plan provides on-site parking in compliance with the Zoning Bylaw, including two parking spaces for the front principal building in the garage off the lane and one unenclosed and gravel parking space for the infill unit with access from the lane.
- The proposed development will be constructed to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title is required prior to DP issuance.

Architectural Form and Character

- The proposed infill unit features a two-storey massing with a low-pitched roof form. The proposed design features a compact, functional form providing visual interest through material variation and modest articulation.
- A recessed entry with a covered porch adds pedestrian interest, creating a welcoming access from the lane while also enhancing the human scale of the design.

- The proposed design incorporates windows along the laneway to animate and create visual interest.
- The proposed exterior building materials and colours of the infill unit are generally consistent with the character of the neighbourhood and include horizontal beige Hardie-plank siding, dark brown fluted channels, stone accents and asphalt shingle roofing.

Landscape Design and Open Space Design

- There is one City-owned tree located in the boulevard. This tree will be assessed for protection and retention through the Building Permit (BP).
- The applicant proposes to plant two new trees on-site consistent with the City's Zoning Bylaw 8500. A Japanese maple is proposed between the proposed infill unit/garage and the proposed single-family building, while a Western Red cedar is proposed in the front yard. The two new trees are to be of a minimum size of 8 cm caliper deciduous or 4.0 m tall coniferous.
- The area surrounding the infill units' main entrance, adjacent to the rear lane, is proposed to be treated with a combination of landscaping elements and lighting to enhance the appearance of the lane.
- The private outdoor space for the infill unit is proposed at grade, in the rear yard to the east of the infill unit and is defined through a concrete pathway and the planting of shrubs. The proposed open space is approximately 25.1 m² and shaped to comply with the "Small-Scale Multi-Unit Housing (RSM/L)" zone.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works, based on 100 per cent of the cost estimate provided by the Landscape Architect (including a 10 per cent contingency, soft and hard landscaping, fencing and installation).

Crime Prevention Through Environmental Design

- Consistent with the design guidelines for a rear yard infill development in the OCP, the proposed infill unit design enables natural surveillance by locating windows and living areas overlooking the lane.
- Similarly, the applicant proposes porch lighting at the main entry of the infill unit as well as wall-mounted lighting adjacent to the outdoor parking space to maintain visibility and safety. The lighting will be designed to avoid spillover onto neighbouring lots.

Energy Efficiency

- The applicant must demonstrate compliance with the BC Energy Step Code as part of the BP process. The applicant intends to meet Step 3 with the provision of a low-carbon energy system.
- The heat pump for the infill unit is proposed to be located in the internal yard of the property. Prior to BP issuance, the applicant is required to submit written confirmation that the noise

associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.

Conclusions

The applicant is seeking permission to build an infill unit in the rear yard of the subject property at 2211 Anson Avenue.

The proposal aims to respect the existing character of the immediate surrounding neighbourhood, which consists of single detached housing, by conforming to the design guidelines for rear yard infill units in the OCP. The proposed construction of an infill unit complies with the requirements of the "Small-Scale Multi-Unit Housing (RSM/L)" zone.

On this basis, staff recommends support for this DP application.



Alex Costin
Planner 1
(604-276-4200)

