



To Planning May 2, 2006

To: Planning Committee

Date: April 19, 2006

From: Jean Lamontagne
Director of Development

RZ 06-330144

Re: **Application by Rav Bains for Rezoning at 10271 Bird Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

File: 8060-20-8065

Staff Recommendation

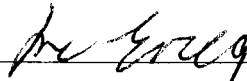
That Bylaw No. 8065, for the rezoning of 10271 Bird Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:el
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



The following requirements are to be dealt with prior to final adoption of Rezoning Bylaw No. 8065:

- Submission of a Landscaping Security in the amount of \$2,000 for the planting of four (4) replacement trees (minimum 7 cm calliper) on site;
- Installation of tree protection barriers around all protected trees on site prior to final adoption or demolition of the existing structures on site. Tree protection barriers are required prior to whichever of these activities occurs first;
- Registration of an Aircraft noise covenant; and
- Ministry of Transportation approval required.

[signed copy on file]

Agreement by Applicant

Item	Details
Application	RZ 06-330144
Location	10271 Bird Road (Attachment 1)
Owner	Bileen Yu, Berlin Fu & Davie Kan
Applicant	Rav Bains

Date Received	March 7, 2006
Acknowledgement Letter	March 16, 2006
Fast Track Compliance	April 4, 2006
Staff Report	April 19, 2006
Planning Committee	May 2, 2006

Site Size	1372 m ² (14,769 ft ²)
Land Uses	Existing – Single-family residential dwelling
	Proposed – Two (2) single-family residential lots (each approx. 686 m ² or 7,384 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) – minimum width 18 m or 59 ft.
	Proposed - Single-Family Housing District, Subdivision Area B (R1/B) – minimum width 12 m or 39 ft
Planning Designations	OCP – General Land Use Map – Neighbourhood Residential East Cambie Plan – Single-family Only Single Family Lot Size Policy 5424 – permits subdivision to R1/B (Attachment 2) <i>Proposal Complies with land use designation and policies.</i>
Surrounding Development	The Bird Road neighbourhood is an established residential enclave with a mix of newer homes on small lots and older single-family dwelling and duplexes on larger lots. Most of the properties on the south side of Bird Road have already been subdivided into R1/B. To the rear of the subject property is a BC Hydro right of way. (Attachment 3)

Staff Comments	<ul style="list-style-type: none"> Numerous similar applications to rezone and subdivide nearby properties to R1/B have been approved along this section of Bird Road between St. Edwards Drive and Shell Road. An Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw. There are five (5) trees on site and three (3) boulevard trees located in front of the subject site (Attachment 4). The applicant is proposing to remove two (2) trees to accommodate future dwelling.
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<p>Staff Comments (Cont.)</p>	<ul style="list-style-type: none"> • The applicant will plant and maintain four (4) new trees (minimum of 8 cm calliper) on site. In order to ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$2,000 for the four (4) replacement trees on site prior to final adoption of the rezoning bylaw. • The applicant has agreed to retain two (2) trees in the back yard and one (1) tree in the front yard. Tree protection barrier will be installed prior to final adoption of the rezoning bylaw or demolition of the existing structures on site. • The applicant is also proposing to remove one (1) boulevard tree in front of the site to allow construction of a future driveway. The applicant will need to seek permission from Parks Department and may need to plant replacement trees or contribute to the Tree Planting Fund to plant trees elsewhere. Removal and replanting of boulevard trees will be at the owner's cost. • At future subdivision stage the developer will be required to pay Development Cost Charges, Neighbourhood Improvement Charges for future road improvements, School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.
<p>Analysis</p>	<ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designation and policy guiding development in this block. It is similar to developments already undertaken in the immediate vicinity of the site. • Most of the lots along the north side of this block of Bird Road have the potential to rezone and subdivide. Given that some of the lots in the area are narrower already and/or have relatively new housing, the character of the neighbourhood should not change dramatically.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5424; Attachment 3 – Aerial Photo; Attachment 4 – Proposed Subdivision Plan/Tree Survey</p>
<p>Recommendation</p>	<p>The rezoning application complies Lot Size Policy 5424 and the applicable OCP Land Use designations. On this basis, staff support the application.</p>

