

Rezoning Application – 1612 Pitt River Road

RECOMMENDATION:

That Committee of Council recommend to Council that:

1. The zoning of 1612 Pitt River Road be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4);
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Demolition of the existing buildings; and
 - b. Completion of design and submission of fees and securities for off-site works and services including a new fire hydrant and pedestrian access from Pitt River Road.

REPORT SUMMARY

This report describes a rezoning application at 1612 Pitt River Road to facilitate its subdivision into two small lots. The proposed development is consistent with the housing policies of the Official Community Plan and the site's Small Lot Residential land use designation. As the lots would conform to the regulations of the proposed RS4 zone and future homes would be required to comply with building and landscaping design guidelines, the report recommends approval.

BACKGROUND

Proposal: The applicant proposes to rezone 1612 Pitt River Road to RS4 in order to subdivide the property into two lots.



Location Map

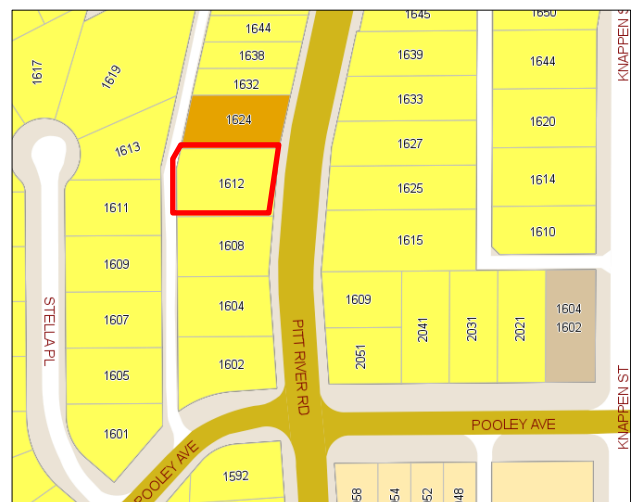
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Context: The subject property is a large 972.6 m² (10,469 ft²) lot located on the west side of Pitt River Road north of Pooley Avenue and is currently developed with an older single residential home. The property slopes down to the east and is tiered with a large retaining wall and driveway along Pitt River Road. There are no trees or large shrubs on the site and the property is not in the floodplain. The neighbourhood is predominately single residential houses and duplexes. The property to the north is City-owned and has been rezoned to RS4 in order to facilitate a two-lot subdivision.

Policy and Regulations: The Official Community Plan (OCP) designated the site as Small Lot Residential and the property is currently zoned RS1 – Residential Single Dwelling 1.



OCP Land Use Designation



Current Zoning

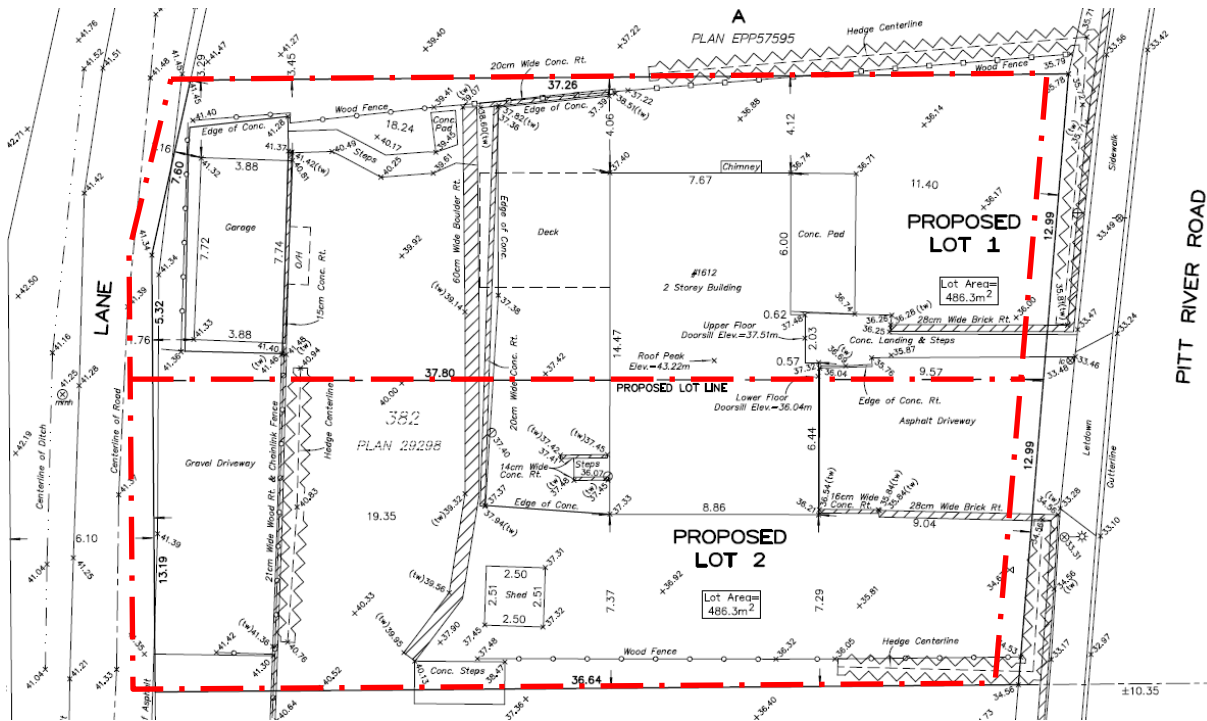
OCP housing policy suggests the City should “permit small lot, single-detached residential uses in areas designated Small Lot Residential subject to City bylaw requirements”.

A Small Lot Development Permit will be required for each new house to be built on the subdivided lots. The design guidelines in the OCP encourage a high quality of design through a prominent front entrance, second floor articulation and differing appearance from adjacent buildings. The guidelines also encourage vehicle access from the lane, the planting of at least one tree in the front yard and landscaping that provides privacy and minimizes hard surfaces.

Proposed Subdivision: The applicant has provided a preliminary plan of subdivision to demonstrate the site would meet the minimum lot area and dimensions to comply with the subdivision regulations in the Zoning Bylaw for the proposed RS4 zone. The proposed lots are larger than the minimum requirements. This property is also located along a segment of Pitt River Road with retaining walls along the street edge. When the retaining walls were constructed stairwells were created to allow pedestrian access to each existing lot along with vehicle access to

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properties with existing driveways. Subdivision will restrict vehicle access to the rear lane and require consideration of street front pedestrian access to the new lots.



	RS4 Zone Regulation	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	300m ² (3,230 ft ²)	486.3m ² (5,234.5 ft ²)	486.3m ² (5,234.5 ft ²)
Minimum Lot Width	9.5m (31.2ft)	12.99m (42.6 ft)	12.99m (42.6 ft)
Minimum Lot Depth	28m (91.9ft)	37.22m (122 ft)	37.53m (123 ft)

Trees: No trees are existing on site or adjacent to the site.

Off-site Infrastructure and Servicing: The additional lot will require off-site upgrades to meet the standards of the Subdivision Servicing Bylaw including provision of additional service connections, reconstruction of half the road plus 1m fronting the site, curb and gutter, sidewalk and street lighting, extensions of sanitary and storm sewers and provision of a new fire hydrant and pedestrian access from Pitt River Road.

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DISCUSSION

The Official Community Plan was amended in 2018 to allow greater opportunity for where smaller lots may be located within established neighbourhoods. This included extension of the Residential Small Lot designation to properties along Pitt River Road. The intent of this designation is to allow for consideration of rezoning for the purpose of subdivision to assist in meeting increasing demand for single residential housing in the community.

The proposed properties are within the Small Lot Development Permit Area and will be developed in accordance with the Small Lot design guidelines which require that new buildings complement the current form and character of the neighbourhood. Relocating the vehicle access from Pitt River Road, an arterial road, to the lane will reduce the number of traffic conflicts creating a benefit to the community.

The proposed rezoning would be in keeping with policies of the OCP and the subdivision information provided by the applicant demonstrates the site would exceed the minimum size requirements. Staff recommend approval.

FINANCIAL IMPLICATIONS

The rezoning from one larger lot to two smaller lots has the potential for increased property assessment values resulting in an increase in property tax and utility fee revenue once development occurs.

PUBLIC CONSULTATION

A development sign has been posted on the property fronting Pitt River Road. This sign was confirmed to remain in good condition on the site August 9, 2021.


Planning staff have not received any comments in association with the rezoning application. If the application proceeds to Public Hearing, the city would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing in the newspaper.



Development Sign

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OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1612 Pitt River Road be amended from RS1 to RS4 and that the specified conditions be met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
	3	Recommend to Council that the rezoning application be refused.

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