



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee

From: Holger Burke
Acting Director of Development

Re: **Application by Parmjit Randhawa for Rezoning at 10200 Bird Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area B (R1/B)**

To Planning- Sep 20, 2005
Date: September 7, 2005

xr: RZ 05-307672

File: 8060-20-7974

Staff Recommendation

That Bylaw No. 7974, for the rezoning of 10200 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 Director of Development

HB:ke
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

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

- Registration of an Aircraft noise covenant.
- Ministry of Transportation approval required.

- Signed Copy on File -

Agreement by Applicant
Parmjit Randhawa

Item	Details
Application	RZ 05-307672
Location	10200 Bird Road
Owner	E. & M. Wong
Applicant	Parmjit Randhawa

Date Received	July 20, 2005
Acknowledgement Letter	August 3, 2005
Fast Track Compliance	September 2, 2005
Staff Report	September 7, 2005
Planning Committee	September 20, 2005

Site Size	743 m ² (7,998 ft ²)
Land Uses	Existing – Single-family dwelling
	Proposed – Two single-family lots (each approximately 371.5 m ² or 3,999 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	East Cambie Area Plan – Residential (single-family only) Lot Size Policy 5424 – Rezoning and subdivision permitted to R1/B <i>Proposal complies with designation and policies.</i>
Surrounding Development	Single-family dwellings that have already been subdivided to R1/B along Bird Road to the east. A new four lot residential subdivision (R1/B) is currently under construction to the west on the opposite side of Caithcart Road. Single-family (R1/B) lots are situated on the north side of Bird Road
Staff Comments	<ul style="list-style-type: none"> Refer to Attachment 3 for a list of rezoning requirements and staff technical comments. Frontage works along Bird Road were done through a Local Improvement Plan (LIP) and Neighbourhood Improvement Charge (NIC) fees. At subdivision, the developer is required to pay the balance of LIP and NIC fees for the already completed Bird Road frontage upgrades. A servicing agreement will also be required at subdivision for the design and construction of Caithcart Road frontage upgrades.

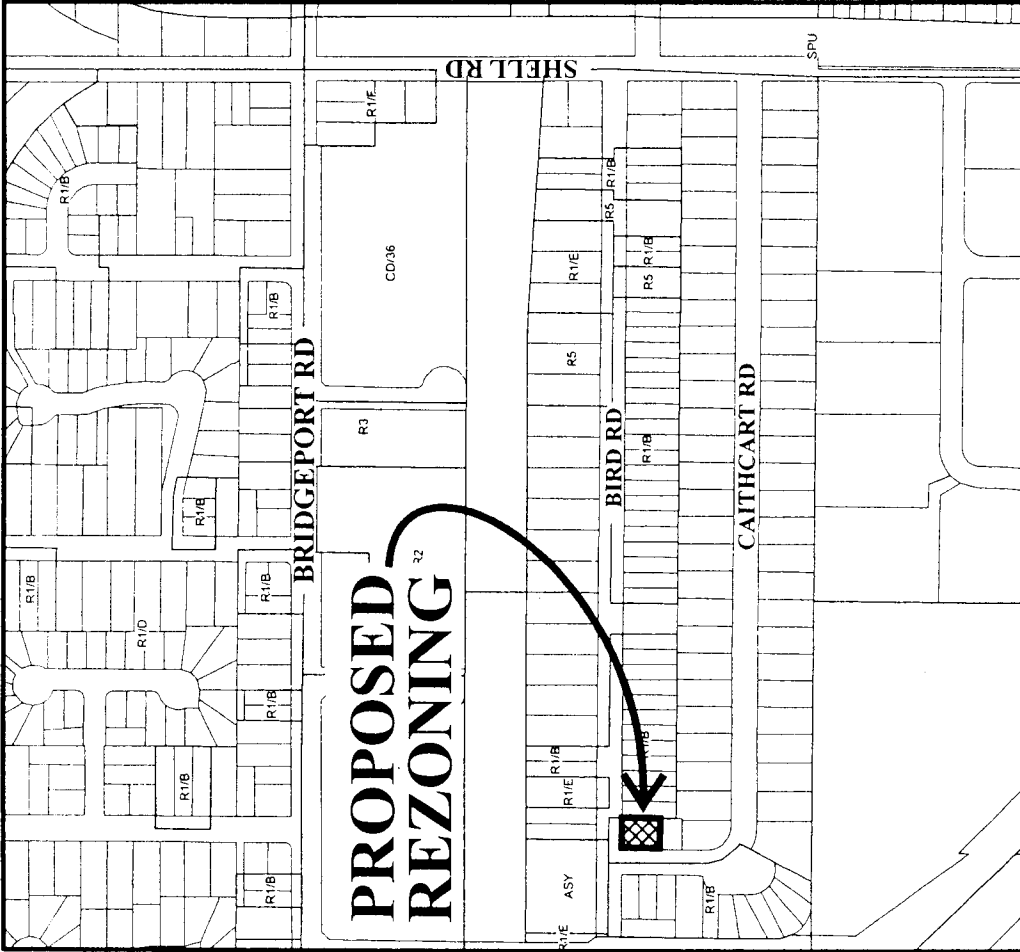
Analysis	<ul style="list-style-type: none"> • The proposal to rezone this corner lot to allow a two (2) lot residential subdivision complies with all designations contained in the East Cambie Area Plan Land Use Map and meets the requirements of Lot Size Policy 5424. • There has been a significant amount of residential rezoning and subdivisions along the south side of Bird Road as a majority of these properties have redeveloped. A four lot subdivision on the west side of Caithcart was recently approved with construction activity ongoing. • In order to achieve a consistent front yard setback with existing houses, a 6 m setback covenant along Bird Road for the proposed new corner property will be required at subdivision (refer to Attachment 4 for a site plan). • The new proposed corner lot will have vehicle access to Bird Road. As the existing driveway crossing is situated close to the corner, the driveway is to be shifted east closer to the property line. Relocation of this driveway crossing will be addressed through the Servicing Agreement. • Staff requested a tree survey (Attachment 4) and arborist report to assess the potential for tree retention on the subject property and will continue to work with the applicant to look at tree retention options on the subject site once all necessary information has been received. • As frontage upgrades are proposed along Caithcart Road, staff investigated the status of two street trees situated on the City boulevard to determine if frontage upgrades should retain these existing trees or if new boulevard street trees should be implemented. The City's Parks Department made the following recommendations: <ul style="list-style-type: none"> • Remove the existing declining Crab Apple trees (2 total). Developer is to cover removal costs. • Replace with acceptable street trees. • The forthcoming servicing agreement will ensure that replacement street trees will be implemented along Caithcart Road.
Attachments	Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5424; Attachment 3 – Staff technical comments and rezoning requirements; Attachment 4 – Proposed subdivision plan and tree survey.
Recommendation	Approval

Kevin Eng
Planner 1
(4626)

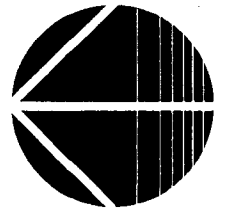
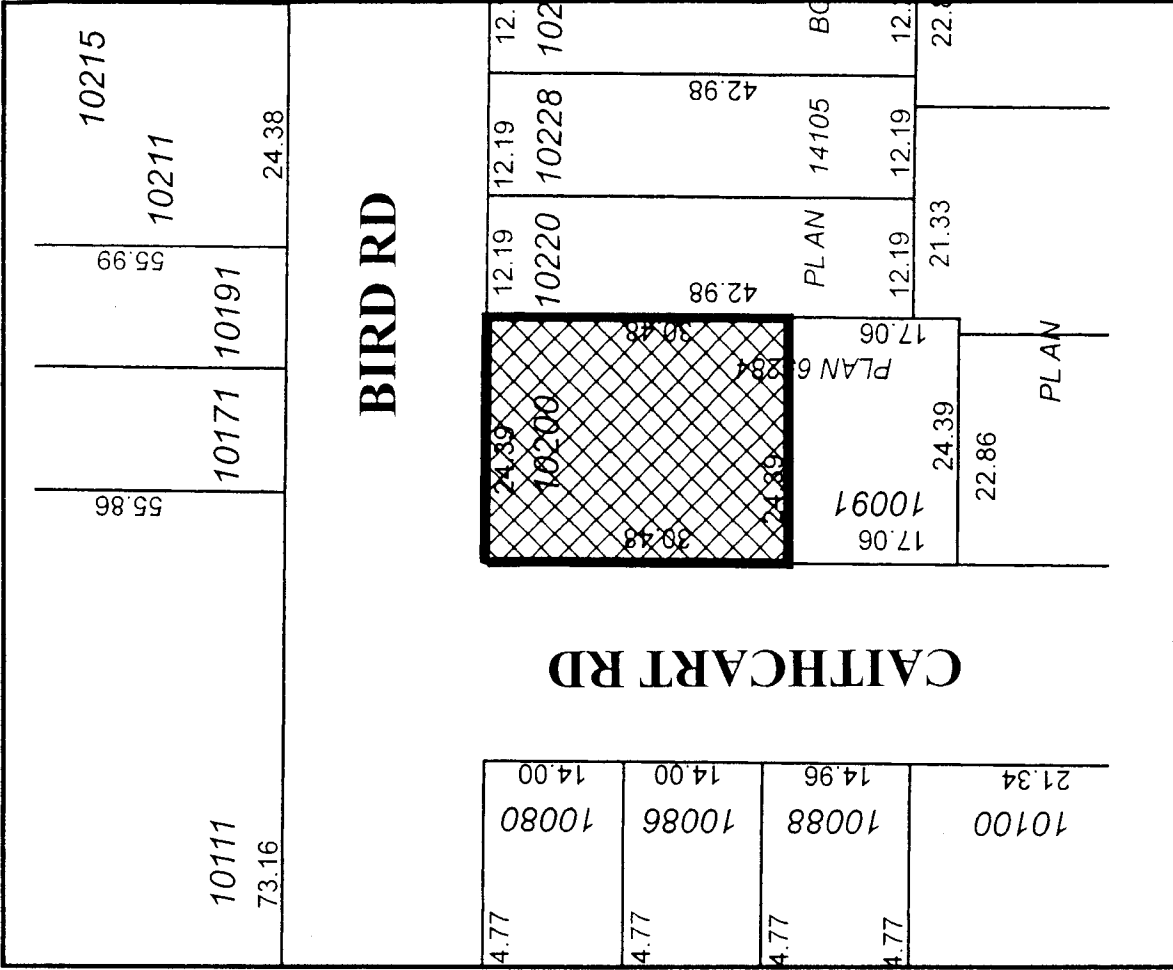
KE:cas



City of Richmond



**PROPOSED
REZONING**



RZ 05-307672

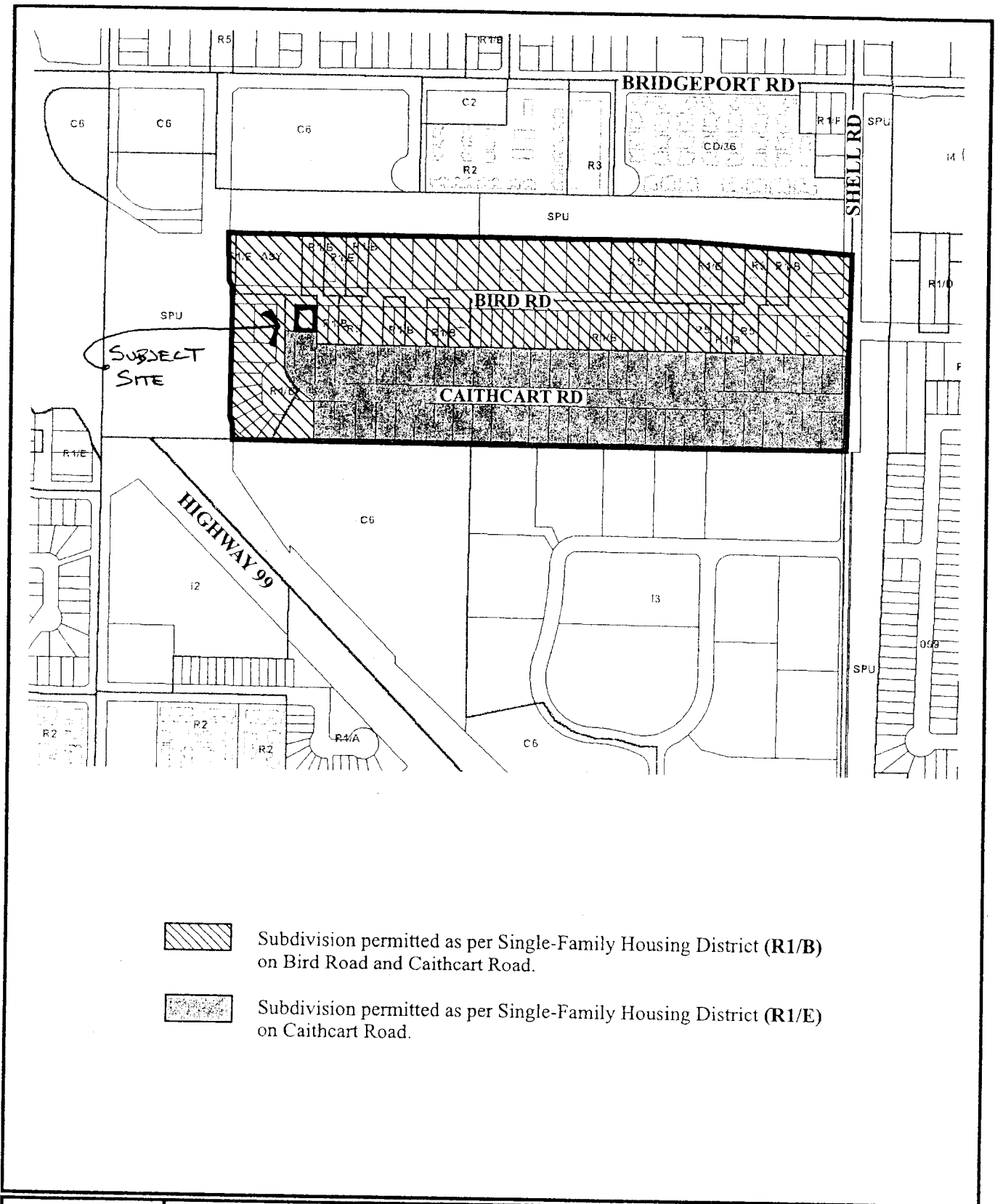
ATTACHMENT 1

Original Date: 08/03/05

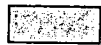
Revision Date:

Note: Dimensions are in METRES

ENTERED



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:



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.

Conditional Rezoning Requirements

10200 Bird Road RZ 05-307672

Prior to final adoption of the Zoning Amendment Bylaw, the developer is required to complete the following requirements:

1. Registration of an aircraft noise covenant.
2. Ministry of Transportation Approval.

The following are subdivision requirements:

1. Registration of a Restrictive Covenant to ensure that a 6m setback is provided along Bird Road.
2. Payment of Neighbourhood Improvement Charge fees as a latecomer for the completed frontage upgrades along Bird Road.
3. Enter into a Servicing Agreement* (\$1,000) for the design and construction of frontage improvements along Caithcart Road. Works will include, but are not limited to testing the integrity of the Caithcart Road base, road widening, curb and gutter and a grass and treed boulevard from the new curb to the property line and street lighting. The Parks Department is willing to permit the removal of the two declining crab apple trees on the existing City boulevard along Caithcart Road so long as these trees are removed at the cost of the developer and that replacement street trees are implemented. The Servicing Agreement will also cover removal and relocation of the driveway crossing along Bird Road so that it is shifted further east. The new location of the driveway crossing should be designed to avoid existing street lighting and street trees. All works are to be done at the sole cost of the developer.

* Note: This requires a separate application.

—SIGNED COPY ON FILE—

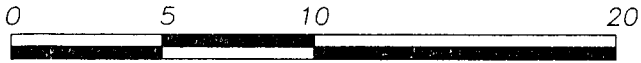
Signed _____

Date _____

**TREE SURVEY PLAN OF PROPOSED SUBDIVISION OF
LOT 141 SECTION 26 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 65284**

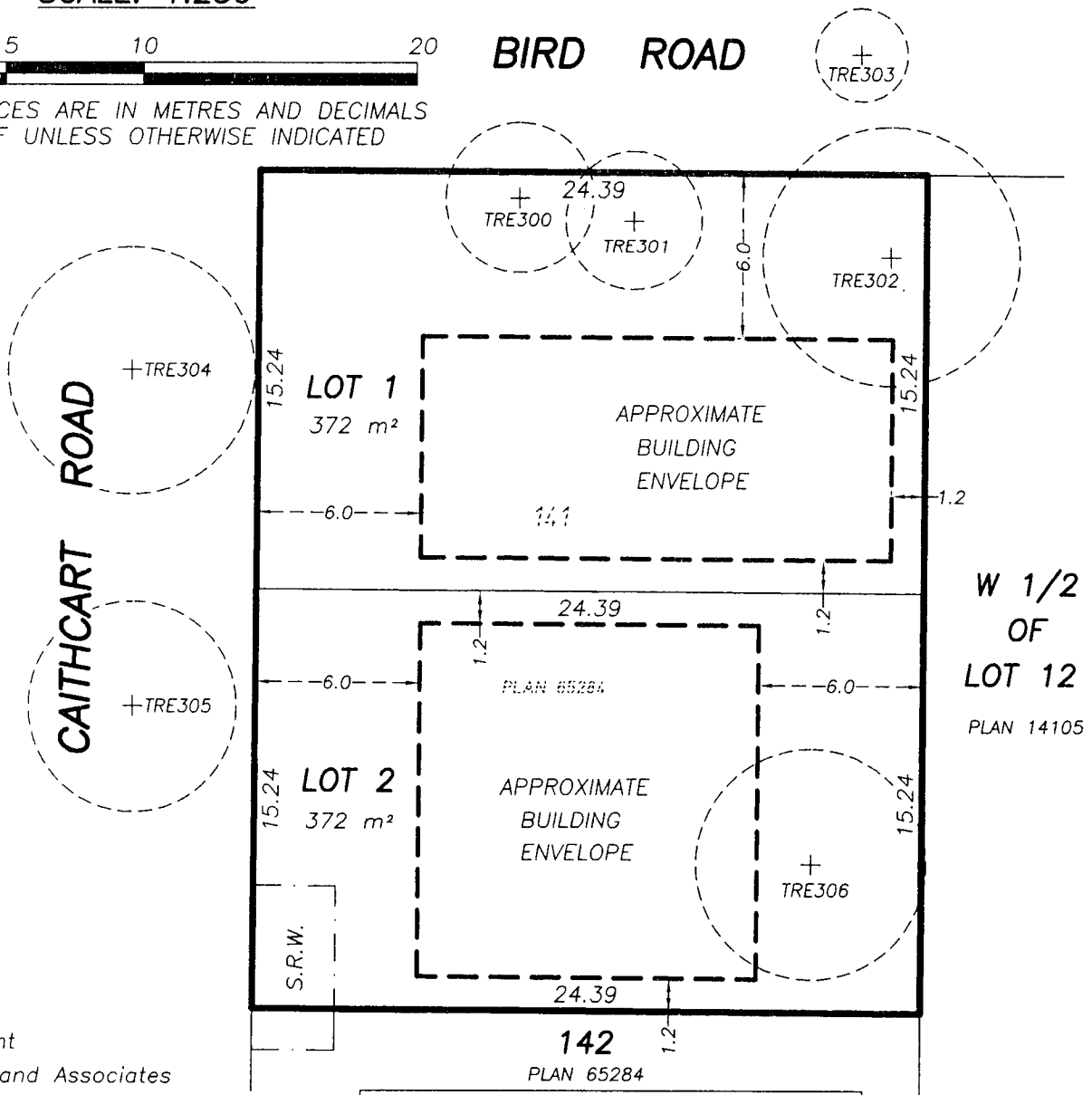
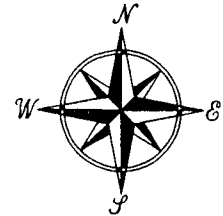
#10200 BIRD ROAD,
RICHMOND, B.C.
P.I.D. 003-576-868

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

ATTACHMENT 4



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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. 2821
FB-64 P70
Drawn By: KA

TREE TABLE:				
Tree	Dia	Canopy	Species	Remarks
300	0.30	2.7	JapMaple	2 trunks
301	0.27	2.5	Pine	
302	0.43	4.7	Birch	
303	0.23	1.7	Maple	
304	0.23	4.5	(D)	Deciduous
305	0.28	3.8	(D)	Deciduous
306	0.6	4.2	Conifer	

DWG No. 2821-PRO-SUB

SURVEY COMPLETED ON SEPTEMBER 8th, 2005.



City of Richmond

Bylaw 7974

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7974 (RZ 05-307672)
10200 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. 003-576-868

Lot 141 Section 26 Block 5 North Range 6 West New Westminster District Plan 65284

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7974"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>KE</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER