



# City of Richmond

## Notice and Agenda Special Council Meeting

Public Notice is hereby given of a Special Council meeting duly called in accordance with Section 126 of the *Community Charter*, to be held on:

**Date:** Monday, March 2, 2015  
**Time:** 4:00 p.m.  
**Place:** Anderson Room  
Richmond City Hall  
6911 No. 3 Road

Public Notice is also hereby given that this meeting may be conducted by electronic means and that the public may hear the proceedings of this meeting at the time, date and place specified above.

The purpose of the meeting is to consider the following:

### CALL TO ORDER

### DEVELOPMENT PERMIT PANEL

#### 1. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

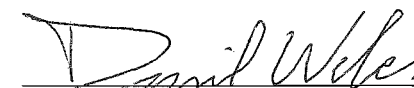
CNCL-2

- (1) That the **Chair's report**, which includes an extract of the minutes for the Development Permit Panel meeting held on Wednesday, February 25, 2015, be received for information; and
- (2) That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 14-677603) for the property at 10760 Aintree Crescent be endorsed, and the Permit so issued.



### ADJOURNMENT



  
\_\_\_\_\_  
David Weber  
Corporate Officer

CNCL – 1  
(Special)



# City of Richmond

## Report to Council

**To:** Richmond City Council

**Date:** February 26, 2015

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2015-Vol 01

**Re:** Development Permit Panel Meeting held February 25, 2015

### Staff Recommendation

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

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

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

Joe Erceg, MCIP  
Chair, Development Permit Panel

### **Panel Report**

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

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

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

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

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

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

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

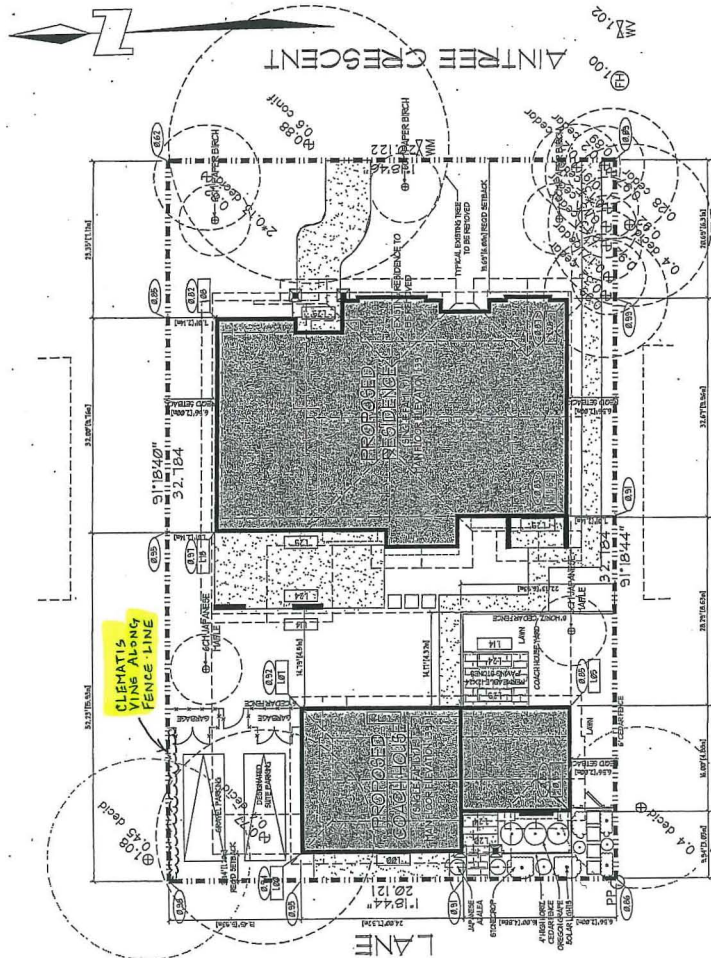
No correspondence was submitted to the Panel regarding the Development Permit application.

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

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

The Panel recommends that the Permit be issued.

ZONING ANALYSIS REVIEW		
LEGAL DESCRIPTION: 35 SEC 35 BLK 41 R66W PL 24612 S8B 15		
ZONING BYLAW: REI		
SETBACKS:		
FRONT	PROPOSED	CALCULATIONS:
6.0m	17.7m	1.5m MINIMUM
REAR	6.0m	2.0m MINIMUM
SIDE (Left)	3.0m	2.0m MINIMUM
COACHHOUSE SIDE	2.0m	2.0m MINIMUM
COACHHOUSE REAR	1.5m	1.5m MINIMUM
LOT COVERAGE:	45.00% MAX.	33.00% MAX.
BUILDING AREA:	237.12 sq.ft.	237.12 sq.ft.
LOT AREA:	668.16 sq.ft.	668.16 sq.ft.
BUILDING HEIGHT:	3.0m	8.0m
COACHHOUSE HEIGHT:	6.0m	8.0m
GROSS FLOOR AREA:	523.12 sq.ft.	523.12 sq.ft.
Revision of all floor area and the garage		



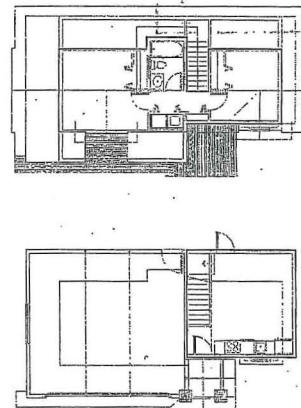
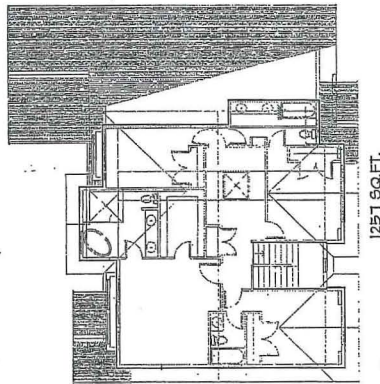
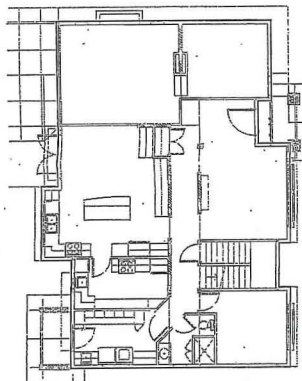
SITE PLAN

1:101 sq.ft.  
SCALE: 1/8" = 1'-0"

PLAN # 1

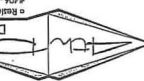
DP 14-677603

OVERLAYS  
SCALE: 1/8" = 1'-0"



REV	DATE	DESCRIPTION
1		

Design & Drafting Services  
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OWNER  
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Vancouver, B.C.  
V6A 1G2  
604-765-5192

PROJECT TITLE  
PROPOSED RESIDENCE  
10749 ANTREE CRESCENT  
RICHMOND, B.C.

DATE  
2014-06-10

PROJECT NO.  
10749 ANTREE CRESCENT  
DRAWING NO.  
1