#### **Minutes**



## 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 Wednesday, November 24, 2021

#### **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 <u>Schedule 1</u>), 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.

## Development Permit Panel Wednesday, November 24, 2021

#### 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 <u>Schedule 2</u>), 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.

## Development Permit Panel Wednesday, November 24, 2021

#### **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** 

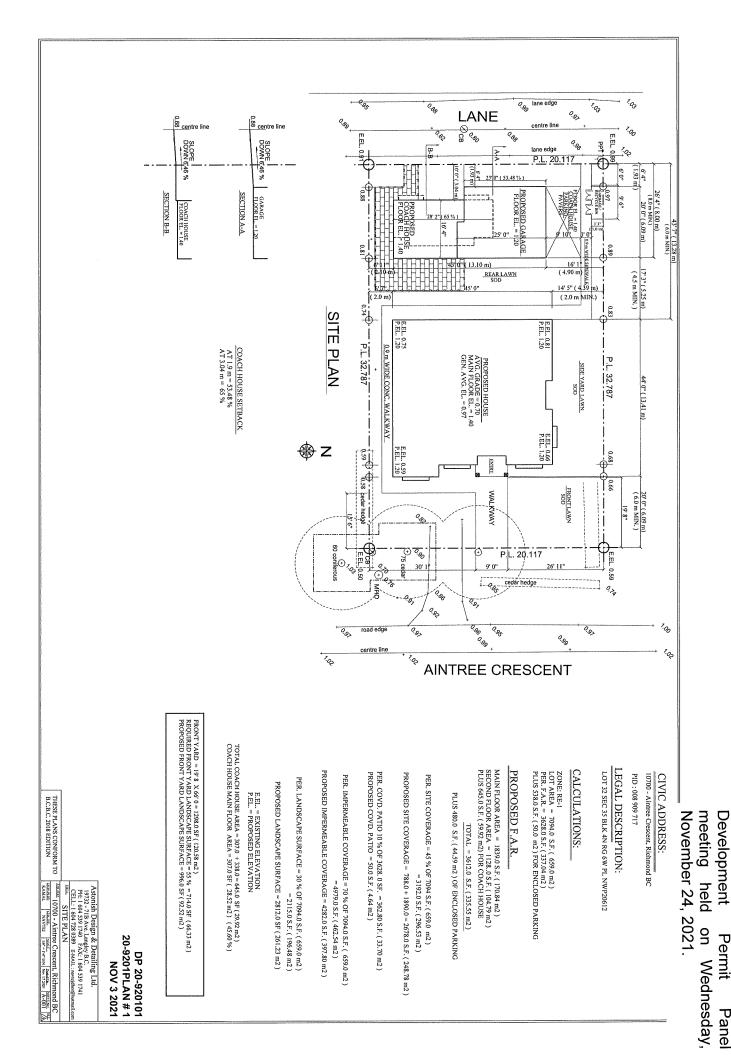
