



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: February 26, 2015
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: Development Permit Panel Meeting held February 25, 2015

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 14-677603) for the property at 10760 Aintree Crescent be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 25, 2015.

DP 14-677603 – BIL AHIRA – 10760 AINTREE CRESCENT
(February 25, 2015)

The Panel considered a Development Permit application to permit the construction of a Coach House on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”. A variance is included in the proposal to allow the Coach House to be located 2 m from the southern interior side lot line.

Designer Joel Marples gave a brief presentation regarding: (i) the site plan; (ii) the architectural form and character; and (iii) the landscape design.

In reply to queries from the Panel, Mr. Marples provided the following information:

- Other than projecting dormers, most of the second level is located within the roofline.
- There is a 2-car garage for the main house and an outside 2-car gravel parking area for the Coach House.
- There is a fenced outdoor courtyard for the Coach House
- Pedestrian access to the Coach House is provided from the street by way of a paved path and directly from the rear lane.
- The landscape design includes low ground cover, shrubs, trees, pavers and cedar fencing.
- All existing trees are being removed and new trees are proposed to be planted.
- The Coach House has the same design, colours and materials as the main house and will be built at the same time as the main house.

Staff supported the Development Permit application and requested variance. Staff noted that the variance results from a technical error in the zone which will be corrected in the future. The intent of the setback restriction is to limit potential shadowing on adjacent lots which is achieved through this proposal.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel expressed support for the design, noting that it fit the neighbourhood and met Council’s direction when the area was pre-zoned to allow for Coach Houses, but requiring a Development Permit. The Panel asked the applicant to review opportunities to introduce landscaping into the gravel parking area.

Subsequent to the Panel meeting, the applicant revised the landscape design to incorporate vine planting along the north fence to add landscaping without impacting the parking spaces.

The Panel recommends that the Permit be issued.

