



**City of Richmond**  
Urban Development Division

**Report to Committee**

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**To:** Planning Committee **Date:** December 29, 2003  
**From:** Holger Burke **File:** RZ 03-251091  
Acting Manager, Development Applications  
**Re:** **Application by Gagan Jagpal for Rezoning at 10680 and 10700 Bird Road from  
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family  
Housing District, Subdivision Area B (R1/B)**

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**Staff Recommendation**

That Bylaw No. 7644, for the Rezoning of 10680 and 10700 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.

Holger Burke  
Acting Manager, Development Applications

JE:ke  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## Staff Report

### Origin

Gagan Jagpal has applied to the City of Richmond for permission to rezone 10680 & 10700 Bird Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.37 ft) in order to permit the two (2) lots to be re-subdivided into three (3) new single-family residential lots.

### Findings of Fact

Item	Existing	Proposed
Owner	10680 Bird Road – Ranjit & Gurdeep Jagpal 10700 Bird Road – Gurbachan & Surinder Gill	To be determined
Applicant	Gagan Jagpal	No change
Site Size	Combined Site – 1,748 m <sup>2</sup> (18,815 ft <sup>2</sup> )	Three lots each approximately 583 m <sup>2</sup> (6,275 ft <sup>2</sup> )
Land Uses	Two lots (single-family)	Three lots (single-family)
OCP Designation	Neighbourhood residential	No change
East Cambie Area Plan Designation	Single-family residential only	No change
702 Policy Designation	Subdivision permitted as per R1/B (Attachment 2)	Complies with policy
Zoning	R1/E	R1/B

### Surrounding Development

The subject site is surrounded by older style duplexes. Properties south of the site along Caithcart Road are zoned Single-Family Housing District, Subdivision Area E (R1/E). Significant rezoning and subdivision to Single-Family Housing District, Subdivision Area B (R1/B) has occurred to the west along Bird Road.

### **Related Policies & Studies**

#### East Cambie Area Plan

The Area Plan requires dwellings to comply with Canada Mortgage and Housing Corporation's guidelines for noise mitigation. Therefore, restrictive covenants to hire professionals qualified in acoustics to determine and implement noise mitigation measures is a rezoning requirement.

### **Staff Comments**

Staff received a tree survey and letter of intent to retain two (2) trees as indicated on the survey plan (Attachment 3). As a condition of future subdivision, the developer is required to pay Neighbourhood Improvement Charge (NIC) fees as a 'latecomer' for the completed frontage improvements. Future driveway accesses must not conflict with existing street trees and powerpoles.

**Analysis**

This is a straightforward rezoning application to allow the subject site to redevelop into three (3) single-family residential lots, which is consistent with Lot Size Policy 5424. The application is consistent with development already undertaken in the neighbourhood with a majority of similar, approved rezonings situated along Bird Road to the west of the subject site.

The applicant is committing to retain two (2) trees in the southeast corner of 10700 Bird Road and has submitted a tree survey and letter to confirm this. Reasoning provided by the applicant for the removal of remaining trees is either because of their location within the buildable area of proposed new lots or general condition of medium sized deciduous trees along the south property line. In the letter, the applicant states that replacement landscaping will be provided to account for the loss of existing trees and mitigate impacts on surrounding properties.

**Financial Impact**

None.

**Conclusion**

The application is to rezone 10680 & 10700 Bird Road to Single-Family Housing District, Subdivision Area B (R1/B), which will permit subdivision into three (3) new single-family residential lots. Staff supports the rezoning.



Kevin Eng  
Planning Technician – Design  
604-276-4000 (Local 3205)

