

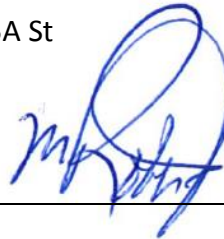
# Staff Report to Council

Planning and Development

FILE: 3360-20-2022-02

**REPORT DATE:** May 31, 2022      **MEETING DATE:** June 07, 2022  
**TO:** Mayor and Council  
**FROM:** Colin O'Byrne, Acting Director of Planning and Development  
**SUBJECT:** Rezoning Application for 11578 195A St

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**



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**RECOMMENDATION(S):**

THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2921, 2022 to rezone the property at 11578 195A St. from RS (Large Lot Residential) to CD-P (Comprehensive Development P); AND
- B. Direct Staff to schedule a Public Hearing for an upcoming Meeting of Council; OR
- C. Other.

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**PURPOSE**

To present to Council a rezoning application submitted to rezone the property at 11578 195A St from RS (Large Lot Residential) to a new CD-P (Comprehensive Development P) zone in order to accommodate subdividing the property into two lots.

☐ Information Report      ☒ Decision Report      ☐ Direction Report

**DISCUSSION**

**Background:**

**Applicant:** Karen & David Lastrup  
Carlie & Joel Dalgarno  
**Legal Description:** Lot 2 District Lot 282 Group 1 NWD PL NWP22983  
**Civic Address:** 11578 195A St.

**Area:** 2144 m<sup>2</sup> (23,088 ft<sup>2</sup>)  
**OCP:** Residential – Low Density (up to 30 units per ha).  
Development Permit Area No. 11 Infill Housing  
**Zoning:** Large Lot Residential (RS)

This application is to rezone the property from RS (Large Lot Residential) to a new CD-P (Comprehensive Development P) zone for the purposes of subdividing the property into two lots. The property is co-owned (by parents, daughter, and son-in-law), and the property owners would like to construct a new home on each of the proposed lots for their own use.

**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.” This application complies with this designation.

The property’s current RS zoning in the City’s Zoning Bylaw No. 2505, 2011, permits a single-family dwelling with either a secondary or garden suite. The subject parcel is an irregular shaped lot and would require several variances to the standard R-1 zoning regulations to accommodate subdividing the parcel. Therefore, a new Comprehensive Development zone based on the R-1 zone is proposed to accommodate this subdivision.

Before final subdivision approval, a development permit for infill development will be required. This development permit will address the form and character outlined in the Development Permit Area (DPA) No. 11 – Infill Housing. The intent of this DPA is to ensure infill housing is compatible with surrounding residential building massing, style, character, open space and streetscape. In addition, this DPA recognizes that the siting and design of infill developments should take into consideration the privacy of neighbouring properties and their sunlight exposure. Approval for this type of development permit, for proposals with fewer than five units, is delegated to staff.

**Analysis:**

*Neighbourhood Context*

The subject property is within walking distance to Pitt Meadows Secondary School, the Pitt Meadows Athletic Park and other local parks. It is approximately 500 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, as well as to the West Coast Express and Maple Ridge bus routes.

The property is located within a pocket of historically larger single family lots compared to the majority of other lots in the urban area. It is surrounded by single-family dwelling lots, mostly zoned RS (Large Lot Residential). There are four somewhat smaller lots on 195A St that were rezoned to R-1 as part of two subdivisions that occurred in 1978 and 1997.

A rezoning application for a nearby property on 195A St was recently approved in order to subdivide that property into two lots. On the other side of the 195A St cul-de-sac, the properties were subdivided from an almost identical parent parcel to the subject parcel, in 1997.

