

Staff Report to Council

Planning and Development

FILE: 3360-20-2018-01

REPORT DATE: April 02, 2020 MEETING DATE: July 21, 2020
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Rezoning Application for 12469 191B Street

CHIEF ADMINISTRATIVE OFFICER COMMENTS/RECOMMENDATIONS:

Although this application complies with both the regional growth strategy designation and the current/proposed OCP land use designations, I recommend Council DEFEAT this application for the following reasons:

- o The development does not fit within the character of the neighbourhood primarily due to height and density;*
- o There are fire protection challenges that are unique to this building proposal;*
- o The proposed development has the highest residential density in the city (328 units per hectare);*
- o Shading impacts of nearby residential properties due to it being a six-storey building; and*
- o Based on the recently erected 'development' sign, the City has received significant public opposition including a petition.*

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



PLANNING STAFF RECOMMENDATION(S): THAT Council:

- A. Grant first reading to Zoning Amendment Bylaw No. 2853, 2020 to rezone the property at 12469 191B Street to Comprehensive Development N; AND
- B. Direct the developer of 12469 191B Street to host a public information meeting in accordance with Council Policy C015; OR
- C. Other.

PURPOSE

To present an application to rezone the property at 12469 191B St. to permit construction of a six-storey, wood-frame condominium building.

☐ Information Report

☐ Decision Report

☒ Direction Report

DISCUSSION

Background:

This application is the second phase to an adjacent development, the Orion (formerly known as Highland Park Phase I), at 12460 191 St.

Applicant: Martin Liew Architecture, Inc.

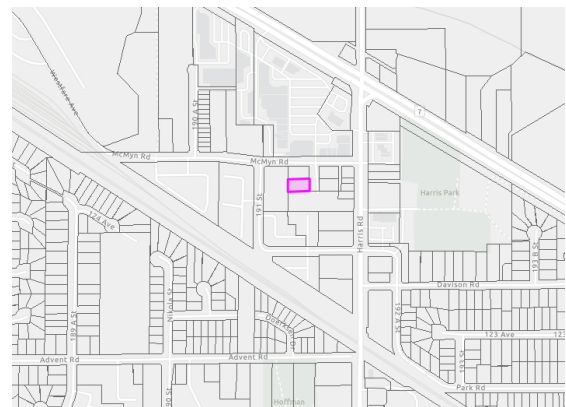
Owner: Hai Tian (601) Construction Ltd.

Civic Address: 12469 191B St.

Property Size: 1,067 m²(11,489 ft²)

OCP Designations: Town Centre Commercial

Zoning: RS (Large Lot Residential)



Presently, the property is vacant. Surrounding the property is a mix of townhouses, apartments, and commercial buildings (see Figure 1).

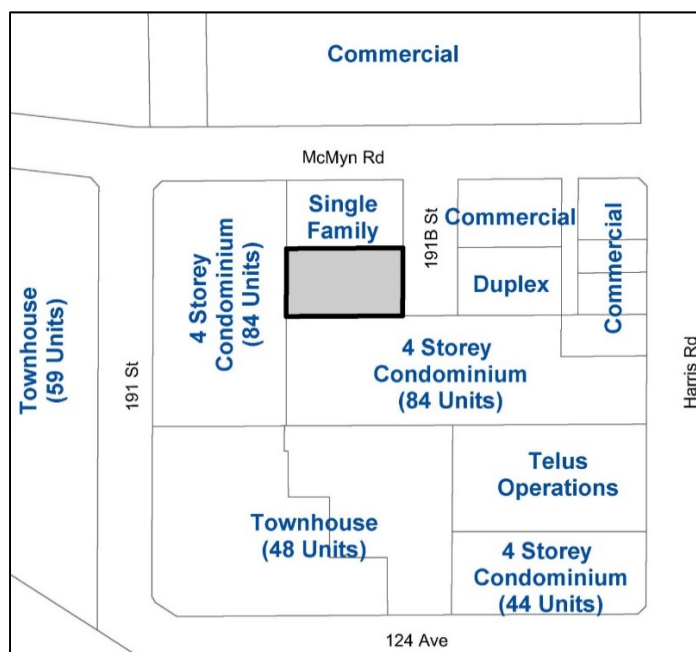


Figure 1: Surrounding Land Uses

Relevant Policy, Bylaw or Legislation:

Regional Growth Strategy

In the Metro Vancouver Regional Growth Strategy (RGS), Metro 2040, the property is identified as General Urban and is located within the urban centre boundary. According to the RGS, "General Urban areas are intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities and parks. Within General Urban areas, higher density trip-generating development is to be directed to Urban Centres and Frequent Transit Development Areas. General Urban areas are intended to emphasize place-making, an enriched public realm, and promote transit-oriented communities, where transit, multiple occupancy vehicles, cycling and walking are the preferred modes of transportation."

This application complies with this Regional Growth Strategy designation.

Official Community Plan

The property's Town Centre Commercial designation permits high density mixed commercial and residential uses, which are appropriate to the community's central area and does not include highway commercial uses. While this is a mixed-use designation, commercial uses are directed towards main streets, such as Harris Rd and McMyn Rd. In the OCP, high-density residential is considered anything greater than 100 units per hectare.

Within the current OCP review process, Council endorsed a draft residential land use map that includes a designation of high-density residential for this property.

This application complies with both the current and proposed OCP land use designations.

Section 4.6.1 c) states:

"The City will consider allowing buildings higher than four storeys within the areas designated for high density residential and mixed use residential/commercial use in the Town Centre, where publicly accessible open space and other public amenities and community benefits are provided."

Development Permit Area (DPA) #7 – Town Centre applies to the site and so if the site is rezoned, a development permit following the guidelines in DPA #7 will be required prior to any construction of buildings. This type of development permit requires approval from Council for form and character.

Zoning

Currently, the property is zoned RS (Large Lot Residential). This zoning permits a single-family dwelling and light agriculture (growing agricultural crops and keeping a small number of livestock).

This application does not comply with the current zoning. A new zone, Comprehensive Development N (CD-N) is proposed.

Analysis:

Proposed Development

The proposal is a condominium building, consisting of one level of underground parking, with one level of surface parking, and then five storeys of residential units above. The 35 residential units will include a mix of one and two-bedroom units. Based on the size of the site (1,067 m²/11,489 ft²), this translates into a proposed density of 328 units per hectare. For comparison to other development projects, see Table 1 and Figure 2 below.

Table 1: Selected Residential Densities in Pitt Meadows

Project	Density (units/ha)	Height
Orion Phase 1 (12460 191 St)	200	4 storeys
Liv42 (12409 Harris Rd)	213	4 storeys
Origin (11950 Harris Rd)	188	4 storeys
Keystone (12350 Harris Rd)	179	4 storeys
Solaris (12099 Harris Rd)	169	10 storeys
Fairways (19673 Meadow Gardens Way)	146	4 storeys
Cedar Downs (12585 190A St)	146	4 storeys
Current Application (12469 191B St)	328	6 storeys

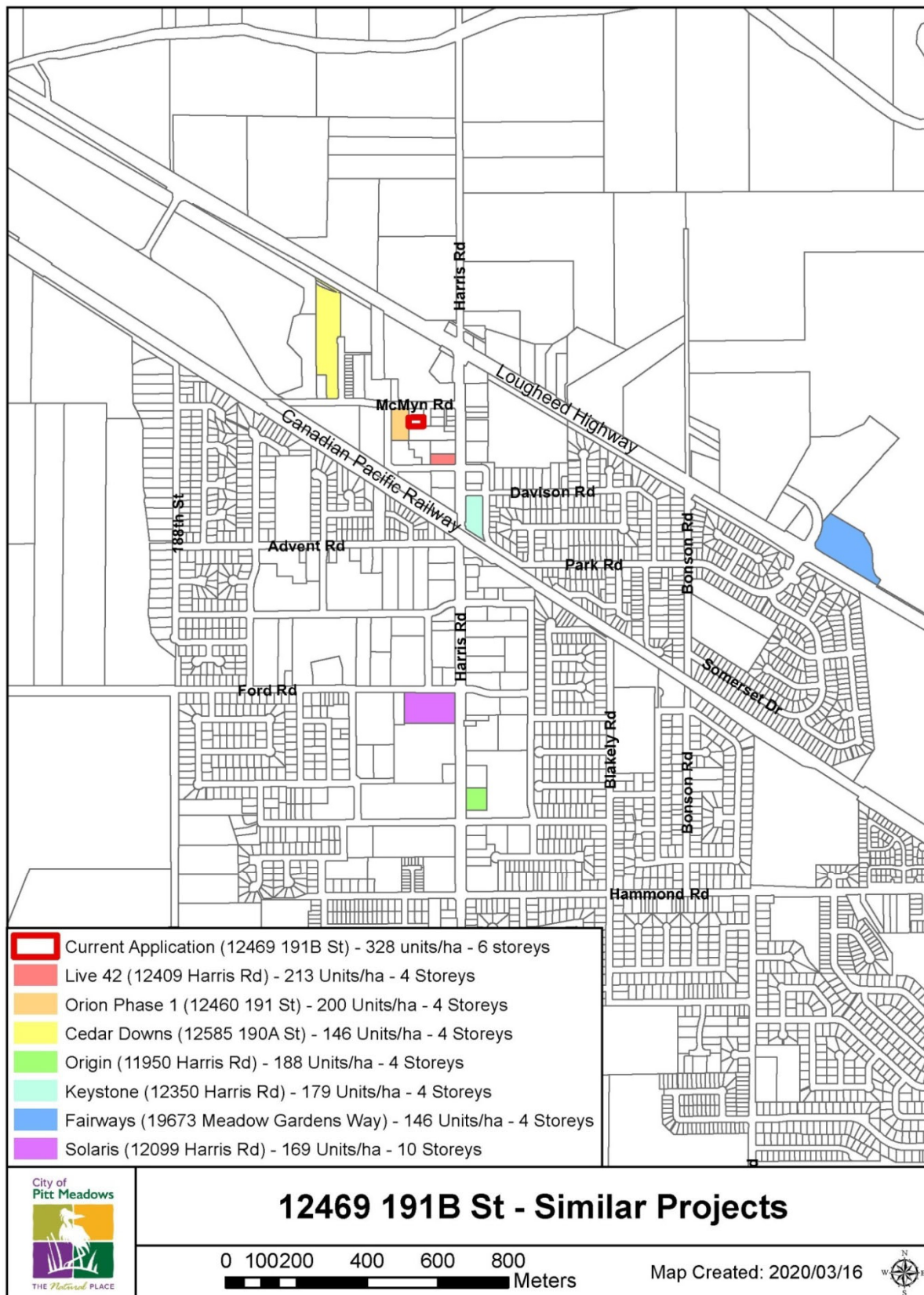


Figure 2: Map of Selected High Density Residential Developments in Pitt Meadows

Design

The proposed development consists of market, strata-residential condominium units. 20 one-bedroom units and 15 two-bedroom units are proposed, ranging in size from 60 m² to 77 m² (645 ft² to 828 ft²). All of the units also include a den and balcony. The total floor area is 2,477 m² (26,662 ft²).

The development proposes to use a contemporary West Coast style (Figure 3) of architecture, incorporating elements of wood and glazing. Building sustainability features include compliance with Step 2 of the Energy Step Code, provision of 11 electric vehicle charging stations, plus built-in capability for electric charging for the remaining parking stalls.



Figure 3: Proposed Renderings

Access and Parking

Access to the parking is proposed via two routes: to the underground parking through Orion Phase 1 off 191 St.; and to the surface level parking from 191B St. The underground parking in Orion Phase 1 was built with a knockout panel in anticipation of this development in the future, to permit joining of the underground parking levels in both phases. There is an easement registered across Phase 1 to allow access to proposed Phase 2. The main pedestrian entrance opens onto 191B St.

The development is proposing to excavate right to the property lines for the underground parking, while the surface parking level would be setback on three sides.

Based on 35 units, the development requires 54 parking spaces (47 for the units plus 7 visitor spaces). Two parking spaces will be lost from Orion Phase 1, where the knockout panel is, and these two spaces are proposed to be relocated into this development.

In the City's Zoning Bylaw, up to 25% of the parking spaces are permitted as "small car" spaces, allowing up to 14 parking spaces to be small car spaces in this development. The current plans do provide the required 56 spaces of parking; however, this includes 16 small car spaces. This needs to be addressed by the developer either by reducing the number of small car spaces to comply with the Bylaw or by applying for a development variance permit.

A bicycle locker room with space for 20 bicycles is provided; exceeding the 18 required under the Zoning Bylaw.

Location

The property is located within proximity to transit, shops, services and parks. It is within a three-minute walk to Meadowvale Shopping Centre and a five-minute walk to the nearest bus stop on Harris Rd. (~150 m). Harris Rd. is part of TransLink's Frequent Transit Network (Figure 4), meaning there is bus service every 15 minutes. There are also RapidBus eastbound and westbound stops on Lougheed Hwy, approximately 400 m away.

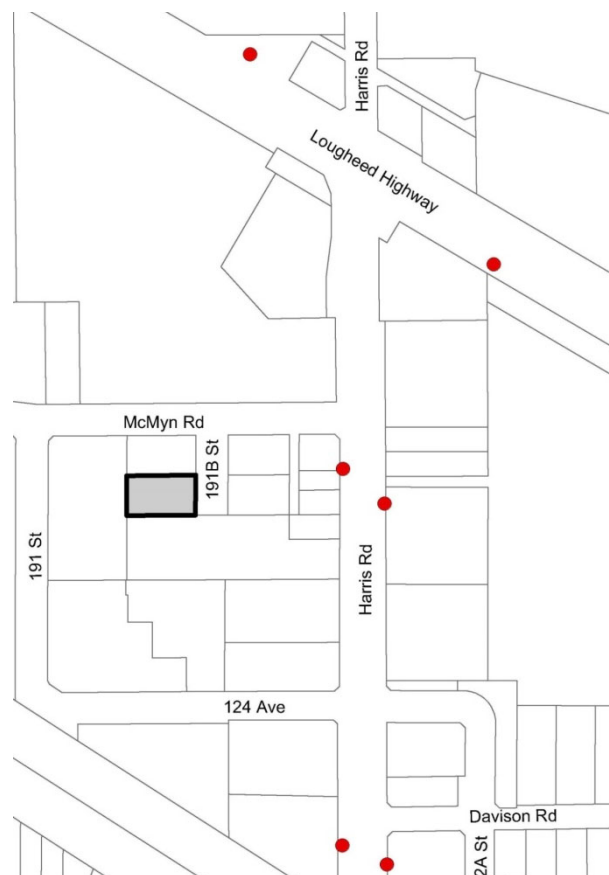


Figure 4: Nearby Transit Stops ●

Community Amenity Contribution

Following Council Policy C091, the developer has offered \$3,000 per unit for a total of \$105,000 as a community amenity contribution for this project.

Staff comments

Adjacent Property

Ideally, this property and the adjacent property at 19140 McMyn Rd would be developed together to provide a better and more comprehensive development rather than the two properties developing individually. However, staff have discussed this possibility with the developer and the owner of 19140 McMyn Rd and have been advised that a coordinated development is not possible.

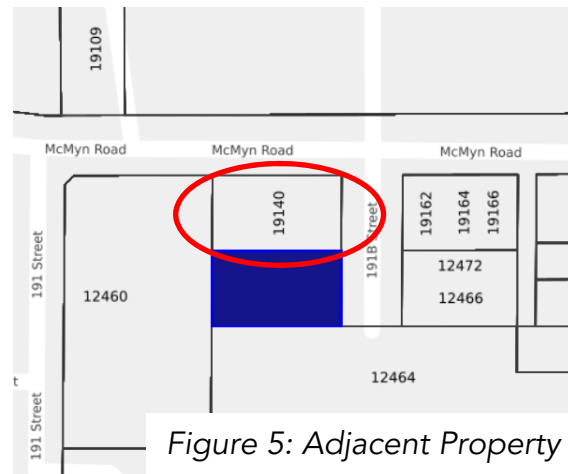


Figure 5: Adjacent Property

Density

At its proposed density of 328 units per ha, this project will be the highest density residential development in the City.

As proposed, the development includes 20 one-bedroom units and 15 two-bedroom units. No three-bedrooms or larger units are proposed. Larger units are typically more conducive to families, especially those with children.

The most comparable development in Pitt Meadows, in terms of density and size, is the Liv42 development at 12409 Harris Rd. It was built a few years ago and has 44 units (two are commercial) on a site that is almost double the area (2,165 m²/23,304 ft²) of the subject site (1,067 m²/11,485 ft²). Liv42 is located on a corner and is only four storeys, which eliminated many of the fire protection concerns associated with the subject application and are discussed in more detail below.



Figure 6: Liv42 Building

Height

Other than the two Solaris towers next to City Hall (which are ten storeys), the City does not have any other buildings over four storeys. A six storey building such as this will have a significant impact on surrounding properties.

The applicant provided a shadow study showing the shading impacts on surrounding properties, which is included as Attachment F. The adjacent property immediately north

at 19140 McMyn Rd. appears to be most affected by shading from the proposed development.

Construction

Due to the relatively small size of the property, its location in proximity to neighbouring buildings, and the City's experience with the construction of Orion Phase 1, staff have several concerns related to the actual construction of this project. These include:

- Maintaining construction, emergency vehicle and resident access to the site and adjacent buildings;
- Storage of construction trailer and materials, including disposal bins;
- Unloading of construction materials; and
- Traffic management.

These items will need to be addressed by the developer to the satisfaction of the City, if the application moves forward, through a Construction Management Plan.

Fire Protection

The building is proposed as wood-frame construction. The BC Building Code permits wood frame construction for residential buildings up to 12 storeys. Numerous buildings higher than four storeys around the Lower Mainland have been constructed using this technique; however, the tallest building currently in Pitt Meadows built with wood frame construction is four storeys.

The City operates a paid-on-call model for fire protection, and the Fire Department has concerns about a wood frame building taller than four storeys, mainly during construction, and about exposure to other nearby buildings. A robust Fire Safety Construction Plan will be required, to the satisfaction of the City, including details about how the Plan will be implemented and ways to monitor compliance during construction.

The City's OCP also contains policies addressing buildings over four storeys, which includes a requirement for the plans to be reviewed by a qualified, subjective third party at the time of development permit.

Other Requirements

Before Second Reading, the following items are required:

- Traffic Impact Assessment – to address the additional traffic generated by this development and also to assess the need for crosswalks at the intersections of McMyn Rd. and 191 St. or 191B St.;
- Development Information Meeting – to be hosted by the developer in accordance with Council Policy C015;

- Arborist Report – to address any trees on the property and prepare a tree replanting plan;
- Small car parking spaces – developer to address the number of small car parking spaces exceeding the maximum number permitted;
- Fire Safety Construction Plan – to address fire safety concerns during construction; and
- Construction Management Plan – to address issues during construction around access, materials, loading storage etc.

Public Input

As required, the developer posted a development information sign on the property on May 19, 2020. Subsequently, the City has received numerous pieces of correspondence against the project. The comments include:

- Lack of street parking in the area;
- Increased traffic concerns;
- Concern about quality of development based on Highland Park Phase I;
- Loss of privacy;
- Height;
- Increased shading; and
- Doesn't fit with character of neighbourhood which is mostly four-storey buildings.

A petition against the development with over a hundred signatures was also submitted to the City.

These comments are not the result of any statutory notification requirements. At this initial stage of an application, a development information sign is used to notify the surrounding neighbourhood that an application has been made. The next stage of public input is a development information meeting, which is hosted by the developer.

Conclusion

The property is in a prime location for high-density residential development with good access to transit, shops, and services. If approved, however, this project would be the highest density development in the City and the first six-storey building. It is anticipated that residents in adjacent buildings may have shading concerns and protest some loss of views and privacy. Staff have concerns about the proposed height of the development and the privacy impacts to surrounding neighbours. Council has the option to refer this application back to staff to work with the applicant regarding the height of the building.

Wood-frame construction of buildings up to six storeys has been permitted by the BC Building Code since 2009. This project represents a new style of development for the

City. Many municipalities have numerous buildings taller than four storeys, especially in their urban centres.

There are no three-bedroom units proposed for this building, which are typically more conducive for families with children. It is likely that this development may attract singles, couples without children and seniors.

The site is relatively small, and staff has concerns around traffic, access and fire safety that will arise during construction of such a project. However, these are not issues related to land use and density but rather construction management. If appropriate oversight and planning measures are proposed by the developer and accepted by the City, then it is anticipated that these issues can be mitigated.

Council has the following options:

- A. Refer the application back to staff based on Council comments; or
- B. Direct the applicant to host a public consultation meeting in accordance with Council Policy C015; or
- C. Grant First Reading to the application and move the project forward as is; or
- D. Defeat the application.

For option A, this could include referring the proposal back to staff with direction that the applicant consider revising the project to a lower density and lower height.

For option B, this would provide the developer the opportunity to hear from concerned residents about the application.

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

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

If the project receives first reading, the developer will be required to host a public information meeting.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

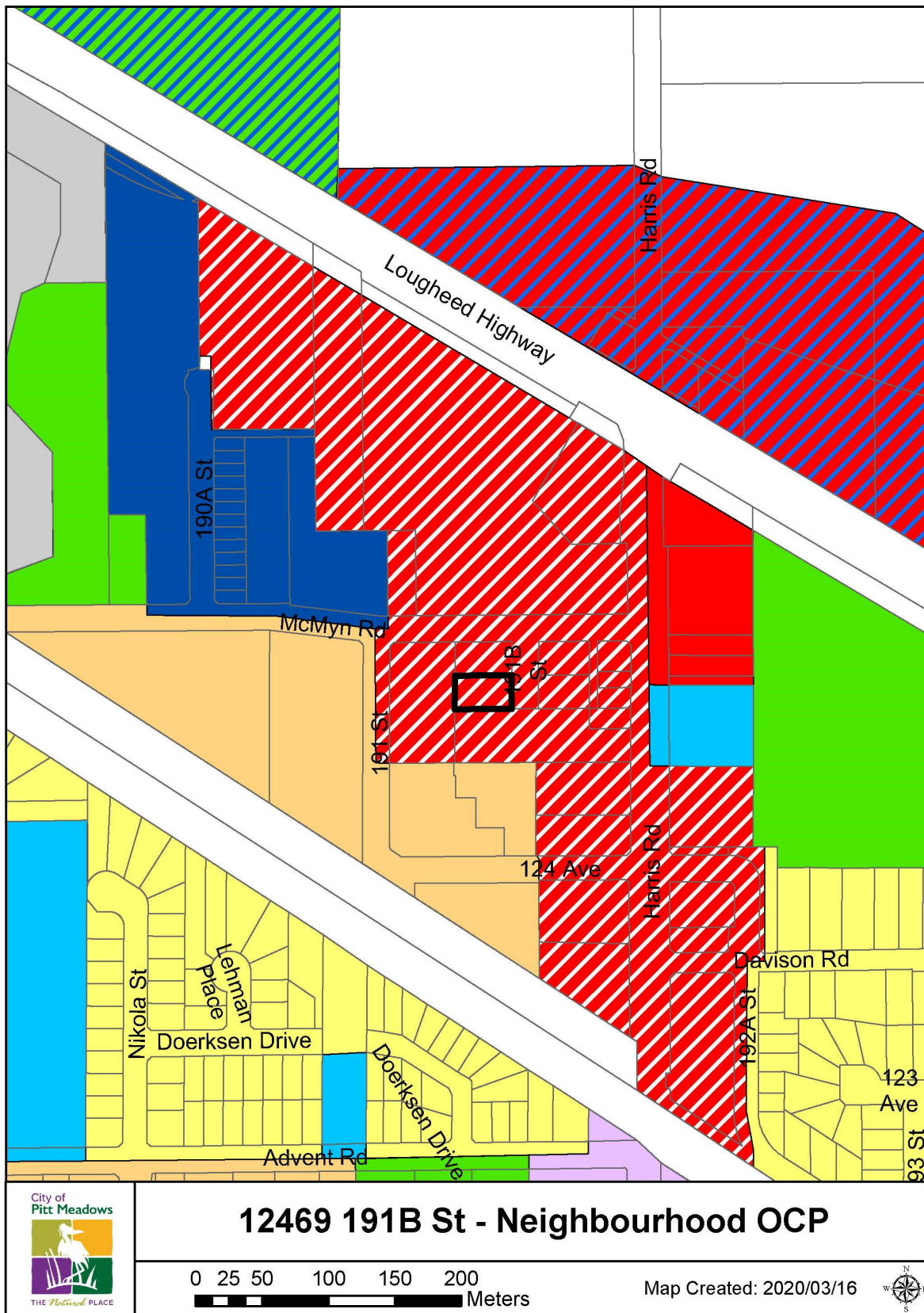
Allison Dominelli,
Development Services Technician

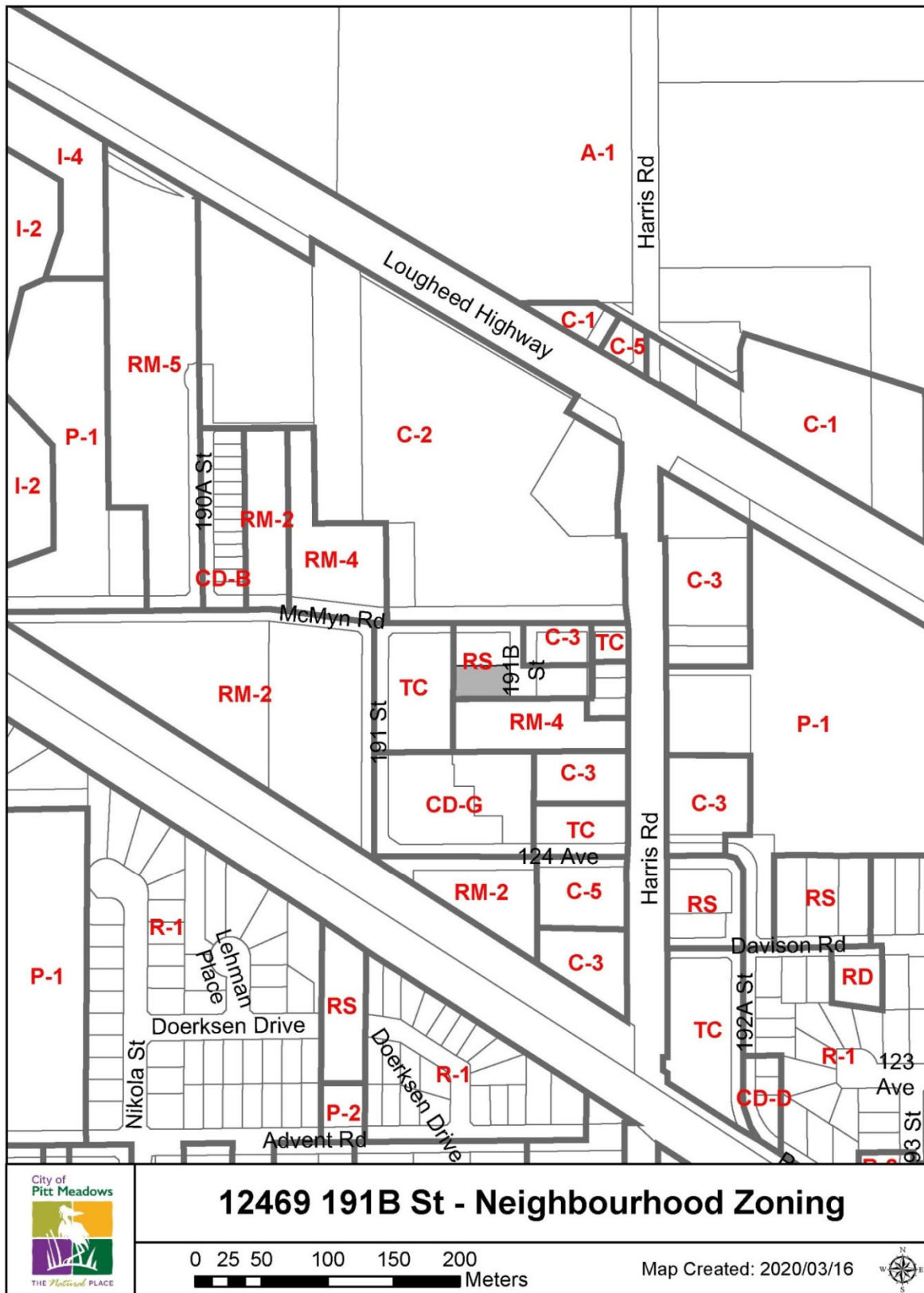
Reviewed by:

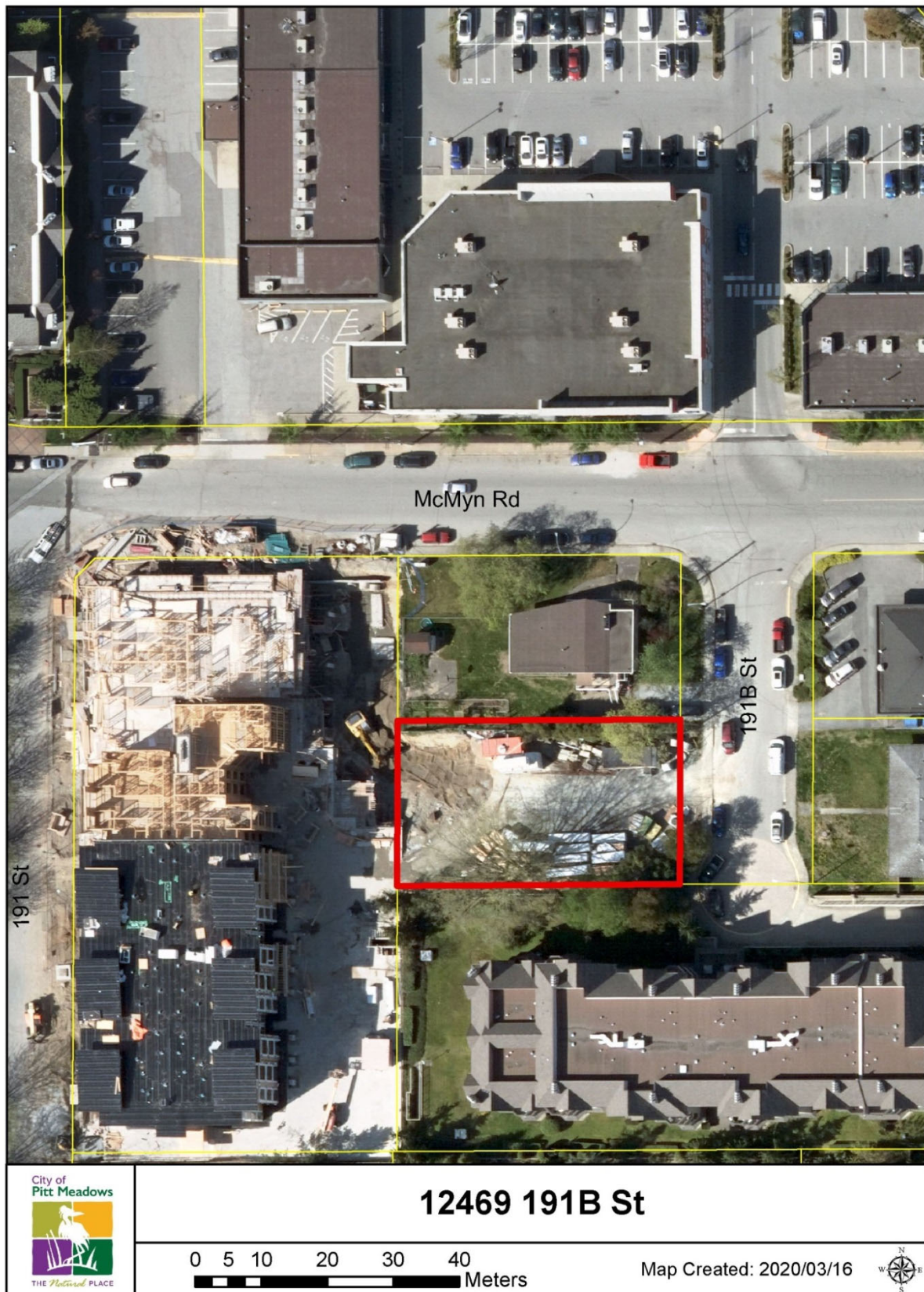
Alex Wallace,
Manager of Community Development

ATTACHMENT(S):

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Letter of Intent
- E. Proposed Development Plans
- F. Shadow Study
- G. Bylaw No. 2853, 2020







Design Intent and Development Visions for Highland Park Phase 2

The developer envisions the creation of the proposed development – Highland Park Phase 2, for a diverse demographics as his social and ethical responsibility for reasons as below:

To create a vibrant community by providing market housing to enhance the local community what situated within a developing urban character of Pitt Meadows.

Provide housing to support local's needs and growth.

Response to the rapid expanding of the demographic and Town Center development.

Enhance a self-sustaining community that is connected to the Meadow Vale Shopping Centre.

Enhance Pitt Meadow Town Center's urban fabric with excellence urban design strategies.

Provide an environment friendly and sustainable design to the community.

I Project Summary

1.0 Location

The proposed development, Highland Park – Phase 2, is a 6-storey multi-family residential building in the Town Centre of Pitt Meadows. It is located at 12469 191B ST., at the end of Cul-de-sac off McMyn Road. The subject site is situated between a commercial Town Centre area to the north and an urban residential area setting to the South. It is designated as "Town Centre Commercial" under the Zoning and OCP map. It is within 3 Mins. of walking distance to Meadow Vale Shopping Centre and 5-Mins of walking distance to the nearest bus stop.

The project is regarded as the "second phase" of the adjacent property to the west – Highland Park Residences. Due to the size limitations of the lot, Phase 2 is proposed to share partial parking access with the existing development as well as exterior amenity space and it has been registered under the land title.

1.1 Building Massing

The development proposed a 6-storey (Approx. 19 M) multi-residential building that consists of:

- A: an above grade 5-storey wood frame building situated on a 1-storey enclosed parking structure at street level and
- B: a below grade 1 storey parking structure (that connected to Phase 1 parking.)

Phase 2 is considered as a "Tall buildings" (over 4 storey) under Pitt Meadows OCP.

1.2 Density

The site area is 1,067 SM with the proposed buildable area of 2,477 SM (excluding enclosed ground level parking area). The proposed FAR is 2.29.

A total of 35 units (134 UPA) are proposed which is considered as a High-Density residential development in mid rise building. The development also consists of 20 One Bedroom units and 15 Two Bedroom units. All of them are for Market housing.

1.3 Parking

In response to the constricting nature of the site, the proposed development, Phase 2 satisfies the required 56 parking stalls, including 47 residents parking stalls, 7 visitor parking stalls and 2 replacement parking stalls from Phase 1. There are 20 stalls located on ground level (with enclosed wall) and 36 on below grade parking which is connected to phase 1 parking.

1.4 Tree cut

The development proposed to remove all the trees within the property to accommodate the below grade parking foot print. The tree cut will comply with the City's tree cut and replacement policy which to be finalized with the arborist report.

II Design Rationale

2.1 Architectural Character

The form and character of the proposed development respond to the existing urban fabrics and future vision of Pitt Meadows Town Centre. Phase 2 applies a contemporary West Coast architecture style to be compatible with both the residential character of and the streetscape of the neighborhood to the South and the commercial development to the north.

The main entrance to the building is clearly highlighted using a series of linear wood elements, a common theme throughout the building design. Above the entry, a tall glazed element brings natural lighting into common spaces and corridors at each level, contrasted with composite panel clad-feature wall beside the entry. Each building facade responds accordingly to its siting.

The East responds to the neighbouring urban conditions. The South, opening to the greatest amount of solar exposure, has been designed with large deep overhangs, and full length of balconies to reduce solar heat gain. In addition, units are provided with moveable screens that diffuse direct sun light to provide privacy from the existing development, as well as creating a dynamic facade constantly changing. The North elevation continues the horizontality and materiality found on the South elevation.

2.2 Responses to OCP design guidelines Development Permit Area No 7 Town Centre Commercial.

- 2.2.1 Proposed building provides moveable screens on the balconies as a privacy screen to the existing development to the south.
- 2.2.2 Provide landscape screening to the single-family home which located to the north at ground level.
- 2.2.3 The proposed building is away from major arterial road
- 2.2.4 The proposed building is located near the front property line.
- 2.2.5 All of the south facing suites, have been provide good sun exposure.
- 2.2.6 All suites are provided with balconies.
- 2.2.7 The entrance of the building is clearly identified by liner wood elements
- 2.2.8 All building's faces are applied with visual interest articulation of material, building forms and etc.
- 2.2.9 Mechanical equipment is screened on the roof with consistence style of the building.

2.3 In Compliance with OCP Policy 4.6 Residential

Proposed high density multi-family residential within Town Centre and central part of the urban area is encouraged and in compliance with City's OCP (refer to 4.6.1 Concentrating Residential Development)

2.4 Advantage of proposing a 6-storey residential building

Even though the current maximum height of the low-rise residential building in the City have traditionally been 4- storey, the developer sees the advantages of applying a 6-storey mid-rise building as an "enhanced version" a 4-storey low-rise building for reasons as below:

- 2.4.1 The densification of urban land, while the population grows, requires more mid-rises (6-storey) and hi-rises (above 18M / 6-storey) to maximize the density of development. Comparing a 4 storey and 6 storey residential building, the later is much more sustainable in achieving economy and efficiency in land use.
- 2.4.2 Optimize the advantages of a 6-storey wood frame could achieve an energy efficient, low carbon and environment friendly building.
- 2.4.3 A 6-storey wood frame building, comparing to a 4-storey building, could result in reducing average housing price (\$/SF) and makes the housing price more competitive and affordable to the public.
- 2.4.4 From an aesthetic point of view, the proposed contemporary West Coast style works better on a 6-storey than a 4-storey building in term of proportion and form. The proposed height also enhances the building visibility to its surrounding and ultimately contributes to the City's urban fabric.
- 2.4.5 In most Lower Mainland's municipalities, A 6-storey building has been a standard building type for multi family housing market to satisfy the current demands of urban development especially in Town Centre area.

- 2.4.6 This development would like to take the opportunity to **set a new standard** of the future 6-storey wood frame building with high-quality design material and architectural excellence to the City since it is inevitable to having more 6-storey wood frame buildings in the City as a trend.

2.5 Community Amenity Contribution

With the constrain of the lot's size which results in a small scale (high-density) development, it is not feasible to provide rental housing nor affordable housing on this development. The developer will provide cash-in-lieu for the community amenity contribution as per City's policy.

2.6 Sustainable Design Strategies

The proposed development will implement the following (but not limited to)strategies to respond to the environment issues.

- In compliance with Step Code 2 as required by BCBC 2018.
- Green design standard - Equilibrium to LEED Silver
- Reduce site sedimentation and erosion during construction phase
- Provide stormwater management plan to reduce surface run-off
- Maximize provision of native plants and green space for the development.
- Provide Energy Star rated appliance and LED light to minimize energy consumption.
- Provide passive solar design to reduce excessive heat loss and heat gain.
- Apply non VOC materials for interior finish.
- Apply Low E glazing system for the development.
- Apply Heat recovery system to optimize energy usage
- Provide 11 Electrical Vehicle Charging Stations and rough-in for entire parking stall for future Charging Stations.

End of Page

HIGHLAND PARK -PHASE II

2020-02-07 ISSUED FOR DPA REVIEW

12469 191B STREET, PITT MEADOWS BC LEGAL DESCRIPTION LOT 4 SEC 36 BLK 6 NORTH RANGE 1 EAST

DRAWINGS LIST

A 001	CONTEXT PLAN	1: 500
A 002	SITE PHOTOS	N.T.S
A 003	SITE PLAN + PROJECT INFO	1:250
A 004	MASSING RENDERING	N.T.S
A 005	MASSING RENDERING	N.T.S
A 006	RESERVED	N.T.S
A 007	RESERVED	N.T.S
A 008	RESERVED	N.T.S

PLANS

A 010	OVERALL PARKING PLAN	1:200
A 011	SITE PLAN	1:200
A 101	PARKING LEVEL 1	1:150
A 102	LEVEL 1	1:150
A 103	LEVEL 2	1:150
A 104	LEVEL 3	1:150
A 105	LEVEL 4	1:150
A 106	LEVEL 5	1:150
A 107	LEVEL 6	1:150
A 108	ROOF PLAN	1:150

ELEVATIONS

A 201	EAST ELEVATION (MAIN ENTRANCE)	1:150
A 202	NORTH ELEVATION	1:150
A 203	WEST ELEVATION	1:150
A 204	SOUTH ELEVATION	

SECTIONS

A 301	EAST WEST SECTION A	1:150
A 302	NORTH SOUTH SECTION B	1:150
A 303	NORTH SOUTH SECTION C	1:150

LANDSCAPE DWG

L1	LANDSCAPE PLAN	AS SHOWN
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CLIENT

HAI -TIAN INVESTMENTS LTD.

ARCHITECT

MARTIN LIEW | ARCHITECTURE INC.

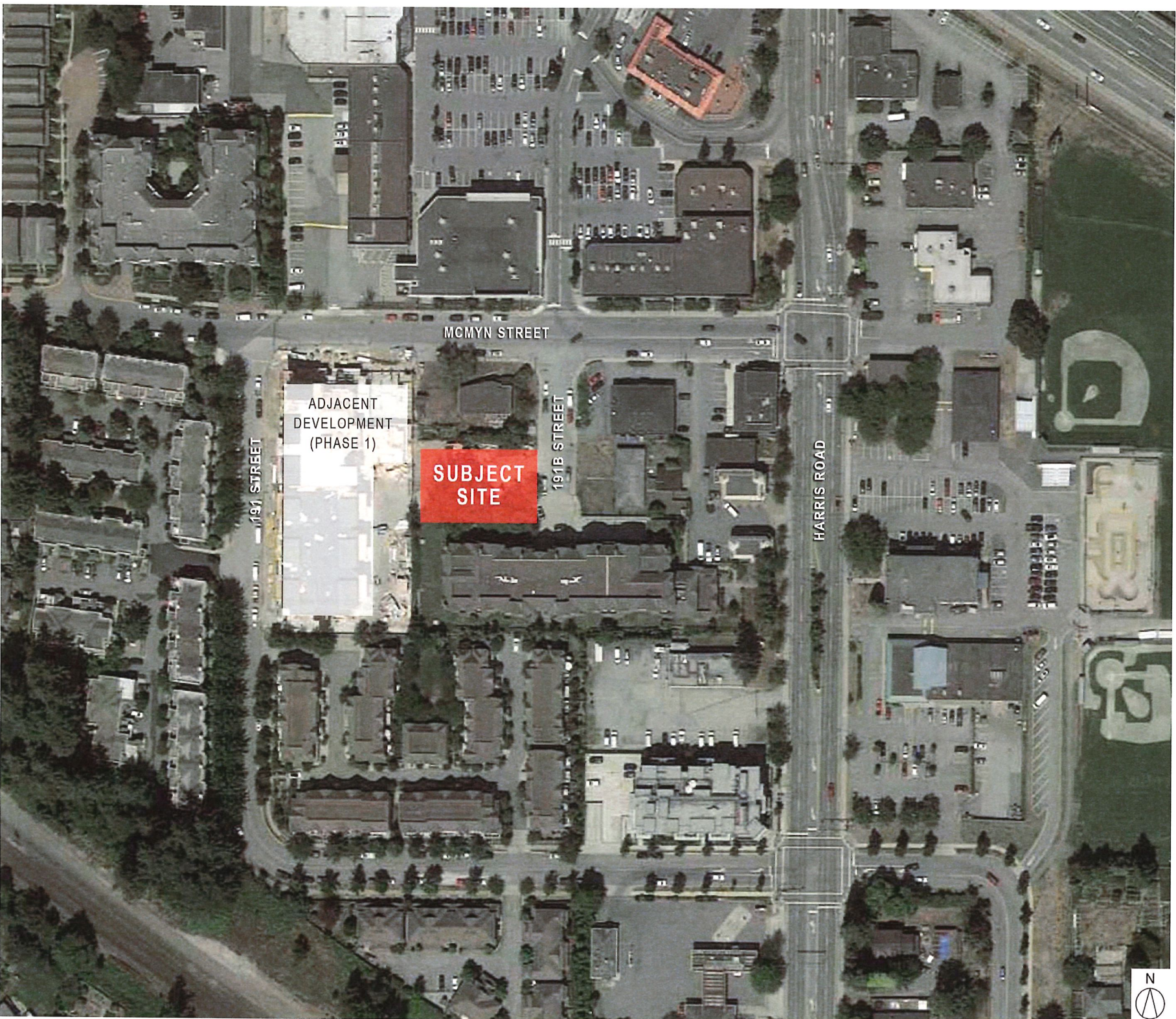
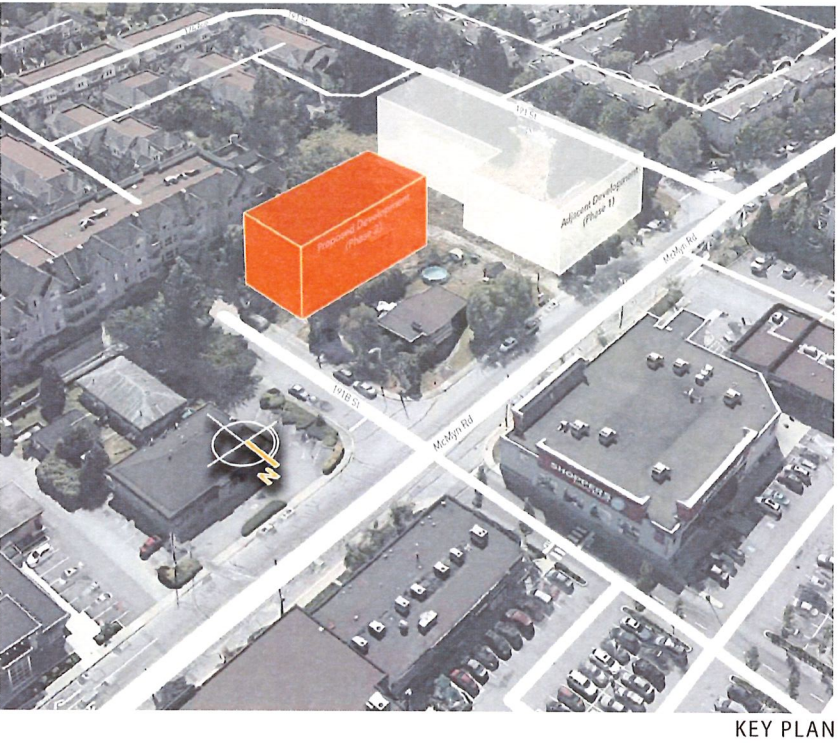
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LANDSCAPE ARCHITECT

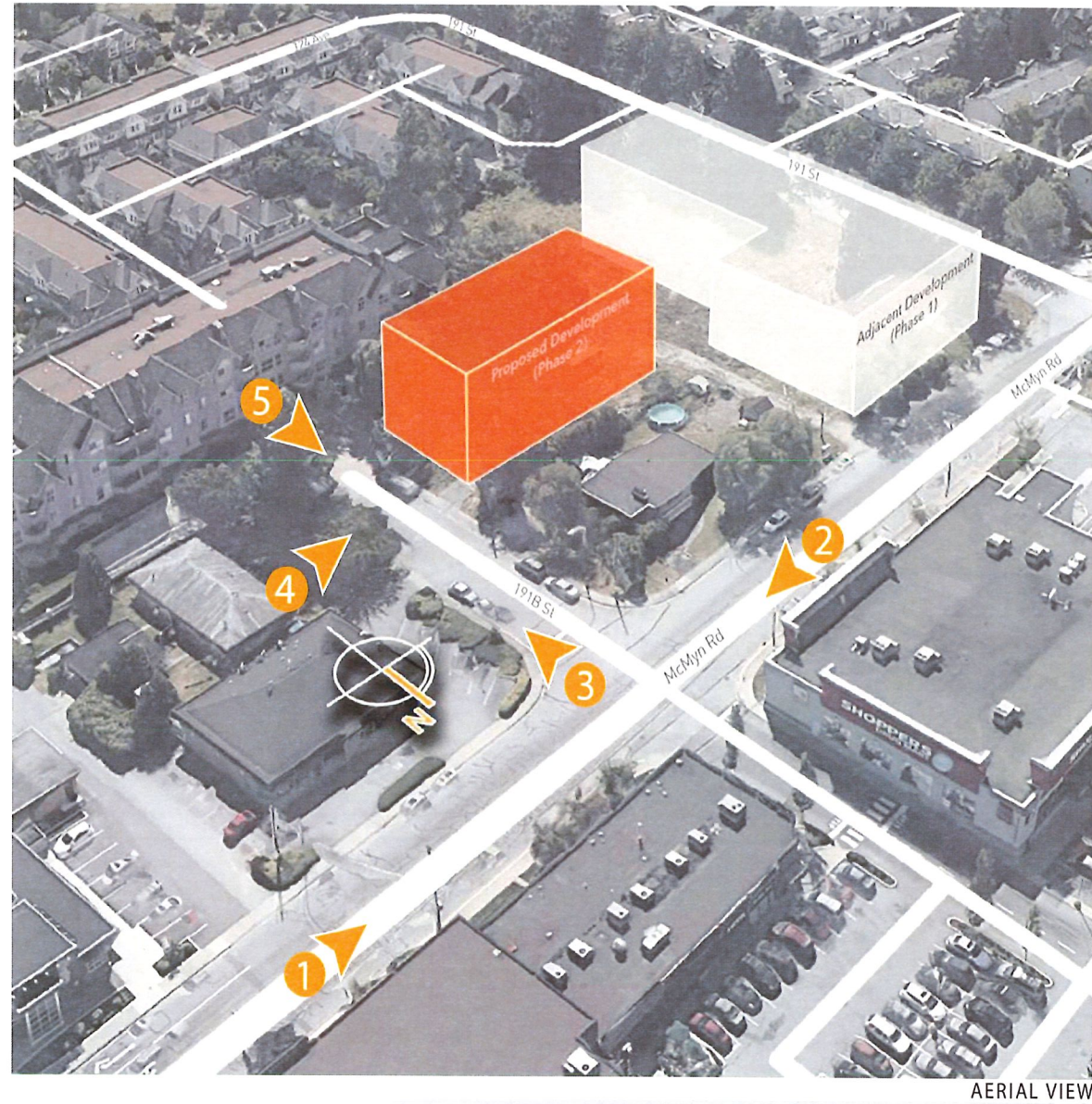
POINT LANDSCAPE STUDIO INC

Yong Xu Yu
Principal, Landscape Architect
MLA, MSc, BSc, BCSLA, CSLA, LEED AP
778 868 2378
www.pointlastudio.com

CONTEXT PLAN



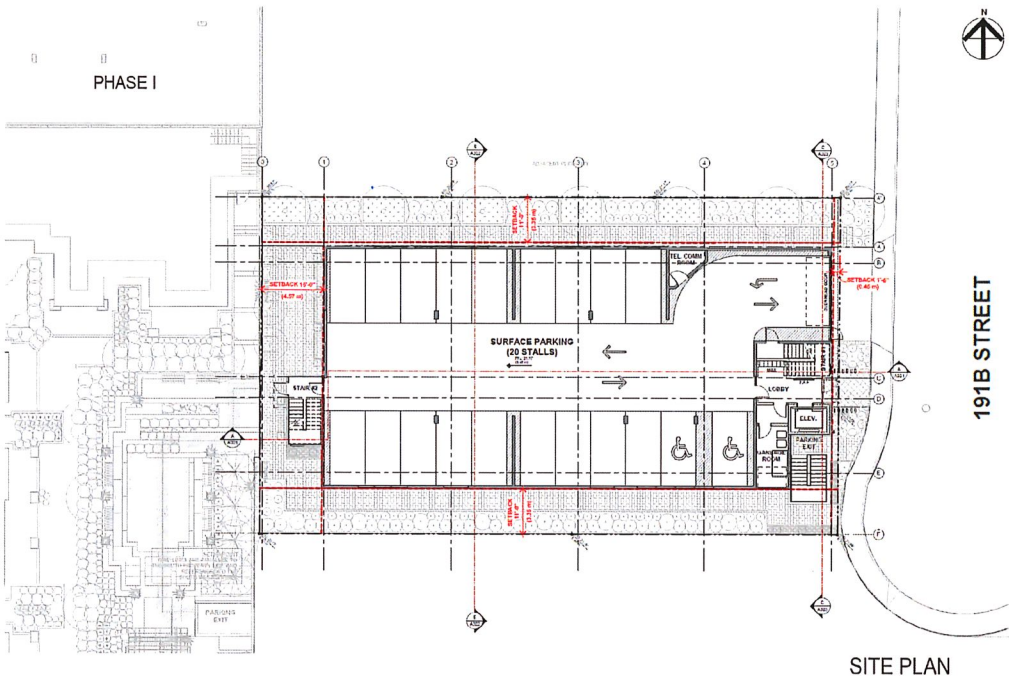
SITE VIEWS



PROJECT STATS

PROJECT SUMMARY			
ADDRESS	12469 191B STREET, PITT MEADOWS BC		
LEGAL DESCRIPTION	LOT 4 SEC 36 BLK 6 NORTH RANGE 1 EAST		
EXISTING ZONING	RS		
PROPOSED ZONING	CD		
OCP / NCP	TOWNCENTRE COMMERCIAL		
LOT AREA	Proposed [SM]	[SF]	REQUIRED. [SM]
Gross Total	1,067.38	11,489	
BUILDING AREA (SQ.M /SF FT)	Proposed /	[SF]	REQUIRED. [SM]
FAR (GROSS)	2.823		
TOTAL BUILDABLE AREA (FAR)*	3013	32,502	
ROAD DEDICATION	0		
BLDG. HEIGHT			
STOREY	6 STOREY		
ELEVATION	19.1	62.66'	
SUITE COUNT.			
TOTAL SUITES	35	100%	
1BD	16	46.0%	
2BD	17	49.0%	
3BD	2	6.0%	

REMARKS	
APPICABLE BUILDING CODE	BCBC 2018



DETAIL / BREAKDOWN

TOTAL RESIDENTIAL UNITS	Min. Req'd / Max Allowed	Proposed	Remarks
ONE BEDROOM		20	
TWO BEDROOM		15	
THREE BEDROOM		0	
TOTAL		35	

PARKING COUNT BREAKDOWN

PARKING	Min. Req'd / Max Allowed	Proposed	Remarks
Residential			
1 BD (1.2/ SUITE)	24	24	
2 BD + 3BD (1.5/ SUITE)	22.5	22.5	
PHASE 1 REPLACEMENT	2	2	
VISITOR (0.2/ SUITE)	7	7	
TOTAL # OF PARKING SPACE	56	56	
DISABLED STALLS (4/ 25-50)	4	4	INCLUDED IN TOTAL PK SPACE
SMALL CAR STALLS	14	15	INCLUDED IN TOTAL PK SPACE

BIKE STORAGE

TOTAL # OF BIKE STORAGE SPACE	Min. Req'd / Max Allowed	Proposed	Remarks
RESIDENCE	0.5/UNIT	18	20
TOTAL	18	20	

BLDG. AREA BREAKDOWN

FLOOR	GROSS AREA (SF)	PARKING	SERVICE AREA (SF) /LOBBY (SF)	RES. AREA(SF)	EFF %
P1					
SUB TOTAL	-	AMENITY AREA AND BELOW GRADE PARKING STRUCTURE AREAS ARE EXCLUDED FROM FAR / BUILDABLE AREA			
LEVEL 1	7,288	6,672		616	8.45%
LEVEL 2	6,359		1,060	5,298	83.32%
LEVEL 3	6,359		1,060	5,298	83.32%
LEVEL 4	6,359		1,060	5,298	83.32%
LEVEL 5	6,359		1,060	5,298	83.32%
LEVEL 6	6,359		1,060	5,298	83.32%
ROOF	92		92		
TOTAL	39,174	6,672	5,392	27,106	83.318%
EXCLUDED AMENITY	32,502	FAR AREA (EXCLUDING GROUND LEVEL PARKING)			

SUITE COUNT BREAKDOWN

LEVEL	SUITE/ FLOOR		1BD	2BD	3BD	
LEVEL 1	0		0	0	0	
LEVEL 2	7		4	3	0	
LEVEL 3	7		4	3	0	
LEVEL 4	7		4	3	0	
LEVEL 5	7		4	3	0	
LEVEL 6	7		4	3	0	
TOTAL	35	0	20	15	0	0
PERCENTAGE	100%	0.0%	57.1%	42.9%	0.0%	0.0%

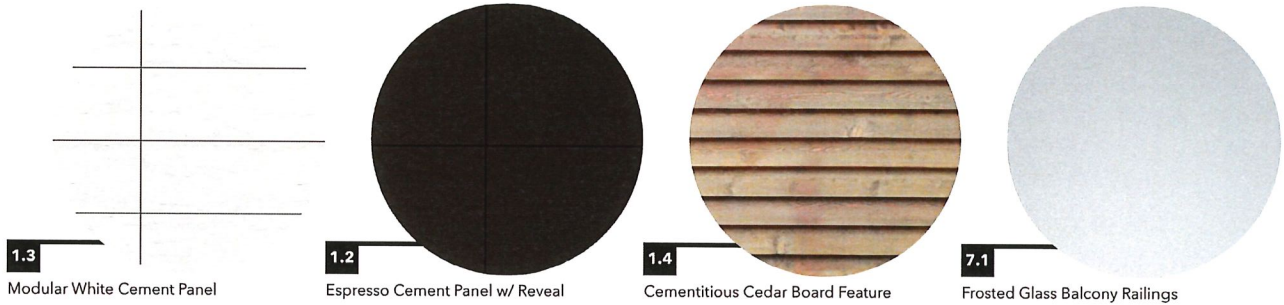
MASSING RENDERINGS 01



MASSING RENDERING & DETAIL 02



BUILDING MATERIALS



BALCONY MATERIAL + DETAIL



TRANSLUCENT PRIVACY SCREEN

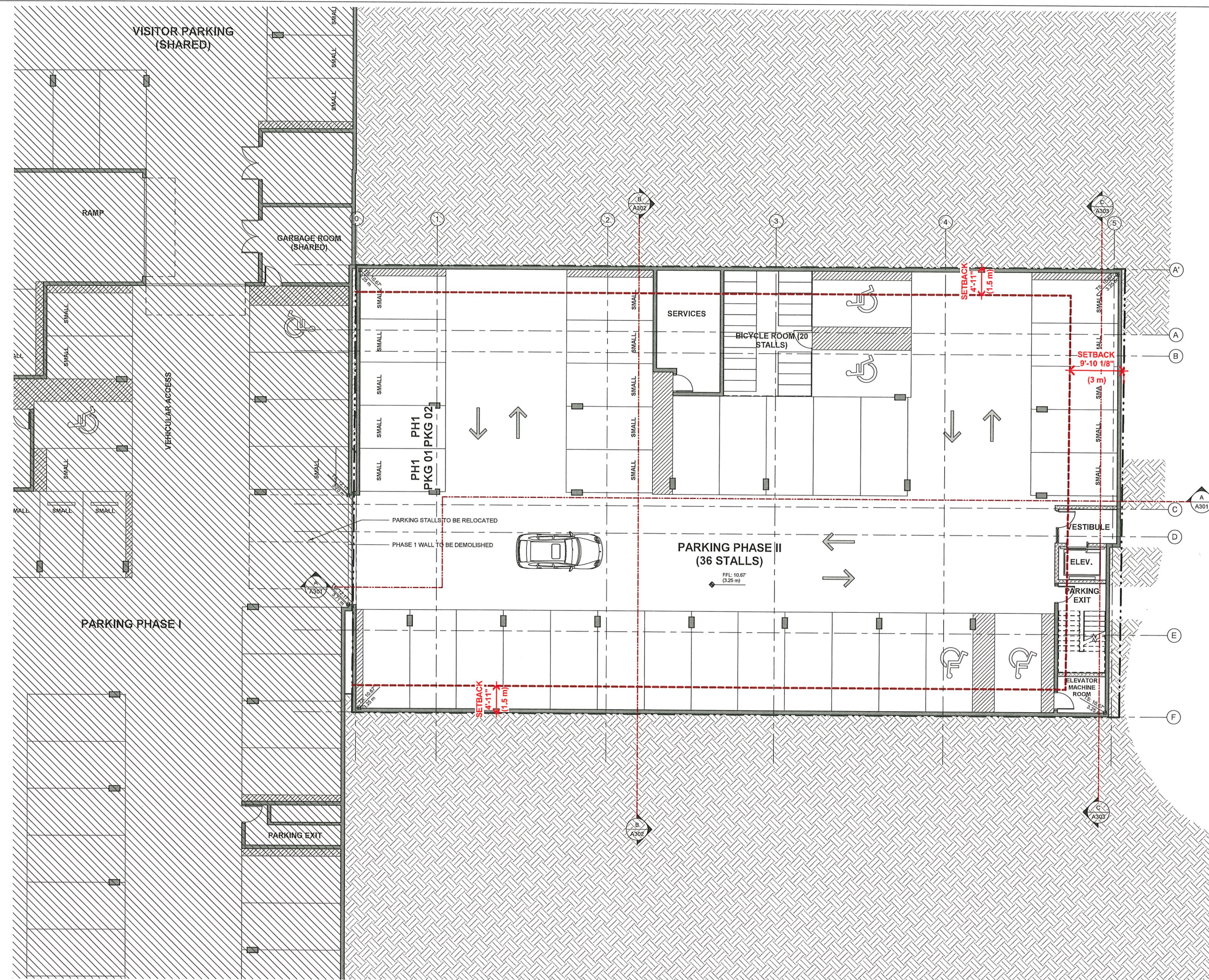


SUN SHADE SCREEN

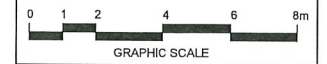


LANDSCAPE CONNECTION TO PHASE 1

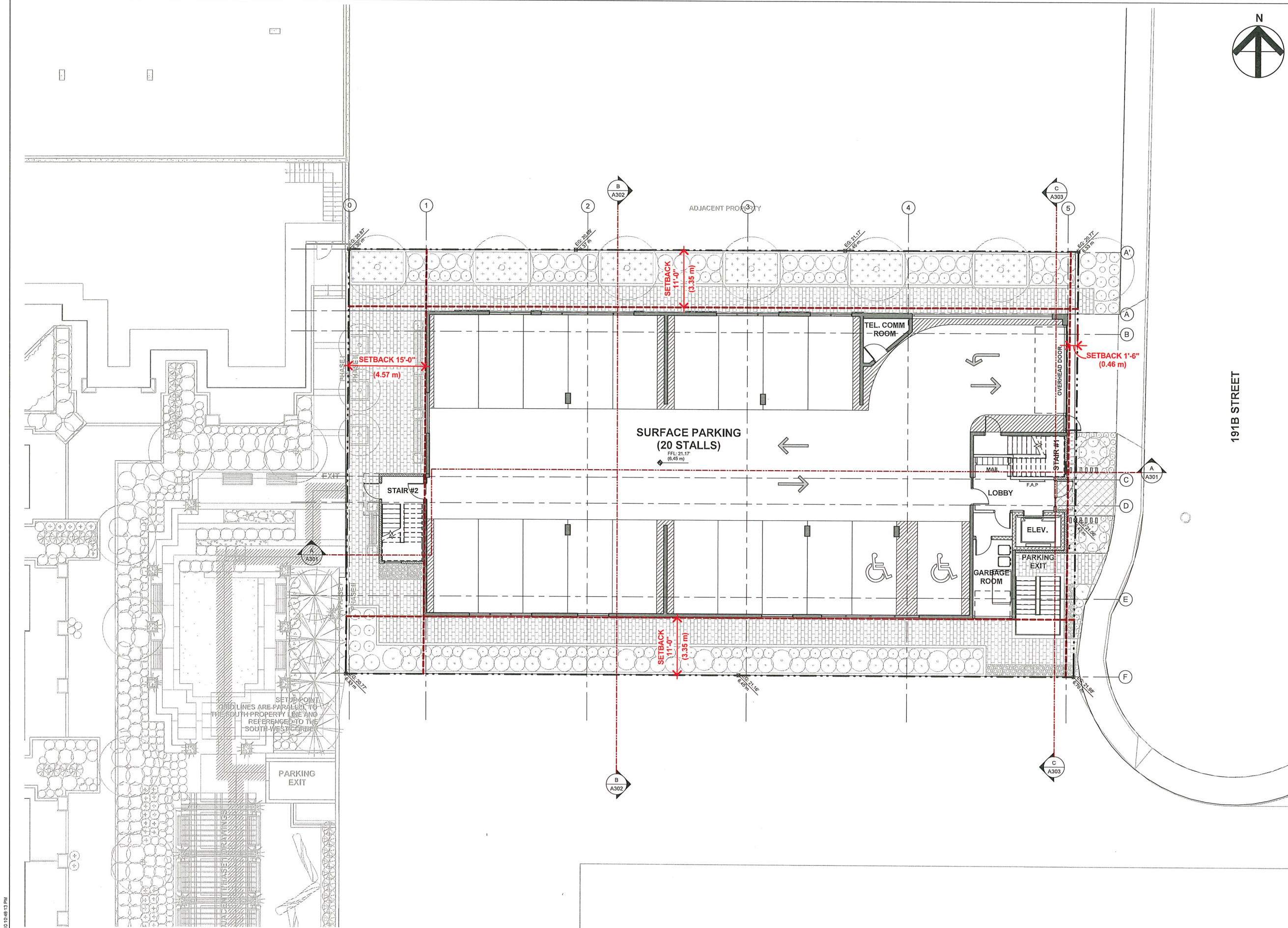




Issues			
No.	Date	Appr.	Description
Revision			
No.	Date	Appr.	Description
Client			
Prime Consultant			
MARTIN LIEW ARCHITECTURE INC.			
7030 17th AVENUE, BURNABY BC, CANADA V5N 1K6 Phone: +1 (604) 338-3506 Email: archmliew@gmail.com			
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Project Title			
HIGHLAND PARK PHASE II 12469 191B STREET PITT MEADOWS, BC			
Sheet Title			
OVERALL PARKING PLAN			
Scale		Date	
		SEPT. 30 2019	
Drawn		Checked	
Author		Checker	
File Number		Sheet No.	
DP 17-0485-00			
Project No.		A010	
1706			



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191B STREET

Issues			
No.	Date	Apprd.	Description

Revision			
No.	Date	Apprd.	Description

Client

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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
SITEPLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0485-00	Sheet No.
Project No. 1706	A011

BIKE STORAGE COUNT		
Type	Count	Percentage
BIKE STALL		
HORIZONTAL	20	100%
	20	

PARKING USAGE TYPE		
TYPE	COUNT	%
RESIDENTIAL		
HANDICAP	4	7.1%
REGULAR	30	53.6%
SMALL	15	26.8%
	49	
VISITOR		
HANDICAP	2	3.6%
REGULAR	5	8.9%
	7	
TOTAL:	56	

PARKING SCHEDULE		
TYPE	COUNT	
LEVEL 1		
HANDICAP	2	
REGULAR	18	
	20	
LEVEL P1		
HANDICAP	4	
REGULAR	17	
SMALL	15	
	36	
TOTAL:	56	

PARKING TYPE TOTAL		
TYPE	COUNT	%
HANDICAP	6	10.7%
REGULAR	35	62.5%
SMALL	15	26.8%
TOTAL:	56	



Issues			
No.	Date	Apprd.	Description

Revision			
No.	Date	Apprd.	Description

Client			

Prime Consultant

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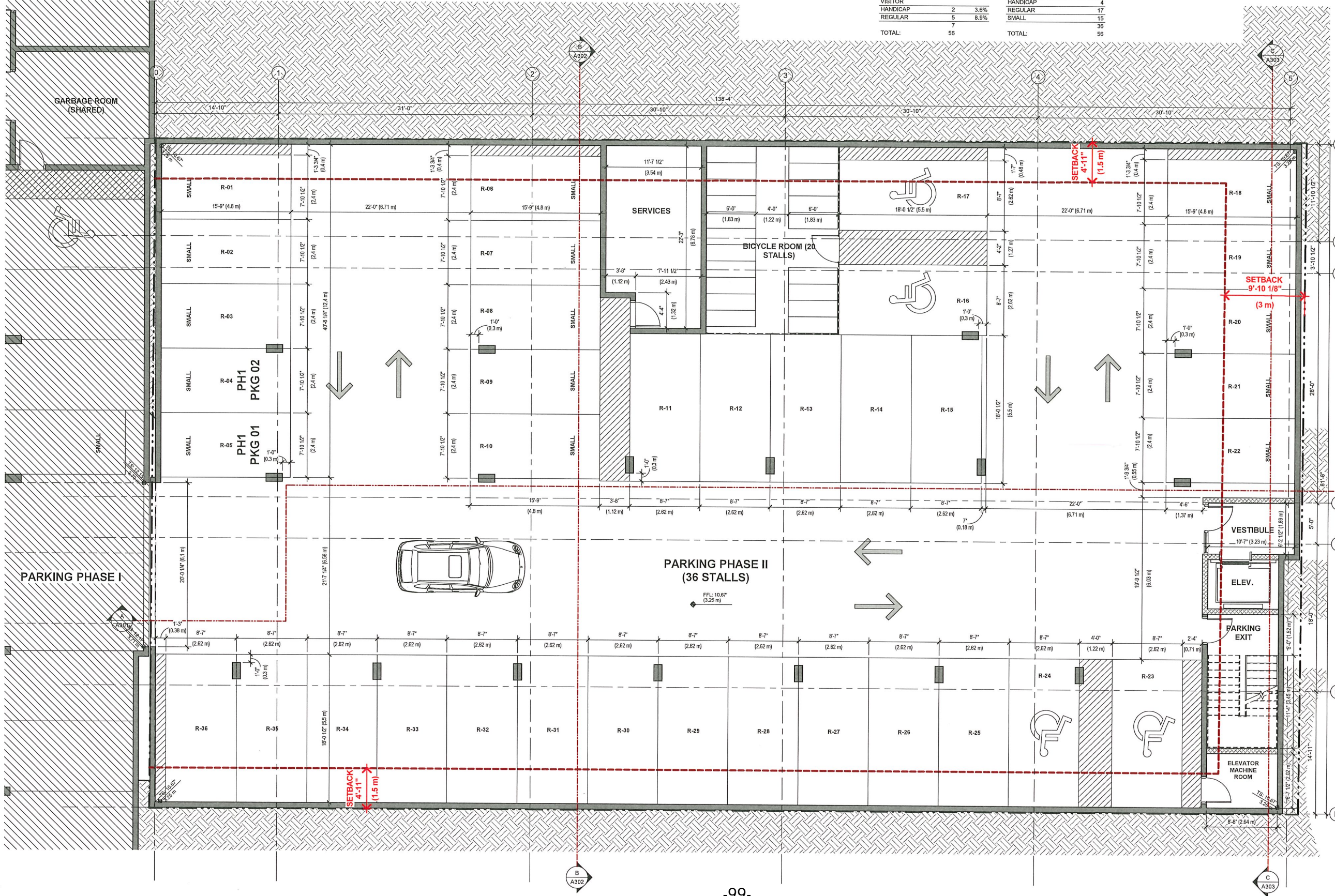
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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

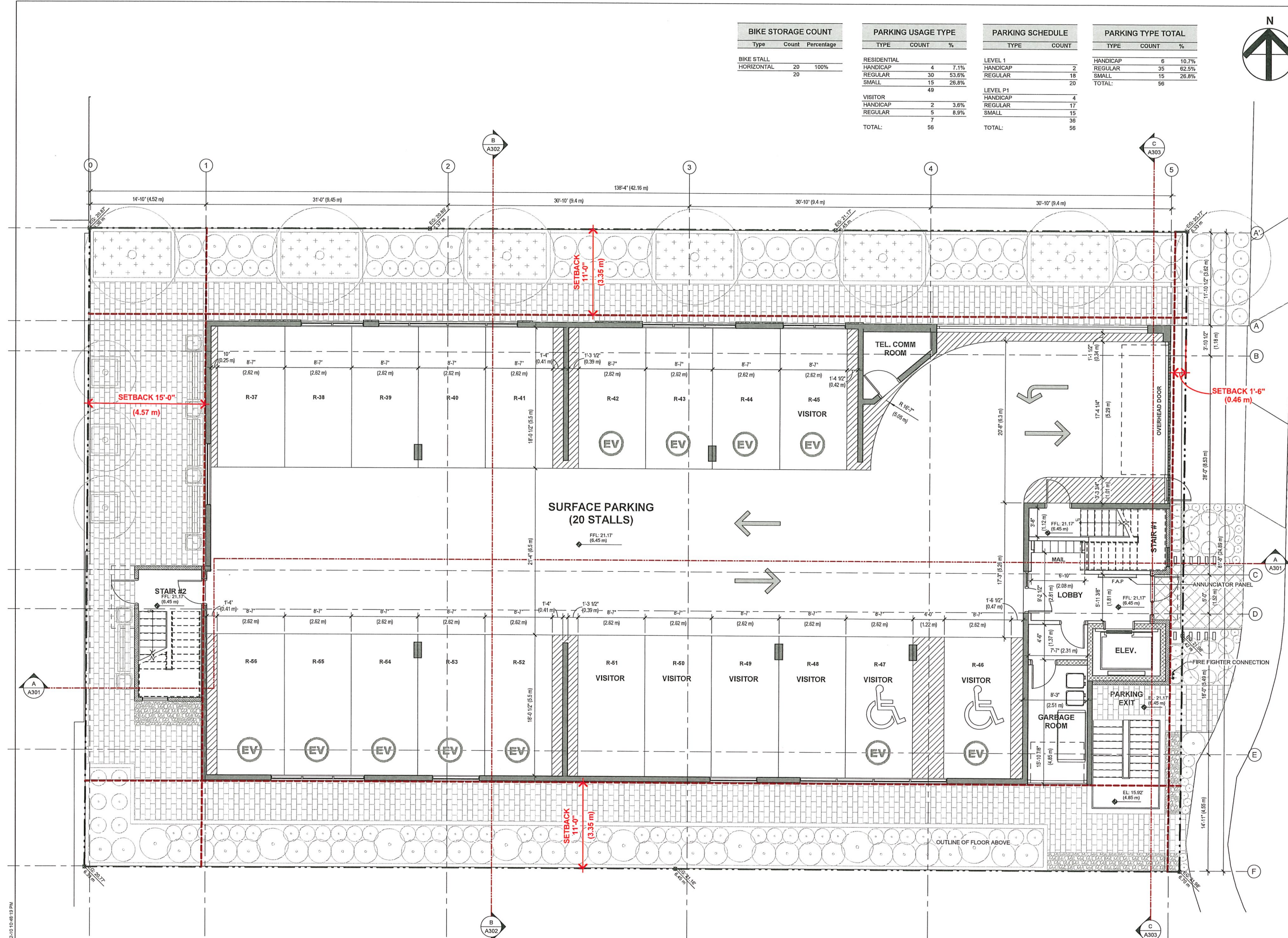
Sheet Title
PARKING P1 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A101

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BIKE STORAGE COUNT		
Type	Count	Percentage
BIKE STALL		
HORIZONTAL	20	100%
	20	

PARKING USAGE TYPE		
TYPE	COUNT	%
RESIDENTIAL		
HANDICAP	4	7.1%
REGULAR	30	53.6%
SMALL	15	26.8%
	49	
VISITOR		
HANDICAP	2	3.6%
REGULAR	5	8.9%
	7	
TOTAL:	56	

PARKING SCHEDULE	
TYPE	COUNT
LEVEL 1	
HANDICAP	2
REGULAR	18
	20
LEVEL P1	
HANDICAP	4
REGULAR	17
SMALL	15
	36
TOTAL:	56

PARKING TYPE TOTAL		
TYPE	COUNT	%
HANDICAP	6	10.7%
REGULAR	35	62.5%
SMALL	15	26.8%
TOTAL:	56	

Issues			
No.	Date	Appr.	Description

Revision			
No.	Date	Appr.	Description

Client

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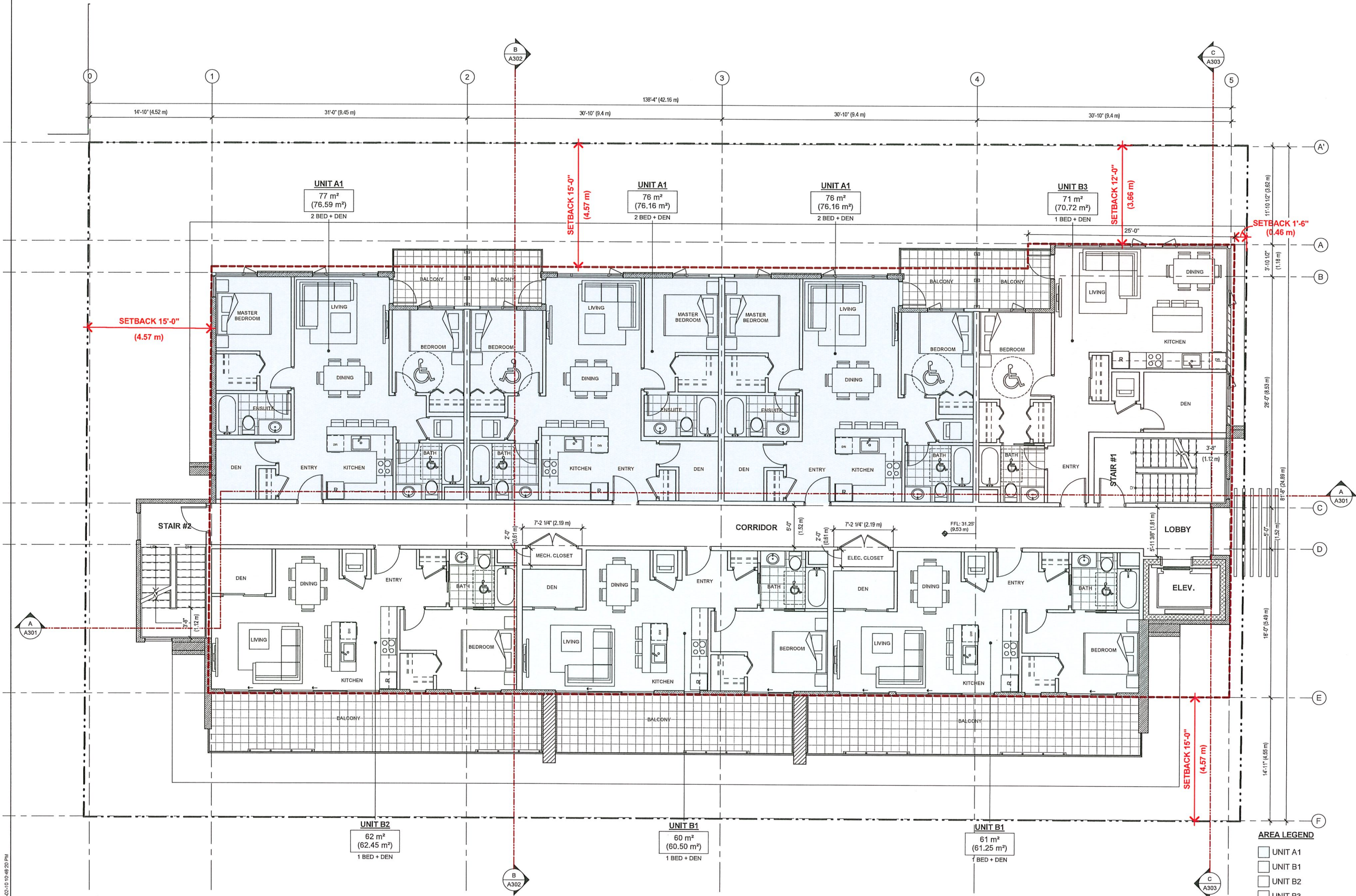


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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
LEVEL 1 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0485-00	Sheet No.
Project No. 1706	A102



Issues			
No.	Date	Appr.	Description

Revision			
No.	Date	Appr.	Description

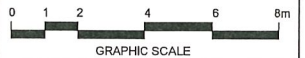
Client

Prime Consultant

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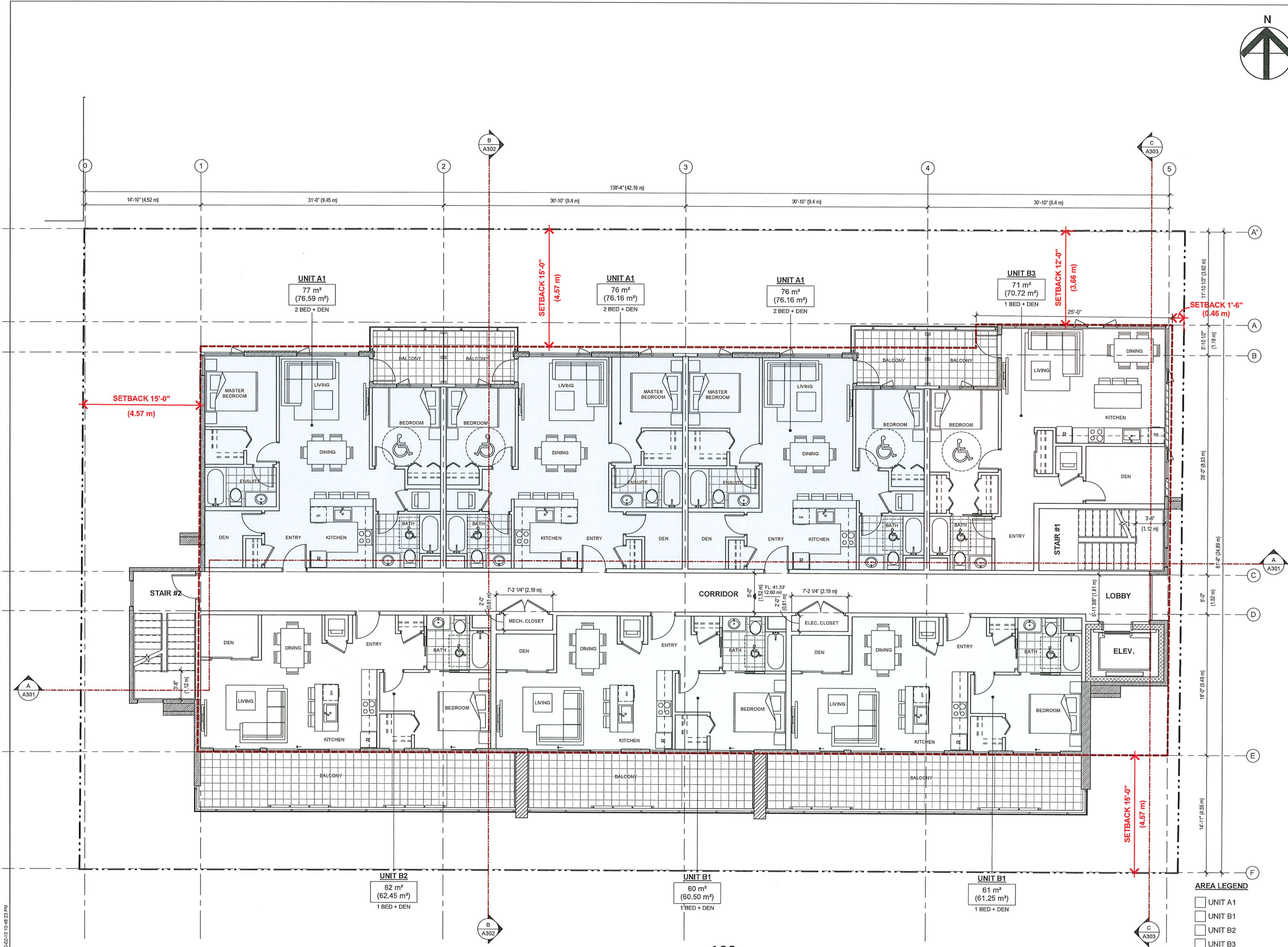


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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
LEVEL 2 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A103
Project No. 1706	



Issues			
No.	Date	Appr.	Description

Revision			
No.	Date	Appr.	Description

Client

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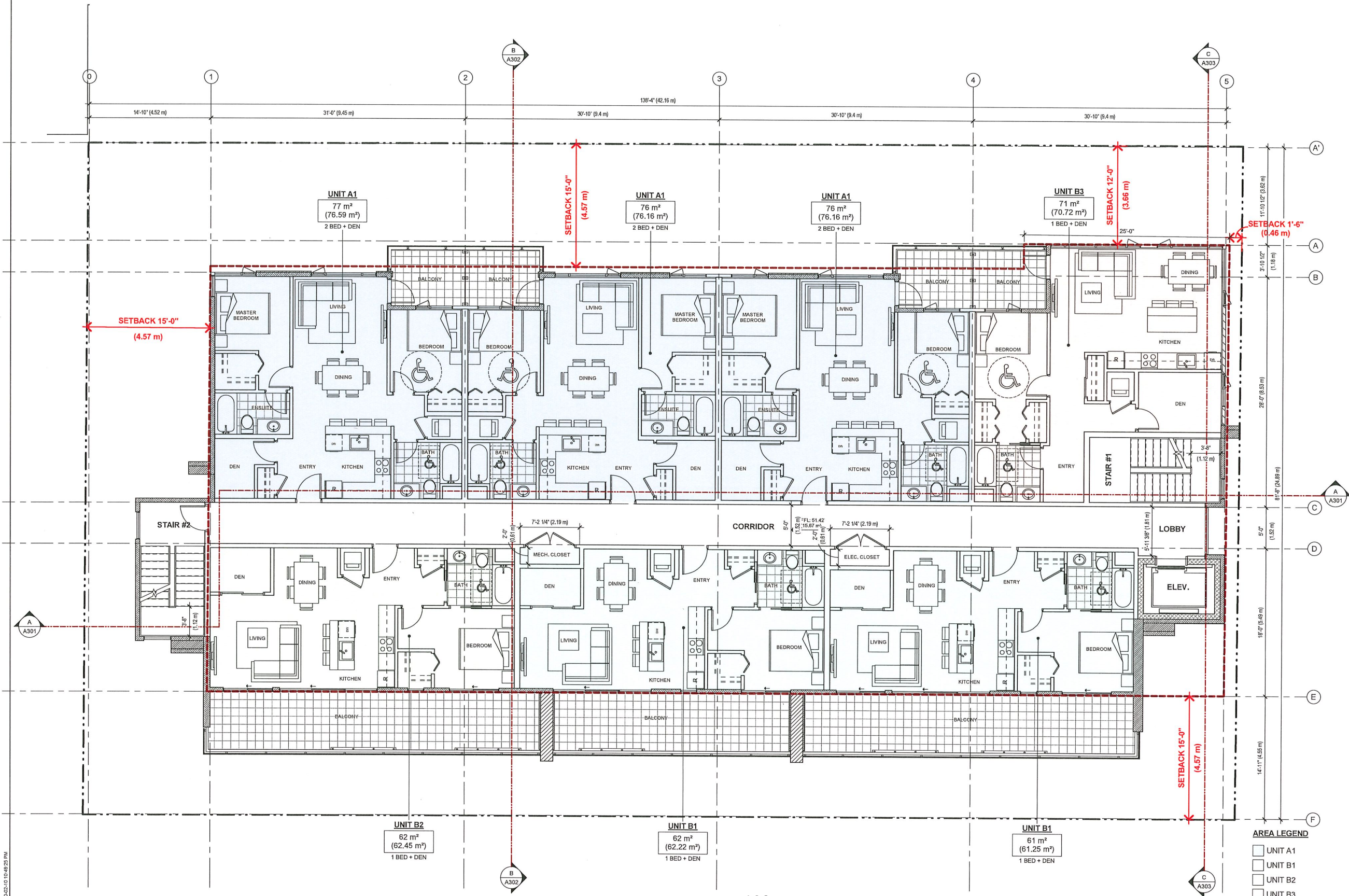


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Project Title
HIGHLAND PARK PHASE II
12489 191B STREET
PITT MEADOWS, BC

Sheet Title
LEVEL 3 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP-17-0485-00	Sheet No.
Project No. 1706	A104



Issues			
No.	Date	Appr.	Description

Revision			
No.	Date	Appr.	Description

Client

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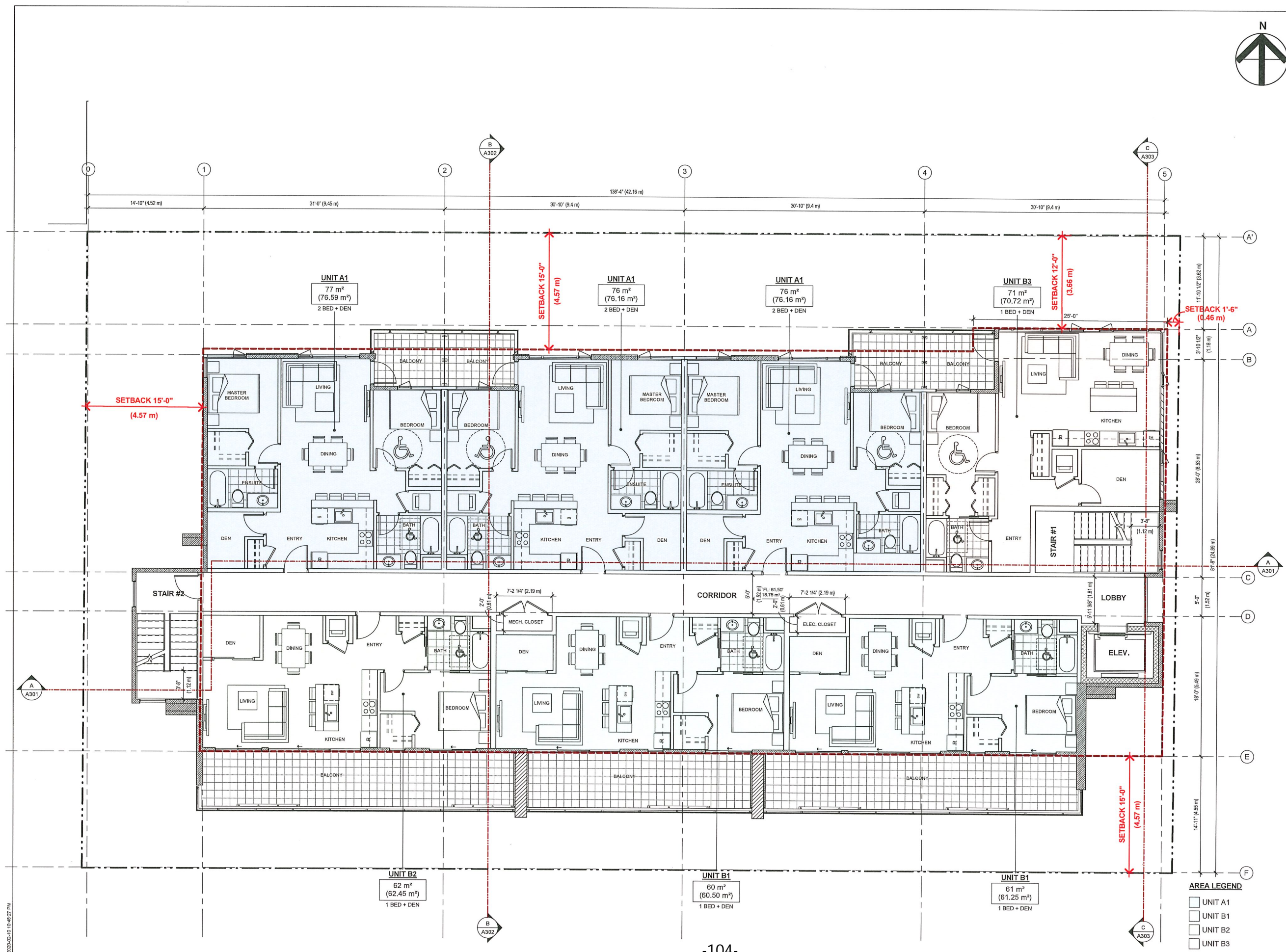
Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
LEVEL 4 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0485-00	Sheet No.
Project No. 1706	A105

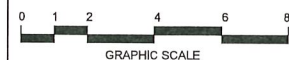
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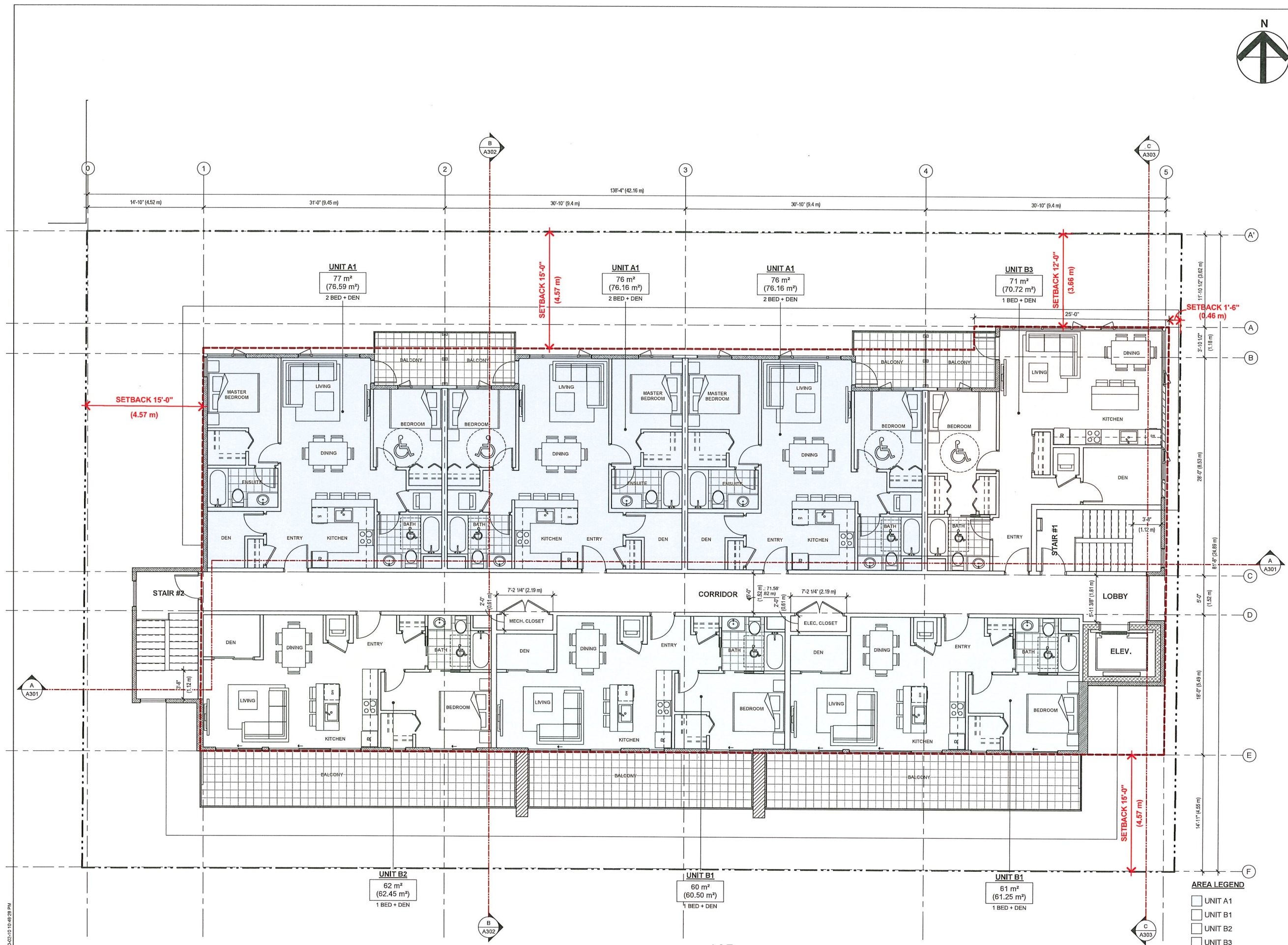
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Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A106
Project No. 1706	

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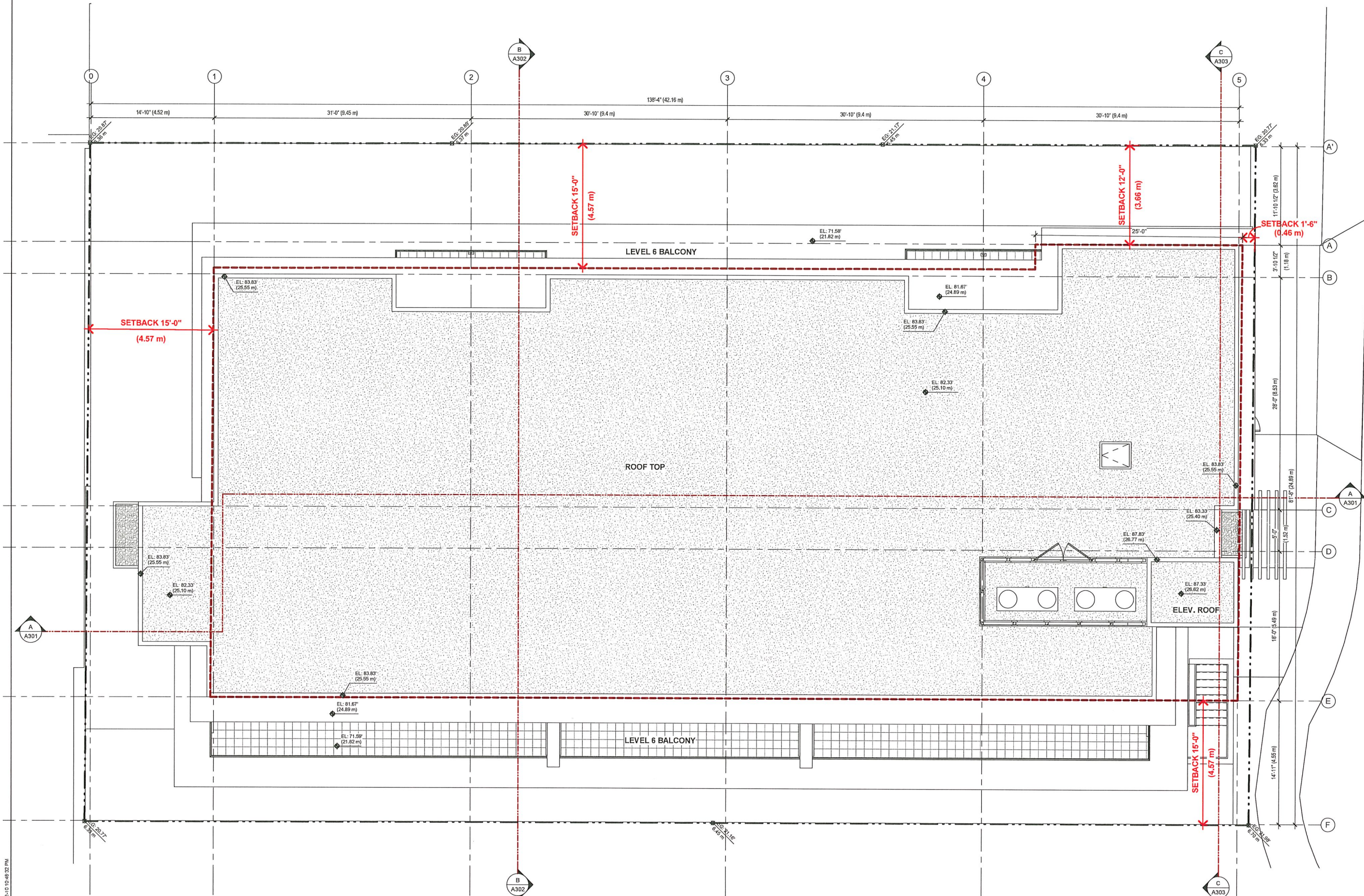
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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title

LEVEL 6 PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A107



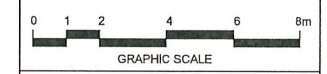
Issues			
No.	Date	Appr.	Description

No.	Date	Appr.	Description
Revision			
Client			

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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
ROOF PLAN

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP-17-0465-00	Sheet No. A108
Project No. 1706	

COLOR		PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION
1. CLADDING				
1.1	White	James Hardie	Harbor Mist	Feature Brick at Entry/Elevator Core
1.2	Espresso	James Hardie 2.0 Panel	Rich Espresso	Exterior Walls
1.3	Dark Grey	James Hardie	Arctic White	Exterior Walls
1.4	Cedar	Wood Texture Composite Panel/ James Hardie	Summer Wheat	Exterior Wall - Features
2. SOFFIT				
2.1	Cedar	Prefinished Wood Tone Composite/ Metal Panel	Summer Wheat	Roof and Eyebrow Soffit
2.3	White	James Hardie - Hardie Soffit	Arctic White	Underside of Upper Eyebrow Roof
2.4	Charcoal	Vent Strip	Charcoal	Vent Strip at Parking wall
3. TRIMS				
3.1	White	James Hardie - Hardie Trim	Arctic White	White Roof/Eyebrow Trims
4. ROOFS				
4.1	Cedar	TBC	TBC	SBS Membrane at Flat Roofs
5. WINDOWS				
5.1	Charcoal	Vinyl Windows	Dark Charcoal	Prefinished Vinyl Windows
5.2	Charcoal	Aluminum Windows	Dark Charcoal	Feature Window/Wing Mullions

COLOR		PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION	
6. DOORS					Issues
6.1	Charcoal	Vinyl Doors	Dark Charcoal	Prefinished Vinyl Balcony Doors	No. Date
6.2	Charcoal	Aluminum Doors	Dark Charcoal	Prefinished Aluminum Building Entry Doors/Exit Doors	
7. WINDOWS					
7.1	Frosted	Aluminum Railing	Frosted/ Charcoal	Charcoal Aluminum Railing w/ Frosted Glass Panel	
7.2	Clear	Aluminum Railing	Clear/ Charcoal	Charcoal Aluminum Railing w/ Clear Glass Panel	
8. ACCESSORIES					
8.1	Cedar	Wood Screens / Metal Tube	Cedar	Sliding Shading Screens on Balconies	
9. STRUCTURES					
9.1	Concrete	Painted Concrete	Concrete	Exposed Concrete at Parking	

Issues			
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Client	
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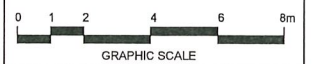
Prime Consultant

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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title

EAST ELEVATION

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A201



COLOR	PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION
1. CLADDING			
1.1 White	James Hardie	Harbor Mist	Feature Brick at Entry/Elevator Core
1.2 Espresso	James Hardie 2.0 Panel	Rich Espresso	Exterior Walls
1.3 Dark Grey	James Hardie	Arctic White	Exterior Walls
1.4 Cedar	Wood Texture Composite Panel/ James Hardie	Summer Wheat	Exterior Wall - Features
2. SOFFIT			
2.1 Cedar	Prefinished Wood Tone Composite/ Metal Panel	Summer Wheat	Roof and Eyebrow Soffit
2.3 White	James Hardie - Hardie Soffit	Arctic White	Underside of Upper Eyebrow Roof
2.4 Charcoal	Vent Strip	Charcoal	Vent Strip at Parking wall
3. TRIMS			
3.1 White	James Hardie - Hardie Trim	Arctic White	White Roof/Eyebrow Trims
4. ROOFS			
4.1 Cedar	TBC	TBC	SBS Membrane at Flat Roofs
5. WINDOWS			
5.1 Charcoal	Vinyl Windows	Dark Charcoal	Prefinished Vinyl Windows
5.2 Charcoal	Aluminum Windows	Dark Charcoal	Feature Window/Wing Mullions

COLOR		PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION
6. DOORS				
6.1	Charcoal	Vinyl Doors	Dark Charcoal	Prefinished Vinyl Balcony Doors
6.2	Charcoal	Aluminum Doors	Dark Charcoal	Prefinished Aluminum Building Entry Doors/Exit Doors
7. WINDOWS				
7.1	Frosted	Aluminum Railing	Frosted/ Charcoal	Charcoal Aluminum Railing w/ Frosted Glass Panel
7.2	Clear	Aluminum Railing	Clear/ Charcoal	Charcoal Aluminum Railing w/ Clear Glass Panel
8. ACCESSORIES				
8.1	Cedar	Wood Screens / Metal Tube	Cedar	Sliding Shading Screens on Balconies
9. STRUCTURES				
9.1	Concrete	Painted Concrete	Concrete	Exposed Concrete at Parking

Issues			
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Client

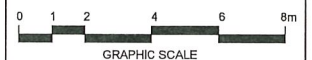
Prime Consultant

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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title

NORTH ELEVATION

Scale

$$\frac{3}{16}'' = 1'-0''$$

Drawn

Author
File Number

DP 17-0465-00

Project No.

Date _____

SEPT. 30 2019

Checked

Checker	
Student No.	

Sheet No. **A000**

A205

ARCH E-REVIT 2017

COLOR	PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION
1. CLADDING			
1.1 White	James Hardie	Harbor Mist	Feature Brick at Entry/Elevator Core
1.2 Espresso	James Hardie 2.0 Panel	Rich Espresso	Exterior Walls
1.3 Dark Grey	James Hardie	Arctic White	Exterior Walls
1.4 Cedar	Wood Texture Composite Panel/ James Hardie	Summer Wheat	Exterior Wall - Features
2. SOFFIT			
2.1 Cedar	Prefinished Wood Tone Composite/ Metal Panel	Summer Wheat	Roof and Eyebrow Soffit
2.3 White	James Hardie - Hardie Soffit	Arctic White	Underside of Upper Eyebrow Roof
2.4 Charcoal	Vent Strip	Charcoal	Vent Strip at Parking wall
3. TRIMS			
3.1 White	James Hardie - Hardie Trim	Arctic White	White Roof/Eyebrow Trims
4. ROOFS			
4.1 Cedar	TBC	TBC	SBS Membrane at Flat Roofs
5. WINDOWS			
5.1 Charcoal	Vinyl Windows	Dark Charcoal	Prefinished Vinyl Windows
5.2 Charcoal	Aluminum Windows	Dark Charcoal	Feature Window/Wing Mullions

COLOR		PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION
6. DOORS				
6.1	Charcoal	Vinyl Doors	Dark Charcoal	Prefinished Vinyl Balcony Doors
6.2	Charcoal	Aluminum Doors	Dark Charcoal	Prefinished Aluminum Building Entry Doors/Exit Doors
7. WINDOWS				
7.1	Frosted	Aluminum Railing	Frosted/ Charcoal	Charcoal Aluminum Railing w/ Frosted Glass Panel
7.2	Clear	Aluminum Railing	Clear/ Charcoal	Charcoal Aluminum Railing w/ Clear Glass Panel
8. ACCESSORIES				
8.1	Cedar	Wood Screens / Metal Tube	Cedar	Sliding Shading Screens on Balconies
9. STRUCTURES				
9.1	Concrete	Painted Concrete	Concrete	Exposed Concrete at Parking

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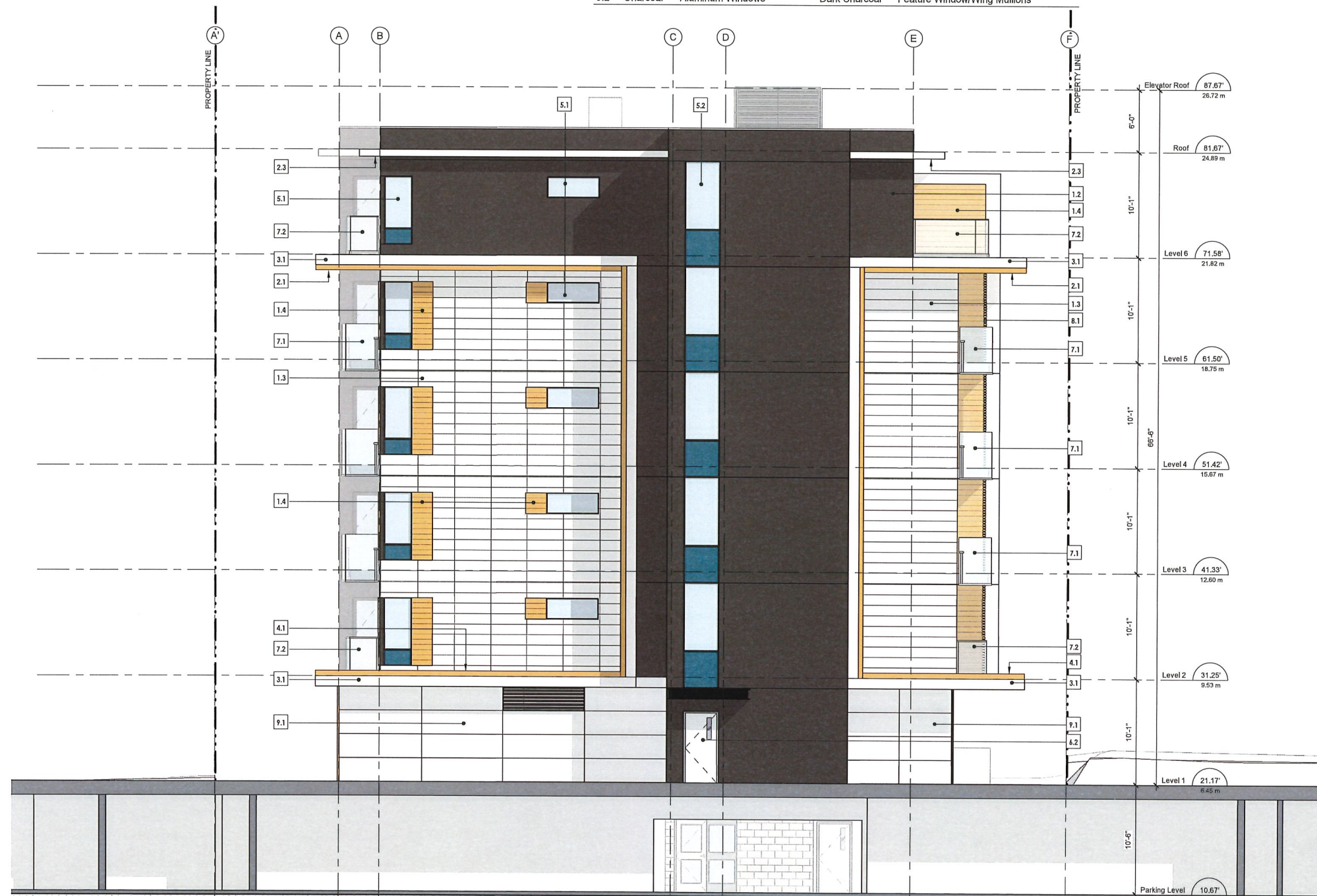
Client _____

Prime Consultant _____

MARTIN LIEW | ARCHITECTURE INC.

7050 17th AVENUE, BURNABY BC.
CANADA V3N 1K6

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Project Title	<p>HIGHLAND PARK PHASE II</p> <p>2469 191B STREET</p> <p>ITT MEADOWS, BC</p>
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WEST ELEVATION

Scale 16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
Sheet Number P 17-0465-00	Sheet No. A203
Project No. 06	

COLOR	PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION	
1. CLADDING				
1.1	White	James Hardie	Harbor Mist	Feature Brick at Entry/Elevator Core
1.2	Espresso	James Hardie 2.0 Panel	Rich Espresso	Exterior Walls
1.3	Dark Grey	James Hardie	Arctic White	Exterior Walls
1.4	Cedar	Wood Texture Composite Panel/ James Hardie	Summer Wheat	Exterior Wall - Features
2. SOFFIT				
2.1	Cedar	Prefinished Wood Tone Composite/ Metal Panel	Summer Wheat	Roof and Eyebrow Soffit
2.3	White	James Hardie - Hardie Soffit	Arctic White	Underside of Upper Eyebrow Roof
2.4	Charcoal	Vent Strip	Charcoal	Vent Strip at Parking wall
3. TRIMS				
3.1	White	James Hardie - Hardie Trim	Arctic White	White Roof/Eyebrow Trims
4. ROOFS				
4.1	Cedar	TBC	TBC	SBS Membrane at Flat Roofs
5. WINDOWS				
5.1	Charcoal	Vinyl Windows	Dark Charcoal	Prefinished Vinyl Windows
5.2	Charcoal	Aluminum Windows	Dark Charcoal	Feature Window/Wing Mullions

COLOR		PRODUCT (TO MATCH)	FINISH (TO MATCH)	LOCATION	
6. DOORS					
6.1	Charcoal	Vinyl Doors	Dark Charcoal	Prefinished Vinyl Balcony Doors	Issues
6.2	Charcoal	Aluminum Doors	Dark Charcoal	Prefinished Aluminum Building Entry Doors/Exit Doors	No. D.
7. WINDOWS					
7.1	Frosted	Aluminum Railing	Frosted/ Charcoal	Charcoal Aluminum Railing w/ Frosted Glass Panel	
7.2	Clear	Aluminum Railing	Clear/ Charcoal	Charcoal Aluminum Railing w/ Clear Glass Panel	
8. ACCESSORIES					
8.1	Cedar	Wood Screens / Metal Tube	Cedar	Sliding Shading Screens on Balconies	
9. STRUCTURES					
9.1	Concrete	Painted Concrete	Concrete	Exposed Concrete at Parking	

Issues			
No.	Date	Apprd.	Description
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Client	
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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title

SOUTH ELEVATION

Scale

Date _____

Drawn

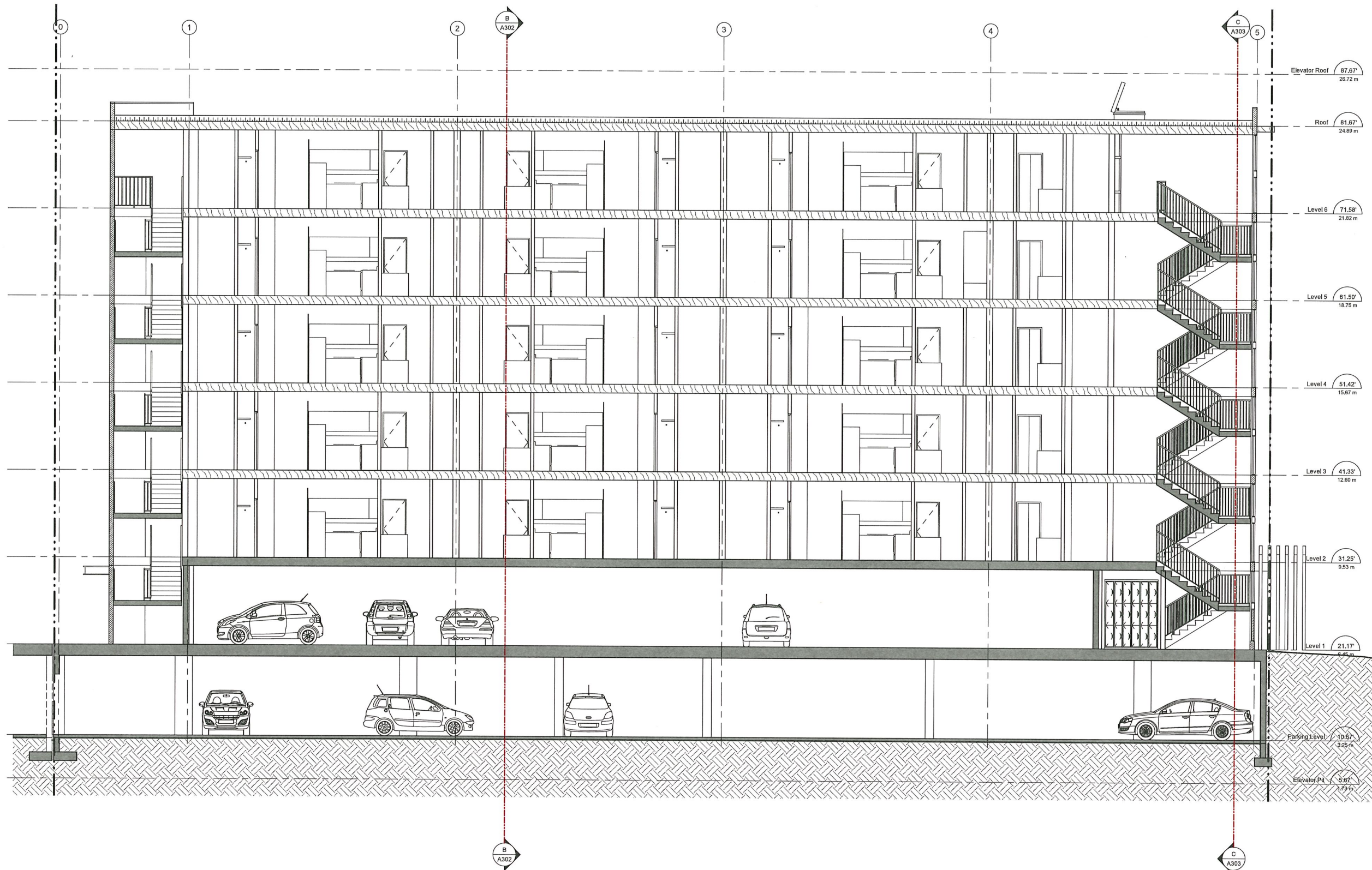
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File Number
DP 17-0465-00

Sheet No. 400

A204

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Issues			
No.	Date	Appr.	Description

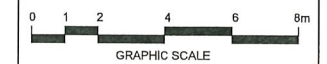
Revision			
No.	Date	Appr.	Description

Client

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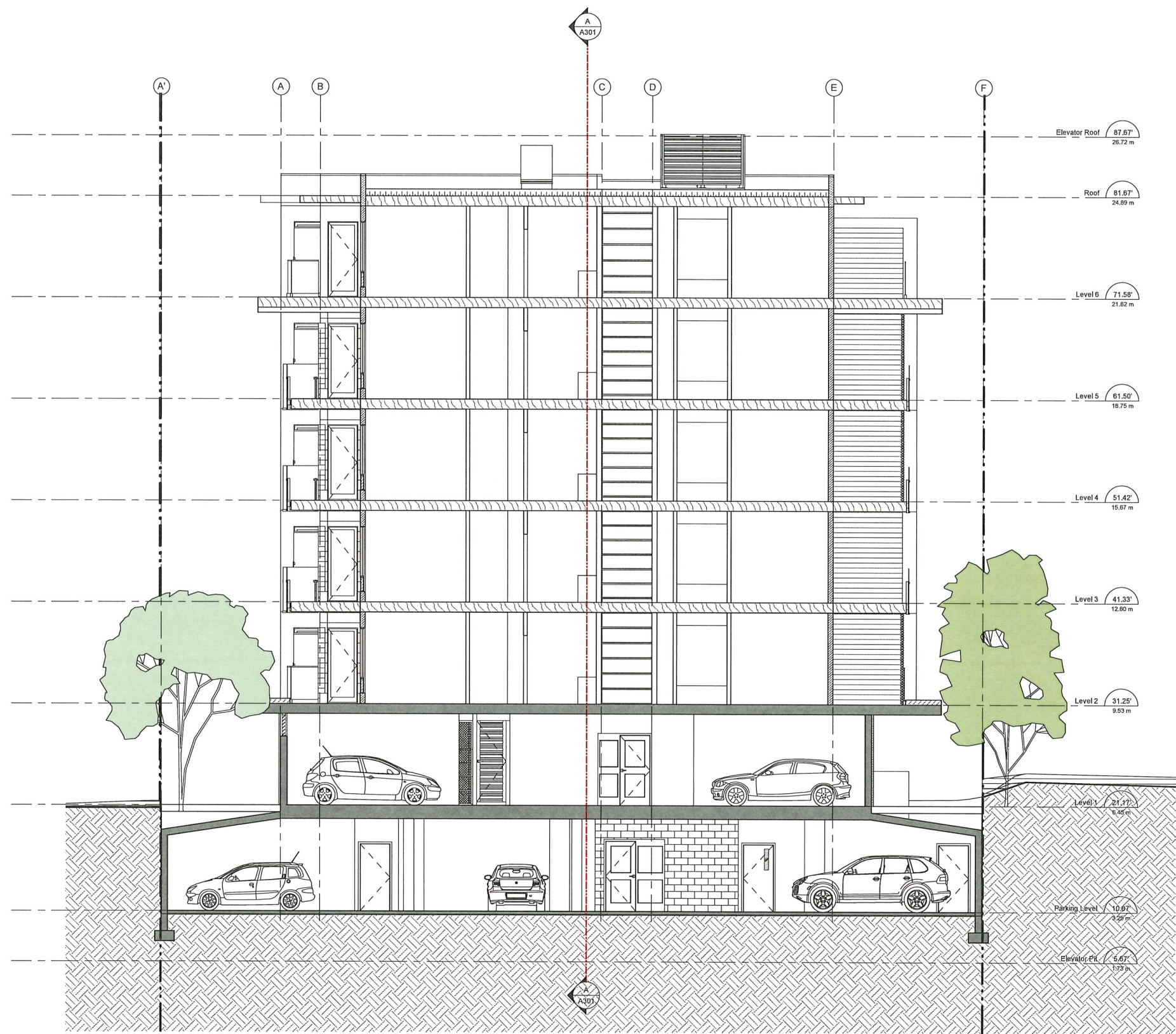


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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
SECTION A

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0485-00	Sheet No.
Project No. 1706	A301



Issues			
No.	Date	Appr.	Description

No.	Date	Appr.	Description
Revision			

Client

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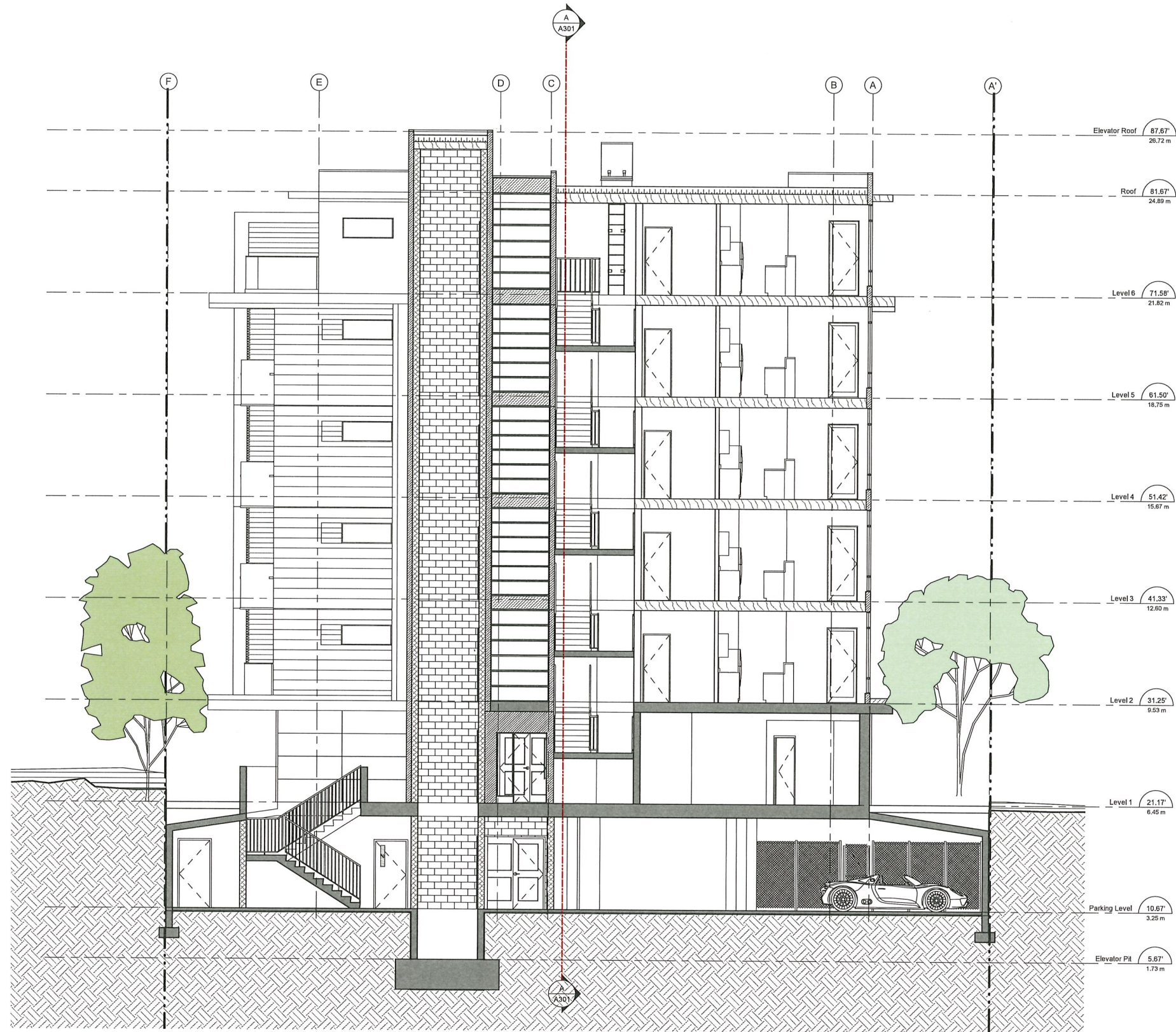


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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title
SECTION B

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A302
Project No. 1706	



Issues			
No.	Date	Appr.	Description

Revision			
No.	Date	Appr.	Description

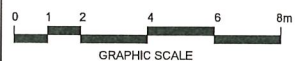
Client

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Project Title
HIGHLAND PARK PHASE II
12489 191B STREET
PITT MEADOWS, BC

Sheet Title
SECTION C

Scale 3/16" = 1'-0"	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A303

ARCH E - REVIT 2017

POINT LANDSCAPE STUDIO INC.

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7788602378

YYU@POINTLASTUDIO.COM

WWW.POINTLASTUDIO.COM

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[illegible]

NOT FOR CONSTRUCTION

STAMP.

PROJECT NAME:

HIGHLAND PARK PHASE II
12469 191B ST. PITT MEADOWS, BC

DRAWING TITLE:

LANDSCAPE PLAN

PLS PROJECT NUMBER:	DATE:
20002	Feb/06/2020

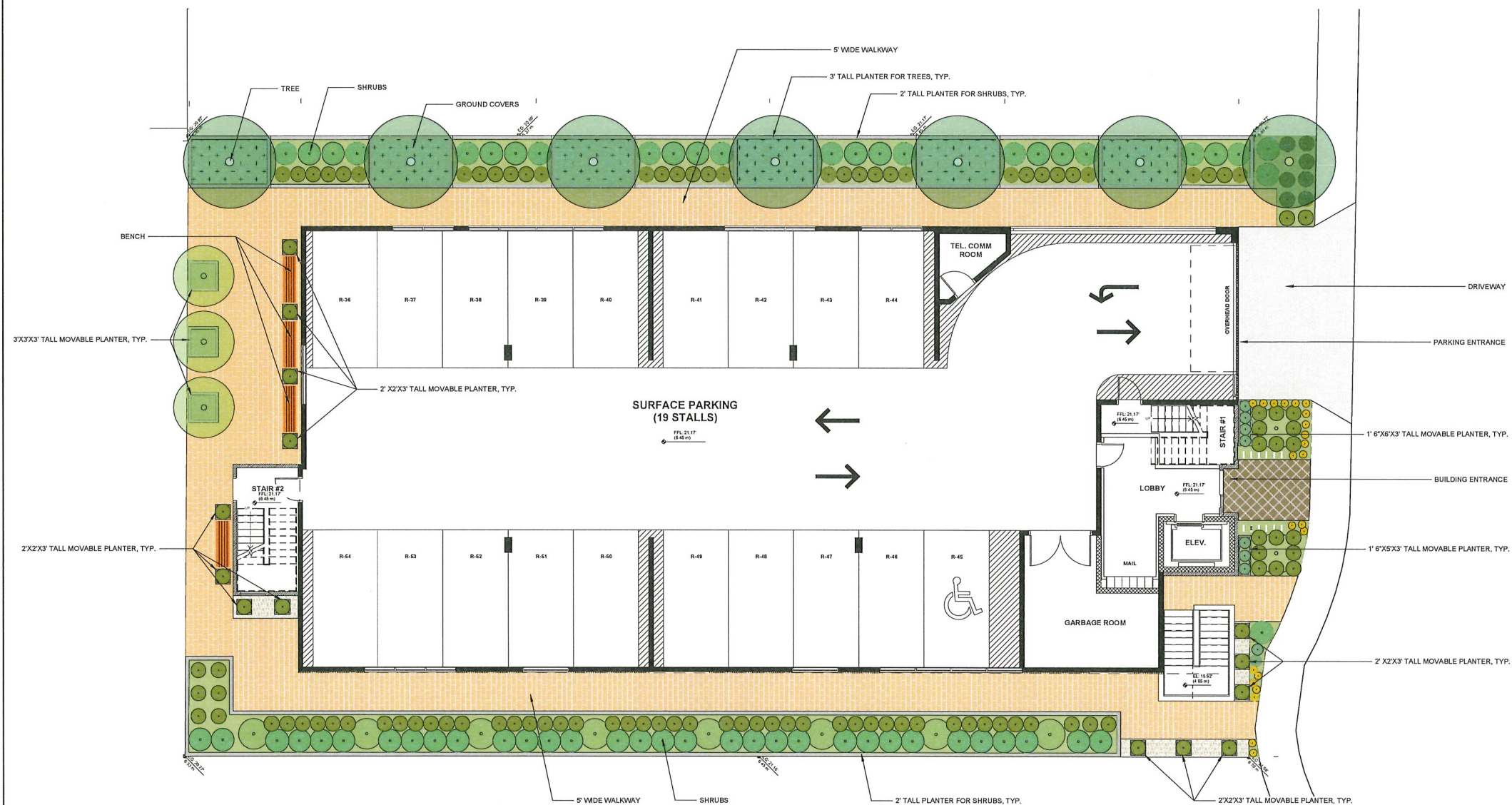
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SCALE:
3/16"=1'-0"






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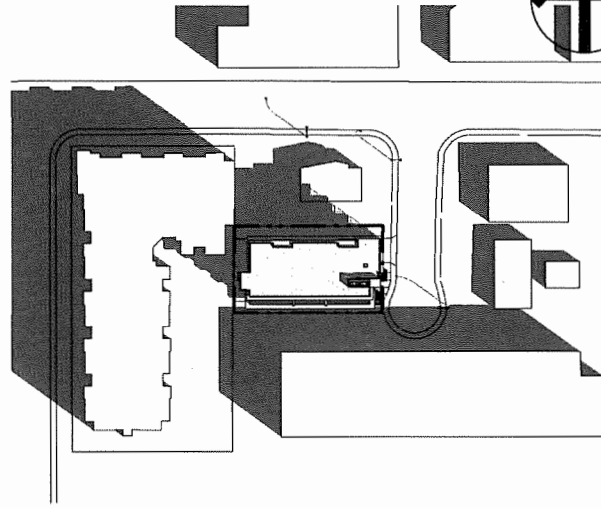
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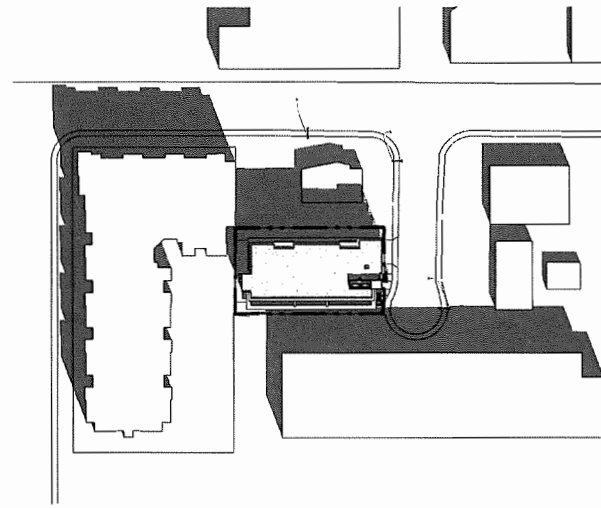


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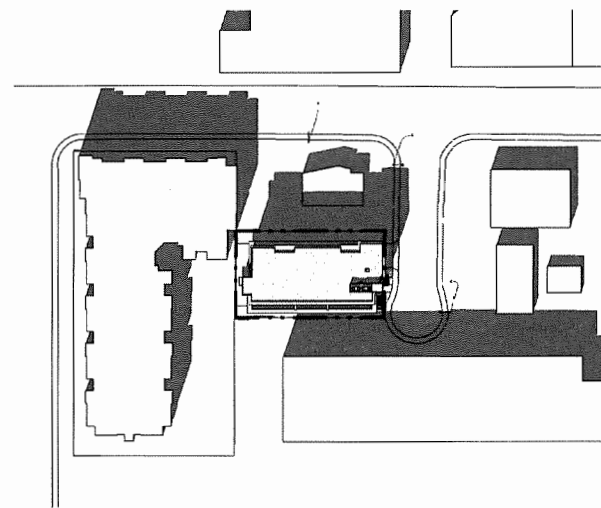
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	CONCRETE UNIT PAVER PAVING
	GRAVEL
	STONE PAVING
	GROUND COVERS



SEPTEMBER 21 - 10AM



SEPTEMBER 21 - 12pm



SEPTEMBER 21 - 2pm



No.	Date	Appd.	Description
Revision			
Client			

Seal

Consultants	
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Project Title
HIGHLAND PARK PHASE II
12469 191B STREET
PITT MEADOWS, BC

Sheet Title

SHADOW STUDY

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A009
Project No. 1706	

**CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2853, 2020**

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. 2837, 2019;

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. 2853, 2020".
2. The Zoning Bylaw No. 2505, 2011 is amended as follows:
 - a) Part 16 [*Comprehensive Development*] is amended by adding a new zone entitled Comprehensive Development N ("CD-N"), with the addition of the following subsection:

16.14 CD-N Comprehensive Development N

16.14.1 Intent

The intent of the Comprehensive Development N (CD-N) Zone is to permit a comprehensively planned high-rise condominium development on the following legal parcel described as:

PID: 009-890-131

Lot 4 Section 36 Block 6N Range 1 East New Westminster
District Plan NWP13846

16.14.2 Permitted Uses

Principal Uses	Accessory Uses
<ul style="list-style-type: none"> ▪ <i>Apartment</i> 	<ul style="list-style-type: none"> ▪ <i>Home-Based Business</i> ▪ <i>Accessory Buildings & Uses</i> ▪ <i>Amenity Space</i>

16.14.3 Dimensions of Buildings and Structures

- a) The maximum lot coverage is 65%;
- b) *Principal buildings* will not exceed the lesser of 20 m or 6 storeys.

**CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2853, 2020**

Page 2

16.14.5 Siting

a) *Principal buildings* will not be sited less than:

- i. 0.46 m from a *front lot line*;
- ii. 4.5 m from a *rear lot line*;
- iii. 3.3 m from an *interior lot line*;

16.14.6 Permitted Density

- a) The maximum density is 35 dwelling units;
- b) The maximum *floor-area ratio* is 2.83.

3. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is further amended as follows:

- a) The parcel of land legally described as:
 - (i) PID: 009-890-131
 - (ii) Lot 4 Section 36 Block 6N Range 1 East New Westminster District Plan NWP13846

and shown boldly outlined and shaded in Attachment 1, which forms part of this bylaw, is hereby rezoned to Comprehensive Development N (CD-N) zone.

READ a FIRST time on [DATE].

READ a 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

**CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2853, 2020
ATTACHMENT 1**

Page 3

