



Development Permit Panel Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, April 13, 2022
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on March 16, 2022.



1. **DEVELOPMENT VARIANCE PERMIT 20-918782**
(REDMS No. 6860629)

APPLICANT: Land to Sky Construction Ltd.

PROPERTY LOCATION: 6560 Granville Avenue

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot B to:

1. *reduce the rear yard setback requirement from 6.0 m to 1.7 m to facilitate on-site tree retention; and*
2. *permit the required private outdoor space to be located in the front yard instead of the rear yard.*



2. **DEVELOPMENT PERMIT 20-918785**
(REDMS No. 6829767)

APPLICANT: Sandeep Kaur Sidhu

Development Permit Panel – Wednesday, April 13, 2022

ITEM

PROPERTY LOCATION: 10651 Swinton Crescent

Director's Recommendations

That a Development Permit be issued which would:

1. *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)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 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.*



3. New Business

4. Date of Next Meeting: April 27, 2022

ADJOURNMENT



**Development Permit Panel
Wednesday, March 16, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
Peter Russell, Director, Sustainability and District Energy

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 January 12, 2022 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-858783

(REDMS No. 6834373)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8231 and 8251 Williams Road

INTENT OF DEVELOPMENT PERMIT:

1. Permit the construction of ten townhouse dwellings at 8231 and 8251 Williams Road with vehicle access from 8299 Williams Road on a site zoned “Low Density Townhouses (RTL4)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the permitted small parking spaces from 0 to 6 (i.e. 30%).

Development Permit Panel

Wednesday, March 16, 2022

Applicant's Comments

Xuedong Zhao, Zhao XD Architect Ltd., referenced his submission (attached to and forming part of these minutes as Schedule 1). He spoke about the project's site context, site layout, architectural form and character, proposed materials, and sustainability, accessibility and security strategies.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the main landscape features of the project, noting that (i) the two on-site trees to be retained are located in the middle of the site and in the southeast corner of the site, (ii) construction works on the site will be done under the supervision of the project arborist to ensure protection of the retained trees, (iii) the proposed shared outdoor amenity area at the rear of the site includes a children's play equipment providing multiple play opportunities, and (iv) permeable pavers are proposed for the central pathway, visitor parking spaces and the west and east ends of the internal drive aisle.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the Servicing Agreement associated with the project includes frontage works and site services, (ii) the frontage works include, among others, the installation of a two-meter wide sidewalk along Williams Road, (iii) the proposed small car parking variance is a technical variance and is consistent with parking variances granted to similar townhouse developments, and (iv) the applicant's efforts to retain the trees along the Williams Road frontage are supported by staff.

Panel Discussion

In reply to a query from the Panel, Jordan Rockerbie, Planner 1, confirmed that the architectural drawings submitted by the applicant are up-to-date and reflects the removal of one of the windows along the south elevation fronting Williams Road to minimize solar heat gain.

In reply to a query from the Panel, Mr. Rockerbie identified that the subject property recently changed ownership, that original applicant met with the adjacent developer regarding use of the shared driveway and that the new owner of the subject site has been advised to meet with the owner of the recently approved townhouse development to the east to discuss business terms for the cross access agreement between the two adjacent properties.

Gallery Comments

None.

Correspondence

None.

Development Permit Panel

Wednesday, March 16, 2022

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of ten townhouse dwellings at 8231 and 8251 Williams Road with vehicle access from 8299 Williams Road on a site zoned “Low Density Townhouses (RTL4)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the permitted small parking spaces from 0 to 6 (i.e. 30%).*

CARRIED

2. **DEVELOPMENT VARIANCE PERMIT 21-930451**

(REDMS No. 6837842)

APPLICANT: Speera Ventures Incorporated

PROPERTY LOCATION: 10620 Williams Road

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Issue a Development Variance Permit which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to:

1. Reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention.
2. Permit the required private outdoor space to be located in the front yard instead of the rear yard.

Applicant's Comments

Jeffery Wu, Speera Ventures Incorporated, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2), noted that the two proposed variances are requested to (i) enable the building footprint to shift towards the rear of the property in order to retain the existing significant Cedar tree in the front yard and (ii) locate the required private outdoor space in the front yard which would consist of a raised wooden deck surrounding the Cedar tree and allow the shared use of the front yard by the single-family home owner and future tenant of the secondary suite.

Staff Comments

Wayne Craig, Director, Development, commended the applicant's efforts to retain the existing significant Cedar tree.

Development Permit Panel

Wednesday, March 16, 2022

Panel Discussion

In reply to queries from the Panel, Mr. Wu confirmed that the existing Cedar tree will be pruned prior to and after the construction of the proposed wooden deck under the supervision of the project arborist and taking into consideration the health of the tree.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the application, noting that the applicant's efforts to retain the existing significant tree on the site are appreciated.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to:

- 1. reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention.*
- 2. permit the required private outdoor space to be located in the front yard instead of the rear yard.*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, March 30, 2022 be cancelled.

CARRIED

4. Date of Next Meeting: April 13, 2022

Development Permit Panel
Wednesday, March 16, 2022

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:07 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, March 16, 2022.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

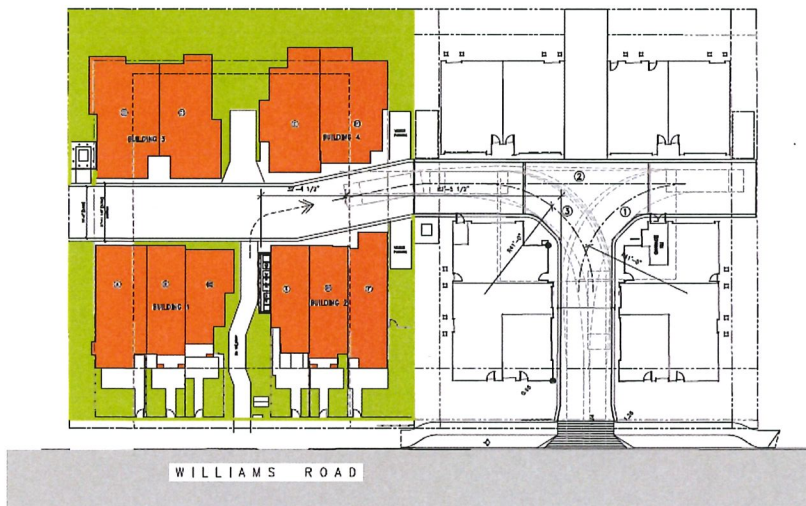
DPP Presentation
For 10-Unit Townhouse Development 8231 8251 Williams Road

March 22, 2022

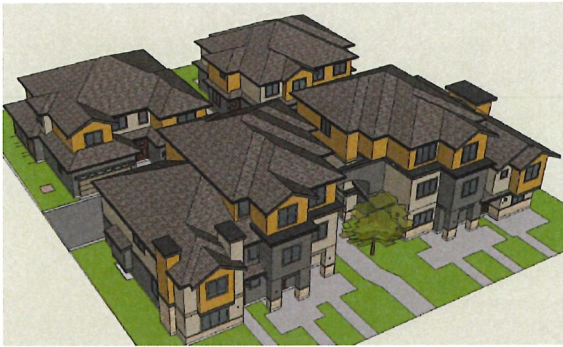
My name is Xuedong Zhao from Zhao XD Architect Ltd. , address is 11181 Voyageur Way, Unit 255, Richmond, BC

This is a 10-unit townhouse development located at 8231 8251 Williams Road.
Based on City planning policy in OCP, 3 storey townhouses can be developed.

The site is located in a planning area designated "Neighborhood Residential (NRES)" in OCP.
We follow the Arterial Road Policy, the OCP, and the Bylaw 9000, for the townhouse development along arterial roads outside the City Centre.
This development site meets the Arterial Road Policy for Townhouse Development requirements .



Our proposed design is Low Density Town Housing (RTL4). 0.60 FAR is proposed.
A pedestrian walkway is designed in the middle of the property, connects the Williams Road and the site. The internal driveway is accessed through neighboring development on east.
This development consists of 4 buildings, 2 triplex buildings at front , and 2 duplex buildings on rear.



Portions of Buildings 1 and 2 that have direct interfaces with neighboring single-family housing are designed with 2 storeys in building height, with 7.5 m (25 ft.) setback on east and west.

Building 3 & 4 are all 2 storey.

The neighboring property on west is in a on-going similar townhouse development.

The site context is mainly single-family house styles, a few townhouse developments already built or still in planning proces. The neighboring property on east is proposed to be townhouse development already in final planning application approval process. A few properties away to east is a 14-Unit townhouse development already completed. Several lots away on west is a 16-unit townhouse development also already completed with similar architectural style.



Sloped roofs are proposed, as the main architectural character for the building design, which is consistent to existing single-family house and townhouse developments of the neighborhood, emphasizing the residential building character with both building massing and details.

Along Williams Road, our building designs are covered with sloped roof, reduced in the height from 3-storey in the middle, to 2-storey at both east and west end, to minimize the height difference to adjacent existing homes.

Culture stone are proposed for column and building bases as additional accent in contrast to Hardie siding cladding in general.

Buildings along rear (which is the north) are 2 storey buildings, with sloped roof, providing the architectural appearance that can minimize visual impact to neighboring single-family homes.

We made a lot of efforts in our design, in order to preserve mature tree in middle of the site. Design for units B2 & E are made to accommodate required tree protection for the trees.

A walkway is proposed between Building 1 and 2, for pedestrian access from the street to the site, to the Outdoor Amenity space.

This walkway, in relation to the preserved tree, makes an ideal combination both the walkway and the this preserved tree. An arch gate is proposed between the front buildings to emphasize the presence of the pedestrian walkway, as a "Gate" to articulate for the space, to make the walkway more significant, instead of just "a leftover space" between buildings. This architectural treatment also enhances a background, as a focal point for the preserved tree, as a public and semi-public, as a good animations for their interface with public realm.

The site layout, massing, and landscape design are well considered for the sun shading impact. The outdoor amenity space is well properly landscaped, is prominently located in the middle of the site, and also at rear of the site. It is in alignment with the pedestrian walkway, for both functionality and aesthetics.

Private outdoor spaces are also provided for each townhouse unit.

Convertible units are proposed, for future conversion to accessible units, which are located at a secured portion of the internal driveway end, for more maneuvering convenience.

The requirements of aging-in-place, and accessibility are all considered into the design. Design details and dimensions will comply with design guidelines.

We use more sustainable materials, such as Hardie sidings, as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. Permeable paver, allows maximum storm water infiltration.

Sustainability strategy has been taken, for this development, including the energy saving, with the study and proposal by Certified Energy Advisor.

Every building will achieve the applicable BC Building Code requirements, and follow the City's required Energy Step Code standard. Efficient mechanical system, and reductions in air leakage, will reduce heating and cooling costs.

Insulation below the concrete slab, insulation in walls, in roof and in exposed floors, improves the thermal performance of each building, when we compared them with the standard house built in the ways that were used to be.

Certified Energy Advisor is engaged for the project, proper HVAC system will be selected to increase livability, energy saving and efficiency. The townhouse units come with conduits, roughed in to adapt future solar panel installation.

Accessibility is important as we considered for all convertible units, to follow City requirements. The site is located in a transit-friendly area. Wheelchair circulation routes are designed for accessibility, both for the internal drive way, and for the pedestrian walkway directly from Williams Road, to the townhouse units and amenity area.

Our design is guided by principles of CPTED, (the Crime prevention through environmental design),

We implement the measures such as natural access control, natural surveillance and territoriality (defensible space):

Natural access control – means that Unit entries and vehicle access are exposed, as well as low fence and low landscaping;

Space between buildings are exposed to windows, on building side elevations for overlook;

Buildings facing the streets, facing the internal driveway, will provide surveillance, including surveillance through windows and balconies, and decks.

Site lighting and clear site lines, provide unobstructed views of surrounding area.

Landscaping planting and fence near unit entrances, are low in height, to maximize the views.

The landscape for this project, has been designed to incorporate the existing trees, working with our arborist for the tree retention.

I would leave the landscape design to our landscape architect.

[illegible]

DV 21-930451

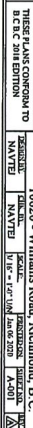
Astonish Design & Densling Ltd.
19772 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: navegh@normal.com

JULIE SITE PLAN

SCALE: 10620 - Williams Road, Richmond, B.C.

