



**To:** Planning Committee **Date:** June 13, 2011  
**From:** Brian J. Jackson **File:** RZ 11-572970  
 Director of Development  
**Re:** **Application by Treo Developments Inc. for Rezoning at 10491/ 10511 Bird Road**  
**from Single Detached (RS1/E) to Single Detached (RS2/B)**

**Staff Recommendation**

That Bylaw No. 8784, for the rezoning of 10491/10511 Bird Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.

Brian J. Jackson  
Director of Development

BJ:es  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Item	Details
Application	RZ 11-572970
Location	10491/10511 Bird Road ( <b>Attachment 1</b> )
Owner	Monte Dar and Gaganjit Jagpal
Applicant	Treo Developments Inc.

Date Received	April 14, 2011
Acknowledgement Letter	April 26, 2011
Fast Track Compliance	May 13, 2011
Staff Report	June 13, 2011
Planning Committee	July 19, 2011

Site Size	1396 m <sup>2</sup> (15026.418 ft <sup>2</sup> )
Land Uses	Existing – One (1) duplex
	Proposed – Two (2) single-family lots, each approximately 698 m <sup>2</sup> (7513.2 ft <sup>2</sup> )
Zoning	Existing - Single Detached (RS1/E)
	Proposed - Single Detached (RS2/B)
Planning Designations	<ul style="list-style-type: none"> <li>• Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential"</li> <li>• East Cambie Area Plan Land Use Map – "Residential (Single-Family Only)".</li> <li>• Lot Size Policy 5424 (adopted by Council in 1989) – permits subdivision of properties in accordance with the provisions of "Single Detached (RS2/B)" (<b>Attachment 2</b>).</li> </ul> <p><b><i>This application conforms with applicable land use designations and policies.</i></b></p>
Surrounding Development	<ul style="list-style-type: none"> <li>• The subject property is located in an established residential neighbourhood consisting of a mix of newer homes on small lots and older single-family dwellings and duplexes on larger lots. Most of the properties on the south side of Bird Road have already been subdivided into RS1/B, while the north side of the street are mainly large lots zoned RS1/E. There is currently one other active rezoning application on the north side of the street to permit subdivision of a duplex-lot to create two smaller lots, consistent with the Lot Size Policy (RZ 11-581622 at 10391 Bird Road).</li> <li>• Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> <li>○ To the north is a vacant property owned by the BC Transportation Financing Authority zoned "School &amp; Institutional Use (SI)";</li> <li>○ To the east is a duplex on a lot zoned "Two-Unit Dwellings (RD1)";</li> <li>○ To the south immediately across Bird Road are two single detached dwellings on lots zoned "Single Detached (RS1/B)";</li> <li>○ To the west is a single detached dwelling on a lot zoned "Single Detached RS1/E".</li> </ul> </li> </ul>

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> <li>• A Development Application Data Sheet providing details about the development proposal is attached (<b>Attachment 3</b>).</li> </ul> <p><u>Trees &amp; Landscaping</u></p> <ul style="list-style-type: none"> <li>• A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:             <ul style="list-style-type: none"> <li>○ One (1) bylaw-sized tree on the subject property (joint ownership with the City of Richmond);</li> <li>○ Three (3) bylaw-sized hedging cedars located on the subject property; and</li> <li>○ Three (3) bylaw-sized trees and one (1) Laurel hedgerow on the adjacent property to the east at 10531/10551 Bird Road.</li> </ul> </li> <li>• The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to retain and protect one bylaw-sized tree (Tree #1) located along the front property line (joint ownership with City of Richmond) as it is in very good condition and should be retained and protected. Parks Arboriculture staff concur with retention of this tree. Tree protection fencing as detailed in the Arborist report must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed.</li> <li>• The City's Tree Preservation Coordinator also concurs with the removal and replacement of the three (3) hedging cedars (Trees #2, 3 &amp; 4) located on the site as they are part of a remnant hedge row that has become fragmented from historic tree loss and are not viable for retention.</li> <li>• The City's Tree Preservation Coordinator also concurs with the removal of Tree #5 located on the neighbouring property to the east (10531/10551 Bird Road) due to its existing poor condition and impracticalities of safely retaining the tree during the proposed demolition and construction works. The applicant has submitted written authorization from the neighbour at 10531/10551 Bird Road for future tree removal via a tree permit.</li> <li>• In order to prevent Trees #6 &amp; 7 and the Laurel hedgerow located on the adjacent property to the east from being mortally damaged or destabilized, the existing boundary fence along the east property line of the subject site is to be retained as tree protection during construction. Perimeter drainage and retaining wall/fence installation can be undertaken with a provision for root pruning, pruning and other special measures.</li> </ul>
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Staff Comments (cont'd)	<ul style="list-style-type: none"> <li>• The final Tree Retention Plan is included in <b>Attachment 4</b>.</li> <li>• Based on the 2:1 replacement ratio goal in the OCP, a total of 6 (six) replacement trees of the following sizes are required to be planted and maintained on the future lots:                     <table border="1" style="margin: 10px auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;"># Replacement Trees</th> <th style="padding: 5px;">Min. calliper of deciduous tree</th> <th style="padding: 5px;">or</th> <th style="padding: 5px;">Min. height of coniferous tree</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">4</td> <td style="padding: 5px;">6 cm</td> <td style="padding: 5px;"></td> <td style="padding: 5px;">3.5 m</td> </tr> <tr> <td style="padding: 5px;">2</td> <td style="padding: 5px;">8 cm</td> <td style="padding: 5px;"></td> <td style="padding: 5px;">4 m</td> </tr> </tbody> </table> </li> <li>• A Landscaping Security of \$3,000 (\$500/tree) is required prior to rezoning adoption to ensure that the proposed number of replacement trees are planted and maintained.</li> <li>• To ensure survival of protected trees, the applicant must submit the following prior to rezoning adoption:                     <ul style="list-style-type: none"> <li>➤ a contract with a Certified Arborist for on-site supervision of all works to be conducted at development stage within close proximity to the tree protection zones of the tree to be retained on-site and the off-site hedge to be protected. The contract must include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc), as well as a provision for a post-construction impact assessment report to be submitted by the City for review;</li> <li>➤ a survival security to the City in the amount of \$1,000 for Tree #1 (reflects the 2:1 replacement ratio). The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.</li> </ul> </li> </ul> <p><u>Aircraft Noise Covenant</u></p> <ul style="list-style-type: none"> <li>• An Aircraft Noise Covenant is required prior to final adoption of the rezoning bylaw.</li> </ul> <p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> <li>• Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.</li> <li>• The applicant proposes to provide a cash-in-lieu contribution. The voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft<sup>2</sup> of total building area of the single detached dwellings (i.e. \$7,008).</li> <li>• Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance</li> </ul>	# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree	4	6 cm		3.5 m	2	8 cm		4 m
# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree										
4	6 cm		3.5 m										
2	8 cm		4 m										

<p>Staff Comments (cont'd)</p>	<p>with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This agreement would be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.</p> <p><u>Flood Management</u></p> <ul style="list-style-type: none"> <li>• Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.</li> </ul> <p><u>Site Servicing &amp; Vehicle Access</u></p> <ul style="list-style-type: none"> <li>• There are no servicing concerns with rezoning.</li> <li>• Vehicle access to the future lots at development stage will be from Bird Road.</li> </ul> <p><u>Subdivision</u></p> <ul style="list-style-type: none"> <li>• At Subdivision stage, the applicant will be required to pay service connection costs and Neighbourhood Improvement Charges for future road improvements.</li> </ul>
<p>Analysis</p>	<ul style="list-style-type: none"> <li>• The proposal to rezone and subdivide the subject property into two (2) single-family residential lots is consistent with all applicable land use designations and policy guiding development in this block. It is similar to developments already undertaken in the immediate vicinity of the site.</li> <li>• Most of the lots along the north side of this block of Bird Road have the potential to rezone and subdivide. Given that some of the lots in the area are narrower already and/or have relatively new housing, the character of the neighbourhood should not change dramatically.</li> </ul>
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5424 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Retention Plan</p>
<p>Recommendation</p>	<p>The rezoning application complies Lot Size Policy 5424 and the applicable OCP Land Use designations. On this basis, staff support the application. The list of rezoning considerations is included below, which has been agreed to by the applicant (signed concurrence on file).</p>



Erika Syvokas  
Planning Technician  
(604-276-4108)

ES:rg

Prior to final adoption of Zoning Amendment Bylaw 8784, the following items are required to be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscaping Security in the amount of \$3,000 (\$500/replacement tree) to ensure that the proposed number of replacement trees are planted and maintained.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of on-site trees to be retained and off-site trees to be protected (i.e. Tree # 1, & the off-site Laurel hedgerow). The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000 for Tree # 1. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (\$7,008) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

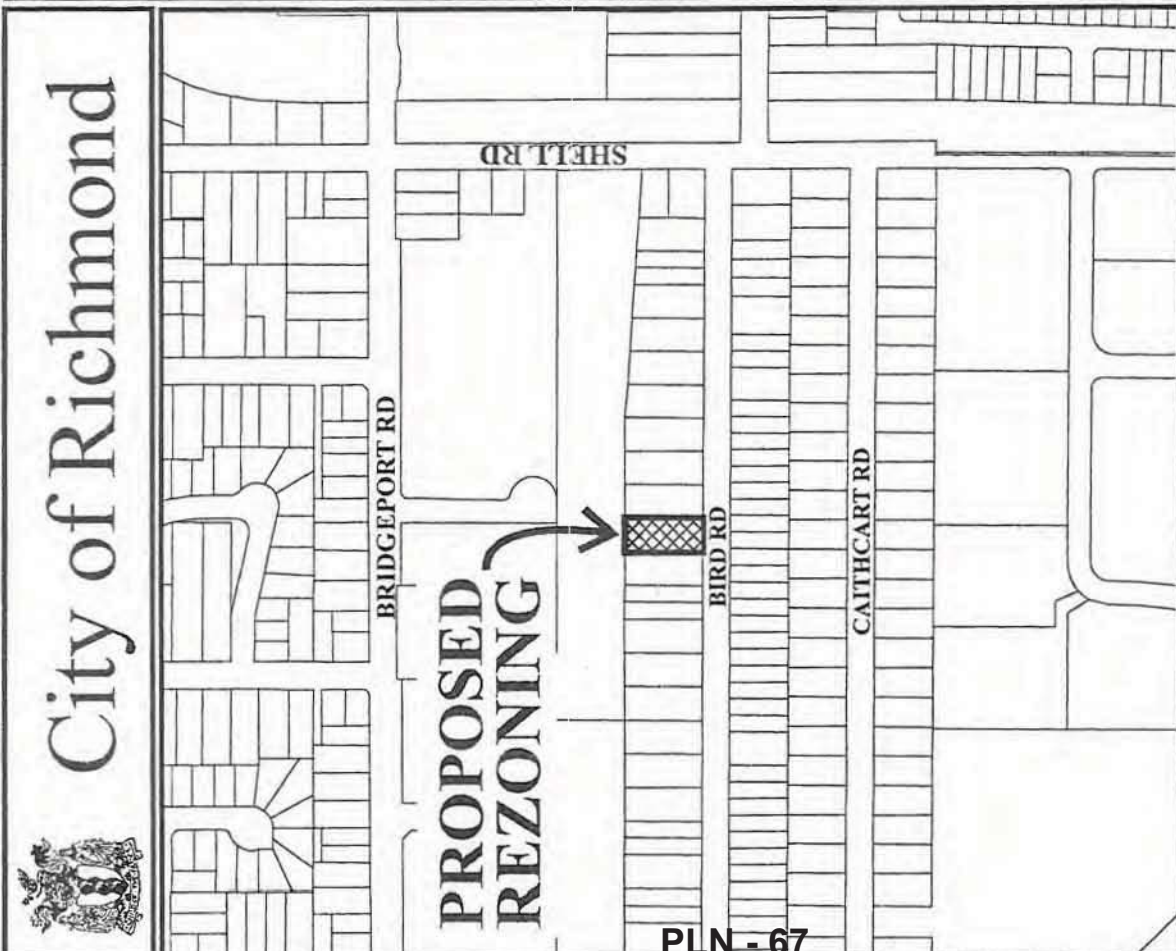
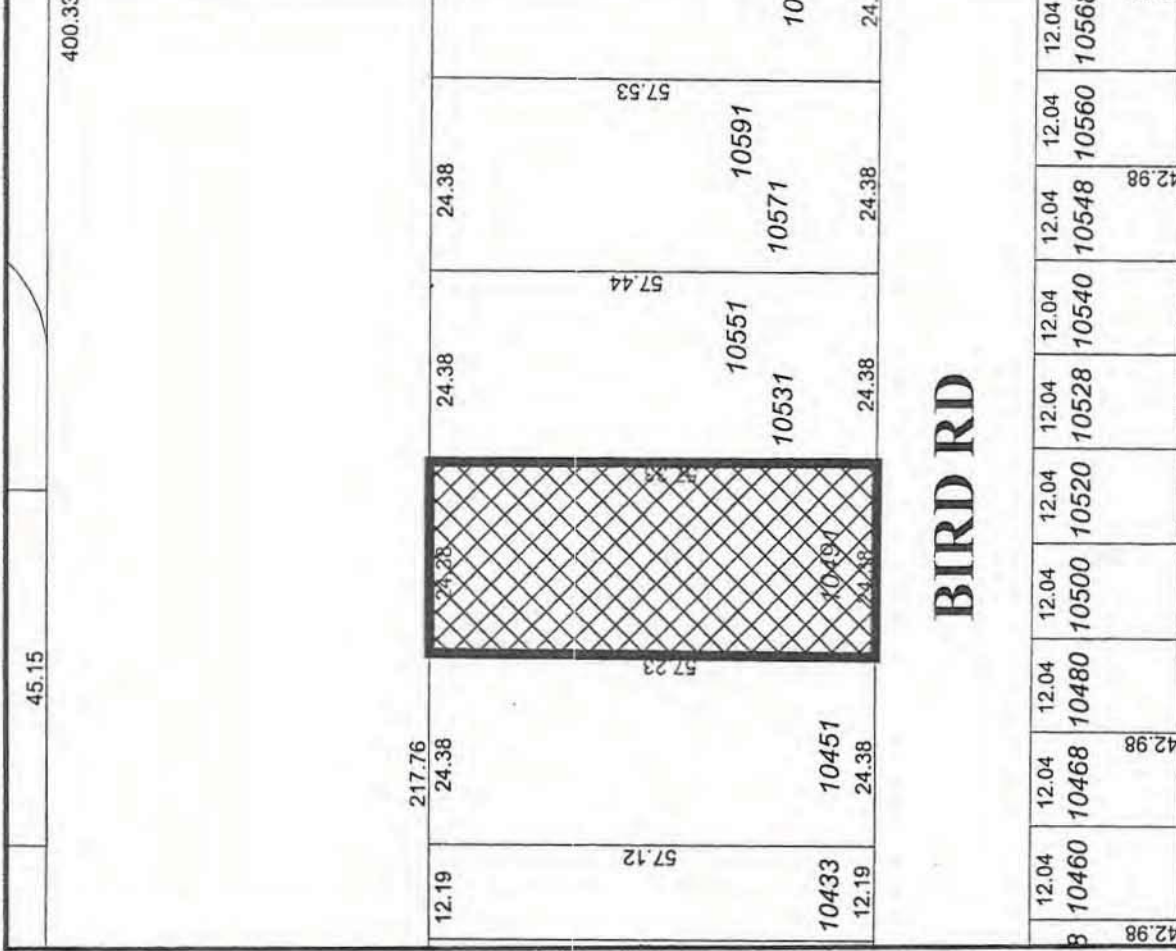
6. Registration of a flood indemnity covenant on title.

At Demolition stage\*, the applicant will be required to:

- Obtain a tree removal permit to remove Tree #5 from the neighbouring property to the east (10531/10551 Bird Road); and
- Install Tree Protection Fencing around Tree #1 (5 m x 5 m) to be retained on-site as shown on the Tree Retention Plan.
- Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

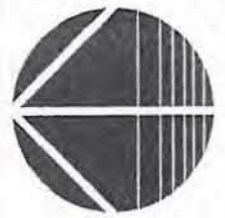
At Subdivision stage\*, the applicant will be required to:

- pay service connection costs and Neighbourhood Improvement Charges, for future road improvements.



Original Date: 04/21/11  
 Revision Date:  
 Note: Dimensions are in METRES

RZ 11-572970



PLN - 67



RZ 11-572970

PLN - 68

Original Date: 04/21/11

Revision Date:

Note: Dimensions are in METRES





Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

File Ref: 4045-00

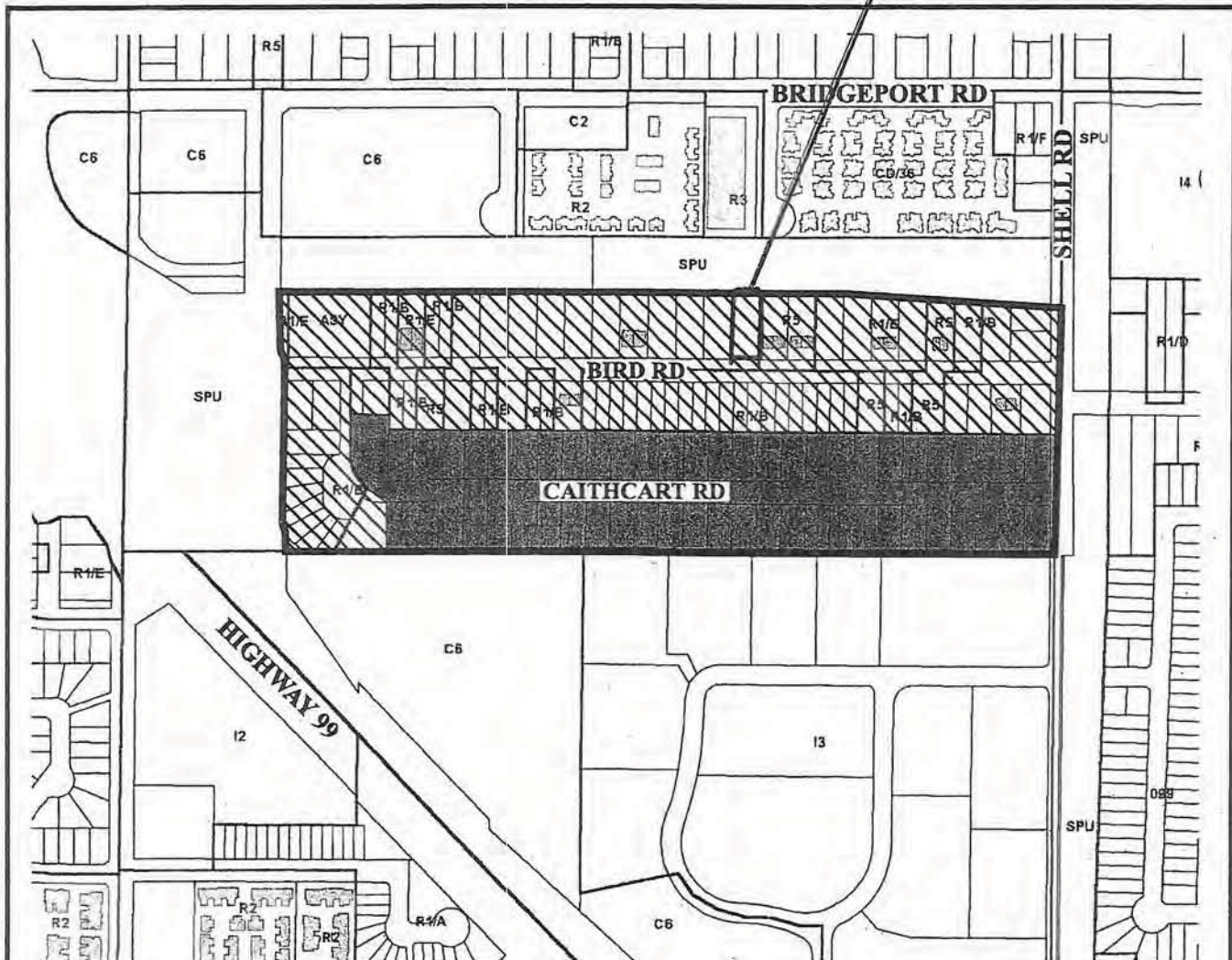
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

**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.

SUBJECT SITE



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:



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 11-572970**

**Attachment 3**

Address: 10491/10511 Bird Road

Applicant: Treo Developments Inc.

Planning Area(s): East Cambie

	Existing	Proposed
<b>Owner:</b>	Monte Dar and Gaganjit Jagpal	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1396 m <sup>2</sup> (15026.418 ft <sup>2</sup> )	Two (2) lots – each approx 698 m <sup>2</sup> or 7513.2 ft <sup>2</sup> )
<b>Land Uses:</b>	<ul style="list-style-type: none"> <li>One (1) two-family dwelling</li> </ul>	Two (2) single family lots
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map designation – “Neighbourhood Residential”</li> </ul>	No change
<b>Area Plan Designation:</b>	East Cambie Area Plan Land Use Map – “Residential (Single-Family Only).	No change
<b>702 Policy Designation:</b>	Lot Size Policy 5424 (adopted by Council in 1989) – permits subdivision of properties in accordance with the provisions of “Single-Family Housing District (R1/B)”,	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	Two (2) lots – each approx 698 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees.

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 46 BLOCK B

SECTION 26 BLOCK 5 NORTH RANGE 6 WEST

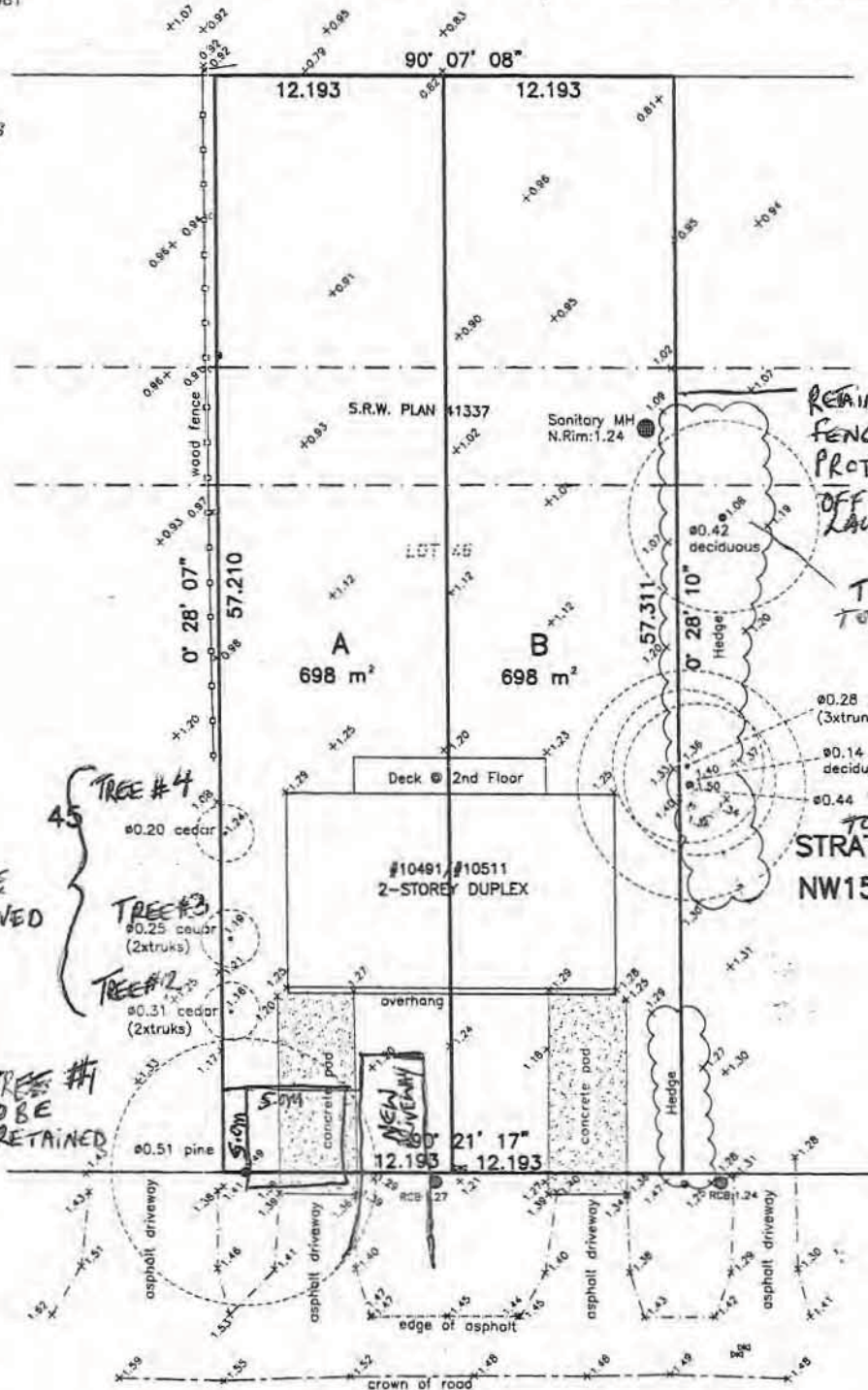
SCALE: 1:250 ATTACHMENT 4

NEW WESTMINSTER DISTRICT PLAN 14105

#10491 BIRD ROAD,  
RICHMOND, B.C.  
P.I.D 009-884-581

58

0 5 10 20  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
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E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4298  
FB-163 P40-42  
Drawn By: TH

- LEGEND:
- denotes tree
  - denotes power pole
  - denotes round catch basin
  - denotes manhole
  - ⊠ denotes water valve

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #194,  
Control Monument 02H2415  
in slab of Both Slough North pump station  
E of No.5 Rd.  
Elevation = 3.337 metres

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

DWG No. 4298-TOPO

PLN - 72

FEBRUARY 8th, 2011



Richmond Zoning Bylaw 8500
Amendment Bylaw 8784 (11-572970)
10491/10511 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (RS2/B).

P.I.D. 009-884-581

LOT 46 BLOCK B SECTION 26 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14105

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8784".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE

ADOPTED

Series of horizontal lines for recording dates and readings.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER