



City of Richmond
Urban Development Division

Report to Committee

To Council - Feb 27, 2006
To Planning - Feb 21, 2006
Date: February 6, 2006
RZ 05-318997
File: 12-8060-20-8023

To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: **Application by Sandhill Developments Ltd. for Rezoning at 10480, 10500/10506 Finlayson Drive and an unconstructed walkway adjacent to 2291 Davies Place from Single-Family Housing District, Subdivision Area D (R1/D) and Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)**

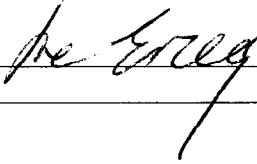
Staff Recommendation

That Bylaw No. 8023, for the rezoning of 10480, 10500/10506 Finlayson Drive and an unconstructed walkway adjacent to 2291 Davies Place from "Single-Family Housing District, Subdivision Area D (R1/D)" and "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Jean Lamontagne
Director of Development

GL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Design, Construction & Programs..Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		

Staff Report

Origin

Sandhill Developments Ltd. has applied to the City of Richmond to rezone a single-family lot and a duplex lot at 10480, 10500/10506 Finlayson Drive from "Single-Family Housing District, Subdivision Area D (R1/D)" and "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)" to accommodate development of seven (7) new single-family lots. This application includes a proposal to close and rezone an unconstructed walkway adjacent to 2291 Davies Place. Please refer to **Attachments 1 and 2** for additional details.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included as **Attachment 3**.

Surrounding Development

To the North: Across Finlayson Drive, single-family residential (R1/B and R1/D) housing;
To the East: Single-family housing (R1/D) immediately adjacent to the property with slightly narrower single-family housing (R1/B) further east along Finlayson Drive with frontage onto McLennan Avenue;
To the South: Bridgeport Trail and greenway connection between Garden City Greenway and Shell Road Greenway. Single-family housing (R1/D) exists further south on the other side of the trail system; and
To the West: 1.5 m walkway dedication linking Davies Place to Bridgeport Trail and single-family housing (R1/D) arranged in a half cul-de-sac.

Note: The difference between the R1/B and R1/D zones are as follows:

R1/B: requires a minimum frontage of 6 metres, minimum width of 12 metres and a minimum area of 360 m²;

R1/D: requires a minimum frontage of 7.5 metres, minimum width of 15 metres and a minimum area of 450 m².

Related Policies & Studies

- The subject property is located within the Bridgeport Area Plan, Schedule 2.12 of the Official Community Plan (OCP).
- The 2010 Richmond Trail Strategy identifies the east/west greenway link (Bridgeport Trail) between the Garden City Greenway and Shell Road Greenway adjacent to the south end of the subject property.
- The subject property falls within the area covered by Policy 5448, Section 23, 5-6 of the 702 Single-Family Lot Size Policy (**Attachment 4**).

Staff Comments

Staff technical review comments are attached (**Attachment 5**). The applicant will be required to submit a functional design prior to adoption

Analysis

The application meets with the objectives and policies listed in the Bridgeport Area Plan, Schedule 2.12 of the Official Community Plan (OCP), as well as those specifically pertaining to the Tait neighbourhood.

The proposal to rezone to Single-Family Housing District, Subdivision Area B (R1/B) in this location is permissible according to the applicable 702 Single-Family Lot Size Policy for this area.

The existing 1.5 m strip connecting Davies Place to Bridgeport Trail was previously provided through the development process of the properties to the west. The original intent was that development of the subject lands would result in the completion of the cul-de-sac, dedication of the other half of the walkway and construction of the whole walkway. The applicant has since provided written submissions from the existing residents at Davies Place, indicating that they do not wish to see this pathway connection developed (**Attachment 6**). Furthermore, walkway connections through to Bridgeport Trail exist in close proximity to this site – to the west from McLeod Avenue and to the east from McLennan Avenue.

In lieu of completing the walkway connection, the developer has agreed to provide the equivalent construction value of the walkway in contribution to Neighbourhood Green Links improvements in the immediate area. Neighbourhood Green Links are identified in the 2010 Trails Strategy and are intended to improve the walkability of the neighbourhood. In this instance, improvements will be made to wayfinding (which can include signposts, plant material and trees, special paving, street furniture, community art, etc.) between Tait School and the Bridgeport Trail as identified in the Trails Strategy.

Surplus lands in the form of the existing half walkway will result if the walkway connection is not completed. To avoid a situation where the City is left with lands of minimal potential, the developer has agreed to purchase the existing half walkway. Closure of the roadway through a Road Closure and Highway Dedication Bylaw will be required prior to the lands being made available for purchase. All administrative and advertising costs associated with the road closure will be the responsibility of the applicant. The proposed subdivision plan attached to this report assumes a successful road closure and sale, and includes the 1.5 m strip within its layout.

