

Infill Housing DP Application Applicant Checklist

Applicant: 1137313 BC Ltd. Date: July 23, 2021

Property Address: 19089 Advent Rd, Pitt Meadows, V3Y 2C4, BC

Legal Description: LOT B, BLOCK 6N, PLAN NWP6328, SECTION 36, RANGE 1E, MERIDIAN ECM, NEWWESTMINSTER LAND DISTRICT, EXC: PCL "ONE" REF PL 14254

(Please check those that apply)

Property Zone:	Lot Depth: Varies	<input checked="" type="checkbox"/> Infill Single Family Lot(s)	
Lot Area: Varies	Lot Width: Varies	<input type="checkbox"/> Duplex	<input type="checkbox"/> Garden Suite

Development Permit Area #11 Guidelines

Please refer to the *Official Community Plan* for the complete description and guidelines of this DP area, and the *Guide to Development Permits* for additional information on the process, timing etc.

Circle the appropriate number where:

- 3 - complies with the guideline,
- 2 - complies with minor changes to the guideline, and
- 1 - does not comply with the guideline.

1. General Requirements *(applies to all types of infill housing)*

Policy Guideline	Compliance <i>(see below)</i>	Comments / Mitigating Circumstances
General Siting and Housing Design		
Is neighbour privacy and their sunlight exposure taken into consideration? <i>(see Examples E & F)</i>	③ 2 1	
If a corner lot, do both elevations facing a street have equal architecture treatment?	3 2 1	Not applicable
Massing and Proportion		
Does the new development have similar massing and building proportion as the established housing in the area? <i>(see Example A & B)</i>	③ 2 1	
Is a variety of elements used to reduce visual contrast between new and existing developments? <i>(see Example B)</i>	③ 2 1	
Driveways and Garages		
If a corner lot, are the driveways located as far as possible from the intersection?	3 2 1	Not applicable
Policy Guideline	Compliance <i>(see below)</i>	Comments / Mitigating Circumstances

Do long concrete driveways dominate the view?	③ 2 1	
Are the driveways and parking spaces part of the landscaping?	③ 2 1	
Is the garage door & façade visually interesting?	③ 2 1	
Is the detached garage the same style as the principal house?	3 2 1	Not applicable
Are garage doors designed to minimize the visual impact to the street?	③ 2 1	
Do garage entrances occupy more than 50% of the width of the building front?	③ 2 1	
Are there two or less single-garage entrances facing the street?	③ 2 1	
Are the garage entrances recessed 2 m from the front façade of the building?	③ 2 1	
Do the garage entrances protrude beyond the front entrance?	3 ② 1	
Entrances		
Are the entrances clearly visible from the street? <i>(see Example C & D)</i>	③ 2 1	
Do the stairs and walkways incorporate hard and soft landscaping (i.e. planters, lighting, hedges)?	③ 2 1	
Exterior Treatment		
Are two or three cladding materials, architectural detailing and/or accent colours used?	③ 2 1	
Is stucco used sparingly as smaller elements and a muted colour that does not stain quickly?	③ 2 1	
Is the area under the front porch concealed with wood, lattice, stone or another complimentary material?	③ 2 1	
Are entry features and front doors the dominant elements facing the street? <i>(see Example C & D)</i>	③ 2 1	
Does the entry, window or roofline design emphasize the house more than the garage?	③ 2 1	
Do the side & rear elevations incorporate similar architectural detailing as the front	③ 2 1	

elevation?		
If a corner lot, are both façades facing the street treated equally well?	3 2 1	Not applicable
Roofs		
Are roof areas articulated with secondary roof elements such as dormers?	③ 2 1	
Are gable ends clad in different material than the predominant cladding material on the house and/or incorporate architectural detailing?	③ 2 1	

Policy Guideline	Compliance (see below)	Comments / Mitigating Circumstances
Are character elements (dormers, eaves, brackets) and secondary roof elements over bay windows, porches, etc incorporated into the roof design?	③ 2 1	
Are the roofs pitched?	③ 2 1	
Windows		
Are projecting or recessed windows used to create an articulated façade?	③ 2 1	
Do flush mounted windows have trim pieces such as 2x6's to establish a sense of depth?	③ 2 1	
Does the placement of windows respect the privacy of adjacent properties? (see Example E)	③ 2 1	
Storage		
Are storage sheds or areas provided for bicycles, mowers, garden tools, etc?	③ 2 1	
Landscaping		
Are mature trees retained or replaced?	③ 2 1	
Is soft landscaping provided in the front yard?	③ 2 1	
Is natural hedge landscaping used in the front yard between houses rather than fencing?	③ 2 1	
Are indoor living spaces directly connected to usable outdoor landscaped spaces?	③ 2 1	
Does the landscaping (planting, trellises, low fencing) define and screen outdoor spaces?	③ 2 1	

Are street trees in accordance with the Subdivision & Servicing Bylaw?	③ 2 1	
Rainwater Retention		
Is rainwater naturally filtered on site?	③ 2 1	
Are all uncovered parking areas constructed of permeable materials?	③ 2 1	
Is the rainwater runoff from roofs and hard surfaces discharged into rain gardens, rainwater collection systems, bioswales or rock pits?	③ 2 1	
Are permeable paving materials used where infiltration facilities for hard surfaces (not roofs) are not practical?	③ 2 1	
Grading <i>(only for subdivision applications)</i>		
Does the proposed lot(s) grading meet elevations of adjacent existing lots and transition smoothly?	③ 2 1	
Is the site grading plan for all subject lots approved by Engineering?	③ 2 1	
Policy Guideline	Compliance <i>(see below)</i>	Comments / Mitigating Circumstances
Waste and Recycling		
Does each unit have waste and recycling bins?	③ 2 1	
Are the bins screened and secured within an enclosed structure that is at least 1.5 m from the rear lot line?	③ 2 1	
Crime Prevention Through Environmental Design		
Are CPTED principles for building design, lighting, landscaping, etc used?	③ 2 1	

2. Garden Suites

☒ not applicable to application

Policy Guideline	Compliance <i>(see below)</i>	Comments / Mitigating Circumstances
Form and Character		