



City of Richmond
Planning and Development Department

Memorandum

To: David Weber
Director, City Clerk's Office

Date: June 17, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-578116

dp **Application by – Balandra Development Inc. for Development Permit at
10531 Springhill Crescent**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on June 15, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

Brian J. Jackson, MCIP
Director of Development

DB:blg
Att.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of six (6) townhouse units at 7560/7580 No. 2 Road on a site zoned Medium Density Townhouse (RTM1); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the south side yard setback from 3.0 m to 2.43 m for a single-storey electrical closet attached to the front building;*
 - b) *reduce the lot coverage for landscaping with live plant material from 30% to 25%; and*
 - c) *allow a total of eight (8) tandem parking spaces in four (4) townhouse units.*

CARRIED

3. Development Permit 11-578116

(File Ref. No.: DP 11-578116) (REDMS No. 3214350)

APPLICANT: Balandra Development Inc.

PROPERTY LOCATION: 10531 Springhill Crescent

INTENT OF PERMIT:

To permit the construction of a single family dwelling at on a property at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal.

Applicant's Comments

Clive Alladin, President, Balandra Development Inc., advised that he proposed to develop a new single-family residence adjacent to the west dike, and provided the following details:

- the site encroaches approximately 15 metres into an Environmentally Sensitive Area (ESA) buffer strip adjacent to the ditch canal that runs along the inside of the west dike;
- there are a number of other lots in the area of the west dike that also encroach into the ESA;

Development Permit Panel
Wednesday, June 15, 2011

- a number of features minimize the impact of the encroachment, including: (i) planting native plants in a 600 square feet area between the western property line and an existing retaining wall adjacent to the dike ditch canal; (ii) planting 100% native species within the Riparian Management Area of the site; (iii) all shrubs to be planted within the front boulevard conform to the City's Boulevard Maintenance Regulation Bylaw; and (iv) overall plant site coverage of 41%.
- the arborist report recommends the removal of two trees in the back yard of the subject site, due to improper pruning techniques;
- the two removed trees will be replaced by five trees, with two of the replacement trees located in the rear yard and three trees located in the front yard; and
- the applicant plans to use: (i) a geothermal system; (ii) energy efficient appliances; and (iii) energy efficient heating and air conditioning systems.

Staff Comments

Mr. Jackson advised that staff supports the application, and he noted that it was submitted in May, 2011, and the applicant had responded quickly to aspects of the proposed development as identified by staff.

Mr. Jackson added that the applicant has ensured the use of native plants and trees.

In response to a query from the Chair, Mr. Jackson advised that the proposed residence's setback is consistent with setbacks in the neighbourhood.

Panel Discussion

Mr. Semple commended the applicant on responding to the unique environment of the subject site.

Correspondence

Larry and Annemarie Biggar, 10471 Springhill Crescent, Richmond (Schedule 1)

Mr. Jackson advised that the letter from the Biggars was in support of the application.

Kelly Knutsen, 10520 Springhill Crescent, Richmond (Schedule 2)

Mr. Jackson advised that the correspondent's concern was with the impact on the ESA, and that staff will open the files regarding the proposed development to the correspondent, and advised that the applicant has responded well to the encroachment in the ESA.

Gallery Comments

None

Development Permit Panel
Wednesday, June 15, 2011

Panel Discussion

The Chair commented favourably on the application and stated that he hoped more builders would take the lead on this type of environmentally sound development project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a single family dwelling at on a property at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal.

CARRIED

4. New Business

None.

5. Date Of Next Meeting: Wednesday, June 29, 2011

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:01 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, June 15, 2011.

Robert Gonzalez
Chair

Sheila Johnston
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, June 15, 2011.

Mayor and Councillors

From: Larry Biggar [Larry@gobiggargohome.com]
Sent: June 13, 2011 11:34 AM
To: Mayor and Councillors
Cc: Brownlee, David
Subject: development permit

To Development Permit Panel
Date: <u>June 15, 2011</u>
Item # <u>3</u>
Re: <u>11-578116</u>

Categories: UCRS CODE / FILE NUMBER: 08-4105-20-2011578116

Mayor and Councillors and Mr. D. Brownlee:

We live at 10471 Springhill Cres. Richmond which backs onto the West Dyke and is 2 homes to the North of the Development Permit application by Balandra Development Inc. at 10351 Springhill Cres. We wish to express our support for the application put forth by Balandra since we believe the new home will be a welcome addition to our street and the encroachment will not impact the environmentally sensitive zone which we are all familiar with on that side of the street.
Thank you for recording our support in this matter.
Sincerely:

Larry Biggar and Annemarie Biggar

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, June 15, 2011.

10520 Springhill Crescent
Richmond, BC
V7E 1K6

June 13, 2011

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attn: David Weber, Director, City Clerk's Office

Re: **Notice of Application for Variance**
Development Permit DP 11-578116 Refers

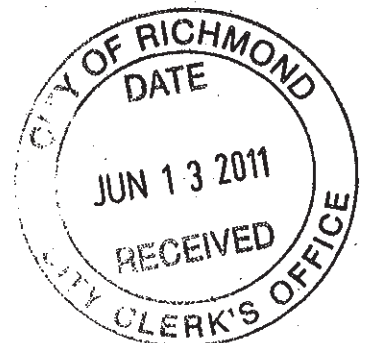
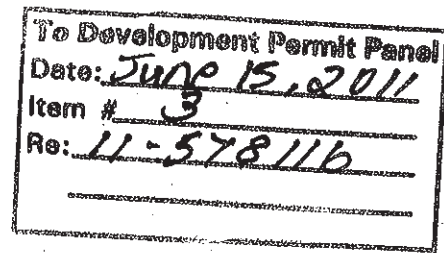
I am presently aware of an on-going and contentious issue by Balandra Development Inc. to request a variance in relation to a dwelling they wish to construct at 10531 Springhill Crescent, Richmond, BC.

I strongly oppose this application as I feel it is in direct contravention of numerous planning principles. This may include the degradation and removal of green space within the City of Richmond. The OCP clearly defines green space as being a priority and this enhances overall quality of life benefits. It appears evident to me that Balandra Development Inc. is clearly looking at this as a business venture, while the citizens of Richmond are being impacted by forfeiting their parks and green space.

As you may be aware, the West Dike canal is enjoyed by thousands of people yearly and by having this structure encroach onto the ESA, it only minimizes the importance of these protected areas. Has anybody completed an environmental study to determine if any impact exists in relation to this variance application? These ESA areas were designed for a purposes and I would wish that these would be respected, not only now, but for the benefit of future generations.

Respectfully,

Kelly Knutsen
Kelly Knutsen





City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: DPP Mtg. June 15, 2011

To: Development Permit Panel

Date: May 24, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DP 11-578116

Re: Application by Balandra Development Inc. for a Development Permit at
10531 Springhill Crescent

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single family dwelling at on a property at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal.

Brian J. Jackson, MCIP
Director of Development

BJJ:dcB

Att. 1

Staff Report

Origin

Balandra Development Inc. has applied to the City of Richmond for permission to develop a new single family dwelling at 10531 Springhill Crescent that partially encroaches into the 15m Environmentally Sensitive Area (ESA) buffer strip adjacent to the West Dike canal. The site is zoned Single Detached (RS1/E). At time of writing the site contains a single family dwelling which is to be demolished (D7-11575561).

Development Information

The subject property lies adjacent to a ditch canal that runs along the inside of the west dike. The ditch canal and adjacent lands are designated as both a Riparian Management Area (RMA) and an Environmentally Sensitive Area (ESA). The RMA has a buffer area approximately 5m wide that extends into the subject property. The ESA at this location is 15m wide and extends into the subject property by approximately 12m.

As the developer is proposing to locate the new single family dwelling and some associated impermeable surfaces within the designated ESA, the Development Permit review was triggered. The focus of this review is primarily on elements such as tree removal and replacement, compensation planting and enhancement, watercourse protection and grade changes as opposed to building design and building elevations.

The proposed dwelling is a 3,405 sq. ft. two storey residential building. All the setbacks required by the RS1/E zoning are respected. The landscaping plan includes a significant amount of native trees, shrubs and ground covers both at the rear (western) side of the lot as well as the front (eastern) side of the lot. Native species landscaping has been extended beyond the property to fill an area between the lot's western property line and a retaining wall approximately 3 metres to the west. The final building layout and design will be reviewed through a separate Building Permit (B7 11-575563) and will be required to meet all the standard Zoning and Building Code requirements.

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the immediate north and south, large lot single family residential lots zoned RS1/E;

To the east, two single family residential lots zoned RS1/E and a lot zoned RD1 with a duplex residential unit; and

To the west, a drainage ditch canal running adjacent to the foreshore dike (west dike). The ditch canal and adjacent lands are designated as both a Riparian Management Area (RMA) and as an Environmentally Sensitive Area (ESA).

Rezoning and Public Hearing Results

The proposed development generally conforms to the existing zoning for the property. Because of this, the application was not required to go through a Public Hearing.

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. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Single Detached (RS1/E) zoning schedule.

Zoning Compliance/Variations

The proposed development generally conforms to the existing RS1/E zoning and a rezoning is not required.

Advisory Design Panel Comments

The application was not forwarded to the Advisory Design Panel as the project primarily involves landscaping and setback issues related to the Environmentally Sensitive Area rather than form and character.

Analysis***Arborist Review***

- The Arborist's report indicates the presence of two bylaw sized trees in the back yard of the subject site. Both trees have been impacted by improper pruning techniques by the previous owners and are recommended for removal and replacement. Staff have requested that the Arborist assess the northernmost tree and make an on-site determination as to its removal as part of the demolition works should there be any safety concerns with its retention pending the issuance of the DP. The two trees will be replaced at a minimum ratio of 2 for 1 per the City's Official Community Plan. Two of the replacement trees will be located in the rear yard as shown on the landscape plan. Three trees are proposed to be located within the front yard.

Conditions of Adjacency

- The single family dwelling to the north (10491 Springhill Crescent) underwent an ESA Development Permit review in 2001 (DP 01-189869) since the building encroached into the 15m ESA buffer. Compensation/enhancement planting was provided as part of the development proposal.
- The subject dwelling is proposed to be located approximately 3m further to the west than the dwellings to either the north or the south however the placement does not encroach into the required 6m rear yard setback and the building is designed so that the second floor is significantly stepped back from the first floor to create a viewing balcony.
- Four and six foot high fencing is provided along both the northern and southern property boundaries.

Urban Design and Site Planning

- Although the dwelling has been pulled closer to the western property line, compensation planting in the critical area adjacent to the west dike canal has not been sacrificed and all the required setbacks are respected.
- The overall design is appropriate to this neighbourhood and reflects a foreshore residence character.
- The project's driveway is kept to a relative minimum area and standard paving stones are used instead of concrete.
- Combinations of river rock and planting areas further enhance the front yard and will serve to enhance the appearance from the street.

Architectural Form and Character

- As noted earlier, the form and character of the structure is similar to a typical west coast ocean front home with tiered construction to provide for viewing areas. The design incorporates accentuating wide support columns and beams and fascia boards to strengthen the ocean front design.
- The height of the building is approximately 9.0m (29.5 ft) which is consistent with adjacent dwellings.

Landscape Design and Open Space Design

- Extensive use of native plant and tree species are to be employed in the rear yard. All of the species within the 5m Riparian Management Area (RMA) are native species. Although the dwelling and deck encroach into the Environmentally Sensitive Area by approximately 63.17 m² (680 sq. ft.) compensation planting on-site covers over 111.5m² (1,200 sq. ft.) with additional native species planting being proposed between the western property line and an existing retaining wall adjacent to the dike ditch canal.
- The site plan utilizes river rock along both the northern and southern side yards to enhance permeability. Paving slabs with river rock spaces provide for a walkable pathway along the northern side yard of the building.
- Lawn and landscaping extends from the front yard into the street boulevard. All the shrub selections within the front boulevard were selected to conform to the City's Boulevard Maintenance Regulation (Bylaw No. 7174).

Crime Prevention Through Environmental Design

- Views to the front of the house and the front door are open to the street.
- Views to the rear yard are also open from the dike but will depend upon maintenance activity to remain so. Upper floor viewing areas will be visible from the dike.

Fisheries and Oceans Review

- Staff with the Federal Department of Fisheries and Oceans (DFO) have reviewed the landscaping plan and specifically the planting within the Riparian Management Area (RMA) and have advised that they have no concerns with the planting or the species selections. No additional requirements have been requested by DFO.

Site Grades

- The developer has indicated that the overall site grade will be raised in conformance with the City's flood construction regulations but will be consistent with the site to the north (10491 Springhill Crescent) which was approved in 2001 (DP 01-189869). The plan proposed to retain the existing grade at the rear of the site and at the retaining wall adjacent to the west dike ditch canal.

Conclusions

Staff have reviewed the technical aspects related to the proposed construction of a single family dwelling at 10531 Springhill Crescent and the potential implications to both the Riparian Management Area (RMA) and the Environmentally Sensitive Area (ESA) associated with the west dike drainage canal. The applicant has worked very closely with staff to ensure that both the RMA and ESA areas were appropriately protected and enhanced through the project's landscaping plan.

Staff are recommending support for the requested Development Permit for this site.



David Brownlee
Planner 2

DCB:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$24,250.00 (based on total provided by landscape architect).

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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

Development Applications Division

DP 11-578116

Attachment 1

Address: 10531 Springhill Crescent

Applicant: Balandra Development Inc.

Owner: Clive Alladin

Planning Area(s): Steveston

Floor Area Gross: 366.31 m²

Floor Area Net: 316.33 m² (excluding garage area)

	Existing	Proposed
Site Area:	668 m ²	668 m ²
Land Uses:	Residential	Same
OCP Designation:	Neighbourhood Residential	Same
Area Plan Designation:	Single Family	Same
Zoning:	Single Detached (RS1/E)	Same
Number of Units:	1	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.47	none permitted
Lot Coverage:	Max. 45%	42%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Interior Side Yard:	Min. 1.8 m	1.8 m	None
Setback – Rear Yard:	Min. 6.0 m	More than 6.0 m	None
Height (m):	Max. 2.5 storeys	2.5 storeys (9.0 m)	None
Lot Size:	550 m ²	Approx. 668 m ²	None
Percent lot coverage by non-porous surfaces	70% max	59.2%	None
Total off-street Spaces:	2	2	None
Tandem Parking Spaces	not permitted	0	None



City of Richmond
Planning and Development Department

Development Permit

No. DP 11-578116

To the Holder: Balandra Development Inc.
Property Address: 10531 SPRINGHILL CRESCENT
Address: PO BOX 26529 BLUNDELL POST OFFICE
RICHMOND V7C5M9

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. 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 #2 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$24,250.00 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.
6. 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 11-578116

To the Holder: Balandra Development Inc.
Property Address: 10531 SPRINGHILL CRESCENT
Address: PO BOX 26529 BLUNDELL POST OFFICE
RICHMOND V7C5M9

7. 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 , .

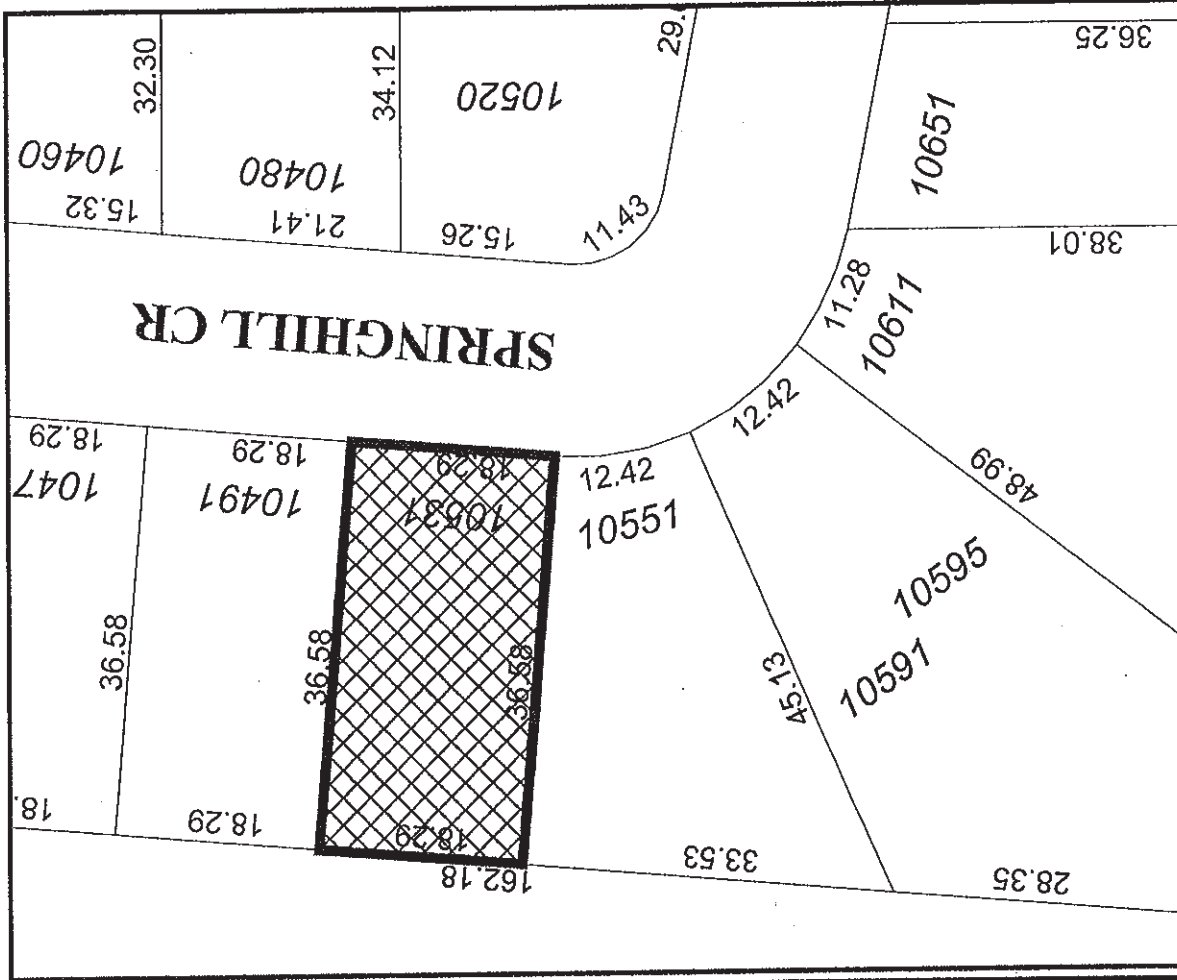
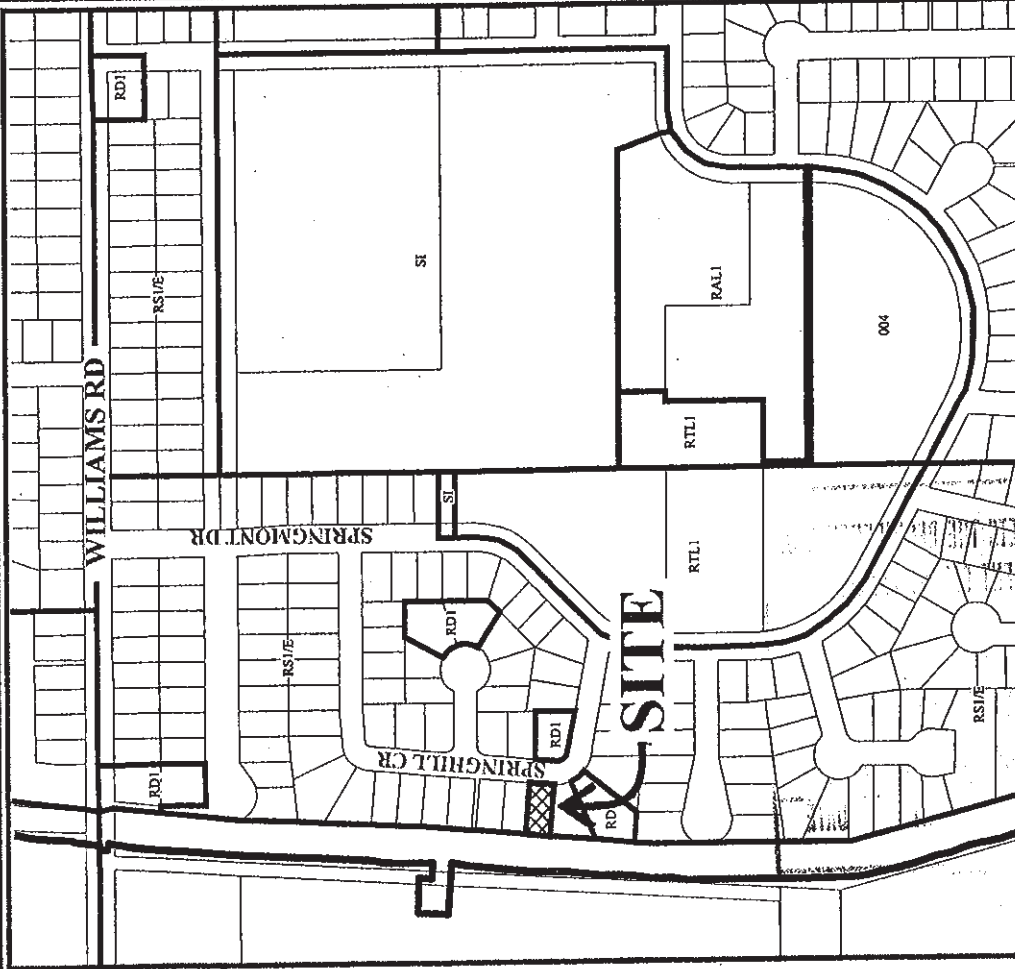
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



THE DEPTO
OF LANDS
AND FOREST

DP 11-578116 SCHEDULE "A"

Original Date: 05/11/11

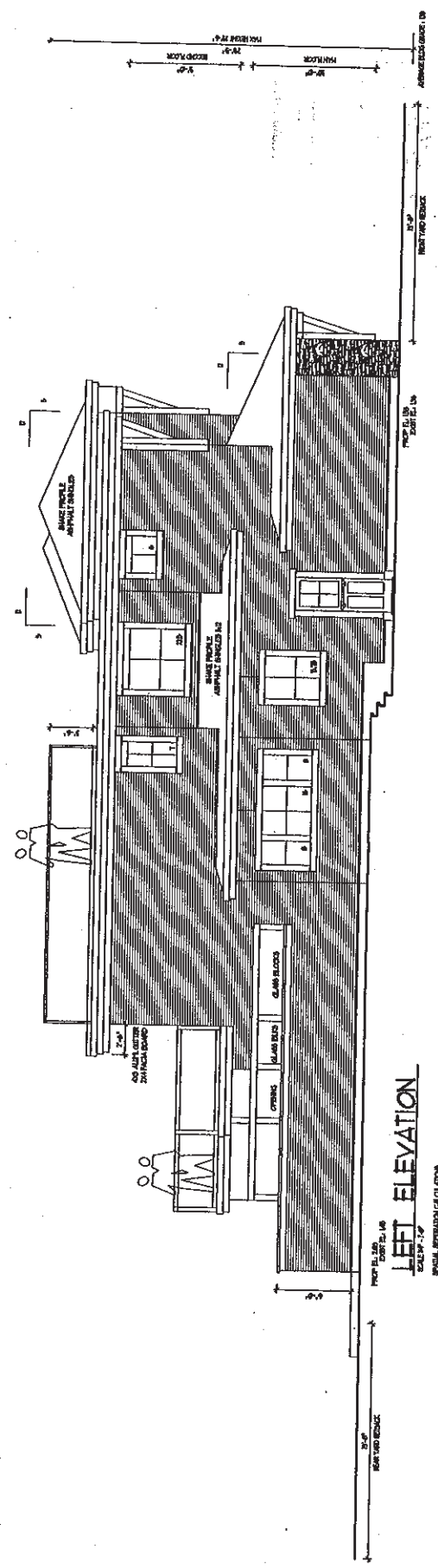
Revision Date:

Note: Dimensions are in METRES



LEFT ELEVATION

SPATIAL SEPARATION CALCULATION
BALL AREA: 0.06 SQFT
LIMITING DISTANCE 9.4" (24")
MAX ALLOWABLE UNPROTECTED OPENING AT 17" = 26 SQFT
PROPOSED UNPROTECTED OPENING = 26.05 SQFT



REAR ELEVATION

