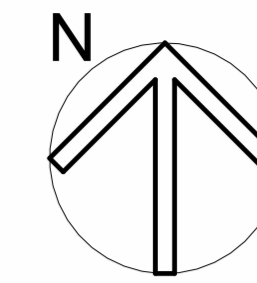


ISSUED FOR REZONING APPLICATION 2026-04-28

11812 BLAKEY 6-UNIT MULTIPLEX
11812 BLAKELY PITT MEADOWS BC.





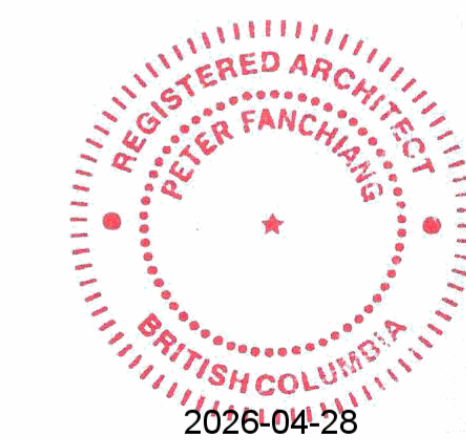
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| NO. | DATE | REMARKS |
|-----|------------|----------------------------|
| V1. | 2025-08-28 | ISSUED FOR REZONING AND DP |
| V2. | 2025-09-11 | ISSUED FOR REZONING AND DP |
| V3. | 2026-04-28 | ISSUED FOR REZONING AND DP |

SEAL:



PROJECT TITLE:
**11812 BLAKEY 6-UNIT
MULTIPLEX**

11812 BLAKEY PITT MEADOWS BC

SHEET TITLE:
CONTEXT PLAN

PROJECT NO: PROJECT NO. D2426
SCALE: 3/8" = 1'-0"
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A111

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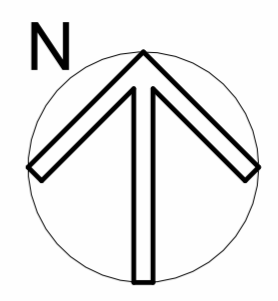
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| V3 | 2026-04-28 | ISSUED FOR REZONING AND DP |

