



To: Development Permit Panel

Date: July 28, 2015

From: Wayne Craig
Director of Development

File: DP 15-700390

Re: Application by Harjit Sandhu for a Development Permit at 10691 Dennis Crescent

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a coach house at 10691 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Allow a coach house to be located 3.0 m from the northern interior side lot line; and
 - b) Allow a portion of the parking spaces for the lot to be accessed from Dennis Crescent.


Wayne Craig
Director of Development

WC:cl
Att.

Staff Report

Origin

Harjit Sandhu has applied to the City of Richmond for permission to develop a coach house at 10691 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)" (Attachment 1). There is currently a new single-family dwelling under construction at the subject site.

The subject site is located in the Edgemere neighbourhood, generally bounded by No. 4 Road to the west, Williams Road to the north, Shell Road to the east, and Steveston Highway to the south. A portion of this neighbourhood underwent City-initiated rezoning to RE1 in 2012 to allow infill development in the form of granny flats or coach houses subject to the Development Permit Application review process. The subject proposal is the second Development Permit Application to construct a coach house in the neighbourhood.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is located on a large lot with an east-west orientation, fronting Dennis Crescent to the west and backing onto the existing rear lane along the east property line.

Development surrounding the subject site is as follows:

- To the north, fronting Aquila Rd, are two (2) lots zoned RE1 that contain single detached dwellings.
- To the east, immediately across the rear lane, is a lot zoned RE1 that contains a single detached dwelling and that fronts Aintree Crescent;
- To the south, is a single detached dwelling on a lot zoned RE1; and
- To the west, immediately across Dennis Crescent, are two (2) lots zoned RE1 that contain single detached dwellings.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application (see Plans # 1 to 3). In addition, it complies with the intent of the design guidelines for coach houses in the Edgemere neighbourhood in the City's Official Community Plan (OCP), and is generally in compliance with the RE1 zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Allow a coach house to be located 3.0 m from the northern interior side lot line; and
- 2) Allow a portion of the parking spaces for the lot to be accessed from Dennis Crescent.

(Staff supports the proposed variances for the following reasons:

- a) *The zoning bylaw requirement to locate the coach house at 2.0 m from the northern interior side lot line is not possible at the subject site because there is an existing 3.0 m wide statutory right-of-way along the north property line for the sanitary sewer line. Encroachment into the right-of-way is not permitted;*
- b) *The zoning bylaw requires that all parking spaces for a lot that contains a new single detached dwelling and a coach house must be accessed from the rear lane only. The intent of this zoning provision is to create a more pedestrian-oriented streetscape and also to enhance the lane as a public space by orienting the primary coach house entry and access to the lane.*

Due to the sequence of proposed development at the subject site, the applicant is seeking a variance to allow a portion of the parking spaces for the lot to be accessed from Dennis Crescent:

- *The applicant submitted Building Permit applications to construct a new single detached dwelling and a detached accessory building with vehicle access to and from Dennis Crescent in December 2014, consistent with the zoning bylaw.*
- *Building Permits were issued in February 2015 and construction of the single detached dwelling at the site proceeded as proposed.*
- *In May 2015, the applicant reconsidered his plans to build the proposed detached accessory building in favour of pursuing a Development Permit application for a coach house at the site. Since construction of the single detached dwelling had already progressed with vehicle access from Dennis Crescent, the applicant is now seeking a variance to allow the originally proposed access to proceed.*
- *The applicant indicates that his proposal to provide additional on-site parking with access from the lane (for a total of 6 on-site parking spaces) avoids the potential for parking to occur on the street, while still complying with the lot coverage requirements for impermeable surfaces and live plant material.*

To maintain the intent of the zoning provision as it relates to enhancing the pedestrian experience along the street, the applicant proposes to incorporate a planting area on-site along the front property line, featuring a combination of flowering and evergreen shrubs.

Staff will also be reviewing the experience of coach houses and granny flats in the Edgemere neighbourhood after such housing has been built, to determine whether any refinements to the zone and the design guidelines are necessary with respect to site planning and vehicle access.)

Advisory Design Panel Comments

Due to the small scale of the proposed development, the applicant was not presented to the Advisory Design Panel.

Analysis

Conditions of Adjacency

- The proposed coach house design complements the existing single detached housing form, character and scale of the surrounding neighbourhood.
- The proposed location of the coach house, which is setback between 2.1 and 3.0 m from the rear lane (6 m wide), provides an adequate buffer to the adjacent lot to the east.
- The majority of the floor space in the coach house building is proposed on the ground floor (70%, i.e., garage, entry, living, kitchen), and the portion of floor space located in the upper storey of the coach house is concentrated furthest away from side lot lines to limit the impact on adjacent neighbours.

Urban Design and Site Planning

- Consistent with the OCP guidelines, the proposed primary pedestrian entry to the coach house is off the rear lane, and secondary pedestrian access to the coach house is proposed via Dennis Crescent to the rear yard of the subject property.
- The elevation of the coach house that faces the lane has been designed to appear as a front elevation complete with outdoor lighting at the pedestrian entry gate to enhance visibility and appearance of the lane as a public space.
- Consistent with zoning, private outdoor space that is exclusively for the benefit of the coach house is proposed in the form of:
 - a yard to the west of the coach house, which is adequately screened through the use of Emerald Cedars; and
 - a balcony off the upper floor bedroom of the coach house facing the rear lane.
- A total of two (2) garbage and recycling enclosures are proposed on-site, for use by the residents of the principal dwelling and the coach house. The enclosures are sufficiently set back from the rear property line, are screened by Cedar fencing (2 m high), and are adequately sized to each contain a garbage cart, organics cart, blue recycling bin and mixed paper recycling bag, and a grey glass recycling bin.
- The proposed site plan provides on-site parking in excess of that required by the zoning bylaw, including:
 - three (3) enclosed parking spaces for the principal dwelling with access from Dennis Crescent;
 - two (2) enclosed parking spaces with access from the lane; and
 - one (1) unenclosed and permeable parking space for the coach house with access from the lane.

Architectural Form and Character

- The proposed exterior building materials and colours of the coach house are designed to complement the character of the principal residence on-site and that of other dwellings in the surrounding neighbourhood (e.g. neutral stucco and wood trim).

- The primary facade of the coach house facing the lane is proposed to be articulated and visually broken into smaller components to create architectural interest.
- Windows are proposed to be oriented toward the lane and to maximize light penetration into the main floor living area of the coach house, while mitigating overlook onto the adjacent properties.

Landscaping and Open Space Design

- The private open space for the coach house is proposed in two (2) locations: a 31 m² patio treated with pavers next to the coach house's kitchen/living area that is delineated and screened through the use of Emerald Cedars; as well as a 4.6 m² balcony off the upper floor bedroom facing the lane. The proposed open space is adequately sized and shaped to comply with the RE1 zone.
- The area between the coach house and the rear lane is proposed to be treated with soft landscaping including lawn as well as both evergreen and flowering shrubs to enhance the visual appearance of the lane (e.g., Azalea, Rhododendron, Boxwood, Fern, Emerald Cedars, Columnar Cherry trees, and ornamental grasses).
- The front yard is proposed to be enhanced with the addition of a Pacific Dogwood tree, as well as a planting area on-site along the front property line, featuring a combination of flowering and evergreen shrubs (Azalea, Rhododendron, Boxwood, Laurel, Black-Eyed Susan, and ornamental grasses).
- Tree retention and removal was assessed as part of the Building Permit application for the principal dwelling on the subject site. One (1) bylaw-sized Japanese Maple in the boulevard on Dennis Crescent, as well as one (1) bylaw-sized Western Red Cedar on the neighbouring site to the south, are required to be protected (Attachment 3). Tree protection fencing was installed and inspected prior to issuance of the Building Permit. Eight (8) trees were authorized for removal under Tree Removal Permit T2 14-678343. The applicant is required to provide six (6) replacement trees on the subject site, which are shown on the proposed Landscape Plan.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security in the amount of \$18,579, based on 100% of the cost estimate provided by the Landscape Architect for the proposed works (including a 10% contingency, all soft and hard landscaping, fencing, and installation).

Crime Prevention Through Environmental Design

- Consistent with the design guidelines for coach houses in the OCP, the proposed coach house design enables natural surveillance by locating windows, living areas, and a balcony overlooking the lane.
- Similarly, the applicant proposes porch lighting at the coach house main entry and pedestal lighting at a pedestrian entry gate to the property at the lane to enhance visibility and pedestrian safety of the lane.
- The applicant also proposes two (2) surveillance cameras on the coach house along the lane.

Energy Efficiency

- Consistent with the design guidelines for coach houses in the OCP, the applicant indicates that Energy Star appliances and windows will be installed in the coach house, as well as high performance walls and roofs to reduce energy consumption. Low water consumption plumbing fixtures are also proposed to be installed in the coach house.

Conclusion

The applicant is seeking permission to build a coach house in the rear yard of the subject property at 10691 Dennis Crescent in the Edgemere neighbourhood.

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 coach houses in the Official Community Plan. The proposed site plan is generally consistent with the requirements of the existing RE1 zone, except for the variances identified.

On this basis, staff recommends support for this Development Permit application.



Cynthia Lussier
Planning Technician

CL:rg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Retention & Removal Plan

The following items must be completed prior to forwarding this application to Council for approval:

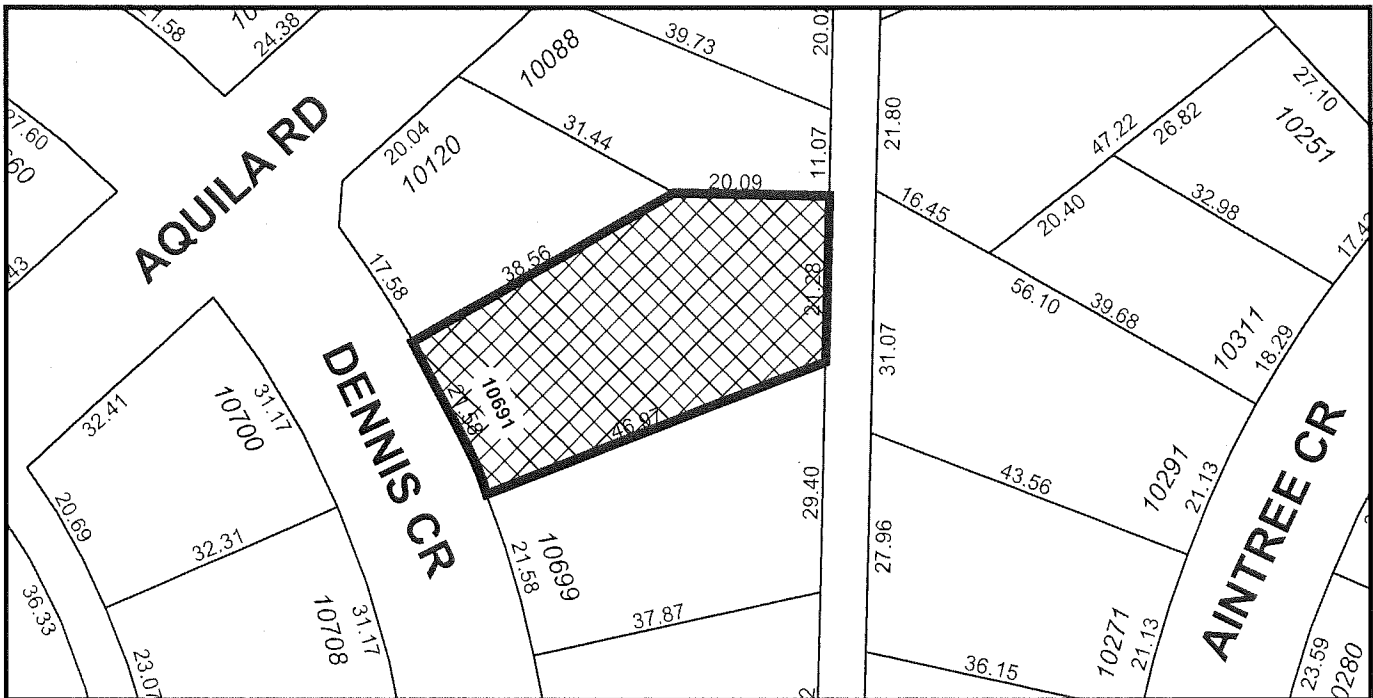
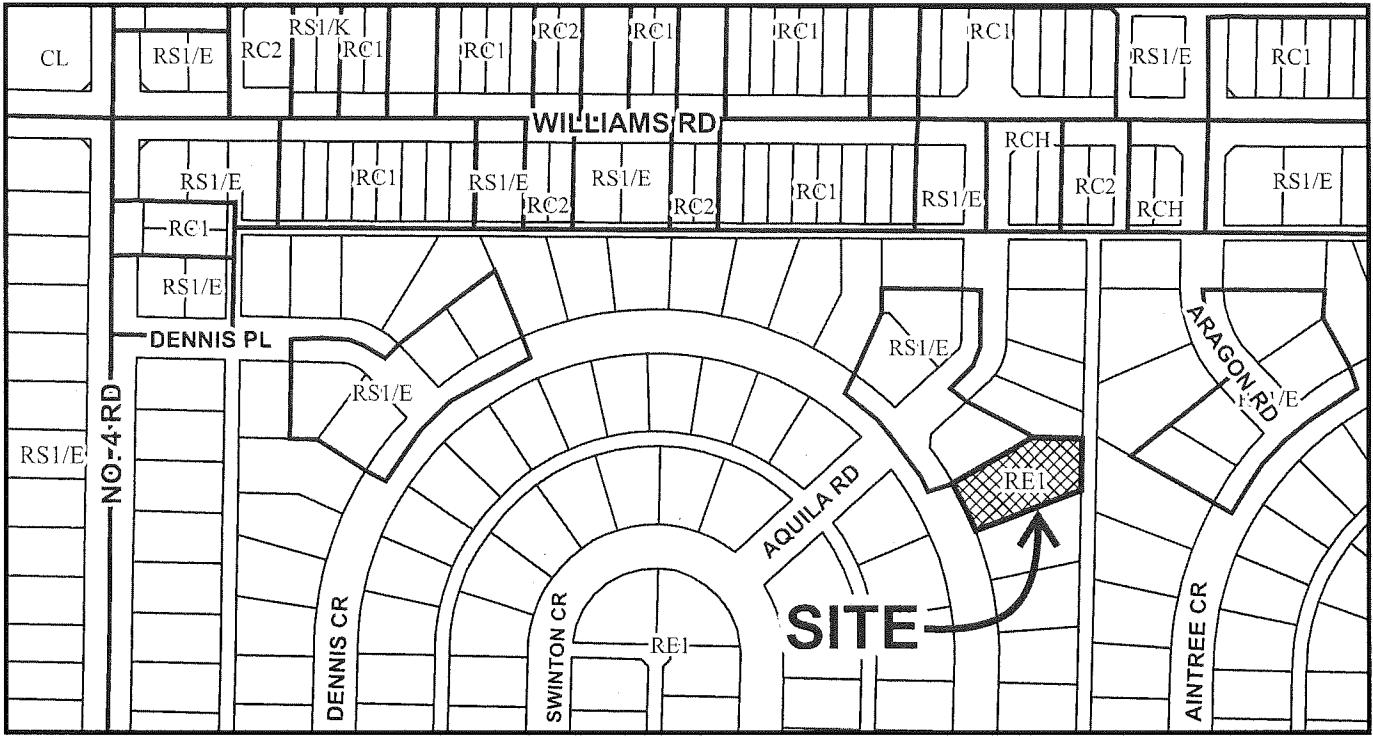
- Receipt of a landscaping security in the amount of \$18,579 based on 100% of the cost estimate for the proposed works (including 10% contingency costs, fencing, hard and soft landscaping, and installation).


Prior to Building Permit issuance for the coach house, the following items must be completed:

- 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.*
- Submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>), if applicable.



City of Richmond



	<h2>DP 15-700390</h2>	<p>Original Date: 07/13/15 Revision Date: Note: Dimensions are in METRES</p>
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DP 15-700390

Attachment 2

Address: 10691 Dennis Crescent

Applicant: Harjit Sandhu

Owner: Harjit Sandhu

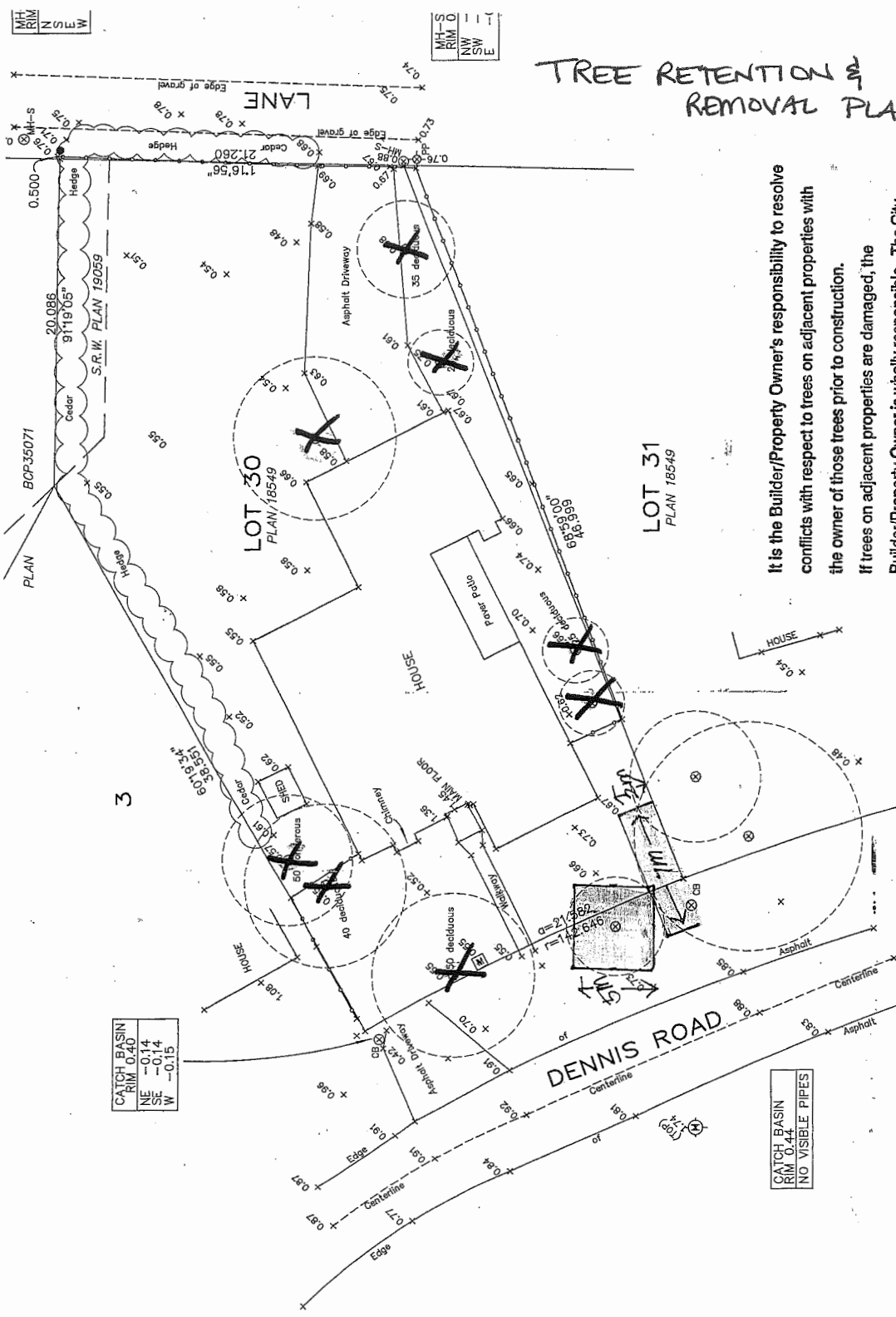
Planning Area(s): Shellmont

	Existing	Proposed
Site Area:	1,263.7 m ²	No change
Land Uses:	Single detached dwelling under construction	Single detached dwelling and a detached coach house
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	464.5 m ² x Max. 0.60 + 799.2 m ² x Max. 0.30 Total = 518.46 m ² (5,580 ft ²)	518.12 m ² (5,577 ft ²)	none permitted
Lot Coverage - Buildings:	Max. 45% (568 m ²)	34% (435 m ²)	none
Lot Coverage - Buildings, structures, and non-porous surfaces:	Max. 70% (884 m ²)	59 % (739 m ²)	none
Lot Coverage - Live plant material:	Min. 30% (380 m ²)	Min. 30% (380 m ²)	none
Setback – Front Yard:	A coach house is not permitted within the front yard.	N/A	none
Setback – North Side Yard:	2.0 m	3.0 m	Requested due to SRW
Setback – South Side Yard:	Min. 2.0 m	8.94 m	none
Setback – Rear Yard:	Min. 1.2 m for no more than 65% of the rear facade of the coach house building	2.13 m	none
	Min. 3.0 m for at least 35% of rear facade of the coach house building	3.0 m	none
	Min. 1.5 m for entry to the coach house.	2.88 m	none
	Between 2.0 m & 8.0 m of the rear lot line	Between 2.0 m & 7.92 m of the rear lot line	none

	Bylaw Requirement	Proposed	Variance
Building Separation Space between principal dwelling & coach house	Min. 4.5 m	7.10 m	none
Height (m):	Max. 1 ½ storeys above grade or 6.0 m, whichever is less	6.0 m from grade to roof peak	none
On-site Parking Spaces – Principal dwelling:	Two (2) standard spaces	Five (5) standard spaces	none
On-site Parking Spaces – Coach House:	One (1) standard space, unenclosed, permeable, and accessible from the rear lane	One (1) standard space	none
Private Outdoor Space for the Coach House:	Min. 30 m ²	31.2 m ² patio + 4.6 m ² balcony Total = 35.8 m ²	none
	Min. 3.0 m x 3.0 m	4.9 m x 6.4 m	

TREE RETENTION & REMOVAL PLAN



CATCH BASIN	
RIM	0.40
NE	-0.14
SE	-0.14
W	-0.15

CATCH BASIN	
RIM	0.44
NO VISIBLE PIPES	

Trees Plan/Landscape Plan Approval
 Tree Retention, Removal and Replacement as indicated has been approved in accordance with Tree Protection Bylaw 8057 and applicable tree protection guidelines as per Tree Permit # 14-0000000
 Trees Retained and Protected on site: 1
 Trees Retained on City Property: 1
 Trees Retained on Neighboring Property: 1
 Trees Approved for Removal: 6
 Required Replacement Trees: 6

Locations are Geodetic (NAD83 GVD05-2005 - IN METERS) derived from Control Monument 02H2453 located in the traffic island at Riverside dr and featherstone way. Elevation = 1.664m (City Monument #191)

Dimensions are derived from Plan BCP35071.

Tree diameters are taken at 1.4m above grade and are given in cm. All trees 20cm and larger on project are shown.

This plan is used in digital form, Target Land surveying will only assume responsibility for information content shown on original unaltered drawing.

This Plan was prepared for architectural design and site servicing 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 reproduction, transmission or alteration of this document without consent of the signatory.

VERIFIED CORRECT
 DATED THIS 14th DAY OF AUGUST, 2014.

M. Adams-Falkenson, B.C.L.S.

It is the Builder/Property Owner's responsibility to resolve conflicts with respect to trees on adjacent properties with the owner of those trees prior to construction. If trees on adjacent properties are damaged, the Builder/Property Owner is wholly responsible. The City of Richmond takes no responsibility for damage to trees on adjacent properties caused by construction permitted by the approval of this building permit application.

Tree Protection Bylaw Section, Building Approvals
 Maintain existing grades within Tree Protection Barriers. Adding fill material within the Tree Protection Zones is prohibited (prior to, during or post construction) as per Tree Protection Bylaw 8057. Refer to Tree Protection Bylaw/Information Bulletin Tree-03 and Tree-07. Construction of continuous footings associated with free standing walls are prohibited in the Tree Protection zone.



No. DP 15-700390

To the Holder: HARJIT SANDHU
Property Address: 10691 DENNIS CRESCENT
Address: 4511 DANFORTH DRIVE
RICHMOND BC V6X 2X5

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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Allow a coach house to be located 3.0 m from the northern interior side lot line; and
 - b) Allow a portion of the parking spaces for the lot to be accessed from Dennis Crescent.
4. 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.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$18,579 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.
7. 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.

To the Holder: HARJIT SANDHU
Property Address: 10691 DENNIS CRESCENT
Address: 4511 DANFORTH DRIVE
RICHMOND BC V6X 2X5

8. 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

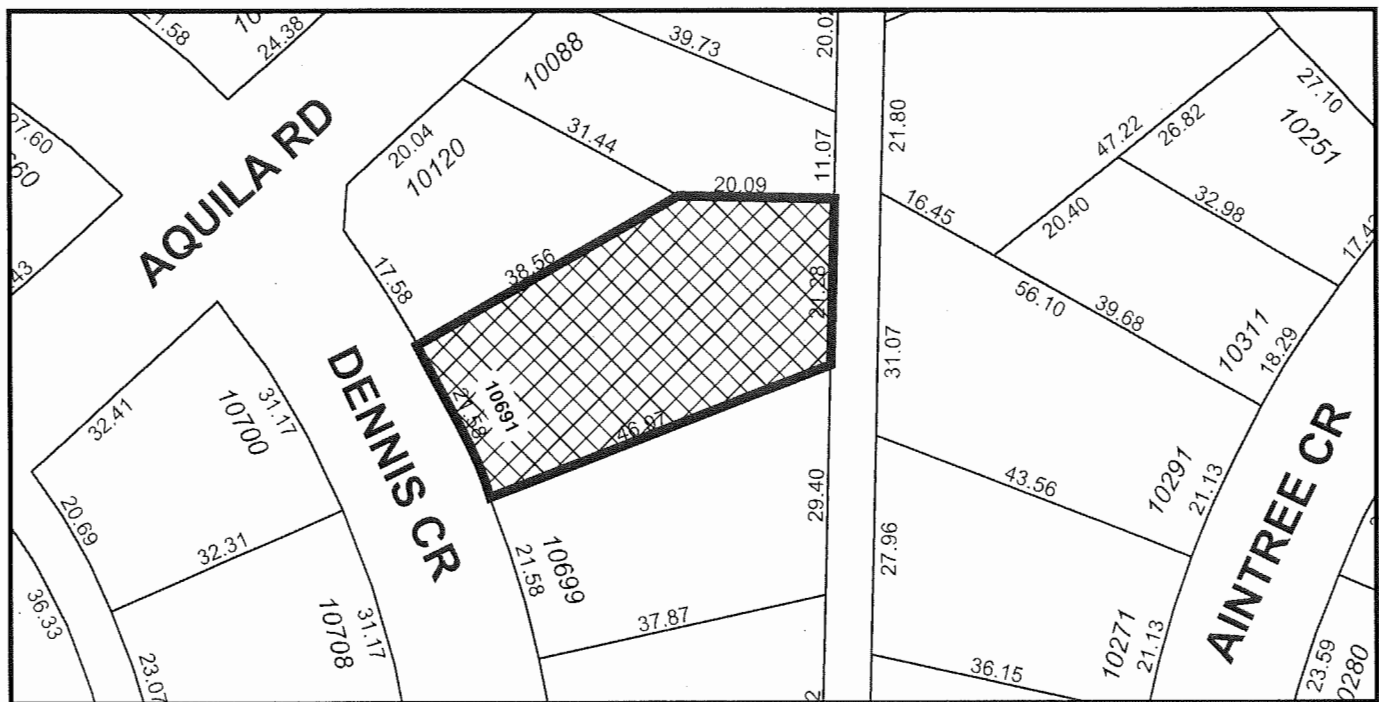
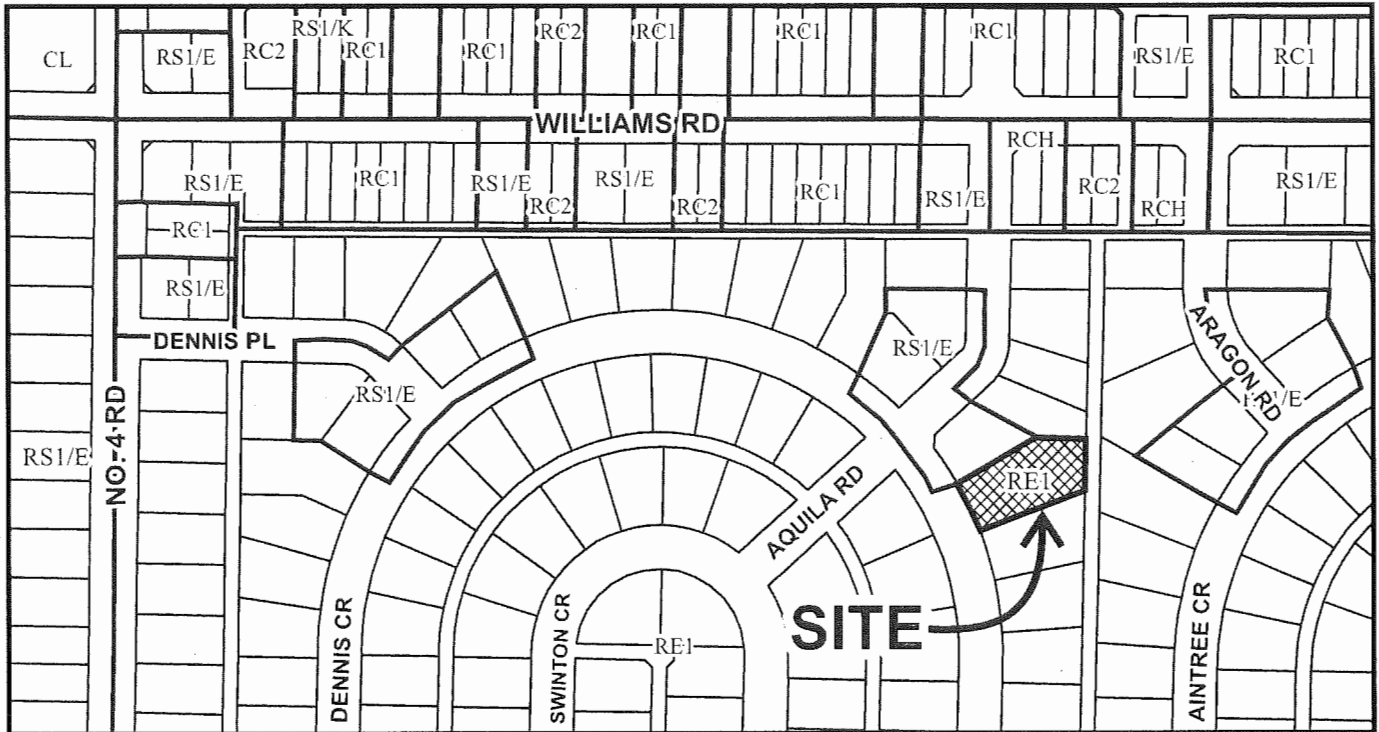
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



	<p style="text-align: center;">DP 15-700390 SCHEDULE "A"</p>	<p>Original Date: 07/13/15 Revision Date: Note: Dimensions are in METRES</p>
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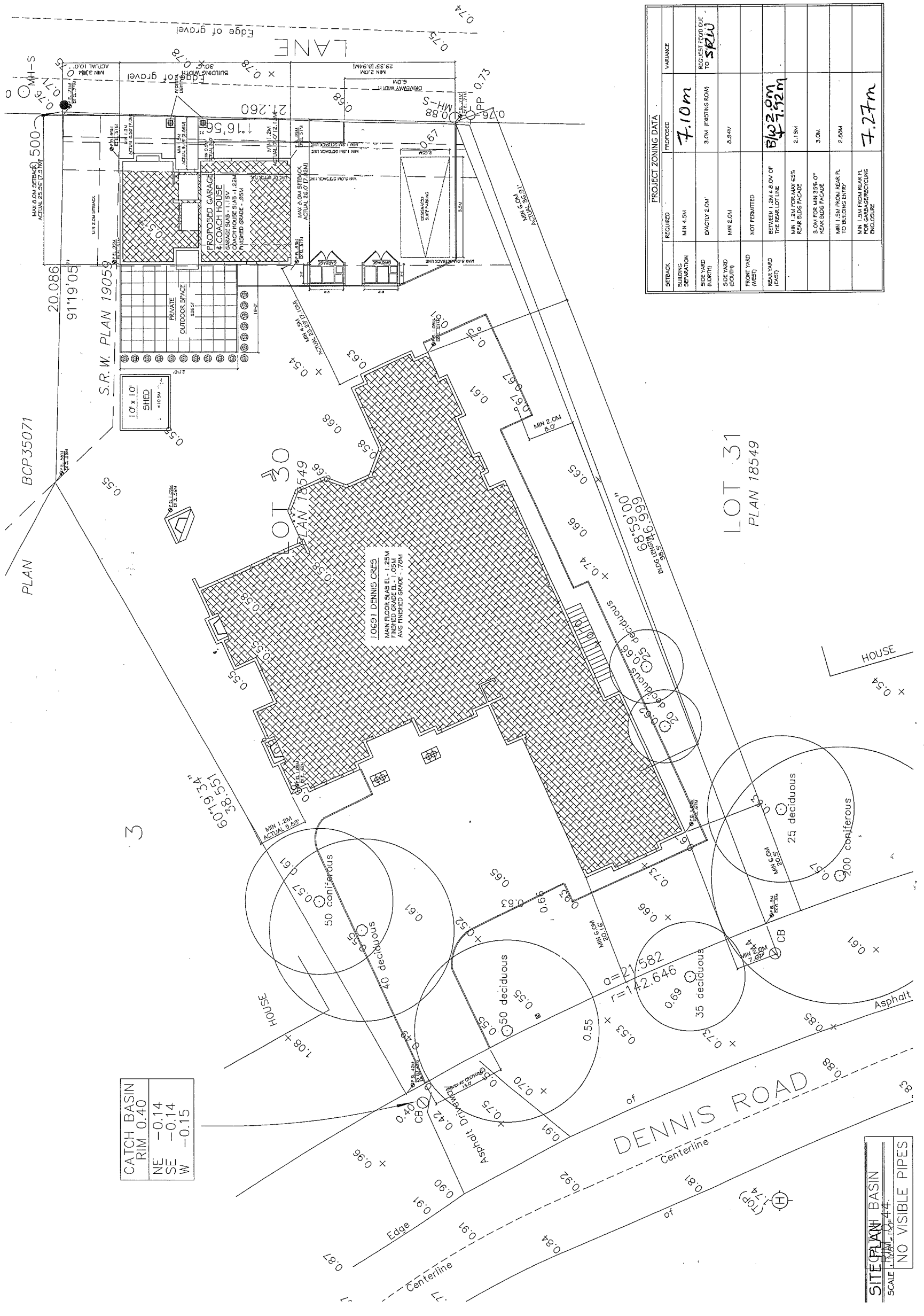


LANDCRAFT
HOMES

10691 DENNIS CRES, RICHMOND BC
LANDCRAFT HOMES
HARJ SANDHU 604-771-0299
maverickconst@gmail.com

PROPOSED
COACH HOUSE
SITE PLAN

DATE: AUG 28, 2014
SCALE: 1/4" = 1'-0"
PROJECT: DP# 15-700390
PLAN # 1



PROJECT ZONING DATA	
REQUIRED	PROPOSED
SETBACK	
BUILDING SEPARATION	7.10m
50% YARD (REAR)	3.0M (EXISTING ROW)
50% YARD (SOUTH)	0.5M
FRONT YARD (WEST)	NOT PERMITTED
REAR YARD (EAST)	BETWEEN 1.2M & 2.0M OF THE REAR LOT LINE
	MIN 1.2M FOR MAX 45% REAR BLDG PACKAGE
	3.0M FOR MIN 35% OF REAR BLDG PACKAGE
	MIN 1.5M FROM REAR FL TO BUILDING ENTRY
	MIN 1.5M FROM REAR FL FOR GARAGE/ENCLOSURE
	7.27m

CATCH BASIN RIM	0.40
NE	-0.14
SE	-0.14
W	-0.15

SITE PLAN
SCALE: 1/4" = 1'-0"
NO VISIBLE PIPES

LOT 31
PLAN 18549

PLAN BCP35071

S.R.W. PLAN 19050

MH-S

0.76

0.78

0.78

0.78

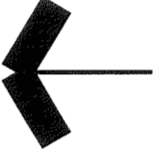
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DATE	REVISIONS	NO.

L. KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2462 KINGSLEY COURT
 ABBOTSFORD, B.C.
 V3C 3E3
 PHONE (604) 857-2376

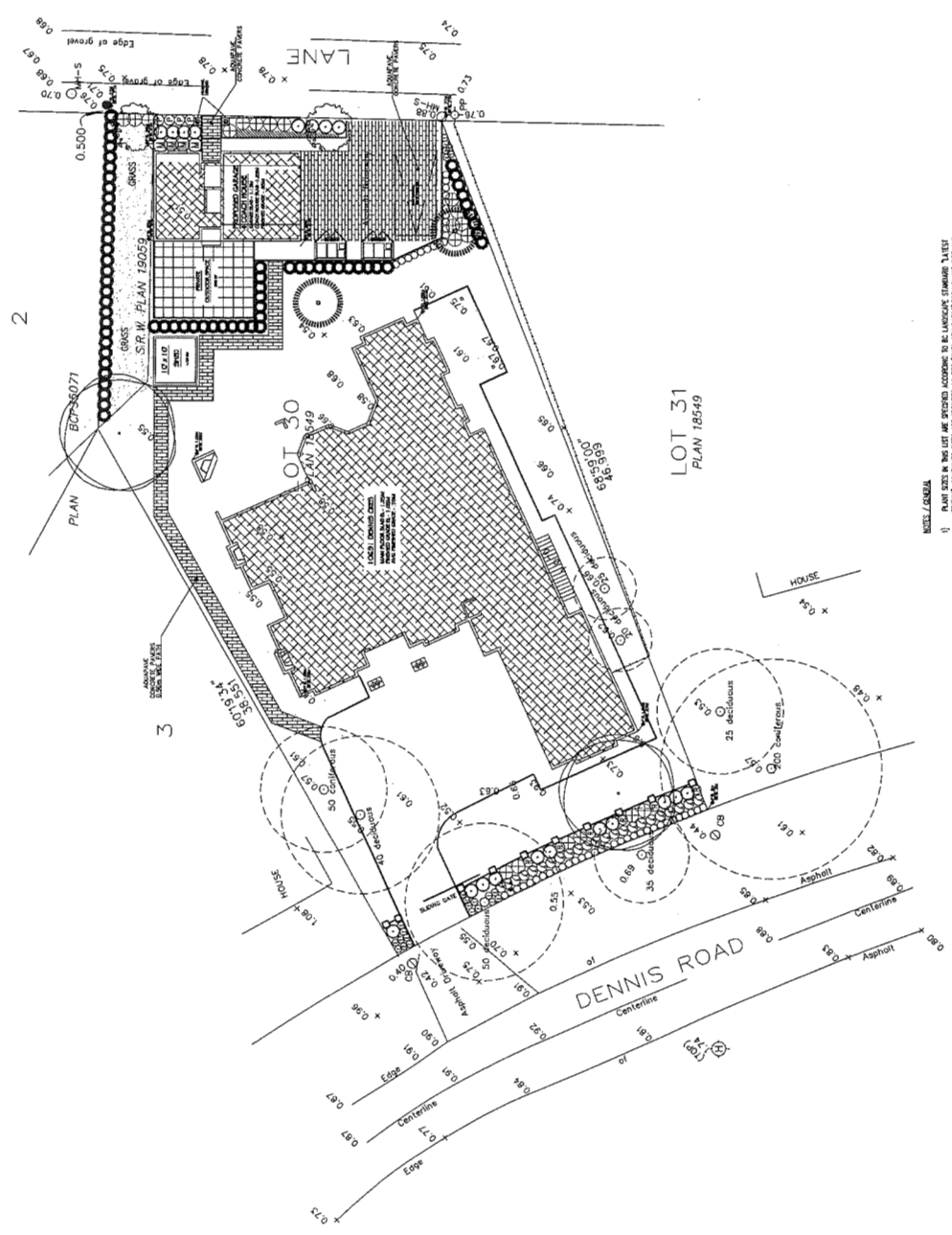
MAVERICK CONSTRUCTION
 CURT

PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 LANEWAY HOUSE
 10691 DENNIS CRESCENT
 RICHMOND, B.C.

SCALE	1:200	DATE	APR/14
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DWG.		CHECKED	
APPROVED		AS BUILT	

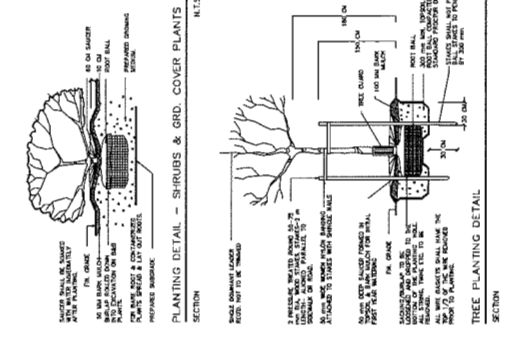
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DP 15-700390 PLAN # 2



PROPOSED DRIVEWAY GATE

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CONTRACTOR'S LIST. GROWING CONDITIONS ARE SPECIFIED AS PER THE LANDSCAPE CONTRACTOR'S LIST. THE MATERIALS AVAILABLE FOR SPECIAL ORDER BY LANDSCAPE CONTRACTOR AT THE DISCRETION OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE MATERIALS AND FOR THE DELIVERY TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAY GATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAY GATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAY GATES.
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KEY BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
PRUNUS SERRULATA	AMANAGAWA CHERRY	2	6 CM. CAL.	AS SHOWN
CORNUS NUTTALLII	'EDDIE'S WHITE WONDER'	2	6 CM. CAL.	AS SHOWN
CHAMEACYPARIS NOOTKATENSIS	'PENDULA'	2	3.00 METERS	AS SHOWN
⊕ AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	20	#3 POT	85 CM. O.C.
⊕ BUXUS MACROPHYLLA	'WINTER OLM'	52	#3 POT	45 CM. O.C.
⊕ POLYSTICHUM MUNITUM	SWORD FERN	4	#3 POT	90 CM. O.C.
⊕ RHODODENDRON	RHODODENDRON	19	#5 POT	90 CM. O.C.
⊕ THUJA OCCIDENTALIS	'SMARAGD'	69	1.50 METERS	65 CM. O.C.
⊕ NISSLELLA TENUISSIMA	MEXICAN FEATHER GRASS	20	#3 POT	45 CM. O.C.
⊕ MISCANTHUS PURPURASCENS	ORANGE FLAME GRASS	4	#3 POT	90 CM. O.C.
⊕ PACHYSANDRA TERMINALIS	JAPANESE SPURGE	8	#3 POT	30 CM. O.C.
⊕ PRUNUS LAUROCEGASUS	OTTO LUYKEN LAUREL	23	#3 POT	90 CM. O.C.
⊕ RUBROCKIA	BLACK-EYED SUSAN	6	#3 POT	65 CM. O.C.

