



City of  
Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** June 21, 2016

**From:** Wayne Craig  
Director of Development

**File:** DP 16-727168

**Re:** Application by Pritam Samra for a Development Permit at 7311 No. 5 Road

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of a single-family dwelling with a detached garage on a site with an Environmentally Sensitive Area designation at 7311 No. 5 Road, on a site zoned Agriculture (AG1).

Wayne Craig  
Director of Development

DCB:blg

## Staff Report

### Origin

Pritam Samra has applied to the City of Richmond for permission to develop a single-family dwelling with a detached garage at 7311 No. 5 Road on a 2,023 m<sup>2</sup> (21,776 ft<sup>2</sup>) site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road. The site is zoned "Agriculture (AG1)", and is currently vacant as the previous dwelling was removed.

The site will not require a rezoning as the proposed use conforms to the existing "Agriculture (AG1)" zoning.

### Development Information

The development proposal involves the construction of a single-family dwelling with a detached garage and a new driveway. The front 50 m of the site are proposed to be filled to accommodate the 590.34 m<sup>2</sup> (6,352.2 ft<sup>2</sup>) house and to address the flood construction elevation requirements. A separate soil fill application is not required where the area of fill is less than 0.2 ha. The rear portion of the lot will be retained at the existing grades, but replacement and upgrading of the existing septic field will encroach into the Environmentally Sensitive Area (ESA) which currently covers approximately half of the site (985 m<sup>2</sup>).

A detailed report by Keystone Environmental (report dated Jun 8, 2016) indicates that the development project will result in identifiable negative impacts to the environmentally sensitive features on the site over an area of approximately 300 m<sup>2</sup>. A mitigation/compensation plan to address the proposed encroachment is outlined later in this report.

Please refer to the 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 north and south: Lots of similar size (approximately 1,656 m<sup>2</sup> to 2,023 m<sup>2</sup>) all zoned Agriculture (AG1) and containing single-family dwellings.
- On the east side of No. 5 Road: are large (typically 13,100 m<sup>2</sup> to 30,400 m<sup>2</sup> sized lots) zoned Agriculture (AG1). These lots are either farmed or tree covered.
- To the west: A heavily treed, 20 m wide, un-opened roadway designated as an Environmentally Sensitive Area (ESA). West of that are large farmed lots (typically 2.73 ha [6.74] in size) zoned "Agriculture (AG1)".

### Rezoning and Public Hearing Results

Rezoning is not required for this application as the use conforms to both the Official Community Plan and the existing Agricultural (AG1) zoning.

**Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area issues and other staff comments identified as part of the review of the subject Development Permit application.

**Zoning Compliance/Variances**

The application is in compliance with both the "Agriculture" land use designation in the Official Community Plan (OCP) and to the site's "Agriculture (AG1)" zoning designation. No variances are being requested through this application.

**Analysis**Site Planning Issues

The applicant proposes to raise the front of the property slightly above the grade of the adjacent properties to the north and south and a retaining wall system and storm drainage will be required as part of the Building Permit plan submission.

The house, detached garage and driveway are all accommodated within the 50 m maximum setback from No. 5 Road as per the Agriculture (AG1) zone. Compensation planting will be provided.

Arborist Report

An Arborist Report prepared by Arbortech Consulting (report dated February 16, 2016) indicates the presence of 10 bylaw-sized trees on the site and in the vicinity of the proposed residential construction. All of these trees are European Birch species. The report notes that nine (9) of the 10 bylaw-sized trees have pre-existing defects, health constraints, or are considered hazardous and the Arborist has recommended that all nine (9) trees be removed and replacement trees be provided. The City's Tree Preservation Coordinator has concurred with the Arborist's assessment and has noted that the Birch trees have bronze birch borer infestations which have made these trees unsuited for retention.

The Arborist Report also notes that four (4) European Birch trees on the adjacent site to the south are within "influencing distance of the project". These trees have been assessed as in "poor condition". The report recommends that these trees also be removed, subject to the adjacent owner's permission. The applicant has indicated that the adjacent owner has agreed to have these trees removed and the applicant will make an application for tree removal and replacements. A requirement is included in the Development Permit Considerations for submission of an acceptable tree removal permit and replacement securities. The trees must be retained if authorization is not obtained from the adjacent owners.

Biologist Report

An Environmentally Sensitive Area assessment and planting plan was prepared by Keystone Environmental for the site (report dated June 8, 2016).

The report indicates that approximately 49% (985 m<sup>2</sup>) of the site is currently designated as an Environmentally Sensitive Area (ESA). Detailed ground-truthing by Keystone Environmental indicates that the actual area of sensitive habitat on site (after accounting for invasive species

encroachment and prior impacts from the single family use) is approximately 746 m<sup>2</sup>. The proposed development will encroach into this remaining ESA by approximately 300 m<sup>2</sup> in order to accommodate the placement of the house, driveway and the septic field. The total ESA area to be retained will be approximately 440 m<sup>2</sup>.

The required compensation planting plan includes approximately 295 native shrubs and 22 trees. The replacement trees include four (4) Paper Birch, two (2) Shore Pine, three (3) Black Hawthorn, and 13 Western Red Cedar. The proposed replacement planting will exceed the Official Community Plan 2 for 1 ratio and will also address a prior tree removal permit replacement requirement of three trees.

The proposed landscaping plan shows that the majority of the planting will occur at the rear of the site supplemented by new planting along the northern property line and the property frontage adjacent to No. 5 Road. Removal of invasive species such as Himalayan Blackberry and Japanese Knotweed are also contemplated in the enhancement plan. The planting report indicates that the total area proposed for planting will be 310 m<sup>2</sup> exceeding the area of encroachment by approximately 10 m<sup>2</sup>. The proposed ESA response aims to improve the quality of the habitat at this site by retaining higher value vegetation, removing undesirable invasive vegetation and planting enhancement aimed at diversifying the mix of native plants and making the habitat better suited to a wider variety of birds and animals.

The biologist's report outlines a monitoring and maintenance package for both the construction period and post construction that will allow the owner to properly maintain and allow the new plantings to establish. The report recommends an ongoing environmental monitoring period of three years; with annual reporting to the City during that period. Keystone reports that the cost for the plant materials, installation and three years of monitoring will amount to \$5,713.75. The Development Permit Considerations include requirements submission of a landscape security in the amount of \$6,285.13 (including a 10% contingency), submission of a contract with a Qualified Environmental Professional to undertake the three years of monitoring and registration of a legal agreement to ensure that the ESA planting is not removed.

## Conclusion

Staff recommend support for the Development Permit application as the proposed planting compensation and enhancement plan adequately addresses and offsets the anticipated impacts to the Environmentally Sensitive Area (ESA) features on the subject site.



David Brownlee  
Planner 2  
(604-276-4200)

DCB:blg

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

- Receipt of a Letter-of-Credit for landscaping and monitoring over a 3 year period in the amount of \$6,285.13.

- Receipt of a contract with a Qualified Environmental Professional to undertake the 3 year monitoring as outlined in the report by Keystone Environmental dated June 8, 2016.
- Submission of an acceptable tree removal permit and replacement securities for removal and replacement of four (4) off-site trees on the neighbouring lot as identified in the Arbourtech Consulting report dated February 16, 2016.
- Submission of proof that protective fencing has been installed to protect the ESA as indicated on the Planting Plan (Plan #2).
- Registration of an agreement on Title ensuring that the Environmental enhancements will be maintained and not removed.

NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 16-727168

Attachment 1

Address: 7311 No. 5 Road

Applicant: Pritam Samra

Owner: Pritam Samra and Baljit Samra

Planning Area(s): East Richmond

Floor Area Gross: 590.34 m<sup>2</sup> (6,352.2 ft<sup>2</sup>)

	Existing	Proposed
Site Area:	2,023 m <sup>2</sup>	Same
Land Uses:	Agriculture	Same
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	0 (previous SFD removed)	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.3	none permitted
Lot Coverage:	No Maximum	34.1%	None
Setback – Front Yard:	Min. 6.0 m	More than 6.0 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Side Yard:	Min. 3.0 m	3.65 m	None
Setback – Rear Yard:	Min. 6.0 m	More than 6.0 m	None
Height (m):	Max. 10.5 m and 2.5 storeys	9.2 m	None
Lot Size:	820 m <sup>2</sup>	2,023 m <sup>2</sup>	None
Flood Construction Elevation	2.9 m GSC	2.475 m GSC	None
Total off-street Spaces:	2.0	4.0	None



# City of Richmond

## Development Permit

**No. DP 16-727168**

To the Holder: PRITAM SAMRA  
Property Address: 7311 NO. 5 ROAD  
Address: 7311 NO. 5 ROAD  
RICHMOND, BC V6Y 2V2

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 \$6,285.13 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 three years 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 16-727168**

To the Holder: PRITAM SAMRA  
Property Address: 7311 NO. 5 ROAD  
Address: 7311 NO. 5 ROAD  
RICHMOND, BC V6Y 2V2

---

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

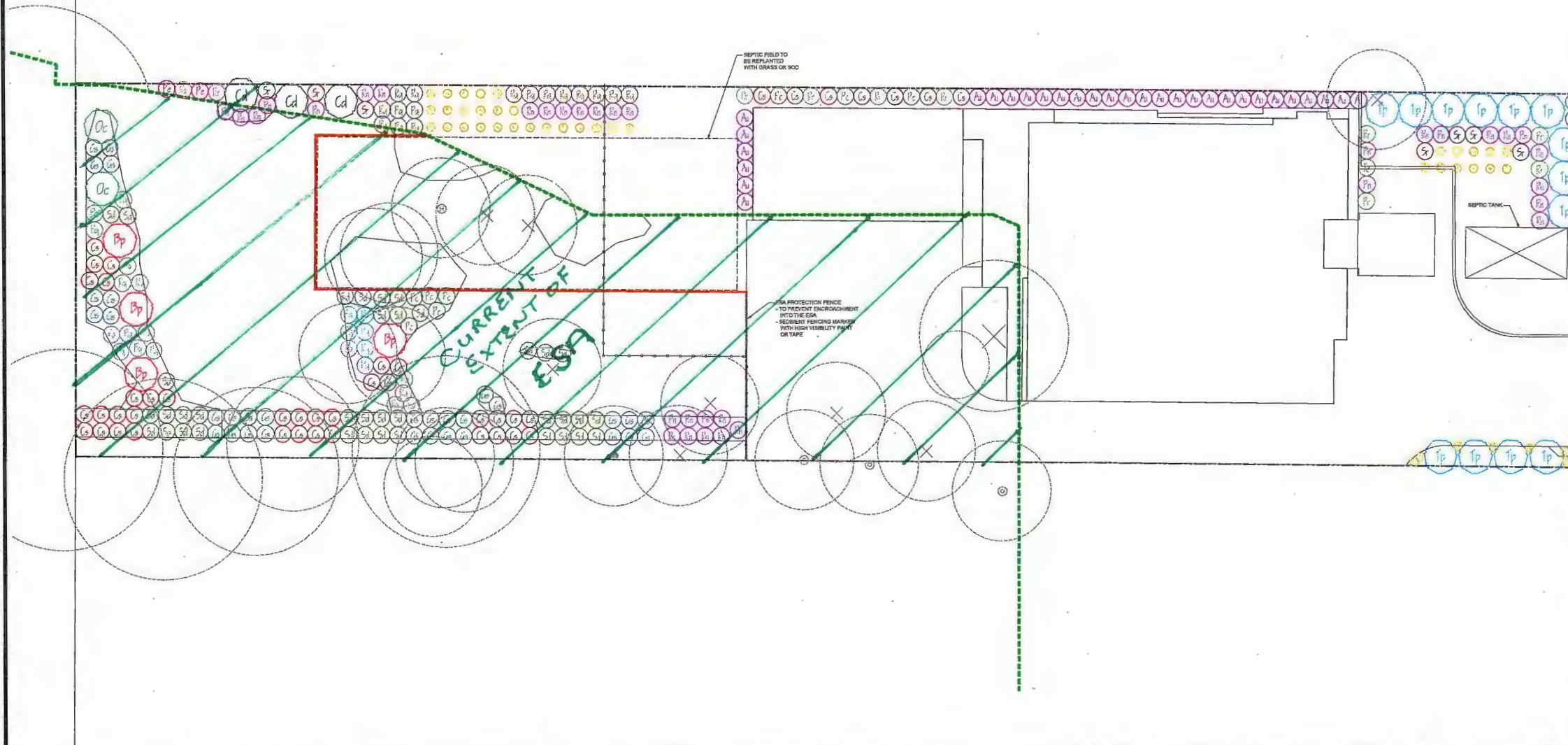






CADD FILE NO. 12701-108-Planting Plan.dwg

PLOT SCALE: 1:1



SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	POT SIZE	ESPA ORIGIN VALUE
(C)	Douglas Fir	Abies Douglasii	43	2m	Green to medium green, white, and silvery
(P)	Pacific Huckleberry	Phacelia elaeagnifolia	10	2 gal	Light purple, shade value
(C)	Red-Osier Dogwood	Cornus stolonifera	43	2 gal	Fruit bearing, shade stability, shade value
(S)	Red Elderberry	Sambucus racemosa	7	no. 3 pot	Fruit bearing, shade value
(S)	Salmonberry	Rubus spectabilis	2	no. 3 pot	Fruit bearing, shade stability, shade value
(P)	Bitter Cherry	Prunus emarginata	2	no. 2 pot	Fruit bearing, shade stability, shade value
(R)	Mockingbird	Rosa rugosa	41	no. 3 pot	Light purple, shade value
(R)	Smooth sumac	Rhus glabra	10	no. 3 pot	Light purple, shade value
(R)	Thornbush	Rubus parviflorus	9	50 plugs	Shade value, nesting habitat
(S)	Hardhack	Spiraea douglasii	37	1 gal	Light purple, shade value
(C)	Salm	Corylus alba	32	1 gal	Light purple, shade value
(S)	Big Leafed Tree	Phacelia grandifolia	23	1 gal	Light purple, shade value
(R)	Hemlock	Arctostaphylos uva-ursi	30	1 gal	Light purple, shade value
TREES					
(P)	Paper Birch	Betula papyrifera	4	no. 3 pot	Shade value, nesting habitat
(C)	Shore Pine	Pinus contorta	2	no. 3 pot	Erosion control and attracts birds
(C)	Black Hawthorn	Crataegus douglasii	3	no. 3 pot	Light purple, fruit bearing
(P)	Western Red Cedar	Thuja plicata	13	no. 3 pot	Shade value, nesting habitat
TOTAL			510		

NO. 5 RZ.

LEGEND	
(S)	SE
(P)	PROPOSED BUILDING OUTLINE
(R)	WETLAND ESA AREA
(C)	ARBORETS TREE PROTECTION FENCE
(S)	ESPA PROTECTION FENCE
(H)	HIGH RISK TREE PROPOSED TO BE REMOVED
(D)	TREE TO BE REMOVED
(P)	OFF-SITE TREE TO BE PROTECTED
(R)	PROPOSED RETENTION TREE

No.	DATE	DESCRIPTION	BY	APPROVED
03	5/04/16	Issued for Client Review	A.B.	J.M.T.
02	4/28/16	Issued for Client Review	A.B.	J.M.T.
01	3/21/16	Issued for Client Review	A.B.	J.M.T.
00	3/17/16	Issued for Client Review	A.B.	J.M.T.

NOTES:  
1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY.  
2. LOT BOUNDARIES AND FEATURES ARE APPROXIMATE.  
3. BASE DRAWING PROVIDED BY ANIS ARCHITECTURE.



Keystone Environmental Ltd.  
Ste. 320 4400 Dominion Street  
Burnaby, British Columbia

7311 No. 5 Road  
Richmond, B.C.

DESIGN	APPROVED
DRAWN A.B.	CHECKED
SCALE 2m 0 5m SCALE: 1:150(approx.)	

CLIENT	DATE 3/15/16
Pritam Samra	SHEET No. 1 of 1
Planting Plan	PROJECT No. 12701-108
	REVISION No. 03
	DRAWING No. 16-12701-01

Plan #2a

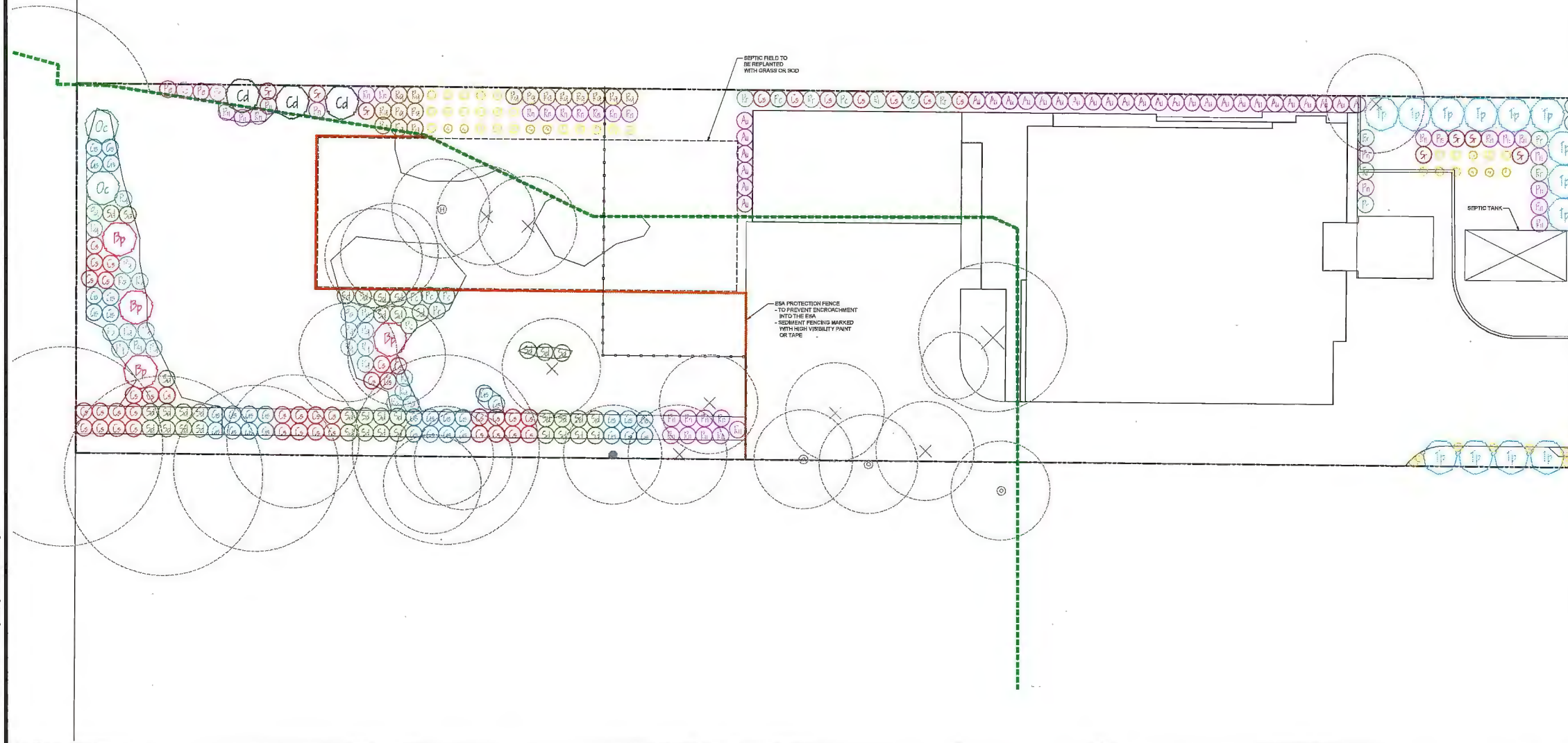
DP 16-727168

JUL 13 2016



CADD FILE NO. 122016-7227-168.dwg

PLOT SCALE: 1:1



SHRUBS				
SYMBOL	COMMON NAME	LATIN NAME	COUNT	POT SIZE
	Douglas Fir	<i>Abies Douglasii</i>	43	20cm
	Pacific Honeysuckle	<i>Phytolacca angustifolia</i>	10	2 gal
	Red-Choke Dogwood	<i>Cornus stolonifera</i>	43	2 gal
	Red Elderberry	<i>Sambucus racemosa</i>	7	no. 3 pot
	Spicebush	<i>Lonicera spicata</i>	2	no. 3 pot
	Elderberry	<i>Sambucus racemosa</i>	2	no. 2 pot
	Noddy rose	<i>Rosa nutkana</i>	41	no. 3 pot
	Smooth sumac	<i>Rhus glabra</i>	16	no. 3 pot
	Hamamelis	<i>Rhus glabra</i>	9	50 plugs
	Hardhack	<i>Spiraea douglasii</i>	37	1 gal
	Seid	<i>Gaultheria phillyifolia</i>	32	1 gal
	Big Labrador Tea	<i>Rhododendron canadense</i>	23	1 gal
	Conchocarpus	<i>Antennaria dioica</i>	30	1 gal
TREES				
	Paper Birch	<i>Betula papyrifera</i>	4	no. 3 pot
	Shore Line Plant	<i>Clivia cordata</i>	2	no. 3 pot
	Black Hawthorn	<i>Crataegus douglasii</i>	5	no. 3 pot
	Western Red Cedar	<i>Thuja plicata</i>	13	no. 3 pot
TOTAL			310	

NO. 5 FID.

LEGEND	
	SITE
	PROPOSED BUILDING OUTLINE
	WETLAND ESA AREA
	ADJACENT TREE PROTECTION FENCE
	ESA PROTECTION FENCE
	HIGH RISK TREE PROPOSED TO BE REMOVED
	TREE TO BE REMOVED
	OFF-SITE TREE TO BE PROTECTED
	PROPOSED RETENTION TREE

No.	DATE	DESCRIPTION	BY	APPROVED
03	5/04/16	Issued for Client Review	A.B.	J.M.T.
02	4/28/16	Issued for Client Review	A.B.	J.M.T.
01	3/21/16	Issued for Client Review	A.B.	J.M.T.
00	3/17/16	Issued for Client Review	A.B.	J.M.T.

NOTES:  
1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY.  
2. LOT BOUNDARIES AND FEATURES ARE APPROXIMATE.  
3. BASE DRAWING PROVIDED BY MRS. ARCHITECTURE.



Keystone Environmental Ltd.  
Ste. 320 4400 Dominion Street  
Burnaby, British Columbia

7311 No. 5 Road  
Richmond, B.C.

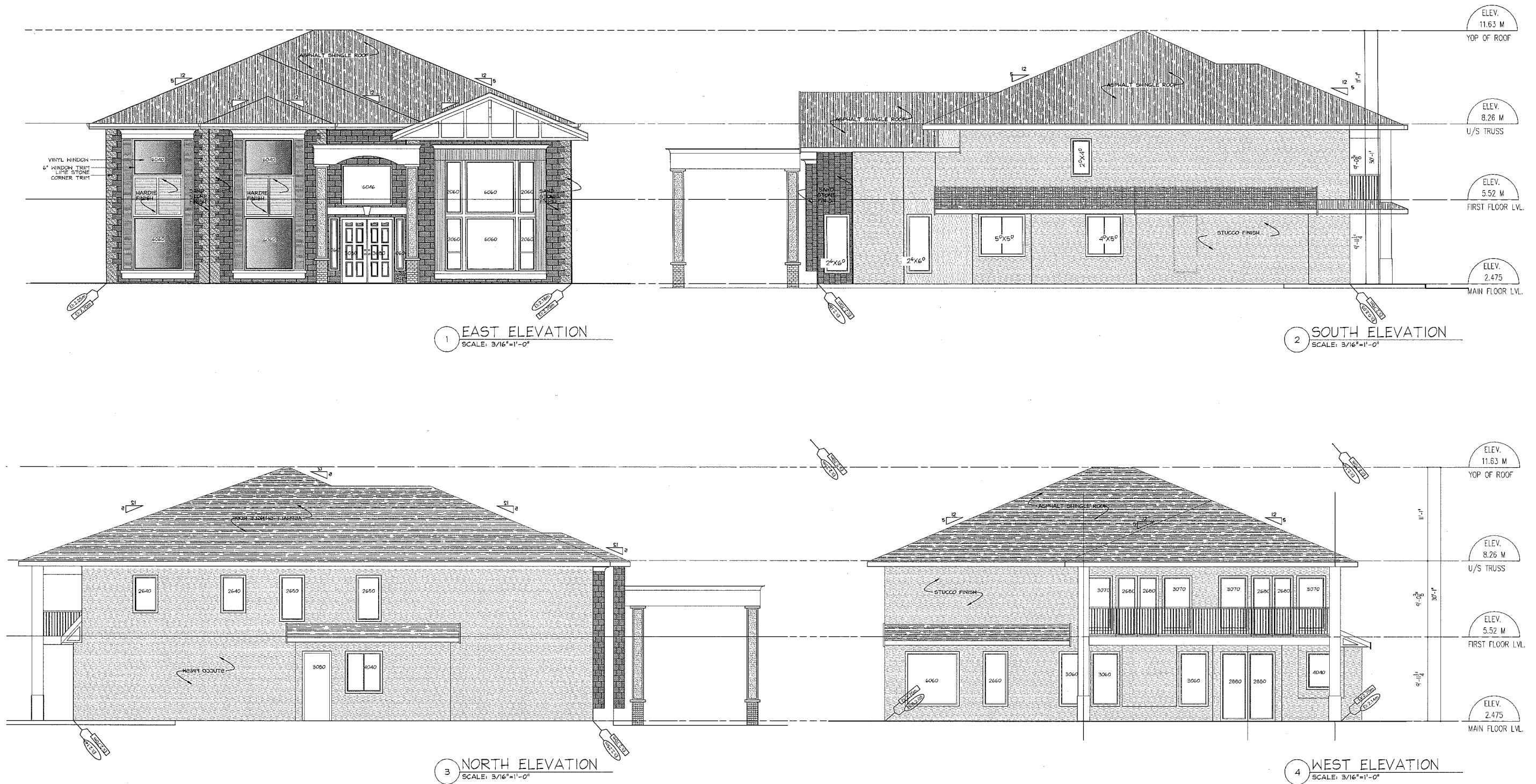
DESIGN	APPROVED
DRAWN A.B.	CHECKED
SCALE  SCALE: 1:150 (approx.)	

CLIENT	DATE
Pritam Samra	3/16/16
Planting Plan	SHEET No. 1 of 1
	PROJECT No. 12701-108
	REVISION No. 03
	DRAWING No. 16-12701-01

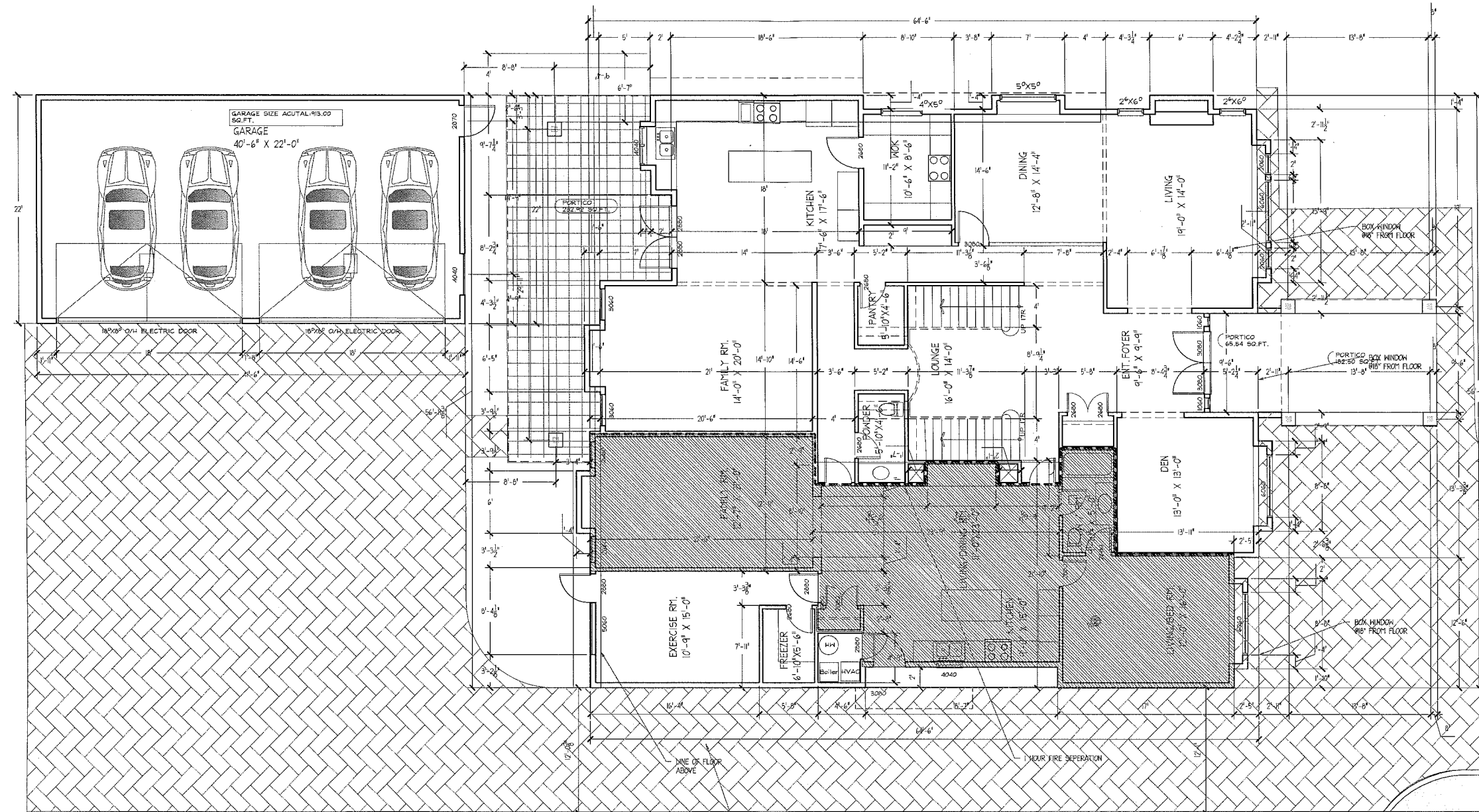
Plan # 2b

JUL 13 2016

DP 16-727168



												Project Name SINGLE FAMILY DWELLING 7311- NO. 5 ROAD Richmond, B.C. Owner PRITAM SANGRA			
												START DATE JUNE 2015			
												PROJECT No. 2015-06			
												ELEVATIONS			
												DR. JG			
												CH. JG			
												SCALE AS SHOWN			
												DO NOT SCALE THE DRAWING			
												PROJECT No. 2015-06			
												A301			



- NOTES:**
- ALL BEAMS AND LINTELS  
2 - 2 x 10 U.N.G.
  - ALL BEDROOM WINDOWS  
AS PER B.C.B.C. 9.9.10.1
  - ALL HAND RAILS  
AS PER B.C.B.C. 9.8.7
  - ALL GUARD RAILS  
AS PER B.C.B.C. 9.8.8
  - ALL SMOKE ALARMS TO BE  
INTERCONNECTED A/C
  - ATTIC HATCH TO BE  
HEATHER-STRIPPED
  - ALL SPATIAL SEPARATIONS  
AS PER B.C.B.C. 9.10.15

**MAIN FLOOR**

AREA ( MAIN FLOOR ) 3390.40 SQ.FT.  
GARAGE : 915.00 SQ.FT.  
LESS GARAGE : 535.21 SQ.FT.  
TOTAL : 3765.20 SQ.FT.

**1 MAIN FLOOR LAYOUT**  
SCALE: 3/16"=1'-0"

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
01	18 MAR 2016	ISSUED FOR DP	JG				

SUITE 215 - 12160 AVE.  
9011 HAVEN  
SURREY, B.C. V3W 0V3  
778-891-0167  
jassabir@yahoo.ca

Project Name		SINGLE FAMILY DWELLING	
7311- NO. 5 ROAD Richmond, B.C.			
Owner		PRITAM SAMRA	
START DATE	JUNE 2015	PROJECT No.	2015-06
DR.	JG	PROJECTING No.	
CH.	JG	REVISION	01
SCALE	AS SHOWN	PROJECTING No.	2015-06
DO NOT SCALE THE DRAWING		A201	

Reference

JUL 13 2016

DP 16-727168