In addition to the public notification requirement for the Road Closure and Highway Dedication Bylaw, the Public Hearing Notice for this application will also stipulate that the application will entail a closure and sale of the half walkway.

The existing duplex (10500/10506 Finlayson Drive) will be retained and remain as a legal non-conforming use. The new lot boundaries that encase the existing building are placed such that setback, lot coverage and floor area ratio (FAR) requirements for the original Two-Family Housing District (R5) are met. The only exception in conformity with the existing R5 requirements is the proposed lot size, however the new lot size would meet the proposed Single-Family Housing District, Subdivision Area B (R1/B) zoning district. It is the intention of the developer to apply for subdivision of this lot at a later date.

A tree survey was submitted as part of this application and indicates 10 trees existing within the subject property (see **Attachment 7**). Eight (8) of those trees will be removed as they fall within the proposed development envelopes. To compensate, the applicant agrees to provide replacement trees at a ratio of two (2) trees per lot. The determination of tree replacement sizes and the provision and administration of security for these trees will be in accordance with interim Tree Protection Bylaw No. 8014. Details are provided in the attached Conditional Rezoning Requirements Concurrence (**Attachment 8**).

The remaining two trees within the subject property are located in front of the existing duplex which the applicant wishes to retain at this time. The applicant has indicated that these trees will not be removed; and as it is unlikely that they will be impacted by construction, no securities will be taken for these two trees. However, the applicant has been made aware that if subdivision is applied for on this lot at a later date, these trees will be reviewed through that process.

The tree survey indicates trees existing outside of the subject property that are likely to be affected by the proposed development. Efforts will be made to retain the tree at the NW corner existing outside the property. Measures such as protective barriers and careful management of the area during construction will be used to provide protection. In addition, cash security will be provided by the applicant for appropriate tree replacements should the tree fail to survive. Trees located along Davies Place outside the east property line will likely be removed as they fall within the proposed development envelope. The applicant will consult with City inspectors and arborists to establish a value for replacement of those trees, provide securities as required, determine a process and possible cost for tree removal, and address any other conflicts or issues resulting from the location of those trees in relation to the proposed development.

Financial Impact or Economic Impact

The City of Richmond will receive a \$7,500.00 contribution towards Neighbourhood Green Links improvements as well as an amount equal to market value for the sale of a 1.5 m wide property previously dedicated for a walkway.

Conclusion

This proposal meets with the applicable objectives and policies of the Official Community Plan (OCP), the 702 Single-Family Lot Size Policy and has not raised any significant technical concerns through staff review. The contribution in lieu of providing a walkway at this particular location is supportable by staff as other connections to Bridgeport Trail exist in close proximity on either side of the proposed development. As the surplus walkway will be acquired by the applicant, with costs for the road closure to be borne by the applicant, the financial impact to the City in disposing of the walkway is negligible.


Grace Lui
Planner
(4108)

GL:blg

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Single-Family Lot Size Policy 5448

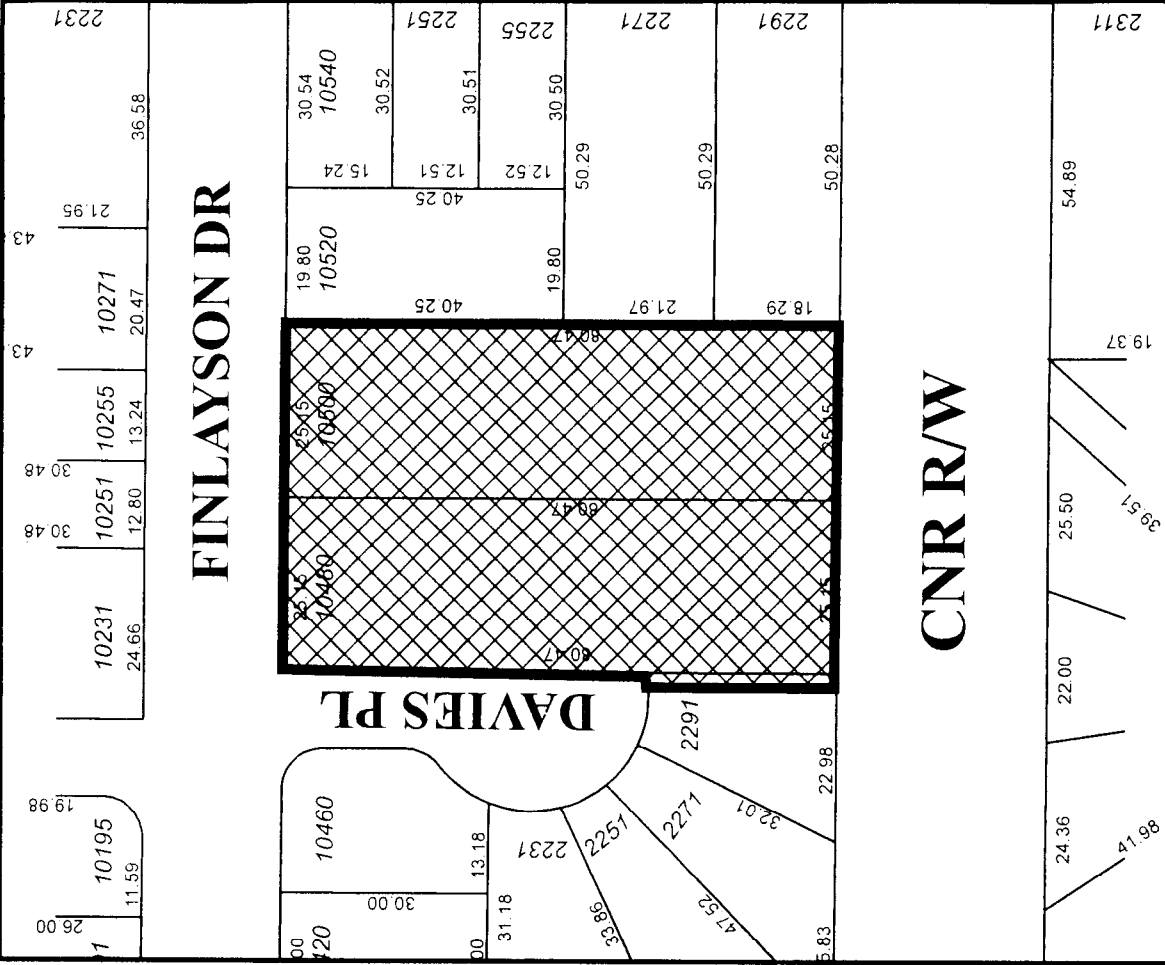
Attachment 5: Staff Technical Review Comments