#### 4. Adjournment

It was moved and seconded *That the meeting be adjourned at 4:02 p.m.* 

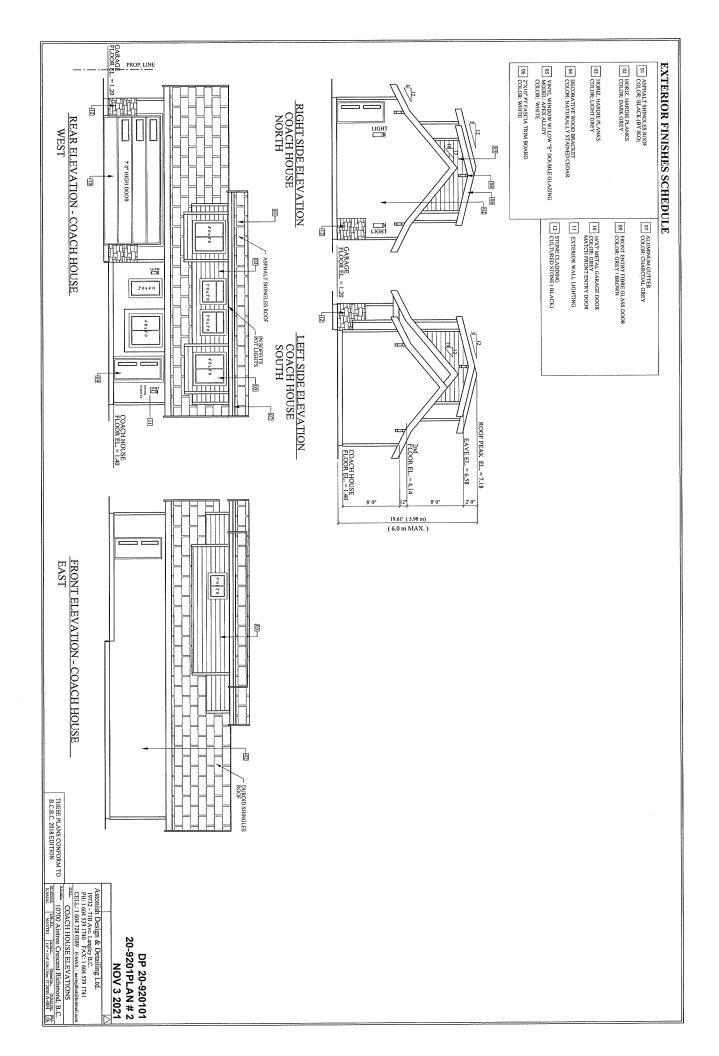
**CARRIED** 

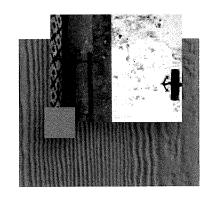
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 24, 2021.

Peter Russell	Rustico Agawin
Acting Chair	Committee Clerk



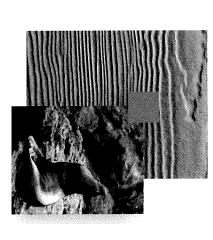
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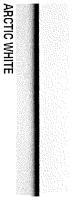
## **GRAY SLATE**

02-DARK GREY HORIZONTAL HARDIE PLANK



# MONTEREY TAUPE

03-LIGHT GREY/TAUPE HORIZONTAL HARDIE PLANK



06-TRIM

12-STONE ACCENT

Black Tusk Prostack

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

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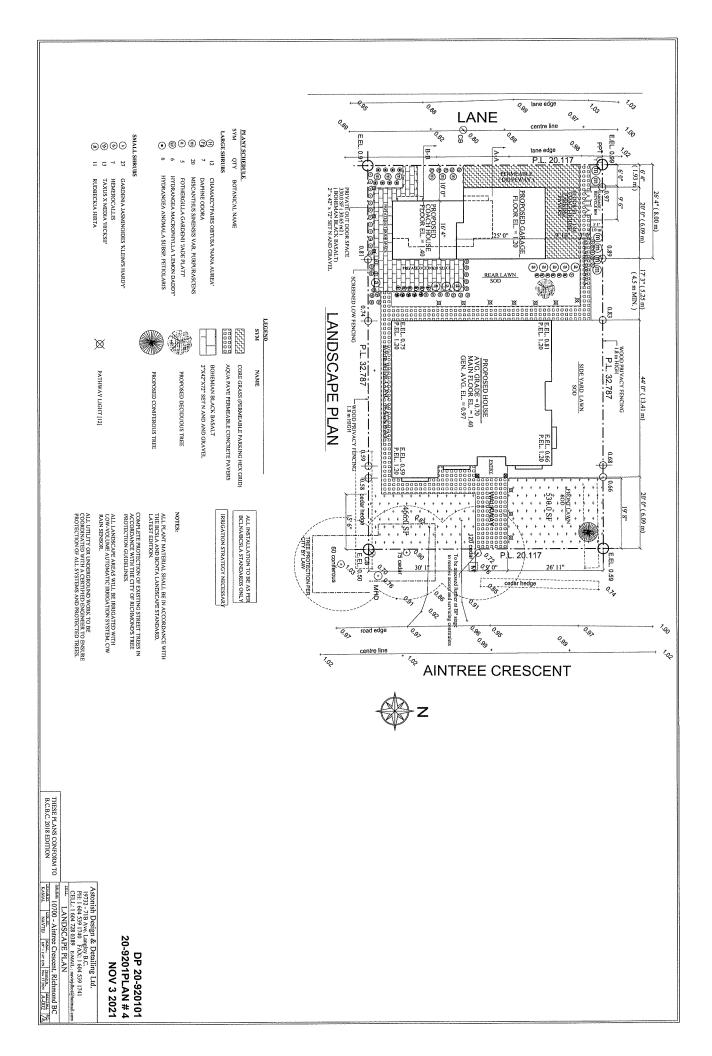
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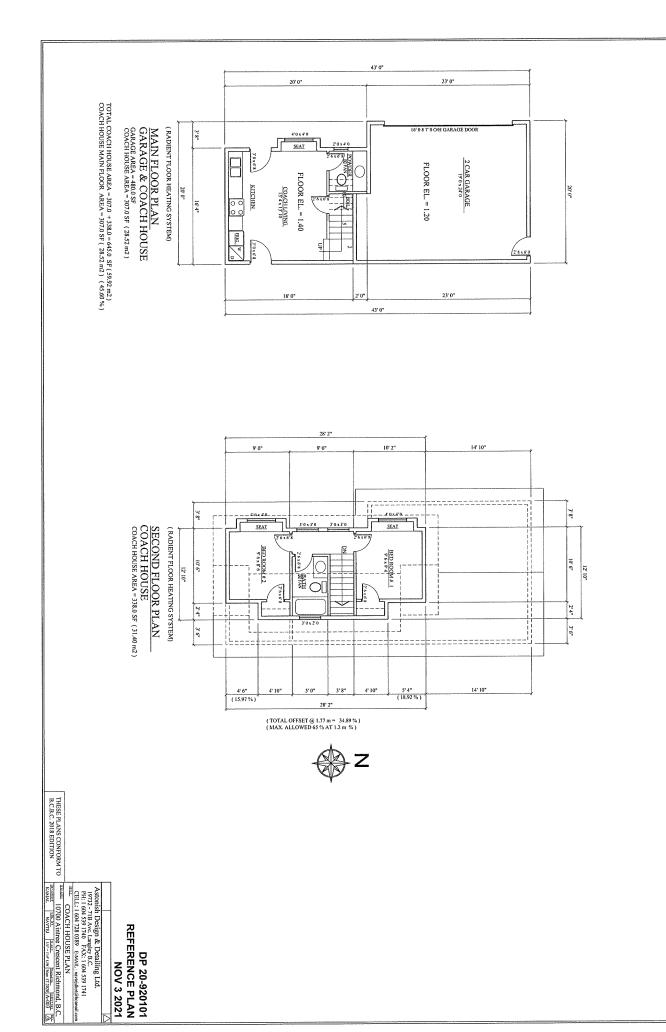
Langle COACH HOUSE PLAN - COLOURS

10700 Aintree Crescent Richmond, B.C.

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

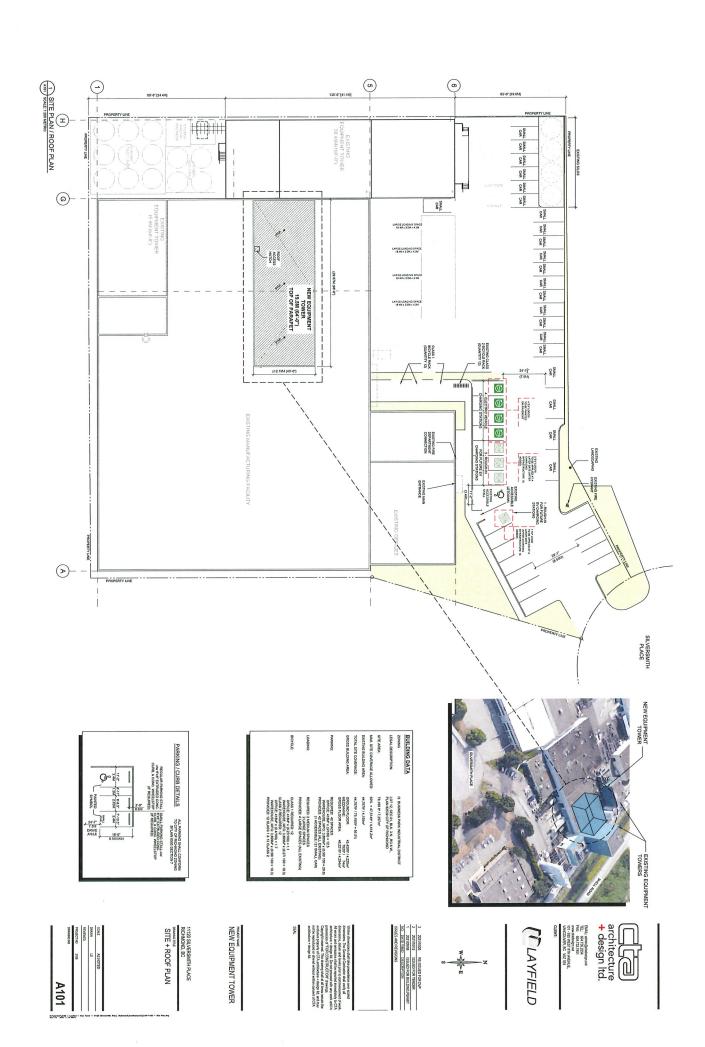


PERSPECTIVE VIEW

NEW EQUIPMENT TOWER FOR



11120 SILVERSMITH PLACE



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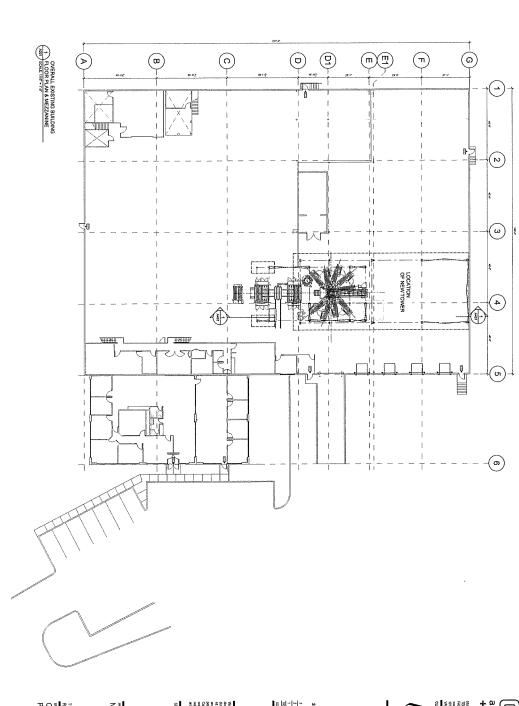
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NEW EQUIPMENT TOWER

