

1604 Pitt River Road - Rezoning Application

RECOMMENDATION:

That Committee of Council recommend to Council that:

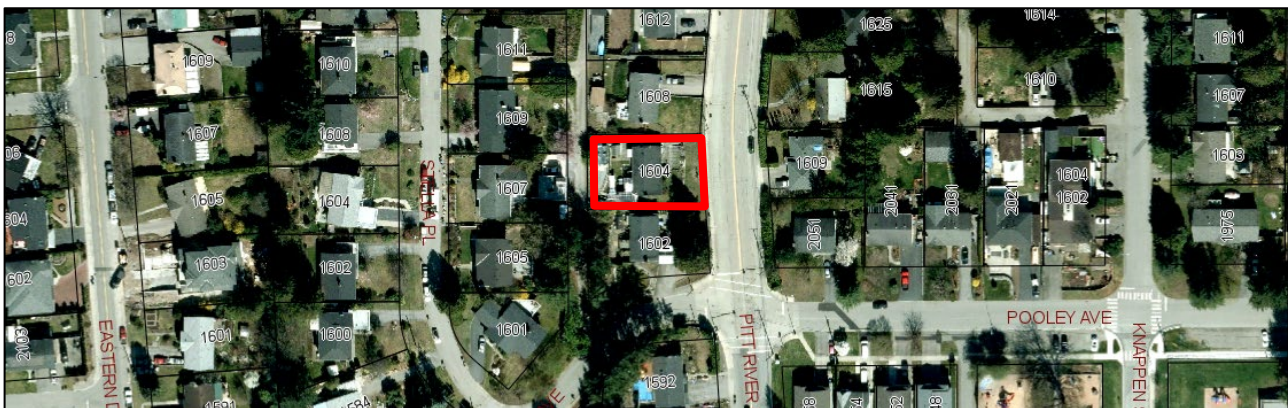
1. The zoning of 1604 Pitt River Road be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4);
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Demolition of the existing buildings; and
 - b. Completion of design and submission of fees and securities for off-site works and services including stairwell access from Pitt River Road.

REPORT SUMMARY

This report describes a rezoning application at 1604 Pitt River Road to facilitate its subdivision into two small lots. The proposed development is consistent with housing policies of the Official Community Plan and the site's Small Lot Residential land use designation. The report recommends the developer be required to demolish the existing buildings, upgrade infrastructure and ensure pedestrian access is provided to the lots from Pitt River Road. Staff recommend approval.

BACKGROUND

Proposal: The applicant proposes to rezone 1604 Pitt River Road to enable subdivision into two lots. The subject property is a large 811 m² (8,730 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 sloped site is a predominately single residential neighbourhood.



Location Map

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.

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OCP Land Use Designation

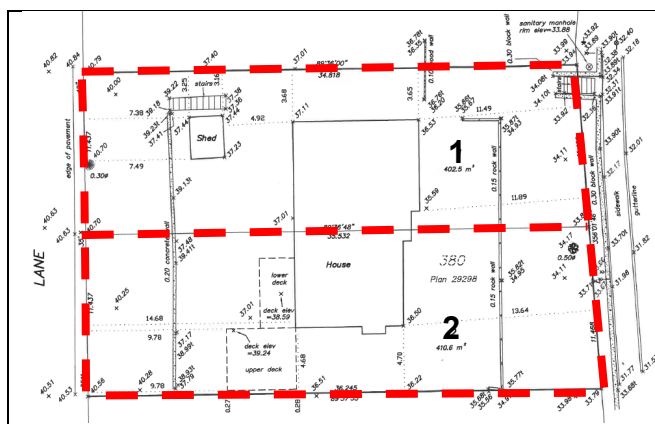


Current Zoning

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 zoning bylaw subdivision regulations of the proposed RS4 zone.

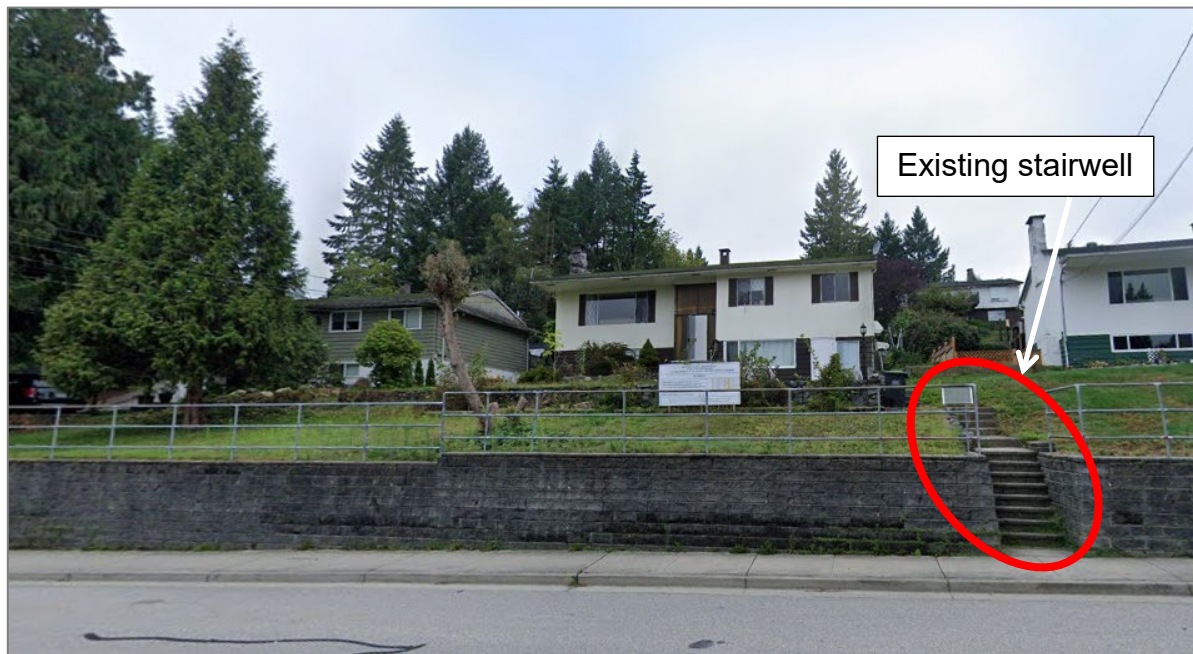


	RS4 Zone Regulation	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	300m ² (3,230 sq.ft.)	402.5m ² (4,332.5 sq.ft.)	410.6m ² (4,419.7 sq.ft.)
Minimum Lot Width	9.5m (31.2ft)	11.4m (37.4ft)	11.4m (37.4ft)
Minimum Lot Depth	28m (91.9ft)	35.18m (115.4ft) Average lot depth	35.9m (117.8ft) Average lot depth

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Trees: There are two trees on the property, a deciduous in the front and a conifer in the rear yard near the lane. Parks staff have assessed the front tree and found it to be in poor condition and not a good candidate for retention. The rear tree, also in poor condition, is located within the vehicle access for Lot 1 and, due to the grade changes of the property; it is not possible to relocate the driveway to retain the tree. The property owner has applied for a tree cutting permit for both trees which has been approved. Each tree will be replaced in accordance with the Tree Bylaw.

Off-site Infrastructure and Servicing: The additional lot will require off-site upgrades to meet the standards of the Subdivision Servicing Bylaw including upsizing the sanitary and storm sewers from Pooley Avenue to the north property line of the site and reconstruction of half the road plus 1m fronting the site, curb and gutter, sidewalk, and street lighting. 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. Subdivision will require consideration of street front pedestrian access to the new lot.



Street Front Retaining Wall

DISCUSSION

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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 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.

The OCP encourages the retention of mature trees. Typically, an arborist report is requested for rezoning applications; however, the two existing trees on the property have been assessed as poor candidates for retention by Parks staff through a tree cutting permit application submitted by the property owner. Parks staff have determined that the tree in the rear yard has been repeatedly topped and pruned along the side for lane clearance, and any grade changes due to the slope will also negatively impact the tree. Both trees will be replaced in accordance with the Tree Bylaw and a minimum of one tree should be located in the front yard of each lot in accordance with the small lot design guidelines in the OCP.

Submission of design, fees and securities for off-site works and services including the addition of a new stairwell access from Pitt River Road is a recommended condition of approval prior to adoption of the amending bylaw.

The proposed rezoning would be in keeping with policies of the OCP and the preliminary subdivision information provided by the applicant demonstrates the site would meet 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 taxation revenue once development occurs.


PUBLIC CONSULTATION

A development sign has been posted on the property fronting Pitt River Road. 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.

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OPTIONS

(Check = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1604 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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