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;
 - 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 m² (8,744.9 ft²) 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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Department: Development Services
Approved by: B. Irvine

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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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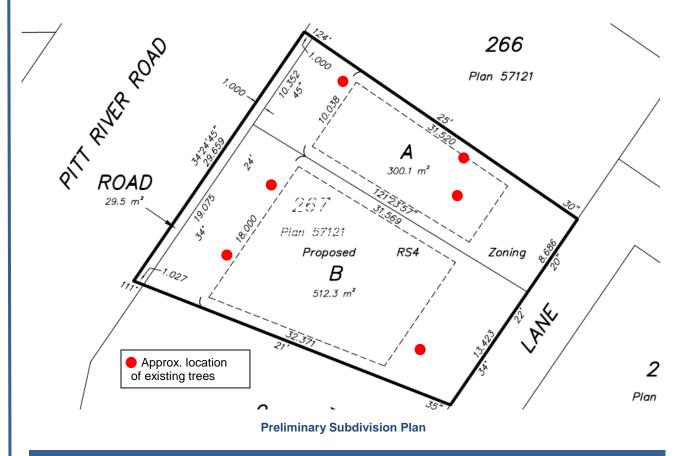
ing Date: September 26, 2023

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 500m² 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 ²	300.10 m ²	512.30 m ²
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





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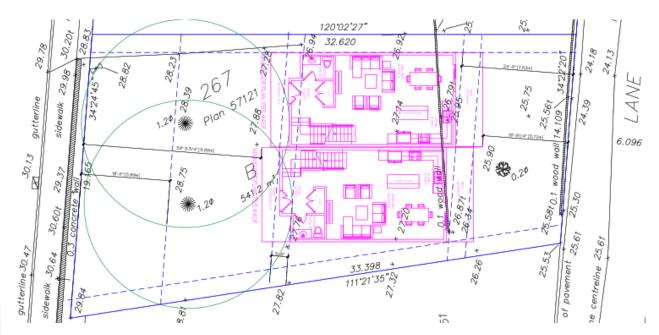
Trees: Two significant western red cedars (identified as T2 and T3 respectively in the attached arborist report) are located within the front yard of proposed lot B and have been identified as having retention value due to their condition and location. The arborist report recommends arborist supervision and mechanisms to ensure the trees are protected during construction of the building(s), walkway and services – including fencing, limiting areas of impact, types of materials to be used, required construction methods and limitations on equipment.

The other on-site trees were generally found to be in marginal condition and would be heavily impacted by the construction of the proposed dwelling; removal is recommended. Tree replacement would be in accordance with the Tree Bylaw.

Hedges on the adjacent property would be protected with fencing during construction.

Variances: The duplex proposal for Lot B anticipates a building envelope that has a greater front yard setback (approx. 12 m proposed; 6 m is required) and slightly reduced rear yard setback (approx. 6.75 m; 7.5 m is required) in order to respect the critical root zone of the two significant trees and allow for retention.

Committee will have further opportunity to consider the variance and building design for the duplex on proposed lot B at the development permit stage.



Preliminary Layout for Proposed Lot B

Offsite Infrastructure and Services: The proposed subdivision would be subject to off-site works and services requirements of the Subdivision Servicing bylaw, including improvement of the road and lane frontage and removal of the front driveway and reinstatement of the retaining wall along the portion of Pitt River Road. A 1.0 m road dedication would be required to meet standard width



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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 polices 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



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B. Irvine

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