



# City of Richmond

---

**To:** Richmond City Council

**Date:** November 15, 2023

**From:** Cecilia Achiam  
Chair, Development Permit Panel

**File:** DP 20-918785  
DP 21-940028

**Re:** **Development Permit Panel Meetings Held on April 13, 2022 and August 9, 2023**

---

## Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - a) a Development Permit (DP 20-918785) for the property located at 10651 Swinton Crescent; and
  - b) a Development Permit (DP 21-940028) for the property located at 10140, 10160, 10180 No. 1 and 4051 Cavendish Drive;

be endorsed and the Permit so issued.

Cecilia Achiam  
Chair, Development Permit Panel  
(604-276-4122)

## Panel Report

The Development Permit Panel considered the following item at its meeting held on April 13, 2022 and August 9, 2023.

### DP 20-918785 - SANDEEP KAUR SIDHU - 10651 SWINTON CRESCENT (April 13, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of a granny flat at 10651 Swinton Crescent on a site zoned “Single Detached with Granny Flat or Coach House- Edgemere (RE1)”. A variance is included in the proposal to reduce the minimum rear yard setback for at least 35% of the rear façade of the granny flat from 3.0 m to 1.2 m.

The applicant’s architect, Navtej Dhot, of Astonish Design and Detailing Ltd., provided a brief visual presentation highlighting:

- The proposed single-storey granny flat includes among others, a kitchen, bedroom and full bathroom and is intended for rental or dwelling for a caregiver.
- The entrance to the granny flat is located on the north elevation and not facing the rear lane.
- A covered patio is provided at the entrance to the granny flat.
- An outdoor surface parking space is provided for residential and visitor parking.
- A patio which wraps around the granny flat building provides outdoor private space.
- Proposed landscaping includes among others, permeable pavers, two new trees, and small and large shrubs.

Staff noted that the subject DP application is specific to the granny flat as a DP is not required for the principal dwelling. Staff added that the proposed rear yard variance is supported by staff as (i) the intent to ensure visual interest and relief for the granny flat along the lane frontage has been met given the short length of the building and (ii) the applicant has committed to achieve BC Energy Step Code 4 for the granny flat building, which is higher than the minimum requirement.

Discussion ensued with regard to (i) enhancing the proposed landscaping for the outdoor private space for the granny flat to provide shading, (ii) incorporating architectural elements on the north elevation of the granny flat building to create a front entry feel and welcoming character, (iii) enhancing the landscaping for the front porch/veranda to create an entry space into the granny flat, (iv) consistency between the roof plan and rear/lane elevation drawing, and (v) variation of exterior cladding materials on the west elevation facing the principal dwelling to create visual interest.

As a result of the discussion, staff were directed to work with the applicant to investigate opportunities to (i) incorporate a small tree on the south side of the property, (ii) install a window on the north elevation of the granny flat building, (iii) provide additional landscaping for the front porch/veranda, (iv) ensure consistency between the roof plan on the bay window element and the drawing on the rear/lane elevation, and (v) provide variation of exterior cladding materials on the west elevation of the granny flat building.

Subsequent to the meeting, staff worked with the applicant to achieve the recommended changes noted. A small tree was added to the south side of the property, windows were added to the north and west elevations, additional landscaping is shown around the front porch, the roof plan has been adjusted to ensure consistency and exterior cladding materials were adjusted to enhance visual interest.

The Panel recommends the Permit be issued.

DP 21-940028 – THE PANATCH GROUP – 10140, 10160, 10180 NO. 1 ROAD AND 4051 CAVENDISH DRIVE  
(August 9, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 35 townhouse units on a site zoned “Town Housing (ZT88) - No. 1 Road (Steveston)”. No variances included in the proposal.

The applicant group, David Jacobson and Kush Panatch, of The Panatch Group, provided a brief overview of the project noting:

- The project has been designed to fit well with the existing neighborhood.
- The proposed development consists of 35 townhouse units, including six affordable housing units and 29 market residential units.
- The design and quality of materials of the affordable housing units is not differentiated from the market residential units.
- All six affordable housing units and four market residential units are convertible units.
- Four of the units will contain a secondary suite.
- Two significant trees will be retained and protected in the central outdoor amenity area.
- The proposed common outdoor amenity spaces exceed the City’s minimum requirement and a significant portion is dedicated to the children’s play area.
- The project has been designed to achieve Step Code Level 3 of the BC Energy Step Code and includes a low-carbon energy system.
- Level 2 electric vehicle (EV) charging will be provided in each residential garage.
- An east-west public walkway is proposed along the south property line to provide a pedestrian connection from No. 1 Road to Cavendish Drive.

Taizo Yamamoto, Yamamoto Architecture Inc., provided a brief visual presentation including:

- An emergency vehicle access and pedestrian connector will be provided to connect the two ends of Cavendish Drive along the east side of the subject site.
- A secondary outdoor amenity area including an active children’s play area will be provided in addition to the central outdoor amenity area.
- The heights of some buildings has been reduced to provide an appropriate interface with adjacent single-family homes.
- The proposed massing and architectural design of the buildings are informed by their site context and existing adjacent developments.

Mary Chan-Yip, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that:

- A diverse palette of planting materials is proposed for the project.
- Appropriate landscaping is proposed for the frontage and along the edges of the subject site.
- Lighting will be provided for the public walkway along the south property line.
- All units will be provided with a semi-private yard with a patio and landscaped area.

- A wood deck is proposed in the central outdoor amenity area to protect the root zone of the two retained trees.
- Permeable pavers are strategically installed on the subject site.
- Appropriate types of lighting will be provided throughout the site.
- An on-site highly efficient smart irrigation system is proposed.

Staff noted that (i) the six affordable housing units are secured with a housing agreement, (ii) there are no variances associated with the proposal, (iii) two on-site trees located in the outdoor amenity area, six trees located on adjacent properties, and one City tree will be retained and protected, (iv) 62 on-site trees were removed, (v) 66 replacement trees are proposed to be planted, (vi) the applicant will provide a voluntary contribution to the City's Tree Compensation Fund for the remaining replacement trees that are required, (vii) the Servicing Agreement associated with the project includes frontage improvements along No. 1 Road, a new emergency vehicle access and pedestrian connector along Cavendish Drive, a public walkway along the south property line and water, storm sewer, and sanitary sewer upgrades, and (viii) the project has been designed to achieve BC Energy Step Code Level 3 with a low-carbon energy system including heat pumps and will be designed to be solar ready.

In reply to a query from the Panel, Staff advised that the developer had made efforts to include the adjacent property to the north into the proposed development but was unsuccessful.

In reply to further queries from the Panel, Staff confirmed that the proposed emergency vehicle access/pedestrian connector along Cavendish Drive and the east-west public walkway are owned by the City.

In reply to queries from the Panel, the applicant noted that (i) the attic on the third floor of convertible unit C1 will be within the single roof form of the building that will read like a two-and a half-storey building, (ii) the applicant could consider installing a pedestrian pathway to connect the secondary play area to the emergency vehicle access/pedestrian connector, (iii) no benches are proposed along the emergency access/pedestrian connector along Cavendish Drive, (iv) a detached utility building is provided adjacent to the central outdoor amenity area, (v) the sod boulevard with street trees along Cavendish Drive could be usable and provide play opportunities, (vi) the convertible units are accessible from the outside to their main entries, (vii) the Fire Department has been consulted regarding fire truck access into the site, (viii) the type of heat pumps proposed for the project has been proven to have no noise concerns, and (ix) the heat pumps are located on the ground floor and away from areas that are noise sensitive.

Mark Nielsen, 8-10177 Pugwash Place, addressed the Panel expressing support for the proposed east-west public walkway and the retention of significant trees on the subject site. In addition, he queried (i) whether the remaining replacement trees that could not be accommodated on the site would be planted elsewhere, and (ii) when should site preparation activities occur, e.g. preloading, considering that significant site preparation activities has been undertaken on the subject site and a development permit has yet to be issued for the proposed development.

In reply to the query regarding the replacement trees, Staff noted that (i) the voluntary contribution the applicant would pay to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site would be used by the City's Parks Department to plant trees elsewhere, and (ii) the City's Parks Department will determine where the replacement trees would be planted, if possible in areas immediately adjacent to the subject site.

In reply to the query on the timing of site preparation activities, the applicant noted that although there is a risk that a development permit will not be issued for the project or the project will be modified, the developer had already started preloading activities in order to save time.

In reply to the same query, Staff noted that there is no permit required for site preparation activities and the timing would be the developer's decision.

Subsequent to the Panel meeting, a pedestrian pathway connecting the secondary play area to the emergency vehicle access/pedestrian connector was added as requested by the Panel.

The Panel expressed support for the proposal, noting that the project is sensitively designed.