City of Richmond
Urban Development Division

Report to Committee

To Planning - Sept 3, 2003

To: Planning Committee **Date:** August 18, 2003

From: Joe Erceg RZ 03-237207
Manager, Development Applications File: 8060-20-7575

Re: **Application by Gurdev and Jeeta Purewal for Rezoning at 10240/10242 Bird Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7575, for the rezoning of 10240/10242 Bird Road from "Two-Family Housing District (R5)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

KE:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

1030612

Staff Report

Origin

Gurdev and Jeeta Purewal have applied to the City of Richmond for permission to rezone 10240/10242 Bird Road (Attachment 1) from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B) (minimum width 12 m or 39.370 ft.) in order to permit the property to be subdivided into two (2) new single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Gurdev Purewal Jeeta Purewal	To be determined
Applicant	Gurdev & Jeeta Purewal	No change
Site Size	1048 m^2 (11280.58 ft^2)	One lot at 516 m^2 (5554.18 ft^2) One lot at 532 m^2 (5726.40 ft^2)
Land Uses	One two-family lot (duplex)	Two single-family lots* *Note – A portion of the duplex is to be retained
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	No change
Zoning	R5	R1/B

Surrounding Development

Significant redevelopment of single-family houses is occurring along this block of Bird Road. Development consists of rezoning lots to Single-Family Housing District, Subdivision Area B (R1/B) and subdividing the property to permit two (2) single-family lots. A total of 18 properties have been rezoned to Single-Family Housing District, Subdivision Area B (R1/B) along this block of Bird Road, thus permitting up to 36 new single-family lots (Attachment 2). Properties to the south of the subject site fronting Caithcart Road remain zoned as Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.).

Related Policies & Studies

East Cambie Area Plan
The East Cambie Area Plan designates the subject site and surrounding area for residential development (single-family only)(Attachment 3). The Area Plan indicates that dwellings must comply with Canada Mortgage and Housing Corporation's guidelines for noise mitigation and requires restrictive covenants to hire professionals qualified in acoustics to determine and implement noise mitigation measures.

Lot Size Policy
Lot Size Policy 5424, adopted by Council in 1989, permits rezoning of lots to Single-Family Housing District, Subdivision Area B (R1/B) along Bird Road and retains Single-Family Housing District, Subdivision Area E (R1/E) designated lot sizes along Caithcart Road (Attachment 4). The applicant's proposal complies with Lot Size Policy 5424.

Staff Comments

Environment and Land Use
In a previous rezoning and subdivision along this block of Bird Road, a developer cleared the lot and cut down all trees on the property. Neighbours behind the subject site along Caithcart Road were troubled by the tree removal. This issue of tree removal attracted considerable public attention and coverage through the media. As a result, a tree survey and letter of intent was requested from the applicant stating that unnecessary tree removal would not occur. A tree survey was not submitted by the applicant. However, staff received a rough sketch of the location of trees on the subject site prepared by the applicant along with written comments stating that only one medium sized tree is to be removed (Attachment 5). This tree is located at the south-west corner of the subject lot. The applicant has indicated that all remaining trees at 10240/10242 Bird Road are to be retained.

A portion of the duplex is to be kept on site after rezoning and subdivision (Attachment 6). If there is a two-family dwelling covenant on the property, it should be removed at the time of subdivision. The applicant has indicated in a letter of intent that significant exterior renovations will be carried out to the portion of the duplex that is to be retained (Attachment 7).

Analysis

The applicant's rezoning proposal to permit the creation of two (2) new single-family lots is consistent with surrounding residential development along Bird Road. Most properties across the street to the north along Bird Road have the potential to rezone and subdivide to Single-Family Housing District, Subdivision Area B (R1/B).

As the remaining portion of the duplex is to function as a single-family dwelling unit, the applicant is planning to renovate and upgrade a majority of the structure in order to maintain liveability and improve the overall appearance of the remaining house. The applicant has indicated his intent with regards to dwelling unit upgrades in a letter addressed to City staff.

Although a formal tree survey was not submitted, the applicant has indicated through a rough site plan sketch of the lot and trees that only one (1) tree at the south-west corner of the site is to be removed. All remaining trees on the lot are to be retained as indicated by the applicant. The reason given for tree removal is to allow for the construction of a small shed at the rear of the property.

Financial Impact

None.

Conclusion

The application is to rezone the subject site to Single-Family Housing District, Subdivision Area B (R1/B), thus permitting subdivision into two (2) new single-family lots. As the proposal is consistent with Lot Size Policy 5424, staff supports the requested rezoning application.

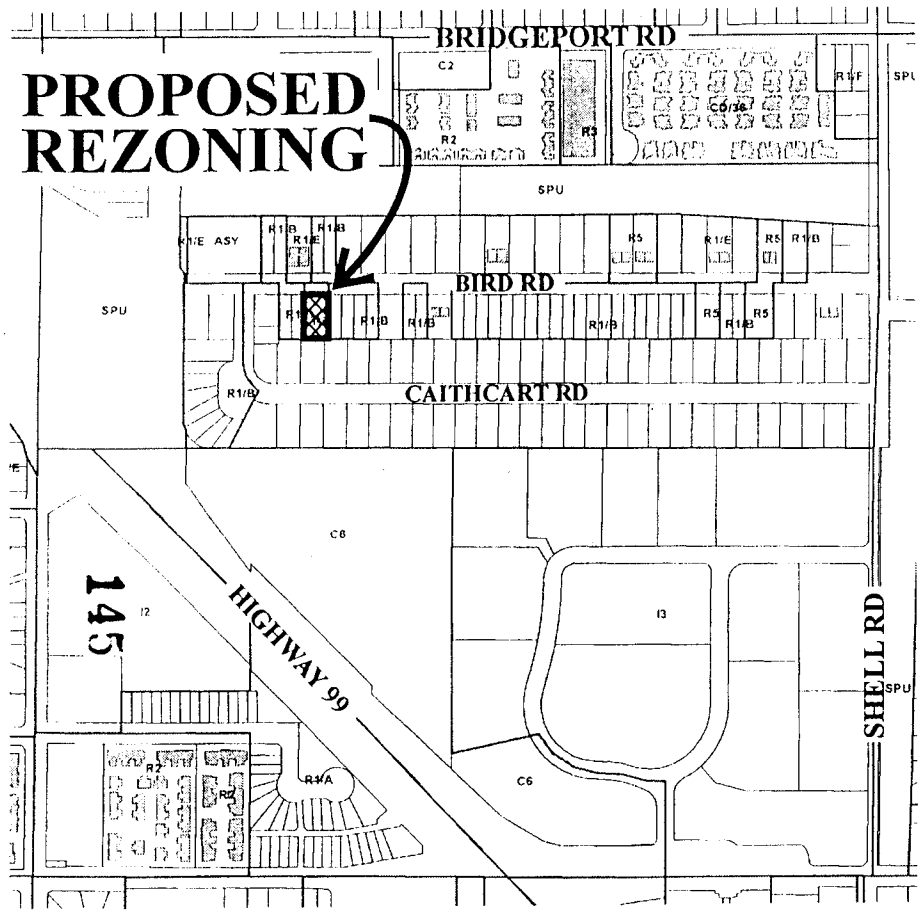
Kevin Eng
Planning Technician – Design
(604) 276-4000, Local 3205

KE:blg

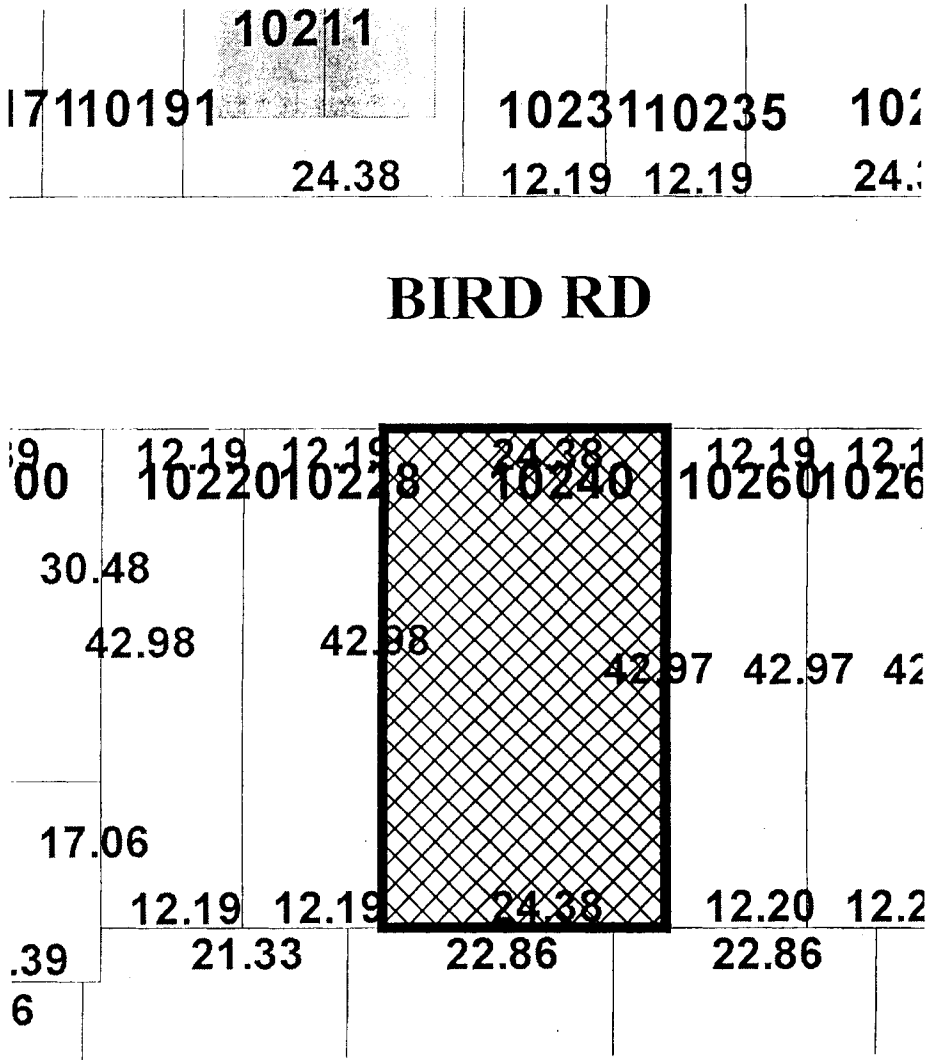
There are requirements to be dealt with prior to final adoption:

- Ministry of Transportation approval required; and
- An aircraft noise covenant is required

City of Richmond



ATTACHMENT 1



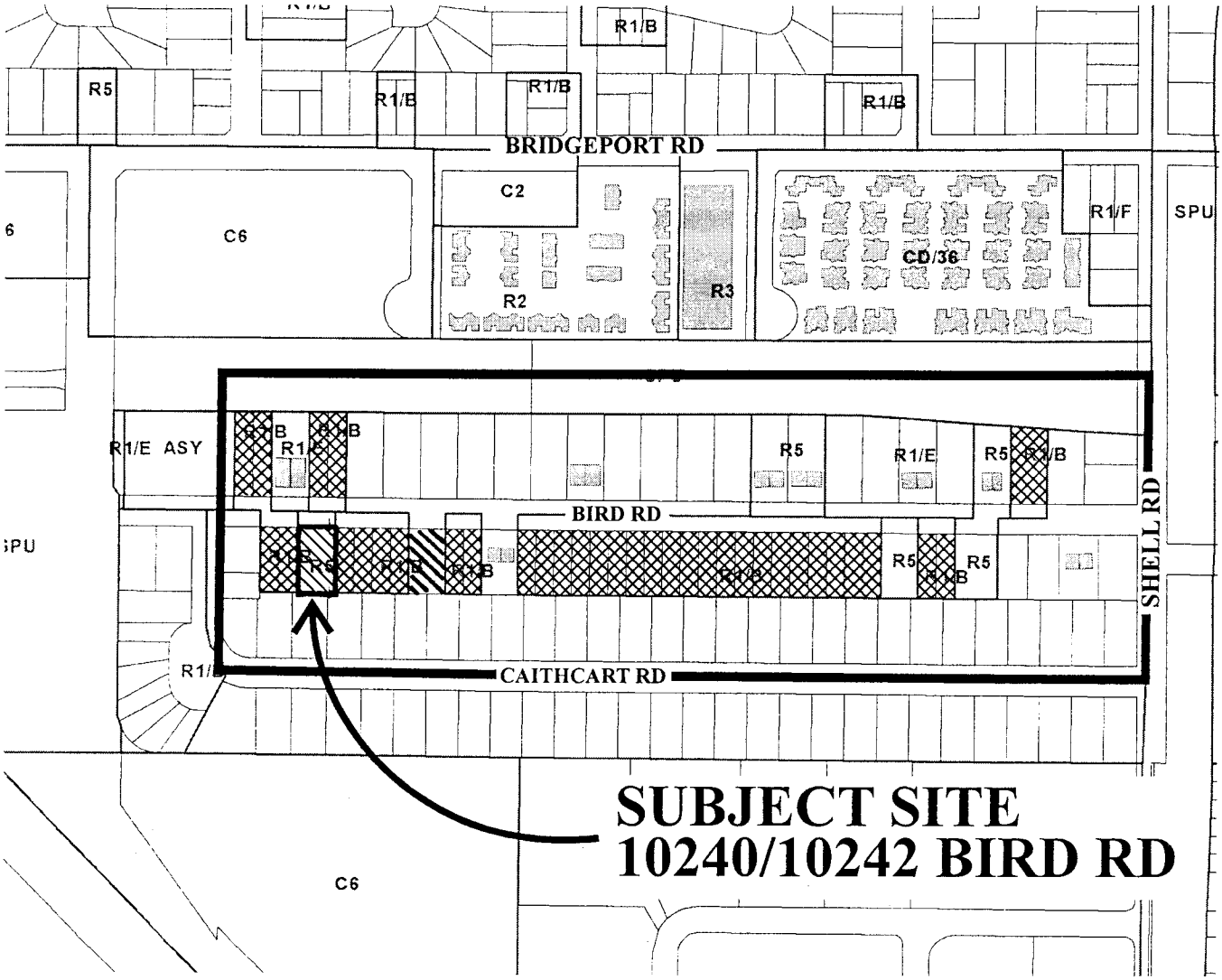
RZ 03-237207

Original Date: 07/15/03

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2



LEGEND

Applications in Process

Rezoned Sites

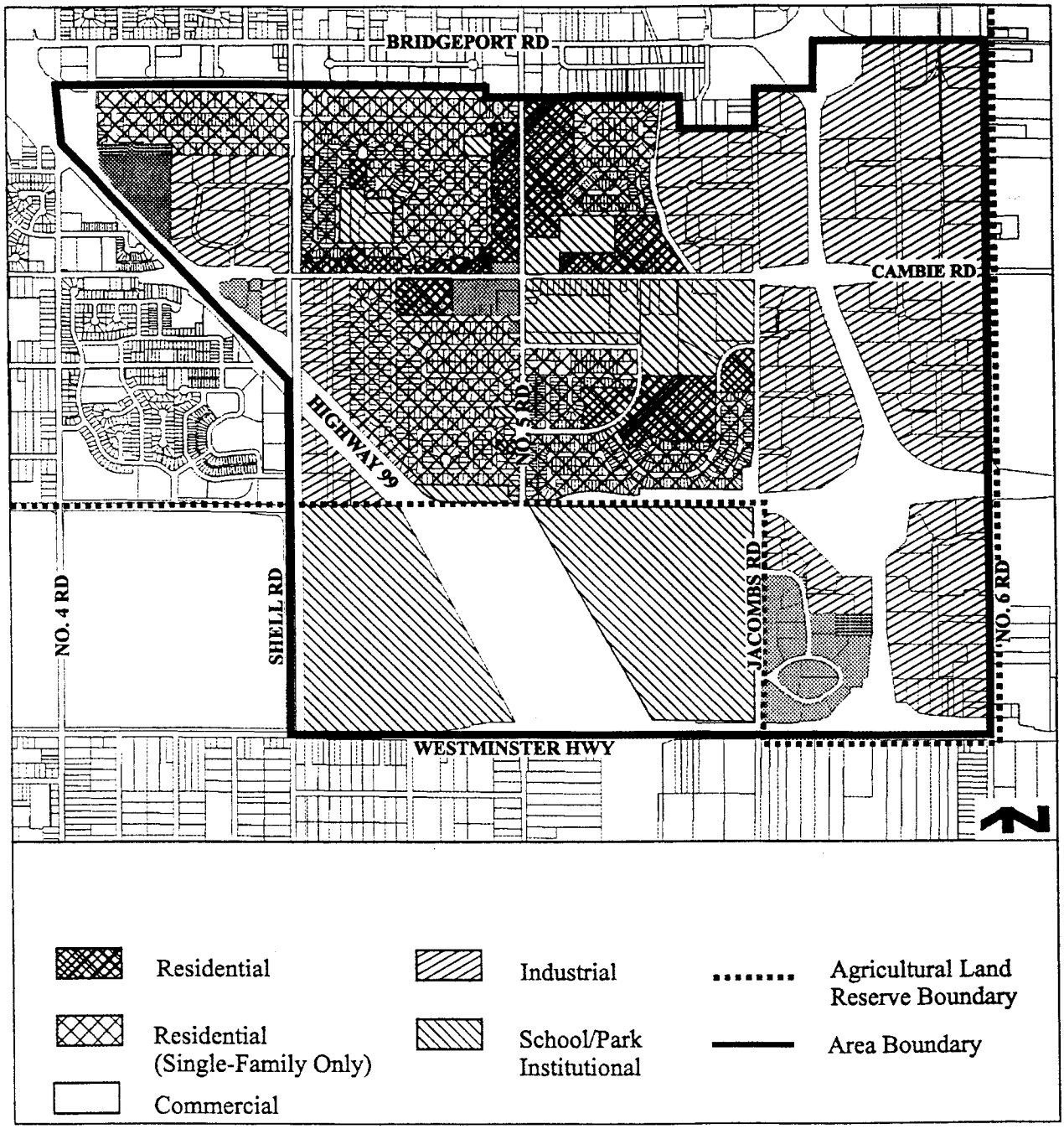
10,000 Block Bird Road Rezonings (R1/B)

Adopted Date: 07/25/03

Amended Date:

Note: Dimensions are in METRES

Land Use Map


BRIDGEPORT RD
CAMBIE RD
HIGHWAY 99
NO. 5 RD
NO. 4 RD
SHELL RD
JACOMBS RD
NO. 6 RD
WESTMINSTER HWY
N
Residential
Residential (Single-Family Only)
Commercial
Industrial
School/Park Institutional
Agricultural Land Reserve Boundary
Area Boundary

City of Richmond Policy Manual

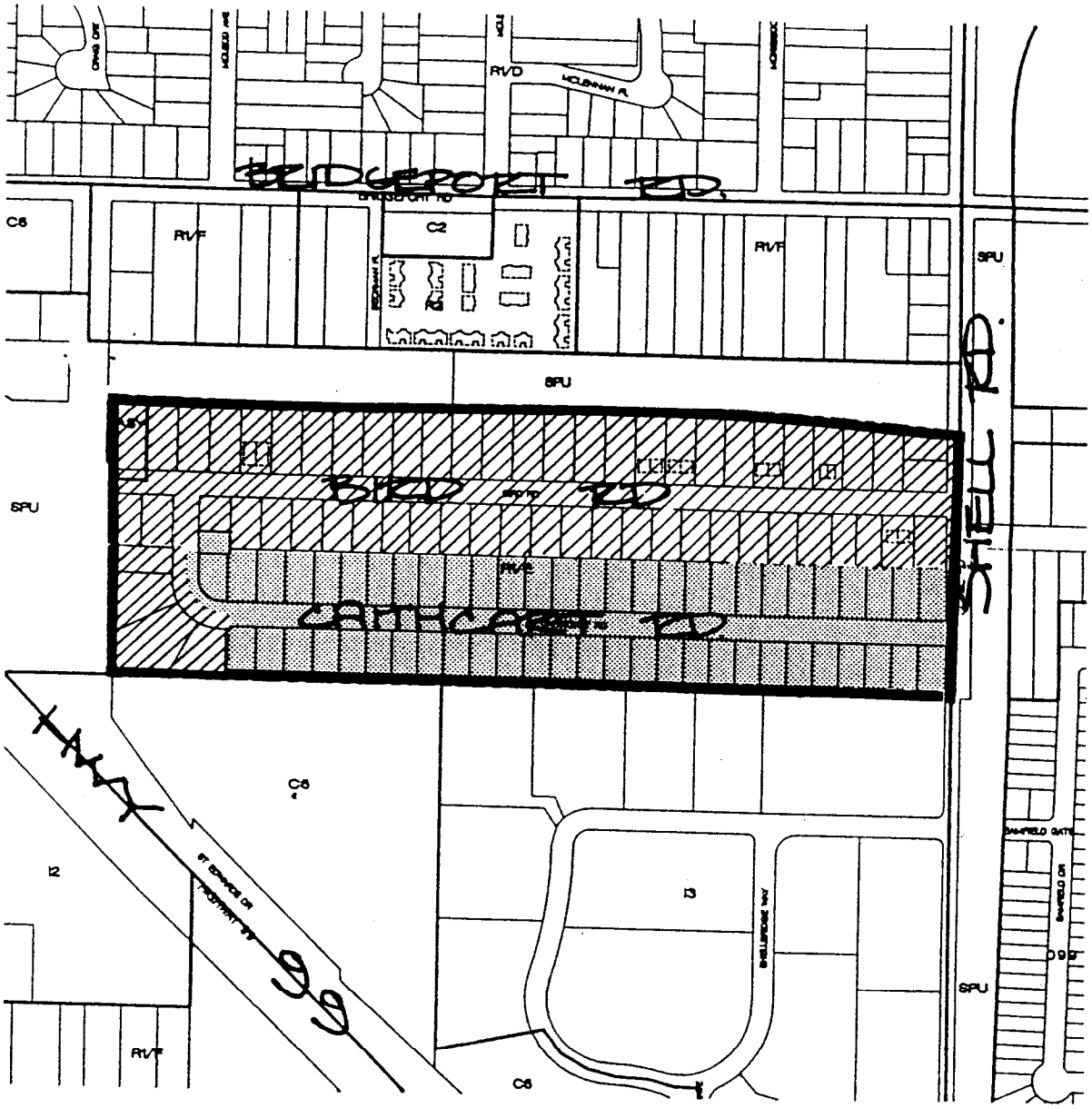
Page 1of 2	Adopted by Council: November 20,1989	POLICY 5424
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6	

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.

ATTACHMENT 4



SUBDIVISION PERMITTED AS PER SINGLE-FAMILY HOUSING DISTRICT (R1/B) ON BIRD ROAD AND CAITHCART ROAD.

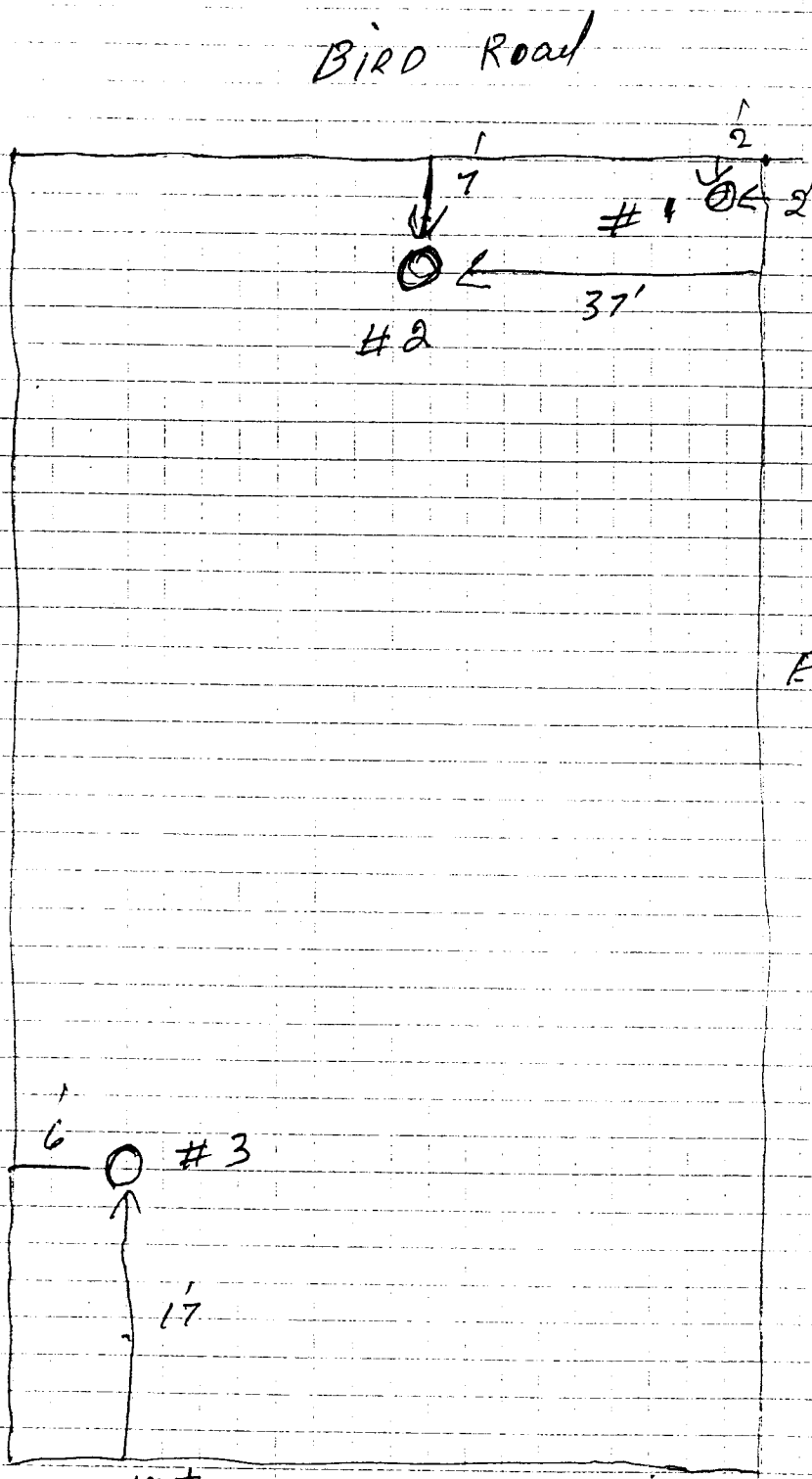
SUBDIVISION PERMITTED AS PER SINGLE FAMILY HOUSING DISTRICT (R1/E) ON CAITHCART ROAD.

	POLICY 1495424 **SECTION 26,5-6**	**DATE** 04/24/89

C.S. PUREVAL
604-278-2484
FILE # RZ03-237207

Location 10240 + 10242 BIRD RD

ATTACHMENT 5



RECEIVED
AUG 14 2003
CITY OF RICHMOND
INFO CENTRE

18 LARGE TREES on railway property Behind

1 Height 25' — 18" Keep it

2 Height 35' 2' Keep it

3 Hight 25' 18" Take it out

South

C. Pureval
Aug 14/03

PROPOSED SUBDIVISION PLAN OF LOT 13 BLOCK 8 SECTION 26 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14105

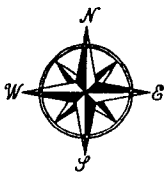
ATTACHMENT 6

#10240 & 10242 BIRD ROAD
RICHMOND, B.C.

