



# Staff Report to Council

Planning and Development

FILE: 08-3360-20/23-08

**REPORT DATE:** February 25, 2025      **MEETING DATE:** April 01, 2025  
**TO:** Mayor and Council  
**FROM:** Patrick Ward, Director of Planning & Development  
**SUBJECT:** Rezoning Application for 12469 191B St

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**

**RECOMMENDATION(S):**

THAT Council:

- A. Has, pursuant to Sections 479(6), 525(1.2) and 525.1(4) of the *Local Government Act*, considered the Provincial Policy Manual: Transit-Oriented Areas and the Provincial Policy Manual: Small Scale, Multi-Unit Housing, as outlined in the “Rezoning Application for 12469 191B Street” report presented at the April 1, 2025 Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- B. Grant first, second and third readings to Zoning Amendment Bylaw No. 2997, 2025; AND
- C. Require the following condition be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2997, 2025:
  - 1. Payment of \$91,000 as Residential Community Amenity Contribution as offered by the developer; OR
- D. Other.

**PURPOSE**

To introduce a Zoning Bylaw Amendment for the property at 12469 191B St (PID: 009-890-131) to develop 13 townhouse units.

Information Report       Decision Report       Direction Report

## DISCUSSION

### Background:

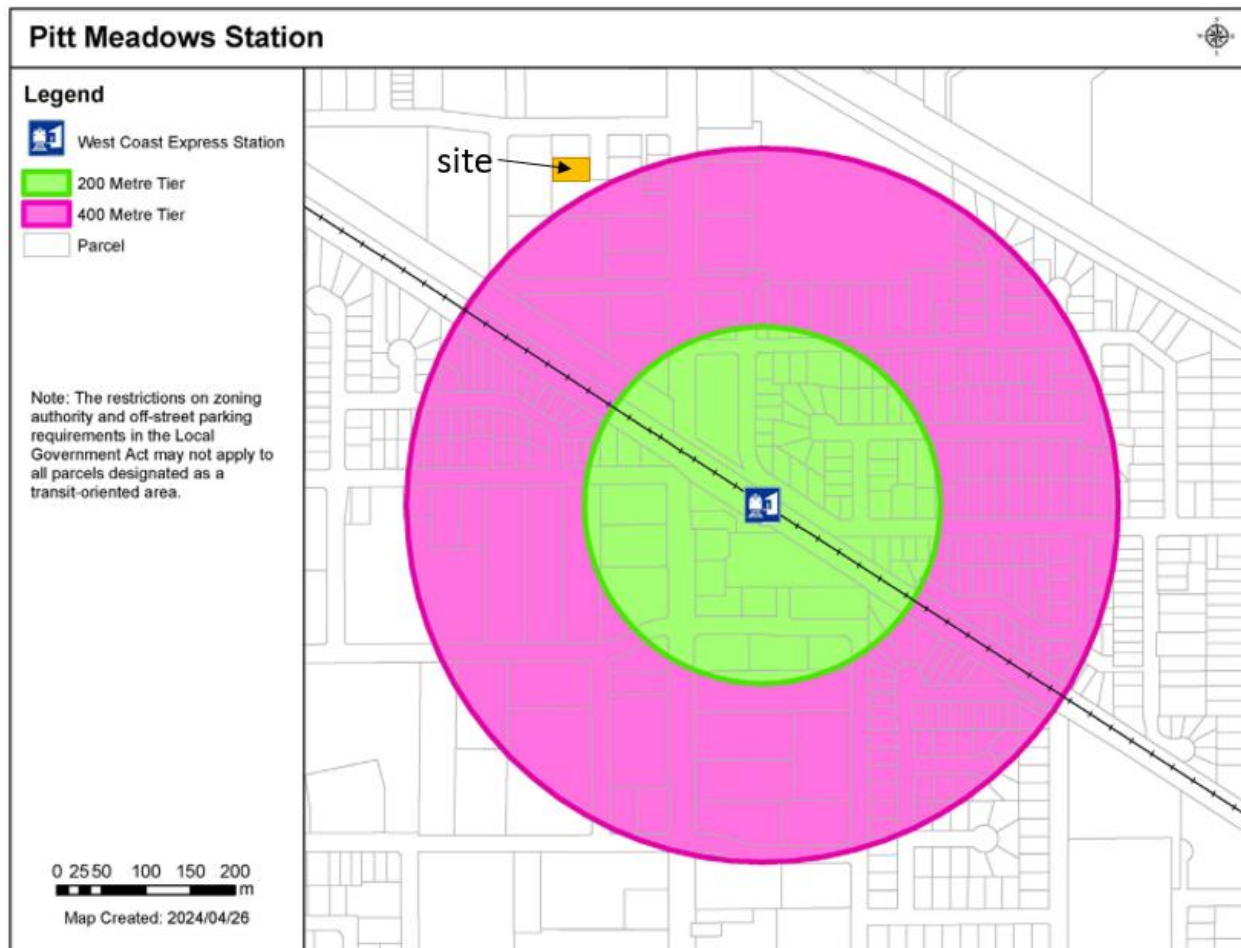
**Civic Address:** 12469 191B St.

**Property Size:** 1,067 m<sup>2</sup> (11,489 ft<sup>2</sup>)

**OCP Designations:** Town Centre

**Zoning:** R-4 (Urban Residential 4)

The subject property is presently vacant, and located in an area of mainly medium- to high-density residential, and nearby commercial uses. It is located just outside of the newly designated Transit Oriented Area (see Figure 1).



*Figure 1: Transit Oriented Areas*

The proposed development is a four-storey townhouse complex, consisting of 13 units above an underground parking structure.

At the April 9, 2024 Regular Meeting, Council initially considered this application and passed the following motion:

*“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.”*

### **Development Information Meeting and Public Feedback**

The applicant hosted a development information meeting on May 21, 2024 from 4-6pm at the Heritage Hall. Residents within 122 m of the proposed development were notified about the meeting, and advertisements were placed in the local newspaper. 16 members of the public attended the meeting, and a summary of the meeting is included as Attachment A.

Reasons for support for the project included providing suitable housing for families or seniors looking to downsize by providing “missing middle” housing. In addition, it was noted that this townhouse design was preferable to a previous application for 21 condominium units, with less impact to the surrounding neighbourhood both during and after construction.

A number of attendees expressed concerns about: impacts to the surrounding neighbourhood during construction; potential loss of privacy, views and greenspace; and increased traffic and lack of nearby street parking.

At the September 10, 2024 Regular Meeting, a petition opposed to the development was received by Council, noting similar concerns brought up at the development information meeting.

### **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-storied 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. At 122 units per ha, this application is compliant with the Town Centre land use designation.

It is noted that the site and surrounding area have been designated for medium- or high-density multi-family development since at least 1992. It is an optimal location for higher-density development, close to shops, services, transit and surrounded by other higher-density development.

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 R-4 (Urban Residential 4). This 'small scale, multi-unit' zoning permits up to four dwelling units, in a variety of building forms.

A new Comprehensive Development R (CD-R) zone has been drafted to accommodate this development (Attachment C).

### *Housing Needs Assessment*

According to the City's Interim Housing Needs Assessment, there is an anticipated housing demand of an additional 1,521 units between 2021 and 2026. This proposed development will add 13 ground-oriented, three-bedroom units to Pitt Meadows' housing stock.

### **Analysis:**

Zoning Bylaw Amendment No. 2997, 2025 would, if adopted, rezone the property at 12469 191B St (PID: 009-890-131) to a new Comprehensive Development zone to accommodate a 13-unit townhouse development.

The 13 units all contain three bedrooms and have floor areas of 169-170 m<sup>2</sup> (1,821-1,833 ft<sup>2</sup>), except one unit is smaller at 147 m<sup>2</sup> (1,583 ft<sup>2</sup>). Except for the smaller unit above the parking garage entrance, 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.

### *Building Height and Density*

At the previous presentation of this application to Council on April 9, 2024, the height proposed was four storeys and 12.86 m, as measured to the midpoint of the roof between the highest point and the eaves. While the plans continue to show a height of 12.86 m, the applicant has requested that the CD zone be drafted to permit a height of 13.5 m (measured to the midpoint), to permit flexibility when the final design is determined at the development permit stage, to account for potential water table or other technical issues that are currently being reviewed by the applicant's geotechnical and structural engineers.

For comparison, Table 1 below provides some examples of the built height (and density) of some nearby buildings, indicating that 13.5 m is a comparable height for a four-storey building.

Table 1: Nearby Density and Building Heights

Building	Height to midpoint	Height to peak	Storeys	Density (units/ha)
Liv42 12409 Harris Rd	n/a - flat roof	14.8 m	4	213
Laseur Manor 12464 191B St	13.8 m *except end units which are 3 storeys	16.5 m	4 *except end units which are 3 storeys	110
Orion 12460 191 St	13.5 m	15 m	4	200
Subject Proposal 12469 191B St	13.5 m	To be confirmed at the development permit stage	4	122

The OCP designation for the site and surrounding area is Town Centre, which envisions high-density development with four-storey plus buildings. The most common zoning used in the Town Centre area is TC Town Centre Commercial, which permits a height of 16 m (compared to 13.5 m in the proposed CD zone).

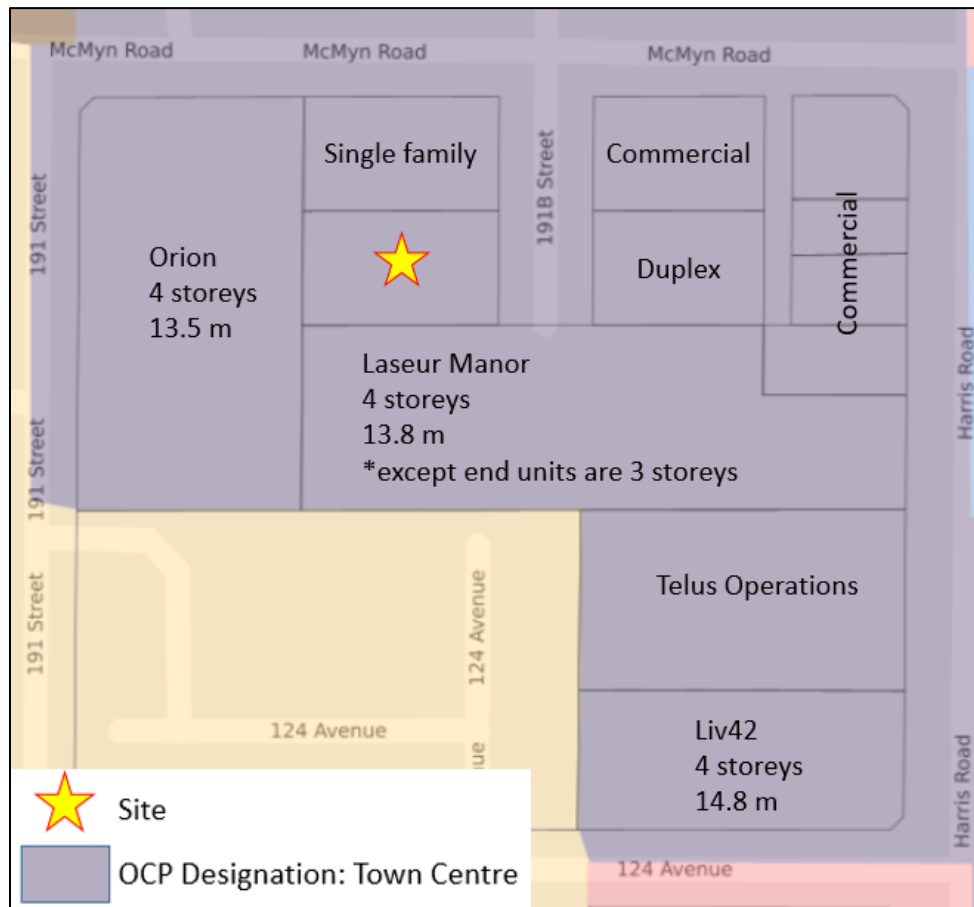


Figure 1: Town Centre Designation and Nearby Building Heights

## Site Design

The project proposes ground-oriented townhouses, with five units facing north and five units facing south, and three units facing east to 191B St. The proposed building is located close to the front property line along 191B St, and the south face is approximately 14 m away from the north face of the Lasuer Manor building to the south (see Figure 2). The building is 6.2 m from the nearest residential portion of the Orion building to the west, notwithstanding a stairwell and elevator shaft. Windows on the west elevation of the building (facing the Orion building) are minimized. Each unit, except the unit over the parkade entrance, has private ground-floor patio space. Rooftop patio space is also provided for each unit.

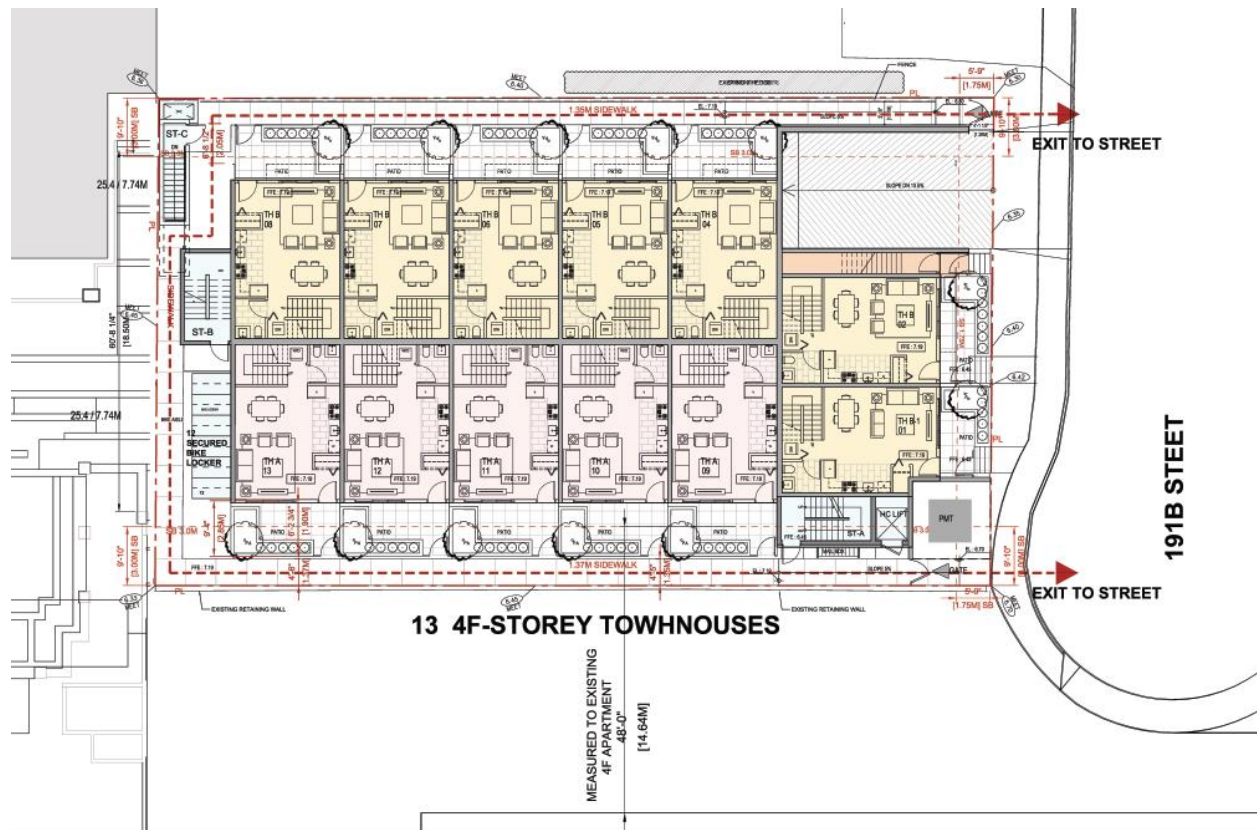
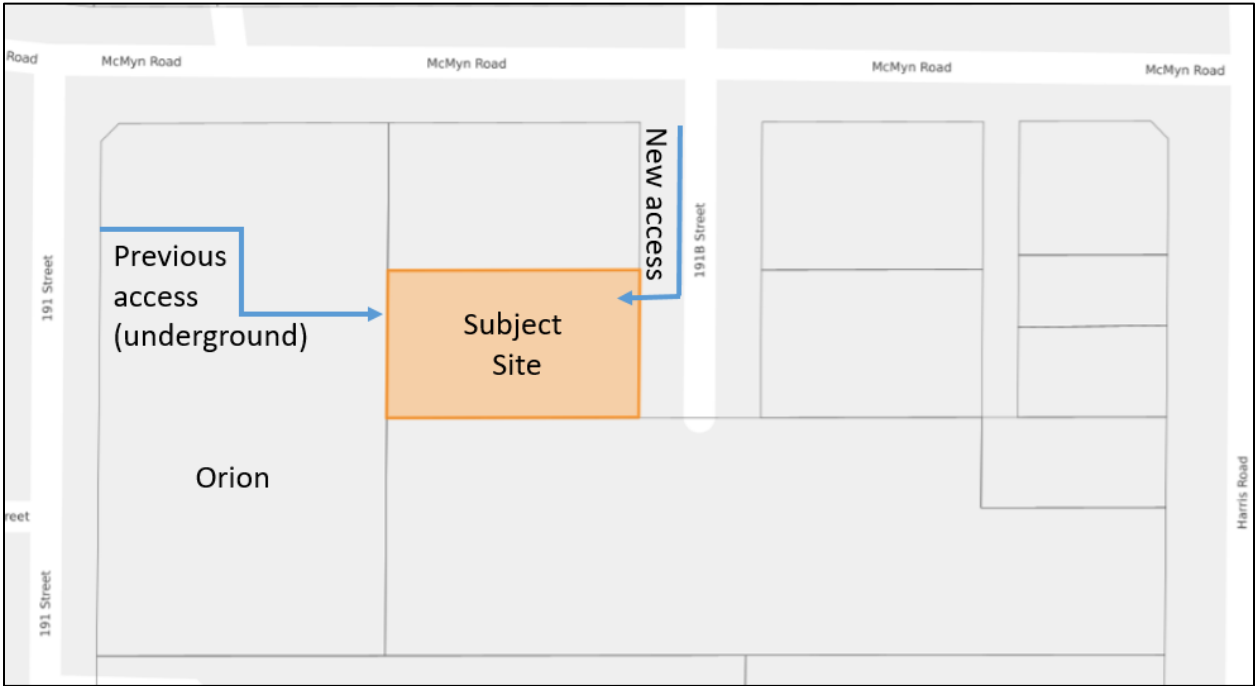


Figure 2: Proposed Site Plan

The site currently contains two trees, both of which will be removed due to conflicts with 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 hedge recommended, at this time, to be removed. Preliminary landscape plans propose 12 new trees to be planted. Further details related to patio screening and landscaping would be addressed at the development permit stage, if this rezoning is approved.

*Vehicle Access*

When Council previously considered this application on April 9, 2024, the proposal envisioned vehicle access to the development via an easement registered through the underground parking structure of the adjacent Orion building at 12460 191 St. Subsequently, the developer amended the proposal such that access is now proposed solely from 191B St and not through the adjoining Orion building. This change is intended to minimize disruption to the residents in the Orion, and enable the subject townhouse project to become an independent strata.



*Figure 3: Former and current proposed access routes*

Based on the new access point, updated plans were provided for the application (see Attachment B).

An additional 13 units is expected to generate a moderate increase in daily traffic. A traffic impact assessment<sup>1</sup> was provided that modelled traffic impacts on nearby roads and intersections, with and without the proposed development, and into the future. It concluded that an additional seven two-way vehicle trips in the morning and evening were projected. No traffic operational issues were identified and no transportation upgrades are required in relation to the proposed development.

---

<sup>1</sup> Traffic Impact Assessment can be found at <https://www.pittmeadows.ca/homes-development/property-development/zoning-and-land-use-considerations>

## *Parking*

The underground parking will underlie almost the entire site. When presented to Council on April 9, 2024, the development proposed 29 vehicle parking spaces but accessed through the adjacent Orion development. At the Developer Information Meeting, the plan was revised with access from 191B St, and 26 vehicle parking spaces proposed. The plan was subsequently revised again to propose 29 spaces by adjusting the underground configuration and including tandem parking spaces.

For 13 townhouse units, the development requires 26 vehicle parking spaces (23 for the units plus three visitor spaces) to meet the Zoning Bylaw requirements. 29 total vehicle spaces are proposed, of which eight are “small car” spaces, two are accessible spaces, and 14 are tandem spaces. Under the general parking regulations of the Zoning Bylaw, up to 25% of the required parking spaces may be small car spaces when the required number of parking spaces exceeds 30; in this case, small car spaces would not normally be permitted because only 26 parking spaces are required. At the same time, it is noted that the 5 required small car spaces represent 19% of the 26 total parking spaces required in compliance with the Zoning Bylaw (3 of the 8 small car spaces are in addition to the 26 total parking spaces required). Tandem parking is permitted for townhouse developments, except that the tandem spaces are meant to be “attached” to the unit, which is not the case for this proposed development. In this case, providing separate access to the site was preferred over using the original proposed access through the adjacent property (Orion); however, that requires an access ramp which limited the space in the parkade, which is already constrained given the size of the site. The small car and tandem spaces allow for a more efficient use of space within the parkade, and thus are proposed as a way to provide both parking, which exceeds the minimum number required by the Zoning Bylaw, and individual driveway access to the site. The parking regulations in the proposed Comprehensive Development zone accommodate the proposed parking arrangement.

The site is located within close walking distance to shops, services and transit, potentially attracting residents who can perform some daily trips without driving.

There are two staircases and an elevator from the underground parking to an outdoor path on the ground floor. Each unit has individual exterior access from the path, so residents using the underground parking would walk from the stairs or elevator to their units.

The underground parking structure also contains a garbage/recycling room and bicycle storage with capacity for 12 bicycles. Secured parking for an additional 12 bicycles is proposed on the ground floor behind the building. Electric vehicle (EV) charging is proposed for two visitor stalls and roughed-in EV charging capacity for the remaining stalls.



### *Community Amenity Contribution*

The developer has offered \$91,000 as a community amenity contribution, should this rezoning be approved.

While the newly adopted Amenity Cost Charge Bylaw does not apply (as the application was submitted prior to the bylaw's adoption), the amount offered as a community amenity contribution is the same as would be charged under the Amenity Cost Charge Bylaw (\$7,000 per unit), and is equivalent to the target contribution rate identified in Council Policy C091: Residential Community Amenity Contributions.

### **Advisory Design Panel**

The application was presented to the City's Advisory Design Panel (ADP) for initial consideration at their meeting on June 19, 2024. The ADP provided design and landscape comments for the applicant to consider when refining the design. The comments provided by ADP were largely related to aesthetic design and landscaping features, and do not impact the overall land use of the proposal or details that would require adjustments to the new CD zone. Further review by ADP will be completed at the development permit stage, if the rezoning is approved.

### **Public Notice Requirements**

A public hearing is prohibited for this proposal under the new *Local Government Act* provisions for residential rezoning applications that comply with the Official Community Plan (OCP). Notification that a public hearing is prohibited was provided via newspaper advertisements, the City's website, a development sign posted on the site, and notices mailed to residents within 122 m of the site. The notices included information on how residents could provide written submissions.

### **Provincial Policy Considerations**

Section 479(6) of the *Local Government Act* requires that Council consider the Provincial Policy Manual: Transit-Oriented Areas when developing or adopting a zoning bylaw. Sections 525(1.2) and 525.1(4) of the *Local Government Act* require that Council consider the Provincial Policy Manual: Small Scale, Multi-Unit Housing and the Provincial Policy Manual: Transit-Oriented Areas, respectively, when developing or adopting an off-street parking or loading regulation. In this case, the subject property is not located in a transit-oriented area and the rezoning is proposing 13 dwelling units (which exceeds the small scale, multi-unit housing requirements), therefore no further consideration of these Provincial Policy Manuals is required at this time.

### **Conclusion and Next Steps**

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 choices will address existing housing needs outlined in the City’s Housing Needs Assessment. The property is also in an optimal location for high-density residential development with good access to transit, shops, and services.

As the proposal aligns with the relevant OCP policies, it is recommended that Council grant 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings to the subject Zoning Amendment Bylaw. Prior to consideration of adoption of the bylaw, payment of the community amenity contribution offered by the developer and approval of the bylaw by the Ministry of Transportation and Transit is required.

If this rezoning is ultimately approved, the next step in the process is a development permit issued by Council, finalizing the design and landscaping of the project.

**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

\$91,000 in the form of a community amenity contribution has been offered by the developer.

---

**PUBLIC PARTICIPATION**

- Inform     Consult     Involve     Collaborate     Empower

Comment(s):

A development information meeting was held on May 21, 2024, and a development sign posted on the site on August 6, 2024. For residential rezoning applications that are compliant with the

City's Official Community Plan, the City cannot hold a public hearing, pursuant to Provincial legislation. Notices advising that a public hearing will not be held were mailed to properties within 122 m of the site, and ads placed in the newspaper and on the City's website. The notices included information on how residents can provide input and written submissions.

---

**KATZIE FIRST NATION CONSIDERATIONS**

Referral     Yes     No     Other

---

**SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Planner

**Reviewed by:**

Colin O'Byrne,  
Manager of Planning

Patrick Ward,  
Director of Planning & Development

---

**ATTACHMENT(S):**

- A. Development Information Meeting Summary
- B. Architectural Plans
- C. Draft Zoning Amendment Bylaw No. 2997, 2025