

Staff Report to Council

Planning and Development

FILE: 3360-20-2020-01

REPORT DATE: July 02, 2020 MEETING DATE: September 15, 2020
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Rezoning Application for 19072 Advent Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2857, 2020 to rezone the property at 19072 Advent Road from RS (Large Lot Residential) to Multi-Family Residential 6 (RM-6); AND
- B. Direct staff to schedule a Public Hearing for an upcoming Regular Meeting of Council; OR
- C. Other.

PURPOSE

To present an application to rezone the property at 19072 Advent Rd to permit construction of a seven unit townhouse development.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

The property is currently vacant. A single family dwelling was demolished recently.

Applicant: Thomas Tsang Architect Inc.

Owner: Ridge Peak Development Ltd.

Civic Address: 19072 Advent Rd

Property Size: 2,359 m²/25,392 ft² (0.58 acres)

OCP Designation: Medium Density
Residential

OCP Development Permit Area: #9 – Multi-
family Development

Zoning Existing: RS (Large Lot Residential)

Zoning Proposed: RM-6 (Multi-Family Residential 6)



Figure 1: Context Map

This property had a previous development application that proposed to rezone the property to permit a nine-unit townhouse project. That project was defeated by Council at the February 12, 2019 regular meeting, following a public hearing.

Since then, the developer and architect have been working on revisions to that project, resulting in this current application.

Relevant Policy, Bylaw or Legislation:

Official Community Plan Bylaw No. 2352, 2007

The property is designated as medium density residential in the current Official Community Plan (OCP). This designation permits medium density residential use generally in the form of townhouses and low rise apartments at a density of 31 to 100 units per net hectare, with ground oriented units encouraged. The site has been designated for medium density and townhouse residential since at least the 1992 OCP.

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

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

Development Permit Area (DPA) #9 – Multi-Family Development applies to the site and if the site is rezoned, a development permit following the guidelines in DPA #9 will be required prior to any construction of buildings. This type of development permit requires approval from Council for form and character.

Zoning Bylaw No. 2505, 2011

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, Multi-Family Residential 6 (RM-6) is proposed.

Analysis:

Project Overview

The proposal is for seven townhouse units consisting of three buildings: two duplex buildings and one triplex building.

One unit contains five bedrooms, one unit contains four bedrooms and the remaining five units all contain three bedrooms. The floor area of the units ranges from 138 m² (1486 ft²) to 148 m² (1590 ft²). All of the units contain below grade basements for storage or recreation area, which adds another 68 m² (738 ft²) to 84 m² (900 ft²) of living space to each of the units.

Access and Parking

Access to the property is proposed from Advent Rd. Units 1 to 3 contain a detached double carport, while units 4 to 7 contain an attached single garage. Four additional parallel parking spaces are provided along the west side of the property.

Location

The property is located very close to Hoffman Park and Highland Park Elementary School and is a short walk to shops and services along Harris Rd. It is within 400 m of bus stops on Harris Rd and the Pitt Meadows West Coast Express Station. Harris Rd is part of TransLink's Frequent Transit Network (Figure 4), meaning there is bus service every 15 minutes. It is surrounded by Meadowlands Housing Co-op and other nearby multi-family developments.

Density

Based on the size of the property and the seven units proposed, this equates to a density of 30.2 units per hectare. For comparison, the following are densities of neighbouring developments (see Figure 2):

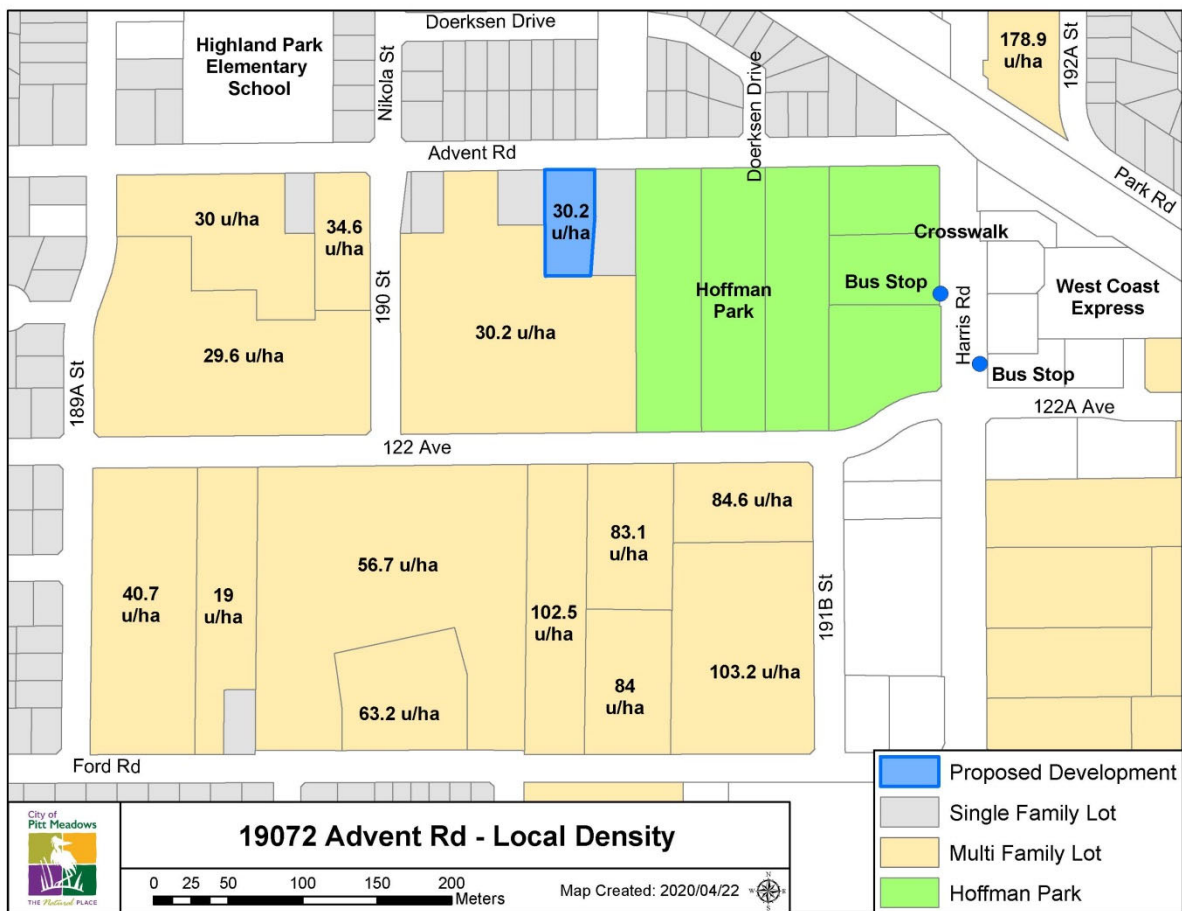


Figure 2: Density of neighbouring developments

The following are densities of some more recent multi-family developments in the City that are located in other neighbourhoods:

Project	Density (units/ha)
Brogden Brown (19095 Mitchell Rd)	44.6
Nature's Walk (19451 Sutton Ave)	47.3
Bonson Rd Townhomes (19696 Hammond Rd)	50
Current Application (19072 Advent Rd)	30.2

Community Amenity Contribution

Following Council Policy C091, the developer has offered \$4,000 per unit for a total of \$28,000 as a community amenity contribution for this project.

Trees

With this application, an arborist report was provided (see Attachment E). It identifies five trees to be removed out of 17 trees on the property. Two of the trees are dead, one is declined beyond expectation of recovery and the other two trees to be removed are located in conflict with construction. The three large Douglas Fir trees closest to Advent Rd will be retained. The arborist report recommends some protection measures for the trees to be retained; staff recommend that a tree protection covenant be registered on title as a condition of rezoning. As part of a future development permit if this property is rezoned, replacement trees will be required.

At the time of the previous application, there were an additional 10 trees on the property ranging in size between 23 and 63 cm diameter at breast height. During demolition and site clean-up, those ten trees were removed.

Comparison to Previous Application

During the previous application, a number of issues identified by those opposed to the development included:

- Increased traffic on Advent Road;
- Increased parking demands on Advent Road;
- The proposed townhouses are too tall;
- Loss of mature trees;
- The proposed townhouses did not fit with the form and character of the existing homes in the neighbourhood;
- The proposed development will shade adjacent properties;
- There is not enough outside play space in the proposed design for the property;
- The proposed development will reduce the privacy of adjacent homes;
- Noise from residents living in the proposed development and using the driveway will affect neighbours; and
- The proposal is too dense for the property resulting in many of the above issues.

Reasons for support for the previous development included:

- The proposal was consistent with the City's Official Community Plan;
- The form and character is consistent with the surrounding neighbourhood;
- The proposal includes sufficient off-street parking;
- The site is within walking distance (5 minutes/400m) of public transportation, shops, services, a school, and civic amenities;
- The proposal provides diverse and affordable housing choices to first-time home buyers, young families, and seniors looking to downsize;
- The proposal demonstrates an effort to save mature trees on the property;

- Townhouses increase the diversity of the City's housing stock and are more affordable than single family homes;
- The proposal is consistent with all City plans and regulations;
- The form and character of the proposal strikes a balance between the neighbourhood's existing state and its future development potential; and
- The proposal includes multi-purpose outside play areas and is very close to City recreational spaces.

Based on public and Council feedback from the previous application, the key differences between this application and the previous application are:

- Two less units;
- Smaller building footprints;
- Three buildings instead of two (massing broken up);
- Reduction in height for buildings closest to Advent Rd;
- Replacement of some garages with carports;
- Increased play space in the development;
- Reduction in lot coverage from 35% to 26%; and
- Increase to rear yard setback from 3.8 m to 4.5 m.

Staff Comments

This application supports the following OCP policies:

Residential

4.6.1 a) Multi-family housing is particularly encouraged within the central part of the urban area, including medium to high density multi-family housing located on major roads and within the Town Centre;

4.6.1 b) Preference will be given to areas close to public transit routes or stations for higher density residential developments;

4.6.2 g) Support smaller, more affordable housing design with a focus on units for single young adults, single seniors and young couples;

In relation to the main points of concern raised by neighbours and other members of the public during the previous application:

- Increased traffic on Advent Road

Staff comment: Advent Rd is a collector road, constructed to a standard that can accommodate multi-family development at the proposed density. This is a relatively small development with only seven units and, therefore, the amount of additional

traffic generated is not expected to have a significant impact on the road system. This stretch of Advent Rd is also a dead-end with no vehicle access to Harris Rd so the amount of through traffic is minimal.

- Parking concerns

Staff comment: The development includes 14 parking spaces, as required by the Zoning Bylaw, plus a basement storage room in each unit to help reduce the likelihood that the garages will not be used for parking. Four of the units are proposed with single garages and the remainder with double carports, plus an additional four surface parking spaces are proposed. The property is also less than a 400 m walking distance to bus stops on Harris Rd and the West Coast Express station for those that may choose to use transit instead of personal vehicles. Staff recommend requirement of a covenant to prevent conversion of garages into living space to ensure that garage space remains available for parking. The developer advised that additional parking spaces could be offered, but at the expense of outdoor play area. As the project proposes parking spaces in accordance with the Zoning Bylaw, the loss of outdoor play area for additional parking spaces is not recommended by staff.

- Height

Staff comment: Units 1 to 4 are closest to Advent Rd and are proposed as two storeys above grade at 6.5 m (21' 4"). This is reduced from the previous application which proposed 8.4 m in height. Units 5 to 7 are proposed as two and a half storeys and 7.5 m in height. These heights are well within the typical height limits for single family and townhouse developments. The current RS zoning and the R-1 zoning on the single family dwellings across the street have a height limit of 9.0 m, while other townhouse developments are permitted to be up to 10 m in height. The applicant has provided a plan showing photos and height calculations of neighbouring houses for comparison (see Attachment G).

- Does not fit in with surrounding neighbourhood and will negatively affect privacy of adjacent properties

Staff comment: The unit fronting onto Advent Rd has been revised to include a more articulated appearance with a front porch and the height of the buildings has been reduced. The proposed design incorporates contemporary elements of pitched rooflines, natural siding and roofing materials similar to surrounding buildings and massing broken up into multiple buildings and planes.

The Development Permit Area #9 (Multi-Family Development) design guidelines apply to the site, so the design of the proposed development will be further reviewed by staff, the Advisory Design Panel, and Council before a development permit will be issued.

Additionally, the site is adjacent to a townhouse development and the existing single family dwelling properties to the immediate west and east are also designated similarly for future medium-density residential, should they ever be redeveloped. While the neighbouring Meadowlands Housing Co-op is currently single storey and contains 64 units, its current zoning and OCP designation would support up to 211 apartment units.

- Protection of mature trees

Staff comment: Healthy, mature trees provide many natural, social, and economic benefits to the immediate neighbourhood and the larger community. Staff recommend a restrictive requirement of a tree protection covenant in accordance with the supplied arborist report to protect the mature trees that do not conflict with the proposed design, both during construction and into the future. The three largest trees on the property are Douglas Fir trees close to Advent Rd and will be retained. The covenant should include a requirement for arborist supervision for any work done in root zones. While the Development Permit Area guidelines do include a requirement to replace removed trees at a one-to-one ratio, a tree-protection covenant will protect the healthy mature trees in the absence of a municipal tree protection bylaw.

If the property is instead redeveloped with a new single family house that is compliant with its existing zoning, the City would not be in a position to restrict or control tree removal.

- Density is too great

Staff comment: This site has been designated for medium-density residential in the OCP since 1992 and development in line with this designation is required to support several other OCP policies. While this density conforms with the surrounding neighbourhood character and that of nearby multi-family townhouse developments it is lower than other recent townhouse projects such as Nature's Walk and Brogden Brown. For this property, only seven units are proposed, but a higher density proposal such as an apartment building would similarly be supported for the following reasons:

- The subject site is within walking distance of the West Coast Express and bus lines along Harris Road. People within this area have the option of taking transit if they so choose;
- The subject site is within walking distance of shops and services along Harris Road. Local businesses benefit from more potential customers living close by;
- The subject site is within walking distance of a school, parks and amenities. Again, more people would have the option of walking rather than driving;
- The infrastructure (roads, water and sewer) have been built to a standard that can accommodate apartment development at this density;

- Multi-unit developments tend to provide more affordable homes and options for smaller households.

Additionally, the proposal is compliant with the City's Strategic Plan and Housing Action Plan policies, including: increasing housing affordability, particularly for young families and seniors; increasing housing diversity and building more ground-oriented townhouses; providing density close to transit; building a compact, complete community; and, providing density that increases the viability of the central business area.

In order to maintain compliance with the medium density residential OCP land use designation, a minimum of seven units is required for this property, which is what this application is proposing. Any number of units less than seven would also require an OCP amendment.

While the developer has indicated a willingness to reduce the number of proposed units and apply for an OCP amendment, staff do not support this option. Single family units are likely to be more expensive than townhouse units and therefore may be difficult to attract young families. Single family dwellings do not increase housing options in the City.

Currently, the properties at 19022, 19032, 19056 and 19080 are all designated as medium-density residential with potential for future townhouse or apartment development. If the subject property is developed with a few single family dwellings, it will be at odds with future development potential of the surrounding properties. When/if the neighbouring parcels develop in accordance with their medium-density designation, even if many years in the future, the new residents of a single family project may be opposed to those developments, just as some of the surrounding single family residents are opposed to this townhouse project.

If the subject property were re-designated to low-density residential in the OCP, then it follows that 19022, 19056 and 19080 should also be examined for a low-density residential designation.



Figure 3: Surrounding Parcels

Adjacent Property

Ideally, staff would prefer to see this property consolidated with the neighbouring properties at 19080 and 19056 Advent Rd to permit a larger and more cohesive

development. However, the applicant has indicated that a partnership with the adjacent property owners is not viable at this time.

Notice on Title

The property previously contained a single-family dwelling that had a clandestine lab discovered in it a few years ago and consequently a Community Charter Section 57 Notice on Title was registered against the property. Staff recommend that this Notice on Title be required to be removed prior to any final approval of rezoning of this property. The process to remove this Notice on Title will involve application to the City and approval from a Building Inspector.

Public Consultation

Under the previous application, public input was garnered through a development information meeting and a public hearing. This application has responded to the public input by making changes to the project. Under Council Policy C015, a development information meeting is not required. The policy states development information meetings are required if the proposed rezoning results in a project that has more than ten dwelling units. This application does not meet this threshold. Council may choose to require a development information meeting. A sign has been posted on the site advising the surrounding neighbourhood of the new application and residents within 122 m (400 ft) of the site will be notified about a public hearing for the project, along with newspaper advertisement.



Figure 4: Notification Radius

Recommendation

This project does not conform to any of the existing residential zones in the City's Zoning Bylaw and therefore a new residential zone, RM-6, is proposed. Under the proposed RM-6 zone, the total floor area permitted for the site would be 1,059 m² (11,395 ft²) and the maximum height permitted would be 8 m, which is lower than the adjacent 9 m height limit of the neighbouring single family dwelling lots. The floor area calculation does not include garage or basement area.

Planners take a long term vision of the City and its growth and development. This site has long been identified as having development potential for medium density

residential and is in an excellent location for townhouses and even low-rise apartments. The site is within walking distance to a West Coast Express station, shops and services, a large park, an elementary school and bus stops on Harris Rd. It meets the guidelines in the current and proposed OCP for its designation of medium density residential.

The following conditions of approval are recommended, should the project proceed to third reading:

- Development permit approval by Council;
- Registration of Section 219 covenant requiring tree retention and protection in accordance with arborist report;
- Registration of a Section 219 covenant preventing the conversion of garage space to living area;
- Raptor and heron nest survey/report;
- Removal of existing bylaw contravention notice on title; and
- Payment of community amenity contribution.

Staff recommend that a public hearing be scheduled for an upcoming Council meeting.

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):

A development information sign has been posted on site. If first and second reading are granted, a public hearing will be scheduled.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

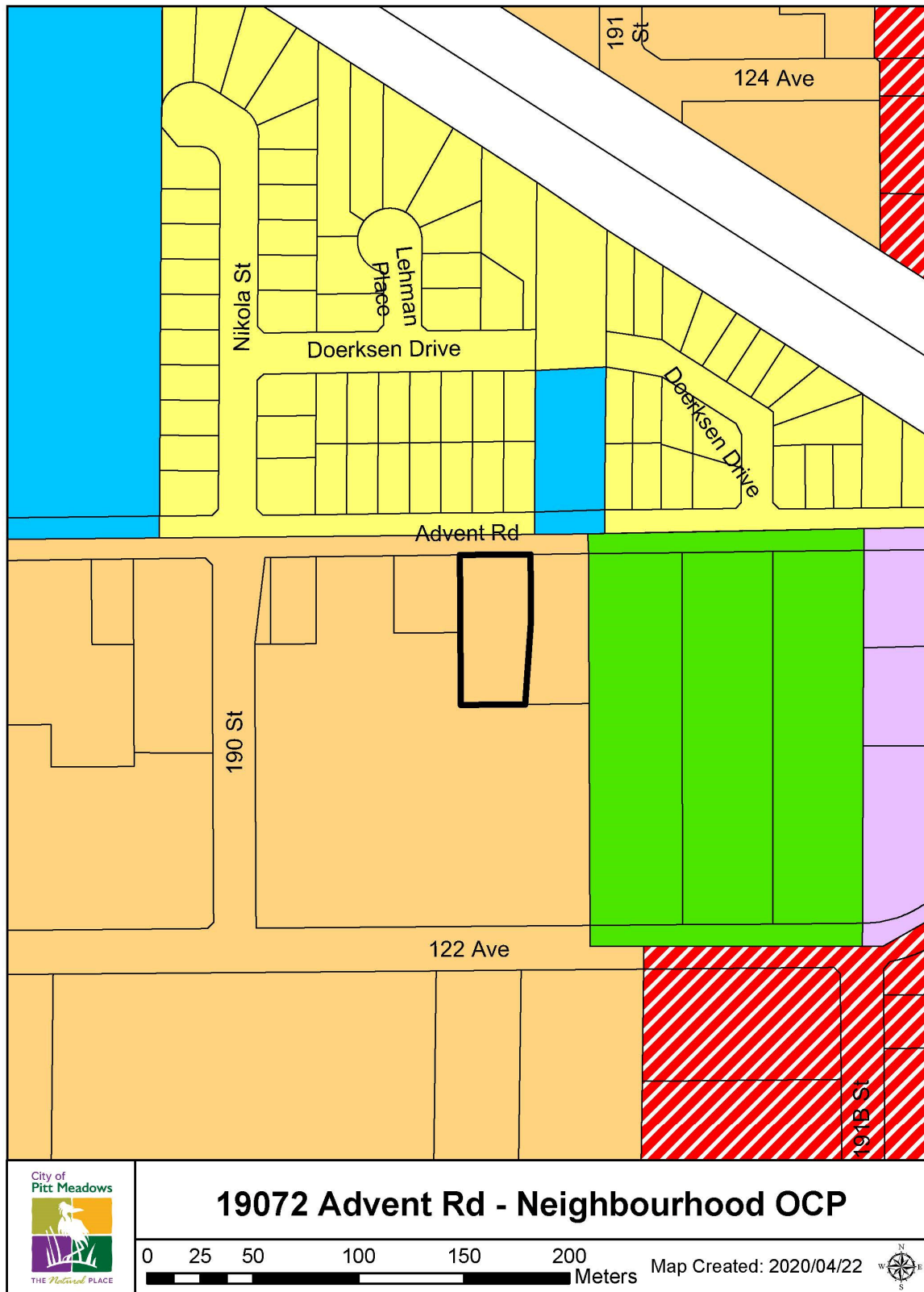
Reviewed by:

Alex Wallace,
Manager of Community Development

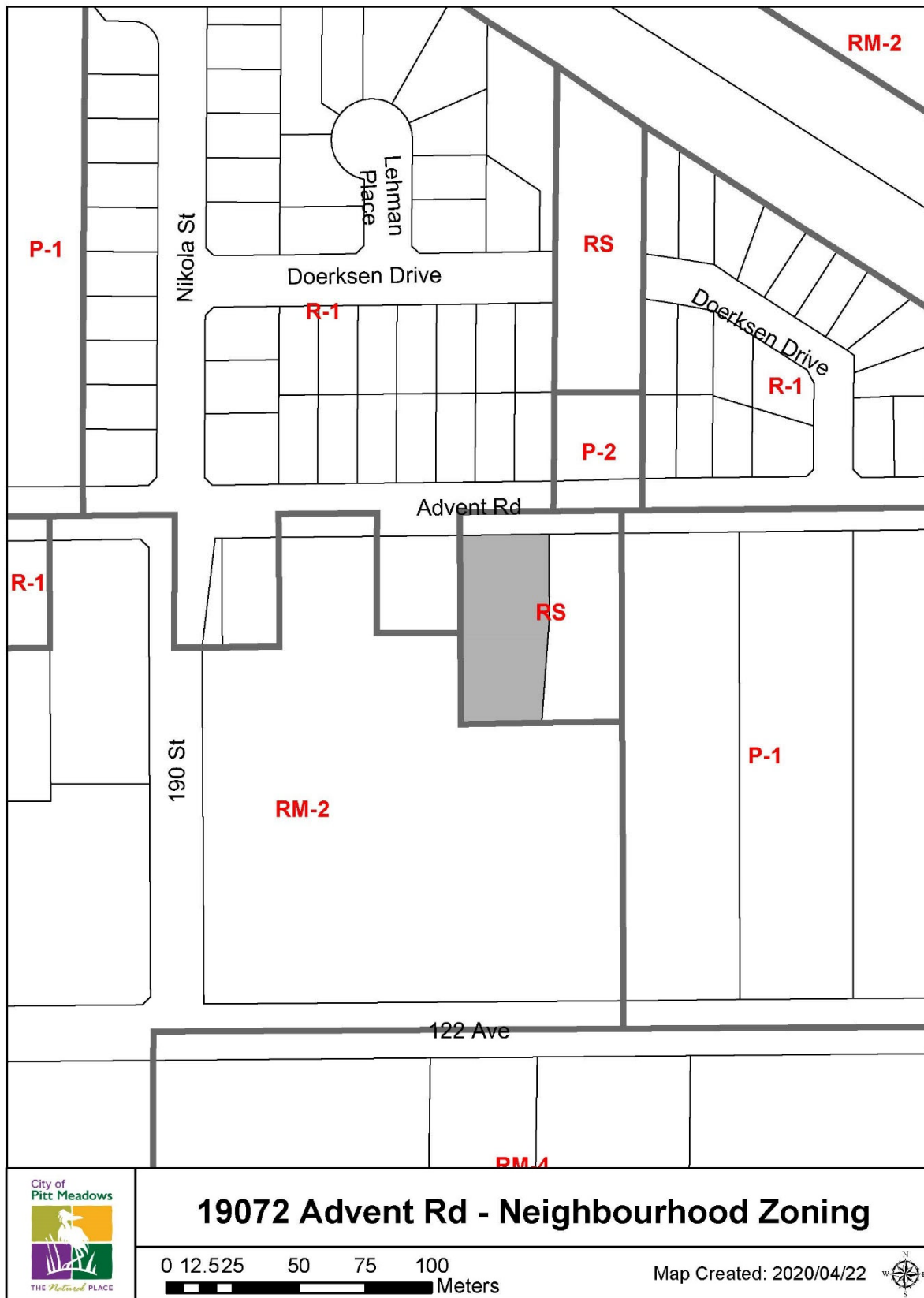
ATTACHMENT(S):

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Aerial Photo Map
- D. Letter of Intent
- E. Arborist Report
- F. Proposed Development Plans
- G. Zoning Amendment Bylaw No. 2857, 2020

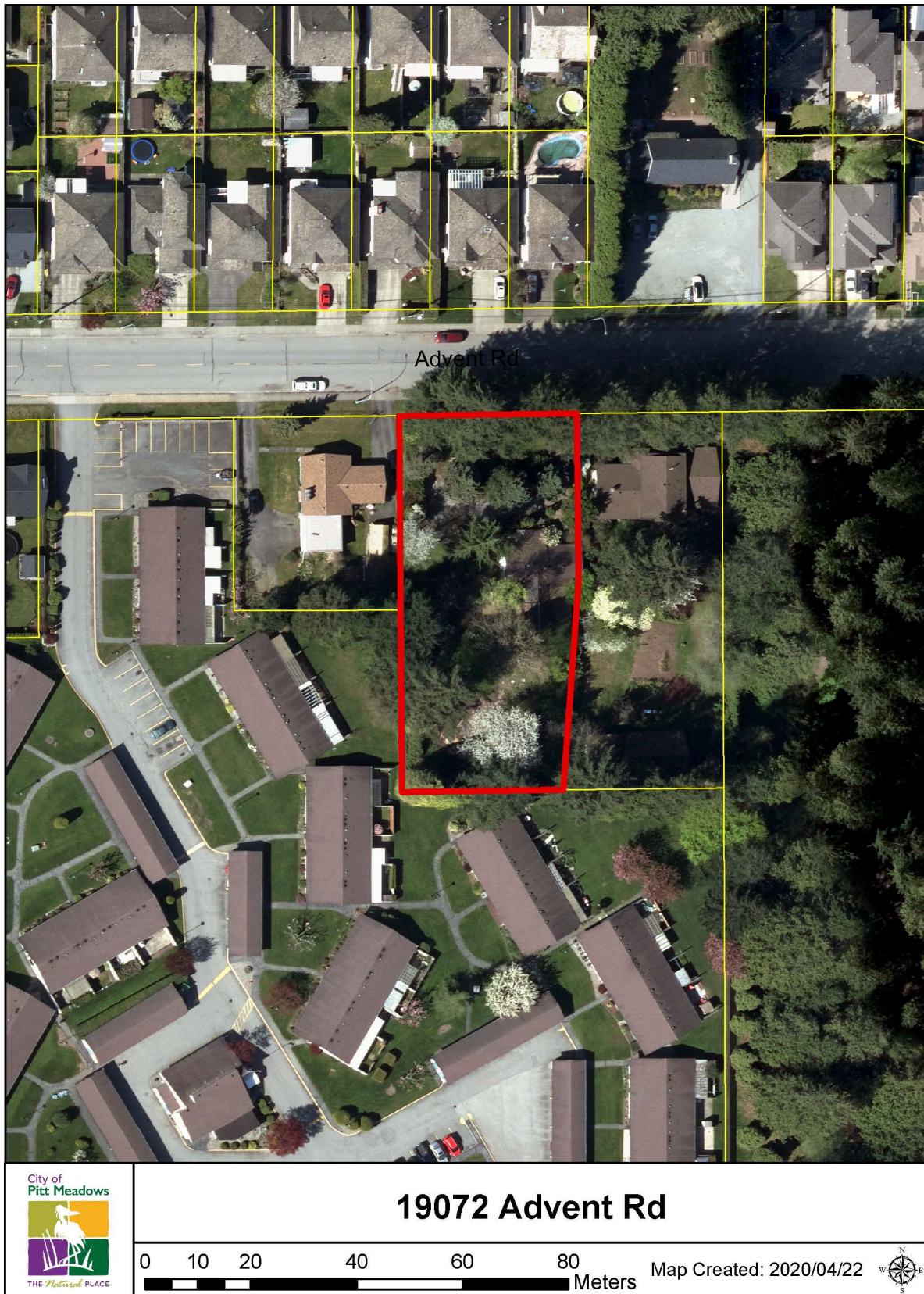
ATTACHMENT A: Neighbourhood OCP Map



ATTACHMENT B: Neighbourhood Zoning Map



ATTACHMENT C: Aerial Photo Map



PITT MEADOWS DESIGN RATIONALE FOR PROPOSAL DATED March 23, 2020

Introduction

We have received comments from the public hearing meeting held on February 12, 2019. Major comments from the council members and local residents pertain to the density, the size and the shape of the development, the open spaces, as well as the number of trees proposed to be cut to allow for the proposed development. Other related issues are the heights of the buildings and the potential parking problem that may arise.

We have re-examined the development proposal and, in this current proposal, we have further reduced the number of units proposed from 9 to 7, which is the minimum number of units allowed under the existing Official Community Plan for Residential – Medium Density zone with the site area of 25,392.00 s.f. (i.e. 31 units per hectare). In addition, we have further reduced the footprints of the building groups. In the original proposal, two building groups were proposed with the long dimension of the biggest building aligned to the east side yard. In the new proposal, we have now further broken up the long building into two separate groups as a means to reduce the building mass and to allow more open spaces in the middle for the overall development.

Unit Design/ Unit Grouping

For the unit layout now proposed, a more squarish but efficient, compact design is employed to reduce the impact of built form on this sensitive, highly treed site, which is only 100' from Hoffman Park to the east. Two groups of duplex housing are proposed to be oriented along the incoming access road with the third group comprised of a triplex located at the rear of the site. Specifically, we have positioned the footprints of these two groups of duplexes to the approximate locations of the existing house and the existing attached garage, thus minimizing disturbance to the existing mature trees. Utilizing this compact module allows each unit to adjust responsively to specific site conditions and to take maximum advantage of orientation. The front unit, Unit 1, has a front entrance oriented toward the street. The addition of a front porch to this unit will enhance the street presence for the development along Advent Road. Unit 4 is oriented toward the end of the cul-de-sac to form a sub-group with the triplex comprised of Unit 5, 6 & 7. All units of this sub-group have attached garages.

Building Height /Massing

In addition to the compact design that results in the reduction of the buildings' footprints, the height of the two duplex buildings are further reduced by setting the spring line at 5'-8" above the second floor. Building 3, with a higher building height, is located at the back of the site. The resulting maximum height of Building 1 & 2 will be 21'-1"; the maximum heights for Building 3 will be 24'-7" for the central unit with building heights lowered to 22'-8" for the east unit and 22'-11" for the west unit. The heights of the proposed development are congruent with the building heights of the single family houses across the street, which average out to 22'-8".

Unit 1 to 3, located at a dominant location of the site, have carports instead of garages. This again helps to reduce the overall visual mass of Building 1 & 2. Each carport roof will be supported on two columns with cantilevered beams to again minimize site disturbance to the existing mature trees.

Site Coverage/ Open Spaces

The above measures working in concert bring about a more compact scheme, resulting in a site coverage of 23.23 % (buildings) and 25.93% (buildings and carports), which better harmonizes the proposed development with the single family houses across the street and the house adjoining the site. The existing lot is zoned RS-Large Lot Residential, which allows a site coverage of 30% maximum.

The revised proposal allows more open space to be present, permitting development to occur further away from the three mature trees at the front of the site. Green spaces with landscaping are proposed at conspicuous locations- the site entry and the centre of the development, which would be easily accessible by residents.

A fair size private outdoor patio is provided for each unit, either at the front or at the back. In addition, all duplex units will have private porches at their entries, while for Unit 5, 6 & 7, additional private outdoor spaces are provided by second floor balconies and roof decks at the attic floor level.

In addition to the various site open green spaces, which are designated to be soft landscaping areas for outdoor recreation and play, the hammerhead for fire truck also serves as a basket ball court. The internal access road and basketball court are finished with permeable brick pavers, which are suitable for outdoor lively activities for children. The proposal aims to minimize the disturbance to the existing mature trees and to maintain a park-like setting for the development, which will enhance both the value of the complex and the neighbourhood in the long run.

Relationship to Future Development & Hoffman Park

A future site layout based on a looped access road connecting the subject property with the adjacent property to the east is possible. However, it is our belief that the layout of the access road as currently proposed is self-sufficient unto itself by providing access to this small scale development proposed. We contend that a pedestrian walkway through the site to link any future development to the west of the subject site with Hoffman Park is highly possible.

The site currently has 26 trees, most of which are considered mature, in particular, the three along the front property line. A large tree near the south property line (Tree #243) is proposed to be removed to allow more sunlight to penetrate deeper into this narrow lot and to allow more units to be located at the back. Three unhealthy trees near the driveway entry and three small trees, which are in conflict with Building 1 & 2 are also proposed to be removed. New trees and shrubs will be proposed at appropriate locations to enhance privacy and outdoor recreational areas.

Design for Accessibility

The design of the majority of the units could be easily adapted for seniors or for persons with disabilities. Unit 7 has its main floor at grade level, while the rest of the units have the first floor level set at 1' above their adjoining grade levels to allow for recreational or storage rooms. A physical ramp could easily be constructed along one side of the front patio for some units to provide handicapped access, if needed. For units with an attached

garage, the two steps between the entry lobby and main floor could easily be overcome with the installation of an interior chair lift. All units have a bathroom or powder room on the main floor, which complies with building codes regarding enhanced handicapped access. Five of the seven units will have a den or bedroom on the main floor, which could easily be used as sleeping area for the residents who may have problems climbing up to the bedrooms on the second floor. Handicapped access from the carports to the entries of the two duplex buildings could easily be improvised with a physical ramp. This feature enhances the adaptability of the unit design to suit the future needs of the residents.

Affordability

The unit sizes of the scheme are significantly small as compared to the last scheme, potentially making them more affordable. The average floor area for the units is 1500 sq.ft. to 1600 sq.ft. in the current scheme. We feel this revised scheme will provide for a number of design choices suitable for a wide range of residents, including families with children and seniors. By minimizing the disturbance to existing mature trees in the site, the proposed development achieves a balance between providing additional housing to the neighbourhood and tying in with both the natural environment and the existing low density single-family neighbourhood of the area.

Thomas Tsang Architect Inc.

March 24, 2020



Arborist Report

Inventory and Assessment of Trees Associated to Development at
19072 Advent Road, Pitt Meadows

April 23, 2020

Terry Thrale

ISA Certified Arborist and Tree Risk Assessor PN 6766A

Assignment and Methodology

Woodridge Tree has been retained to undertake an inventory and assessment of trees associated to the development of 19072 Advent Road, Pitt Meadows. The objective is to make tree preservation and protection recommendations in the context of municipal permits, rules and regulations for development.

Associated trees were visually assessed to determine species, diameter at breast height (dbh) and characteristic description. Tree diameters were measured at 1.4 meters height with a diameter tape. Protection areas were calculated for all trees within range of the property. Tree hazards were assessed according to International Society of Arboriculture standards using the TRAQ (Tree Risk Assessment Qualification) method. Recommendations for removal or retention are based on assessment outcome and proximity of trees to structure and infrastructure.

The observations recorded are based on inspections performed on May 30th, 2017 and again April 15, 2020.



aerial image of property before redevelopment

Findings

The property at 19072 Advent Road is located on the south side of Advent Road near the intersection of 190 Street. Associated trees were comprised of native conifers and ornamental deciduous species. Trees located on the subject property, City and neighbors trees close to the property lines are considered in the finding of this report.



image of property from street at time of field data collection.

Tree Inventory and Assessment

- **dbh**- Diameter at 1.4m height measured in centimeters
 - on trees with multiple stems the 3 largest sections measured at 1.4m are combined to make up the total.
- **tree protection area = critical root zone** = dbh x 6 unless otherwise specified
- **os**-- off site tree

tag 236	species <i>Chamaecyparis lawsoniana</i> Lawson's Cypress	dbh 39+28 =67cm	description Dead tree.	action remove
tag 237	species <i>Chamaecyparis lawsoniana</i> Lawson's Cypress	dbh 39cm	description Dead tree	action remove
tag 238	species <i>Chamaecyparis lawsoniana</i> Lawson's Cypress	dbh 26cm	description Straight, single stemmed, natural form, lower crown is sparse. Part of hedgerow its protection zone radius is 1.56m	action Retain. Install barrier 1.56m from tree
tag 239	species <i>Chamaecyparis lawsoniana</i> Lawson's Cypress	dbh 27cm	description Straight, single stemmed, natural form, lower crown is sparse. Part of hedgerow its protection zone radius is 1.62m	action Retain. Install barrier 1.62m from tree
tag 240	species <i>Chamaecyparis lawsoniana</i> Lawson's Cypress	dbh 27cm	description Straight, single stemmed, natural form, lower crown is sparse. Part of hedgerow its protection zone radius is 1.62m	action Retain. Install barrier 1.62m from tree

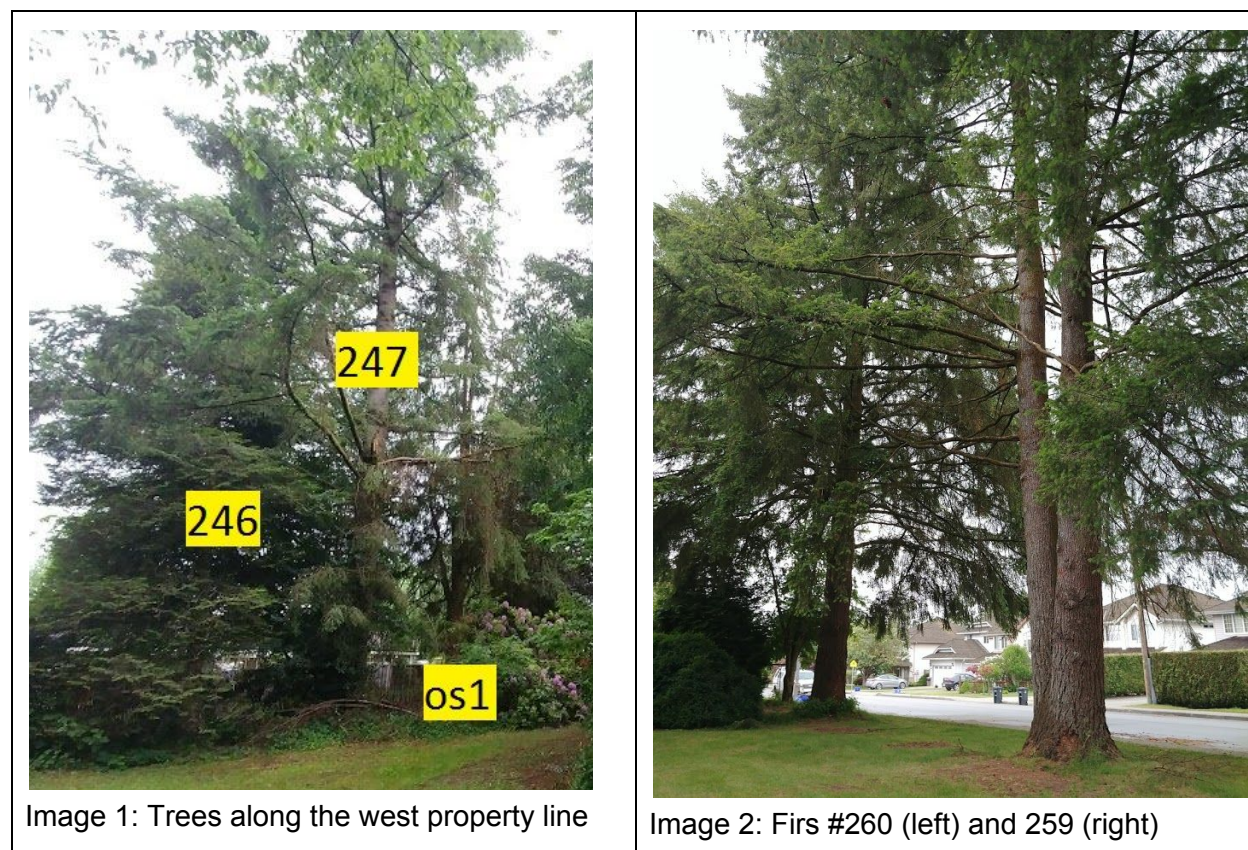
tag 241	species <i>Chamaecyparis lawsoniana</i> Lawson's Cypress	dbh 29cm	description Straight, single stemmed, natural form, lower crown is sparse. Part of hedgerow its protection zone radius is 1.74m	action Retain. Install barrier 1.72m from tree
tag 242	species <i>Pseudotsuga menziesii</i> Douglas Fir	dbh 74cm	description Single stemmed, with a slight self correcting lean. Natural form, but sparse, with woodpecker holes on the trunk its protection zone radius is 4.44m	action Retain Install barrier 4.44m from tree
tag 244	species <i>Pseudotsuga menziesii</i> Douglas Fir	dbh 96cm	description Straight, single stemmed, limbed up to 20'. Tall with a broad canopy its protection zone radius is 5.76m Excavation enters CRZ marginally.	action Install barrier 5.76m from tree Arborist to supervise excavation
tag 245	species <i>Quercus robur</i> English Oak	dbh 31cm	description Single stemmed, with a forest grown habit, full of woodpecker holes its protection zone radius is 1.86m Excavation will be within 50cm of the tree.	action remove
tag 246	species <i>Chamaecyparis lawsoniana</i> Lawson's Cypress	dbh 38cm	description Single stemmed, with a slight phototropic lean to the east. Natural form but sparse its protection zone radius is 2.28m	action Retain. Install barrier 2.28m from tree.

tag 247	species <i>Pseudotsuga menziesii</i> Douglas Fir	dbh 95cm	description Straight, single stemmed, mature. Canopy is approximately 16m in diameter. Tall, with many branches broken off along the east side of the trunk leaving crown unbalanced its protection zone radius is 5.70m	action Retain Install barrier 2.47m from tree.
tag 258	species <i>Pseudotsuga menziesii</i> Douglas Fir	dbh 94cm	description Straight, single stemmed, mature, tall, natural form. Large structural root has been damaged. Part of row of mature Firs its protection zone radius is 5.64m	action Retain. Install barrier 5.64m from tree
tag 259	species <i>Pseudotsuga menziesii</i> Douglas Fir	dbh 79+77 = 156cm	description Dual stemmed at base, with included bark at the union, straight, tall, mature, natural form .Part of row of mature Firs its protection zone radius is 5.64m (to the dripline)	action Retain. Install barrier 5.64m from tree
tag 260	species <i>Pseudotsuga menziesii</i> Douglas Fir	dbh 99cm	description Straight, single stemmed, mature, tall, natural form. Part of row of mature Firs its protection zone radius is 5.94m The driveway is planned over the tree protection zone. Existing driveway is same location.	action Retain. Arborist to supervise driveway works
tag 261	species <i>Sorbus aucuparia</i> Mountain Ash	dbh 37cm	description Single stemmed, leaning and full of decay. Declined beyond expectation of recovery its protection zone radius is 2.22m	action remove
tag 262	species <i>Chamaecyparis lawsoniana</i>	dbh 32cm	description Single stemmed, straight, Ivy infested	action remove

	Lawson's Cypress		its protection zone radius is 1.92m located in conflict with construction	
tag os1	species <i>Pseudotsuga menziesii</i> Douglas Fir	dbh 42cm	description Previously topped at 20' with regenerated leaders, natural form but sparse. Not on survey its protection zone radius is 2.52m	action install barrier 2.52m from tree

Summary Table

	private property	City property
# of trees in total	17	0
# to be removed	5	-
# to be protected	12	-



Conclusion

Property, plans and trees have been assessed by arborist to determine tree management recommendations for construction. Those recommendations follow:

Recommended Tree Removals:

- Five trees are recommended for removal.

Recommended Tree Protection:

- Tree barriers shown on the “Tree Plan for Development” are to be installed and kept in place during the entire duration of construction.
- Arborist supervision is required for the installation of the driveway near tree 260.
- Arborist supervision is required during the excavation for BUILDING 3 near tree 242 and 244.

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

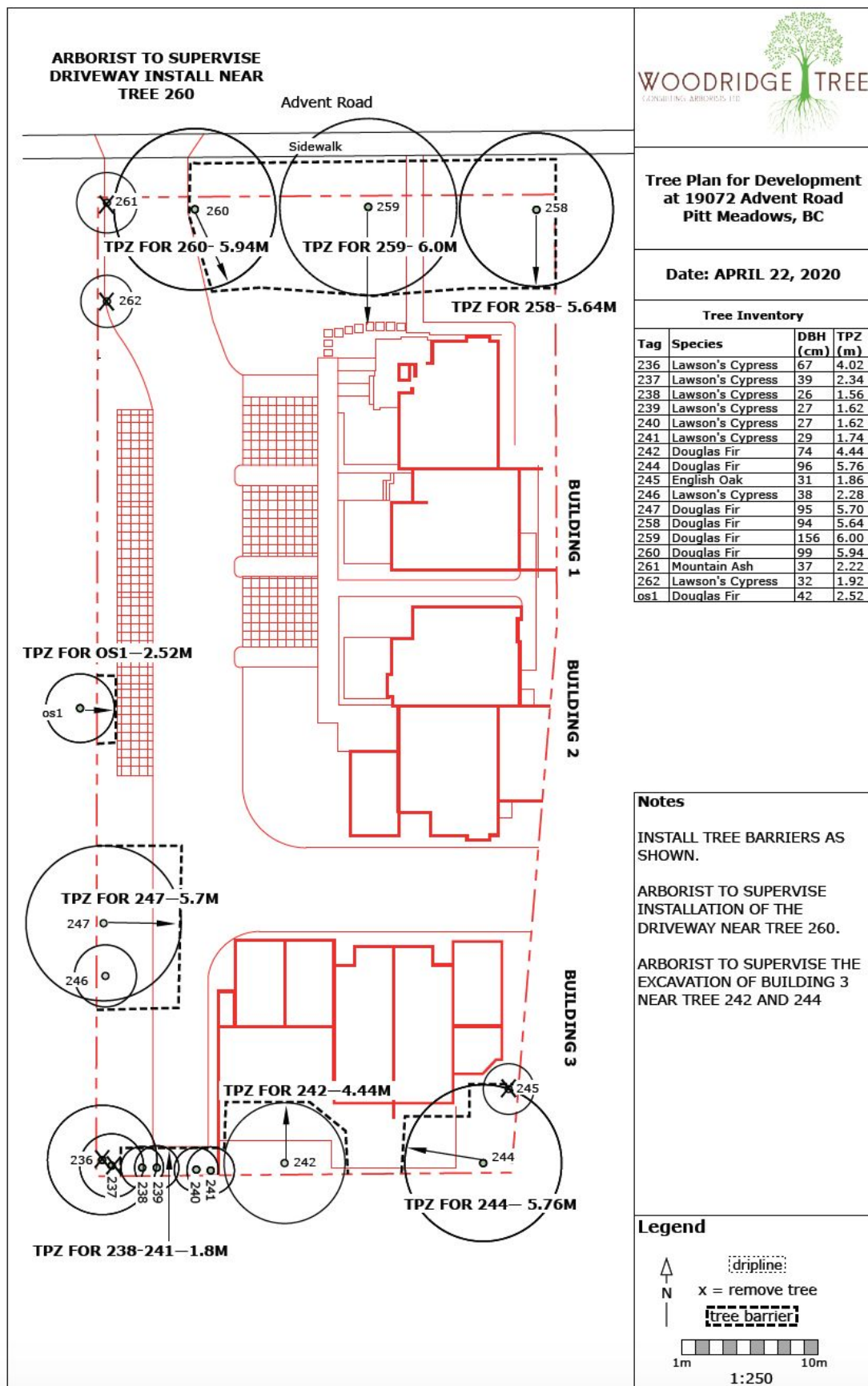
I certify to the best of my knowledge or belief that:

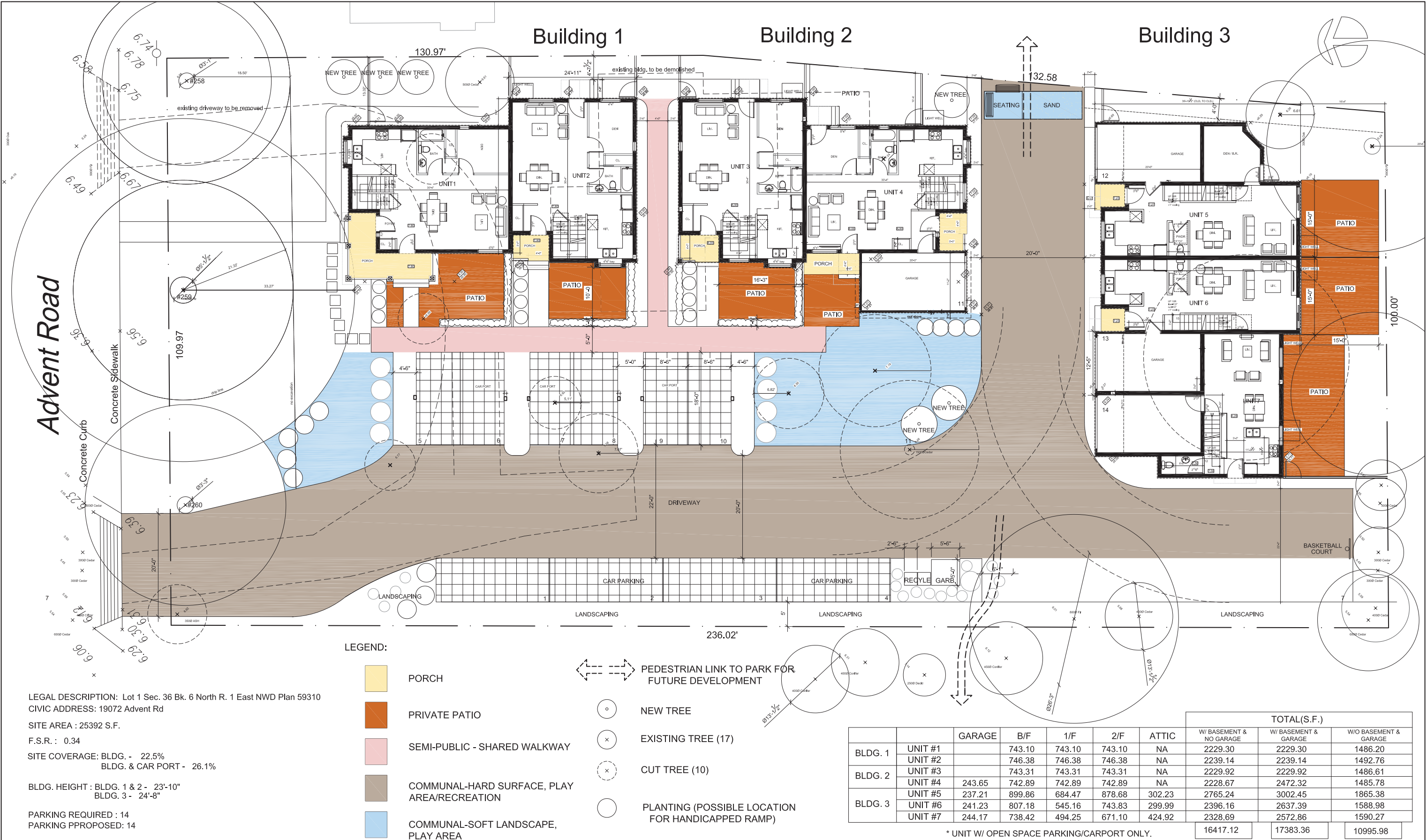
- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our offices.



Terry Thrale
ISA Certified Arborist and Tree Risk Assessor
PN 6766A
Woodridge Tree Consulting Arborists Ltd
terry@woodridgetree.com
778-847-0669





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Thomas Tsang Architect Inc.
#6-103 West 3rd St; North Vancouver, B.C. V7M 1E7
Tel: 604-7168078 Fax: 604-9883817

CONSULTANT:

PROJECT: **PITT MEADOWS TOWNHOUSES**
19072 Advent Road

DESIGNED BY:	SCALE: 1/8"=1'	DESCRIPTION: SITE PLAN -20- OPEN SPACE / LANDSCAPING
DRAWN BY:	DATE:	

Jan 10, 2020	SUBMIT FOR REZONING	
DATE	No.	BY
REVISION		

SEAL

A1

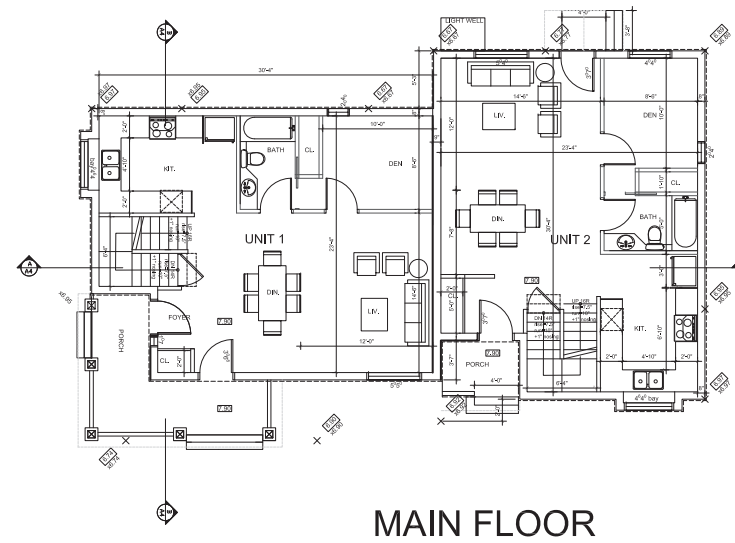
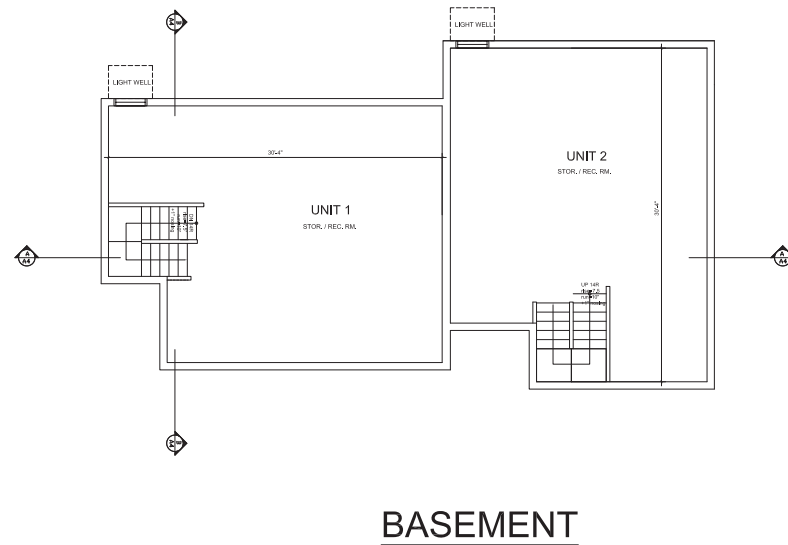
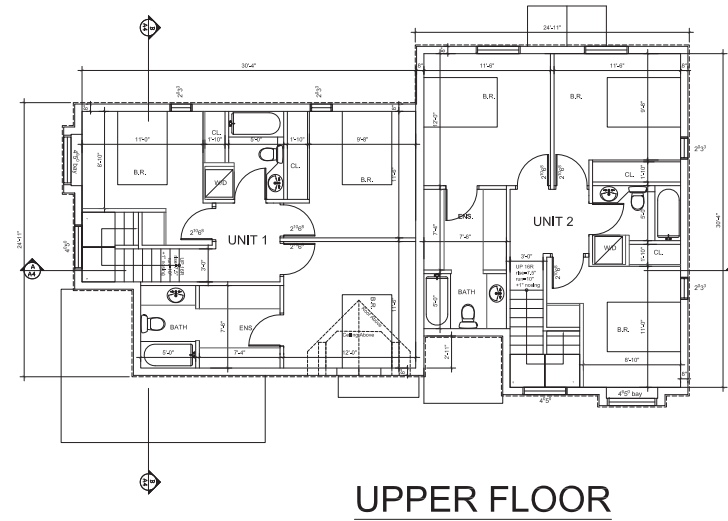
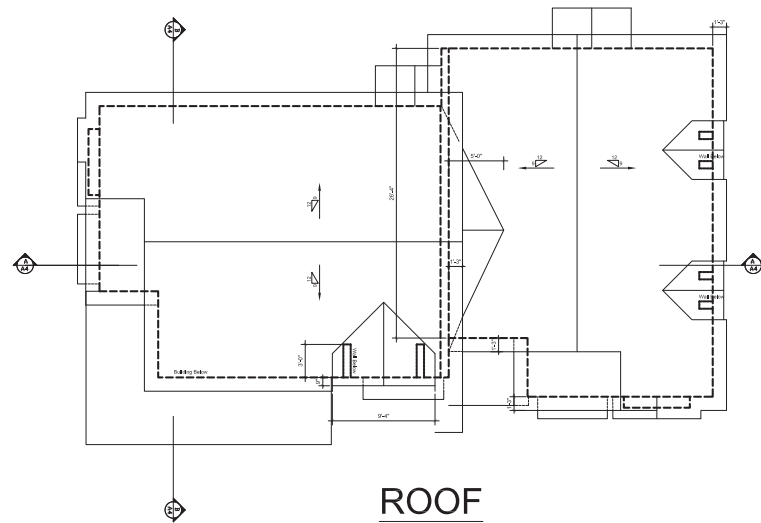
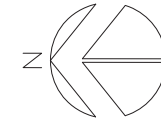
JOB #:



JOB #:



DATE	No.		BY
REVISION			



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Thomas Tsang Architect Inc.
#6-103 West 3rd St; North Vancouver, B.C. V7M 1E7
Tel: 604-7168078 Fax: 604-9883817

CONSULTANT:

PROJECT: **PITT MEADOWS TOWNHOUSES**
19072 Advent Road

DESIGNED BY:

SCALE: 1/8"=1'

DESCRIPTION:

BUILDING 1 - FLOOR PLANS

DRAWN BY:

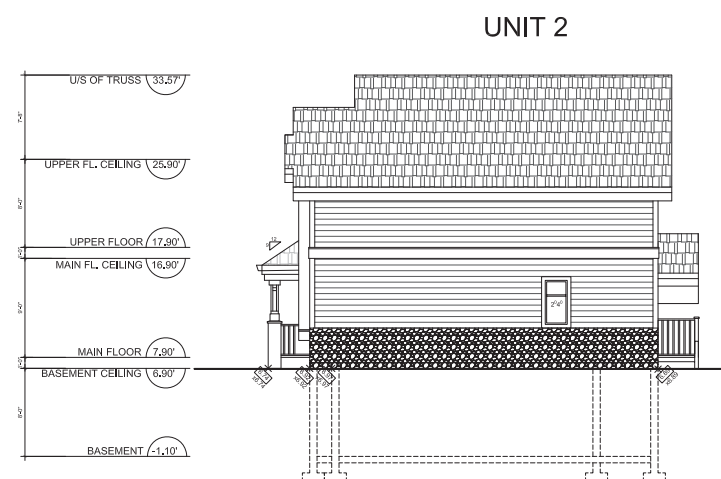
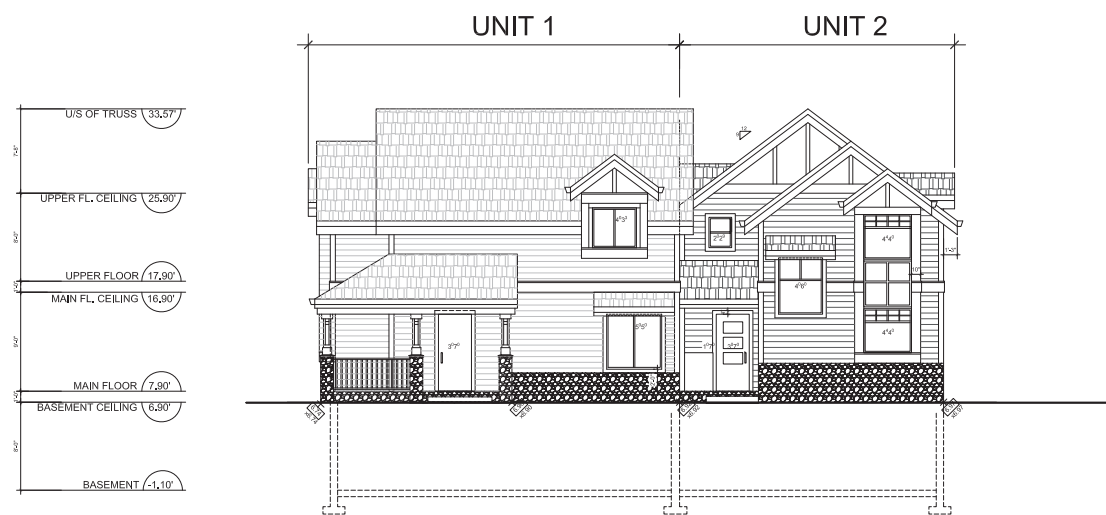
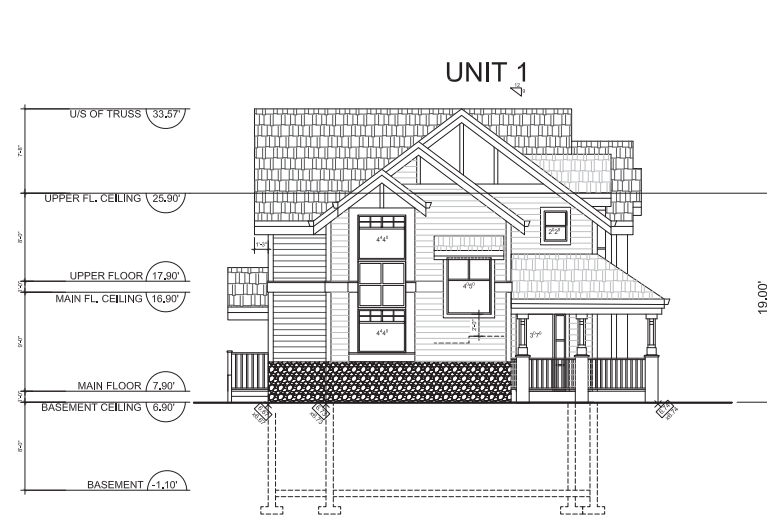
DATE:
JAN - 06 - 2020

Jan 10, 2020		SUBMIT FOR REZONING	
DATE	No.		BY
REVISION			

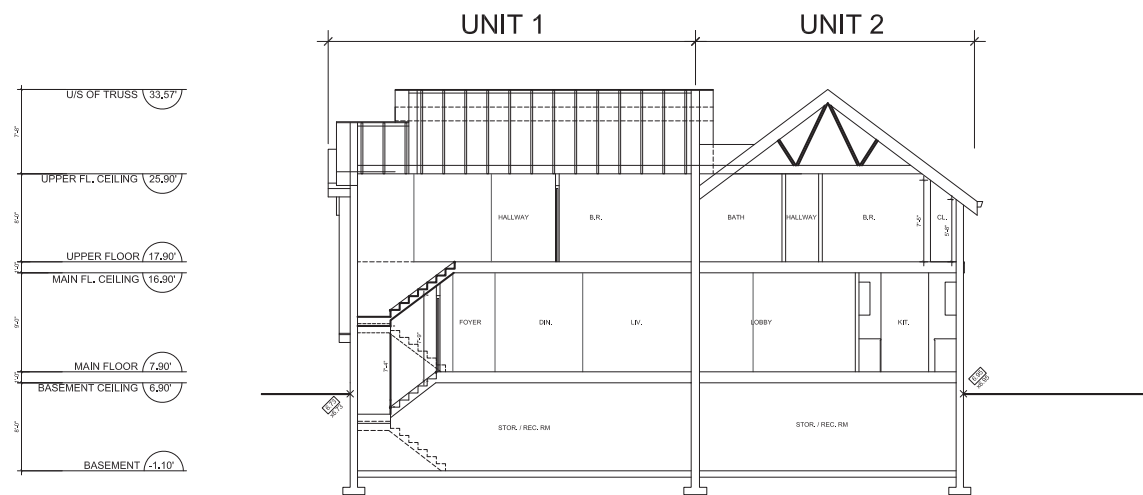
SEAL

A2

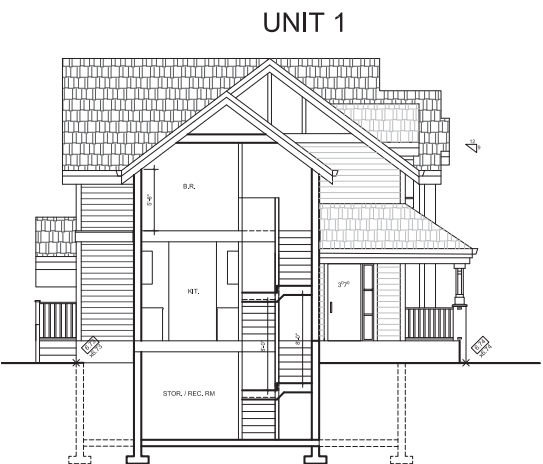
JOB #:



JOB #:

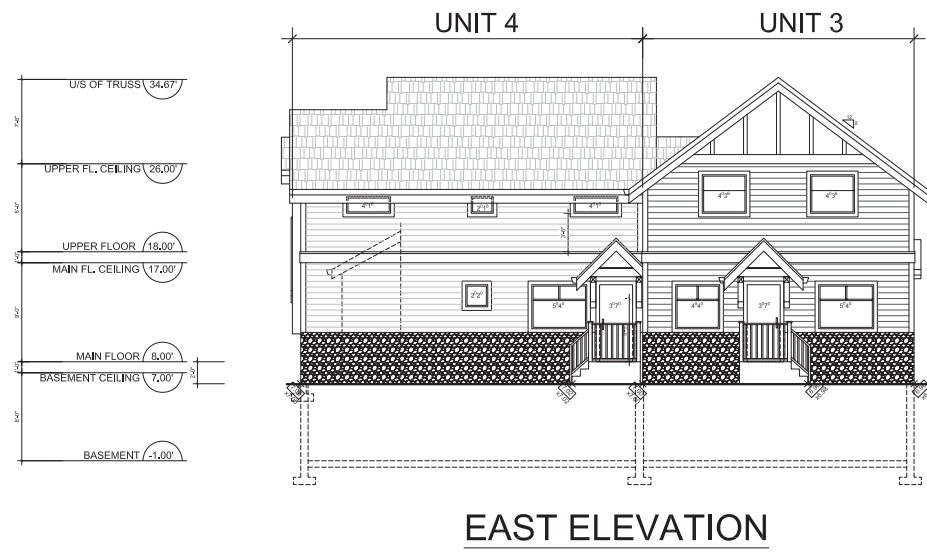
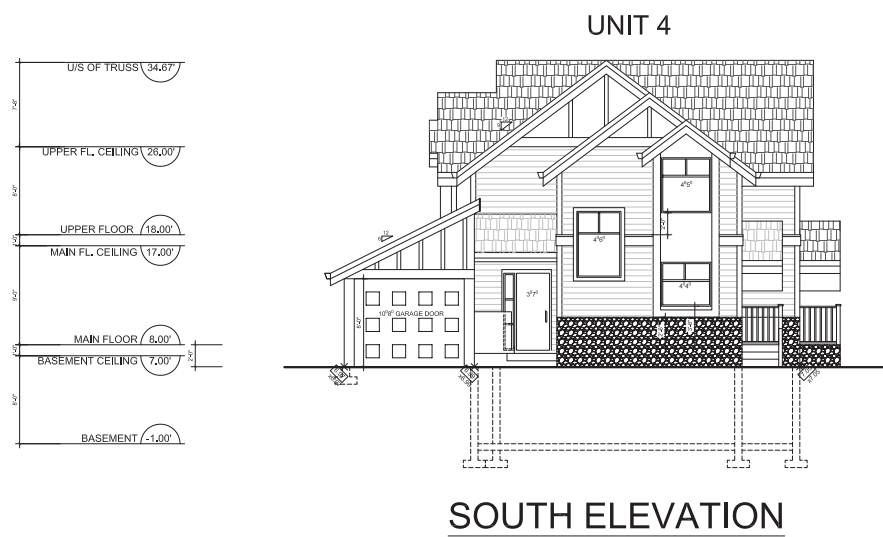
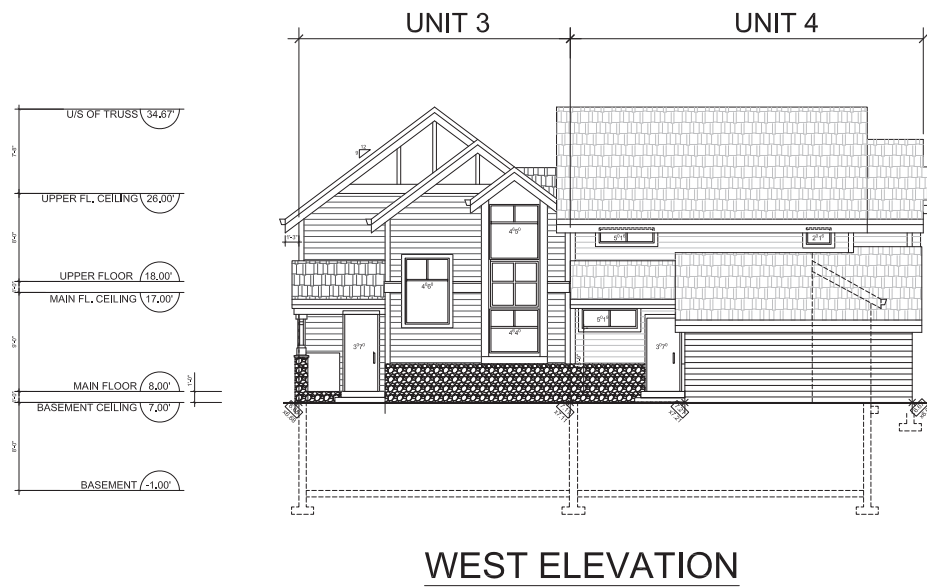
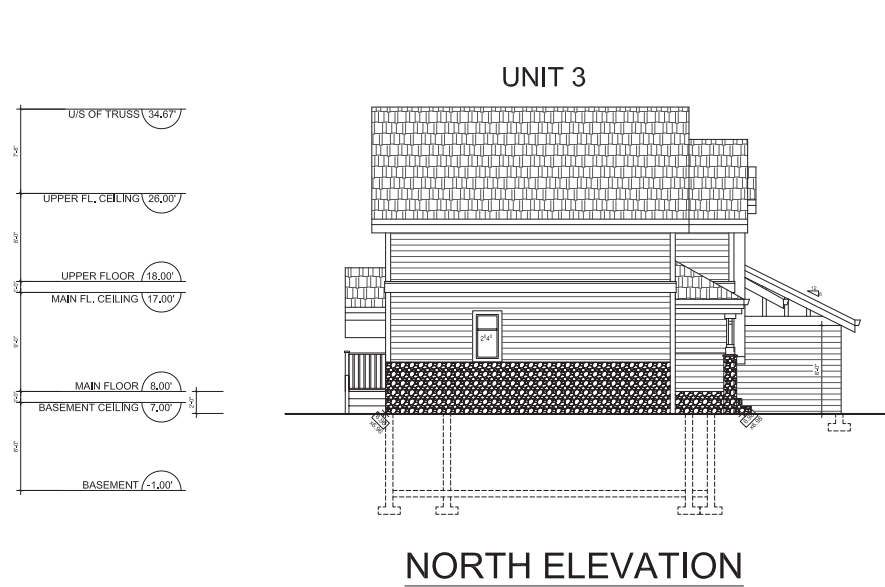


Section A-A



Section B-B

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		DESIGNED BY:	SCALE: 1/8"=1'	DESCRIPTION: BUILDING 1 - SECTIONS -224-					
	DRAWN BY:	DATE: JAN - 06 - 2020							
					DATE	No.	REVISION	BY	JOB #:



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Thomas Tsang Architect Inc.
#6-103 West 3rd St; North Vancouver, B.C. V7M 1E7
Tel: 604-7168078 Fax: 604-9883817

CONSULTANT:

PROJECT: **PITT MEADOWS TOWNHOUSES**
19072 Advent Road

DESIGNED BY:

SCALE: 1/8"=1'

DESCRIPTION:

BUILDING 2 - ELEVATIONS

DRAWN BY:

DATE:

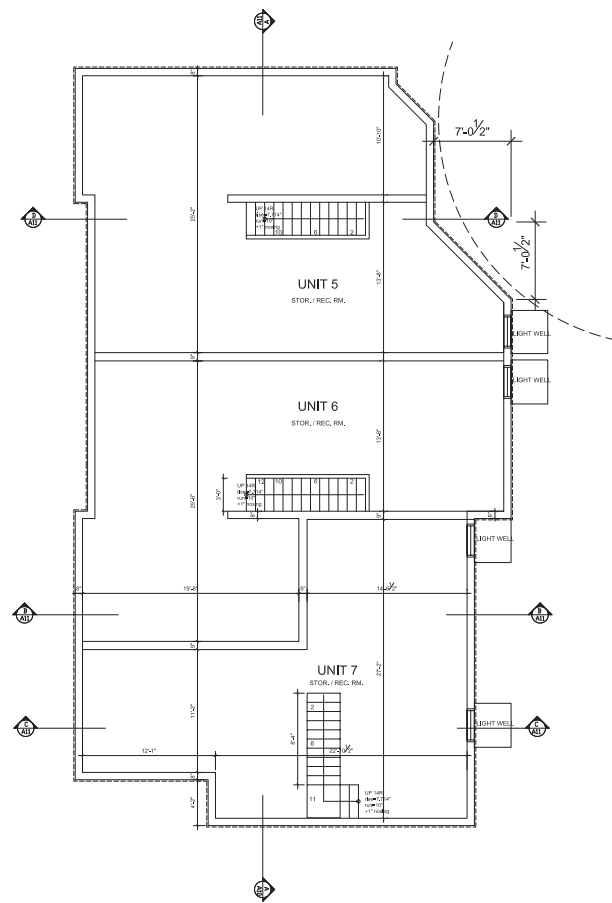
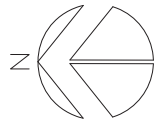
JAN - 06 - 2020

Jan 10, 2020		SUBMIT FOR REZONING	
DATE	No.		BY
REVISION			

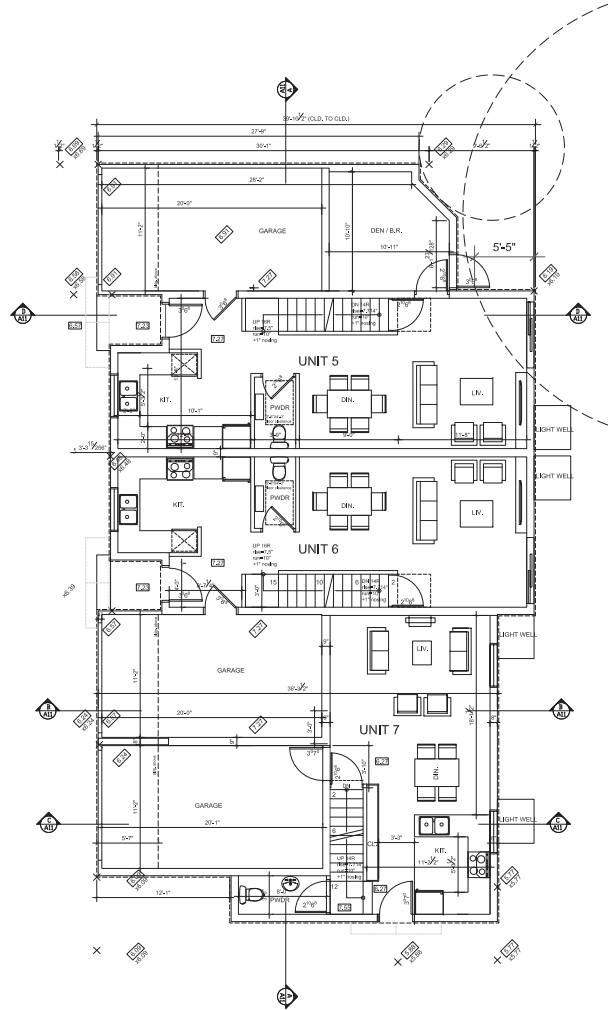
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A6

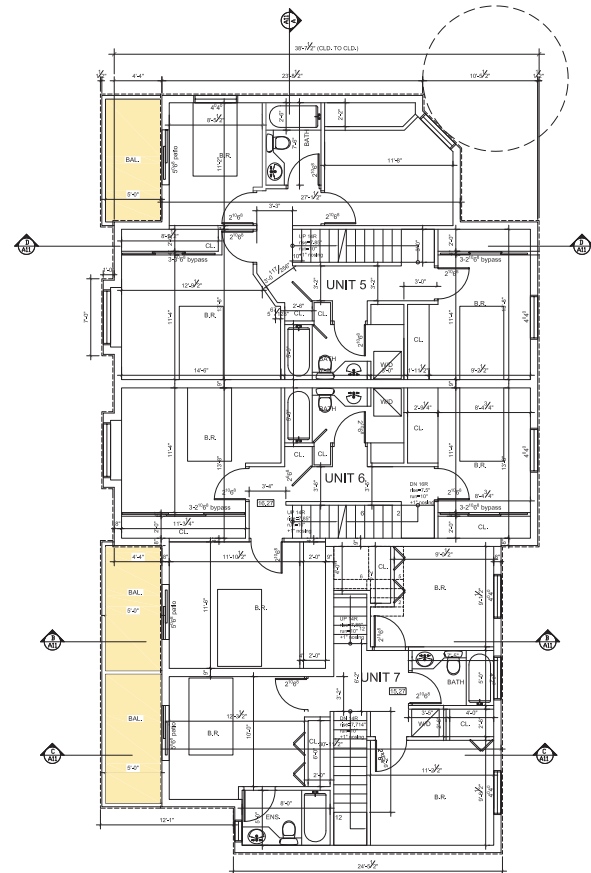
JOB #:



BASEMENT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Thomas Tsang Architect Inc.
#6-103 West 3rd St; North Vancouver, B.C. V7M 1E7
Tel: 604-7168078 Fax: 604-9883817

CONSULTANT:

PROJECT: PITT MEADOWS TOWNHOUSES
19072 Advent Road

DESIGNED BY:

SCALE: 1/8"=1'

DESCRIPTION:

BUILDING 3 - FLOOR PLANS

DRAWN BY:

DATE:

JAN - 06 - 2020

Jan 10, 2020

SUBMIT FOR REZONING

SEAL

A8

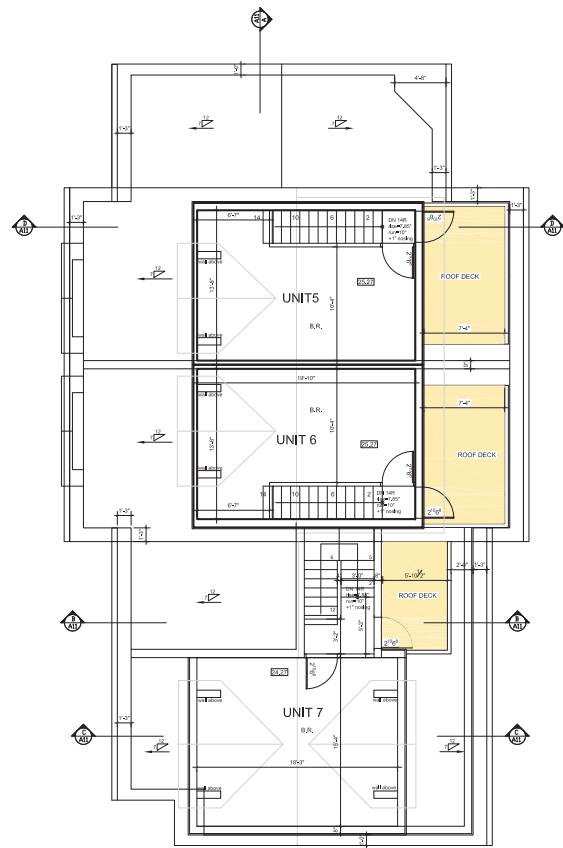
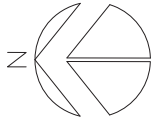
JOB #:

DATE

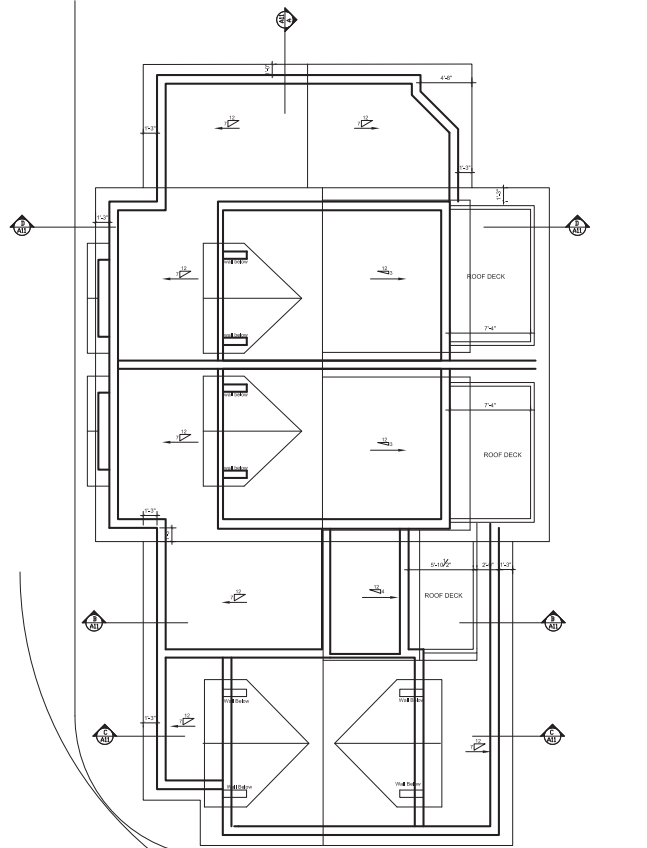
No.

BY

REVISION

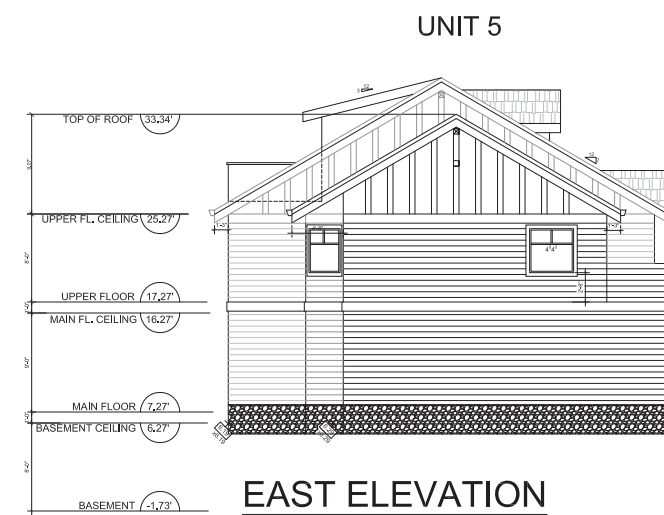
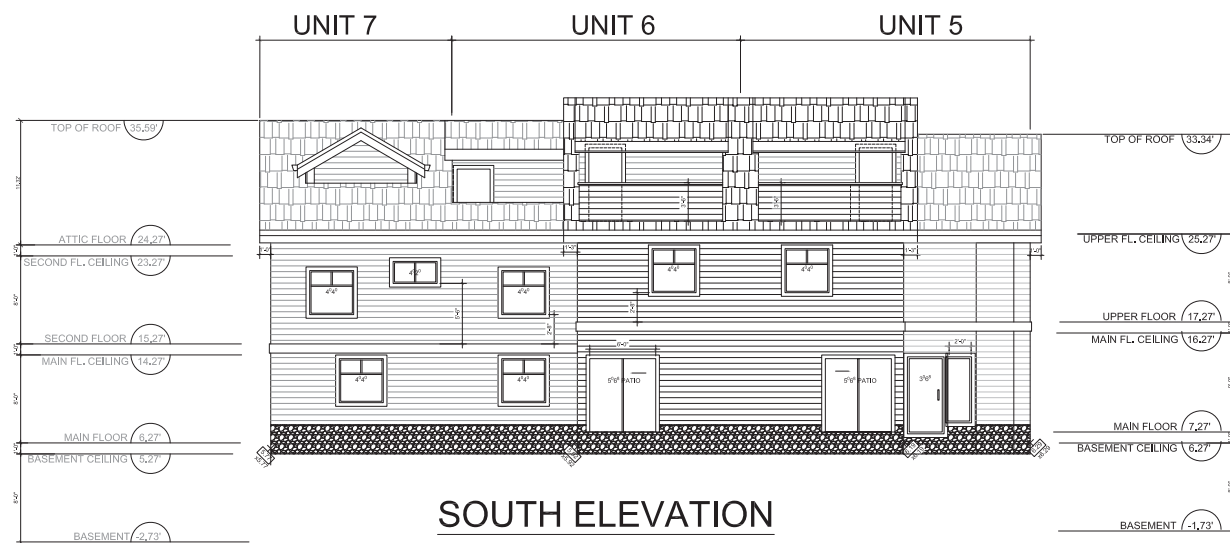
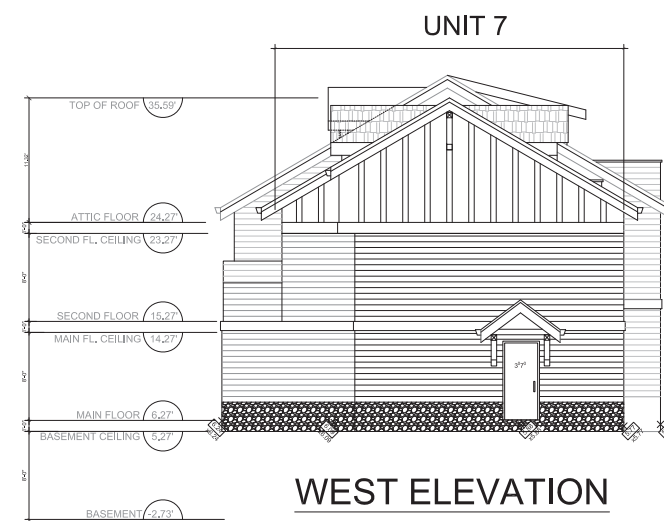
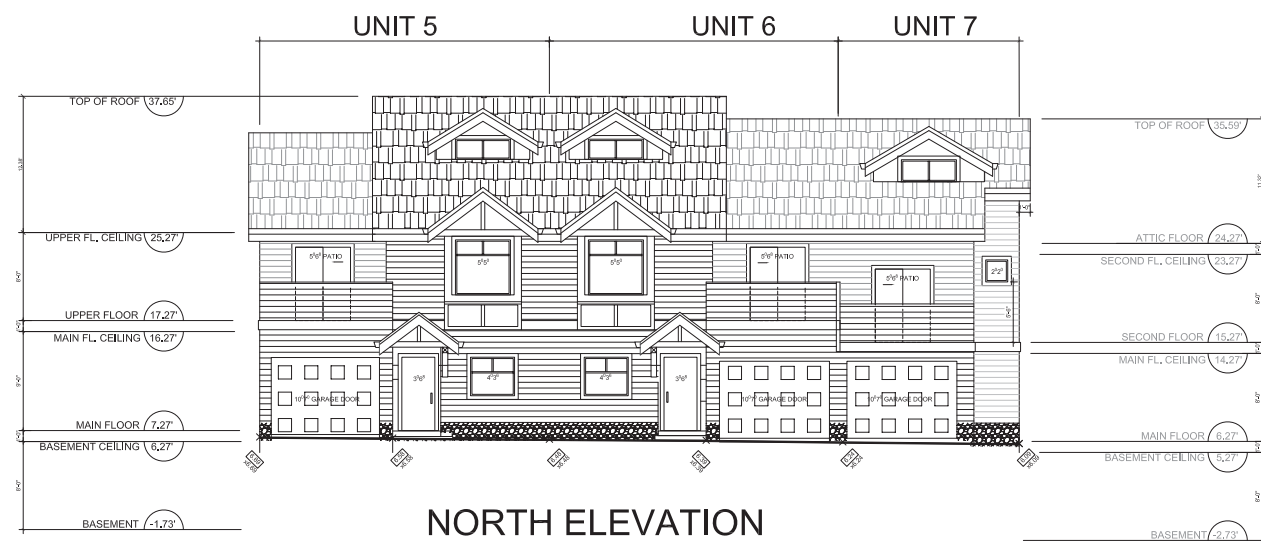


ATTIC FLOOR PLAN

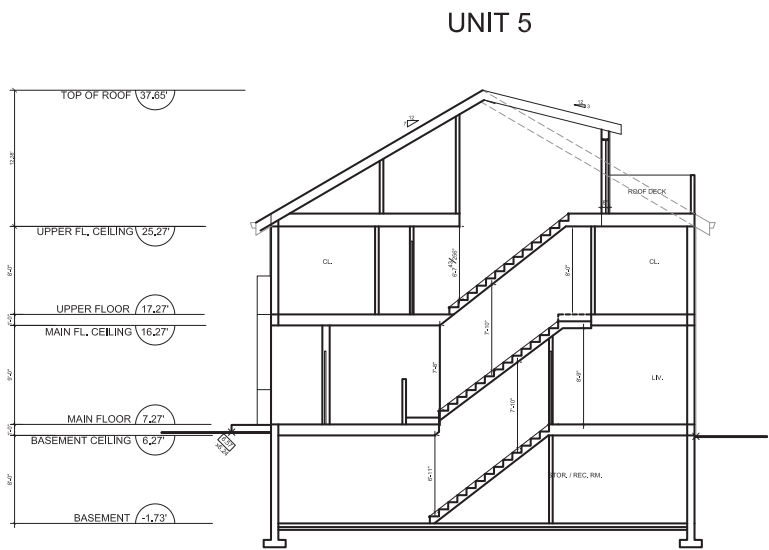


ROOF PLAN

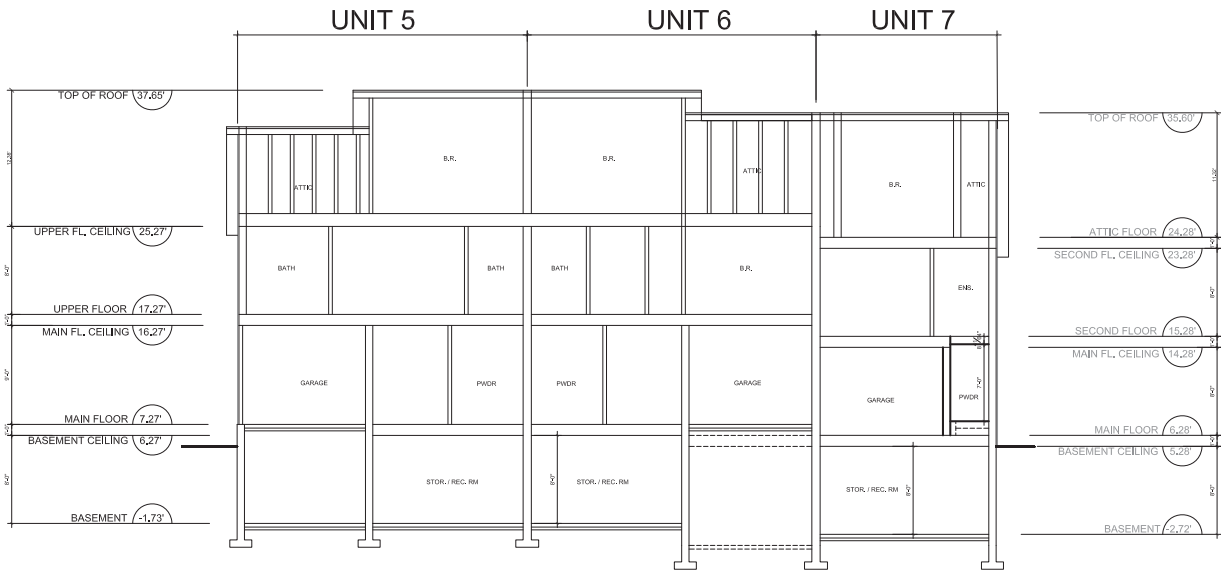
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		DESIGNED BY:	SCALE: 1/8"=1'	DESCRIPTION: BUILDING 3 - FLOOR PLAN ROOF PLAN -229-					
	DRAWN BY:	DATE: JAN - 06 - 2020							
					DATE	No.	BY		
	CONSULTANT:				REVISION				JOB #:



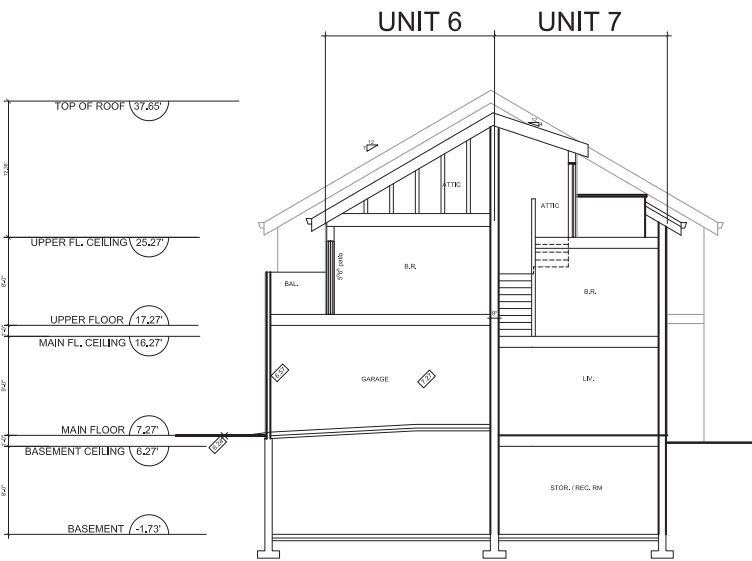
JOB #:



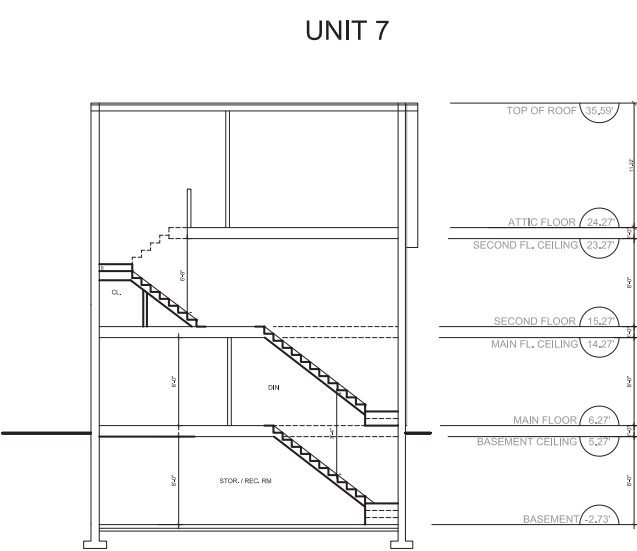
Section D-D



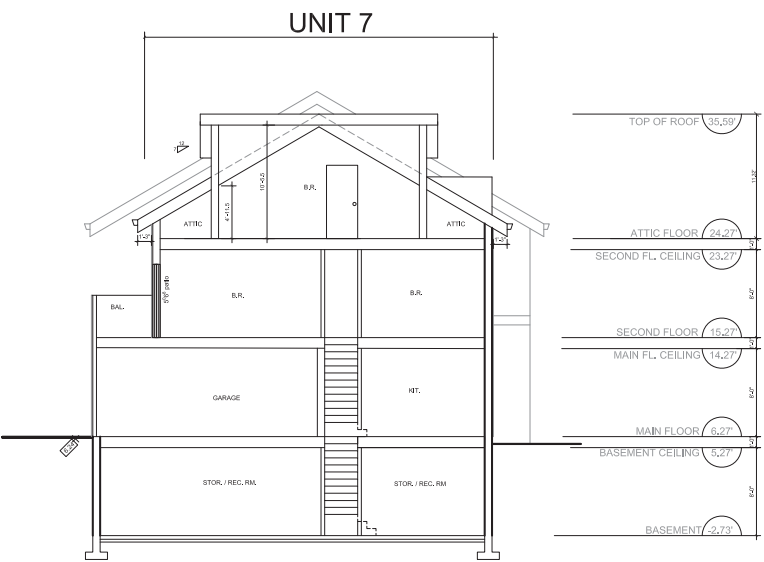
Section A-A



Section B-B



Section at Stair



Section C-C

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	DESIGNED BY:	SCALE: 1/8"=1'	DESCRIPTION: BUILDING 3 - SECTIONS -231-							
	DRAWN BY:	DATE: JAN - 06 - 2020								
				DATE	No.		BY	JOB #:		

[illegible]

UNIT 3

LIV. (Living Room): 12'-0" x 23'-4". Features a sofa (6'-4" x 3'-0") and two armchairs (3'-0" x 3'-0").

DIN. (Dining Room): 12'-0" x 23'-4". Features a dining table (6'-4" x 3'-0") and four chairs.

KIT. (Kitchen): 4'-10" x 2'-0". Features a stove (2'-0" x 2'-0") and a sink (2'-0" x 2'-0").

BATH (Bathroom): 5'-0" x 3'-0". Features a toilet (3'-0" x 2'-0") and a bathtub (5'-0" x 3'-0").

PORCH (Porch): 5'-0" x 3'-0".

CL. (Closet): 2'-0" x 3'-0".

STAIRS (Stairs): 6'-4" x 6'-4". Includes a landing and stairs with dimensions: UP 16R, rise=7.5", run=10", +1" nosing; DN 14R, rise=7.5", run=10", +1" nosing.

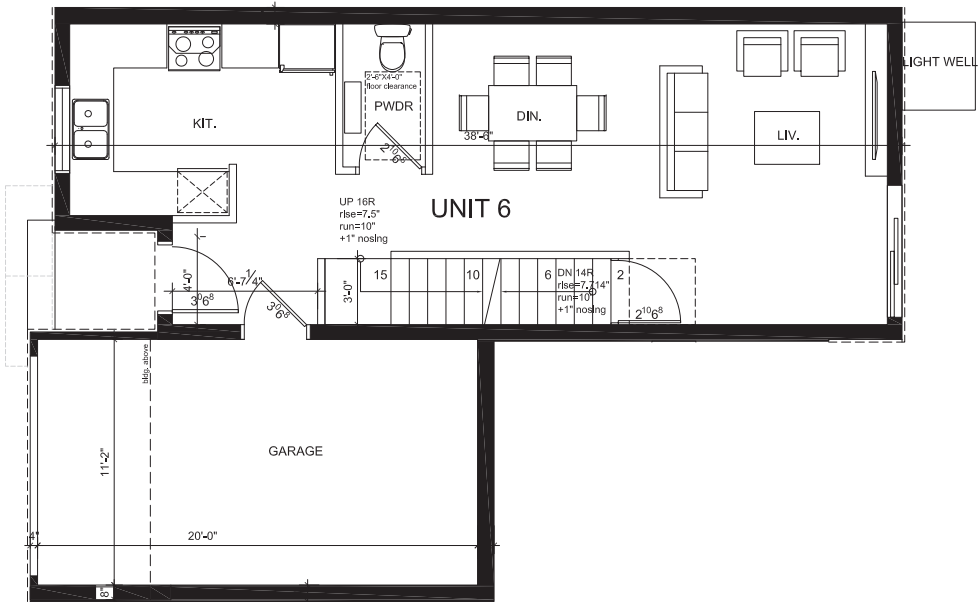
Light Well (Light Well): 4'-0" x 3'-0".

Dimensions (Other): 8'-0" (overall width), 8'-0" (overall depth), 2'-0" (overall width of porch area), 2'-0" (overall depth of porch area), 2'-0" (overall width of kitchen area), 2'-0" (overall depth of kitchen area), 2'-0" (overall width of bathroom area), 2'-0" (overall depth of bathroom area).

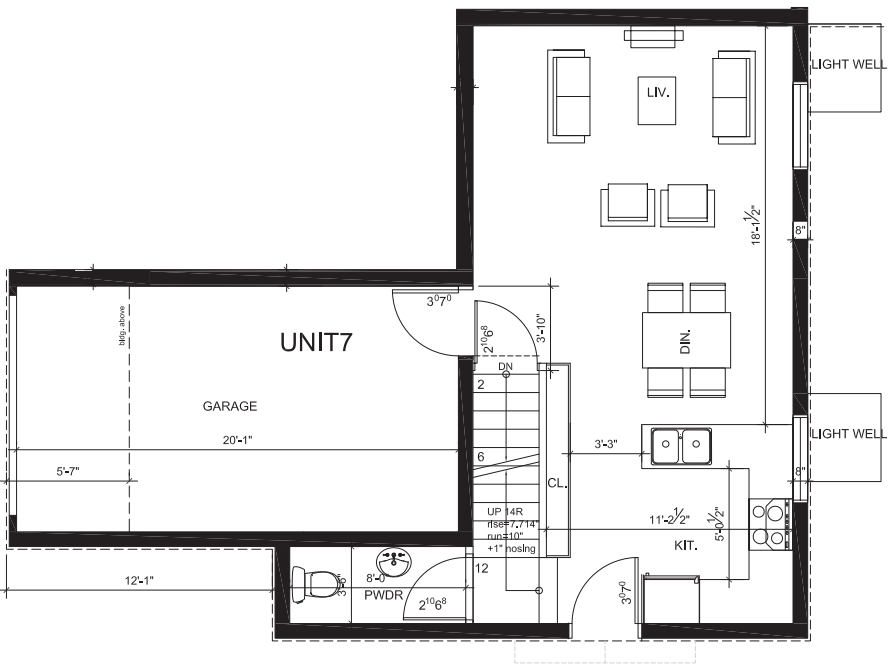
[illegible][illegible]

JOB #:

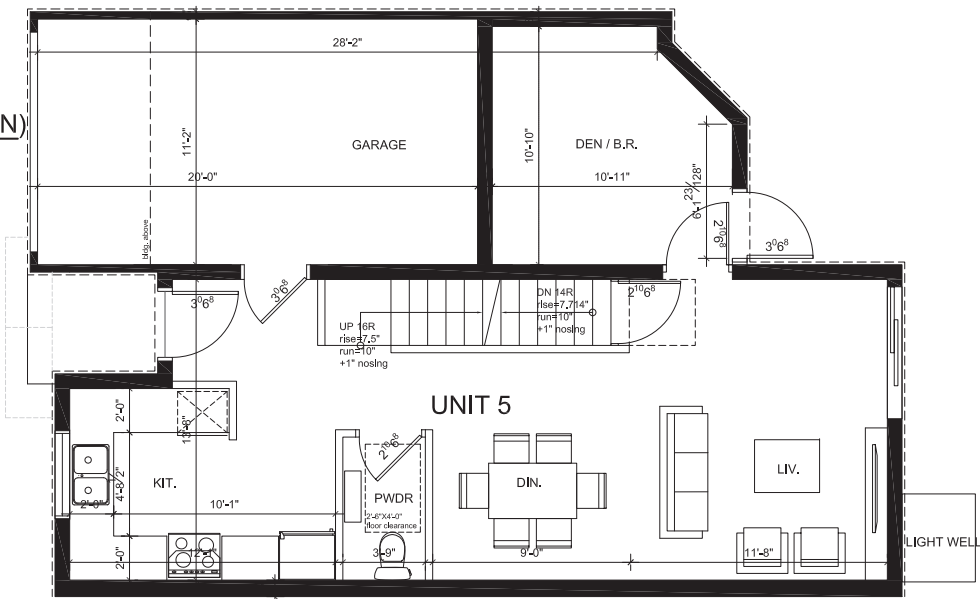
UNIT 6 (TYPE 'B')
4 BR + GARAGE
FIRST FLOOR - 545.16 S.F.



UNIT 7 (TYPE 'C')
4 BR + GARAGE
FIRST FLOOR - 494.25 S.F.

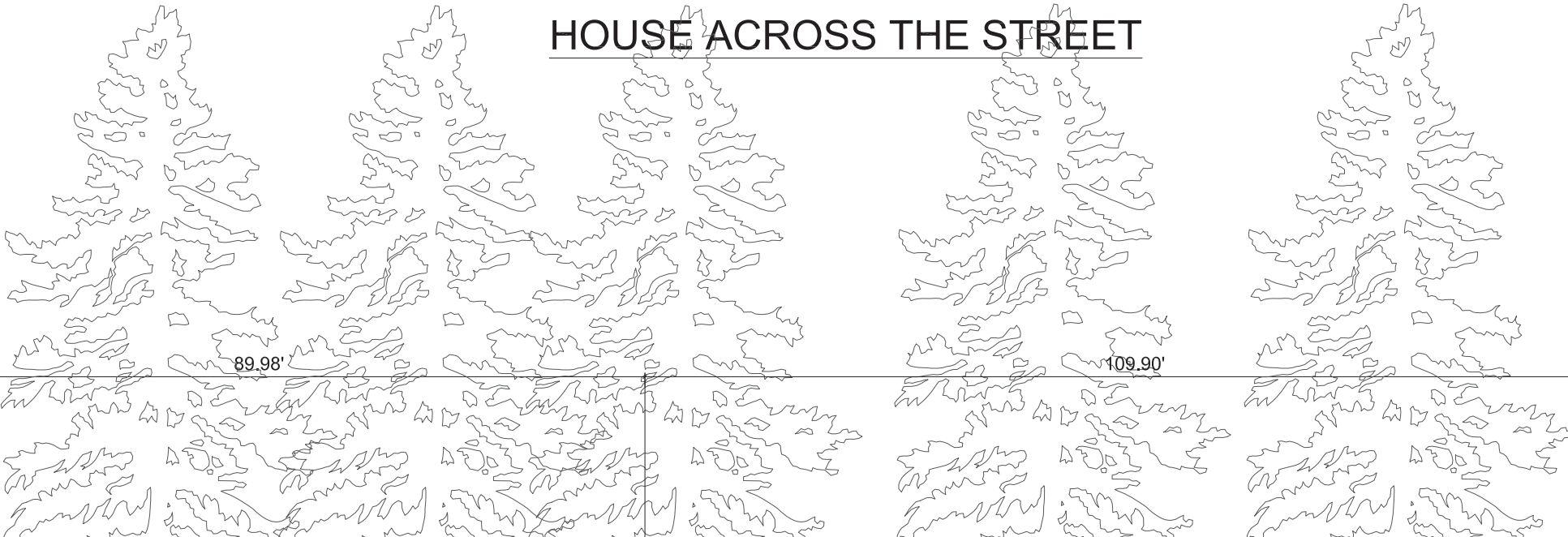


UNIT 5 (TYPE 'B'- MIRRORED + DEN)
4 BR + GARAGE
FIRST FLOOR - 684.47 S.F.





HOUSE ACROSS THE STREET



NORTH ELEVATION
(UNIT 5-7)



NORTH ELEVATION
(UNIT 1)



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		DESIGNED BY:	SCALE: 1/8"=1'	DESCRIPTION:					
		DRAWN BY:	DATE:	NEIGHBORING HOMES					
			JAN - 06 - 2020	-234-					
				DATE	No.	REVISION	BY	JOB #:	

CITY OF PITT MEADOWS
ZONING AMENDMENT BYLAW
No. 2857, 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. 2857, 2020".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
 - (a) Part 10 [*Residential*] is amended by adding a new zone titled Multi-Family Residential 6 ("RM-6"), with the addition of the following subsection:

10.10 RM-6 Multi-Family Residential 6

10.10.1 Intent

The intent of the Multi-Family Residential 6 (RM-6) Zone is to designate land suitable for comprehensively planned moderate density multi-family housing that incorporates a high level of design.

10.10.2 Permitted Uses

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none">• <i>Townhouse</i>• <i>Duplex</i>	<ul style="list-style-type: none">• <i>Home-Based Business</i>• <i>Accessory Buildings and Uses</i>

10.10.3 Permitted Density

The maximum floor-area ratio is 0.45.

10.10.4 Permitted Lot Coverage

The maximum lot coverage is 40%.

10.10.5 Permitted Height

The maximum permitted height for all buildings is 2 and a half storeys and 8 m.

10.10.6 Siting

- a) *All buildings shall be sited not less than*
- i) 7.5 m from front lot line;*
 - ii) 1.2 m from interior side lot lines;*
 - iii) 4.5 m from rear lot line;*
 - iv) 3.0 m from exterior side lot line.*

10.10.7 Conditions of Use

A carport or garage for at least one vehicle shall be provided for each dwelling unit.

(b) The parcel of land legally described as

(i) PID: 005-741-033

(ii) Lot 1 Section 36 Block 6 North Range 1 East New Westminster District Plan 59310

and shown boldly outlined and shaded in Attachment 1, which forms part of this bylaw, is rezoned to Multi-Family Residential 6 (RM-6) 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