Attachment 6: Resident Letters regarding walkway

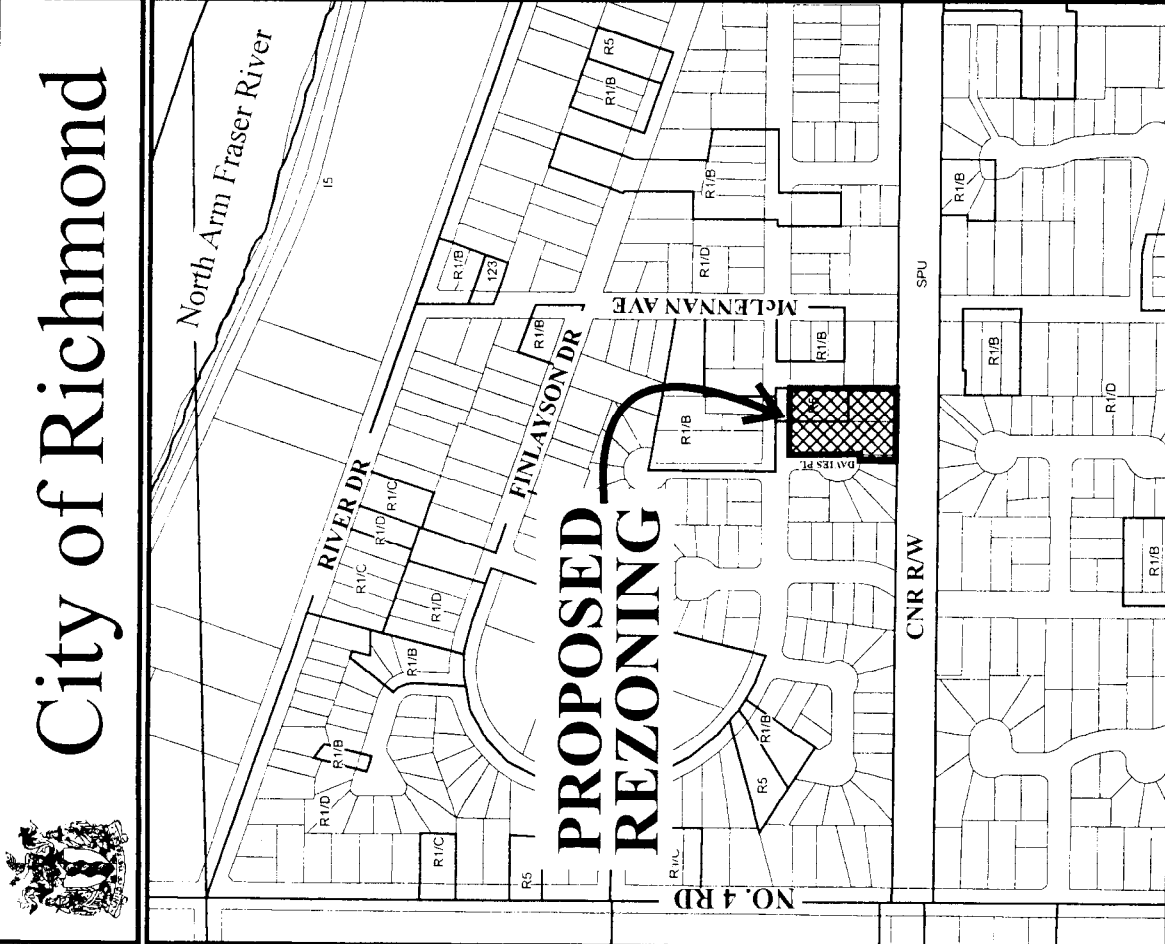
Attachment 7: Tree Survey

Attachment 8: Conditional Rezoning Requirements Concurrence

“Schedule A attached to and forming part of Bylaw No. 8023”



Original Date: 12/09/05
 Revision Date: 02/06/06