AC:js

- Att. 1: Location Map
 2: Survey Plan
 3: Development Application Data Sheet

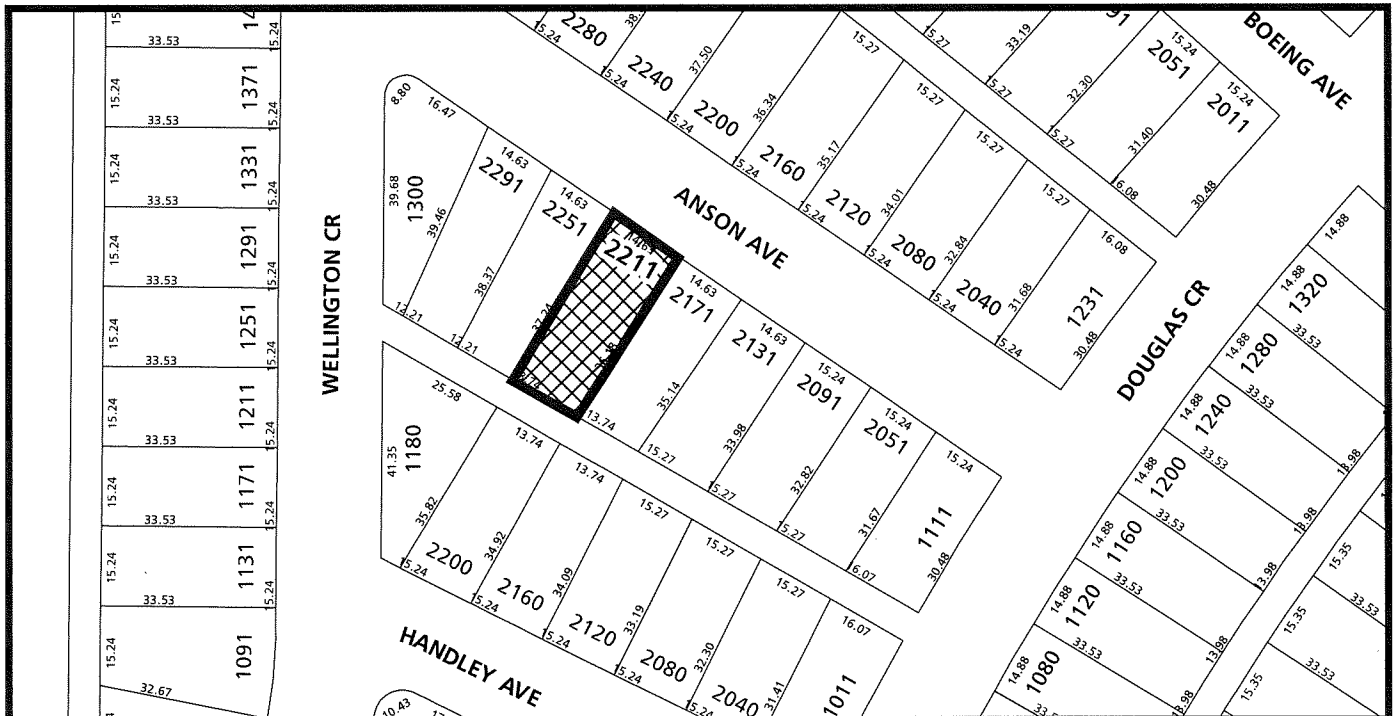
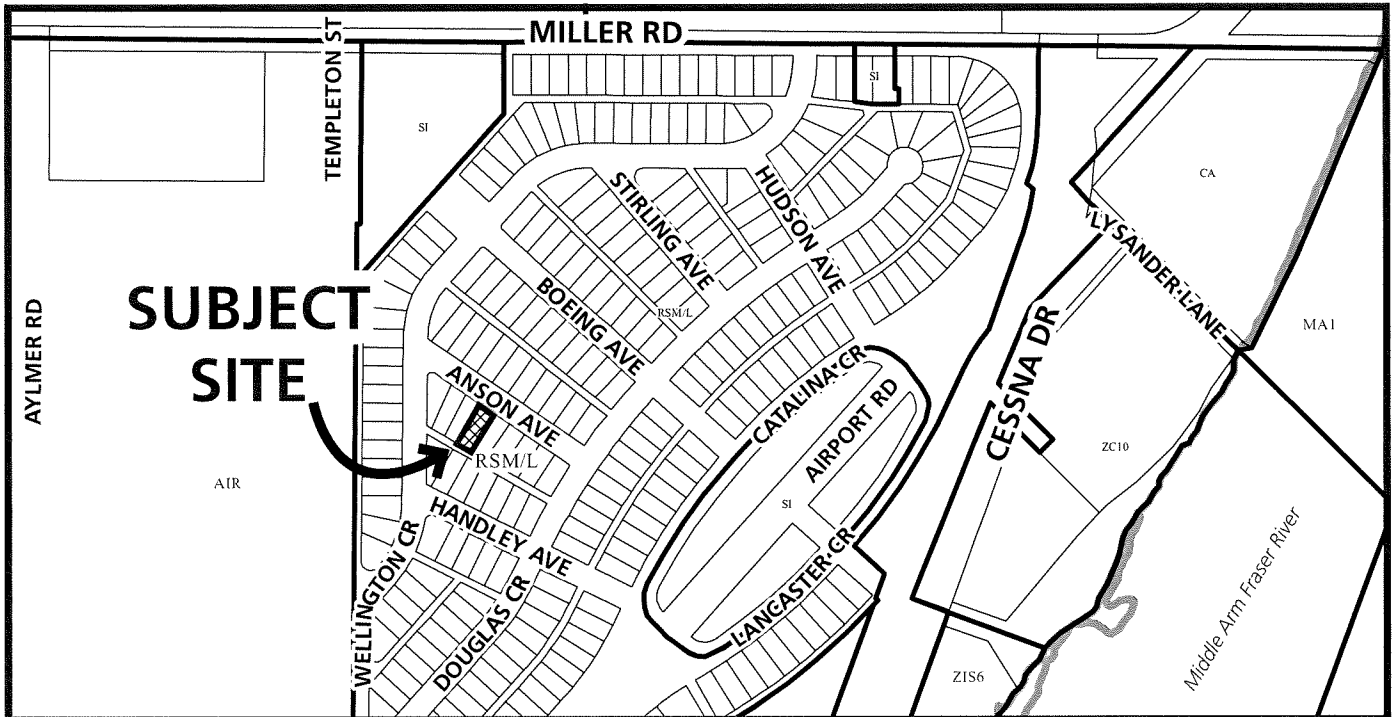
The following are to be met prior to forwarding this application to Council for approval:

1. Registration of a flood indemnity covenant on title (Area A).
2. Registration of an aircraft noise sensitive covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the design.
3. Receipt of a Letter-of-Credit for landscaping in the amount of 100% of the cost estimate for landscaping for the site (including soft and hard landscaping, tree planting, fencing, and installation) plus a 10% contingency cost.

Prior to future Building Permit issuance, the developer is required to complete the following:

4. Demonstrate compliance with the Development Permit Plans.
5. Investigate protection and retention of City tree located in the City boulevard.
6. Demonstrate compliance with the applicable level of the BC Energy Step Code.
7. Demonstrate compliance with the aircraft noise sensitive development covenant and incorporation of the required mitigation measures.
8. Provide written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
9. The applicant is required to 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.*
10. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).