UNIT TYPE LEGEND

| | |
|--|-----------|
| | 3BR |
| | 3BR + DEN |
| | 4BR |

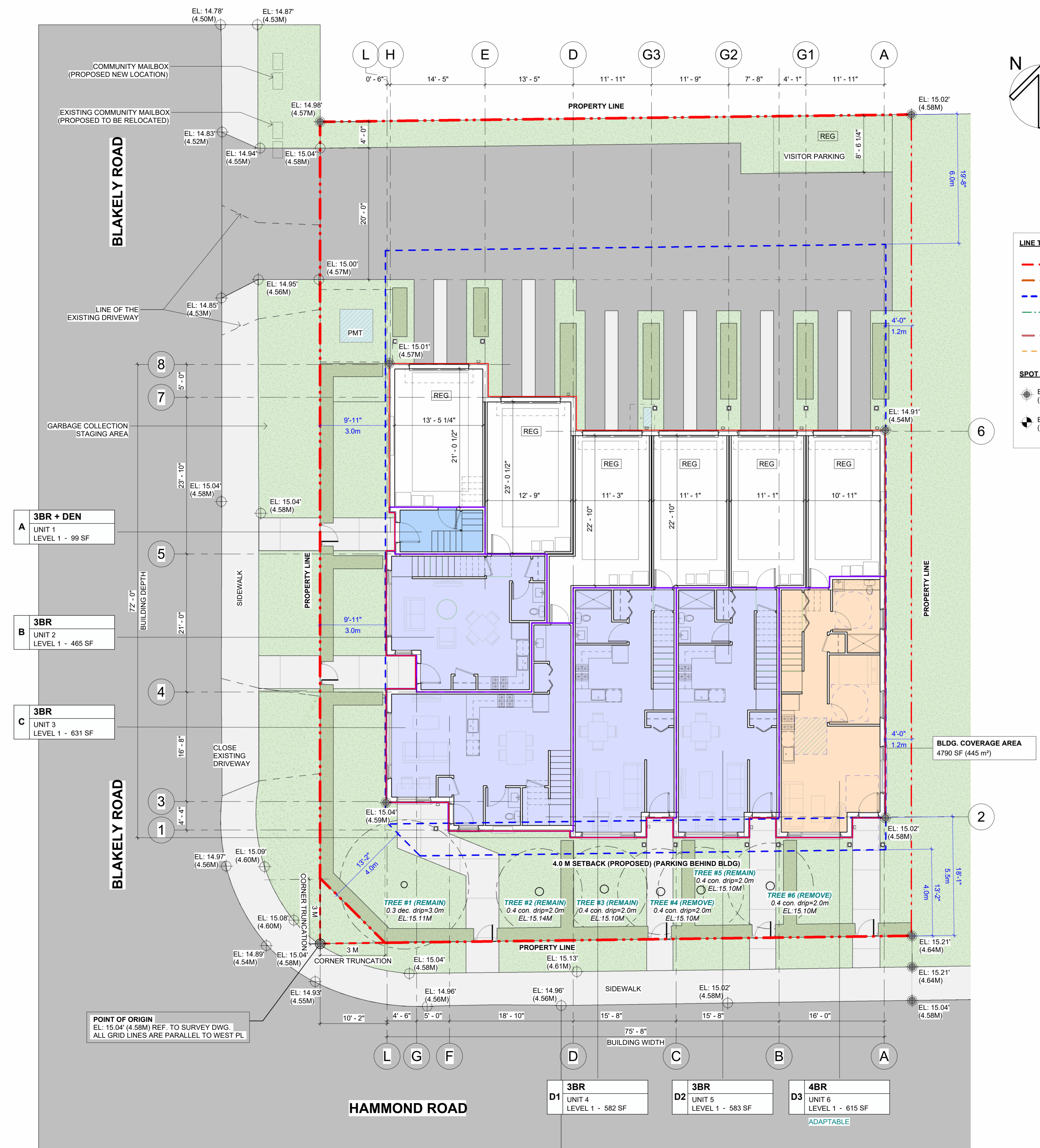


LINE TYPE LEGEND

- PROPERTY LINE
- SRW LINE
- MIN. SETBACK LINE
- TREE PROTECTION BARRIERS (TPB)
- OUTDOOR AMENITY
- BUILDING OVERHANG

SPOT ELEV. LEGEND

- EL: 5'-0" (1.52M) SPOT ELEV. (MATCHING CIVIL DWG.)
- EL: 5'-0" (1.52M) NEW SPOT ELEV. PROPOSED WITHIN PL



A 3BR + DEN
UNIT 1
LEVEL 1 - 99 SF

B 3BR
UNIT 2
LEVEL 1 - 465 SF

C 3BR
UNIT 3
LEVEL 1 - 631 SF

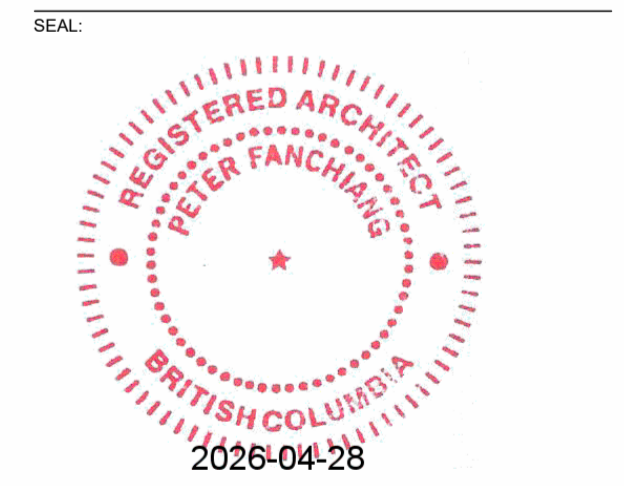
D1 3BR
UNIT 4
LEVEL 1 - 582 SF

D2 3BR
UNIT 5
LEVEL 1 - 583 SF

D3 4BR
UNIT 6
LEVEL 1 - 615 SF
ADAPTABLE

BLDG. COVERAGE AREA
4790 SF (445 m²)

POINT OF ORIGIN
EL: 15.04' (4.58M) REF. TO SURVEY DWG.
ALL GRID LINES ARE PARALLEL TO WEST PL



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PITT MEADOWS BC.

SHEET TITLE:
SITE PLAN (TREE REMOVAL)

PROJECT NO: PROJECT NO. D2426
SCALE: 1/8" = 1'-0"
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

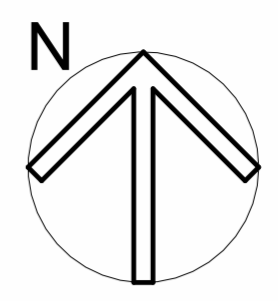
A112a

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| V2 | 2025-09-11 | ISSUED FOR REZONING AND DP |
| V3 | 2026-04-28 | ISSUED FOR REZONING AND DP |



UNIT TYPE LEGEND

| |
|---|
| 3BR |
| 3BR + DEN |
| 4BR |

LINE TYPE LEGEND

- PROPERTY LINE
- SRW LINE
- MIN. SETBACK LINE
- TREE PROTECTION BARRIERS (TPB)
- OUTDOOR AMENITY
- BUILDING OVERHANG

SPOT ELEV. LEGEND

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A 3BR + DEN
UNIT 1
LEVEL 1 - 99 SF

B 3BR
UNIT 2
LEVEL 1 - 465 SF

C 3BR
UNIT 3
LEVEL 1 - 631 SF

D1 3BR
UNIT 4
LEVEL 1 - 582 SF

D2 3BR
UNIT 5
LEVEL 1 - 583 SF

D3 4BR
UNIT 6
LEVEL 1 - 615 SF
ADAPTABLE

SEAL:



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

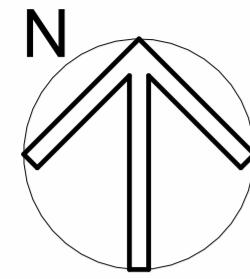
11812 BLAKEY PITT MEADOWS BC.

SHEET TITLE:
SITE PLAN

PROJECT NO: PROJECT NO. D2426
SCALE: 1/8" = 1'-0"
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A112b



BLAKELY ROAD

BLAKELY ROAD

HAMMOND ROAD



POINT OF ORIGIN
 EL: 15.04' (4.58M) REF. TO SURVEY DWG.
 ALL GRID LINES ARE PARALLEL TO WEST PL

LOT COVERAGE LEGEND:

| | |
|---|--------------------|
| TOTAL LOT AREA: | 11,259 SF (100%) |
| MAXIMUM IMPERMEABLE AREA PERMITTED : | 7,881.3 SF (70%) |
| TOTAL IMPERMEABLE AREA PROPOSED : | 7,854.0 SF (69.7%) |
| <hr/> | |
| TOTAL PERMEABLE SURFACE: (LIVE PLANTS + PERMEABLE SURFACE) | 2,525 SF (30.3%) |
| LIVE PLANTS (PERMEABLE) (REF TO LS. DWG) | 1,977 SF (17.6%) |
| PERMEABLE SURFACE (GRAVEL OR PERMEABLE PAVERS - REF TO LS. DWG) | 1,429 SF (12.7%) |
| <hr/> | |
| TOTAL IMPERMEABLE SURFACE: (BLDG COVERAGE + IMPERMEABLE SURFACE) | 7,854 SF (69.7%) |
| BUILDING COVERAGE (IMPERMEABLE) | 4,790 SF (42.5%) |
| IMPERMEABLE HARDSCAPES: | 3,064 SF (27.2%) |



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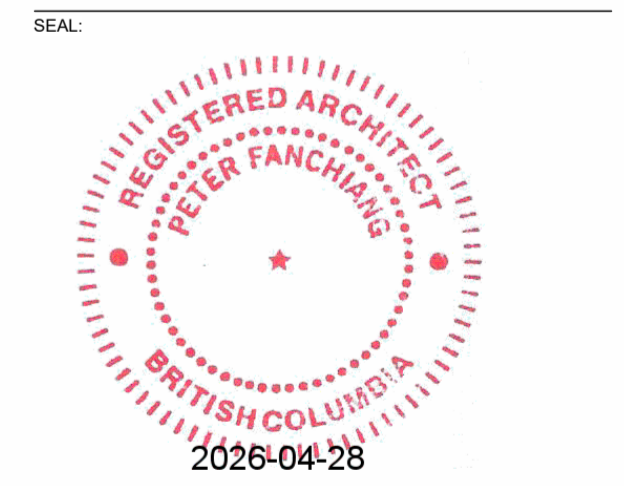
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LINE TYPE LEGEND

- PROPERTY LINE
- SRW LINE
- MIN. SETBACK LINE
- TREE PROTECTION BARRIERS (TPB)
- OUTDOOR AMENITY
- BUILDING OVERHANG

SPOT ELEV. LEGEND

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- EL: 5'-0" (1.52M) NEW SPOT ELEV. PROPOSED WITHIN PL



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PITT MEADOWS BC.

SHEET TITLE:
SITE PLAN (IMPERVIOUS CALCULATION)

PROJECT NO: PROJECT NO. D2426
 SCALE: 1/8" = 1'-0"
 DRAWN: PFC
 CHECKED: PFC

DRAWING NO:

A113

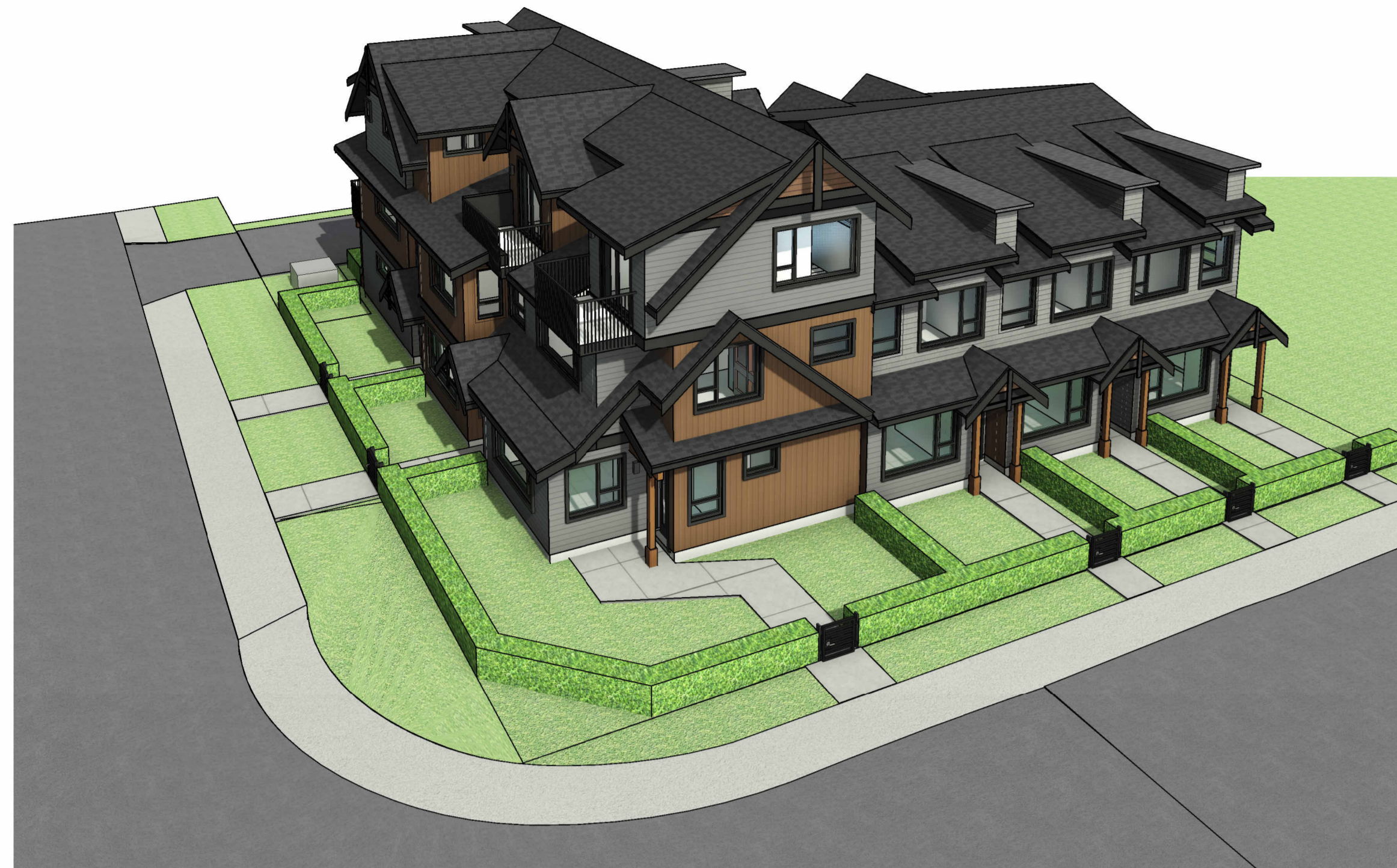
DATE: 2026-04-28
 FILE: 11812-Blakely-Pitt-Meadows-6-Unit-Multiplex-2026-04-28.dwg

