



# Staff Report to Council

Planning and Development

FILE: 3360-20-2017-04

REPORT DATE: July 13, 2021

MEETING DATE:

July 20, 2021

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Rezoning Application for 19476 Hammond Rd.

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S): THAT Council:

- A. Grant first reading to Zoning Amendment Bylaw No. 2899, 2021; AND
- B. Direct the applicant to prepare an arborist report before consideration of second reading; OR
- C. Other.

## PURPOSE

To present to Council a rezoning application submitted to rezone the property at 19476 Hammond Rd. from RS (Large Lot Residential) to R-2 (Small Lot Residential) to subdivide the property into four lots.

☐ Information Report

☒ Decision Report

☐ Direction Report

## DISCUSSION

### Background:

Applicant/Agent:

Narinder Singh Grewal

Owner:

Narinder Singh Grewal

Legal Description:

Lot 6 District Lot 282 Group 1 New Westminster  
District Plan 19441

Civic Address:

19476 Hammond Road

Area:

2023.5 m<sup>2</sup> (21,781 ft<sup>2</sup>)

OCP:	Residential – Low Density (up to 30 units per ha)
Zoning:	Development Permit Area No. 11 Infill Housing Large Lot Residential (RS)

### **Relevant Policy, Bylaw or Legislation:**

The Official Community Plan Bylaw No. 2352, 2007 designates this property as Residential – Low Density, which “permits low-density residential use in a variety of forms, ranging from single, two and three family housing to townhouses at a density of up to 30 units per net hectare.”

The property’s current RS zoning in the City’s Zoning Bylaw No. 2505, 2011, permits a single-family dwelling with either a secondary or garden suite.

### **Analysis:**

This application is to rezone the property from RS (Large Lot Residential) to R-2 (Small Lot Residential) to subdivide the property into four lots. It is subject to the approval of a variance for lot width and interior side setbacks for all four lots. A similar rezoning application, for the property at 19560 Hammond Rd, has been submitted to the City and is being reviewed by Staff concurrently (see figure 1). The property at 19560 Hammond Rd. is located nine lots to the east of the subject property, and the proposed subdivision layout is almost identical to this application.

### *Neighbourhood Context*

The subject property is located on the south side of Hammond Road. It abuts single-family residential to the east, west, and south as the area surrounding the subject property is primarily comprised of R-1 lots (Medium Lot Residential). Two similar rezoning applications (from RS to R-2) have occurred on the south side of Hammond Rd, which created eight small single-family lots. The subject property is consistent with the low-density designation in the Official Community Plan and is a form of densification consistent with the policies of the OCP and infill that has occurred elsewhere on Hammond Road.

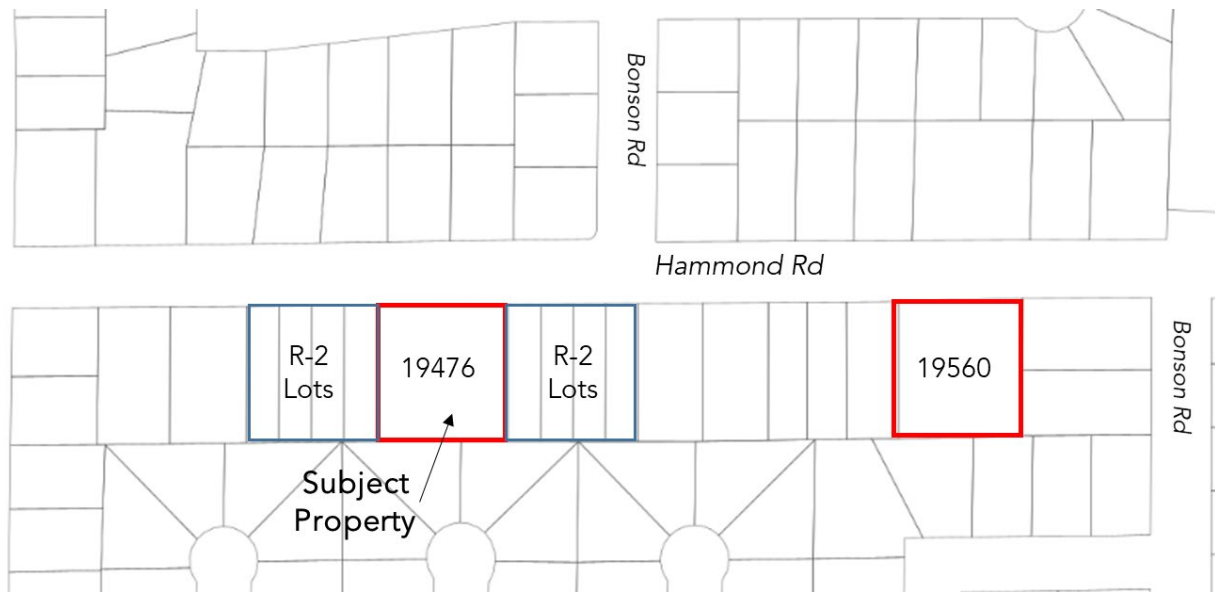


Figure 1: Proposed rezoning application locations and existing R-2 lots on Hammond Rd

The property is within walking distance to Pitt Meadows Secondary School, the Pitt Meadows Athletic Park and other local parks. In addition, it is approximately 18 m from the closest bus stops on Hammond Rd, which are a part of Translink's frequent transit network. The proximity to the Hammond Rd bus stops, with service operating in both directions, provides easy connection to shops and services and the West Coast Express and Maple Ridge bus routes.

#### *Proposed Subdivision Plan*

The proposed subdivision plan requires various lot width variances, and several of the lots require variances for interior side setbacks. The applicant has advised Staff that several mature trees on the property will need to be removed, and an existing home on the property will be demolished before construction.

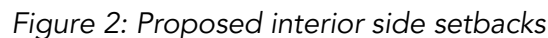
Potential build-out under the proposed R-2 zoning is four single-family lots as follows:

	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	R-2 Zone regulations
<b>Area</b>	504.7 m <sup>2</sup> 5433 ft <sup>2</sup>	504.7 m <sup>2</sup> 5433 ft <sup>2</sup>	504.7 m <sup>2</sup> 5433 ft <sup>2</sup>	504.7 m <sup>2</sup> 5433 ft <sup>2</sup>	350 m <sup>2</sup> 3767 ft <sup>2</sup>
<b>Lot Width</b>	10.9 m 35.7 ft	10.9 m 35.7 ft	10.9 m 35.7 ft	10.9 m 35.7 ft	11 m 36.1 ft
<b>Permitted Use</b>	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
<b>Max. Floor Area</b>	242 m <sup>2</sup> 2605 ft <sup>2</sup>	242 m <sup>2</sup> 2605 ft <sup>2</sup>	242 m <sup>2</sup> 2605 ft <sup>2</sup>	242 m <sup>2</sup> 2605 ft <sup>2</sup>	0.48 floor area ratio
<b>Max. Height</b>	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys
<b>Min. Front Setback</b>	5.5 m 18 ft	5.5 m 18 ft	5.5 m 18 ft	5.5 m 18 ft	5.5 m 18 ft
<b>Lot Coverage</b>	26.7% 135.1 m <sup>2</sup> 1454.6 ft <sup>2</sup>	26.7% 135.1 m <sup>2</sup> 1454.6 ft <sup>2</sup>	26.7% 135.1 m <sup>2</sup> 1454.6 ft <sup>2</sup>	26.7% 135.1 m <sup>2</sup> 1454.6 ft <sup>2</sup>	50% 252.4 m <sup>2</sup> 2716.8 ft <sup>2</sup>

Table 1: Summary of Proposed Lots

This rezoning application to permit a subdivision of the property into four single-family lots is subject to the approval of variances for lot width and interior side setbacks for all four lots.

To minimize the impact of the development on the existing homes, the outermost lots will meet the minimum 1.5 m for interior side setbacks. However, for the internal lots, the applicant is requesting a variance to allow for a 1.2 m setback. The previously rezoned and subdivided RS properties on Hammond Rd were built out with a 1.2 m interior side setback. That was the minimum required in the R-2 zoning until it was increased from 1.5 m in 2017 as part of the infill policy review. Out of the eight interior side lot setbacks that will be created through the subdivision, two will meet the 1.5 m requirement with six requests to vary 1.2 m and 1.22 m (see Figure 2 and Table 2).



	West Interior Side Setback	Requested Variance	East Interior Side Setback	Requested Variance
Lot #1  (Outermost West Lot)	1.52 m	None.	1.2 m	0.3 m
Lot #2  (Internal West Lot)	1.2 m	0.3 m	1.22 m	0.28 m
Lot #3  (Internal East Lot)	1.22 m	0.28 m	1.2 m	0.3 m
Lot #4  (Outermost East Lot)	1.2 m	0.3 m	1.52 m	None.

