




CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE


TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications
DATE: May 17, 2001
FILE: RZ 01-116167
RE: APPLICATION BY JIM PACKHAM & JIM MCINTOSH FOR REZONING AT 8820
PIGOTT 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. 7237, for the rezoning of 8820 Pigott 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.


Joe Erceg
Manager, Development Applications

JE:jmb
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


STAFF REPORTORIGIN

Jim Packham and Jim McIntosh have applied to rezone 8820 Pigott Road (**Attachment 1**) from Single Family Housing District, Subdivision Area E (R1/E) to Single Family Housing District, Subdivision Area B (R1/B) in order to remove the existing duplex and subdivide the lot as shown on **Attachment 2**.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owners	James and Pamela Packham Robert and Gail McIntosh	To be determined
Applicant	Jim Packham & Jim McIntosh	No change
Site Size	1044 m ² (11243 ft ²)	2 lots 522m ² (5622 ft ²)
Land Uses	Duplex	Two Single Family Dwellings
Generalized Land Use Designation	Neighbourhood Residential	No change
Specific Land Use Designation	Low Density Residential	No change
702 Policy Designation	R1/B	No change
Zoning	R1/E	R1/B

This is a large lot single family neighbourhood with a mix of well maintained 30+ year old homes and newer homes which utilize the maximum buildable area on their lots.

Earlier Application

An earlier Development Variance application on the subject site to vary the minimum lot size required under the existing Single Family Housing District, Subdivision Area E (R1/E) zoning was denied by Council in September 1993.

RELATED POLICIES & STUDIES

The original lot size policy for the area permitted subdivision of lots to R1/E (59 feet wide). The policy was amended in 1996 to permit nine of the largest lots, including the subject lot, to subdivide to R1/B (39 feet wide) and one lot to subdivide to R1/C (44 feet wide) (**Attachment 3**). Since the policy was adopted, only one of the ten identified sites have subdivided into smaller lots.

STAFF COMMENTS**Lot Width**

In order to subdivide a lot under the R1/B zone, its' width must be 24m (78.7 ft) plus 2 extra metres (6.5 ft) if the lot is a corner lot (which the subject property technically is). The subject lot is 25.62m (84 feet) wide or 0.38m (1.2 ft) short of the required width. However, as Pigott Road will never connect through to Garden City, the requirement for extra width is unnecessary. A Development Variance Permit is required (and has been applied for via DV 01-116168) in order to vary the minimum width required.

Environmentally Sensitive Area

The subject site is adjacent to a grove of trees to the north and a trail system to the east, both of which are classified as Environmentally Sensitive Areas (ESA's). At the time that the ESA's were identified, there was a ditch system running parallel to the trail system. Now that the ditch system is filled in, the value of the trail system is the green treed corridor it provides (which was enhanced through a federal tree planting program) rather than the ecological value.

A development permit is not required for sites adjacent to ESA's. However, it is beneficial to buffer the ESA from adjacent uses. In the case of the subject property, there is a large hedge (shown in plan view on **Attachment 2**) located on City property adjacent to the subject site, which acts as a buffer between the two sites.

Subdivision Requirements

Prior to the subdivision the developer will be required to do the following:

- Design storm sewer and pavement extension along entire frontage on Pigott Rd. in order to provide vehicular access to the corner lot. (Design should include water, storm & sanitary connections);
- Enter into a standard Servicing Agreement for the construction of the above works; and
- Pay DCC's, Neighbourhood Improvement Charges and servicing costs.

ANALYSIS

The proposal is supportable based on the fact that:

- the lot size policy for the neighbourhood permits the subdivision of the subject lot;
- a variance for lot width is supportable based on the fact the Pigott Road is not intended to connect through to Garden City, so the extra area required to accommodate a corner lot is not required; and
- The environmentally sensitive area will not be disturbed by the proposed development.

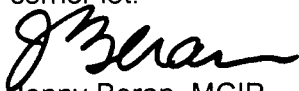
The difficulty with the proposal is that there are some new homes, approximately 4800 ft² in area, built recently which establish a large lot character for the neighbourhood. The proposed new homes will only be approximately 3100 ft².

FINANCIAL IMPACT

None.

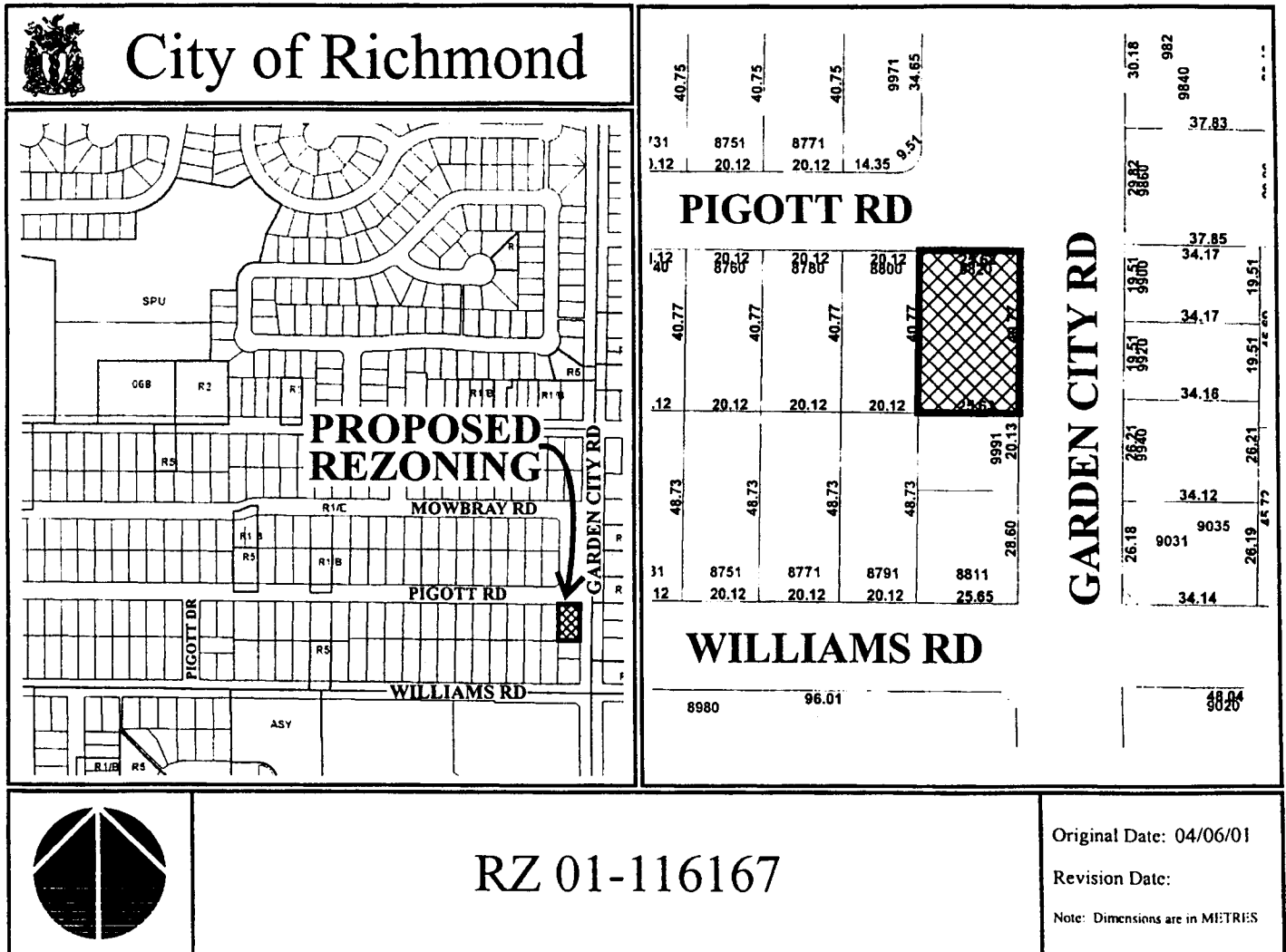
CONCLUSION

The application is to subdivide the subject lot into two R1/B single-family lots. The proposal is consistent with the Lot Size Policy and while the subject width is less than required, staff are comfortable with a variance to this requirement as the lot in question will never function as a corner lot.



Jenny Beran, MCIP
Planner
JMB:cas

Prior to final adoption, a Development Variance Permit to vary to minimum width of the corner lot will be presented to Council for approval along with this rezoning application.

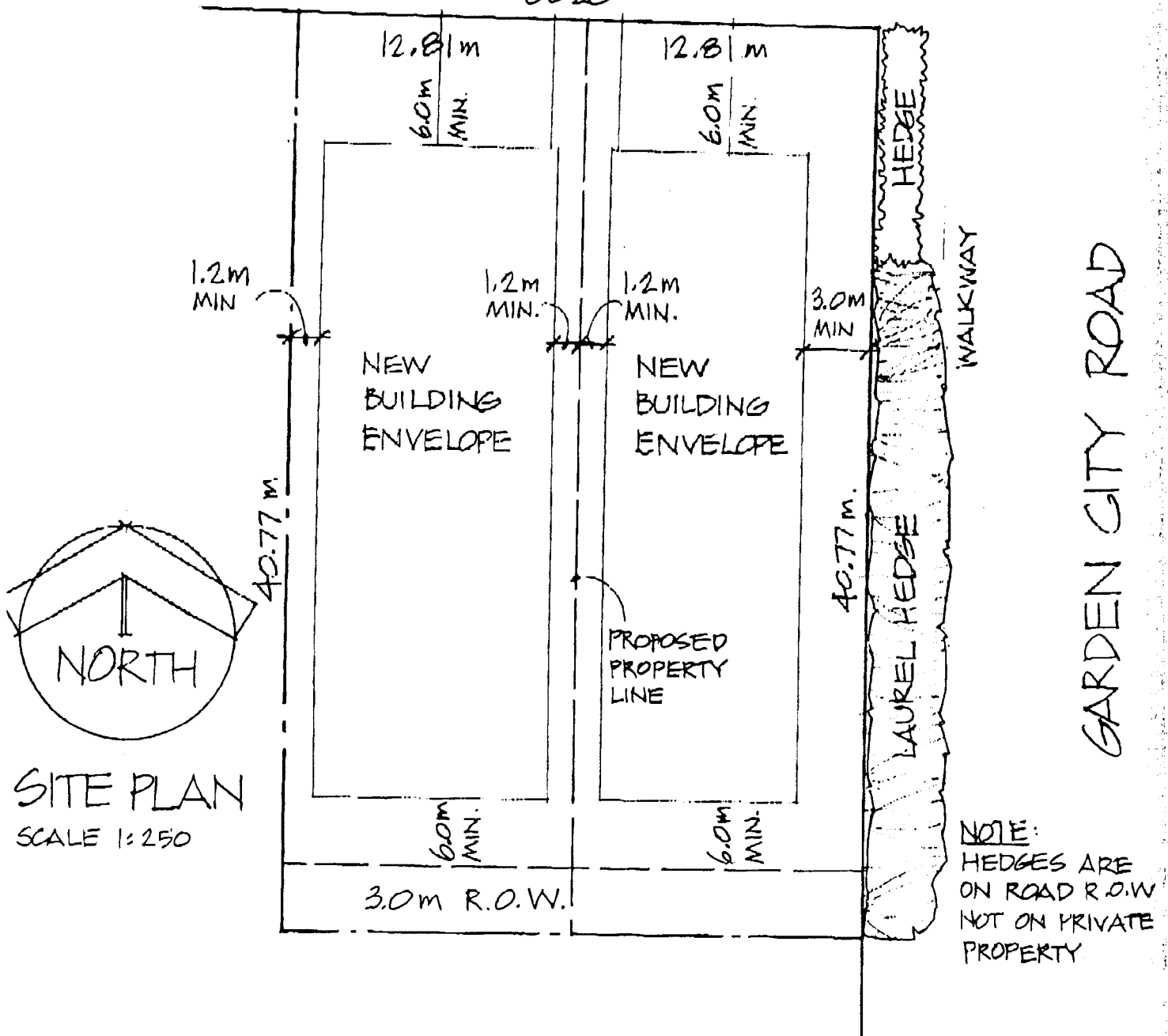


ATTENTION: JENNY BERAN,

Attachment 2

PIGOTT ROAD

8820



PLAN SHOWING PROPOSED SUBDIVISION
OF #8820 PIGOTT ROAD, RICHMOND B.C.

DRAWN: MAY 14 2001 BY: LYNDE DESIGNS LTD PH. 275 8085



Page 1 of 2

Adopted by Council: February 19, 1990
Amended by Council: July 15, 1996**POLICY 5431**

File Ref: 4045-00

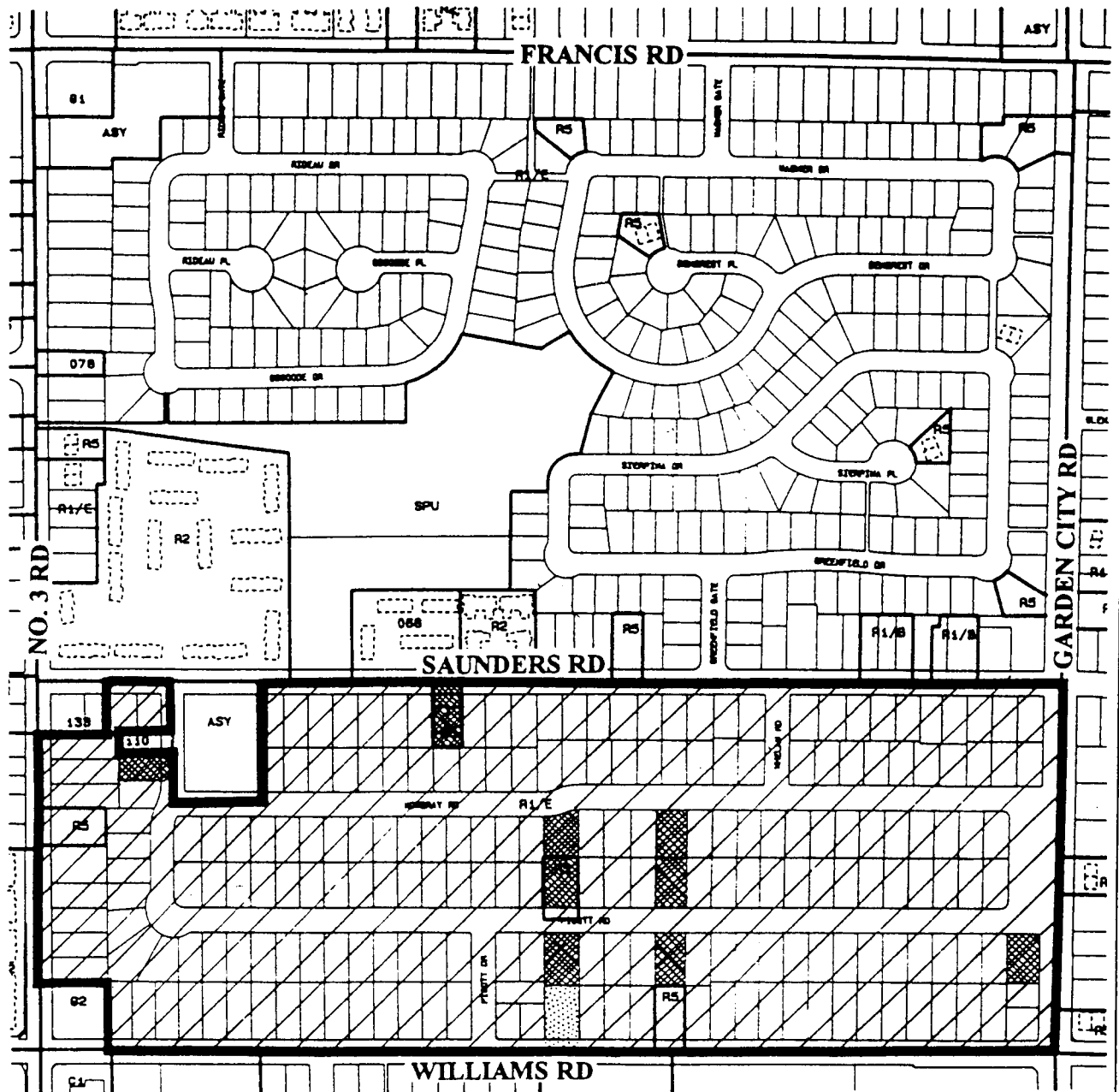
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 28-4-6**POLICY 5431:**

The following policy establishes lot sizes in a portion of Section 28-4-6, located between the **south side of Saunders Road, No. 3 Road, Williams Road and Garden City Road:**

That properties be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

- (a) that properties shown as "cross-hatched" be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300;
- (b) that properties shown as "dotted" along Williams Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area C (R1/C) in Zoning and Development Bylaw No. 5300; and

That this policy be used to determine the disposition of future single-family rezoning applications for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.



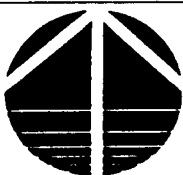
Subdivision permitted as per R1/E



Subdivision permitted as per R1/C



Subdivision permitted as per R1/B



POLICY 5431 **SECTION 28, 4-6**

Adopted Date: 02/19/90

Amended Date: 07/15/96

CITY OF RICHMOND
BYLAW 7237
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7237 (RZ 01-116167)
8820 Pigott 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. 010-377-522

Lot 60 Section 28 Block 4 North Range 6 West New Westminster District Plan 18520

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7237"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