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| V3 | 2026-04-28 | ISSUED FOR REZONING AND DP |



Design Rationale

Create a Community

Introduction

This design rationale outlines the architectural vision for the proposed multiplex development, ensuring a seamless integration into the neighborhood while maintaining both functionality and aesthetic appeal. The design carefully balances contemporary and traditional elements, fostering a welcoming and cohesive community. Key design considerations include massing, materiality, privacy, and natural light to create an efficient and visually engaging development.

Space Planning & Form Development

The proposed multiplex is designed to maximize density while fostering a strong sense of community. Located at the intersection of Hammond Road and Blakely Road, the building massing defines the corner and creates an inviting streetscape. The three-story structures are strategically arranged, with the southernmost corner rising in height to emphasize the intersection. To blend with neighboring homes, Units 4, 5, and 6 transition to two stories with a lower roofline, ensuring a smooth visual transition. Additionally, the efficient and compact design reduces floor space per unit, making them more affordable for first-time buyers by offering a lower price point and improving financial accessibility.

Each unit features a gated private front yard, enhancing the residential character and providing outdoor space. A single-car garage is included for each unit, with an additional driveway parking space, ensuring every unit has two dedicated parking spots. This approach balances functionality with a pedestrian-friendly streetscape.

The east corner unit is designed as an adaptable home for individuals with disabilities, meeting BC Building Code (BCBC) adaptable housing requirements. This promotes inclusivity, supports individuals in need, and contributes to a more accessible and socially responsible built environment.

Architectural Language

The project embraces a modern 'West Coast' townhouse aesthetic, blending traditional house forms with contemporary elements. The distinct rooflines highlight individual units while ensuring a unified overall design.

Community Integration & Harmonization

The development integrates seamlessly with the neighborhood by adopting similar massing, materials, and façade treatments, ensuring continuity with surrounding homes. Special attention has been given to the corner lot with enhanced detailing, massing variations, and strategic window placement to create a strong and engaging presence. The varied rooflines, materials, and subtle massing shifts prevent repetition, ensuring architectural diversity while maintaining harmony. Thoughtful massing and cohesive materials allow the six units to appear as a single, unified structure that respects the scale of the neighborhood.

Use of Materials

The material palette has been carefully selected to complement the surrounding context while providing durability and visual interest.

- Hardie shingles in light grey and brown
- Hardie siding in dark grey
- Hardie board and batten in a warm wood brown tone
- Wall-mounted sconce lighting
- Dark grey shingle roofing
- Vinyl windows with cedar wood posts at the front entry

Maximizing Light & Privacy

Large windows maximize natural light while being carefully oriented to maintain privacy for both residents and neighbors, balancing openness with seclusion.

Façade Articulation & Massing

The design avoids large, blank sidewalls by incorporating setbacks, façade articulation, and massing variations. These elements break up the visual bulk and create a more human-scaled development that blends seamlessly into the neighborhood.

Conclusion

This multiplex development is designed to offer a comfortable, private, and aesthetically cohesive living environment. By thoughtfully blending traditional and modern architectural elements, the project contributes to the neighborhood's character while enhancing its functionality and visual appeal.

Letter of Intent

Rezoning current CD-O to R-6

I am writing to formally submit this Letter of Intent regarding the proposed Zoning Amendment for the subject property located at 11812 Blakely Road, Pitt Meadows. The property, which is currently vacant, comprises 11,249 square feet and is designated Residential-Medium Density under the Official Community Plan (OCP). Presently, the site is zoned Comprehensive Development O (CD-O). Given the recent zoning amendments adopted by the City to align with the Provincial government's Small-Scale Multi-Unit Housing (SSMUH) legislation, I am seeking to rezone the property to R-6 to facilitate the outright development of a multiplex. Additionally, I am applying to amend the double-garage covenant, while retaining the EV charging covenants currently registered on the property.