City of
Richmond



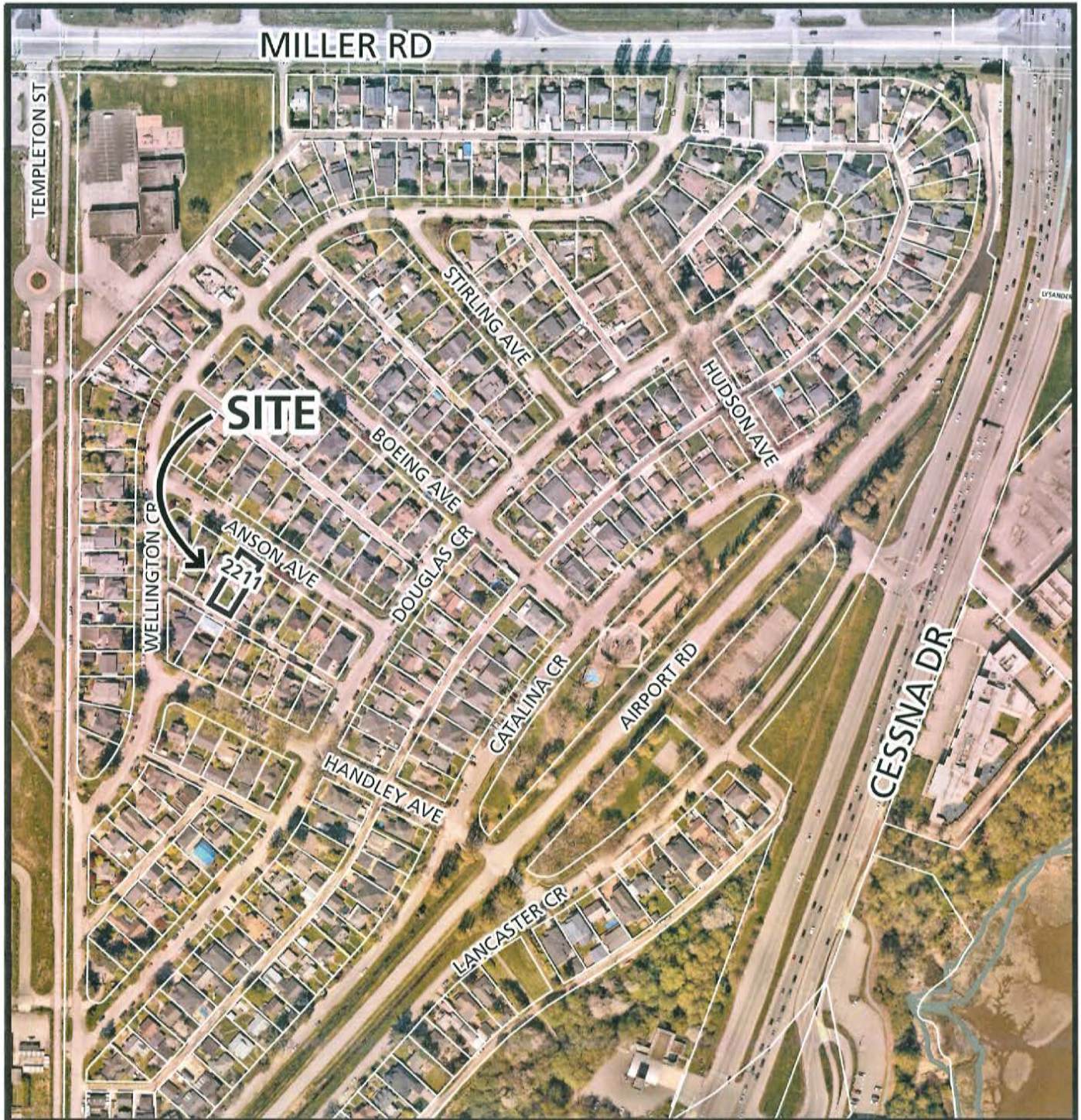
DP 25-008025

Original Date: 03/12/25
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 25-008025

Original Date: 03/12/25
Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHICAL SURVEY PLAN OF LOT 11
BLOCK E SECTION 29 AND 30 BLOCK 5
NORTH RANGE 6 WEST
NWD PLAN 9740

PID : 004-868-510

CIVIC ADDRESS :

2211 - ANSON AVENUE
RICHMOND, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED
FROM GNSS OBSERVATIONS
DATUM CVD28GVRD 2018

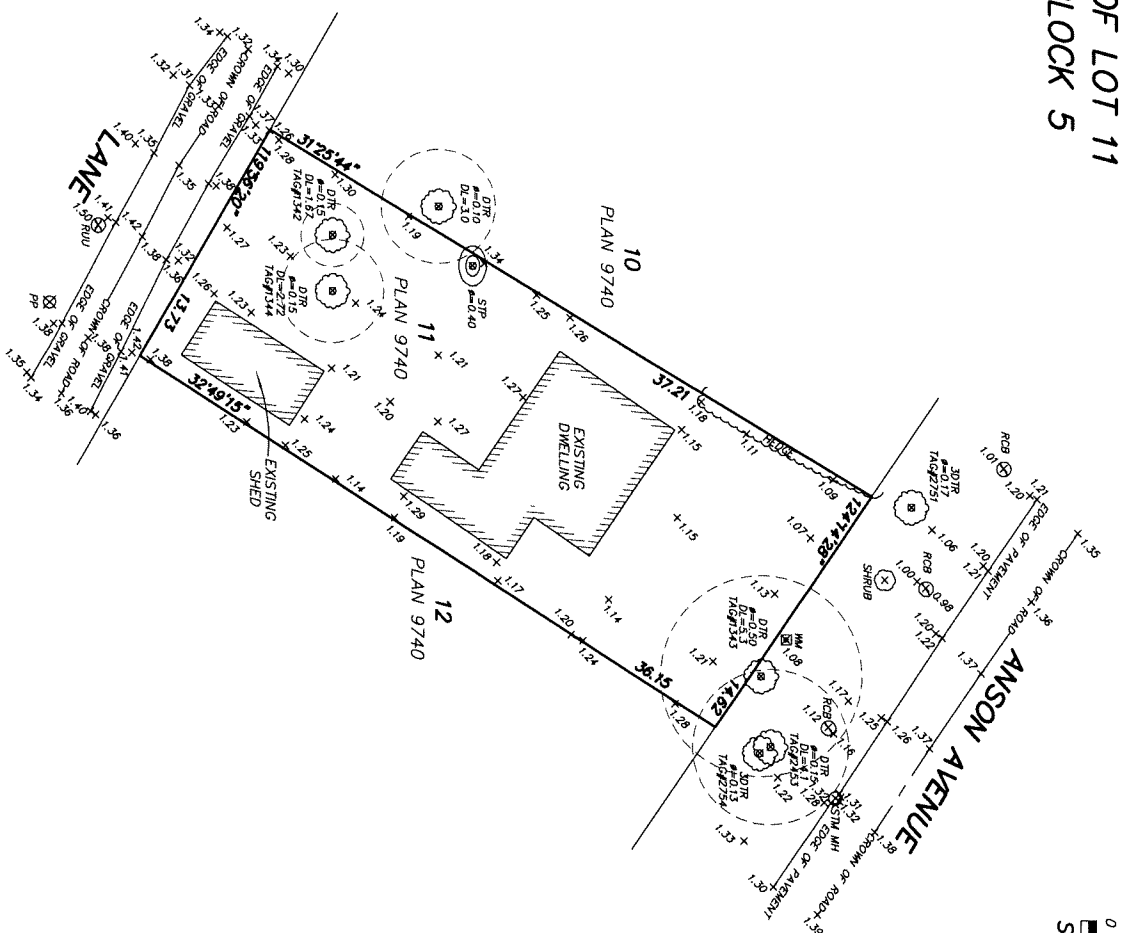
LEGEND :

- | | | |
|--------|--|-----------------------------------|
| PP | | DENOTES POWER POLE |
| WM | | DENOTES WATER METER |
| ROB | | DENOTES ROUND CATCH BASIN |
| STM WH | | DENOTES STORM MANHOLE |
| RUU | | DENOTES ROUND UNDERGROUND UTILITY |
| DL | | DENOTES TREE'S DRIP LINE RADIUS |
| DM | | DENOTES DECIDUOUS TREE |
| STP | | DENOTES STUMP OF TREE |
- Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 2nd DAY OF SEPTEMBER, 2024.



0 5 10 15 20
SCALE 1 : 250 DISTANCES ARE IN METERS

CREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 UNIT 204, 15239-68th AVENUE
 SURREY, B.C. V3S 2C1
 TEL: 604-597-8567
 EMAIL: Office@CrewalSurveys.com
 FILE : 2408-028 T1



DP 25-008025

Attachment 3

Address: 2211 Anson Avenue

Applicant: Gurjot Puna

Owners: Sandeep Kothari & Falguni Kothari

Planning Area(s): Sea Island (Burkeville)

	Existing	Proposed
Site Area:	520.0 m ²	520.0 m ²
Land Uses:	Single detached residential	Single detached residential with detached rear yard infill building
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No Change
Number of Units:	1	2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	none
Rear Infill Unit - Front Yard Setback	Min. 6.0 m	> 6.0 m	none
Rear Infill Unit - Side Yard Setback	Min. 1.2 m	> 1.2 m	none
Rear Infill Unit - Rear Yard Setback	Min. 0.9 m	> 0.9 m	none
Separation between single detached house and infill unit:	Min. 6.0 m	> 6.0 m	none
Rear Yard Infill Unit Height (m):	Max. 10.0 m	6.5 m	none
Off-street Parking Spaces	Min. 0.5 Per Unit	3	none
Private Outdoor Space	Min. 6.0 m ² Per Unit	Min. 6.0 m ² Per Unit	none



City of Richmond

Development Permit

No. DP 25-008025

To the Holder: Sandeep Kothari & Falguni Kothari

Property Address: 2211 Anson Avenue

Address: 2051 Anson Avenue

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. 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.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of 100% of the cost estimate of the landscaping works plus a 10% contingency 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.
6. 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 25-008025

To the Holder: Sandeep Kothari & Falguni Kothari

Property Address: 2211 Anson Avenue

Address: 2051 Anson Avenue

7. 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 , .

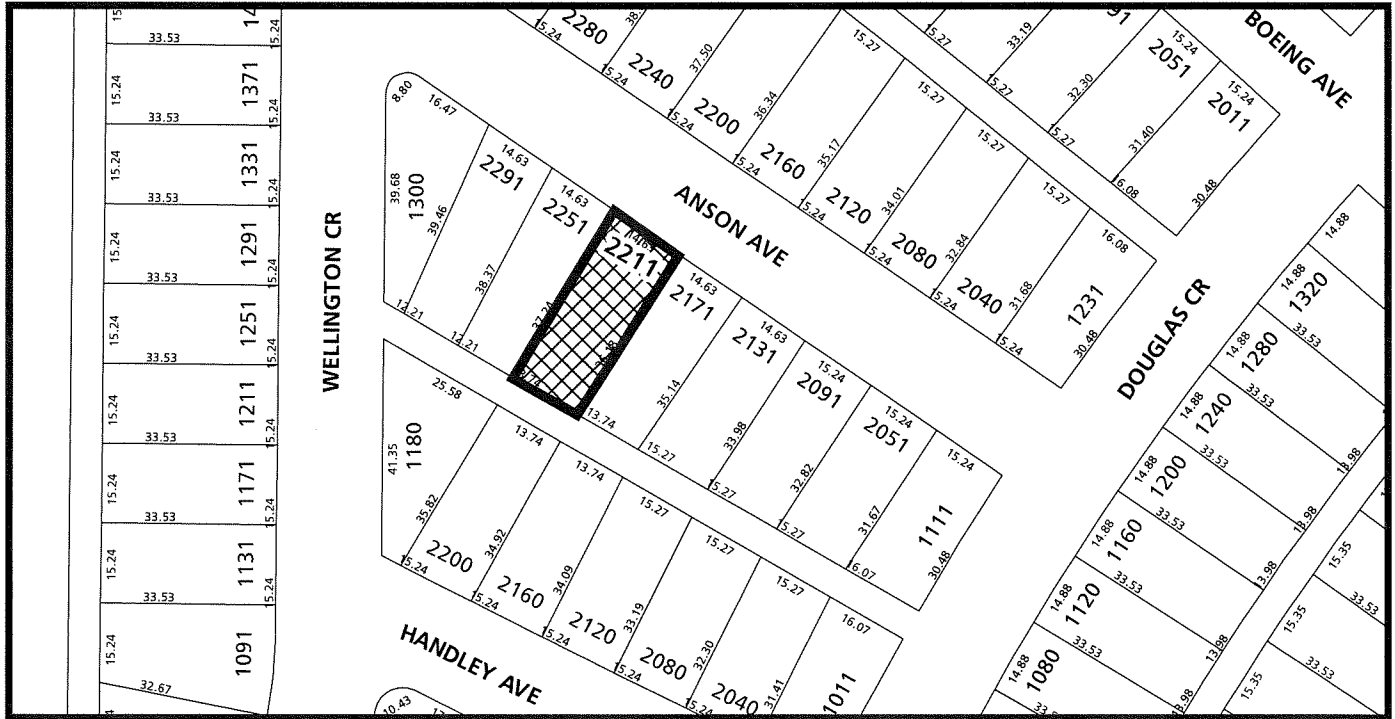
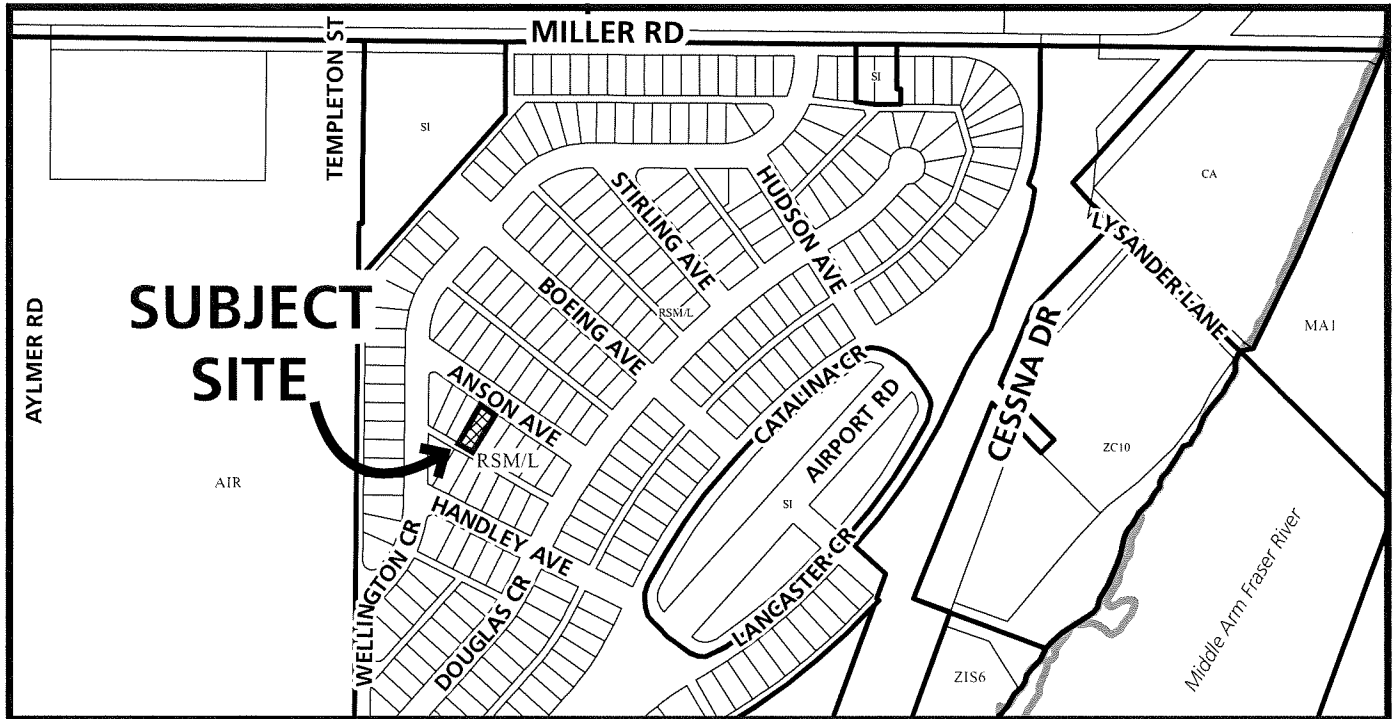
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



