



Staff Report to Council

Planning and Development

FILE: 3360-20-2022-01

REPORT DATE: March 08, 2021

MEETING DATE:

March 29, 2022

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Rezoning Application for 19516 Hammond Rd

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2914, 2022 to rezone the property at 19516 Hammond Rd from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); AND
- B. Direct Staff to schedule a Public Hearing for an upcoming Meeting of Council; OR
- C. Other.

PURPOSE

To present to Council a rezoning application submitted to rezone the property at 19516 Hammond Rd from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) in order to subdivide the property into two lots.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

Applicant: Robert Schull

Owner: Robert and Kristin Schull

Legal Description: Lot 4 Except: Part Subdivided By Plan 41610; District Lot 282 Group 1 New Westminster District Plan 19441

Civic Address: 19516 Hammond Rd

Area: 1011.8 m²

OCP Designation: Residential – Low Density (up to 30 units per ha)
Development Permit Area No.11 – Infill Housing

Zoning: Medium Lot Residential (R-1)



Figure 1: Subject Property

Relevant Policy, Bylaw or Legislation:

The Official Community Plan Bylaw No. 2352, 2007 designates this property as Residential – Low Density, which “permits low-density residential use in a variety of forms, ranging from single, two and three family housing to townhouses at a density of up to 30 units per net hectare.” The property’s current R-1 zoning in the City’s Zoning Bylaw No. 2505, 2011, permits a single-family dwelling with either a secondary or garden suite. The forthcoming Official Community Plan also designates the subject property as Residential – Low Density so the proposal will be consistent with the vision for single family development along this portion of Hammond Road.

Analysis:

This application is to rezone the property from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) to subdivide the property into two lots. It is subject to the approval of a variance for lot width.

Neighbourhood Context

The subject property is located on the south side of Hammond Road. It abuts single-family residential to the east, west, and south as the area surrounding the subject property is primarily comprised of R-1 lots (Medium Lot Residential). However, Hammond Rd is experiencing densification following successful rezoning applications that create R-2 lots and infill development. Similar rezoning applications have occurred on the south side of Hammond Rd resulting in eight small single-family lots. Currently, there are two active rezoning applications under consideration for the properties located at 19560 and 19476 Hammond Rd, to create a total of eight single-family R-2 lots. The application for the subject property is consistent with the low-density designation and policies in the Official Community Plan and is consistent with infill that has occurred nearby on Hammond Road.

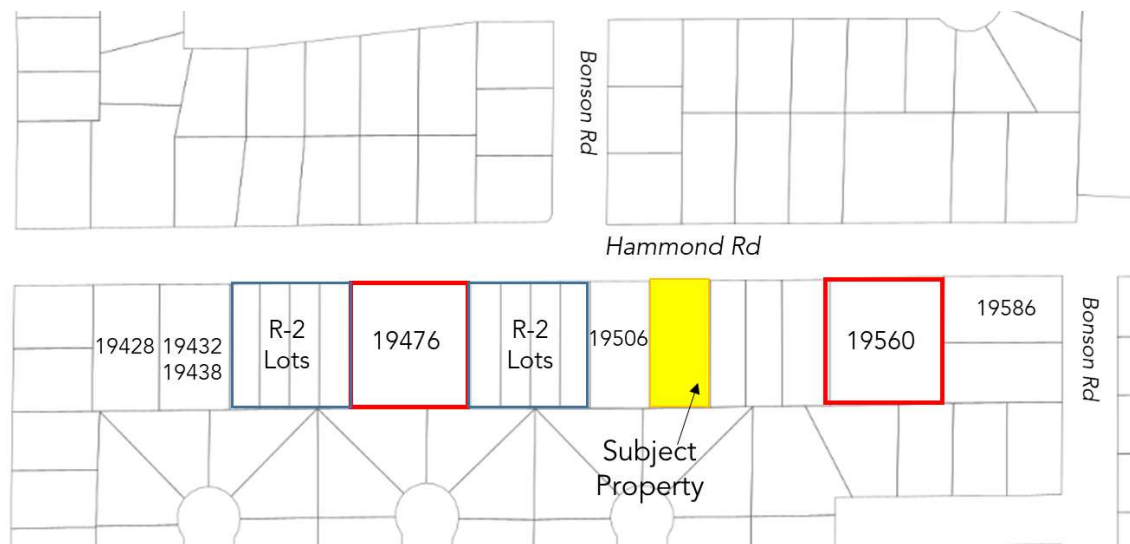


Figure 2: Existing and proposed R-2 Lots on Hammond Rd

Development activity on the south side of Hammond Road over the past ten years has largely involved rezoning RS (Large Lot Residential) lots to enable subdivision into smaller single-family lots. The property directly to the east of the subject property was subdivided into two parcels in 2016, however, this application did not need a variance for lot width as it was 26 m wide therefore meeting the 12 m minimum requirement for R-1 lots.

The City can expect to see further subdivisions along Hammond Rd as several properties have redevelopment potential. In particular, the property located directly to the west, 19506 Hammond Rd, has the same site dimensions as the subject property and could pursue an identical development application process.

Additionally, 19586, 19428 and 19432/19438 Hammond Rd could all be subdivided into smaller single-family lots following successful rezoning applications. There is also subdivision potential for several lots on the north side of Hammond Rd for single family (R-2) infill development.

The subject property is within walking distance to Pitt Meadows Secondary School, the Pitt Meadows Athletic Park and other local parks. In addition, it is approximately 58 m from the closest bus stops on Hammond Rd, which are a part of Translink's frequent transit network. The proximity to the Hammond Rd bus stops, with service operating in both directions, provides easy connection to shops and services and the West Coast Express and Maple Ridge bus routes.

Proposed Subdivision Plan

The proposed subdivision plan (Attachment E) features two lots that exceed the minimum area requirements for lots in the R-2 zone. However, the approval of a submitted development variance permit is required to vary the minimum lot width for both of the proposed lots by 8.1cm. There is an existing home on the property that will be demolished prior to the Approving Officer granting final approval of the subdivision. Secondary suites are not permitted in the R-2 zone.

Potential build out under the proposed R-2 zoning for two single family dwellings is as follows:

	R-2 Minimums	Proposed Lot 1	Proposed Lot 2
Area	350 m ² 3767 ft ²	505.9 m ² 5445 ft ²	505.9 m ² 5445 ft ²
Lot Width	11 m 36.1 ft	10.919 m 35.82 ft	10.919 m 35.82 ft
Permitted Use	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Max. Floor Area	0.48 floor area ratio	242 m ² 2605 ft ²	242 m ² 2605 ft ²
Max. Height	2 storeys	2 storeys	2 storeys
Min. Front Setback	5.5 m 18 ft	5.5 m 18 ft	5.5 m 18 ft

Development Variance Permit Application

As mentioned, the rezoning and subsequent subdivision of the subject property into two single-family lots is contingent upon the approval of a development variance permit to vary the permitted lot width by 0.081 m (8.1 cm) for both lots. Staff are processing a Development Variance Permit application for the property so Council can anticipate a corresponding staff report outlining the requested variance. The proposal is consistent with previous rezoning and subdivision applications that have been approved for properties on the south side of Hammond Rd in the past ten years. The lot widths of the current R-2 homes are 10.9 m, so the requested variance is comparable to the existing lots.

Community Amenity Contribution

In accordance with Council Policy C091 Residential Community Amenity Contributions, the developer has offered \$4,500 for this project.

Conditions of Approval

At this time, the following conditions of approval are presented for Council's consideration prior to the Final Reading of Bylaw No. 2914, 2022:

- Approval of the requested variance for lot width as outlined in this report.

Staff Comments

Mature Tree Retention

With only one tree located on the subject property, staff will encourage the developer to retain it if possible and require its replacement at the Development Permit stage if its removal is required to accommodate the new development.

Engineering Department

The Engineering Department has identified the several items that will be required by the City's Subdivision and Servicing Bylaw including boulevard landscaping, sidewalks, servicing, stormwater management, lot grading, and an erosion and sediment control plan. In addition, for higher traffic streets, such as Hammond Rd, the Engineering Department advises that for infill development, a shared driveway letdown be used for access off arterial roads onto individual driveway pads which will be located on each of the properties. This helps to ensure safety, reduce potential conflict and retain on-street parking and pervious surface area. An example of a shared driveway letdown on Hammond Rd is illustrated in Figure 1.

Conclusion

The proposed development meets the zoning bylaw regulations for properties in the R-2 zone except for lot width, however, the requested variance is comparable to the existing R-2 lots on Hammond Rd.

This application is consistent with the current OCP designation and policies for increased density in the urban area. The City's OCP supports infill housing and development in the areas designated as low-density residential in the urban area. The detailed form and character of the dwellings and landscaping will be established through a Development Permit as a subdivision requirement, per the Development Permit Area No. 11: Infill Housing guidelines

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Housing Diversity – Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report, however, if the application is successful, the City would receive a \$4,500 community amenity contribution.

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

If this application proceeds, a public hearing and mailout notification will be required for all parcels located within 122 metres of the applicant's property. A development sign has been posted on the site since March 7, 2022.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS**Written by:**

Sarah Nickerson
Development Services Technician

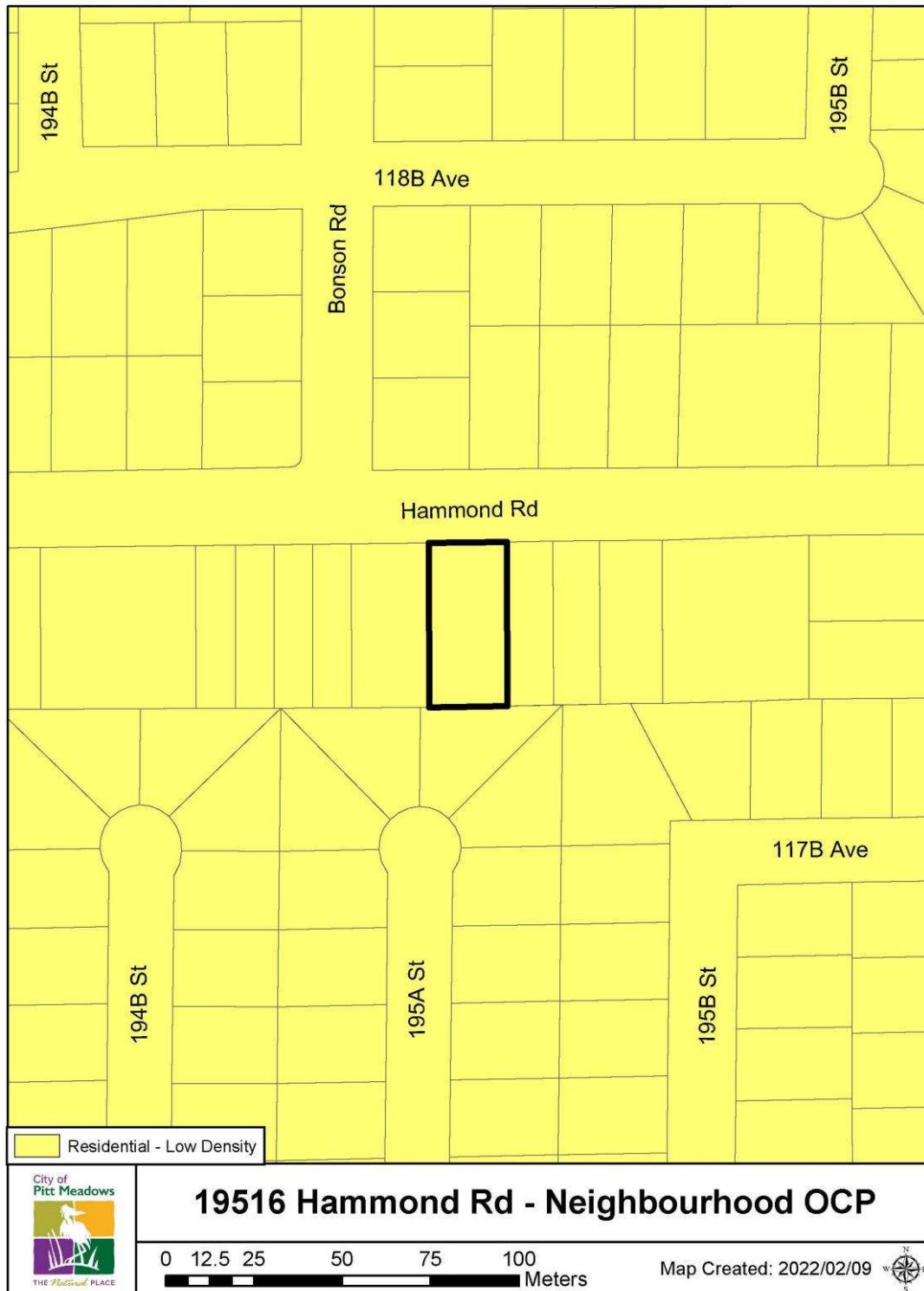
Reviewed by:

Alex Wallace
Manager of Community Development

ATTACHMENT(S):

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Letter of Intent
- E. Proposed Subdivision Plan
- F. Zoning Amendment Bylaw No. 2914, 2022

Attachment A: Neighbourhood OCP Map



Attachment B: Neighbourhood Zoning Map



Attachment C: Aerial Photo Map



Attachment D: Letter of Intent

Letter of Intent

ATTENTION
Planning Department
City of Pitt Meadows
12007 Harris Rd
Pitt Meadows BC

January 11, 2022

To whom it may concern,

The intent of this development proposal is to rezone the property at 19516 Hammond Rd from R1 (Medium lot residential) to R-2 (Small lot residential) for the purpose of subdivision and development of two single family homes.

The current OCP designation for this property is "Residential Infill". This proposed development is aligned with the current direction of the OCP and ongoing densification along Hammond Rd. Our vision is to build two single family homes that are similar in size and architectural design to the other R-2 zoned homes on the block.

Sincerely,

Robert and Kristin Schull

PROPOSED SUBDIVISION PLAN OF
LOT 4, EXCEPT:
PART SUBDIVIDED BY PLAN 41610,
DISTRICT LOT 282, GROUP 1,
NEW WESTMINSTER DISTRICT,
PLAN 19441

BONSON
ROAD

15
Plan

14

13
44442

PARCEL IDENTIFIER
CIVIC ADDRESS

010-486-950
19516 Hammond Road
Pitt Meadows, B.C.

HAMMOND ROAD

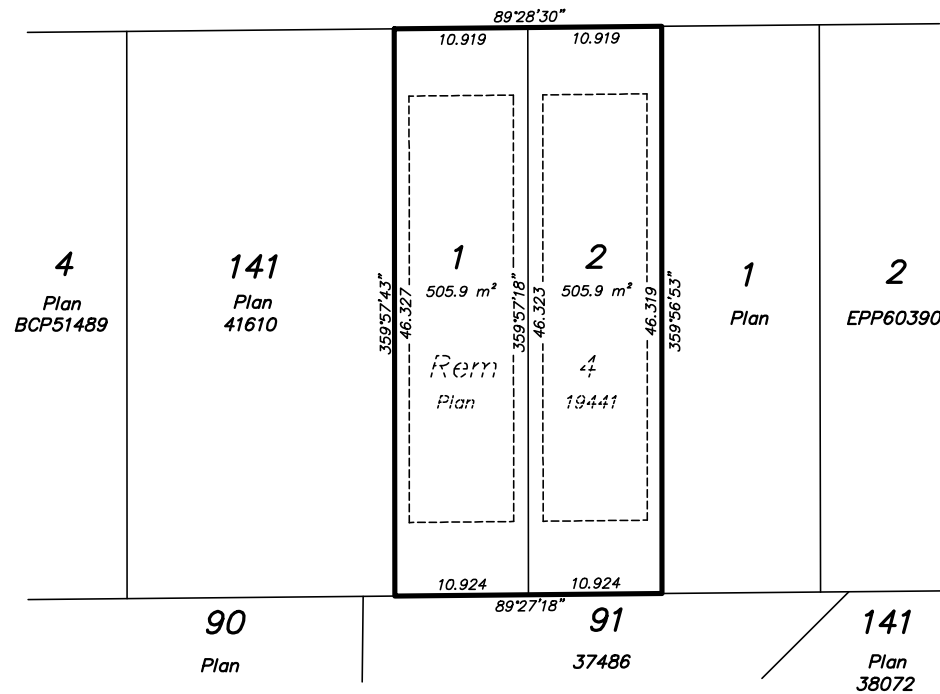
20.117



SCALE:1:400



All distances are in metres



NOTES:

Bearings are derived from Plan 41610,
lot dimensions are based on ground survey.

Lot widths may require a variance under
proposed rezoning.

This plan was prepared for a specific
purpose and is for the exclusive use of
our client. We assume no responsibility
for the unauthorized use of this plan.

Plan Prepared: December 9th, 2021

NOTES:

Proposed R-2 Zoning, Small Lot Residential
Proposed lot dimensions are preliminary and subject
to Municipal approval.

----- indicates building envelope

Setbacks

front=5.5 metres, rear=6.0 metres
interior side=1.2 metres (variance required)

PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-6509
FILE NUMBER : 7858A

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
Bylaw No. 2914, 2022

Attachment F

A bylaw to amend a portion of Zoning Bylaw No. 2505, 2011

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2914, 2022".
2. Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
 - a) The parcel of land legally described as:
 - (i) PID: 010-486-950
Lot 4 Except: Part subdivided by Plan 41610; District Lot 282
Group 1 New Westminster District Plan 19441

and as shown boldly outlined and shaded in Attachment 1, which forms part of this bylaw, is hereby rezoned to Small Lot Residential (R2) Zone.

READ a FIRST and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer

Attachment 1

