



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee **Date:** November 7, 2005
From: Holger Burke, MCIP **File:** RZ 05-312822
Acting Director of Development
Re: **Application by Gurbachan Sidhu for Rezoning at 9731 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. 7983, for the rezoning of 9731 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. Gurbachan Sidhu has made application to rezone property located at 9731 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	24.38 m	6.0 m	12.19 m
Minimum Width	24.38 m	12.0 m	12.19 m
Minimum Depth	35.96 m	24.0 m	35.96 m
Minimum Area	877 m ²	360 m ²	438.5 m ²

Surrounding Development

The neighbourhood is predominantly single-family residential. However, across the street from the subject property is an assembly use (church) and to the rear (fronting No. 3 Road) is a vacant site being redeveloped for multiple-family residential purposes zoned Townhouse District (R2/0.7).

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 Neighbourhood Improvement Charges (NICs).

Analysis

- The proposed subdivision is consistent with Single-Family Lot Size Policy 5431 intended to accommodate subdivision of certain properties.
- 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 05-309798 – 8520 Pigott Road) requesting approval to rezone the property from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (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

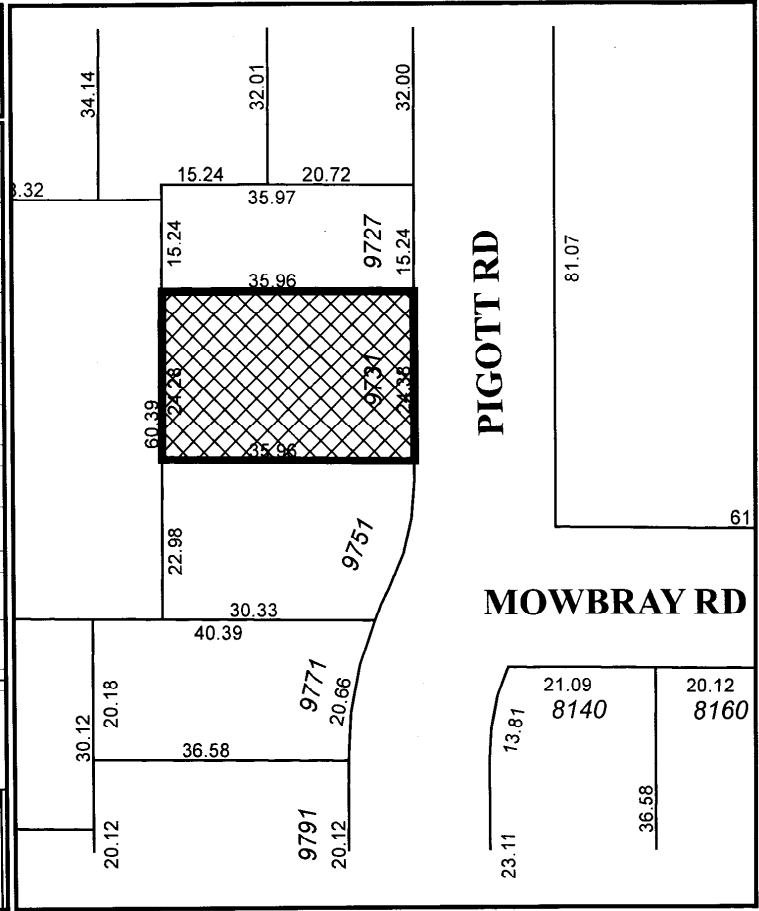
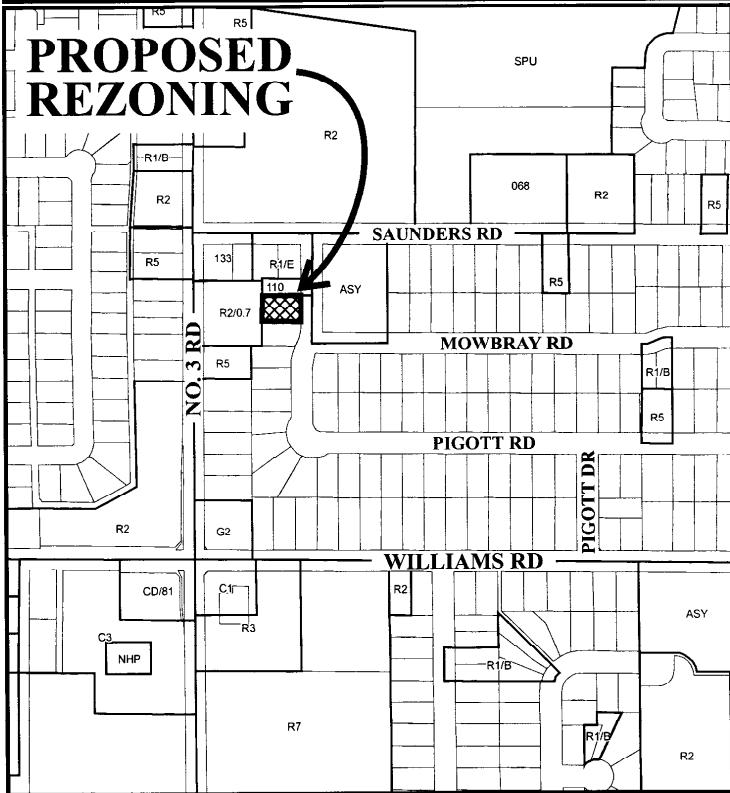
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Attachment 1: Location Map
Attachment 2: Conceptual Subdivision Plans
Attachment 3: Single-Family Lot Size Policy 5431
Attachment 4: Aerial Photograph



City of Richmond

PROPOSED REZONING



PIGOTT RD

MOWBRAY RD



RZ 05-312822

Original Date: 09/27/05

Revision Date:

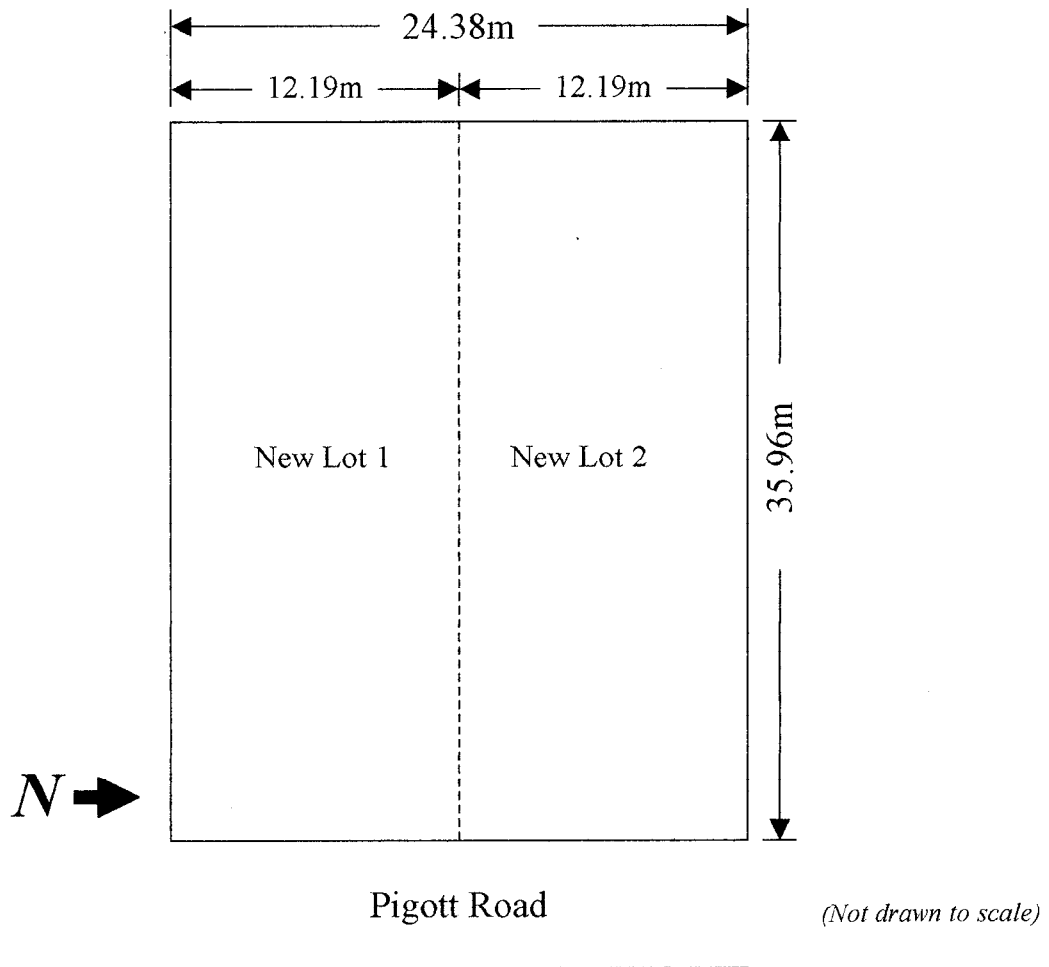
Note: Dimensions are in METRES

Proposed Site Plan

Original Lot Size: 24.38m x 35.96

Proposed Size of Lot 1: 12.19m x 35.96m

Proposed Size of Lot 2: 12.19m x 35.96m





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

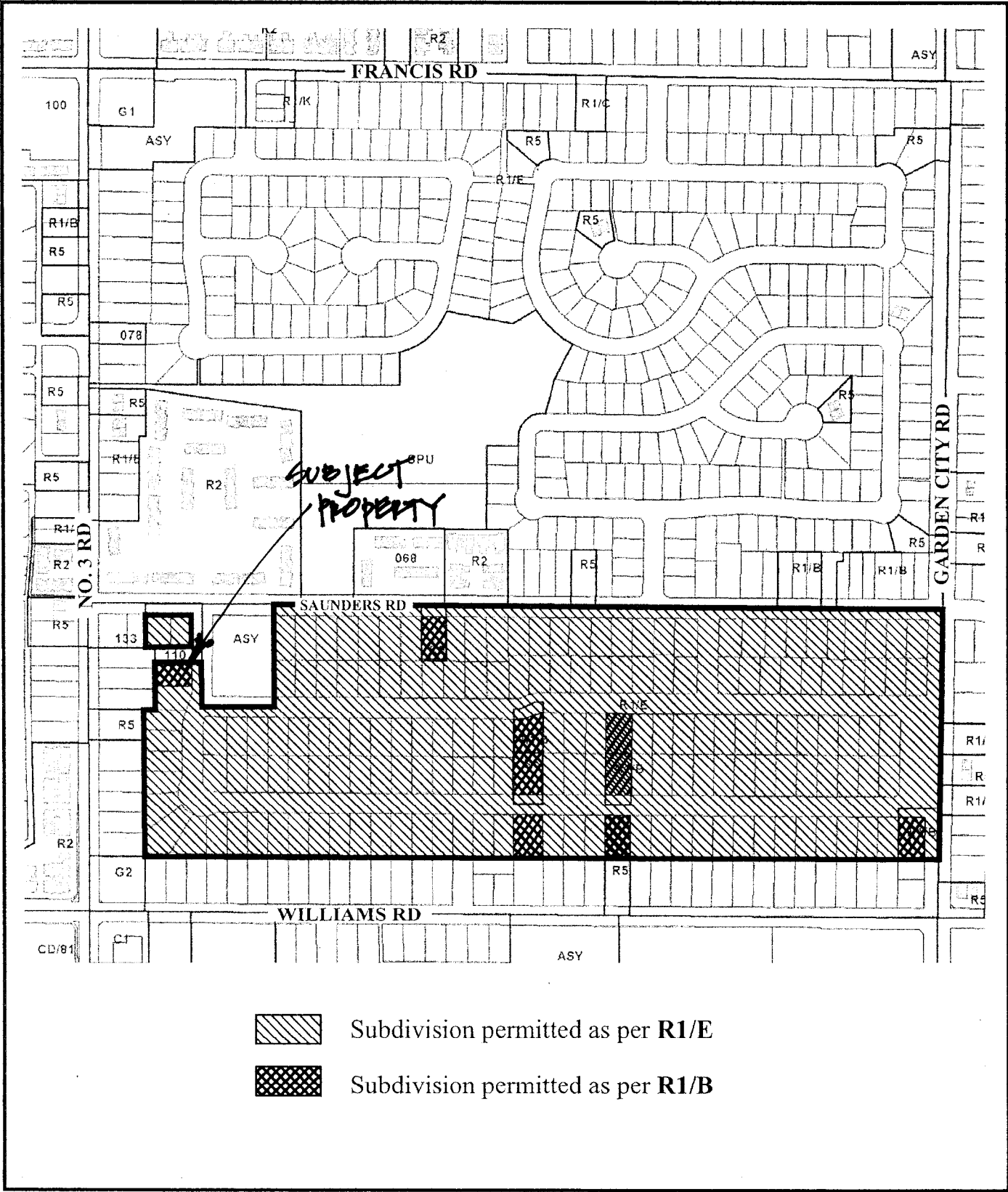
POLICY 5431:

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**

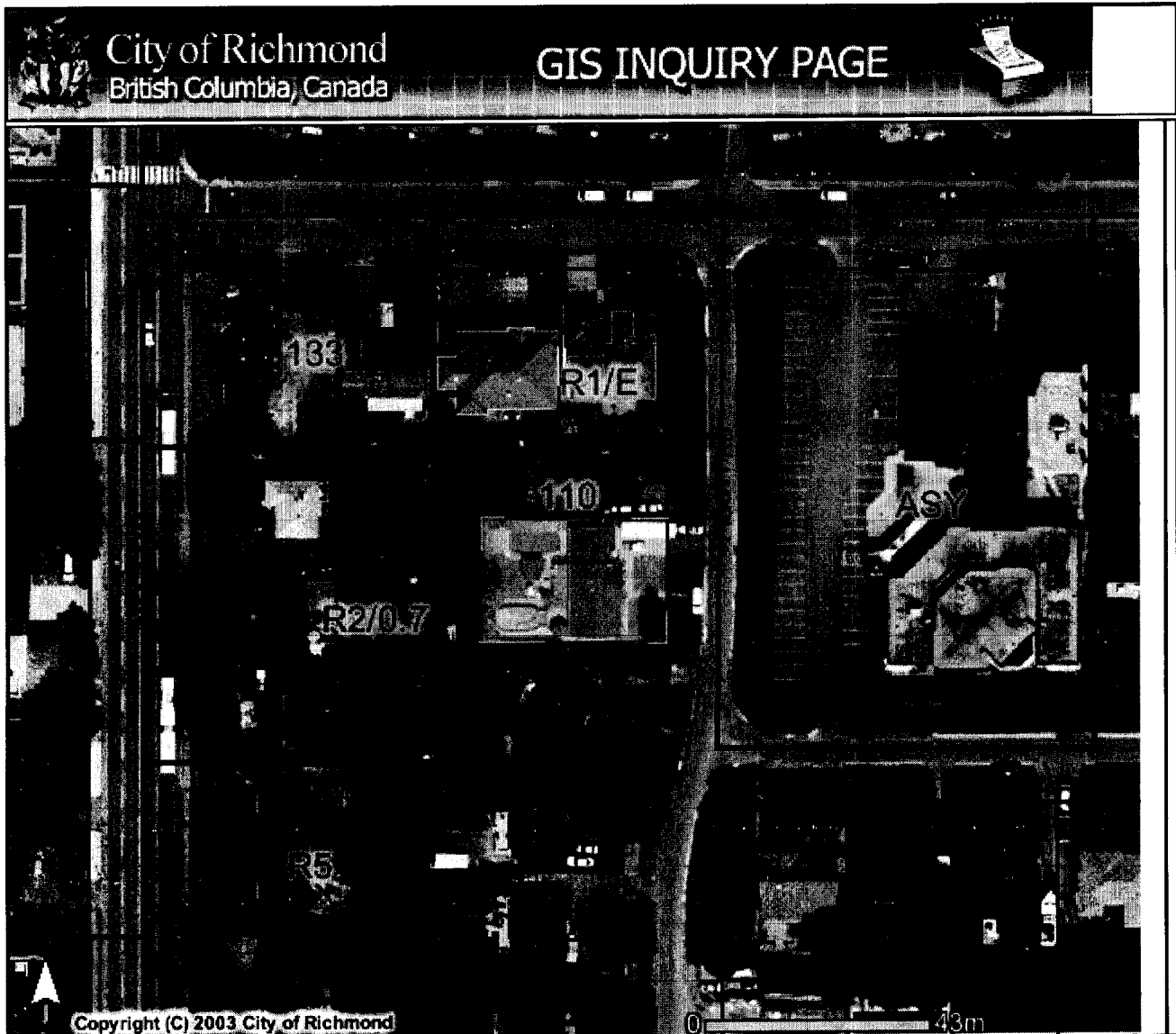


Policy 5431 Section 28, 4-6

Adopted Date: 02/19/90

Amended Date: 11/17/03

Note: Dimensions are in METRES



City of Richmond Property Information

Address: 9731 Pigott Rd

Richmond Key: 13246

Zoning: R1/E

OCP SCH:

Rights of Way: 40608

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

BCAA Legal: 82 SEC 28 BLK4N RG6W PL 25912

Roll: 071218000

BER-C: 0.9m

PID: 003-648-095

BER-P: 0.9m

Sewer Area: 40608

Recycling Pick up Day: Wednesday

Assessments

Gross Taxes: \$2,650.98

Gross Land: \$371,000.00

Net Land: \$371,000.00

Parcel Area: 877 sq.m.

Gross Improvement: \$28,100.00

Net Improvement: \$28,100.00

Gross Total: \$399,100.00

Net Total: \$399,100.00

Owners

Gurbachan S Sidhu

8471 Ash St

RICHMOND BC V6Y 2S4

Ardas K Sidhu

8471 Ash St

RICHMOND BC V6Y 2S4

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.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7983 (RZ 05-312822)
9731 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. 003-648-095

Lot 82 Section 28 Block 4 North Range 6 West New Westminster District Plan 25912

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7983”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
B
APPROVED by Director or Solicitor
HB

MAYOR

CORPORATE OFFICER