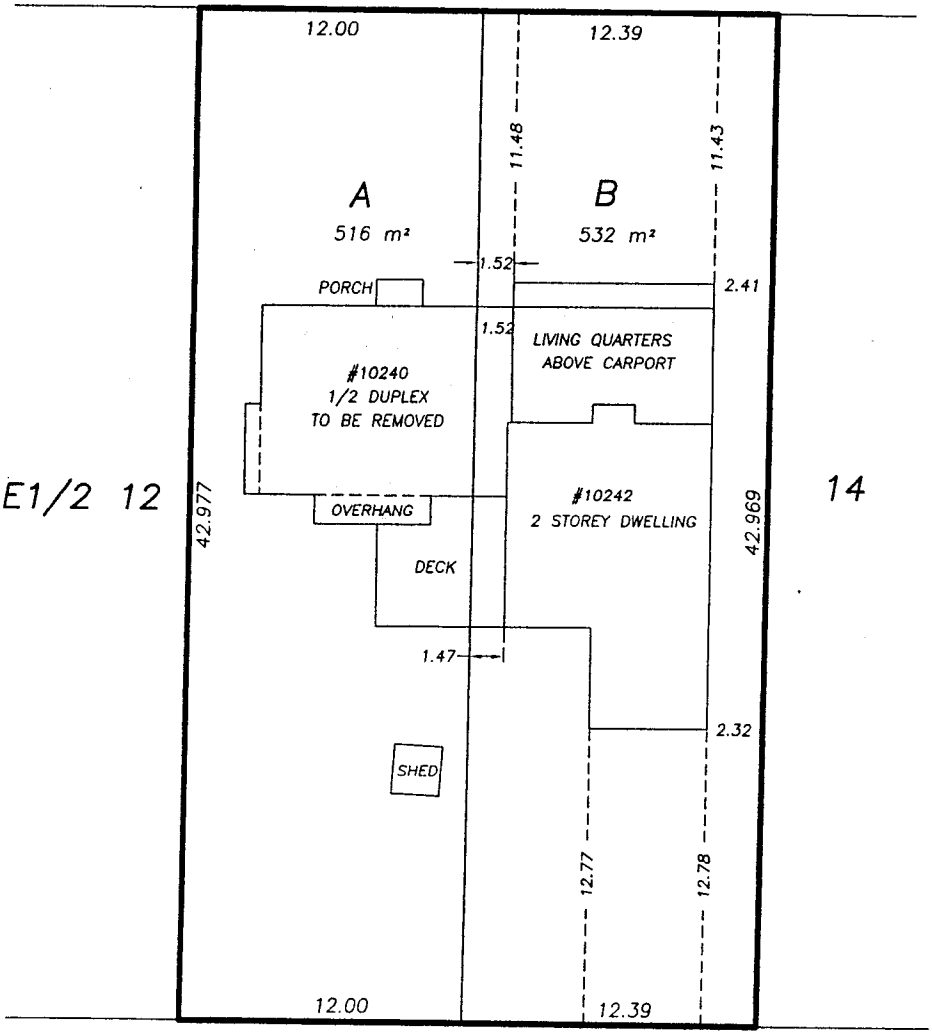
SCALE: 1:250

0 5 10 20

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



BIRD ROAD



© 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. 2220
FB-21 P109
Drawn By: JT

DWG No. MB-0803

JUNE 2nd, 2003.

RZ 03-237207

ATTACHMENT 7

Gurdev Purewal
9431 Ryan Cres.
Richmond, B.C.
V7A 2H1

City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Development Applications Department
Attn; Mr. Kevin Eng, Planning Technician – Design

August 21, 2003

Sent by Facsimile: (604) 276-4052

Dear Sir:

Re: Rezoning Application number RZ 03-237207 for property located at 10240/10242 Bird Road

As per your request during our meeting this morning, I would like to provide some detail as to the exterior improvements I plan to undertake on the existing unit that would remain on one of the lots (10242):

- Continue the existing roof line on the west side elevation of this unit that currently connects to the structure to be removed.
- Replace the entire roof cladding with a new comp. Shingle(duroid type) roofing material.
- Finish the west elevation with the same stucco and siding pattern that exists on the remainder of the existing unit.
- Repaint the entire unit siding and fascia board etc .
- Repaint or restucco(surface coat) the existing stucco to match new(west elevation)
- Replace the lower roof at garage area with a small gable roof to highlight the entry area.
- Remove and replace all gutters and downspouts.

Thank you for your attention to this matter. If you have any further questions, please do not hesitate to call me at (604) 278-7484

Sincerely,
G.S. Purewal

City of Richmond

Bylaw 7575

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7575 (RZ 03-237207) 10240/10242 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. 000-601-519
   Lot 13 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 7575".**

FIRST READING	
A PUBLIC HEARING WAS HELD ON	
SECOND READING	
THIRD READING	
MINISTRY OF TRANSPORTATION APPROVAL	
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

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

MAYOR

CITY CLERK

1053615