

# Staff Report to Council

Planning and Development

FILE: 3090-20-2022-03

**REPORT DATE:** March 30, 2022      **MEETING DATE:** April 05, 2022  
**TO:** Mayor and Council  
**FROM:** Colin O'Byrne, Acting Director of Planning and Development  
**SUBJECT:** 19049 Mitchell Rd – Development Variance Permit Application

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**



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**RECOMMENDATION(S):**

THAT Council:

- A. Approve the issuance of Development Variance Permit No. 2022-004 for 19049 Mitchell Rd as presented at the April 05, 2022 Council Meeting; OR
- B. Other.

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**PURPOSE**

To advise Council of an application for 19049 Mitchell Rd for a variance to minimum lot width under the R-1 (Medium Lot Residential) zone from 12 m to 11.62 m to permit the subdivision of the property into two single-family lots.

☐ Information Report      ☒ Decision Report      ☐ Direction Report

**DISCUSSION**

**Background:**

**Applicant:** Adam Horvath  
**Owner:** 1329007 BC Ltd.  
**Civic Address:** 19049 Mitchell Road  
**Property Size:** 889.2 m<sup>2</sup> (9571 ft<sup>2</sup>)

**OCP Designation:** Residential – Medium Density (31 - 100 units per net hectare)  
**Zoning:** R-1 - Medium Lot Residential  
**Development Permit Area:** Development Permit Area No.11 Infill Housing

**Relevant Policy, Bylaw or Legislation:**

The Official Community Plan Bylaw No.2352, 2007 designates this property as Residential – Medium Density, “generally in the form of townhouses and low rise apartments at a density of 31 to 100 units per net hectare.”

The City’s Zoning Bylaw No. 2505, 2011, stipulates the minimum site requirements for properties zoned R-1. These are listed below:

- Minimum lot area: 409 m<sup>2</sup> (4402 ft<sup>2</sup>)
- Minimum lot width: 12 m (39 ft)

In this case, the subject property meets the minimum lot area but not the minimum lot width. The new lots are proposed to be 11.62 m wide so the applicant is requesting a 0.38 m (1.25 ft) variance for lot width. The property is located within Development Permit Area No. 11 – Infill Housing. Therefore, a Development Permit regulating the form and character of the new single-family homes will be required. This type of development permit is delegated to staff for approval and issuance.

**Development Variance Proposal:**

Below is a summary of the requested variance:

Required Lot Width	Proposed Lot Width	Requested Variance Amount
12 m (39.37 ft)	11.62 m (38.12 ft)	0.38 m (1.25 ft)

*Table 1: Requested Variance*

The property is located in a neighbourhood with a range of housing types, including single-family and multi-family housing in the form of duplexes and townhouses. Properties to the south of the subject property are zoned R-2 (Small Lot Residential), with multi-family development encompassing the properties to the north and east towards Harris Rd. Development to the west of the subject property is mainly single-family lots zoned R-1 (Medium Lot Residential). Please refer to Attachment B for a map illustrating the neighbourhood’s zoning and development pattern.

The subject property is within walking distance to Pitt Meadows Elementary School and Pitt Meadows Secondary School, local parks, and Harris Rd, which provides a variety of community amenities. In addition, it is approximately 350 m from the closest bus stops on Harris Rd and

Hammond Rd, which are both part of Translink’s frequent transit network. The proximity to these bus stops, with services operating in both directions, provides an easy connection to shops and services. Furthermore, it’s a convenient location for public transit use with easy access to the West Coast Express, Maple Ridge Bus routes, and routes that connect to the Tri-cities and other surrounding communities.

**Conclusion:**

The interdepartmental referral process raised no concerns. Aside from lot width, the property conforms to the Medium Lot Residential (R-1) site requirement regulations in the Zoning Bylaw No. 2505. Staff supports the proposed variance as it is minor and the total area is exceeded. If the variance is not approved, the property cannot be subdivided under its current zoning. An alternative to this DVP application is to rezone the property from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential), as the minimum lot width is 11 m which would facilitate the subdivision of the property into two single-family lots.

**COUNCIL STRATEGIC PLAN ALIGNMENT**

- ☐ Principled Governance      ☐ Balanced Economic Prosperity      ☐ Corporate Excellence  
☒ Community Spirit & Wellbeing      ☐ Transportation & Infrastructure Initiatives

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable, multigenerational community.

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**FINANCIAL IMPLICATIONS**

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

There are no financial implications associated with this report.

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**PUBLIC PARTICIPATION**

- ☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate ☐ Empower

Comment(s):

Staff notified all property owners and residents within 50 m (164 ft) of the subject property, as per the City’s Development Procedures Bylaw No. 2740, 2016. Any comments or feedback received will be reported to Council prior to consideration of the Development Variance Permit issuance.

## **KATZIE FIRST NATION CONSIDERATIONS**

Referral     ☐ Yes     ☒ No

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## **SIGN-OFFS**

### **Written by:**

Sarah Nickerson,  
Development Services Technician

### **Reviewed by:**

Alex Wallace,  
Manager of Community Development

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## **ATTACHMENT(S):**

- A. Aerial Photo Map
- B. Neighbourhood Zoning Map
- C. Neighbourhood OCP Map
- D. Letter of Intent
- E. Proposed Subdivision Plan
- F. Development Variance Permit No. 2022-004

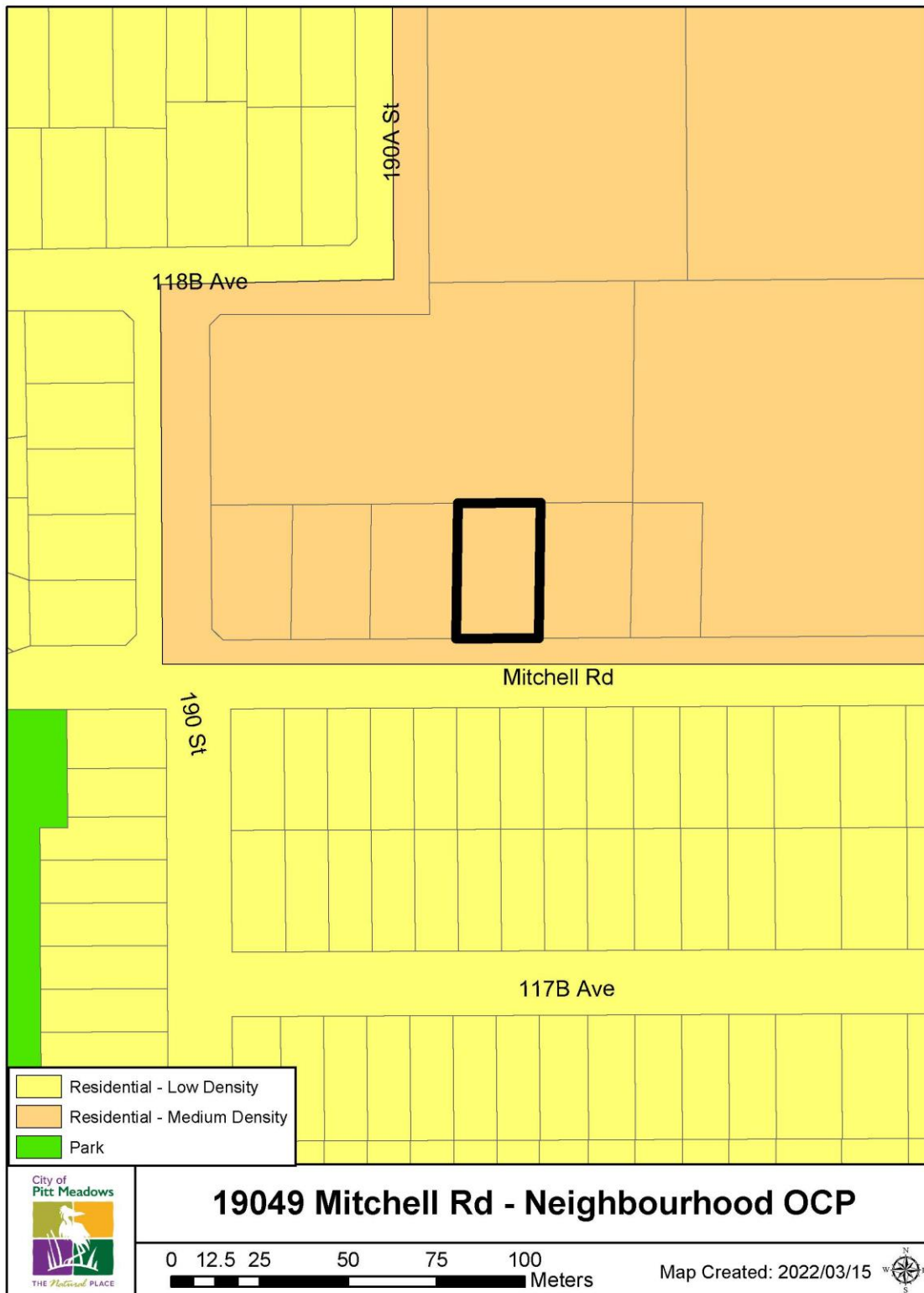
Attachment A: Aerial Photo Map



# Attachment B: Neighbourhood Zoning Map



## Attachment C: Neighbourhood OCP Map



## Attachment D: Letter of Intent

Adam Horvath

18816 121B Ave, Pitt Meadows, BC V3Y 2K7

I am the agent for the owners of 19049 Mitchell Road, the owners are a registered company 1329007 BC Ltd.

If we are successful with our Development Variance Permit we are proposing to build 2 high quality new homes.

Wade and Associates are our Surveyors and Darci Palombi is our Professional Engineer for this venture.

I have over 39 years experience in the residential construction and land development field in both New Zealand and Canada.

As part of our development we are also proposing to include the following sustainability items :

- 1- We propose to install electric car charge points in each of the new homes.
- 2- Instead of demolishing the existing home and having it end up in the land fill we have approached a local home moving company with the intent of moving the home to an appropriate lot ( most likely on Vancouver Island ), renovating it and putting it up for sale.
- 3- With my Construction/Development experience I have had great success with a **Waste Minimisation Program** for new residential construction. I feel that utilising this program for this proposed development in the City of Pitt Meadows may be very appealing to Staff and Councillors. I had successfully set a program that reduced build waste that would normally go to the landfill by 95%. We created 2,800 kgs of waste on a new home build with only 140 kgs going to landfill. The average ( NZ new home build ) new home build creates 5000 kgs of waste. Having built new homes extensively in both New Zealand and Canada I believe that implementing this program here in Pitt Meadows will have the same significant positive impact on managing building waste, just as I proved in NZ. I had great interest from the Green Building Council in NZ with this program.

Kind regards

Adam Horvath



Attachment E: Proposed Subdivision Plan

