

# Staff Report to Council

Planning and Development

FILE: 3360-20-2019-04

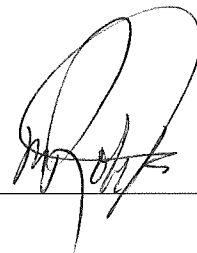
REPORT DATE: January 29, 2020 MEETING DATE: February 25, 2020

TO: Mayor and Council

FROM: Alex Wallace, Manager of Community Development

SUBJECT: Rezoning Application for 19010 119 Ave

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Grant First and Second Reading to Zoning Amendment Bylaw No. 2843 2020 as presented at the February 25, 2020 Regular Council Meeting;  
AND
- B. Schedule a Public Hearing for an upcoming Regular Meeting of Council;  
OR
- C. Other.

## PURPOSE

To present to Council a rezoning application submitted to rezone the property at 19010 119 Ave from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) in order to subdivide the property into two lots.

☐ Information Report

☒ Decision Report

☐ Direction Report

## DISCUSSION

Background:

Applicant: Pragati Homes Ltd.

Legal Description: Lt 1 Blk 5N Sec1 Range 1E NWD Plan LMP4866

Civic Address: 19010 119 Ave

Area: 823.98 m<sup>2</sup> (8,869 ft<sup>2</sup>)  
 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 constructed in 1971.

**Relevant Policy, Bylaw or Legislation:**

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

**Analysis:**

This application is to rezone the property from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) for the purposes of subdividing the property into two lots.

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	411.99 m <sup>2</sup> 4435 ft <sup>2</sup>	411.99 m <sup>2</sup> 4435 ft <sup>2</sup>	350 m <sup>2</sup> 3,767 ft <sup>2</sup>
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 <sup>2</sup> 2497 ft <sup>2</sup>	232 m <sup>2</sup> 2497 ft <sup>2</sup>	232 m <sup>2</sup> 2497 ft <sup>2</sup>
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. At this stage, detailed building plans have not been completed but any new dwellings constructed on the lots would be required to meet the zoning regulations listed in the above table, if this rezoning application is approved.

The property is surrounded by single family dwelling lots, with multi-family townhouse developments nearby to the east and across the street to the north. Several properties in the neighbourhood have been rezoned and subdivided in recent years to a mix of single family and duplex lots, including construction of several larger and taller dwellings.

The property is within walking distance to Pitt Meadows Elementary School, the Recreation Centre, Library and several local parks. It is located approximately 130 m

from the closest bus stops, and about 430 m (just over 5 min walk) from the bus stops on Harris Rd, which are part of Translink's frequent transit network.

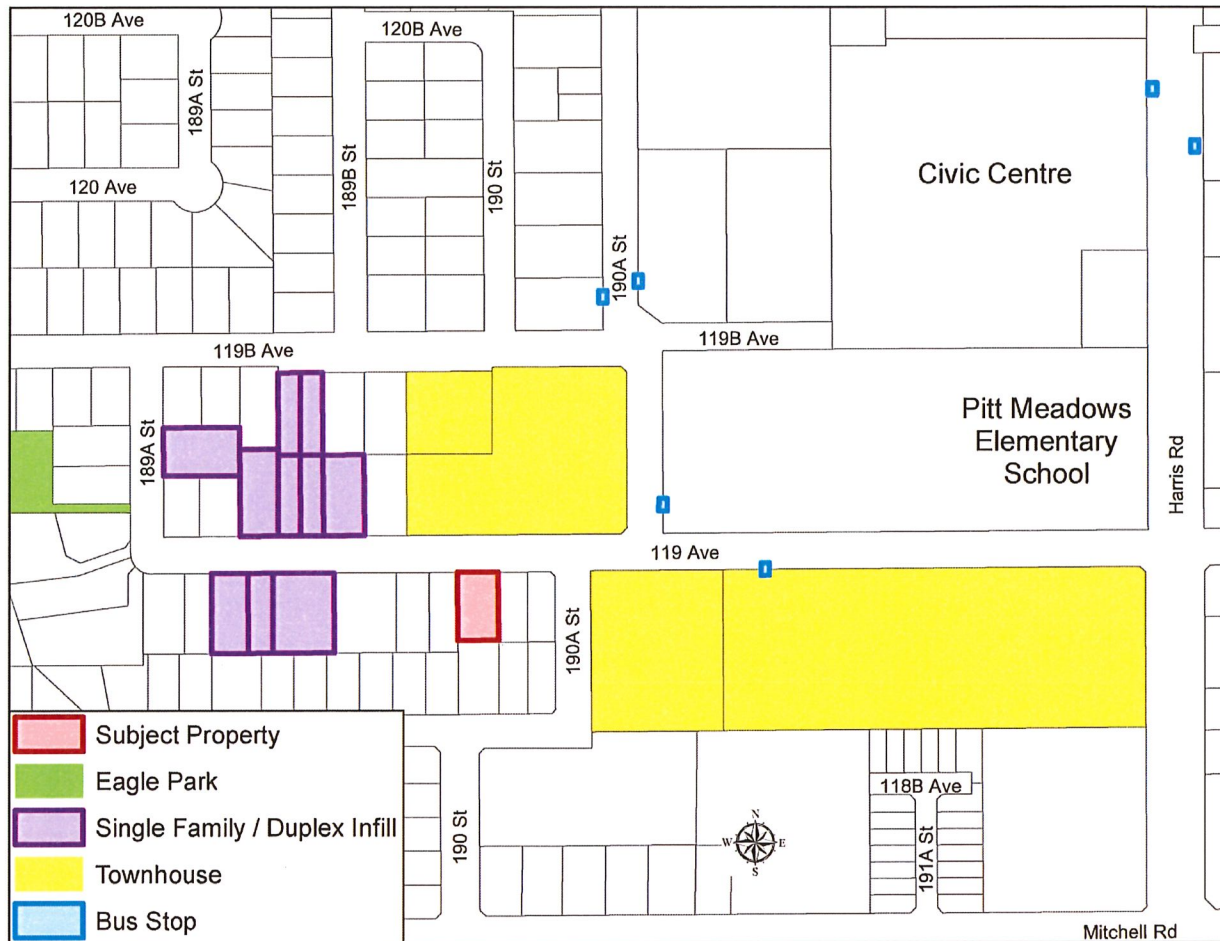


Figure 1: Subject property and surrounding area

## 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. Prior to final subdivision approval, a development permit for infill development will be required. This development permit will address form and character as outlined in 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 and that other items will be required in accordance with the City's Subdivision and Servicing Bylaw such as: boulevard landscaping; sidewalks; servicing; storm water management; lot grading; and erosion and sediment control.

There is an old covenant registered on title relating to a servicing agreement for the previous subdivision of the parent property from 1992; staff recommend that this be discharged from title as a condition of final approval, should this application be approved.

### Conclusions

This application to rezone the property to Small Lot Residential (R-2) for subdivision into two lots is consistent with the OCP designation and policies for increased density in the urban area through infill development and with other recent development in the area.

The City's Official Community Plan 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 requirement of subdivision, in accordance with 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, with the exception of corner and through lots. If this application for rezoning 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.

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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

If this application proceeds, a public hearing and mailout notification will be required. A development sign has been posted on the site since January 24, 2020; as of the writing of this report, no comments from the public have been received.

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### KATZIE FIRST NATION CONSIDERATIONS

Referral   ☐ Yes   ☒ No

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### SIGN-OFFS

Written by:

Allison Dominelli  
Development Services Technician

Reviewed by:

Alex Wallace  
Manager of Community Development

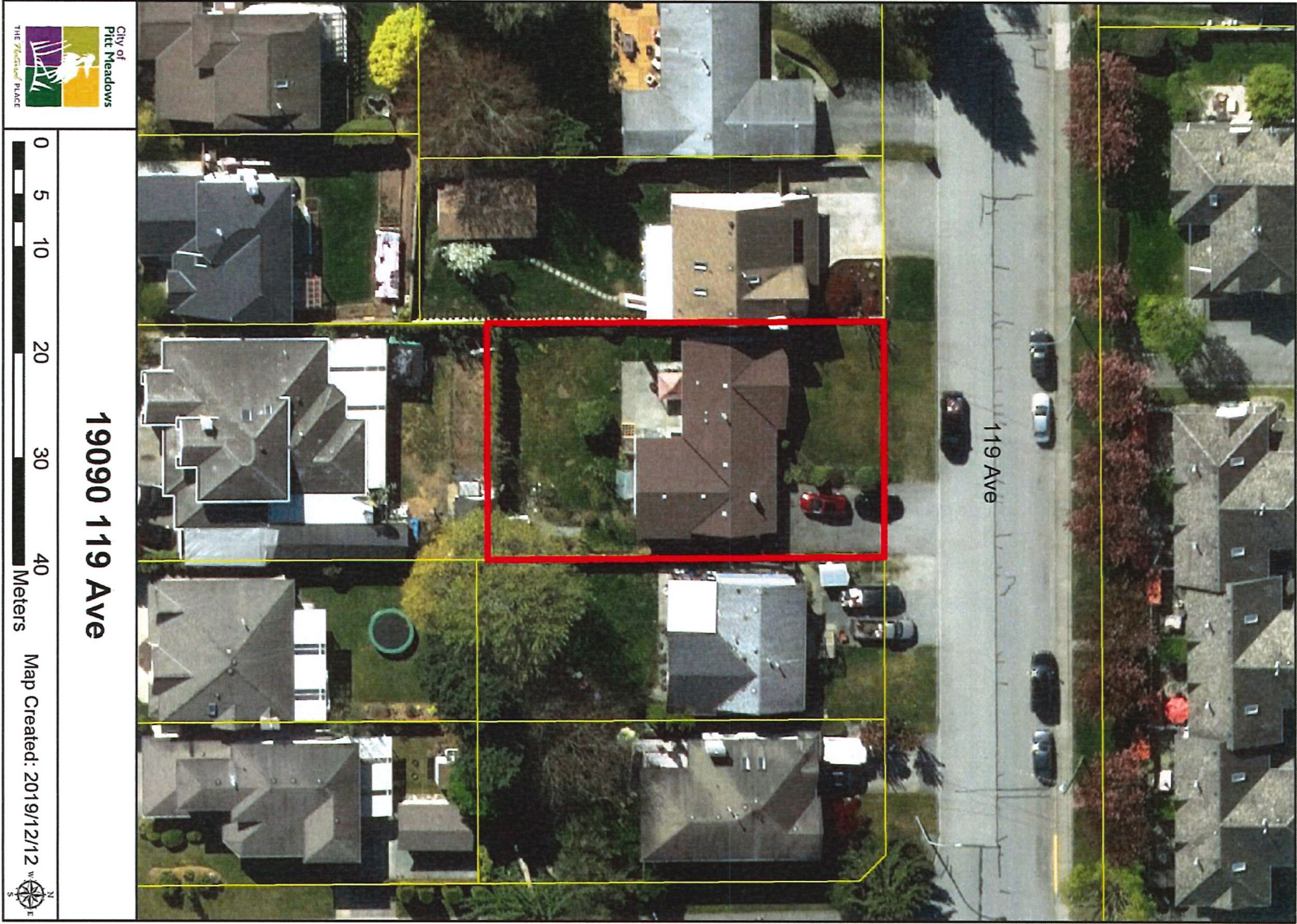
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### ATTACHMENT(S):

- A. Aerial Photo Map
- B. Neighbourhood OCP Map
- C. Neighbourhood Zoning Map
- D. Proposed Subdivision Layout
- E. Typical Front Elevation
- F. Draft Zoning Amendment Bylaw No. 2843, 2020

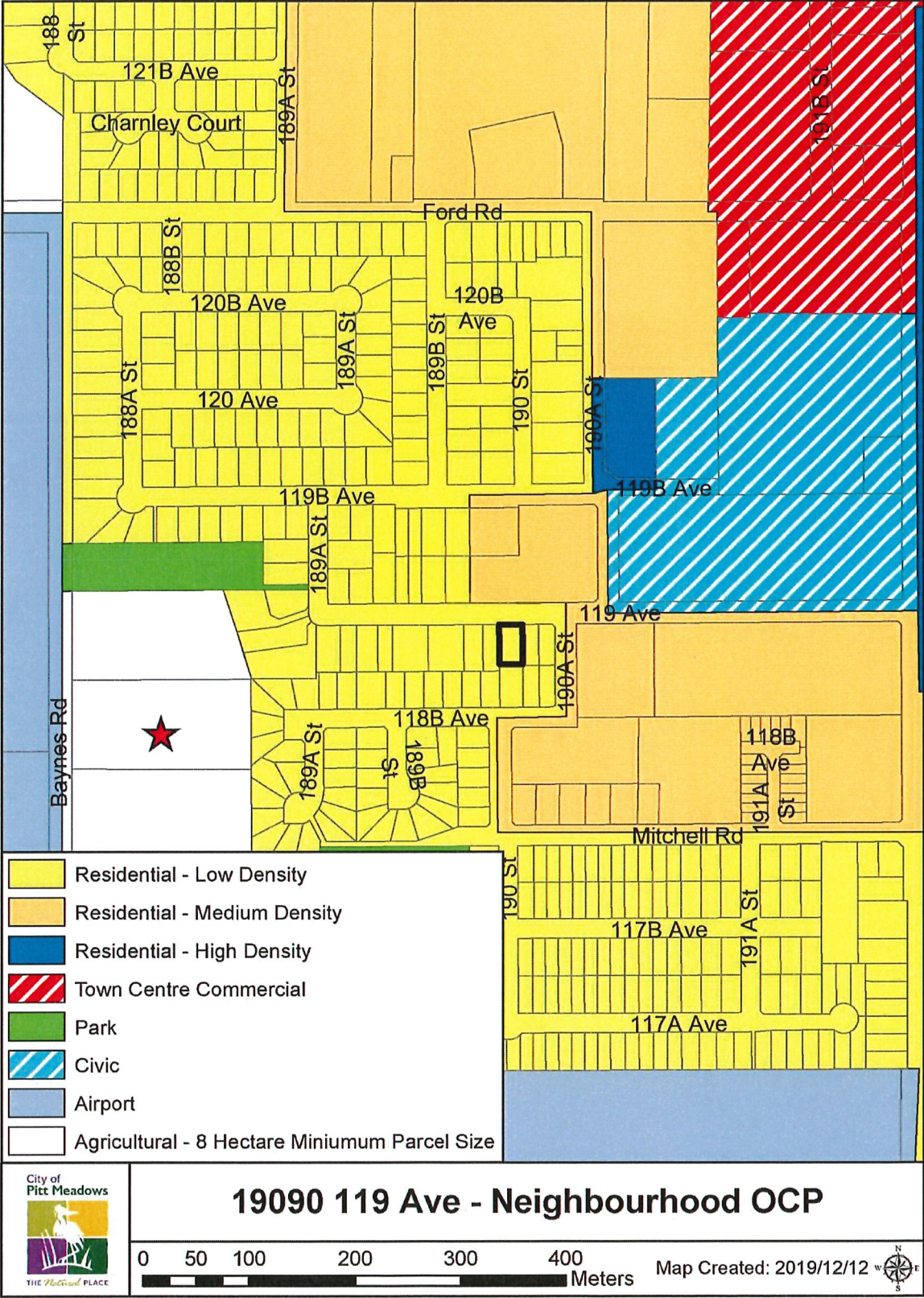


ATTACHMENT A: AERIAL PHOTO MAP



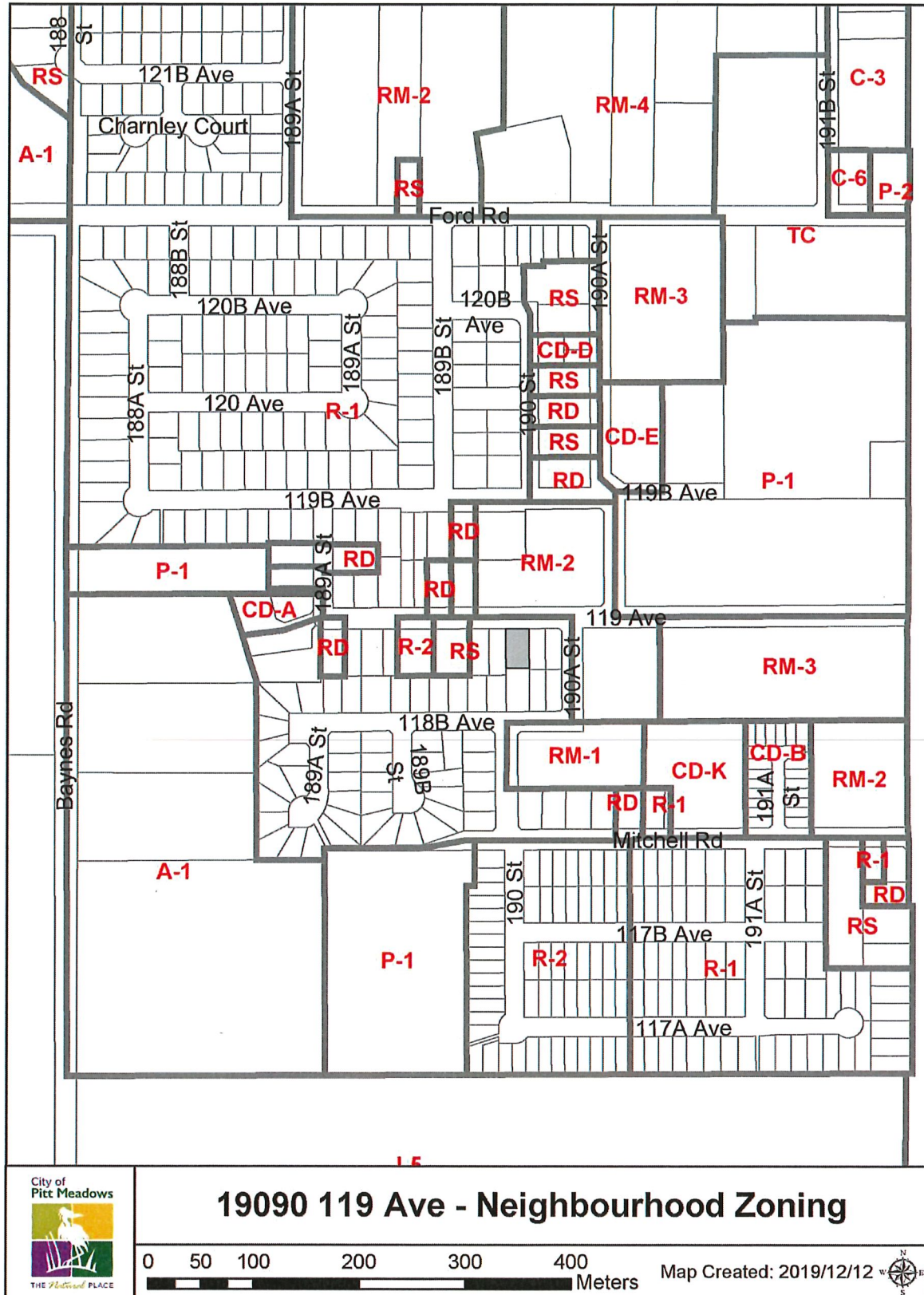


ATTACHMENT B: NEIGHBOURHOOD OCP MAP



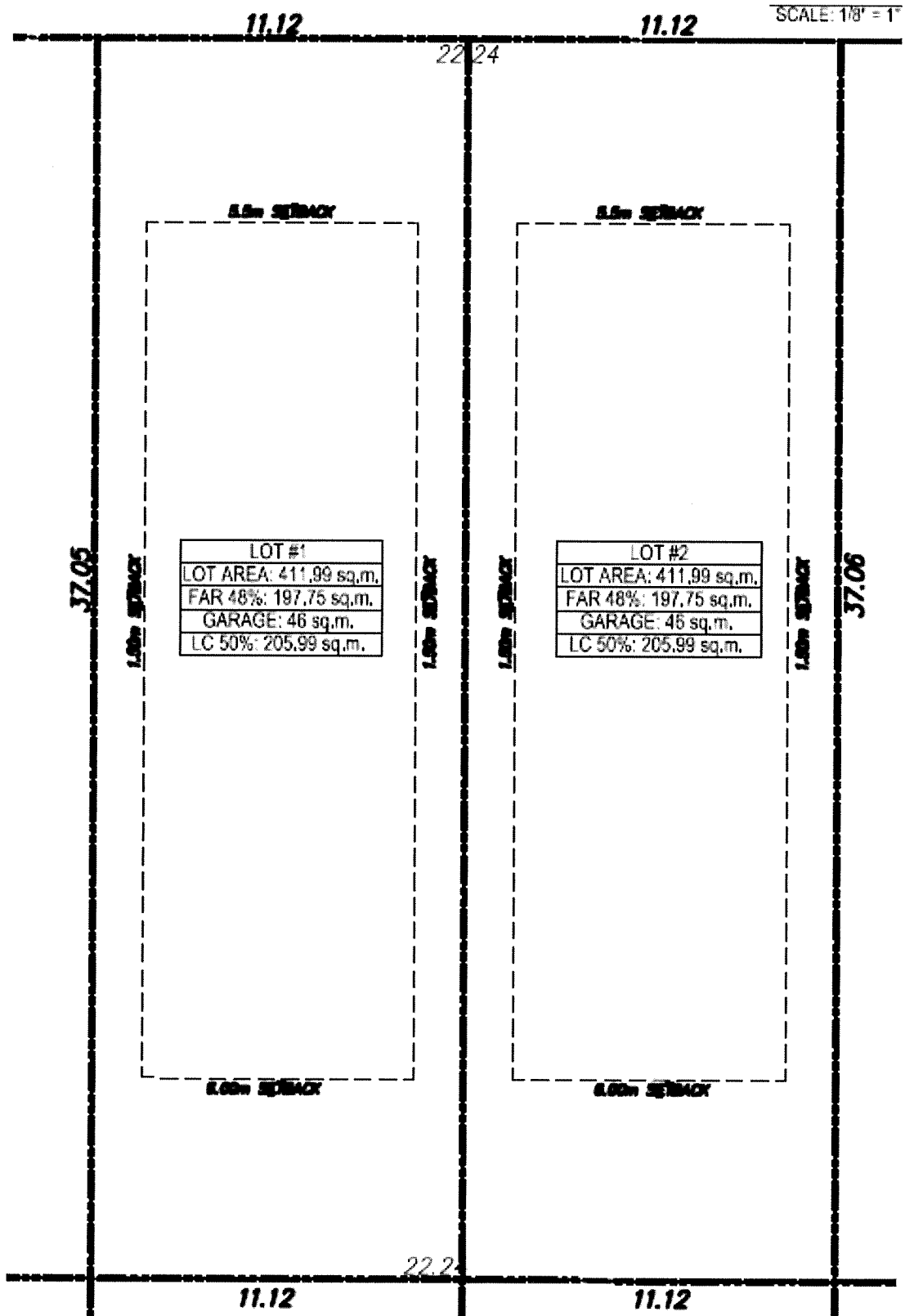


# ATTACHMENT C: NEIGHBOURHOOD ZONING MAP

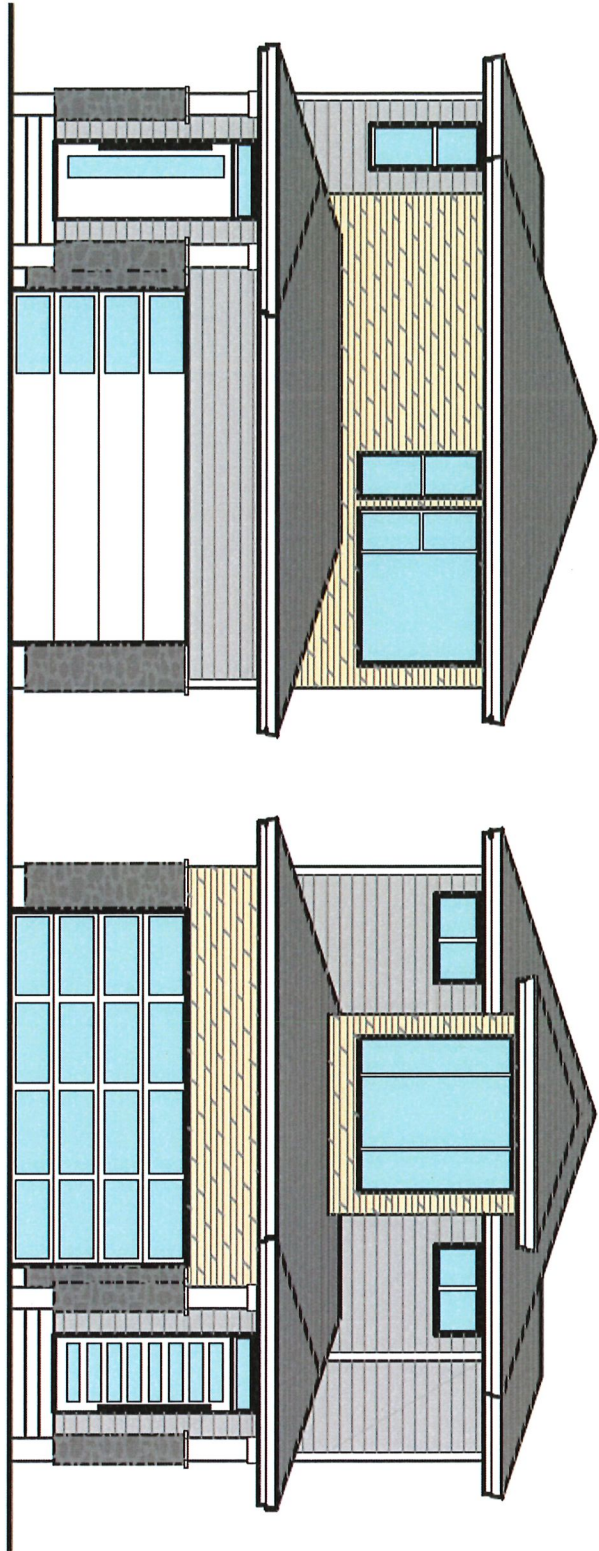




# ATTACHMENT D: PROPOSED SUBDIVISION LAYOUT



ATTACHMENT E: SAMPLE TYPICAL FRONT ELEVATION



**CITY OF PITT MEADOWS**  
**ZONING AMENDMENT BYLAW**  
**No. 2843, 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. 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 [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time on [DATE].

ADOPTED on [DATE].

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Bill Dingwall  
Mayor

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Kate Barchard  
Corporate Officer



Attachment 1