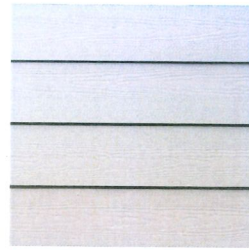
City of Richmond



DP 25-008025
SCHEDULE "A"

Original Date: 03/12/25
Revision Date:

Note: Dimensions are in METRES



HARDIE SIDING



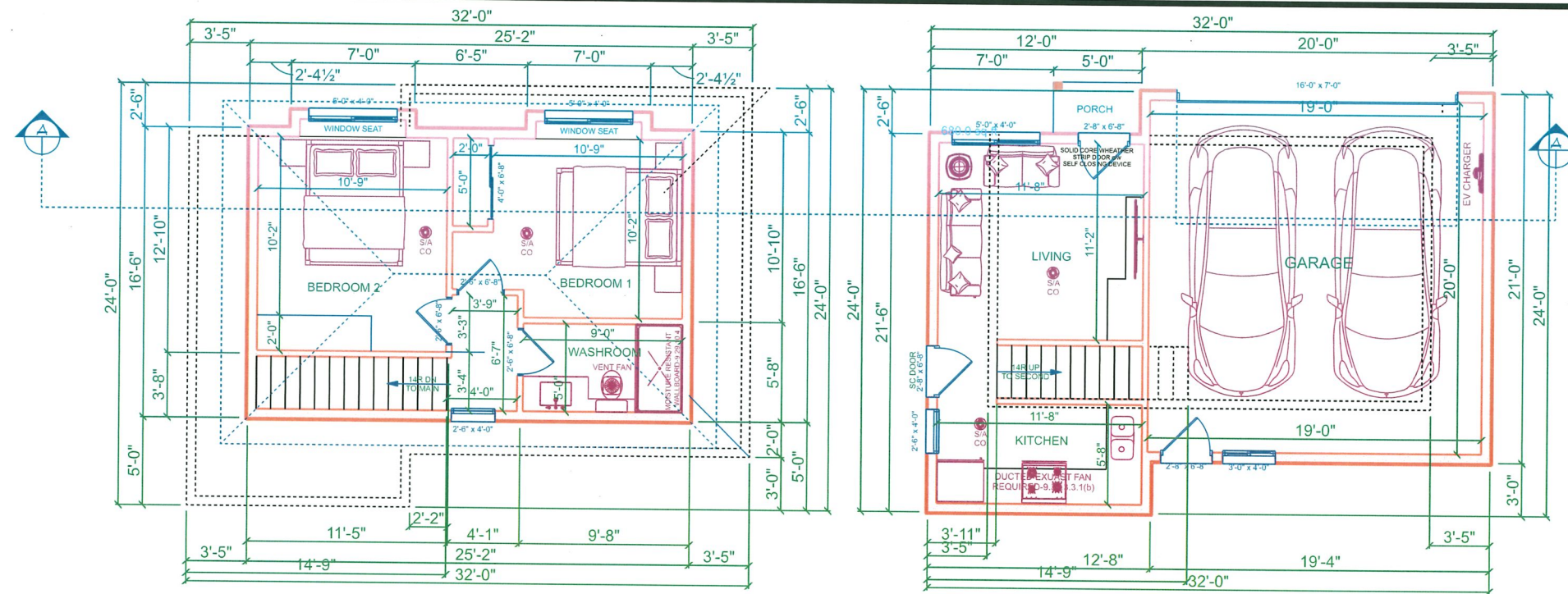
STONE



FLUTED CHANNELS



ASPHALT SHINGLES
ROOFING



SECOND FLOOR
SCALE: 1/4" = 1' 0"