 Note: Dimensions are in METRES



City of Richmond

PROPOSED REZONING

RZ 05-318997

ATTACHMENT 2

PROPOSED SUBDIVISION OF THE EAST AND THE WEST HALF OF LOT 52
SECTION 23 BLOCK 5 NORTH RANGE 6 WEST N.W.D. PLAN 8212

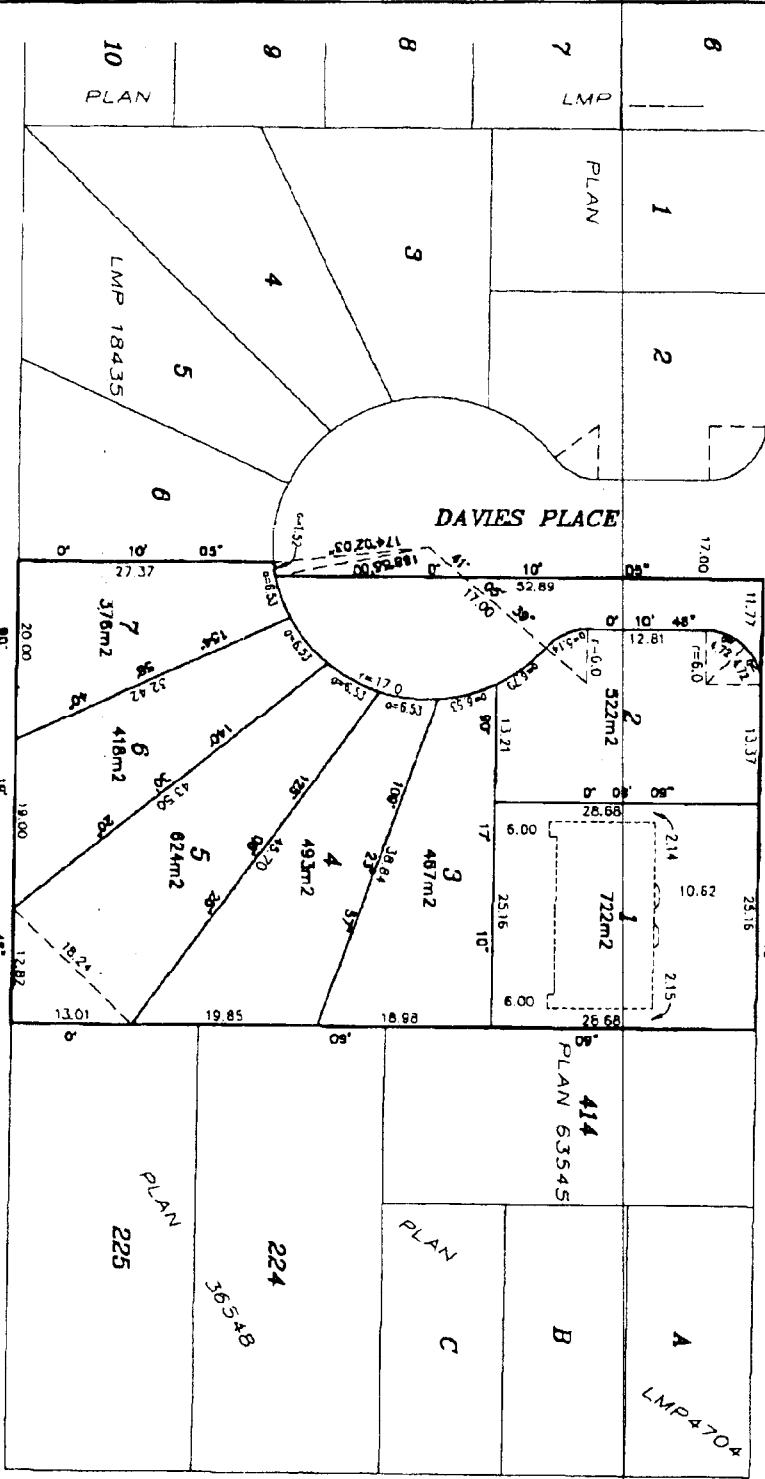
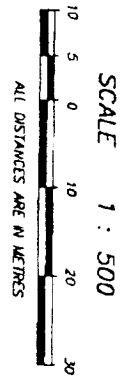
LEGEND

