

Tuesday, February 27, 2024

## LANDSCAPE MEMO

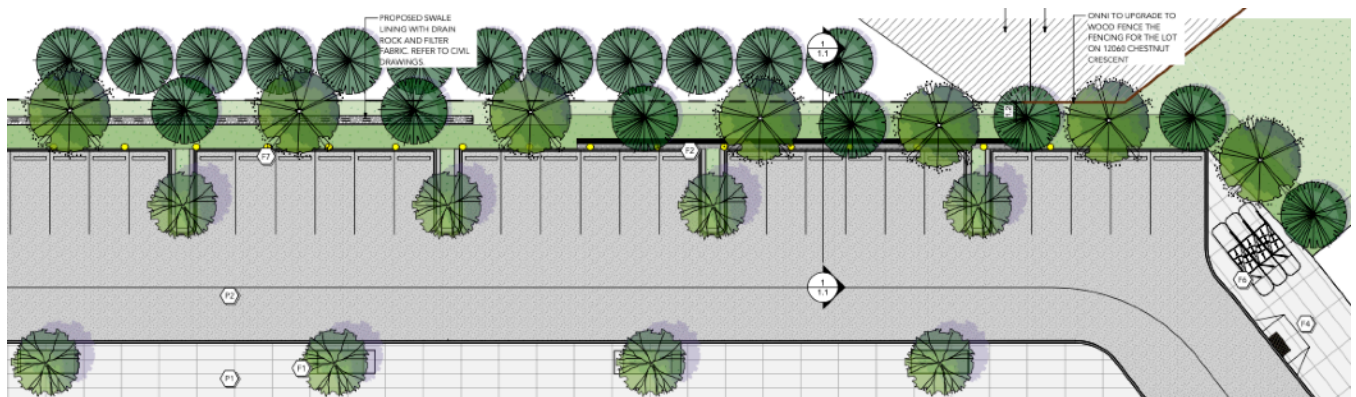
Project: Meadowtown Expansion

Address: 19800 Lougheed Hwy., Pitt Meadows, BC

To: City of Pitt Meadows

The following content is to address the City of Pitt Meadows's concern regarding screening for residents behind the site.

On our DPMA submission, issued on February 14, 2024, Landscape provided a row of trees framing the parking area, mixing two types of evergreen trees (Magnolia gandiflora 'Saint Mary' and Picea omorika) to provide year-round protection and privacy for the residents adjacent to the site. An additional row of 12 trees was proposed where possible, behind the row of trees framing the parking lot, to increase the buffer between the commercial building and the residential lots.



Site conditions to be considered:

1. The Berm (shown in yellow on page 2) is 1.41m (4'7") high and anywhere from 0 to 50 meters away from the project's property line. The berm's center is roughly 4-7m away from the houses' fences. Where the distances are big, the additional light/sounds coming from the Meadowtown expansion will have a low impact on the houses.
2. Apart from the 12060 Chestnut Crescent house, all other houses whose backyard faces the Meadowtown expansion have solid fencing in place. Their wood fence is higher than the berm and the primary blockage from future lights and sounds coming from the Meadowtown expansion.
3. Onni has agreed with the city of Pitt Meadows to provide buffed-up 2.0m height solid fencing for the 12060 Chestnut Crescent house, so we have to take into consideration the added buffer from this upgrade.
4. The new development will only be operating during business hours so the exposure to added light and sound pollution will happen only within those periods.

From our understanding, the area of concern will be only the one marked in red below:



Picture of the existing condition of the berm, providing enough screening outside of the red area:





The current condition of the red area is shown below:



Behind the existing Blenz Coffe, there are maple trees planted on top of the berm to increase the separation from the houses and the commercial building:



Our proposal to mitigate the effects of sound and light coming from the Meadowtown expansion is the planting of 26 trees framing the parking lot. They are evergreen and will provide year-round visual and sound blockage between the neighbours. Once mature, the Picea omorika row of trees will look like this:



We are confident that the proposed solution will provide enough screening, considering the planting and the updated wood fence.

Please refer to the attached renderings providing the view from the resident on the second floor of his house.

Prepared by:

**Gabriela Carvallo**

LANDSCAPE DESIGNER, B.ARCH

**G|ALA** Gauthier + Associates Landscape Architects Inc.

308 - 877 E Hastings St, Vancouver, BC V6A 3Y1  
(778) 681-8766