

# Staff Report to Advisory Design Panel

Planning and Development

FILE: 3060-20-2024-03

**REPORT DATE:** September 19, 2024      **MEETING DATE:** October 09, 2024  
**TO:** Advisory Design Panel  
**FROM:** Jaimie Jagpal, Development Services Technician  
**SUBJECT:** Development Permit Application for 19516 Hammond Rd.

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## **RECOMMENDATION(S):**

THAT the Advisory Design Panel: THAT The Advisory Design Panel:

- A. Supports the application for Development Permit No. 2024-003 at 19516 Hammond Road, subject to the following comments, and recommends that the applicant address the comments to the satisfaction of the Planning and Development Department before Council considers the application; OR
  - B. Other.
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## **PURPOSE**

To gather initial Advisory Design Panel feedback on a new development permit application for the property at 19516 Hammond Rd (PID: 010-486-950) to develop four townhouses with one basement suite.

Information Report       Decision Report       Direction Report

## **DISCUSSION**

### **Background:**

A development permit has been submitted to guide the form and character of the development at 19516 Hammond Rd. A development permit is required before a building permit can be issued. The City is seeking input from the Advisory Design Panel on a five-unit townhouse development permit in the new R-6 zone.

**Civic Address:** 19516 Hammond Rd.

**Property Size:** 1,011.80 m<sup>2</sup> (10,891 ft<sup>2</sup>)  
**OCP Designations:** Residential-Low  
**Zoning:** R-6 (Urban Residential 6)  
**DPA:** No. 9 Ground-Oriented Residential



Figure 1: Location of site

**Relevant Policy, Bylaw or Legislation:**

Development Permit Area No. 9 applies (Attachment C)

Zoning Bylaw No. 2505, 2011 R-6 (Urban Residential 6) Zone.

**Analysis:**

The subject property is situated on the south side of Hammond Road, with single-family residential properties to the east, west, and south. The surrounding area predominantly consists of R-6 zoned lots. Hammond Road has undergone increased densification over the past decade with rezoning and subdivision into small-lot single-family homes. However, due to new provincial housing legislation requiring that municipalities permit as a right up to six-units per lot,

depending on lot size and location, this application represents the first proposed townhouse development under the new zoning and updated design guidelines.

The subject property is within walking distance of Pitt Meadows Secondary School, the Pitt Meadows Athletic Park, and several local parks. Additionally, it is approximately 58 meters from the nearest bus stops on Hammond Road, part of TransLink's frequent transit network. The close proximity to these bus stops, offering service in both directions, ensures convenient access to nearby shops, services, as well as connections to the West Coast Express and Maple Ridge bus routes.



Figure 2: Subject Property



Figure 3: Properties immediately west of the site



Figure 4: Properties to the east of the site

This development features four townhouses facing Hammond Road (see Attachment A). Each unit spans three levels and includes three bedrooms plus a den, offering 2,095 ft<sup>2</sup> of living space on the main and upper floors, with an additional 691 ft<sup>2</sup> in the basement. Only unit one contains a basement suite (labeled unit 5 in the plans). Unit one includes 200 ft<sup>2</sup> of private outdoor space, units two and three have 256 ft<sup>2</sup> each, and unit four has 220 ft<sup>2</sup>. Each townhouse also comes with a single-car garage. At the rear of the property, the units share a ground-level deck. Access to the site is via a shared driveway from Hammond Road, with visitor parking available for four vehicles.



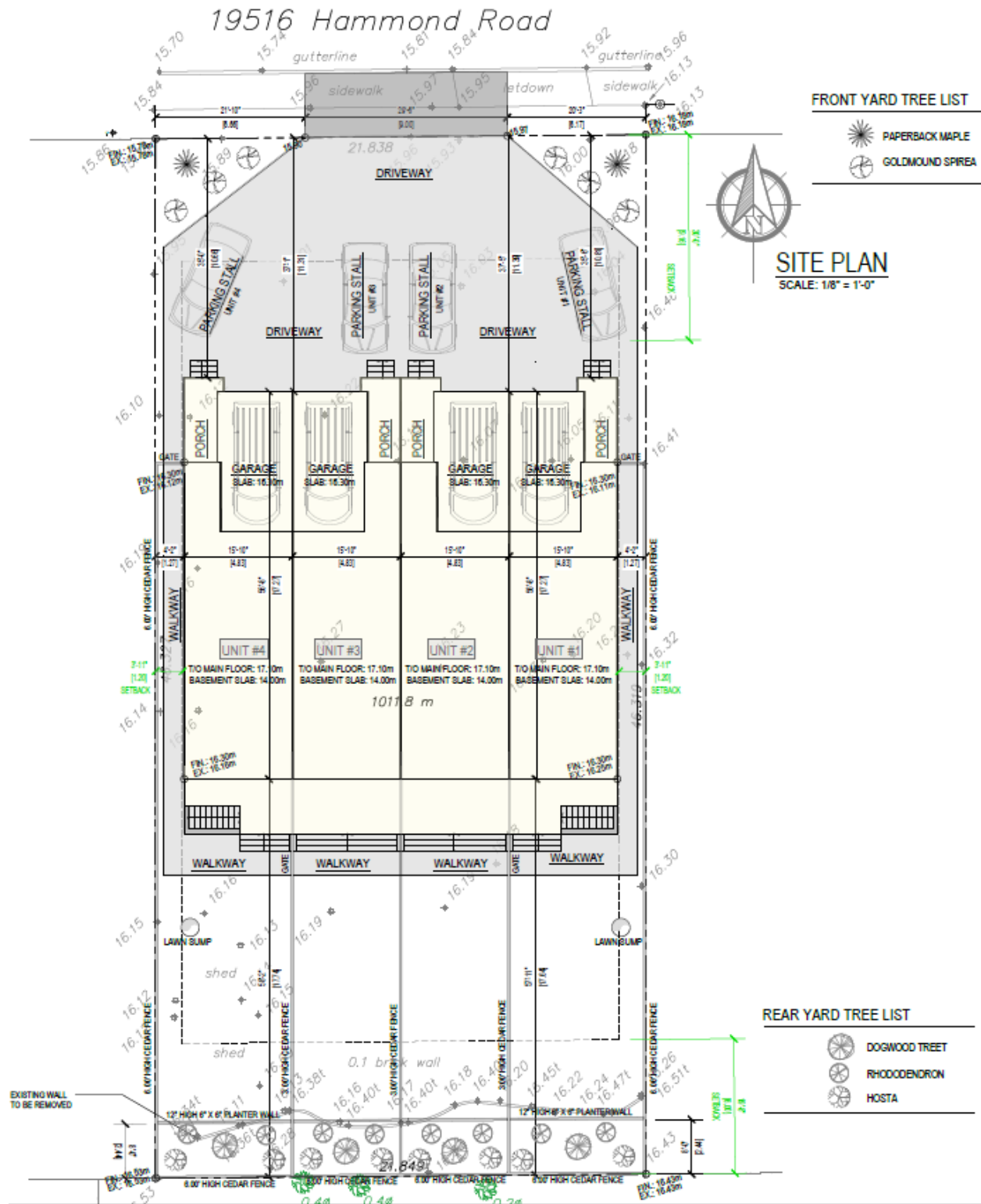


Figure 5: Site Plan

The home's construction will utilize durable materials, including asphalt shingles, Hardie shakes, and Hardie board (see figure 5 below). A six foot high cedar panel fence is proposed along the

rear and sides of the property. In the front yard, two paperback maple trees, and six gold-mound spirea shrubs will be planted on either side of the driveway. The rear yards will feature a combination of four dogwood trees (one per yard), eight rhododendrons, (two per yard), and eight hostas (two per yard), contributing to the landscape’s aesthetic appeal and greenery.



Figure 6: Materials being used for construction

# MATERIALS/COLOURS

ITEM	COLOUR
ASPHALT SHINGLE ROOF	SLATESTONE GREY
TRIM	SHERWIN WILLIAMS TRICORN BLACK SW6258
GUTTERS /DOWNPIPES	SOLID BLACK
HARDIE SHAKES	KHAKI BROWN
HARDIE BOARD	LIGHT MIST
FRONT DOOR	SHERWIN WILLIAMS TRICORN BLACK SW6258
GARAGE DOOR	SHERWIN WILLIAMS TRICORN BLACK SW6258
METAL FLASHING	SOLID BLACK
GUARDS/RAILING	SOLID BLACK

Table 1: Materials/colours



Figure 7: Colour palate

### **Development Permit Area No. 9 Ground-Oriented Residential**

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

- Provide a diversity of housing types through sensitive residential infill development;
- Increase land use efficiency, enabling a compact and complete community;
- Ensure compatibility of housing forms with the "small-town" character of existing neighborhoods;
- Promote high-quality design in ground-oriented residential areas; and
- Respect the existing scale of development within the community.

This application represents the first development under the new provincially-mandated zoning in this neighbourhood with increased density and a multi-family housing form. Careful consideration of building scale, visual impact, architectural style and landscape character is required to ensure a smooth transition from the surrounding single family residential dwellings and compatibility with the overall neighbourhood.

The townhouse design raises questions regarding its adherence to key Development Permit Area (DPA) landscaping and storage guidelines. The City would appreciate feedback on this application from the Advisory Design Panel, where it can be evaluated for design quality, community impact,

and adherence to the newly established zoning standards. In particular, ADP is asked to comment on the design's adherence to the following design guidelines which were raised as points of concern during the internal review process:

- 9.7.2 a. ii. Emphasis of front entryways and pedestrian access, in order to create a pedestrian oriented streetscape through front yard landscaping and tree planting
- 9.7.2 a. iv.) Integration of landscaping within driveway areas to soften impacts of front yard parking and hardscape environment
- 9.7.4 b) Natural hedge landscaping between homes, which could replace standard fencing
- 9.7.4 c) Create a greener, more inviting interface between buildings and streets
- 9.7.5 a) Provide dedicated, secure spaces for adult-sized bicycles
- 9.6.6 a) Provide space for garbage, recycling, and compost bins with convenient access for residents
- 9.6.6 b) Location and design of the space should allow for ease of access so that residents are able to move the bins out on collection days.

The developer is proposing on-site parking even though under the new provincial legislation, the City is not permitted to require that parking be provided. Staff anticipates that these types of developments will incorporate some on-site parking so that they are more marketable. Including on-site parking in a development of this type will alleviate the pressure on street parking availability; however, parking spaces, driveways and garages could contribute to a less visually appealing streetscape.

### **Conclusion**

The ADP is requested to evaluate and provide comments about how this development application meets the intent of development permit area guidelines for the form and character of this residential development. Feedback will be given to the applicant and they will have the opportunity to submit revised plans for Council's consideration. The committee's feedback will also be incorporated into the staff report to Council.

### *Alternative Motion*

The ADP can instead request to review the revised design following the applicant's consideration and incorporation of their comments, prior to the application being presented to Council.

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### **KATZIE FIRST NATION CONSIDERATIONS**

Referral     Yes     No



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**SIGN-OFFS**

**Written by:**

Jaimie Jagpal,  
Development Services Technician

**Reviewed by:**

Colin O'Byrne,  
Manager of Planning

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**ATTACHMENT(S):**

- A. Plans
- B. Development Permit Area No. 9 Guidelines