The City of Pitt Meadows' recent zoning updates now allow for three, four, or six units on most residential lots throughout the City. However, the existing CD-O zoning designation has exempted this property from automatic eligibility for these provisions. A Zoning Amendment to R-6 would increase the permitted unit count from four to six, aligning the property with the prevailing zoning framework in the surrounding neighborhood. Furthermore, this amendment would be fully compliant with the OCP, thereby eliminating the need for an accompanying OCP Amendment.

This proposal seeks to align with the City's vision for increased housing opportunities while maintaining consistency with the neighborhood's existing character. The requested rezoning will enable the development of a well-designed multiplex that contributes positively to the housing supply in Pitt Meadows. I understand that this application will be subject to both the Zoning Amendment and Development Permit stages, and I look forward to working collaboratively with the city throughout the process.

SEAL:



PROJECT TITLE:
**11812 BLAKEY 6-UNIT
MULTIPLEX**

11812 BLAKEY PITT MEADOWS BC.

SHEET TITLE:
DESIGN RATIONALE

PROJECT NO: PROJECT NO. D2426
SCALE:
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A131

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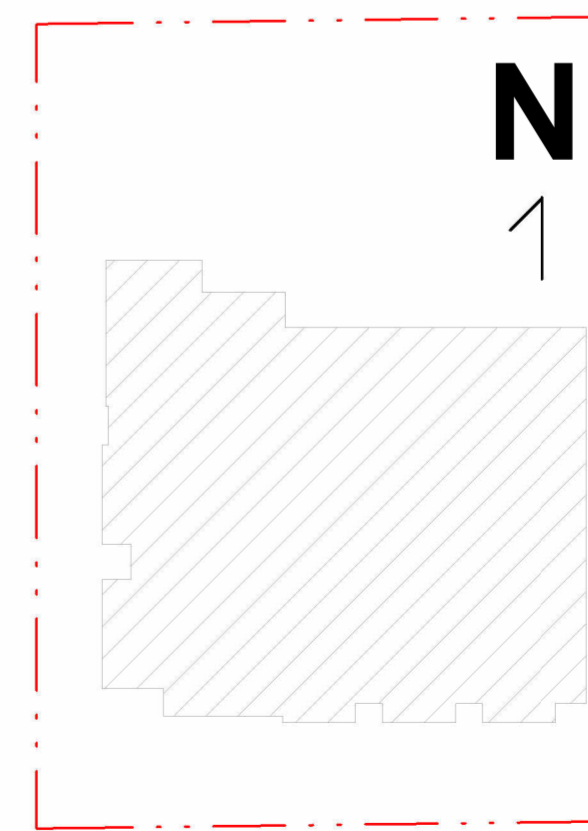
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| V2. | 2025-09-11 | ISSUED FOR REZONING AND DP |
| V3. | 2026-04-28 | ISSUED FOR REZONING AND DP |



BLAKELY RD.



HAMMOND RD.

VIEW



SEAL:



PROJECT TITLE:
**11812 BLAKELY 6-UNIT
MULTIPLEX**

11812 BLAKELY PITT MEADOWS BC.

SHEET TITLE:
3D VIEW

PROJECT NO: PROJECT NO. D2426
SCALE: 1" = 30'-0"
DRAWN: RH
CHECKED: Checker

DRAWING NO:

