

# Staff Report to Council

Planning and Development

FILE: 3360-20-2018-01

**REPORT DATE:** November 23, 2021      **MEETING DATE:** November 30, 2021  
**TO:** Mayor and Council  
**FROM:** Anne Berry, Director of Planning and Development  
**SUBJECT:** Rezoning Application for 12469 191B St

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**



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**RECOMMENDATION(S):**

THAT Council:

- A. Grant first reading to Zoning Amendment Bylaw No. 2853, 2020; AND
- B. Direct the applicant of 12469 191B St to hold a Public Consultation Meeting, in accordance with Council Policy C015, to gather feedback from the surrounding residents; AND
- C. Refer the application for 12469 191B St to the City's Advisory Design Panel; OR
- D. Other.

**PURPOSE**

To present a revised application to rezone the property at 12469 191B St. to permit construction of a 21 unit, four-storey condominium building.

☐ Information Report      ☒ Decision Report      ☐ Direction Report

**DISCUSSION**

**Background:**

This application is for the second phase to an adjacent development, the Orion (formerly known as Highland Park Phase I), at 12460 191 St.

Previously, this application was submitted to Council as a 35-unit, six-storey building. At the July 21, 2020 Regular Meeting, Council passed the following motion:

*“REFER back to Staff to work with the applicant to develop other options for the proposed development at 12469 191B St.”*

The developer has now submitted a revised, lower density application for Council’s consideration.

**Applicant:** Martin Liew Architecture, Inc.

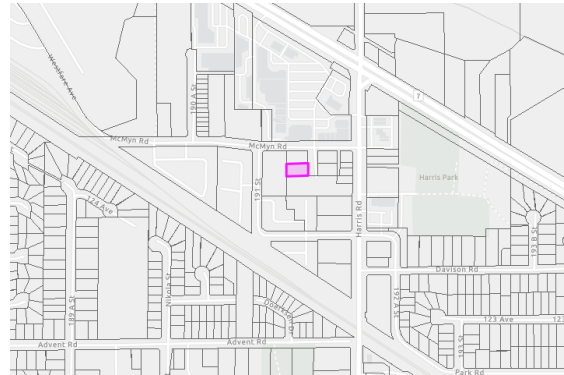
**Owner:** Hai Tian (601) Construction Ltd.

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

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

**OCP Designations:** Town Centre Commercial

**Zoning:** RS (Large Lot Residential)



Presently, the property is vacant. Surrounding the property currently is a mix of townhouses, apartments, and commercial buildings (see Figure 1).

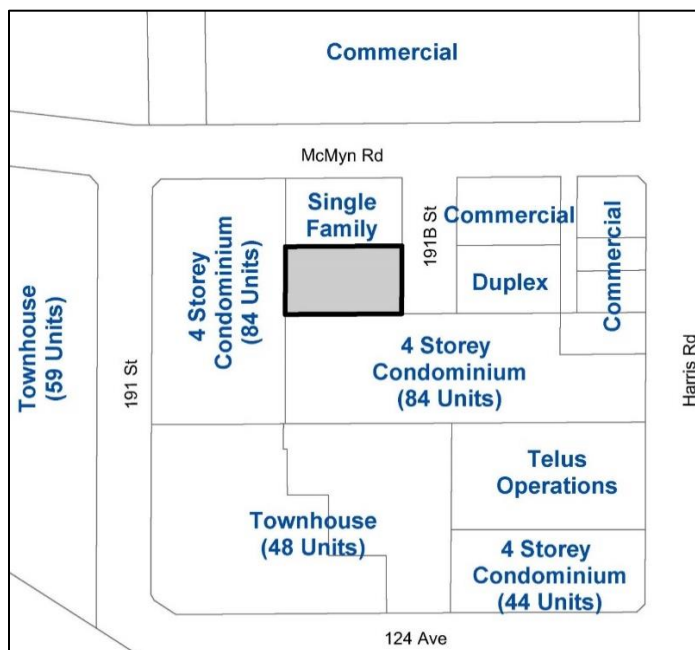


Figure 1: Surrounding Land Use

### Relevant Policy, Bylaw or Legislation:

#### Official Community Plan

The property’s Town Centre Commercial designation permits high density, mixed commercial and residential uses, which are appropriate to the community’s central area. While this is a mixed-use designation, commercial uses are directed towards building frontages along arterial

streets, such as Harris Rd and McMyn Rd. As the subject property fronts 191B, a quiet local street, the building does not need to include a commercial use component. In the OCP, high-density residential is considered anything greater than 100 units per hectare (i.e., multi-family apartment buildings).

Development Permit Area (DPA) #7 – Town Centre guidelines apply to the site and if the site is rezoned, a development permit will be required prior to construction. This type of development permit requires review by the City’s Advisory Design Panel and approval from Council for form and character.

### *Zoning*

Currently, the property is zoned RS (Large Lot Residential). This zoning permits a single-family dwelling and light agriculture (growing agricultural crops and keeping a small number of livestock).

This application does not comply with the current zoning or any existing zones within the City’s Zoning Bylaw. A new zone, Comprehensive Development N (CD-N), is proposed.

### **Analysis:**

#### *Proposed Development*

The proposal is a condominium building, consisting of one level of underground parking, and four storeys of residential units above. The 21 strata residential units will include a unit mix as follows:

- 9 one-bedroom units
- 8 two-bedroom units
- 4 three-bedroom units

The units range in size from 62 m<sup>2</sup> to 109 m<sup>2</sup> (673 ft<sup>2</sup> to 1,173 ft<sup>2</sup>). All of the units also include a den and private balcony or patio space. The total floor area is 2,290 m<sup>2</sup> (24,654 ft<sup>2</sup>).

A 58 m<sup>2</sup> (621 ft<sup>2</sup>) shared amenity space (gym and party room) is also proposed on the ground level, for use by residents of this phase of the development.

#### *Access and Parking*

Access to the parking is proposed via two routes: to the underground parking through Orion Phase 1 off 191 St.; and two surface level visitor parking spaces from 191B St. The underground parking in Orion Phase 1 was built with a knockout panel in anticipation of this development, to permit joining of the underground parking levels in both phases. There is an easement registered across Phase 1 to allow access to proposed Phase 2. The main pedestrian entrance opens onto 191B St.

This development is proposing to excavate right to the property lines for the underground parking.

Based on 21 units, the development requires 33 parking spaces (28 for the units plus 5 visitor spaces). Two parking spaces will be lost from Orion Phase 1, where the knockout panel is, and these two spaces are proposed to be relocated into this development. Seven of the parking spaces are “small car” spaces, as permitted in the City’s Zoning Bylaw. As proposed, the development meets the parking requirements.

A bicycle locker room with space for 20 bicycles is provided; exceeding the 12 required under the Zoning Bylaw.

There are easements registered over the Orion Phase 1 development (12460 191 St) that permit residents of Phase 2 to also use visitor parking spots in Phase 1, and to use the garbage room in Phase 1.

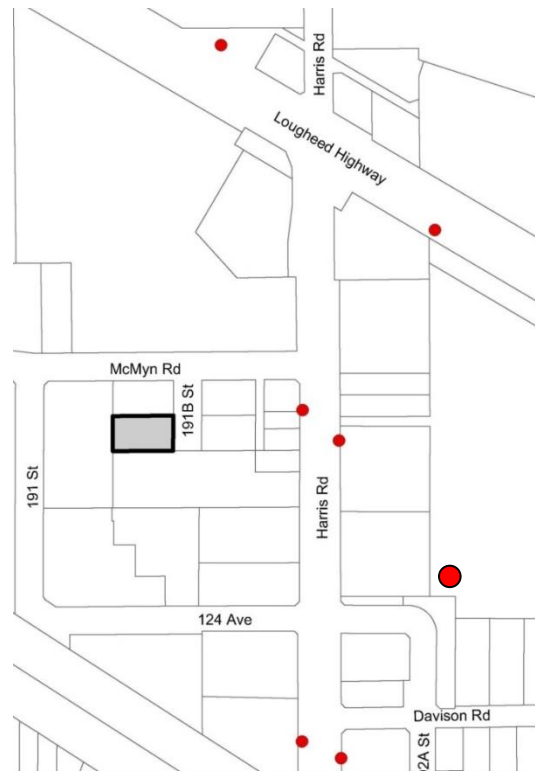


Figure 4: Nearby Transit Stops

All residential parking spaces will have built-in capability for future electric vehicle charging, plus three parking spaces (two for visitors and one for disabled) will have charging stations built.

#### *Location*

The property is located within proximity to transit, shops, services and parks. It is within a three-minute walk to Meadowvale Shopping Centre and a five-minute walk to the nearest bus stop on Harris Rd. (~150 m). Harris Rd. is part of TransLink’s Frequent Transit Network (Figure 4), meaning there is bus service every 15 minutes. There are also RapidBus eastbound and westbound stops on Loughheed Hwy, approximately 400 m away.

#### *Community Amenity Contribution*

The developer has offered \$3,000 per unit for a total of \$63,000 as a community amenity contribution for this project.

#### *Adaptable Housing*

This project complies with Council Policy C034 for Adaptable Housing, meaning that all units are built in such a way as to be adaptable to meet future accessibility needs of residents. This policy includes standards for things like: disability parking spaces; maneuvering space at doorways; corridor widths; wall heights for switches and electrical outlets; one fully accessible bathroom; and minimum turning radius in a bedroom; etc.

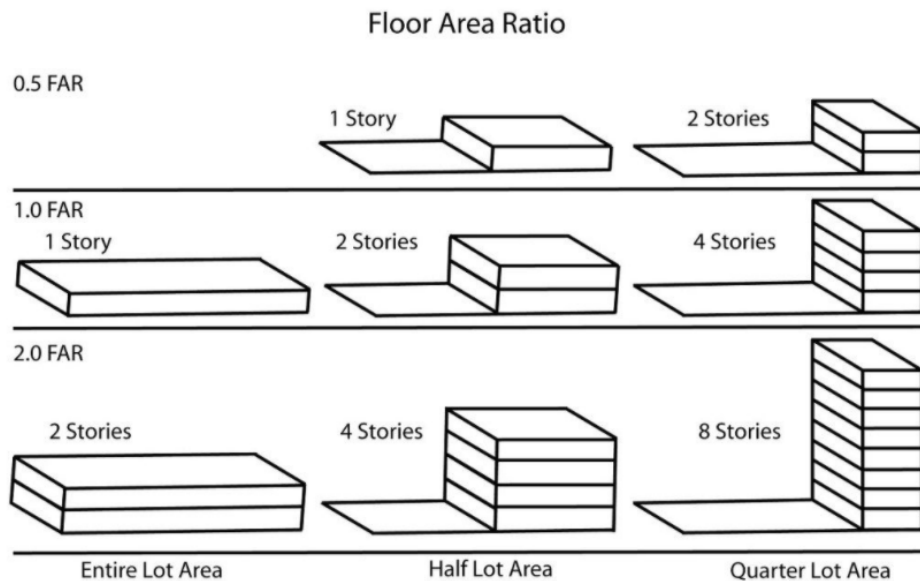
## Staff comments

### *Adjacent Property*

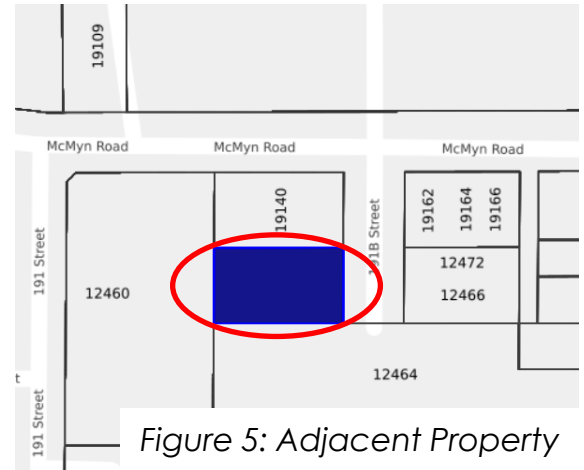
Ideally, this property and the adjacent property at 19140 McMyn Rd would be developed together to provide a better and more comprehensive development rather than the two properties developing individually. However, staff have discussed this possibility with the developer and the owner of 19140 McMyn Rd and have been advised that a coordinated development is not possible.

### *Density*

Based on the size of the site ( $1,067 \text{ m}^2/11,489 \text{ ft}^2$ ), this translates into a proposed density of 197 units per hectare. The proposed floor area ratio is 2.09. Floor-area ratio is a measurement of floor space (living area) in relation to lot size:



*Figure 4: Examples of floor-area*



*Figure 5: Adjacent Property*

For comparison to other development projects, see Table 1 and Figure 2 below.

