



**Development Permit Panel
Wednesday, November 24, 2021**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Peter Russell, Director, Sustainability and District Energy, Acting Chair
James Cooper, Director, Building Approvals
Jim Young, Director, Facilities and Project Development

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on November 10, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 20-920101
(REDMS No. 6763462)

APPLICANT: Khan Home Design Ltd.

PROPERTY LOCATION: 10700 Aintree Crescent

INTENT OF DEVELOPMENT PERMIT:

Permit the construction of a coach house at 10700 Aintree Crescent on a site zoned "Single Detached with Granny Flat or Coach House- Edgemere (RE1)".

Development Permit Panel

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Applicant's Comments

Navtej Dhot, on behalf of the applicant and with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the proposed coach house, including its site context, site layout, floor plan, and architectural form and character, highlighting the following:

- the proposed coach house 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 provide maximum sunlight penetration;
- the choice of proposed exterior cladding materials and colour scheme will provide visual interest; and
- the proposed landscaping for the coach house will provide privacy between the principal dwelling and the coach house.

Staff Comments

Wayne Craig, Director, Development, 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.

Panel Discussion

In reply to queries from the Panel, Mr. 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, Mr. Craig 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.

Gallery Comments

None.

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Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a coach house at 10700 Aintree Crescent on a site zoned “Single Detached with Granny Flat or Coach House- Edgemere (RE1)”.

CARRIED

2. DEVELOPMENT VARIANCE PERMIT 21-934492

(REDMS No. 6737193)

APPLICANT: CTA Design Group

PROPERTY LOCATION: 11120 Silversmith Place

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height of a building within the Industrial Business Park (IB1) zone from 16 m to 19.5 m, to accommodate the construction of a new polyfilm fabrication tower addition to the existing building.

Applicant’s Comments

Craig Mitchell, CTA Design Group and Dave Brandle, Layfield Group, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2), provided background information on the proposed variance, highlighting the following:

- new equipment will be added to the existing plastic manufacturing facility which will require a new equipment tower;
- the proposed tower will go through the existing roof structure of the building and will be located adjacent to the existing towers in the subject site;
- the proposed tower will only change the original roofline of the existing building and its design would be similar to that of the existing towers; and
- proposed sustainability features associated with the proposed development variance permit application include four electric vehicle (EV) parking spaces which are ready to use, additional four EV parking spaces in the future, and use of renewable energy sources for heating the building.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) there were two building height variances previously approved for the subject site, (ii) the proposed height variance is lower than the previously approved height variances, (iii) the proposed variance is consistent with the City's Industrial Lands Intensification Initiative objectives to better utilize the City's existing industrial lands, and (iv) the proposed installation of the new tower equipment will allow the long-standing plastics manufacturing facility to expand its operations and remain in Richmond.

Panel Discussion

In reply to queries from the Panel, the applicant acknowledged that (i) the exterior cladding materials and colour for the proposed tower would match those of the existing towers, (ii) a roof hatch will be added for the new tower, (iii) an interior stair structure will be installed to access the new equipment for maintenance, (iv) the applicant is confident that the existing building foundation would be able to support the weight of the new equipment and will conduct a review at the Building Permit stage, and (v) a ventilation system will be installed for the proposed tower.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting the proposed sustainability features and the existing manufacturing facility's investment to the community.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height of a building within the Industrial Business Park (IB1) zone from 16 m to 19.5 m, to accommodate the construction of a new polyfilm fabrication tower addition to the existing building.

CARRIED

Development Permit Panel
Wednesday, November 24, 2021

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, December 8, 2021 be cancelled.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:02 p.m.

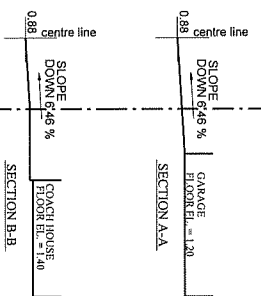
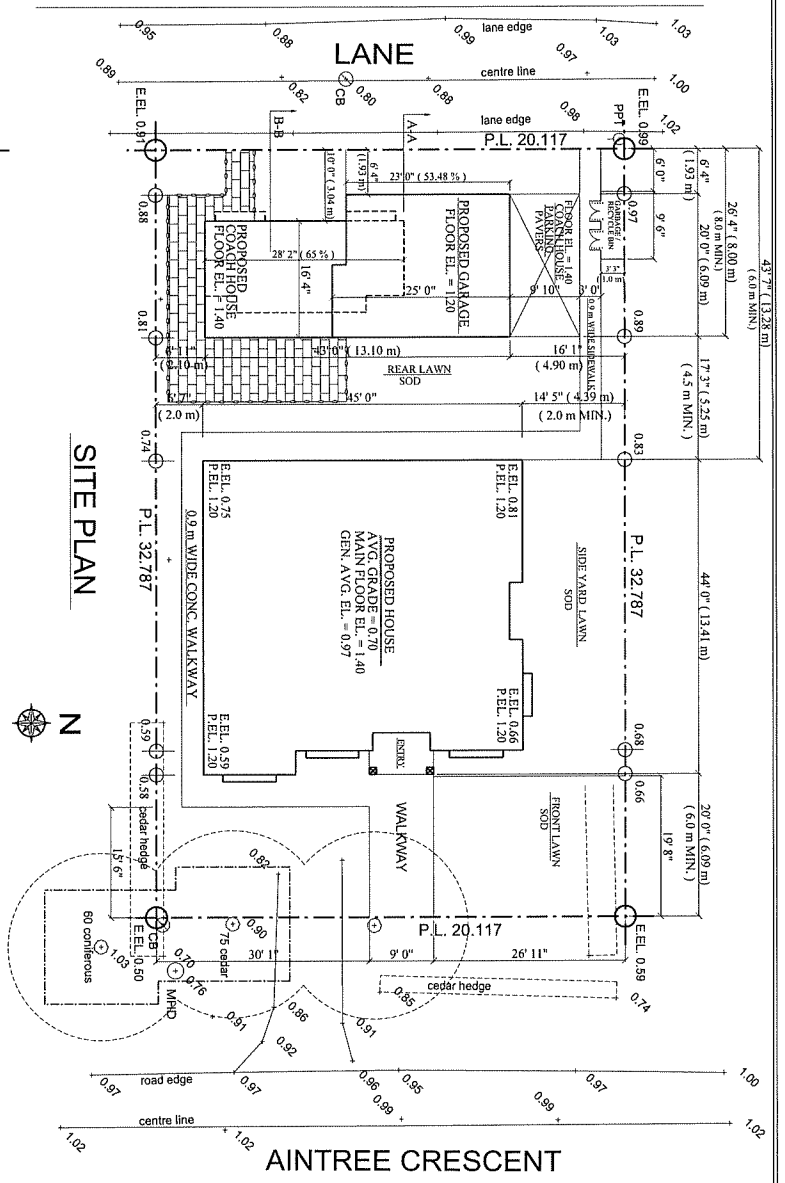
CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 24, 2021.

Peter Russell
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
November 24, 2021.



COACH HOUSE SETBACK
AT 1.9 m = 53.48 %
AT 3.04 m = 65 %

SITE PLAN

AINTREE CRESCENT

CIVIC ADDRESS:

10700 - Aintree Crescent, Richmond BC
PID : 008 909 717

LEGAL DESCRIPTION:

LOT 33 SEC 35 BLK 4N RG 6W PL NWP20612

CALCULATIONS:

ZONE: RE-1
LOT AREA = 7094.0 S.F. (659.0 m²)
PER F.A.R. = 3628.0 S.F. (337.04 m²)
PLUS 538.0 S.F. (50.0 m²) FOR ENCLOSED PARKING

PROPOSED F.A.R.

MAIN FLOOR AREA = 1839.0 S.F. (170.84 m²)
SECOND FLOOR AREA = 128.0 S.F. (104.79 m²)
PLUS 645.0 S.F. (59.92 m²) FOR COACH HOUSE
TOTAL = 3612.0 S.F. (335.55 m²)
PLUS 480.0 S.F. (44.59 m²) OF ENCLOSED PARKING

PER. SITE COVERAGE = 45 % OF 7094 S.F. (659.0 m²)
= 3192.0 S.F. (296.53 m²)

PROPOSED SITE COVERAGE = 788.0 + 1890.0 = 2678.0 S.F. (248.78 m²)

PER. COVD. PATIO 10 % OF 3628.0 S.F. = 362.80 S.F. (33.70 m²)
PROPOSED COVD. PATIO = 50.0 S.F. (4.64 m²)