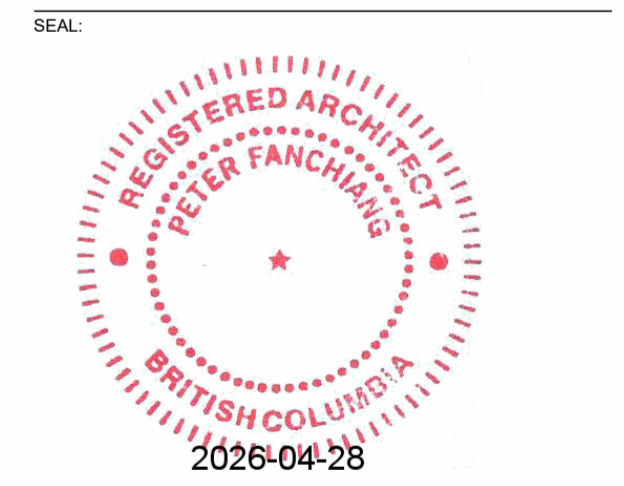
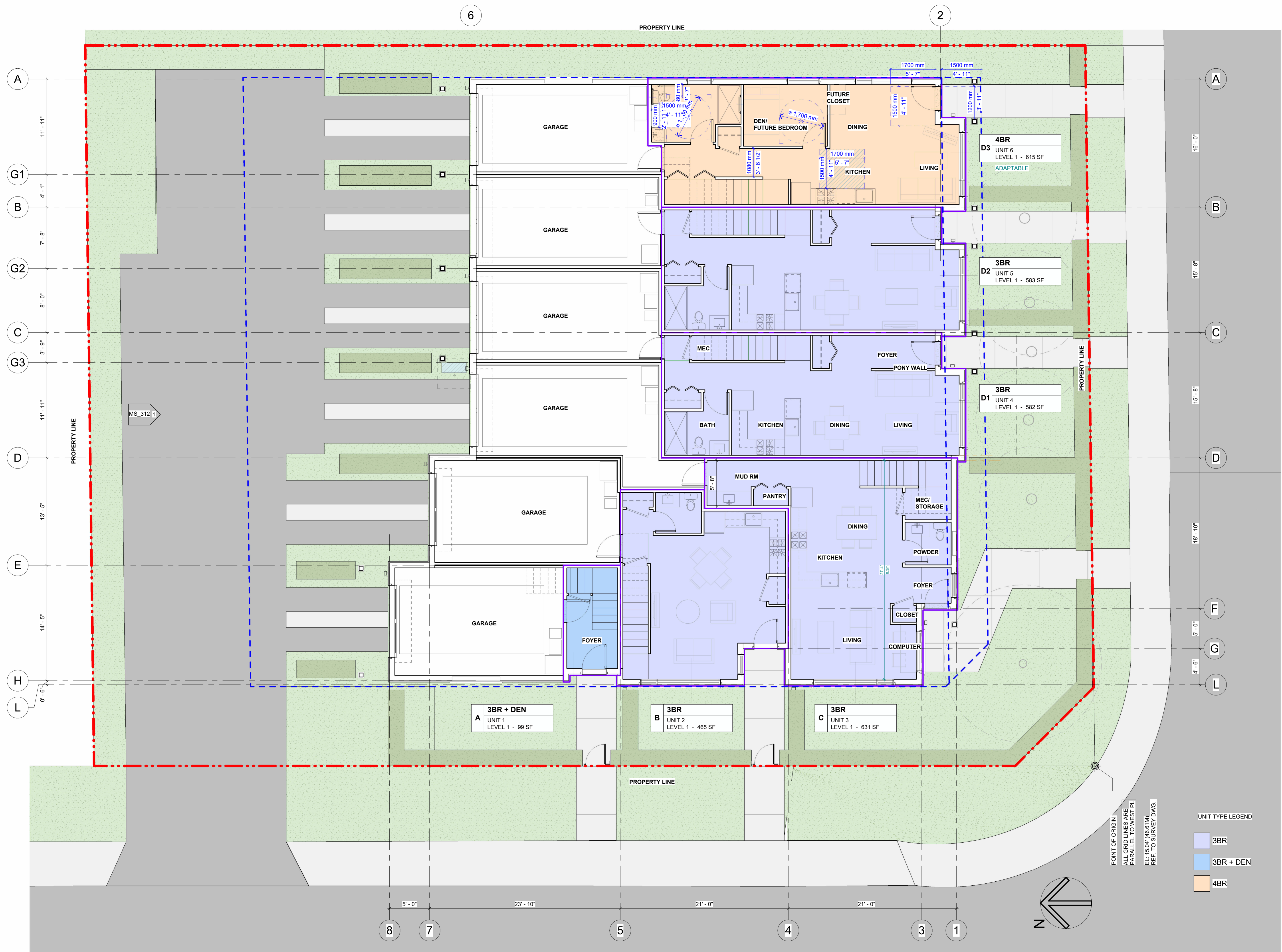
A204

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PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PITT MEADOWS BC.

SHEET TITLE:
LEVEL 1

PROJECT NO: PROJECT NO. D2426
SCALE: 3/16" = 1'-0"
DRAWN: PFC
CHECKED: PFC

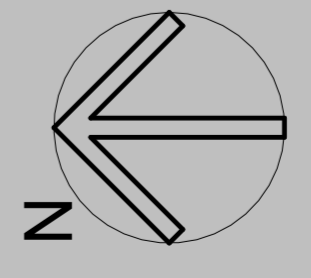
DRAWING NO:

A251

UNIT TYPE LEGEND

- 3BR
- 3BR + DEN
- 4BR

POINT OF ORIGIN
ALL GRID LINES ARE
PARALLEL TO WEST PL
EL: 15.04' (46.61M)
REF. TO SURVEY DWG.

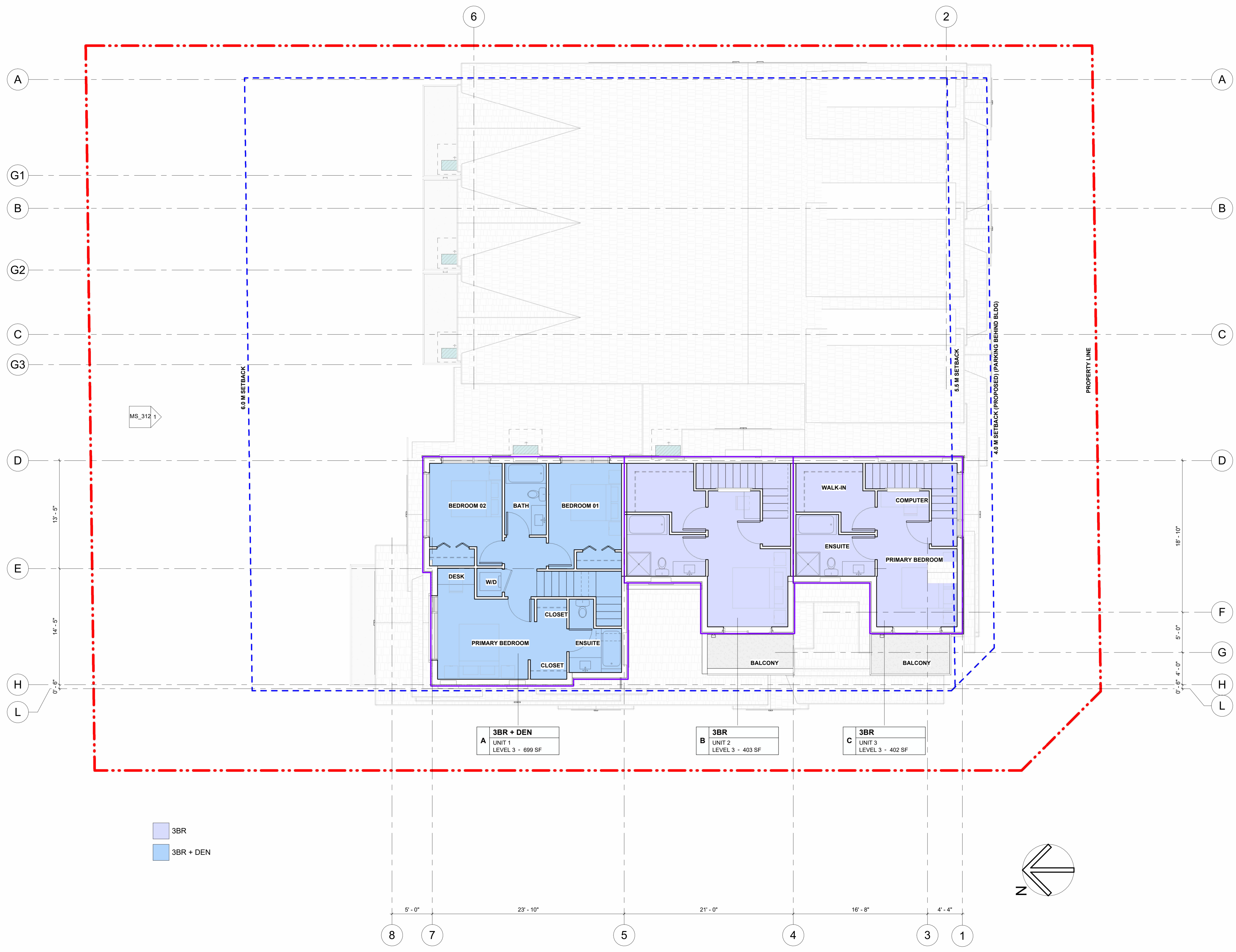


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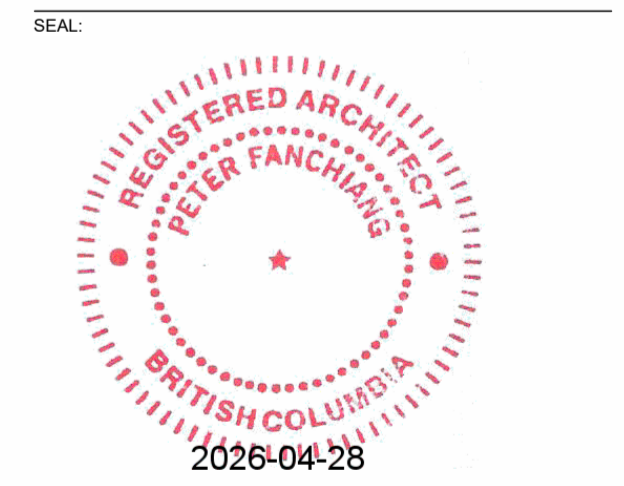
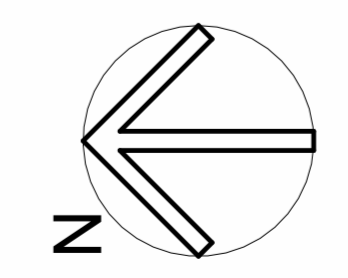
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3BR
3BR + DEN



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PITT MEADOWS BC.

SHEET TITLE:
LEVEL 3

PROJECT NO: PROJECT NO. D2426
SCALE: 3/16" = 1'-0"
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A253

