



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: November 27, 2002
File: RZ 02-219324
Re: **APPLICATION BY ARMINDER JHUTTY FOR REZONING AT 10260 BIRD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

Staff Recommendation

That Bylaw No. 7458, for the rezoning of 10260 Bird Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Arminster Jhutti has applied to the City of Richmond for permission to rezone 10260 Bird Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18m or 59 ft) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width is 12m or 39.4 ft) in order to permit the subject property to be subdivided into two single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner & Applicant	Gurpreet and Arminster Jhutti	To be determined
Site Size	One lot 1047 m ² (11,270 ft ²)	Two lots each 523.5 m ² (5,635 ft ²)
Land Uses	One large single family lot	Two small single family lots
OCP Designation	Neighbourhood Residential	No change
Cambie East Area Plan Designation	Residential (Single Family Only)	No change
Lot Size Policy	R1/B	No change
Zoning	R1/E	R1/B

Surrounding Development

The lot to the east of the subject lot has already rezoned and subdivided. The lot to the west is occupied by and zoned for a duplex. The lots across the street and behind on Caithcart have remained R1/E.

Related Policies & Studies

Cambie East Area Plan

The Cambie East Area Plan, which designates the area for Residential (Single Family Only) (**Attachment 2**), has no specific policies relating to the subject site. The policies do however require dwellings to comply with Canada Mortgage and Housing Corporation's guidelines for noise mitigation and require covenants to hire professionals qualified in acoustics to determine and implement noise mitigation measures.

Lot Size Policy

A Lot Size Study was undertaken in this neighbourhood in 1989 which supports R1/B size lots along Bird Road and retains the R1/E size lots along Caithcart Road (**Attachment 3**). Since the policy was adopted quite a number of lots (over 20) have rezoned and subdivided to R1/B. There is still potential for over 30 lots to rezone and subdivide.

Staff Comments

Prior to final reading of the bylaw a noise covenant will be required. Then with the future subdivision the developer will be required to pay Development Cost Charges (DCC's) and service tie-in fees. Included will be a "Latecomer" charge for storm sewer via a Neighbourhood Improvement Charge (NIC). These works were done about 5 years ago.

Analysis

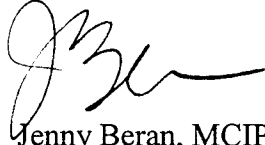
This is a straightforward rezoning application which will result in the subdivision of the subject lot. This complies with the Lot Size Policy for the neighbourhood. While many of the lots in the neighbourhood have rezoned to smaller lots, there still is potential for over half the lots to rezone and subdivide.

Financial Impact

None.

Conclusion

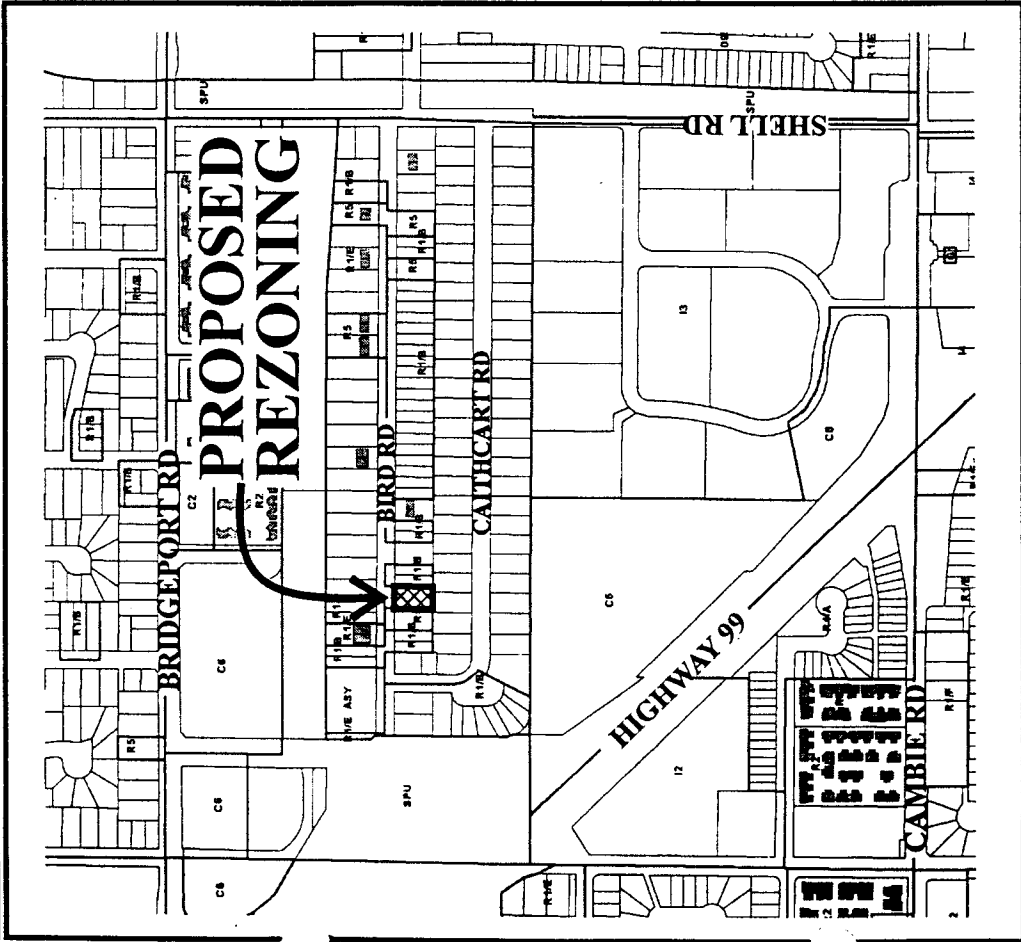
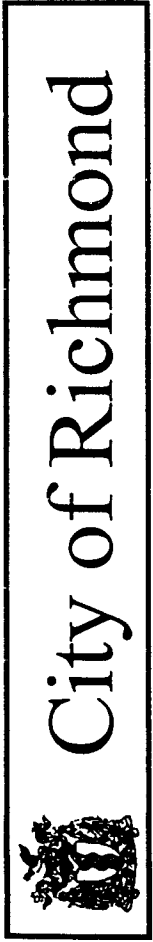
The application is to rezone the subject lot in order that it can subdivide into two smaller lots. Staff is supportive of the application as is it consistent with the Lot Size Policy for the neighbourhood and with a number of previous rezoning applications on this street over the past decade.



Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

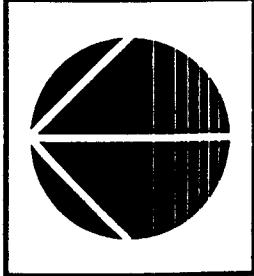
Prior to final reading of the rezoning bylaw a noise covenant is required.



102111	1023110235	10251	10271
24.38	12.19	12.19	24.38
BIRD RD			
2016228	70280	16280	71
42.98	42.98	42.97	42.97
9	12.19	24.38	24
1.33	22.86	22.86	21.34
			12.04
			21.34
			43.28
			43.28
			43.28

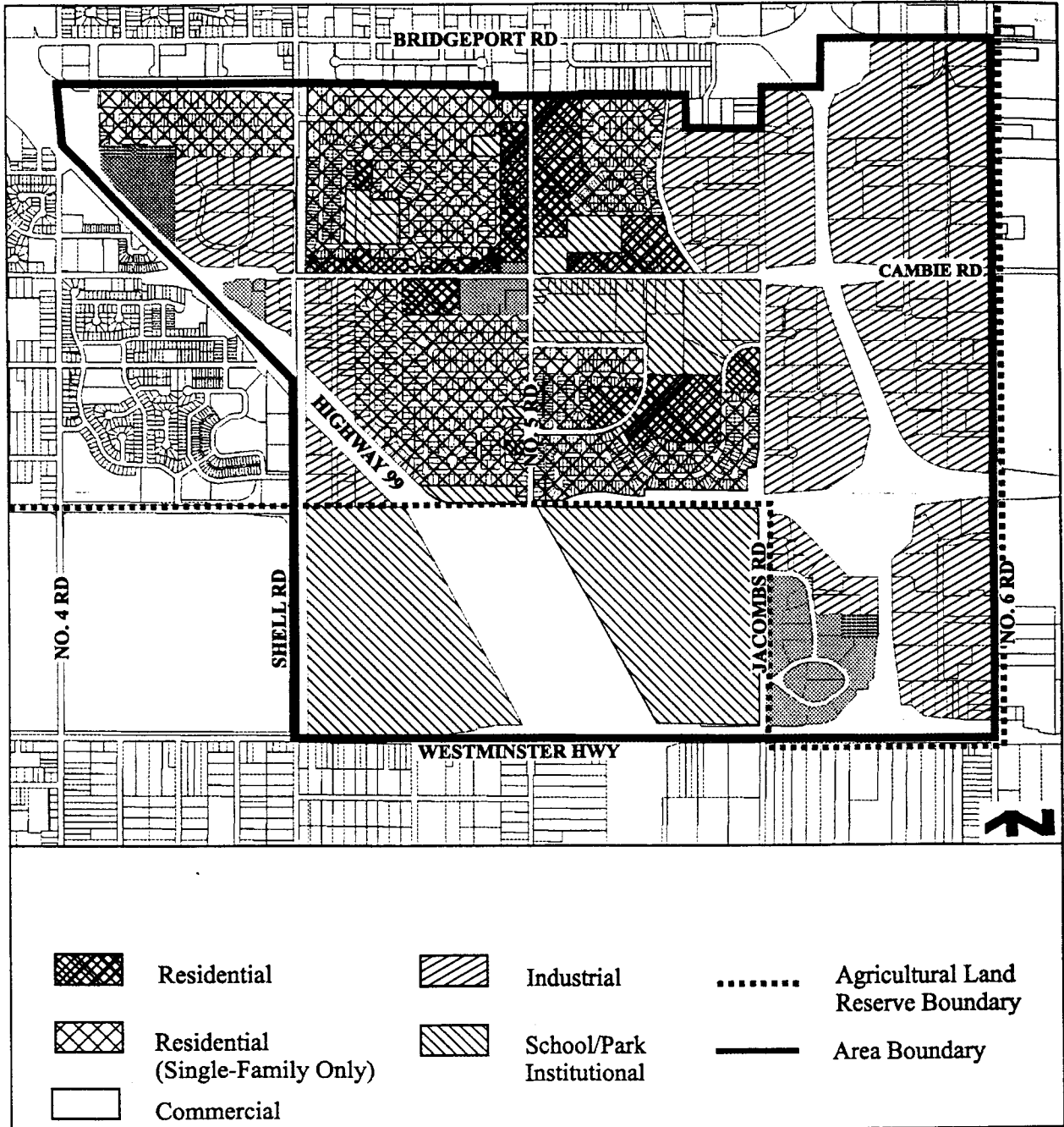
Original Date: 10/31/02
 Revision Date:
 Note: Dimensions are in METRES

RZ 02-219324



City of Richmond

Land Use Map





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

POLICY 5424

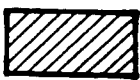
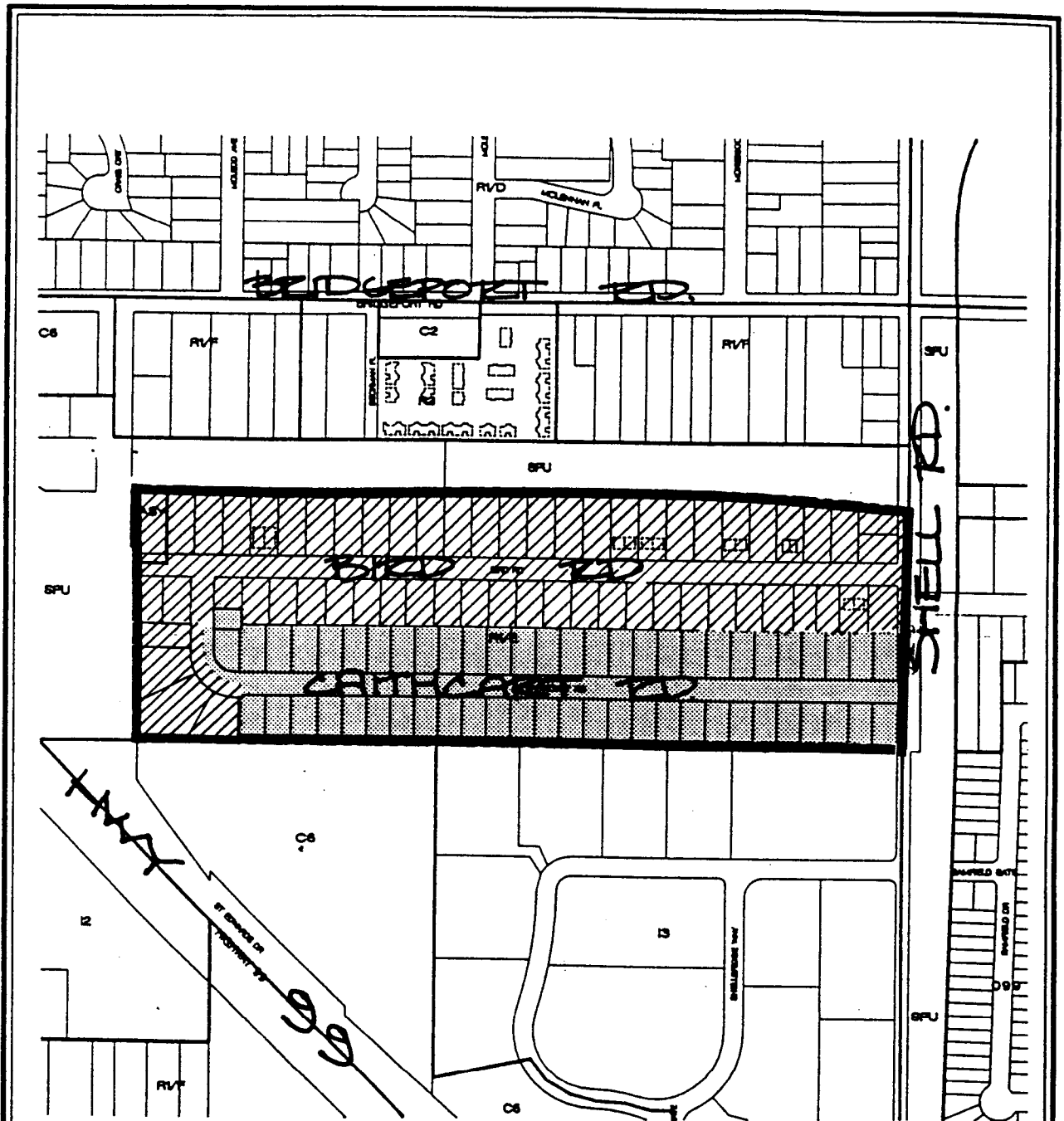
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 26-5-6

POLICY 5424:

The following policy establishes lot sizes in Section 26-5-6, located on Bird Road and Caithcart Avenue:

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future 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 SINGLE-FAMILY HOUSING DISTRICT (R1/B) ON BIRD ROAD AND CAITHCART ROAD.



SUBDIVISION PERMITTED AS PER SINGLE FAMILY HOUSING DISTRICT (R1/E) ON CAITHCART ROAD.



POLICY 395424
SECTION 26,5-6

DATE
 04/24/89



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7458 (RZ 02-219324)
10260 BIRD ROAD**

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)**.

P.I.D. 009-884-335

Lot 14 Block 8 Section 26 Block 5 North Range 6 West New Westminster District Plan 14105

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7458”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
MB
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK