



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: January 31, 2012
File: RZ 11-594451
Re: Application by Yaseen Grewal, Balbir Randhawa and Sarbjit Randhawa for Rezoning at 10180/10200 Finlayson Drive from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8863, for the rezoning of 10180/10200 Finlayson Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Item	Details	
Applicant	Yaseen Grewal, Balbir Randhawa & Sarbjit Randhawa	
Location	10180/10200 Finlayson Drive (Attachment 1)	
Development Data Sheet	See Attachment 2	
Zoning	Existing: Two-Unit Dwellings (RD1)	
	Proposed: Single Detached (RS2/B)	
OCP Designation	Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential".	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Area Plan Designation	Bridgeport Area Plan Land Use Map – "Residential (Single-Family)".	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Lot Size Policy	Lot Size Policy 5448 (adopted by Council in 1991) – permits subdivision of properties in accordance with the provisions of "Single Detached (RS2/B)" (Attachment 3).	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Other Designations	Aircraft Noise Sensitive Development Policy Area 2 - permits new single-family development that is supported by an existing Lot Size Policy. As a condition of rezoning, the applicant is required to register a restrictive covenant on Title to address aircraft noise mitigation and public awareness.	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site.	Complies Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Surrounding Development	North: a park and school zoned "School & Institutional Use (SI)".	
	South: facing Finlayson Court, is a single detached dwelling zoned "Single Detached (RS1/D)".	
	East: a duplex zoned "Single Detached (RS1/B)".	
	West: is a single detached dwelling zoned "Single Detached (RS1/D)".	
Rezoning Considerations	See Attachment 5	

Staff Comments**Trees & Landscaping**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- One (1) bylaw-sized tree shared between the subject property and the neighbouring property to the west (10160 Finalyson Drive);
- Two (2) bylaw-sized trees on the neighbouring property to the west (10160 Finlayson Drive); and
- Two (2) bylaw-sized trees on City-owned property.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendation to:

- Remove and replace the bylaw-sized tree on the west property line (Tree #3) due to its poor condition and conflict with the future building envelope as well as the two (2) trees (Trees #4 & #5) on the neighbouring property to the west as their critical root zones will be impacted by the proposed development. Permission from the neighbour for removal of these trees has been obtained (on file).
- Remove and replace the two (2) bylaw-sized trees on City property (Trees #1 and #2). However, the applicant has opted to retain and protect these trees. Further investigation into the possibility of retaining these trees will be investigated at subdivision stage when driveway locations are determined.

The final Tree Retention Plan is included in **Attachment 4**.

Based on the 2:1 replacement ratio goal in the OCP, and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of six (6) replacement trees are required (**Attachment 5**).

To ensure the new trees are planted and maintained, the applicant is required to submit a landscaping security in the amount of \$3,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

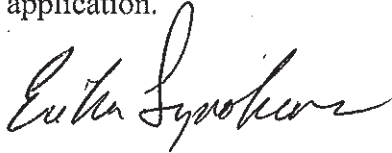
Site Servicing & Subdivision

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant will be required to pay cash-in-lieu for future road improvements and Servicing Costs. Note: DCC's (City & GVS & DD), School Site Acquisition Charge, and Address Assignment Fee are not applicable because of the existing duplex.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently on-going in the surrounding area. The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff support the application.



Erika Syvokas
Planning Technician
(4108)

ES: blg

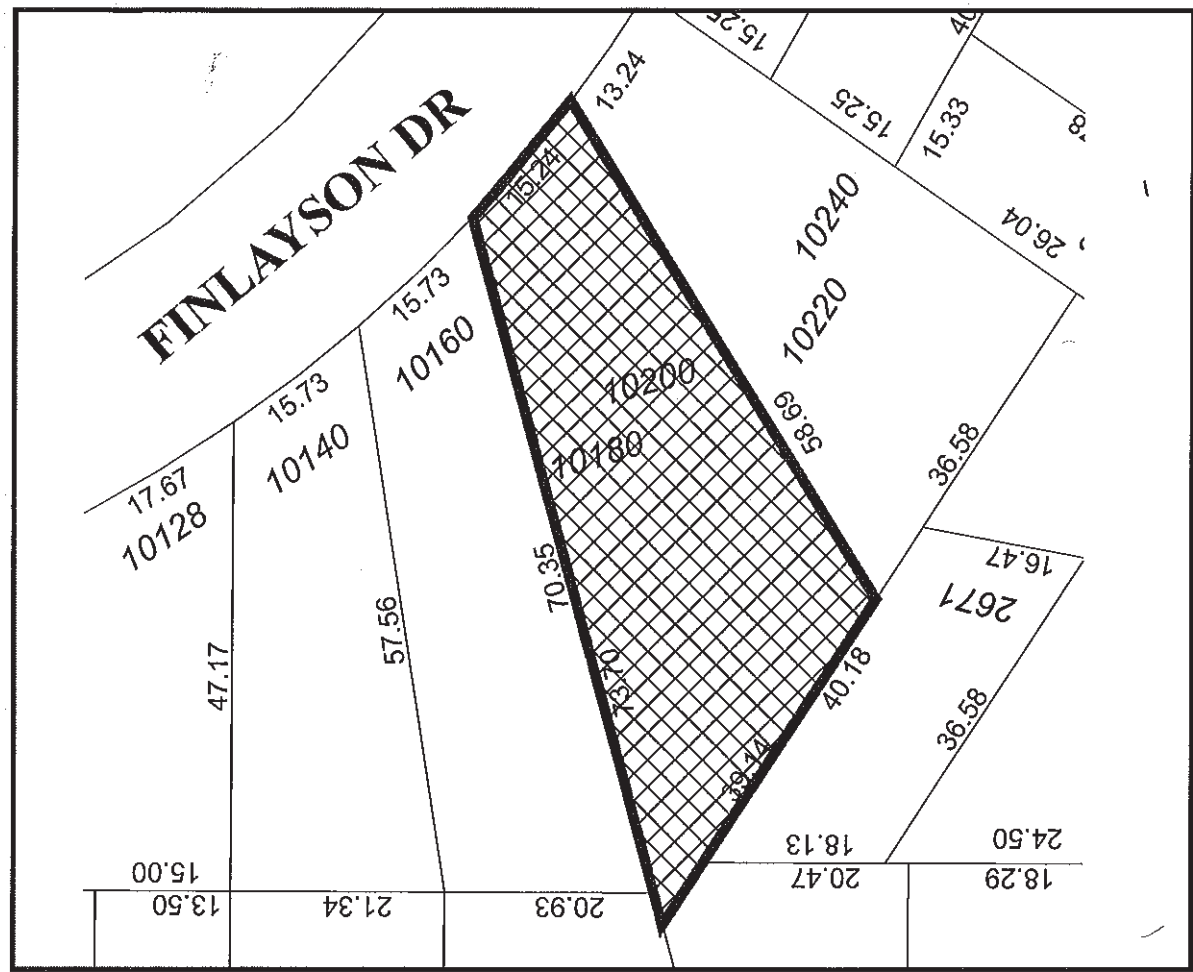
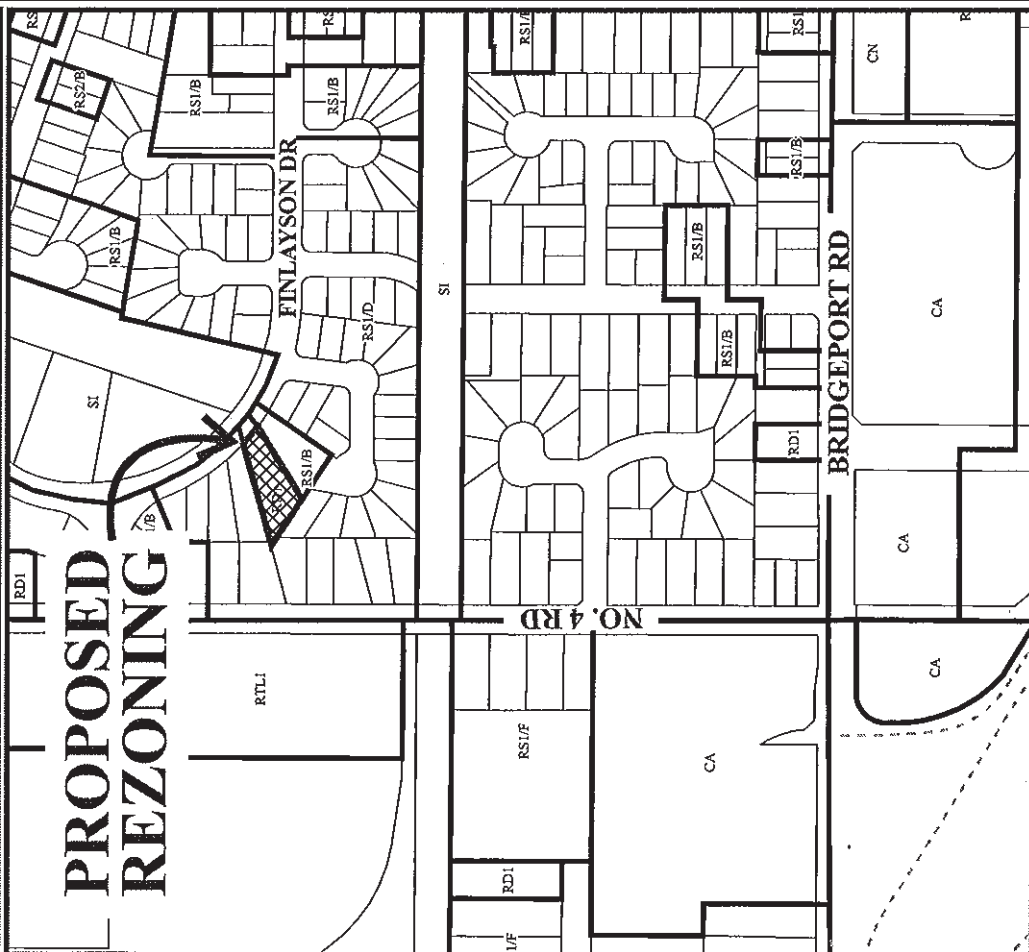
Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Tree Retention Plan
- Attachment 5: Rezoning Considerations