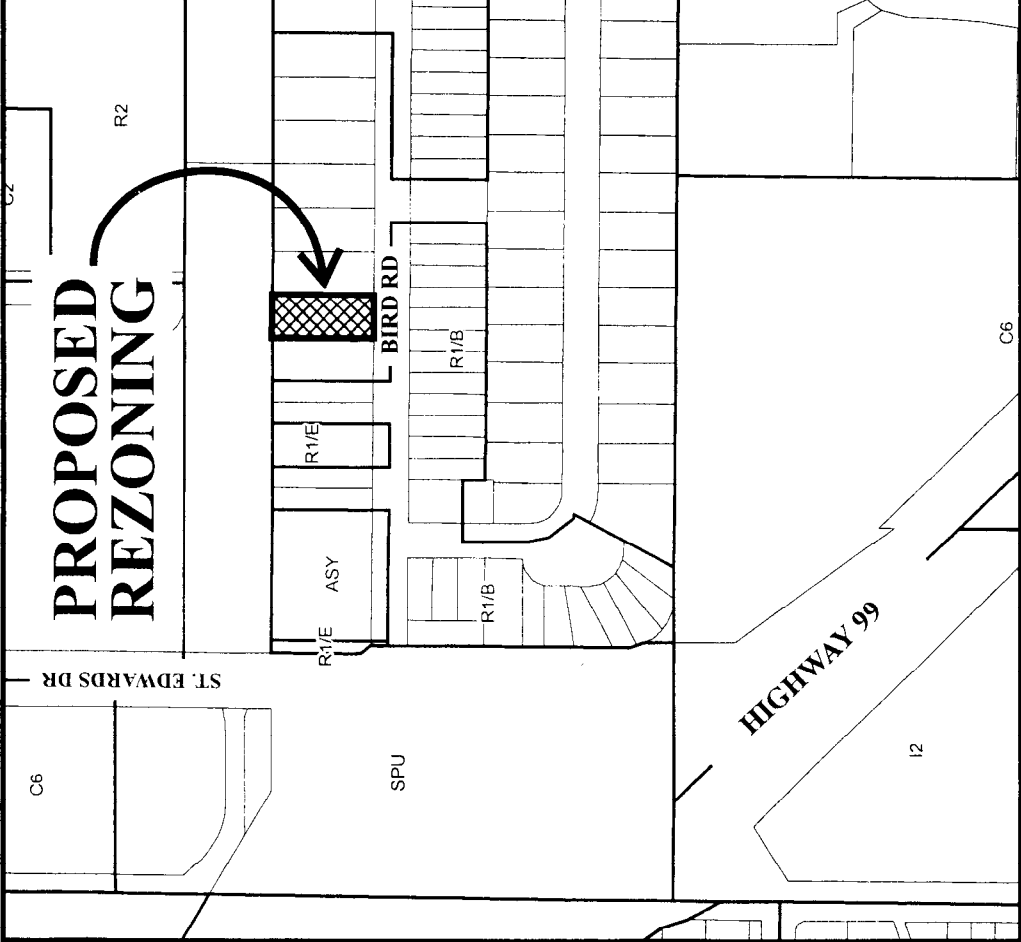


Edwin Lee
Planning Technician - Design
(4121)

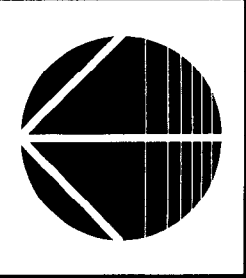
EL:rg



City of Richmond



12.19	24.38	56.19	24.38	10235	24.38	10251	24.38	56.30	24.38	10277	24.38	56.50	24.38	10291	24.38	10311	24.38
42.97	12.19	10260	42.97	10262	12.19	10268	12.04	10280	42.97	10288	12.05	10300	42.95	10320	12.03	10326	42.47



RZ 06-330144

Original Date: 03/31/06

Revision Date:

