

# Rezoning Application for 1675 Pitt River Road

## **RECOMMENDATION:**

That Committee of Council recommend to Council that:

1. The zoning of 1675 Pitt River Road be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4); and
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 existing structures;
  - b) Completion of design and submission of fees and securities for off-site works and services;
  - c) Dedication of a portion of the frontage along Pitt River Road to align the property line with the neighbouring properties to the south and subdivision to the satisfaction of the Approving Officer;
  - d) Installation of protective fencing for on-site and off-site trees and hedges; and
  - e) A legal agreement be registered on title that limits the footprint of the future development on proposed lot B and implements arborist recommendations to facilitate retention of two significant western red cedars.

## **PREVIOUS COUNCIL/COMMITTEE ACTION**

None.

## **REPORT SUMMARY**

This report describes an application to amend the zoning of 1675 Pitt River road from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to facilitate a two-lot subdivision. The proposal conforms with the housing policies of the Official Community Plan, the Small Lot Residential land use designation, the subdivision requirements of the RS4 zone and provides for retention of two significant trees. Approval is recommended.

## **BACKGROUND**

**Proposal:** The applicants, Aman Kaur Khangura and Raman Kaur Khangura, are proposing to rezone 1675 Pitt River Road from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to enable subdivision of the site into two smaller lots.

**Context:** The lot area is approximately 812.4 m<sup>2</sup> (8,744.9 ft<sup>2</sup>) sloping down from Pitt River Road to the lane. The lot is currently developed with an older two-storey single detached house and is not located within the flood plain. The property is located on the east side of Pitt River Road between Cameron Avenue and Pooley Avenue. The neighbouring lots are developed with one- and two-storey single residential homes and duplexes.

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Subject Property

**Policy and Regulations:** The land use designation in the Official Community Plan (OCP) for the site is Small Lot Residential (RSL).

OCP housing policies support consideration of small lot RS4 zone in areas designated RSL. The RS4 zone is a development permit area and any future development would need to meet the associated OCP design guidelines.

The property is currently zoned RS1 (Residential Single Dwelling 1); the proposed RS4 (Residential Single Dwelling 4) zone provides for detached dwellings on small lots.



Current Zoning (RS1)



Current OCP Designation (RSL)

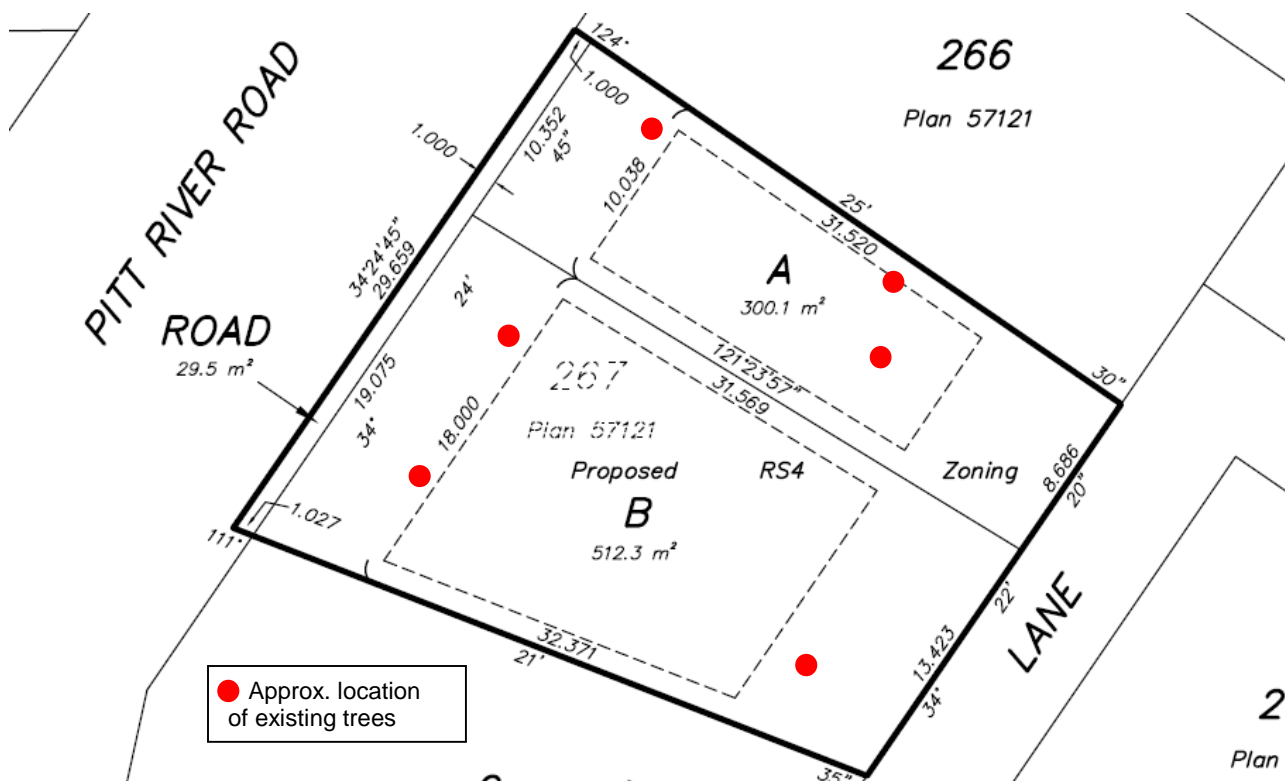
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**Proposed Subdivision:** The applicant has submitted a preliminary plan of subdivision to demonstrate the proposed lots would meet the subdivision requirements of the Zoning bylaw for RS4 zones. Both proposed lot A and proposed lot B exceed the minimum lot area and lot dimension requirements. Access to the properties would be relocated from Pitt River Road to the rear lane.

Lot B is larger than Lot A as the applicant intends to construct a duplex, a permitted use within the RS4 zone on lots having a minimum lot size of 500m<sup>2</sup> and maximum lot width of 19 m.

An approximately 1 m wide road dedication will be required along the frontage to align the front property line with neighbouring properties to the south.

	RS4 Zone Minimum Requirements	Proposed Lot A	Proposed Lot B
Lot Area	300.00 m <sup>2</sup>	300.10 m <sup>2</sup>	512.30 m <sup>2</sup>
Lot Width	9.50 m	10.04 m	18.00 m
Lot Frontage	9.50 m	10.35 m	19.08 m
Lot Depth	28.00 m	31.57 m	32.37 m



Preliminary Subdivision Plan



Report To: Committee of Council  
 Department: Development Services  
 Approved by: B. Irvine  
 Meeting Date: September 26, 2023



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requirements for Pitt River Road and align the front property line with the neighbouring properties to the south.

## **DISCUSSION**

The proposed rezoning and subdivision would help meet the demand for ground-oriented housing in the community and provide for three new family-friendly homes. The proposed lots exceed the Zoning Bylaw's minimum subdivision requirements and complies with OCP housing policies that permits small lot, single-detached residential uses and duplex on larger lots in areas designated Small Lot Residential.

The proposal would result in offsite upgrades and improvement to the transportation network by achieving road widening along Pitt River Road. It also retains two significant trees in the front yard and hedges on the neighbouring property.

The rezoning is recommended for approval with conditions to ensure tree retention and subdivision requirements are met.

## **FINANCIAL IMPLICATIONS**

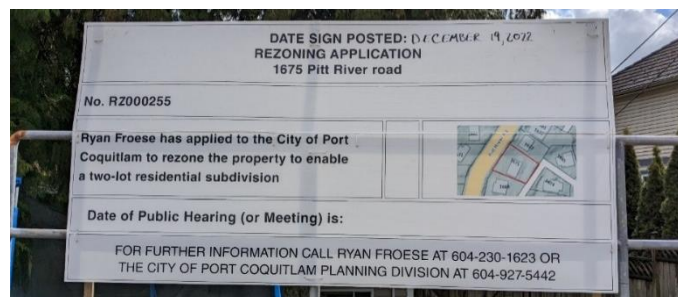
The subdivision and construction of new dwellings is anticipated to increase the assessed value of the lands, resulting in increased property tax revenue for the City.

## **PUBLIC CONSULTATION**

The applicant has submitted a summary of consultation with surrounding property owners regarding the rezoning and redevelopment of the property. Comments included concern for both the retention and removal of the significant trees.

The applicant reports that the neighbour to the north is concerned that the three trees adjacent to their property will damage their house and would like to see removal and replacement with smaller trees. The southern neighbour is reported as wanting to see trees retained where possible and would like to see the hedges on their property be protected.

Staff conducted a site visit on September 19, 2023 to ensure that the development sign is in good condition on the subject property.




Site Sign

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If the application proceeds to Public Hearing, the City would provide notification by mail to residents located within 120 m of the site and advertise the Public Hearing.

## **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1675 Pitt River Road be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) subject to the specified conditions being met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application or recommended conditions to address specified issues prior to deciding on the application.
	3	Recommend to Council that the rezoning application be refused.

## **ATTACHMENTS**

Attachment 1: Certified Arborist Report (July 25, 2023) & Tree Management Plan (July 25, 2023), Klimo & Associates

Attachment 2: Preliminary Site Layout and Duplex Floor Plans, 1675 Pitt River Road

**Lead author(s):** Paul Cloutier