




To: Planning Committee **Date:** May 28, 2007
From: Jean Lamontagne **File:** RZ 06-353829
Director of Development
Re: **Application by Brian Sharma for Rezoning at 10800 & 10820 Finlayson Drive and 2460 Baydala Court from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 8255, for the rezoning of 10800 & 10820 Finlayson Drive and 2460 Baydala Court from "Single-Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

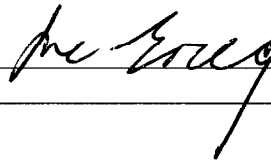


Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Mr. Brian Sharma has applied to the City of Richmond for permission to rezone 10800 & 10820 Finlayson Drive and 2460 Baydala Court (**Attachment 1**) from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the site to be subdivided into four (4) single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

- To the north: Single-family dwellings on Single-Family Housing District, Subdivision Area D (R1/D) lots;
- To the east: Newer single-family dwellings on Single-Family Housing District, Subdivision Area B (R1/B) lots;
- To the south: Baydala Court cul-de-sac and then a former rail right-of-way (ROW); and
- To the west: A pedestrian walkway and then single-family dwellings on Single-Family Housing District, Subdivision Area D (R1/D) lots.

Related Policies & Studies

Bridgeport Area Plan

The subject property is located within the Bridgeport Area Plan, Schedule 2.12 of the Official Community Plan (OCP). The West Bridgeport Land Use Map in the Bridgeport Area Plan designates the subject property for "Residential (Single-Family)".

Lot Size Policy 5448

The subject property also falls within the area covered by Single-Family Lot Size Policy 5448 (**Attachment 3**). This Policy was adopted in 1991 and permits subdivision of lots fronting an internal street to a Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide).

Official Community Plan (OCP) Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw.

Staff Comments

Tree Preservation

A Tree Survey is submitted (**Attachment 4**) and one (1) bylaw-sized tree was noted on site. The applicant is proposing to remove this tree and an Arborist Report (**Attachment 5**) was submitted in support of the proposed tree removal. Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the Arborist. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw No. 8057, two (2) replacement trees at 5 m tall or 9 cm calliper are required.

In order to enhance the future lots, the applicant has agreed to plant six (6) additional trees, each at a minimum of 5 cm calliper, on site. As a result, a total of eight (8) trees will be planted on the future lots (two (2) trees per lot). To ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$4,000 for planting of eight (8) trees on-site prior to final adoption of the rezoning bylaw.

Pedestrian Walkway

An existing pedestrian walkway connecting Finlayson Drive and Baydala Court is located to the west of the subject site. Parks, Recreations & Cultural Services was consulted and there is no concerns or upgrades needed.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Site Servicing

An independent review of local servicing requirements (storm and sanitary) has concluded that upgrades to the existing local storm sewer system along Finlayson Drive is required to support the proposed development. The developer is also required to provide voluntary contributions to cover proportionate share of upgrade costs to water (\$3,072.44), storm (\$17,842.32), and sanitary (\$9,268.16). If the proposed subdivision is completed after June 30, 2008, the new Development Cost Charge (DCC) rate will apply and the above voluntary contributions will no longer be required.

Subdivision

Prior to approval of subdivision, the developer will be required to enter into a Servicing Agreement for the design and construction of offsite improvements along Finlayson Drive, from the west property line of adjacent walkway to the east property line of the site. Works to include:

1. Storm sewer upgrading to 600 mm diameter pipe between existing Manhole D5 located near the west property line of 10800 Finlayson Drive and Manhole D4 located near the east property line of 10820 Finlayson Drive as determined via the capacity analysis;
2. Curb and gutter;
3. Pavement widening;
4. 1.50 m concrete sidewalk;

5. 0.80 m grass boulevard between curb and sidewalk;
6. Street trees at 9 m spacing between sidewalk and south property line of Finlayson Drive; and
7. Water, Storm and Sanitary Sewer connections and driveway crossings for each lot.

At subdivision stage, the developer will also be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.

Analysis

The proposal to rezone and subdivide a portion of the subject properties is consistent with overall Official Community Plan (OCP) and Area Plan land use policies for the area, as well as Council's Single-Family Lot Size Policy 5448. Staff have no objection to the proposal.

Financial Impact or Economic Impact

None.

