

Staff Report to Council

Planning and Development

FILE: 3360-20-2020-04

REPORT DATE: October 13, 2020

MEETING DATE: November 17, 2020

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development

SUBJECT: Rezoning Application for 19330 Davison Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2868, 2020; AND
- B. Direct Staff to schedule a Public Hearing for an upcoming Meeting of Council; OR
- C. Other.

PURPOSE

To present to Council a rezoning application submitted to rezone the property at 19330 Davison Rd from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) to subdivide the property into two lots.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

Applicant: Sanjiv Bains

Legal Description: Lot A District Lot 261 NWD Plan LMP39525

Civic Address: 19330 Davison Rd

Area:	858 m ² (9,235 ft ²)
OCP:	Residential – Low Density (up to 30 units per ha) Development Permit Area No. 11 Infill Housing
Zoning:	Medium Lot Residential (R-1)

The property currently contains a single-family dwelling. A subdivision by the same property owners created the current parcel in 1998.

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 R-1 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 R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) to subdivide the property into two lots. The property owners would like to construct a new house on a lot, and their son’s family would build a new home on the other lot.

The property is surrounded by single-family dwelling and duplex lots. It is within walking distance to Edith McDermott Elementary School, local parks, and shops and services on Harris Rd. It is approximately 300 m from the closest bus stops on Harris Rd, which are part of Translink’s frequent transit network.

Davison Rd has experienced a low amount of infill development, with only one duplex and one garden suite being constructed in the past decade. The north side of Davison Rd is mainly zoned RS (Large Lot Residential), where the lots are larger. This particular lot is wider than most neighbouring lots on the south side of Davison Rd (see Figure 1 below).

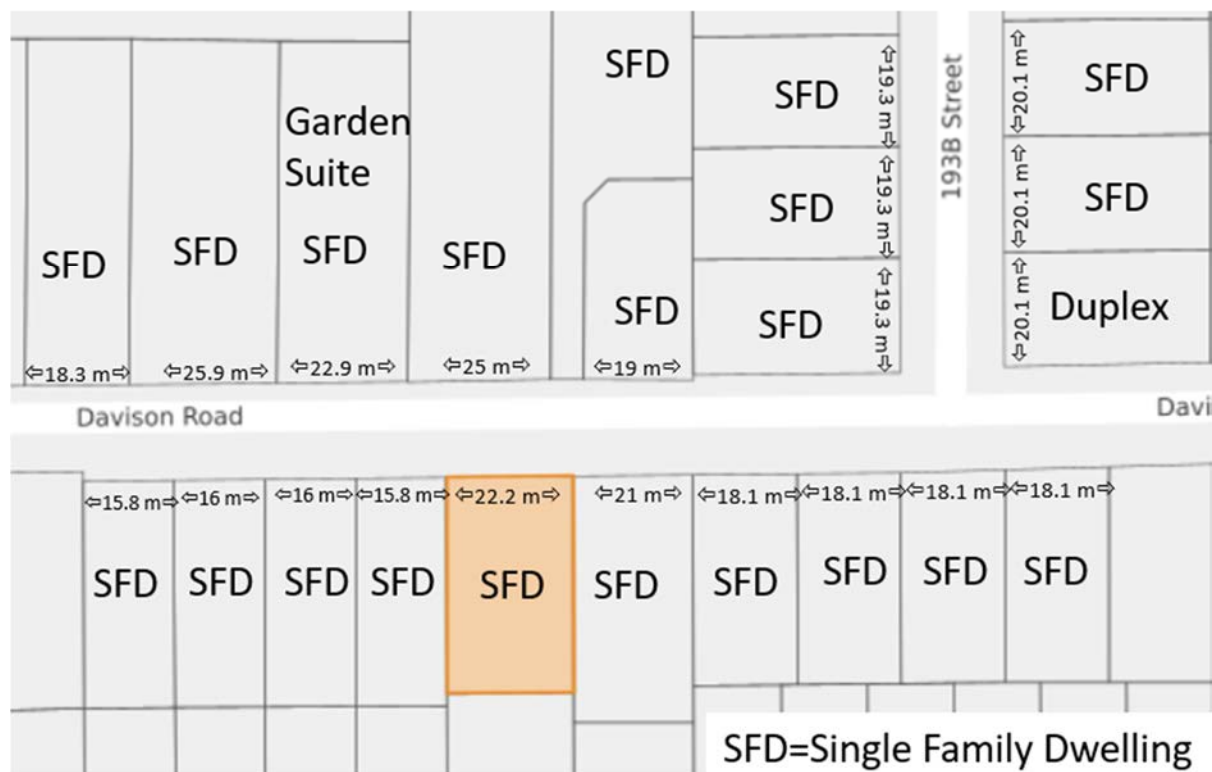


Figure 1: Neighbourhood Lot Comparison

Potential build-out under the proposed R-2 zoning is two single-family lots as follows:

	Proposed Lot 1	Proposed Lot 2	R-2 Minimums
Area	429 m ² 4617 ft ²	429 m ² 4617 ft ²	350 m ² 3,767 ft ²
Lot Width	11.12 m 36.5 ft	11.12 m 36.5 ft	11 m 36 ft
Permitted Use	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Max. Floor Area	232 m ² 2497 ft ²	232 m ² 2497 ft ²	232 m ² 2497 ft ²
Max. Height	2 storeys	2 storeys	2 storeys
Min. Front Setback	5.5 m 18 ft	5.5 m 18 ft	5.5 m 18 ft

Table 1: Summary of Proposed Lots

Secondary or garden suites are not permitted in the R-2 zone. Detailed building plans have not been completed at this stage. Still, any new dwellings constructed on the lots would require meeting the zoning regulations listed in the above table if this rezoning application is approved.

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.

If approved for rezoning, the developer will apply for a subdivision to create an additional lot. 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.

Community Amenity Contribution Policy

As per 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. 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.

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.

There are three trees at the rear of the property that will be retained.

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.

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.

Previously, the subject lot qualified for duplex construction. In 2018, the Zoning Bylaw was amended and removed duplex potential from urban residential lots such as this one, except for corner and through lots. If this rezoning application is not approved, a single-family dwelling with a garden or secondary suite is permitted on the property. Alternatively, a new rezoning application to permit a duplex could also be submitted for consideration.

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. A development sign has been posted on the site since October 10, 2020; as of the writing of this report, no comments from the public have been received.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

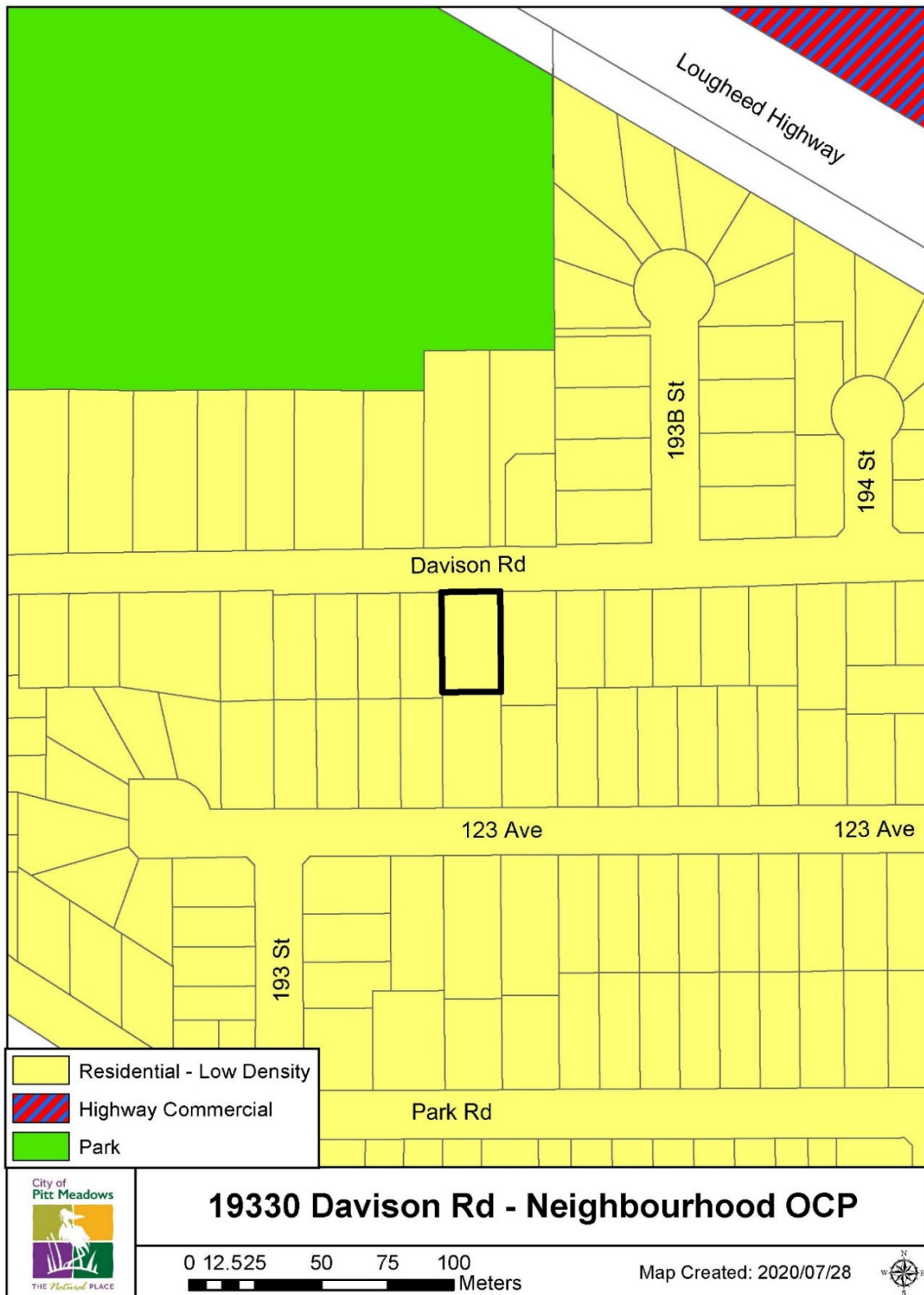
Reviewed by:

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 Subdivision Plan
- F. Zoning Amendment Bylaw No. 2868, 2020

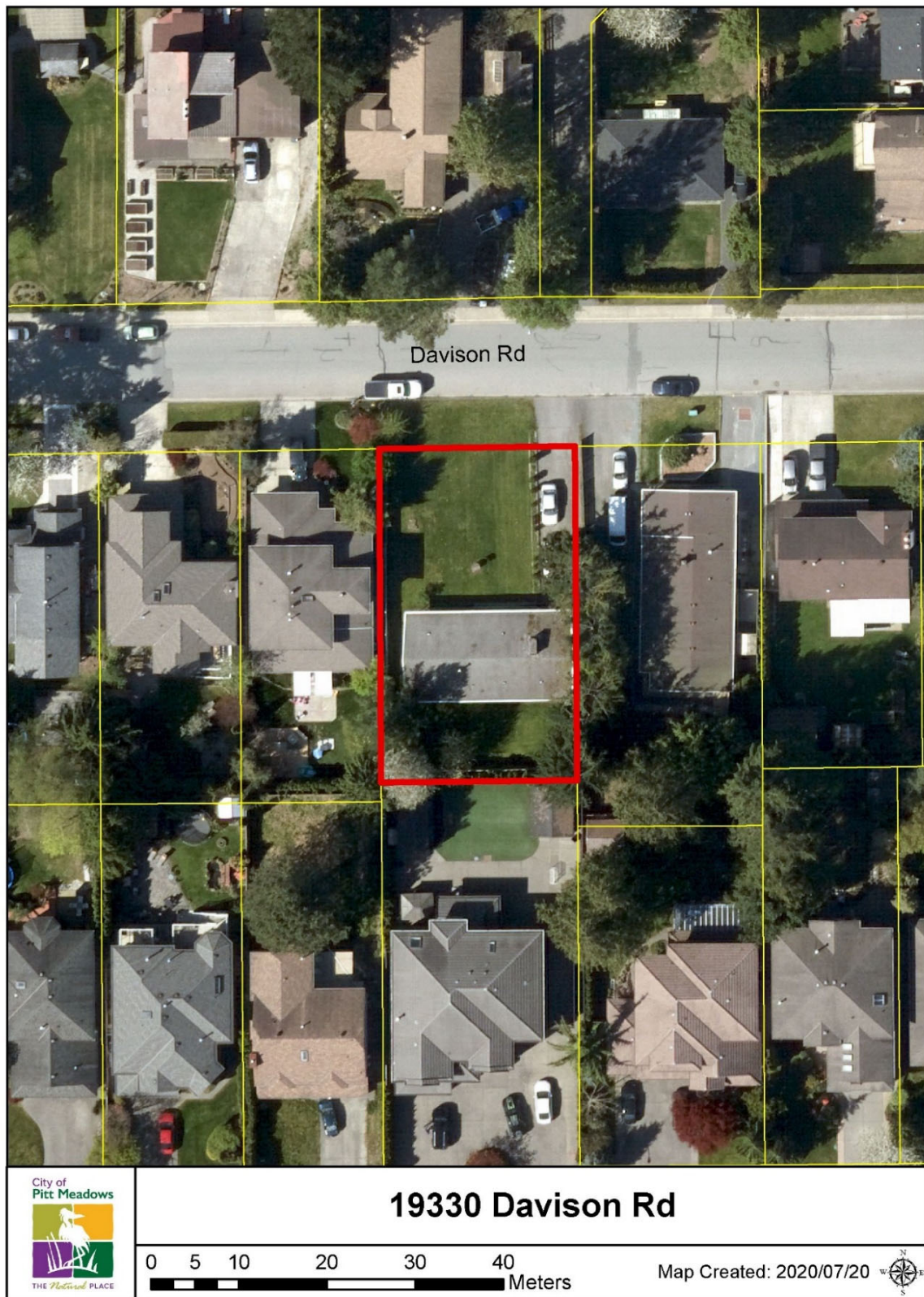
Attachment A: Neighbourhood OCP Map



Attachment B: Neighbourhood Zoning Map



Attachment C: Aerial Photo Map



Attachment D: Letter of Intent

To the Pitt Meadows Council:

On behalf of Piara and Surinder Bains (my parents) the owners of the subject property of 19330 Davison Road, Pitt Meadows. I hope this letter of intent clarifies our desire to rezone and subdivide in the near future.

Back in 1974, my parents, my older brother and myself emigrated to Canada from England. We arrived in Vancouver and with the help of my uncle and auntie already settled in Pitt Meadows, it was clear that we would make this beautiful town our home, we never looked back. 46 years later, we can say alot has changed within our community. We have grown with this town and have seen the transformation of Pitt Meadows, to the city it is today.

This community has given us so many great memories over the years. From the highly anticipated Pitt Meadows Day celebrations, the Museum, community Church, and even the first Library I remember near the Memorial monument on Harris road. We are all proud of how our city has developed and still maintained it's distinctive charm.

My parents have long retired now and have expressed their wish to develop their property for their children and grandchildren, in the town that they proudly called home for almost 5 decades.

These homes, will by all means follow all the bylaws and conditions set forth within the Pitt Meadows building code. We will preserve as much flora as possible to maintain the natural esthetics of our community. The products used to build will also be selected to decrease the carbon footprint which is very important to us and future generations.

We are all very excited and honored to be given this opportunity to potentially develop this property in a place that has profoundly supported and protected us for so long. Thank you.

Sincerely,

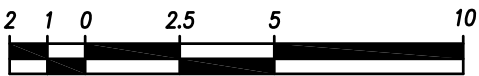
Sanjiv Bains

DRAFT PLAN OF PROPOSED SUBDIVISION OF
LOT A DISTRICT LOT 261 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP39525

Attachment E

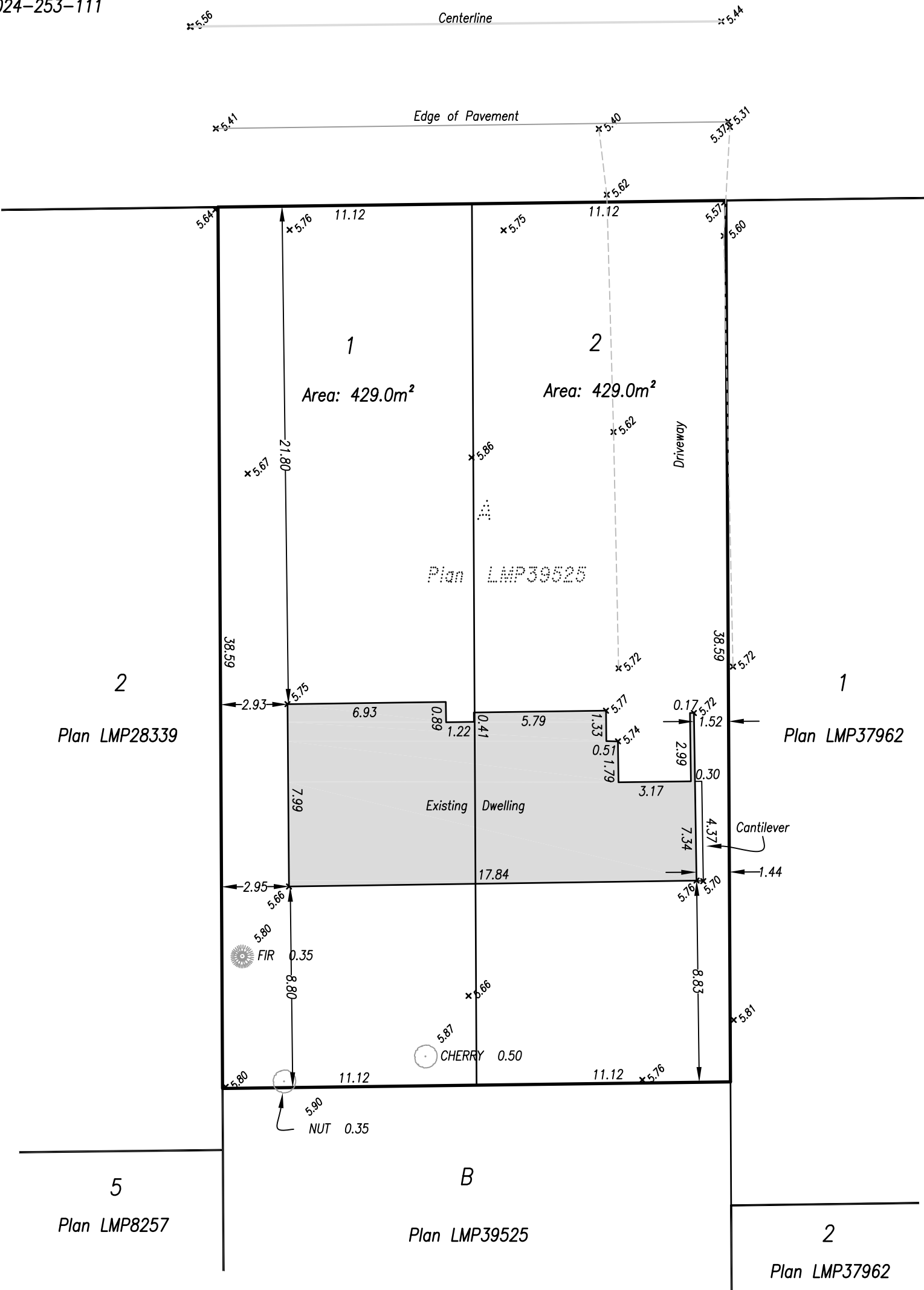
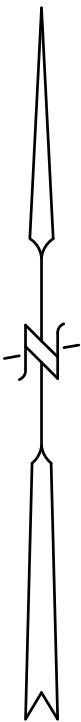
SCALE 1 : 200

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



CIVIC ADDRESS: 19330 DAVISON ROAD, PITT MEADOWS
PARCEL IDENTIFIER: 024-253-111

DAVISON ROAD



LOT DIMENSIONS DERIVED FROM
PLAN LMP39525

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
MONUMENT: 02H2446
ELEVATION: 7.706m
DATUM: CVD28GVRD2018

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
BM236561 COVENANT
AB42635 UNDERSURFACE RIGHTS

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: LMP39525 LOT A

PREPARED FOR: SANJIV BAINS

S.P. WADE, BCLS
DATE OF SURVEY: 2020 06 08

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

Attachment F

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. 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 [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time on [DATE].

ADOPTED on [DATE].

Bill Dingwall
Mayor

Kate Barchard
Corporate Officer

Attachment 1