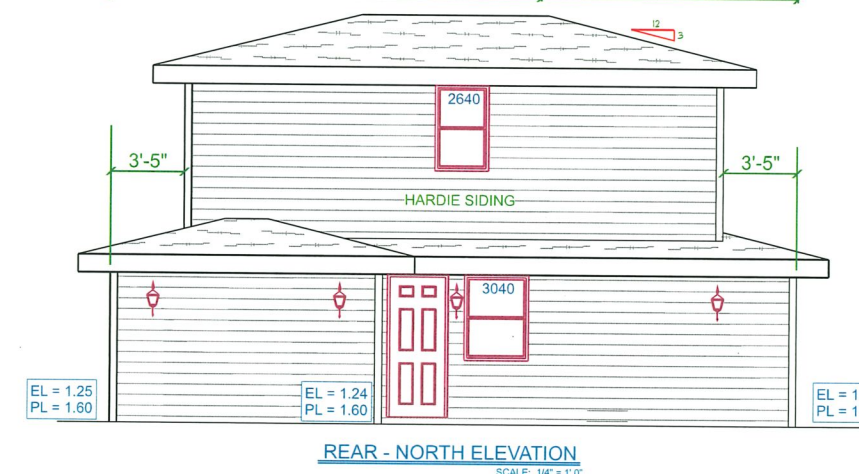
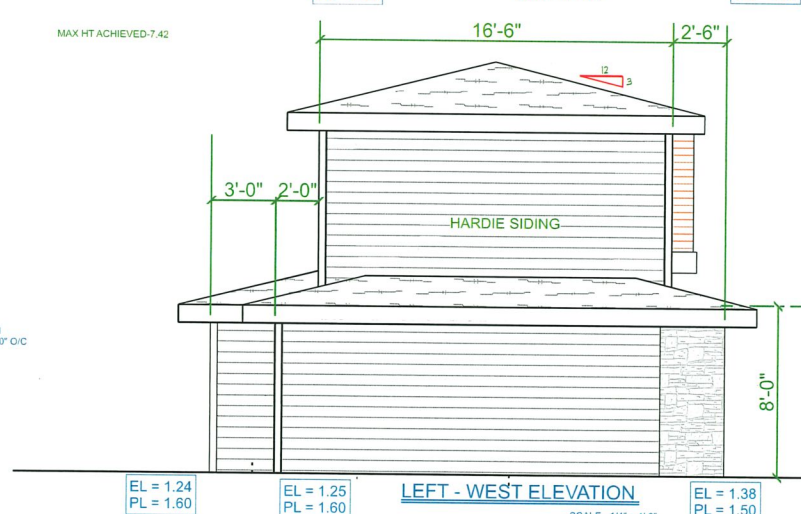
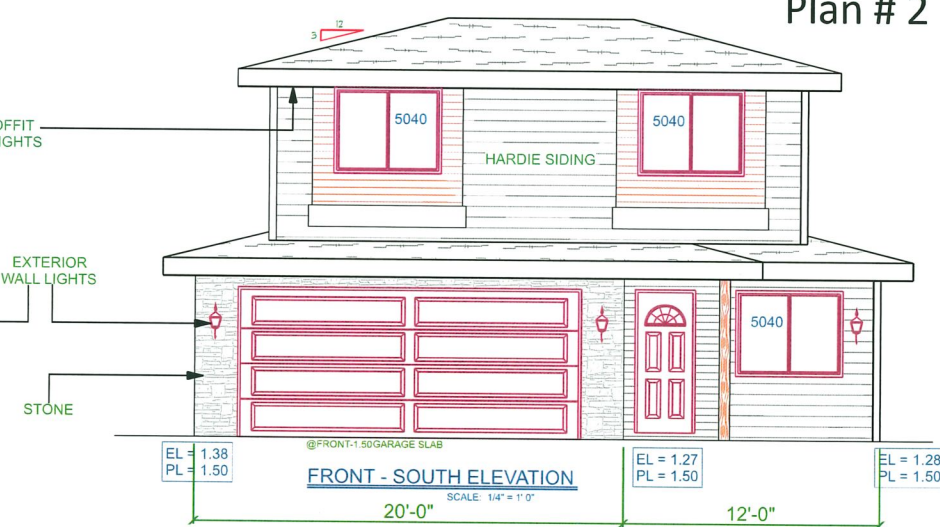
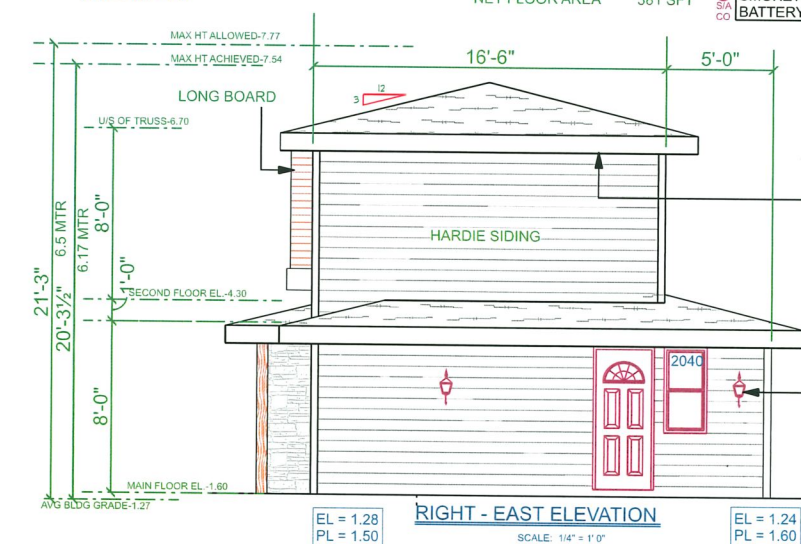
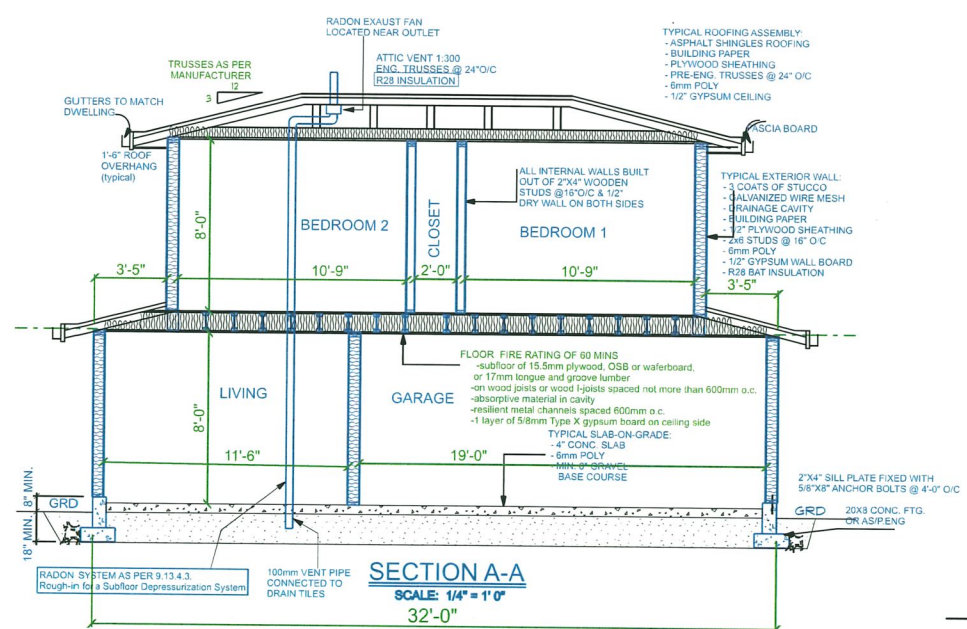
GROSS FLOOR AREA 416 SFT
STAIRS 35 SFT
NET FLOOR AREA 381 SFT

