

# Staff Report to Council

Planning and Development

FILE: 3360-20-2020-04

REPORT DATE: February 03, 2021      MEETING DATE: February 23, 2021  
TO: Mayor and Council  
FROM: Anne Berry, Director of Planning and Development  
SUBJECT: Rezoning Application for 19330 Davison Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



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RECOMMENDATION(S): THAT Council:

- A. Grant third reading to Zoning Amendment Bylaw No. 2868, 2020; AND
- B. Require the following conditions be fulfilled prior to adoption of Zoning Amendment Bylaw No. 2868, 2020:
  - B.1 Payment of \$4,500 as Residential Community Amenity Contribution in accordance with Council Policy C091 and as offered by the developer; AND
  - B.2 Discharge of Covenant BM236561; OR
- C. Other.

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## PURPOSE

Following a public hearing, to present the bylaw to rezone the property at 19330 Davison Rd from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) in order to subdivide the property into two lots.

Information Report       Decision Report       Direction Report

## **DISCUSSION**

### **Background:**

This application is to rezone the property from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) to subdivide the property into two lots.

### **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.”

### **Analysis:**

A public hearing for this application was held on February 2, 2021. One submission was received in opposition to the development (see Attachment A).

If approved, the property can be subdivided into two lots. One single family dwelling will be permitted on each. A secondary or garden suite is not permitted.

Before final 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. The intent of this DPA is that infill housing is compatible with existing residential areas in building massing, style, character, open space and streetscape. Approval for this type of development permit is delegated to staff.

### **Conclusions**

This application to rezone the property to Small Lot Residential (R-2) for subdivision into two lots is consistent with the current OCP designation and policies for increased density in the urban area through infill development.

As per Policy C091 Residential Community Amenity Contributions, the developer has offered to contribute \$4,500 for this project.

There is an old covenant from 1997 registered on title relating to design guidelines for the previous subdivision of the parent property; staff recommend that this be discharged from the title as a condition of final approval, should this application be approved.

**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 financial implications associated with this report.

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**PUBLIC PARTICIPATION**

- Inform         Consult     Involve     Collaborate     Empower

Comment(s):

A development sign has been posted on the site since October 10, 2020 and a public hearing was held; one piece of correspondence from the public was received.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral         Yes     No

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**SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Development Services Technician

**Reviewed by:**

Alex Wallace,  
Manager of Community Development

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**ATTACHMENT(S):**

- A. Public Correspondence
- B. Zoning Amendment Bylaw No. 2868, 2020

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**From:** City of Pitt Meadows via City of Pitt Meadows <no-reply@upanupstudios.com> on behalf of City of Pitt Meadows <no-reply@upanup.com>  
**Sent:** Tuesday, February 02, 2021 3:09 PM  
**To:** Tanya Barr  
**Subject:** Form submission from: Questions & Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Tuesday, February 2, 2021 - 15:09  
Submitted by anonymous user: [70.68.248.129](#)  
Submitted values are:

NOTICE: : By Checking this box, you confirm that you have read and understand the Question and Comment Period Guidelines as outlined above.

First Name: Lev and Jamie

Last Name: Kovacs

Email: 

Please indicate your community status: Current Pitt Meadows Resident

Is your question or comment related to the current Council Meeting agenda? Yes

Provide your question or comment to Council:

Im a resident and homeowner of 19354 Davison Road. I would like to object and raise my concern regarding the re-zoning application from R1 to R2 at 19330 Davison Road.

I believe the neighborhood should remain as R1 to preserve the look of the neighborhood.

Thank you

Lev and Jamie

The results of this submission may be viewed at:

<https://www.pittmeadows.ca/node/6925/submission/8917>

**CITY OF PITT MEADOWS  
ZONING AMENDMENT BYLAW  
No. 2868, 2020**

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 No. 2868, 2020".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
  - a) The parcel of land legally described as:
    - (i) PID: 024-253-111  
Lot A District Lot 261 Group 1 New Westminster District Plan LMP39525,

and as shown boldly outlined and shaded in Attachment 1 which forms part of this bylaw, is hereby rezoned to Small Lot Residential (R-2) Zone.

**READ** a FIRST and SECOND time on November 17, 2020.

**PUBLIC HEARING** held on February 2, 2021.

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

**ADOPTED** on [DATE].

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Bill Dingwall  
Mayor

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Kate Barchard  
Corporate Officer

**CITY OF PITT MEADOWS  
ZONING AMENDMENT BYLAW  
No. 2868, 2020**

Attachment 1

