

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



Minutes of the Advisory Design Panel Meeting

June 19, 2024, 2:00 PM

Video Conference

Voting Members: B. Casidy
 M. Malesevich
 S. Neshat-Behzadi
 Sgt. T. Todd (non-voting member)
 A. Scott
 M. Wu
 C. White*

Council Liaison: Councillor Meachen

Guests: C. Griffiths, PMG Landscape Architects*
 M. Liew, Martin Liew Architecture Inc.*

Regrets: L. Kan
 Councillor Manion (Alternate)

Staff: A. Dominelli, Planner
 D. Parr, Sr. Planner II (Chair)

Recording clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

D. Parr, Senior Planner II, acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑭᓴᓴᓴ (Katzie) First Nation who were stewards of this land since time immemorial.

The meeting was called to order at 2:02 PM.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the committee to approve the June 19, 2024 Advisory Design Panel agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Panel to approve the minutes from the December 13, 2023 Advisory Design Panel meeting as circulated.

5. NEW BUSINESS

5.1 Roundtable of Introductions

The Committee participated in a roundtable of introductions.

5.2 Roles & Responsibilities of a Committee Member

T. McCaw, Committee Clerk II, provided a brief summary of the duties and responsibilities of a City committee member, including a PowerPoint presentation which forms part of the original minutes as **Attachment 1**. Some of the highlights included:

- The review of expectations for members such as preparing for meetings, participating in voting and engaging with fellow members in an honest and respectful manner; and
- Staff recommended everyone reads and reviews the Committee Training manual in preparation for their role on the Advisory Design Panel.

5.3 Rezoning Application - 12469 191B Street

A. Dominelli, Planner, provided a presentation on a Rezoning Application for 12469 191B Street to gather initial feedback from the Advisory Design Panel on a new rezoning application to develop 13 townhouse units forming a part of the minutes as **Attachment 1**.

M. Liew, Architect, Martin Liew Architecture Inc. & C. Griffiths, Landscape Architect, PMG Landscape Architects, provided presentations on the development plans for a townhouse development located at 12469 191B Street forming a part of the minutes as **Attachments 2** and **Attachment 3**.

The Committee participated in a discussion with the following main themes noted once all three presentations were completed:

- Discussions were held around the shade impacts of the new development on the existing single family dwelling to the north of the development property with recommendations made to consider a flat roof or the removal of the flex rooms for the units on the north side;
- The question was raised whether there had been any studies completed around traffic impacts in this area as a result of this development (Staff confirmed there is a traffic impact assessment being completed);
- Recommendations were made for the addition of a dog washing station and/or dog relief area in an effort to support residents with pets;

**C. White exited the meeting at 3:00 PM*

- Recommendations were made for additional screening opportunities to be reviewed for the upper patios on the north side of the development in order to create privacy for residents and neighbours;
- A suggestion was made to review the design of the top of the parkade entry suggesting making this a low impact extensive green roof to align with the sustainability goals of the development in an effort to reduce the glare and heat impacts into the units above;
- Mixed opinions were expressed over the large white wall on the south east elevation used to create a pause in the design of the building;
- The recommendation was made to increase the prominence of the entrance into the building at front of the building for the entry near the parkade;
- Questions were raised around the existing trees both on and off of the site and which ones could be removed;
- Building code questions were raised around the width of pathways and ramps around the building for accessibility purposes;
- A comment was made noting the trees on the patio and the street trees, the trees are competing in the front of the building creating a lot of shade with the recommendation to reconsider the tree planting and to consider root barriers;

- A recommendation was made for additional lighting to be added along the planter walls, along the stairs in the entrance of each individual unit and in the parking garage entry area to increase safety;
- There was general support for the overall look and feel of the new development in addition noting support for access to all units from the exterior of the building;
- Garbage, recycling, and pickup was discussed;
- Questions were raised around whether there were any concerns with exiting the elevator and needing to use the city sidewalk to regain access back on to the property to gain access to the building; and

**C. White rejoined the meeting at 3:30 PM*

- Finishing features such as air conditioning, audio/video cameras, electric vehicle chargers, number of parking stalls and the capabilities of adding mobility aids for residents with accessibility needs was discussed.

**Cllr. Meachen exited the meeting at 3:33 PM*

**C. Griffiths & M. Liew exited the meeting at 3:36 PM*

It was **MOVED** and **SECONDED** THAT Advisory Design Panel:

- A. Receive for Information the Staff Report titled " " as presented to the ADP on June 19, 2024.

CARRIED

5.4 Annual Committee Presentation to the Engagement & Priorities Committee (EPC)

D. Parr, Planner II, requested a committee member volunteer to provide the presentation at the July 16, 2024 Engagement and Priorities Committee (EPC) meeting on behalf of the Advisory Design Panel.

No members of the committee came forward to volunteer for this presentation.

6. ROUNDTABLE

The Advisory Design Panel did not participate in a roundtable discussion.

7. **ADJOURNMENT**

The meeting was adjourned at 3:38 PM.

The next ***Advisory Design Panel*** Meeting is tentatively scheduled for ***July 10, 2024*** at
2:00 PM.

Certified as correct:

Tatiana McCaw, Committee Clerk II

DRAFT

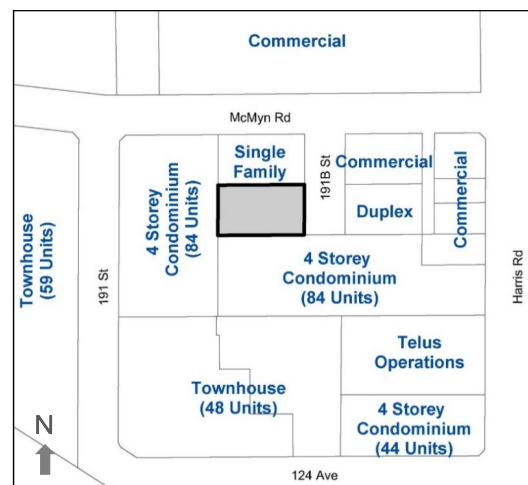
Rezoning Application for 12469 191B St.

Advisory Design Panel
June 19, 2024



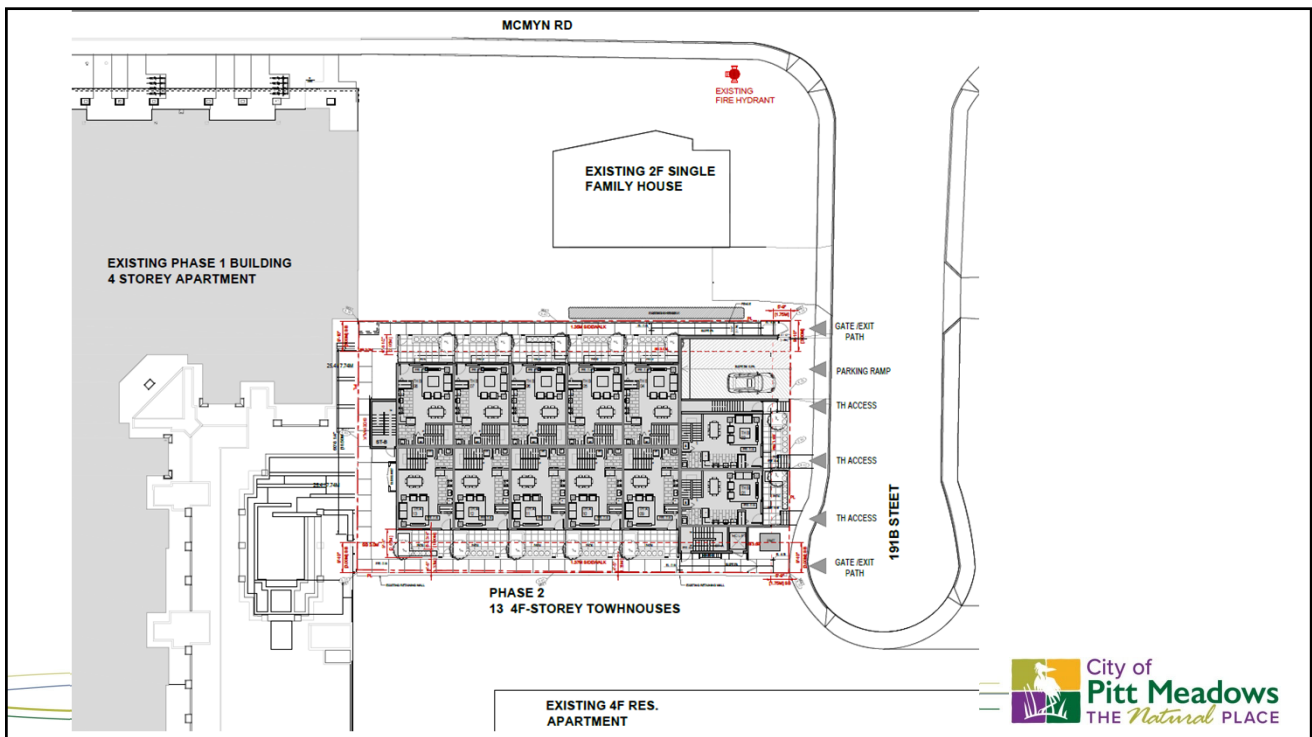
12469 191B St.

- OCP Designation:
Town Centre
- Zoning: RS (Large Lot Residential)
- DPA: #8 Town Centre
- Site currently vacant



Development Proposal

- 13 townhouses
- 4 storeys/12.86 m height
- Shared underground parking
- Floor Area Ratio: 2.19
- 122 units/ha



DPA#8 Town Centre Mixed Residential/Commercial



Recommendation

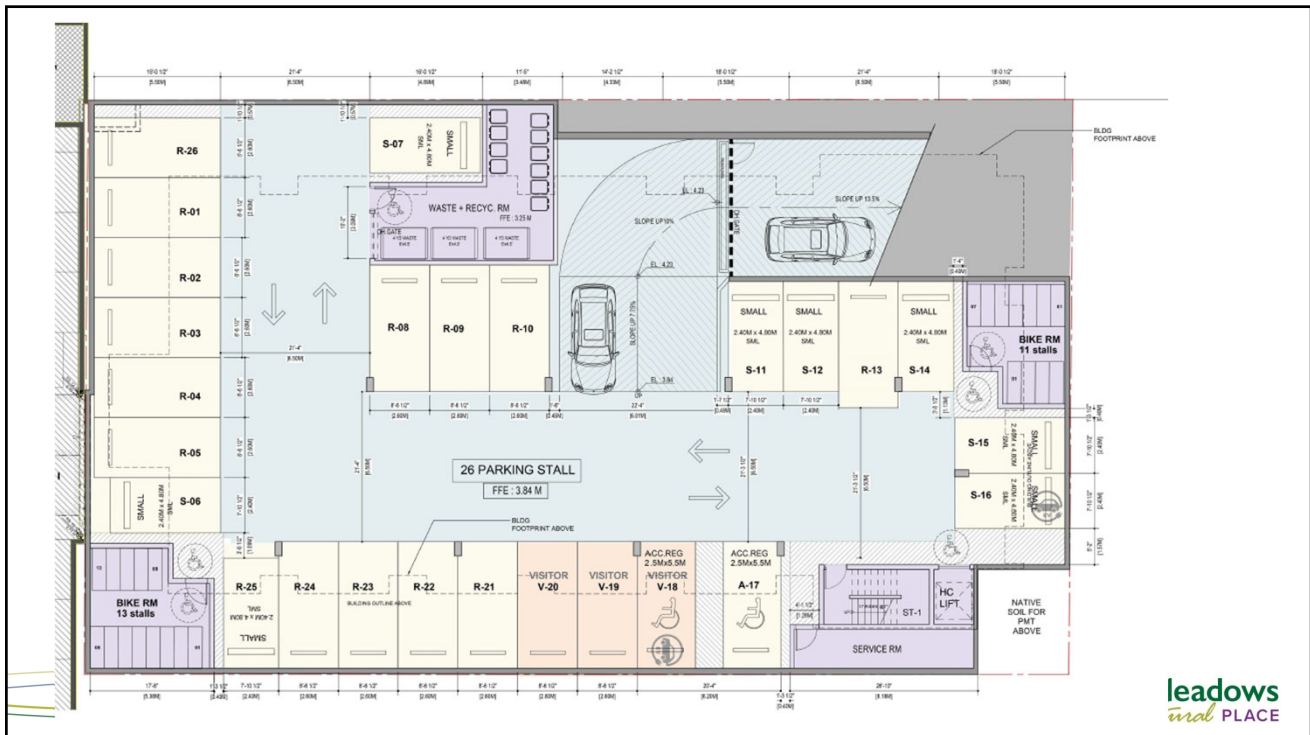
THAT Advisory Design Panel:

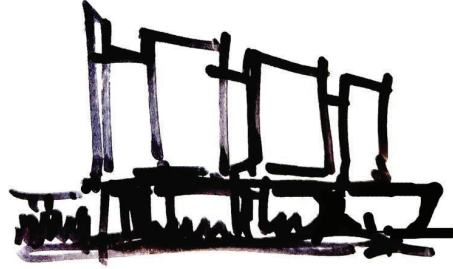
- A. Receive for Information the Staff Report titled 'Rezoning Application for 12469 191B St' as presented to the ADP on June 19, 2024; OR
- B. Other.



Next Steps

- Developer information meeting
- Advisory Design Panel Review
- Public hearing is prohibited





HIGHLAND PARK -PHASE II
12469 191B STREET, PITT MEADOWS BC



MARTIN LIEW | ARCHITECTURE INC.

2024-06-19 ADP PRESENTATION

HIGHLAND PARK -PHASE II

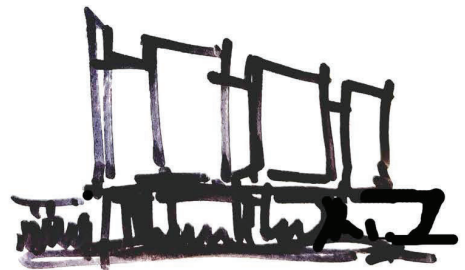
12469 191B STREET, PITT MEADOWS BC LEGAL DESCRIPTION LOT 4, B LOCK 6N, PLAN N WP 13846, SECTION 36, RANGE 1E, NEW WESTMINSTER LAND DISTRICT

DRAWINGS LIST

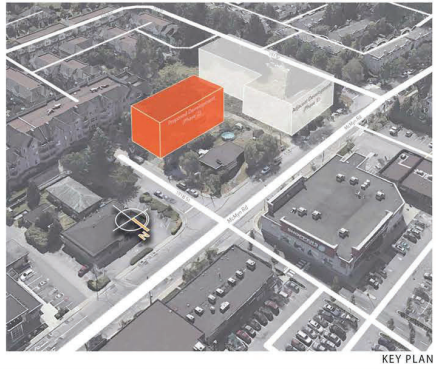
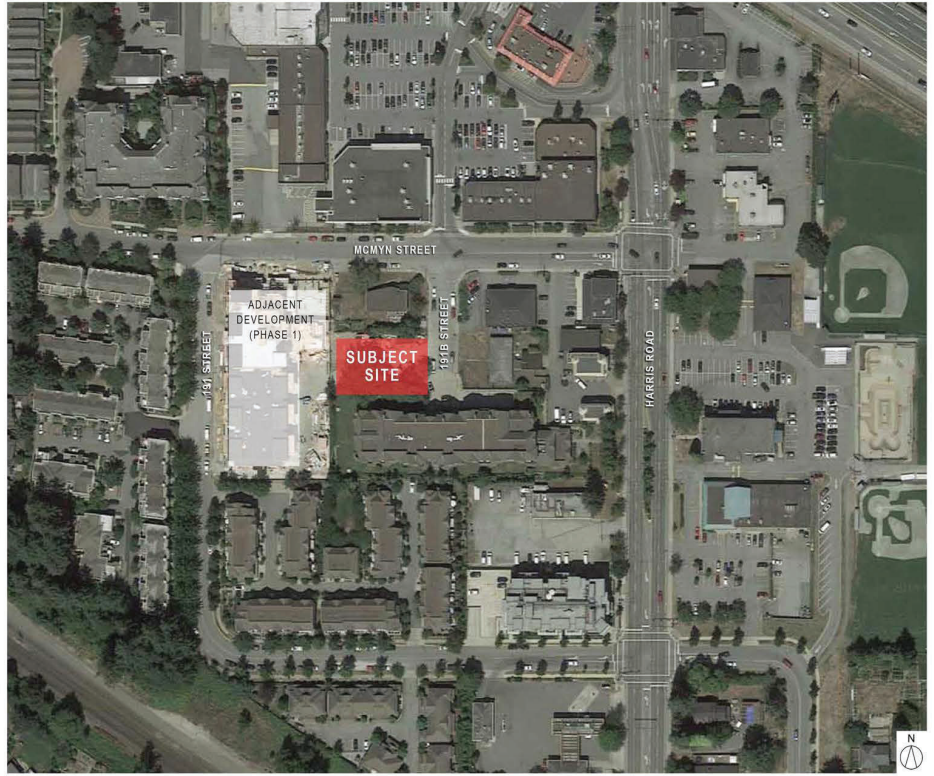
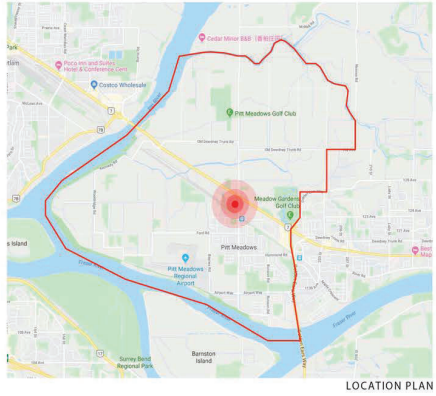
- 01 CONTEXT PLAN
- 02 SITE VIEWS
- 03 PROJECT SUMMARY
- 04 STATS
- 05 ANALYSIS DIAGRAM
- 06 MASSING DIAGRAM
- 05 MASSING RENDERINGS
- AERIAL VIEWS
- PERSPECTIVES VIEWS
- 06 CASE STUDY
- 07 MATERIAL BOARD
- 08 SUSTAINABLE DESIGN
- 09 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

ARCHITECTURE DRAWINGS

PLAN		
A001	SURVEY DWG	1:125
A002	BASE & GRADING PLAN	1:75
A002B	MASSING PLAN	1:100
A003	MASTER PLAN- GROUND PLAN	1:75
A004	MASTER PLAN -BASEMENT PARKING	1:75
A005	SHADOW STUDY	NTS
A100	SITE PLAN	1:100
A101	PARKING LVL 1	1:75
A102	GROUND LEVEL	1:75
A103	LEVEL 2	1:75
A104	LEVEL 3	1:75
A105	LEVEL 4	1:75
A106	ROOF PLAN	1:75
A107	ENLARGED LAYOUT -TH A	1:50
A108	ENLARGED LAYOUT -TH B	1:50
ELEVATION		
A201	SOUTH ELEVATION	1:75
A202	EAST ELEVATION [191B ST]	1:75
A203	NORTH ELEVATION	1:75
A204	WEST ELEVATION	1:75
SECTION		
A301	SECTION @ DIRVEWAY	1:75
A302	SECTION- EASTWEST	1:75
A303	SECTION-NORTHSOUTH	1:75



CONTEXT PLAN



SITE VIEWS



PROJECT SUMMARY

Development Intent

The proposed townhouse project at 12469 191B Street is a Phase II extension of the Orion project (previously Highland Park Phase I).

The aim is to create a contemporary, cohesive environment that seamlessly integrates the Phase II townhouses into a four-storey mixed-use apartment complex. This design emphasizes versatility and community needs, addressing the demand for "missing middle" housing within the town center. The architectural vision focuses on developing a visually engaging and functional space while adhering to modern living standards and aesthetic appeal.

Phase I apartments and Phase II townhouses will remain separate entities, with no connection at the parking or ground level, developed as two distinct properties.

Development Proposal

- A: 13 three-and-a-half-storey townhouses
- B: A below-grade parking structure accessible from 191B Street

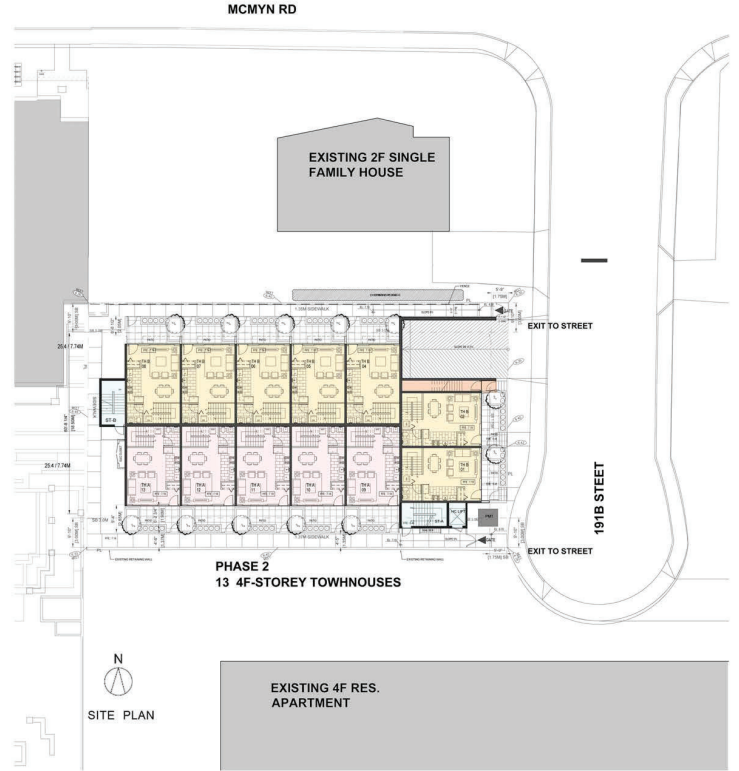
Gross Buildable Area	2,340 SM
FAR	2.19
Building height,	12.86 M (Measured to mid-point of the slope roof).
Site coverage	61%
Parking	26 parking stalls.

- Inc. 3 Visitor Stalls
- 2 Accessible Stalls
- Bike Storage 24 Storage

The development includes three townhouse types:

- TH A: 169 SM (1,821 square feet) - 5 townhouses in total
- TH B: 170 SM (1,833 square feet) - 7 townhouses in total
- TH C: 147 SM (1,583 square feet) - 1 townhouse in total

Both townhouse types A and B feature a ground-level patio and a rooftop patio adjacent to the flex room. Type C townhouse has a patio on the second level and a rooftop patio.



PROJECT STATS

PROJECT SUMMARY			
ADDRESS	12469 191B STREET, PITT MEADOWS BC		
LEGAL DESCRIPTION	PID:00 9-890-13 1, LOT 4, B LOCK 6N, PLAN N WP 13846, SECTION 36, RANGE 1E, NEW WESTMINSTER LAND DISTRICT		
EXISTING ZONING	RS		
PROPOSED ZONING	CD		
OCF / NCP	TOWNCENTRE COMMERCIAL		
LOT AREA	Proposed [SM]	[SF]	REQUIRED. [SM]
Gross Total	1,067.38	11,489	
BUILDING AREA [SQ.M / SF FT]	Proposed [SM]	[SF]	REQUIRED. [SM]
FAR (GROSS)	2.19		
TOTAL BUILDABLE AREA (FAR)*	2,340	25,192	
SETBACK	(M)		
NORTH	3.0		
SOUTH	3.0		
EAST (191B STREET)	1.75		
WEST	3.73		
BLDG. HEIGHT			
STOREY	4 STOREY		
ELEVATION	12.86M	MEASURED FROM GRADE TO MID-POINT OF THE ROOF	
SITE COVERAGE	GROUND LEVEL AREA SF		
	61%	7055	Inc. Driveway

DETAIL / BREAKDOWN

TOTAL RESIDENTIAL UNITS	Min. Req'd / Max Allowed	Proposed	Remarks
TOWN HOUSE		13	
TOTAL		13	

PARKING COUNT BREAKDOWN

PARKING	Min. Req'd / Max Allowed	Proposed	Remarks
Residential			
TH (1.75/ SUITE)	22.8	23	
VISITOR (0.2/ SUITE)	2.6	3	
TOTAL # OF PARKING SPACE	25.4	26	
DISABLED STALLS (4/ 25-50)		2	INCLUDED IN TOTAL PK SPACE
SMALL CAR STALLS (2.4M x 4.8M)	6.5	7	Max 25%, N/A TO TOWNHOUSE

BLDG. AREA BREAKDOWN

FLOOR	GROSS AREA (SF)	TH #	SERVICE AREA	NET RES. AREA (SF)	EFF %
P1					
SUB TOTAL					
LEVEL 1	6,384	13	272	6,112	95.74%
LEVEL 2	7,213		272	6,941	96.23%
LEVEL 3	7,213		272	6,941	96.23%
LEVEL 4	4,382		843	3,539	80.76%
TOTAL	25,192	13	1,659	23,533	92.240%

TOWNHOUSE TYPE	TH A	TH B	TH C
	(SF)	(SF)	(SF)
GROUND LVL	497	497	123
LVL 2	530	530	530
LVL 3	530	530	530
LVL 4	264	276	400
TOTAL	1821	1833	1583

TOWNHOUSE COUNT	TH A	TH B	TH C
SUBTOTAL	5	7	1
TOTAL			13



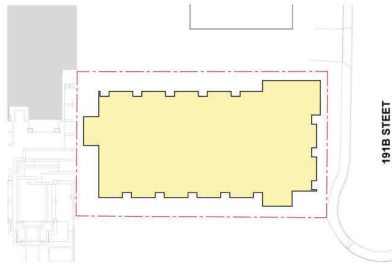
ATTACHMENT 2

HIGHLAND PARK - PHASE II
12469 191B STREET, PITT MEADOWS, BC

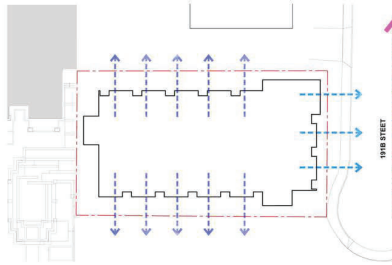
ANALYSIS DIAGRAM

MASSING

- MASSING
- STREET
- STREET FRONTING SUITES
- BUILDING FRONTING SUITES



GROUND LEVEL



GROUND LEVEL

ACCESS

- PARKING ACCESS
- TH ACCESS
- GATE / SIDEWALK
- WC LIFT
- EXIT STAIR
- FENCE



GROUND LEVEL



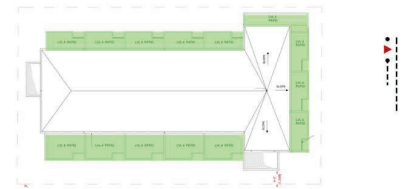
PARKING LEVEL 1

PATIO / COMMON AREA

- PATIO
- OUTDOOR AMENITY
- COMMON AREA (SIDEWALK)



GROUND LEVEL



LEVEL 4



ANALYSIS DIAGRAM

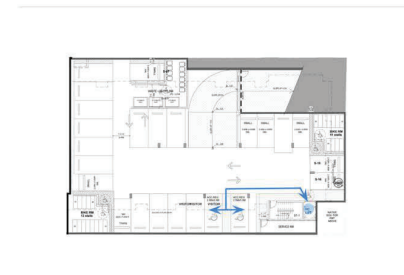
HIGHLAND PARK - PHASE II
12469 191B STREET, PITT MEADOWS, BC

ACCESSIBLE PATH

- FLAT PATH
- RAMP
- WHEELCHAIR LIFT
- AC PATH



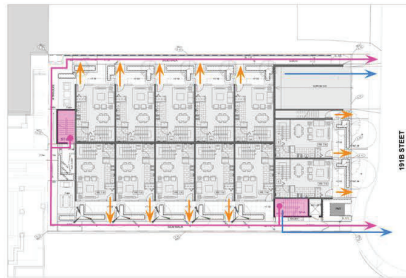
GROUND LEVEL



PARKING LEVEL 1

EXIT PATH

- EXIT PATH
- P1 EXIT PATH
- TOWNHOUSE GL EXIT
- EXIT STAIR



GROUND LEVEL



PARKING LEVEL 1



LEVEL 4



MASSING DIAGRAM

SOUTH ELEVATION



EAST (191B STREET) ELEVATION



SOUTH ELEVATION

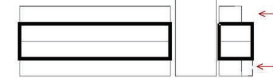


MASSING

EAST ELEVATION

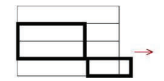


SOUTH ELEVATION

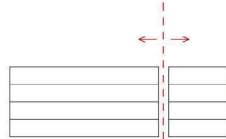


HORIZONTAL HIGHLIGHT + SETBACK

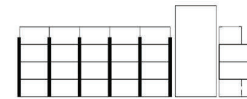
EAST ELEVATION



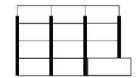
HORIZONTAL HIGHLIGHT



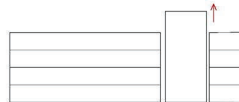
MASSING SEPERATION



VERTICAL SEPERATION



VERTICAL SEPERATION



VERTICAL CONTRAST



MASSING



SOUTH ELEVATION



EAST ELEVATION



MASSING DIAGRAM

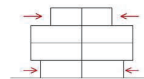
SOUTH ELEVATION



EAST (191B STREET) ELEVATION



EAST WEST SECTION



GL + LVL 4 SETBACK



HIDDEN 4TH STOREY

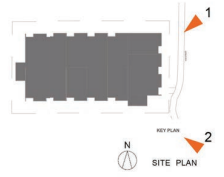


VERTICAL AND HORIZONTAL CONTRAST



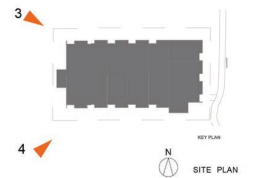
RHYTHM





1 SOUTH EAST AERIAL VIEW

2. NORTH EAST AERIAL VIEW



3. SOUTH WEST AERIAL VIEW

4. NORTH WEST AERIAL VIEW



MASSING RENDERING- PERSPECTIVE VIEW

SOUTH ELEVATION



2024-06-19 ADP PRESENTATION

MARTIN LIEW | ARCHITECTURE INC.

MASSING RENDERING- PERSPECTIVE VIEW



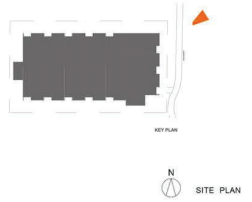
2024-06-19 ADP PRESENTATION

MARTIN LIEW | ARCHITECTURE INC.

ATTACHMENT 2

HIGHLAND PARK - PHASE II
12469 191B STREET, PITT MEADOWS, BC

MASSING RENDERING- PERSPECTIVE VIEW



2024-06-19 ADP PRESENTATION

MARTIN LIEW | ARCHITECTURE INC.

MASSING RENDERING- PERSPECTIVE VIEW

HIGHLAND PARK - PHASE II
12469 191B STREET, PITT MEADOWS, BC

SOUTH EAST PERSPECTIVE



2024-06-19 ADP PRESENTATION

MARTIN LIEW | ARCHITECTURE INC.



COMBINATION OF FLUTE PANEL + METAL COMPONENTS



MATERIAL

2023 -11-16 PRELIM. MASSING REVIEW

TOWNHOUSE PRELIM. SCHEME
12469 Pitt Meadows Highland Park Phase 2

EAST ELEVATION 191B STREET



04 METAL FLASHING

02 PRE-FINISHED COMPOSITE PANEL
NORTWOOD PANEL (OR EQUILIBRIUM)



FLUTE PANEL CLADDING (CEDAR YELLOW)



05 DOUBLE GLAZED CLEAR CLAZING



06 SPANDEL GLASS WINDOW



FLUTE PANEL CLADDING GREYISH BROWN
(HORS APPLICATION)



SOFFIT - LONGBOARD

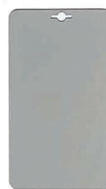


06 STREET ENTRY DOOR

04 COMPOSITE PANEL
HARDIE PANEL (OR EQUILIBRIUM)



PEARL WHITE



LIGHT GREY
PRE-FINISHED ALU. PANEL



CHARCOAL GREY
PAINTED METAL FRAME

07 COMPOSITE PANEL
HARDIE PANEL (OR EQUILIBRIUM)



LIGHT GREY



CHARCOAL GREY



EAST ELEVATION 191B STREET



02 PRE-FINISHED COMPOSITE PANEL
HARTWOOD PANEL (OR EQUILIBRIUM)



FLUTE PANEL CLADDING (CEDAR YELLOW)



05 DOUBLE GLAZED CLEAR CLAZING



06 SPANDELL GLASS WINDOW.



FLUTE PANEL CLADDING GREYISH BROWN
(HORI APPLICATION)



SOFFIT - LONGBOARD



06 STREET ENTRY DOOR

04 COMPOSITE PANEL
HARDIE PANEL (OR EQUILIBRIUM)



PEARL WHITE



LIGHT-GREY
PREFINISHED ALU. PANEL



CHARCOAL GREY
PAINTED METAL FRAME

07 COMPOSITE PANEL
HARDIE PANEL (OR EQUILIBRIUM)



LIGHT GREY



CHARCOAL GREY

SUSTAINABLE DESIGN

HIGHLAND PARK - PHASE II
12469 191B STREET, PITT MEADOWS, BC

Environmental and green design principles have guided our team through the design process. The sustainable design strategies will be based on LEED guidelines as the following:

- Site**
- Best practices will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
 - Landscaping will enhance the development's livability for residents.
 - Landscaping will utilize local, drought-resistant varieties of plants and vegetation.
 - Densifying an existing urban site close to amenities and transit will benefit residents and the environment simultaneously.

- Water**
- Low flow and low flush plumbing fixtures will be used.

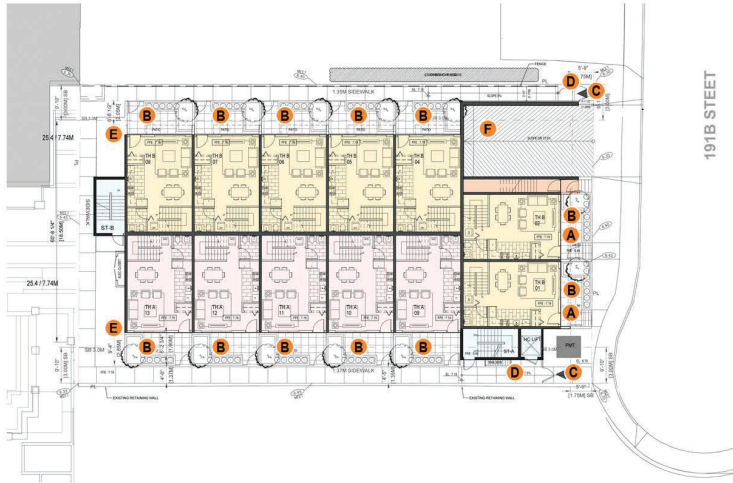
- Energy**
- HRV System will be used to reduce heat loss.
 - High-performance envelope including Low-E glass will be used.
 - LED light fixtures will be used throughout the common areas.
 - Large fenestration will maximize daylight penetration to the units.

- Materials**
- Certified green products will be used.
 - Construction waste management diversion program will be used to reduce the impact on landfill and incineration.
 - High albedo material will be used to reduce the heat island effect on the roof and surfaces at grade.

- Environmental Quality**
- VOC free (volatile organic compound) finishes including adhesives, sealants and paints will be used.
 - Low emitting materials, such as carpets and composite woods, will be used.
 - Best practices will be implemented during construction to optimize air quality and provide a clean, healthy building, both for construction workers and future residents.

LOW -E GLAZING APPLICATION





Crime Prevention Through Environmental Design (CPTED) STRATEGY

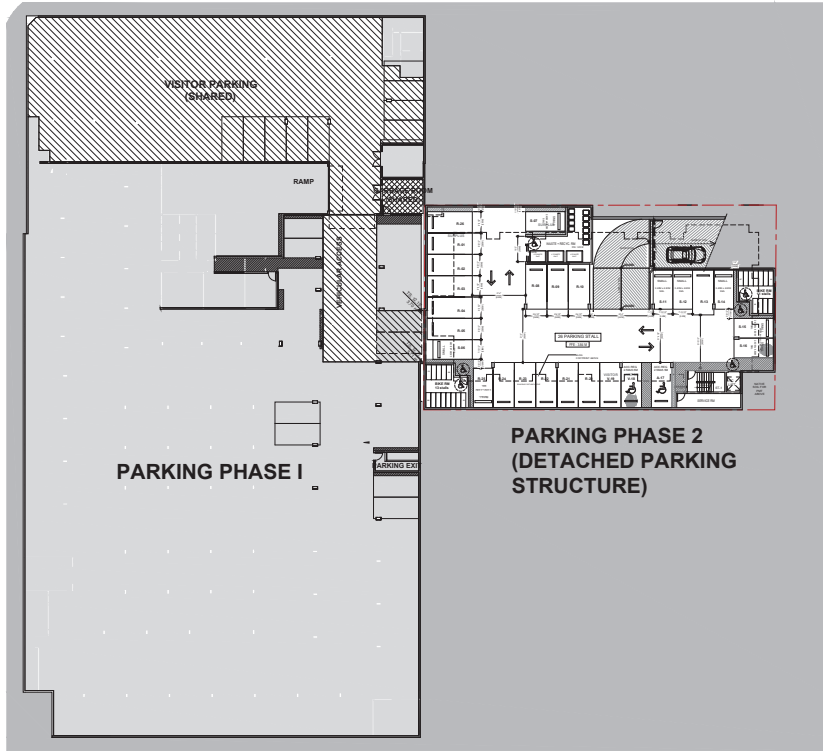
The proposed development has also taken CPTED into design strategies.

- A** The building design contributes to natural surveillance, encouraging eyes on the street neighborhood watch.
- B** All outdoor spaces, including patios and passages, have no hiding places or blind spots and are well-lit with downward-facing light fixtures which will not contribute to light pollution.
- C** The outdoor courtyards of the buildings are all designed with gates.
- D** At the passage, surveillance cameras and motion sensor lights will be installed at the border where the gates are.
- E** All building corners, entrances, lobbies, parking spaces, and overhead doors of the underground parking garage are controlled by a security system with cameras.
- F** The parkade will be well lit as well as be painted in light color.



ARCHITECTURAL DRAWINGS





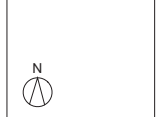
No.	Date	Description
1		
2		
3		
4		
5		
6		

No.	Date	Appr.	Description

Client
12469 PITT MEADOWS LP LTD.

Project Consultant
MARTIN LEW ARCHITECTURE INC.
12469 PITT MEADOWS LP LTD.
12469 PITT MEADOWS LP LTD.
12469 PITT MEADOWS LP LTD.

Date
2024-06-19 ISSUED FOR ADP PRESENTATION



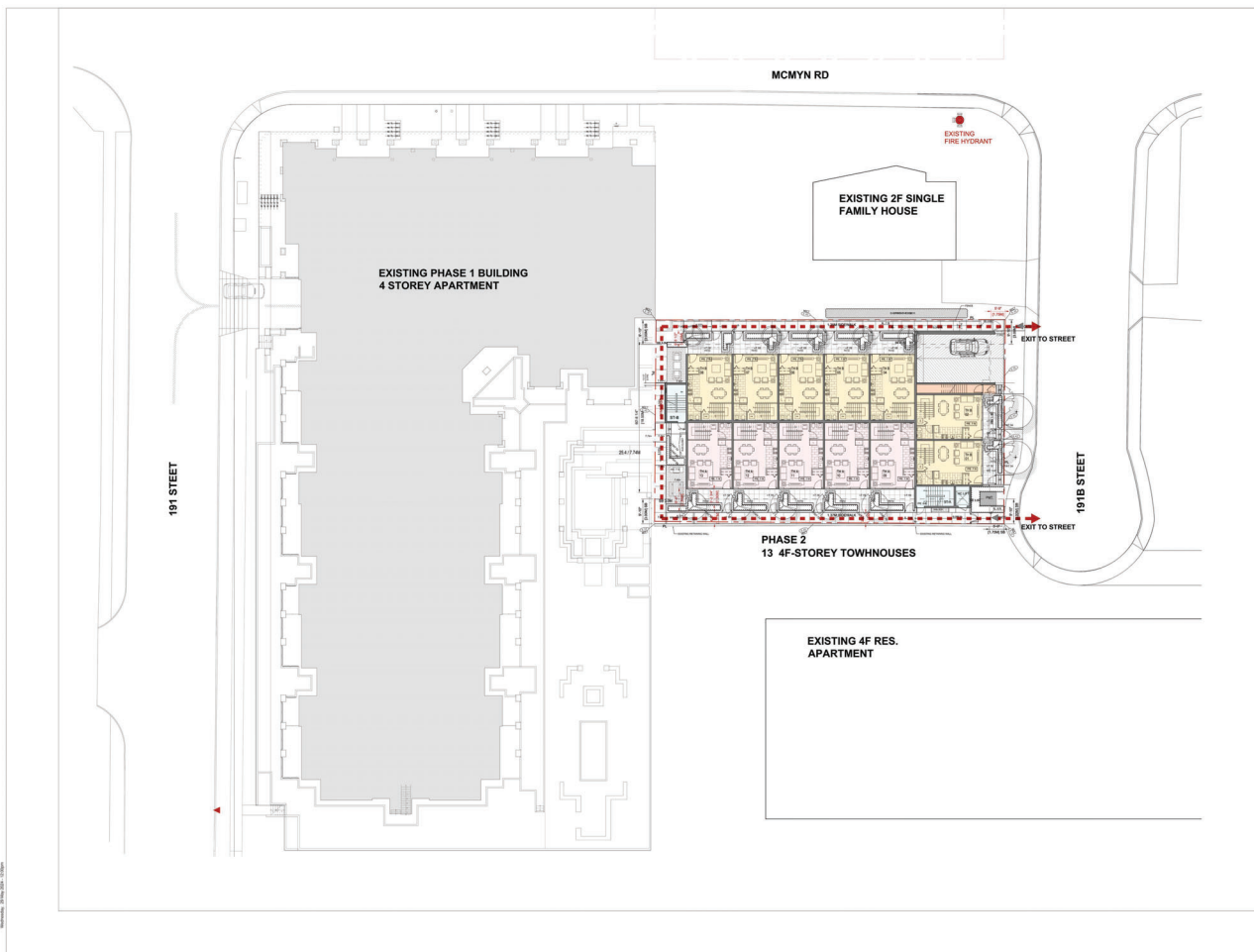
Notes
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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
MASTER PLAN
PARKING LVL 1

Scale	Date
1:75	
MLA	ML
Client No.	2100

A 004



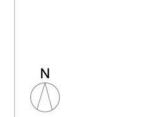
No.	Date	Description
1		
2		
3		
4		
5		
6		

No.	Date	Appr.	Description

Client
12469 PITT MEADOWS LP LTD.

Project Consultant
MARTIN LEW ARCHITECTURE INC.
12469 PITT MEADOWS LP LTD.
12469 PITT MEADOWS LP LTD.
12469 PITT MEADOWS LP LTD.

Date
2024-06-19 ISSUED FOR ADP PRESENTATION



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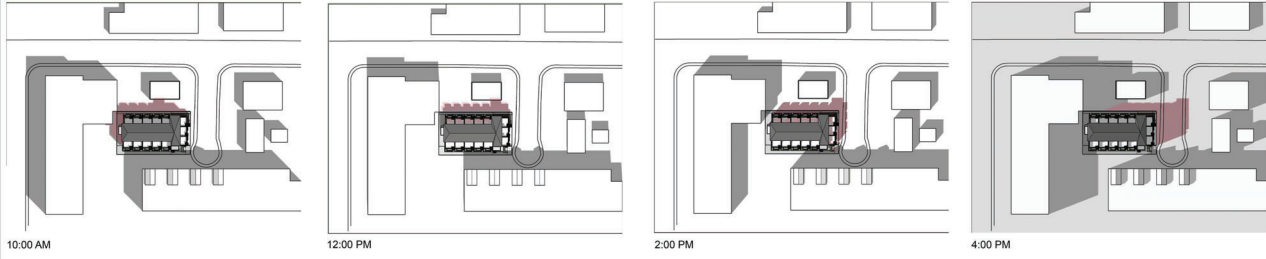
Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
MASTER PLAN GL

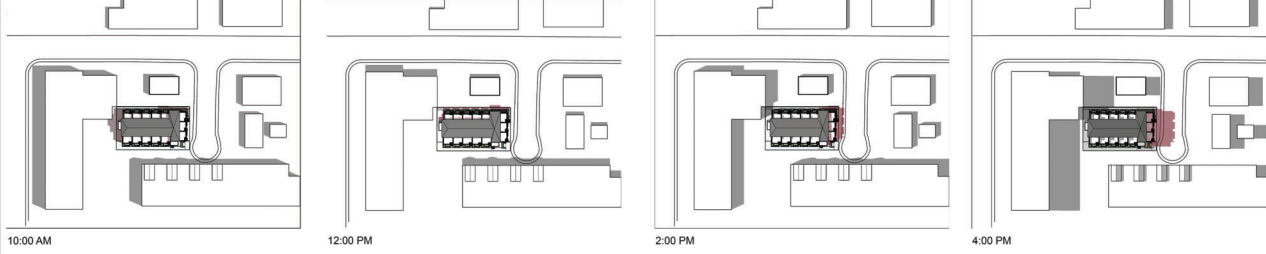
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MLA	ML
Client No.	2100

A 003

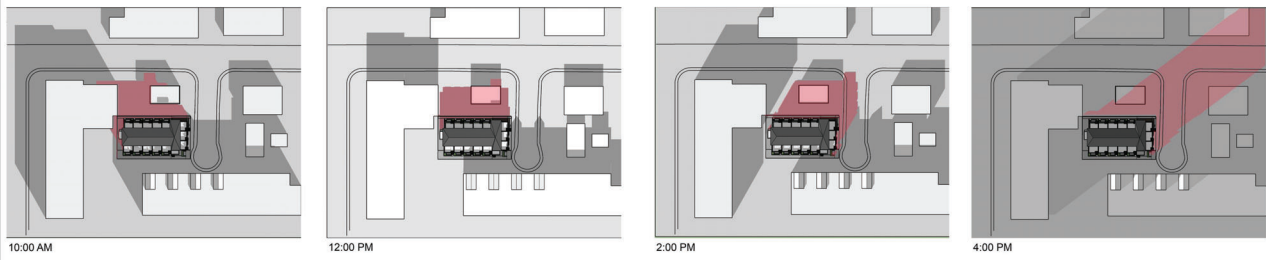
SPRING / AUTUMN EQUINOX
MARCH 21 / SEPT 22



SUMMER SOLSTICE
JUNE 21



WINTER EQUINOX
DEC 21



No.	Date	By	Description
1	2024-05-08	ML	PROCESSED SET
2	2024-06-19	ML	ISSUED FOR ADP REVIEW

No.	Date	By	Description

Project Consultant
MARTIN LEW | ARCHITECTURE INC.
1200 W. 19th Street, Suite 100
Edmonton, Alberta T6E 6P6
Phone: +1 (780) 429-2888
Email: martin@mla.com

Issue
2024-06-19 ISSUED FOR ADP PRESENTATION

Project Title
HIGHLAND PARK PHASE II
12049 19th STREET
PITTS MEADOWS, BC



Sheet Title
SHADOW STUDY

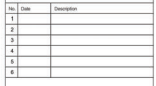


No.	Date	By	Description

Project Consultant
MARTIN LEW | ARCHITECTURE INC.
1200 W. 19th Street, Suite 100
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Issue
2024-06-19 ISSUED FOR ADP PRESENTATION

Project Title
HIGHLAND PARK PHASE II
12049 19th STREET
PITTS MEADOWS, BC



Sheet Title
PARKING LVL 1

No.	Date	By	Description

Project Consultant
MARTIN LEW | ARCHITECTURE INC.
1200 W. 19th Street, Suite 100
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Phone: +1 (780) 429-2888
Email: martin@mla.com

Issue
2024-06-19 ISSUED FOR ADP PRESENTATION

Project Title
HIGHLAND PARK PHASE II
12049 19th STREET
PITTS MEADOWS, BC



Sheet Title
PARKING LVL 1

No.	Date	By	Description

Project Consultant
MARTIN LEW | ARCHITECTURE INC.
1200 W. 19th Street, Suite 100
Edmonton, Alberta T6E 6P6
Phone: +1 (780) 429-2888
Email: martin@mla.com

Issue
2024-06-19 ISSUED FOR ADP PRESENTATION

Project Title
HIGHLAND PARK PHASE II
12049 19th STREET
PITTS MEADOWS, BC

Sheet Title
PARKING LVL 1

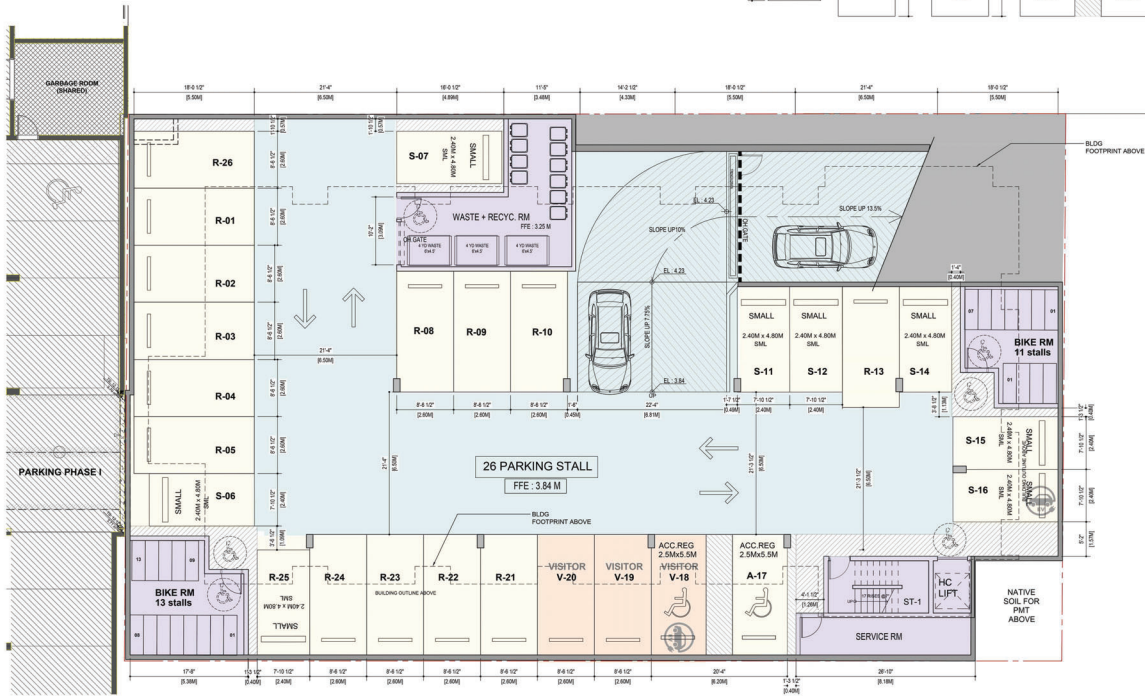
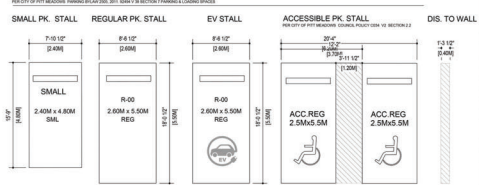
No.	Date	By	Description

P1 PARKING

STALL	Count
REGULAR	23
SMALL	8 (30% of the total count)
VISITOR	3
SURPLUS	
TOTAL	26

STALL	Count
REGULAR	24
SMALL	
SURPLUS	
TOTAL	24

PARKING STALL LEGENDS



No.	Date	Description

No.	Date	By	Description

Project Consultant
MARTIN LEW | ARCHITECTURE INC.
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Edmonton, Alberta T6E 6P6
Phone: +1 (780) 429-2888
Email: martin@mla.com

Issue
2024-06-19 ISSUED FOR ADP PRESENTATION

Project Title
HIGHLAND PARK PHASE II
12049 19th STREET
PITTS MEADOWS, BC



Sheet Title
PARKING LVL 1

No.	Date	By	Description

Project Consultant
MARTIN LEW | ARCHITECTURE INC.
1200 W. 19th Street, Suite 100
Edmonton, Alberta T6E 6P6
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Email: martin@mla.com

Issue
2024-06-19 ISSUED FOR ADP PRESENTATION

Project Title
HIGHLAND PARK PHASE II
12049 19th STREET
PITTS MEADOWS, BC

Sheet Title
PARKING LVL 1

No.	Date	By	Description



No.	Date	Description
1		
2		
3		
4		
5		
6		

No.	Date	Appr.	Description

Client:
12489 PITT MEADOWS LP LTD.

Project Consultant:
MARTIN LEW ARCHITECTURE INC.
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T6
PHONE: (416) 291-2222
FAX: (416) 291-2223
EMAIL: martin@mlaw.com

Seal:
2024-06-19 ISSUED FOR
ADP PRESENTATION



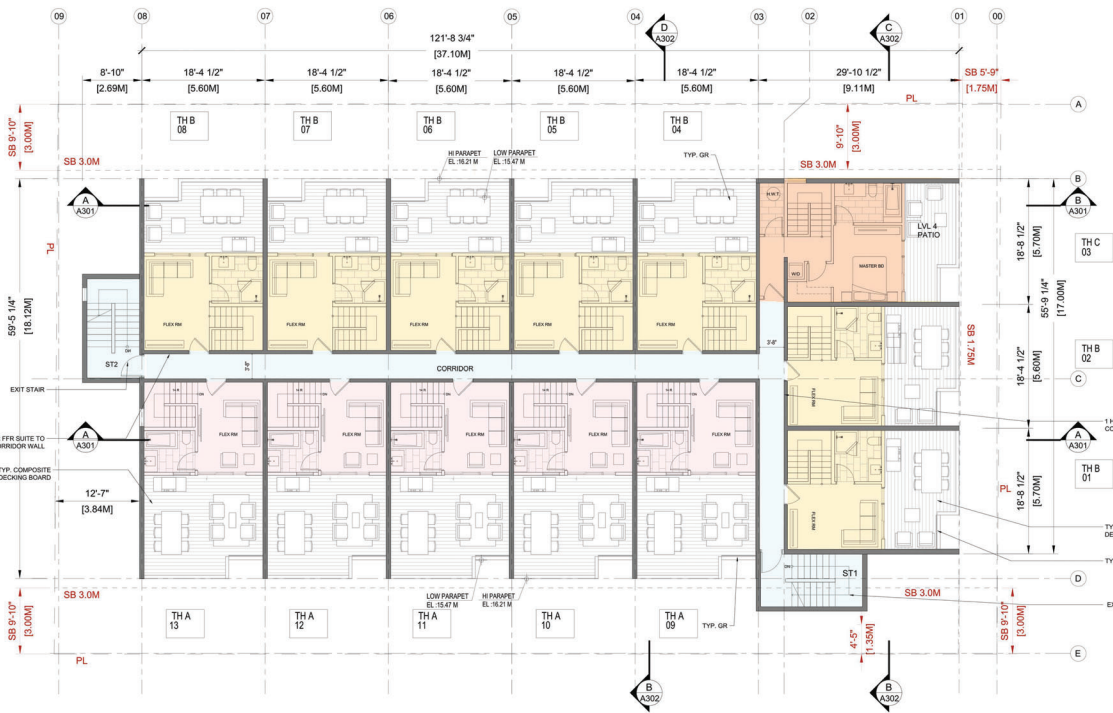
Notes:
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4. This drawing is issued for ADP presentation only. It is not to be used for construction or other purposes without the written consent of the architect.

Project Title:
HIGHLAND PARK PHASE II
12489 1918 STREET
PITT MEADOWS, BC

Sheet Title:
LEVEL 3

Scale	Date
1:75	
1:150	
1:300	
1:600	
1:1200	

Project No.:
A104



No.	Date	Description
1		
2		
3		
4		
5		
6		

No.	Date	Appr.	Description

Client:
12489 PITT MEADOWS LP LTD.

Project Consultant:
MARTIN LEW ARCHITECTURE INC.
1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T6
PHONE: (416) 291-2222
FAX: (416) 291-2223
EMAIL: martin@mlaw.com

Seal:
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Notes:
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Project Title:
HIGHLAND PARK PHASE II
12489 1918 STREET
PITT MEADOWS, BC

Sheet Title:
LEVEL 4

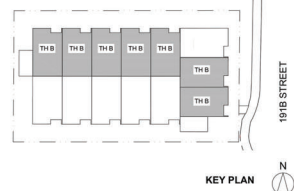
Scale	Date
1:75	
1:150	
1:300	
1:600	
1:1200	

Project No.:
A105

ATTACHMENT 2

TOWNHOUSE - B

3BD + FLEX	
TOTAL	+/- 1,833 SF
GROUND LVL	497 SF
LEVEL 2	530 SF
LEVEL 3	530 SF
ROOF	276 SF
ROOF PATIO	171 SF



Issue	No.	Date	Description
1			
2			
3			
4			
5			
6			

Revision	No.	Date	Report	Description

Client
12489 PITT MEADOWS LP LTD.

Project Consultant
MARTIN LEW ARCHITECTURE INC.
225 HURONTARIO STREET 9TH FL.
CHICAGO, ONT. M5G 1R8
Phone: +1 (416) 593-3888
Email: martin.lew@mla.com

Date
2024-05-08 ISSUED FOR REVIEW
2024-06-19 ISSUED FOR ADP PRESENTATION



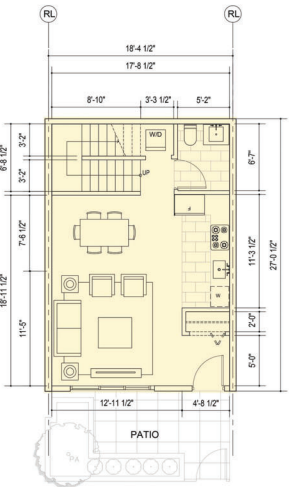
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3. The holder shall be responsible for ensuring that all information on this drawing is current and accurate.
4. The holder shall be responsible for ensuring that all information on this drawing is current and accurate.
5. The holder shall be responsible for ensuring that all information on this drawing is current and accurate.

Project Title
HIGHLAND PARK PHASE II
12489 PITT STREET
PITT MEADOWS, BC

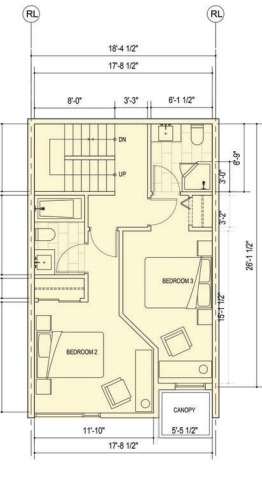
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Scale	1:50	Date	
Client	MLA	Checked	
Drawn		ML	
Project No.	2100	Revised	

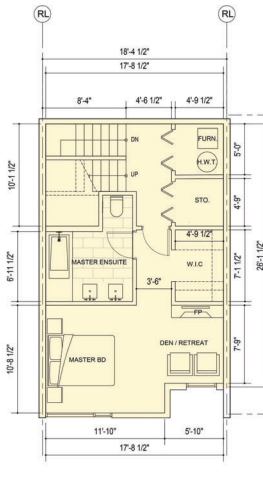
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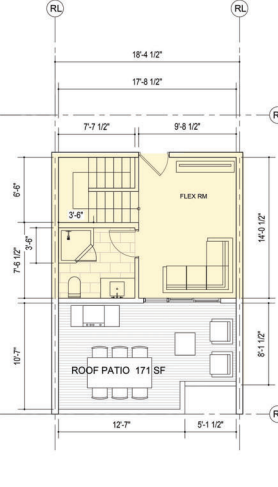
GROUND LVL1
FLOOR AREA 497 SF



REVISED LVL 2 - BEDROOMS
FLOOR AREA 530 SF



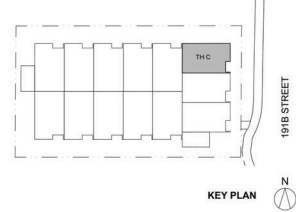
REV. LVL 3
FLOOR AREA 530 SF



REV. ROOF
FLOOR AREA 276 SF

TOWNHOUSE - C

3BD + FLEX	
TOTAL	+/- 1,580 SF
GROUND LVL	123 SF
LEVEL 2	530 SF
LEVEL 3	530 SF
ROOF	400 SF
ROOF PATIO	120 SF



Issue	No.	Date	Description
1			
2			
3			
4			
5			
6			

Revision	No.	Date	Report	Description

Client
12489 PITT MEADOWS LP LTD.

Project Consultant
MARTIN LEW ARCHITECTURE INC.
225 HURONTARIO STREET 9TH FL.
CHICAGO, ONT. M5G 1R8
Phone: +1 (416) 593-3888
Email: martin.lew@mla.com

Date
2024-05-08 ISSUED FOR REVIEW
2024-06-19 ISSUED FOR ADP PRESENTATION



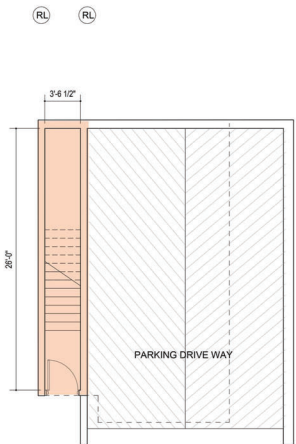
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3. The holder shall be responsible for ensuring that all information on this drawing is current and accurate.
4. The holder shall be responsible for ensuring that all information on this drawing is current and accurate.
5. The holder shall be responsible for ensuring that all information on this drawing is current and accurate.

Project Title
HIGHLAND PARK PHASE II
12489 PITT STREET
PITT MEADOWS, BC

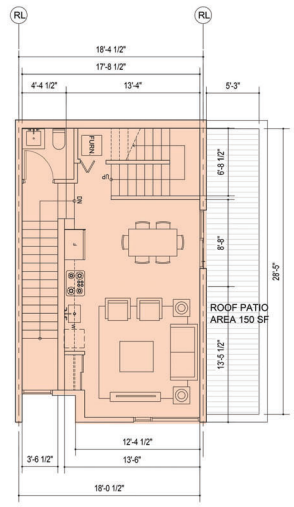
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ENLARGED LAYOUT TH-C

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Client	MLA	Checked	
Drawn		ML	
Project No.	2100	Revised	

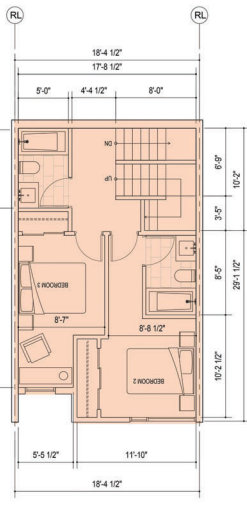
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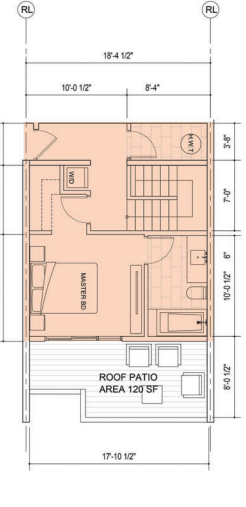
GROUND LVL1
FLOOR AREA 123 SF



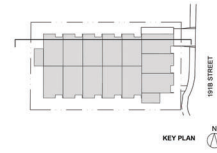
LEVEL 2 - LIVING RM
FLOOR AREA 530 SF



LEVEL 3 - BEDROOMS
FLOOR AREA 530 SF



LEVEL 4 - MASTER BEDROOM
FLOOR AREA 400 SF



Issue No.	Date	Description
1		
2		
3		
4		
5		
6		

Rev.	Date	By	Description

Client: 12489 PITT MEADOWS LP LTD.

Project Consultant: MARTIN LIEW ARCHITECTURE INC.
 200-106-0000, 200-6001 BC, CHICAGO, ILL, USA
 Phone: +1 (416) 223-3888, Email: martin@mlaw.com

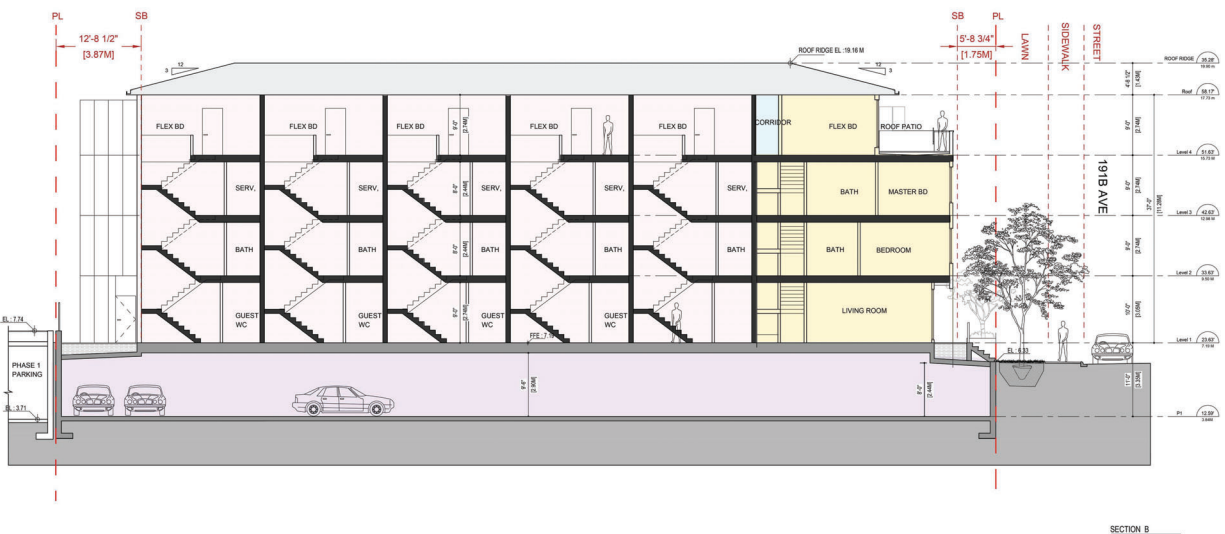
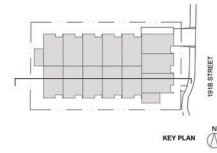
Date: 2024-05-08 ISSUED FOR REVIEW
 2024-06-19 ISSUED FOR ADP PRESENTATION

Project Title: HIGHLAND PARK PHASE II
 12489 191B STREET PITT MEADOWS, BC

Section Title: SECTIONS THROUGH PARKING RAMP

Scale	Date
1:75	
Checked: MLJ	
Drawn: ML	
Scale File:	
Project No: 2103	

A 301



Issue No.	Date	Description
1		
2		
3		
4		
5		
6		

Rev.	Date	By	Description

Client: 12489 PITT MEADOWS LP LTD.

Project Consultant: MARTIN LIEW ARCHITECTURE INC.
 200-106-0000, 200-6001 BC, CHICAGO, ILL, USA
 Phone: +1 (416) 223-3888, Email: martin@mlaw.com

Date: 2024-05-08 ISSUED FOR REVIEW
 2024-06-19 ISSUED FOR ADP PRESENTATION

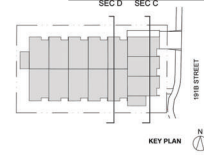
Project Title: HIGHLAND PARK PHASE II
 12489 191B STREET PITT MEADOWS, BC

Section Title: SECTIONS TH-B

Scale	Date
1:75	
Checked: MLJ	
Drawn: ML	
Scale File:	
Project No: 2103	

A 302

ATTACHMENT 2



Issue	No.	Date	Description
1	1		
2	2		
3	3		
4	4		
5	5		
6	6		

Revision	No.	Date	By	Description

Client
12489 PITT MEADOWS LP LTD.

Project Consultant
MARTIN LIEW ARCHITECTURE INC.
200-1190 Kingsway, Suite 200 BC
V6V 1W5
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Email: martin.liew@martinliew.com

Date
2024-05-08 ISSUED FOR REVIEW
2024-06-19 ISSUED FOR
ADP PRESENTATION



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4. Dimensions shall be given in metric units unless otherwise indicated.
5. All dimensions shall be given to the nearest millimeter unless otherwise indicated.
6. All dimensions shall be given to the nearest centimeter unless otherwise indicated.
7. All dimensions shall be given to the nearest millimeter unless otherwise indicated.
8. All dimensions shall be given to the nearest centimeter unless otherwise indicated.
9. All dimensions shall be given to the nearest millimeter unless otherwise indicated.
10. All dimensions shall be given to the nearest centimeter unless otherwise indicated.

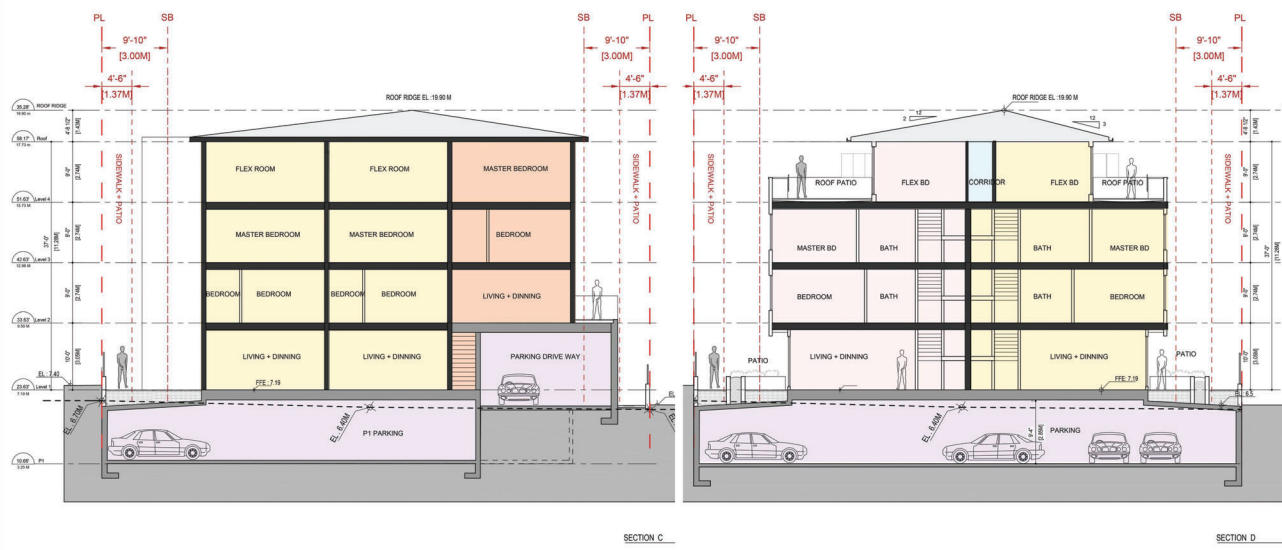
Project Title
HIGHLAND PARK PHASE II
12489 11th STREET
PITT MEADOWS, BC

Sheet Title
SECTIONS TH-D

Date	Drawn	Checked
1.7.25	MLJ	ML

Project No. 2100

A 303



SECTION C

SECTION D

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pmg
LANDSCAPE ARCHITECTS
Suite 2100 - 4185 36th Street
Burnaby, British Columbia, V5C 8G9
P: 604-294-0211 | F: 604-294-0222

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
HIGHLAND PARK PH 2
12469 191B STREET
PITT MEADOWS

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23.AUG.24 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CIG **L1**
DESIGN: CIG
CHECK: CW
DATE: 23.AUG.24
PROJECT NUMBER: 23-143

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pmg
LANDSCAPE ARCHITECTS
Suite 2100 - 4185 36th Street
Burnaby, British Columbia, V5C 8G9
P: 604-294-0211 | F: 604-294-0222

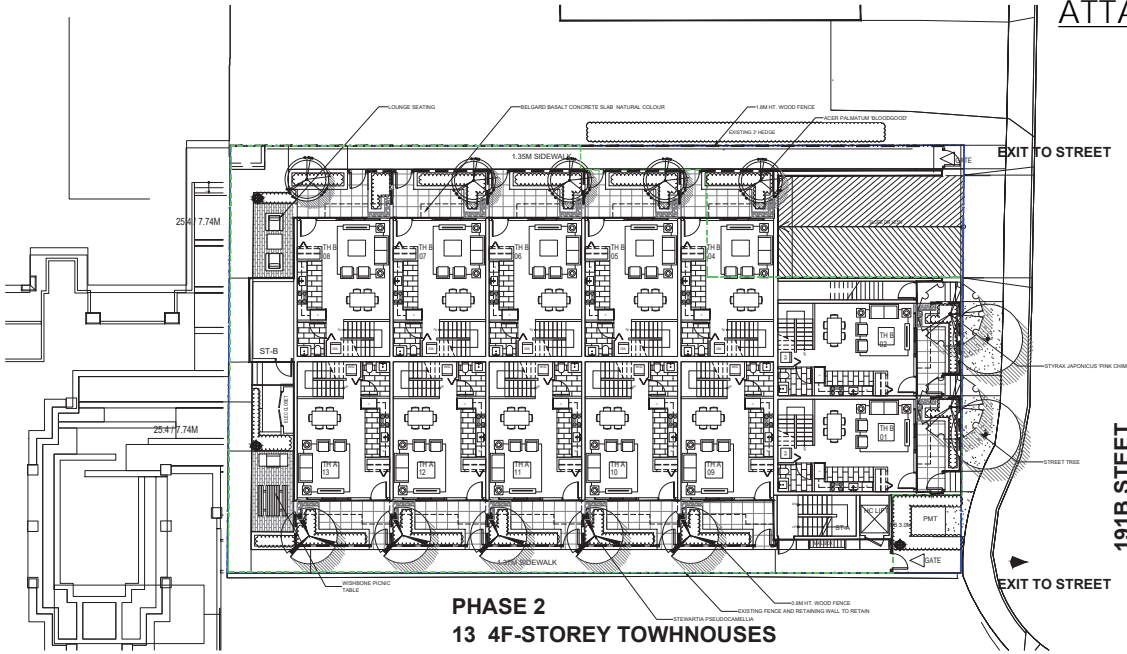
SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
HIGHLAND PARK PH 2
12469 191B STREET
PITT MEADOWS

DRAWING TITLE:
SHRUB PLAN

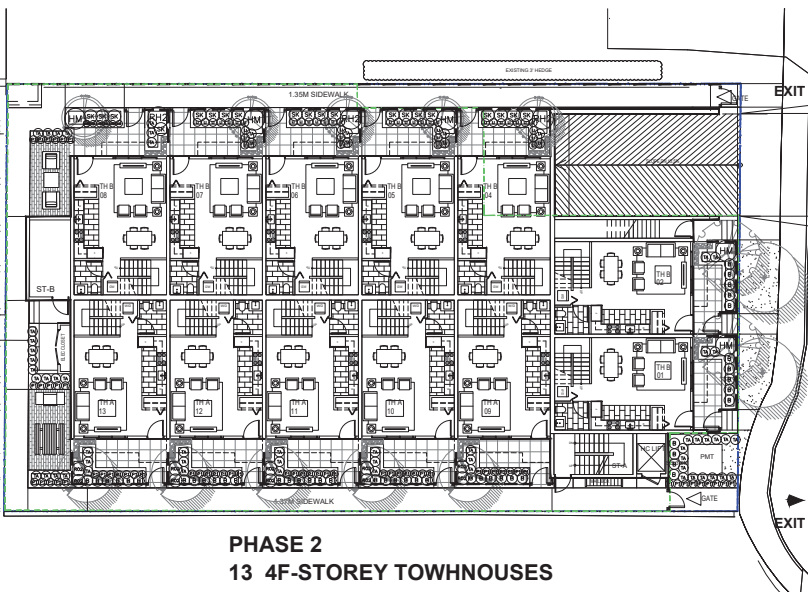
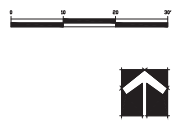
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SCALE: 1/8" = 1'-0"
DRAWN: CIG **L2**
DESIGN: CIG
CHECK: CW
DATE: 23.AUG.24
PROJECT NUMBER: 23-143



PHASE 2
13 4F-STOREY TOWNHOUSES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1		ACER PALMATUM BLOODGOOD	RED JAPANESE MAPLE	2.5M HT. B&B UPRIGHT FORM
2		STYRAX JAPONICUS PINK CHERRY	JAPANESE STYRAX	3.0M CAL. 1.5M STRIP
3		STYRAX JAPONICUS PINK CHERRY	PINK FLOWERED JAPANESE BROWNELL	2.5M HT. B&B

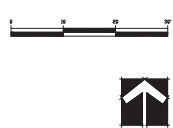
NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD (LATEST EDITION). CONTAINER SIZES SPECIFIED AS PER CSA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEF. AND CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 2. SEARCH AND REVIEW WALK PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS. 3. SEARCH AND REVIEW WALK PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS. 4. ALL LANDSCAPE MATERIALS AND METHODS MUST BE SUBJECT TO B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD (LATEST EDITION). ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PHASE 2
13 4F-STOREY TOWNHOUSES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
44		SELIUM MICROPHYLLA WINTER GEM	LITTLE-LEAF BOX	40 POT / 60CM
45		HYDRANGEA MANDOPHYLLA WINTER BLUE	BELEAF HYDRANGEA (BLUE)	40 POT / 60CM
46		RHOODENDRON ANNA KRUSCHKE	RHOODENDRON BLUE	40 POT / 50CM 1M B&B
47		MEGACARPUS RETICULATUS	MEGACARPUS (RED)	40 POT / 40CM
48		SKIMMIA JAPONICA (50% MALE)	JAPANESE SKIMMIA	40 POT / 30CM
49		HELIOPSIS SCUTELLARIA	HELIOPSIS	1.5M B&B
50		PERNETTIA ALPICOCAENDES LITTLE BUNNY	FOUNTAIN GRASS	40 POT
51		HELIOPSIS SCUTELLARIA	LANTERN ROSE	15CM POT
52		LIRIODENDRON	BLUE LILY TURT	40 POT

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD (LATEST EDITION). CONTAINER SIZES SPECIFIED AS PER CSA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEF. AND CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 2. SEARCH AND REVIEW WALK PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS. 3. SEARCH AND REVIEW WALK PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS. 4. ALL LANDSCAPE MATERIALS AND METHODS MUST BE SUBJECT TO B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD (LATEST EDITION). ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

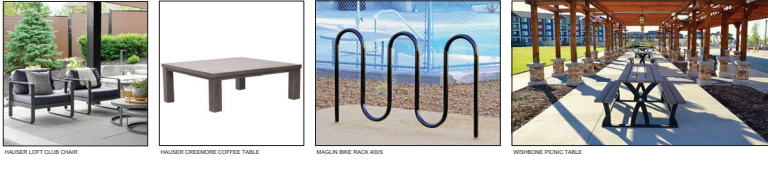
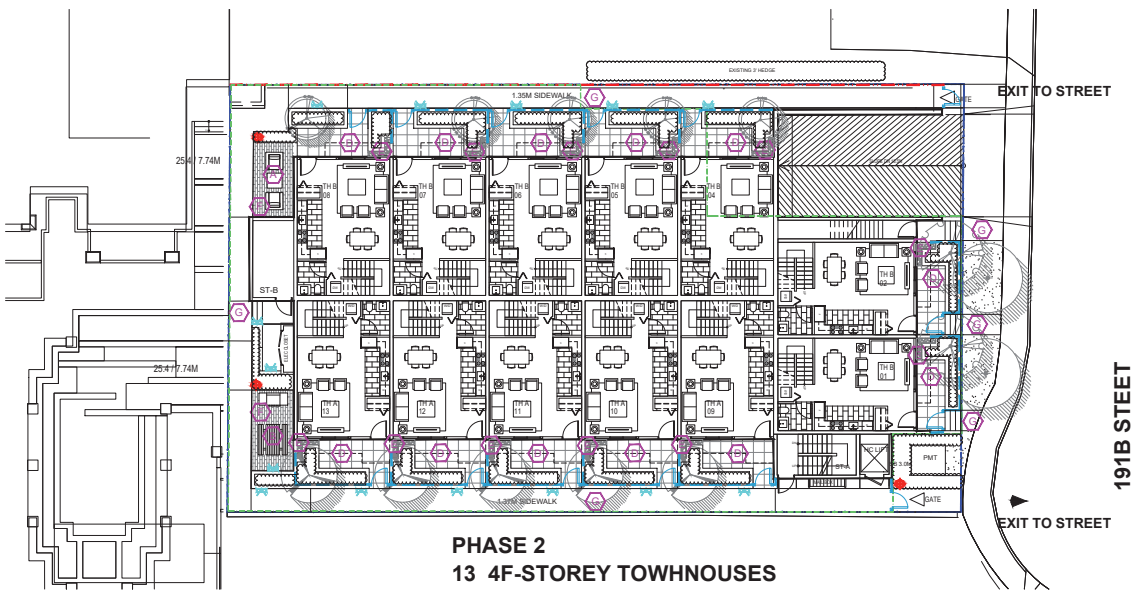


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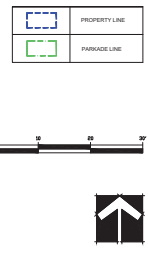
LIGHT LEGEND

	ROLLAND LIGHT, LIGMAN, 600 BELLINGHAM UNIT 05/09 DARK SKY CERTIFIED
	STEP LIGHT, LIGMAN, P180 3 MATT SILVER DARK SKY CERTIFIED

NOTE: LIGHTING SPECIFICATION PER ELECTRICAL DWG

FENCE LEGEND

	0.9M HT. WOOD FENCE
	1.8M HT. WOOD FENCE



PROJECT:
HIGHLAND PARK PH 2
12469 191B STREET
PITT MEADOWS

DRAWING TITLE:
MATERIAL PLAN

DATE: 23.AUG.04 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CIG **L3**
DESIGN: CIG
CHECKED: CW **OF 6**

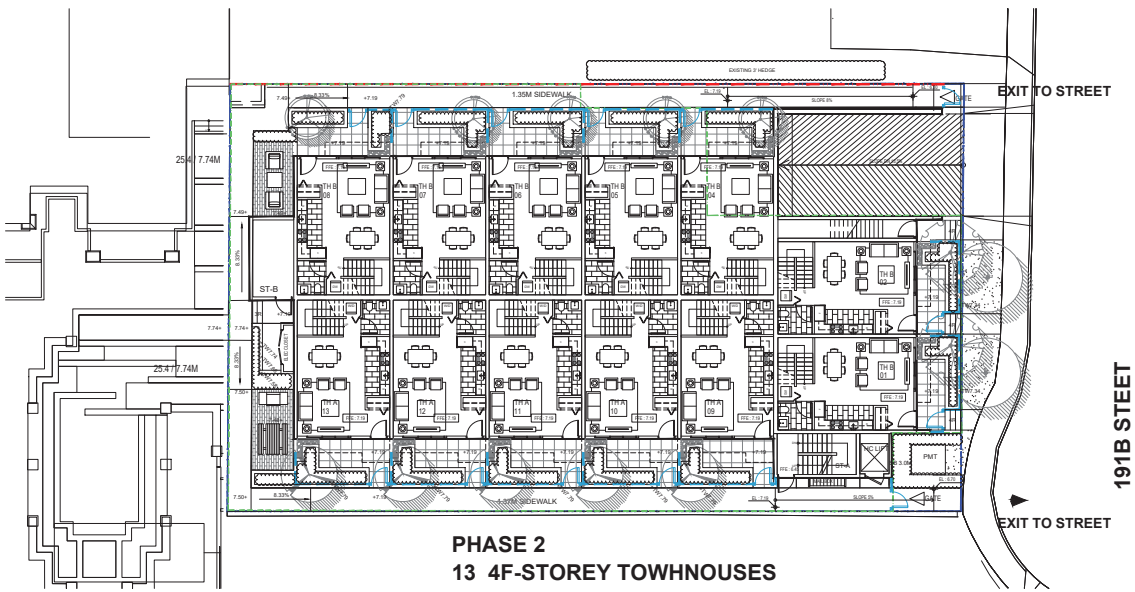
PMG PROJECT NUMBER: 23-143

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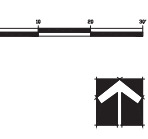


SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.



PROPERTY LINE
PARKING LINE



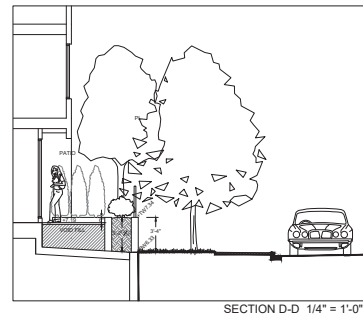
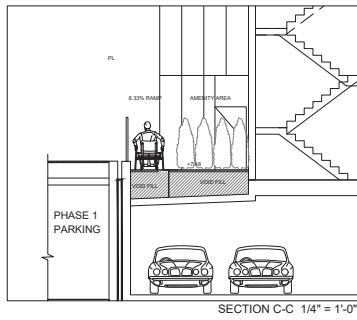
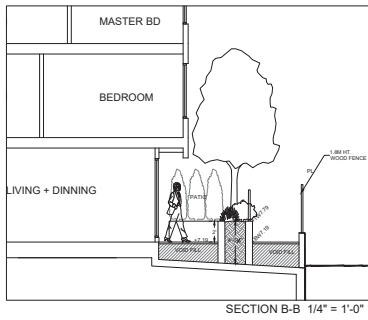
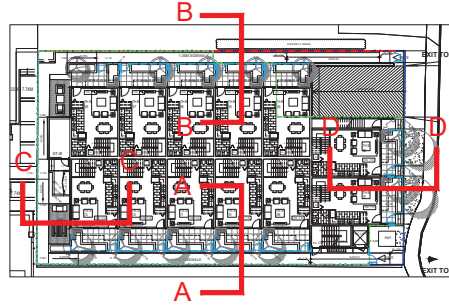
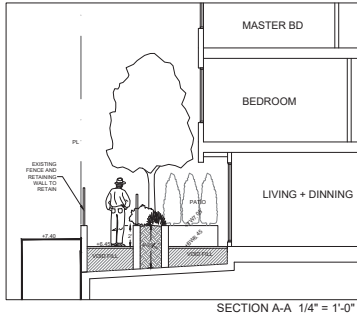
PROJECT:
HIGHLAND PARK PH 2
12469 191B STREET
PITT MEADOWS

DRAWING TITLE:
GRADING PLAN

DATE: 23.AUG.04 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CIG **L4**
DESIGN: CIG
CHECKED: CW **OF 6**

PMG PROJECT NUMBER: 23-143

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
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2	23-AUG-24	ISSUED FOR RF	

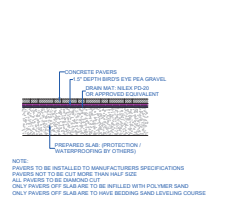
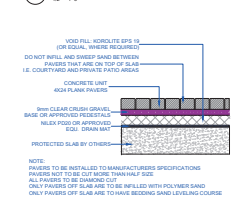
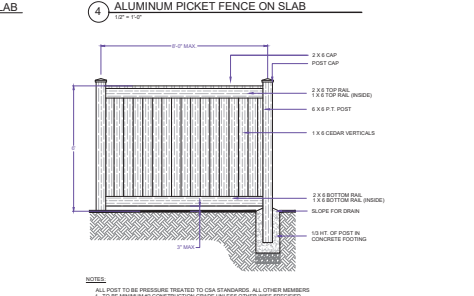
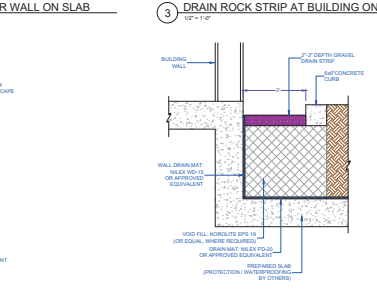
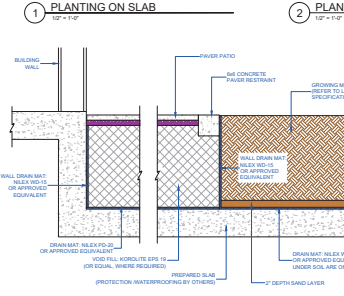
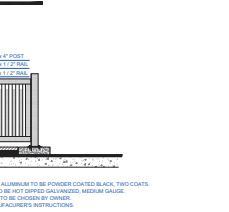
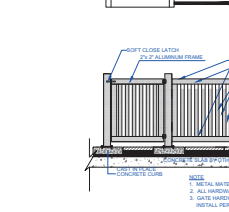
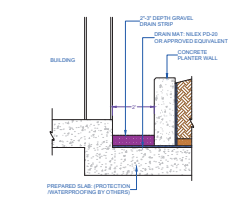
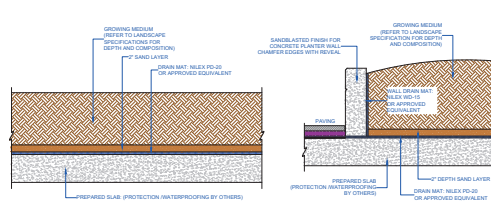
PROJECT:
HIGHLAND PARK PH 2
 12469 191B STREET
 PITT MEADOWS

DRAWING TITLE:
LANDSCAPE SECTION

DATE: 23-AUG-24
 SCALE: AS SHOWN
 DRAWN: CLG
 DESIGN: CLG
 CHECK: CW

L5

DRN 23-0463-00 23-04-13P P/MG PROJECT NUMBER: 23-143



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	23-AUG-24	ISSUED FOR RF	
2	23-AUG-24	ISSUED FOR RF	

PROJECT:

HIGHLAND PARK PH 2
 12469 191B STREET
 PITT MEADOWS

DRAWING TITLE:
LANDSCAPE DETAIL

DATE: 23-AUG-24
 SCALE: AS SHOWN
 DRAWN: CLG
 DESIGN: CLG
 CHECK: CW

L6

DRN 23-0463-00 23-04-13P P/MG PROJECT NUMBER: 23-143