HEAT PUMP AIRCONDITION
SMOKE ALARM WITH
BATTERY BACKUP

MAIN FLOOR
SCALE: 1/4" = 1' 0"

GARAGE AREA 420 SFT
SUITE AREA 260 SFT
GROSS FLOOR AREA 680 SFT

April 9, 2025
DP25-008025
Plan # 2



CLIENT:

DREAM CASA
DEVELOPMENT

SITE ADDRESS:

2211 ANSON AVE
RICHMOND, BC

COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JASCAN INTERIORS INC. AND CAN ONLY BE REPRODUCED WITH THEIR WRITTEN PERMISSION. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM JASCAN INTERIORS INC. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY CITY.

DATE
25-03-2025

PROJECT NO.
1-17-2

SHEET NO.
2

JasCan
Interiors Inc.

Illustration A Radon piping from slab and crawl space through roof

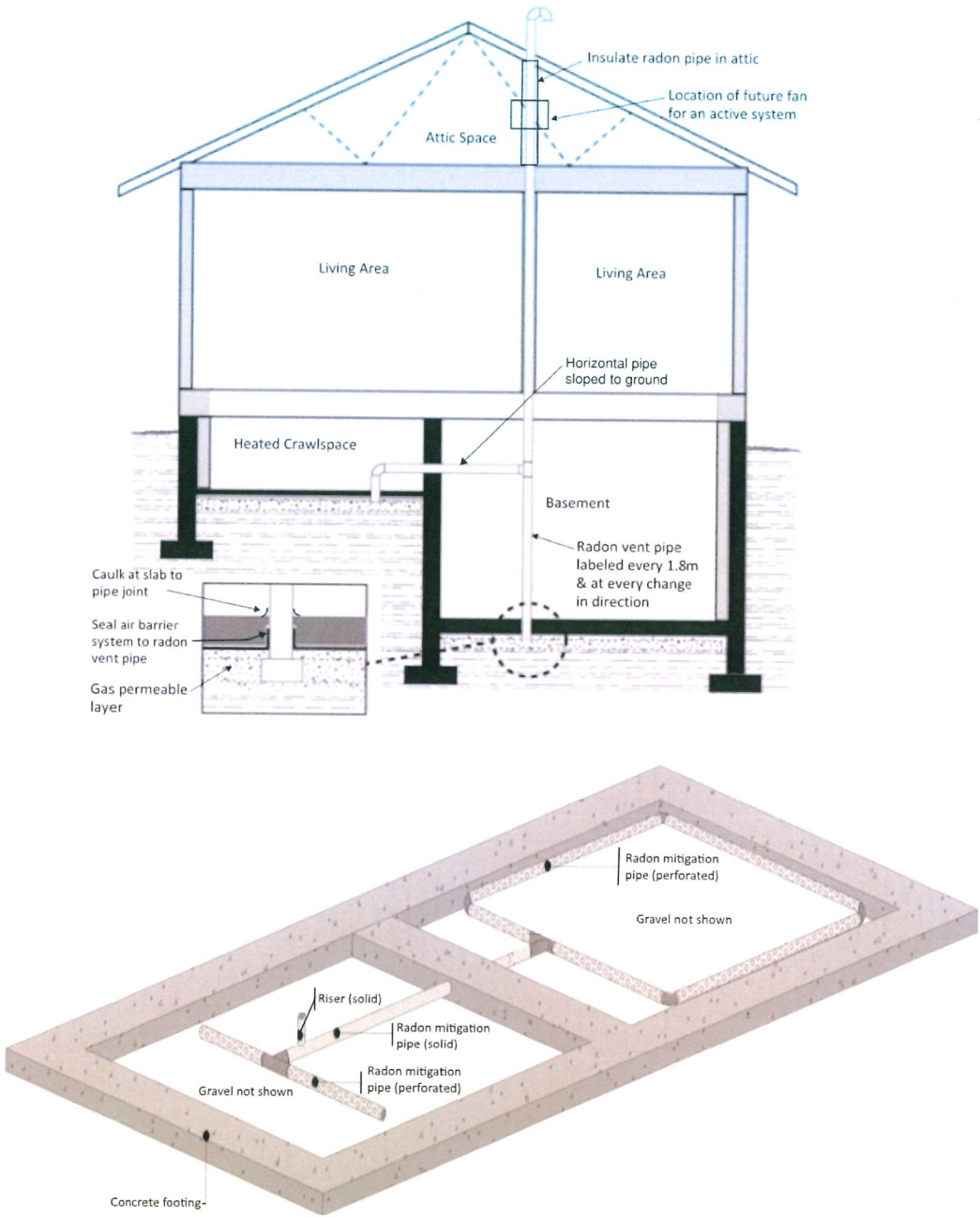


Figure 7.1.2.7— Possible interconnection of two gas permeable layers

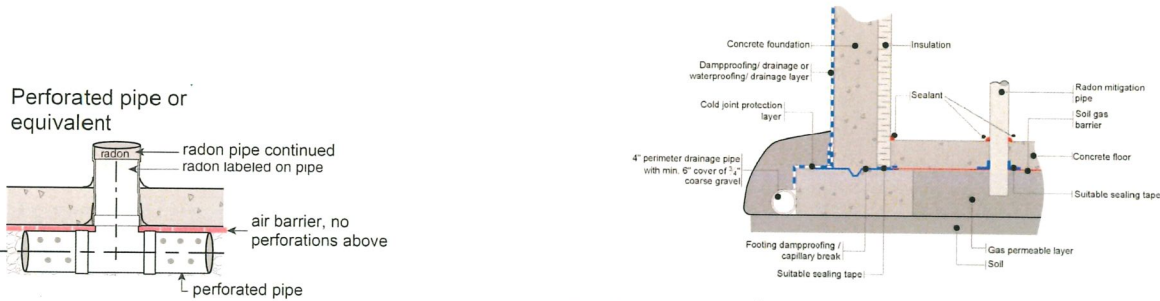


Figure 7.1.4.5.7 — Sealing sub-slab membrane horizontally to concrete footing when insulation is between the foundation wall and floor slab

IMPERIABLE AREA	70.00%
MAIN FLOOR	1,538
LANEWAY / GARAGE	687
FRONT DECK	63
REAR DECK	133
REAR STAIRS	51
REAR SIDEWALK TO GARAGE	69
FRONT SIDEWALK TO PORCH	136
REAR PARKING PAD	210
DRIVAWAY TO GARAGE	80
AREA USED	2,967
AREA ALLOWED	3917.90
BUFFER	951
LIVE LANDSCAPE COVERAGE	20.000%
FRONT GRASS AREA	1,020
REAR YARD GRASS	810
REAR GRASS AT P.L.	88
SIDE YARD GRASS	360
COVERAGE PROPOSED	2,278
MIN COVERAGE REQUIRED	1119.40
FRONT LANDSCAPE COVERAGE	50.000%
FRONT AREA IN SFT	1,210
LEFT SIDE GREEN AREA	500
RIGHT SIDE GREEN AREA	520
COVERAGE PROPOSED	1,020
MIN COVERAGE REQUIRED	605.00

*ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE BCSLA AND BCNTA LANDSCAPE STANDARD LATEST EDITION

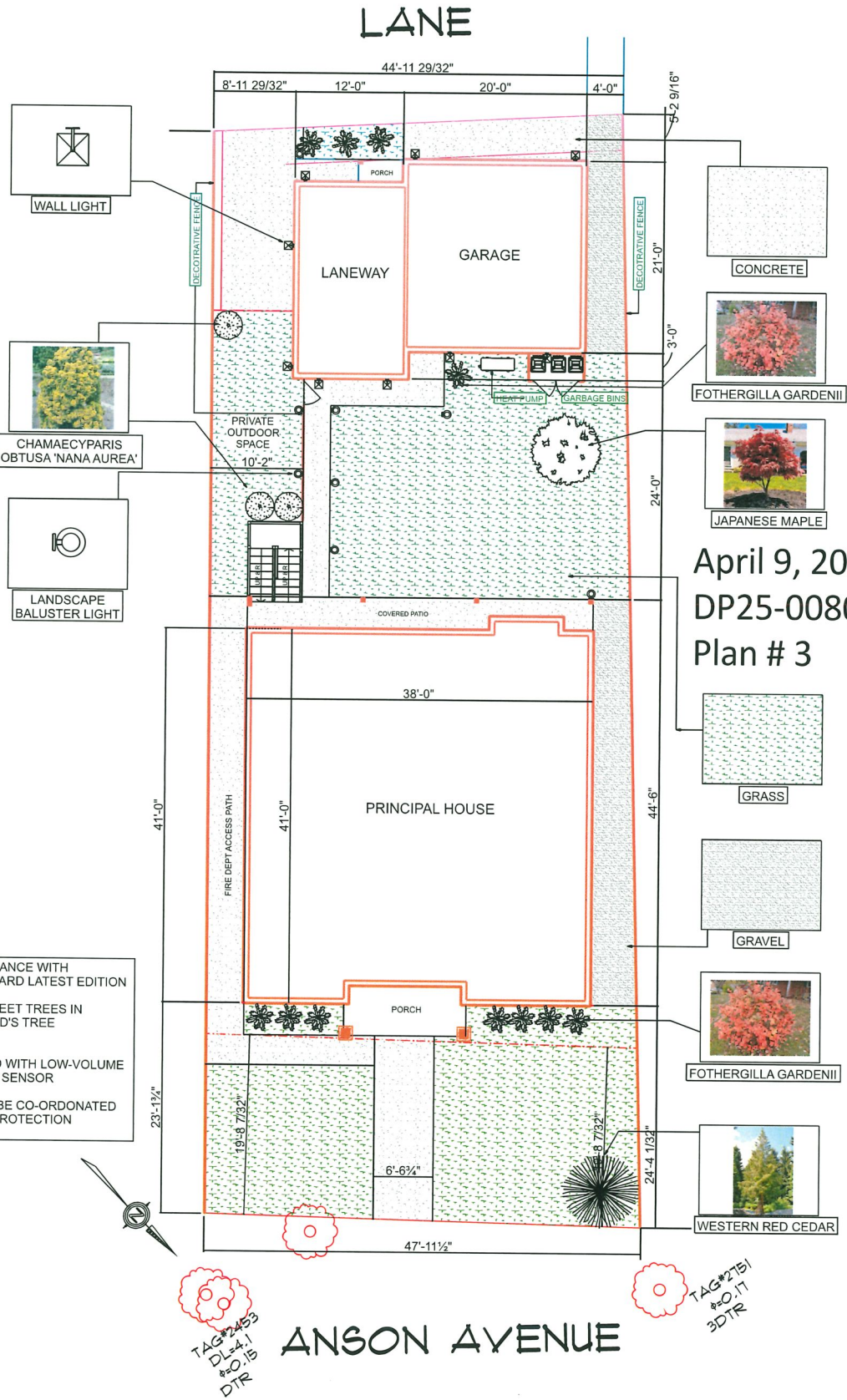
*COMPLETE PROTECTION OF EXISTING STREET TREES IN ACCORDANCE WITH THE CITY OF RICHMOND'S TREE PROTECTION GUIDELINES

*ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM, C/W RAIN SENSOR

*ALL UTILITY OR UNDERGROUND WORK TO BE CO-ORDONATED WITH A CERTIFIED ENGINEER TO ENSURE PROTECTION OF ALL SYSTEMS AND PROTECTED TREES

ALL INSTALLATION TO BE AS PER BCLNA / BCSLA STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY



CLIENT:

DREAM CASA
DEVELOPMENT

SITE ADDRESS:

2211 ANSON AVE
RICHMOND, BC

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DATE
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1-17-2

SHEET NO.
3

JasCan
Interiors Inc.