SPECIFICATIONS 1120 SILVERSMITH PLACE RICHMOND, BC

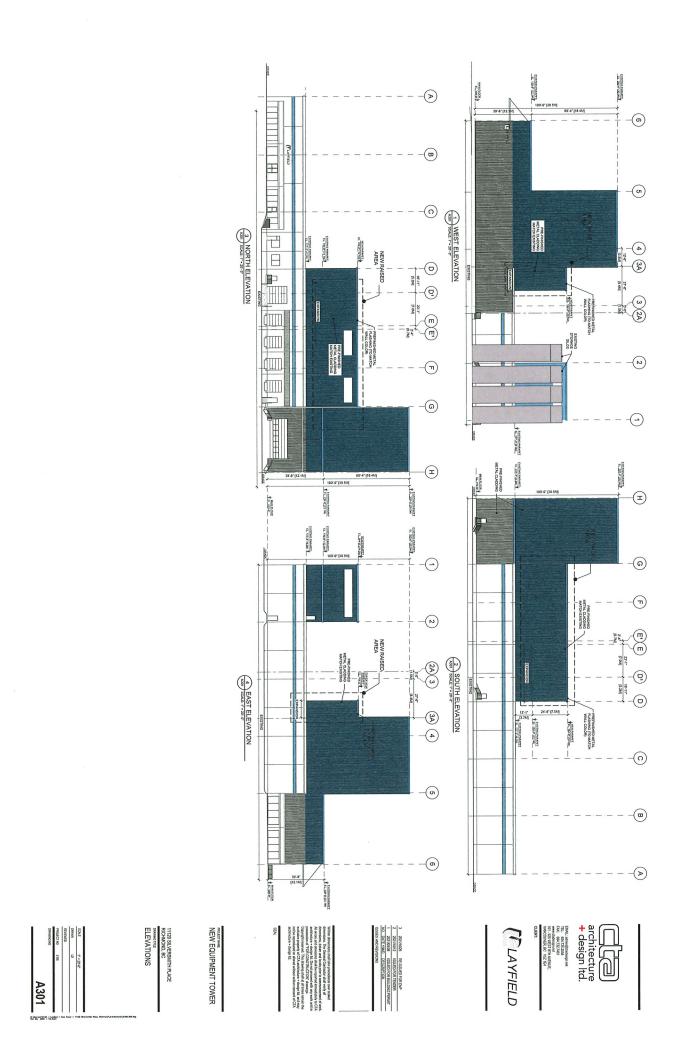


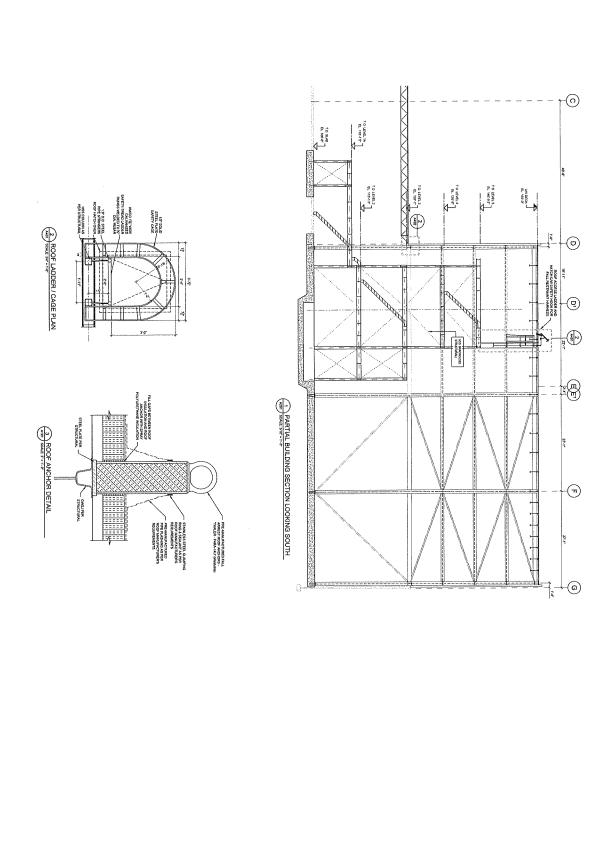
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NEW EQUIPMENT TOWER

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NEW EQUIPMENT TOWER

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