Note: Dimensions are in METRES



Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

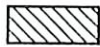
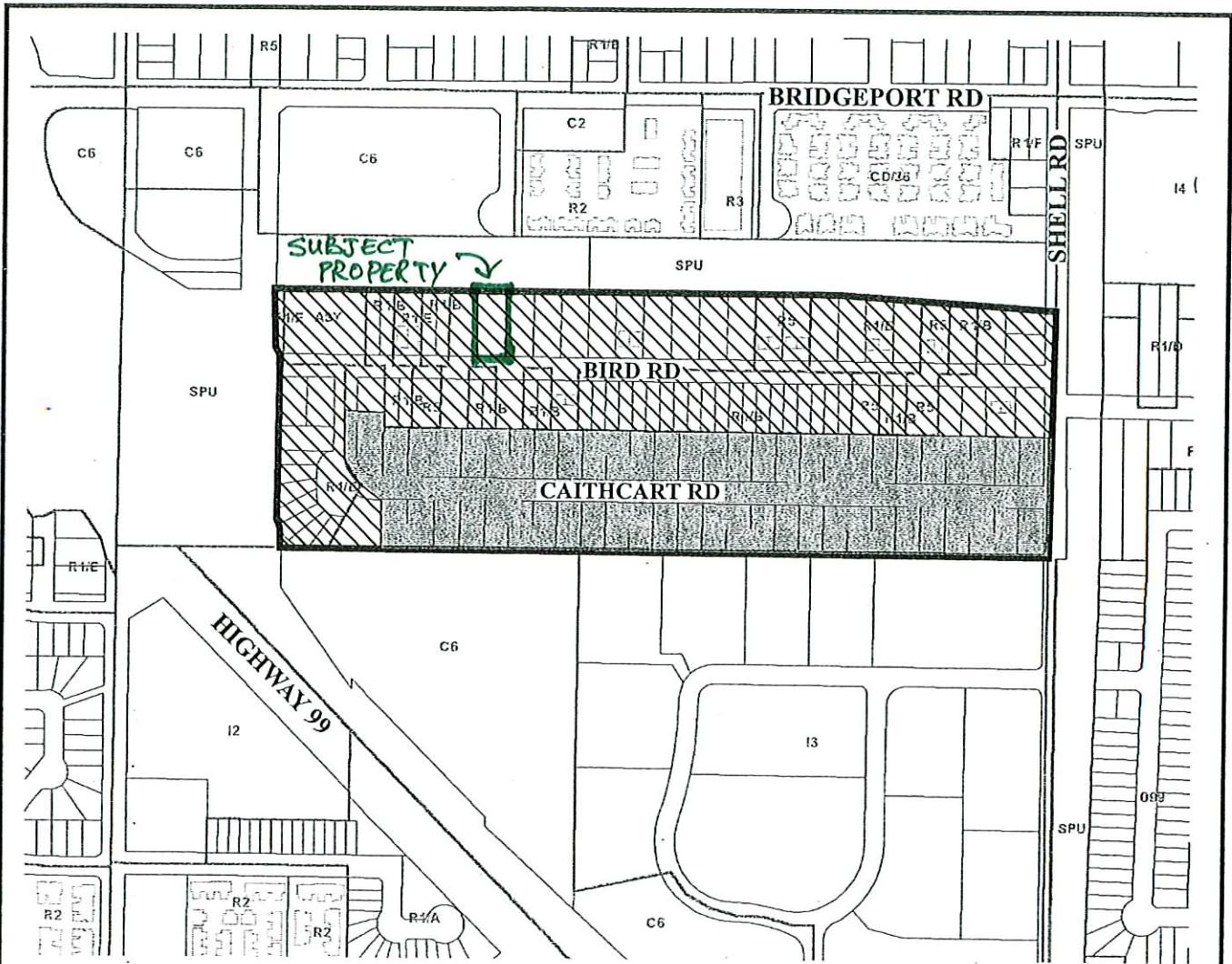
File Ref: 4045-00

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 5424 SECTION 26, 5-6

Adopted Date: 11/20/89

Amended Date:



City of Richmond Property Information

Address: 10271 Bird Rd
 Richmond Key: 19973
 Zoning: R1/E
 OCP SCH: 2.11b
 Rights of Way: 41337
 DPA: No ALR; No Heritage; No ESA; No NEF; Yes
 BCAA Legal: 37 SEC 26 BLK5N RG6W/PL 14105 Suburban Block B.

Roll: 081325000
 BER-C: 0.9m

PID: 009-884-491
 BER-P: 0.9m

Sewer Area: 41337
 Recycling Pick up Day: Thursday

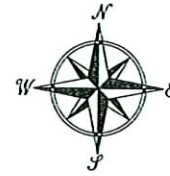
Assessments

**PLAN OF PROPOSED SUBDIVISION AND TREE SURVEY OF
LOT 37 BLOCK B SECTION 26 BLOCK 5 NORTH RANGE
6 WEST NEW WESTMINSTER DISTRICT PLAN 14105**

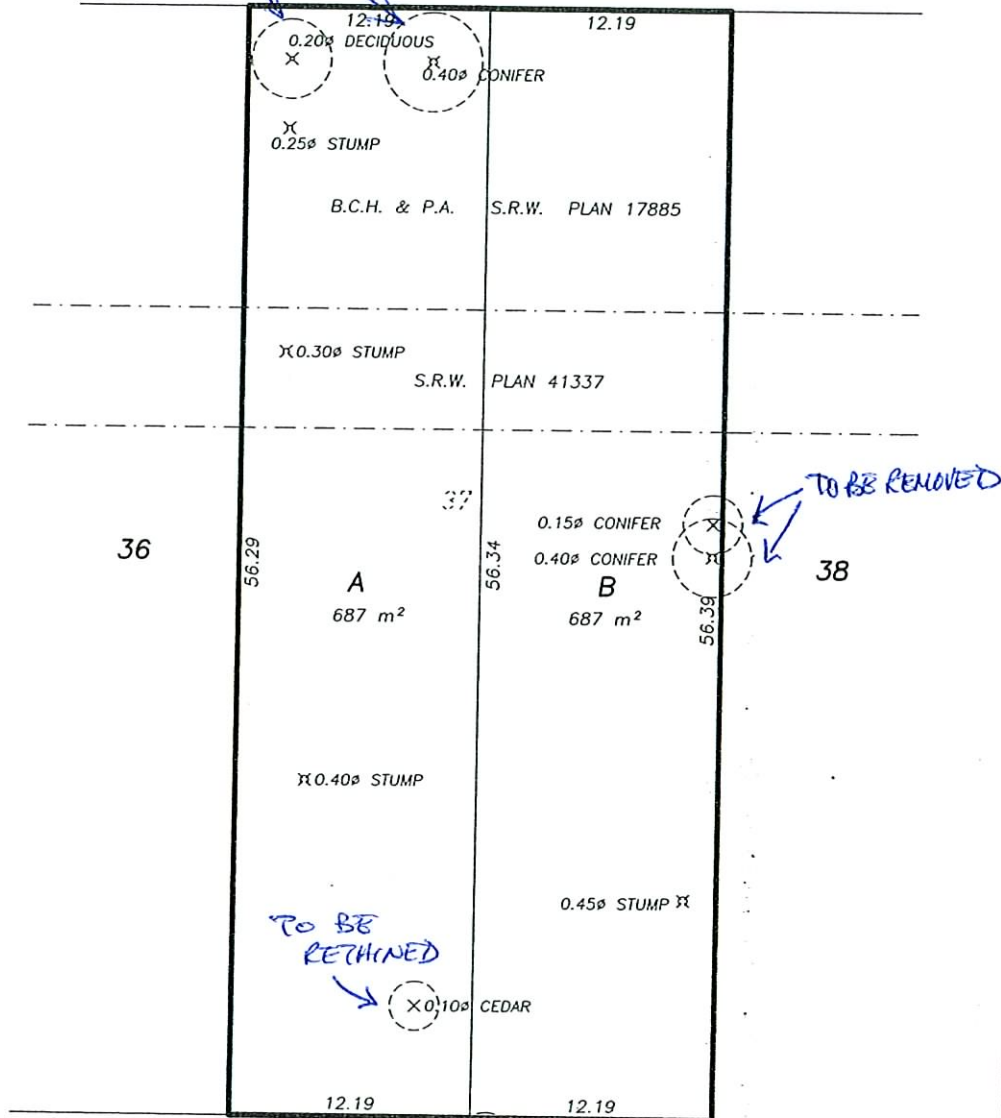
ATTACHMENT 4

#10271 BIRD ROAD
RICHMOND, B.C.
P.I.D. 009-884-491

SCALE: 1:300



To BE RETAINED



To BE REMOVED

To BE RETAINED

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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. 2954
FB-76 P28-31
Drawn By: JT

BIRD ROAD

DWG No. 2954-TREE

SURVEY COMPLETED MARCH 2nd, 2006.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8065 (RZ 06-330144)
10271 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. 009-884-491

Lot 37 Block B 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 8065**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>il</i>

MAYOR

CORPORATE OFFICER