PER. IMPERMEABLE COVERAGE = 70 % OF 7094.0 S.F. (659.0 m²)
= 4979.0 S.F. (462.54 m²)
PROPOSED IMPERMEABLE COVERAGE = 4282.0 S.F. (397.80 m²)

PER. LANDSCAPE SURFACE = 30 % OF 7094.0 S.F. (659.0 m²)
= 2115.0 S.F. (196.48 m²)
PROPOSED LANDSCAPE SURFACE = 2812.0 SF (261.23 m²)

F.E.L. = EXISTING ELEVATION
P.E.L. = PROPOSED ELEVATION
TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF (29.92 m²)
COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m²) (45.60 %)

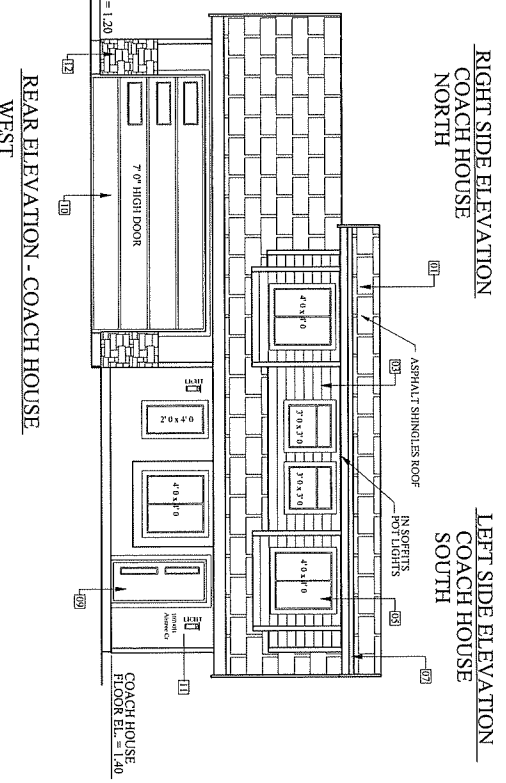
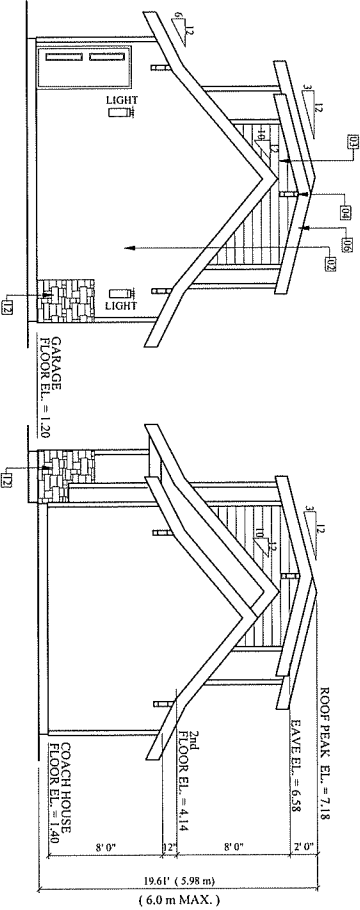
FRONT YARD = 19' 8" X 66' 0" = 1298.0 SF (120.58 m²)
REQUIRED FRONT YARD LANDSCAPE SURFACE = 55 % = 714.0 SF (66.33 m²)
PROPOSED FRONT YARD LANDSCAPE SURFACE = 996.0 SF (92.52 m²)

Astonish Design & Detailing Ltd.
19732 - 718 Ave, Langley B.C.
PH: (604) 539 1740 FAX: (604) 539 1741
TEL: (604) 539 1740 EMAIL: info@astondesign.com
10700 - Aintree Crescent, Richmond BC
KAVAIL 10700 - Aintree Crescent, Richmond BC
NATIVE 10700 - Aintree Crescent, Richmond BC
ASTONISH DESIGN & DETAILING LTD. 10700 - Aintree Crescent, Richmond BC