City of Richmond

PROPOSED REZONING



PH - 63

RZ 11-594451

Original Date: 11/29/11

Revision Date:

Note: Dimensions are in METRES



RZ 11-594451

Original Date: 11/29/11

Amended Date:

Note: Dimensions are in METRES

PH - 64



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 11-594451
Attachment 2

Address: 10180/10200 Finlayson Drive

Applicant: Yaseen Grewal, Balbir Randhawa & Sarbjit Randhawa

Date

Fast Track

Received: November 17, 2011

Compliance: January 31, 2012

	Existing	Proposed
Owner	Strata Lot 1 - Yaseen Grewal Strata Lot 2 - Balbir Randhawa & Sarbjit Randhawa	To be determined
Site Size (m²)	1,494.7 m ² (16,089.3 ft ²)	Lot A- 759.3 m ² (8,173 ft ²) Lot B- 735.4 m ² (7,916 ft ²)
Land Uses	One (1) two-unit dwelling	Two (2) single detached dwellings
Zoning	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Units	Two (2)	Two (2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m)	Min. 6.0 m	6.0 m Min.	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Lot Size	360 m ²	Lot A- 759.3 m ² Lot B- 735.4 m ²	none
Lot Width	Min. 12.0 m	Min. 13.6 m	none

Other: Tree replacement compensation required for loss of significant 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.

SUBJECT
PROPERTY



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:





City of Richmond

Rezoning Considerations
Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10180/10200 Finlayson Drive

File No.: RZ 11-594451

Prior to final adoption of Zoning Amendment Bylaw 8863, the developer is required to complete the following:

1. Provincial Ministry of Transportation and Infrastructure approval.
2. Submission of a Landscaping Security in the amount of \$3,000 (\$500/tree) for the planting and maintenance of six (6) replacement trees with the following minimum calliper sizes/heights:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
4	9 cm		5 m
2	11 cm		6 m

3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$7,327) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

4. Confirmation to the City that Strata Plan NW2062 has been cancelled.
5. Discharge covenants RD168029 that currently exist on Title, which restrict the use of the property to a duplex.
6. Registration of a flood indemnity covenant on Title.
7. Registration of an aircraft noise sensitive covenant on Title.

At demolition stage*, the applicant will be required to:

- Install Tree Protection Fencing around Trees # 1 & #2 located on City-owned property. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the future lots is completed.

At subdivision stage*, the developer will be required to:

- Pay cash-in-lieu for future road improvements and servicing costs.
- Confirm location of driveways for each new lot in order to determine potential for retention of Trees #1 & #2 located on City owned property. If trees cannot be retained, compensation in the amount of \$1,300 is required.

Note:

- * This requires a separate application.
- 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.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8863 (RZ 11-594451)
10180/10200 FINLAYSON DRIVE**

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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

P.I.D. 002-277-760

Strata Lot 1 Section 23 Block 5 North Range 6 West New Westminster District Strata Plan NW2062 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

P.I.D. 002-277-778

Strata Lot 2 Section 23 Block 5 North Range 6 West New Westminster District Strata Plan NW2062 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8863"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

FEB 27 2012

CITY OF RICHMOND
APPROVED by <i>W</i>
APPROVED by Director or Solicitor <i>BSH</i>

MAYOR

CORPORATE OFFICER