

# Staff Report to Council

Planning and Development

FILE: 3360-20-2019-04

REPORT DATE: October 19, 2020

MEETING DATE: November 17, 2020

TO: Mayor and Council

FROM: Alex Wallace, Manager of Community Development

SUBJECT: Rezoning Application for 19010 119 Ave

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



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RECOMMENDATION(S): THAT Council:

- A. Adopt Zoning Amendment Bylaw No. 2843, 2020 to rezone the property at 19010 119 Ave from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); OR
- B. Other.

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## PURPOSE

To adopt Zoning Amendment Bylaw No. 2843, 2020 to rezone the property at 19010 119 Ave from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential).

☐ Information Report

☒ Decision Report

☐ Direction Report

## DISCUSSION

### Background:

At the June 23, 2020 Meeting, Council granted third reading to Zoning Amendment Bylaw No. 2843, 2020 and passed the following motion:

*"B. Require the following conditions be fulfilled prior to adoption of Zoning Bylaw No. 2843, 2020:*

- B.1 Payment of \$4,500 as Residential Community Amenity Contribution in accordance with Council Policy C091 as offered by the developer; AND*

*B.2 Discharge of Covenant BF202397."*

**Relevant Policy, Bylaw or Legislation:**

Official Community Plan Bylaw No. 2352, 2007 and Zoning Bylaw No. 2505, 2011.

**Analysis:**

Both conditions of approval have now been completed and staff recommend final adoption of the bylaw.

**COUNCIL STRATEGIC PLAN ALIGNMENT**

- ☐ Principled Governance   ☐ Balanced Economic Prosperity   ☐ Corporate Excellence  
☒ Community Spirit & Wellbeing   ☐ Transportation & Infrastructure Initiatives  
☐ Not Applicable

Housing Diversity – Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

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**FINANCIAL IMPLICATIONS**

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

There are no financial implications associated with this report.

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**PUBLIC PARTICIPATION**

- ☒ Inform   ☒ Consult   ☐ Involve   ☐ Collaborate   ☐ Empower

A public hearing was held on June 23, 2020.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral   ☐ Yes   ☒ No

**SIGN-OFFS**

**Written by:**

Allison Dominelli  
Development Services Technician

**Reviewed by:**

Alex Wallace  
Manager of Community Development

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**ATTACHMENT(S):**

A. Zoning Amendment Bylaw No. 2843, 2020

**CITY OF PITT MEADOWS  
ZONING AMENDMENT BYLAW  
No. 2843, 2020**

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

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**WHEREAS** it is deemed expedient to amend the City of Pitt Meadows Zoning Bylaw No. 2505, 2011;

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

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 2843, 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:
    - PID: 017-811-431,
    - Lot 1 Section 1 Block 5 North Range 1 East New Westminster District Plan LMP4866,and as shown boldly outlined and shaded in Attachment 1, which forms part of this bylaw, is rezoned to Small Lot Residential (R-2) Zone.

**READ** a FIRST and SECOND time on February 25, 2020.

**PUBLIC HEARING** held on June 23, 2020.

**READ** a THIRD time on June 23, 2020.

**ADOPTED** on [DATE].

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Bill Dingwall  
Mayor

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Kate Barchard  
Corporate Officer

Attachment 1

