

March 25 2021 R1

Attachment D

City of Pitt Meadows
Planning and Development
12007 Harris Road
Pitt Meadows BC
V3Y 2B5

Attention: Allison Dominelli
Planner

RE: 12258 Harris Road New mixed Used Development
Design Rational Letter

Dear Allison,

Our Client is looking to develop the property located at 12258 Harris Road to create a Mixed-Use Residential Building.

I trust that the following will provide you with sufficient background regarding the design decisions we have made to arrive at the proposed layout.

Site Remarks

The Property is located in the area designated as Town-Centre Commercial where there is a strong desire to create a distinctive pedestrian-friendly space that combines commercial and residential uses with public gathering and outdoor spaces.

The site is also located close to two heritage buildings, the Pitt Meadows Museum & general storage and, across the street a multi-purpose building currently empty.

During the design process, we met with City to explore the site opportunities, the alignment of the new development to the Community Plan and, the future underpass planned for the intersection between Harris Road and the Railway.

The proposed site plan responds to the site constraints and opportunities described above. Starting with the future underpass and based on the preliminary design drawings, the underpass will start at the northern corner of the property and will continue north. To avoid traffic conflict accessing the site, the site entrance is located at the South end of the property.

To protect the residential units from the railway noise the natural placement of the building falls on the West side of the property, further away from the rail tracks.

To create a public space for gathering and relaxing while serving as access to the commercial units the building was moved back 2.4m from the West property line.

The placement of the building provides consistency in form, massing and siting with neighbouring properties of similar developments.

It is always challenging to incorporate elements of heritage buildings into new developments especially when the proportions and scale of the new versus the old are particularly different. In this project, we chose to provide a distinct element that relates to the heritage context around the site. The intent of 'wood-frame feature entrance on the north-west corner is to provide a correspondence between the old and the new with a balanced architectural component.

Building Placement & Layout

The building placement conceals the parking behind the structure and away from the street line-of-sight. The building includes 2 commercial units on the ground floor and 15 residential units on 5 levels. The residential access is through the East side of the building while the commercial units offer a second frontage facing East catering to any potential clients from the train station.

To provide an additional noise 'buffer' between the railway and the residential units the interior access corridor is located on the East side of the building.

To create articulation on the building massing & interesting roof lines the building steps down one storey on the 5th level.

Building Height & Proposed Variance

The proposed building height and parking variance will be required to proceed with this development.

Building Materials

The building design responds to the use of the interior space while expressing simplicity and elegance. All the elevations with street exposure have been designed with the same materials used on the front elevation.

The building finishes have been carefully selected to suit the area and surrounding buildings. The intent of the combination of different colours and reveals is to 'break' the building elevation creating 'smaller building facades' to be assimilated from the pedestrian realm.

Please do not hesitate to contact the undersigned if you required further information.

Sincerely,



Karla Castellanos

Principal, Architect AIBC - LEED ap