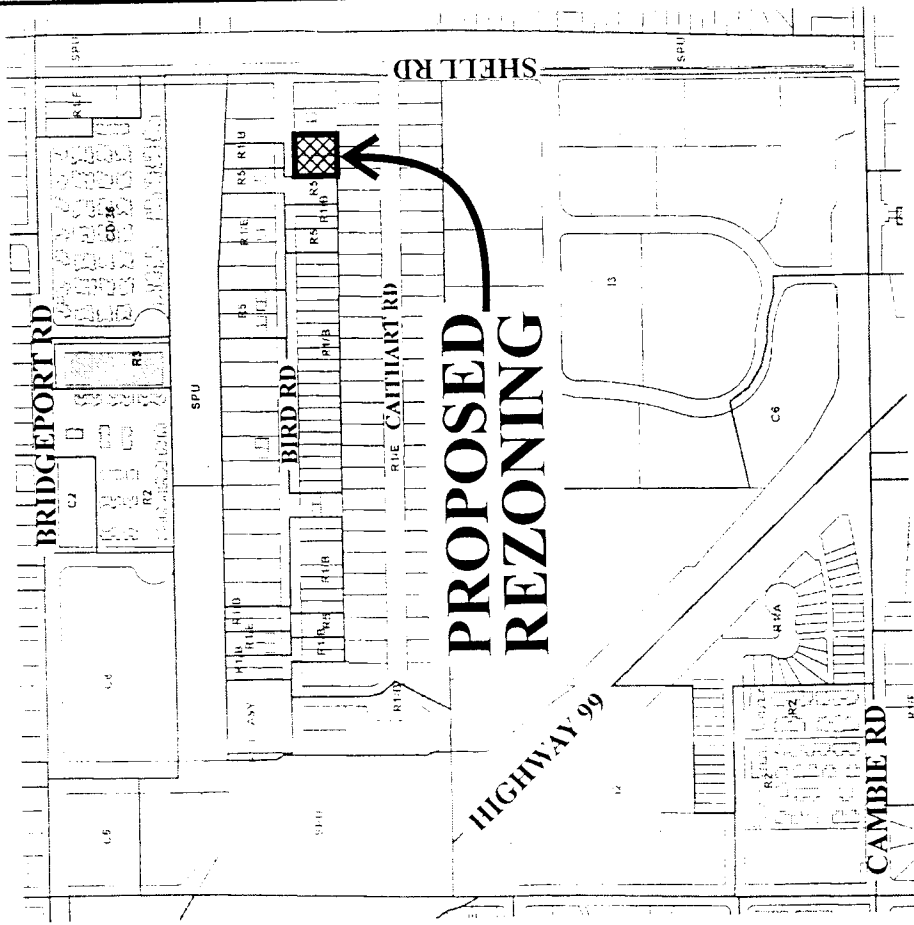
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The following are requirements to be dealt with prior to final adoption:

- Ministry of Transportation approval.
- Aircraft noise covenant.



# City of Richmond



**PROPOSED REZONING**

52.93	51.40	49.87	48.37	35.22
10731	10811	10851	10891	
24.38	24.38	24.38	24.38	35.45
10771	10791		26.51	
25.95	25.95	25.95	25.95	25.95
21.34	21.34	21.34	21.34	21.48
13.28	43.28	43.28	43.28	43.28
1	10651	10671	10711	10731
21.34	21.34	21.34	21.34	21.34
21.34	21.34	21.34	21.34	21.90