*Table 2: Summary of requested interior side setback variances*

### *Lot Width*

The request for a reduction in lot width from 11.00 m (36 ft) to 10.9 m (35.7 ft) results in a variance of 0.1 m (10 cm) or 0.33 ft (3.96 inches) per lot. The proposed lot widths are equivalent to the lot widths of the eight single-family lots previously approved at 19496 Hammond Rd and 19454 Hammond Rd. The proposal also requires approval of a variance to allow 1.2 m side setbacks for some of the new internal lots. This variance request is for 0.3 m (30 cm) or 0.98 ft (11.8 in) and would be comparable to the 1.2 m interior side setbacks that are found on the R-2 lots elsewhere on Hammond Rd.

### *Site Access and Parking*

The driveway orientation will feature one driveway access (let down) per two lots, with each lot having an individual driveway (see figures 3 and 4). Combined driveway access is a common practice for infill development on arterials, such as Hammond Rd. As per the City's Engineering Department, shared driveway access reduces potential conflict between road users, maintains on-street parking, and retains previous surface area. The City's Zoning Bylaw regulations pertaining to parking require a minimum of two off-street parking spaces for single-family dwellings. On-site parking for the proposed

development will feature two parking spots within the garage and sufficient space on the driveway to accommodate multiple vehicles.



*Figure 3: Example of individual parking pads with shared driveway letdowns on Hammond Rd*



*Figure 4: Example of individual parking pads with shared driveway letdowns on Hammond Rd*



## Official Community Plan (OCP)

The current OCP contains policies to support infill development within the urban area. Specifically:

### Section 4.6.2 Housing Choices

- b) Infill housing is supported in the areas designated for low-density residential use in the urban area, and in particular, adjacent to the Town Centre and within walking distance of transit;
- c) Forms of infill housing that the City supports include duplexes, panhandle lots, garden suites, small-lot subdivisions, and similar innovative secondary residential units on single-family home lots and townhouse units (especially where existing single-family lots can be consolidated) in the areas designated for low-density residential use in the urban area. All proposed infill development shall require a Development Permit.

Before subdivision approval, a development permit for infill development will be required. This development permit will address the form and character outlined in the Development Permit Area (DPA) No. 11 – Infill Housing. This DPA intends that infill housing is compatible with existing residential areas in building massing, style, character, open space, and streetscape. In addition, this DPA recognizes that the siting and design of infill developments will consider the privacy of neighbouring properties and their sunlight exposure. Approval for this type of development permit is delegated to the Director of Planning and Development.

## Community Amenity Contribution Policy

Under Council Policy C091 Residential Community Amenity Contributions, the developer has offered \$13,500 for this project.

## Conditions of Approval

At this time, the following conditions of approval are presented for Council's consideration prior to the Final Reading of Bylaw No. 2899, 2021:

- Approval of the requested variances for lot width and interior side setbacks outlined in this report.

Subject to the outcome of an arborist report, Staff recommends the following future condition of approval:

- The registration of a protective tree covenant on title.



## Staff Comments

### *Mature Tree Retention*

Staff identified several mature trees on the property. The applicant estimated the number of trees removed on this site to be between eighteen and twenty-two. To confirm the exact number, Staff recommends the applicant proceed with an Arborist assessment to establish a mature tree inventory. This will help inform the tree covenant on title and ensure healthy trees are retained. In addition, keeping mature trees on the property and requiring each tree removed is replaced will help provide privacy for the surrounding neighbours.

## Conclusion

The proposed development meets the zoning bylaw regulations for the minimum front and rear yard setbacks. The lot coverage is below the maximum, which helps to mitigate the impact on adjacent properties by limiting building mass. The variances requested are comparable to the existing R-2 lots on Hammond Rd. Staff is seeking an arborist report as a condition of second reading to confirm the exact number of mature trees to be retained to determine how the surrounding properties and neighbourhood's character will be affected.

This application is consistent with the current OCP designation and policies for increased density in the urban area. The City's OCP supports infill housing and development in the areas designated as low-density residential in the urban area. The detailed form and character of the dwellings and landscaping will be established through a Development Permit as a subdivision requirement, per the Development Permit Area No. 11: infill Housing guidelines.

## 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
-

There are no cost implications associated with this report however, if the application is successful the City would receive a \$13,500 community amenity contribution.

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### **PUBLIC PARTICIPATION**

☒ Inform    ☒ Consult    ☐ Involve    ☐ Collaborate    ☐ Empower

Comment(s):

If this application proceeds, a public hearing and mailout notification will be required for all parcels located within 122 metres of the applicant's property.

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### **KATZIE FIRST NATION CONSIDERATIONS**

Referral    ☐ Yes    ☒ No

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### **SIGN-OFFS**

Written by:

Reviewed by:

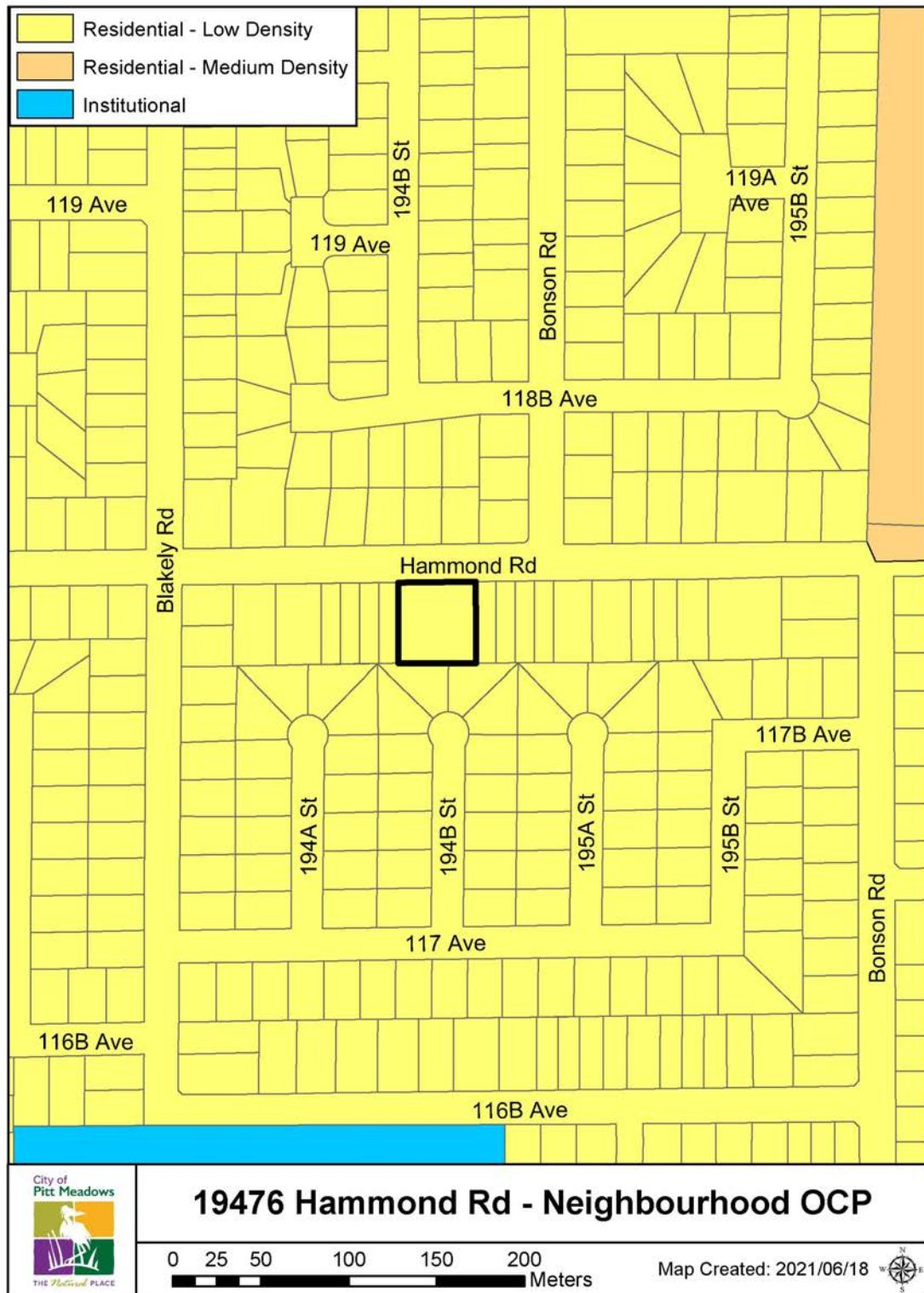
Sarah Nickerson,  
Development Services Technician

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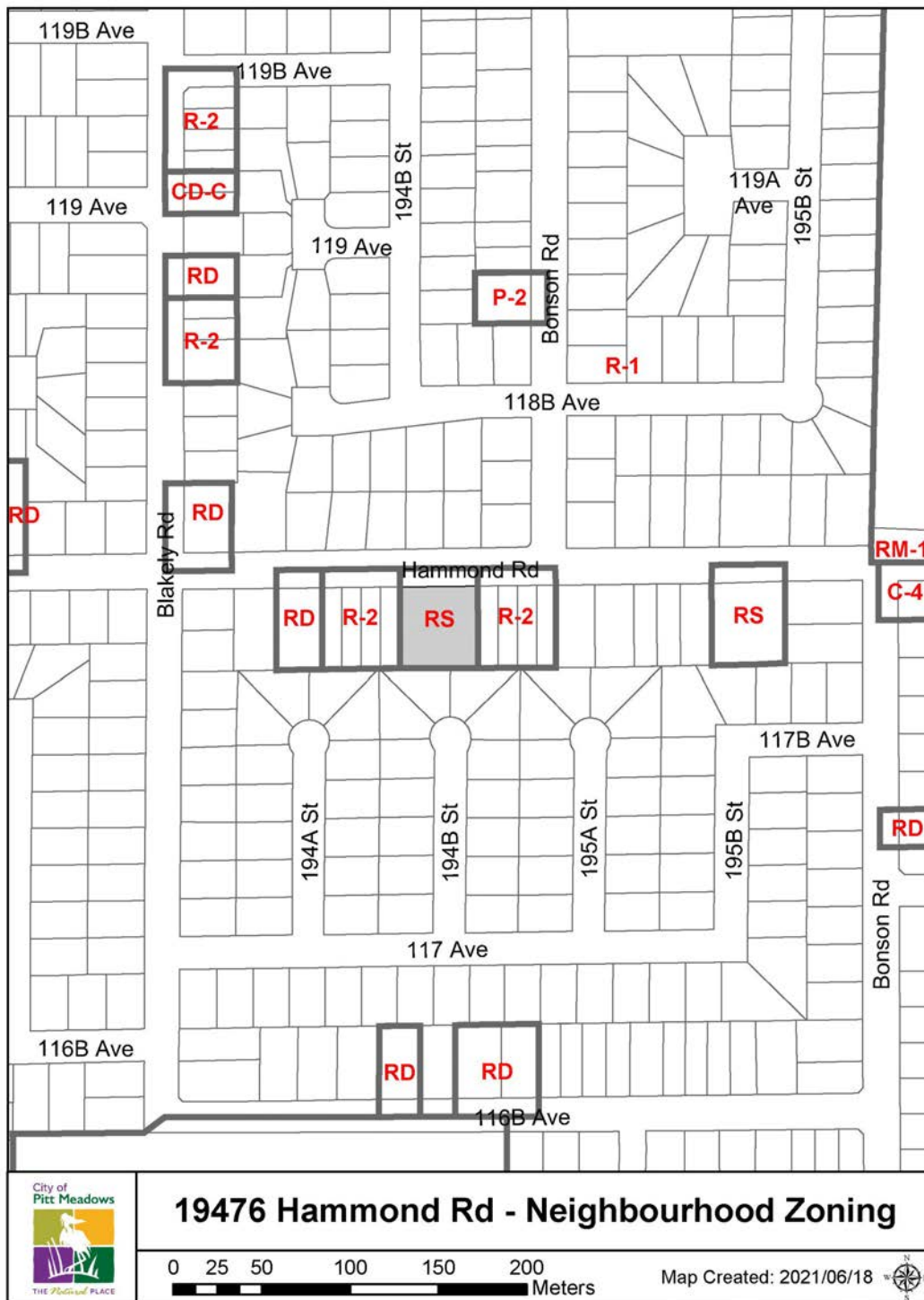
### **ATTACHMENT(S):**

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Letter of Intent
- E. Proposed Subdivision Plan
- F. Zoning Amendment Bylaw No. 2899, 2021

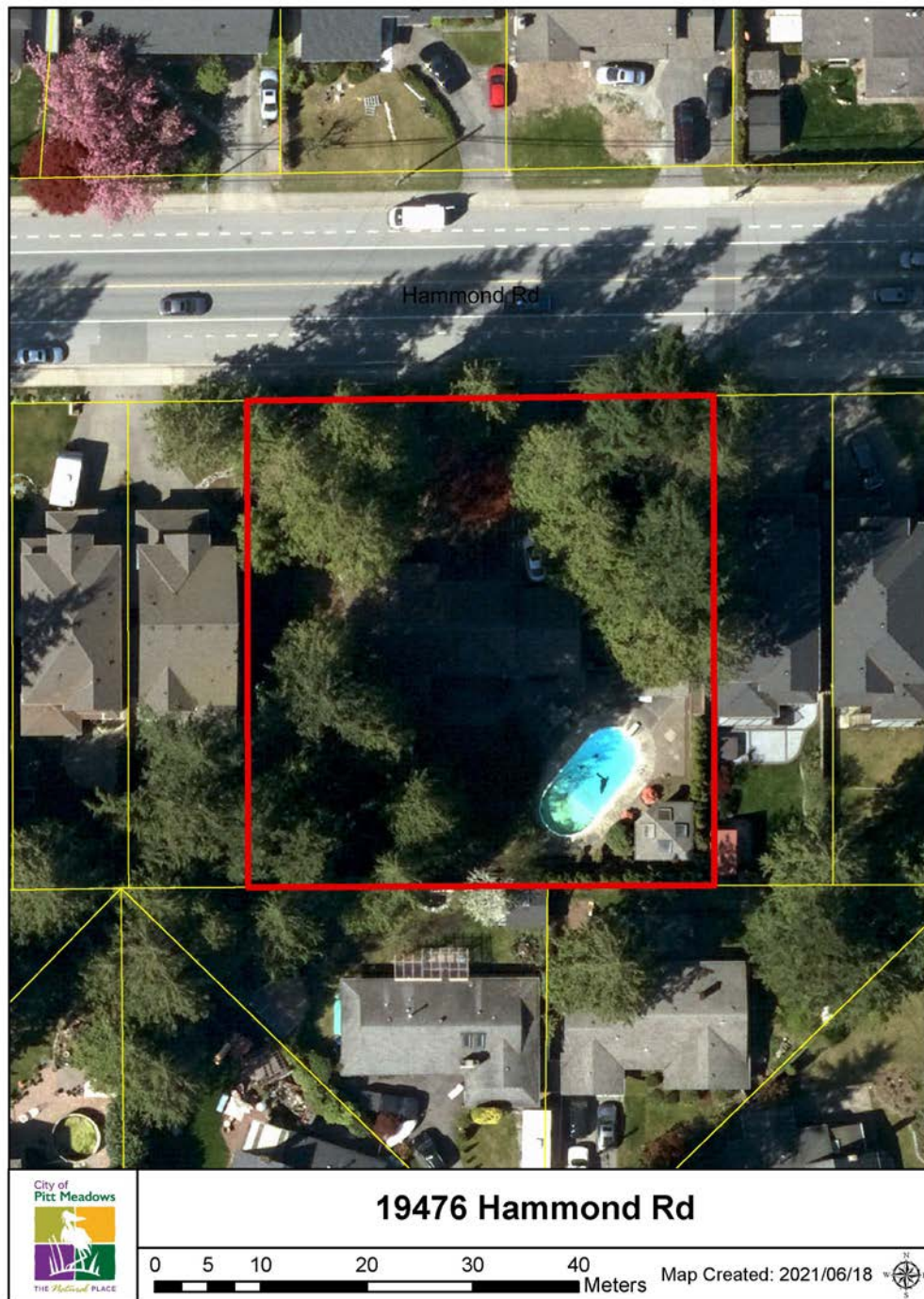
# Attachment A: Neighbourhood OCP Map



## Attachment B: Neighbourhood Zoning Map



Attachment C: Aerial Photo Map





## Attachment D: Letter of Intent

### Letter of Intent

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

April 7, 2021

In reference to the current application in place to redevelop the property located on 19476 - Hammond Rd, Pitt Meadows.

The intent of this development proposal is to rezone the property at 19476 - Hammond Rd from Large Lot Residential (RS) to R-2 zoning to permit construction of 4 single family homes.

Each lot will be approximately 5,432 sq. ft. and contain 2 story homes with 2-5-10 warranty. We are requesting a variance for the lot width from 11.0m to 10.9m. 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.

Sincerely,

Narinder Grewal



## SITE PLAN

SCALE: 1/8" = 1'-0"

CIVIC ADDRESS

PITT MEADOWS, B.C.

LEGAL ADDRESS

### LOT 4 B-1

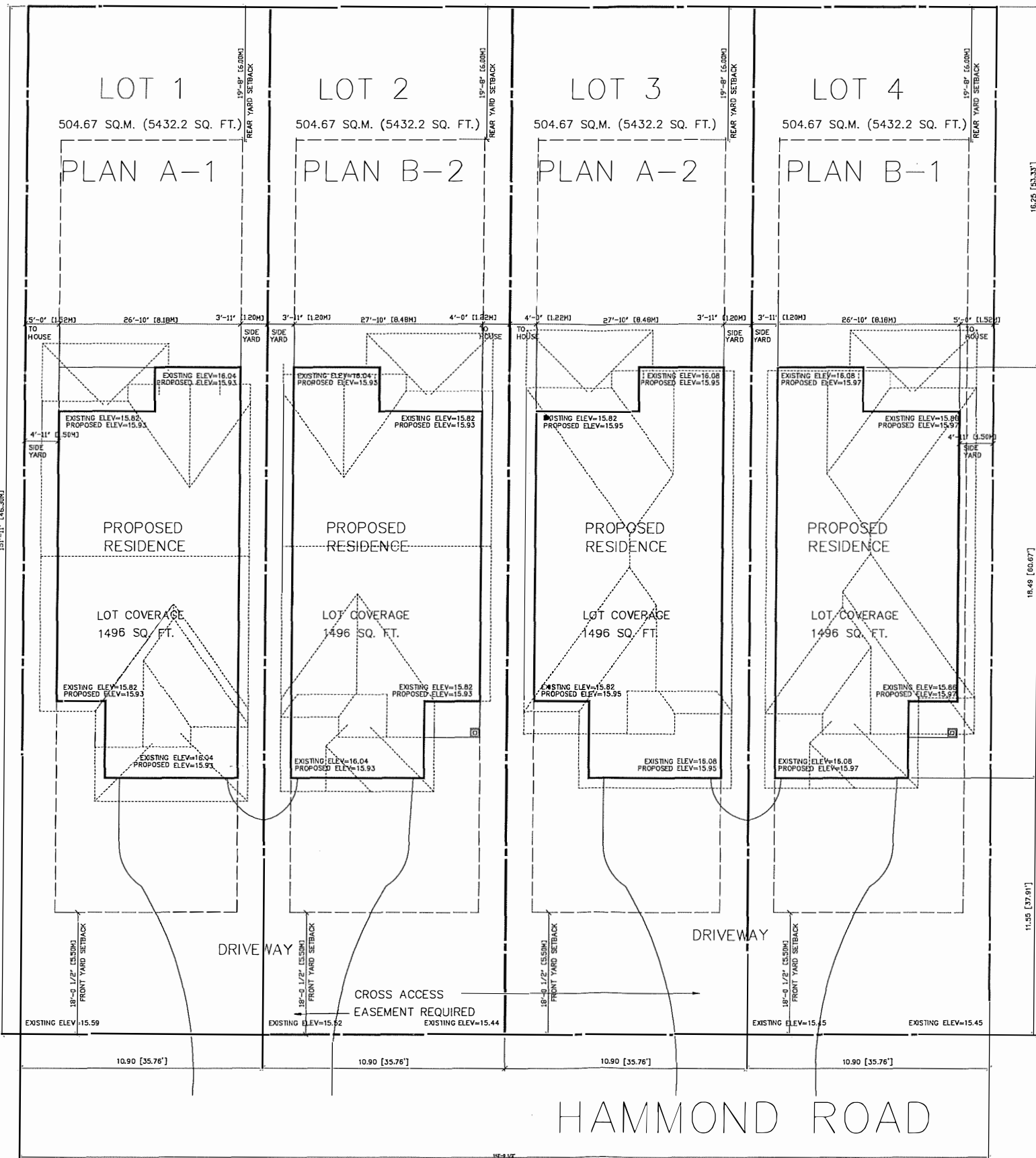
M.B.E.	14.19M
BASEMENT ELEV	14.40M
GARAGE SLAB	16.07M
MAIN FLR ELEV	17.11M
UPPER FLR ELEV	20.43M
TOP PLATE ELEV	22.89M
ROOF RIDGE ELEV	25.73M
AVERAGE FIN GRADE	15.97M
BLDG. HT. ALLOWED	9.0M
PROPOSED	8.66M

SITE AREA	504.67 SQ. M. (5432.22 SQ. FT.)
LOT COVERAGE ALLOWED	2716.11 SQ. FT. (50%)
LOT COVERAGE PROPOSED	1454.58 SQ. FT. (27.6%)
GROSS FLR AREA ALLOWED	.6 3271.91 SQ. FT.
GROSS FLOOR AREA PROPOSED	.599 3248 SQ. FT.
BASEMENT FLOOR AREA	1029 SQ. FT.
MAIN FIN. FLOOR AREA	1029 SQ. FT.
UPPER FIN. FLOOR AREA	1190 SQ. FT.
GROSS FLOOR AREA	3248 SQ. FT. (BASEMENT)
GARAGE INCLUDED	458 SQ. FT.

### LOT 3 A-2

M.B.E.	14.22M
BASEMENT ELEV	14.38M
GARAGE SLAB	16.05M
MAIN FLR ELEV	17.09M
UPPER FLR ELEV	20.41M
TOP PLATE ELEV	22.87M
ROOF RIDGE ELEV	25.54M
AVERAGE FIN GRADE	15.95M
BLDG. HT. ALLOWED	9.0M
PROPOSED	8.66M

SITE AREA	504.67 SQ. M. (5432.22 SQ. FT.)
LOT COVERAGE ALLOWED	2716.11 SQ. FT. (50%)
LOT COVERAGE PROPOSED	1454.58 SQ. FT. (27.6%)
GROSS FLR AREA ALLOWED	.6 3271.91 SQ. FT.
GROSS FLOOR AREA PROPOSED	.599 3248 SQ. FT.
BASEMENT FLOOR AREA	1083 SQ. FT.
MAIN FIN. FLOOR AREA	1090 SQ. FT.
UPPER FIN. FLOOR AREA	1144 SQ. FT.
GROSS FLOOR AREA	3324 SQ. FT. (BASEMENT)
GARAGE INCLUDED	425 SQ. FT.



### LOT 2 B-2

M.B.E.	14.26M
BASEMENT ELEV	14.36M
GARAGE SLAB	14.37M
MAIN FLR ELEV	17.07M
UPPER FLR ELEV	20.39M
TOP PLATE ELEV	22.85M
ROOF RIDGE ELEV	25.11M
AVERAGE FIN GRADE	15.93M
BLDG. HT. ALLOWED	9.0M
PROPOSED	8.66M

SITE AREA	504.67 SQ. M. (5432.22 SQ. FT.)
LOT COVERAGE ALLOWED	2716.11 SQ. FT. (50%)
LOT COVERAGE PROPOSED	1454.58 SQ. FT. (27.6%)
GROSS FLR AREA ALLOWED	.6 3271.91 SQ. FT.
GROSS FLOOR AREA PROPOSED	.599 3248 SQ. FT.
BASEMENT FLOOR AREA	1029 SQ. FT.
MAIN FIN. FLOOR AREA	1029 SQ. FT.
UPPER FIN. FLOOR AREA	1190 SQ. FT.
GROSS FLOOR AREA	3248 SQ. FT. (BASEMENT)
GARAGE INCLUDED	458 SQ. FT.

### LOT 1 A-1

M.B.E.	14.29M
BASEMENT ELEV	14.36M
GARAGE SLAB	14.37M
MAIN FLR ELEV	17.07M
UPPER FLR ELEV	20.39M
TOP PLATE ELEV	22.85M
ROOF RIDGE ELEV	25.69M
AVERAGE FIN GRADE	15.93M
BLDG. HT. ALLOWED	9.0M
PROPOSED	8.66M

SITE AREA	504.67 SQ. M. (5432.22 SQ. FT.)
LOT COVERAGE ALLOWED	2716.11 SQ. FT. (50%)
LOT COVERAGE PROPOSED	1454.58 SQ. FT. (27.6%)
GROSS FLR AREA ALLOWED	.6 3271.91 SQ. FT.
GROSS FLOOR AREA PROPOSED	.599 3248 SQ. FT.
MAIN FIN. FLOOR AREA	1033 SQ. FT.
UPPER FIN. FLOOR AREA	1092 SQ. FT.
GROSS FLOOR AREA	2125 SQ. FT.
GARAGE INCLUDED	425 SQ. FT.

PINNACLE HOME DESIGNS  
CUSTOM HOUSE DESIGNING - DRAFTING - CONSULTATIONS - RENOVATIONS  
C: 604.817.6656

CLIENT: KULJEET  
PROJECT TITLE: LOT 1

DESIGNED BY: KEN HOLLAND  
DRAWN BY: KEN HOLLAND

DATE: AUG12/13

REVISIONS

6 of 6

DRAWING NO:

DRAWING TITLE: LOT LAYOUT

SCALE: 1/4" = 1'-0" U.N.O.

DATE: AUG12/13

E-FILE NAME

KULJEET-R14

PLEASE USE COMPASSION FOR THE DESIGNER'S USE OF PINNACLE HOME DESIGNS. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT FOR PUBLIC RELEASE. IT IS THE POLICY OF PINNACLE HOME DESIGNS TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



**CITY OF PITT MEADOWS**  
**ZONING AMENDMENT BYLAW**  
**No. 2899, 2021**

Attachment F

A bylaw to amend applicable sections of Zoning Bylaw No. 2505, 2011

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**WHEREAS** it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

**NOW THEREFORE** the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2899, 2021".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
  - a) The parcel of land legally described as:

PID: 008-960-127

Lot 6 District Lot 282 Group 1 New Westminster District Plan 19441

as shown boldly outlined and shaded in Attachment 1, which forms part of this bylaw, is hereby rezoned to Small Lot Residential (R2) Zone.

**READ** a FIRST and SECOND time on [DATE].

**PUBLIC HEARING** held on [DATE].

**READ** a THIRD time on [DATE].

**ADOPTED** on [DATE].

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Bill Dingwall  
Mayor

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Kate Barchard  
Corporate Officer

Attachment 1

