

Staff Report to Council

Planning and Development

FILE: 3060-20-2021-06

REPORT DATE: February 08, 2022

MEETING DATE:

February 15, 2022

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Development Permit Application for 19089 Advent Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Authorize issuance of Development Permit No. 2021-008 for Proposed Lots 2 to 7 as shown on the subdivision plan for 19089 Advent Road prepared by Terra Pacific Land Surveying Inc. dated March 12, 2020; AND
- B. Waive the 10% lot perimeter frontage requirement in accordance with *Local Government Act* s. 512(2) for Proposed Lots 5, 6 and 7 as shown on the subdivision plan for 19089 Advent Road prepared by Terra Pacific Land Surveying Inc. dated March 12, 2020; OR
- C. Other.

PURPOSE

To present the development permit for a six-lot residential subdivision for authorization and to request a waiver of the 10% perimeter frontage requirement for that subdivision.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

Owner: 1137313 BC LTD (Harjit Deol)

Civic Address: 19089 Advent Rd

Site Size: 3,613.52 m²

OCP Designation: Residential – Low Density

DPA: No. 11 Infill Housing

Zoning: R-2 Small Lot Residential



This site recently went through a process to amend the Official Community Plan and Zoning of the property and to designate the existing building at 19089 Advent Road as a protected heritage building (the “Japanese Canadian Hall”). Subsequently, an application was submitted to subdivide the parcel into seven lots, with the heritage building on one lot and six new single-family lots, as follows:

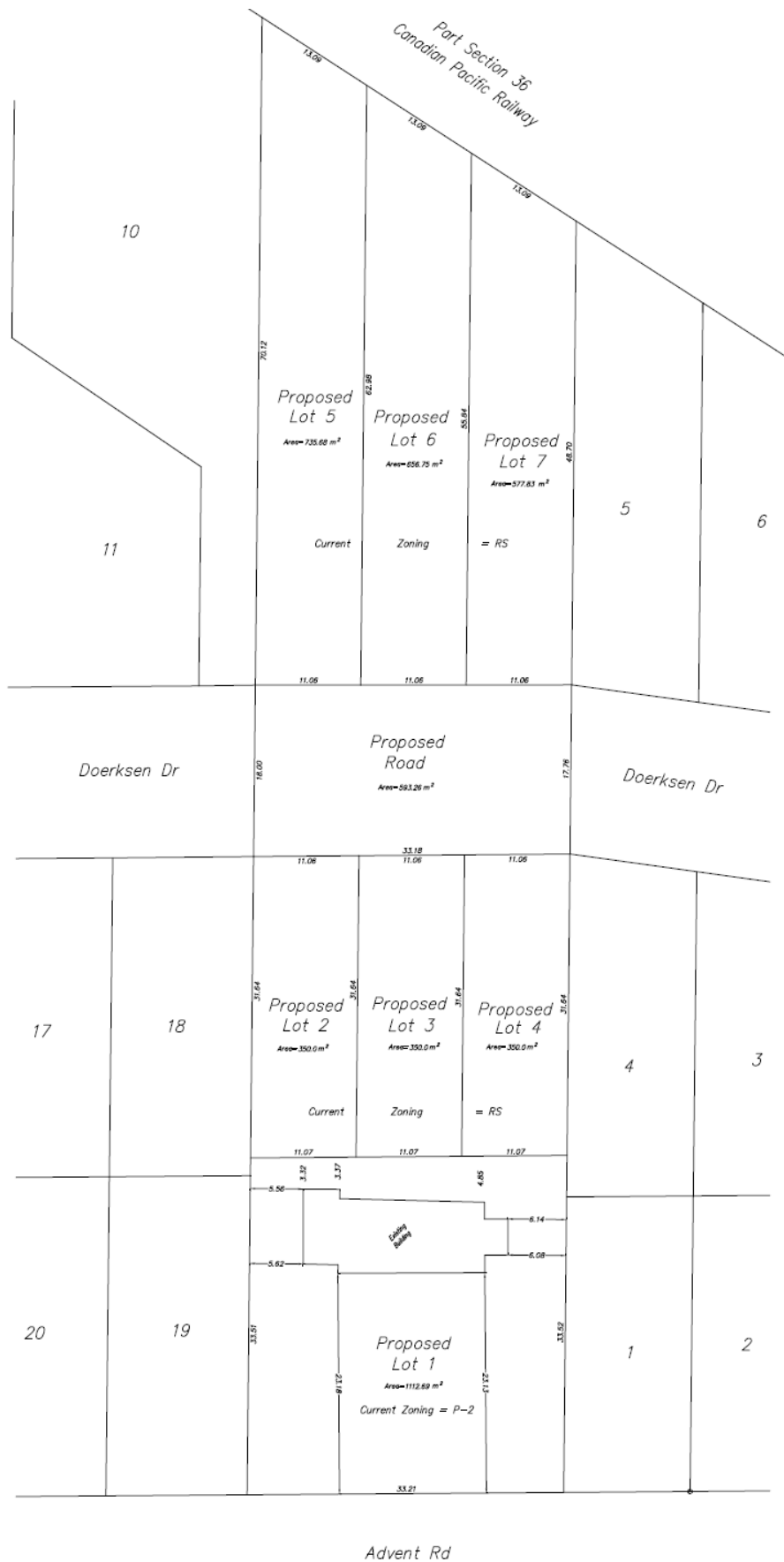


Figure 1: Proposed Subdivision Layout

The Japanese Canadian Hall heritage building is being converted into a daycare facility. This does not require a development permit, and this part of the project is not part of this application.

This development permit application is for the six new single-family lots, proposed Lots 2 to 7 on the subdivision plan above.

As part of this subdivision, Doerksen Drive is being extended through, and the new single-family lots will front onto this new part of the road.

Relevant Policy, Bylaw or Legislation:

Official Community Plan

Under the City's Official Community Plan, the site is designated as Residential – Low Density and the proposed development complies with this designation. In addition, the Development Permit Area No. 11 Infill Housing guidelines in the City's Official Community Plan Bylaw No. 2352, 2007 regulate the development permit application.

Zoning

The Zoning Bylaw No. 2505, 2022 regulates the houses' overall size, height, setbacks, etc. The site is zoned R-2 Small Lot Residential. This zoning requires a minimum of 350 m² (3,767 m²) lot area and 11 m (36 ft) lot width.

The proposed single-family lots have the following build-out potential under the R-2 zoning:

	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Lot Area	350 m ² 3,767 ft ²	350 m ² 3,767 ft ²	350m ² 3,767 ft ²	735.68 m ² 7,918 ft ²	656.75 m ² 7,069ft ²	577.83 m ² 6,219 ft ²
Floor Area max.	232 m ² 2,497 ft ²	232 m ² 2,497 ft ²	232 m ² 2,497 ft ²	353.1m ² 3,800 ft ²	315.2m ² 3,392 ft ²	277.3m ² 2,984 ft ²

In the R-2 zone, the maximum lot coverage is 50%, and the maximum height is two storeys. Secondary or garden suites are not permitted. Additional regulations that impact house design include:

- The second storey must be setback 1.2 m from the first storey along with at least 60% of the front and one side wall;
- The gross floor area of the second storey cannot exceed 80% of the gross floor area of the first storey;
- Maximum building depth is 18.3 m; and
- The main floor elevation of the first storey cannot exceed 0.8 m above the finished grade.

Based on the plans submitted, the development conforms to the provisions of the Zoning Bylaw.

Local Government Act

Section 512 regulates the minimum parcel frontage requirement for subdivision purposes.

Analysis:

Development Permit Area No. 11 Infill Housing

The development permit area applicable to the site is No. 11 Infill Housing. Infill housing is defined as single-family development within existing residential neighbourhoods that increase that neighbourhood's density, including infill single-family lots, panhandle lots, duplexes, and garden suites.

The objectives of this development permit area (DPA) are:

- To create opportunities for higher density single-family housing within existing residential neighbourhoods, including small-lot infill, panhandle lots, duplexes and garden suites; and
- Ensure infill housing is compatible with existing residential areas in building massing, style, character, open space and streetscape.

The guidelines in the DPA contain sections on house design, massing, driveways and garages, exterior treatment, roofs, landscaping, etc.

As part of an infill development permit, a landscape deposit of \$5,000 per lot is collected by the City to ensure landscaping on each lot is completed.

Project Overview

Six new single-family dwellings are proposed. Each home will have two storeys plus an in-ground basement. A mix of hardy board, wood shingles, vinyl siding, and some stone accents, are proposed for the exterior elevations. Each home is proposed with a double car garage and front porch entryway. Homes range from 2,569 ft² to 2,616 ft², plus an in-ground basement area.



Figure 2: Rendering of proposed Lots 5, 6 and 7 looking north



Figure 3: Rendering of proposed Lots 2, 3 and 4 looking south



Figure 4: Rendering of an overhead view

Neighbourhood Character

The site is located within a low-density, single-family residential neighbourhood. The majority of homes in the neighbourhood are two-storey dwellings. The proposed houses are on narrower lots than the surrounding lots, so they are narrow homes. However, in terms of general form and character, the proposed homes fit into the neighbourhood, with similar height, double front garages and pitched roofs.

The homes to the west are older, constructed in the early- to mid-1990s, with front garages protruding beyond the building faces. The front setbacks for these homes range from 6.16 m to 7.4 m.



Figure 6: Google Street View of homes to the west

The homes to the east were constructed in the mid-2000s and have front setbacks of approximately 7.5 m, which was the minimum required by bylaw at the time.



Figure 7: Google Street View of homes to the east

The homes in the subject subdivision are proposed with approximately 7.5 m front setbacks, except for front porches which are setback 6.0 m. The minimum required front setback is 5.5 m. The front setbacks as proposed appear to complement the setbacks of the existing homes in the neighbourhood.



Figure 8: Map of front setbacks in the neighbourhood

Variances Requested

This application proposes to reduce the interior side yard setback requirement from 1.5 m to 1.2 m for the new internal lot lines. The lot lines on the subdivision perimeter will remain at 1.5 m.

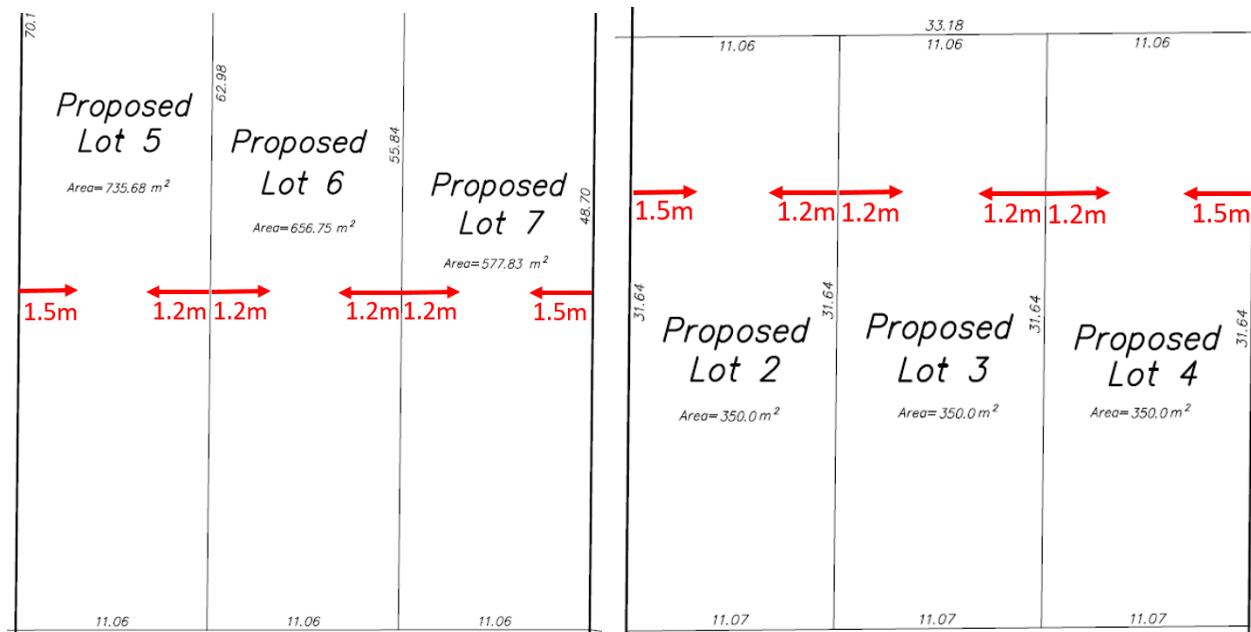


Figure 5: Proposed side yard setbacks

Staff do not object to the proposed variances. Reducing the side yard setback for the single-family dwellings will permit slightly wider homes, although the overall amount of living space permitted will not increase. This helps to slightly mitigate the perception of the tall and thin appearance of the houses. Before 2017, the standard side setback for homes in the R-2 zone was 1.2 m. It was increased to 1.5 m in 2017 as part of the infill housing review based on Council's desire for some increased space between new infill dwellings. As the variance is only requested on the lot lines internal to the new subdivision, any impact on existing neighbours will be minimal.

DPA Guidelines

In general, the proposed homes comply with the guidelines found in DPA No. 11 for infill housing (see Attachment C). Specifically, the front facades of the houses are broken up into smaller elements. The second storeys are stepped back, front porches are used to emphasize the main entrances, roofs are pitched, and multiple cladding materials are used. In addition, pavers are proposed for the driveways and walkways on the lots, reducing impervious surface area.

The guidelines suggest that garage doors be limited to not more than 50% of the width of the total building front. In this application, five homes are proposed as 27'6" wide with 14' garage doors, so this guideline is not fully met, although it is close. The sixth house fully complies with that guideline.

In staff's experience with infill homes, this particular guideline is difficult to achieve on narrow lots, and while a single car garage would satisfy this guideline, these do not seem to be as supported by the real estate market as double garages are.

Advisory Design Panel

At their October 13, 2021 meeting, the City's Advisory Design Panel (ADP) considered this application. They suggested some improvements, including preparing a professional landscape plan, revisions to architectural and design elements and an overall review of the site context within the existing neighbourhood.

The developer made some changes to the plans and submitted a landscape plan prepared by a landscape architect. The ADP reviewed these improvements at their January 12, 2022 meeting. Quorum was not achieved at this meeting; however the members present did express support for the revised plans.

Trees

A total of 54 trees were removed for this development. Initially, the developer advised that 54 trees could be replaced. Upon detailed design work and based on the plans prepared by a landscape architect, a total of 45 trees can be successfully replanted on the site. This leaves a deficit of nine trees. According to the arborist report, six of the 54 trees removed were already dead or hazardous. The developer advised that a row of cedar hedges will be planted along the back of Lots 3-5 and has offered \$3,000 as cash-in-lieu for the replacement trees that cannot be accommodated on the site for the City to plant elsewhere.

Perimeter Frontage

Section 512 (2) of the *Local Government Act* states:

Minimum parcel frontage on highway

- (1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of
 - (a) 10% of the perimeter of the lot that fronts on the highway, and
 - (b) the minimum frontage that the local government may, by bylaw, provide.
- (2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).
- (3) As a limitation on section 229 [*delegation of board authority*] of this Act or section 154 [*delegation of council authority*] of the *Community Charter*, a local government may delegate its powers under subsection (2) only to an approving officer.

This section of the *LGA* requires a lot created by subdivision to have a minimum parcel frontage along a highway (road) equal to at least 10% of the perimeter of that lot (see Figure 6). In general, this section intends to avoid parcel shapes that would create inadequate building envelopes and further parcel development. If this 10% requirement is not met, a local government can waive this requirement, either by Council or staff if Council has delegated this authority. In Pitt Meadows, this authority has not been delegated to staff, and therefore a Council resolution is required.

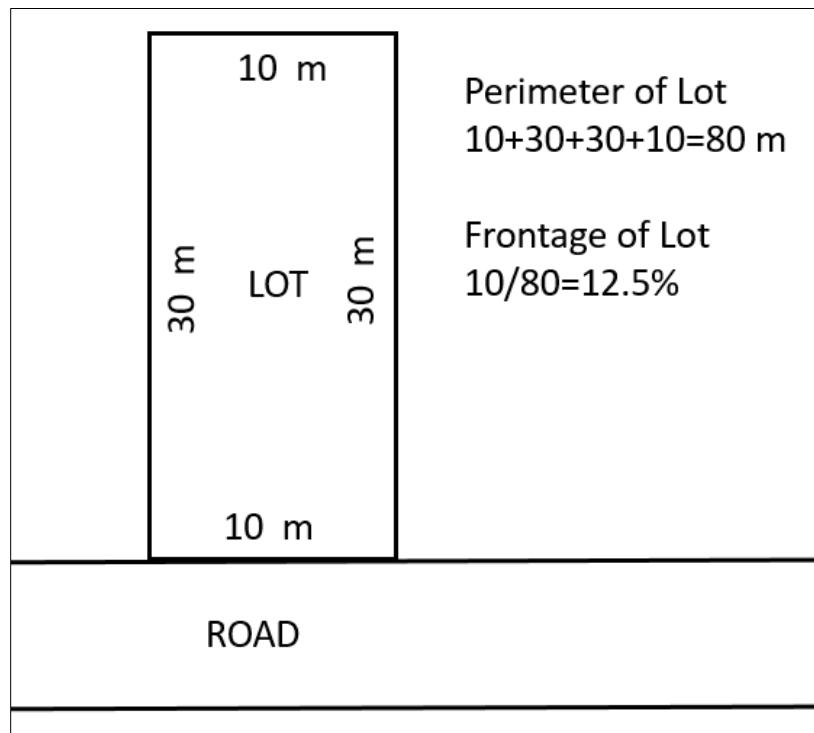


Figure 6: Example of perimeter frontage calculation

Table 1: Required and Proposed Lot Frontages

<i>Proposed Lot #</i>	<i>Required Frontage (m) Sec 512 LGA</i>	<i>Required Frontage (m) Zoning Bylaw</i>	<i>Proposed Frontage (m)</i>	<i>% of Perimeter</i>
2	8.54	11	11.06	12.95
3	8.54	11	11.06	12.95
4	8.54	11	11.06	12.95
5	15.73	11	11.06	7.03
6	14.30	11	11.06	7.73
7	12.87	11	11.06	8.59

Proposed Lots 2, 3 and 4 meet both the minimum frontage requirements in the City's Zoning Bylaw and LGA. Proposed Lots 5, 6 and 7 meet the Zoning Bylaw requirements but not the LGA, and therefore a waiver of this requirement is needed.

In this case, proposed Lots 5, 6, and 7 are much longer as they back onto the rail tracks, making their overall perimeter lengths greater than the other proposed lots in the subdivision. Each of

these lots has a sufficient building envelope. The likelihood of future subdivision is very low as the City does not support panhandle lots; therefore, staff have no objections to waiving the *LGA* requirement for 10% perimeter frontage on a highway.

Recommendation

A copy of the draft development permit is included as Attachment D. Payment of \$3,000 for cash-in-lieu of trees is included as a permit condition. The house design and landscape plans met the intent of the development permit area guidelines and were improved based on feedback from the Advisory Design Panel.

Staff recommend authorization of Development Permit No. 2021-008 and waiving the requirement for 10% perimeter frontage on a highway for proposed Lots 5, 6 and 7.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

FINANCIAL IMPLICATIONS

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

\$3,000 for cash-in-lieu of trees for the City to plant trees elsewhere.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

This application was reviewed by the City's Advisory Design Panel.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS**Written by:**

Allison Dominelli,
Development Services Technician

Reviewed by:

Alex Wallace,
Manager of Community Development

ATTACHMENT(S):

- A. Letter of Intent
- B. Design Rationale
- C. Infill Checklist
- D. Development Permit No. 2019-008

Letter or Intent

ATTENTION
Planning Department
City of Pitt Meadows
12007 Harris Rd
Pitt Meadows, BC

July 23, 2021

In reference to the property located on - 19089 Advent Rd, Pitt Meadows, BC, V3Y 2C4.

The property contains a historically significant building, presently being utilized by a daycare on weekdays and church groups on the weekend. The building plays an important role in the community for young families to older members of the community.

The intent of this building permit is to property to permit a construction of 6 single family homes and one P-2 lot (LOT 1) with existing building.

To retain the existing building, we are requesting a variance on rear setback of LOT 1 and side setbacks on LOTS 2 to 7. The side setbacks on Lots 2 to 7 will be 1.2m on each side of the proposed lots and 1.5m to the existing neighbouring properties, as illustrated on the next page. Also, 10% perimeter exemption for lots 5 to 7, under section 512(2) of the Local Government Act is being requested in this Development Permit Application. These variances/exemptions will allow us to build high quality modern homes that, in terms of design and character, will be blend in with the existing neighbourhood. It will also, permit us to comply with design guideline provided for an infill site.

Relaxation of the setback on rear of LOT 1 will enable us to retain the existing building for community use and daycare facility.

Sincerely,
Harjit Deol
1137313 B.C. LTD.

Design and Character Information and Rationale

ATTENTION

Planning Department
City of Pitt Meadows
12007 Harris Rd
Pitt Meadows, BC

July 23, 2021

Six quality single family home will be built that are modern in design but that fit into the existing neighbourhood character.

Each single-family home will be conforming to R-2 zoning (except of the lot setbacks), conforming to infill development guidelines and will have a 2-5-10 warranty. The exterior of each home will have a blend of wood shingles, vinyl siding and hardy board to complete their individual elegant appearance. Completely landscaped, including driveways that will be completed with a protective finish, in order to maintain years of carefree maintenance. This development will provide affordable housing to growing families in this neighbourhood and create easy access to transit, facilities, and schooling.

Sincerely,
Harjit Deol
1137313 B.C. LTD.