



## Staff Report to Council

Community Development

FILE: 3090-20-2018-02

DATE: April 18, 2019

Date of Meeting – May 28, 2019

TO: Mayor and Council

FROM: Stefanie Ekeli, Development Services Technician

SUBJECT: Development Variance Permit Application for 19267 Lougheed Highway

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**RECOMMENDATION(S):** THAT Council:

- A. Authorize staff to notify surrounding property owners that Council will consider Development Variance Permit No. 2018-003 at the June 18, 2019 meeting; OR
- B. Other.

**CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:**

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**PURPOSE**

The purpose of this report is to present a Development Variance Permit application to Council for the property located at 19267 Lougheed Highway. The application is to bring the two existing garbage enclosures on the Best Western Hotel property into compliance with Zoning Bylaw 2505.

☐ Information Report

☐ Direction Report

☒ Decision Report

**DISCUSSION**

**Background:**

Applicant:	Mahmud Sunderji
Owner:	Pitt Meadows Hospitality Inc.
Legal Description:	Strata Lot 1 District Lots 261 and 286 Group 1 New Westminster District Strata Plan LMS3700
Civic Address:	19267 Lougheed Highway
Parcel Area:	0.89 ha (2.19 acres)
OCP:	Highway Commercial

#155188

OCP DPA: #10- North Loughheed Commercial  
Zoning: C-1 (Highway Commercial)

The City has received a Development Permit Variance application for 19267 Loughheed Highway. The lot is zoned C-1 (Highway Commercial) (See Attachment B) and is currently occupied by the Best Western Plus hotel. The application is to bring the two existing garbage enclosures into compliance with the City's Zoning Bylaw 2505. The application is seeking to vary the eastern lot line minimum setback for buildings from 3.0 m to 1.35 m and 2.69 m.

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

The issue is regulated by Zoning Bylaw 2505, 2011. Section 498 of the *Local Government Act* permits an application to vary provisions of a zoning bylaw.

#### **Analysis:**

Pitt Meadows Hospitality erected two garbage enclosures without acquiring a development variance permit or building permit. The purpose of constructing the garbage enclosures was to reduce the concerns the property was having. Concerns included: the illegal dumping of waste, individuals searching through the garbage enclosure, bad odour, homelessness and unsightly views for hotel guests.

The garbage enclosures are considered buildings as they are roofed structures. Therefore, section 11.1.7 (a) in the City's Zoning Bylaw 2505 applies, which states that all buildings shall not be sited less than 3.0 m from all lot lines.

The garbage enclosures are located behind the eastern portion of the building (see Attachment D). Garbage enclosure #1 is attached to the main building (see Attachment E). The setback from the eastern property line is 1.35 m.

Garbage enclosure #2 is located away from the main building at the edge of the parking lot and is a standalone building (see Attachment F). The setback from the eastern property line is 2.69 m.

Regulation Zoning Bylaw C-1	Required Setback	Proposed Setback	Variance Amount
Garbage Enclosure #1	3.0 m	1.35 m	1.65 m
Garbage Enclosure #2	3.0 m	2.69 m	0.31 m

The eastern property line abuts another C-1 zoned property, which is used for parking for the liquor store and hotel (see Attachment A). There is no residence on this property. Garbage enclosure #1 does not pose any obstruction for vehicular or pedestrian access. Garbage enclosure #2 is situated at the edge of the parking lot (see Attachment D). The building also does not interfere with parking or vehicular access.

The property directly north of the subject property is zoned A-1 and has one residential dwelling unit on the west side of the property. There is generous landscaping along the dividing property line that provides screening to this residence from the hotel and associated property. The garbage enclosures provide additional visual screening of the garbage bins for this residence.

The application was referred to applicable City departments for review. The Building department commented that a building permit is needed and that the garbage enclosures need to have sprinklers.

Staff has no objections to this variance application as it is not seen to impact the lots to the east or north. The variance is minor in nature considering the eastern lot line abuts another C-1 zone that is currently used for additional parking. The garbage enclosures help improve the overall aesthetics of the property and improve the overall form and character of the building. They also help reduce incidences such as illegal dumping of waste, odour, and rummaging.

#### **COUNCIL STRATEGIC PLAN ALIGNMENT**

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

Provide and encourage a community conducive to safe, healthy living.

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#### **FINANCIAL IMPLICATIONS**

- ☒ None      ☐ Budget Previously Approved  
☐ Other      ☐ Referral to Business Planning
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#### **PUBLIC PARTICIPATION**

- ☐ Inform      ☒ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

The City will notify surrounding property owners that Council will consider the application at their regular Council meeting on June 18, 2019.

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#### **KATZIE FIRST NATION CONSIDERATIONS**

Referral      ☐ Yes      ☒ No

No impacts on Katzie First Nation were identified.

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#### **SIGN-OFFS**

Written by: Stefanie Ekeli

Reviewed by: Alex Wallace

Development Services Technician

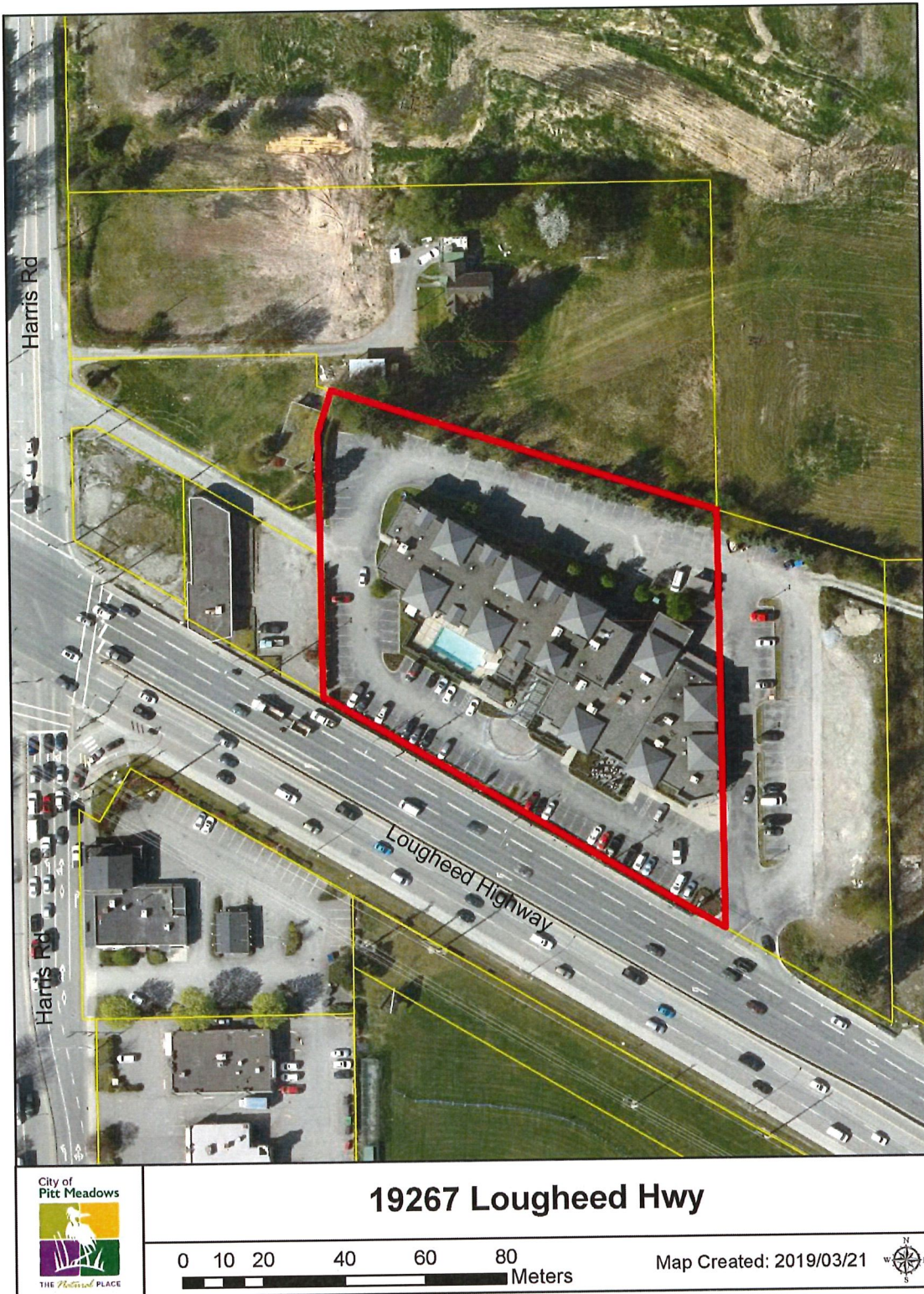
Manager of Community Development

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**ATTACHMENT(S):**

- A. Subject Property
- B. Neighbourhood Zoning Map
- C. Official Community Plan Map
- D. Site Plan
- E. Photos of Garbage Enclosure #1
- F. Photos of Garbage Enclosure #2
- G. Letter of Intent

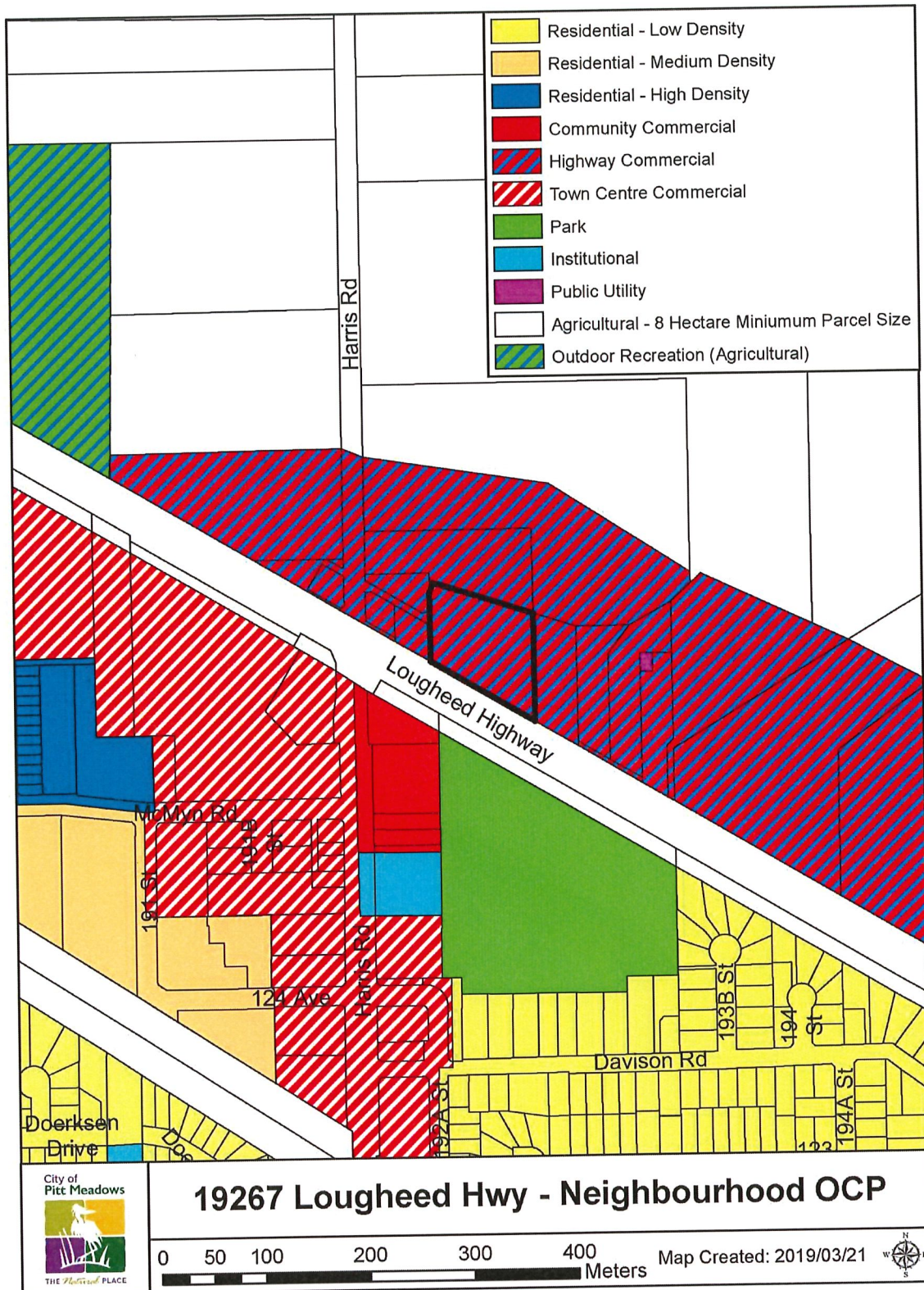
ATTACHMENT A: Subject Property



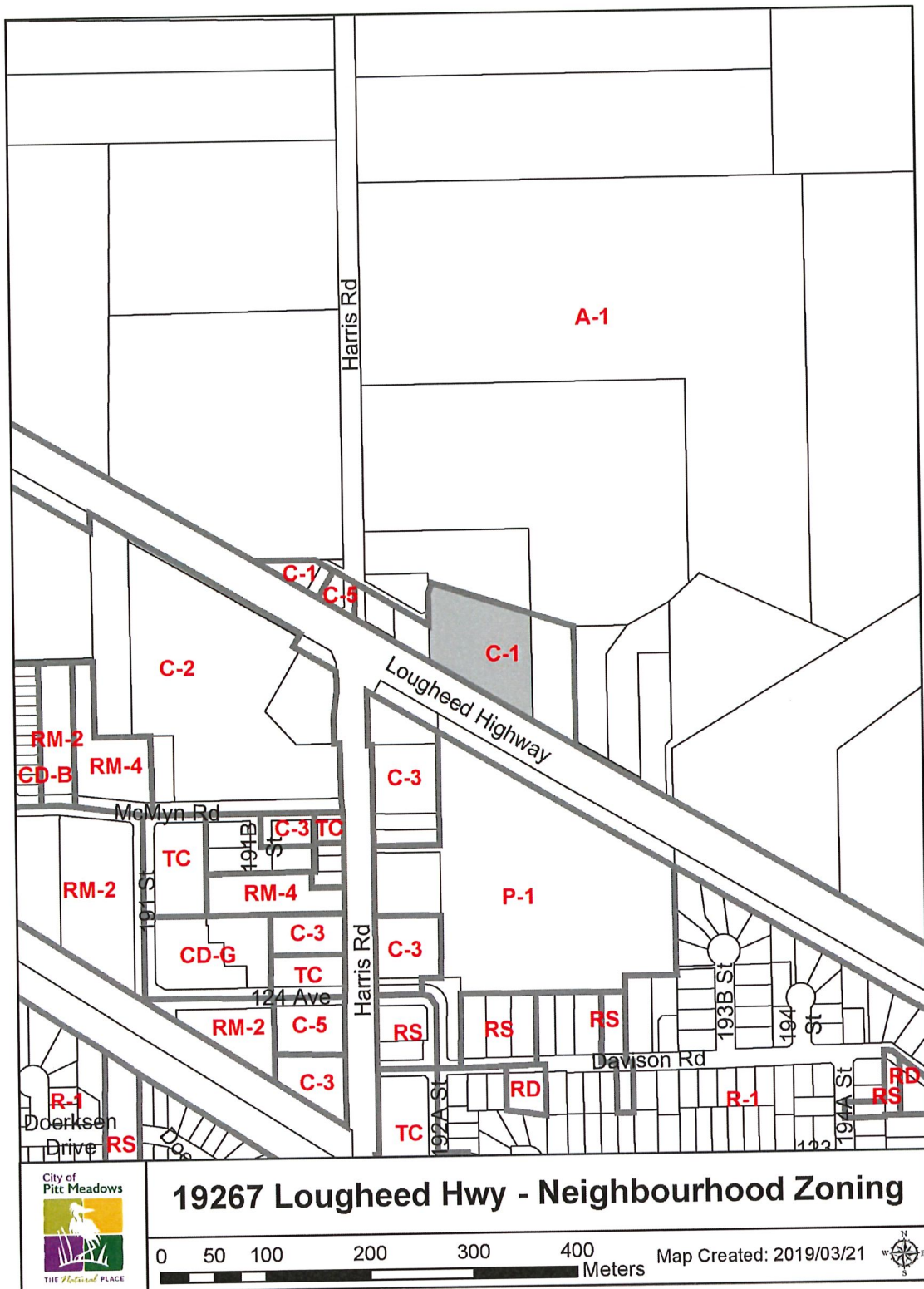
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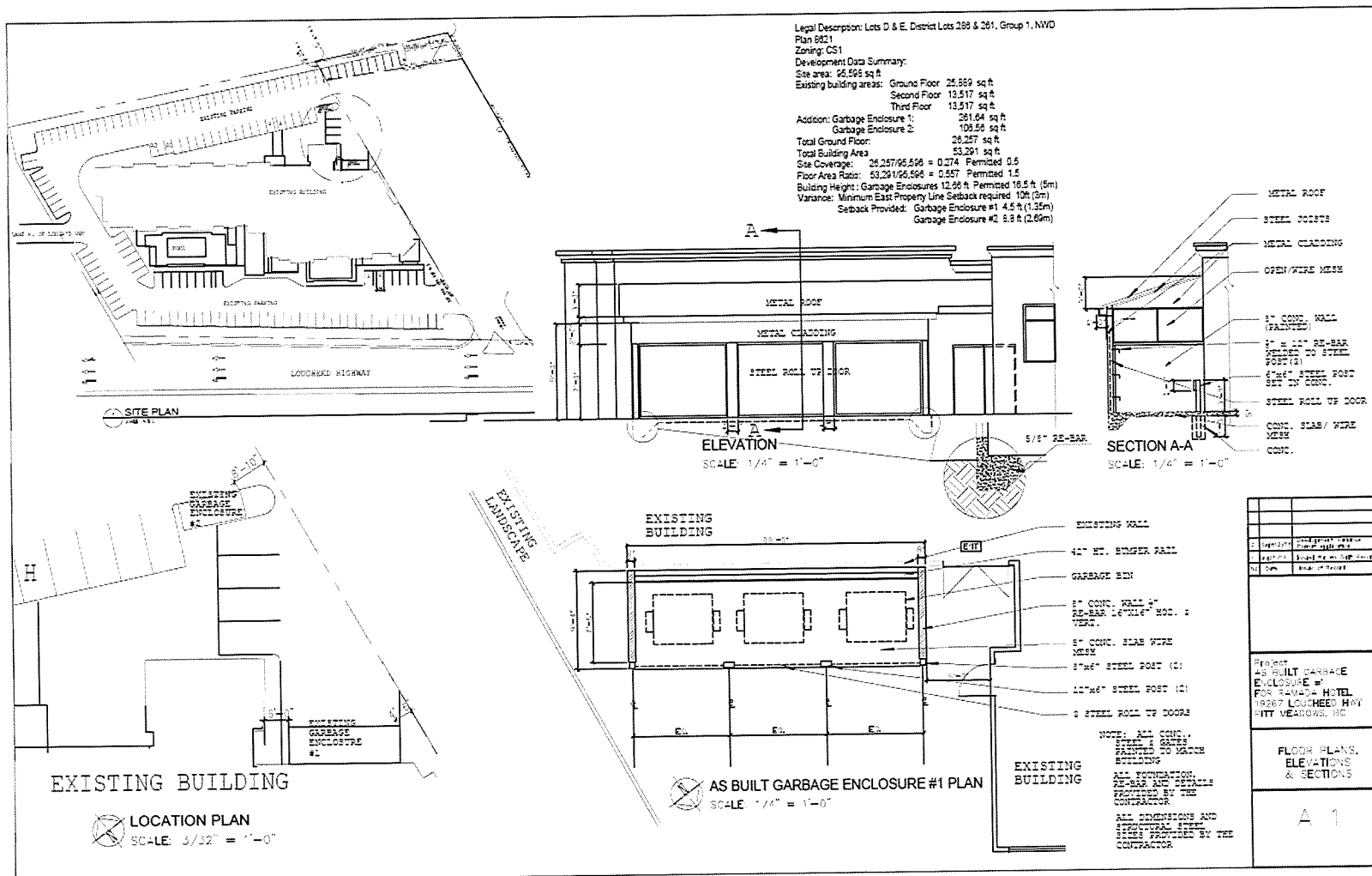


## ATTACHMENT B: Neighbourhood Zoning Map

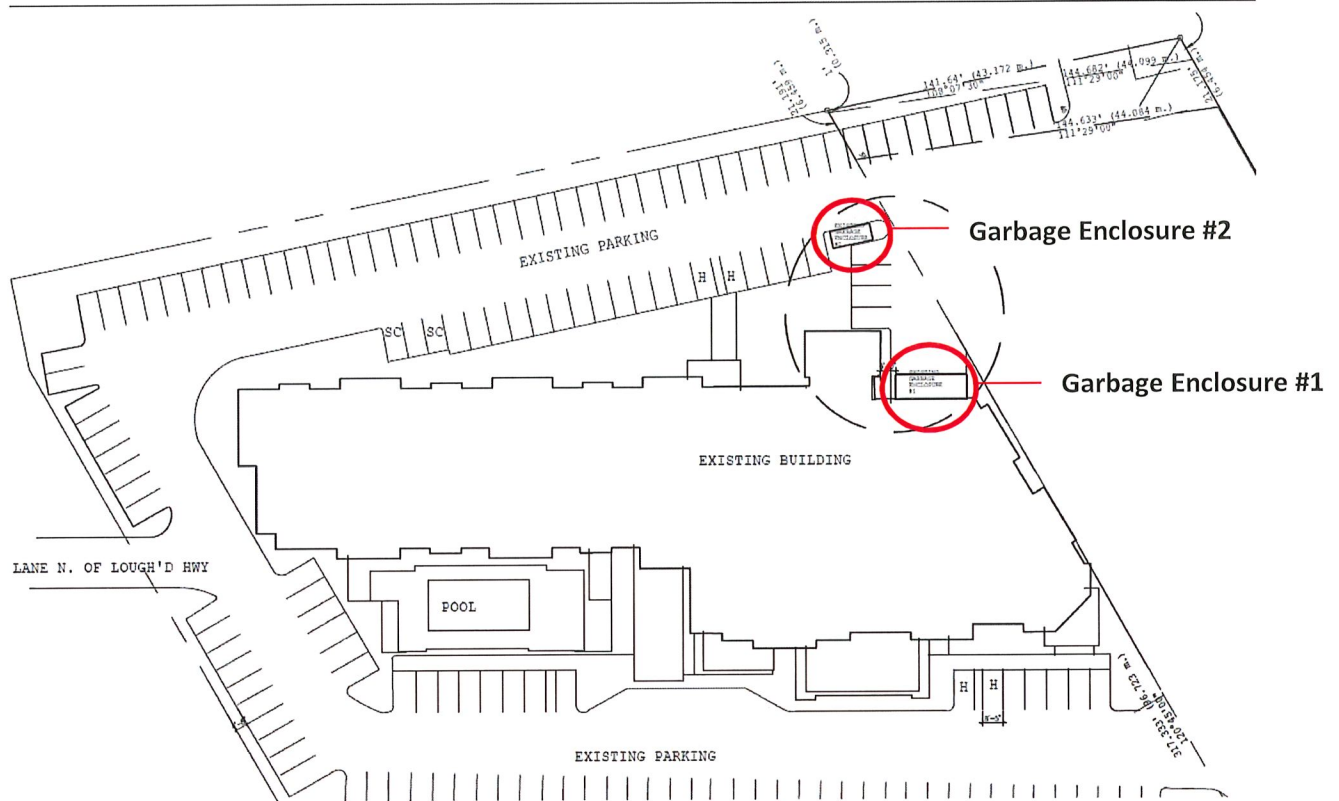


ATTACHMENT C: Official Community Plan Map









Legal Description: Lots D & E, District Lots 286 & 261, Group 1, NWD

Plan 8621

Zoning: CS1

Development Data Summary:

Site area: 95,598 sq ft

Existing building areas: Ground Floor 25,889 sq ft

Second Floor 13,517 sq ft

Third Floor 13,517 sq ft

Addition: Garbage Enclosure 1: 261.64 sq ft

Garbage Enclosure 2: 106.56 sq ft

Total Ground Floor: 26,257 sq ft

Total Building Area 53,291 sq ft

Site Coverage:  $26,257/95,596 = 0.274$  Permitted 0.5

Floor Area Ratio:  $53,291/95,596 = 0.557$  Permitted 1.5

Building Height : Garbage Enclosures 12.66 ft Permitted 16.5 ft (5m)

Variance: Minimum East Property Line Setback required 10ft (3m)

Setback Provided: Garbage Enclosure #1 4.5 ft (1.35m)

Garbage Enclosure #2 8.8 ft (2.69m)

ATTACHMENT E: Photos of Garbage Enclosure #1





ATTACHMENT F: Photos of Garbage Enclosure #2



## **PITT MEADOWS HOSPITALITY INC.**

19267 Lougheed Hwy,  
Pitt Meadows B.C.  
V3Y 2J5

September 5, 2018

City of Pitt Meadows

### **Re: Garbage Enclosure Best Western Plus Hotel Pitt Meadows**

Pitt Meadows Hospitality would like to thank you for your time on this matter.

Pitt Meadows Hospitality is requesting to enclose and cover a garbage enclosure. As part of an overall rebranding and upgrade of the property to a Best Western Plus. Allowing the enclosure and cover of the garbage enclosure will reduce the concerns the property has been having with:

1. illegal dumping of waste where by the Pitt Meadows Police Department have been involved
2. individuals searching through the garbage enclosure
3. smell
4. homelessness
5. unsightly views for hotel guests in rooms on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

We also believe it improves the overall appearance the property.

We appreciate your time and attention to this matter.

Should you have any questions please call me (604) 786-1172.

Yours very truly,

PITT MEADOWS HOSPITALITY INC.

Per:



Mahmud Sunderji



**CITY OF PITT MEADOWS  
DEVELOPMENT VARIANCE PERMIT NO. 2018-003**

ISSUED BY:

**THE CITY OF PITT MEADOWS**, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5

(hereinafter called the "City")

TO: **PITT MEADOWS HOSPITALITY INC., 0910887**  
2342 ELGIN AVENUE  
PORT COQUITLAM, BC  
V3C 2B5

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) requests certain provisions be varied or supplemented upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

**Parcel Identifier: 024-296-899**

**Legal Description: Strata Lot 1 District Lots 261 and 286 Group 1  
New Westminster District Strata Plan LMS3700**

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Development Variance Permit (hereinafter "the Permit") in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues this Permit in respect of the Lands as follows:

1. This Permit is issued subject to compliance by the permittee(s) with all statutes, City Bylaws, orders, regulations or agreements, except where specifically varied or supplemented by this Development Variance Permit.

2. Zoning Bylaw 2505, 2011, Part 11 Commercial 11.1, Section 11.1.7(a), Siting, is varied to decrease the required setback from all lot lines as follows:

Regulation Zoning Bylaw C-1	Required Setback	Proposed Setback
Garbage Enclosure #1	3.0 m	1.35 m
Garbage Enclosure #2	3.0 m	2.69 m

3. Whenever the singular or masculine is used in this Development Variance Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
4. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Permit.
5. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
6. This permit is not a building permit.

**THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS** was  
hereunto affixed on the      day of      , 2019.

\_\_\_\_\_  
Bill Dingwall, Mayor

\_\_\_\_\_  
Kate Barchard, Corporate Officer

\_\_\_\_\_  
*Owner (by it's authorized signatory(ies))*

\_\_\_\_\_  
*(PRINT name of Owner)*

\_\_\_\_\_  
*Owner (by it's authorized signatory(ies))*

\_\_\_\_\_  
*(PRINT name of Owner)*

SIGNED, SEALED AND DELIVERED BY the  
Owner(s) on the      day of      , 2019

**ATTACHMENT "A"**

