

Staff Report to Council

Planning and Development

FILE: 6480-20-2021-02

REPORT DATE: February 08, 2022 **MEETING DATE:** February 15, 2022
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Proposed Development of 19261, 19267, 19275, 19285, 19293 Hammond Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Receive for information the Staff Report titled “Proposed Development of 19261, 19267, 19275, 19285, 19293 Hammond Road” as presented at the February 15, 2022 Council Meeting; AND
- B. Direct staff to convey Council’s preliminary thoughts to assist the developer when submitting a development proposal; OR
- C. Other.

PURPOSE

To introduce the proposed development of 19261, 19267, 19275, 19285, 19293 Hammond Road, before the developer begins consulting with the neighbourhood residents and provides an opportunity for Council to convey preliminary thoughts to the developer about their vision for the neighbourhood.

☒ Information Report

☐ Decision Report

☐ Direction Report

DISCUSSION

Background:

The City encourages early and ongoing consultation with neighbours and affected residents for development projects. The developer for this site had previously planned a development information meeting before first reading as a form of neighbourhood engagement. However, based on feedback received from some residents and Council, this engagement was cancelled.

At the December 7, 2021 Meeting, Council passed the following motion:

It was MOVED and SECONDED THAT Council:

- A. *Direct staff to amend Council Policy C015 to require at minimum an introductory report be presented to Council for initial consideration before a developer may hold a public consultation meeting if the development application:*

A.1 is for a mixed use development;

A.2 is for a residential development that involves five or more units; or

A.3 requires an amendment to the Official Community Plan.

CARRIED

Before submitting a fulsome development proposal, the developer would like to proceed with some preliminary neighbourhood engagement at the request of residents of the surrounding neighbourhood. The city does not have an established process for this type of engagement. The developer has suggested holding a workshop with immediate neighbours to talk through the form and massing and to share and collaborate on ideas around the architectural design for the proposed building. This approach was recommended by nearby residents. The developer suggested that this workshop be held prior to a resubmission and any subsequent public engagement as part of the application review process.

The site consists of five parcels, acquired as a land assembly. Currently, each parcel contains an older single-family dwelling (See figure 1).

Civic Address: 19261, 19267, 19275, 19285, 19293 Hammond Road

Site Size: 6,313.7 m² / 1.56 ac

OCP Designation: Residential – Medium Density

DPA: No. 9 Multi-family Development

Zoning: RS Large Lot Residential



Figure 1: Site Location Map

Relevant Policy, Bylaw or Legislation:

Official Community Plan Bylaw No. 2352, 2007

The property is designated as medium-density residential in the Official Community Plan (OCP). This designation permits medium density residential use generally in the form of townhouses and low rise apartments at a density of 31 to 100 units per net hectare, with ground-oriented units encouraged. This site and surrounding area to the west and north have been designated for townhouse residential since the 1980 OCP.

