

Staff Report to Council

Planning and Development
FILE: 3360-20-2020-05

REPORT DATE: February 09, 2019 MEETING DATE: March 02, 2021
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Rezoning Application for 11615 195A St

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2879, 2021; AND
- B. Direct Staff to schedule a Public Hearing for an upcoming Meeting of Council subject to the receipt of an arborist report; OR
- C. Other.

PURPOSE

To present to Council a rezoning application submitted to rezone the property at 11615 195A St from RS (Large Lot Residential) to R-1 (Medium Lot Residential) in order to subdivide the property into two lots.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

Applicant:	Patrick and Leslie Newbery
Legal Description:	Lot 6 District Lot 282 NWD PL NWP22983
Civic Address:	11615 195A St.
Area:	1,629.3 m ² (17,537.6 ft ²)
OCP:	Residential – Low Density (up to 30 units per ha) Development Permit Area No. 11 Infill Housing
Zoning:	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-1 (Medium Lot Residential) for the purposes of subdividing the property into two lots. The property owners would like to construct a new home on each of the lots with the intention of providing affordable housing for their daughter.

Neighbourhood Context

The property is located within a pocket of historically larger single family lots compared to the majority of other lots in the urban area. It is surrounded by single-family dwelling lots, mostly zoned RS (Large Lot Residential). There are four smaller lots on 195A St. that were rezoned to R-1 as part of two subdivisions that occurred in 1980 and 1997. Infill development in the general neighbourhood has occurred recently with several duplexes and small lot subdivisions developed on 116 B Ave, which is the street adjacent to 195A St. The proposed subdivision would be consistent with the surrounding low density residential homes and is in close proximity to much smaller lots on 116 B Ave, which have lot sizes as small as 507 m².

It is within walking distance to Pitt Meadows Secondary School, the Pitt Meadows Athletic Park and other local parks. It is approximately 500 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, as well as to the West Coast Express and Maple Ridge bus routes.

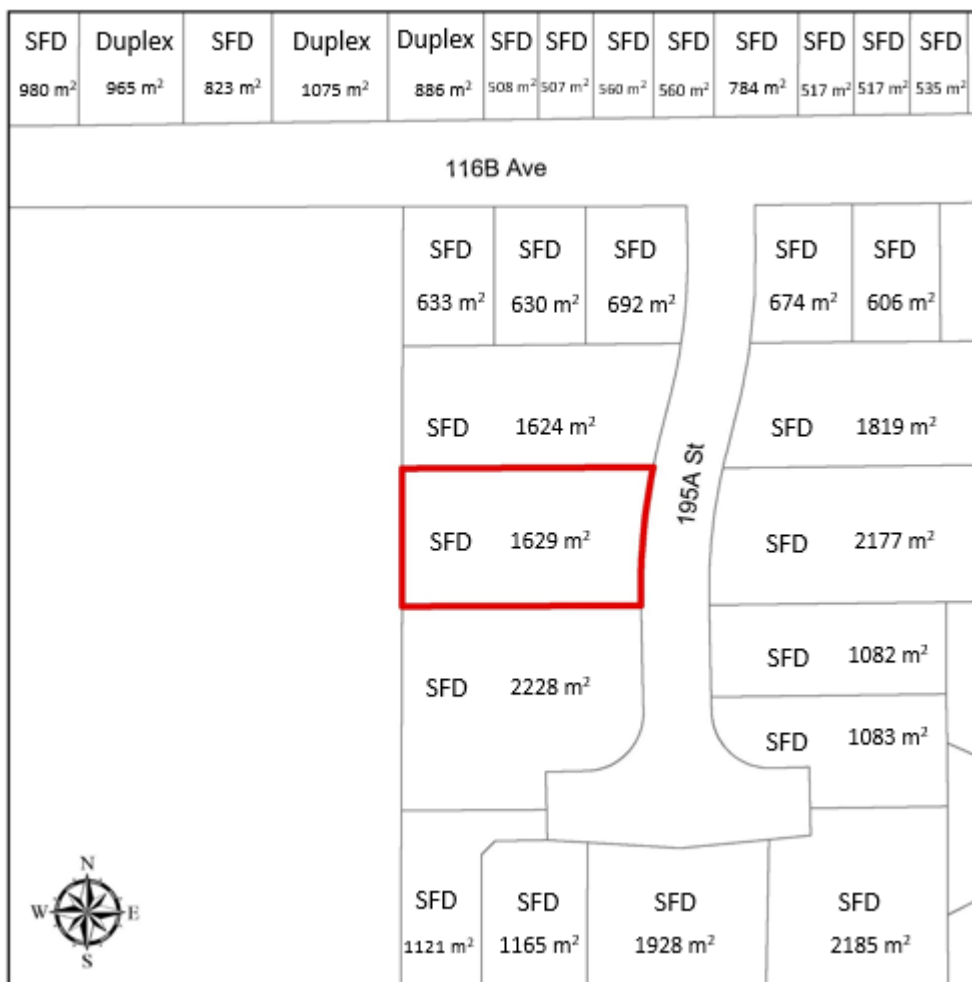


Figure 1: Neighbourhood Lot Comparison

Proposed Subdivision Plan

The proposed subdivision plan features two lots that exceed the minimum requirements for lots in the R-1 zone. There is an existing home on the property which will be demolished prior to the construction of a new home on the smaller of the two lots. Once the new home is built on the smaller lot, the applicant will live in it while constructing a multigenerational residence on the larger lot for themselves and their daughter. This home is proposed to have a secondary suite, which is permitted in the R-1 zone.

Potential build-out under the proposed R-1 zoning is two single-family lots as follows:

	Proposed Lot 1	Proposed Lot 2	R-1 Minimums
Area	650.8 m ² 7005 ft ²	978.5 m ² 10,532 ft ²	409 m ² 4402 ft ²
Lot Width	12 m 39.4 ft	18.54 m 60.8 ft	12 m 39.4 ft
Permitted Use	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Max. Floor Area	312 m ² 3362 ft ²	469 m ² 5055 ft ²	0.48 floor area ratio
Max. Height	2 storeys	2 storeys	2 storeys
Min. Front Setback	7.5m 24.6 ft	7.5m 24.6 ft	7.5 m 24.6 ft

Table 1: Summary of Proposed Lots

In addition, each dwelling is permitted a basement and garage, and can include a secondary or garden suite if desired.

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 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. In addition, this DPA recognizes that the siting and design of infill developments should take into consideration the privacy of neighbouring properties and their sunlight exposure. Approval for this type of development permit is delegated to staff.

Community Amenity Contribution Policy

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

Staff Comments

The Engineering Department has advised that only one shared driveway will be permitted to ensure safety, reduce potential conflict, and retain pervious surface area. Other items will be required by the City's Subdivision and Servicing Bylaw such as boulevard landscaping, sidewalks, servicing, stormwater management; lot grading; and erosion and sediment control.

Staff identified several mature trees on the property and recommends the applicant proceed with an Arborist assessment to establish a mature tree inventory. This will help inform a tree covenant on title with the purpose of retaining the property's healthy trees. The applicant has expressed interest in the removal of two trees located on the northern property line as they have been bothersome to the neighbor on that side. Because the Arborist report provides a record of how many trees are on the property, Staff will be able to accurately identify how many trees need replacing at the Development Permit stage.

Retaining the mature trees on the property and replacing those that will have been removed, will help provide privacy for the surrounding neighbours as well as from the secondary school that the property backs onto.

Conclusion

This application to rezone the property to Medium Lot Residential (R-1) for subdivision into two lots is consistent with the current OCP designation and policies for increased density in the urban area through infill development. The City's OCP supports infill housing and development in the areas designated as low density residential in the urban area, especially in areas adjacent to the Town Centre and within walking distance of transit. Detailed form and character of the dwellings and landscaping will be established through a Development Permit as a subdivision requirement, per the guidelines in Development Permit Area No. 11: Infill Housing.

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.

FINANCIAL IMPLICATIONS

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

There are no financial implications associated with this report.

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. A development sign has been posted on the site since February 8, 2021; as of the writing of this report, a comment was received by the applicant from a neighbour to the North who expressed interest in the removal of two trees located on the border of the applicant's lot.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Sarah Nickerson,
Development Services Technician

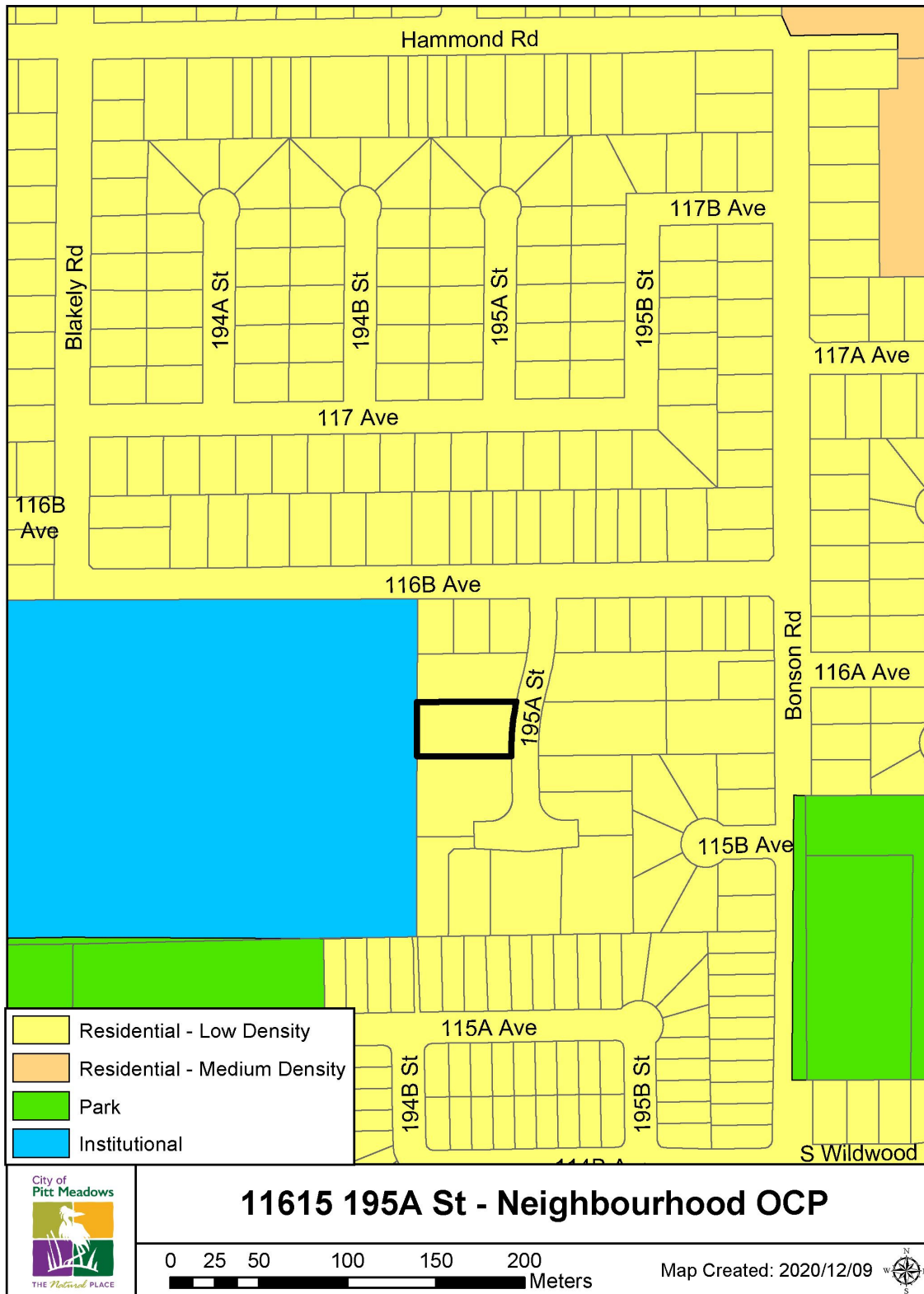
Reviewed by:

Alex Wallace,
Manager of Community Development

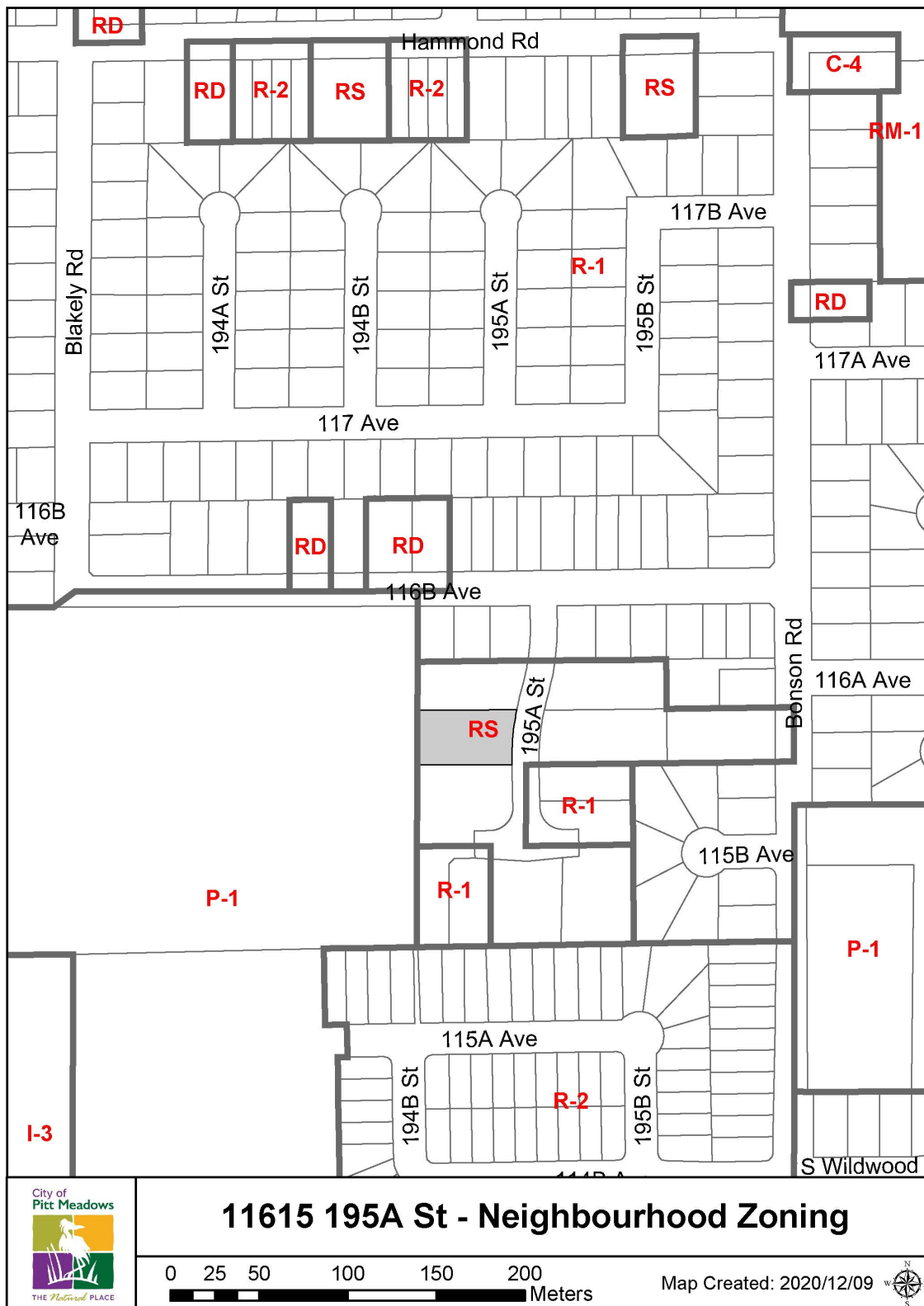
ATTACHMENT(S):

- 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. 2879, 2021

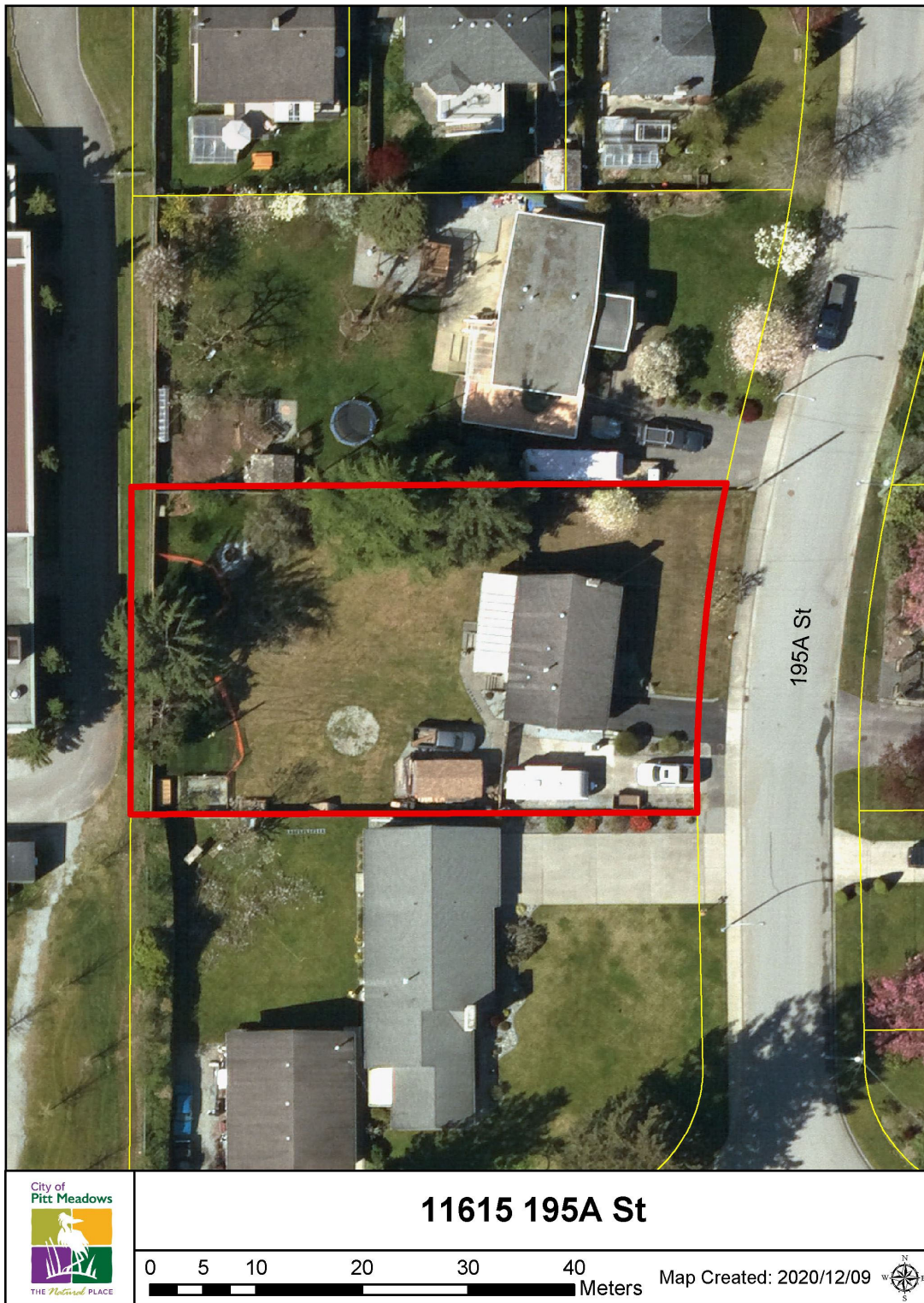
Attachment A: Neighbourhood OCP Map



Attachment B: Neighbourhood Zoning Map



Attachment C: Aerial Photo Map



Attachment D: Letter of Intent

To, The City of Pitt Meadows
Planning Department
Attention, Allison Dominelli

November 5th, 2020

Regarding address 11615 – 195A Street

My wife and I have lived in Pitt Meadows for about 30 years, raising both our children at this address, we have strong ties and love our city and have no intention of leaving Pitt Meadows and the community we have called home for so many years. As the years have gone by, we now look at our lot as a opportunity to downsize, stay in our community and to assist our daughter by helping her get into the housing market which can be so difficult these days for the younger generation. .

It is our intention at some point to subdivide our existing lot into 2 parcels, with the plan to build and sell one house and make the other house a joint unit for us to retire in and our daughter to live in. The north side of the lot would be 12 meters in width. We would build and sell this house but not till living in it for a year, giving us time to build the additional house. The plan for this house would be a 2 story above ground with a basement and 2 car garages suitable for the lot size. .

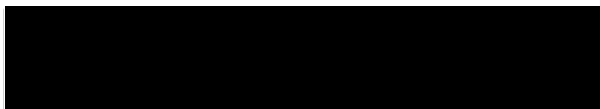
The other house to be built on the balance of the lot, (18.75 meters) would become our permanent residence, with partial ownership going to our daughter (in time.) My wife and I would live in a built in "in-law suite" with my daughter residing in the larger more main part of that residence. As it is in the early stages of this process our vision at this time for this house is to have a 3 car garage and front porches. The entrances to both residences would be from the front porch by way of 2 doors, one door would enter into main household and the other door will "appear" to enter the garage, but would enter our suite. This home, as well would be 2 story above ground with a basement.

In this early planning stage we have talked to the neighbors adjacent to our lot as well as most of the others on our cul-da-sac as to if they had any concerns with our plan. The only feedback we received was from one neighbor to the North, asking if we would be removing 2 of the larger trees that border her property as she has not liked them for a very long time

For more information regrading our plan please don't hesitate to call or email

Best regards,

Pat and Leslie Newbery

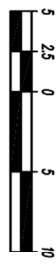


Attachment E: Proposed Subdivision Plan

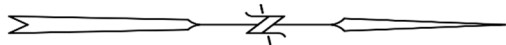
DRAFT PLAN OF PROPOSED SUBDIVISION OF LOT 6 DISTRICT LOT 282 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 22983

SCALE 1 : 250

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 11615 195A STREET PITT MEADOWS
PARCEL IDENTIFIER: 002-408-805



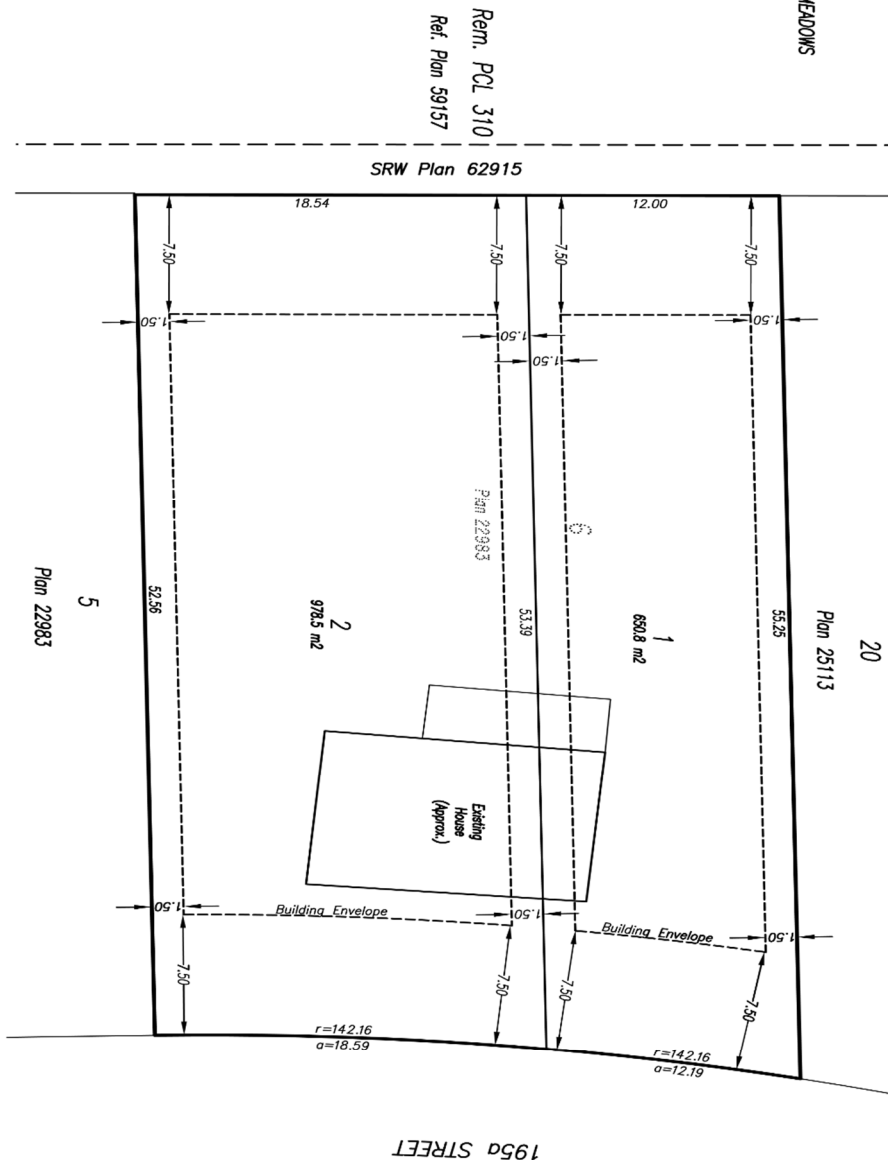
RE-ZONING RS TO R1
LOT DIMENSIONS DERIVED FROM
PLAN 22983

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H2510-04

PREPARED FOR: NEMBERRY

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
310245C RESTRICTIVE COVENANT
487395E BUILDING SCHEME
AERONAUTICS ACT PLAN N053110

S.P. WADE, BCLS
DATE OF DRAWING: NOVEMBER 5TH, 2020



**CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2879, 2021**

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

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2879, 2021;

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

1. This Bylaw may be cited as the "Zoning Amendment 2879, 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:
 - (i) PID: 002-408--805
Lot 6 Section 1 Lot 282 Group 1 East New Westminster District
Plan NWP22983,

and as shown boldly outlined and shaded in Attachment 1 which forms part of this bylaw, is hereby rezoned to Medium Lot Residential (R1) Zone.

READ a FIRST and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer

Attachment 1



CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2879, 2021

Attachment F

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Lot 6 Section 1 Lot 282 Group 1 East New Westminster District
Plan NWP22983,

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READ a FIRST and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer

Attachment 1

