



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke, MCIP
Acting Director of Development

To Planning - Nov. 08, 2005
Date: October 3, 2005

RZ 05-309798

File: 12-8000-20-7981

Re: Application by Henry Kolkman for Rezoning at 8520 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. 7981, for the rezoning of 8520 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.

Holger Burke, MCIP
Acting Director of Development

RB:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Mr. Henry Kolkman has made application to rezone property located at 8520 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 facilitate subdivision into two (2) single-family lots (**Attachment 2**). The proposed subdivision is consistent with *Single-Family Lot Size Policy 5431*.

Findings of Fact

Item	Existing (R1/E Zone)	Required (R1/B Zone)	Proposed
Minimum Frontage	24.8 m	6.0 m	12.4 m
Minimum Width	24.8 m	12.0 m	12.4 m
Minimum Depth	43.8 m	24.0 m	43.8 m
Minimum Area	1081 m ²	360 m ²	540.5 m ²

Surrounding Development

Single-Family residential exists on all sides of the subject property except the rear (fronting Williams Road) which is zoned Two-Family Housing District (R5).

Related Policies & Studies

- The subject property is located within the Broadmoor Planning Area but not within any of the Sub-Area Plan districts. The proposal is consistent with the general objectives of the Official Community Plan (OCP).
- The proposed subdivision is consistent with Single-Family Lot Size Policy 5431, which permits subdivision in accordance with the provisions of the Single-Family Housing District, Subdivision Area “E” or “B” (R1/E or R1/B) as shown on the associated mapping (**Attachment 3**).

Staff Comments

No significant concerns have been identified through the technical review. However, at future subdivision, the developer will pay the required Development Cost Charges (DCC's), Neighbourhood Improvement Charges (NIC's) and service alteration/connection fees.

Analysis

- The subject property is directly across the street from a property that was rezoned to Single-Family Housing District, Subdivision Area B (R1/B) in 1995 (8511 Pigott Road).
- The subject property is located within an established, predominantly single-family neighbourhood comprised of mixed-age housing stock (**Attachment 4**).
- The proposed rezoning and subdivision conforms to the general character of the adjacent properties and existing neighbourhood overall.
- There is a current rezoning application within this general neighbourhood (RZ 05-312822 – 9731 Pigott Road) requesting approval to rezone the property from R1/E to R1/B.
- No significant increase in neighbourhood density would occur as a result of the subject proposal, consequently there are no implications for existing utilities/services.

Financial Impact or Economic Impact

None.

Conclusion

The proposal conforms to Single-Family Lot Size Policy 5431. Furthermore, the subdivision phase will facilitate development of a single-family housing form that will complement this established single-family neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.



Ross Blackwell, MCIP
Planner 1
(604) 247-4662

RB:blg

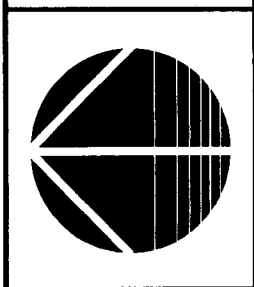
Attachment 1: Location Map
Attachment 2: Conceptual Subdivision Plans
Attachment 3: Single-Family Lot Size Policy 5431
Attachment 4: Aerial Photograph

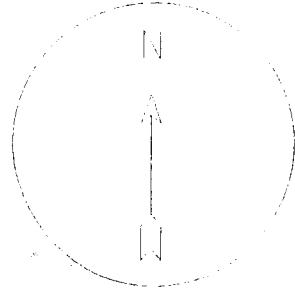


40.75	8471 21.11	8491 20.12	8511 24.90	8551 20.12	8571 20.12	40.75
PIGOTT RD						
20.92	8480 20.12	8500 20.12	8520 24.80	8560 20.12	8580 20.12	40.77
PLAN						
43.78	43.78	43.78	43.78	43.78	43.78	43.78
20.53	20.51	20.12	18.87	20.12	20.12	48.73
PLAN						
43.78	45.72	45.72	45.72	45.72	45.72	48.73

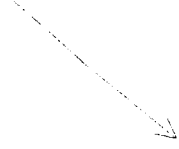
Original Date: 09/14/05
 Revision Date:
 Note: Dimensions are in METRES

RZ 05-309798





proposed new property line



43.78 m

Proposed
Lot 2

Proposed
Lot 1

EQUAL

EQUAL

82' 24.80 m



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: July 15, 1996
 Amended by Council: November 17th, 2003

POLICY 5431

File Ref: 4045-00

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

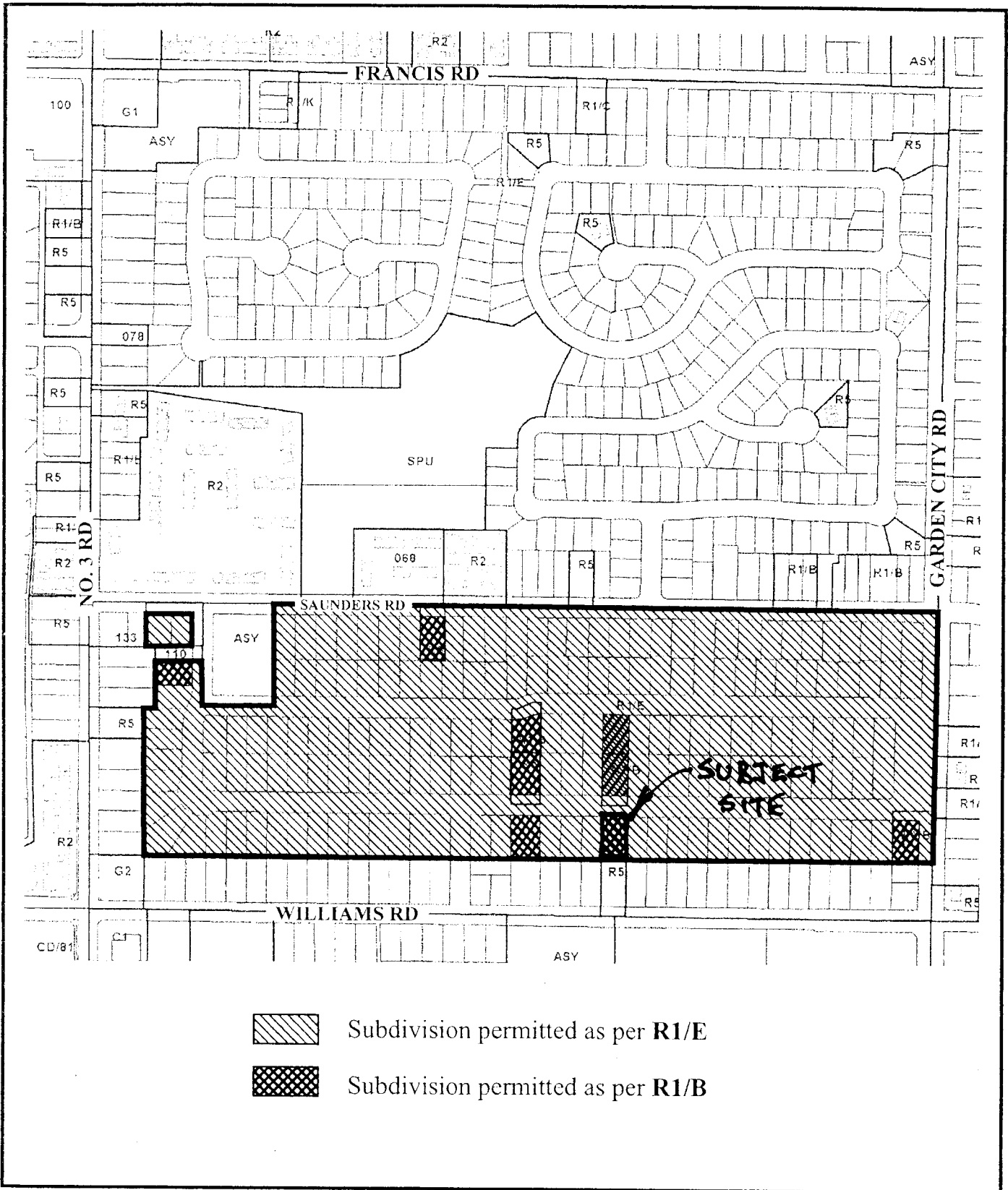
POLICY 5431:

The following policy establishes lot sizes in a portion of Section 28-4-6, located generally 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;

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/B**

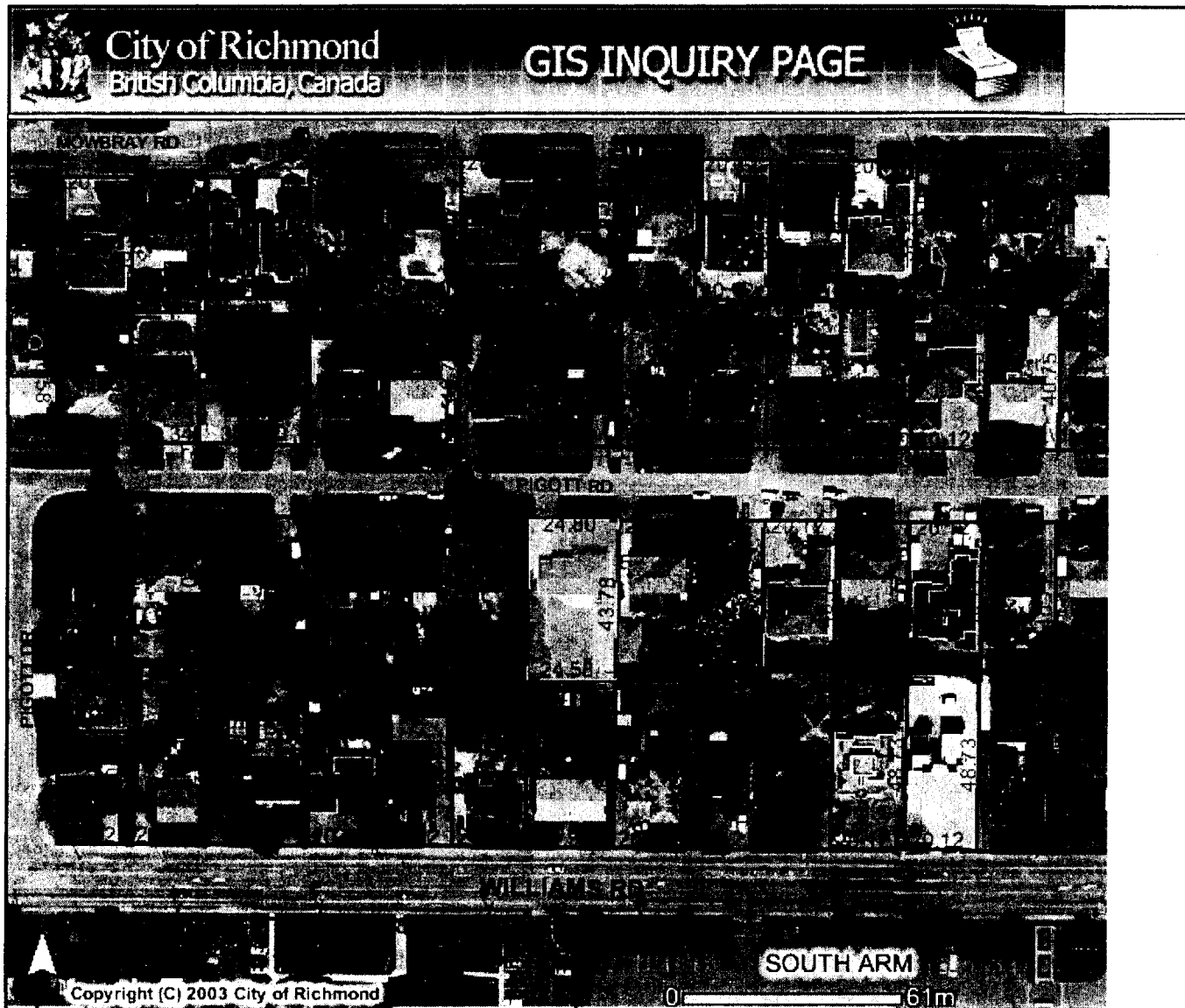


Policy 5431 Section 28, 4-6

Adopted Date: 02/19/90

Amended Date: 11/17/03

Note: Dimensions are in METRES



City of Richmond Property Information

Address: 8520 Pigott Rd

Richmond Key: 13715

Zoning: R1/E

Sewer Area: 40481

Rights of Way: 40481

DPA: No **ALR:** No **ESA:** No **NEF:** No

BCAA Legal: 8 SEC 28 BLK4N RG6W PL 18817

Roll: 071472000

BER-C: 0.9m

PID: 000-738-221

BER-P: 0.9m

Recycling Pick up Day: Wednesday

Assessments

Gross Taxes: \$1,933.92

Gross Land: \$263,000.00

Net Land: \$263,000.00

Parcel Area: 1081 sq.m.

Gross Improvement: \$28,500.00

Net Improvement: \$28,500.00

Gross Total: \$291,500.00

Net Total: \$291,500.00

Owners

Frances Oeser

8520 Pigott Rd

RICHMOND BC V7A 2C4

Disclaimer

GIS information is provided as a public resource for general information purposes only. The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.

Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.

These maps are NOT a legal document, and is published for information and convenience purposes only.

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**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7981 (RZ 05-309798)
8520 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. 000-738-221

Lot 8 Section 28 Block 4 North Range 6 West New Westminster District Plan 18817

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7981**”.


FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor
HB

MAYOR

CORPORATE OFFICER