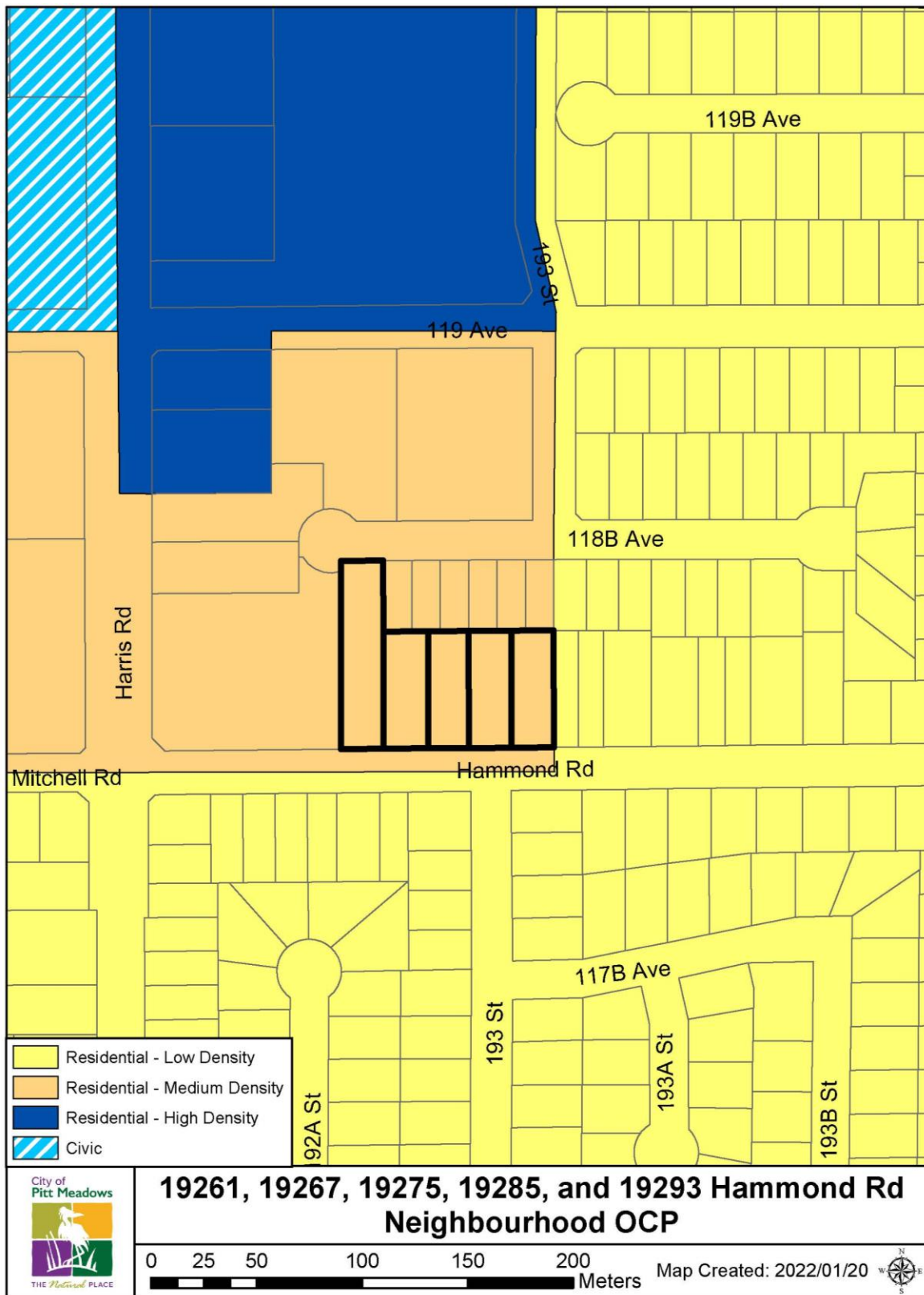


Figure 2: OCP Land Use Designation Map

Zoning Bylaw No. 2505, 2011

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

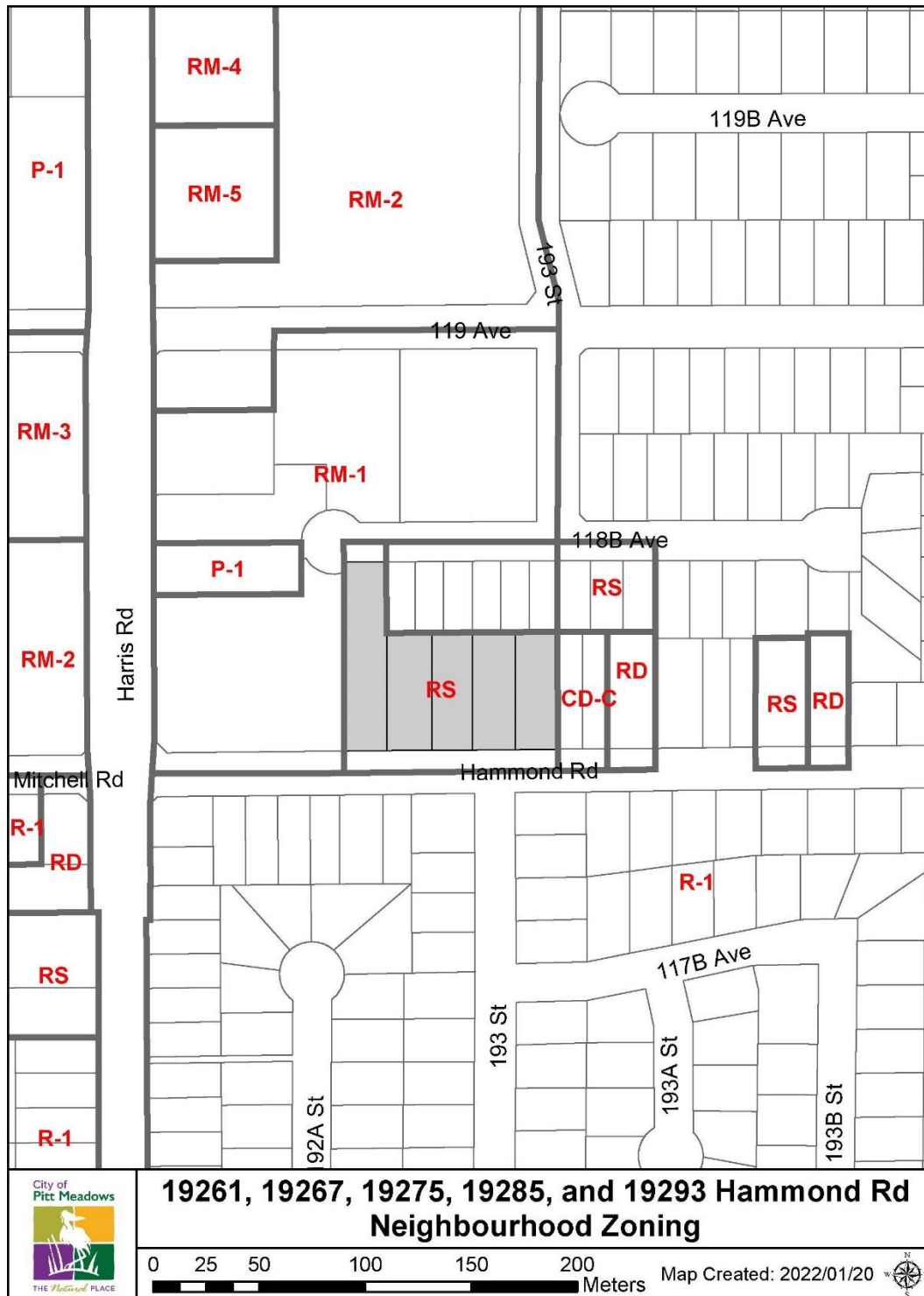


Figure 3: Zoning Map

Analysis:

Development Potential

The current OCP land use designation of medium-density residential (31 to 100 units per ha) supports a range of 20-63 units on the site. Medium-density residential generally takes the form of townhouses or low-rise apartments.

The developer has contemplated various proposals for this site over the past few years. Most recently, a six-storey, 202 unit rental building was proposed (320 units per ha). An OCP amendment to change the land use designation to high-density residential (>100 units per ha) would be required for this option. According to the most recent data available (October 2020) from Canada Mortgage and Housing Corporation, the residential rental vacancy rate for Pitt Meadows/Maple Ridge is 1.5%, and the City does not have any secured rental apartments; this option would work towards filling that significant gap in the City's housing market.

Based on some preliminary feedback from nearby residents and Council, the developer is currently exploring a townhouse option for the site. However, before refining any development plans, the developer would like to further consult with the neighbourhood to engage in conversation about building massing, architectural design and form.

Location

This site is located just east of the intersection at Harris Rd and Hammond Rd, and outside the floodplain. Both Harris and Hammond Roads are arterial roads designed for higher traffic volumes to carry people through the City. They are also designated cycling routes with bike lanes in both directions, and part of TransLink's frequent transit network, with bus service at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. In addition, the site is located within close walking distance to the City centre, local parks, schools and other services. For these reasons, it is well-situated for reasonable higher density development.

Additionally, land assemblies are often challenging to achieve and have rarely been seen in Pitt Meadows. This site offers an opportunity to see a more extensive and more comprehensive development project in action, rather than just more of the commonly seen single-family and duplex infill. This land assembly could be a way to enhance the diversity of housing in Pitt Meadows.

City Policies

Higher density on this site is compliant with the City's Strategic Plan and Housing Action Plan policies, including: increasing housing affordability, particularly for young families and seniors; increasing housing diversity; providing density close to transit; building a compact, complete community; and, providing density that increases the viability of the central business area.

Having diversity in the local housing market provides more options for existing residents, especially an aging population that may want to downsize from a single-family dwelling but is unable to secure suitable, smaller accommodation (such as apartments or townhomes) in our community. Housing diversity and choice in the housing market also better positions the City to attract new, and younger residents. The City's population is aging and according to the most recent statistics published by BC Stats in January 2022, is actually declining. Between 2019 and 2020, the City's population declined by 1% (source: BC Population Estimates <https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-estimates>).

The following OCP policies apply to this site, depending on the actual plans ultimately submitted:

4.6.1 Concentrating Residential Development

- a) Multi-family housing is particularly encouraged within the central part of the urban area, including medium to high density multi-family housing located on major roads and within the Town Centre;
- b) Preference will be given to areas close to public transit routes or stations for higher density residential developments;
- c) The City will consider allowing buildings higher than four storeys within the areas designated for high density residential and mixed residential/ commercial use in the Town Centre, where publicly accessible open space and other public amenities and community benefits are provided.

4.6.2 Housing Choices

- a) Encourage and facilitate a broad range of market, non-market and supportive housing.
- e) A range of housing types are encouraged within the urban area to meet the needs of seniors and citizens with special needs;
- f) The City will consider incentives (e.g. density bonuses) to encourage provision of seniors, rental, and special needs housing in the urban area;
- g) Support smaller, more affordable housing design with a focus on units for single young adults, single seniors and young couples;
- i) Require accessibility features in new multi-family developments where feasible and appropriate;

4.6.3 Rental Housing

- a) Consider applying incentives (including, but not limited to fee waivers, density bonusing, and property tax exemptions) as appropriate, to encourage the development of rental housing;

b) Investigate reducing parking requirements for purpose-built rental housing (secured as rental with a housing agreement) in the Urban Centre and along arterial roads;

4.6.5 Ensuring High-Quality Development

b) To foster a high standard of site design, landscaping and visual appearance, all proposed multi-family and infill housing are required to obtain a Development Permit;

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.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☒ Involve ☐ Collaborate ☐ Empower

Comment(s):

The developer will engage in early consultation with neighbourhood residents prior to submitting development plans.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

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