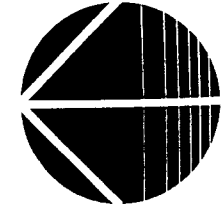
**BIRD RD**

10740 42.98 10720 42.98

10680 10700

**ATTACHMENT 1**

**RZ 03-251091**



Original Date: 11/27/03  
 Revision Date:  
 Note: Dimensions are in METRES





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

POLICY 5424

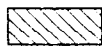
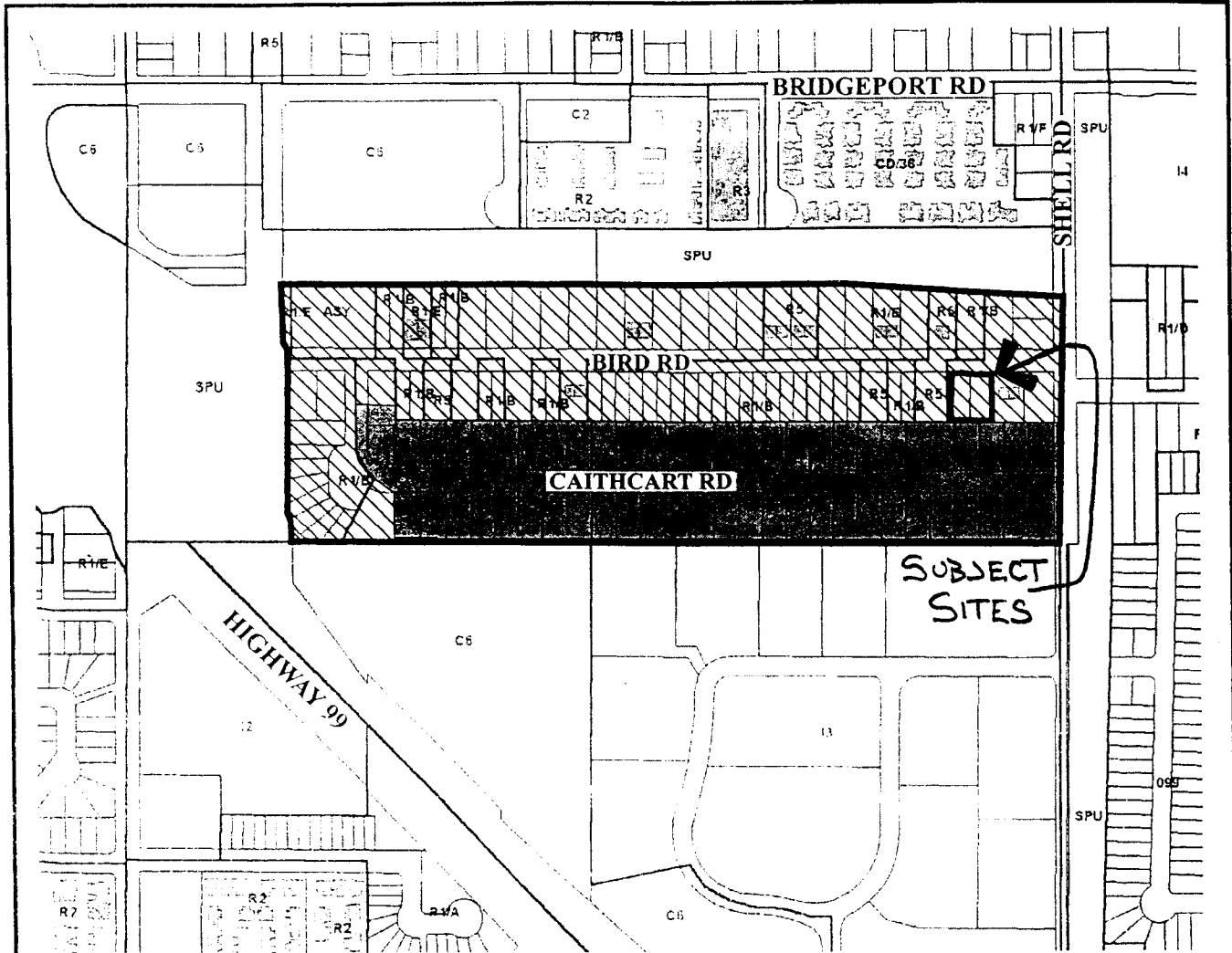
File Ref: 4045-00

SINGLE-FAMILY LOT SIZES 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 5424**  
**SECTION 26, 5-6**

Adopted Date: 04/24/89

Amended Date:

## ATTACHMENT 3

10680 Bird Road  
Richmond, BC  
V6X 1N6  
December 23, 2003

Mr. Kevin Eng  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

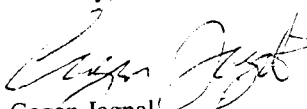
Dear Mr. Eng:

Please find attached with this letter a copy of the Tree Survey that was provided to The City of Richmond for the rezoning application of 10680 and 10700 Bird Road (RZ-03-251091). On this tree survey you will find 2 trees highlighted in yellow that the owners of the two properties involved, have agreed to retain throughout the rezoning and subdivision process. The remaining trees located on the two properties, will unfortunately have to be removed due to the fact that they either fall within future building envelopes or that the trees are in poor health and it will not be beneficial to retain them.

The owners fully understand the City's concern with recent rezoning applications that have occurred within the same area, and in particular on the same street. Although the final development plans for the proposed 3 R1/B lots have not been decided as of yet by the owners, they will take steps where possible to ensure that any future landscaping will account for the loss of greenery and try to lessen the impact to the surrounding area caused by the rezoning/subdivision.

If you have any questions regarding the proposed tree retention that has been put forth, please do not hesitate to contact me at (604)618-1273.

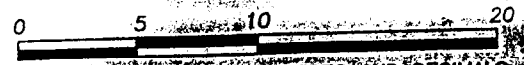
Sincerely,

  
Gagan Jagpal

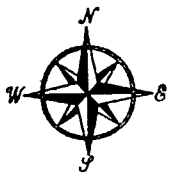
**PLAN OF TREE SURVEY ON LOT D PLAN 18071  
AND LOT 96 PLAN 19289  
SECTION 26 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT**

#10680 AND 10700 BIRD ROAD  
RICHMOND, B.C.

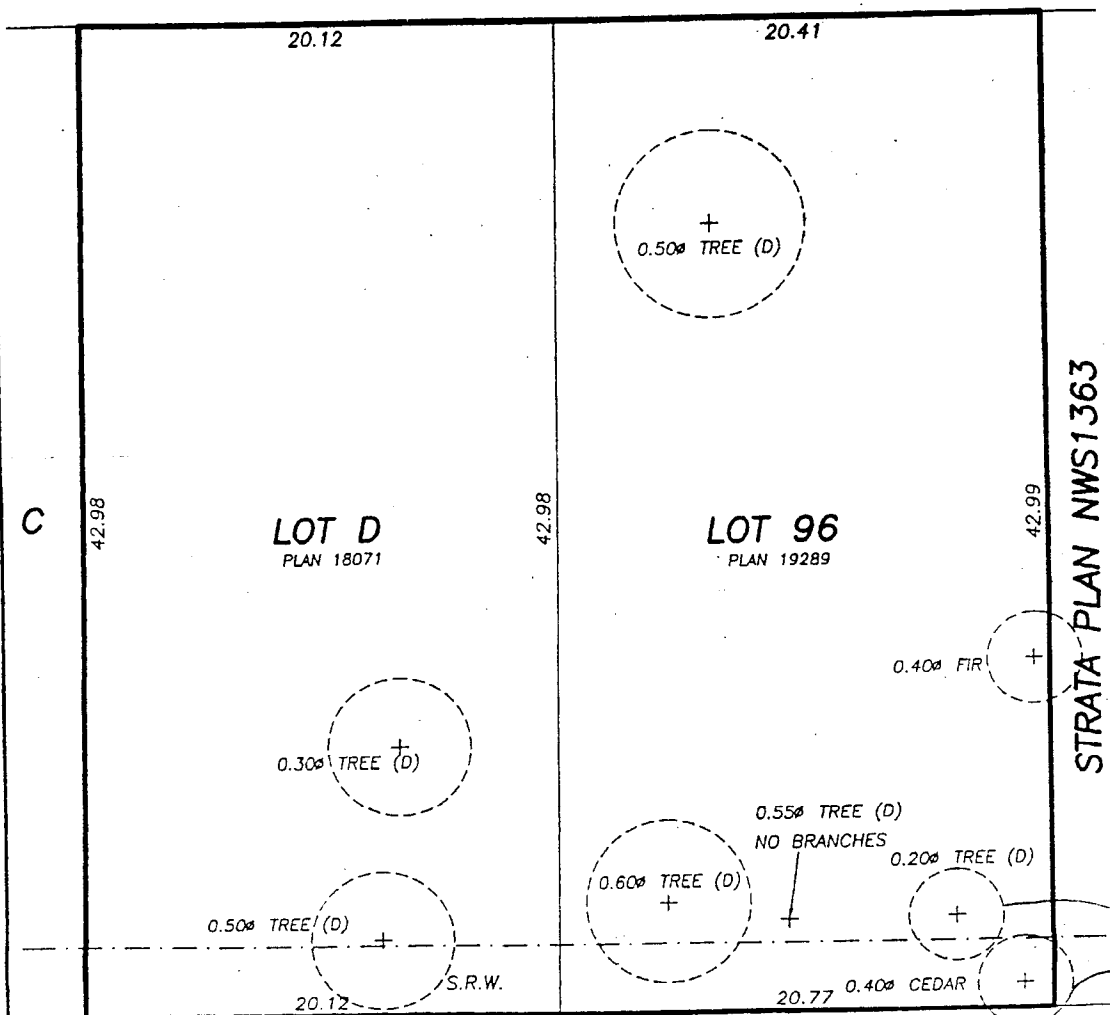
SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



BIRD ROAD



\* RETAIN  
THESE TWO TREES

© 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. 2367  
FB-30 P17-19  
Drawn By: JT

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
LAND TITLE OFFICE RECORDS.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.

DECEMBER 5th, 2003.

DWG No. MB-0931





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7644 (RZ 03-251091)  
10680 & 10700 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. 003-589-269

Lot D Section 26 Block 5 North Range 6 West New Westminster District Plan 18071

P.I.D. 003-566-684

Lot 96 Section 26 Block 5 North Range 6 West New Westminster District Plan 19289

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7644”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK