



City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: March 3, 2026
File: RZ 21-938041

Re: **Application by Sultan Hussain for Rezoning at 10391/10411 Bird Road from the “Small-Scale Multi-Unit Housing (RSM/L)” Zone to the “Small-Scale Multi-Unit Housing (RSM/M)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, for the rezoning of 10391/10411 Bird Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

Joshua Reis
Director, Development
(604-247-4625)

JR:mt
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Housing Office	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Sultan Hussain, on behalf of the owners: Pavitar Singh, Hardeep Pangly, Kulwant Takhar and Santokh Takhar, has applied to the City of Richmond to rezone 10391/10411 Bird Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone to facilitate the property to be subdivided into two lots. The applicant proposes to construct a single-family home on each new lot, each with a secondary suite, with access provided from Bird Road. A location map and aerial photograph of the subject site are provided in Attachment 1. A topographic survey of the proposed subdivision is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

The subject site currently contains an un-stratified duplex with both units currently tenanted. The tenants are aware of the proposed rezoning application and will be provided with notice in accordance with the *Residential Tenancy Act*.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: An east-west hydro corridor zoned “School and Institutional Use (SI)”. Further north, there is a residential townhouse complex zoned “Low Density Townhouses (RLT1)” fronting north onto Bridgeport Road.

To the South: Across Bird Road, single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” fronting Bird Road. The lots were rezoned and subdivided in the early 1990s.

To the East: Single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)” fronting Bird Road. The lots were rezoned and subdivided in 2005.

To the West: A strata-titled duplex on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting Bird Road.

Related Policies & Studies

Official Community Plan / East Cambie Area Plan

The subject property is designated as “Neighbourhood Residential – Tier 1” in the Official Community Plan (OCP) as adopted by Council on February 9, 2026, and “Residential (Single-Family Only)” in the East Cambie Area Plan (Attachment 4). The proposed rezoning and subdivision are consistent with these designations.

The proposed rezoning and subdivision are also consistent with the OCP's Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map (Attachment 5). This map provides guidance for the consideration of rezoning of lots for the purpose of subdivision.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development (ANSD) Policy

The Aircraft Noise Sensitive Development (ANSD) Policy applies to the subject site, which is located within the "Aircraft Noise Notification Area (Area 4)". In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Transit Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Transit (MOTT). MOTT has provided a preliminary approval letter. The applicant is required to secure final approval from MOTT prior to rezoning adoption.

Public Consultation

A rezoning sign has been installed on the subject property. At the time of writing this report, staff have not received any comments from the public about the rezoning application.

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the subject rezoning application.

Analysis

This redevelopment proposes to rezone and subdivide an existing SSMUH lot into two lots with vehicular access from Bird Road.

Existing Legal Encumbrances

There is an existing 6.0 m wide Statutory Right-of-Way (SRW) running east to west in the rear yard for sanitary sewer services. The applicant is aware that encroachment into the City's SRW is not permitted. There is also an SRW in favour of the BC Hydro and Power Authority. The applicant's solicitor has confirmed that their proposal does not conflict with any of the encumbrances on Title.

Transportation and Site Access

The existing duplex is currently accessed by two driveways on Bird Road. The subject rezoning proposes to maintain the existing configuration, with one driveway accessing each subdivided lot. At the Building Permit (BP) stage, the applicant will confirm that the driveway design meets the requirements of the City’s Engineering Design Specifications.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses zero bylaw-sized trees on the subject property, one tree on neighbouring properties and zero street trees on adjacent City property.

The City’s Tree Preservation Manager has reviewed the Arborist’s Report, visited the subject site and provided the following comments:

- One tree located on the adjacent neighbouring property is in good health and its canopy encroaches onto the subject property. Given this tree's location in the rear yard and the proposed scope of work, tree protection fencing is not required.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

Prior to applying for rezoning, two on-site trees - a multi-stemmed fruit tree and a hemlock were removed from the property without a permit. Approximately \$8,000.00 in fines were issued and paid by the owners in 2022. In addition to the fines collected, the 2:1 replacement ratio requires a total of four replacement trees. The applicant has agreed to plant three trees on each lot proposed for a total of six new trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8.0 cm	4.0 m

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Security of \$4,500.00 (\$750/tree). This security is to ensure that all six new trees will be planted in appropriate locations on-site and outside of the existing SRWs, and that they will be monitored and maintained.

Affordable Housing Strategy

The City’s Affordable Housing Strategy requires rezonings that would enable subdivision to provide a secondary suite or an equivalent cash contribution to the City’s Affordable Housing Reserve on each new lot. The applicant proposes to construct a secondary suite having a minimum area of 37.2 m² (400 ft²) on each new lot, for a total of two secondary suites.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite of approximately 37.2 m² (400 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Sustainability

Prior to BP issuance, the applicant will be required to submit a report, signed and sealed by a Qualified Professional, confirming that the proposed design is compliant with the energy efficiency targets as set out in the BC Energy Step Code: either to Step 5 w/EL-2 or Step 4 w/EL-3 or alternatively Step 3 w/EL-4.

Servicing and Frontage Improvements

Prior to subdivision approval, the applicant must enter into a servicing agreement for the design and construction of the required site servicing and frontage improvements as described in Attachment 6, including but not limited to:

- A new concrete sidewalk, boulevard and curb along the property frontage.
- Removal of existing driveways and construction of new driveway crossings.
- New water, storm and sanitary service connections.

Complete details of the site servicing and frontage improvements required for this application are included in the rezoning considerations in Attachment 6.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

This application is to rezone the property at 10391/10411 Bird Road from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone to facilitate the property to be subdivided to create two single-family homes, each with a secondary suite.

The rezoning application complies with the land use designations and applicable polices within the OCP.


The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

March 3, 2026

- 6 -

RZ 21-938041

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10742 be introduced and given first, second and third reading.



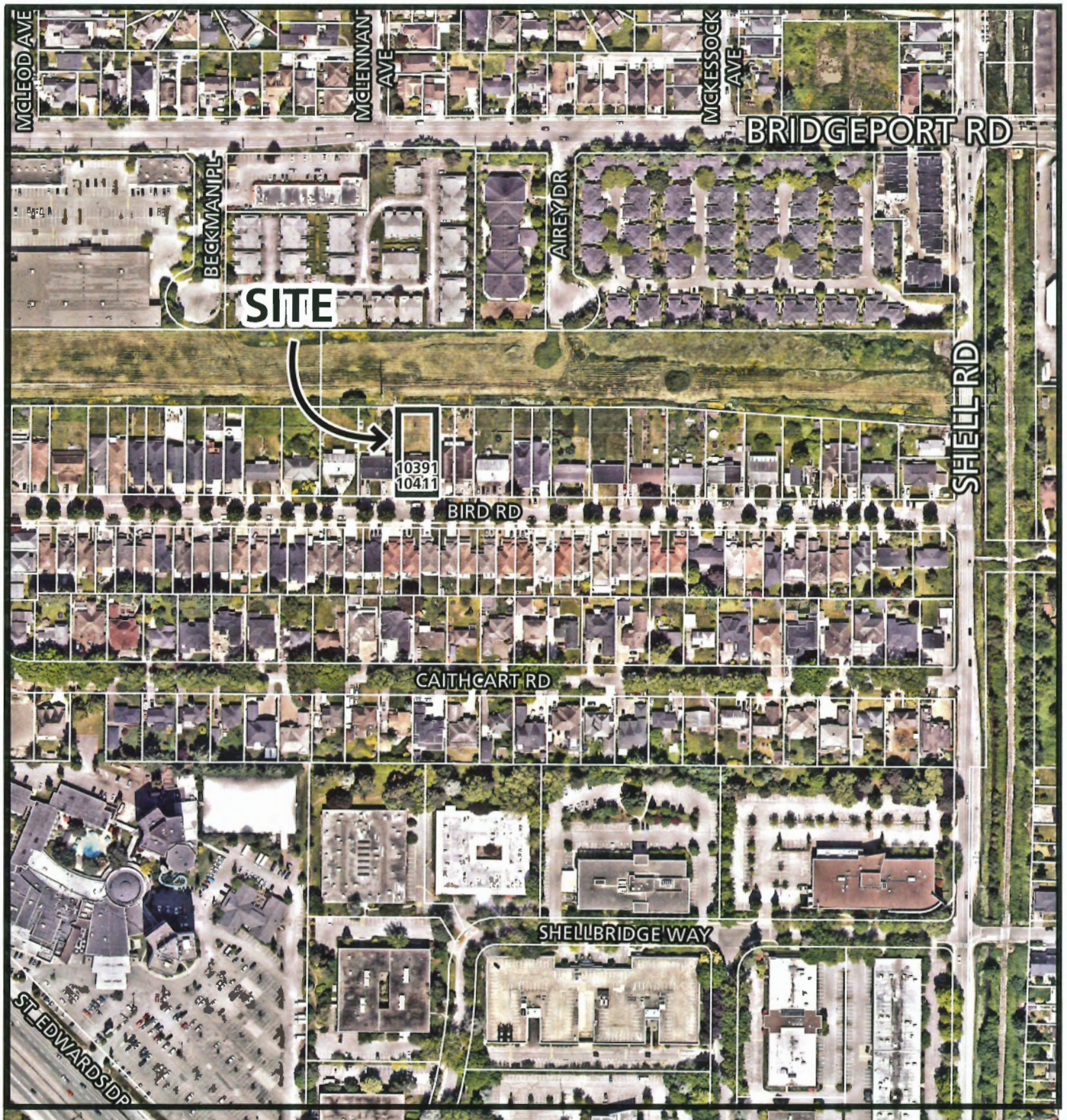
Mark Tennenhouse
Planning Technician
(604-276-4090)

MT:js

- Att. 1: Location & Aerial Maps
 2: Topographic Survey & Subdivision Plan
 3: Development Application Data Sheet
 4: East Cambie Area Plan
 5: SSMUH Lot Size Map
 6: Rezoning Considerations



City of Richmond



RZ 21-938041

Original Date: 01/26/26
Revision Date:

Note: Dimensions are in METRES



RZ 21-938041

Attachment 3

Address: 10391/10411 Bird Road

Applicant: Sultan Hussain

Planning Area(s): East Cambie

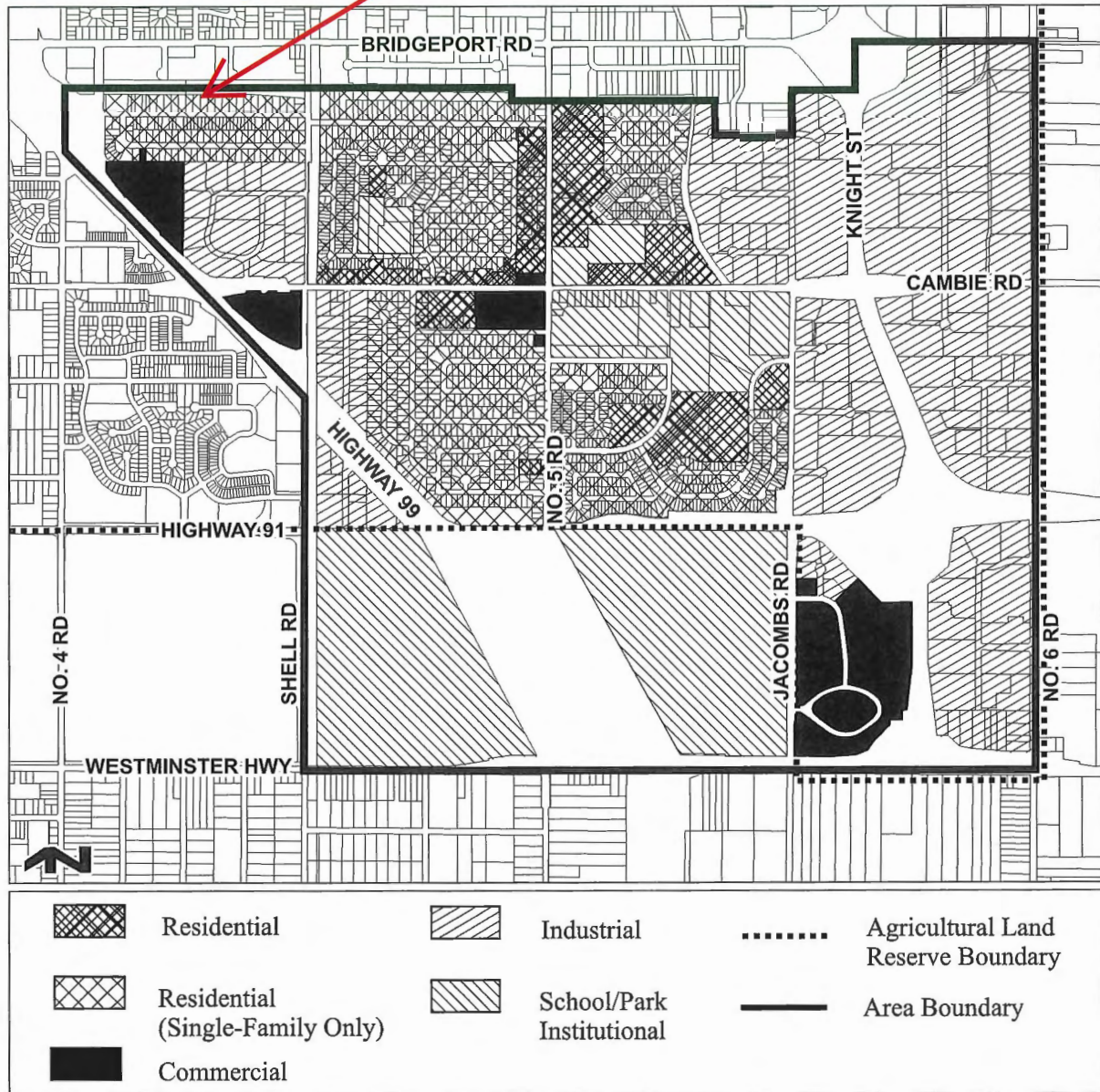
	Existing	Proposed
Owner:	Hardeep Pangly, Santokh Takhar, Kulwant Takhar, Pavitar Singh	No change
Site Size (m²):	1,390 m ²	Lot A: 694.5 m ² Lot B: 695.1 m ²
Land Uses:	Housing, Small-Scale Multi-Unit	Housing, Small-Scale Multi-Unit
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Residential	Residential
Zoning:	RSM/L	RSM/M
Number of Units:	2	4 (2 units + 2 secondary suites)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none
Buildable Floor Area (m ²):*	Lot A: Max. 324.5 m ² (3493 ft ²) Lot B: Max. 324.7 m ² (3494 ft ²)	Lot A: Max. 324.5 m ² (3493 ft ²) Lot B: Max. 324.7 m ² (3494 ft ²)	none
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	360 m ² (minimum)	695 m ²	none
Lot Dimensions (m):	Width: 12.0 m ² Depth: 24.0 m ²	Width: 12.19 m ² Depth: 57.0 m ²	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 – 10.7m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m – 10.7m Side: Min. 1.2 m	none
Height (m):	10.0 m	10.0 m	none
Off-street Parking Spaces – Total:	Minimum 1	Minimum 1	none

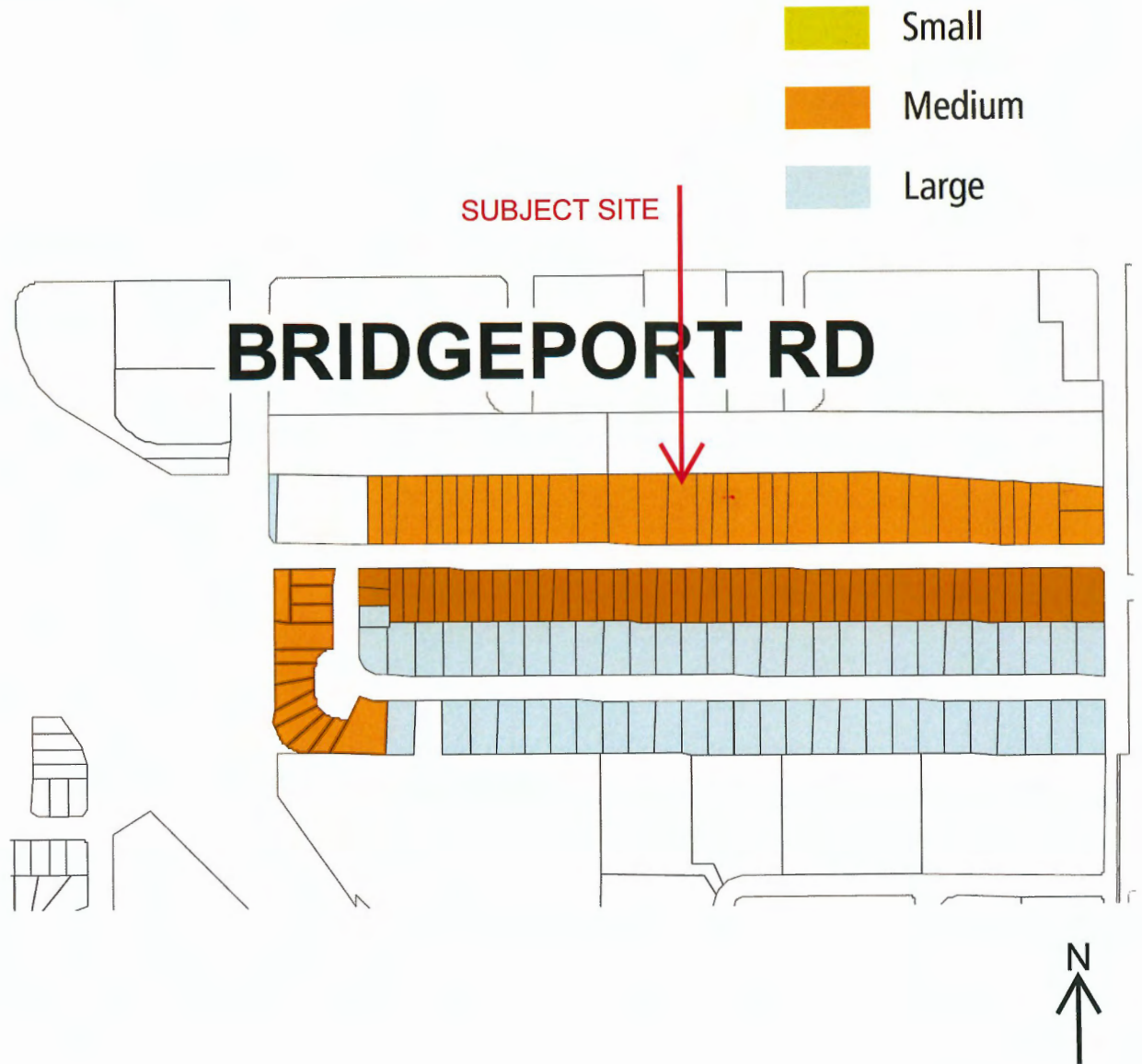
City of Richmond

subject rezoning

Land Use Map *Bylaw 9874
2024/04/22*



Excerpt from the Small-Scale Multi-Unit Housing (SSMUH)
Lot Size Map





Address: 10391/10411 Bird Road

File No.: RZ 21-938041

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, the developer is required to complete the following:

1. **(MOTT Approval)** Provincial Ministry of Transportation & Transit Approval.
2. **(Tree Replacement Security)** Submission of a Security in the amount of \$4,500 (\$750/tree) to ensure that a total of 3 replacement trees are planted and maintained on each lot proposed (for a total of 6 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057.**
3. **(Aircraft Noise – Sensitive Use)** Registration of an aircraft noise sensitive use covenant on title.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite having a minimum area of 37.2 m² (400 ft²) are constructed on each future lot, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices of First Reading, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

At Subdivision* stage, the developer must complete the following requirements:

8. **(Charges)** Pay the current year's taxes, Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, Address Assignment Fees.
9. Enter into a Servicing Agreement* for the design and construction of engineering and transportation infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) **Water Works**
 - (1) Using the OCP Model, there is 197 L/s of water available at a 20 psi residual at the Bird Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
 - (2) At Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Install two new water service connections complete with water meters per City standards on the Bird Road frontage to service Lot A and Lot B.
 - (c) Cut and cap at main the existing copper water service connection and remove water meter on the Bird Road frontage.
 - (d) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
 - (3) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - b) **Storm Sewer Works**
 - (1) At Developer's cost, the Developer is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.

- (b) Inspect existing storm service connections near the south property line of both Lot A and Lot B. Reuse if in good condition to service Lot A and Lot B.
- (2) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- c) **Sanitary Sewer Works**
 - (1) At Developer's cost, the Developer is required to:
 - (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - (b) Install a new sanitary sewer service connection complete with inspection chamber near the northeast corner of Lot B to service Lot B.
 - (c) Inspect existing sanitary sewer service connection near the northwest corner of Lot A. Reuse if in good condition to service Lot A.
 - (2) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure
- d) **Street Lighting**
 - (1) At Developer's cost, the Developer is required to:
 - (a) Review street lighting levels along all road and lane frontages, and upgrade as required.
- e) **General Items**
 - (1) At Developer's cost, the Developer is required to:
 - (a) Complete other frontage improvements as per Transportation department requirements.
 - (b) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - (2) **Frontage Improvements** The following frontage improvements will be required at the applicant's cost as part of the Servicing Agreement. Using the existing curb/gutter along the south side of the road as a reference, provide:
 - (a) A pavement width no less than 8.5 m; the pavement along this section of Bird Road is to be widened as required.
 - (b) 0.15 m wide curb and gutter
 - (c) 1.5 m treed/grassed boulevard
 - (d) 1.5 m wide concrete sidewalk

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 10. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 11. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
- 12. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 13. Provide plans that are compliant with City's EV-Ready Construction Requirements and Zoning Bylaw and demonstrate that all new residential parking stalls will be equipped with Level 2 energised outlets or higher.
- 14. Provide a report, signed and sealed by a Qualified Professional, confirming that the proposed plans are in compliance with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

signed concurrence on file

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 10742 (RZ 21-938041)
10391/10411 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 "SMALL SCALE MULTI UNIT HOUSING (RSM/M)".

P.I.D 003-622-452
LOT 43 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 10742".

FIRST READING

SECOND READING

THIRD READING

MOTT APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signatures and dates corresponding to the reading stages.

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

MAYOR

CORPORATE OFFICER