



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 16, 2026

From: Joshua Reis
Director, Development

File: DV 25-028927

Re: Application by Brad Dore for a Development Variance Permit at
10371 Springwood Crescent

Staff Recommendation

That a Development Variance Permit be issued to permit a detached garage to be located in the rear yard and which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a. Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.4 m; and
- b. Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.

Staff Report

Origin

Brad Dore, on behalf of the owners, Stephen and Susan Samuel, has applied to the City of Richmond to vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m (~20 ft.) to 1.4 m (~4.5 ft.), and reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m (~10 ft.) to 1.2 m (~4 ft.).

The intent of these variances is to facilitate the construction of a detached, two-car garage in the rear yard of a property zoned “Small-Scale Multi-Unit Housing (RSM/L)” at 10371 Springwood Crescent. Location and aerial maps of the subject property are provided in Attachment 1.

The proposed Development Variance Permit (DVP) does not result in any required upgrades to existing servicing utilities or frontage improvements.

Background

On September 24, 2025, a Building Permit (BP) (BP 25-019551) was issued for the subject property to construct a new single-detached dwelling, with parking provided via an uncovered parking pad accessed from Springwood Crescent in the southwest corner of the property. The new single-detached dwelling unit has been constructed but has not yet received final inspection.

The applicant has submitted the subject DVP application to replace the parking pad with a detached two-car garage. No change to the location of the previously approved driveway 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.

Development surrounding the subject property is as follows:

To the north: Single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the east: Across Springmont Drive, a two-storey townhouse complex zoned “Low Density Townhouses (RTL1)”.

To the south: Across Springwood Crescent Road, single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the west: Single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed staff comments identified as part of the review of the subject DVP 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 “Small-Scale Multi-Unit Housing (RSM/L)” zone, except for the zoning variance noted below.

Zoning Compliance/Variations

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

- a) Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m (~20 ft.) to 1.4 m (~4.5 ft.); and
- b) Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m (~10 ft.) to 1.2 m (~4 ft.).

Staff supports the proposed variances for the following reasons:

- *The garage would have a building height of 4.0 m (~13 ft.) and would be adjacent to the side elevation of the adjacent detached dwelling to the west at 10391 Springwood Crescent, with no windows facing the neighbouring property. Accordingly, the proposed garage is not anticipated to impact the neighbouring property by way of overlooking or overshadowing of primary windows or the rear garden. The adjacent property owners at 10391 Springwood Crescent have submitted their written support for the proposed variance (Attachment 3).*
- *The garage would have a siting, form and massing that generally aligns with the existing development pattern on Springwood Crescent, where it is typical for garages to be located adjacent to the main dwelling entrance and fronting the street. The main dwelling entrance for the subject property is on Springwood Crescent.*
- *Private outdoor space for the dwelling are provided on-site within the front, rear and side yards.*
- *Landscaping improvements are proposed, including five new trees, exceeding the minimum requirements of the Tree Protection Bylaw. Prior to DVP issuance, the applicant is required to provide a landscape security based on 100 per cent of the landscape cost estimate, including 10 per cent contingency, to ensure that planting is installed consistent with the approved plans.*

Analysis

Under the City’s RSM zoning, a 6.0 m (~20 ft.) separation distance (or setback) is required between a building located within the required rear yard and a building containing a dwelling unit in order to preserve this area for private outdoor space. The subject property contains one unit, with private outdoor space proposed in the front, rear, and side yards in excess of Zoning Bylaw 8500 requirements.

The applicant has recently completed construction of a 325 m² (~3,500 ft²) single detached dwelling on the subject property (BP 25-019551), with parking provided via an uncovered parking pad with access from Springwood Crescent. The proposed application is to facilitate construction of a 33 m² (~355 ft²), single-storey, two-car garage on the southwest corner of the property in place of the parking pad. No change to the location of driveway access or the number of on-site parking spaces is proposed.

Floodplain Management and Implementation

The proposed development will be constructed to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title is required prior to DVP issuance.

Conditions of Adjacency

The subject property is a corner lot and has frontage on both Springmont Drive (east) and Springwood Crescent (south). As per Zoning Bylaw 8500, the front yard (east yard) of the property faces Springmont Drive, while the rear yard (west yard) abuts the side yard of the adjacent property at 10391 Springwood Crescent. The main dwelling entrance and driveway access for the subject property is from the side yard, which fronts Springwood Crescent. While the proposed garage is located in the property's rear yard given its corner lot orientation, the location of the proposed garage fronting Springwood Crescent and its setback from the neighbouring property is generally consistent with properties located on the street.

The proposed single-storey garage would be 4.0 m (~13 ft.) in height and setback from the neighbouring property at 10391 Springwood Crescent by 1.2 m (~4 ft.). The garage would contain no windows facing the neighbouring property. In addition, perimeter landscaping would be incorporated between the proposed garage and 10391 Springwood Crescent to mitigate visual impact on the neighbouring property.

Consistent with the newly constructed house, the proposed garage is designed in a traditional, Craftsman-inspired style, incorporating front-facing cementitious shingles and board-and-batten siding, both finished in off-white to match the colour of the house

Landscape Design

There are no existing on-site trees on the subject property. As a condition of BP issuance (BP 25-019551) for the single detached dwelling on the subject property, two new trees were required in accordance with Zoning Bylaw 8500. An 8 cm caliper dogwood and an 8 cm caliper magnolia were proposed. These trees will be planted as part of the landscaping works associated with the construction of the new single detached dwelling.

An additional three new trees are proposed, including one maple, one nectarine and one Kwanzan cherry tree. The proposed landscape plan also includes a variety of shrubs, perennials and ornamental grass.

Prior to DVP issuance, the applicant is required to provide a landscape security based on 100 per cent of the landscape cost estimate, including 10 per cent contingency, to ensure plantings are implemented in accordance with the approved plans. The applicant will also be required to enter into a legal agreement which specifies the terms and maintenance period associated with the landscape security.

Conclusion

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.

A copy of the applicable DVP Considerations which have been reviewed and signed by the applicant are attached (Attachment 4).

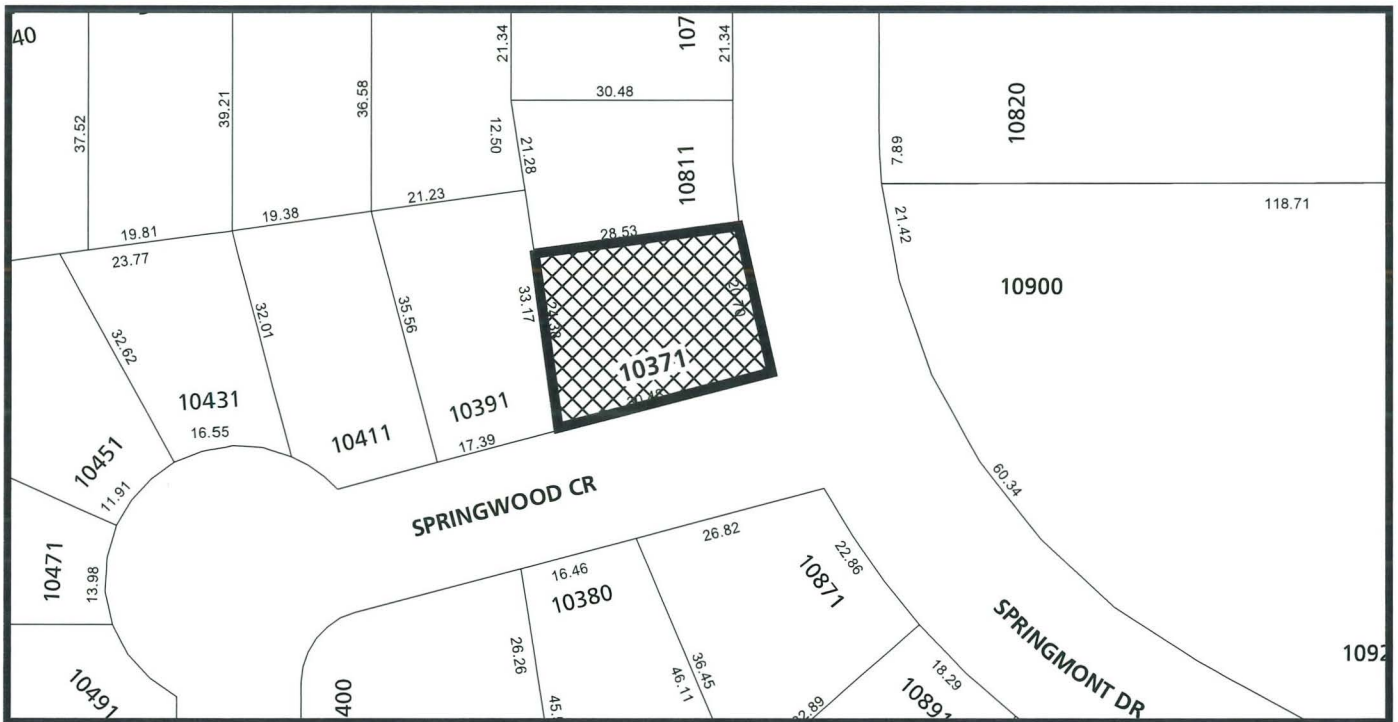
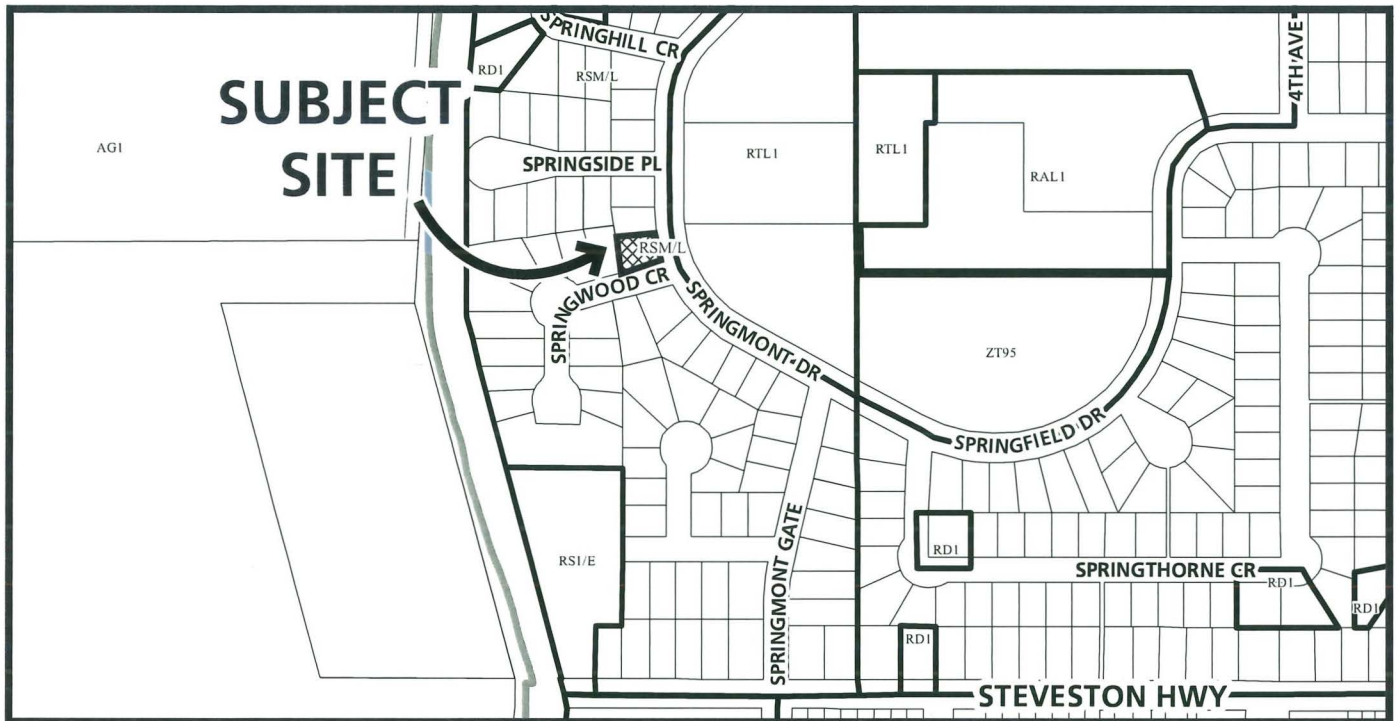
Respectfully submitted,

Andrew Norton, Manager, Development – West

Report Contributors

This report was prepared by Mark Tennenhouse, Planning Technician.

- Att.
1. Location Map
 2. Development Application Data Sheet
 3. Letter of Support
 4. Development Variance Permit Considerations (signed copy on file)



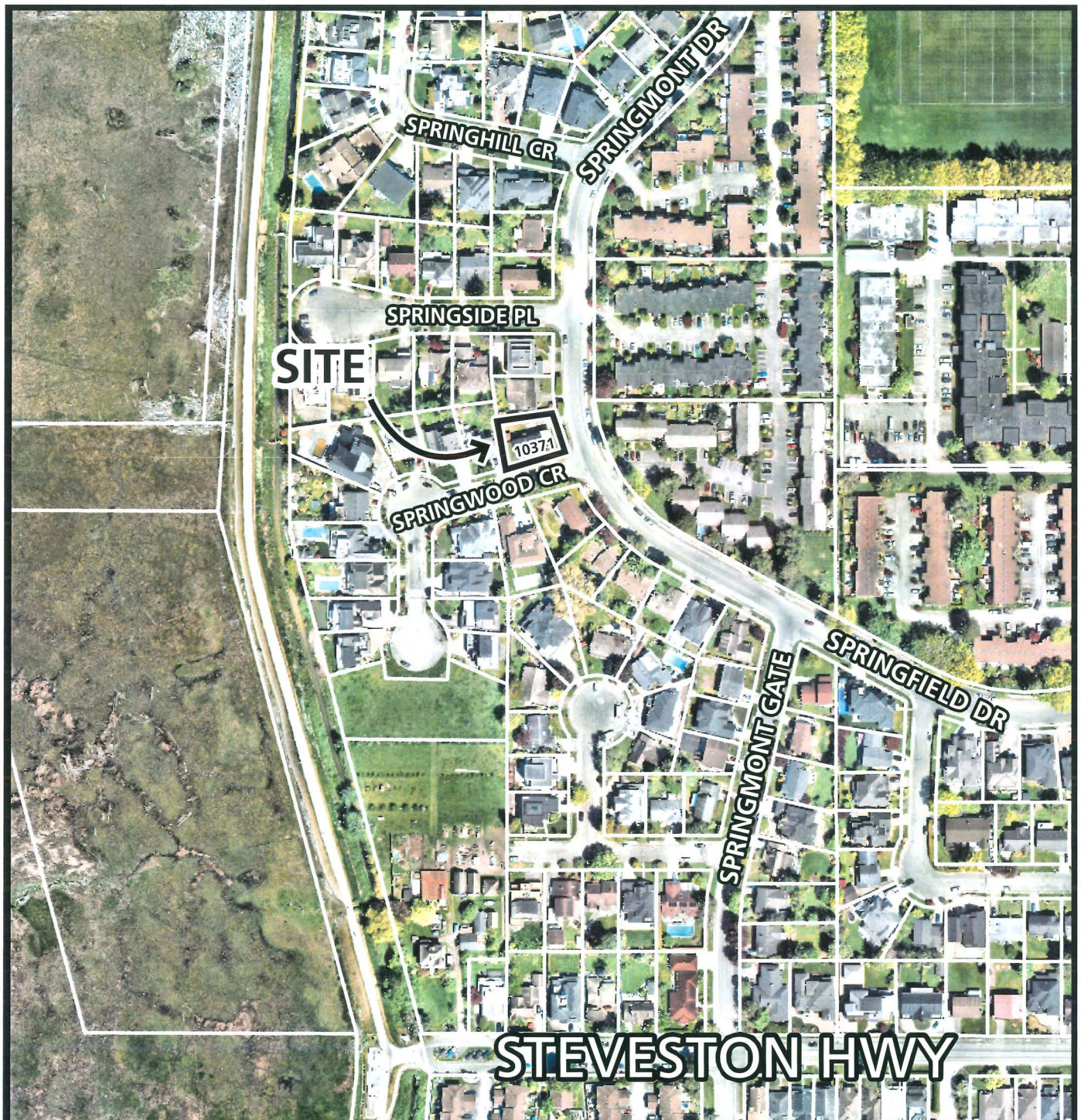
DV 25-028927

Original Date: 09/15/26
Revision Date: 09/15/26

Note: Dimensions are in METRES



City of
Richmond



DV 25-028927

Original Date: 09/15/26
Revision Date: 09/15/26

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Division

DV 25-028927

Address: 10371 Springwood Crescent

Applicant: Brad Dore

Owner: Stephen and Susan Samuel

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	656 m ² (~ 7,061 ft ² .)	No change
Land Uses:	Single-Detached Residential	Single Detached Residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No change
Number of Units:	1	1

Criteria	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.55 FAR for up to 464.5 m ² of the lot area, plus 0.3 FAR for the remainder together with 40.0 m ² per lot for accommodating on-site parking.	Max 0.55 FAR for up to 464.5 m ² of the lot area, plus 0.3 FAR for the remainder together with 40.0 m ² per lot for accommodating on-site parking.	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: 38% Non-porous surfaces: 66% Live Landscaping: 32%	None
Lot Size:	550.0 m ² (5,920 ft ²)	656 m ² (~7,061 ft ² .)	None
Setback – Front Yard:	Min. 6.0 m (~20 ft)	6.0 m (~20 ft.)	None
Setback – Side Yard (north):	Min. 2.0 m (~7 ft)	2.66 m (~9 ft.)	None
Setback – Exterior Side Yard (south):	Min. 3.0 m (~10 ft)	4.6 m (~15ft)	None
Setback – Rear Yard	6.0 m (19.68 ft) and a function of the lot depth – 7.38 m (~24 ft)	6.0 m (19.68 ft) and 8.1 m (~27 ft)	None
Garage Height:	Max. 5.0 m (16.4 ft)	3.98 m (~13.1 ft)	None
Building separation between a building located in a rear yard and a building containing a dwelling unit	Min. 6.0 m (~20 ft)	1.4 m (~4.5 ft)	Variance Requested

ATTACHMENT 2

Setback from the rear lot line to a building located within the rear yard	Min. 3.0m (~10 ft)	1.2 m (~ 4 ft)	Variance Requested
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From: Christopher Maika <chris@buildingspace.ca>
Sent: Wednesday, February 25, 2026 3:00 PM
To: DevApps <DevApps@richmond.ca>
Subject: DV 25-028927 10371 Springwood Cres

Hello,

I am writing this email in support the application in the subject line.

I own and reside at the property to the west, 10391 Springwood Crescent. and immediately adjacent to the proposed garage.

Please let me know if you require any further information.

Sincerely,

Christopher Maika

10391 Springwood Crescent, Richmond, BC V7E 1X5

604 726 5839



City of
Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10371 Springwood Crescent

File No.: DP 25-028927

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

1. **(Flood Covenant)** Registration of a flood indemnity covenant on title (2.9 m / Area A).
2. **(Landscape Security & Agreement)** Enter into a legal agreement and submission of a Letter of Credit for landscaping based on 100% of the cost estimate provided by a registered landscape architect (including installation costs and 10% contingency), to the satisfaction of the Director of Development.
3. **(Notice Fees)** Payment of all fees in full for costs associated with the Development Permit Panel Meeting Notices, consistent with the City's consolidated Fee Bylaws No 8636, as amended.

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

4. **(Compliance with DP Plans)** Demonstrate compliance with the Development Permit Plans.

Note:

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

Signed _____

Date _____



City of Richmond

Development Variance Permit

No. DV 25-028927

To the Holder: Stephen and Susan Samuel

Property Address: 10371 Springwood Crescent

Address: 10371 Springwood Crescent

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 to:
 - a) Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.4 m; and
 - b) Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.
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 (Plan #1-3).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of 100% of the estimated costs of the landscaping works plus a 10% contingency 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.

This Permit is not a Building Permit.

To the Holder: Stephen and Susan Samuel

Property Address: 10371 Springwood Crescent

Address: 10371 Springwood Crescent

AUTHORIZING RESOLUTION NO.
DAY OF , .

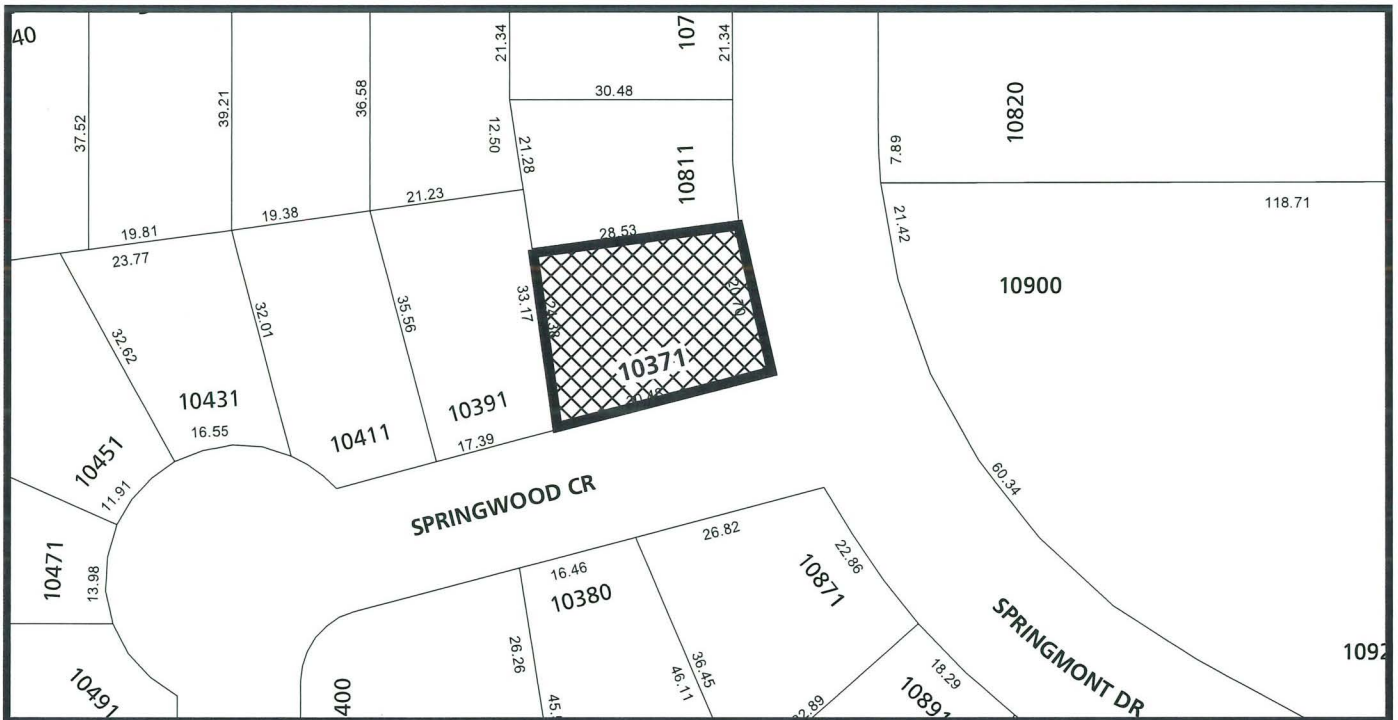
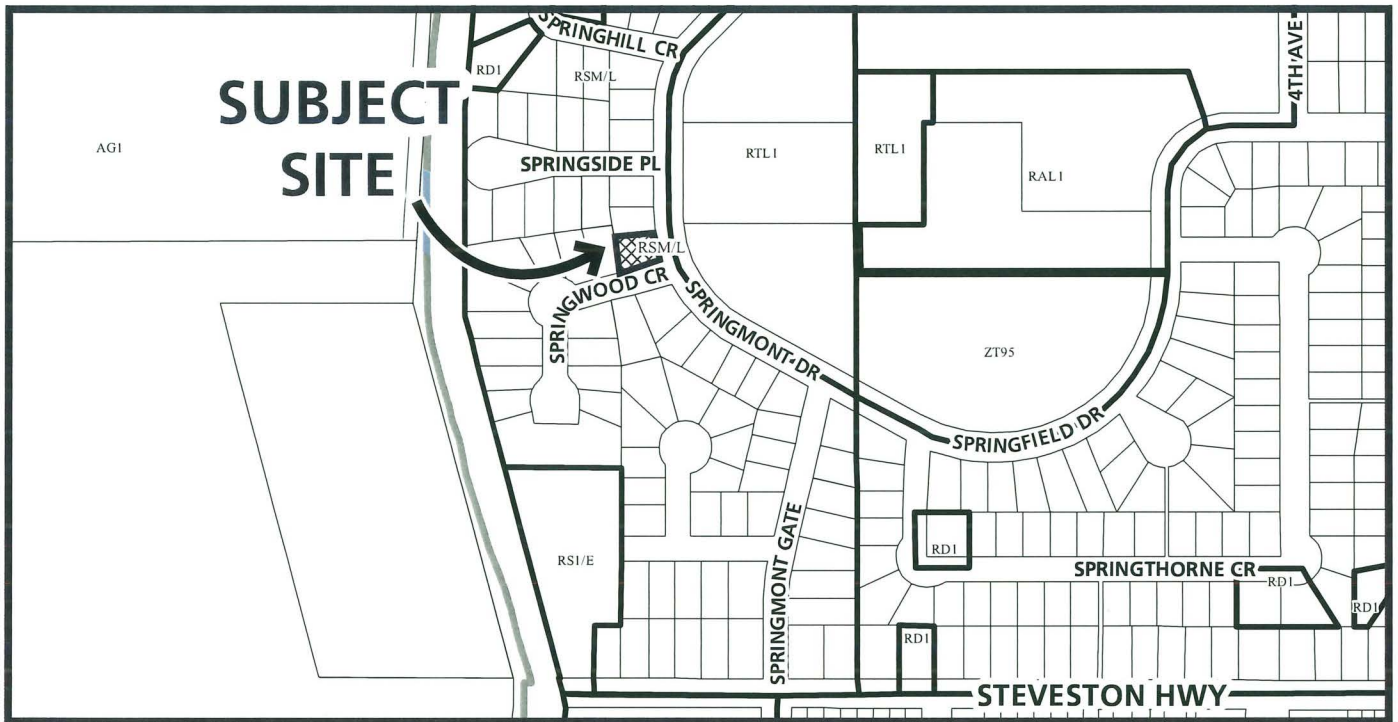
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of
Richmond



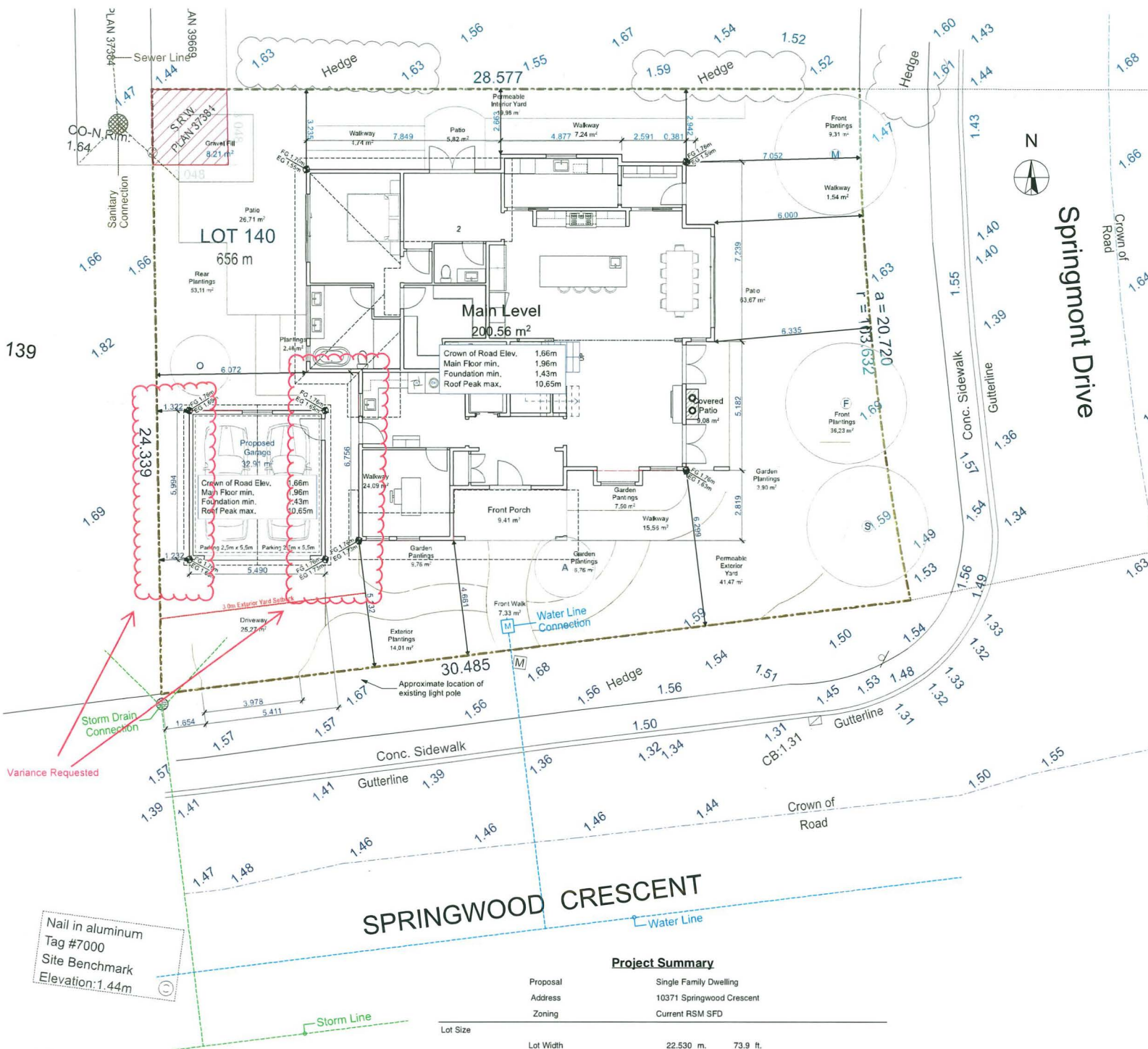
DV 25-028927
SCHEDULE "A"

Original Date: 09/15/26
Revision Date: 09/15/26

Note: Dimensions are in METRES

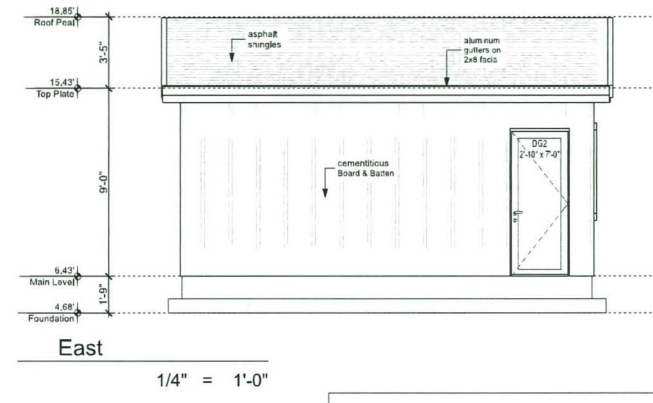
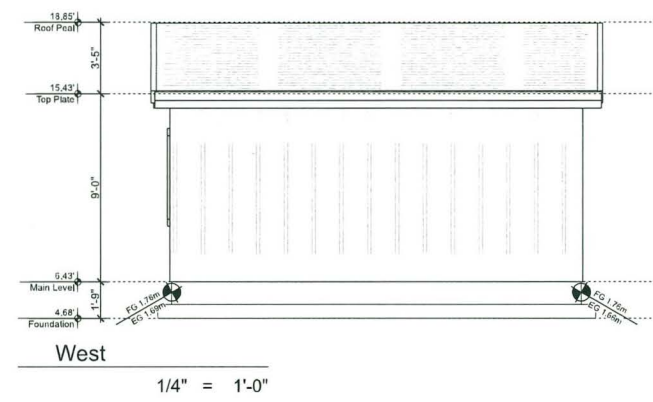
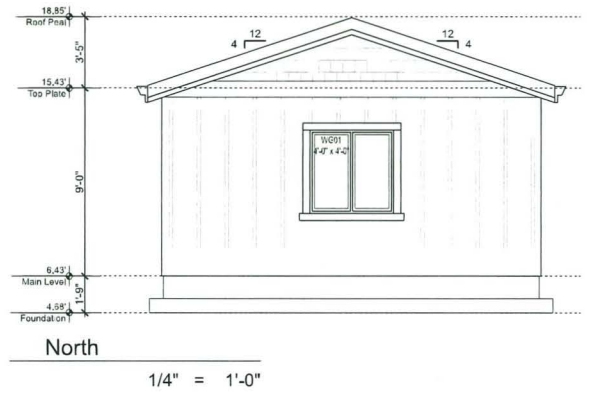
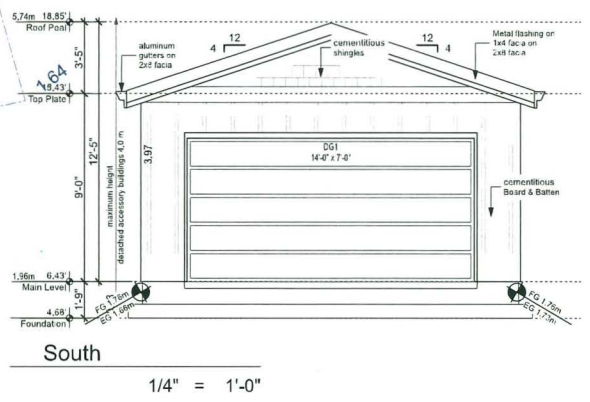
Development Variance Detached Garage 10371 Springwood Crescent

Plan #1
DV 25-028927
September 15, 2026



Site Plan
1/8" = 1'-0"

Project Summary				
Proposal	Single Family Dwelling			
Address	10371 Springwood Crescent			
Zoning	Current RSM SFD			
Lot Size				
Lot Width	22.530 m.	73.9 ft.		
Lot Depth	29.531 m.	96.9 ft.		
Site Area	656.0 m²	7,061 s.f.		
	ALLOWABLE		Proposed	
FAR 0.55 on 464.5 m2	255.48 m²	2750 s.f.		
FAR 0.30 in access of 464.5 m2	57.45 m²	618 s.f.		
Allowable FAR	312.93 m²	3368 s.f.		
Stairs and open to below	10.00 m²	108 s.f.		
Step Code 4 green building system	2.35 m²	25 s.f.		
Total FAR	325.28 m²	3501 s.f.	325.25 m²	3501 s.f.
Flex Space (Garage only)	40.00 m²	431 s.f.	32.91 m²	354 s.f.
10% of floor area for covered areas	32.53 m²	350 s.f.	18.49 m²	199 s.f.
Permitted Lot Coverage 45% for buildings	295.20 m²	3178 s.f.	251.95 m²	2712 s.f.
Permitted non-porous surfaces 70%	459.20 m²	4943 s.f.	433.92 m²	4671 s.f.
Landscaping with live plant material 20%	131.20 m²	1412 s.f.	212.72 m²	2290 s.f.
Live landscaping of required front yard	75.85 m²	816 s.f.	79.91 m²	860 s.f.
Heights				
Maximum building height pitched roof	9.00 m.	29.53 ft.	8.83 m.	28.97 ft.
Yards & Setbacks				
Front Yard	6.00 m.	19.69 ft.	6.00 m.	19.69 ft.
20% Rear Yard 60% of rear wall at 1st storey	6.00 m.	19.69 ft.	6.07 m.	19.92 ft.
25% Rear Yard (maximum 10.7m)	7.38 m.	24.22 ft.	8.10 m.	26.59 ft.
Side Yard	1.20 m.	3.94 ft.	2.66 m.	8.74 ft.
Flanking Yard	3.00 m.	9.84 ft.	4.66 m.	15.29 ft.



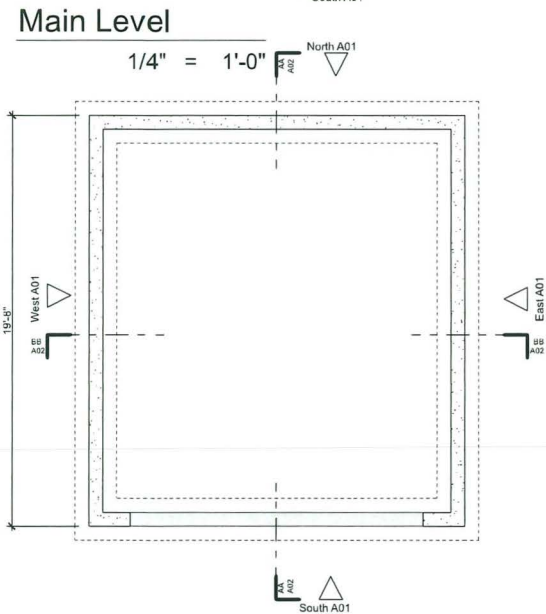
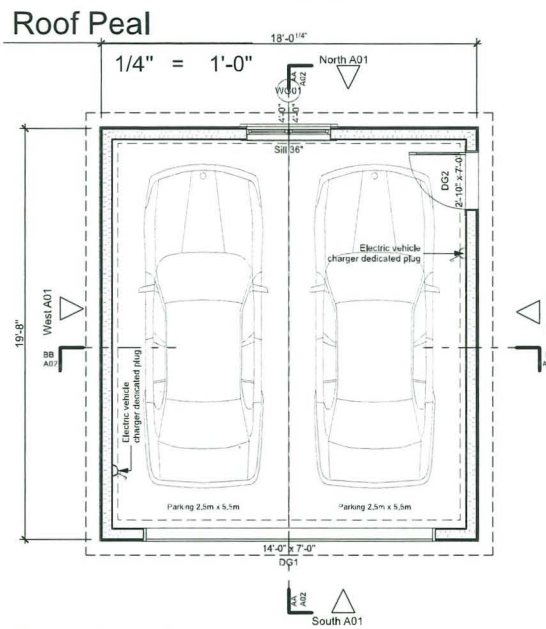
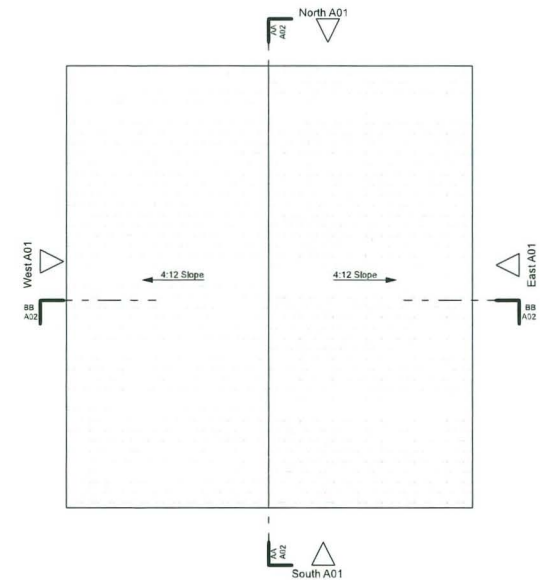
Legal Address
Lot 239, Block 4North, Plan NWP32810
Section 33, Range 6West
New Westminster Land District
PID 003-419-681

Sheet Index	
Layout ID	Layout Name
A01	Cover Sheet
A02	Garage Plans & Imperability

Development Variance
Detached Garage
10371 Springwood Crescent
Richmond, BC

Cover Sheet	
Status Issued for Development Variance Permit	Date 2026-09-14
A01	

The design and specifications of all drawings conform to BCBC 2024
All drawings are to SCALE in the absence of a dimension the drawings may be scaled



Foundation
1/4" = 1'-0"

Project Summary				
Proposal	Single Family Dwelling			
Address	10371 Springwood Crescent			
Zoning	Current RSM SFD			
Lot Size				
Lot Width	22.530 m.	73.9 ft.		
Lot Depth	29.531 m.	96.9 ft.		
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	ALLOWABLE		Proposed	
FAR 0.55 on 464.5 m2	255.48 m ²	2750 s.f.		
FAR 0.30 in access of 464.5 m2	57.45 m ²	618 s.f.		
Allowable FAR	312.93 m ²	3368 s.f.		
Stairs and open to below	10.00 m ²	108 s.f.		
Step Code 4 green building system	2.35 m ²	25 s.f.		
Total FAR	325.28 m ²	3501 s.f.	325.25 m ²	3501 s.f.
Flex Space (Garage only)	40.00 m ²	431 s.f.	32.91 m ²	354 s.f.
10% of floor area for covered areas	32.53 m ²	350 s.f.	18.49 m ²	199 s.f.
Permitted Lot Coverage 45% for buildings	295.20 m ²	3178 s.f.	251.95 m ²	2712 s.f.
Permitted non-porous surfaces 70%	459.20 m ²	4943 s.f.	433.92 m ²	4671 s.f.
Landscaping with live plant material 20%	131.20 m ²	1412 s.f.	212.72 m ²	2290 s.f.
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25% Rear Yard (maximum 10.7m)	7.38 m.	24.22 ft.	8.10 m.	26.59 ft.
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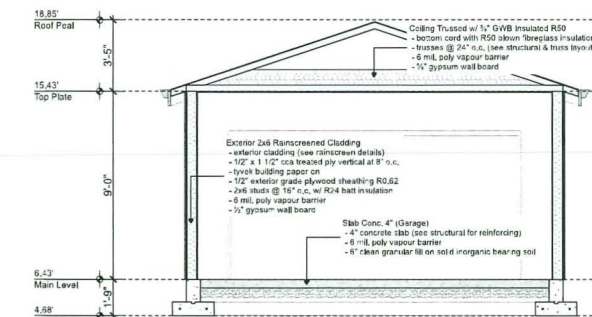
Lot Coverage Areas	
Covered Patio	97.75
Front Porch	101.25
Main Level	2,158.76
Proposed Garage	354.23
	2,711.99 ft ²
Covered Areas	
Covered Patio	97.75
Front Porch	101.25
	199.00 ft ²
Permeable Areas	
Exterior Plantings	150.76
Front Plantings	100.22
Front Plantings	390.00
Garden Plantings	105.03
Garden Plantings	80.75
Garden Plantings	72.75
Garden Plantings	42.02
Gravel Fill	88.33
Permeable Exterior Yard	446.41
Permeable Interior Yard	215.04
Plantings	26.68
Rear Plantings	571.68
	2,289.67 ft ²

Impermeable Areas Lot 1	
Covered Patio	97.75
Driveway	272.01
Front Porch	101.25
Front Walk	78.85
Main Level	2,158.76
Patio	287.48
Patio	62.63
Patio	685.31
Proposed Garage	354.23
Walkway	51.05
Walkway	77.88
Walkway	259.35
Walkway	167.53
Walkway	16.63
	4,670.71 ft ²

Plan #2
DV 25-028927
September 15, 2026

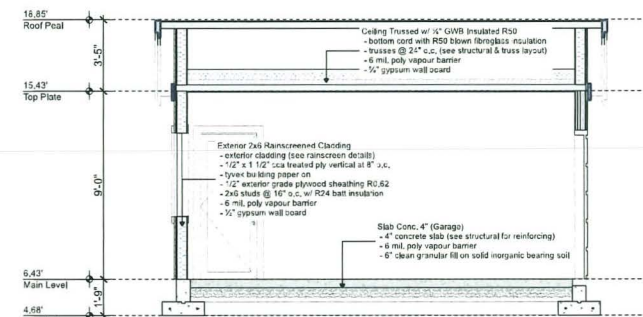
Site Impermeable Plan

3/16" = 1'-0"



Section

1/4" = 1'-0"



Section

1/4" = 1'-0"

Barstow
CONSTRUCTION
778.892.5462
info@barstowconstruction.com
www.barstowconstruction.com/

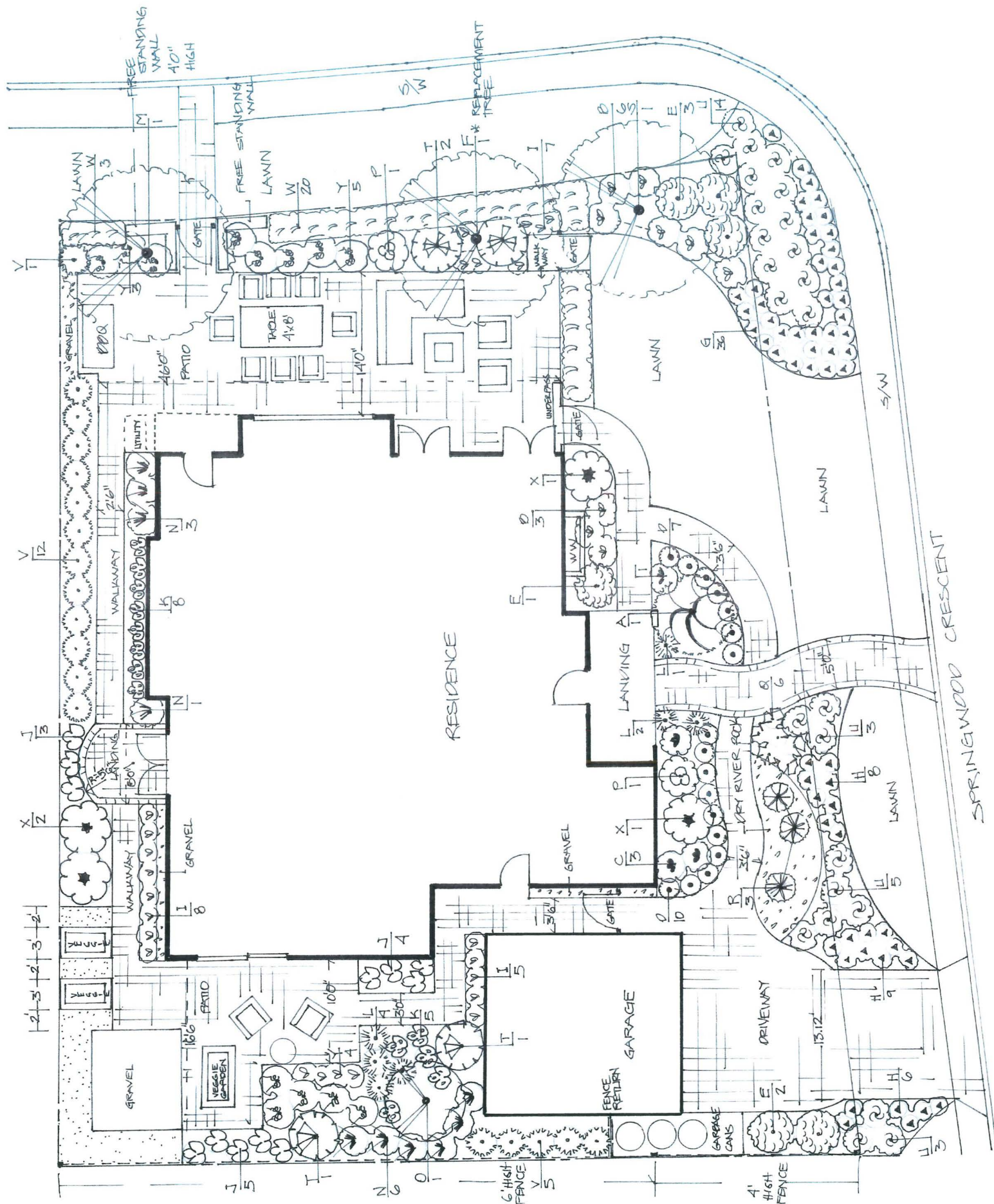
Development Variance
Detached Garage
10371 Springwood Crescent
Richmond, BC

The design and specifications of all drawings
conform to BCBC 2024
All drawings are to SCALE in the absence of a
dimension the drawings maybe scaled

Garage Plans &
Impermeability

Status Issued for Development
Variance Permit
Date 2026-09-14

A02



Plan #3
DV 25-028927
September 15, 2026

PLANT LIST		SPRINGWOOD		01-Jun-26	
EXECUTIVE	TYPE	SIZE	SPACING	TYP	EXP
Shade	B-shade	3'	8'0" oc	DT	S
Shade	C-shade	3'	8'0" oc	DT	S
Shade	D-shade	3'	8'0" oc	DT	S
Shade	E-shade	3'	8'0" oc	DT	S
Shade	F-shade	3'	8'0" oc	DT	S
Shade	G-shade	3'	8'0" oc	DT	S
Shade	H-shade	3'	8'0" oc	DT	S
Shade	I-shade	3'	8'0" oc	DT	S
Shade	J-shade	3'	8'0" oc	DT	S
Shade	K-shade	3'	8'0" oc	DT	S
Shade	L-shade	3'	8'0" oc	DT	S
Shade	M-shade	3'	8'0" oc	DT	S
Shade	N-shade	3'	8'0" oc	DT	S
Shade	O-shade	3'	8'0" oc	DT	S
Shade	P-shade	3'	8'0" oc	DT	S
Shade	Q-shade	3'	8'0" oc	DT	S
Shade	R-shade	3'	8'0" oc	DT	S
Shade	S-shade	3'	8'0" oc	DT	S
Shade	T-shade	3'	8'0" oc	DT	S
Shade	U-shade	3'	8'0" oc	DT	S
Shade	V-shade	3'	8'0" oc	DT	S
Shade	W-shade	3'	8'0" oc	DT	S
Shade	X-shade	3'	8'0" oc	DT	S
Shade	Y-shade	3'	8'0" oc	DT	S
Shade	Z-shade	3'	8'0" oc	DT	S

Notes:
-All dimensions /elevations are approximate, and are to be verified on site.
-All work to be performed in accordance with BCUNA/BCSLA standards.
-Design is subject to Municipal approval and permits.
-Bottom of wall (B.W.) refers to the bottom of the wall elevation at finished grade and doesn't take into account footings. (T.W.) refers to Top of wall elevation.
-This is not a construction detail drawing.
-Assume Permit required for sets of Retaining Walls supporting a slope if less than 1:2 (1 rise to 2 run) even if Engineering not required in your Municipality.
-Custom Rooflines, Retaining Walls and Decks must be Engineered by others.
-Conduit must be placed in new walls, and under new walks, patios, driveway as an allowance for irrigation and electrical.



BEDARD
LANDSCAPE
DESIGN

604-318-0221
vbedard@shaw.ca

Date	JUNE 2026
Scale	3/16" = 1'0"
Drawn	V. BEDARD
Job	
Sheet	
Of	Sheets

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