

12469 191B Street Development Information Meeting Report

Report Date: June 5, 2024

A: Purpose of the Development Information Meeting (DIM):

This meeting was held in alignment with the Staff Report to Council (Planning and Development, FILE: 08-3360-20/23). The recommendation within this report was for townhouse development at 12469 191B Street, Pitt Meadows, to conduct a Development Information Meeting. The purpose was to inform and engage with the community regarding the project details and to gather feedback.

B: Event Details:

Venue: Heritage Hall, 12460 Harris Road, Pitt Meadows

Date and Time: May 21, 2024, from 4:00 PM to 6:00 PM

C: Panelists:

Martin Liew (ML)	- Project Architect, Principal of Martin Liew Architecture Inc.
Mandy Liao (MLD)	- Project Manager, 12469 Pitt Meadows GP Ltd
Morris Zhong (MZ)	- Project Manager, 12469 Pitt Meadows
Nancy Chen (NC)	- DIM coordinator, Royal LePage ussex

Observer
Allison Dominelli (AD) - Planner of City of Pitt Meadows

Assistance.

Reception staff members from Royal LePage Sussex were in attendance for the sole purpose of facilitating this process.

D: Advertisements and Invitations

Two newspaper and online advertisements were published and over 500 notification letters were mailed to the addresses supplied by the City of Pitt Meadows Planning Department.

An email address (nancychen@royallepage.ca) was provided in all public notifications. There were no email responses on this option.

The Mayor and Councillors were invited through their public City emails. Allison Dominelli, Planner of the City of Pitt Meadows, presented as a meeting observer and witness of the DIM.

E: Public Attendees

16 public members joined the meeting, 13 members signed in.

F: Meeting Summary

NC provided an overview of the land's ownership history and its rezoning application process. The previous developer's proposal for a 21-apartment complex last year was discontinued. The new developer, 12469 Pitt Meadows GP Ltd., has since taken ownership and shifted the project's direction. The new proposal includes the development of 13 modern townhomes, aiming to better meet the community's needs and aesthetic preferences.

NC also presents the development's design rationale, addressing the merits of townhouse proposal:

- **Missing-Middle** - It effectively addresses the pressing needs for the missing-middle in town center. It diversified the architectural styles, and brought Pitt Meadows' small-town vibe into harmony with modern living standards, fostering a community-oriented atmosphere that blends seamlessly with the surrounding environment.
- **Reduced disturbance to neighbors** - The townhouse project reduces the neighborhood disturbance due to less complicated construction methods compared to an apartment project.
- **Architectural Excellence** - The careful and thoughtful selection of material enhances the town and diversifies its architectural expression.

Architect Martin Liew (ML) presented the proposed 13 townhome project rezoning application at 12469 191B Street, Pitt Meadows.

Detailed project plans, including site maps, architectural designs, materials and landscape plan were displayed and explained by the architect.

G: Questions | Comments

We handed out 16 feedback forms and received 3 written comments. We also had a very engaging open floor session, and collected feedback from our public attendees.

We were thrilled to receive positive feedback from three members of the public during the meeting, which included:

- *For young families:*

The townhome project addresses the pressing need for suitable housing for young families in the community. Its design is elegant and functional, making it an affordable option for young families looking to establish their homes.

- *For seniors:*

The project is also great news for seniors looking to downsize. There is a clear demand for more homes like these that cater to the needs of seniors seeking smaller, more manageable living spaces without compromising on quality or community.

- *Attractiveness and Efficiency:*

Compared to the originally proposed 21-unit condo development, the revised plan for 13 townhomes is seen as more attractive and favorable. This reduction in density not only enhances the living experience but also minimizes disruption during construction, making it a preferred development approach

We also took the opportunity to listen to questions and address concerns from attendees. Below are the concerns and our responses:

1. *Loss of Green Space:*

One of the attendees expressed concerns about the loss of existing green space.

An attendee raised concerns about the potential loss of existing green space. The developer clarified that the current lot is vacant and, according to the Official Community Plan, is designated for development within the permitted zoning use, not as parkland.

To address this concern, the development landscape plan incorporates greenery within the townhome properties. These features include strategically placed trees at ground level and shrubs at roof level. These additions enhance the aesthetic appeal of the project and serve as privacy screens for neighboring residences, contributing positively to both the visual environment and residents' privacy.

2. *Disturbance During Construction:*

The developer aims to minimize this as much as possible. The developer will implement a comprehensive construction plan that limits noise and dust, restricts construction hours and ensures all equipment is up to current construction standards for noise reduction.

3. *Privacy Concerns*

Some attendees have concerns regarding the townhouse residences will overlook into their rooms.

The developer understands the importance of privacy for our residents. Our architectural design includes strategic use of privacy screens and landscaping features such as tall shrubs and trees, which act as natural barriers.

4. *Aesthetic Concerns - "Cookie Cutter" Appearance:*

Feedback on potential aesthetic issues, such as a "cookie-cutter" appearance, was addressed by highlighting the unique design elements of the townhomes. The homes are designed with unique features such as varying facade materials and distinct architectural details that differentiate our project from others, while maintaining a

cohesive community look, avoiding a "cookie-cutter" appearance and ensuring that project contributes uniquely to the neighborhood's charm.

5. *Loss of view*

A neighbor expressed concerns about the potential impact on their view. The developer responded by highlighting the extensive landscaping plan, which includes the planting of specimen trees and shrubs. This plan aims to enhance the visual appeal of the area, creating an attractive and serene setting that benefits both new residents and existing neighbors.

6. *Concerns Regarding Visitor Parking:*

Attendees are concerned about parking overflow and its impact on the street.

The proposed development's visitor parking spaces meet the City requirements.

7. *Concerns Regarding Service Vehicles Adding to Congestion during Construction :*

To minimize this impact, a comprehensive traffic plan will be designed and submitted. We will schedule service deliveries during off-peak hours whenever possible.

Additionally, we plan to create designated loading and unloading zones that are strategically placed to reduce interference with regular traffic flow around the development.

8. *Concerns about Duration of Construction:*

We aim to complete the construction as efficiently and quickly as possible while ensuring the work is done safely and to the highest standards. Utilizing prefabricated material i.e. roof trusses and frames will minimize the construction period significantly.

9. *Concern about the construction deficiencies of Orion, is there a connection to the previous developer? What is the current developer's background?*

There is no connection between our current development team and the previous developer responsible for the Orion building off 191 street. The new owner developer of this project are entirely independent, with no affiliations or ties to the previous developer's operations or projects. We are committed to delivering high-quality construction and maintaining rigorous standards to ensure the integrity and longevity of our development.

The developer has a proven track record of managing large projects including building highways in China. He has directed the design and construction of residential homes in an apartment project, overseeing land

acquisition to development permit application approval, covering a total buildable area of 130,000 sq ft in Surrey. There is also an undergoing mix-used project in 14981/14985 Marine Dr., White Rock. Developer's information is enclosed in this report.

10. How will the parkade construction impact the neighboring properties?

Throughout the parkade construction process, the project Geotech engineers will be actively supervising all aspects of the work to minimize any negative impacts on neighboring properties.

11. Concern about snow removal in the cul-de-sac

The cul-de-sac is beyond the proposed project's property and it is a strata issue to deal with the snow.

12. Zoning Status

An attendee inquired about the current zoning status of the lot. The developer explained that the lot is not currently zoned for the proposed use, as the rezoning process is still underway. However, the proposed use aligns with the guidelines set forth in the current Official Community Plan (OCP).

Conclusion:

We believe our townhome project proposal has been well-received by the community, despite some understandable concerns regarding construction disruptions. The design of the townhomes has been carefully considered to align with the needs and aesthetics of the local area, offering a blend of functionality and modern style that caters the 'missing-middle' to both young families and seniors looking to downsize.

Long-Term Vision:

Our vision for this development is not only to meet the immediate housing needs but also to enhance Pitt Meadows by providing housing that supports a diverse community and complements the small-town vibe with modern, sustainable living spaces. We believe that this project will serve as a cornerstone for community development, boosting local commerce and enhancing the overall quality of life.

We appreciate your continued engagement and look forward to making Pitt Meadows an even better place to live.

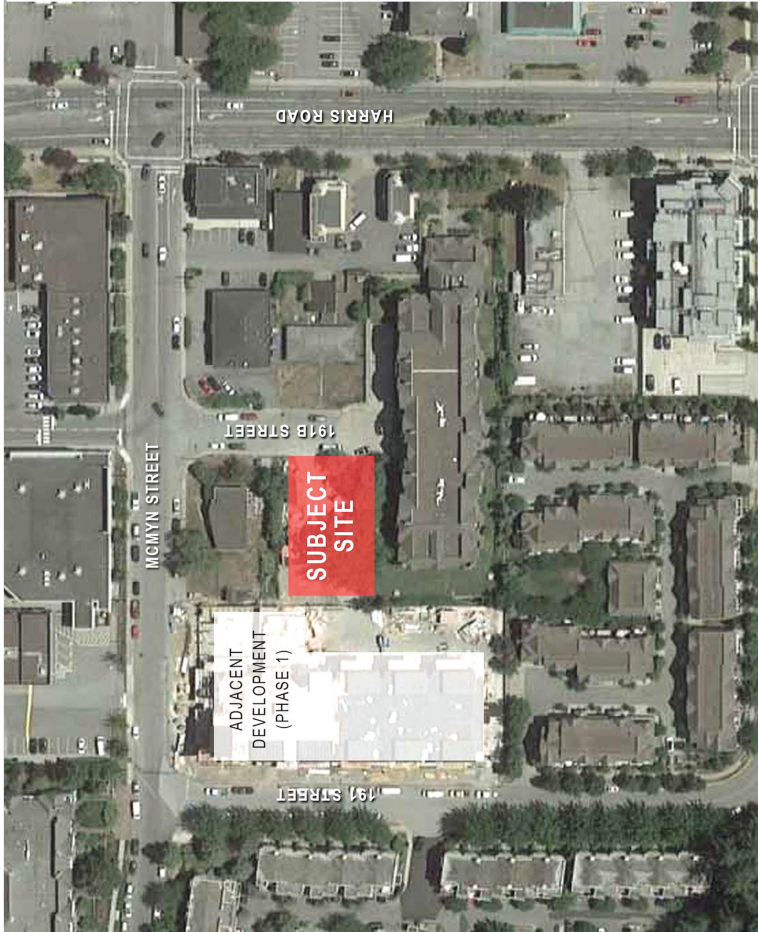
Enclosed material:

1. Presentation Boards
2. Developer's Information

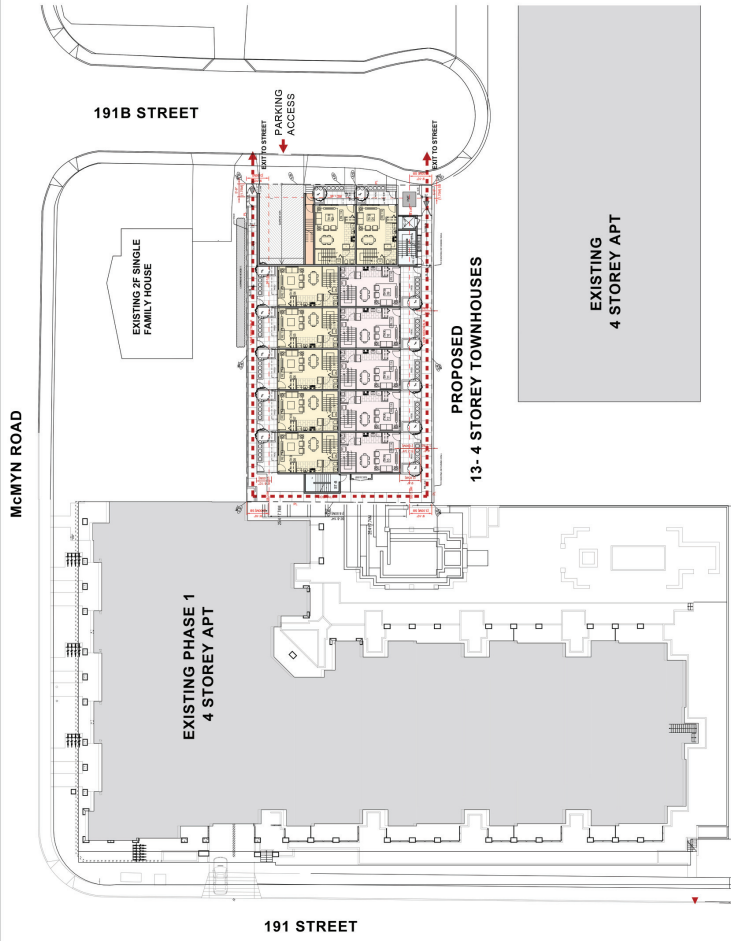
PROJECT INFO

BIRDIE LIVING
12469 191B STREET, PITT MEADOWS BC

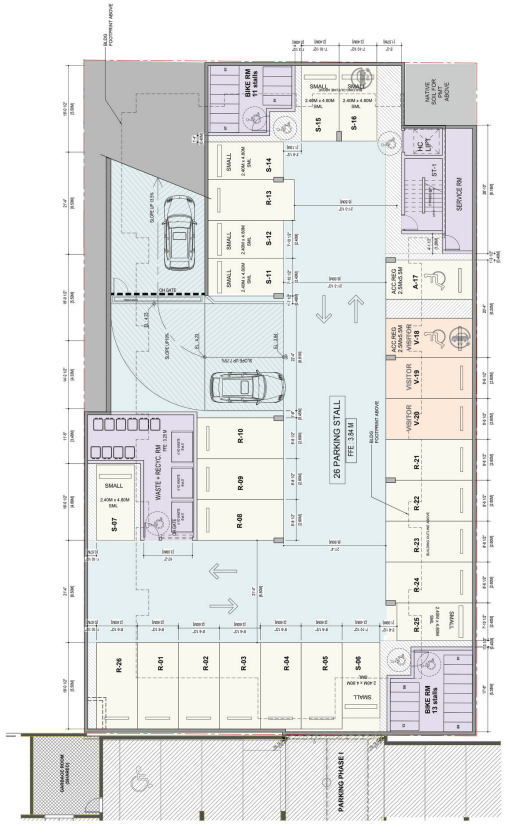
CONTEXT PHOTO



SITE PLAN



PARKING PLAN



PROJECT STATS	12469 191B STREET, PITT MEADOWS BC		
PROJECT ADDRESS	1,067.4 SM / 11,489 SF		
SITE AREA	2,340 SM / 25,192 SF		
TOTAL BUILDABLE AREA	2.19		
FAR	4 STOREY		
BLDG. HEIGHT	11.58 M		
SITE COVERAGE	61%		
TOWNHOUSE COUNT	13	TOWNHOUSE AREA	
TH TYPE A	5	TH TYPE A	1,821 SF
TH TYPE B	7	TH TYPE B	1,833 SF
TH TYPE C	1	TH TYPE C	1,583 SF
PARKING COUNT + B REQUIRED	25.4 STALLS	PARKING BREAKDOWN	23
PROVIDED	26 STALLS	TH RESIDENSE	3
		VISITOR STALLS	3
		ACCESSIBLE STALLS	2
		(INCL. IN TOTAL COUNT)	
BICYCLE/STORAGE	24 BIKE STORAGE / 12 STORAGE		

RENDERINGS

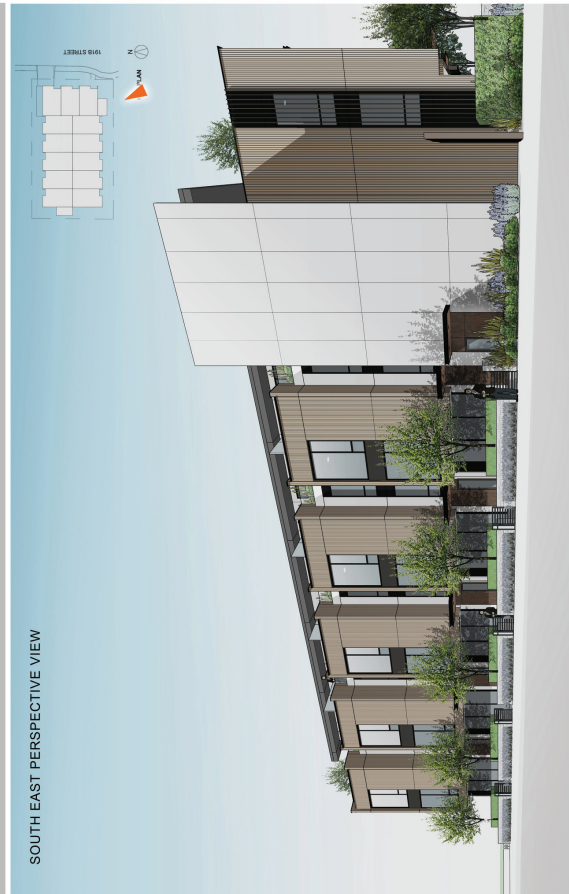
BIRDIE LIVING
12469 191B STREET, PITT MEADOWS BC



EAST PERSPECTIVE VIEW



NORTH EAST PERSPECTIVE VIEW



SOUTH EAST PERSPECTIVE VIEW



SOUTH PERSPECTIVE VIEW

PLANS

GROUND LEVEL

EXISTING OF SINGLE FAMILY HOUSE

TOWNHOUSE A

TOWNHOUSE B

- 1500
- 1510
- 1520
- 1530
- 1540
- 1550
- 1560
- 1570
- 1580
- 1590
- 1600

1610

1620

1630

1640

1650

1660

1670

1680

1690

1700

1710

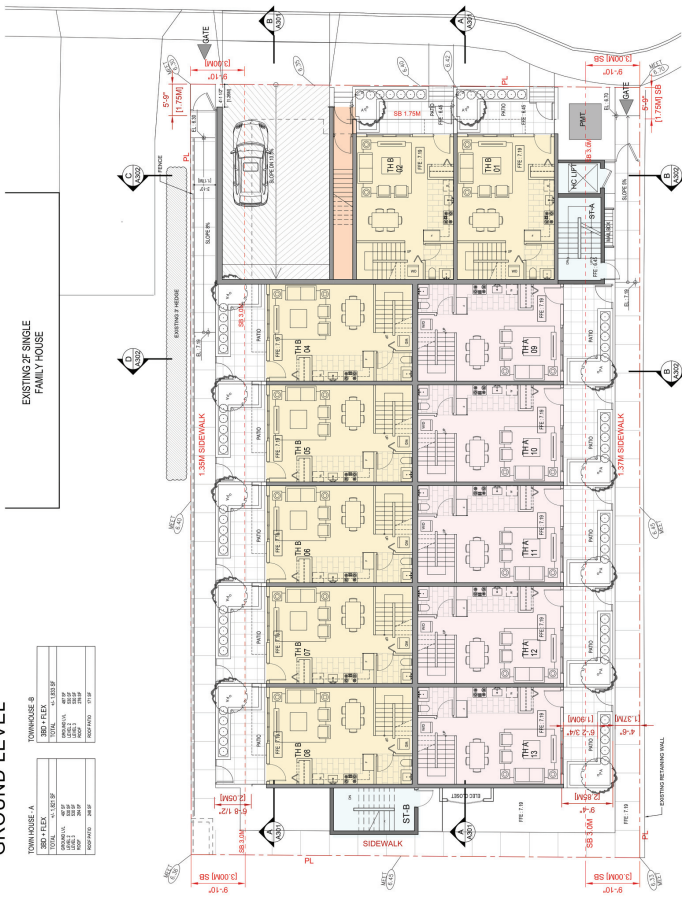
1720

1730

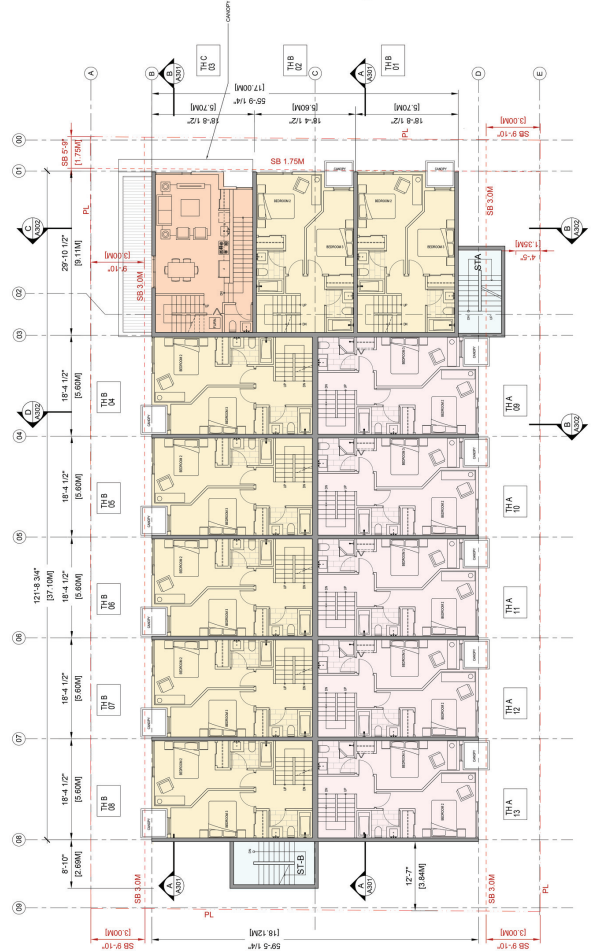
1740

1750

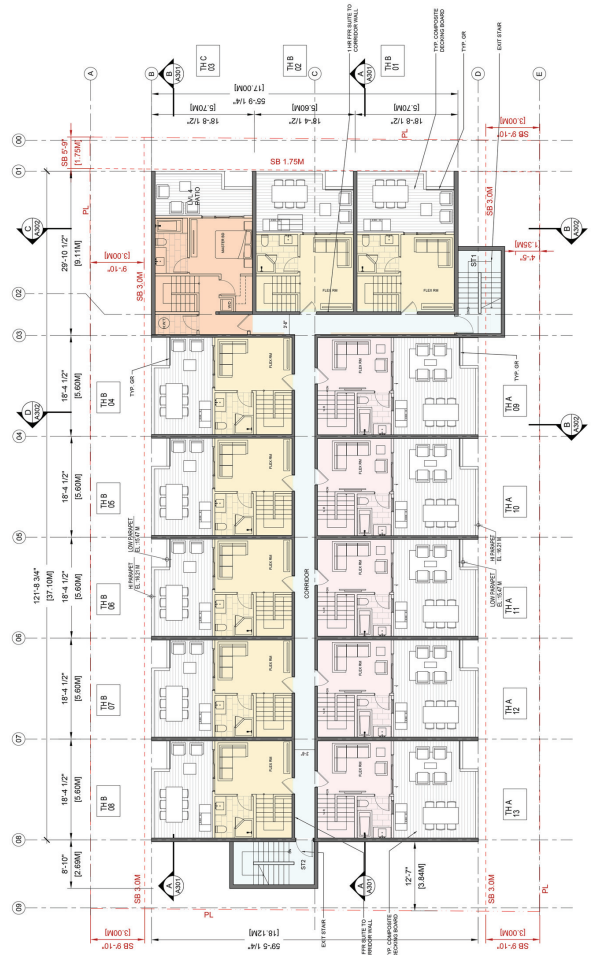
LEVEL 3



LEVEL 2

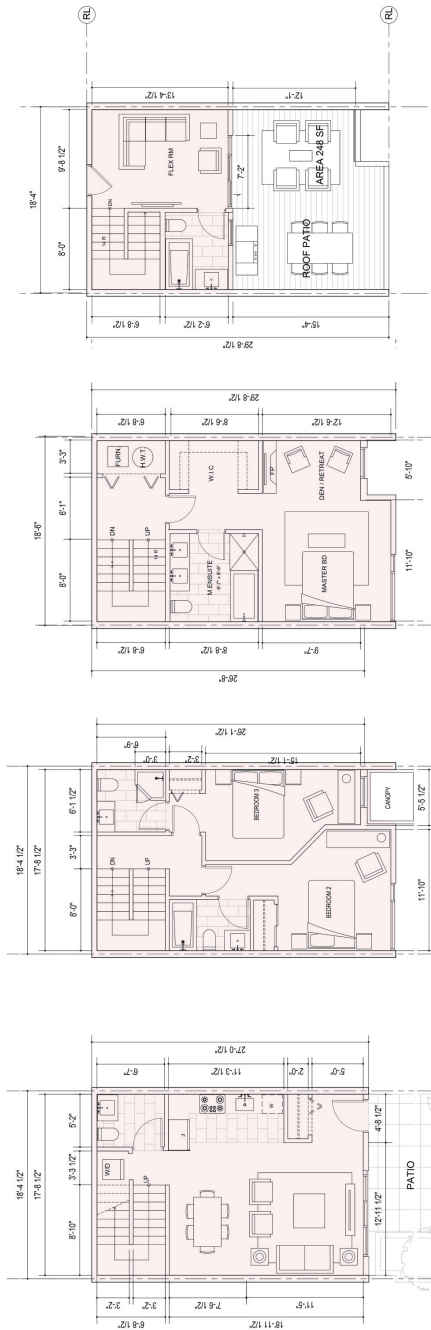


LEVEL 4



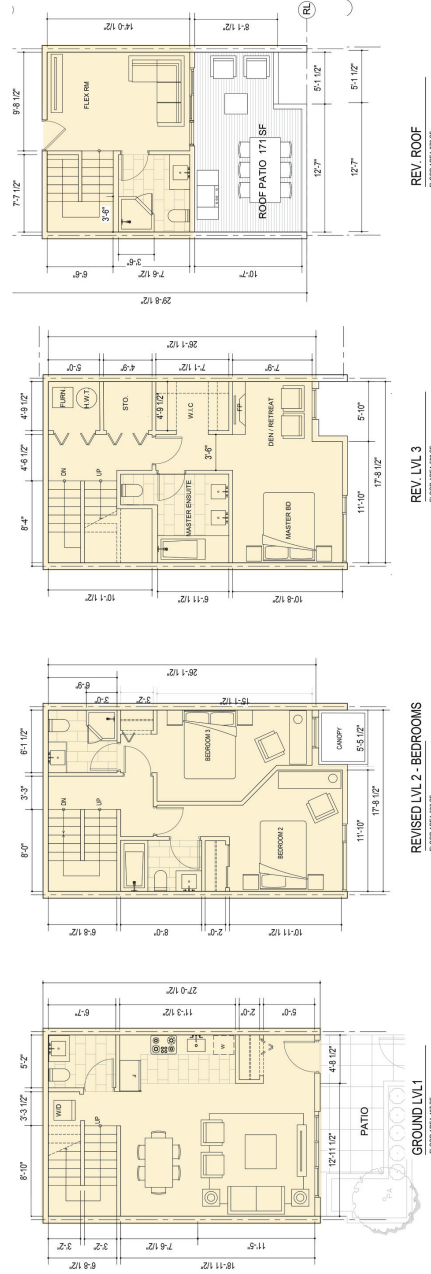
TH PLANS

TH A PLANS



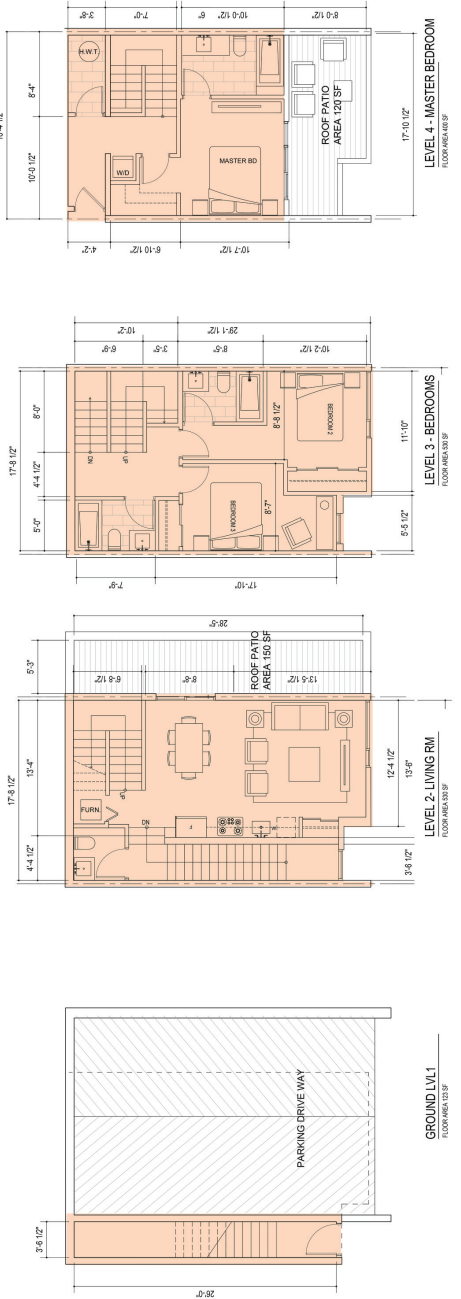
TOWNHOUSE - A	
3BD + FLEX	
TOTAL	~11,821 SF
GROUND LVL	487 SF
LEVEL 2	338 SF
LEVEL 3	338 SF
ROOF	248 SF
ROOF PATIO	248 SF

TH B PLANS



TOWNHOUSE - B	
3BD + FLEX	
TOTAL	~11,821 SF
GROUND LVL	487 SF
LEVEL 2	338 SF
LEVEL 3	338 SF
ROOF	248 SF
ROOF PATIO	248 SF

TH C PLANS



TOWNHOUSE - C	
3BD	
TOTAL	~11,555 SF
GROUND LVL	513 SF
LEVEL 2	338 SF
LEVEL 3	338 SF
LEVEL 4	248 SF
ROOF PATIO	248 SF

ELEVATIONS

BIRDIE LIVING
12469 191B STREET, PITT MEADOWS BC

EXTERIOR FINISHES

MASONRY CLADDING

B1 ALAN BLOCK WALL FOR PLANTER WALL

COMPOSITE / METAL PANEL

P1 PRE-FINISHED FLUTE PANEL - LIGHT BROWN COLOUR

P2 METAL PANEL - DARK GREY

P3 PRE-FINISHED CHANNEL COLOUR MATCHED W/ PANEL COLOUR

P4 COMPOSITE PANEL - LIGHT GREY

P5 COMPOSITE PANEL - MID TONE GREY

PRIVACY SCREEN

PS TRANSLUCENT GLAZING

WINDOW + DOOR

WT DOUBLE GLAZED THERMALLY BROKEN WINDOW - TINTED LIGHT BLUE

VW VINYL WINDOW WITH DARK GREY FRAME

SD SLIDING SWING DOOR COLOUR TO MATCH WITH WINDOW FRAME COLOUR

WU WINDOW UPPER PRE-FINISHED METAL PANEL - DARK GREY

WZ SPANDREL GLASS - TINTED BLUE

D1 GROUND LEVEL SUITE ENTRY DOOR - WOOD DOOR

PA PAINTED EXPRESSO BROWN

FASCIA

F1 PRE-FINISHED METAL PANEL - DARK GREY

MISC. ITEMS

GU BALCONY GUARDRAIL TRIM - DARK GREY

GR TOWNHOUSE ENTRY GATE / METAL PICKET FENCE

GRZ DARK GREY SEE LANDSCAPE DWG.

FS GATE - DARK GREY METAL FIN

FS PRE-FINISHED METAL ROOF FLASHING

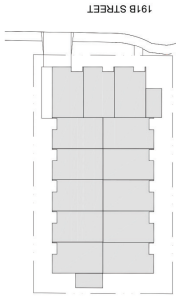
FS DARK GREY

LT CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCENT GLAZING

SOFFIT

SF1 CEDAR WOOD STAINED FINISH SOFFIT W/ DARK GREY ALUM. VENT STRIP

SF2 LIGHT GREY SOFFIT BOARD W/ ALUM VENT STRIP. COLOUR TO MATCH WITH SOFFIT BOARD



KEY PLAN
N

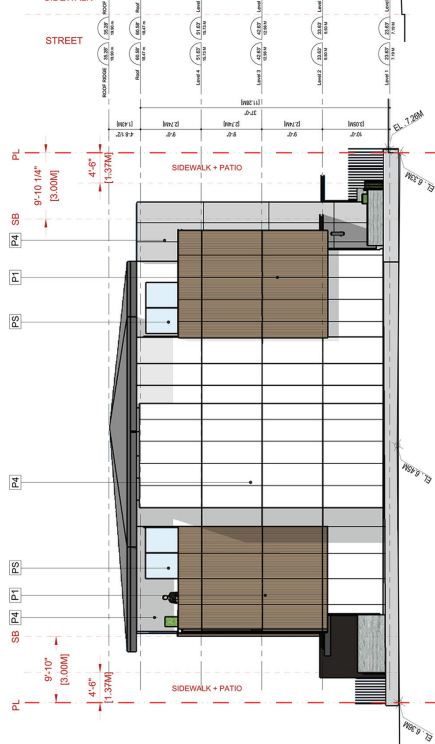
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

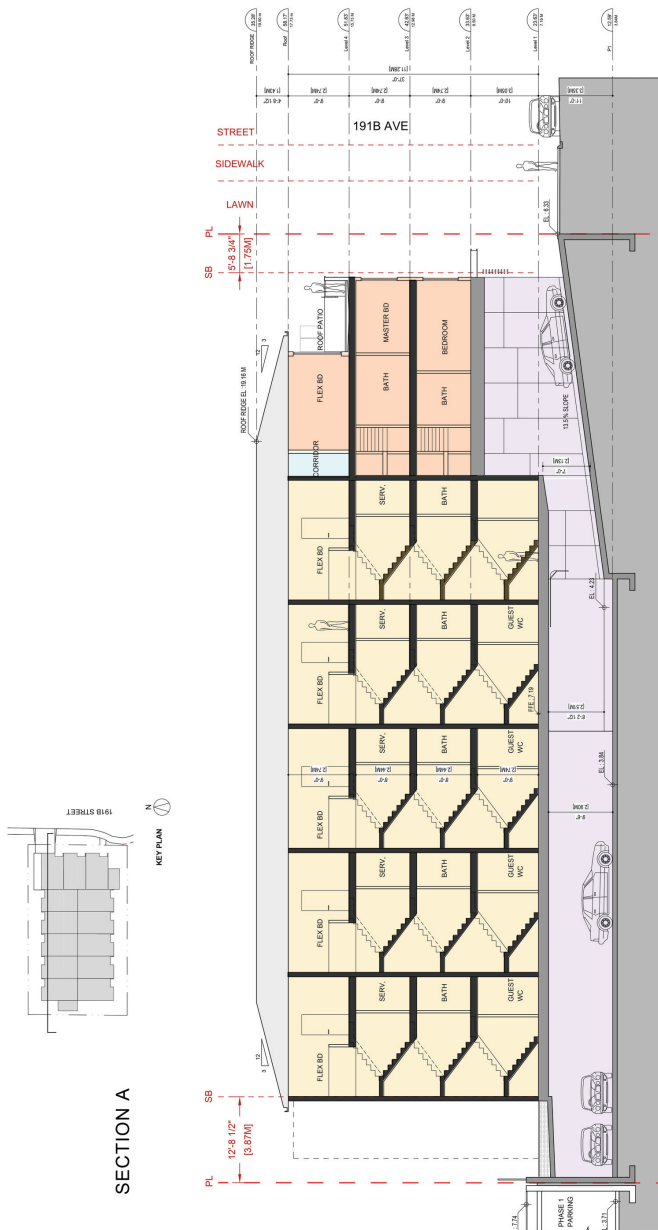


NORTH ELEVATION

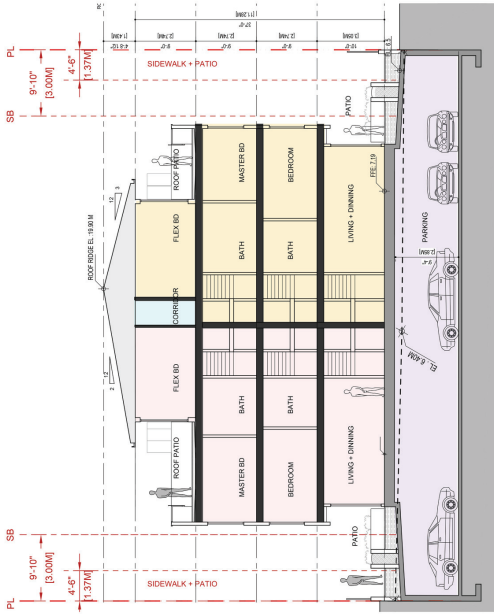


SECTIONS

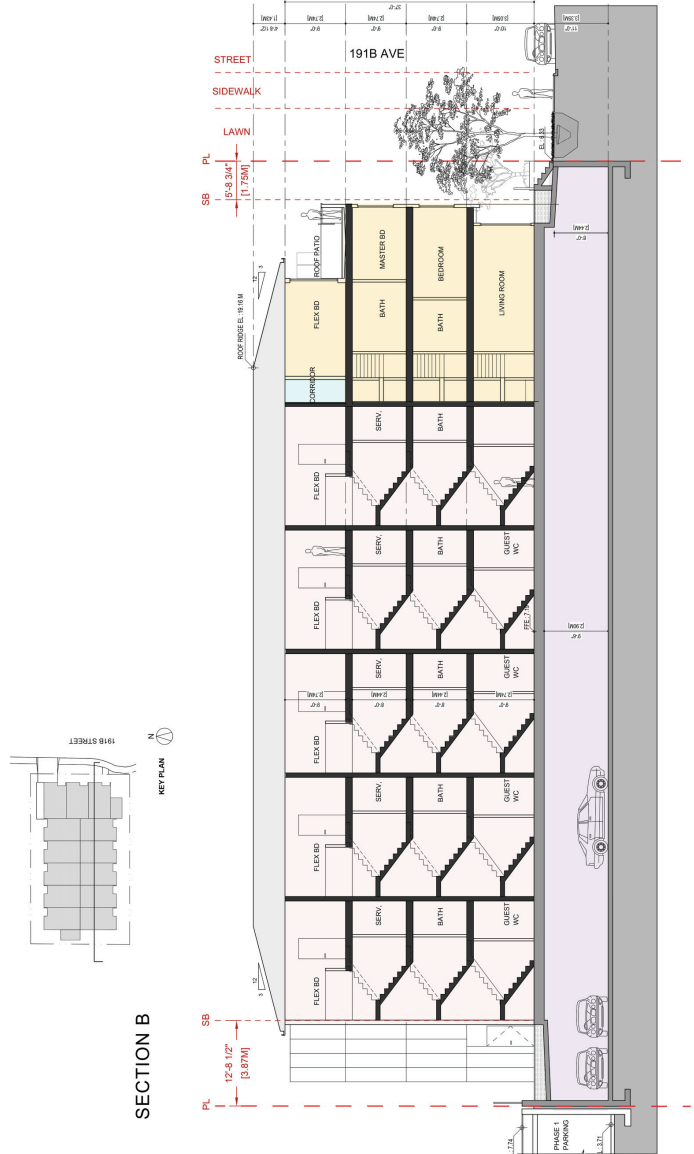
SECTION A



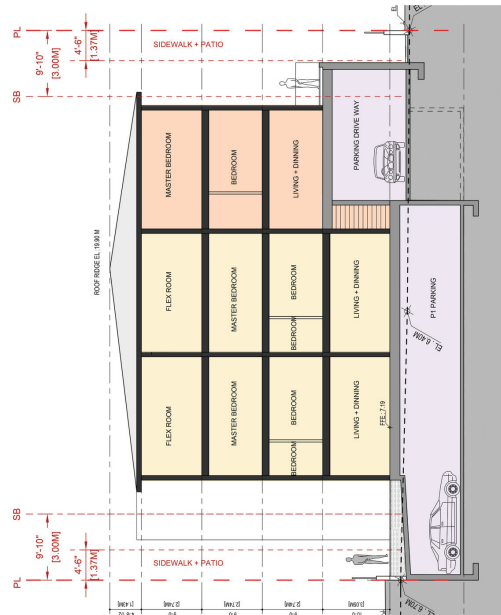
SECTION D



SECTION B



SECTION C



MATERIALS

BIRDIE LIVING
12469 191B STREET, PITT MEADOWS BC

EAST ELEVATION 191B STREET



SOUTH ELEVATION



02 PREFINISHED COMPOSITE PANEL
NORTWOOD PANEL (OR EQUILIBRIUM)



FLUTE PANEL CLADDING (CEDAR YELLOW)



FLUTE PANEL CLADDING GREYISH BROWN
(HORI APPLICATION)



05 DOUBLE GLAZED CLEAR CLAZING



06 SPANDREL GLASS WINDOW,



SOFFIT - LONGBOARD



06 STREET ENTRY DOOR

04 METAL PANEL



PEARL WHITE



LIGHT-GRAY
PREFINISHED ALU PANEL



CHARCOAL GREY
PAINTED METAL FRAME

07 COMPOSITE PANEL
NATURE PANEL (OR EQUILIBRIUM)



LIGHT GREY



CHARCOAL GREY

LANDSCAPE

BIRDIE LIVING
12469 191B STREET, PITT MEADOWS BC



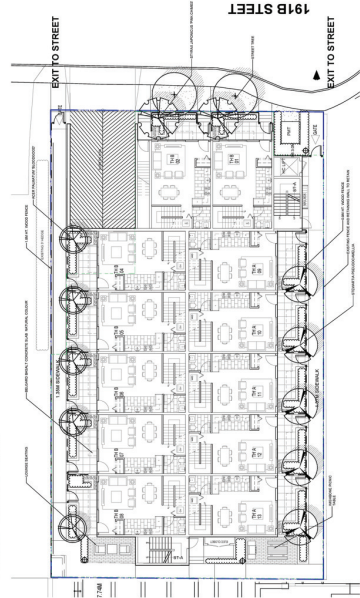
PLANTS IMAGES



PLANT SCHEDULE		PMG PROJECT NUMBER: 23-143	
KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
(44)	44	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX
(45)	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)
(46)	3	RHOODENDRON 'ANAH KRUSCHKE'	RHOODENDRON, BLUE
(47)	10	ROSA 'MIDLAND RED'	MIDLAND ROSE, RED
(48)	20	SKIMMIA JAPONICA (60% MALE)	JAPANESE SKIMMIA
(49)	62	TAXUS X MEDIA 'HILLI'	HILLI YEW
GRASS			
(50)	80	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS
PERENNIAL			
(51)	7	HELLEBORUS X HYBRIDUS	LENTEIN ROSE
(52)	40	LIRIOPE MUSCARI	BLUE LILY-TURF
TREE			
(53)	5	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
(54)	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA
(55)	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL

PLANT SCHEDULE		PMG PROJECT NUMBER: 23-143	
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
(56)	5	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
(57)	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA
(58)	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL

TREE KEYPLAN



About the Developer

Ando is the principal of 12469 Pitt Meadows GP Ltd, the developer of 12469 191B Street. He brings a rich blend of international experience and local expertise, with a career that spans across China and Canada. Holding a university degree in engineering, Andor has a proven track record of successfully managing large-scale projects and demonstrating a high level of proficiency in both engineering initiatives and real estate development.

Professional Experience and Achievements:

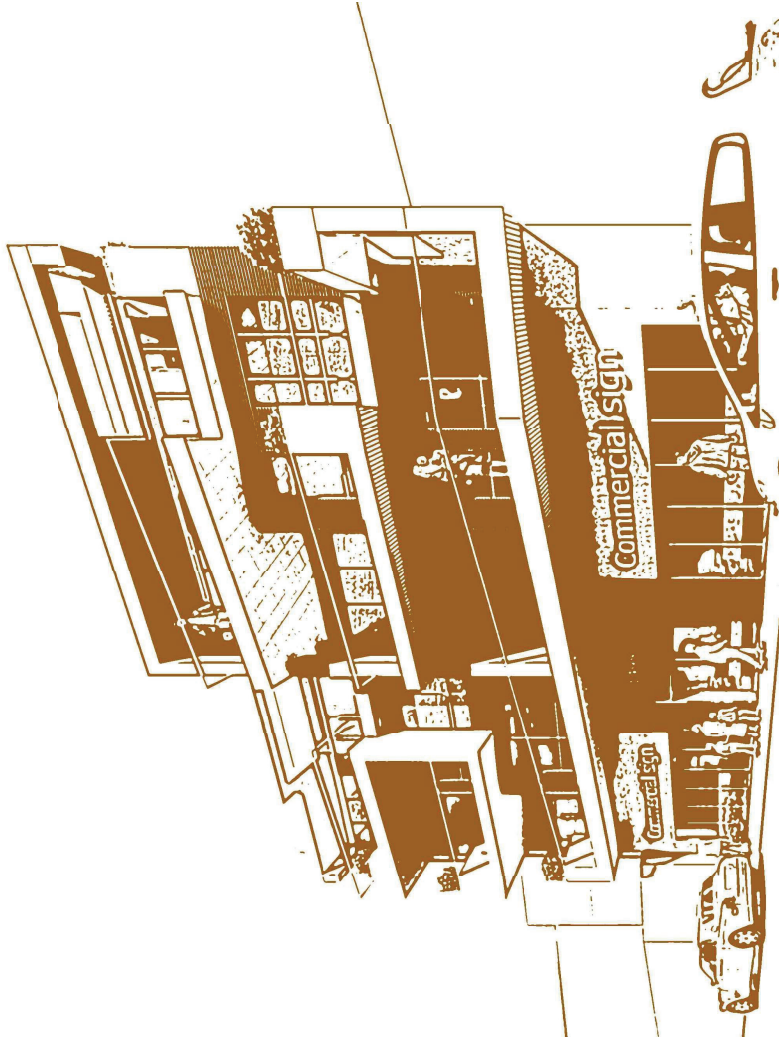
- **China:** Led two significant engineering projects and successfully implemented a network management system for project development, which was widely adopted and generated substantial profitability. This experience honed his skills in complex project management and innovative technology application in construction.
- **Canada:** Since moving to Canada over fifteen years ago, Ando has fully integrated into the local community, gaining a deep understanding of the Canadian real estate market. Key achievements include:
 - **Directing the design and construction** of residential homes, showcasing a commitment to quality and innovative housing solutions.
 - **Leading the development** of a significant apartment project at 140th Street and 96th Avenue in Surrey, which covered a total buildable area of 130,000 square feet, from land acquisition through to development permit (DP) application approval.
 - **Spearheading a mixed-use project** at 14981/14985 Marine Drive in White Rock (preliminary design enclosed), highlighting versatility in managing diverse property types.

Commitment to Excellence: Ando is dedicated to delivering practical and sustainable solutions, maintaining the highest standards of quality in housing construction. This commitment ensures that all projects not only meet but exceed local building standards, contributing positively to community development and enhancing the built environment.

This unique combination of technical expertise, local market understanding, and a commitment to quality positions Ando as a leader in sustainable and innovative real estate development, poised to enrich the Pitt Meadows community.

MIXED-USE DEVELOPMENT

14981/14985 Marine Dr. White Rock, BC
ISSUED FOR PRE-APPLICATION REVIEW
January 22, 2024





3D VIEW
SCALE: N.T.S

A-5.0

RESIDENTIAL DEVELOPMENT
14981/14985 Marine Dr., White Rock, BC
ISSUED FOR REVIEW
January 22, 2024





3D VIEW
SCALE: N.T.S

A-5.1

RESIDENTIAL DEVELOPMENT
14981/14985 Marine Dr., White Rock, BC
ISSUED FOR REVIEW
January 22, 2024





RESIDENTIAL DEVELOPMENT
14981/14985 Marine Dr., White Rock, BC
ISSUED FOR REVIEW
January 22, 2024



3D VIEW
SCALE: N.T.S

A-5.2



RESIDENTIAL DEVELOPMENT

14981/14985 Marine Dr., White Rock, BC

ISSUED FOR REVIEW

January 22, 2024

3D VIEW

SCALE: N.T.S

A-5.6

DIM FEEDBACK FORM



MAY 21, 2024

Name: FOIPPA s. 22

Phone: FOIPPA s. 22

Add: _____

E-mail: FOIPPA s. 22

How do you feel about the impact of this project on the local community?

very negatively
will remove all the greenery

What concerns, if any, do you have about the project?

will remove greenery, light, view, will be bad ~~for~~ for parking, too much traffic & ~~the~~ construction will be unwelcome, the drills of the construction will do a lot of vibrations for our building

Do you have any suggestions for improving the design or features of the townhomes?

DO NOT MAKE IT ENTIRELY

What aspects of the project do you find most appealing?

Literally NOTHING

How would you rate the overall presentation of the townhome project?

/

THANK YOU FOR YOUR FEEDBACK

YOU CAN ALSO EMAIL TO
NANCYCHEN@ROYALLEPAGE.CA BEFORE MAY 31, 2024

DIM FEEDBACK FORM



MAY 21, 2024

Name: FOIPPA s. 22

Phone: FOIPPA s. 22

Add: _____

E-mail: FOIPPA s. 22

How do you feel about the impact of this project on the local community?

Not very happy - over congested.

What concerns, if any, do you have about the project?

My home FOIPPA s. 22 will now be overcrowded my view will be destroyed my peace ruined my property value will be effected.

Do you have any suggestions for improving the design or features of the townhomes?

Don't put them in - need more green space and community space.

What aspects of the project do you find most appealing?

I don't - my beautiful view will be destroyed my peace the area needs a green space ~~or~~ / Dog park.

How would you rate the overall presentation of the townhome project?

Not sure how many people were there to hear about the materials and architecture as much as concerned about how it will effect their own current living issue. Probably a waste of time - Should have just figured out your audience before ~~the~~ subjecting us to a long presentation about what a nice place you are making. I don't think anyone was here to buy

THANK YOU FOR YOUR FEEDBACK

YOU CAN ALSO EMAIL TO
NANCYCHEN@ROYALLEPAGE.CA BEFORE MAY 31, 2024

a town home.
- Don't care about the tone of the building color

DIM FEEDBACK FORM



MAY 21, 2024

Name: FOIPPA s. 22
Add: FOIPPA s. 22

Phone: FOIPPA s. 22
E-mail: FOIPPA s. 22

How do you feel about the impact of this project on the local community?
Do NOT AGREE!
will remove greenery/view/impact us negatively

What concerns, if any, do you have about the project?
No greenery, Removes view, parking issues on the street will increase traffic & construction will be unwelcome, including drills & vibrations to our building

Do you have any suggestions for improving the design or features of the townhomes?
DO NOT PROCEED!!!

What aspects of the project do you find most appealing?
literally nothing

How would you rate the overall presentation of the townhome project?
~~_____~~
~~_____~~

THANK YOU FOR YOUR FEEDBACK
YOU CAN ALSO EMAIL TO
NANCYCHEN@ROYALLEPAGE.CA BEFORE MAY 31, 2024