



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee **Date:** September 27, 2005
From: Holger Burke, MCIP **File:** RZ 05-309534
Acting Director of Development
Re: **Application by Gurmeet Jagde for Rezoning at 10431 Bird Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7979, for the rezoning of 10431 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, MCIP
Acting Director of Development

RB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

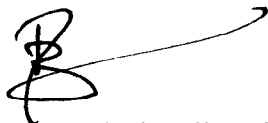
Item	Details
Application	RZ 05-309534
Location	10431 Bird Road
Owner	Roger Nelson (based on current Land Title search)
Applicant	Gurmeet Jagde

Date Received	August 8, 2005
Acknowledgement Letter	September 13, 2005
Fast Track Compliance	September 27, 2005
Staff Report	September 27, 2005
Planning Committee	October 18, 2005

Site Size	1390m ²
Land Uses	Existing – single-family dwelling on one parcel
	Proposed – two single-family dwellings on two parcels (each approx. 695 m ²)
Zoning	Existing – Single Family Housing District, Subdivision Area E (R1/E)
	Proposed - Single Family Housing District, Subdivision Area B (R1/B)
Planning Designations	<ul style="list-style-type: none"> • <i>East Cambie Area Plan</i> - the subject property is designated as <i>Residential (Single-Family Only)</i> on the associated Land Use Map. • <i>OCP</i> – Generalized Land Use Map designates the property as <i>Neighbourhood Residential</i>. • <i>Single-Family Lot Size Policy</i> - the subject property is subject to <i>Policy 5424</i> which permits subdivision in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B). <p>The proposal conforms to these designations.</p>
Surrounding Development	The Bird Road neighbourhood is an established residential enclave with predominantly single-family residences on the south side of the road and duplexes on the north side. There is a range in the age of the housing stock including several new residences. To the rear of the subject property is a BC Hydro right-of-way.

Staff Comments	Storm sewer was done via a Local Improvement Program. With future subdivision, Neighbourhood Improvement Charge (NIC) monies will be assessed for future frontage upgrading, plus development cost charges and service connection alterations.
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Analysis	<ul style="list-style-type: none"> • The neighbourhood is comprised of a mix of zone designations including R1/E, R5, R1/B – predominantly R1/B (single-family residential) on the south side of Bird Road and predominantly R1/E (duplexes) on the north side. • A number of properties in the neighbourhood have been rezoned, subdivided and have new single-family residences built or being built. • The proposed rezoning and subdivision is consistent with the character of the surrounding neighbourhood overall. • The duplexes on the north side of Bird Road are typically older and are approaching the end of their lifecycle and can be expected to redevelop. • The subject property is one of a few single-family residences on the north side of the road. The subject proposal would maintain the single-family typology. • The storm sewer in this area was upgraded through a Local Improvement Program (LIP). At subdivision, the developer will be required to pay NIC fees as a latecomer for the completed frontage upgrades along Bird Road, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and servicing costs.
Attachments	Attachment 1 – Location Map/ Attachment 2 – Lot Size Policy/ Attachment 3 – staff technical requirements and rezoning requirements/ Attachment 4 - Proposed Subdivision Configuration
Recommendation	The application conforms to <i>Policy 5424</i> (Single-Family Lot Size Policy) and is consistent with previous rezoning applications and approvals within this neighbourhood. As such, staff is in support of the subject application.

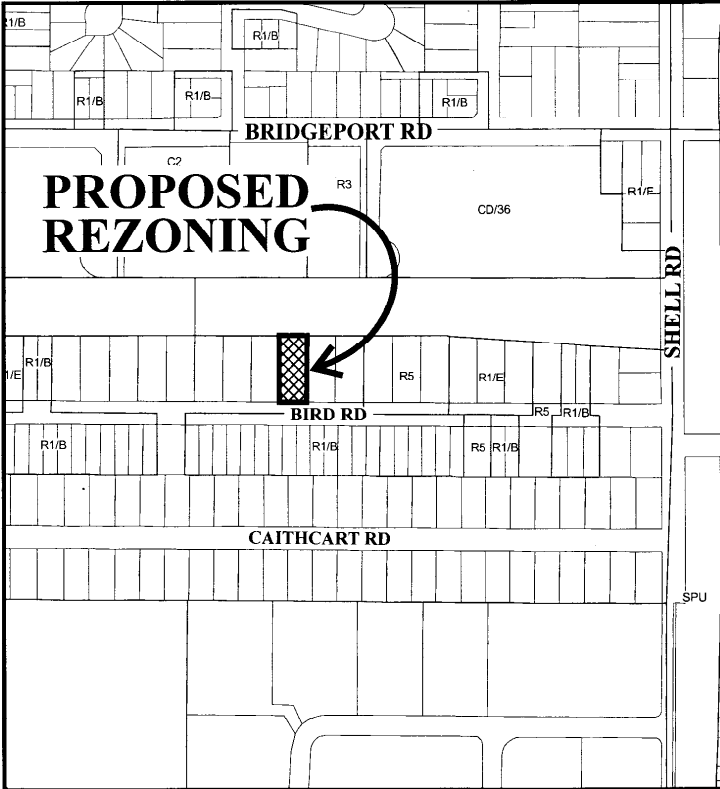


Ross Blackwell, MCIP
Planner 1
(604) 247-4662

RB:blg



City of Richmond



24.38	24.38	24.38	24.38	24.38	24.38	24.38	24.38	24.38	24.38	217.76
MS 1653		PLAN								
56.92		57.02						57.23		57.33
0371		10373								1
24.38	10391	10391	10451	10491						
24.38	24.38	24.38	24.38	24.38						
BIRD RD										
12.08	12.04	12.04	12.04	12.04	12.04	12.04	12.04	12.04	12.04	12.04
10400	10420	10426	10440	10448	10460	10468	10480	10500	10520	1
42.96		42.98		42.98		42.98		42.98		42.98
55	PLAN									



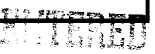
RZ 05-309534

Original Date: 0914/05

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1





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Adopted by Council: November 20, 1989

Policy 5424

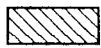
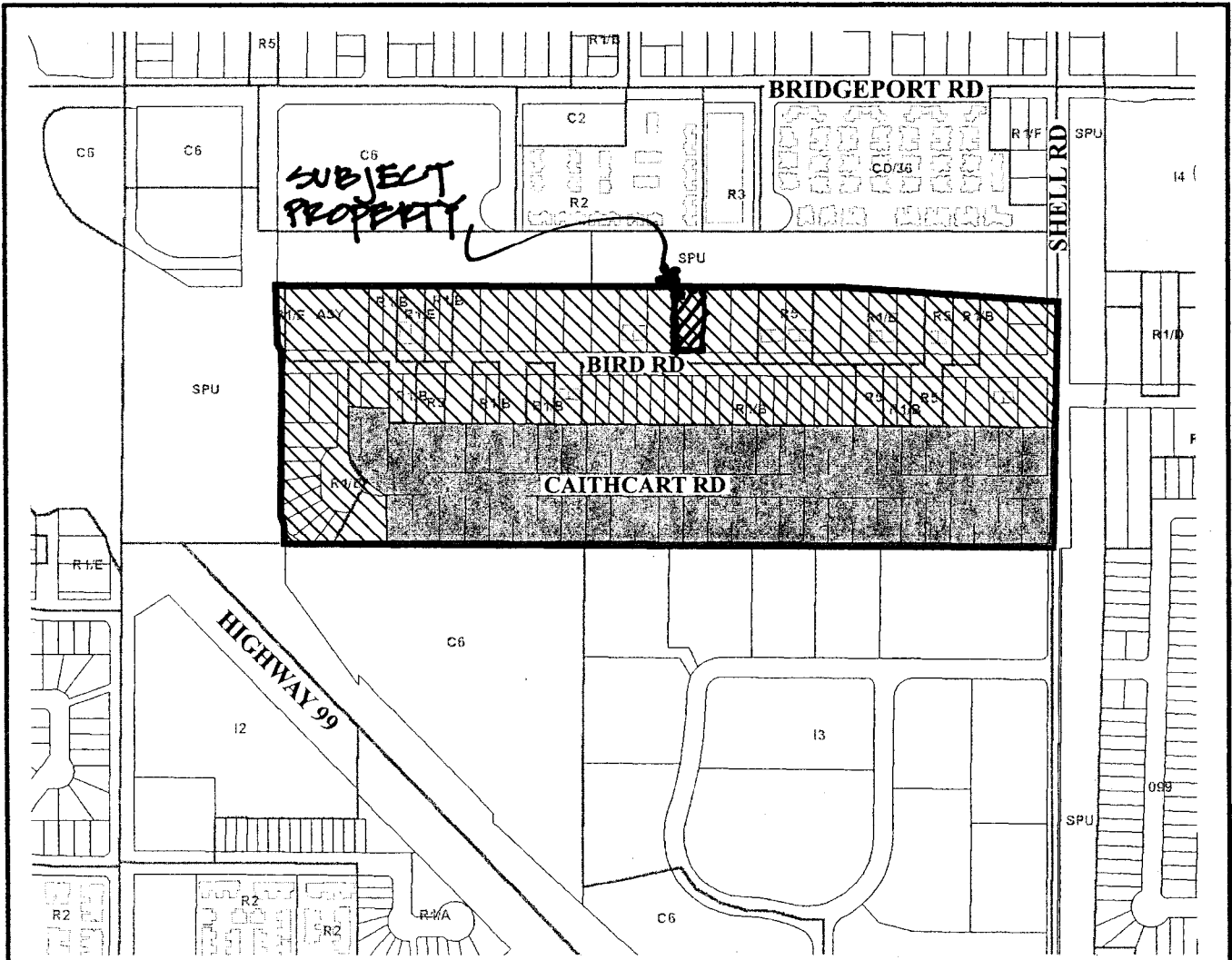
File Ref: 4045-00

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.



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:

Conditional Rezoning Requirements

10431 Bird Road RZ 05-309534

Prior to final adoption of the Zoning Amendment Bylaw, the following requirements are to be completed:

1. Registration of an Aircraft Noise Covenant.
2. Ministry of Transportation Approval.

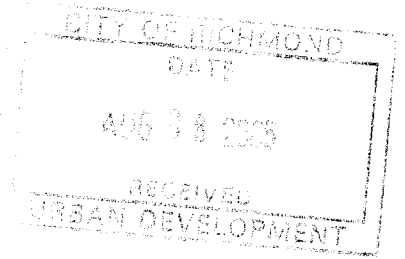
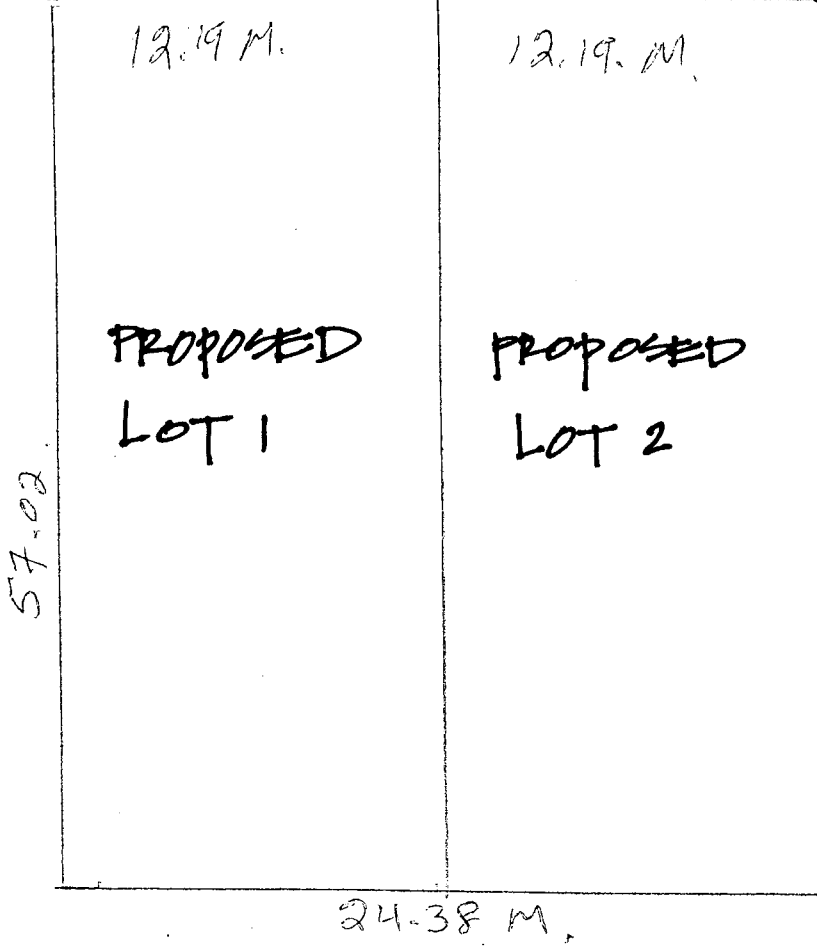
The following are subdivision requirements:

1. Payment of Neighbourhood Improvement Charge fees as a latecomer for the completed frontage upgrades along Bird Road.
2. Payment of Development Cost Charges, School Site Acquisition Charge, Address Assignment Fee and servicing costs.

~~- SIGNED COPY ON FILE -~~

Signed _____

Date _____



←
 PROPOSED
 SUBDIVISION

BIRD ROAD

I GURMEET JAGDE WOULD LIKE TO APPLY TO REZONE
 10431- BIRD ROAD PROPERTY FROM R.1.E. TO R.1.B INTO
 2 EQUAL LOTS AS INDICATED ABOVE.

Thank you.

~~Gurmeet~~
 Gurmeet S Jagde



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7979 (RZ 05-309534)
10431 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. 009-884-564

Lot 44 Block B Section 26 Block 5 North Range 6 West New Westminster District Plan 14105

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7979”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON


SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor
HB

MAYOR

CORPORATE OFFICER