



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: June 12, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 12-605110

Re: **Application by Reiner Siperko Construction Ltd. for a Development Permit
Involving an Environmentally Sensitive Areas at 10511 Springwood Crescent**

Staff Recommendation

That a Development Permit be issued which would permit the construction of an in-ground swimming pool at 10511 Springwood Crescent that will partially extend into an Environmentally Sensitive Area (ESA) buffer.

A handwritten signature in blue ink that reads "Brian J. Jackson".

Brian J. Jackson, MCIP
Director of Development

BJJ:dcb
Att. 3

Staff Report

Origin

Reiner Siperko has applied to the City of Richmond for permission to construct an in-ground swimming pool at 10511 Springwood Crescent that will partially extend into an Environmentally Sensitive Area buffer. The site is zoned Single Detached (RS1/E) and currently contains a new single family dwelling.

Development Information

The subject property was recently redeveloped and a new single family dwelling (Building Permit approved October 7, 2011) was constructed on the 876 m² (9420 ft²) property within the past eight months. At the new owner's request the builder is now seeking permission to install a new 4.9m x 9.8m (16ft. x 32ft.) in-ground swimming pool and deck partially within the designated Environmentally Sensitive Area (ESA) in an area of the back yard. As compensation for the encroachment into the ESA, the proponent has submitted a landscaping plan with predominantly native landscaping in a "U" shaped region along the entire western (rear) property line of the property and portions of both side yards. The area proposed for enhancement exceeds the encroachment of the pool and impermeable deck. No Zoning Bylaw variances are being sought through this application.

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 north, south and east: Single family dwellings on similar sized lots all zoned Single Detached (RS1/E). The lots immediately to the south are part of a new subdivision around a cul-de-sac terminating Springwood Crescent, and;

To the west: The Lulu Island West Dyke and the Sturgeon Banks foreshore.

Riparian Management Area (RMA) and Environmentally Sensitive Area (ESA) Designations

A 5m RMA buffer designation exists along the ditch adjacent to the foreshore dike. This buffer extends into the subject property approximately one to two metres along its western property boundary. Impacts to the RMA are considered minimal and will consist primarily of landscape alterations to a portion of the RMA with new native species.

An ESA designation currently extends into the subject property approximately 15m to 16m along the rear of the property. Staff note that under the proposed Environmentally Sensitive Area Management Strategy anticipated to be brought to Council in the fall of 2012, if approved, the future ESA would be reduced to an encroachment into the subject site of less than 1 metre. As the changes have not yet been approved, the proposed development was assessed under the current policies.

In terms of existing vegetation, three existing trees located within the ESA/RMA area are to be retained and no grade changes are proposed within the ESA area apart from the in-ground pool installation. A Western Red Cedar hedge, a large Douglas Fir and four mature Rhododendrons

lie between the subject property's western property boundary and the water's edge along the ditch. No disturbances are anticipated to any of this vegetation.

Right-of-Ways Over The Site

A 3.05m wide right-of-way for sanitary sewer services exists along the full extent of both the southern and western property boundaries on the subject property. Both the proposed pool and deck have been located outside the right-of-way areas. Vegetation selections within these areas are also restricted affecting primarily the installation of new trees. The landscaping plan for the site (**Attachment 2**) acknowledges these restrictions and keeps new tree installations outside the right-of-way areas.

Rezoning and Public Hearing Results

The construction of the new single family residential dwelling on the subject property was addressed through a standard building permit (B7 11-585309 issued October 7, 2011) since the development conformed to the existing RS1/E zoning. The proposed addition of the in-ground pool and deck does not affect the conformance with the existing zoning schedule as no variances are required for this addition. As a consequence, neither a Rezoning or a Public Hearing were required for the proposed pool/deck construction.

Zoning Compliance/Variations (staff comments in bold)

No variances to Richmond Zoning Bylaw 8500 are being requested by the applicant through this application.

Advisory Design Panel Comments

As this application solely involves encroachment into an ESA and there are no design implications, the development proposal was not submitted to the Advisory Design Panel for comment.

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 Bylaw Schedule.

Impacts and Proposed Compensation Measures

The proposed pool and patio area encroaches into the ESA by approximately 71.35m² (768 ft²). The primary impact of this encroachment is an increase in impermeable surfaces within the ESA. The proponent has provided a compensation planting plan consisting of native ground cover, shrubs and trees over an area of approximately 159.1 m² (1712.6 ft²). This equates to a compensation ratio of 2.2 to 1. The vegetation species selections provided in the proposed planting plan (see **Attachment 2**) are consistent with the recommended species selections outlined in Section 9.6 Environmentally Sensitive Area Guidelines of Schedule 1 of Bylaw 7100 (Richmond Official Community Plan).

A landscape security in the amount of \$9,839 based upon the estimate provided by the Landscape Architect (**Attachment 3**) is a condition of the Development Permit.

In addition to the enhanced landscaping, the plans indicate that approximately 63.08 m² (679 ft²) of the rear yard will remain as lawn and that a proposed 3m x 3.7m (10ft. x 12ft.) pool shed will be located in the rear yard but outside the designated ESA/RMA area.

Conclusions

Staff have reviewed the technical concerns regarding the proposed installation and encroachment of an in-ground swimming pool and deck into the existing ESA area at 10511 Springwood Crescent. The landscaping plan prepared for the site will result in an area being enhanced with native plant species that will provide both food and shelter for birds and small animals and will be more than twice the area of the proposed encroachment.

Staff are recommending support for the application as appropriate compensatory measures have been incorporated into the development plans.



David Browalee
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 \$9,839.00 (based on Landscape Architect's estimate).

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

- Protective fencing is to be installed around existing trees to the satisfaction of the Tree Preservation Coordinator.
- Installation of any measures required to ensure/prevent overland flow of sediment from the project into the adjacent watercourse (e.g. stockpile tarps or sediment control barriers, etc.).



DP 12-605110

Attachment 1

Address: 10511 Springwood Crescent

Applicant: Reiner Siperko

Owner: Wen Liang Jie; Ling Xie Jie

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	876 m ²	876 m ²
Land Uses:	Single-Family 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	0.49	none permitted
Lot Coverage for buildings:	Max. 45%	29%	none
Lot Coverage by buildings, structures and non-porous surfaces:	Max. 70%	49%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	Min. 1.8 m with encroachment to 1.2 m on first floor if less than 5 m high	1.8 m with encroachment to 1.2 m on first floor	none
Setback – Rear Yard:	Min. 6 m	more than 6 m	none
Height (m):	2.5 storeys	2 storeys	none
Lot Size:	550.0 m ²	876 m ²	none
Total off-street Spaces:	2.0	2.0	none



RESIDENCE						
SOFT LANDSCAPE COST ESTIMATE				Date: 12 June 2012 REVISED		
10511 Springwood Crescent, Richmond				Project No. 2011-21		
Backyard only: excluding planting in front yard						
		Qty	Unit	Unit Cost	Installed Cost	Total Price
1	Growing Medium					
	Lawn - 15cm depth	17	m ³		\$20.00	\$340
	Shrubs - 45cm depth	65	m ³		\$20.00	\$1,300
					Subtotal 1	\$1,640
2	Sodded Grass	110	m ²		\$3.50	\$385
					Subtotal 2	\$385
3	Plant Material:					
	a) Native Shrubs & Trees for ESA					
	2.5m ht., B4B Conifer	1	each	\$150.00		\$150
	2.5m ht., B4B Acer	3	each	\$125.00		\$375
	#3 pots	5	each	\$20.00		\$100
	#2 pots	26	each	\$10.00		\$260
	#1 pots	156	each	\$5.00		\$780
	b) Cultivated Shrubs					
	#3 pots	3	each	\$20.00		\$60
	#2 pots	127	each	\$10.00		\$1,270
	#1 pots	5	each	\$5.00		\$25
					Plant Material Total	\$3,020
					Installation Cost= 100%	\$3,020
					Subtotal 3	\$6,040
					SUBTOTAL 1	\$1,640
					SUBTOTAL 2	\$385
					SUBTOTAL 3	\$6,040
					TOTAL	\$8,065
					HST @ 12%	\$968
					CONTINGENCY 10%	\$806
					GRAND TOTAL	\$9,839

5244 Prince Edward St. Tel: 604-669-3201
 Vancouver, BC V5W 2X5 Fax: 604-669-3278



No. DP 12-605110

To the Holder: REINER SIPERKO CONSTRUCTION LTD.
Property Address: 10511 SPRINGWOOD CRESCENT
Address: 6800 GAMBA DRIVE RICHMOND, B.C. V7C 2G5

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 Plan #1 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 \$9,839.00 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 12-605110

To the Holder: REINER SIPERKO CONSTRUCTION LTD.
Property Address: 10511 SPRINGWOOD CRESCENT
Address: 6800 GAMBA DRIVE RICHMOND, B.C. V7C 2G5

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.

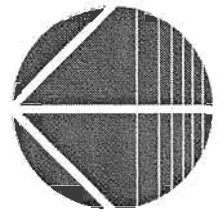
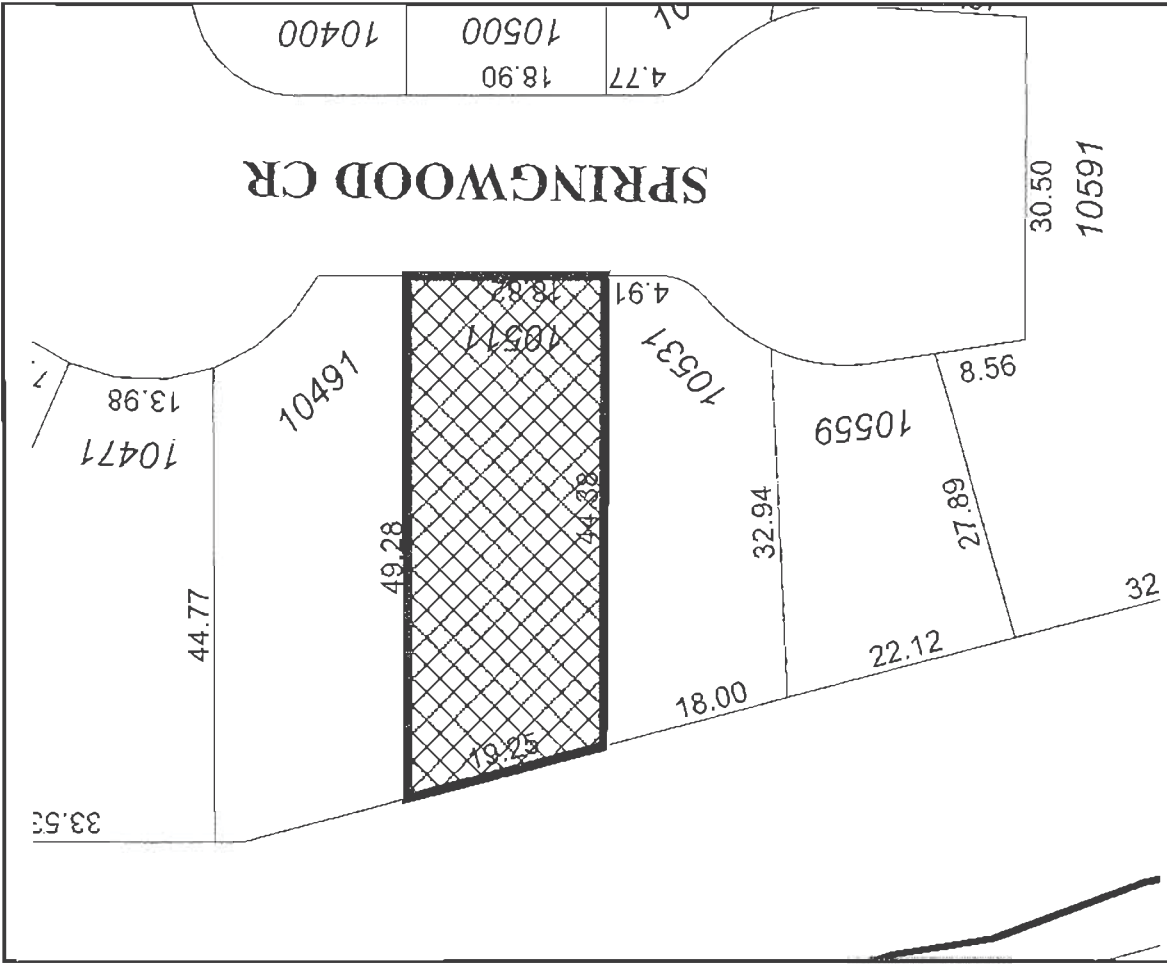
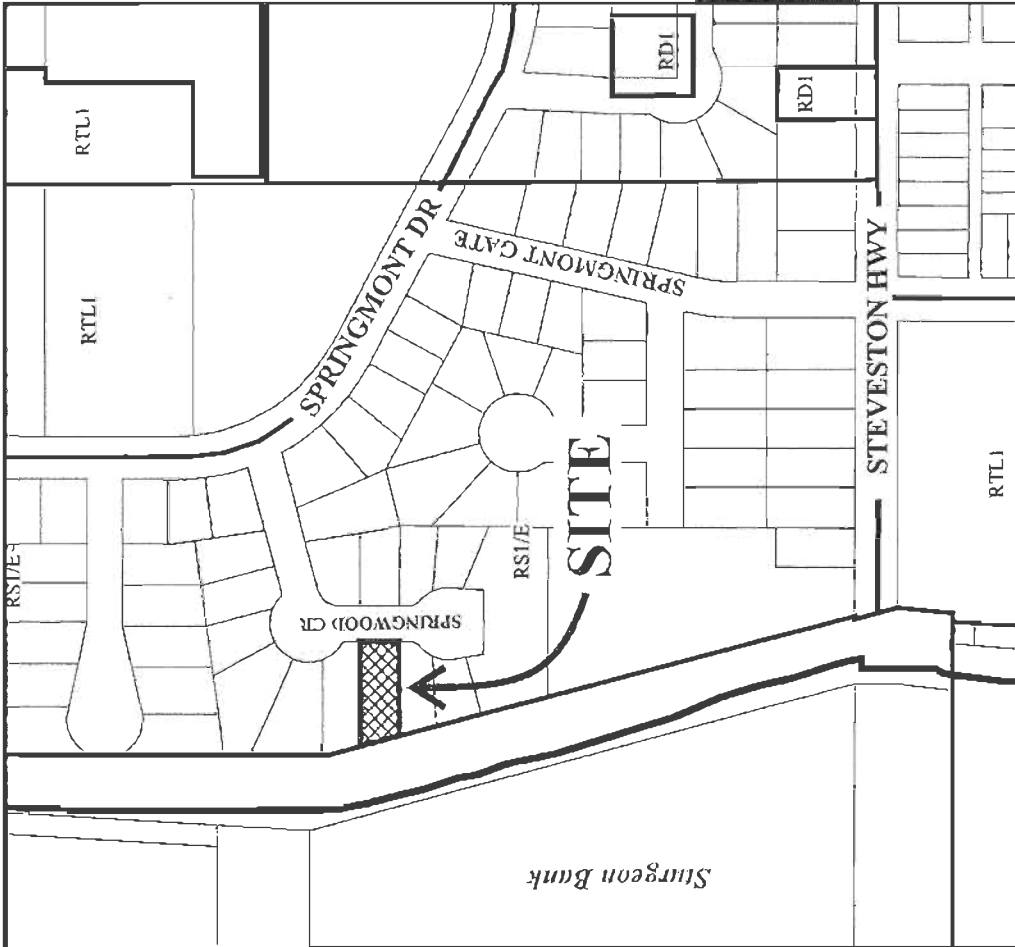
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

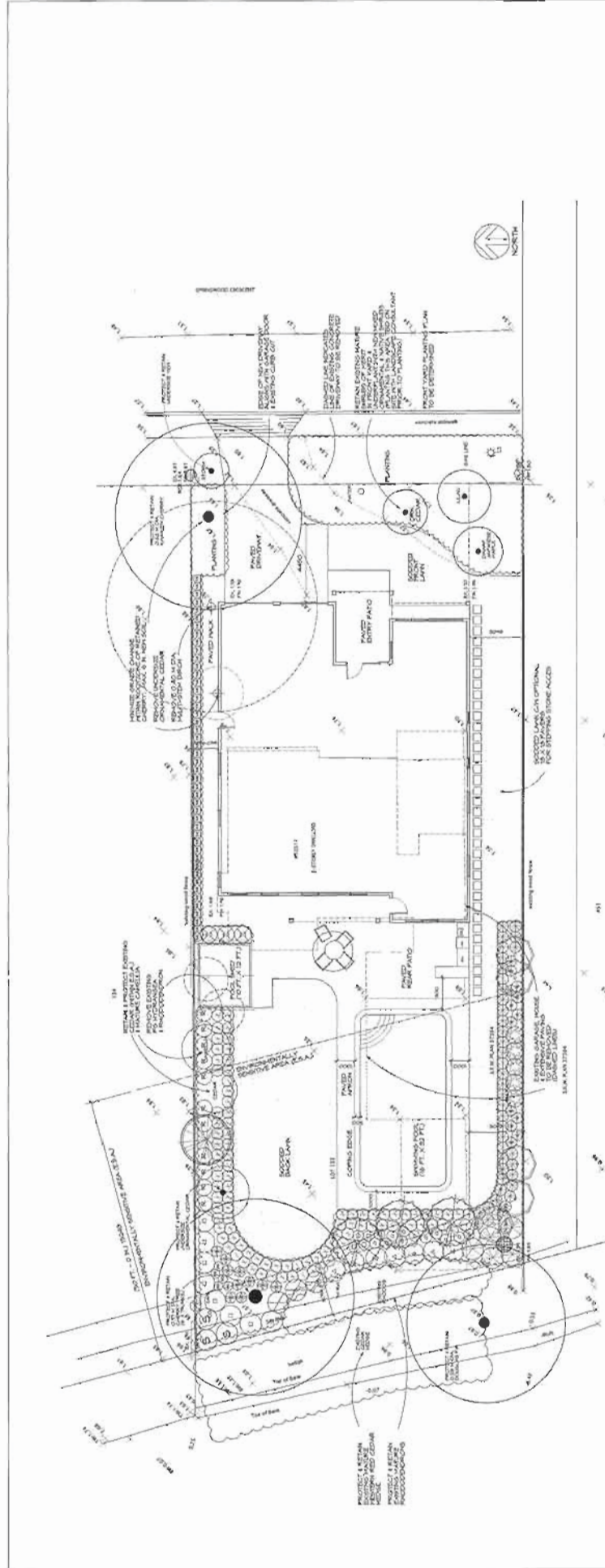


DP 12-605110

Original Date: 04/05/12

Revision Date:

Note: Dimensions are in METRES



13 JUN 13 PROJECT NOTES REVISED
 9 JUN 13 REVISIONS TO LANDSCAPE PLAN
 05 FEB 13 REVISIONS TO LANDSCAPE PLAN
 05 OCT 11 REVISIONS TO LANDSCAPE PLAN
 18 SEPT 11 REVISIONS TO LANDSCAPE PLAN

VIEWPOINT
 LANDSCAPE ARCHITECTURE
 12605110

RESIDENCE
 12611 BURNINGWOOD CRESCENT
 RICHMOND, B.C.

LANDSCAPE PLAN

DATE: 13 JUN 2013
 SCALE: 1/4" = 1'-0"
 PROJECT NO: 13-012

NOTES:

1. ALL PLANTINGS SHALL BE PERMITTED TO BE PRE-APPROVED BY LANDSCAPE CONSULTANT.

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PARTIAL PLANT LIST: CULTIVATED PLANTS FOR REAR YARD

SYMBOL	PLANTING CITY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
(Symbol)	5	Polypodium sp.	Polypodium	12" H, 12" D
(Symbol)	11	Polypodium sp.	Polypodium	12" H, 12" D
(Symbol)	3	Polypodium sp.	Polypodium	12" H, 12" D
(Symbol)	48	Polypodium sp.	Polypodium	12" H, 12" D
(Symbol)	5	Polypodium sp.	Polypodium	12" H, 12" D

PERENNIALS & GROUNDCOVER

SYMBOL	PLANTING CITY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
(Symbol)	42	Polypodium sp.	Polypodium	12" H, 12" D
(Symbol)	42	Polypodium sp.	Polypodium	12" H, 12" D

NOTES:

1. All plants, planting, soil & nutrients etc. to conform to BC Landscape Standard, latest edition.

PARTIAL PLANT LIST: NATIVE PLANTS FOR REAR YARD (FROM APPENDIX A)

SYMBOL	PLANTING CITY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
(Symbol)	1	Acer glabrum	Red Maple	25' H, 18" DBH
(Symbol)	1	Populus sp.	Populus	25' H, 18" DBH
(Symbol)	3	Salix sp.	Salix	12" H, 12" D
(Symbol)	11	Salix sp.	Salix	12" H, 12" D
(Symbol)	11	Salix sp.	Salix	12" H, 12" D
(Symbol)	5	Salix sp.	Salix	12" H, 12" D
(Symbol)	3	Salix sp.	Salix	12" H, 12" D
(Symbol)	3	Salix sp.	Salix	12" H, 12" D

PERENNIALS & GROUNDCOVER

SYMBOL	PLANTING CITY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
(Symbol)	5	Salix sp.	Salix	12" H, 12" D
(Symbol)	100	Salix sp.	Salix	12" H, 12" D

NOTES:

1. All plants, planting, soil & nutrients etc. to conform to BC Landscape Standard, latest edition.

PLAN #1