



City of Richmond
Urban Development Division

Report to Committee

To Council - Aug 25, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

to Planning - August 19, 2003
Date: July 18, 2003
File: ~~RZ-03-232602~~
8060-20-7563

Re: Application by Gurmeet Jagde for Rezoning at 10300 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. 7563, for the rezoning of 10300 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:ke:ms
Att. 5

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Gurmeet Jadge has applied to the City of Richmond for permission to rezone 10300 Bird Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (18 m or 59 ft. minimum width) to Single-Family Housing District, Subdivision Area B (R1/B) (12 m or 39.37 ft. minimum width) in order to permit the subdivision of two new single-family residential lots.

Findings of Fact

Item	Existing	Proposed
Owner	Myrtle J. Olson	To be determined
Applicant	Gurmeet Jadge	No change
Site Size	1034 m ² (11129.9 ft. ²)	Two lots each 517 m ² (5564.94 ft. ²)* *Approximate area
Land Uses	One single-family lot	Two single-family lots
OCP Designation	Neighbourhood Residential	No change
East Cambie Area Plan Designation	Residential (Single-Family Only)	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

Surrounding Development

The neighbouring lots to the east and west of the subject site along Bird Road have been rezoned and subdivided to R1/B. Rezoning to R1/B to allow for the subdivision of two new single-family residential lots has been common along Bird Road properties in this block. 18 properties along this block of Bird Road have rezoned to R1/B, thus permitting the creation of 36 new single-family lots (**Attachment 2**). City staff are currently processing two rezoning applications to R1/B for this block of Bird Road. This includes the subject application.

Related Policies & Studies

East Cambie Area Plan

The East Cambie Area Plan has no specific policies relating to the subject site. The East Cambie Area Plan does designate the area in and around the subject site for residential development (Single-Family Only) (**Attachment 3**). The Area Plan does require dwellings to comply with Canada Mortgage and Housing Corporation's guidelines for noise mitigation. The Area Plan Policy also requires Restrictive Covenants to hire professionals qualified in acoustics to determine and implement noise mitigation measures.

Lot Size Study

Lot Size Policy 5424, adopted by Council in 1989, permits the rezoning and subdivision of the lot to R1/B designated lot sizes. This Lot Size Policy retains R1/E size lots along Caithcart Road to the south of the subject property (**Attachment 4**). The proposal is consistent with the policy.

Staff Comments

Engineering

As a condition of future subdivision, the developer shall pay Neighbourhood Improvement Charge (NIC) fees as a "Latecomer" for the road widening, curb & gutter, grass & treed boulevard, street lighting and sidewalk construction at the current rate (rate as of May, 2003 is \$558.99 per lineal meter). This work was done about six years ago. Ditch infill was done as a LIP (Local Improvement Plan). In terms of future subdivision and vehicle access, the existing access on the west side of the current lot can remain and the new access for the east lot should be at the new west property line. This is to avoid the movement of existing street lighting and trees.

Policy Planning

The proposal for the subject site is consistent with Lot Size Policy 5424, which permits subdivision to R1/B. Council recently approved a similar rezoning proposal at 10260 Bird Road. Neighbours located behind 10260 Bird Road along Caithcart Road were troubled by the removal of trees stemming from the demolition of the house and clearing of the site in preparation for subdivision. It is recommended that City Staff ask the applicant to submit a tree survey identifying which trees are to be saved upon site subdivision and redevelopment.

Development Coordinator

Ministry of Transportation approval required prior to rezoning due to the subject site being within 800 m of a Provincial Limited Access Highway and a city road.

Analysis

This is a straightforward rezoning application that will result in the subdivision of the subject site into two smaller single-family lots. The application complies with the East Cambie Area Plan guidelines for residential development and noise mitigation. It is also in compliance with Lot Size Policy 5424. Many similar applications to rezone and subdivide lots along Bird Road have been approved by Council.

There are some concerns regarding trees on the subject site. At the south west corner of the subject lot, there are a few medium and large sized evergreens. Due to public reaction in regards to tree removal during site subdivision and redevelopment from a previously approved rezoning, City staff deem it is necessary to enquire about possible tree retention on the subject lot. City staff requested and received a tree survey from the applicant indicating all trees located on the subject lot (**Attachment 5**). A letter of intent was also received from the applicant in regards to tree retention and states that the two deciduous trees located in the centre of the lot would be removed. All other trees on the lot, including the grouping of large evergreens located along the rear property line, are to be retained as indicated by the applicant. Staff is supportive of the applicant's efforts to retain trees throughout the redevelopment process.

Financial Impact

None.

Conclusion

The application is to rezone the subject lot to enable subdivision into two smaller single-family residential lots. Many similar applications along Bird Road for rezoning and subdivision to R1/B have been approved. City staff is supportive of the application as it is consistent with the relevant Lot Size Policy for the area.



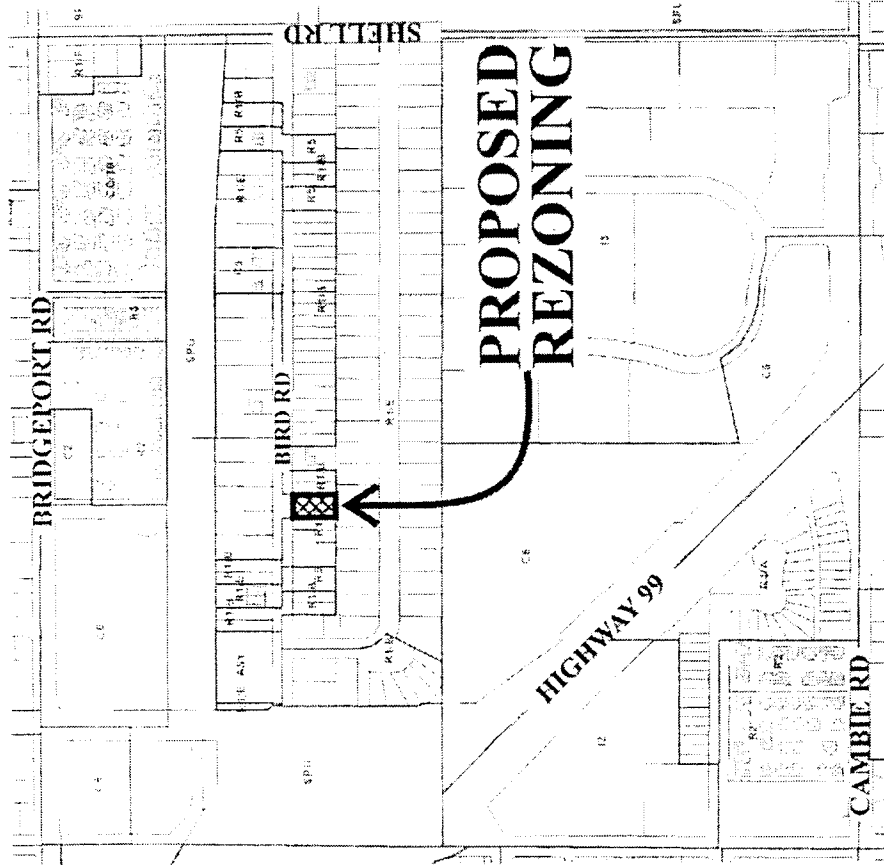
Kevin Eng
Planning Technician - Design

KE:ms

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

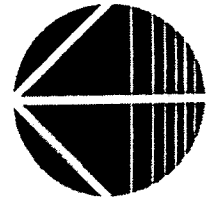


0251	10271	10291	10311
24.38	24.38	24.38	24.38

BIRD RD

3	10268	10281	10300	10326	10326
42.97	42.97	42.97	42.98	42.47	
3	12.04	12.04	12.03	12.03	12.03
	21.34	21.34	21.34	21.34	21.34
28	43.28	43.28	43.28	43.28	43

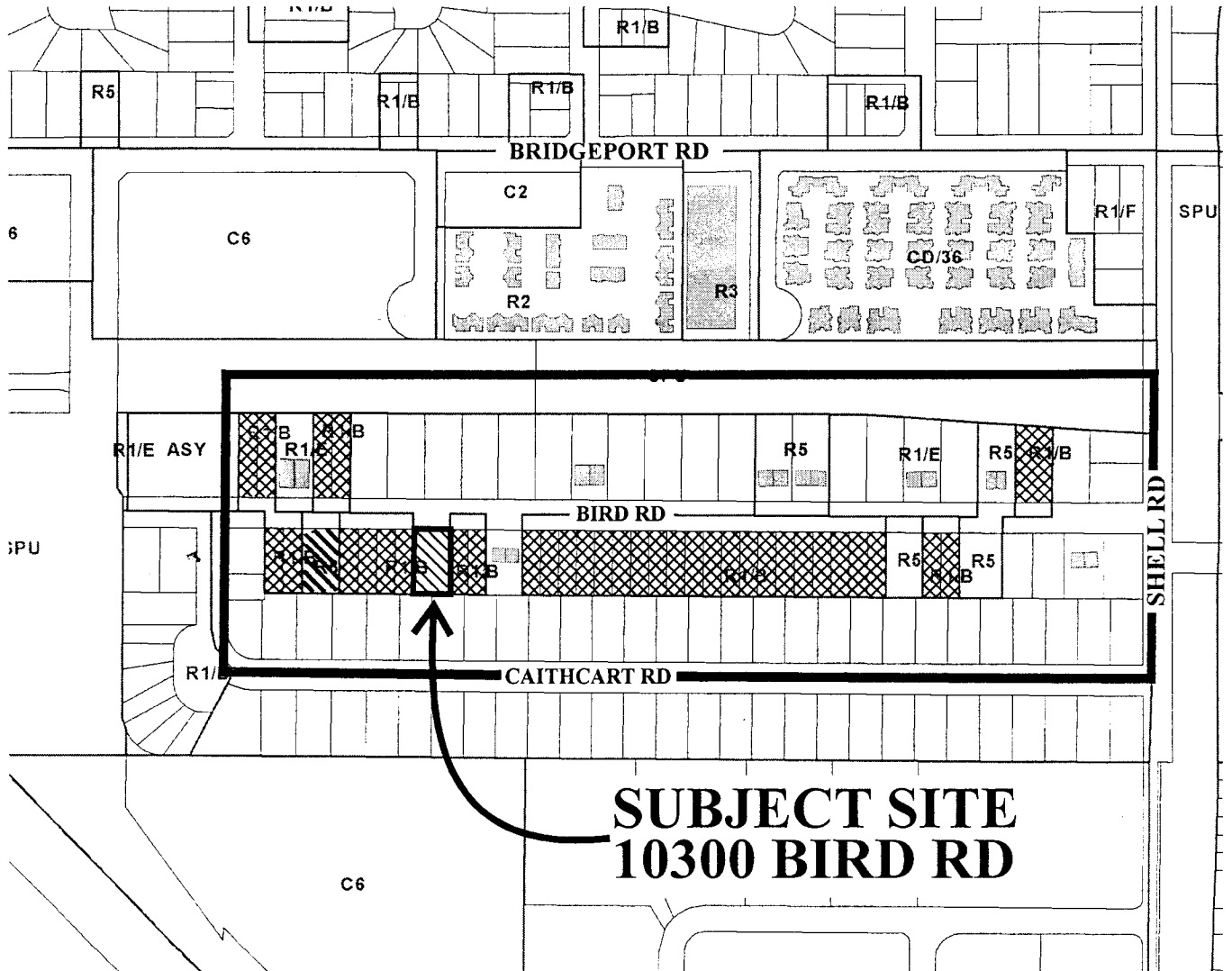
RZ 03-232602



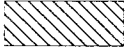

Original Date: 04/15/03

Revision Date:

Note: Dimensions are in METRES



LEGEND

-  Applications in Process
-  Rezoned Sites



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

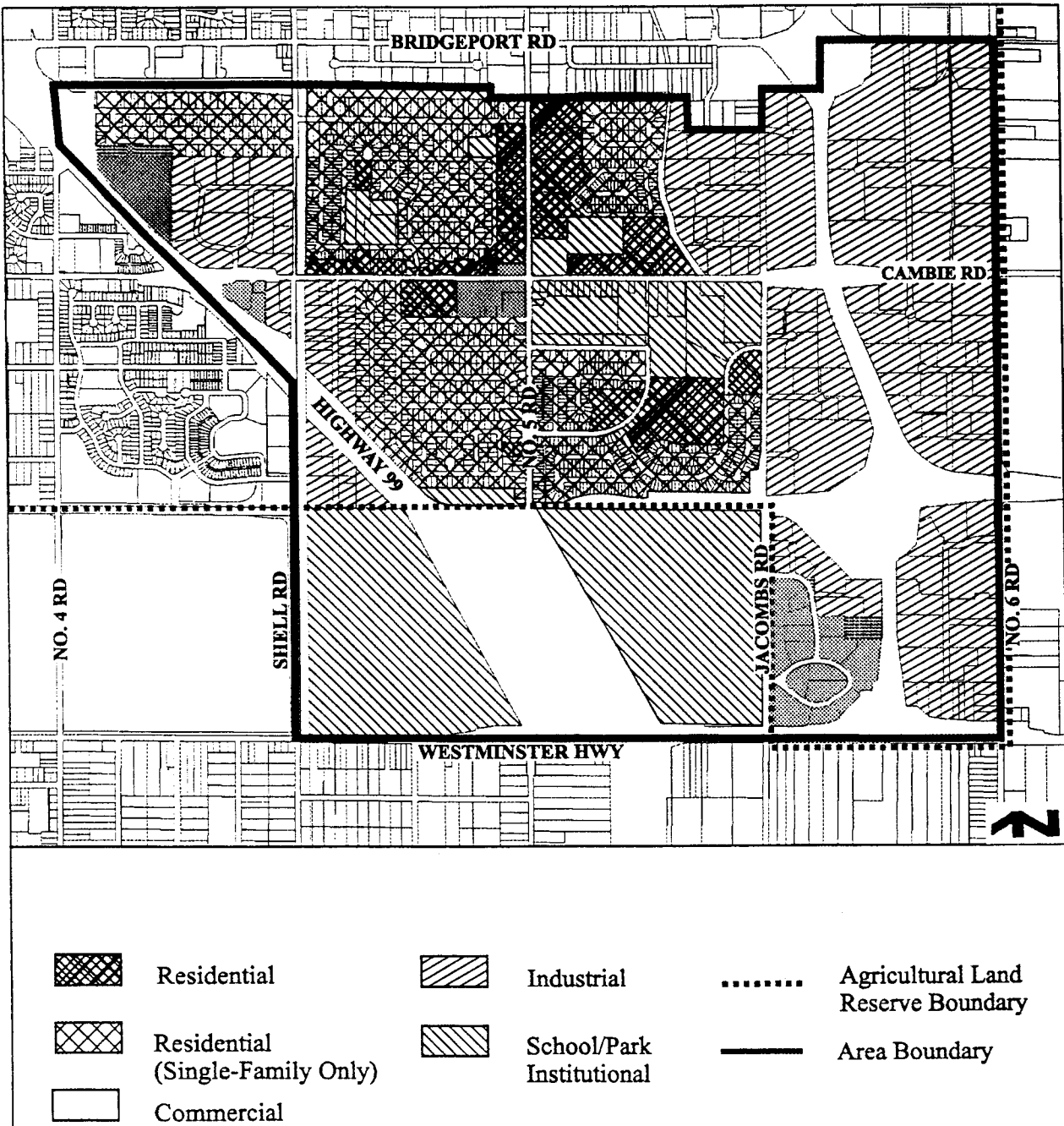
Adopted Date: 07/25/03

Amended Date:

Note: Dimensions are in METRES

City of Richmond

Land Use Map





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989

POLICY 5424

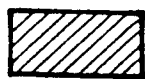
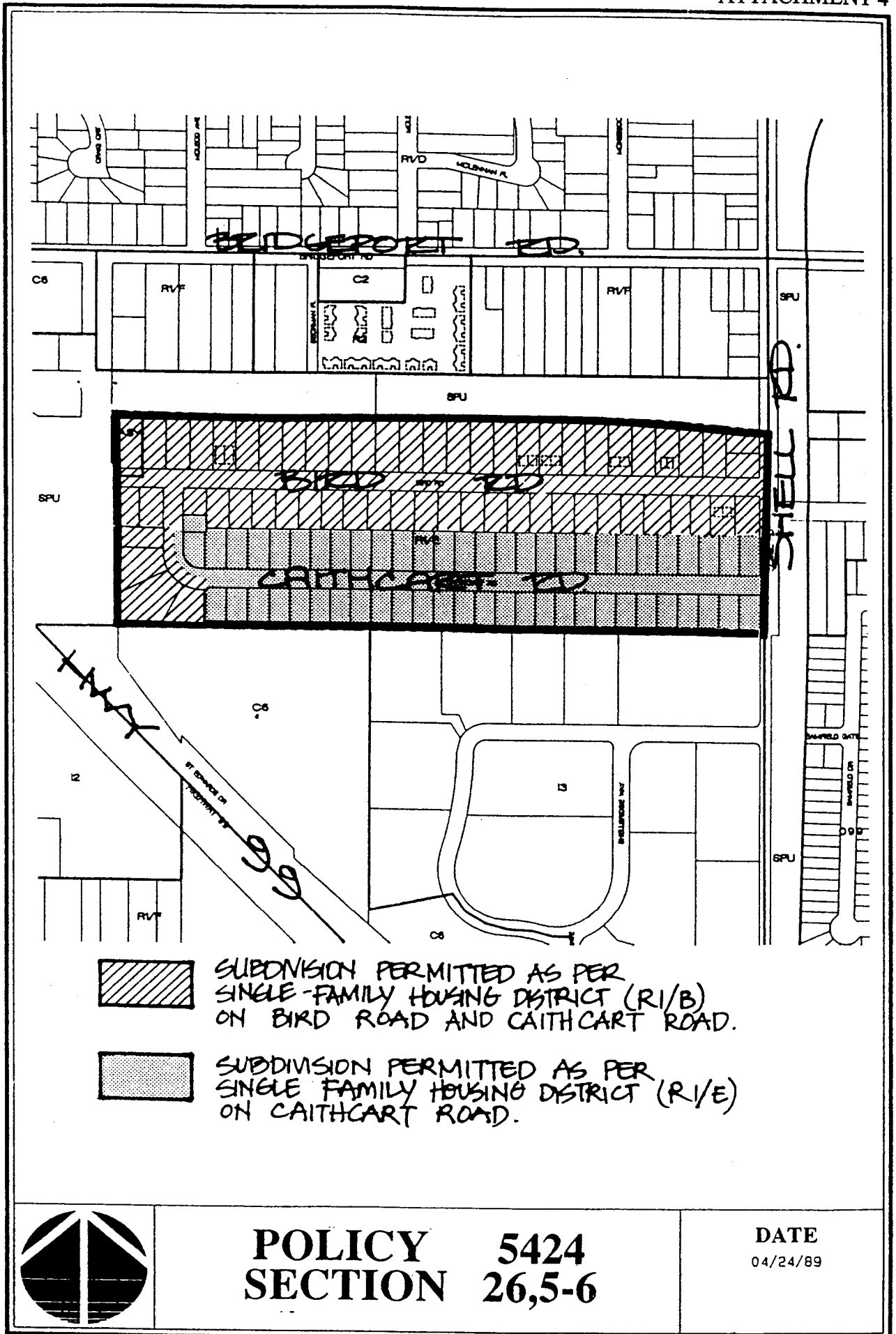
File Ref: 4045-00

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

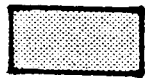
POLICY 5424:

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.

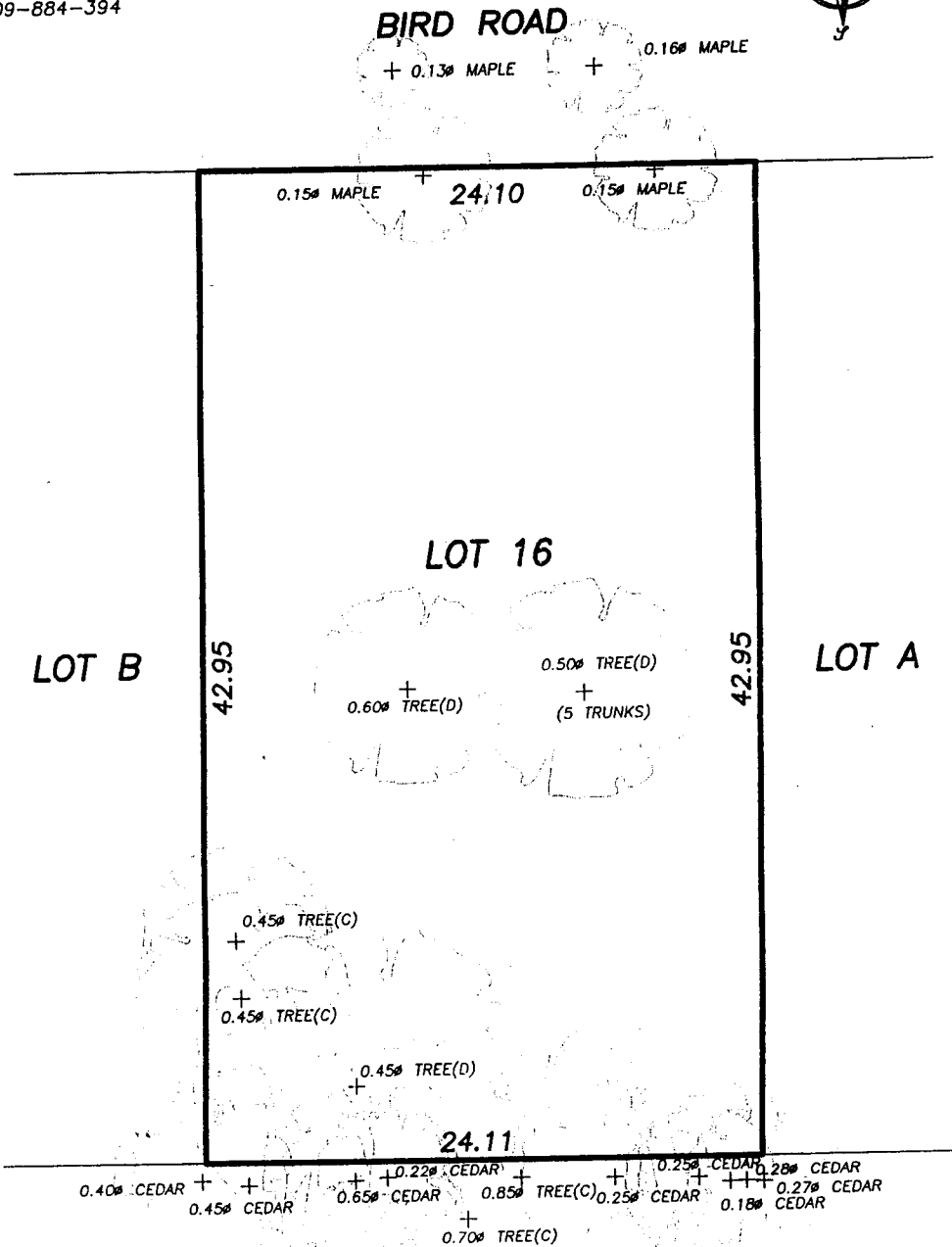
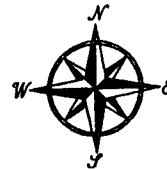


POLICY SECTION 5424 26,5-6

DATE 04/24/89

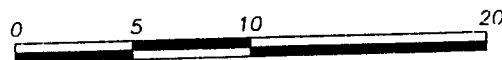
**PLAN OF TREE SURVEY OF LOT 16 BLOCK B ATTACHMENT 5
SECTION 26 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 14105**

#10300 BIRD ROAD
RICHMOND, B.C.
P.I.D. 009-884-394



© 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. 2254
FB-23 P104-109
Drawn By: JT

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:
TREE(C) DENOTES CONIFEROUS TREE
TREE(D) DENOTES DECIDUOUS TREE

JULY 9th, 2003.

DWG No. MB-0843

604-276-4052

HB

ATTACHMENT 5

IN REGARDS TO 10300 BIRD ROAD
 AS TREE SURVAY SHOWS TWO
 ROTTEN TREES BEHIND THE HOUSE
 WILL BE CUT DOWN ALL OTHER
 TREES WILL REMAIN UNDER CITY
 OF RICHMOND'S GUIDE LINES OR
 TREE ACT. THE ~~DEVELOPER~~ DEVELOPER OR
 BUILDER AGREE WITH THE ABOVE MENTION,
 BUT I CAN NOT GUARANTEE THE VIEW
 PURCHASER.

Thank you
Brewer



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7563 (RZ 03-232602)
10300 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. 009-884-394

Lot 16 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 7563”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

AUG 25 2003

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

MAYOR

CITY CLERK