



**CITY OF RICHMOND**  
URBAN DEVELOPMENT DIVISION

**REPORT TO COMMITTEE**

**TO:** Planning Committee

**FROM:** Joe Erceg  
Manager, Development Applications

**RE:** Application by Mrs. Helen Kaethler for Rezoning at 11591 Bird Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area D (R1/D)

---

*To Council - Oct 23/00*  
*To Planning - Oct. 17/00*  
**DATE:** September 26, 2000

**FILE:** RZ 00-175086  
2000-20-7173

**STAFF RECOMMENDATION**

That Bylaw No. 7173, for the rezoning of 11591 Bird Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area D (R1/D)", be introduced and given first reading.

*Joe Erceg*

Joe Erceg  
Manager, Development Applications

AWS:blg  
Att.

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>
<i>Amie H. Bell</i>

**STAFF REPORT****ORIGIN**

Mrs. Helen Kaethler has applied to rezone 11591 Bird Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area D (R1/D)" in order to create two lots.

**FINDINGS OF FACT**

<b>ITEM</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Owner	Mrs. Helen Kaethler	To be determined
Applicant	Mrs. Helen Kaethler	No change
Site Size	2,283.62 m <sup>2</sup> (24,581.46 ft <sup>2</sup> )	2 – 1,141.81 m <sup>2</sup> (12,290.73 ft <sup>2</sup> )
Land Uses	Single-family dwelling	One single-family dwelling on each new lot
East Cambie Area Plan Designation	Residential (Single-Family only)	No Change
702 Policy Designation	R1/D	R1/D
Zoning	R1/E	R1/D

**RELATED POLICIES & STUDIES**

The subject property lies within the East Cambie Area Plan and is subject to Lot Size Policy No. 5466 (see attachment 1) which permits the creation of Single-Family Housing District, Subdivision Area D (R1/D) size lots.

**STAFF COMMENTS**

No adverse comments arose from the circulation/review process.

The Development Applications Department noted that in lieu of offsite works, Neighbourhood Improvement Charges (NIC's) will be applied along with Development Cost Charges (DCC's) and servicing costs at the time of subdivision.

Prior to final adoption, the registration of a restrictive covenant is required to ensure that the dwellings on the new lots are soundproofed against aircraft noise to Canada Mortgage and Housing Corporation (CMHC) noise insulation standards.

**ANALYSIS**

In July, 1990, Council adopted Lot Size Policy No. 5440 that permitted Single-Family Housing District, Subdivision Area D (R1/D) lots on the north side of Bird Road and Single-Family Housing District, Subdivision Area E (R1/E) lots for the rest of the area.

In May of 1995, an application to rezone 11331 Bird Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) was received. Staff conducted a Lot Size Study Process which resulted in:

- An amendment of Lot Size Policy No. 5440 to remove the properties fronting Bird Road;
- A Lot Size Policy retaining Single-Family Housing District, Subdivision Area E (R1/E) for the south side of Bird Road;
- A directive that staff initiate a planning study for the north side of the 11000 block of Bird Road to determine the feasibility of future townhouse development; and
- A directive that the application for the rezoning of 11331 Bird Road, be referred to staff for return to Council after a decision was made on a single-family lot size policy for the area.

In October of 1996, Capital West Holdings applied to rezone 15 lots (11331 to 11651 Bird Road) for the purpose of creating 104 townhouse units. Staff conducted a study to determine the feasibility of future townhouse development and land use options for the north side of Bird Road; three land use options were presented to Planning Committee and Council.

On June 9, 1997, Council directed staff to bring forward an amended lot size policy, which re-confirms the existing Lot Size Policy for the north side of Bird Road. On September 22, 1997, Council re-adopted Lot Size Policy No. 5466.

There are only two lots (11031 and 11591 Bird Road) on the north side of Bird Road large enough to rezone to Single-Family Housing District, Subdivision Area D (R1/D); one of those lots, 11591 Bird Road, is the subject of this report.

The property is surrounded by Light Industrial uses (separated by a 30 m wide lot zoned School and Public Use District (SPU)) to the north and large sized single-family lots to the east and west and moderately sized single-family lots to the south.

The creation of two smaller lots should have little impact on the adjacent properties, as the size of the newly created lots would be 1.205 m (4 ft.) narrower than the lot to the west and 5.51 m (18 ft.) narrower than the lot to the east. Across the street are two Single-Family Housing District, Subdivision Area B (R1/B) sized lots.

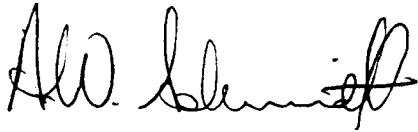
The proposal to rezone the property is consistent with the Lot Size Policy 5466 for the area.

#### **FINANCIAL IMPACT**

None.

**CONCLUSION**

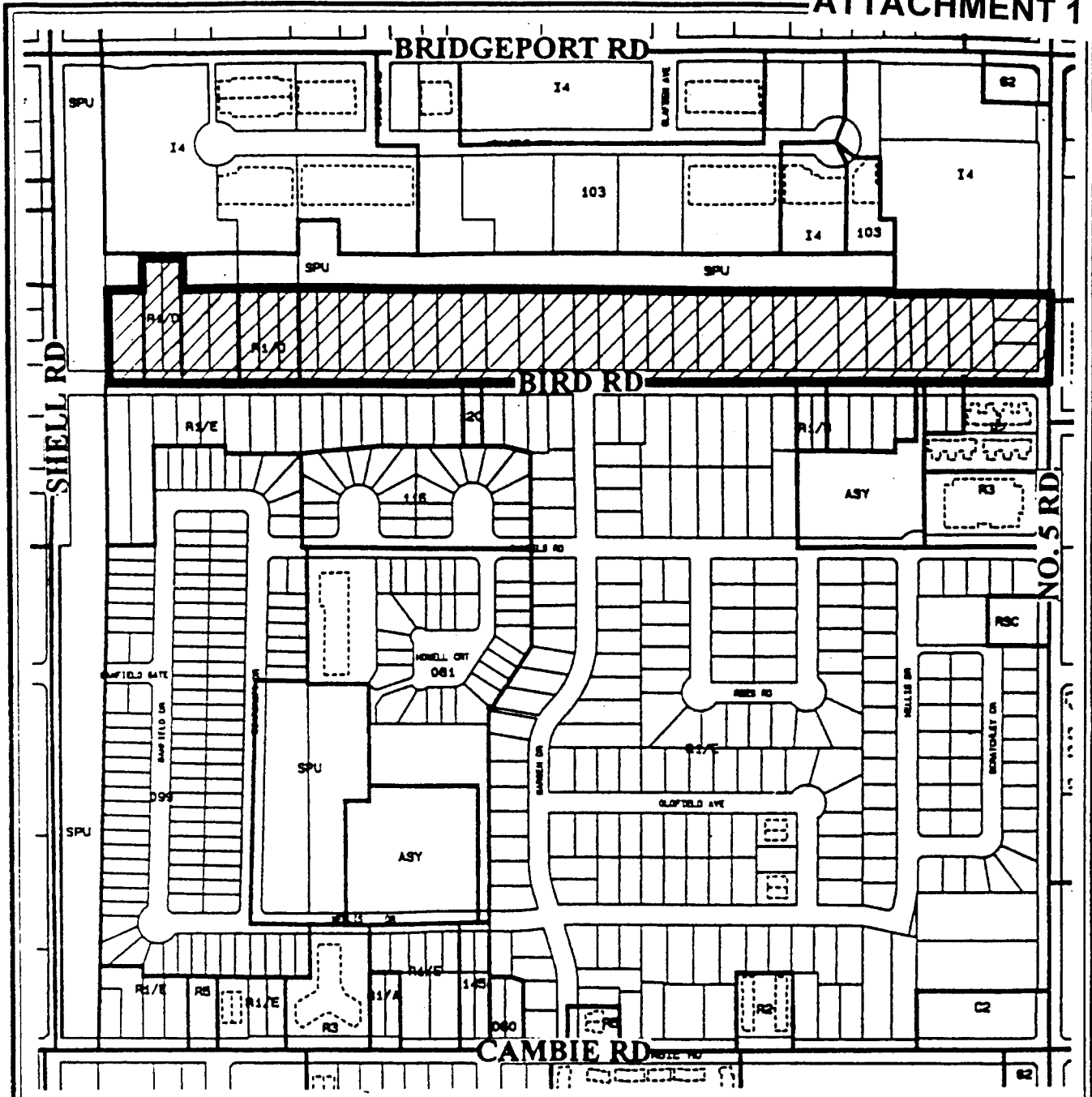
1. The application is to rezone 11591 Bird Road to "Single-Family Housing District, Subdivision Area D (R1/D)" to permit the construction of two new single-family dwellings.
2. The proposal is worthy of support, as it is consistent with the Lot Size Policy for the area.



A. (Al) W. Schmidt  
Supervisor, Urban Development (utilities)

AWS:blg

There are requirements to be dealt with prior to final adoption:  
Legal requirement, specifically, a covenant for aircraft noise insulation.



36 - 5 - 8



Subdivision permitted as per R1/D

Properties with existing duplexes be permitted to subdivide.



**POLICY 5466**  
**SECTION 25, 5-6**

Adopted Date: 09/15/97

Readopted Date: 09/22/97



Page 1 of 2

Adopted by Council: Sept. 15/97  
Rescinded: Sept. 22/97  
Readopted: Sept. 22/97

**POLICY 5466**

File Ref: 4045-00

**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-5-6**

## **POLICY 5466:**

The following policy establishes lot sizes within the area on the north side of the 11,000 block of Bird Road (Section 25-5-6):

That properties within the area on the north side of the 11,000 block of Bird Road in a portion of Section 25-5-6, be permitted to subdivide as follows:

- (a) That the properties within the study area, as shown on the accompanying plan, be permitted to subdivide in accordance with the provisions of "Single-Family Housing District (R1/D)" Zoning and Development Bylaw 5300; and
- (b) That properties with existing legal duplexes be permitted to subdivide into no more than two parcels

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

**CITY OF RICHMOND  
 BYLAW 7173  
 RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
 AMENDMENT BYLAW 7173 (RZ 00-175086)  
 11591 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 D (R1/D)**.

P.I.D. 012-270-881

Lot 7 Except: Part Subdivided by Plan 53751; Block 14 Section 25 Block 5 North Range 6 West New Westminster District Plan 1688

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7173”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 23 2000

---



---



---



---



---



---



---

CITY OF RICHMOND
APPROVED for content by originating dept. <b>HB</b>
APPROVED for legality by <b>8011</b> for <b>P/D</b>

\_\_\_\_\_  
MAYOR

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



# City of Richmond



18.29	18.31	34.15	22.56	11.
66.86	66.88			
11551	11571	11591	11631	
18.29	18.29	34.14	22.60	
<b>BIRD RD</b>				
<del>20.12</del> 11540	<del>20.12</del> 11560	12.20 11580	<del>12.19</del> 11582	18.29 11600
				<del>18.29</del> 11620



## RZ 00-175086

Original Date: 06/16/00

Revision Date: 09/07/00

Note: Dimensions are in METRES