



To:	Planning Committee	Date:	November 13, 2002
From:	Joe Erceg Manager, Development Applications	File:	RZ 02-217679
Re:	APPLICATION BY BOB HOURIE FOR REZONING AT 11631 AND 11651 BIRD ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA D (R1/D)		

Staff Recommendation

That Bylaw No. 7555, for the rezoning of 11631 and 11651 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
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>J. Hourie (for D. McLeenan)</i>

Staff Report

Origin

Bob Hourie has applied to the City of Richmond for permission to rezone 11631 and 11651 Bird Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area D (R1/D) in order to permit the two lots to be consolidated and re-subdivided into three lots in the future (**Attachment 2**).

Findings of Fact

Item	Existing	Proposed
Owner	11631 - Bob and Stephanie Hourie 11651 - Lawrence and Margaret Hourie	To be determined
Applicant	Bob Hourie	No change
Site Size	11631 Bird - 1505m ² (16,200 ft ²) 11651 Bird - 1520m ² (16,362 ft ²)	three lots each approx 1013 m ² (10,909 ft ²)
Land Uses	Single Family	No change
OCP Designation	Neighbourhood Residential	No change
East Cambie Area Plan Designation	Residential (Single Family Only)	No change
702 Policy Designation	R1/D	No change
Zoning	R1/E	R1/D

Surrounding Development

Two properties directly to the west of the subject properties have been created under R1/D zoning and there are five other properties under R1/D zoning at the west end of the street. The houses along Bird Road are primarily older with ditches running along most of the road, however, some new houses have been constructed primarily at either end of the street and the ditches have been filled in some locations.

Lot Widths

The following chart outlines the range of lot widths including the zoning currently on the site (R1/E) and the proposed zoning for the site (R1/D).

Single Family R1 Zone	
Type	Lot Width
Sewered Areas	
A	9m (29.527 ft.)*
B	12m (39.370 ft.)*
C	13.5m (44.291 ft.)*
D	15m (49.213 ft.)*
E	18m (59.055 ft.)*
H	16.5m (54.134 ft.)*
K	10m (32.808 ft.)

Related Policies & Studies

Cambie East Area Plan

The Cambie East Area Plan designates the subject properties for Residential (Single Family Only) (**Attachment 3**). The proposal is consistent with this designation.

Lot Size Policy

A Lot Size Policy was originally adopted in 1990 for the whole area (which supported R1/D size lots on the north side of Bird Road) and then in 1997 a Lot Size Policy was specifically adopted for the north side of Bird Road which permits subdivision to R1/D (**Attachment 4**). The adoption of this policy followed an extensive public consultation process which looked at the potential for small lots and townhouses along the north side of Bird Road. While the majority of the property owners on the north side supported smaller lots or townhouses, the rest of the neighbourhood was not supportive of any change.

Staff Comments

Engineering

With the future subdivision of the lot, the developer is responsible for payment of Neighbourhood Improvement Charge (NIC) fees for future frontage upgrade including storm sewer. Development Cost Charges's and the usual service tie-in fees will also be determined at that time.

Analysis

Under the R1/D Lot Size Policy on the north side of the street and the R1/E Lot Size Policy on the south side of the street, the area has seen few changes. While some new homes have been built, the majority of the houses on the street are older. There is only one lot along the north side of the street that has the potential to rezone and subdivide on its own under the R1/D zoning.

The proposed rezoning of the two lots, will result in three additional large homes (over 5,000 ft²) on large lots (10,000 ft²). This form is consistent with the few other new homes that have been built on the street. As this proposal conforms with Lot Size Policy for the area, staff have no concerns with the proposal.

Financial Impact

None.

Conclusion

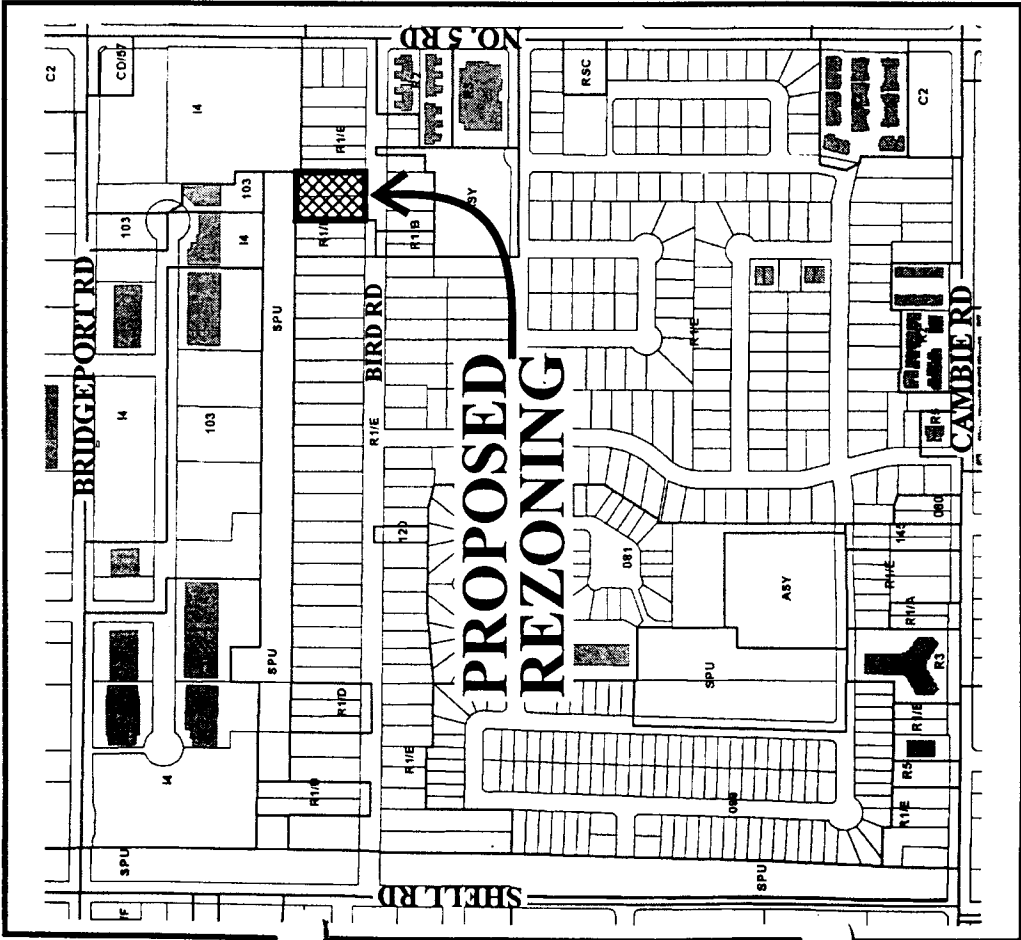
The proposal is to rezone two lots in order that they have the potential to subdivide into three lots. Staff is supportive of the proposal as it is consistent with the Lot Size Policy for the area and with the character of the street that has slowly begun to be established.



Jenny Beran, MCIP
Planner, Urban Development

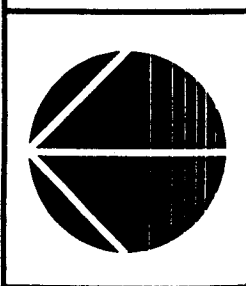
JMB:cas

Prior to final reading of the bylaw the applicant will be required to sign the standard noise covenant.



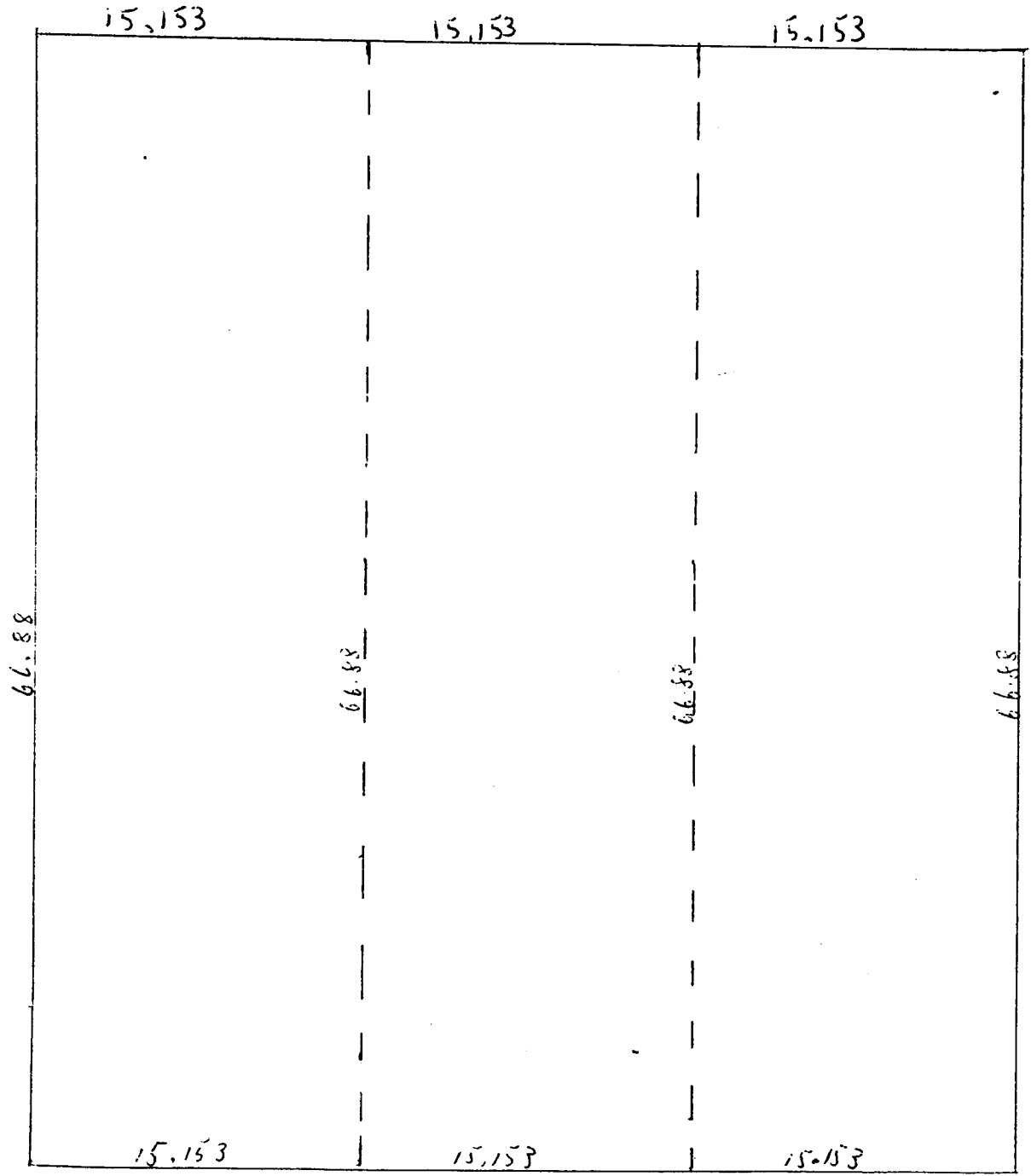
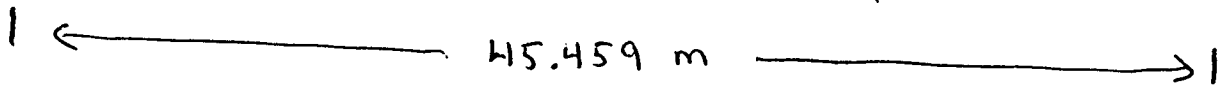
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2	66.80	66.78	2.03
11591	11593	11671	11675
17.05	17.05	12.20	12.20
12.20	11582	18.29	19620
11580	11600	45.72	45.72
2	45.72	45.72	45.72
		36.58	36.58
		30.66	30.66

BIRD RD



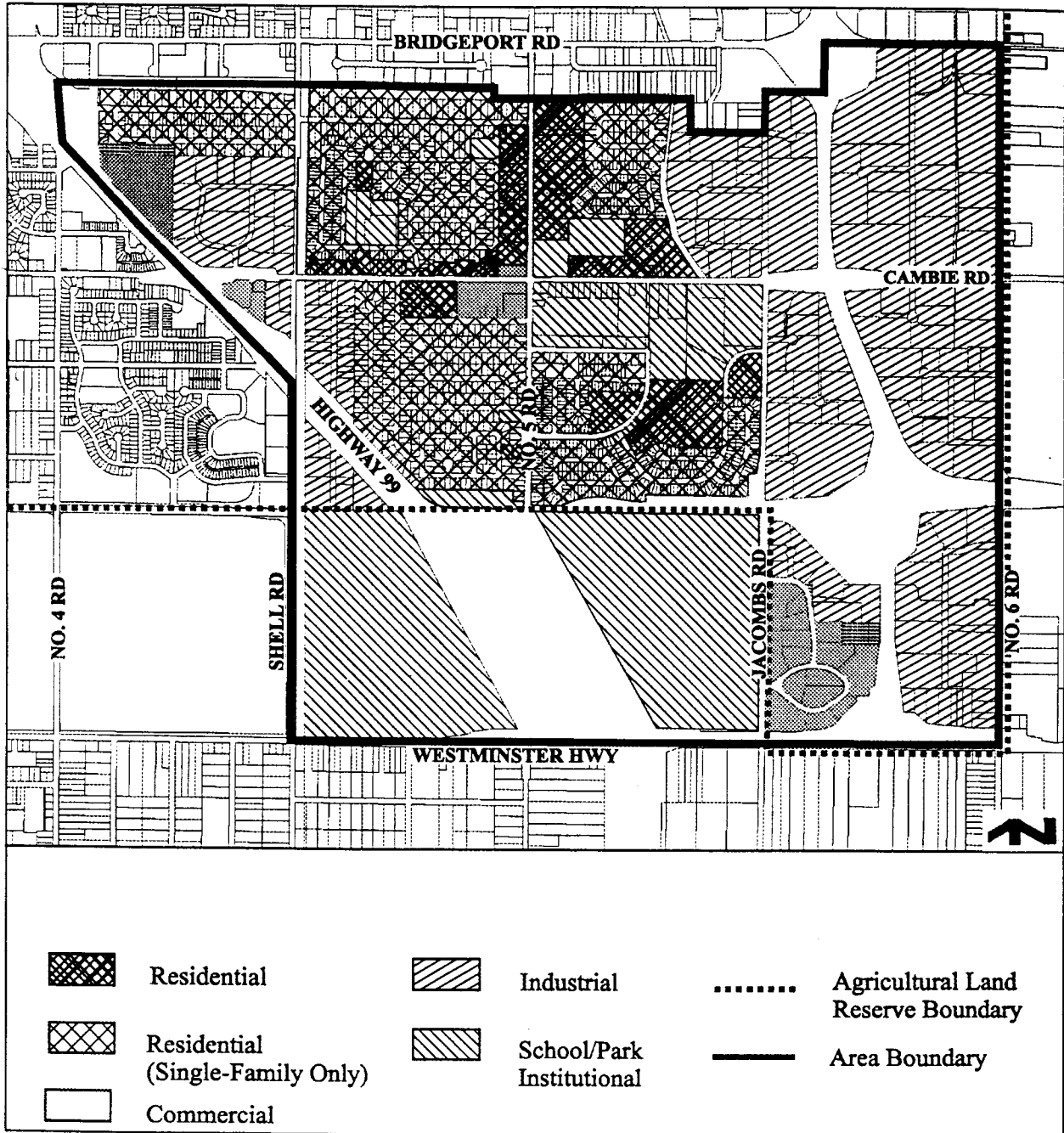
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Original Date: 09/30/02
 Revision Date:
 Note: Dimensions are in METRES



BIRD ROAD

Land Use Map





City of Richmond

Policy Manual

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Adopted by Council: September 15, 1997

POLICY 5466

Rescinded: September 22, 1997

Readopted: September 22, 1997

File Ref: 4045-00

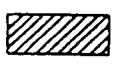
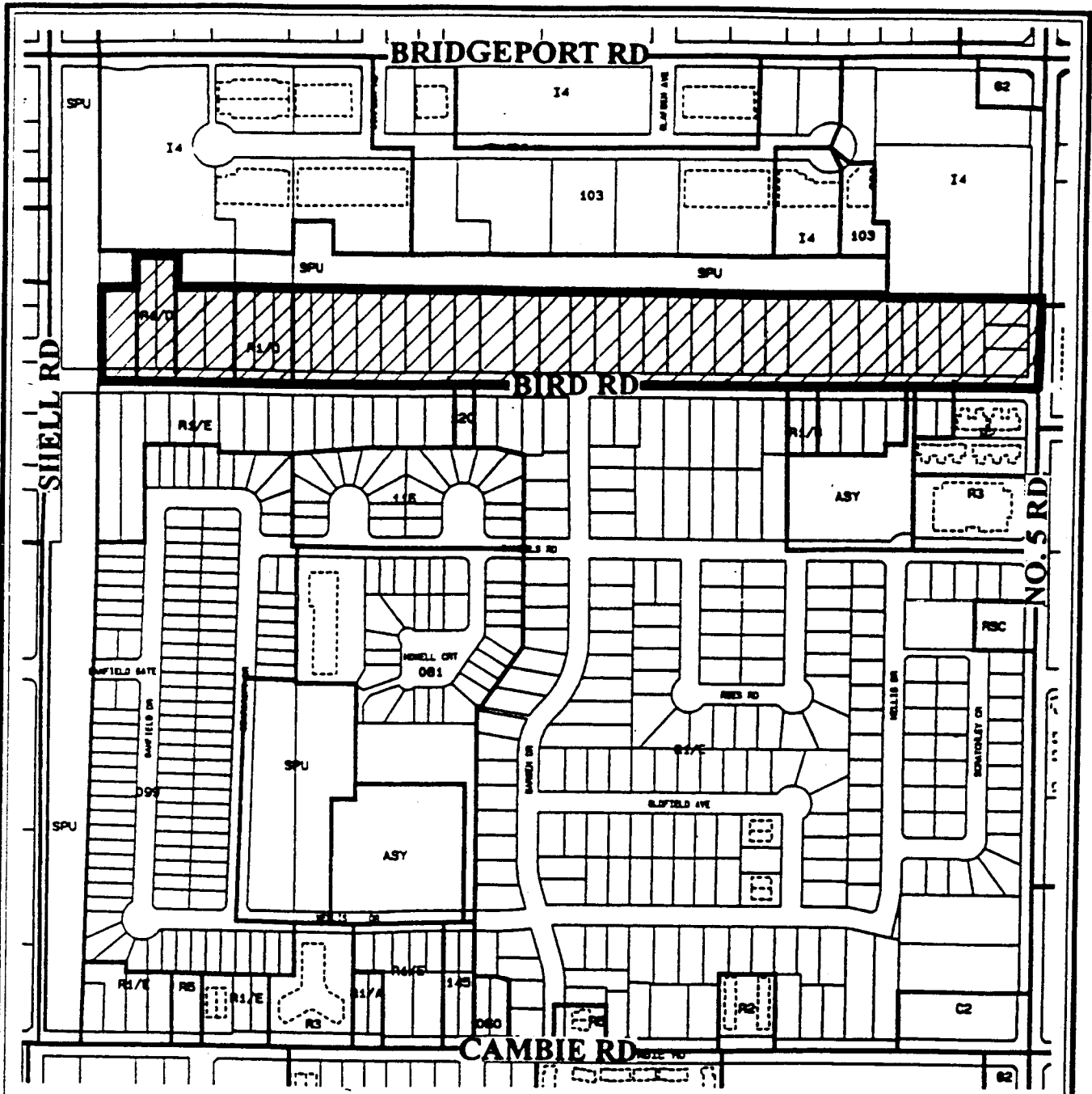
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-5-6**POLICY 5466:**

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.



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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7555 (RZ 02-217679)
11631 AND 11651 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. 003-605-515

Lot 51 Except: Part on Plan 53751; Section 25 Block 5 North Range 6 West New Westminster District Plan 27982

P.I.D. 004-139-542

Lot 50 Except: Part Subdivided By Plan 53751 Section 25 Block 5 North Range 6 West New Westminster District Plan 27982

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7555”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HR
APPROVED for legality by Solicitor
(Signature)

MAYOR

CITY CLERK