



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: May 24, 2011
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.

A handwritten signature in black ink that reads "Brian Jackson".

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

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 , .

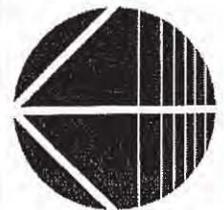
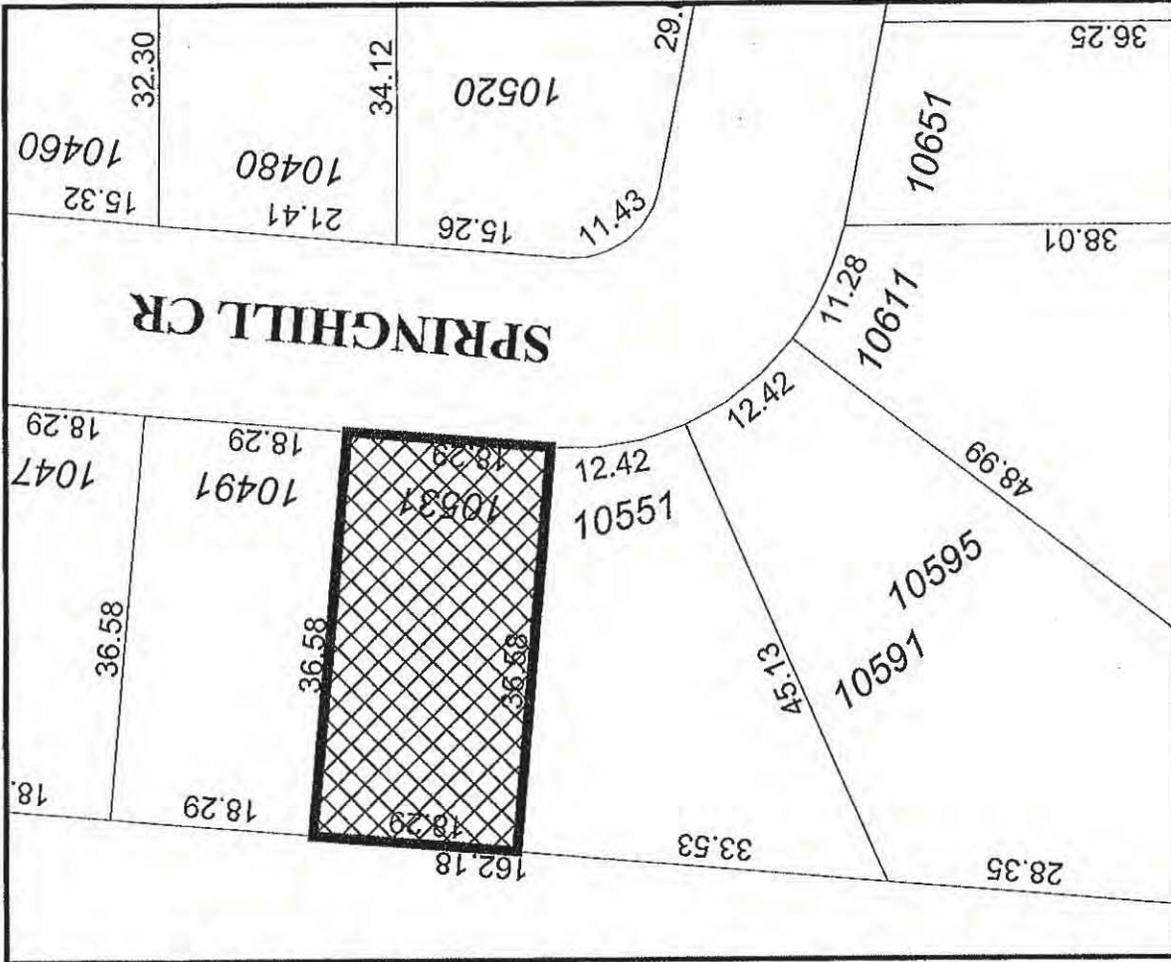
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 11-578116 SCHEDULE "A"

Original Date: 05/11/11

Revision Date:

Note: Dimensions are in METRES

REV.	DATE	DESCRIPTION
A	APRIL	ISSUED FOR CONSTRUCTION

BALANDRA

DESIGN BY GLENNCO

MISS. SPECIAL CONTRACT METHOD.

LOT 73

SECTION 34 BLOCK 4 HINDS HAVANE TRIST

100' WIDE

75' DEEP

LOT CALCULATION SHEET 16-2

LOT AREA 10,000 SQ. FT. (150' X 66.67')

MIN. ALLOWABLE FLOOR AREA 650 X 1000' = 750,000 SQ. FT.

MIN. ALLOWABLE FLOOR AREA 650 X 1000' = 750,000 SQ. FT.

TOTAL MIN. ALLOWABLE FLOOR AREA = 750,000 SQ. FT.

PROPOSED

HANDLAGE 100' X 100'

REAR YARD 75' X 100'

TOTAL 175' X 100'

GRADE ALLOWED THE SLIP

SIZE COVERAGE

75% ALLOWED 7500 SQ. FT. @ 100' X 100' FT.

PROPOSED 7500 SQ. FT.

ALLOWED COVERED AREA 100' X 100' = 10,000 SQ. FT.

PROPOSED COVERED AREA 10,000 SQ. FT.

BALANDRA

MISS. SPECIAL CONTRACT METHOD

BY GLENNCO

LOCAL ORDINANCES

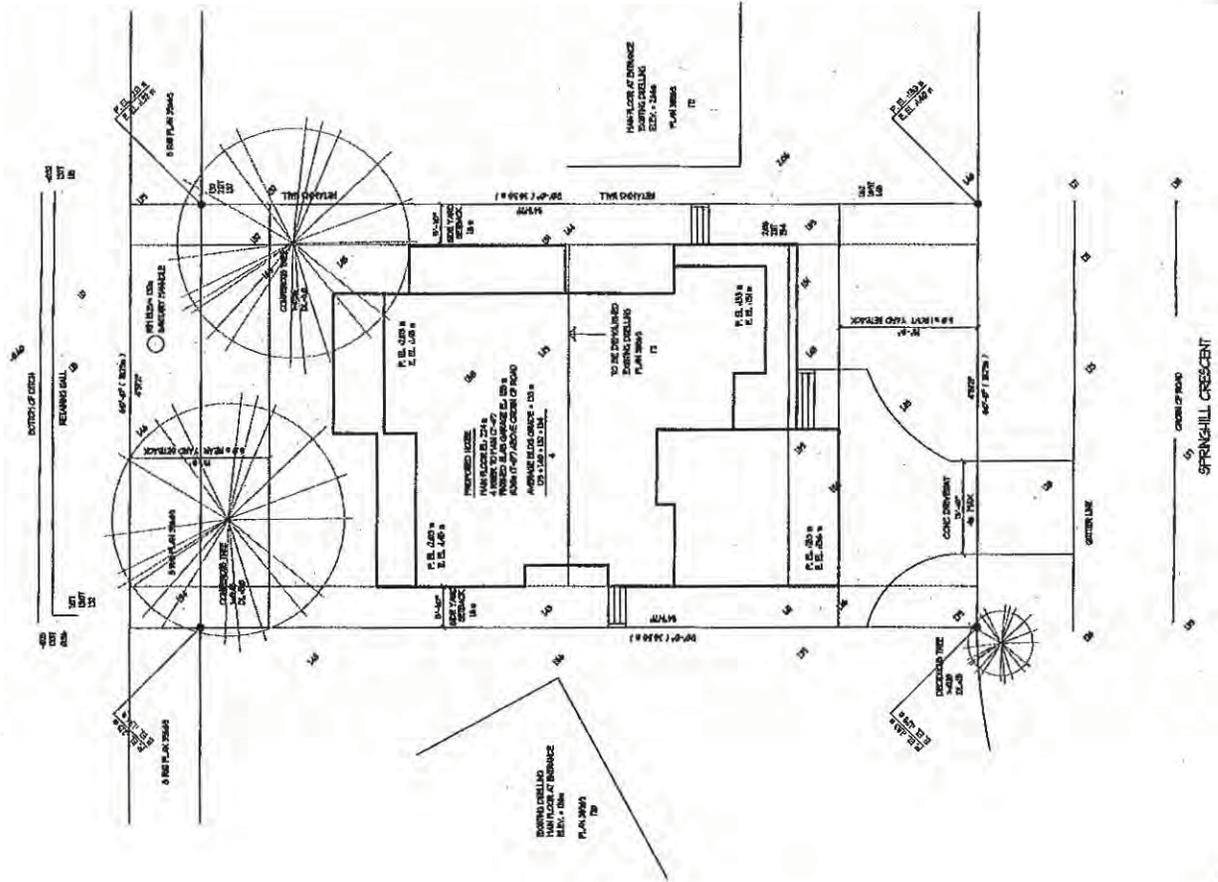
SECTION 23.02.02.01 HINDS HAVANE TRIST

100' WIDE

75' DEEP

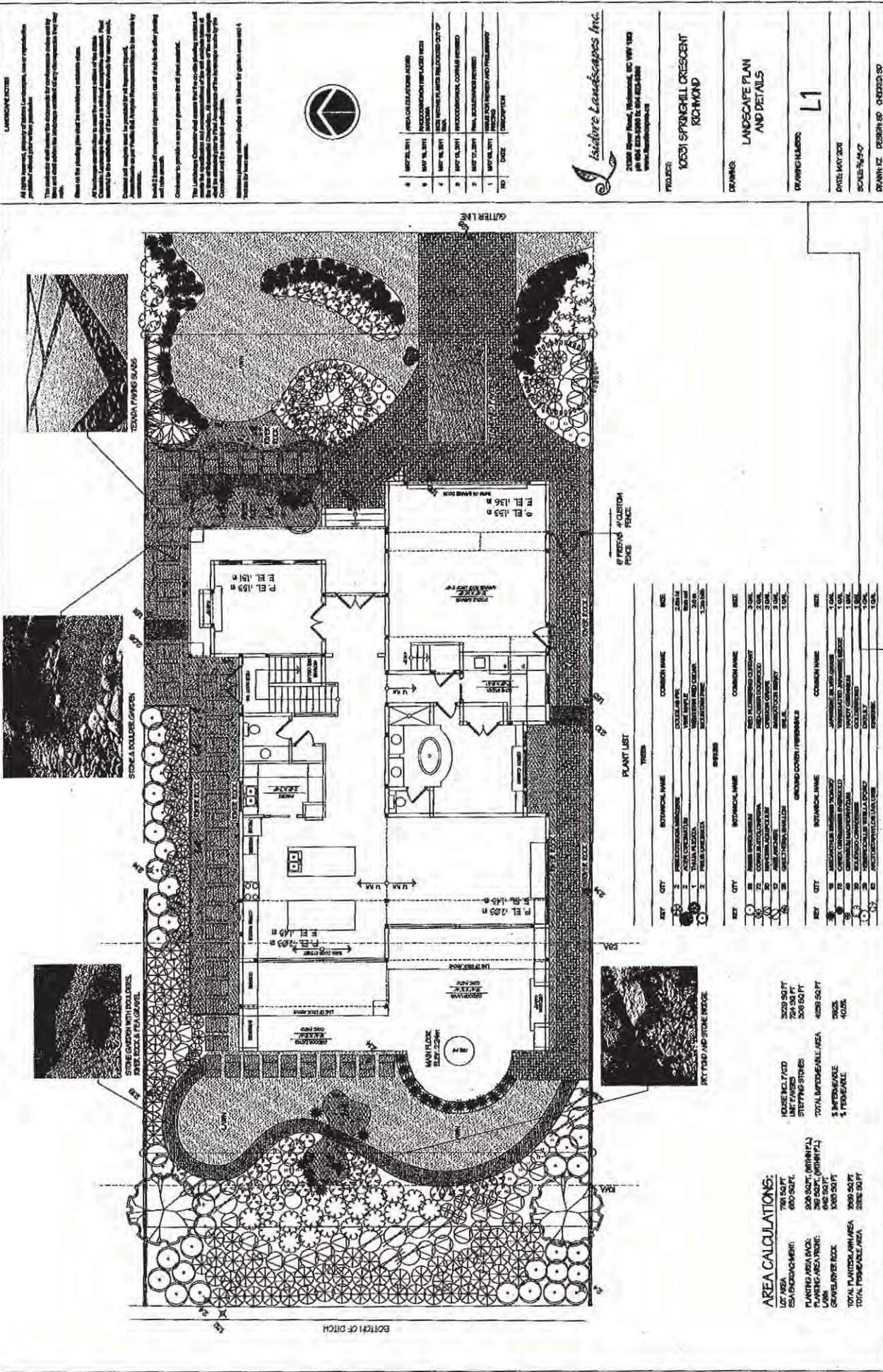
DP 11578116

JUN 15 2011



PLAN #1

PLAN #2



LANDSCAPE NOTES

All plants selected, quantity of plants, location, color, or variety should be indicated on the landscape plan.

The landscape plan is a guide to the landscape design. It is not a contract. The landscape designer is not responsible for the construction of the landscape. The landscape designer is responsible for the design of the landscape.

Plantings should be installed in accordance with the landscape plan. The landscape designer is not responsible for the construction of the landscape. The landscape designer is responsible for the design of the landscape.

Plantings should be installed in accordance with the landscape plan. The landscape designer is not responsible for the construction of the landscape. The landscape designer is responsible for the design of the landscape.

REVISIONS

NO.	DATE	DESCRIPTION
1	06/15/11	ISSUED FOR PERMITS
2	06/15/11	REVISED PER PERMITS
3	06/15/11	REVISED PER PERMITS
4	06/15/11	REVISED PER PERMITS
5	06/15/11	REVISED PER PERMITS
6	06/15/11	REVISED PER PERMITS
7	06/15/11	REVISED PER PERMITS
8	06/15/11	REVISED PER PERMITS
9	06/15/11	REVISED PER PERMITS
10	06/15/11	REVISED PER PERMITS

LANDSCAPE DESIGNER

Leisure Landscapes Inc.

2008 West Park, Richmond, BC V6V 1K9
 604-273-8888 or 604-273-8889
 www.leisurelandscapes.com

PROJECT

10051 SPRINGHILL CRESCENT
 RICHMOND

DRAWING

LANDSCAPE PLAN
 AND DETAILS

DRAWING NUMBER

L1

DATE

06/15/2011

SCALE

1/8" = 1'-0"

DRAWN BY

DESIGNER: SP ORDERED: SP

PLANT LIST

KEY	QTY	SYMBOLICAL NAME	COMMON NAME	SIZE
1	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
2	1	HALIMYDIA	WAX BERRY	2.00 M
3	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
4	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
5	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
6	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
7	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
8	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
9	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
10	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M

AREA CALCULATIONS:

LOT AREA	700 SQ FT
5% BUFFER HEIGHT	680 SQ FT
PLANTING AREA (RUCK)	500 SQ FT (MINI-TAL)
PLANTING AREA (RUCK)	200 SQ FT (MINI-TAL)
GRASS/LAWN/RUCK	1000 SQ FT
TOTAL PLANTING AREA	700 SQ FT
TOTAL FURNISHABLE AREA	2000 SQ FT

HOUSE CALCULATIONS:

HOUSE BUILT/FTD	3000 SQ FT
LAUNDRY	700 SQ FT
STEPPING STONES	300 SQ FT
TOTAL IMPERMEABLE AREA	4000 SQ FT
1% PERMEABLE	40 SQ FT
1% PERMEABLE	40 SQ FT

PLANT LIST

KEY	QTY	SYMBOLICAL NAME	COMMON NAME	SIZE
1	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
2	1	HALIMYDIA	WAX BERRY	2.00 M
3	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
4	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
5	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
6	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
7	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
8	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
9	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
10	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M

AREA CALCULATIONS:

LOT AREA	700 SQ FT
5% BUFFER HEIGHT	680 SQ FT
PLANTING AREA (RUCK)	500 SQ FT (MINI-TAL)
PLANTING AREA (RUCK)	200 SQ FT (MINI-TAL)
GRASS/LAWN/RUCK	1000 SQ FT
TOTAL PLANTING AREA	700 SQ FT
TOTAL FURNISHABLE AREA	2000 SQ FT

HOUSE CALCULATIONS:

HOUSE BUILT/FTD	3000 SQ FT
LAUNDRY	700 SQ FT
STEPPING STONES	300 SQ FT
TOTAL IMPERMEABLE AREA	4000 SQ FT
1% PERMEABLE	40 SQ FT
1% PERMEABLE	40 SQ FT

PLANT LIST

KEY	QTY	SYMBOLICAL NAME	COMMON NAME	SIZE
1	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
2	1	HALIMYDIA	WAX BERRY	2.00 M
3	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
4	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
5	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
6	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
7	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
8	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
9	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M
10	1	PERSEA FORSYTHIENSIS	COLLEGE BERRY	2.00 M

