

Staff Report to the Advisory Design Panel

DEVELOPMENT SERVICES

REPORT DATE: April 20, 2022

TO: Advisory Design Panel

FROM: Allison Dominelli, Development Services Technician

SUBJECT: 19072 Advent Rd

FILE: 3060-20-2022-01

RECOMMENDATION(S): THAT the Advisory Design Panel:

- A. Supports the development permit application for six single family dwellings in a bare land strata subdivision at 19072 Advent Rd, subject to the following comments:
 - a.; OR
- B. Other.

The City has received an application for an infill residential development permit at 19072 Advent Road. The proposed development is a bare land strata subdivision of six lots, each with its own single family dwelling. Third reading to rezone the property to permit this use was granted last year, and approval of a development permit is required prior to final adoption of the bylaws.

Development permits relating to single-family dwellings are not routinely referred to this Advisory Design Panel (ADP). Development permits relating to up to four single-family dwellings are delegated to staff for review and issuance. Development permits for greater than four single-family dwellings require Council approval for issuance. Therefore, this application is being referred to this ADP for comments before being considered for issuance by Council.

Application Background

Owner: Ridge Peak Development Ltd.
Civic Address: 19072 Advent Rd
Property Size: 2,359 m²/25,392 ft² (0.58 acres)
OCP Designation: Residential – Low Density
Zoning: Comprehensive Development N (CD-N)
DPA: No. 11 Infill Housing

The proposed site plan is as follows:

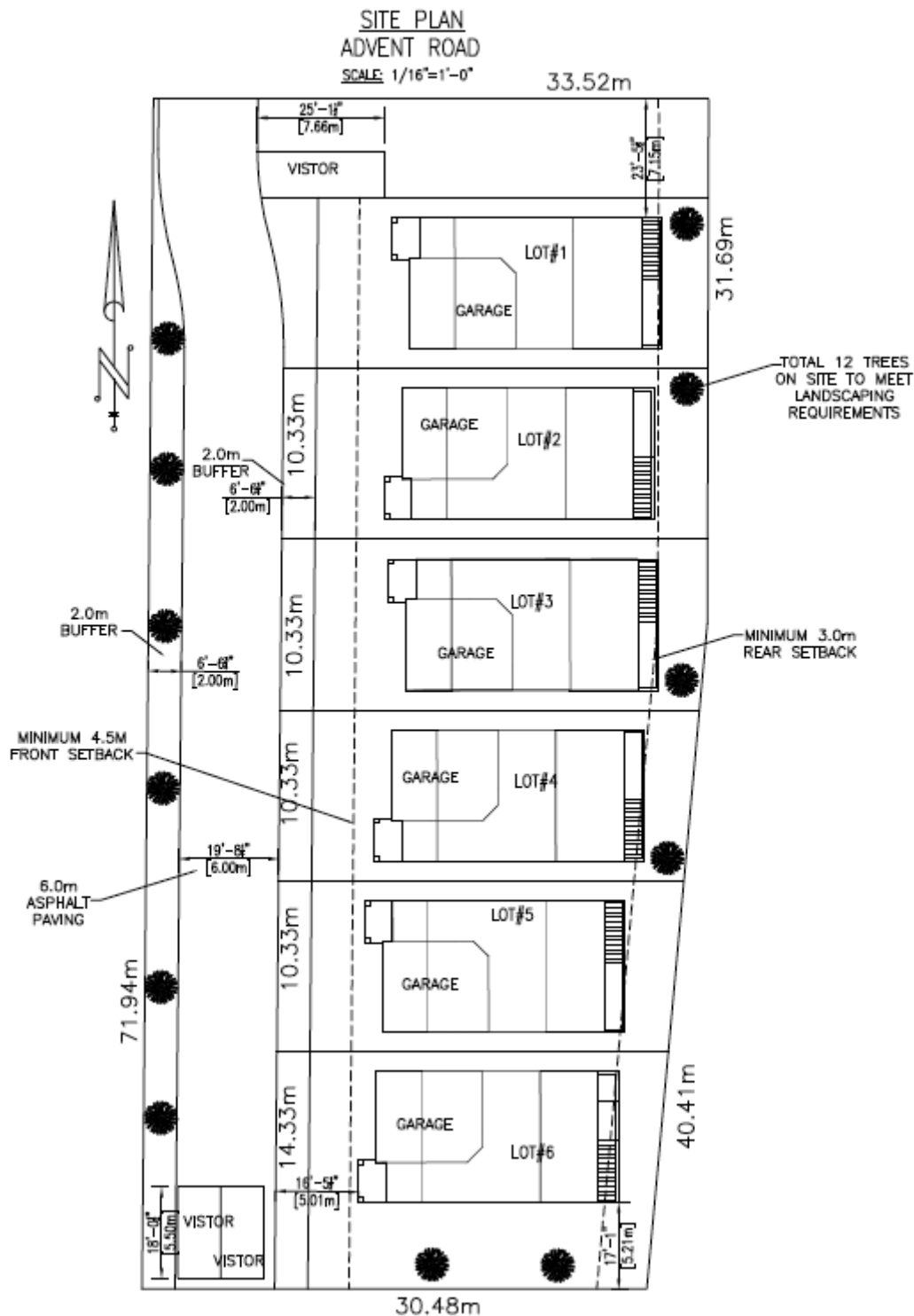


Figure 1: Site Plan

Official Community Plan and Zoning

After adoption of the amending bylaws, the property will be designated in the Official Community Plan (OCP) as Residential – Low-Density, which permits low-density residential use in various forms, ranging from single, two and three family housing to townhouses at a density of up to 30 units per net hectare.

A new Comprehensive Development N zone was developed to accommodate this development. This zone includes:

- Maximum lot coverage on each individual bare land strata lot of 50%
- Maximum floor-area ratio on each bare land strata lot of 0.65
- Minimum bare land strata lot size of 248 m²
- Minimum bare land strata lot width of 10 m
- Maximum six bare land strata lots permitted
- Maximum height of 2 storeys and 7 m
- Front setbacks from internal strata road of 4.5 m
- Rear setback of 3 m and decks, porches or patios can encroach 1 m into that setback
- Internal side setbacks of 1.2 m
- Requirement for at least a double garage or carport for each unit, plus three common visitor parking spaces

Development Permit Area No. 11 Infill Housing

The site is within the No. 11 Infill Housing development permit area. Infill housing is defined as single-family development within existing residential neighbourhoods that increase that neighbourhood's density, including infill single-family lots, panhandle lots, duplexes, and garden suites.

The objectives of this development permit area (DPA) are:

- To create opportunities for higher density single-family housing within existing residential neighbourhoods, including small-lot infill, panhandle lots, duplexes and garden suites; and
- Ensure infill housing is compatible with existing residential areas in building massing, style, character, open space and streetscape.

The guidelines in the DPA contain sections on house design, massing, driveways and garages, exterior treatment, roofs, landscaping, etc.

As part of an infill development permit, a landscape deposit of \$5,000 per lot is collected by the City to ensure landscaping on each lot is completed.

Project Overview

Six new single-family dwellings are proposed in a bare land strata development (see Attachment A). Each home is proposed as one-and-a-half storeys over an in-ground basement. The homes are designed with the principal bedroom on the main level, with two bedrooms upstairs and one in the basement. A mix of hardie siding, wood shingles and stone accents are proposed for the exterior elevations. Each home is proposed with a double car garage and front porch entryway. Homes range from 1,382 ft² to 1,416 ft², plus garage and in-ground basement area. Secondary suites are not permitted.

Three visitor parking spaces are also proposed.

Bare land strata

As opposed to a regular strata, which divides buildings, a bare land strata development divides land into strata lots. These lots have individual single-family dwelling buildings built on them that are owned privately and for which each homeowner is responsible for maintaining. The land in the bare land strata is considered limited common property (such as each strata lot's backyard space) or common property (such as an access route or open space). All the common and limited common property is owned in common and controlled by the Strata Corporation. This means that the Strata Corporation is wholly responsible for internal road maintenance rather than the City.

The proposed internal driveway will be owned and maintained by the Strata Corporation, along with the visitor parking spaces and any common space around the site's perimeter.

Neighbourhood Character

The property is located very close to parks, a school, daycares, shops and services. It is also near transit, both bus on the Harris Rd Frequent Transit Network and commuter rail at the West Coast Express Station. Advent Rd is a collector road constructed to a standard that can accommodate the proposed density of this development. The amount of additional traffic generated by the proposal is not expected to significantly impact the road system, particularly on this dead-end street.

The site is located within a neighbourhood consisting of townhouses, and single-family dwellings, ranging from one to two storeys in height.



Figure 2: Surrounding neighbourhood housing form and type



Figure 3: Google street view of single-family dwelling and co-op housing to the west



Figure 4: Google street view of single-family dwellings across the street



Figure 5: Google street view of single-family dwelling and Hoffman Park to the east

DPA Guidelines

This development is different from a typical single family detached development in that the homes are oriented towards the internal drive aisle, rather than a City street. Given its bare land strata nature, this development is likely to feel and act as more of a traditional townhouse complex than a typical group of six new single-family dwellings. In general, the proposed homes comply with the guidelines found in DPA No. 11 for infill housing, however some of the guidelines are intended more for typical single-family lots and are not applicable to this proposal.

The front facades of the houses are broken up into smaller elements. The second levels are half-storeys and therefore stepped back, front porches are used to emphasize the main entrances, roofs are pitched, and multiple cladding materials are used. Permeable pavers are proposed for the visitor parking spaces to reduce the overall impervious surface area.

The guidelines suggest that garage doors be limited to not more than 50% of the width of the total building front. In this application, the homes are proposed as 26' wide with 16' garage doors, so this guideline is not complied with. The intent of this guideline is to minimize the visual impact of garages to the street. In this case, the garages face the internal drive aisle rather than the street, so strict compliance with this particular guideline is not essential. While a single car garage would satisfy this guideline, providing ample parking was a key concern shared by neighbouring residents and Council during the rezoning stage and, therefore, double garages are recommended. As a condition of rezoning, a covenant is being registered on title to restrict conversion of these double garages into living space in the future.

At one-and-a-half storeys, these proposed homes are lower in height than recently constructed typical two-storey single-family homes. The R-1 zoning on the nearby single-family dwellings have a height limit of 9.0 m. Therefore, the height impact to neighbouring properties of these proposed homes is anticipated to be minimal.

Trees and Landscaping

The site contains 17 trees, five of which can be retained. 12 replacement trees are planned. Tree protection measures for retained trees and requirement of replacement trees through a tree protection covenant registered on title is a condition of final approval of the rezoning.

The applicant provided a landscape and tree planting plan (see Attachment B).

Conclusion

In general, this application meets the overall intent of the guidelines for infill residential development. This ADP is requested to evaluate and provide comments about the landscaping, form and character of this residential subdivision.

SIGN-OFFS

Written by:

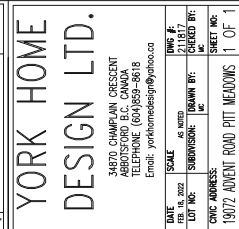
Approved by:

Allison Dominelli

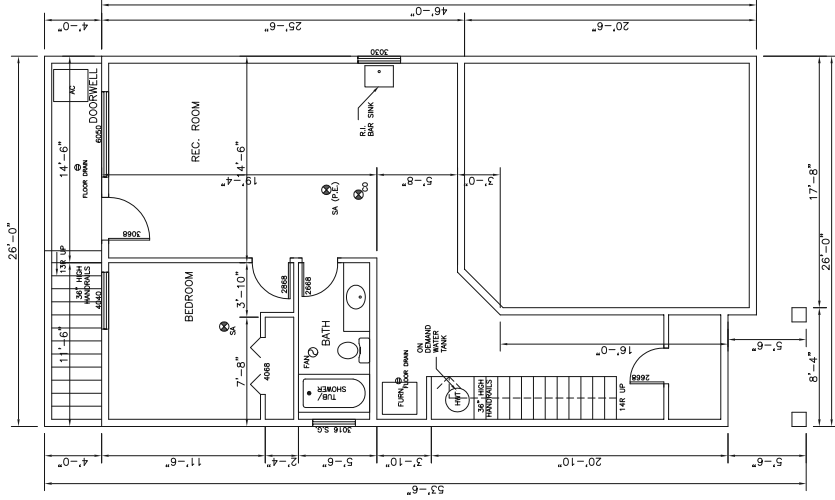
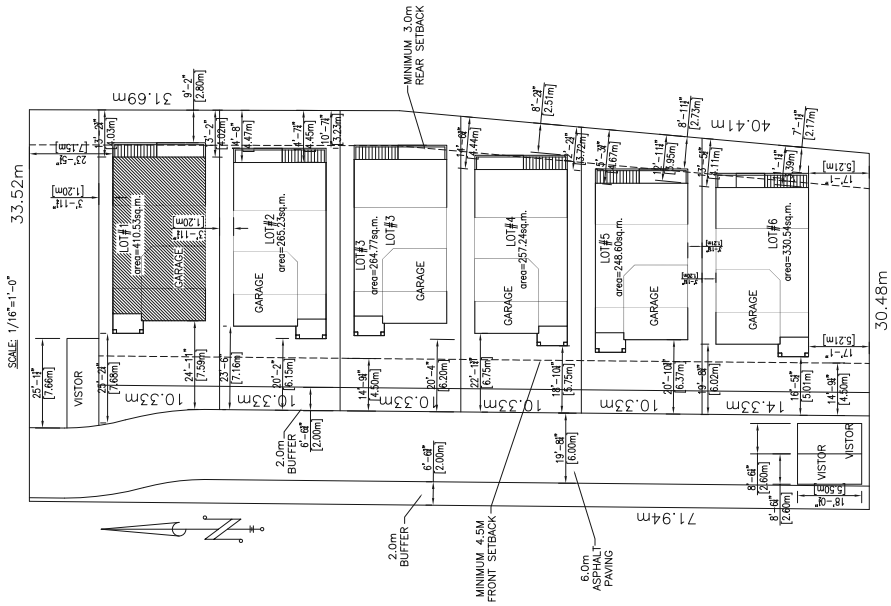
Colin O'Byrne

Attachments:

- A. Building Plans
- B. Landscape Plan
- C. DPA No. 11 Infill Housing Guidelines



SITE PLAN
ADVENT ROAD
SCALE: 1/16"=1'-0"



BASEMENT & FOUNDATION PLAN

SCALE: 1/4"=1'-0"
BASEMENT FLOOR= 804 sq.ft.

THESE PLANS CONFORM TO THE B.C.B.C. 2018 EDITION.
PROJECT INFO.

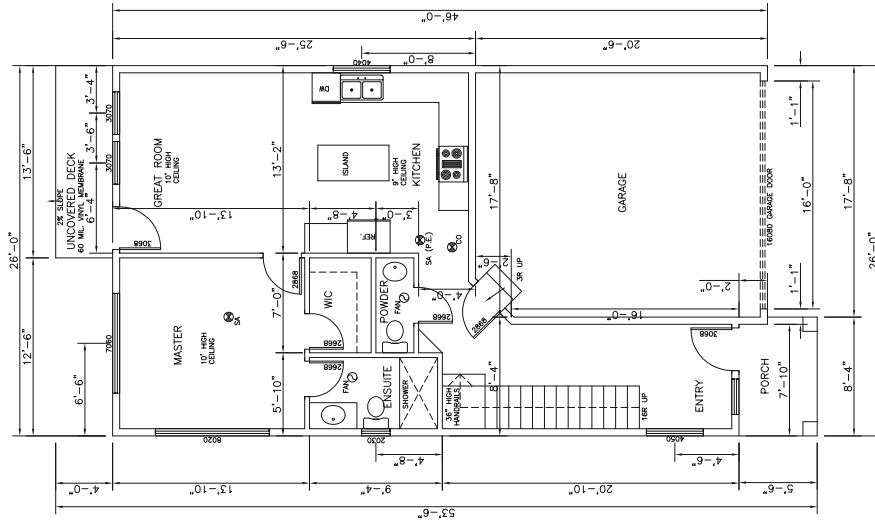
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3	YORK HOME LTD.	

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YORK HOME
DESIGN LTD.

34870 CHAMPAIN CRESCENT
ABBOTSFORD B.C. CANADA
TELEPHONE (604)859-8618
Email: yorkhomedesign@yahoo.ca

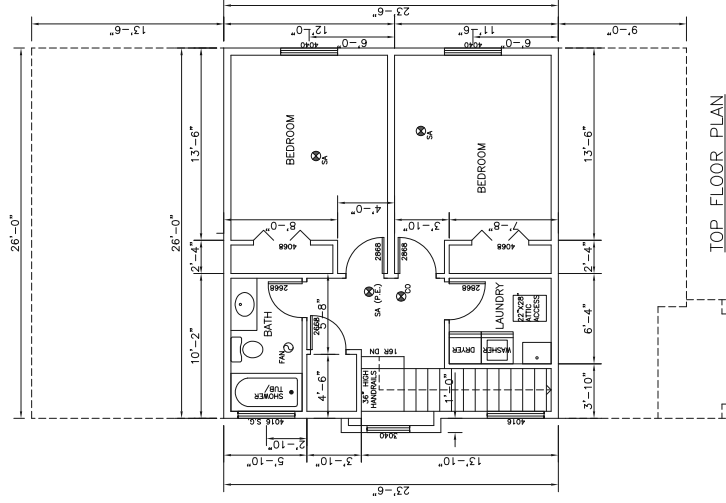
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MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

MAIN FLOOR= 804 sq.ft.
GARAGE FLOOR= 377 sq.ft.
TOTAL AREA= 1181 sq.ft.



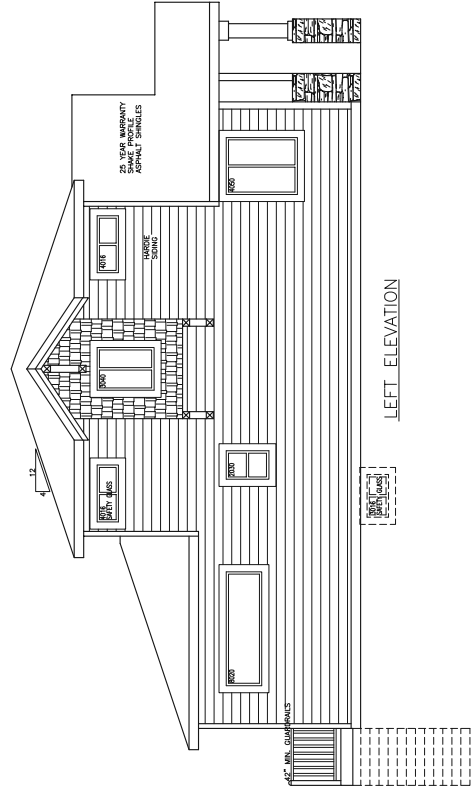
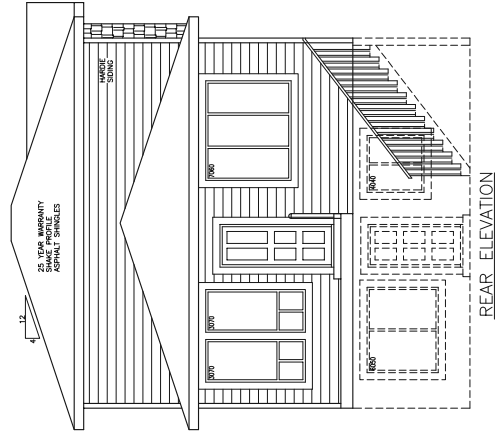
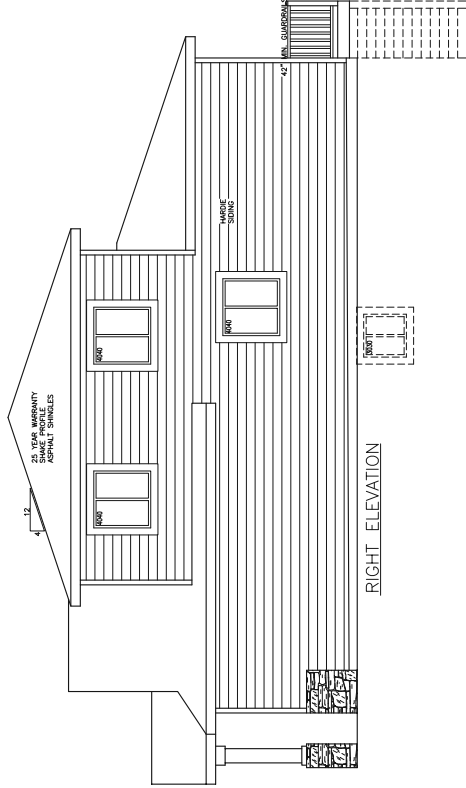
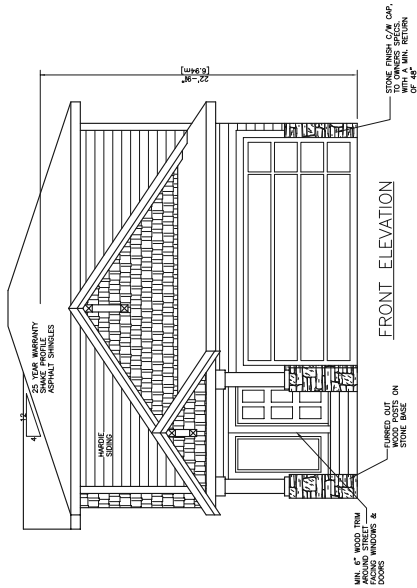
TOP FLOOR PLAN

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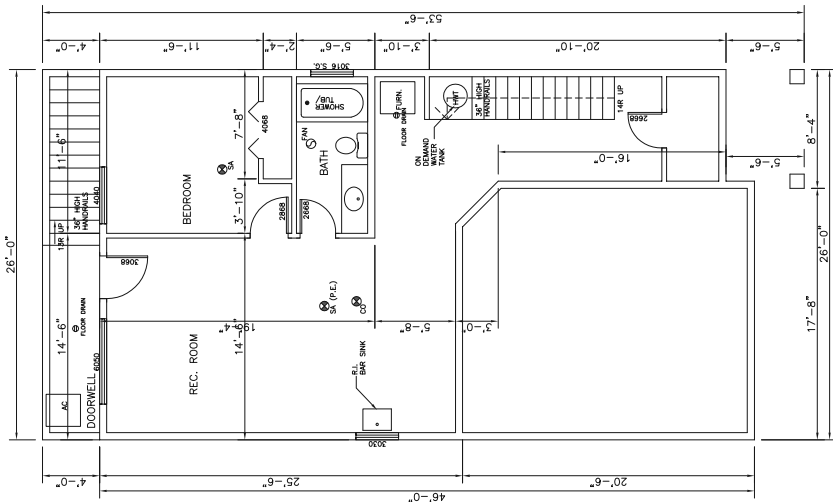
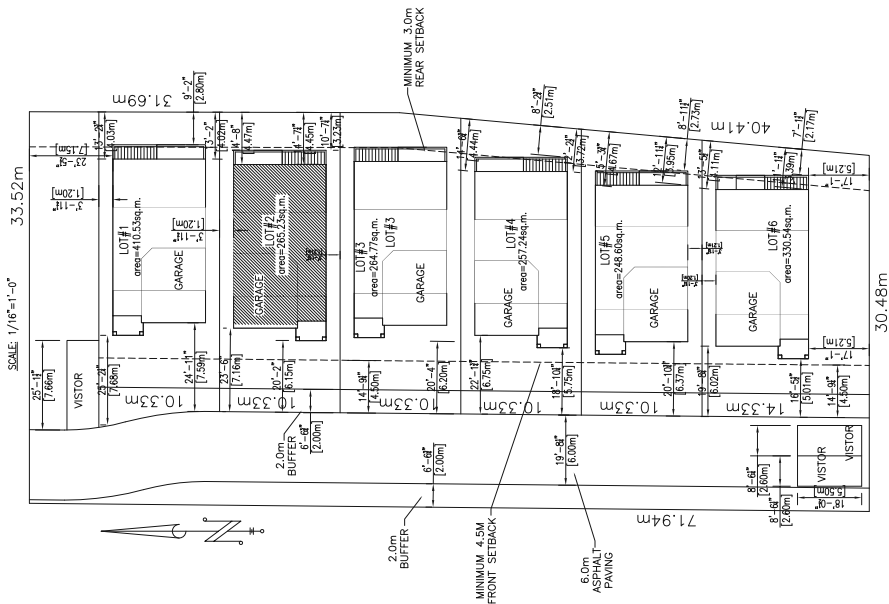
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Email: yorkhomedesign@yahoo.ca							

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THESE PLANS CONFORM TO THE B.C.P. 2018 EDITION			
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ABBOTSFORD B.C. CANADA			
TELEPHONE (604)859-8618			
Email: yorkhomedesign@yahoo.ca			
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SITE PLAN
ADVENT ROAD
SCALE: 1/16"=1'-0"



BASEMENT & FOUNDATION PLAN

SCALE: 1/4"=1'-0"
BASEMENT FLOOR= 804 sq.ft.

THESE PLANS CONFORM TO THE B.C.P. 2018 EDITION.
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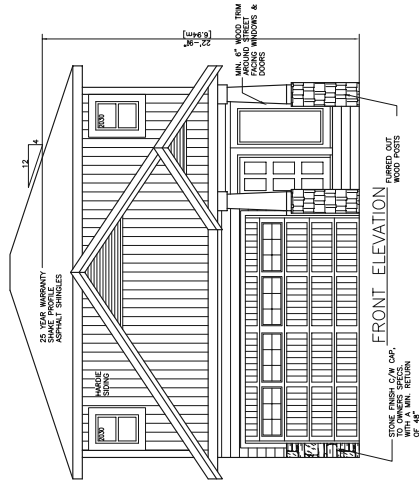
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19/07/2017	1/4"=1'-0"	19072-83
19/07/2017	1/4"=1'-0"	19072-84
19/07/2017	1/4"=1'-0"	19072-85
19/07/2017	1/4"=1'-0"	19072-86
19/07/2017	1/4"=1'-0"	19072-87
19/07/2017	1/4"=1'-0"	19072-88
19/07/2017	1/4"=1'-0"	19072-89
19/07/2017	1/4"=1'-0"	19072-90
19/07/2017	1/4"=1'-0"	19072-91
19/07/2017	1/4"=1'-0"	19072-92
19/07/2017	1/4"=1'-0"	19072-93
19/07/2017	1/4"=1'-0"	19072-94
19/07/2017	1/4"=1'-0"	19072-95
19/07/2017	1/4"=1'-0"	19072-96
19/07/2017	1/4"=1'-0"	19072-97
19/07/2017	1/4"=1'-0"	19072-98
19/07/2017	1/4"=1'-0"	19072-99
19/07/2017	1/4"=1'-0"	19072-100

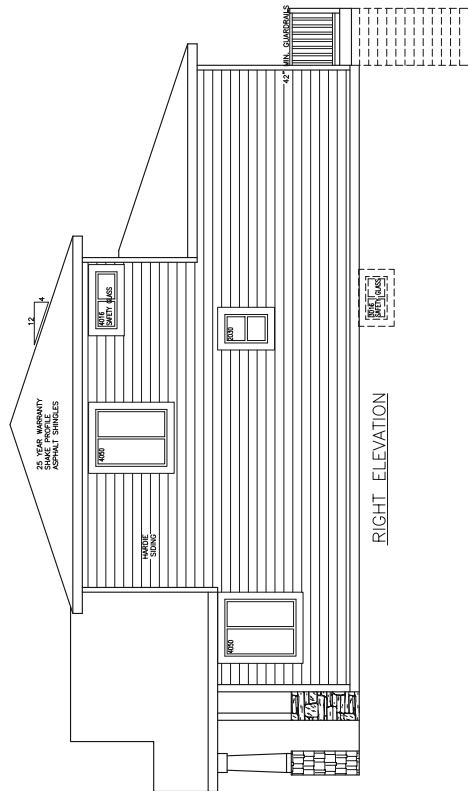
SCALE: 1/4"=1'-0"



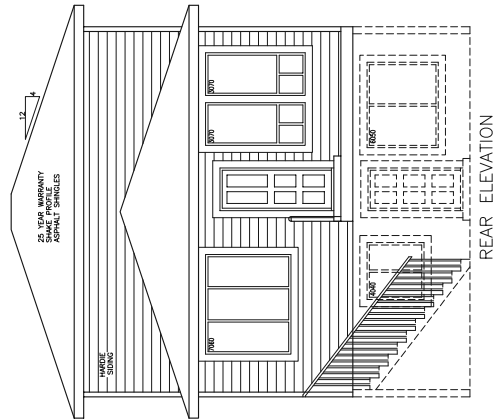
CIVIC ADDRESS: 19072 ADVENT ROAD PITT MEADOWS
STREET NO: 2 OF 3



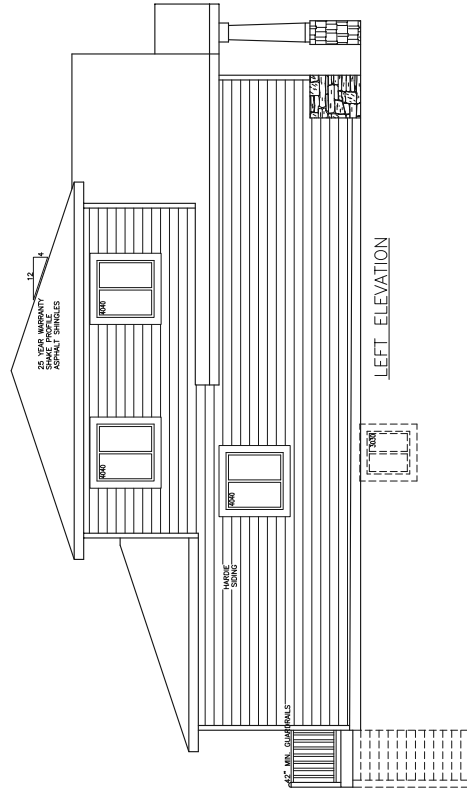
FRONT ELEVATION



RIGHT ELEVATION



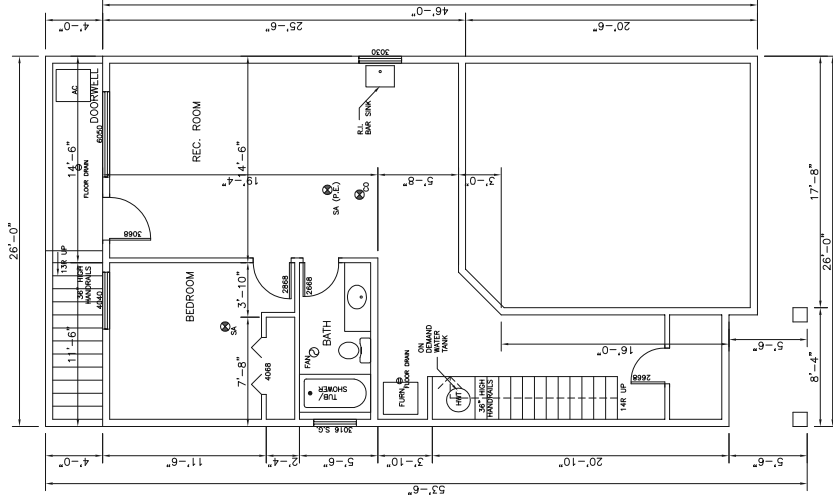
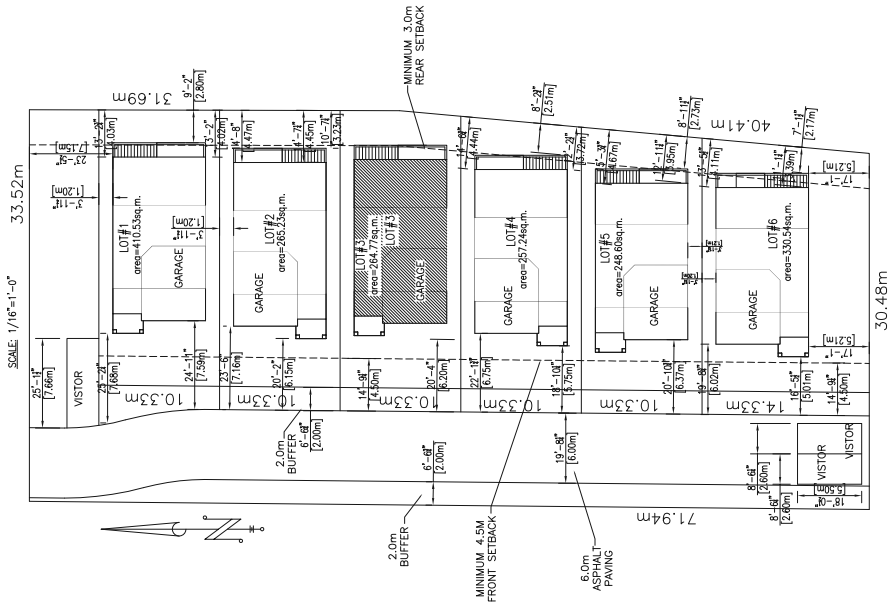
REAR ELEVATION



LEFT ELEVATION

THESE PLANS CONFORM TO THE B.C.B.P. 2018 EDITION.			
PROJECT INFO.			
LOT 2 19072 ADVENT ROAD			
#	CLIENT NAME	PHONE	
1	WIDE PLUM LTD.	604 721 8500	
2			
3			
REVISIONS			
#	DESCRIPTION	DATE	
1			
2			
3			
YORK HOME DESIGN LTD.			
34870 CHAMPAIN CRESCENT			
ABBOTSFORD B.C. CANADA			
TELEPHONE (604)859-8618			
Email: yorkhomedesign@yahoo.ca			
DATE	SCALE	DWG. #	
10/10/2017	1/4" = 1'-0"	1000	
DESIGNED BY	CHECKED BY	DATE	
SKRIVANSKY	MC	10/10/2017	
ONIC ADDRESS:			
19072 ADVENT ROAD PITT MEADOWS			
S OF 3			

SITE PLAN
ADVENT ROAD
SCALE: 1/16"=1'-0"



BASEMENT & FOUNDATION PLAN

SCALE: 1/4"=1'-0"
BASEMENT FLOOR= 804 sq.ft.

THESE PLANS CONFORM TO THE B.C.B.C. 2018 EDITION.

PROJECT INFO.

#	CLIENT NAME	PHONE
1	RECE FIRM LTD.	604 721 9500
2		
3		

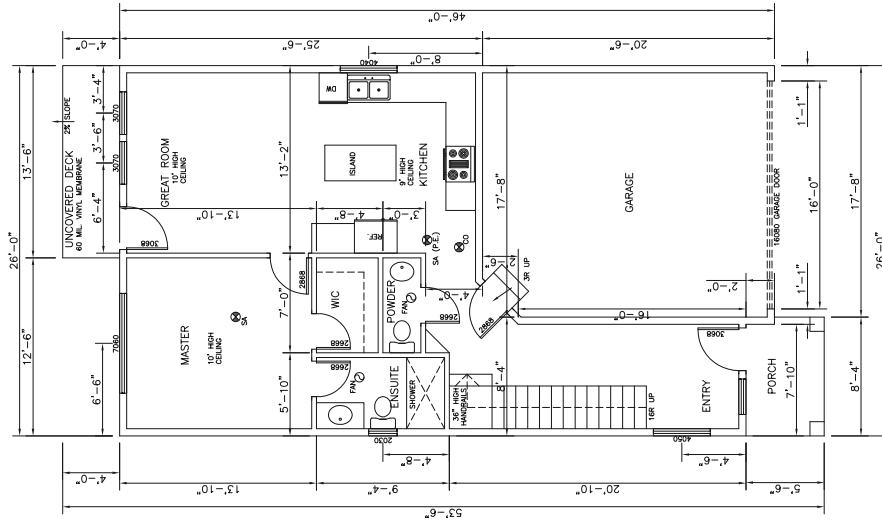
REVISIONS

#	DESCRIPTION	DATE
1		
2		
3		

YORK HOME
DESIGN LTD.

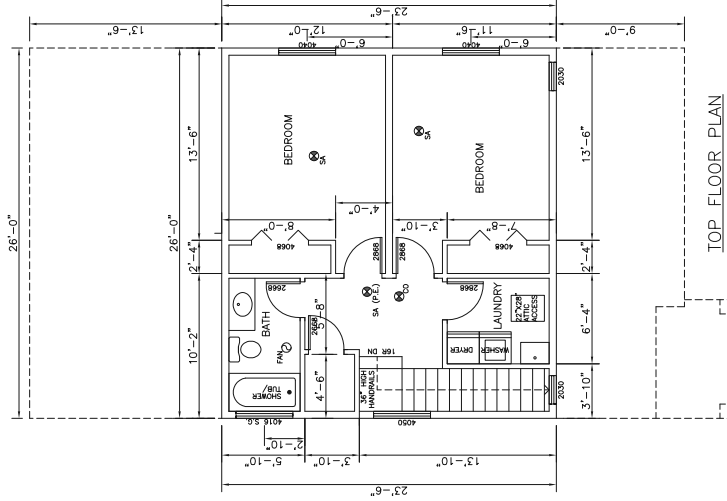
34870 CHAMPAIN CRESCENT
ABBOTSFORD B.C. CANADA
TELEPHONE (604)859-8618
Email: yorkhomedesign@yahoo.ca

DATE	SCALE	DWG. #	DATE	SCALE	DWG. #
19/07/2017	1/4"=1'-0"	1001	19/07/2017	1/4"=1'-0"	1001
19/07/2017	1/4"=1'-0"	1001	19/07/2017	1/4"=1'-0"	1001
19/07/2017	1/4"=1'-0"	1001	19/07/2017	1/4"=1'-0"	1001



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"
MAIN FLOOR= 804 sq.ft.
GARAGE FLOOR= 377 sq.ft.
TOTAL AREA= 1181 sq.ft.



TOP FLOOR PLAN

SCALE: 1/4"=1'-0"
TOP FLOOR= 612 sq.ft.
DECK AREA= 0 sq.ft.

THESE PLANS CONFORM TO THE B.C.P. 2018 EDITION.

PROJECT INFO.

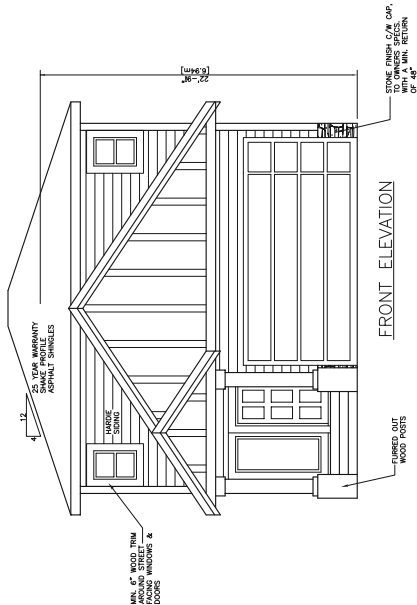
CLIENT NAME	19072 ADVENT ROAD
CLIENT PHONE	604 721 8800
CLIENT ADDRESS	19072 ADVENT ROAD
CLIENT CITY	19072
CLIENT PROVINCE	BC
CLIENT COUNTRY	CANADA

REVISIONS	DATE
1	
2	
3	

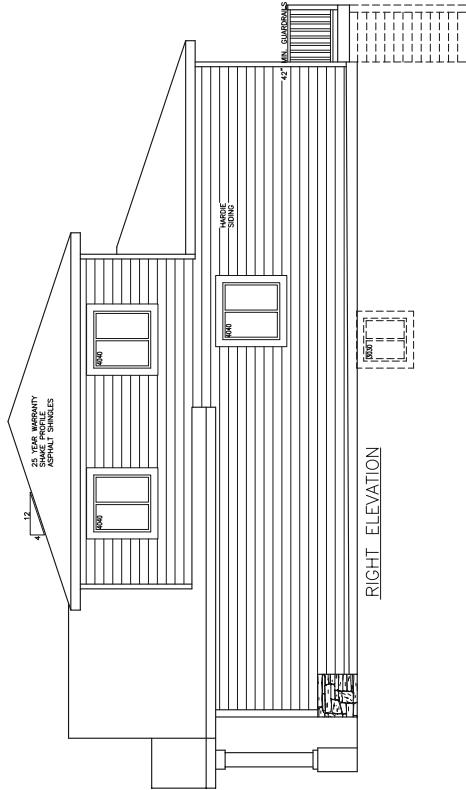
**YORK HOME
DESIGN LTD.**

34870 CHAMPAIN CRESCENT
ABBOTSFORD B.C. CANADA
TELEPHONE (604) 859-8618
Email: yorkhomedesign@yahoo.ca

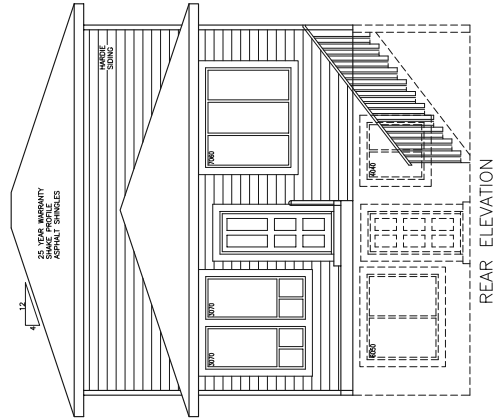
DATE	SCALE	DWG. #
19072	1/4"=1'-0"	19072-01
19072	1/4"=1'-0"	19072-02
19072	1/4"=1'-0"	19072-03
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19072	1/4"=1'-0"	19072-07
19072	1/4"=1'-0"	19072-08
19072	1/4"=1'-0"	19072-09
19072	1/4"=1'-0"	19072-10
19072	1/4"=1'-0"	19072-11
19072	1/4"=1'-0"	19072-12
19072	1/4"=1'-0"	19072-13
19072	1/4"=1'-0"	19072-14
19072	1/4"=1'-0"	19072-15
19072	1/4"=1'-0"	19072-16
19072	1/4"=1'-0"	19072-17
19072	1/4"=1'-0"	19072-18
19072	1/4"=1'-0"	19072-19
19072	1/4"=1'-0"	19072-20
19072	1/4"=1'-0"	19072-21
19072	1/4"=1'-0"	19072-22
19072	1/4"=1'-0"	19072-23
19072	1/4"=1'-0"	19072-24
19072	1/4"=1'-0"	19072-25
19072	1/4"=1'-0"	19072-26
19072	1/4"=1'-0"	19072-27
19072	1/4"=1'-0"	19072-28
19072	1/4"=1'-0"	19072-29
19072	1/4"=1'-0"	19072-30
19072	1/4"=1'-0"	19072-31
19072	1/4"=1'-0"	19072-32
19072	1/4"=1'-0"	19072-33
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19072	1/4"=1'-0"	19072-35
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19072	1/4"=1'-0"	19072-69
19072	1/4"=1'-0"	19072-70
19072	1/4"=1'-0"	19072-71
19072	1/4"=1'-0"	19072-72
19072	1/4"=1'-0"	19072-73
19072	1/4"=1'-0"	19072-74
19072	1/4"=1'-0"	19072-75
19072	1/4"=1'-0"	19072-76
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19072	1/4"=1'-0"	19072-78
19072	1/4"=1'-0"	19072-79
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19072	1/4"=1'-0"	19072-82
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19072	1/4"=1'-0"	19072-92
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19072	1/4"=1'-0"	19072-94
19072	1/4"=1'-0"	19072-95
19072	1/4"=1'-0"	19072-96
19072	1/4"=1'-0"	19072-97
19072	1/4"=1'-0"	19072-98
19072	1/4"=1'-0"	19072-99
19072	1/4"=1'-0"	19072-100



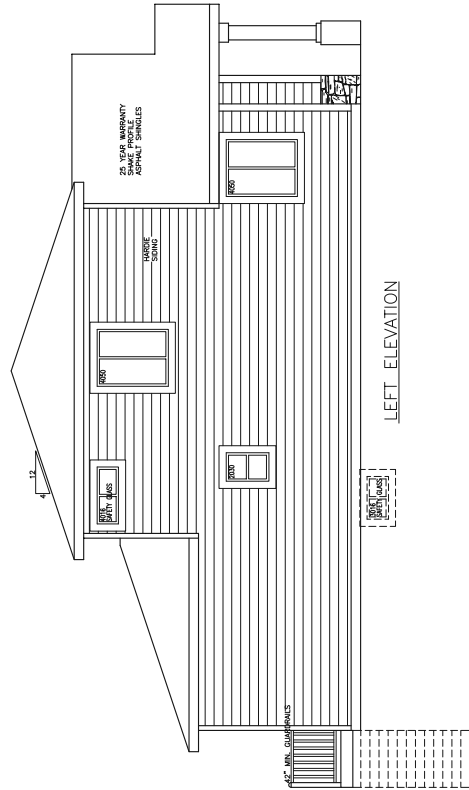
FRONT ELEVATION



RIGHT ELEVATION

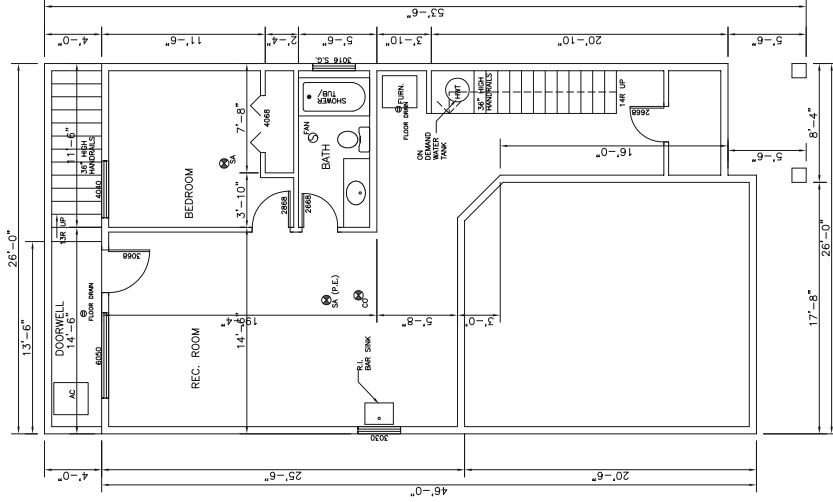
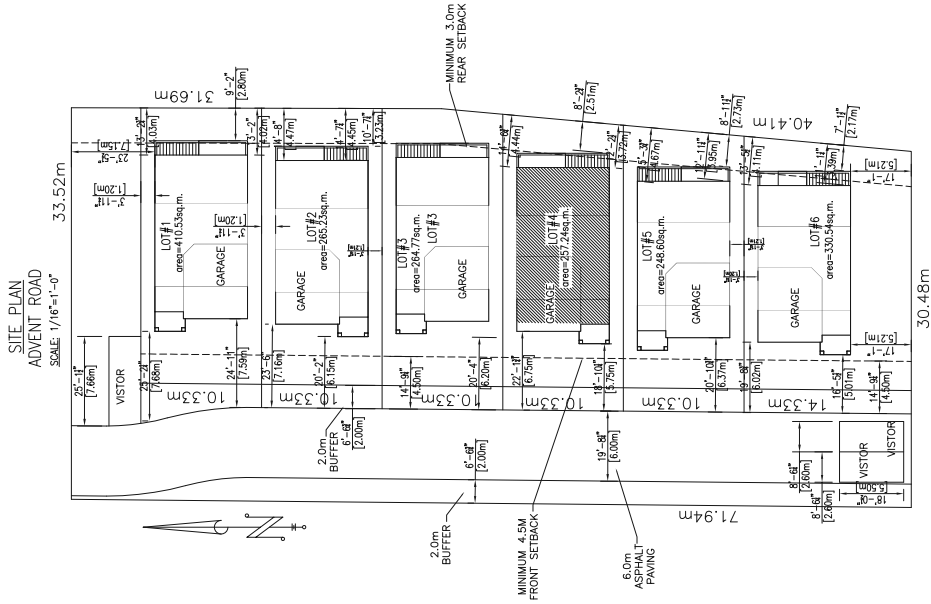


REAR ELEVATION



LEFT ELEVATION

THESE PLANS CONFORM TO THE B.C.P. 2018 EDITION			
PROJECT INFO.			
LOT 3 19072 ADVENT ROAD			
#	CLIENT NAME	PHONE	
1	WIDE PLUM LTD.	604 721 8800	
2			
3			
REVISIONS			
#	DESCRIPTION	DATE	
1			
2			
3			
YORK HOME DESIGN LTD.			
34870 CHAMPLAIN CRESCENT			
ABBOTSFORD B.C. CANADA			
TELEPHONE (604)859-8618			
Email: yorkhomedesign@yahoo.ca			
DATE	SCALE	DWG #	
10/10/2017	1/4" = 1'-0"	1000	
DESIGNED BY	CHECKED BY		
SKRIVANSKY	SKRIVANSKY		
DATE	DATE		
10/10/2017	10/10/2017		
SHEET NO.			
19072 ADVENT ROAD PITT MEADOWS			
3 OF 3			



BASEMENT & FOUNDATION PLAN

SCALE: 1/4"=1'-0"
BASEMENT FLOOR= 804 sq.ft.

THESE PLANS CONFORM TO THE B.C.P. 2018 EDITION.

PROJECT INFO.

#	CLIENT NAME	PHONE
1	WIDE PLAIN LTD.	604 721 8800
2		
3		

#	REVISIONS	DATE
1		
2		
3		

YORK HOME DESIGN LTD.

34870 CHAMPAIN CRESCENT
ABBOTSFORD B.C. CANADA
TELEPHONE (604)859-8618
Email: yorkhomedesign@yahoo.ca

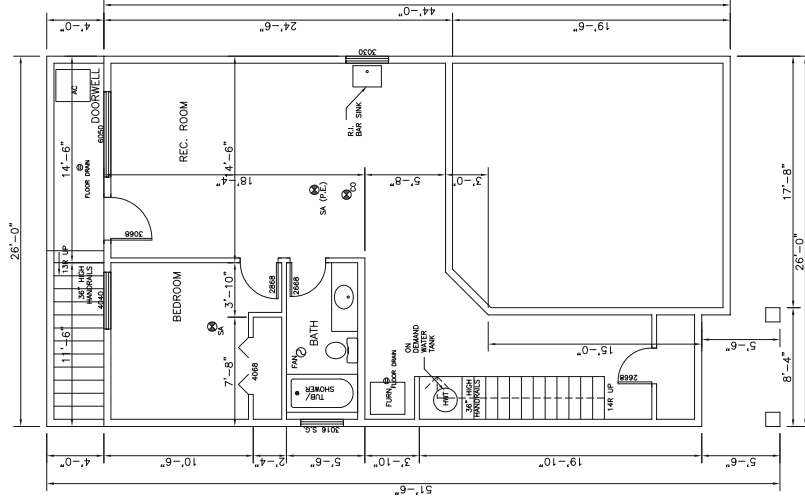
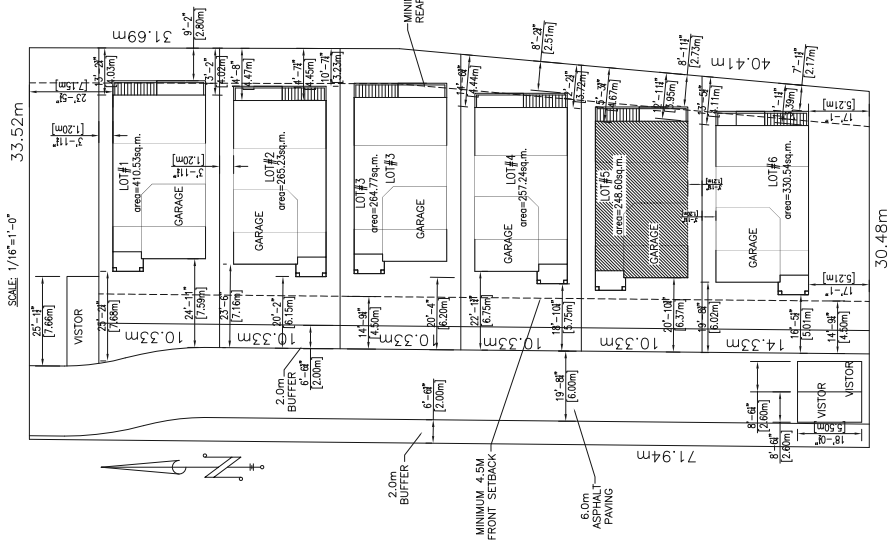
DATE	SCALE	DWG. #.
10/10/2017	1/4"=1'-0"	1001
DESIGNED BY	DRAWN BY	CHECKED BY
MC	MC	MC
CLIENT ADDRESS:	SHEET NO.	SHEET NO.
19072 ADVENT ROAD PITT MEADOWS	1	OF 3

SCALE: 1/4"=1'-0"



CIVIC ADDRESS:	SHEET NO:
----------------	-----------

SITE PLAN
ADVENT ROAD



BASEMENT & FOUNDATION PLAN

SCALE: 1/4"=1'-0"
BASEMENT FLOOR= 752 sq.ft.

THESE PLANS CONFORM TO THE B.C.B.P. 2018 EDITION.
PROJECT INFO.

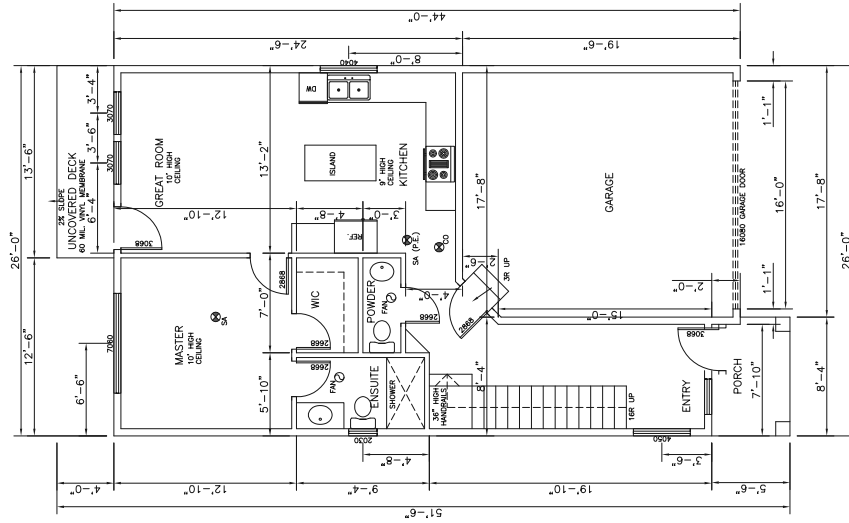
#	CLIENT NAME	PHONE
1	YORK HOME LTD.	604 721 9500
2	YORK HOME LTD.	
3	YORK HOME LTD.	

#	REVISIONS	DATE
1		
2		
3		

**YORK HOME
DESIGN LTD.**

34870 CHAMPAIN CRESCENT
ABBOTSFORD B.C. CANADA
TELEPHONE (604)859-8618
Email: yorkhomedesign@yahoo.ca

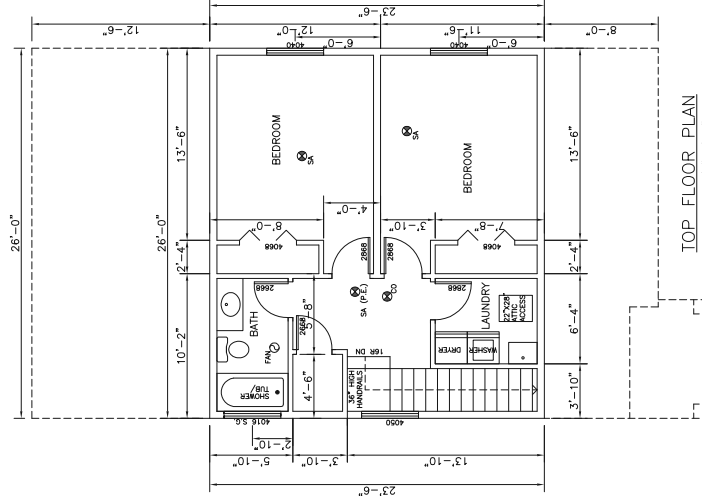
DATE	SCALE	DWG. #
19/07/2017	1/4"=1'-0"	19072-01
19/07/2017	1/4"=1'-0"	19072-02
19/07/2017	1/4"=1'-0"	19072-03
19/07/2017	1/4"=1'-0"	19072-04
19/07/2017	1/4"=1'-0"	19072-05
19/07/2017	1/4"=1'-0"	19072-06
19/07/2017	1/4"=1'-0"	19072-07
19/07/2017	1/4"=1'-0"	19072-08
19/07/2017	1/4"=1'-0"	19072-09
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19/07/2017	1/4"=1'-0"	19072-11
19/07/2017	1/4"=1'-0"	19072-12
19/07/2017	1/4"=1'-0"	19072-13
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19/07/2017	1/4"=1'-0"	19072-22
19/07/2017	1/4"=1'-0"	19072-23
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19/07/2017	1/4"=1'-0"	19072-28
19/07/2017	1/4"=1'-0"	19072-29
19/07/2017	1/4"=1'-0"	19072-30
19/07/2017	1/4"=1'-0"	19072-31
19/07/2017	1/4"=1'-0"	19072-32
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19/07/2017	1/4"=1'-0"	19072-36
19/07/2017	1/4"=1'-0"	19072-37
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19/07/2017	1/4"=1'-0"	19072-39
19/07/2017	1/4"=1'-0"	19072-40
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19/07/2017	1/4"=1'-0"	19072-54
19/07/2017	1/4"=1'-0"	19072-55
19/07/2017	1/4"=1'-0"	19072-56
19/07/2017	1/4"=1'-0"	19072-57
19/07/2017	1/4"=1'-0"	19072-58
19/07/2017	1/4"=1'-0"	19072-59
19/07/2017	1/4"=1'-0"	19072-60
19/07/2017	1/4"=1'-0"	19072-61
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19/07/2017	1/4"=1'-0"	19072-66
19/07/2017	1/4"=1'-0"	19072-67
19/07/2017	1/4"=1'-0"	19072-68
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19/07/2017	1/4"=1'-0"	19072-72
19/07/2017	1/4"=1'-0"	19072-73
19/07/2017	1/4"=1'-0"	19072-74
19/07/2017	1/4"=1'-0"	19072-75
19/07/2017	1/4"=1'-0"	19072-76
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19/07/2017	1/4"=1'-0"	19072-78
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19/07/2017	1/4"=1'-0"	19072-80
19/07/2017	1/4"=1'-0"	19072-81
19/07/2017	1/4"=1'-0"	19072-82
19/07/2017	1/4"=1'-0"	19072-83
19/07/2017	1/4"=1'-0"	19072-84
19/07/2017	1/4"=1'-0"	19072-85
19/07/2017	1/4"=1'-0"	19072-86
19/07/2017	1/4"=1'-0"	19072-87
19/07/2017	1/4"=1'-0"	19072-88
19/07/2017	1/4"=1'-0"	19072-89
19/07/2017	1/4"=1'-0"	19072-90
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19/07/2017	1/4"=1'-0"	19072-92
19/07/2017	1/4"=1'-0"	19072-93
19/07/2017	1/4"=1'-0"	19072-94
19/07/2017	1/4"=1'-0"	19072-95
19/07/2017	1/4"=1'-0"	19072-96
19/07/2017	1/4"=1'-0"	19072-97
19/07/2017	1/4"=1'-0"	19072-98
19/07/2017	1/4"=1'-0"	19072-99
19/07/2017	1/4"=1'-0"	19072-100



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

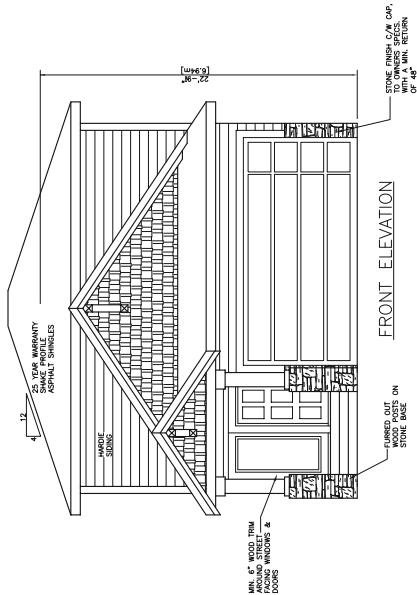
MAIN FLOOR= 770 sq.ft.
GARAGE FLOOR= 359 sq.ft.
TOTAL AREA= 1129 sq.ft.



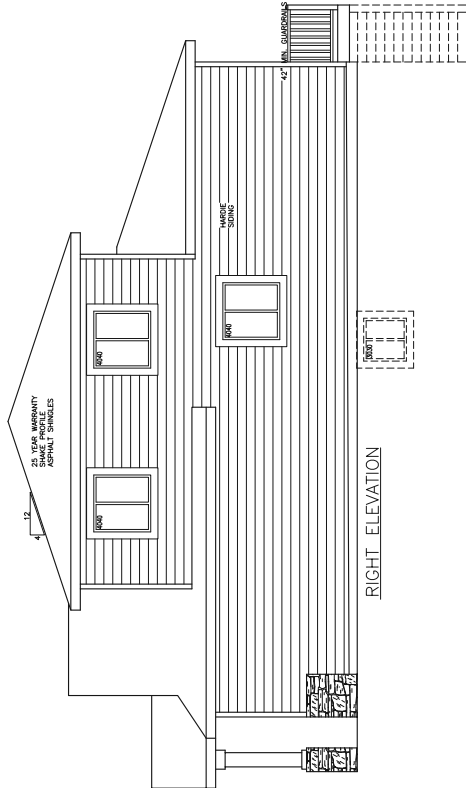
TOP FLOOR PLAN

SCALE: 1/4"=1'-0"
TOP FLOOR= 612 sq.ft.
DECK AREA= 0 sq.ft.

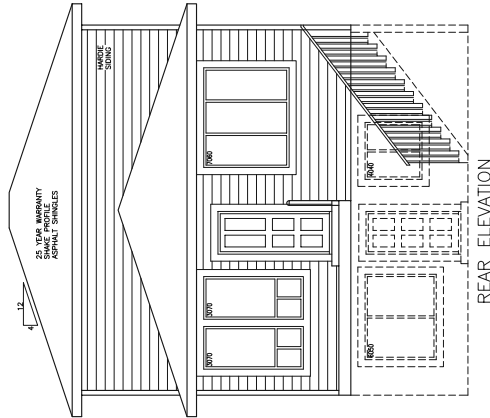
THESE PLANS CONFORM TO THE CBCR 2018 EDITION.	
PROJECT INFO.	
#	CLIENT NAME
1	ROSE FLM LTD.
2	
3	
4	
REVISIONS	
#	DESCRIPTION
1	
2	
3	
4	
YORK HOME DESIGN LTD. 3470 CHAMBERLAIN CRESCENT ABBOTSFORD B.C. CANADA TELEPHONE (604)859-8618 Email: yorhome.design@yahoo.ca	
DATE	SCALE
2022	1/4" = 1'-0"
LIT NO.	SERIAL NO.
CRC DRAWN BY:	DRAWN BY:
CHECKED BY:	CHECKED BY:
DATE:	DATE:
SHEET NO:	SHEET NOS:
	2 OF 3
19072 ADVENT ROAD PITT MEADOWS	



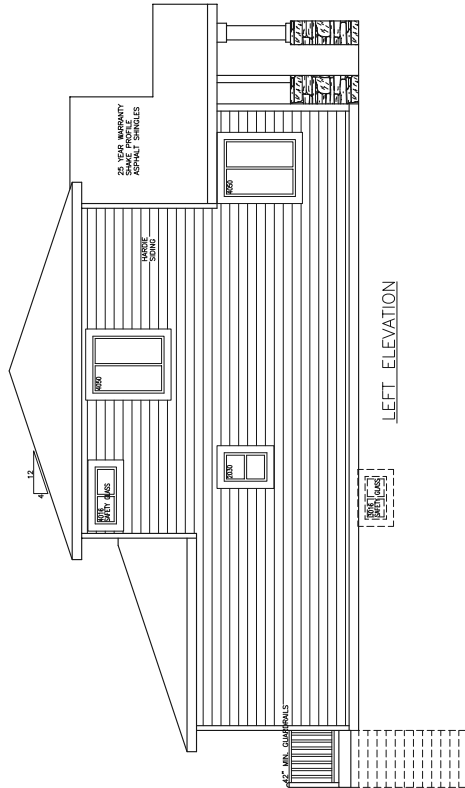
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

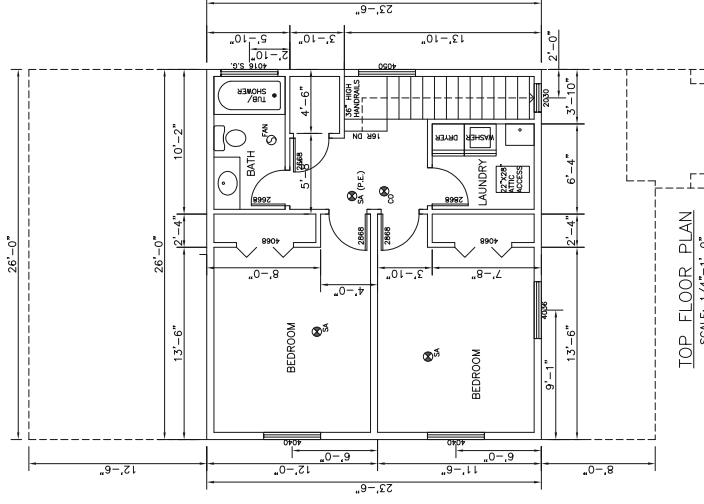


LEFT ELEVATION

THESE PLANS CONFORM TO THE BCRP 2018 EDITION			
PROJECT INFO.			
LOT 5 19072 ADVENT ROAD			
#	CLIENT NAME	PHONE	
1	WEEK 1000	604 721 8800	
2			
3			
REVISIONS			
#	DESCRIPTION	DATE	
1			
2			
3			
YORK HOME DESIGN LTD.			
34870 CHAMPLAIN CRESCENT			
ABBOTSFORD B.C. CANADA			
TELEPHONE (604)859-8618			
Email: yorkhomedesign@yahoo.ca			
DATE	SCALE	DWG #	
10/10/2020	1/4" = 1'-0"	1000	
DESIGNED BY	CHECKED BY		
10/10/2020	10/10/2020		
ORIG. ADDRESS:			
19072 ADVENT ROAD PITT MEADOWS			
			SHEET NO. 3 OF 3

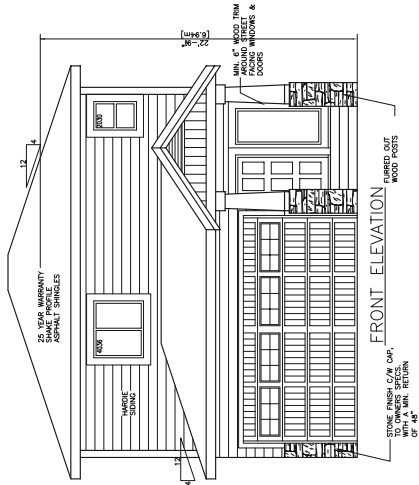
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MAIN FLOOR= 769 sq.ft.
GARAGE FLOOR= 359 sq.ft.
TOTAL AREA= 1128 sq.ft.

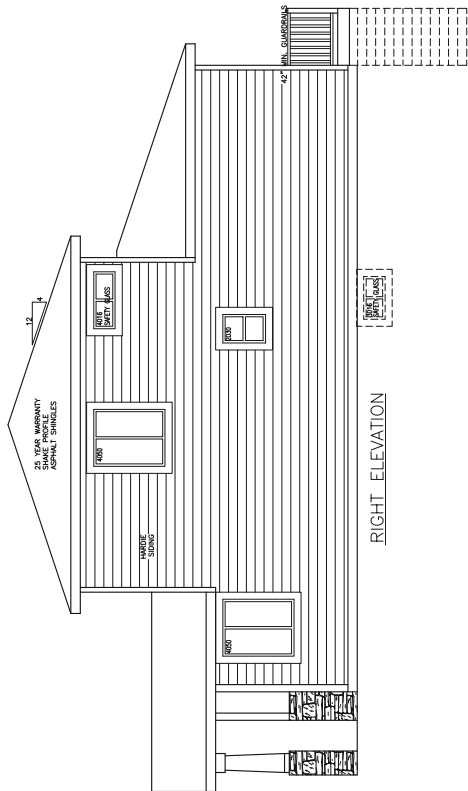


SCALE: 1/4"=1'-0"

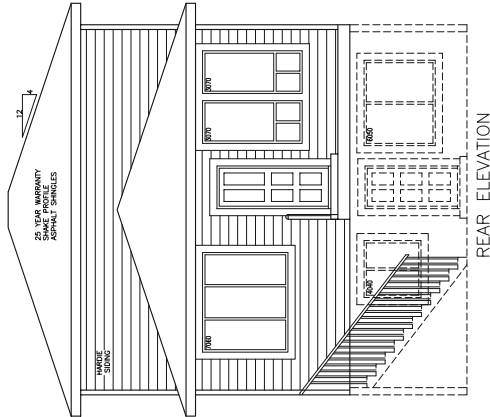
19072 ADVENT ROAD PITT MEADOWS 2 OF 3



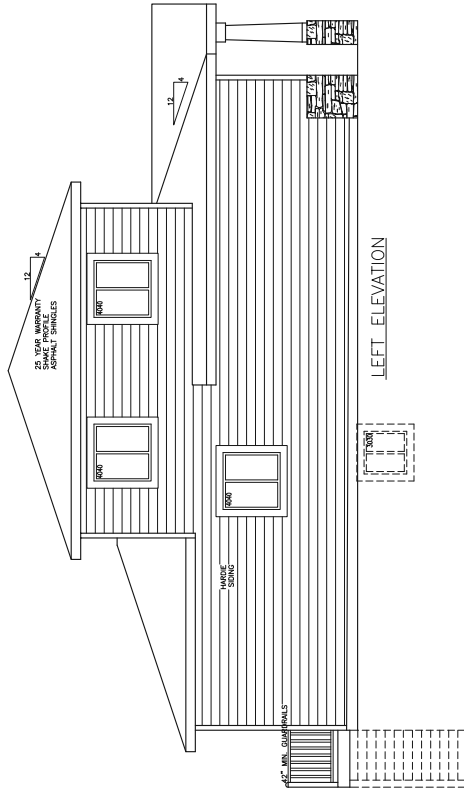
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

THESE PLANS CONFORM TO THE B.C.B.P. 2018 EDITION.		
PROJECT INFO.		
LOT 6 19072 ADVENT ROAD		
#	CLIENT NAME	
1	WIDE FARM LTD.	
2	PHONE	
3	604 721 8500	
REVISIONS		
#	DESCRIPTION	
1	DATE	
2		
3		
YORK HOME DESIGN LTD.		
34870 CHAMPAIGN CRESCENT		
ABBOTSFORD B.C. CANADA		
TELEPHONE (604)859-8618		
Email: yorkhomedesign@yahoo.ca		
DATE	SCALE	DWG. #
10/10/2017	1/4" = 1'-0"	1000
DESIGNED BY	CHECKED BY	
YORK HOME	YORK HOME	
DATE	SCALE	DWG. #
10/10/2017	1/4" = 1'-0"	1000
DESIGNED BY	CHECKED BY	
YORK HOME	YORK HOME	
ORIG. ADDRESS: 19072 ADVENT ROAD PITT MEADOWS		
SHEET NO. 3 OF 3		

CITY OF PITT MEADOWS OFFICIAL COMMUNITY PLAN



11. DEVELOPMENT PERMIT AREA NO. 11 - INFILL HOUSING

The area shown on Schedule 12A is designated as Development Permit Area No. 11 under Sections 919.1 of the Local Government Act for the establishment of objectives and the provision of guidelines for the form and character of Intensive Residential Development.

For the purposes of this Development Permit Area, Infill Housing shall be defined as single-family development within existing residential neighbourhoods that increase the density of that neighbourhood, including infill single-family lots, panhandle lots, duplexes and garden suites.

Objectives

The objectives of this development permit area are:

- To create opportunities for higher density single family housing within existing residential neighbourhoods including small lot infill, panhandle lots, duplexes and garden suites;
- To ensure that infill housing is compatible with existing residential areas in building massing, style, character, open space and streetscape.

General Requirements

All development applications must include a comprehensive development design package and a statement of intent that demonstrates how the proposed development meets the requirements outlined in the Development Permit Guidelines. The design package should include the standard Development Application drawings required by the City and a landscape plan.

Guidelines

Development Permits issued for this development permit area shall be in accordance with the following guidelines.

General Siting and Housing Design

- The siting and design of infill developments should take into consideration the privacy of neighbouring properties and their sunlight exposure;
- The design of infill development on corner lots should address the dual frontage by giving equal architectural treatment to both elevations. These elevations are required to have additional detailing such as bay windows, projections, ornamentations and roof treatments;



Massing and Proportion

Massing and building proportion of established housing should be reflected in the new development. When similar massing is not possible to achieve, the building façade should be broken into smaller elements creating an illusion of a smaller building in scale with its neighbours. In particular, narrow lot houses tend to be tall and thin with a vertical massing and proportion as opposed to the existing neighbours which, in many cases, are bungalows with shallow set basements and having a horizontal or square proportion. Using features with horizontal elements, stepping back the second floor from the front façade and incorporating details such as bay windows, dormers, and porches and the use of other similar details, can reduce the visual contrast between the new development and its neighbours. Sometimes, it may be necessary to reduce the proposed floor area of a small lot in order to achieve a building mass more appropriate for its setting.

Driveways and Garages

- Driveways on corner lots should be located as far as possible from the intersection;
- Long concrete driveways and garages should not dominate the view from the public street. Shared driveway access is encouraged where possible;
- The garage door and its immediate surround should be visually interesting. Detailing such as recessing the doorway to create deep shadows, providing plant recesses flanking the door or setting the garage façade back from the rest of the house will lessen its impact. Under an appropriate set of circumstances, a detached garage could be used as an element of design in resolving issues of privacy and site planning. The garage could be placed in the rear yard to help define social spaces;



Recessed Garage Doors

- Stand alone garages should be designed in the same style as the principal building including roof slopes, building materials and colours



- Driveways and parking spaces should form an integral part of the landscaping. For example, a low hedge or a shrub bed between the neighbouring property and the driveway or parking space or a vine or covered trellis may define the boundary between the parking space and site yard access to the rear;
- A fully enclosed garage must be designed to complement the character of the parent house;
- Garage doors should be designed to minimize the visual impact to the street through careful detailing and sensitive design;
- Garage entrances should:
 - ◇ Not occupy more than 50% of the width of the total building front;
 - ◇ Be limited to a total of two single-garage entrances facing a street;
 - ◇ Be recessed a minimum 2.0 metres from the front facade of a building;
 - ◇ Not protrude beyond the front entrance of a unit.

Entrances

Entrances should be apparent and clearly visible from the street. Stairs and walkways to an entrance should incorporate hard and soft landscaping such as planters, walkway lighting, low hedges, sidewalls, and intermediate landings.

Exterior Treatment

- Large expanses of uniform materials and monotonous front facades are not permitted. New buildings should:
 - ◇ Use two or three cladding materials, architectural detailing and / or accent colours to break up large flat surfaces and monotonous facades;
 - ◇ Avoid using stucco as predominant material. Where stucco is used, it should be visually broken into smaller elements by an articulated façade. Stucco colour should be muted rather than temporarily bright whites that do tend to stain and discolour quickly;
 - ◇ If front porches are incorporated into the design of a house, the area under the front porches shall be concealed with wood, lattice, stone or other complimentary material;
 - ◇ Entry features and front doors to the units should be the dominant elements facing the street. The pedestrian entrance should be directly accessed and clearly visible from the street



- ◇ Residential dwellings should have entry, window or roofline design that emphasis the house more than garage;
- ◇ The side and rear elevations should incorporate architectural detailing similar in style and feel as the front elevation. The rear elevation should be broken up into two or more vertical planes;
- ◇ Corner lot houses should have both exposed facades treated equally as well as any other side walls exposed to streets.

Roofs

- Roofs can provide character, visual interest and variety to the appearance of a neighbourhood. New buildings should:
 - ◇ Avoid large unbroken sloped roof areas facing the street by providing an articulated roof and introducing secondary roof elements such as dormers;
 - ◇ Gable ends should incorporate architectural detailing and/or should be clad in a material, such as wood or hardiplank board and batten or shingles that differs from the predominant cladding material on the house;
 - ◇ Incorporation of character elements such as dormers, eaves brackets and secondary roof elements over bay windows, porches, etc. are encouraged to reduce the impact of large roof areas and to provide a sense of scale to the house;
 - ◇ Pitched roofs are encourages.

Windows

- A more articulated and visually pleasing façade can be created by skillful treatment of windows. New developments should:
 - ◇ Use projecting windows (i.e. bay windows) or recessed windows to create an articulated façade;
 - ◇ Establish a sense of depth to flush mounted windows on the front of the house by providing trim pieces such as 2x6s;
 - ◇ Window placement should respect the privacy of adjacent properties.

Storage

- Consideration for storage of bicycles, garden tools, mowers, etc. should be given. Storage sheds should be an integral part of the design.



Landscaping

- New infill developments should retain mature trees where possible. Any mature tree that is removed to accommodate a new house should be replaced;
- In the front yard, new developments should provide soft landscaping to delineate the public from private space;
- Within the front yards, natural hedge landscaping between houses should be used instead of standard fencing;
- Direct connections between indoor living spaces and usable outdoor landscaped spaces are encouraged;
- Define and screen outdoor spaces through the use of landscaping: plantings, architectural elements such as trellises, low fencing or planters; and changes in grade or elevation;

Rainwater Retention

- Natural filtration of rainwater into the site is encouraged
- All uncovered parking areas should be constructed of permeable materials;
- To facilitate the natural filtration of rainwater into the ground, install water retention components by discharging rainwater runoff from roof areas and hard surfaces into rain gardens, rainwater collection systems, bioswales or rock pits;
- For hard surface areas (other than roofs) where discharge to infiltration facilities is not practical, permeable paving materials that allow rainwater to filter into the ground should be used.

Grading

- The lot should be graded to meet elevations of adjacent existing lots. A smooth transition from lot to lot is important. Excess soil from excavations must be trucked off site at lot owner's expense;
- Engineering approval of a site grading plan incorporating all of the lots in the development is required prior to the issuance of a building permit.



Waste & Recycling

- There should be waste and recycling bins provided for each unit;
- Bins should be screened and secured within an enclosed structure that is set back a minimum of 1.5 metres (5.0 feet) from the rear property line;
- Waste and recycling bins integrated into the garden suite with no interior access may be excluded from Gross Floor Area calculations to a maximum of 4.6 square metres (50 square feet).

Crime Prevention Through Environmental design (CEPTED)

The application of CEPTED principles for the building design, lighting, landscaping and other elements are encouraged.

Garden Suites

The following guidelines for garden suites will be considered together with other guidelines for this Development Permit Area:

Form and Character

- Garden suites can be in the form of a stand-alone accessory building or a dwelling unit located above the garage;
- The height of a garden suite shall not exceed the height of the principal building;
- If the dwelling unit is located above the garage, accessory stairs shall be the interior of the building;
- The form and character of garden suites should respect the scale and built form of neighbouring properties;
- Garden suite elevations should be articulated to create depth and architectural interest;
- Design and locate windows to maximize light penetration into the garden suite interior while mitigating overlooking into other dwelling units;
- Balconies and decks should be screened and located to provide privacy for both the garden and to minimize overlook on to adjacent units or properties.



Siting

- A garden suite will be located at the back of the property;
- Garden suites shall be placed on the property in a way that maximizes the amount of open space on the property;
- The siting should respect prominent existing trees and landscape features;
- The privacy of adjacent neighbours should be respected by minimizing overlook and shadowing impacts;
- Garden suites at the rear of corner lots should front the flanking street;
- The amount of shadow cast on to private open space of adjacent properties should be minimized.

Exterior Finishes

- The exterior design of a garden suite including materials, colours and window styles should complement those of the principal house.



Primary house and Complementary Garden Suite
Source: www.hoodsurf.com

Outdoor Spaces

- The placement of garden suites should maximize usable and private outdoor space associated with both the garden suite and principal building;
- Garden suites should be no wider than 70% of the linear distance constituting the rear lot line.



- Private outdoor spaces with direct connection to habitable space should be provided for each unit;



Garden Suite with Connection to Outdoor Space
Source: www.smallworks.ca

Landscaping

- Exterior side yards on corner lots should be designed and treated as the front yard to the garden suites using high-quality soft and hard surface treatments. Screening and landscaping between the street and the outdoor space should be incorporated to define the transition between public and private spaces;

Driveways

- Car access to the garden suite must be on the owner's property or via an easement;
- Vehicle access is limited to only one driveway access per site if it does not back onto the lane or other street;
- Vehicle access is limited to only one driveway access per lot frontage;
- Driveways shall be made of permeable materials or wheel strips. Large concrete areas are not permitted.

Unit Identity

- Garden suites must have an individual address or a unit identity number clearly visible from the street and illuminated at night;
- The primary entrance should be accessible directly from the street;

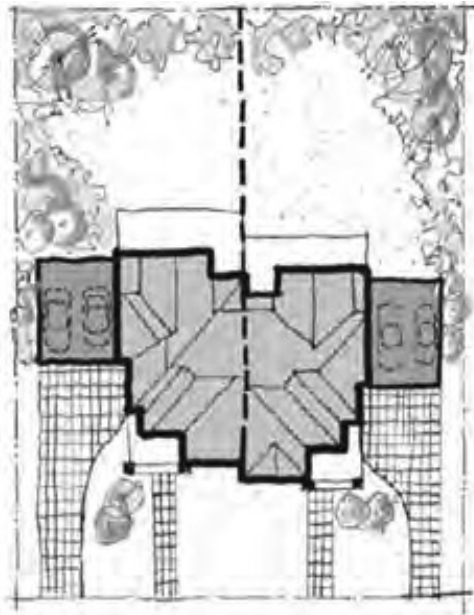


- At least one unobstructed pathway, a minimum of 1.5 metres wide between the front street and the Detached Garden Suite is required. This 1.5 metre wide unobstructed pathway must be levelled, graded and finished with a suitable permeable surface and be clear of any cornices, sills, pilasters, hutches, eaves, nooks, bay windows and/or architectural features cantilevering beyond the building face. It must be illuminated at night.

Duplexes

The following guidelines will be considered together with other guidelines for this Development Permit Area:

- On corner lots, each unit should be oriented towards the fronting street;
- Each unit must be provided with adequate private outdoor space;
- Two-storey duplex units must be constructed so that the main living area is ground oriented;
- Side-by-side duplex developments, particularly on mid-block lots, are encouraged to break up the massing by off setting the units and by articulating the front elevations to create visual interest;

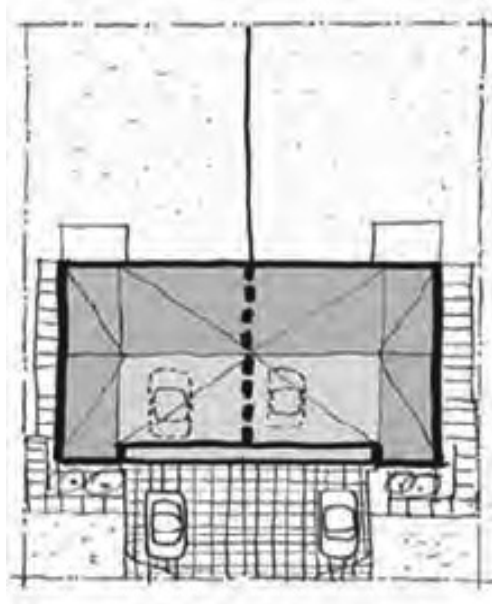


Street

Preferred Duplex Design

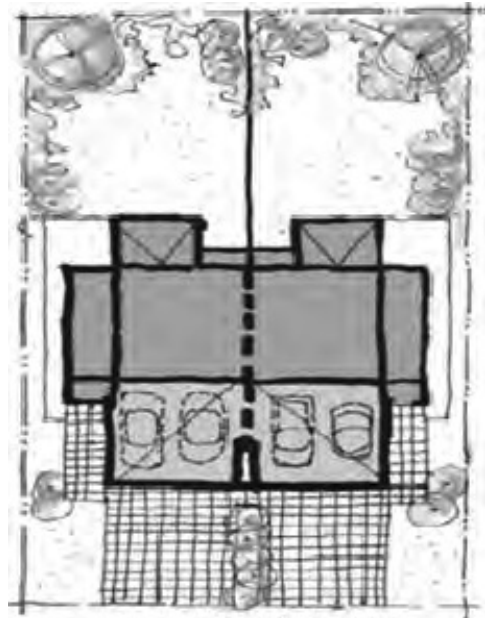


- Roof structures that span both units in a singular, monolithic roof form are discouraged. The roof design should vary between the units to emphasize unit individuality and to moderate the scale of the roof structure;



Street

Discouraged
Duplex
Design



Street



- In predominantly single family neighbourhoods, duplex developments should:
 - ◊ Adhere closely to the established scale of the street and take the form of separate units rather than a single large structure;
 - ◊ Create visual interest by providing variations in height and massing;
 - ◊ Respect the scale and height of adjacent houses and other houses in the nearby vicinity through sensitive design;
 - ◊ Minimize the impact of its larger scale when located adjacent to lower density residential areas by designing lower massing towards shared property lines.
- On lots with frontages on two parallel streets, a front to back duplex configuration is encouraged with entrances to the units from each street;
- Where appropriate, garages should be accessed from rear lanes or flank-ing streets and are encouraged to be located to the rear of the property, or be placed to the side of the units;
- Proposed duplexes with more than a total of two single-garage entrances facing the street will be considered if the garages are divided so that no more than two single-car garage entrances are located next to each other.



Examples of **preferred** duplex designs



Examples of **discouraged** duplex designs

Panhandle Lots

The following guidelines will be considered together with other guidelines for this Development Permit Area:

- When the panhandle is used for access and the abutting property owner requests a visual buffer, that buffer shall consist of the following:
 - ◇ A minimum of five foot high sight-obscuring fence or wall; or
 - ◇ landscaping will be 1.5 m (5 ft.) high and 75% sight-obscuring within five years;
- The required parking spaces shall not be located in the panhandle portion of the driveways.



DEVELOPMENT PERMIT AREA EXEMPTIONS

A development permit shall not be required for:

- Construction undertaken within the exterior walls of a principal building or structure.
- Renovations to the exterior of a building including repainting or refinishing of a building, roof repair, repair or replacement of windows and doors provided that their location is not altered;
- Site improvements such as addition of landscaping, walkways, bikeways, and permeable paving;
- Construction or addition of not more than one building or structure with a floor area less than 10m² that is not visible from any road, public recreation area or path. (Bylaw No. 2432, 2009)