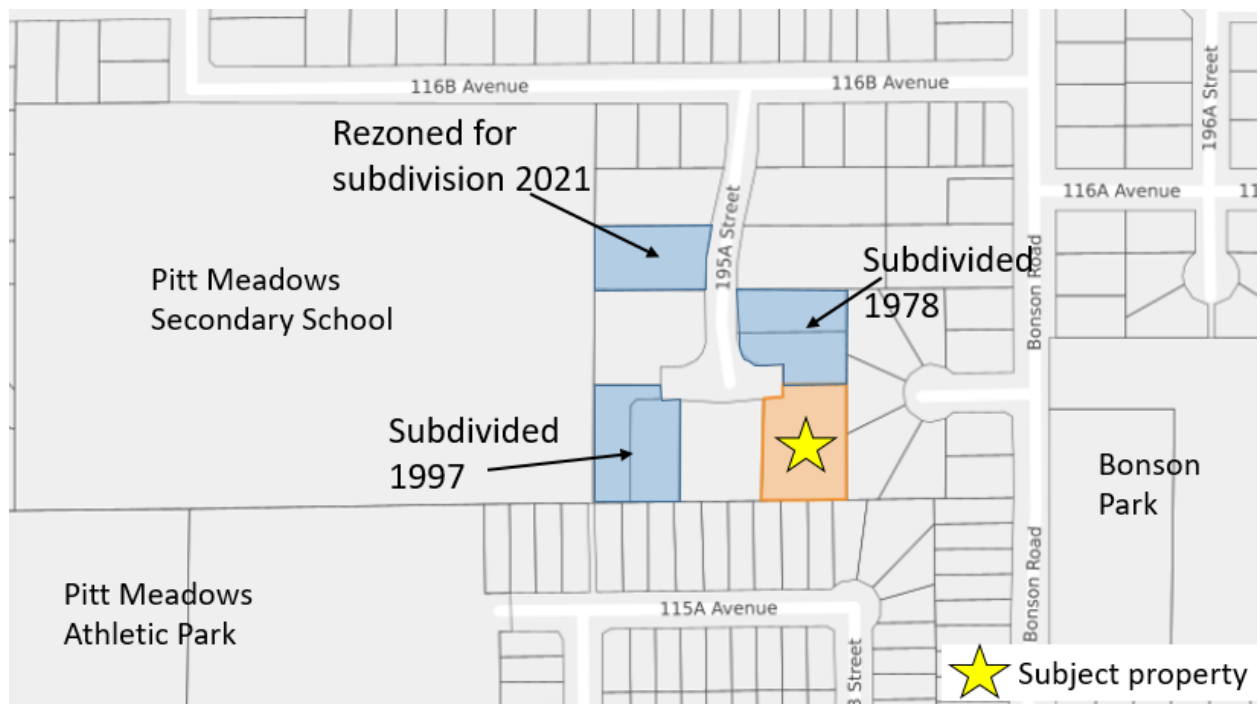


Figure 1: Previous subdivisions on 195A St

The lots at the other end of the cul-de-sac were created in 1997 under panhandle regulations; provisions for the creation of panhandle lots was removed from the City's Zoning Bylaw in 2017 as part of the infill policy review. The creation of panhandle lots is now considered on a case-by-case basis through a rezoning process so that privacy concerns associated with sharing multiple rear lot lines can be carefully considered.

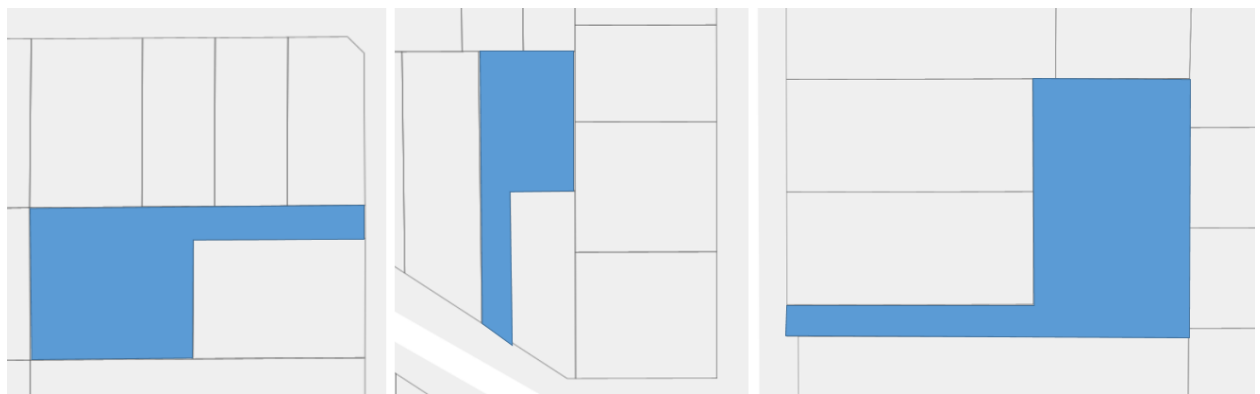


Figure 2: Examples of panhandle lots

## Proposed Development

For this application, staff worked with the applicant to minimize the panhandle appearance of the subdivision (i.e., long, narrow driveways and houses set far back into the properties), which can detract from the streetscape. The proposal involves subdividing the lot into two parcels, and constructing a new home on each lot. There is an existing home on the property which will be demolished prior to subdivision if this application is approved.

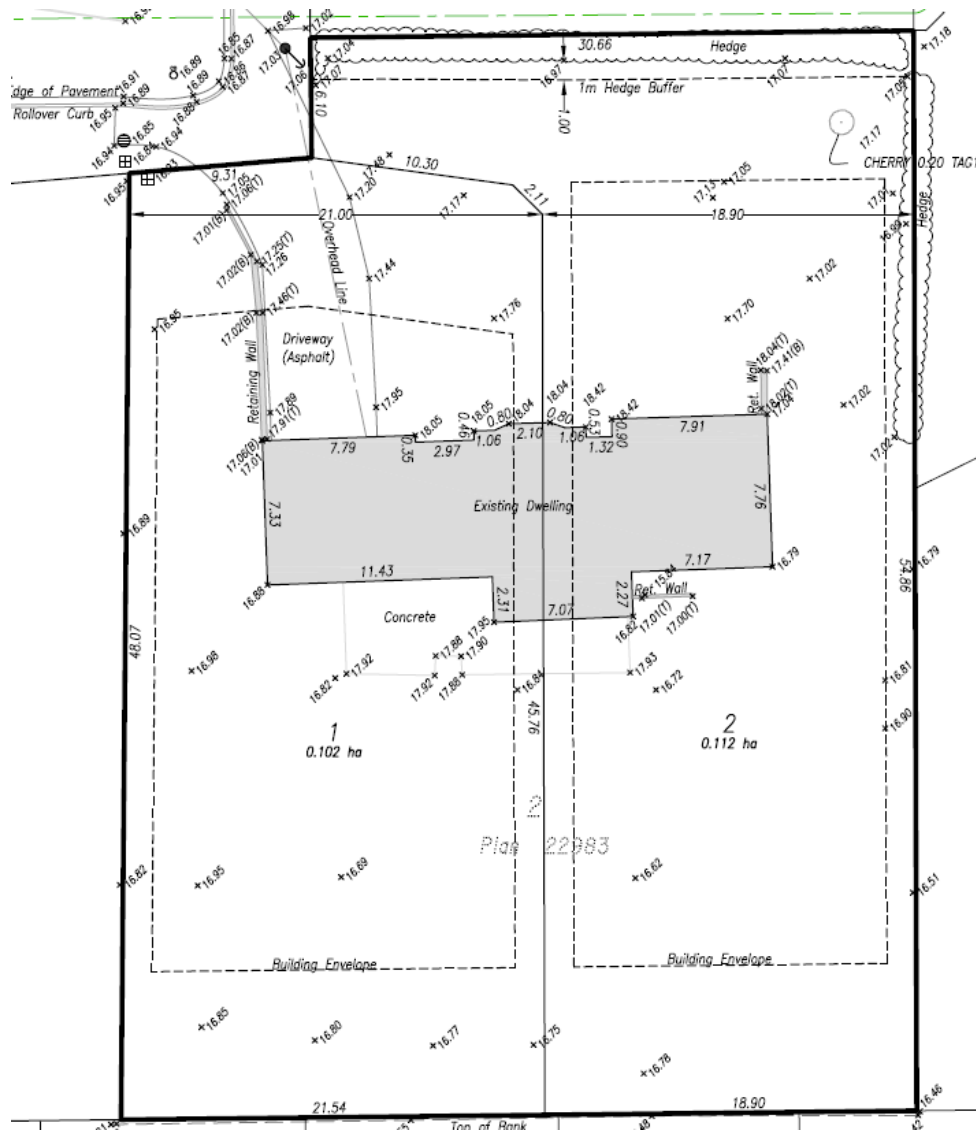


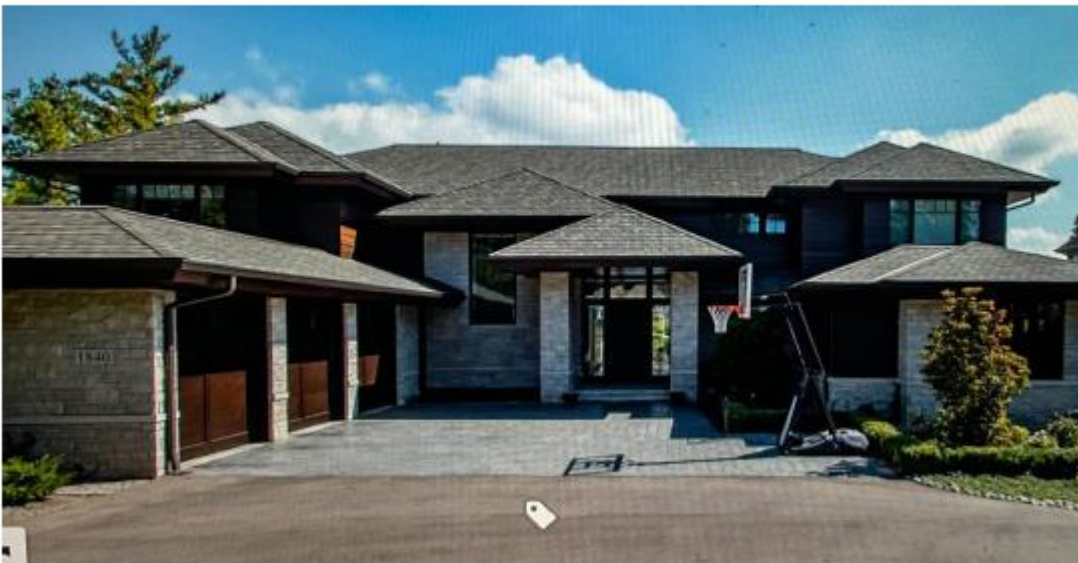
Figure 3: Proposed subdivision plan

The applicant supplied two photos as examples of the proposed front elevation of each dwelling:

1) Proposed Front Exterior Elevation – West Lot



2) Proposed Front Exterior Elevation – East Lot



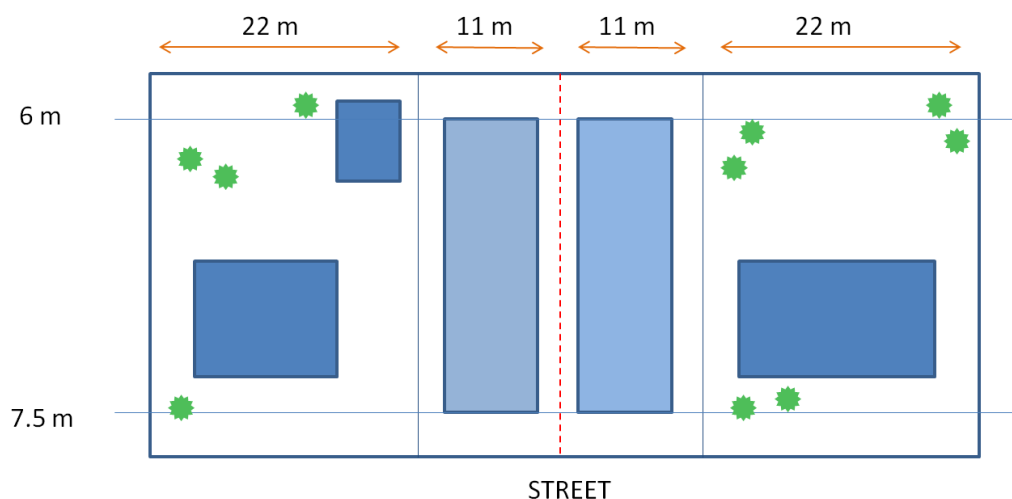
*Figure 4: Proposed typical front elevation*

If this rezoning is approved, the finalized designs will be reviewed by staff for compliance with the form and character guidelines in Development Permit Area No. 11 – Infill Housing.

### Comprehensive Development Zone

The proposed subdivision plan (see figure 3) features two lots that exceed the minimum size requirements for lots in the R-1 zone. However, the property is located at the turnaround area of a cul-de-sac, and is therefore unable to meet the minimum street frontage width of 12 m as required under the R-1 zone.

Additionally, the applicant requested a longer building depth than is permitted under the R-1 zone, from a maximum building depth of 18.3 m to 24 m. This will permit more flexibility in house design, including construction of garages at the front of the houses. The intent of maximum building depth is to avoid long and narrow houses filling the majority of the narrow infill lots, such as shown below in Figure 4.



*Figure 5: illustration of possible building envelope with no building depth regulation*

In this particular case, while the proposed lots are long and rectangular, they are wider and larger than typical infill lots. Given the irregular shaped lots with minimal street frontage and the large size of the proposed lots, staff have no objections to a building depth of 24 m as part of the proposed new CD-P zone. However, at the development permit stage, staff will need to work with the applicant through the DP process to manage privacy and massing impacts of the proposed buildings in relation to the adjacent properties, to minimize the appearance of any long and tall building walls that might arise with a 24 m building depth (especially on proposed Lot 2, see figure 6).

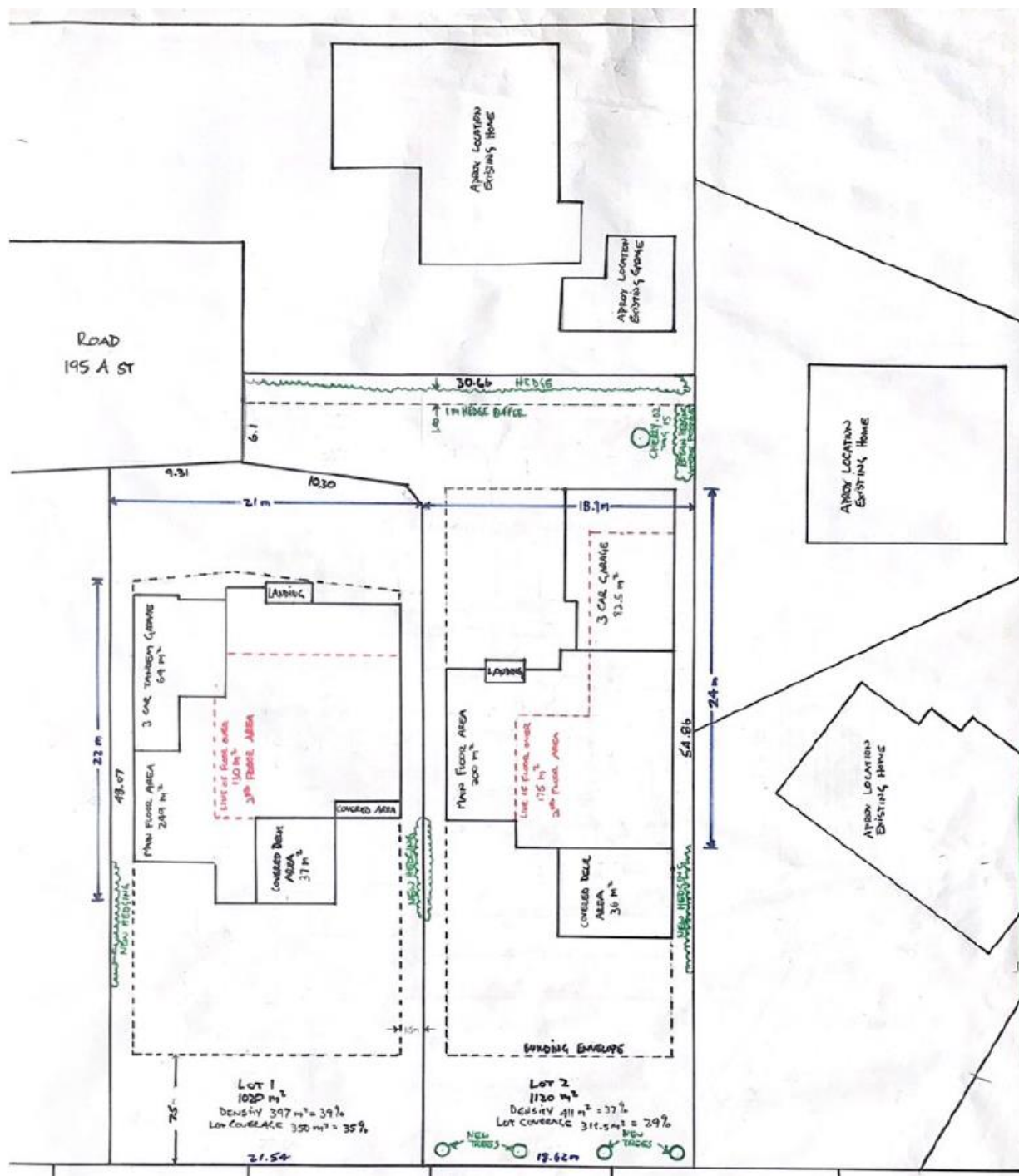
The proposed CD-P zone is based on regulations from the R-1 zone (the most common single family residential zone in the urban area), with some variations made to accommodate the irregular lot shape and the applicant's request for an increased building depth to 24 m. Table 1 shows a comparison chart of both the R-1 (Medium Lot Residential) and the proposed Comprehensive Development P zone.

<b>Zone Regulation</b>	<b>R-1</b>	<b>CD-P</b>
<i>Principal use</i>	Single family dwelling	Single family dwelling
<i>Accessory uses</i>	<ul style="list-style-type: none"> <li>• Secondary suite</li> <li>• Garden suite</li> <li>• Home-based business</li> <li>• Accessory residential buildings and uses</li> <li>• Boarding</li> </ul>	<ul style="list-style-type: none"> <li>• Secondary suite</li> <li>• Home-based business</li> <li>• Accessory residential buildings and uses</li> </ul>
<i>Max. floor area ratio</i>	0.48	0.48
<i>Min. lot width</i>	12 m	6 m min. parcel frontage on a road
<i>Max. lot coverage</i>	40%	40%
<i>Max. height</i>	<ul style="list-style-type: none"> <li>• 2 storeys</li> <li>• 9 m with pitched roof</li> <li>• 7.4 m with flat roof</li> </ul>	<ul style="list-style-type: none"> <li>• 2 storeys</li> <li>• 9 m with pitched roof</li> <li>• 7.4 m with flat roof</li> </ul>
<i>Max. building depth</i>	18.3 m	24 m
<i>Setbacks</i>	<ul style="list-style-type: none"> <li>• 7.5 m front and rear</li> <li>• 1.5 m side</li> </ul>	<ul style="list-style-type: none"> <li>• 7.5 m front and rear</li> <li>• 1.5 m side</li> </ul>

*Table 1: Comparison of key regulations in R-1 and proposed CD-P zone*

Based on these regulations, the maximum floor area for Lot 1 is 489.6 m<sup>2</sup> (5,270 ft<sup>2</sup>) and for Lot 2 is 537.6 m<sup>2</sup> (5,786 ft<sup>2</sup>). Each home will be permitted to have a secondary suite; the applicant has specifically requested that each home have the ability to contain a secondary suite. The proposed building envelopes are shown below in Figure 6:







## Staff Comments

### *Mature Trees*

The applicant removed a majority of the mature trees on the property in advance of submitting their rezoning application. Based on available imagery, Staff identified 8-10 mature trees on the property. Normally, rezoning applications involve the applicant obtaining an arborist assessment of the existing trees on a property to determine the health of the trees and to identify the trees that are in conflict with a proposed development. The applicant advised that at least ten replacement trees are proposed, upon completion of construction of the new homes.

An arborist report was still supplied by the applicant at the request of staff, to address the mature hedges along the north and east property line, which provide privacy for adjacent lots. The arborist recommended some tree protection measures to protect the hedges. Staff recommend that the arborist report, tree protection measures, and requirement for ten replacement trees, be included as a tree protection covenant to be registered on title as a condition of this rezoning.



Figure 7: Trees removed

### *Community Amenity Contribution Policy*

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

## Conclusion

Though the lot is irregularly shaped, this application to rezone the property to Comprehensive Development P for subdivision into two lots is consistent with both the current and new OCP designation and policies for increased density in the urban area through infill development. The City's OCP supports infill housing and development in the areas designated as low density residential in the urban area, especially in areas adjacent to the Town Centre and within walking distance of transit. Detailed form and character of the dwellings and landscaping will be evaluated through a Development Permit application as a subdivision requirement, per the guidelines in Development Permit Area No. 11: Infill Housing.

If this application is not approved, the property will remain zoned as RS (Large Lot Residential) and one single family dwelling with secondary or garden suite is permitted.

### **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.

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### **FINANCIAL IMPLICATIONS**

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

There are no financial implications associated with this report.

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### **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 April 29, 2022; as of the writing of this report, no comments have been received.

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### **KATZIE FIRST NATION CONSIDERATIONS**

Referral      ☐ Yes      ☒ No

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### **SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Senior Development Services Technician

**Reviewed by:**

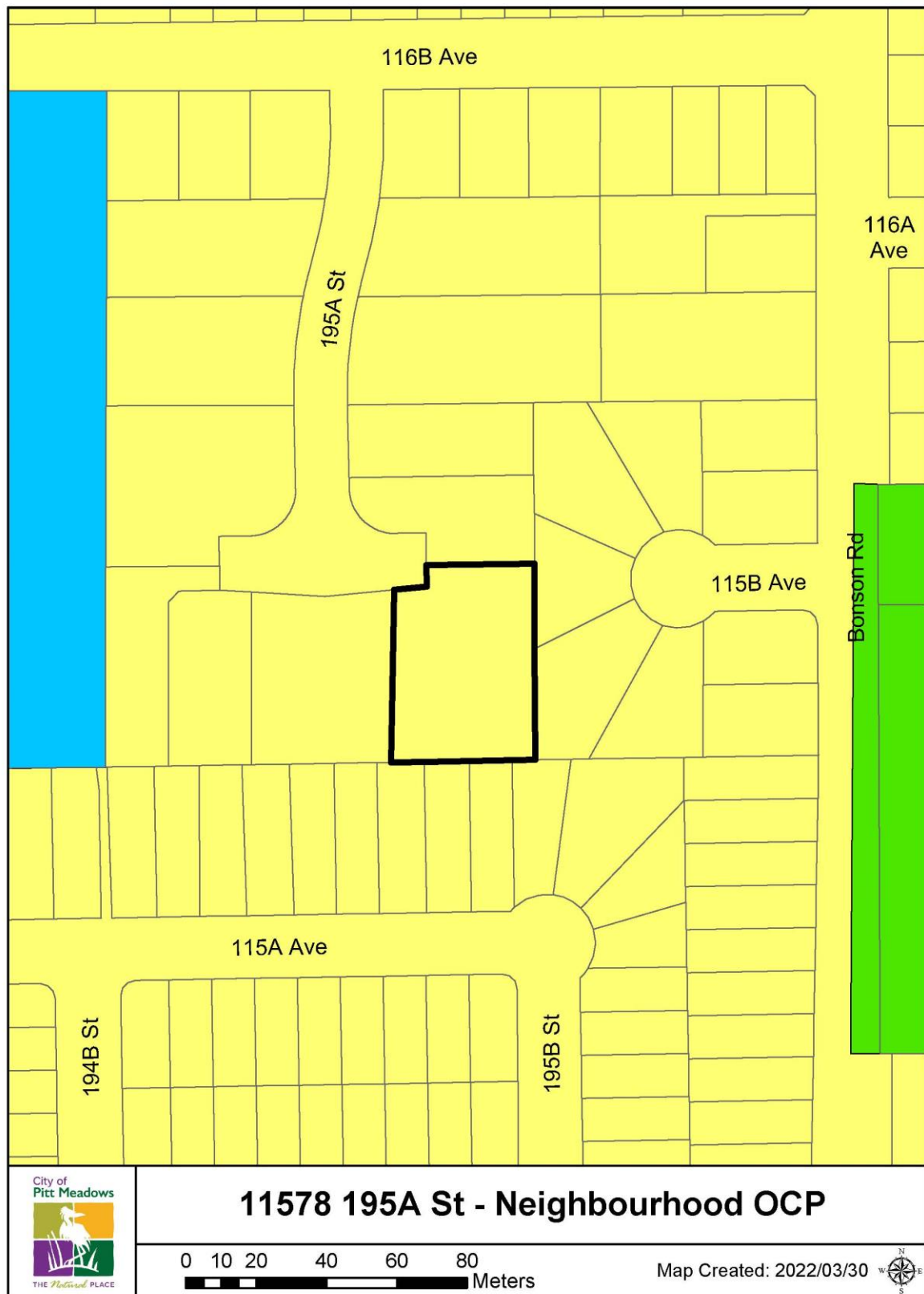
Colin O'Byrne,  
Acting Director of Planning and Development

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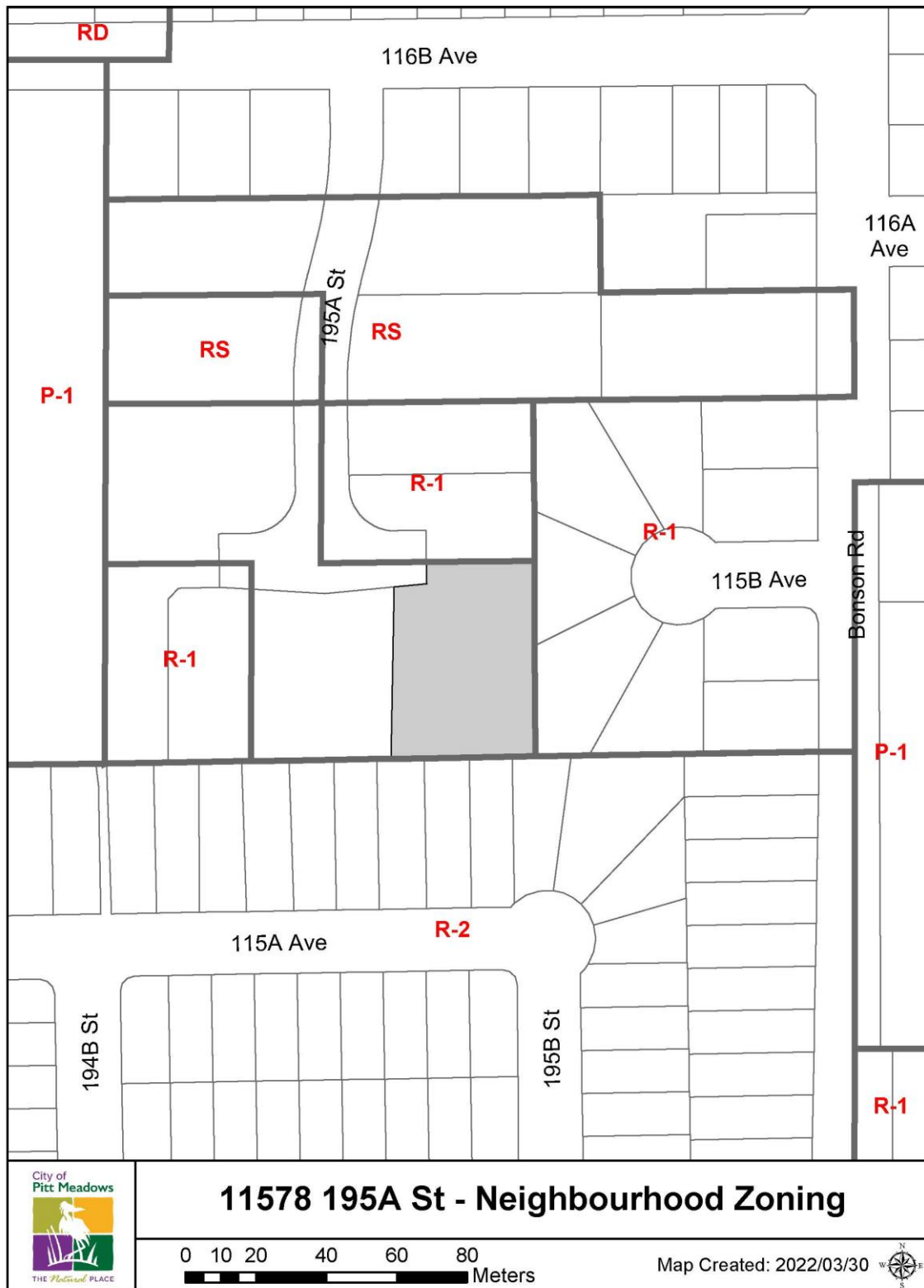
**ATTACHMENT(S):**

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Proposed Subdivision Plan
- E. Arborist Report
- F. Draft Zoning Amendment Bylaw No. 2921, 2022

Attachment A: Neighbourhood OCP Map



## Attachment B: Neighbourhood Zoning Map





Attachment C: Aerial Photo Map