*Table 1: Selected Residential Densities in Pitt Meadows*

Project	Density (units/ha)	Density (FAR)	Height
<b>Liv42 (12409 Harris Rd)</b>	213	1.60	4 storeys
<b>Orion Phase 1 (12460 191 St)</b>	200	1.95	4 storeys
<b>Origin (11950 Harris Rd)</b>	188	1.47	4 storeys
<b>Keystone (12350 Harris Rd)</b>	179	1.96	4 storeys
<b>Solaris (12099 Harris Rd)</b>	169	1.96	10 storeys
<b>Cedar Downs (12585 190A St)</b>	146	1.42	4 storeys
<b>Fairways (19673 Meadow Gardens Way)</b>	146	1.50	4 storeys
<b>Current Application (12469 191B St)</b>	<b>197</b>	<b>2.09</b>	<b>4 storeys</b>
<b>*July 2020 application (12469 191B St)</b>	<b>328</b>	<b>2.80</b>	<b>6 storeys</b>

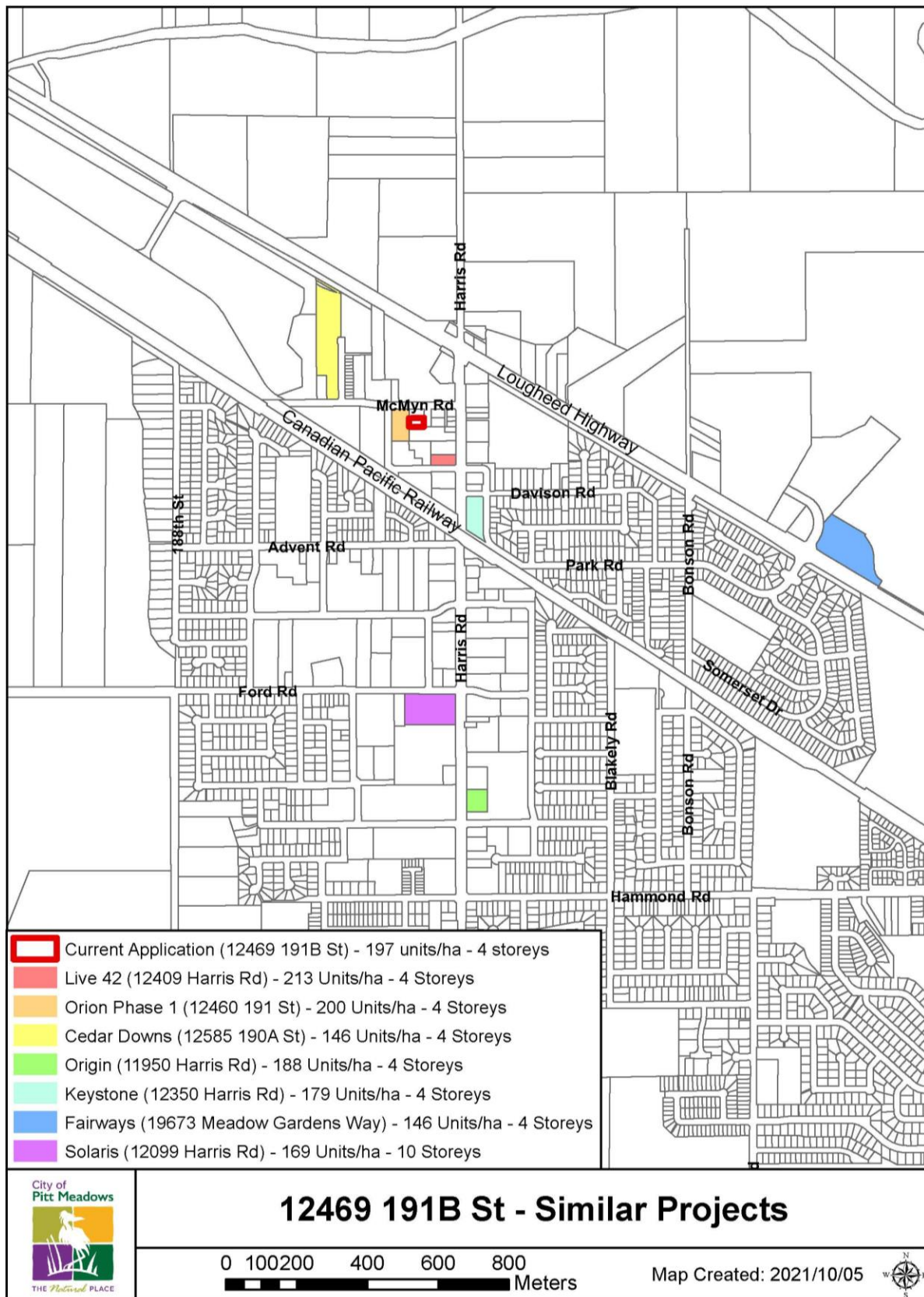


Figure 2: Map of Selected High Density Residential Developments in Pitt Meadows

### *Height*

Now proposed as a four storey building, the total height is 13.7 m.

A shadow study showing the shading impacts on surrounding properties, was provided and is included in the drawing package (Attachment D). The adjacent property immediately north at 19140 McMyn Rd. appears to be most affected by shading from the proposed development. The impact from shading is less with the building proposed as four storeys versus the previous six storey proposal.

### *Construction*

Due to the relatively small size of the property, its location in proximity to neighbouring buildings, and the City's experience with the construction of Orion Phase 1, staff have concerns related to the actual construction of this project. These include:

- Maintaining construction, emergency vehicle and resident access to the site and adjacent buildings;
- Storage of construction trailer and materials, including disposal bins;
- Unloading of construction materials; and
- Traffic management.

These items will need to be addressed by the developer to the satisfaction of the City, if the application moves forward, through a Construction Management Plan.

### *Other Requirements*

Before Second Reading, the following items are required:

- Traffic Impact Assessment – to address the additional traffic generated by this development and also to assess the need for crosswalks at the intersections of McMyn Rd. and 191 St. or 191B St.;
- Development Information Meeting – to be hosted by the developer in accordance with Council Policy C015;
- Initial review of the application by the City's Advisory Design Panel;
- Arborist Report – to address any trees on the property and prepare a tree replanting plan;
- Fire Safety Construction Plan – to address fire safety concerns during construction; and
- Construction Management Plan – to address issues during construction around access, materials, loading storage etc.



### *Public Input*

The previous proposal (six storeys, 35 units) garnered numerous pieces of correspondence against the proposal, with comments including:

- Lack of street parking in the area;
- Increased traffic concerns;
- Concern about quality of development based on Highland Park Phase I;
- Loss of privacy;
- Height;
- Increased shading; and
- Doesn't fit with character of neighbourhood which is mostly four-storey buildings.

The developer has worked to address some of these initial concerns by lowering the height of the building to four storeys and reducing the number of units to 21.

As required, the developer posted a development information sign on the property on October 13, 2021, to notify the surrounding neighbourhood that an application has been made. The next stage of public input is a development information meeting, which is hosted by the developer.

### *Conclusion*

The property is in a prime location for high-density residential development with good access to transit, shops, and services.

The site is relatively small, and staff has concerns around traffic, access and fire safety that will arise during construction of such a project. However, these are not issues related to land use and density but rather construction management. If appropriate oversight and planning measures are proposed by the developer and accepted by the City, then it is anticipated that these issues can be mitigated.

### **COUNCIL STRATEGIC PLAN ALIGNMENT**

- ☐ Principled Governance    ☐ Balanced Economic Prosperity    ☐ Corporate Excellence  
☒ Community Spirit & Wellbeing    ☐ Transportation & Infrastructure Initiatives  
☐ Not Applicable

**Housing Diversity.** Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

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### **FINANCIAL IMPLICATIONS**

- ☐ None    ☐ Budget Previously Approved    ☐ Referral to Business Planning  
☒ Other
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The developer has offered \$3,000 per unit for a total of \$63,000 as a community amenity contribution for this project, if approved.

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**PUBLIC PARTICIPATION**

☒ Inform      ☒ Consult      ☐ Involve      ☐ Collaborate ☐ Empower

Comment(s):

If the project receives first reading, the developer will be required to host a public information meeting.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral      ☐ Yes      ☒ No

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**SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Development Services Technician

**Reviewed by:**

Alex Wallace,  
Manager of Community Development

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**ATTACHMENT(S):**

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Proposed Development Plans
- E. Zoning Amendment Bylaw No. 2853, 2020

