

Staff Report to Council

Planning and Development

FILE: 08-3360-20/23

REPORT DATE: March 21, 2024 **MEETING DATE:** April 09, 2024
TO: Mayor and Council
FROM: Colin O'Byrne, Manager of Planning
SUBJECT: Rezoning Application for 12469 191B St

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Direct staff to advise the applicant of the proposed townhouse development at 12469 191B Street, to host a development information meeting as outlined in the Staff Report dated March 21, 2024; OR
 - B. Other.
-

PURPOSE

To present a new rezoning application for the property at 12469 191B St (PID: 009-890-131) to develop 13 townhouse units.

☐ Information Report ☐ Decision Report ☒ Direction Report

DISCUSSION

Background:

Civic Address: 12469 191B St.

Property Size: 1,067 m² (11,489 ft²)

OCP Designations: Town Centre

Zoning: RS (Large Lot Residential)

Presently, the subject property is vacant. Surrounding the property is a mix of townhouses, apartments, and commercial buildings (see Figure 1). The adjacent mixed-use development at 12460 191 St, the Orion (formerly known as Highland Park Phase I), was built in 2018.

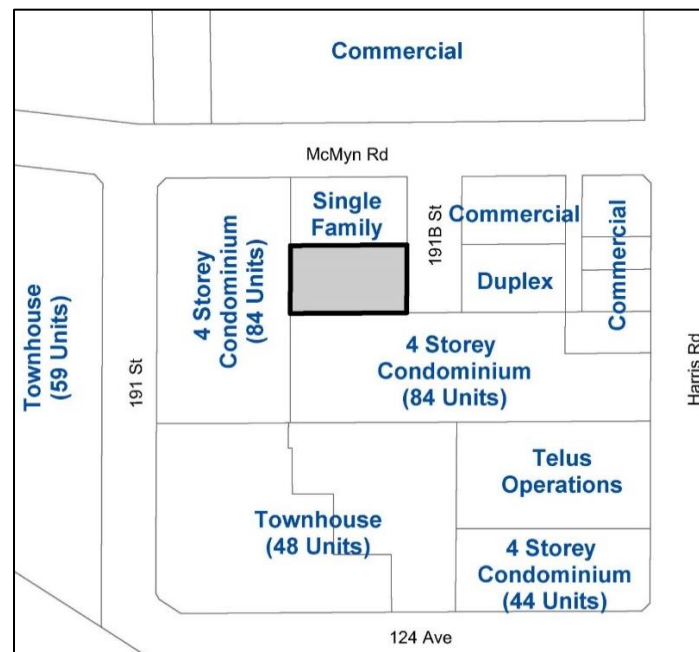


Figure 1: Surrounding Land Uses

This site has been the subject of several development proposals over the past few years. Most recently, a rezoning proposal for a four-storey condominium building with 21 units was granted first reading on November 30, 2021. The site was subsequently sold to new owners and that previous application was cancelled. A new rezoning application has been submitted.

Development Proposal

The proposal is for a townhouse development consisting of four storey units above one level of underground parking. The 13 units all contain three bedrooms and have floor areas of either 169 m² (1,821 ft²) or 170 m² (1,833 ft²). Each of the proposed units include kitchen, living, and dining spaces on the ground floor; bedrooms on the middle two levels; and, a flex room and private rooftop deck area on the top floor.

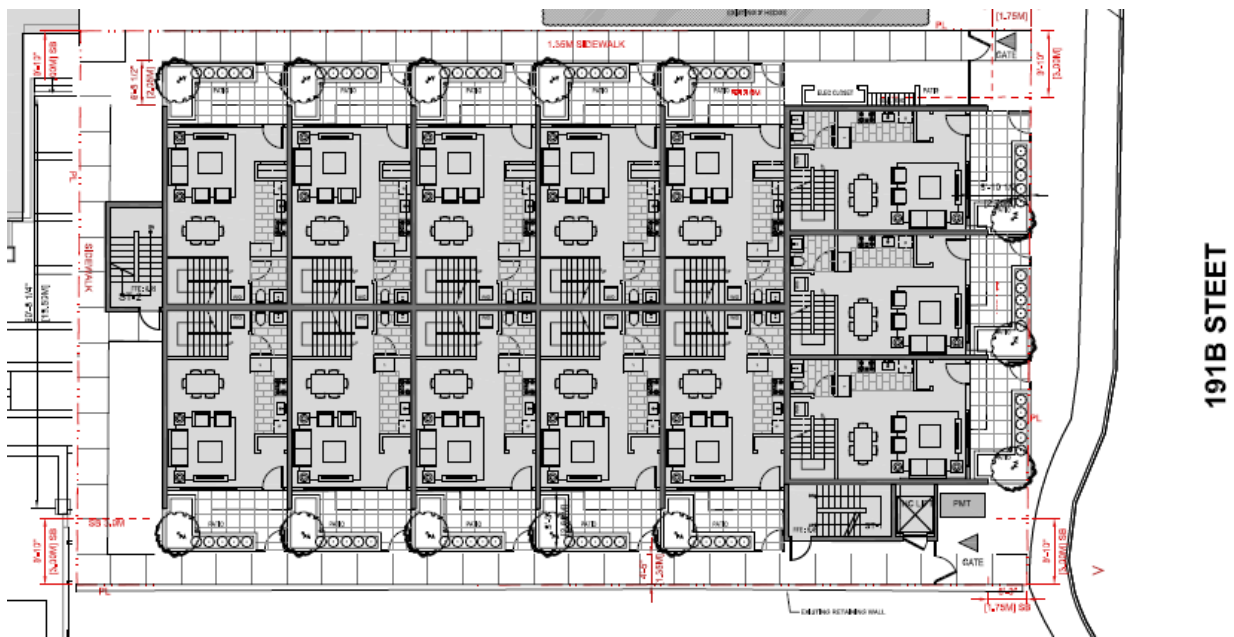


Figure 2: Site Plan



Figure 3: Aerial view renderings

Access and Parking

Access to the parking is proposed through the underground parking of the Orion building that is entered via 191 St. In anticipation of development on the subject site, the underground parking in Orion was built with a knockout panel to connect the underground parking levels of both properties. There is an easement registered across Orion to allow access to the proposed development. Stairs and an elevator from the underground parking provide exterior access to the ground floor on the south side of the townhomes.

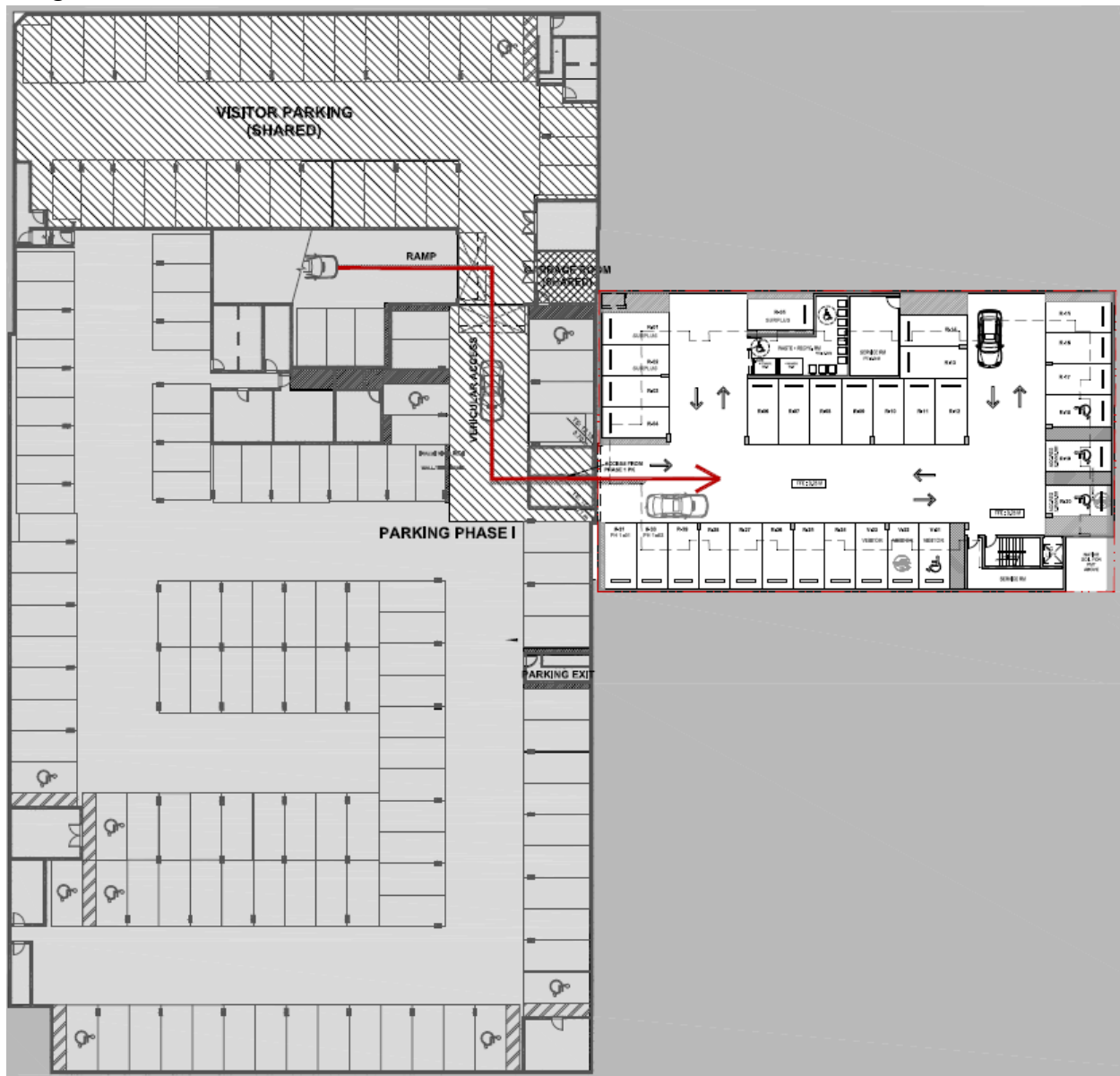


Figure 4: Access to underground parking through Orion Phase 1

Each unit has individual access from the ground floor, so residents using the underground parking would walk from the stairs or elevator to their units.

The underground parking will underlie the entire site to the edge of the property boundaries. Based on 13 units, the development requires 26 parking spaces (23 for the units plus three visitor spaces) to meet the Zoning Bylaw requirements. Two parking spaces will be removed from Orion, where the knockout panel is, and are proposed to be relocated into this development. In total, 31 vehicle parking spaces are proposed, which exceeds the parking requirements in the Zoning Bylaw.

Relevant Policy, Bylaw or Legislation:

Official Community Plan

The property's Town Centre designation provides for commercial and residential mixed-use buildings that activate and enliven the principal streets, consisting of buildings four-storeys and higher at a density greater than 100 units per hectare. While this is a mixed-use designation, commercial uses are only required on principal street frontages, such as Harris Rd and McMyn Rd. This application is, therefore, compliant with the Town Centre land use designation.

Form and character guidelines contained in Development Permit Area (DPA) #8 Town Centre Mixed Residential/Commercial apply to the site. A development permit application will be required if the rezoning application is successful.

Zoning

Currently, the property is zoned RS (Large Lot Residential). This zoning permits a single-family dwelling and light agriculture (i.e., growing agricultural crops and keeping a small number of livestock).

This application does not align with the current zoning or any existing zones within the City's Zoning Bylaw. A new zone, or a site-specific amendment to a current zone, is required to accommodate this development. This would be determined upon further refinement of the plans.

Housing Needs Assessment

According to the City's Housing Needs Assessment, there is an anticipated housing demand of an additional 400 units by 2026. It is recommended that 234 of these units should be ground-oriented and 120 should be three-bedroom units. This proposed development will add 13 ground-oriented, three-bedroom units to Pitt Meadows' housing stock.

Implications of Bills 44 and 47

The site is located outside of the area identified by Bill 47 for transit-oriented development areas (i.e., the area within 400 m of the West Coast Express station). However, this site appears to fall within the Provincial housing regulations captured in Bill 44 for small scale multi-unit housing.

Specifically, the site is located within 400 m of frequent bus transit and, under this Bill, qualifies for up to six residential units with no parking requirements.

By June 30, 2024, the City is required to update its Zoning Bylaw to reflect the small scale multi-unit housing regulations as mandated by the Province. After that date, and if the property is not rezoned, the proponent could proceed with a six-unit development without a rezoning application.

If this proposal for 13 townhomes proceeds, a public hearing is prohibited in accordance with new *Local Government Act* provisions for residential rezoning applications that are in compliance with the Official Community Plan (OCP). Notification that a public hearing is prohibited is still required via newspaper advertisements, the City's website, and notices mailed to residents within 122 m of the site. This statutory notification is required prior to first reading of the rezoning bylaw.

Analysis:

Location

The property is located near transit, shops, services and parks. It is within a three-minute walk to Meadowvale Shopping Centre and a five-minute walk to the nearest bus stop on Harris Rd. (~150 m). Harris Rd. is part of TransLink's Frequent Transit Network (Figure 5), meaning there is bus service every 15 minutes. There are also RapidBus eastbound and westbound stops on Lougheed Hwy, approximately 400 m away.



Adjacent Property

Ideally, this property and the adjacent property at 19140 McMyn Rd would be developed together to provide a better and more comprehensive development rather than the two properties developing individually. However, after discussion with the adjacent property owner, the developer advised that a coordinated development is not possible.

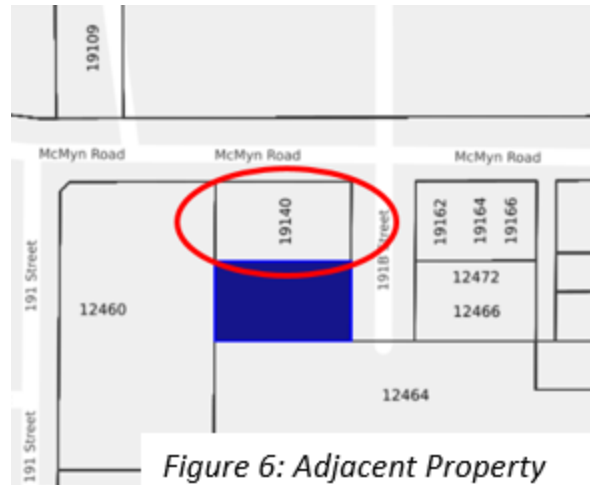


Figure 6: Adjacent Property

A previous, independent development proposal for 19140 McMyn Rd was processed by the City in 2015 for a mixed-use building. That project received 3rd reading but was never completed by the developer and the application expired.

Orion at 12460 191 St.

When the Orion building at 12460 191 St. was constructed, several agreements were registered on title, benefitting the subject lot in anticipation of future development. These include easements for:

- Access through the underground parking;
- Pedestrian access from the underground parking and at grade; and
- Use of the garbage room.

The applicant advised that this proposal is likely to be a separate strata from the Orion development at 12460 191 St. However, this development will be linked to Orion in terms of the access through the underground parking and the relocation of two parking stalls from it. An easement agreement over this development for the two relocated parking spaces from Orion will be required.

The applicant provided a letter (see Attachment B) confirming that discussions with the Orion Strata have begun, and addressing a number of concerns that were brought forward as part of the previous application. This includes shared costs for the underground parkade gate, a separate garbage room and separate visitor parking for this development.

Density

Based on the size of the site (1,067 m²/11,489 ft²), the 13 townhouse units translate into a proposed density of 122 units per hectare, which complies with the OCP. The proposed floor area ratio (FAR) is 2.23.

Table 1: Comparison of Townhouse Developments in the City

Project	Density (units/ha)	Density (FAR)
Brogden Brown (19095 Mitchell Rd)	44.6	0.72
Nature's Walk (19451 Sutton Ave)	47.3	0.69
Bonson Rd Townhomes (19696 Hammond Rd)	50	0.53
11812 Blakely Rd (not constructed yet)	39	0.70
19261-19293 Hammond Rd (Proposed)	90.3	1.11
Current Application (12469 191B St)	122	2.23

While the current application is higher in terms of density than other townhouse developments in the City, it is located within the Town Centre land use designation in the OCP (>100 units per ha). In contrast, other townhouse developments are located with the Residential – Medium Density land use designation, which prescribes a lower density of 31-100 units per ha. To maintain compliance with the OCP designation, the lowest number of units this development could include is 11.

For comparison, the previous proposal of 21 units in a four-storey condominium building proposed a density of 197 units per ha and a floor area ratio of 2.09. That proposal contained more units, but units were smaller than those currently proposed.

Height

The proposed height is four storeys, totalling 11.3 m from the finished grade. The Orion building to the west and the condominium building directly south are also four storeys in height. A shadow study showing the shading impacts on surrounding properties is included in the drawing package (Attachment A). The adjacent property immediately north at 19140 McMyn Rd. appears to be most affected by shading from the proposed development.

Development Permit Area Guidelines

If approved, design details would be confirmed at the development permit stage and reviewed by staff, Council, and the City's Advisory Design Panel before a development permit is issued. Designs would need to comply with the guidelines in Development Permit Area (DPA) No. 8 – Town Centre Mixed Residential/Commercial.

The site is surrounded by older, single family and duplex residential buildings that might be redeveloped in the future, and a four-storey condominium building built in 1994.



Figure 7: Street View on 191B St

The proposed building is located close to the front property line, with a modern style consisting of composite flute panels and metal components, with a mix of muted and natural tones.



Figure 8: Renderings

One aspect of the guidelines that this development does not strictly comply with is regarding the roofline. The DPA guidelines suggest a pitched roofline for a low-rise building, although these were designed for an apartment building form and not for a townhouse form. Adding a pitched roof to the development may impact the ability for the units to have rooftop outdoor space, and add more height and visual bulk to the building.

Initial review of the development plans also indicate that further consideration should be given to provision of storage areas for each unit, along with potential bicycle parking. These matters can be further addressed through the development permit process, if the rezoning application is successful.

Trees

An arborist report was submitted with the previous proposal for this site. Although the development concept has changed from condominiums to townhouses, the underground parking structure and site impacts remain the same; therefore, a new arborist report is not required. The site contains two trees, both of which will be removed due to conflicts with the construction. There are five trees on the property to the south and one City tree to the east that

are recommended to have protective fencing installed around them to ensure they are protected during construction. Straddling the north property line, there is a shared hedge and a remnant stump; both are recommended to be removed, subject to agreement by the adjacent property owner.

Conclusion

The proposal aligns with the City's OCP policies that support concentrating higher-density residential development in the town centre area, with preference given to areas close to transit. In addition, the OCP supports family-friendly housing options with three or more units, and improved housing choice will address existing housing needs outlined in the City's Housing Needs Assessment. The property is also in a prime location for high-density residential development with good access to transit, shops, and services.

Next Steps

It is recommended that the proponent host a developer information meeting, in accordance with Council Policy C015. While a developer information meeting was held on April 27, 2023 for the previous proposal (21-unit condominium building), the proposal has changed significantly. In addition, under new Provincial legislation, a public hearing can no longer be held for this type of application, as it is a residential development that complies with the OCP. Therefore, a developer information meeting is recommended to be hosted by the applicant, prior to Council considering bylaw readings. This will allow nearby residents to view the proposal and provide feedback to the developer. A summary of the developer information meeting and collected feedback will be compiled and accompany the report to Council when the zoning amendment bylaw is considered for first reading.

Following the developer information meeting, it is recommended that the City's Advisory Design Panel review the application. The applicant can then revise the plans based on the collected feedback.

Prior to bringing the bylaw forward to Council for consideration of first reading, the following is required:

- Confirmation of community amenity contribution to be offered by the developer;
- The developer to post an information sign on-site;
- Clarification on legal agreements between Phase 1 and Phase 2, including where modifications to agreements are necessary; and
- Providing the statutory public notification, including information on how feedback can be submitted and that a public hearing is prohibited.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Infrastructure
☒ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☐ Not Applicable

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable and multigenerational community.

WORKPLAN IMPLICATIONS

- ☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other
-

FINANCIAL IMPLICATIONS

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

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

For residential rezoning applications that are compliant with the City's Official Community Plan, the City cannot hold a public hearing. Instead, a developer information meeting is recommended. Additionally, a notice that a public hearing will not be held will be mailed out to residents and residential property owners within 122 m of the subject property and ads place in the local newspaper prior to Council considering first reading. The notification letter will include information on how to provide feedback to the City, which can then be provided to Council at the time of considering first reading.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS**Written by:**

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Architectural drawings
- B. Applicant letter re: Phase 1 strata