DP 20-920101
20-9201/PLAN # 1
NOV 3 2021

EXTERIOR FINISHES SCHEDULE

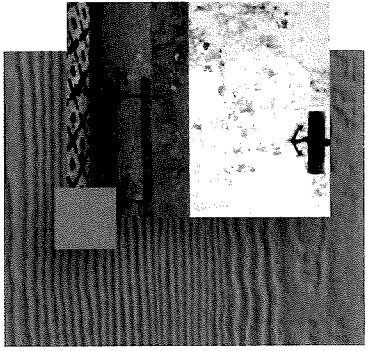
| | | | |
|----|---|----|---|
| 01 | ASPHALT SHINGLES ROOF COLOR: BLACK (BY KCI) | 07 | ALUMINUM GLITTER COLOR: CHARCOAL GREY |
| 02 | HORIZ. HARDIE PLANKS COLOR: DARK GREY | 08 | FRONT ENTRY FIBRE GLASS DOOR COLOR: GREY / BROWN |
| 03 | HORIZ. HARDIE PLANKS COLOR: LIGHT GREY | 09 | 10X7 METAL GARAGE DOOR COLOR: GREY |
| 04 | DECORATIVE WOOD BRACKET COLOR: NATURALLY STAINED CEDAR | 10 | MATCH FRONT ENTRY DOOR COLOR: GREY |
| 05 | VINYL WINDOW W/L OW "E" DOUBLE GLAZING MODEL: APEX ALLOY COLOR: WHITE | 11 | EXTERIOR WALL LIGHTING |
| 06 | 2"x4" PT FASCIA TRIM BOARD COLOR: WHITE | 12 | STONE CLADDING CULTURED STONE (BLACK) |



THESE PLANS CONFORM TO B.C. B.C. 2018 EDITION

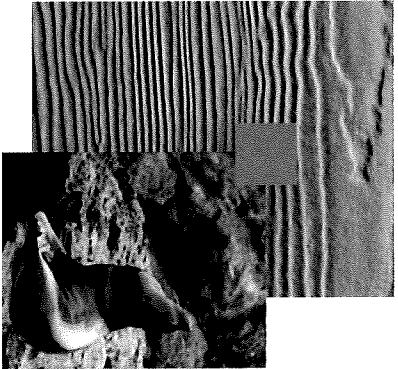
Astonish Design & Detailing Ltd.
 19712 - 718 Ave. Langley, B.C.
 CH: 1 604 891 1111 FAX: 1 604 539 1241
 TEL: 1 604 288 0389 EMAIL: info@astonish.com
PROJECT: COACH HOUSE ELEVATIONS
ADDRESS: 10700 Antree Crescent Richmond, B.C.
DATE: 2021-10-14
SCALE: 1/4" = 1'-0" (AS SHOWN)

DP 20-920101
20-9201PLAN # 2
NOV 3 2021



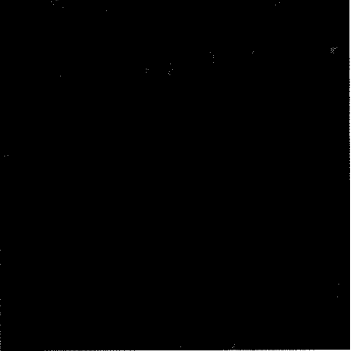
GRAY SLATE

02-DARK GREY HORIZONTAL HARDIE PLANK



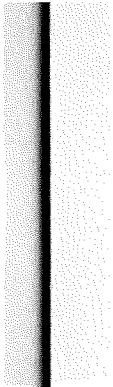
MONTEREY TAUPE

03-LIGHT GREY/TAUPE HORIZONTAL HARDIE PLANK



Black Tusk Prostack

12-STONE ACCENT



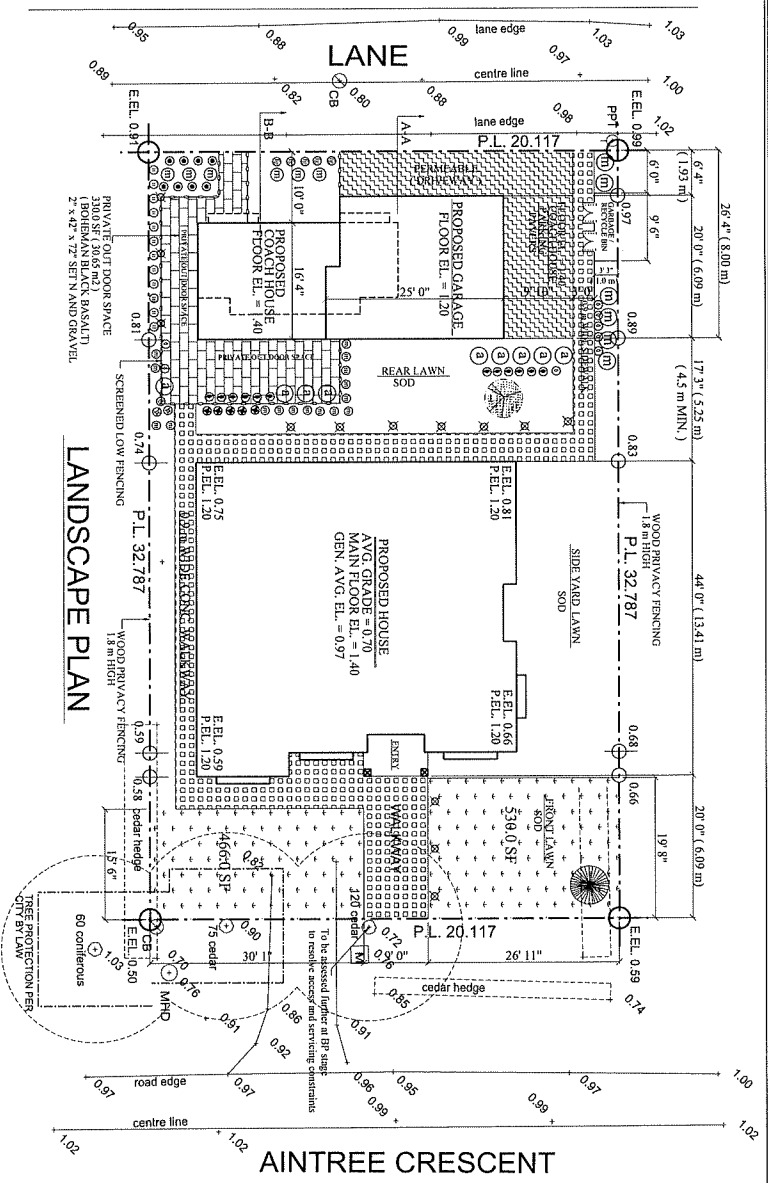
ARCTIC WHITE

06-TRIM

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION

| | |
|--|---------------------------------------|
| Astomish Design & Detailing Ltd. | |
| 19732 - 718 Ave, Langley, B.C. | |
| PH: 1 604 531 8089 FAX: 1 604 539 1341 | |
| TEL: 1 604 723 0389 Email: info@astomish.com | |
| PROJECT | 10700 Aintree Crescent Richmond, B.C. |
| CLIENT | COACH HOUSE PLANS - COLOURS |
| DATE | NOV 17 2021 |
| SCALE | AS SHOWN |

DP 20-920101
20-9201PLAN # 3
NOV 3 2021



PLANT SCHEDULE

| SYM | QTY | BOTANICAL NAME |
|---------------------|-----|--|
| LARGE SHRUBS | | |
| 11 | 12 | CHAMAECYPARIS OBTUSA 'NANA AUREA' |
| 12 | 7 | DAIPHNE ODORA |
| 13 | 20 | MISCANTHUS SINENSIS VAR. PIRIPURASCENS |
| 14 | 5 | FOSTERELLA GARDENII 'JADE PLATT' |
| 15 | 6 | HYDRANGEA MACROPHYLLA 'LEMON DADDY' |
| 16 | 6 | HYDRANGEA ANOMALA SUBSP. PETIOLARIS |
| SMALL SHRUBS | | |
| 17 | 27 | GARDENIA JASMINOIDES 'KLEIM'S HARDY' |
| 18 | 7 | HEMERICALLIS |
| 19 | 13 | TAXUS X MEDIA 'HICKSII' |
| 20 | 11 | RUDBECKIA HIRTA |

LEGEND

| SYM | NAME |
|-------------------------|---------------------------------------|
| [HEX GRID] | CORE GRASS PERMEABLE PARKING HEX GRID |
| [CONCRETE PAVERS] | AQUA PAVE PERMEABLE CONCRETE PAVERS |
| [BOHEMIAN BLACK BASALT] | BOHEMIAN BLACK BASALT |
| [WOOD GRADE] | 2"x42"x72" SET N AND AND GRAVEL |
| [CIRCLE] | PROPOSED DECIDUOUS TREE |
| [CIRCLE] | PROPOSED CONIFEROUS TREE |
| [DASHED LINE] | PATHWAY LIGHT [12] |

NOTES:

ALL INSTALLATION TO BE AS PER BCLM/CANAL STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY

ALL UTILITY OR UNDERGROUND WORK TO BE COORDINATED WITH A CERTIFIED ENGINEER TO ENSURE PROTECTION OF ALL SYSTEMS AND PROTECTED TREES.

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE BCLM AND BCLM LANDSCAPE STANDARDS LATEST EDITION.

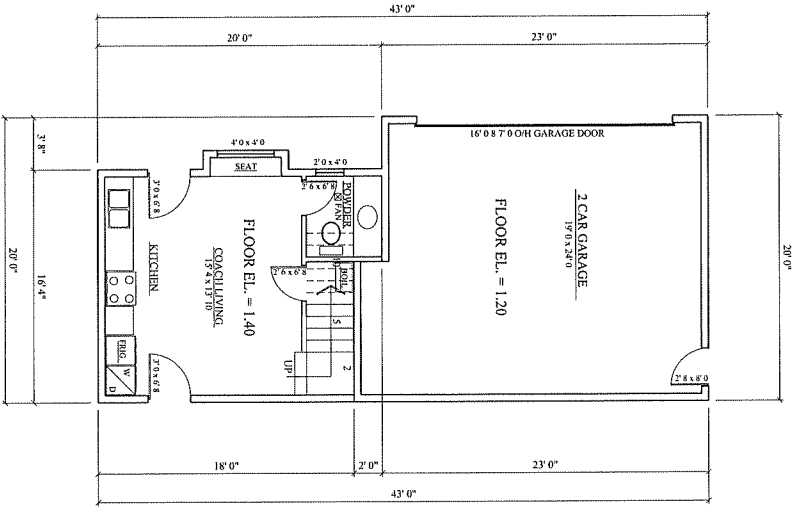
COMPLETE PROTECTION OF EXISTING STREET TREES IN ACCORDANCE WITH THE CITY OF RICHMOND'S TREE PROTECTION GUIDELINES.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM, CW RAIN SENSOR.

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION

Astonish Design & Detailing Ltd.
 19732 - 118 Ave., Langley, B.C.
 TEL: 1-604-228-0389 FAX: 1-604-228-0389
 www.astonishdesign.com

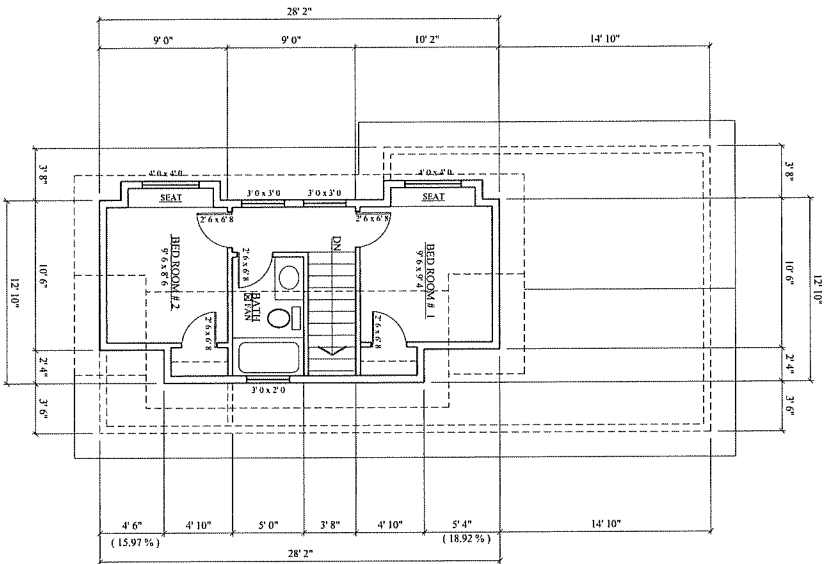
10700 - Aintree Crescent, Richmond BC
LANDSCAPE PLAN
 DP 20-920101
 20-9201-PLAN # 4
 NOV 3 2021



(RADIANT FLOOR HEATING SYSTEM)

MAIN FLOOR PLAN
GARAGE & COACH HOUSE
 GARAGE AREA = 480.0 SF
 COACH HOUSE AREA = 307.0 SF (28.52 m²)

TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF (59.92 m²)
 COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m²) (45.60 %)



(RADIANT FLOOR HEATING SYSTEM)

SECOND FLOOR PLAN
COACH HOUSE
 COACH HOUSE AREA = 338.0 SF (31.40 m²)

(TOTAL OFFSET @ 1.77 m = 34.89 %)
 (MAX. ALLOWED 65% AT 1.2 m %)



THESE PLANS CONFORM TO
 B.C.B.C. 2018 EDITION

ASTONISH DESIGN & DETAILING LTD.
 1972 718 Ave., Langley, B.C.
 V1V 2G7
 TEL: 1-604-591-1241
 CELL: 1-604-728-0389 FAX: 1-604-591-1241
 EMAIL: info@astonish.com

PROJECT: COACH HOUSE PLAN
DATE: NOV 3 2021

DESIGNER: ASTONISH DESIGN & DETAILING LTD.
DATE: NOV 3 2021

DP 20-920101
REFERENCE PLAN
NOV 3 2021

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 24, 2021.

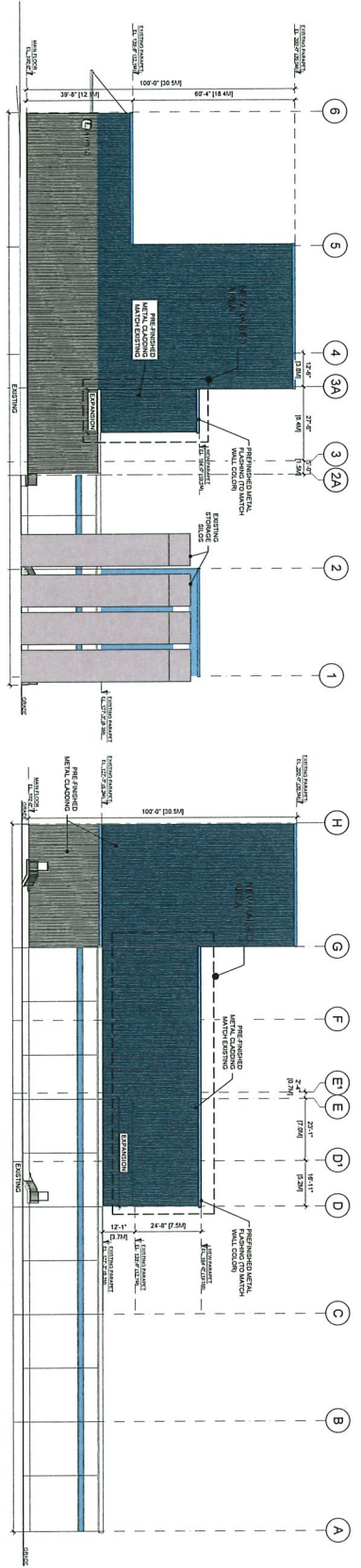


1 PERSPECTIVE VIEW
SCALE: N/A

NEW EQUIPMENT TOWER FOR



11120 SILVERSMITH PLACE



cta
 architecture
 + design ltd.

1170 SILVERSPRING PLACE
 RICHMOND, BC
 CANADA V6V 1K6
 TEL: 604.273.2500
 FAX: 604.273.2451
 91-505 WEST BURNHAMME
 VANCOUVER, BC V6J 3G5

LAYFIELD

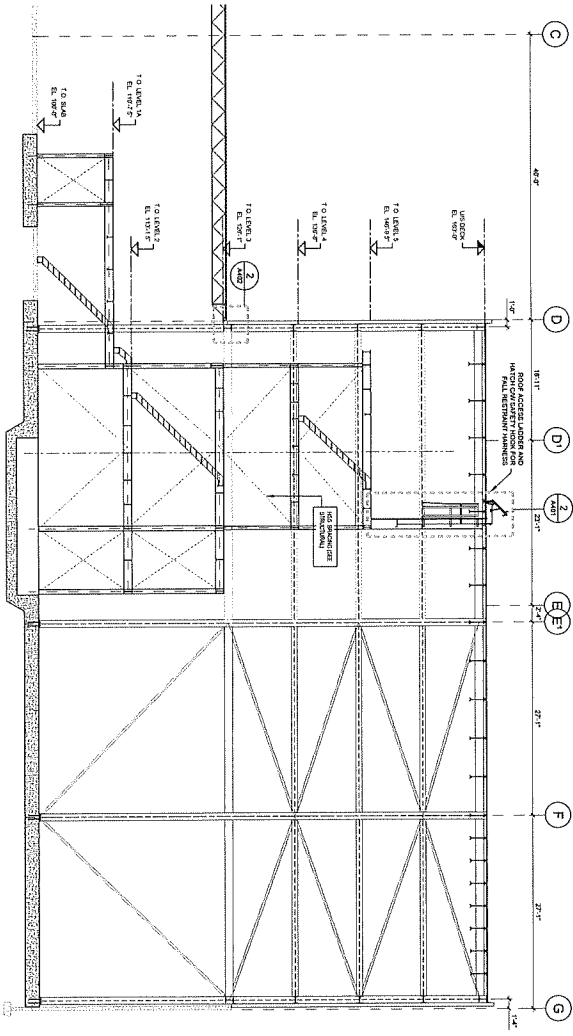
| NO. | DATE | DESCRIPTION |
|-----|---------|--------------------|
| 1 | 2010/04 | ISSUED FOR PERMITS |
| 2 | 2010/02 | ISSUED FOR PERMITS |
| 3 | 2010/01 | ISSUED FOR PERMITS |
| 4 | 2009/12 | ISSUED FOR PERMITS |

NOTES:
 1. REFER TO THE GENERAL NOTES AND SPECIFICATIONS FOR A COMPLETE LIST OF MATERIALS AND FINISHES.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TUBE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIB UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIB UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIB UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIB UNLESS OTHERWISE SPECIFIED.

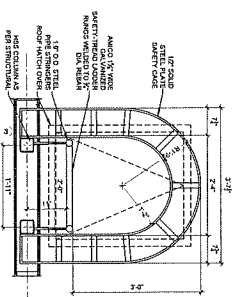
1170 SILVERSPRING PLACE
 RICHMOND, BC
ELEVATIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|--------------------|
| 1 | 2010/04 | ISSUED FOR PERMITS |
| 2 | 2010/02 | ISSUED FOR PERMITS |
| 3 | 2010/01 | ISSUED FOR PERMITS |
| 4 | 2009/12 | ISSUED FOR PERMITS |

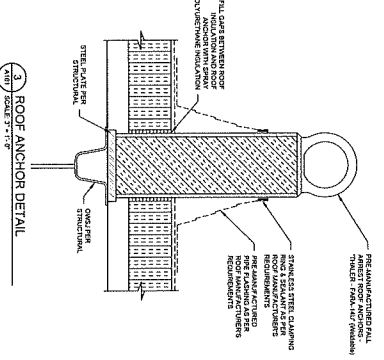
A301



1 PARTIAL BUILDING SECTION LOOKING SOUTH
SCALE: 3/8" = 1'-0"



2 ROOF LADDER / CAGE PLAN
SCALE: 3/8" = 1'-0"



3 ROOF ANCHOR DETAIL
SCALE: 3/8" = 1'-0"

| | | |
|---------------------|----------|--------------------|
| 3 | ROOFINGS | RESISTED FOR NIP |
| 2 | ROOFING | SUSSET FOR TOWER |
| 1 | ROOFING | RESISTED FOR TOWER |
| SHEET AND FINISHING | | |

Notes: Refer to the drawings for all details and specifications. All dimensions are in millimeters unless otherwise specified. The drawings are for information only and do not constitute a contract. The drawings are the property of CTA Architecture + Design Ltd. and are not to be used for any other purpose without the written consent of CTA Architecture + Design Ltd.

PROJECT NAME
NEW EQUIPMENT TOWER

11120 SILVERSMITH PLACE
RICHMOND BC
CANADA V6V 1K7

| | |
|-------------|----------|
| DATE | AS NOTED |
| DRAWN | LI |
| REVISED | 2/18 |
| PROJECT NO. | 218 |
| DRAWING NO. | A401 |

