

Staff Report to Council

Community Services

FILE: 3360-20-2018-04

DATE: July 18, 2019 **Date of Meeting – July 23, 2019**

TO: Mayor and Council

FROM: Lisa Grant, Director of Community Services

SUBJECT: Application to Rezone 11864 Blakely Road from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential)

RECOMMENDATION(S): THAT Council:

- A. Grant First and Second reading to Zoning Bylaw Amendment Bylaw No. 2385, 2019 to rezone the property at 11864 Blakely Road from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); AND,
- B. Direct staff to schedule a public hearing for the September 17th, 2019 Council Meeting; AND,
- C. Require the following conditions be fulfilled prior to third reading of Zoning Bylaw Amendment Bylaw No. 2385, 2019:
 - C.1 Submission of an arborist report; AND
 - C.2 Registration of a restrictive covenant prohibiting basement construction; OR
- D. Other.

CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:



PURPOSE

The purpose of this report is to present to Council an application to rezone the property located at 11864 Blakely Road from R-1 (Medium Lot Residential) to R-2 (Medium Lot Residential) with the intent to subdivide the lot into two separate parcels and construct two single family dwellings.

Information Report

Direction Report

Decision Report

DISCUSSION

Background:

Applicant/Owner: Rapinder Basi
Civic Address: 11864 Blakely Road
Legal Description: Lot 295 District Lot 283 Group 1 NWM District Plan 65801
PID: 001-896-423
Parcel Area: 742.7 square metres (7,994.4 square feet)
OCP: Residential Low
OCP DPA: #11—Residential Infill
Zoning: R-1 (Medium Lot Residential)

Proposed Development

The application is to rezone the property from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) for the purpose of subdividing the lot into two. Should the rezoning be approved and subdivision of the lot into two occurs, one single family dwelling is proposed to be constructed on each lot, for a total of two single family dwellings.

Relevant Policy, Bylaw or Legislation

This issue is regulated by the Official Community Plan Bylaw No.2352, 2007 and Zoning Bylaw No. 2505, 2011.

Analysis

Official Community Plan

The subject site is designated as low density residential in the Official Community Plan (OCP) and is located within Development Permit Area No.11—Residential Infill. The dominant housing forms in the vicinity of the subject site are single family dwellings and duplexes (see Attachment F).

The OCP contains policies that encourage a range of housing choices to accommodate the changing needs of Pitt Meadows growing population. More specifically, the policies on housing choice encourage infill housing in areas designated as low-density residential use in the urban area and, in particular, within walking distance of transit. Supported forms of infill housing include small-lot subdivisions in areas designated low-density residential.

The subject site is roughly 100 metres from Hammond Road, which is classified as a collector road in the City's OCP. Hammond Road also serves as one of the City's major public transit routes with connectivity to the Town Centre, the West Coast Express, Maple Ridge and Coquitlam. Therefore, the application is in line with the residential policies as outlined in the OCP.

Should this rezoning application be approved, a Development Permit for form and character will be required because the subject site is also located within Development Permit Area No.11—Residential Infill. Infill housing is defined as single-family development within existing residential neighbourhoods and includes infill single-family lots.

Zoning Bylaw

The preliminary plan of subdivision (see Attachment E) shows that the lot size for Lot A is proposed at 371.3 square metres (3996.6 square feet) and Lot B is proposed at 371.4 square metres (3997.7 square feet). Both meet the minimum 350 square metre (3767.4 square feet) lot size for the R-2 zone in Zoning Bylaw.

Both proposed lots will also maintain the existing lot orientation and will front onto Blakely Road. The lot width for Lots A and B are proposed at 12.2 metres (40 feet), which meets the required 11.0 metre (36.1 feet) minimum lot width. No variances are proposed. The submitted preliminary site plans for the proposed lots, therefore, meet the subdivision requirements under the R-2 zone for permitted density, setbacks and lot coverage.

Neither home will be permitted to have a secondary suite as these are not permitted in the R-2 zone.

Staff Comments

The application was sent out to applicable City departments. The Building Department has no concerns at this stage.

The Environmental Department had the following comments:

- There are two mature trees on the site. An arborist report is recommended as a condition of third reading.

The Engineering Department had the following comments:

- DCC's will be required at Subdivision or Building permit;
 - \$13,475.29 DCC per unit;
 - \$900 School Site Acquisition per unit;
 - \$5,428 Metro Vancouver Sewer Levy per unit.
- Servicing
 - Sanitary and storm connection will require a temporary disconnect. The water service will require a permanent disconnection to meet the new building code requirements;
 - New services will be required from Blakely Road;
 - Sanitary and storm services connection may require pumping. Further Engineering review may be required;
 - A shared driveway will be required with removal of the existing driveway;
 - Drainage, Erosion, and Sediment Control Plan, Storm Water Management Plan and a Lot Grading Plan will be required; and,
 - The developer will be required to enter into a Servicing Agreement for the off-site works with the City prior to Building Permit or Subdivision. A Civil Engineering Consultant will be required to design and supervise all off-site works.

Recently, the City of Pitt Meadows Engineering Department reviewed the Subdivision and Servicing Bylaw. In particular, Minimum Basement Elevation was reviewed. High water tables encountered during the excavation phase can lead to the redesign of the home or the installation of a pump system. The Engineering Department has brought forth an amendment to the Subdivision and Servicing Bylaw to establish a minimum basement

elevation to avoid installing a pump system. Pumping is not a solution the City should consider because it significantly increases the risk of flooding

As requested by staff, the applicant submitted a Minimum Basement Elevation (MBE) Letter. An MBE letter was submitted by the applicant on June 11, 2019. The MBE letter submitted by the applicant indicates that pumping is needed. Therefore, staff is recommending that a restrictive covenant be registered to prohibit the construction of a basement, which will avoid the need for a pump system.

The Planning Department recognizes that in recent years, Blakely Road has received a handful of rezoning applications similar to 11864 Blakely Road. Directly north of the subject site (11872 to 11942 Blakely Road), the properties were approved for rezoning from R-1 to R-2 and from R-1 to CD-C (comprehensive development or small residential lots). These lots were subsequently subdivided for the purpose of constructing single family dwellings on each lot (see Attachment F for neighbourhood comparison). It is noted that the properties located at 11872, 11880, 11930, 11934, 11938, and 11942 Blakely Road have basements. The properties at 11912 and 11920 Blakely Road do not have basements, nor do the two duplexes at 11890, 11894, 11902, and 11910.

Planning staff support this rezoning application because the proposal is in line with the policies contained within the OCP and the proposal meets the requirements of the R-2 zone.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Corporate Excellence Economic Prosperity Community Livability
- Transportation & Infrastructure Not Applicable

Encourage the diversity in the range and mix of housing types.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved
- Other Referral to Business Planning

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

If this application is granted First and Second reading public notices will be sent out to property owners within 122 metres surrounding the subject property. A public hearing will also be scheduled.

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No

SIGN-OFFS

Written by: Stefanie Ekeli

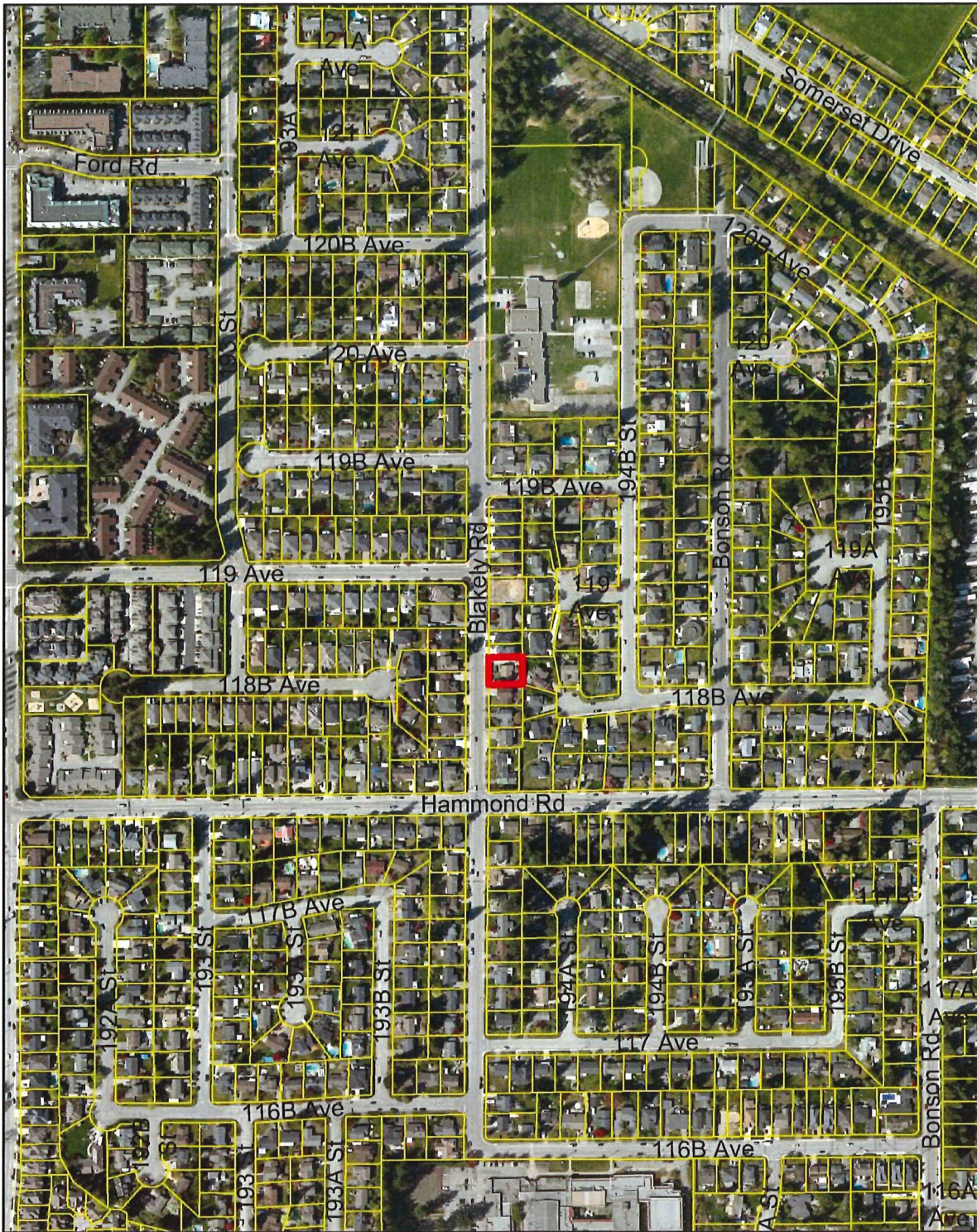
Reviewed by: Alex Wallace

Development Services Technician

Manager of Community Development

ATTACHMENT(S):

- A. Aerial Context
- B. Subject Site
- C. Neighbourhood OCP
- D. Neighbourhood Zoning
- E. Proposed Plan of Subdivision
- F. Neighbourhood Comparison
- G. Zoning Bylaw No. 2835, 2019

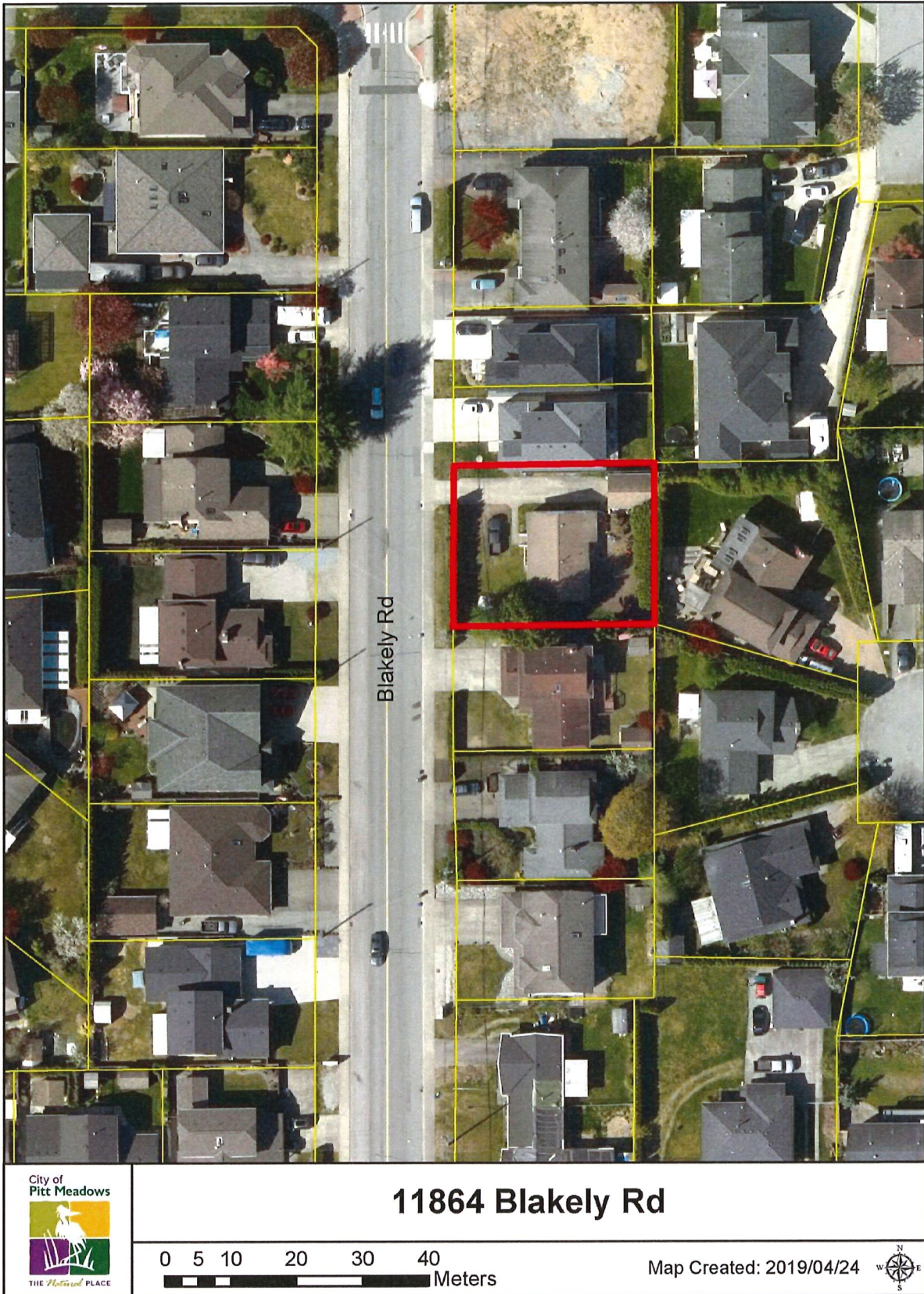


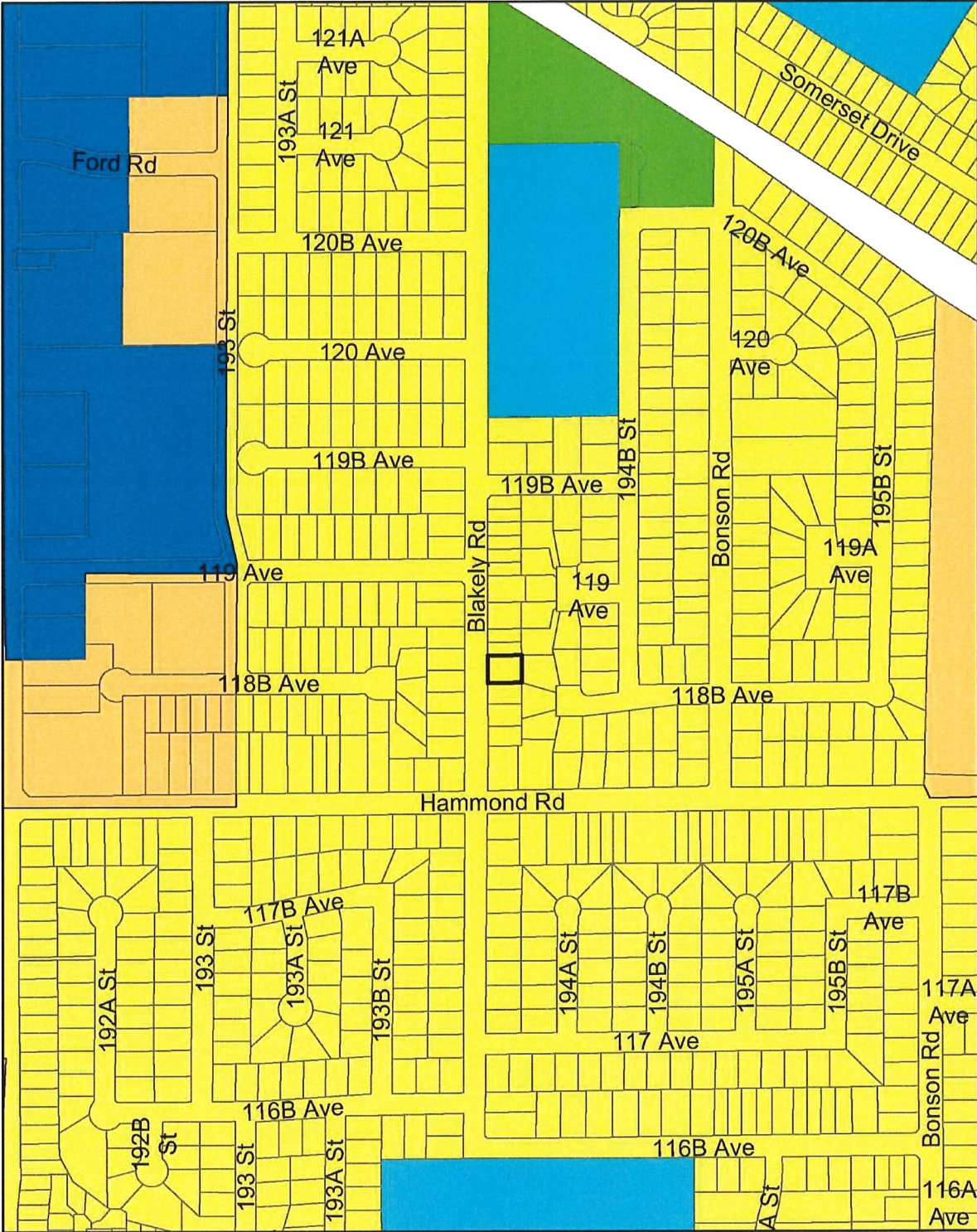
City of Pitt Meadows
THE National PLACE


11864 Blakely Rd - Context


0 30 60 120 180 240 Meters

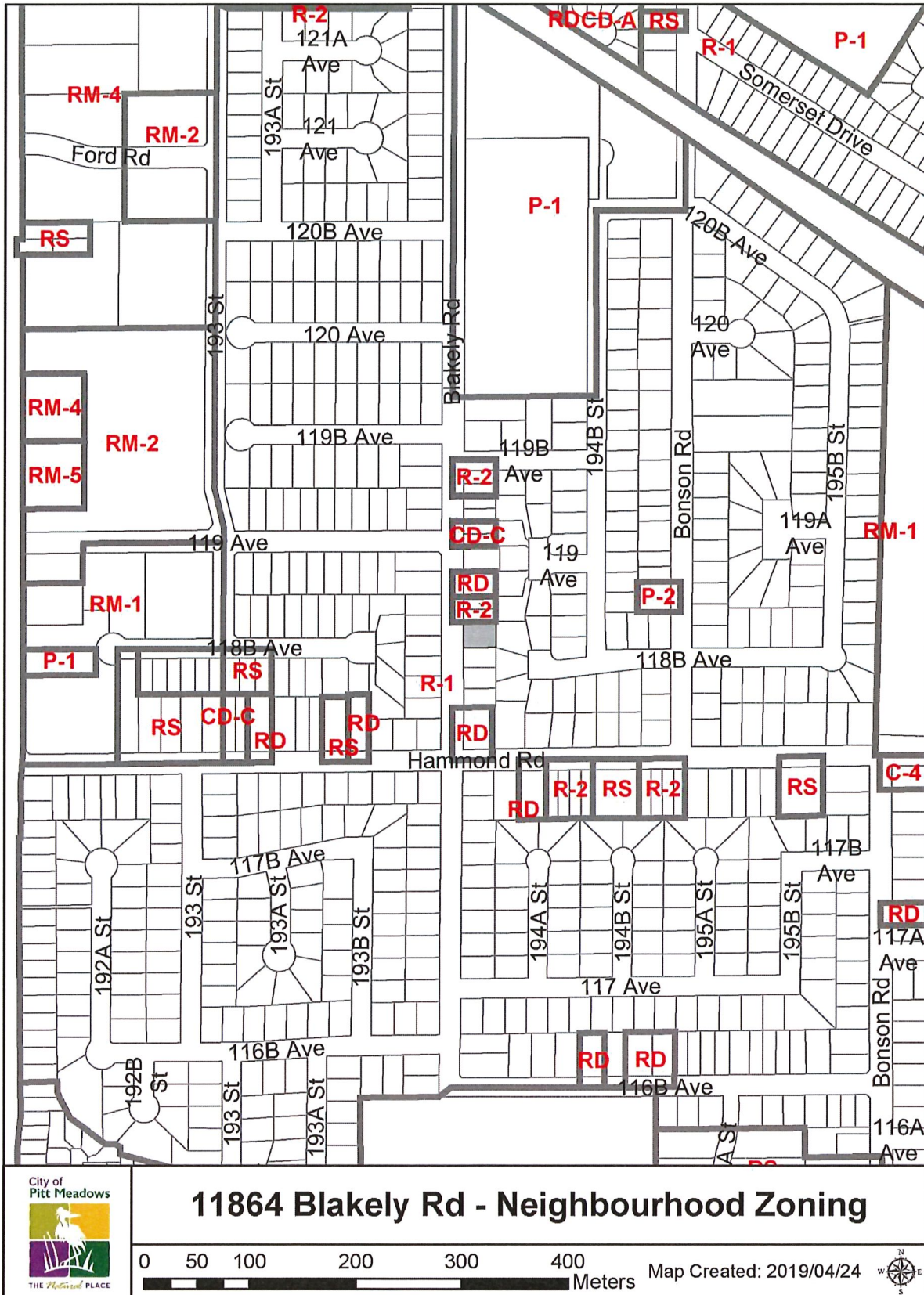
Map Created: 2019/04/24






11864 Blakely Rd - Neighbourhood OCP

0 50 100 200 300 400 Meters
 Map Created: 2019/04/24 



SUBDIVISION PLAN OF LOT 295
 DISTRICT LOT 283 GROUP 1
 NEW WESTMINSTER DISTRICT PLAN 65801

Plan EPP89667

BCCS 92G.027



The intended plot size of this plan is 560 mm in width by 864 mm in height (D SIZE) when plotted at a scale of 1:250

Grid bearings are derived from RTK GNSS observations and are referred to the central meridian of the UTM Zone 10N.

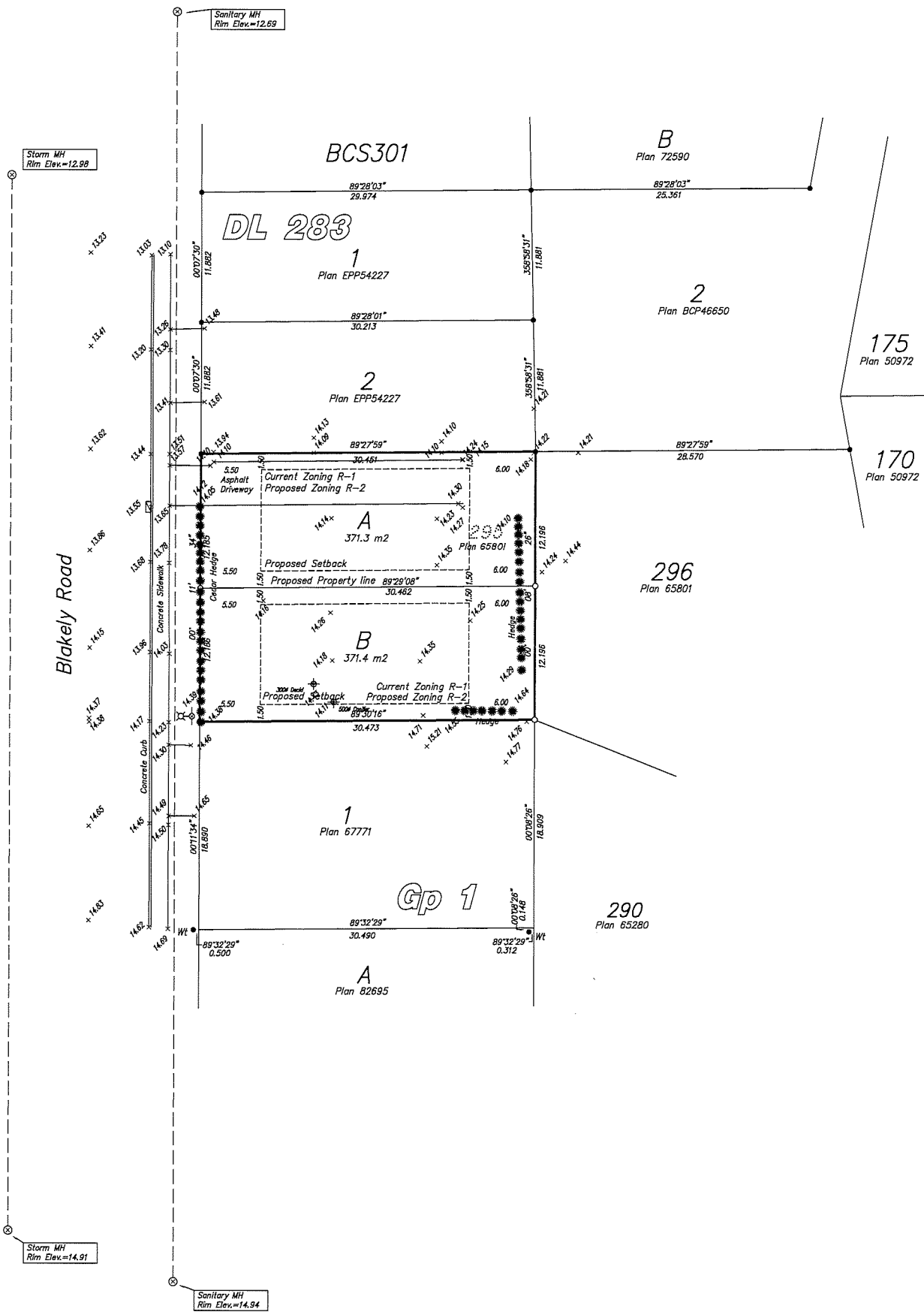
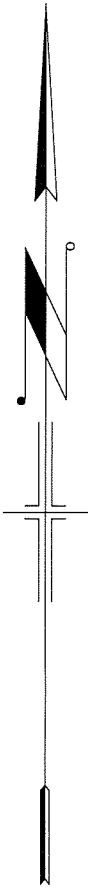
The UTM coordinates and estimated absolute accuracy are derived from GNSS dual frequency baseline ties to Smartnet North Realtime Network Station 4001.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996065. The average combined factor has been determined based on an ellipsoidal elevation of -7.22 metres.

LEGEND:

- △ GNSS Control Hub Set
- Standard Iron Post Found
- Standard Iron Post Set

Note: This plan shows one or more witness posts which are not set on the true corner(s)



ATTACHMENT E

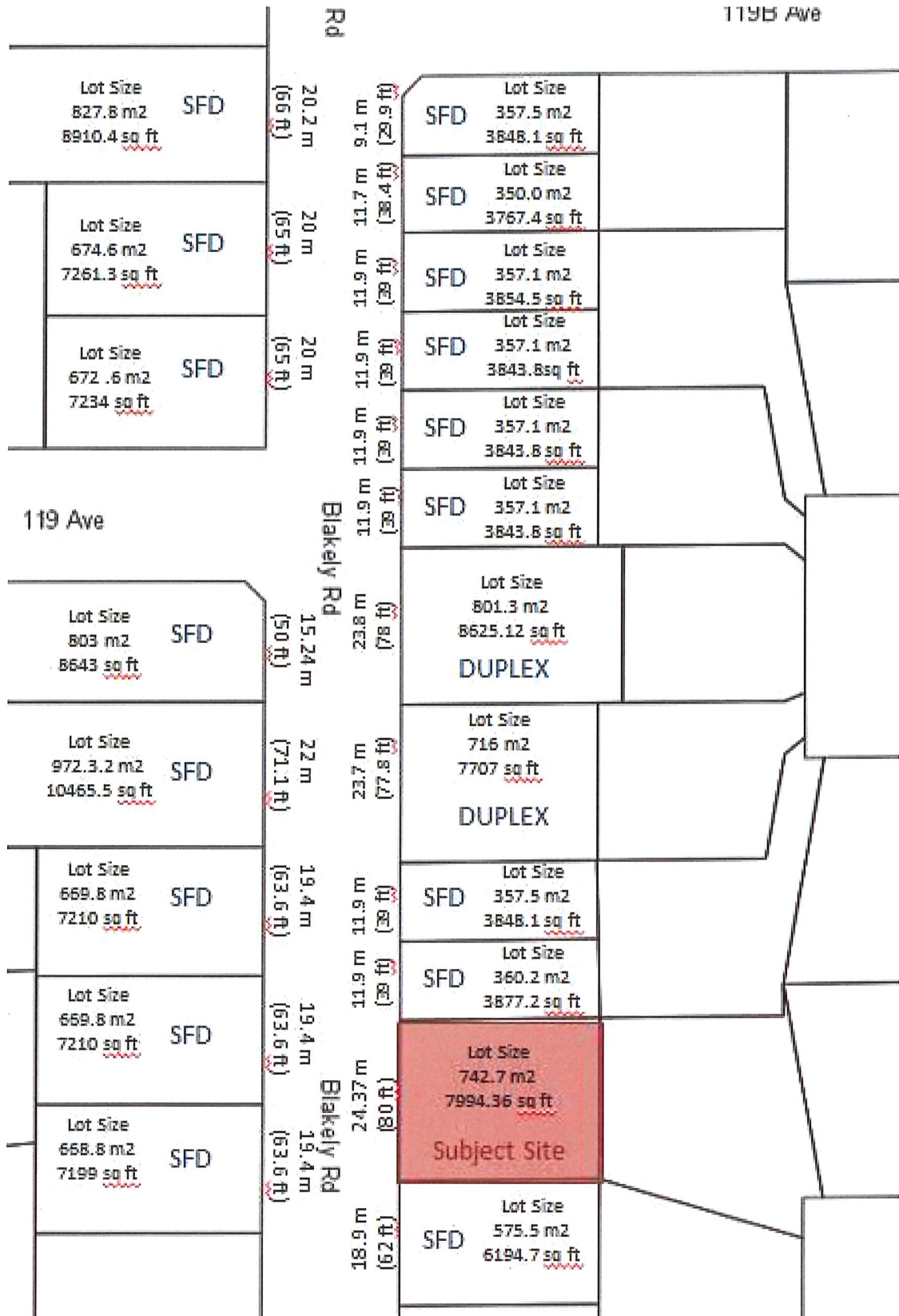
This plan lies within the jurisdiction of the Approving Officer for the City of Pitt Meadows

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the 29th day of January, 2019
 Mike Bernemann, BCLS 793

PRELIMINARY

ATTACHMENT F: Neighbourhood Comparison



**CITY OF PITT MEADOWS
ZONING BYLAW AMENDMENT BYLAW NO. 2835, 2019.**

A Bylaw to amend a section of Zoning Bylaw No. 2505, 2011

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

NOW THEREFORE, the Council of the City of Pitt Meadows in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the **"City of Pitt Meadows Zoning Bylaw Amendment Bylaw No. 2832, 2019"**.

2. The parcel of land legally described as:

PID: 001-896-423

Lot 295 District Lot 283 Group 1 New Westminster District Plan 65801,

and as shown outlined on the attached Schedule A which forms part of this bylaw, is hereby rezoned to Small Lot Residential (R-2) Zone.

READ a FIRST and SECOND time the day of , 2019.

PUBLIC HEARING held the day of , 2019.

READ a THIRD time the day of , 2019.

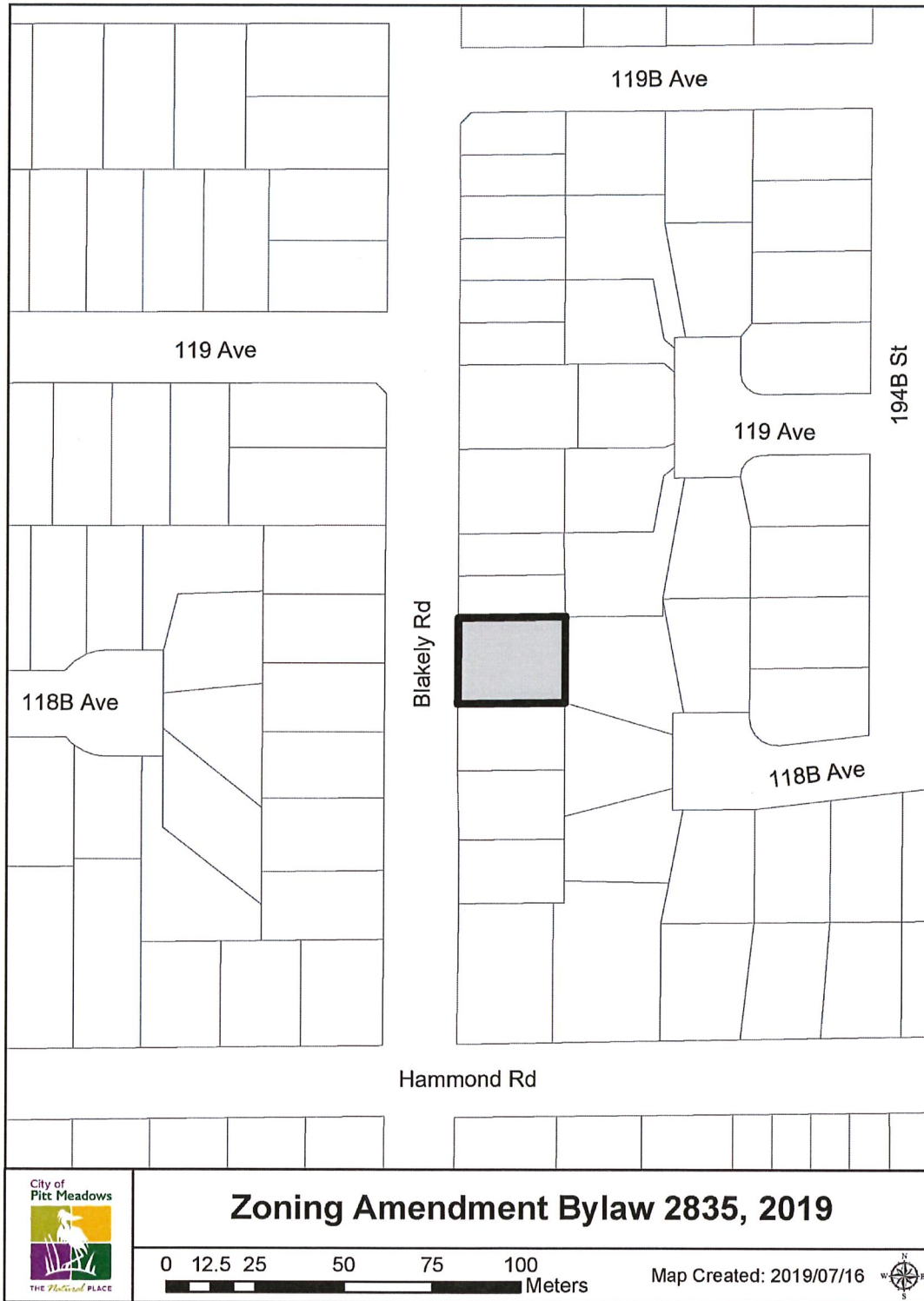
ADOPTED the day of , 2019.

Mayor

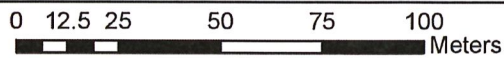
Corporate Officer

CITY OF PITT MEADOWS
ZONING BYLAW AMENDMENT BYLAW NO. 2835, 2019.

Schedule "A"



Zoning Amendment Bylaw 2835, 2019



Map Created: 2019/07/16