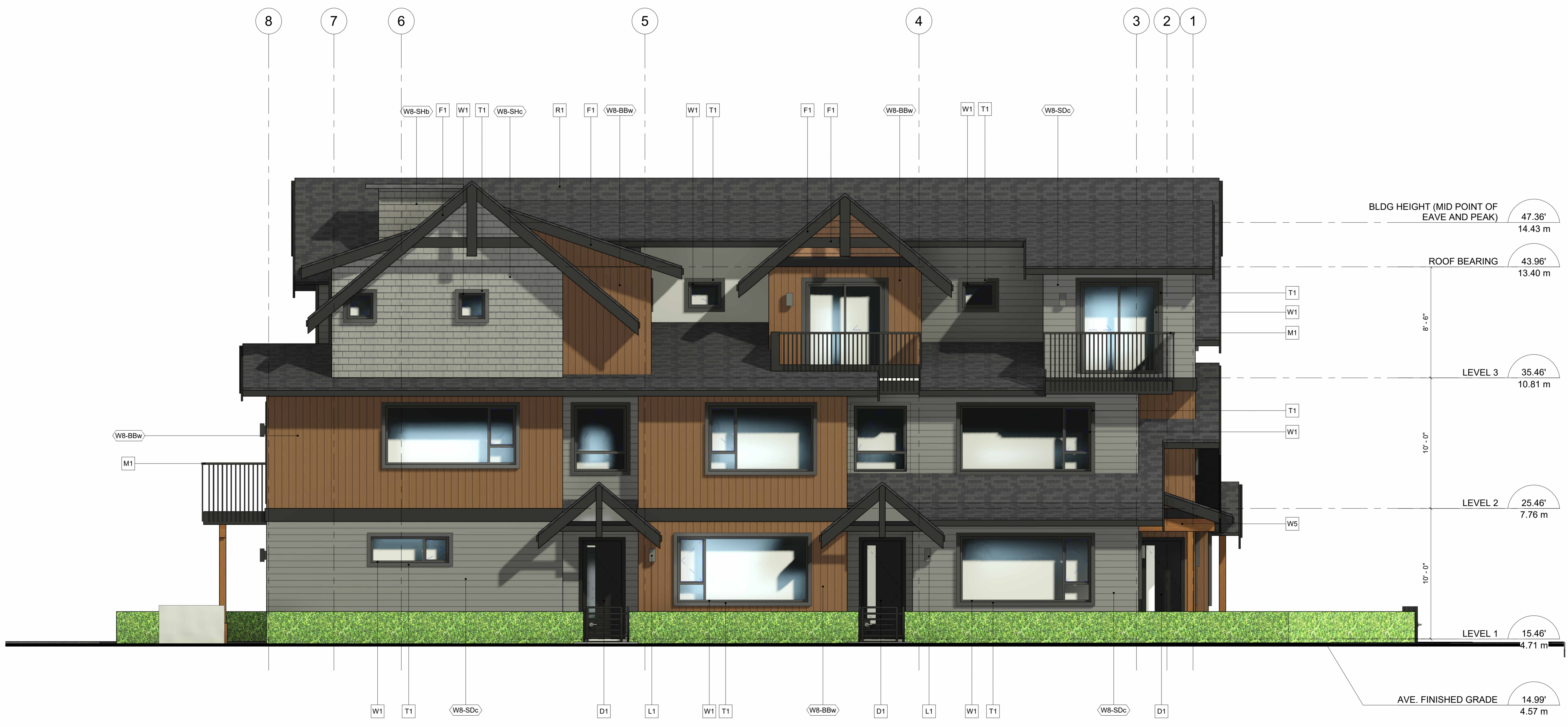
| MATERIAL LEGEND | COLOUR | NOTE |
|-----------------|----------------------------------|----------------------|
| W8-SHb | HARDIE SHINGLES | PAINTED - LIGHT GREY |
| W8-SHw | HARDIE SHINGLES | PAINTED - BROWN |
| W8-Sb | HARDIE SIDING | PAINTED - DARK GREY |
| W8-BB | HARDIE BOARD AND BATTEN | PAINTED - BROWN |
| D1. | FRONT ENTRY DOOR | DARK GREY |
| D2. | GLASS DOOR | GLASS DOOR |
| D3. | METAL DOOR | DARK GREY |
| F1. | BERGE/ FASCIA/ BELT COURSE/ TRIM | PAINTED - DARK GREY |
| F2. | METAL FLASHING CAP | DARK GREY |
| G2. | GARAGE DOOR | DARK GREY |
| L1. | WALL MOUNT SCONCE LIGHT | DARK GREY |
| T1. | WINDOW WOOD TRIM | DARK GREY |
| M1. | ALUMINIUM RAILING/ | BLACK |
| R1. | SHINGLE ROOF | DARK GREY |
| W1. | VINYL WINDOW/ | DARK GREY |
| W1. | VINYL SLIDING DOOR | DARK GREY |
| W5. | CEDAR WOOD | STAINED WOOD |

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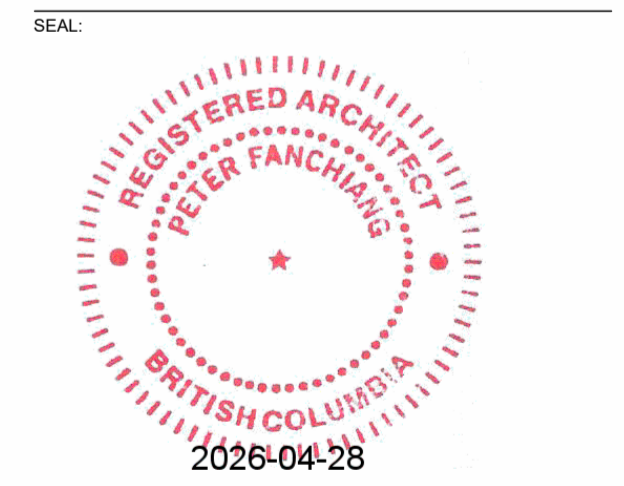
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| V3. | 2026-04-28 | ISSUED FOR REZONING AND DP |



1 ELEVATION - WEST
1/4" = 1'-0"



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PITT MEADOWS BC.

SHEET TITLE:
ELEVATION (WEST)

PROJECT NO: PROJECT NO. D2426
SCALE: As indicated
DRAWN: PFC
CHECKED: PFC

DRAWING NO:

A313

DATE: 2026-04-28 11:27 AM
FILE: 11812-Blakely-Pitt-Meadows-6-Unit-Multiplex-02-25-25.dwg