BEARINGS ARE GRID AND ARE DERIVED FROM PLAN LMP 18435
0 INDICATES ARC LENGTH
1 INDICATES RADIUS

NOTES:

LOTS ARE CREATED IN ACCORDANCE
WITH R/R ZONING BYLAW

FINLAYSON DRIVE



CANADIAN NATIONAL RAILWAY

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

MCT LAND SURVEYING CO. (SURREY) LTD.
201 - 8484 162nd STREET
SURREY B.C. VAN 1B4
TEL 597 6161 FAX 597 0259
FILE: 0085-FEB01-2006-B DISK : CO-2



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**

RZ 05-318997

Attachment 3

Address: 10480, 10500/10506 Finlayson Drive

Applicant: Sandhill Developments Ltd.

Planning Area(s): Bridgeport Area Plan, Schedule 2.12 of the OCP

	Existing	Proposed
Owner:	Avtar Singh Kular, Baljit Kaur Kular, Sukhvinder Singh Kular, Daljit Kaur Kular, Janet Snowdon Mader	Sandhill Developments Ltd.
Site Size (m²):	4046 m ² Total	3617 m ² Total
Land Uses:	Single-Family and Two-Family Residential	no change
OCP Designation:	Neighbourhood Residential	no change
Area Plan Designation:	Bridgeport Area Plan Sec. 2.12	no change
702 Policy Designation:	Subdivision Area B	no change
Zoning:	Single-Family Housing District Subdivision Area D (R1/D), Two-Family Housing District (R5)	Single-Family Housing District Subdivision Area B (R1/B)
Number of Units:	1 single-family detached, 1 duplex	6 single-family detached, 1 duplex

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	7 upa	none permitted
Floor Area Ratio:	0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m ²	360 m ²	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Side Yard Corner Lot (m):	3 m	3 m	none
Setback – Rear Yard (m):	6 m	6 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees in good health.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Staff Technical Comments

Engineering Works Design

A Storm analysis up to the main conveyance at Shell Road and Finlayson Drive is required. Sanitary model indicates sufficient capacity. Developer to confirm pre and ultimate development conditions at Servicing Agreement/Building Permit. The Minimum Fire Flow requirement is 60 l/s for Single-Family Fire Flow available is 165.40 l/s @ 20 psi residual, using the 2021 OCP Maximum Day Model.

Transportation

1. Require land dedication for and design and construction of the cul-de-sac at the south end of Davies Place. The design of the cul-de-sac to conform to City's Bylaw requirements.
2. Design of driveways of the subdivided lots to conform to the City's Bylaw requirements and the City's Engineering Design Specifications.
3. Contact Parks Department for their comments on any land dedication or other requirements for the public walkway along the west property line of the subject site.

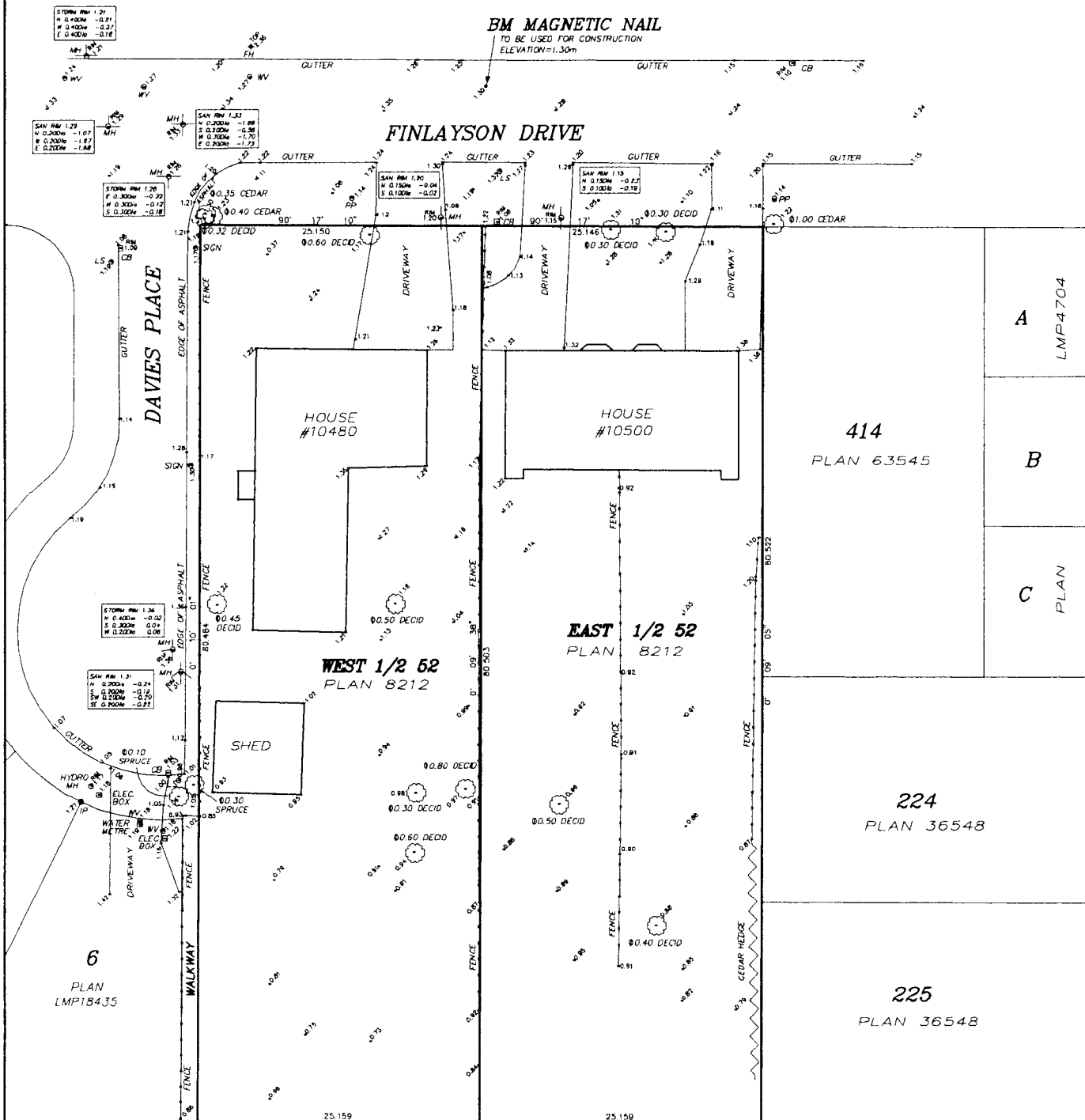
LEGEND

- LS DENOTES LAMP STANDARD
- PP DENOTES POWER POLE
- WV DENOTES WATER VALVE
- MH DENOTES MANHOLE
- FH DENOTES FIRE HYDRANT
- IP DENOTES IRON PIN
- CB DENOTES CATCH BASIN
- ○ DENOTES TREE
- DENOTES DIAMETER
- DECD DENOTES DEODOLOUS

SCALE 1 : 250
 2 1 0 2 4 6 8 10
 ALL DISTANCES ARE IN METRES



LOT DIMENSIONS ARE DERIVED FROM PLAN LMP18435
 ELEVATIONS ARE GEODETIC
 (IN METERS) DERIVED FROM FIRE HYDRANT (ARROW HEAD)
 LOCATED AT SW CORNER OF MCLENNAN AVENUE AND
 FINLAYSON DRIVE HOUSE #2151 ELEVATION=2.129m
 SPOT ELEVATIONS ALONG CURB ARE TAKEN IN GUTTER
 IF THIS PLAN IS USED IN DIGITAL FORM, MPT LAND
 SURVEYING CO. WILL ONLY ASSUME RESPONSIBILITY FOR
 INFORMATION CONTENT SHOWN ON ORIGINAL UNALTERED
 DRAWING.



PUBLIC USE CORRIDOR
 S.R.W. PLAN 4742

INTEGRATED SURVEY AREA No. 18 RICHMOND
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES
 PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY
 BY COMBINED FACTOR OF 0.9996035
 GRID BEARINGS ARE NAD83 (CSRS) DERIVED FROM
 CONTROL MONUMENTS 77H4601 AND 77H4977

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

AMAR SANDHU	
TOPOGRAPHIC SITE PLAN OF EAST HALF & WEST HALF OF LOT 52 SECTION 23 BLOCK 6 NORTH RANGE 6 WEST N.W.D. PLAN 6312	
SCALE 1:250	MPT LAND SURVEYING CO. (SURREY) LTD. 201 - 8484 162nd STREET SURREY B.C. V4N 1B4 TEL 507 6161 FAX 597 0259 FILE: 6065-TOPO DISK: CD-1
JANUARY 9, 2006	


ATTACHMENT 8

Conditional Rezoning Requirements
10480, 10500, 10506 Finlayson Drive
RZ 05-318997

Prior to final adoption of Zoning Amendment Bylaw 8023, the developer is required to complete the following requirements:

