



City of Pitt Meadows
12007 Harris Road
Pitt Meadows, BC V3Y 2B5
Canada
RE: Resubmission of Meadowtown Expansion DPMA Drawings

Dear City of Pitt Meadows Council & Staff:

I am writing to inform you that we have resubmitted our DPMA drawings in response to the concerns raised by the City of Pitt Meadows Council at the November 7th Council meeting regarding the proposed expansion at Meadowtown Shopping Center. We have considered the request for enhanced landscape screening and the concern of light pollution on the second story with our new application.

To address the landscape concerns, we have included an additional evergreen Magnolia Grandiflora 'Saint Mary' tree to enhance screening on the northwest side of the site. In addition, we have provided a wooden fence abutting the property of 12060 Chestnut Crescent which Council and City Staff identified as the biggest area of concern as all other neighboring properties already have solid fencing in place. Apart from this, we believe the reasoning outlined in the "*Meadowtown – Neighbor Screening Memo*" and "*Meadowtown Renderings from Neighbor PDF*" produced by the Landscape Architect (Gauthier & Associates) should give City of Pitt Meadows Council and Staff confidence that there will be adequate screening for the neighboring properties. Furthermore, Onni has had ongoing discussions with City of Pitt Meadows Planning and Parks staff on adding additional planting further behind the pump station to ensure the buffer between residential and this expansion is more than adequate.

Regarding light pollution concerns, we have agreed with the comments raised by Pitt Meadows Council and Staff to provide channel lettering signage that will be able to be turned off/dimmed after business hours. Further, as this second story will likely be office/daycare use, any light pollution that would occur would take place between business hours only (9:00am – 5:00pm) and would not impact neighbors during hours of concern. Lastly, to ensure lighting within the second story units is minimal to the outside, our construction team has already examined and inquired with contractors for glazing film options that limit light out to those neighboring residential homes while ensuring that the units themselves are adequately lit.

We understand the importance of considering the impact of development on the surrounding community and are committed to adhering to the City of Pitt Meadows' regulations and guidelines. We look forward to your feedback on this expansion project and continuing to work with Pitt Meadows Staff throughout the lifecycle of this project to ensure the public needs are heard and addressed.

Sincerely,

Rob Vrooman
VP of Development
Onni Group of Companies