Conclusion

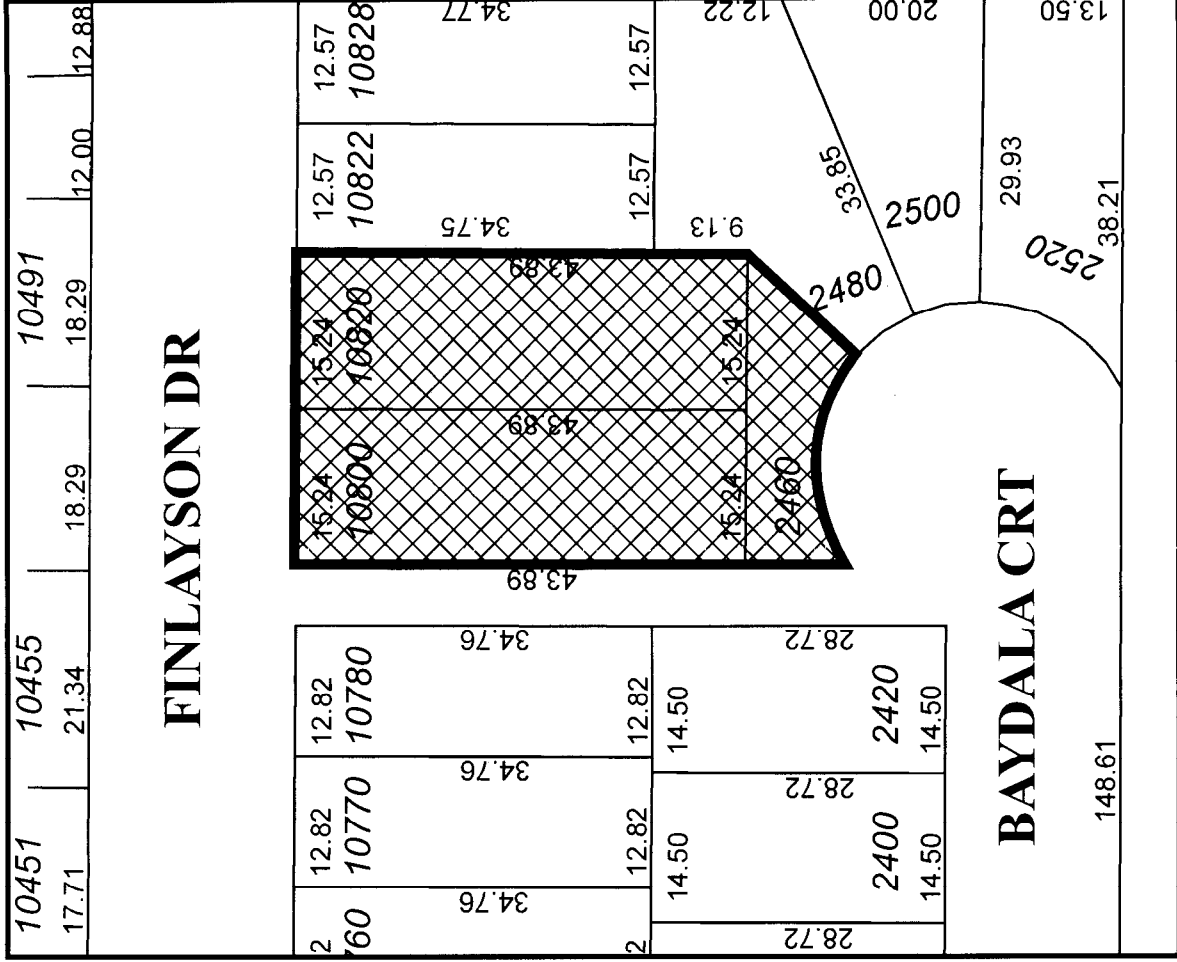
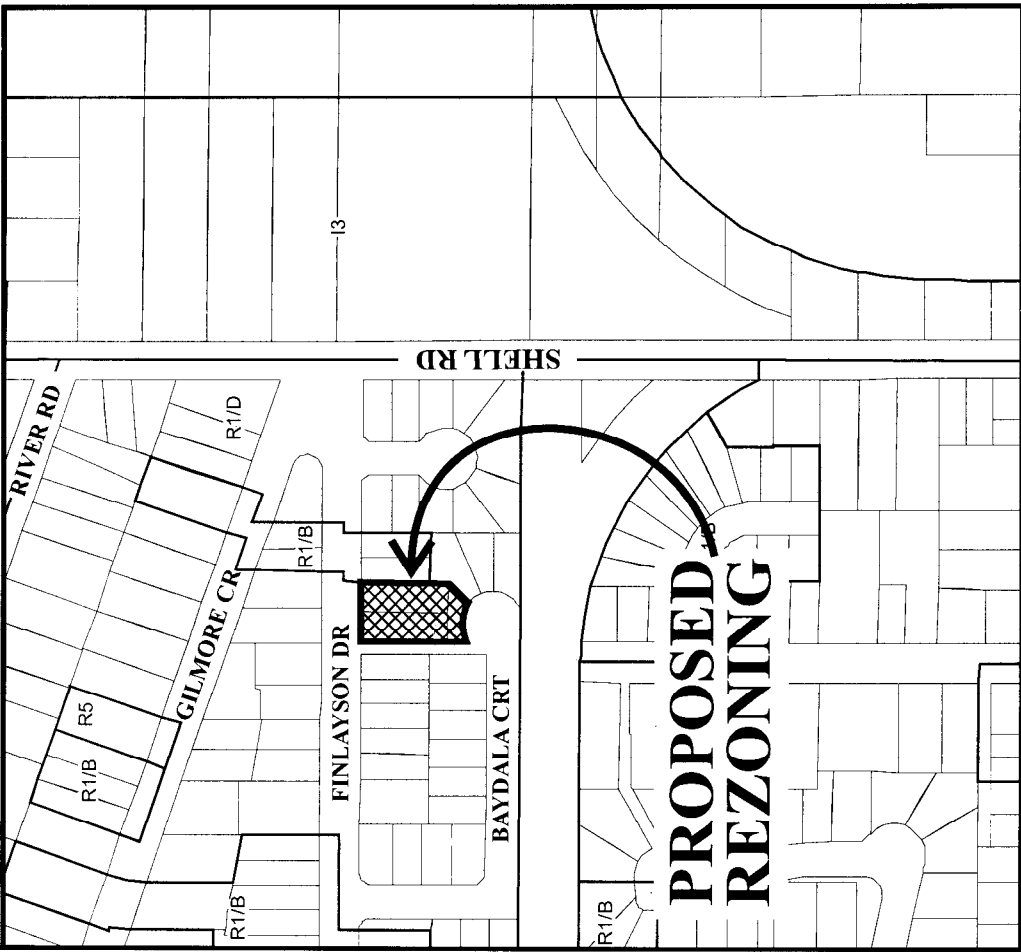
The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

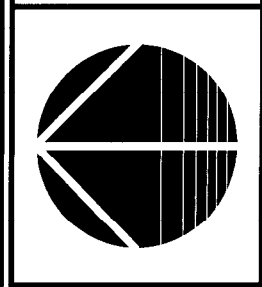
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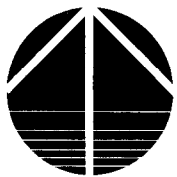
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Rezoning Considerations



Original Date: 12/04/06
 Revision Date:
 Note: Dimensions are in METRES

RZ 06-353829





RZ 06-353829

Original Date: 12/04/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet

RZ 06-353829

Attachment 2

Address: 10800 & 10820 Finlayson Drive and 2460 Baydala Court

Applicant: Brian Sharma

Planning Area(s): Bridgeport Area Plan (Schedule 2.12)

	Existing	Proposed
Owner:	Hemendra Kumar Sharma, Sitla Sharma, Harjinder Singh Dhaliwal, and Gurmeet Kaur Dhaliwal	To be determined
Site Size (m²):	1,550 m ² (16,685 ft ²)	Four (4) future lots ranging from 382 m ² (4,112 ft ²) to 406 m ² (4,370 ft ²)
Land Uses:	Single-Family Residential	No Change
OCP Designation:	Single-Family Residential	No Change
702 Policy Designation:	Single-Family Housing District, Subdivision Area B (R1/B)	No Change
Zoning:	Single-Family Housing District, Subdivision Area D (R1/D)	Single-Family Housing District, Subdivision Area B (R1/B)
Number of Units:	Two (2) single-family detached	Four (4) single-family detached
Other Designations:	Aircraft Noise Sensitive Development Area 2	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m ²	382 m ² to 406 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 – Rear Yard (m):	Min. 6 m	6 m Min.	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

File Ref: 4045-00

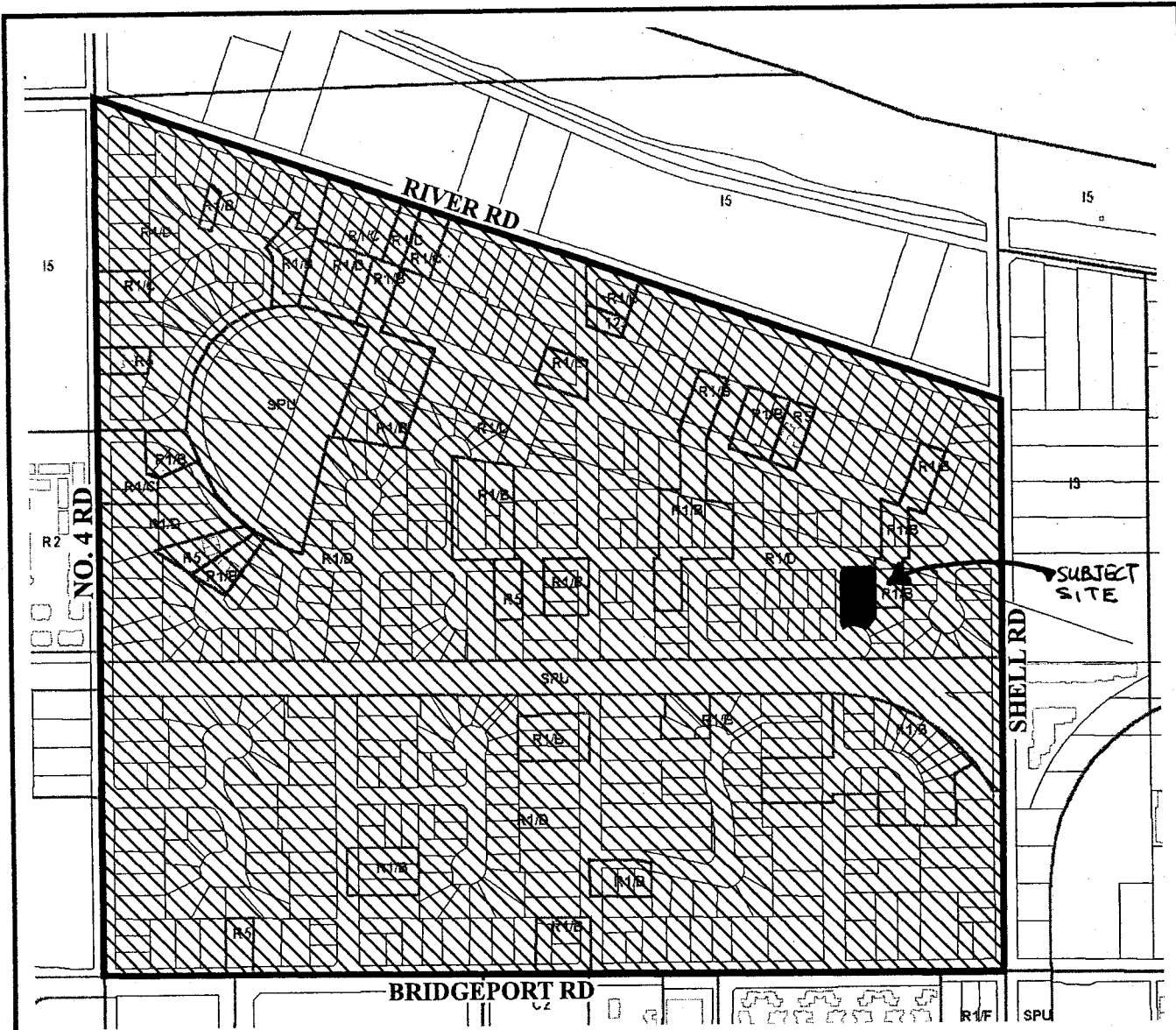
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6**POLICY 5448:**

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.



Subdivision permitted as per R1/B except:

1. River Drive: R1/C unless there is a lane or internal road access, then R1/B.
2. Shell Road: R1/D unless there is a lane or internal road access, then R1/B.
3. No. 4 Road: R1/C unless there is a lane or internal road access then R1/B.
4. Bridgeport Road: R1/D unless there is a lane or internal road access then R1/B.