1. Provide a storm servicing analysis up to the main conveyance at Shell Road and Finlayson Drive.
2. Provide road dedication as required along the frontage of Davies Place to accommodate the adequate rights of ways to complete the road and cul-de-sac of Davies Place.
3. Enter into a Servicing Agreement* to include, but not be limited to, the design and construction of the road and cul-de-sac of Davies Place.
4. Purchase the walkway lands at the south end of Davies Place at fair market value and consolidate the same within the subject property, or enter into an agreement to purchase and consolidate the walkway lands with the subject property.
5. Provide payment to the City of Richmond to cover costs for advertising, document and plan registration relating to the Road Closure and Highway Dedication Bylaw required to close the walkway.
6. Provide a cash contribution of \$7,500.00 towards Neighbourhood Green Links improvements in the area.
7. Provide security to the City of Richmond in the form of cash or a clean, unconditional and irrevocable standby Letter of Credit drawn on a Canadian financial institution in an amount equal to \$500.00 for each replacement tree to be planted and maintained. A total security of \$8,000.00 for 16 trees is required for this application, and will be administered as per the interim Tree Protection Bylaw No. 8014. Consult with City of Richmond Tree Preservation Official (Building Approvals Department) to determine appropriate sizes of replacement trees.
8. Provide cash security for two trees in replacement of the single existing tree located at the NW corner of the subject property that is to be retained, and by signature below, commit to providing measures such as protective barriers and to exercise due care during and after the course of development to ensure the health and survivability of the tree.
9. Consult and come to an agreement with City inspectors and arborists regarding trees existing outside the subject property that require removal or will be at risk as a result of the proposed development of the subject property. The agreement will include a value determination for the existing trees and/or their replacements, provision of securities as required, possible costs for tree removal and address any other conflicts or issues resulting from the location of those trees in relation to the proposed development.
10. Registration of an aircraft noise covenant on the subject property.

* Note: This requires a separate application.


Signed _____

Feb 6/06
Date _____

1755488

** TOTAL PAGE.04 **



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8023 (RZ 05-318997)
10480, 10500 / 10506 FINLAYSON DRIVE and
AN UNCONSTRUCTED WALKWAY ADJACENT TO
2291 DAVIES PLACE**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B(R1/B)**:

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8023".

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8023**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 27 2006

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

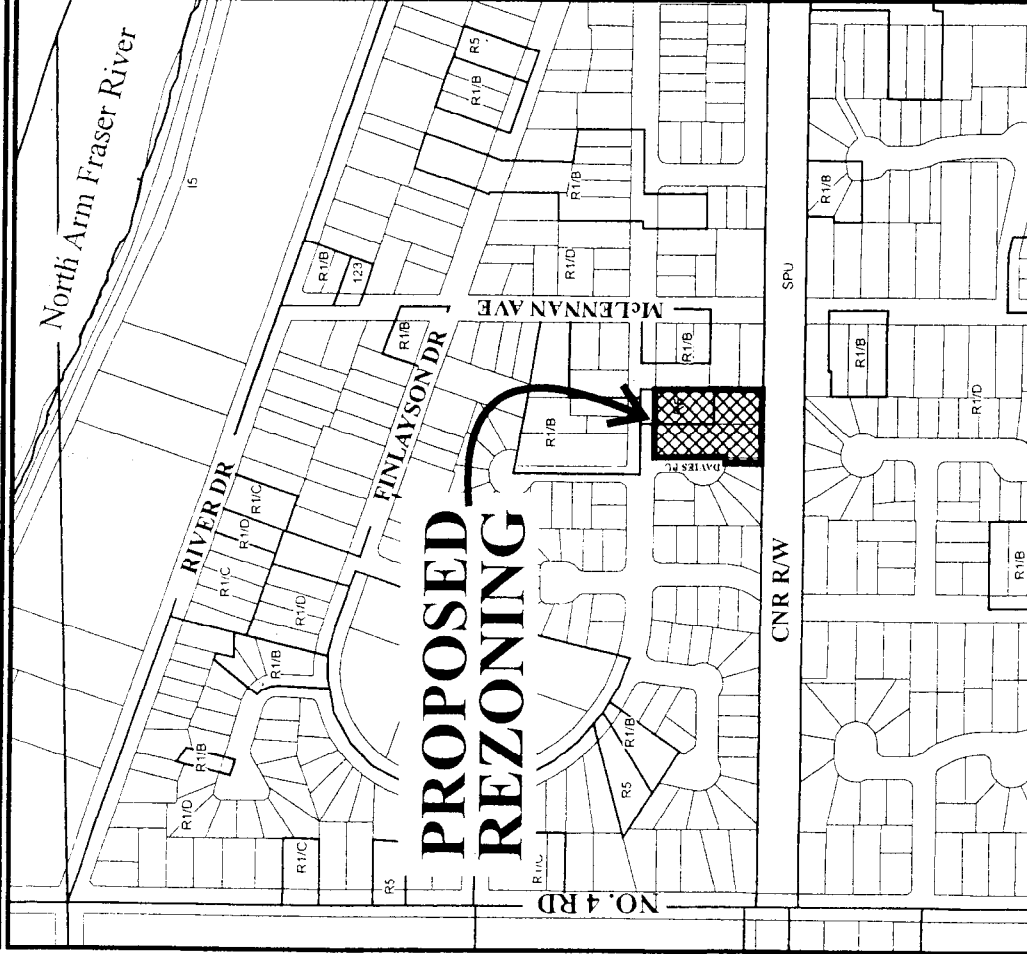
CORPORATE OFFICER



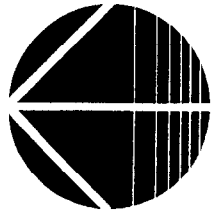
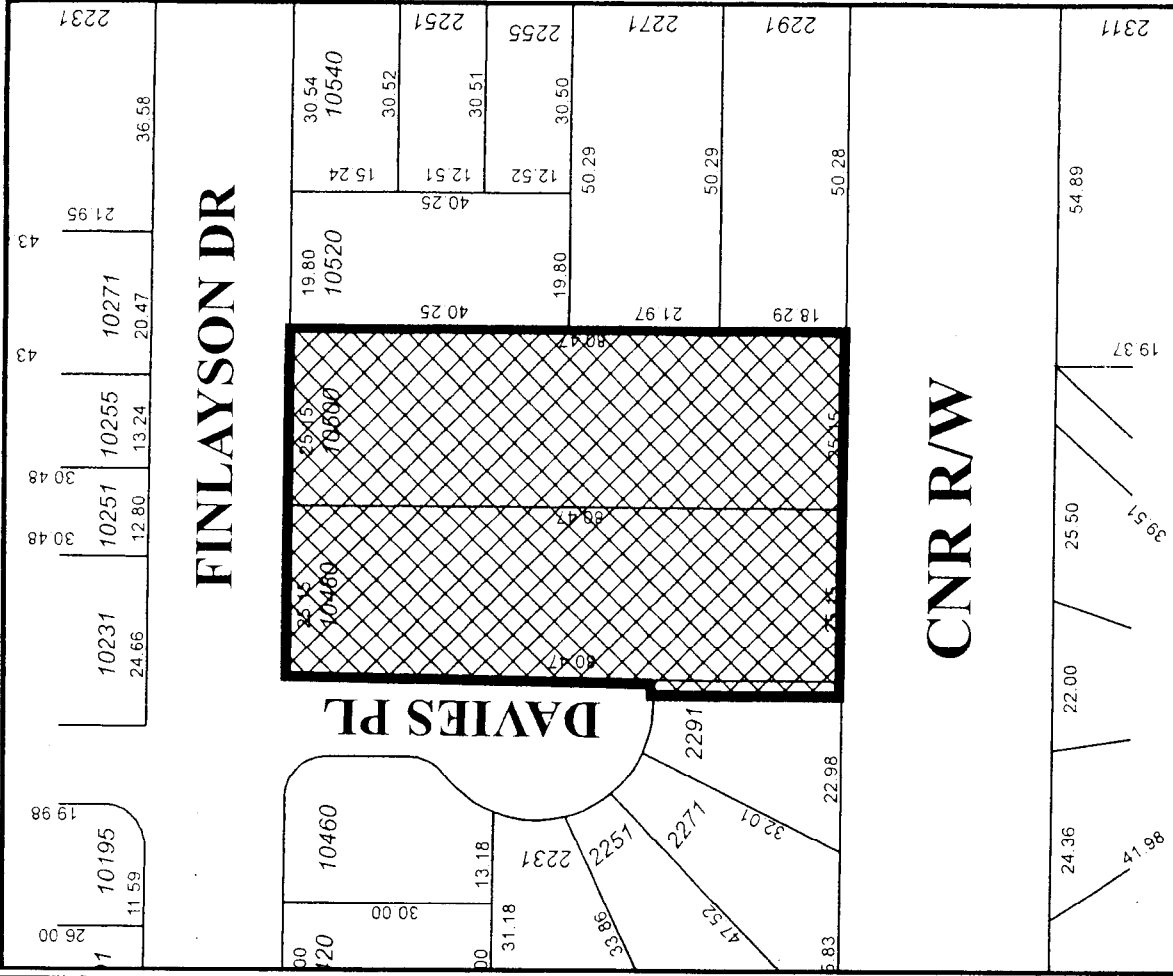
City of Richmond

North Arm Fraser River

PROPOSED REZONING



“Schedule A attached to and forming part of Bylaw No. 8023”



RZ 05-318997

Original Date: 12/09/05
Revision Date: 02/06/06
Note: Dimensions are in METRES