DATE	REVISION	BY	SCALE	NO. OF SHEETS	SHEET NO.
NAYTE	NAYTE	V.F.	1/8" = 1'-0"	200	A-001

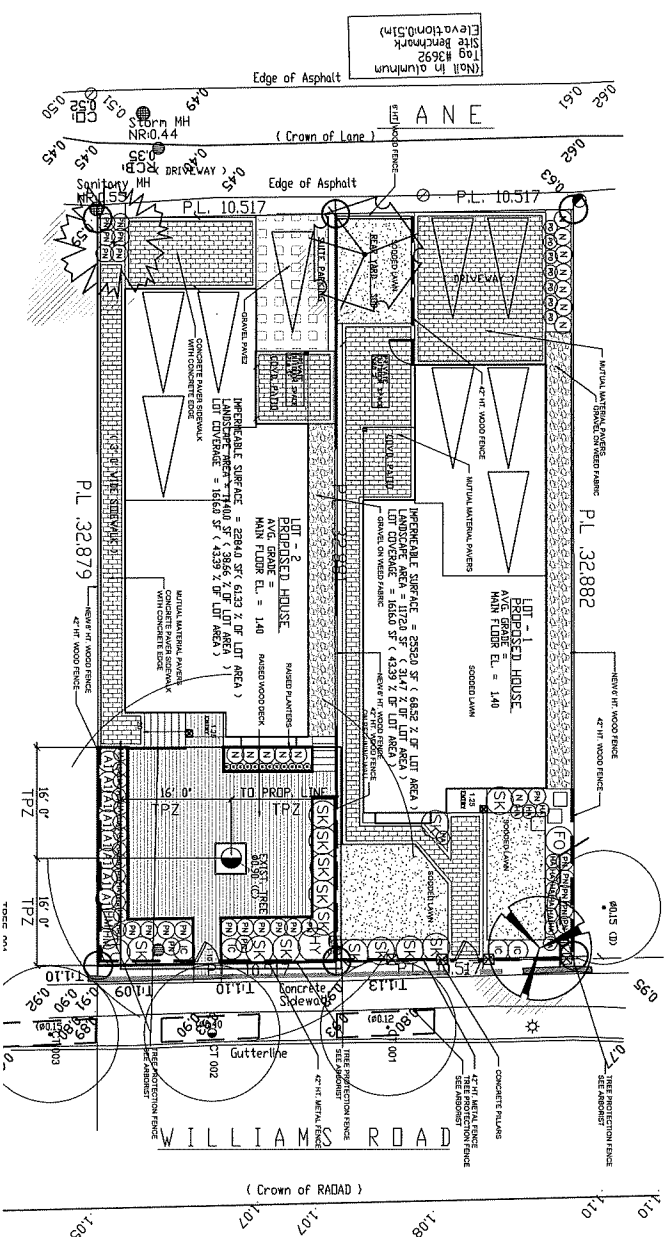
PLEASE PRINT CORRESPOND TO THE DRAWING NUMBER



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SEAL

PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



DV 21-930451

DATE: 31JAN05
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHECKED: MCV
OF 2

DRAWING NUMBER: 20-155

PMG PROJECT NUMBER

20-155

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104 POST 10' IN CONCRETE FOOTING

104 WALKER

104 POST MAX. F.O.C.

104 BRACK

104 TOP WALKER

104 WALKER

104 POST 10' IN CONCRETE FOOTING

2x4 CEDAR TOP W/SH CHAIRS

1x4 CEDAR CHAIRS

2x4 CEDAR TOP W/SH

2x4 CEDAR

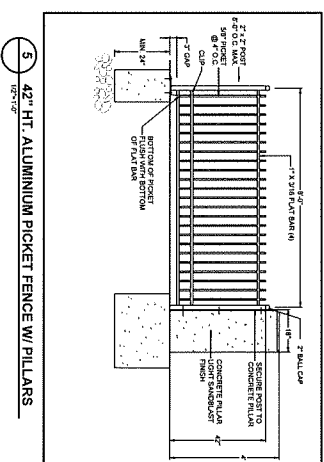
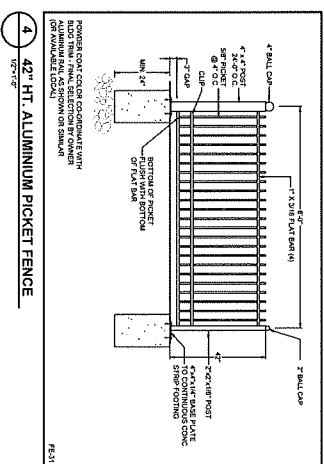
4x4 P.T. POST MAX 8' O.C.

2x1x4 CEDAR BOTTOM W/SH

1B PAVERS AROUND UTILITY COVERS

2 PERIMETER WOOD FENCE
36'-12"

3 4' HT. WOOD FENCE
34" x 1'-0"



4 42" HT. ALUMINIUM PICKET FENCE
1/2" x 1-3/4"

5 42" HT. ALUMINIUM PICKET FENCE W/ PILLARS
1/2" x 3/4"

DV 21-930451

20159-121P **PMG PROJECT NUMBER:** 20-15

DATE: 21JAN.05
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHKD: MCT

DRAWING NUMBER: **L2**

OF

PMG PROJECT NUMBER: 20-15

20-15

PLAN 7

SITE PLAN LEGEND

- Canopy Eject
- Prescribed Private Tree
- US
- City Tree #
- Zone of Arborist Inclusion
- Tree Protection Zone
- Proposed Tree Removal
- Canopy Eject of Tree
- Hedgehog

Note: The fence building contractor shall erect all fencing to CoR spaces to allow for vehicle doors to open and additionally as dimensioned on the TMP.

Note: Tree Inventory has not been included on this TMP. Please see the Arborist Report for more details on each tree.

Note: ARBORIST INCLUSION IS NOT LIMITED TO THE HIGHLIGHTED RED ZONES AND ACTIVITIES ON THE TMP - THE SCOPE MAY CHANGE DUE TO UNDERGROUND ROOTING CONDITIONS AS WELL AS COR Parks/Engineering REQUIREMENTS/REVIEW.

Project Title: 19829 Valley Road - Spectra Recycling

Document Title: Tree Management Plan V1

Date: 10/20/2020

Author: [Name]

Reviewer: [Name]

Project Location: 19829 Valley Road, 9C

Project Owner: Spectra Recycling

Project Manager: [Name]

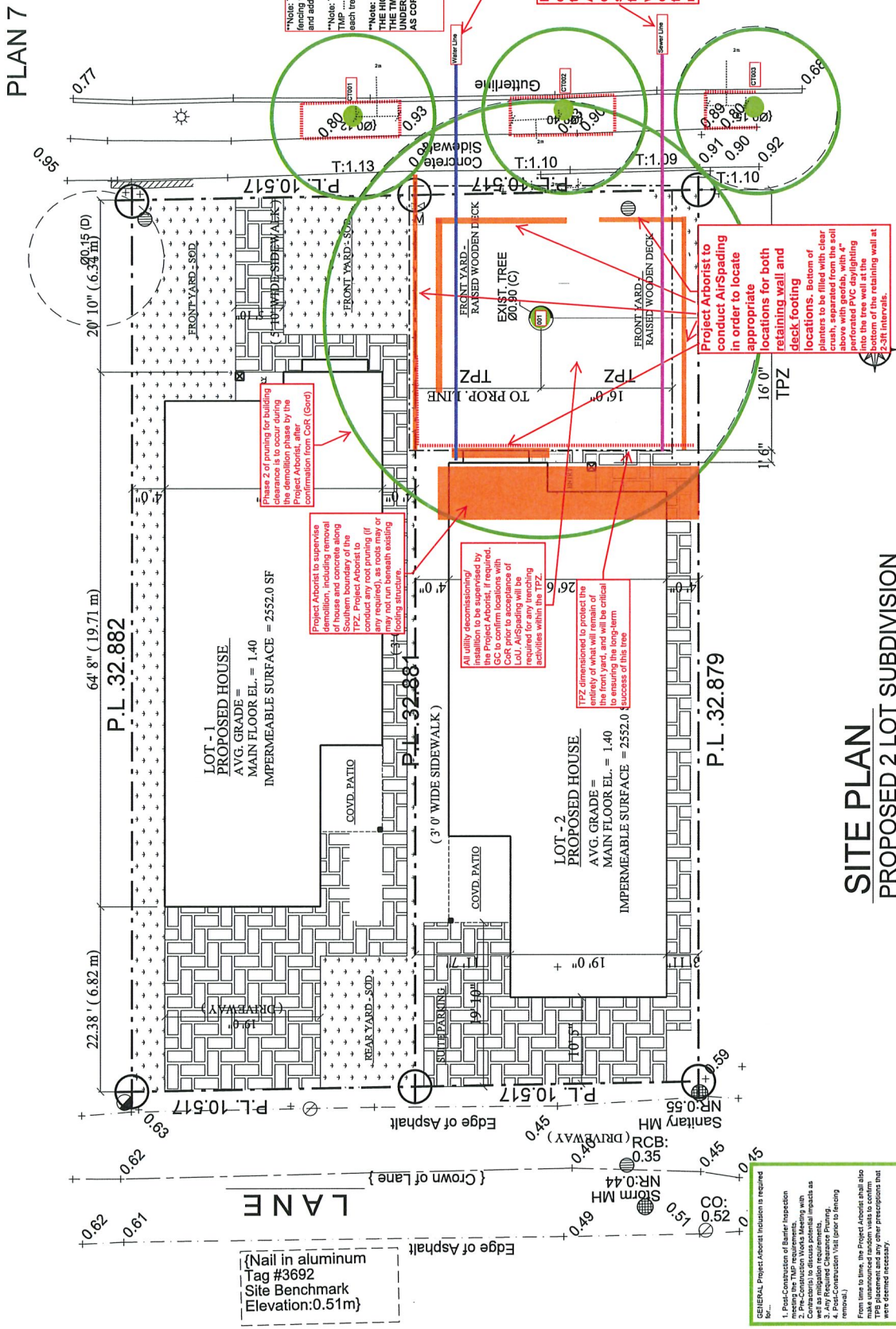
Project Engineer: [Name]

Project Surveyor: [Name]

Project Designer: [Name]

Project Checker: [Name]

Project Approver: [Name]



SITE PLAN PROPOSED 2 LOT SUBDIVISION

DV 21-930451

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

Oct 31 2020

GENERAL: Project Arborist inclusion is required for:

1. Post-Construction of Barrier Inspection
2. Pre-Construction Works Meeting with Contractor to discuss potential impacts as well as tree protection measures.
3. Any Required Clearance Pruning.
4. Post-Construction Visit (prior to fencing removal).

From time to time, the Project Arborist shall also be required to inspect the site for tree damage and to place and remove any other prescriptions that were deemed necessary.

Architectural drawing of the right side elevation of a building. The drawing shows a long, low structure with a flat roof and a section with a gabled roof labeled "DIRTID SHINGLES ROOF". The main wall is labeled "STUCCO". There are several windows: a large double window (4'0" x 4'0"), a smaller double window (3'0" x 1'6"), and a single window (3'0" x 2'0"). A "FLAT ROOF" section is shown on the left. The building is set on a lot with a "TREE PROTECTION" zone (4'0" x 4'0") and an "EXISTING TREE" (0.45 DECID) with its own "DRIP LINE". The overall lot width is 0.78.

RIGHT SIDE ELEVATION

TREE PROTECTION
PER CITY BY LAW

DV 21-930451

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

Astonish Design & Detailing Ltd.
19732 - 71B Ave Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: martyn@astondetail.com

JULIE
ELEVATIONS

DATE	SCALE	SHEET NO.	SHEET TOTAL
10620 - Williams Road, Richmond, B.C.	1/8" = 1'-0"	1	1

TITLE		ELEVATIONS	
JOB NO.			
10620 - Williams Road, Richmond, B.C.			
DESIGNED BY	SCALE	SHEET NO.	TOTAL SHEETS
K. AMAL	1" = 10' 0"	A 003	1



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 23, 2022

From: Wayne Craig
Director, Development

File: DV 20-918782

Re: Application by Land to Sky Construction Ltd. for a Development Variance Permit
at 6560 Granville Avenue

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot B to:

1. Reduce the rear yard setback requirement from 6.0 m to 1.7 m to facilitate on-site tree retention.
2. Permit the required private outdoor space to be located in the front yard instead of the rear yard.

Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 2

Staff Report

Origin

Land to Sky Construction Ltd. has applied to the City of Richmond, on behalf of the owners, 1009032 BC Ltd. (Director - Bao Shun Chen) and 1296065 BC Ltd. (Director - Bao Shun Chen), for permission to reduce the minimum rear yard requirement under the “Compact Single Detached (RC2)” zone from 6.0 m to 1.7 m and to permit the required private outdoor space to be located in the front yard. This would facilitate the retention of existing trees in the front yard of future Lot B of the proposed development at 6560 Granville Avenue (Attachment 1).

The subject property is being rezoned from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” as part of rezoning application (RZ 18-825323) which received third reading on July 20, 2020. The rezoning application would facilitate the subdivision of the existing lot into two new lots. The Development Variance Permit applies only to Lot B of the proposed development.

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

Development surrounding the subject site is as follows:

- To the North: Across Granville Avenue, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Granville Crescent.
- To the South: Across the lane, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Livingstone Place.
- To the East: A Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Granville Avenue.
- To the West: A Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Granville Avenue.

Rezoning and Public Hearing Results

During the rezoning process, staff identified two variances to Zoning Bylaw 8500 that are required to facilitate the retention of trees in the front yard of proposed Lot B:

- To reduce the minimum rear yard setback from 6.0 m to 1.7 m.
- To permit the required private outdoor space to be located in the front yard instead of the rear yard.

The Public Hearing for the rezoning of this site was held on July 20, 2020. At the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500, except for the two variances noted. These variances are proposed in order to retain existing healthy Cypress trees (Tree tag #53, multi-stem 54 cm dbh and tag# 54, 43 cm dbh) in the front yard of 6560 Granville Avenue (Plan #6). This involves shifting the footprint of the future single-family home on the proposed Lot B southward to accommodate the required 4 m tree protection area from the base of the stems for successful retention. To ensure this retention is successful, the front yard setback needs to be significantly increased from 6.0 m to 8.6 m. This then triggers the need to relocate the private outdoor space to the front yard as an attached garage and secondary suite parking would limit the availability of space in the rear yard. As part of the rezoning application, staff secured the developer’s commitment to retain the trees via an Arborist Contract and a \$20,000.00 security. A Tree Survival Security legal agreement has been provided and registered on title.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Compact Single Detached (RC2)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

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

- 1) That the minimum rear yard setback requirement of the “Compact Single Detached (RC2)” zone be reduced from 6.0 m to 1.7 m on the future Lot B, as shown on the attached permit plans. ***Staff support the requested variance because the reduction of the rear yard setback allows for retention of the existing multi-stem 54 cm caliper and 43 cm caliper Cypress trees (tag #53 and 54) in the front yard. The variance also only applies to the single storey garage as the second storey setback (6.2 m) of the building would comply with the required 6 m setback for the RC2 zone. The garage setback to the lane is consistent with other detached garage setbacks permitted in the neighbourhood and in the zone. Furthermore, the rear yard abuts a 6.0 m wide lane which limits added impact to the neighbour across the lane.***
- 2) Permit the required private outdoor space for Lot B to be located in the front yard instead of the rear yard. ***Staff support the requested variance, as the required tree protection area in the front yard and shifting of the building footprint towards the rear of the property with an attached lane accessed garage and secondary suite parking, eliminates the opportunity for the required private outdoor space to be located in the rear yard. Careful consideration of the existing grade within the Tree Protection Zone (TPZ) surrounding trees tag #53 and #54 is required. Arborist supervision is to be provided to ensure any on-site works conducted within the tree protection zone does not impact the health of the retained trees. The private outdoor space in the front yard would consist of live plant material and permeable pavers that would enhance the front yard living space and provide for a functional and private space.***

Analysis

Conditions of Adjacency

- The proposed variances, to reduce the minimum rear yard requirement from 6.0 m to 1.7 m and to permit the required private outdoor space to be located in the front yard of the subject site's eastern lot, apply only to proposed Lot B.
- The proposed building footprint of Lot B would project approximately 4.3 m into the required rear yard setback of 6.0 m, providing a 1.7 m separation from the property line to the south and the lane. Living space on the second storey is setback 6.2 m from the rear property line and no balconies are proposed to avoid privacy concerns for the neighbours to the south across the lane.
- A 1.2 m side yard setback is provided to the east and west; consistent with the minimum requirement in the zone.
- The Lot B front yard is proposed to have additional landscaping treatment in order to accommodate requirements for private outdoor space. The 8.6 m front yard setback on Lot B will be utilized to enhance the space around the retained tree.

Landscaping

- Tree retention and protection was assessed at the time of rezoning. Two on-site trees and two trees on the neighbouring property to the east are to be retained.
 - Two on-site trees (tag #53 and 54) were assessed and are to be retained and protected.
 - Two trees (tag #A and B) on the eastern neighbouring property (6580 Granville Avenue) were assessed and are to be retained and protected.
- Two existing hedges located on City property along Granville Avenue and on-site along the west property line shown on the Landscape Plan (Plan #4) for context will be removed due to the conflict with pedestrian access and circulation purposes. The hedge in the front is also to be removed in accordance with the Arterial Road Policy, which does not permit continuous hedges in the front yard for Crime Prevention Through Environmental Design (CPTED) purposes.
- Through the rezoning, the applicant has been required to provide an Arborist Contract for supervision of any on-site works conducted with the tree protection zones and a Tree Survival Security of \$20,000.00 to ensure all four trees are retained and protected.
- The developer has also provided a landscape plan (Plan #4) and Landscape Security of \$17,968.55 to ensure the landscaping treatment is incorporated and replacement trees required as part of the Rezoning Considerations are provided.
- Included in the landscape plan for Lot B, is the planting of two new Maple and Spruce trees in the front due to the reduced rear yard setback, a variety of shrubs, permeable pavers, vegetation and grass. Specifically for Lot B, the proposal prioritizes shrubs, low-lying vegetation, trees and grass to enhance the quality of space for the area that is required to be used for private outdoor space.
- A new 1.2 m (4 ft.) high fence along a portion of the front yard and a new 1.8 m (6 ft.) high fence along the rear yard are proposed to provide further screening between neighbours.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

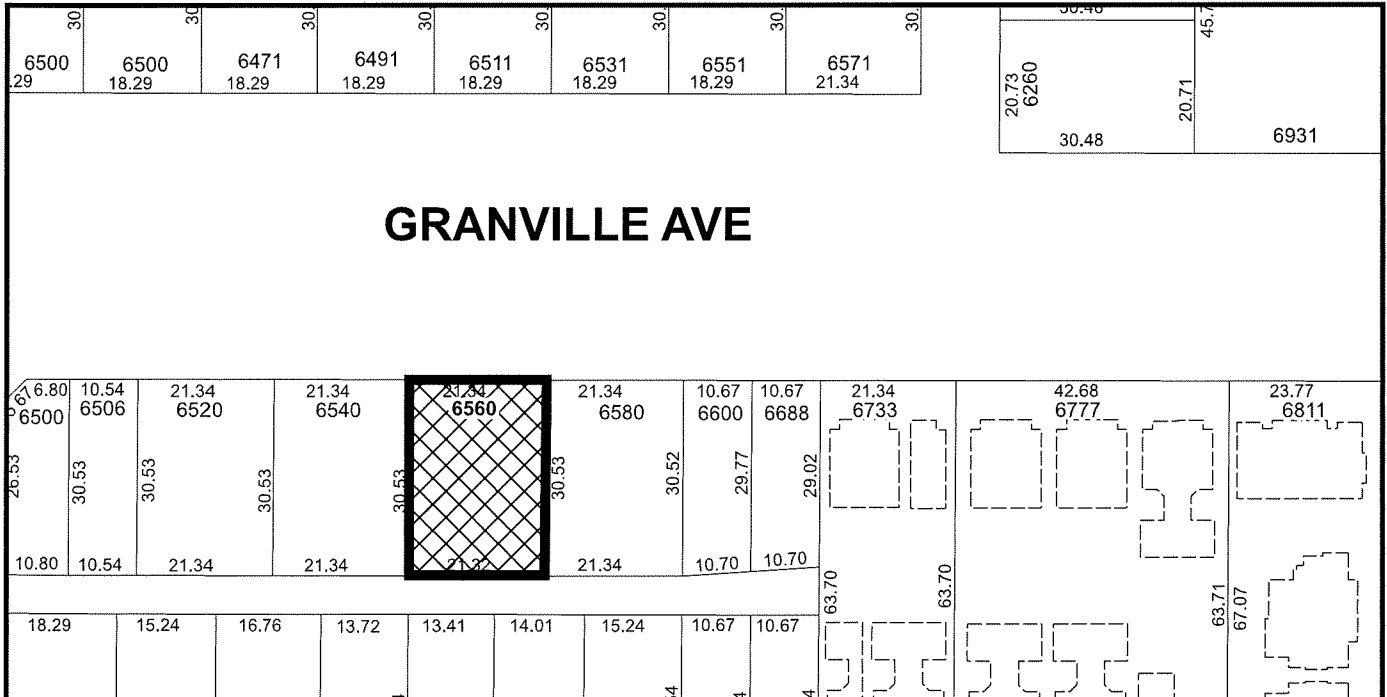
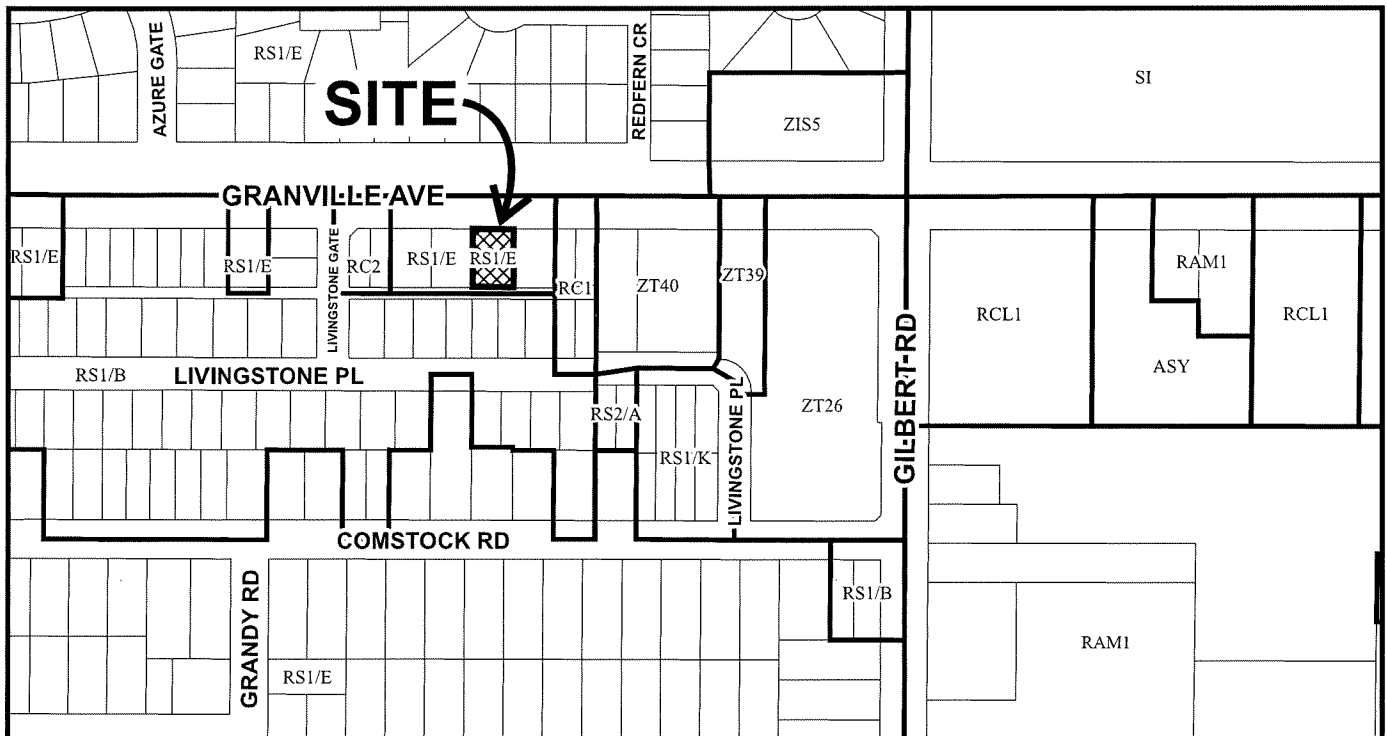
Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to 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.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

ATTACHMENT 1



DV 20-918782

Original Date: 03/31/21

Revision Date:

Note: Dimensions are in METRES



DV 20-918782

Attachment 2

Address: 6560 Granville Avenue

Applicant: Land to Sky Construction Ltd.

1009032 BC Ltd. and
Owner: 1296065 BC Ltd.

Planning Area(s): Shellmont

	Existing	Proposed	
Site Area:	651.5 m ² (7,012.0 ft ²)	Lot B: 325.7 m ² (3,505.8 ft ²)	
Land Uses:	One single detached dwelling	Two single detached dwellings	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot B: Max. 195.4 m ² (2,103.6 ft ²)	Lot B: Max. 195.4 m ² (2,103.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	325.7 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.67 m Depth: 30.53 m	none
Setback – Front Yard Lot B:	Min. 6.0 m	8.6 m	none
Setback – Side Yard:	Min. 1.2 m	1.2 m	none
Setback – Rear Yard Lot B:	Min. 6.0 m	1.7 m	Variance requested for Lot B rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 2: Min. 3	none
Private Outdoor Space (m ²):	Min. 20 m ² (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot B only



City of Richmond

Development Variance Permit

No. DV 20-918782

To the Holder: LAND TO SKY CONSTRUCTION LTD.
Property Address: 6560 GRANVILLE AVENUE
Address: C/O IVAN CHEN
3691 STEVESTON HIGHWAY
RICHMOND, BC V7E 2J4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 as follows:
 - a) The minimum required rear yard setback for Lot B only is reduced from 6.0 m to 1.7 m, as shown on Plans #1-7 attached hereto.
 - b) The required private outdoor space for Lot B only to be permitted in the front yard instead of the rear yard, as shown on Plans #1-7 attached hereto.
4. 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.
5. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

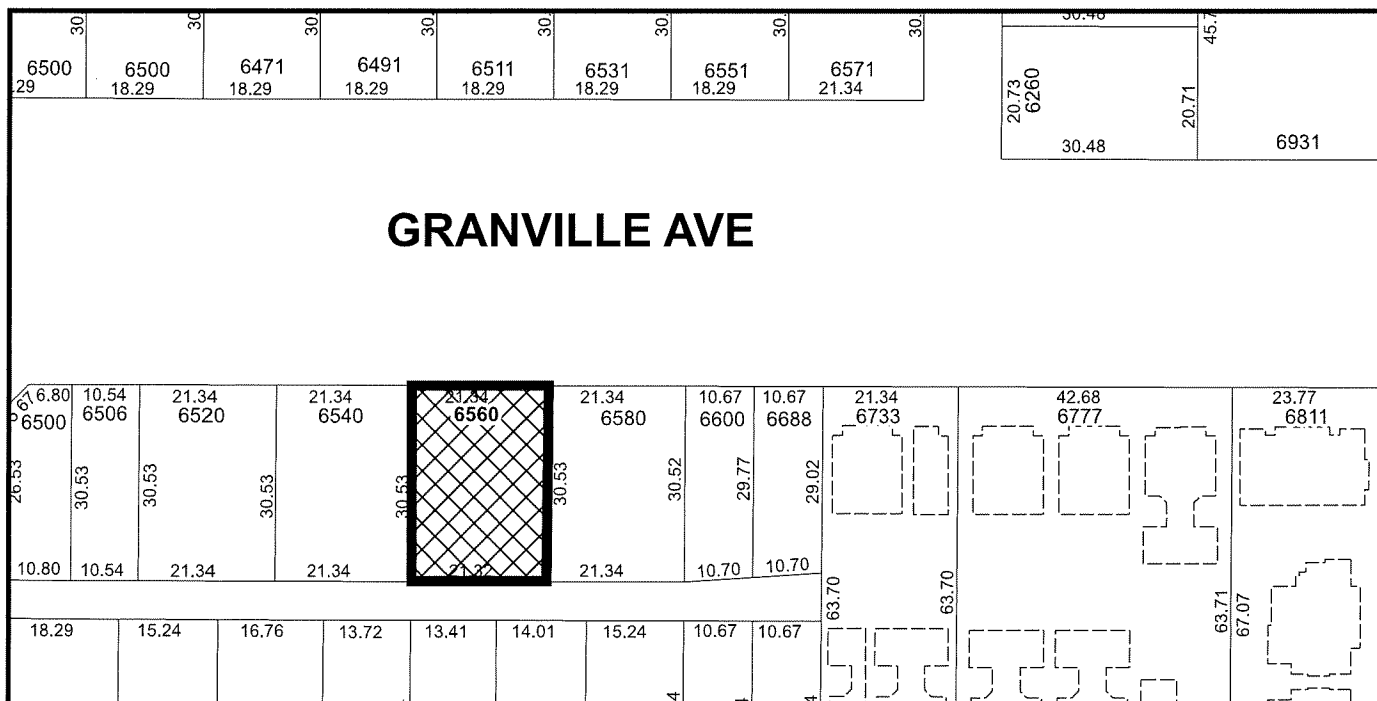
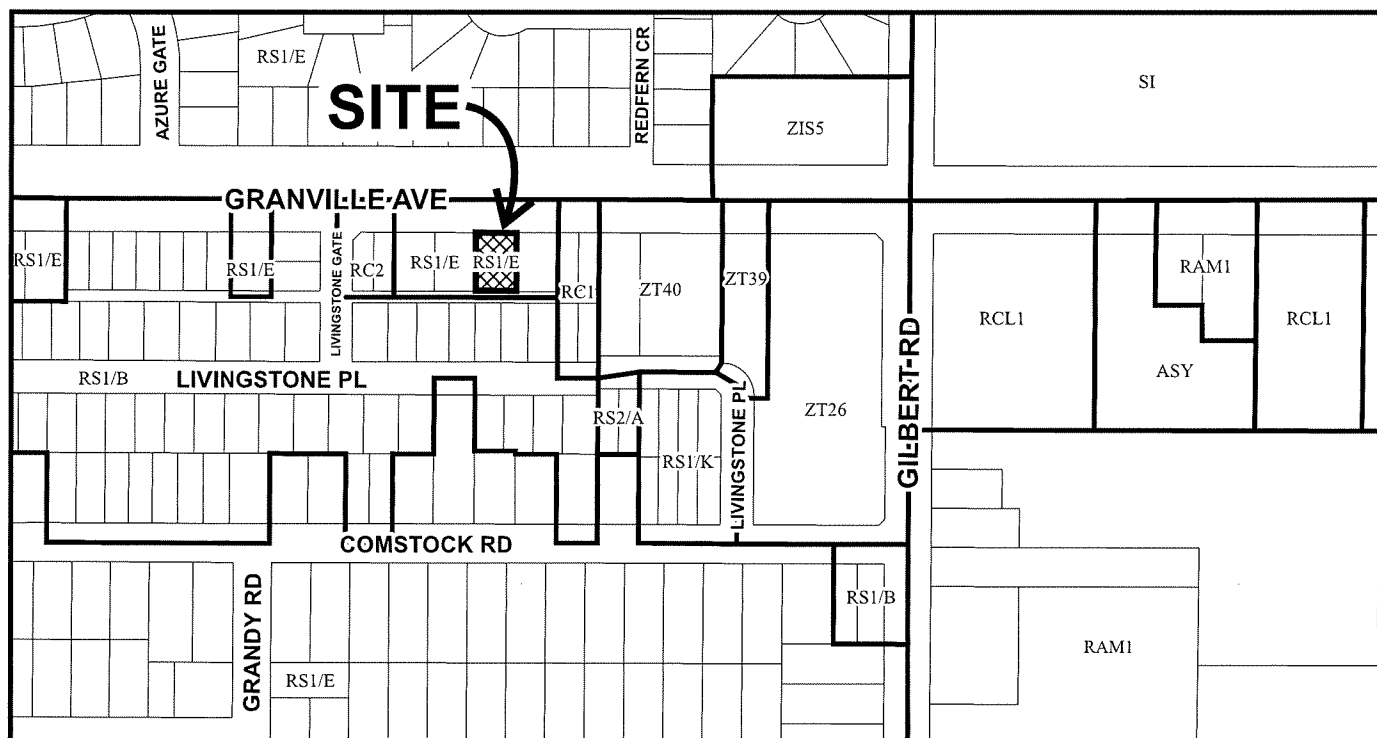
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of
Richmond



DV 20-918782
SCHEDULE "A"

Original Date: 03/31/21

Revision Date:

Note: Dimensions are in METRES

B.C. LAND SURVEYOR'S PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF:

LOT 22, EXCEPT : PART SUBDIVIDED BY PLAN
LMP19836, SECTION 18, BLOCK 4 NORTH, RANGE 6
WEST, NEW WESTMINSTER DISTRICT, PLAN 12891

SCALE : 0 1:250 10
All dimensions are in METER and DECIMALS thereof.

Parcel Identification Number (PID)

004-311-892

TOTAL SITE AREA	Proposed Lot A AREA	Proposed Lot B AREA
651.4 m ² 7012 sq ft	325.7 m ² 3506 sq. ft.	325.7 m ² 3506 sq ft

CIVIC ADDRESS

6560 Granville Avenue,
Richmond, BC.

ZONING

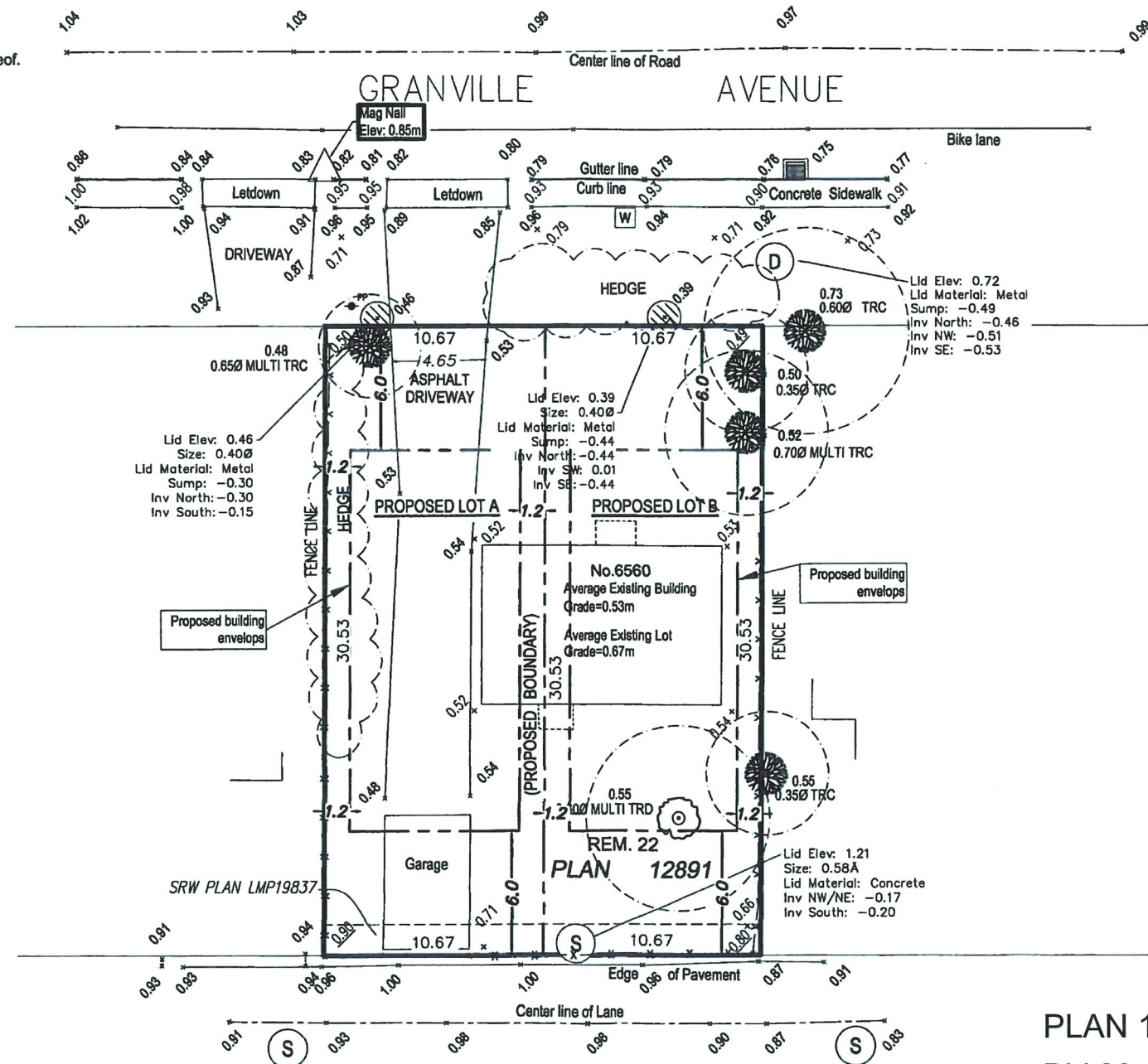
RS1/E

All rights reserved. No person may copy,
reproduce, transmit or alter this document
in whole or in part without the written
consent of the signatory

This document was prepared for the exclusive
use of our client, The One Construction

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.



LEGEND

Elevations are geodetic based on Integrated survey
monument 77H4734 in the City of Richmond at elevation
0.806 m.

Grade shots are taken at the point marked X
Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

- W - denotes Water meter
- PP - denotes Utility Pole
- TRD - denotes Deciduous Tree type
- TRC - denotes Coniferous Tree type
- D - denotes Storm manhole
- S - denotes Sanitary manhole
- denotes Lawn basin
- denotes roadside catchbasin

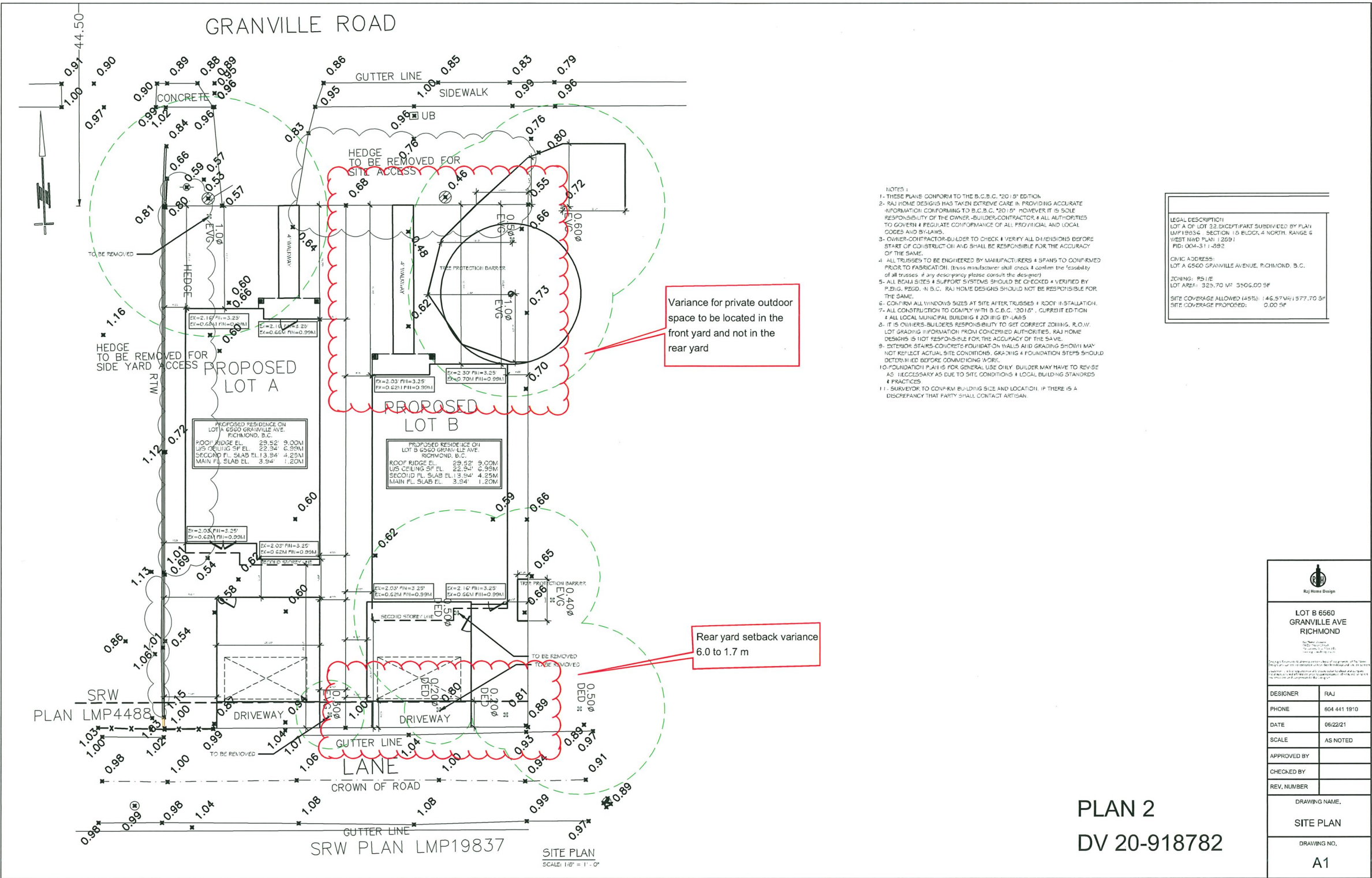
FLAT LOT, UNABLE TO CONTOUR
(Lot dimensions and areas subject to
change after final subdivision survey)

CERTIFIED CORRECT

Lot dimensions are correct according
to ground survey and Land Title
Office Records

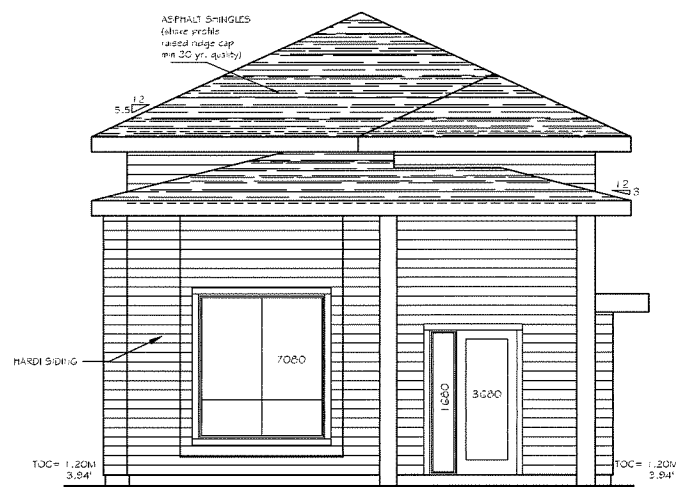
Kareneth KC Ng, BCLS
Original Field Survey - 14 December, 2017
Inspection - 21 October, 2020
Dated this 21st of October, 2020.
This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

PLAN 1
DV 20-918782



PLAN 2
DV 20-918782

LOT B
ELEVATIONS

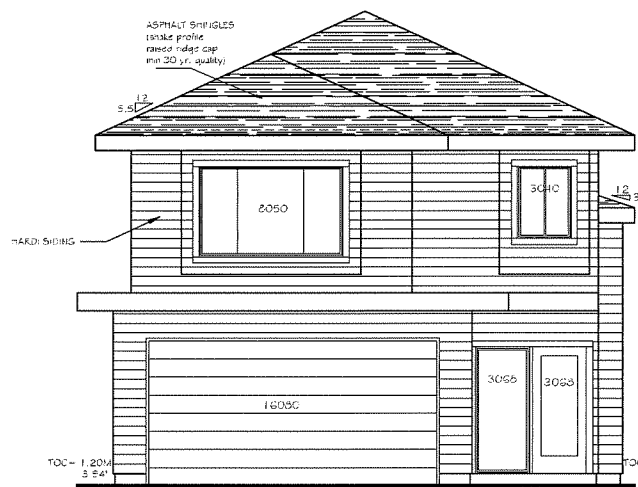


FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1' - 0"



RIGHT (WEST) ELEVATION
SCALE: 1/4" = 1' - 0"

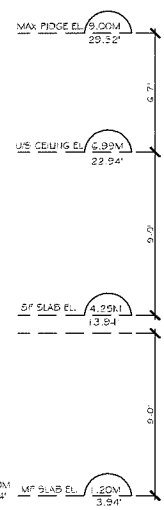
UNPROTECTED OPENINGS CALCULATION				
	FRONT	RIGHT	REAR	LEFT
TOTAL WALL AREA	391.00 SF	882.00 SF	475.00 SF	777.00 SF
UNITING DISTANCE	N/A	5.00'	N/A	4.00'
% PERMITTED	100.00%	0.00%	100.00%	7.05%
AREA PERMITTED	391.00 SF	79.96 SF	475.00 SF	54.86 SF
AREA PROPOSED	86.00 SF	78.50 SF	220.00 SF	54.00 SF




REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1' - 0"



LEFT (EAST) ELEVATION
SCALE: 1/4" = 1' - 0"



PLAN 3
DV 20-918782



Raj Home Design

LOT B 6560
GRANVILLE AVENUE
RICHMOND, BC

Designer: RAJ
Phone: 604 441 1910
Date: 06/22/21
Scale: 1/4"=1'-0"
Approved By: _____
Checked By: _____
Rev. Number: _____

DRAWING NAME:
EXTERIOR ELE.

DRAWING NO.
A4

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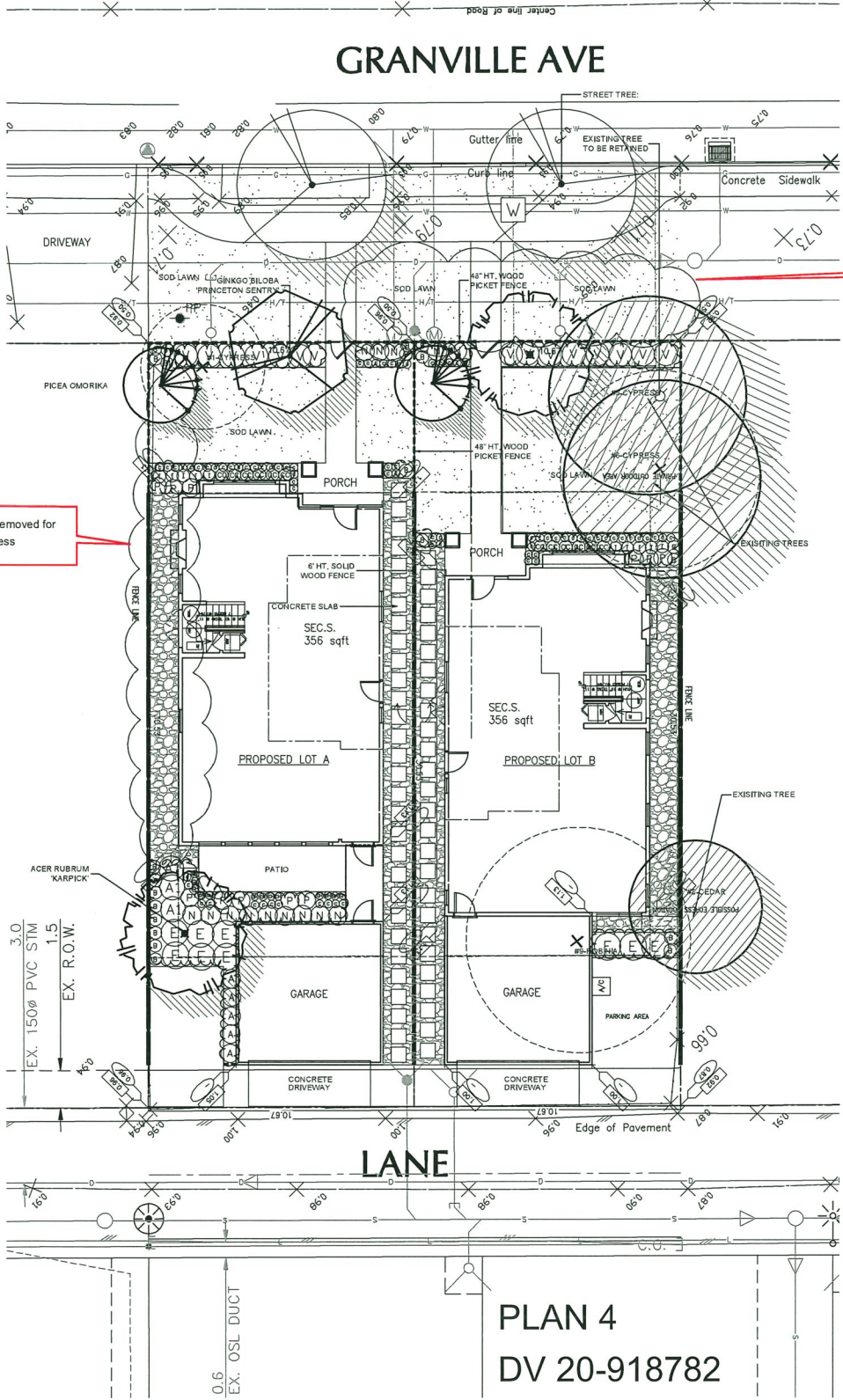
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

Hedge to be removed for site access

PLANT SCHEDULE				PMG PROJECT NUMBER: 19-074	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE					
	2	ACER RUBRUM 'KARPICK'	COLUMBIAN KARPICK MAPLE	8CM CAL; 3M STD; 8x8	
	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL; 2M STD; 8x8	
	2	PICEA OMORICA	SERBIAN SPRUCE	5M HT; 8x8	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					

PLANT SCHEDULE				PMG PROJECT NUMBER: 19-074	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
SHRUB					
	5	ABELIA X GRANDIFLORA	GLOSSY ABELIA	#2 POT: 50CM	
	3	AUCUBA JAPONICA 'GOLDEN KING'	HEAVILY SPOTTED JAPANESE AUCUBA	#2 POT: 30CM #3 POT: 50CM	
	15	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#1 POT: 40CM	
	20	BUXUS SEMPERVIRENS 'GRAHAM BLANDY'	COMMON BOXWOOD	#3 POT: 40CM	
	2	BUXUS SEMPERVIRENS 'BLAUER HENZ'	COMMON BOXWOOD	#3 POT: 40CM	
	9	EUCHYDIA ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT: 50CM	
	14	NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO; LOW SPREADING	#3 POT: 50CM	
GRASS					
	76	CAREX COMANS 'BRONZE'	BRONZE NEW ZEALAND SEDGE	#1 POT	
	76	CAREX COMANS 'BRONZE'	BRONZE NEW ZEALAND SEDGE	#1 POT	
	12	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#2 POT	
	10	MILPERRIA CYLINDRICA 'RED BARK'	BLOOD GRASS	#1 POT	
	11	PENNISETUM ALOPECUROIDES 'HAEMELI'	DWARF FOUNTAIN GRASS	#1 POT	
<p>NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>					



PLAN 4
DV 20-918782

REVISIONS			
NO.	DATE	REVISION DESCRIPTION	DR.
1	20-09-20	ADDED TREE AND SHRUB PLANT	PM
2	21-04-23	REVISED PER COMMENTS	PM

CLIENT:

PROJECT:

2 LOT SUBDIVISION
6560 GRANVILLE AVENUE
RICHMOND, BC

DRAWING TITLE:


LANDSCAPE
PLAN

DATE: 19 NOV 04
SCALE: 1:100
DRAWN: DO
DESIGN: DO
CHKD: MCY
DRAWING NUMBER: L1
OF 3


PMG PROJECT NUMBER:

19-074


NOTE: FOR EXISTING TREES & TPZ REFER TO ARBORIST
PREPARED BY: PACIFIC SUN TREE SERVICE
EMAIL: ANDERMATT.FOREST@SHAW.CA



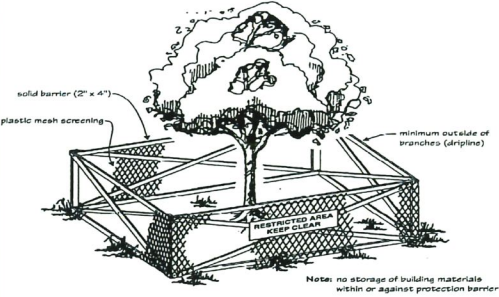
EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE RETAINED



TREE PROTECTION FENCE

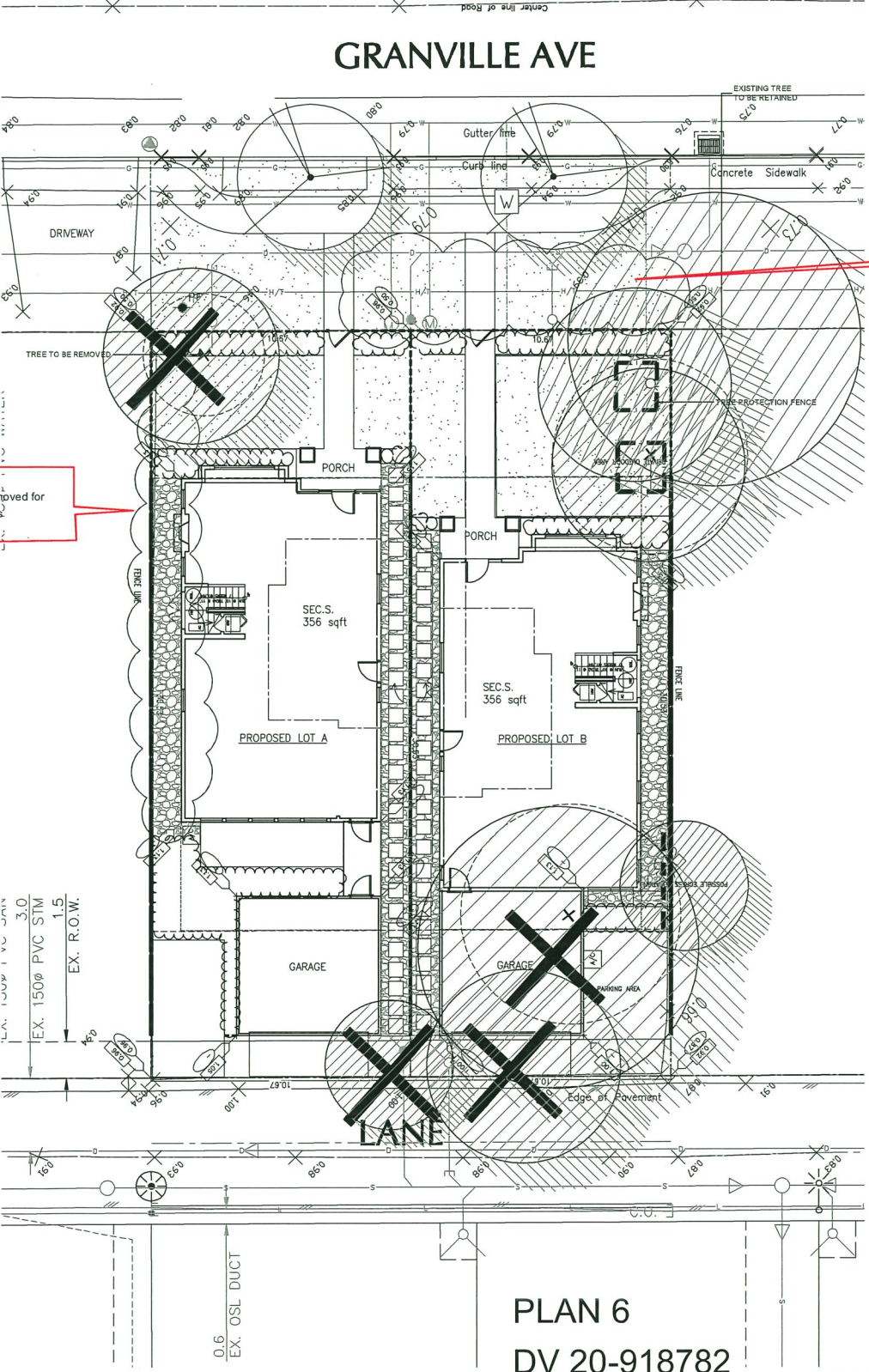


Note: no storage of building materials within or against protection barrier

Trunk Diameter		Minimum Protection Required Around Trees
Centimetres	Inches	Distance from Trunk
20	8	1.2 metres
25	10	1.5 metres
30	12	1.8 metres
35	14	2.1 metres
40	16	2.4 metres
45	18	2.7 metres
50	20	3.0 metres
55	22	3.3 metres
60	24	3.6 metres
75	30	4.5 metres
90	36	5.0 metres
100	40	6.0 metres

Center line of Road

GRANVILLE AVE



EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

DRIVEWAY

TREE TO BE REMOVED

PORCH

SEC.S. 356 sqft

PROPOSED LOT A

PROPOSED LOT B

GARAGE

PARKING AREA

EDGE OF PAVEMENT

LANE

0.6 EX. OS&L DUCT

19074-1.ZIP

SEAL:

Hedge to be removed for site access

Hedge to be removed for side yard access

DATE: 19.NOV.04 DRAWING NUMBER: L3

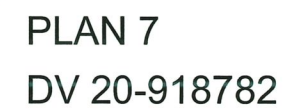
SCALE: 1:100

DRAWN: DO

DESIGN: DO

CHKD: MICY

PMG PROJECT NUMBER: 19-074



604-323-4270

andermatt.forest@shaw.ca
 pacificsuntree.com

Suite #460
130 - 1959 152 Street
Surrey, B.C.
V4A 0C4

Tree Management Plan

Date: February 11, 2020

Client: The One Construction Ltd.

Project: Single Family Detached

Project Address: 6560 Granville Avenue
Richmond, B.C.

**Tree Recommended
for Retention:**



**Tree Recommended
for Removal:**



Not Permit Size Tree:



Crown Discipline for:

Retain Tree:



Remove Tree:



Tree Protection Barrier:



Critical Root Zone:

Note: For legibility, where trees are densely clustered and are recommended for removal, the crown dripline is not shown.



To: Development Permit Panel

Date: March 21, 2022

From: Wayne Craig
Director, Development

File: DP 20-918785

Re: Application by Sandeep Kaur Sidhu for a Development Permit at
10651 Swinton Crescent

Staff Recommendation

That a Development Permit be issued which would:

1. 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)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 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.

Wayne Craig
Director, Development
(604-247-4625)

WC/JR:blg
Att. 3

Staff Report

Origin

Sandeep Kaur Sidhu has applied to the City of Richmond for permission to develop a granny flat at 10651 Swinton Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”. A location map is provided in Attachment 1.

The site currently contains a single detached dwelling, which would be demolished. A new single detached dwelling with granny flat is proposed.

Development Information

Please refer to the 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 in the Edgemere neighbourhood, generally bound 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 the neighbourhood underwent a City-initiated rezoning to “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” in 2012 to allow infill development in the form of granny flats or coach houses. A Development Permit (DP) application is required for a granny flat or coach house. A DP is not required for the principal single detached dwelling. As such, this DP addresses the form and character of the granny flat only.

For clarity, a granny flat is generally defined as a single-storey building which may or may not include the detached garage, whereas a coach house is generally defined as a two-storey building with living space located above the detached garage.

Development surrounding the subject site is as follows:

- To the north and south: Single detached dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, neither of which contain a granny flat or coach house.
- To the east, across the rear lane: Single detached dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, neither of which contain a granny flat or coach house.
- To the west, across Swinton Crescent: Single detached dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, neither of which contain a granny flat or coach house.

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 DP application (Plans #1-3, Ref #1). In addition, it complies with the intent of the design guidelines for granny flats in the Edgemere neighbourhood contained in the City’s Official Community Plan (OCP), and complies with the “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone except for the zoning variance noted below.

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

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

- 1) 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 “Single Detached with Granny Flat or Coach House – Edgemere (RE1)” zone has a variable rear yard setback based on the width of the accessory building containing the granny flat. Specifically, the minimum setback is 1.2 m for up to 65% of the accessory building and 3.0 m for the remainder. The proposed granny flat has a 1.24 m setback for 100% of the building façade. Staff support the requested variance for the following reasons:

- *the granny flat does not contain a garage, which would otherwise provide for a longer building along the rear lane. The resulting effect is that the length of the granny flat (10.3 m) occupies less than 40% of the overall lane frontage (28 m);*
- *the granny flat provides for a sensitive interface along the rear lane, as it is a single-storey building. The proposed building height is approximately 4 m which is below the maximum permitted height (5.0 m);*
- *the proposed design of the granny flat is in keeping with the intent of the required variable setback as it still provides visual interest and façade articulation along the lane through the provision of a bay window with hipped roof;*
- *the applicant is proposing to plant a variety of shrubs and two trees along the rear lane to add visual interest. In addition, the surface parking spaces along the lane are provided with permeable grass grid, to provide visual interest and soften the appearance from the lane;*
- *the applicant is enhancing the building’s sustainability by committing to achieve Step 4 of the BC Energy Step Code (see Analysis section below). Prior to DP issuance, the applicant is required to enter into a legal agreement to secure this voluntary commitment.*

Analysis***Conditions of Adjacency***

- The single storey (4.07 m in height) granny flat is proposed to be located in the southeast corner of the site, which minimizes shadowing of adjacent properties and provides suitable building separation from the principal dwelling on-site (i.e., the north yard setback to the granny flat is well over 13.0 m and the south yard setback is 2.0 m, consistent with zoning).
- A variety of shrubs and two trees are proposed on-site along the rear lane, as well as along side yards, to provide visual interest.
- There are no windows proposed on the south interior side yard elevation to address concerns of overlook to the immediate neighbouring property, and the existing trees on the neighbouring property to the south provide additional screening.

Urban Design and Site Planning

- The entrance to the granny flat is proposed on the north elevation, which does not face the lane. However, a covered patio is provided to indicate the location of the entrance.
- A secondary pedestrian access from Swinton Crescent is provided along the south property line in compliance with the zoning bylaw.
- The proposed site plan provides on-site parking in compliance with the zoning bylaw, including: unenclosed and permeable surface parking space off the lane for the granny flat and a parking garage on Swinton Crescent for the principal dwelling.
- The private outdoor space for the granny flat is provided through an at grade patio wrapping the building.
- A single shared garbage and recycling enclosure is proposed for the site for use by all residents of the property. The enclosure is set back 1.8 m from the rear property line and is screened by landscaping.

Architectural Form and Character

- The primary façade of the granny flat faces the rear lane, providing both animation and casual surveillance of the lane. A window box with a hip roof dormer is located in the middle of the elevation to break up the horizontal massing and express a residential character.
- The proposed exterior building materials and colours for the granny flat include: light and dark grey horizontal hardie plank cladding with black cultured stone accent, white trim, grey gutters, and grey-brown fibreglass front entry door. The material and colour scheme of the granny flat is intended to complement that of the proposed main dwelling. The design of the proposed main dwelling is not illustrated in this DP application, and will be reviewed in detail through the Building Permit process.

Landscape Design and Open Space Design

- A private patio is proposed for the granny flat at-grade immediately outside of the entry. The patio would wrap around the west side of the building between the granny flat and the main dwelling. It is proposed to be treated with paving stones. The patio is adequately sized to comply with zoning (minimum 30 m²).
- Soft landscaping is proposed between the granny flat and the lane, and two new trees are proposed in the rear yard of the site.
- No existing on-site trees were assessed in the immediate vicinity of the proposed granny flat. Several trees on the neighbouring property to the south must be retained and protected. Tree Protection Fencing is required to be installed to City standard along the south property line of the subject site prior to demolition of the existing single detached dwelling.
- The applicant is required to submit a contract/letter of undertaking with a Certified Arborist for supervision of all works proposed in close proximity to any tree protection zones prior to Building Permit issuance.
- There is one on-site tree located in the front yard, which would be reviewed through the Building Permit application for the principal dwelling. Assessment of tree retention measures will be completed as part of the future Building Permit application/s.

- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed landscape works around the granny flat and for the two new trees to be planted on-site in the amount of \$15,000 (including soft and hard landscaping, tree planting, 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 access control by providing a clearly defined entry off the lane, and natural surveillance by locating windows and living areas overlooking the lane.
- Exterior downward-focused sconce lighting is proposed at the coach house entry and in the east elevation soffits to illuminate the lane, and landscape-level lighting is proposed along pathways and the surface parking area.

Sustainability

- Richmond Building Regulation Bylaw 7230 requires single detached, duplex, and other dwellings constructed under Part 9 of the BC Building Code to achieve either Step 3 of the BC Energy Step Code or Step 2 with a low-carbon energy system (LCES). The applicant has agreed to construct the granny flat to a higher performance target of Step 4 (Attachment 3). Prior to issuance of the DP, the applicant is required to enter into a legal agreement to secure this commitment.
- All of the parking spaces, including the surface parking spaces outside of the granny flat, will be provided with Level 2 EV charging consistent with the zoning bylaw. The surface parking spaces will be provided with Level 2 EV charging via underground conduits.
- The applicant must demonstrate compliance with the BC Energy Step Code as part of the Building Permit process.

Floodplain Management Implementation Strategy

- Development proposed at the subject site must meet the requirements of the Richmond Flood Plan Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to DP issuance.

Conclusions

The applicant proposes to construct a granny flat in the rear yard of 10651 Swinton Crescent in the Edgemere neighbourhood.

The proposal aims to respect the character of existing and new housing in the immediate surrounding neighbourhood by conforming to the design guidelines for coach houses in the Official Community Plan (OCP). The proposed granny flat is generally consistent with the requirements of the “Single Detached with Granny Flat or Coach House- Edgemere (RE1)” zone.

On this basis, staff recommends that the Development Permit be endorsed and issuance by Council be recommended.



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Letter from Certified Energy Advisor

The following are to be met prior to forwarding this application to Council for approval:

1. Registration of a flood indemnity covenant on title (Area A).
2. Registration of a legal agreement on title to secure the applicant's voluntary commitment to achieve Step 4 of the BC Energy Step Code for the granny flat.
3. Receipt of a landscaping security in the amount of \$15,000 (including soft and hard landscaping, tree planting, fencing, and installation).

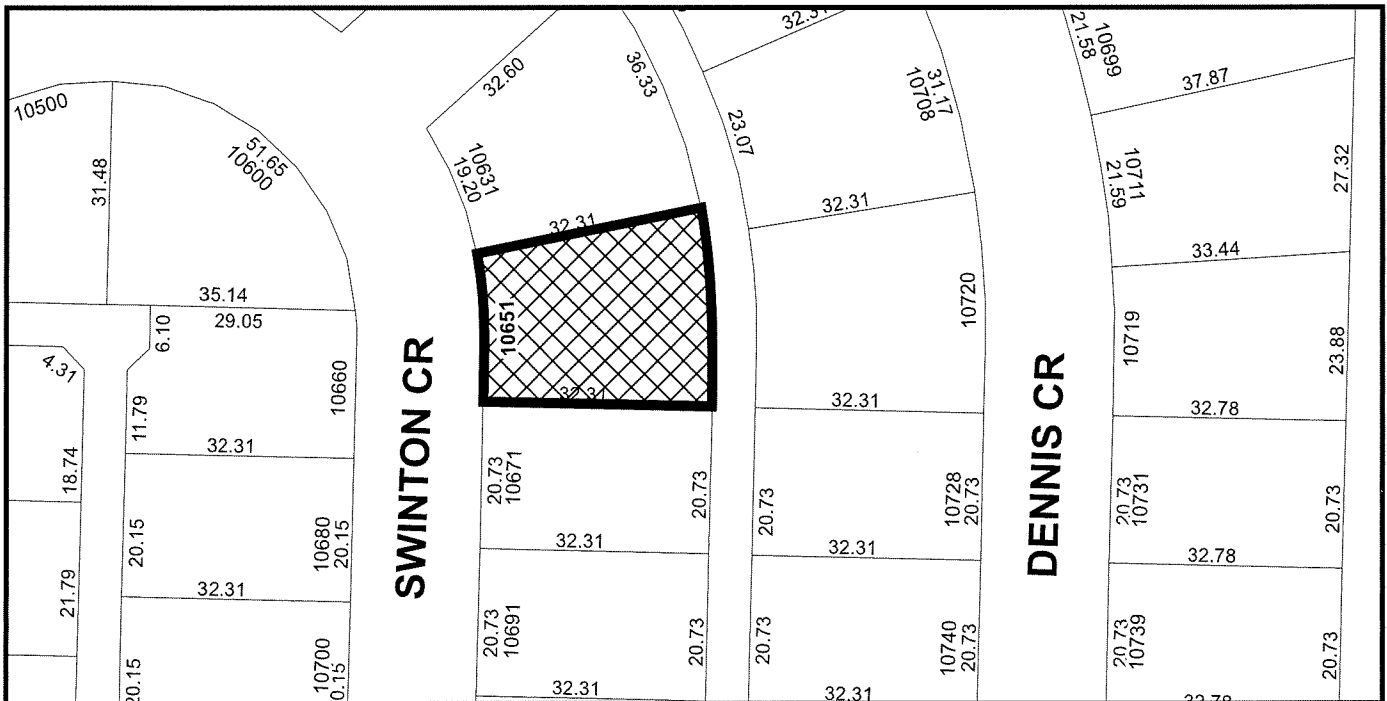
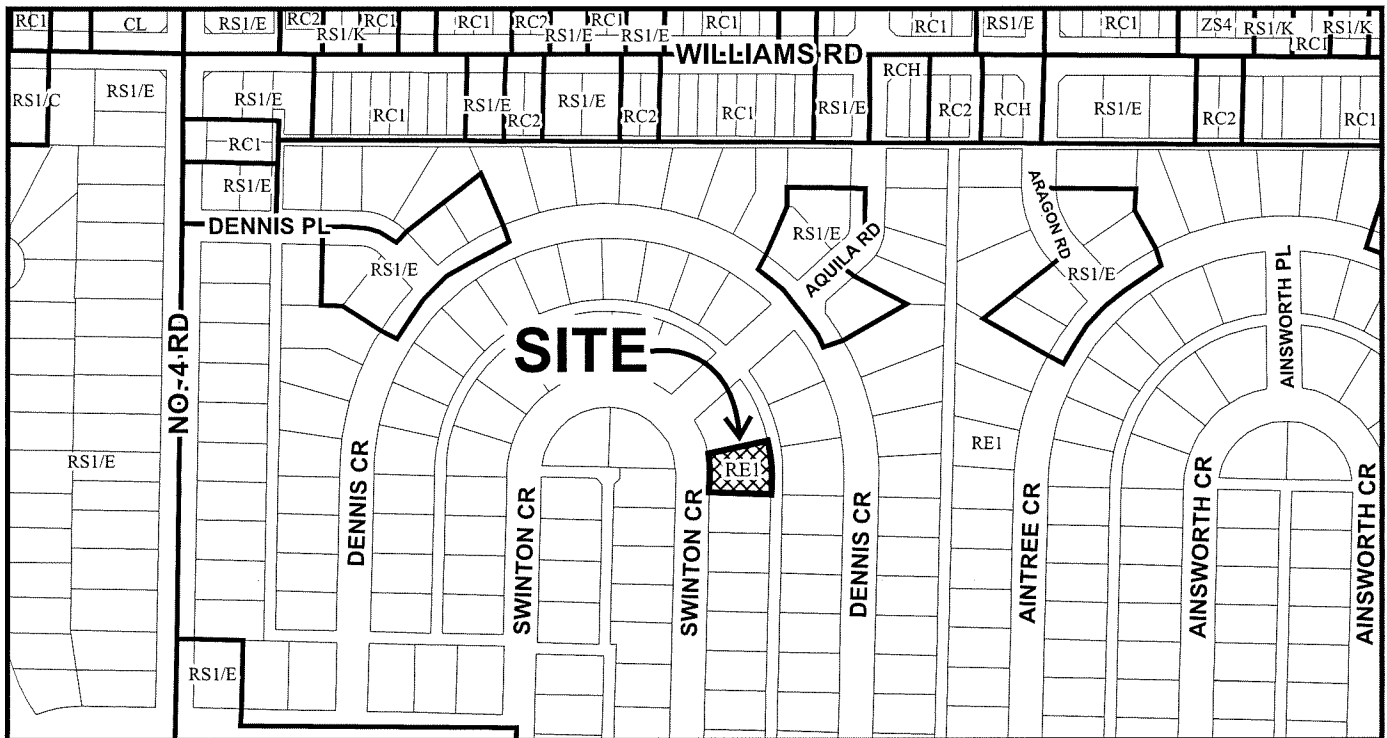
Prior to future Demolition Permit* & Building Permit* issuance, the applicant is required to complete the following:

- Install tree protection fencing to City standard around the driplines of any protected trees in accordance with the City's Tree Protection Information Bulletin (TREE-03), which must remain in place until construction and landscaping is completed.
- Submit a contract/letter of undertaking with a Certified Arborist for supervision of all works proposed in close proximity to any tree protection zones. The contract/letter of undertaking must include the scope of work to be supervised, any protection measures required to ensure tree protection, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Demonstrate compliance with BC Energy Step Code Step 4.
- Apply for and 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.*

* This requires a separate application.



City of Richmond



DP 20-918785

Original Date: 02/03/21

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

Development Application Data Sheet

Development Applications Department

DP 20-918785

Address: 10651 Swinton Crescent

Applicant: Sandeep Kaur Sidhu

Owner: Navdeep Guram, Sandeep Sidhu

Planning Area(s): Shellmont (Edgemere)

	Existing	Proposed
Site Area:	791 m ² (8,514 ft ²)	No change
Land Uses:	Single detached dwelling	New single detached dwelling with detached granny flat
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	None permitted
Floor Area – Granny Flat:	Min. 33 m ² Max. 70 m ²	37.72 m ² (406 ft ²)	None
Floor Area – Total*:	Max. 376.6 m ² (4,054 ft ²)	376.1 m ² (4,048 ft ²)	None permitted
Lot Coverage*:	Buildings: Max. 45% Non-porous surfaces: Max. 70% Live landscaping: Min. 30%	Buildings: 39% Non-porous surfaces: 58% Live landscaping: 41%	None
Granny Flat Building Setback – Front Yard:	A granny flat is not permitted to be located in the front yard	N/A	None
Granny Flat Building Setback – South Side Yard:	Min. 2.0 m	2.0 m	None
Granny Flat Building Setback – North Side Yard:	Min. 1.2 m	12.3 m	None
Granny Flat Building Setback – Rear Yard:	Min. 1.2 m for up to 65% of the building, and 3.0 m for the remainder	1.2 m for 100% of the building	Variance requested
Granny Flat Building Height:	Max. 5.0 m above grade	4.07 m	None
On-site Vehicle Parking Spaces:	Min. 2 for the principal dwelling Min. 1 for the granny flat	2 for the principal dwelling 2 for the granny flat	None
Total On-site Vehicle Parking Spaces:	4	4	None
Granny Flat Private Outdoor Space:	Min. 30 m ²	35 m ²	None

* Preliminary estimate based on concept plans for the principal dwelling not controlled by this Development Permit. Exact statistics to be determined through zoning bylaw compliance review at Building Permit stage.

TO WHOM IT MAY CONCERN

Date : 16-March-2022

RE: 10651 - Swinton Cres, Richmond

I here by confirm that the project at 10651 - Swinton Cres, Richmond will meet the Energy Step Code 4 of the BC building code if the project is designed with the following building assemblies

- 1) Above grade Walls : 2x6@16- R-24 insulation+2" semi rigid insulation
- 2) Attic : R-60 insulation or higher
- 3) Floor Over Unheated Space : R-40 insulation or higher
- 4) Slab on grade : R-24 below the slab
- 5) ACH : 1.5 or less @ 50 Pa
- 6) Windows : U value 1.20 or lower and SHGC 0.32 or higher

Please contact us If you have any questions.

Sincerely,

Amir Ekhlas
Digitally signed by Amir Ekhlas
Date: 2022.03.18
08:38:56-07'00'

Amir Ekhlas
Certified Energy Advisor
Enersaver Solutions Inc



City of Richmond

Development Permit

No. DP 20-918785

To the Holder: SANDEEP KAUR SIDHU
Property Address: 10651 SWINTON CRESCENT
Address: C/O 10651 SWINTON CRESCENT
RICHMOND, BC V7A 3T2

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) 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.
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 \$15,000 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.

Development Permit

No. DP 20-918785

To the Holder: SANDEEP KAUR SIDHU
Property Address: 10651 SWINTON CRESCENT
Address: C/O 10651 SWINTON CRESCENT
RICHMOND, BC V7A 3T2

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 , .

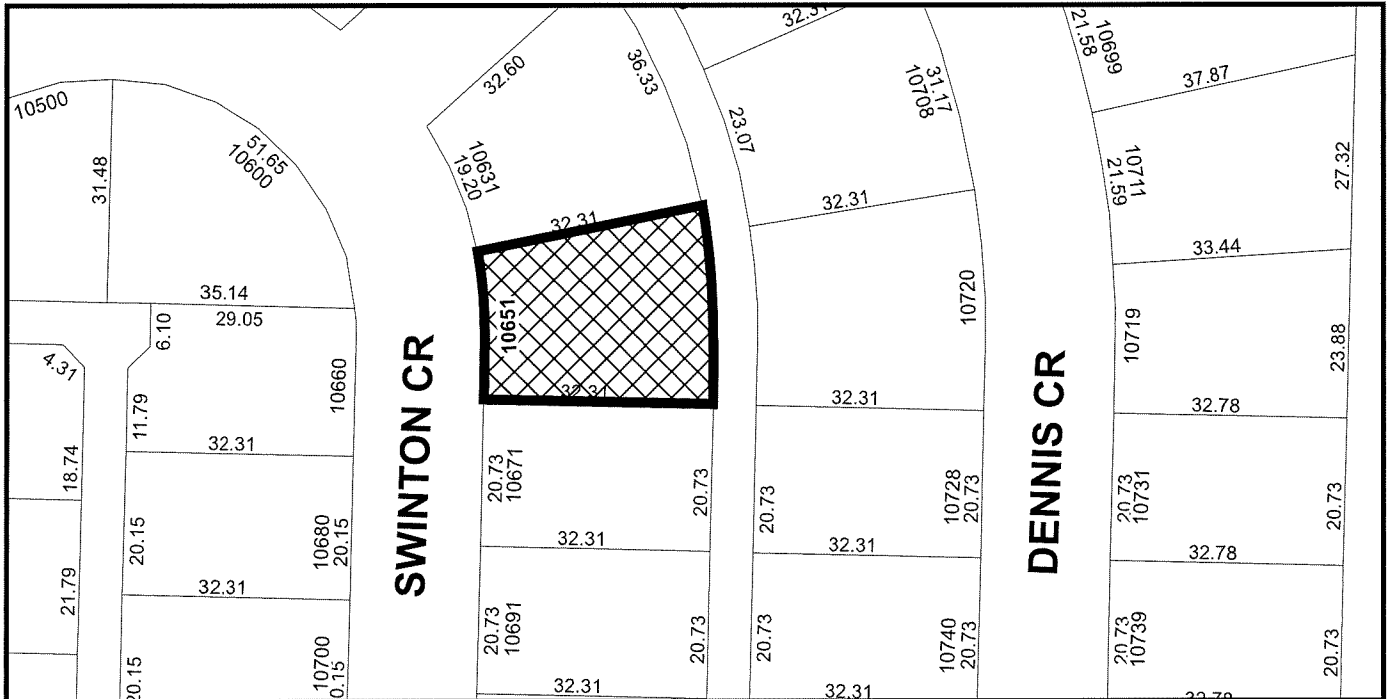
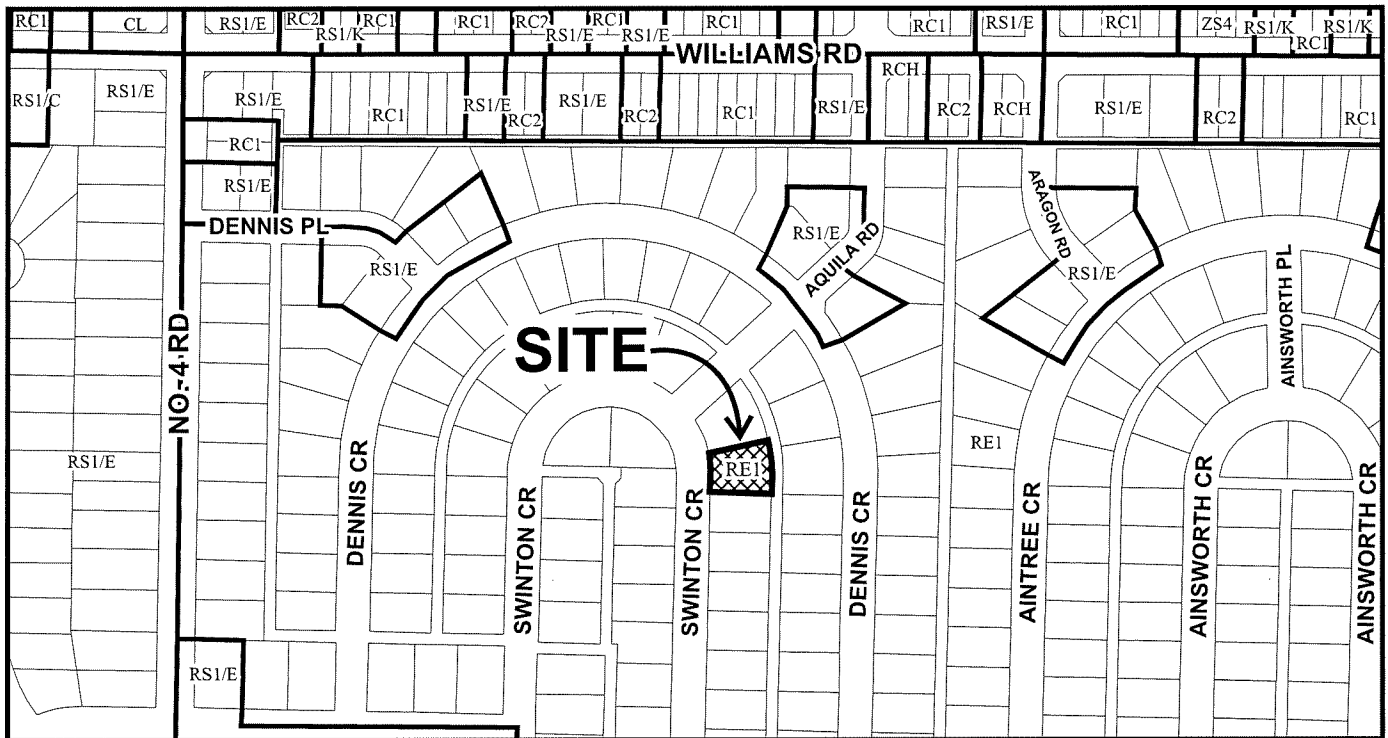
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

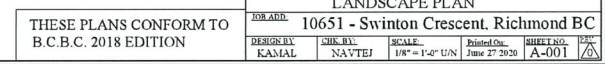


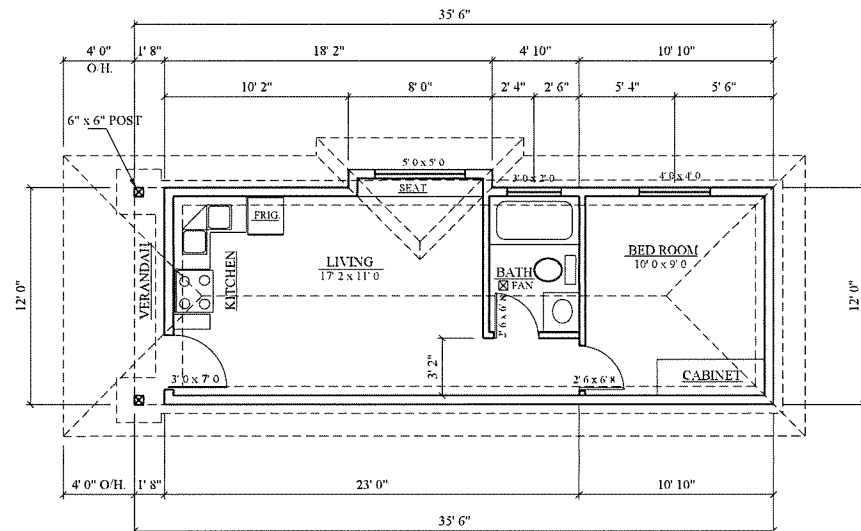
DP 20-918785
SCHEDULE "A"

Original Date: 02/03/21

Revision Date:

Note: Dimensions are in METRES

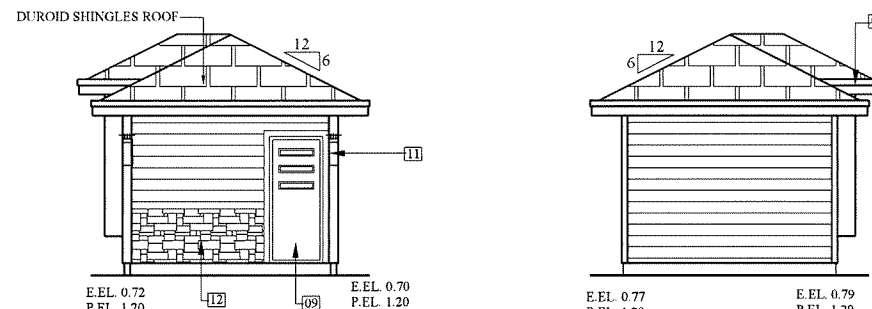




GRANNY FLAT PLAN
AREA = 406.0 SF (37.72 m2)

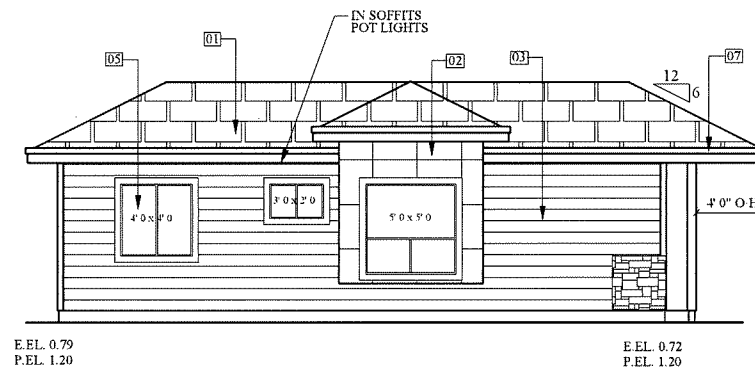
EXTERIOR FINISHES SCHEDULE

- 01 ASPHALT SHINGLES ROOF
COLOR: BLACK (BY IRO)
- 02 HARDIE BOARD
COLOR: DARK GREY
- 03 HORIZ. HARDIE PLANKS
COLOR: LIGHT GREY
- 05 VINYL WINDOW W/ LOW "E" DOUBLE GLAZING
MODEL: APEN ALLOY
COLOR: WHITE
- 06 1" X 4" PT FASCIA TRIM BOARD
2" X 10" PT FASCIA TRIM BOARD
COLOR: WHITE
- 07 ALUMINUM GUTTER
COLOR: CHARCOAL GREY
- 09 FRONT ENTRY FIBRE GLASS DOOR
COLOR: GREY / BROWN
- 11 EXTERIOR WALL LIGHTING
- 12 STONE CLADDING
CULTURED STONE (BLACK)

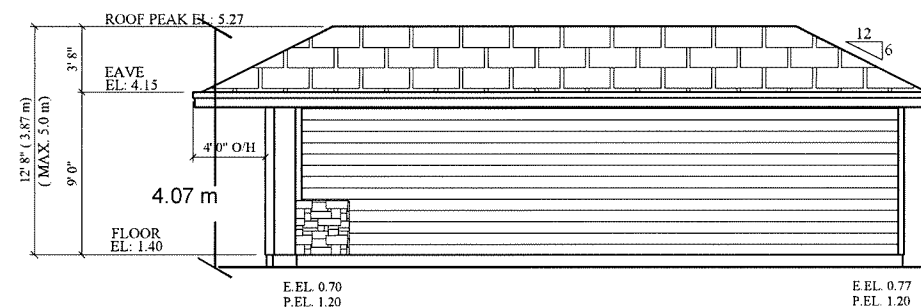


LEFT SIDE ELEVATION
(NORTH)

RIGHT SIDE ELEVATION
(SOUTH)



REAR ELEVATION - LANE SIDE
(EAST)



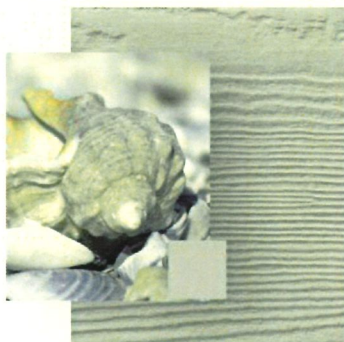
FRONT ELEVATION - HOUSE SIDE
(WEST)

DP 20-918785
PLAN # 3

Dec 14 2021

Astonish Design & Detailing Ltd.			
19732 - 71B Ave. Langley B.C.			
PH: 1 604 539 1740 FAX: 1 604 539 1741			
CELL: 1 604 728 0389 E-MAIL: navtejahot@hotmail.com			
TITLE MAIN FLOOR PLAN			
DESIGNED BY	CHK. BY	SCALE	Printed On
KAMAL	NAVTEJ	1/4" = 1'-0" UN	Dec 17 2020
10651 - Swinton Crescent Richmond BC			SHEET NO. 102

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



PEARL GRAY

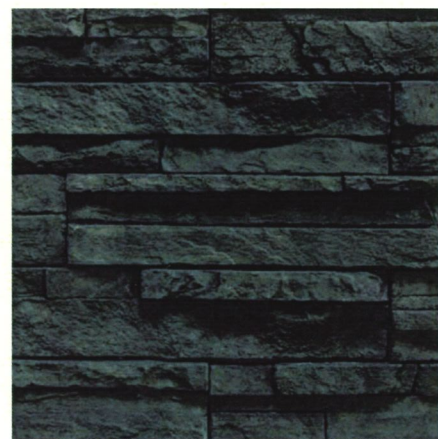
GARAGE DOOR & MAIN HOUSE DOOR



Home / Our Products / Stone / Manufactured
Stone / Blackcomb Prostack

Blackcomb Prostack

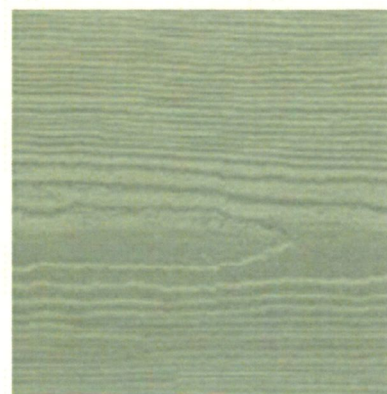
MAIN HOUSE STONE



Home / Our Products / Stone / Manufactured
Stone / Black Tusk Prostack

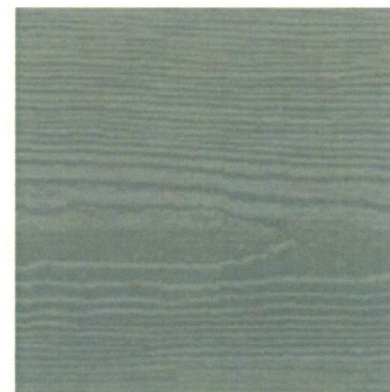
Black Tusk Prostack

GARAGE STONE



MONTEREY TAUPE

MAIN HOUSE HARDIE



GRAY SLATE

GARAGE & COACH HOUSE
AT BOTTOM

DP 20-918785

REF # 1

Dec 14 2021

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION					
Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtej@hotmail.com					
TITLE: GRANNY FLAT PLAN - COLOURS					
JOB NO: 10651 - Swinton Crescent, Richmond BC					
DESIGN BY: KAMAL	DRAWN BY: NAVTEJ	SCALE: 1/4" = 1'-0" UN	PRINTED ON: A-005	SHEET NO: A-005	DATE: 12/14/21