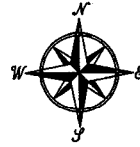
POLICY 5448
SECTION 23, 5-6

Adopted Date: 09/16/91

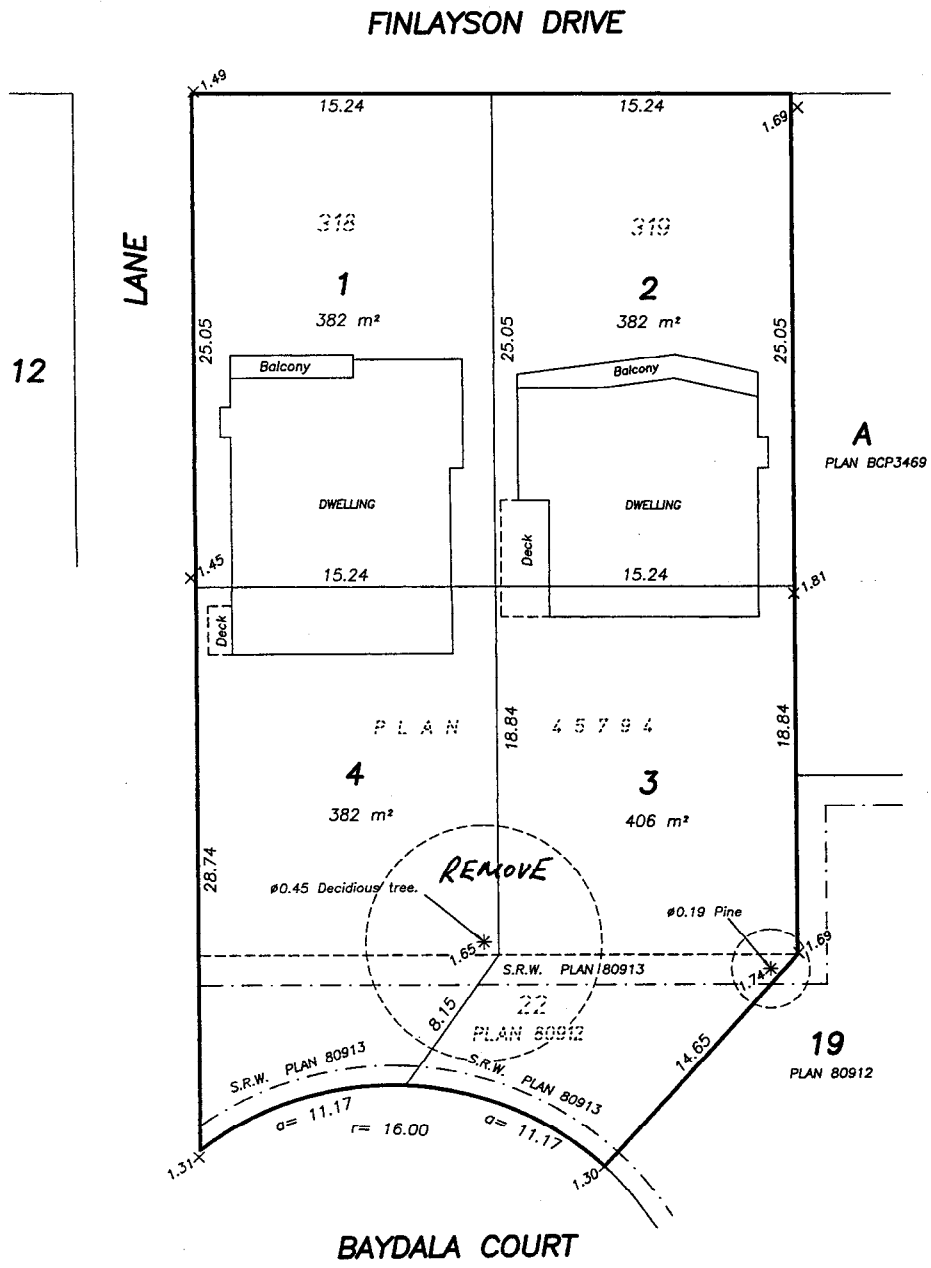
Amended Date:

PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOTS 318 AND 319,
PLAN 45794 AND LOT 22 PLAN 80912 ALL OF SECTION 23 BLOCK 5 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT

#10800 & 10820 FINLAYSON DRIVE
#2460 BAYDALA COURT
RICHMOND, B.C.
P.I.D. 005-949-475
P.I.D. 004-145-186
P.I.D. 013-492-217



SCALE: 1:250
0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2329
FB-89 P78, P86-87; FB-80 P45-47
Drawn By: GB

DWG No. 2329-TREE

Survey completed on November 16th, 2006.



**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 Fax: 604-437-0970

City of Richmond
Policy Planning Department
6911 No. 3 Rd,
Richmond, BC, V6Y 2C1

RECEIVED
MAY 11 2007

March 5, 2007

Attention: Edwin Lee: City of Richmond Planner

BY:.....

Re: Richmond Project Number: 06-353829

10800 & 10820 Finlayson Drive and 2460 Baydala Court, Richmond BC

Tree Preservation Report

Please find enclosed my **Tree Preservation Report**. I am also attaching as appendices to the Report, a **Tree Protection Plan** drawing for reference purposes.

1. TREE PRESERVATION SUMMARY

2	Trees on site
0	Trees to be retained and protected
2	Trees to be removed
2	Replacement Tree Proposed

2. TREE PRESERVATION REPORT

I have been provided with a tree survey of the subject property. I have visited the site and assessed the tree resource at the site. All the Trees have been assessed and information recorded concerning their species, stem size, drip line radius, height, health, structural condition

Site Conditions

The site is large and flat and is composed of three lots and two houses. There are only two trees located on the site. The rest of the lots are covered with grass. See picture next page:

Proposed Development Plans

The proposed development will create 4 lots from the existing 3 lots. Single family houses will be built on each lot. The proposed building envelopes are 6.3m from the front and back property lines and 1.25m from the side property lines.

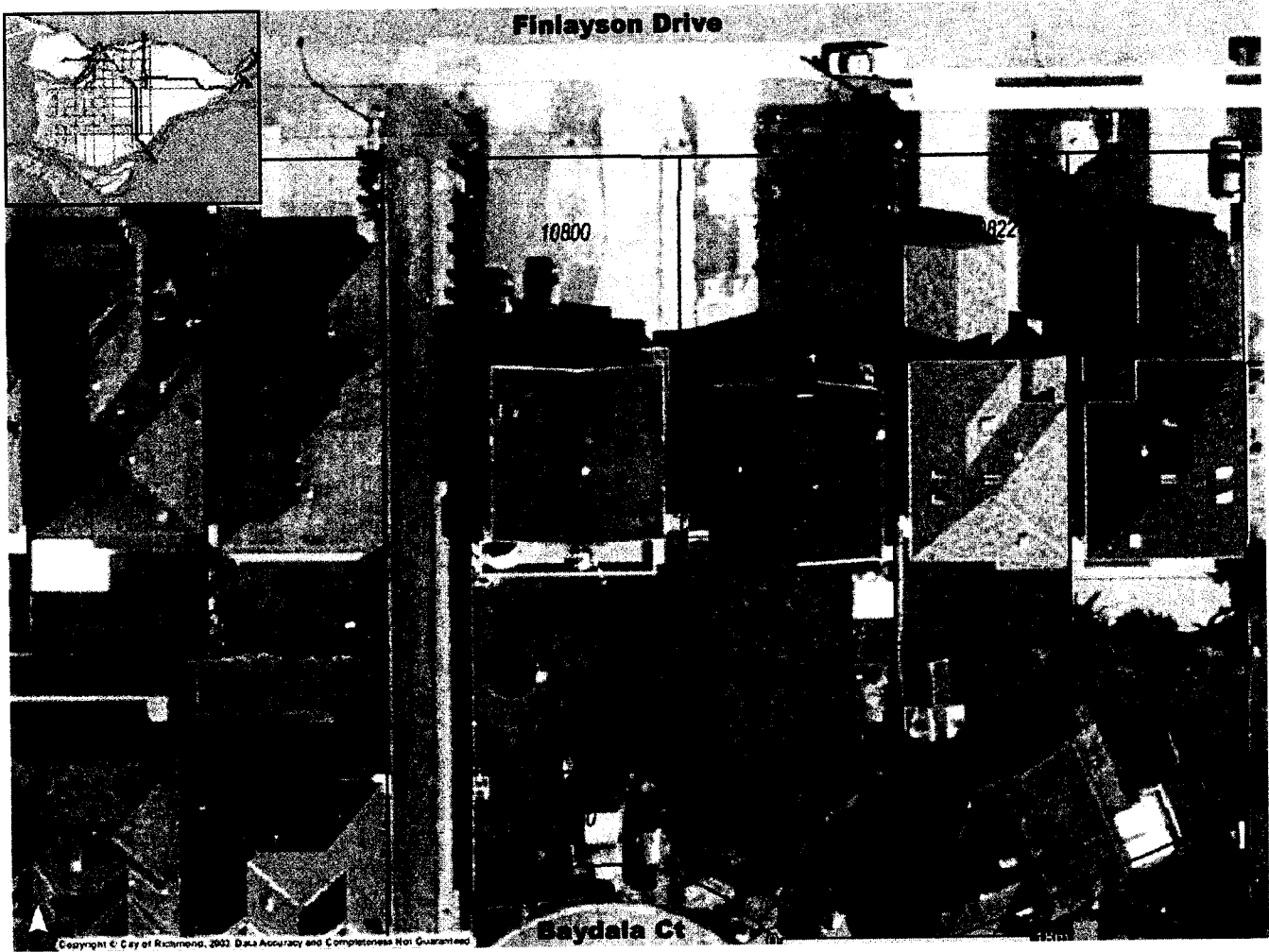


Figure 1. Aerial photo of subject properties - from the City of Richmond's online mapping and GIS website – <http://www.richmond.ca/discover/maps.htm>

Tree Resource

There are a total of two trees that will be impacted by the construction. See inventory below:

#	Type	dbh cm	Ht m	Drip line radius m	Health	Structural Condition and notes
1	Flowering Cherry	42	10	5	Fair-poor	Poor; Tree has decay in trunk and is infested with Cherry Bark Tortrix and Bacterial Blight
2	White Pine	14	5	1.5	Good	Fair; Tree has been poorly pruned and had the canopy raised too high

The trees have been poorly maintained and are not prize specimens.

DISCUSSION

Tree Removals

Both trees are located within the building envelopes and need to be removed.



Tree Retention

There are no suitable trees for retention as Both trees are located within the building envelopes.

Off-site Trees and City Trees

There are no off-site or City Trees that will be impacted by the development of this site.

Drawings

One drawing is included in this report.

A **Tree Protection Plan** drawing, which plots all trees and replacement trees in relation to the proposed development and the replacement trees is attached in the Appendix.

Replacement Trees

The White Pine is undersized so it does not require a replacement tree. The Cherry is 42cm in diameter and will require 2 replacement trees at least 9cm in diameter. I am recommending that two replacement trees be planted.

Type	Size	Quantity
Crimson King Norway Maple	9cm	1
Katsura Tree	9cm	1

See Tree Protection Plan Drawing for locations. The trees must be planted as per BCNTA's standards.

Tree Protection Fencing

No trees are being retained so no protection fencing is required.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Dated: March 5, 2007

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



ASSUMPTIONS AND LIMITING CONDITIONS

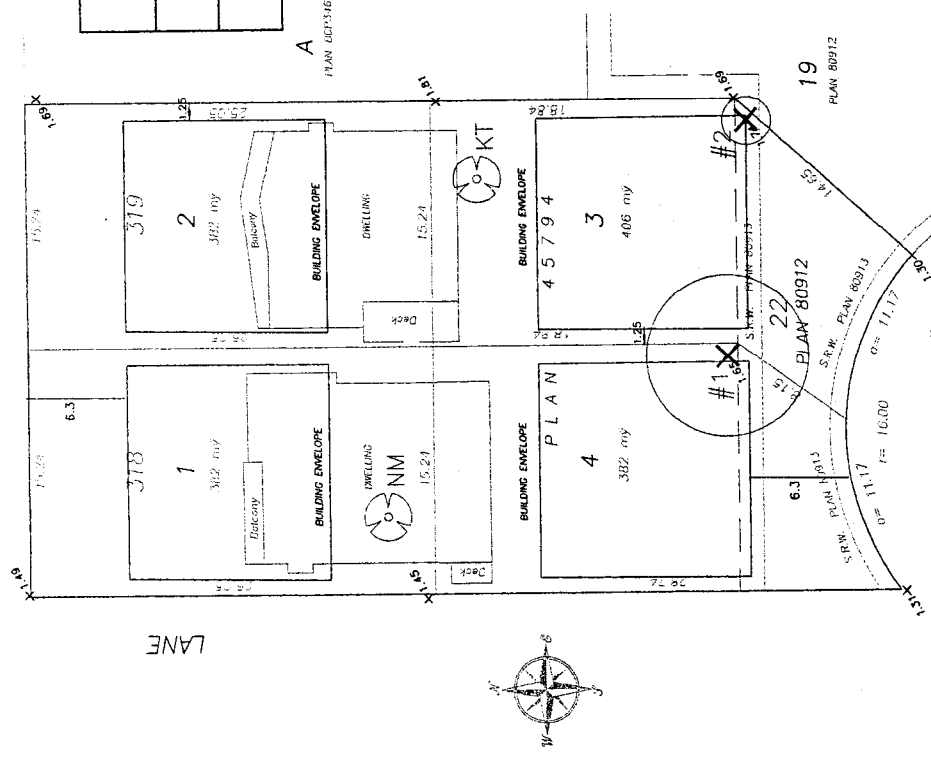
1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a visual tree evaluation only. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars. The evaluation period for this assessment is 12 months.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. It is impossible to predict exactly how a tree will react to any excavation near the tree. Sometimes underground soil water movement can be changed because of the building of a house and this could stress or kill a tree.

TREE PROTECTION PLAN

SCALE

0 5 10
 METERS
 ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED

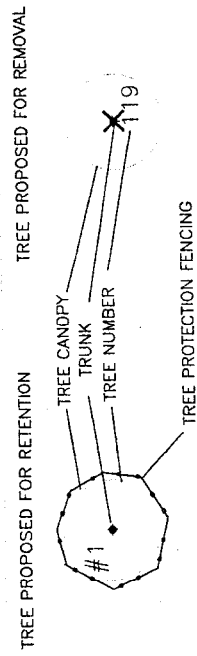
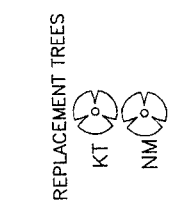
FINLAYSON DRIVE



#	Action	Type	dbh cm	Ht m	Drip line radius m	Health	Structural Condition and notes
1	Remove	Flowering Cherry	42	10	5	Fair-poor	Poor. Tree has decay in trunk and is infested with Cherry Bark Tortrix and Bacterial Blight
2	Remove	White Pine	14	5	1.5	Good	Fair. Tree has been poorly pruned and had the canopy raised too high

NOTES:
 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA FOR THIS PROJECT ARE AVAILABLE FROM THE SURVEYORS REFERRED TO IN THE ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STIM DIAMETER, HEIGHT, CANOPY SPREAD, LOCATION.
 2. PROPOSED TRUNK PROTECTION, PRUNING, AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek Tree Consultants Ltd.
 7163 McGregor Avenue Burnaby BC, V5J4H4
 Telephone: 604-721-6002 Fax: 604-437-0970
 10800 & 10820 FINLAYSON DRIVE AND 2460 BAYVIEW COURT, RICHMOND, BC
 RICHMOND NO. 04-333829
 TREE PROTECTION PLAN DRAWING
 Showing All Trees Proposed For Retention, Removal and Replacement in Relation to the Proposed Site Layout
 DRAWN BY: GM
 DATE: MARCH 5, 2009



Rezoning Considerations
10800 & 10820 Finlayson Drive and 2460 Baydala Court
RZ 06-353829

Prior to final adoption of Zoning Amendment Bylaw 8255, the developer is required to complete the following:

1. Registration of an aircraft noise sensitive use covenant on title.
2. Registration of a flood indemnity covenant on title (min. habitable elevation 0.9 m).
3. The City acceptance of the developer's offer of a contribution to the City in the amount of \$3,072.44 for water upgrades.
4. The City acceptance of the developer's offer of a contribution to the City in the amount of \$17,842.32 for drainage upgrades.
5. The City acceptance of the developer's offer of a contribution to the City in the amount of \$9,268.16 for sanitary upgrades.
6. Provide a Landscape Security to the City of Richmond in the amount of \$4,000 for the for planting of the eight (8) trees on site: two (2) at 5 m tall or 9 cm calliper and six (6) at 5 cm calliper.

Prior to Subdivision Approval:

1. Enter into a Servicing Agreement* for the design and construction of off-site improvements along Finlayson Drive, from the west property line of adjacent walkway to the east property line of the site. Works to include:
 - a. Storm sewer upgrading to 600 mm diameter pipe between existing Manhole D5 located near the west property line of 10800 Finlayson Drive and Manhole D4 located near the east property line of 10820 Finlayson Drive as determined via the capacity analysis;
 - b. Curb and gutter;
 - c. Pavement widening;
 - d. 1.50 m concrete sidewalk;
 - e. 0.80 m grass boulevard between curb and sidewalk; and
 - f. Street trees at 9 m spacing between sidewalk and south property line of Finlayson Drive.

Note: Design should include Water, Storm and Sanitary Sewer connections and driveway crossings for each lot. Street Lighting exists on Finlayson Drive and Baydala Court is fully upgraded.
2. Payment of Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee and Servicing Costs.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8255 (RZ 06-353829)
10800 & 10820 FINLAYSON DRIVE AND 2460 BAYDALA COURT

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 AERA B (R1/B).

P.I.D. 005-949-475

Lot 318 Section 23 Block 5 North Range 6 West New Westminster District Plan 45794;

P.I.D. 004-145-186

Lot 319 Section 23 Block 5 North Range 6 West New Westminster District Plan 45794;

and

P.I.D. 013-492-217

Lot 22 Section 23 Block 5 North Range 6 West New Westminster District Plan 80912.

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8255".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER