



Staff Report to Council

Planning and Development

FILE: 3360-20-2025-01

REPORT DATE: October 14, 2025 **MEETING DATE:** October 28, 2025

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning & Development

SUBJECT: Rezoning Application for 11812 Blakely Rd

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Waive the requirement for the applicant to host a Development Information Meeting regarding the application to rezone the property at 11812 Blakely Rd to permit development of six townhouse units; AND
 - B. Direct staff to draft a bylaw to rezone the property at 11812 Blakely Rd to R-6 (Urban Residential 6); OR
 - C. Other.
-

PURPOSE

To introduce a rezoning application for 11812 Blakely Road (PID: 006-935-079) which, if approved, will permit development of six townhouse units.

Information Report Decision Report Direction Report

DISCUSSION

Background:

An application has been received to rezone the property at 11812 Blakely Rd from CD-O (Comprehensive Development O) to R-6 (Urban Residential 6). If approved, the property could be developed with up to six residential dwelling units.

Civic Address: 11812 Blakely Rd
Property Size: 1,045 m²/11,253 ft²
OCP Designation: Residential – Medium Density
Zoning: Comprehensive Development O (CD-O)
DPA: No. 9 Ground-oriented Residential

The site is currently vacant and is located at the northeast corner of Hammond and Blakely Roads.

In 2022, the applicant completed an Official Community Plan (OCP) land use designation amendment and rezoning process to permit the potential development of a four-unit townhouse building. In 2023, a development permit was approved for it. A building permit application was submitted but not issued, due to inactivity while the applicant considered the implications of Provincial housing initiatives under *Bill 44 Housing Statutes (Residential Development) Amendment Act*. The development permit expired on June 13, 2025, as construction was not initiated before then.

On June 25, 2024, significant changes were made to the Zoning Bylaw in response to *Bill 44*, which required amendments to single-family and duplex zoning to allow small-scale multi-unit housing types. As a result, the neighbourhood around the subject site was rezoned to R-6, a new zone that permits up to six dwelling units for small-scale multi-unit housing (see Figure 1). The subject site was not rezoned to R-6 because, in keeping with the requirements of *Bill 44*, it was already zoned for multi-family development, specifically for four townhouse units.

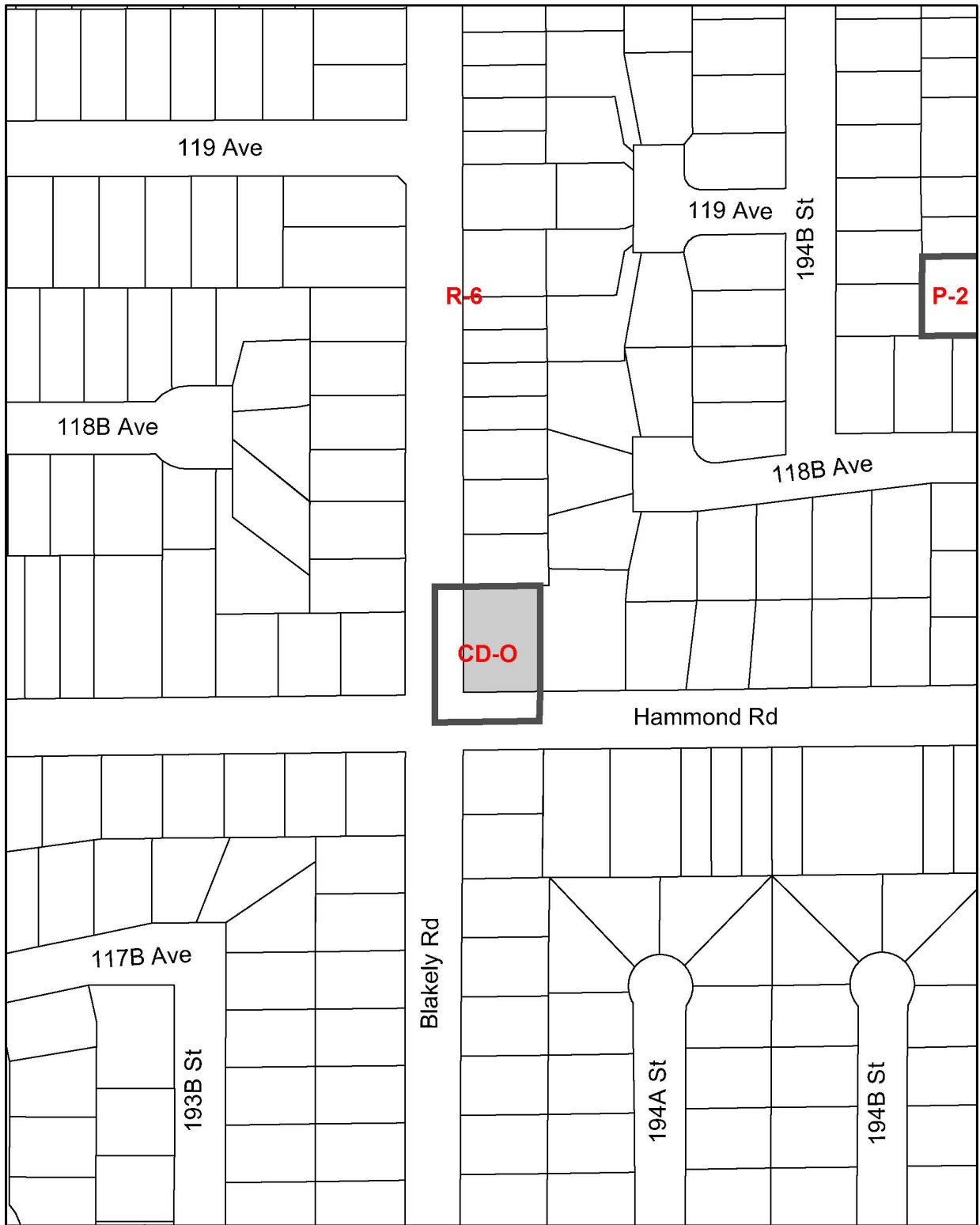


Figure 1: Neighbourhood zoning

Development Proposal

The applicant has now applied to rezone the site to R-6, in line with the surrounding neighbourhood, and proposes to construct six townhouse units. The proposed units range in size from 1,414 ft² to 1,552 ft² of living space, each with a single garage. Four of the units have three bedrooms, one unit has three bedrooms plus a den, and a sixth unit has three bedrooms plus a den that can be converted into a bedroom for accessibility purposes.

The sixth unit is adaptable as required by the Zoning Bylaw, meaning it is designed with some accessibility features and can accommodate future modifications to provide more accessible features. In this case, the ground floor of the unit is adaptable. For example, it includes a washroom with clear space for someone using a wheelchair to manoeuvre, wider hallway and door openings, and a den that can be converted into a bedroom, enabling the main living spaces—the kitchen, living room, bathroom, and bedroom—to all be on the ground floor without stairs. Additional adaptable features in the unit will be confirmed at the building permit stage, such as reinforced walls that allow for the installation of grab bars and plumbing that accommodates lowered countertops.

The proposed development fronts Hammond Rd and Blakely Rd, with a driveway from Blakely Rd leading to garage parking at the rear of the building. Each unit has its own private front yard outdoor space, along with a balcony on an upper floor.



Figure 2: Site plan

In alignment with the 2023 Provincial housing legislation requirements, the R-6 zone does not have a minimum parking requirement. This development proposal, however, includes a single-car garage for each unit, and five of the units have sufficient driveway apron area for an additional vehicle parking space in a tandem configuration. One visitor parking space, to be shared by all six units, is also proposed.

The three units nearest to the corner of Hammond and Blakely Roads are three storeys high, tapering to two-storey units eastward, closer to the neighbouring single-family homes on

Hammond Rd. This design helps to integrate the new development into the existing neighbourhood.



Figure 3: Context within the surrounding neighbourhood

The design is described as featuring “West Coast” architecture, using horizontal grey siding and shingles mixed with wood-like board and batten, metal trim, and aluminum railings. The gabled roofline differentiates the individual units. Being a corner lot, additional architectural expression is featured on both the Hammond Rd and Blakely Rd frontages, providing visual interest from both streets.



Figure 4: Renderings

As part of the original rezoning approval, two covenants were registered on title: one ensuring installation of electric vehicle charging facilities; the other requiring double garages for each unit and prohibiting conversion of garage space into living space. If approved, it is recommended that the garage covenant be modified to specify a single garage instead.

Relevant Policy, Bylaw or Legislation:

Official Community Plan

The property is designated in the Official Community Plan as Residential Medium-Density, which permits residential use generally in the form of townhouses and low rise apartments at a density between 30 to 100 units per net hectare (ha), with encouragement for ground-oriented units.

Form and character guidelines contained in Development Permit Area (DPA) #9 Ground-oriented Residential apply to the site. A development permit application will be required if the rezoning application is successful.

Zoning Bylaw

The property's current zoning is CD-O, a comprehensive development zone drafted specifically for the previous rezoning application. The proposed zoning is R-6, which would match the surrounding neighbourhood.

Housing Needs Assessment

According to the City's Interim Housing Needs report, 1,521 additional housing units are required within the next five years. This would add six units to the City's housing stock, if approved.

Housing Target Order

The Province recently provided the City with a target of 727 housing units to be constructed by August 31, 2030. This project would contribute six family-oriented housing units, if approved.

Analysis:

This situation is unique because the property was previously rezoned for a four-unit townhouse development in a predominantly single-family neighbourhood. The Province's introduction of sweeping changes to housing and zoning legislation now means that small-scale multi-unit housing is permitted outright in most of the City's urban areas. Since this particular property had already been rezoned for multi-family housing, it was not included in the City's comprehensive rezoning of single-family and duplex lots in the urban area into small-scale multi-unit housing (new R-3, R-4 and R-6 zones). In that respect, it now has less development potential (i.e. four units) than the parcels surrounding it (i.e. six units).

The R-6 zoning differs slightly in some respects from the current CD-O zoning:

Table 1: Differences between CD-O and R-6 zoning

	<i>CD-O (current)</i>	<i>R-6 (proposed)</i>
<i>Maximum number of units</i>	4	6
<i>Maximum floor area ratio</i>	0.70	0.80
<i>Maximum height</i>	3 storeys 9.5 m	3 storeys 10 m
<i>Minimum vehicle parking spaces</i>	2 per unit = 8 + 4 visitor = 12	none

This is the first six-unit application that the City has received following adoption of the new small-scale multi-unit housing regulations.

Generally, it complies with the applicable form and character design guidelines as outlined in Development Permit Area No. 9 for Ground-oriented Residential. However, review by the City's Advisory Design Panel is recommended when a development permit application is submitted.

The surrounding neighbourhood comprises a mix of single-family and duplex low-density residential homes, but now has potential for small-scale multi-unit housing, so the area is likely to redevelop to higher density over time. Hammond Road is an arterial road and cycling route. It is also part of TransLink's frequent transit network, with bus services at least every 15 minutes in both directions throughout the day and into the evening, every day of the week.

The property is within close walking distance to elementary and secondary schools as well as local parks. The City has designated Hammond Rd as an arterial road and Blakely Rd as a collector road, meaning they are designed for higher volumes of traffic. Hammond Rd is also a designated cycling route with bike lanes in both directions.

Next Steps

Council Policy C015 requires holding a development information meeting when a rezoning results in a project with five or more dwelling units. For most projects under the new small-scale multi-unit housing zoning, these meetings are not required because the zoning is already in place. For other applications, Council can decide to waive the requirement for a development information meeting, as per Section 37 of the Development Procedures Bylaw, which states:

"The notice of a public information meeting shall be published in a newspaper and mailed or distributed in the same manner as would be required for a public hearing, unless requirements for a public information meeting are waived by resolution of Council."

In this instance, an information meeting would inform neighbours that the previous proposal (i.e. four townhouse units) will not proceed and that this current proposal has been submitted instead. However, a meeting is not recommended because the proposed zoning is consistent with the surrounding properties, and holding a meeting could cause confusion among members of the public who might expect similar meetings for future development of the surrounding parcels to similar densities.

Whether or not a development information meeting is held, a development sign must be posted on site, accompanied by newspaper and website advertisements informing residents that a rezoning application is under consideration. As per the *Local Government Act*, a public hearing is not permitted for this application because it is for residential rezoning that complies

with the Official Community Plan. Members of the public will still be able to provide comments to staff, and the received feedback will be noted in future reports to Council.

It is recommended that a bylaw be drafted to rezone the property to R-6 as requested and presented to Council for consideration.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable and multigenerational community.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
- Emergent issue / will require deferral of other priority(ies)
- Other

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

Amenity Cost Charges will apply at building permit stage.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

Council can waive the requirement for a development information meeting, or direct that the applicant host the meeting. A development sign is required to be posted on site prior to consideration of first reading. A public hearing is prohibited for this application. The public can provide comments to staff and these will be summarized in future staff reports on this application.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

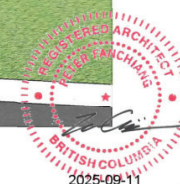
Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning & Development

ATTACHMENT(S):

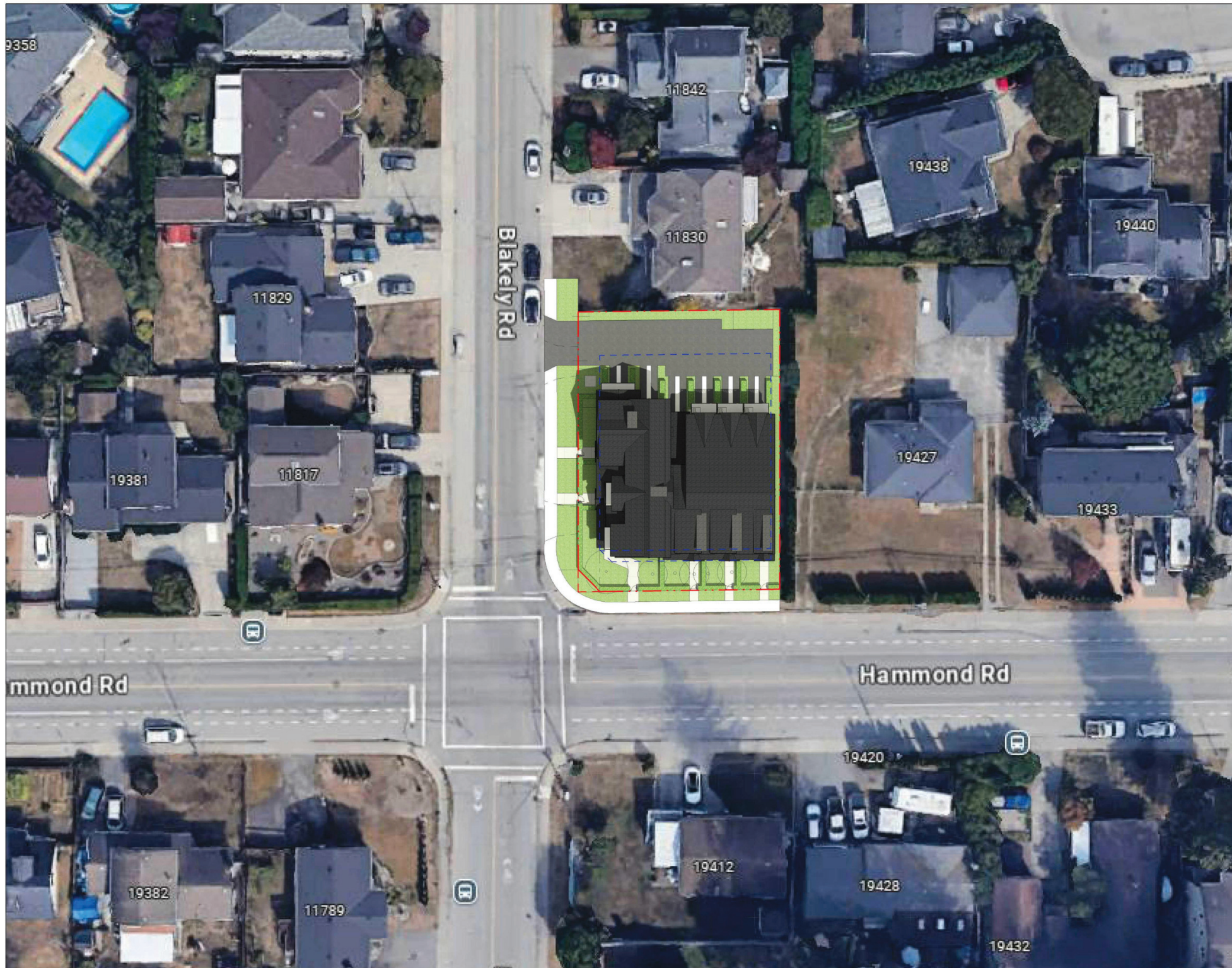
- A. Architectural Plans
- B. Letter of Intent



ISSUED FOR REZONING APPLICATION 2025-09-11

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





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NO.	DATE	REMARKS
V1	2025-08-26	ISSUED FOR REZONING AND DP
V2	2025-09-11	ISSUED FOR REZONING AND DP



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PIT MEADOWS BC

SHEET TITLE:
CONTEXT PLAN

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 CHECKED: PFC

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V2	2025-09-11	ISSUED FOR REZONING AND DP

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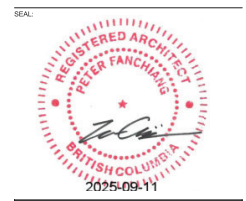
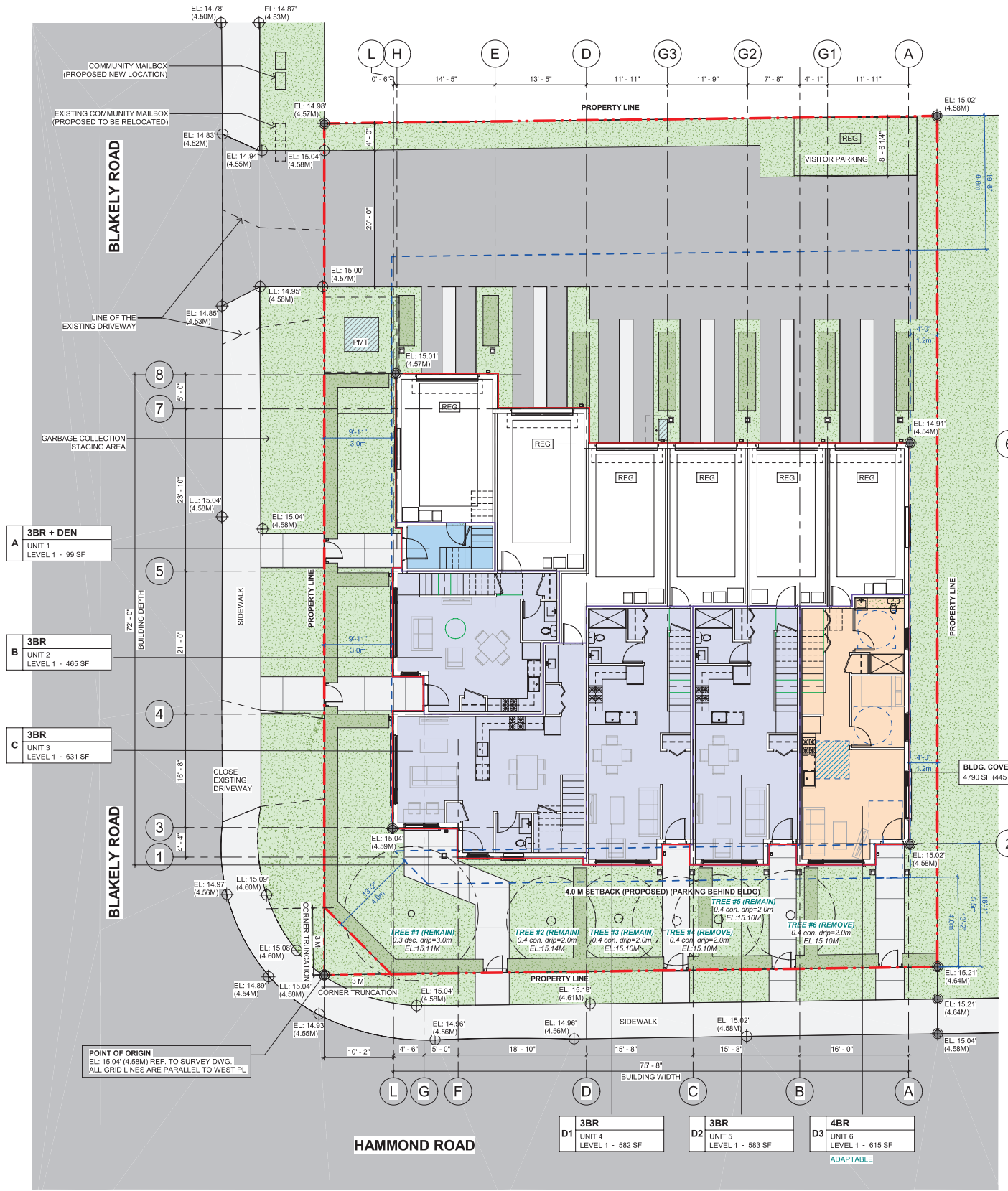
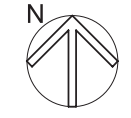
 3BR
 3BR + DEN
 4BR

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



PROJECT TITLE
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PITT MEADOWS BC

SHEET TITLE
SITE PLAN

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V2	2025-09-11	ISSUED FOR REZONING AND DP



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PIT MEADOWS BC

SHEET TITLE:
STREET SCAPE (HAMMOND AND BLAKELY ROAD)

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V2	2025-09-11	ISSUED FOR REZONING AND DP



PROJECT TITLE:
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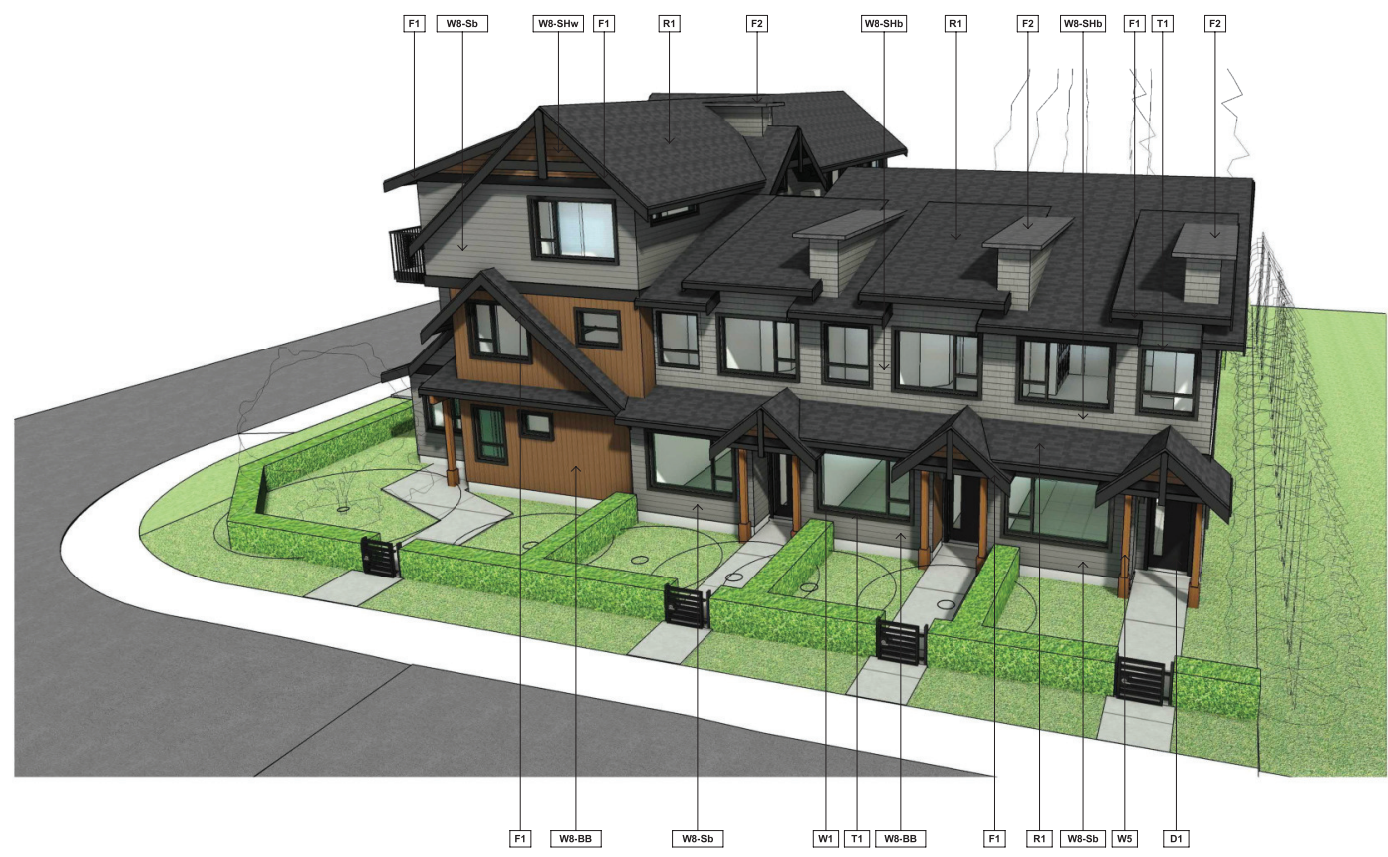
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MATERIAL LEGEND	COLOUR	NOTE
W8-SHb	HARDIE SHINGLES	PAINTED - LIGHT GREY
W8-SHw	HARDIE SHINGLES	PAINTED - BROWN
W8-Sb	HARDIE SIDING	PAINTED - DARK GREY
W8-BB	HARDIE BOARD AND BATTEN	PAINTED - BROWN
D1	FRONT ENTRY DOOR	DARK GREY
D2	GLASS DOOR	DARK GREY
D3	METAL DOOR	DARK GREY
F1	BARGE/ FASCIA/ BELT COURSE/ TRIM	PAINTED - DARK GREY
F2	METAL FLASHING CAP	DARK GREY
G2	GARAGE DOOR	DARK GREY
L1	WALL MOUNT SCONE 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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V2	2025-09-11	ISSUED FOR REZONING AND DP



R1



W8-Sb



W8-SHb



W8-BB



W5



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PIT MEADOWS BC

SHEET TITLE:
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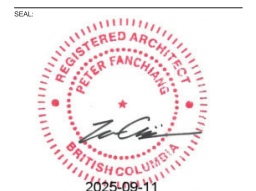


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PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PIT MEADOWS BC

SHEET TITLE:
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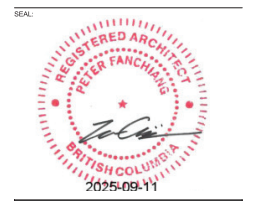
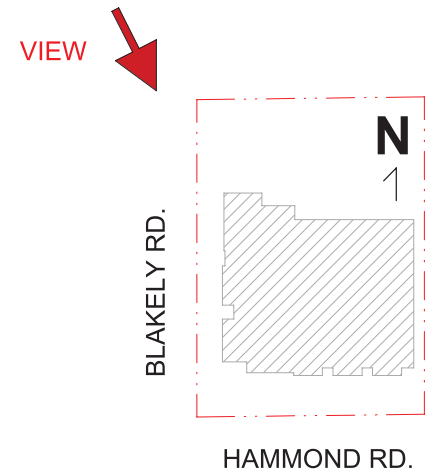


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PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PIT MEADOWS BC

SHEET TITLE:
3D VIEW

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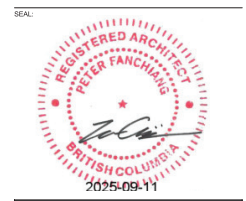


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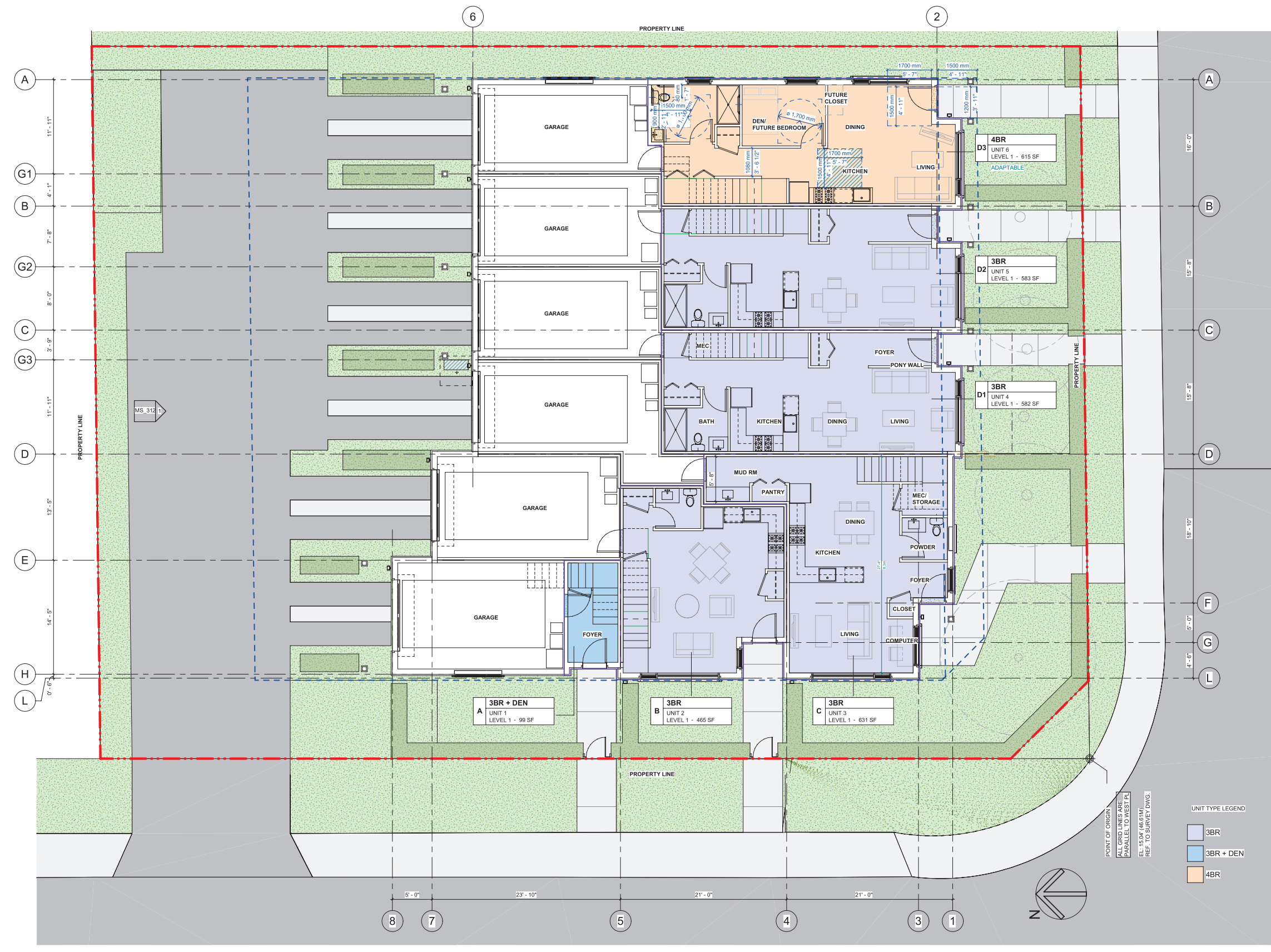
PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PIT MEADOWS BC

SHEET TITLE:
LEVEL 1

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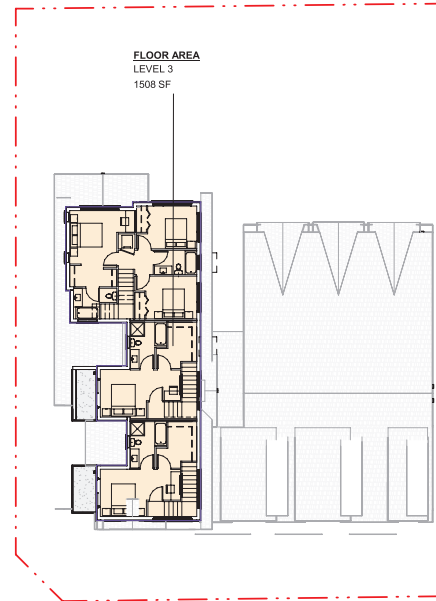
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ALL GRID LINES ARE
PARALLEL TO WEST PL
REF. TO SURVEY DWG.

UNIT TYPE LEGEND

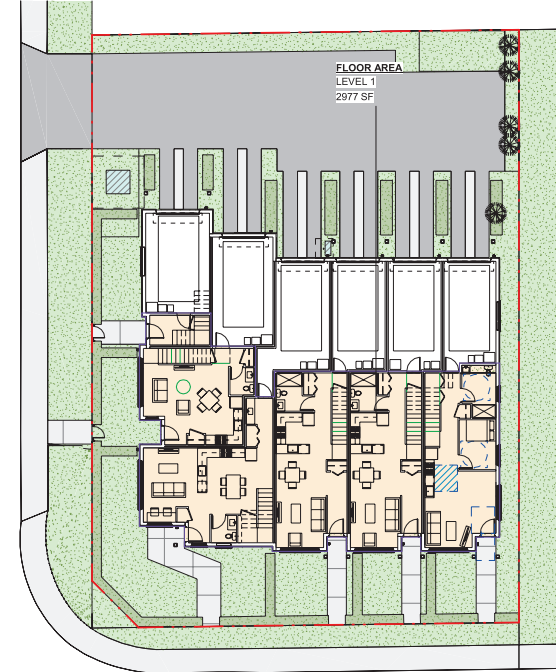
- 3BR
- 3BR + DEN
- 4BR



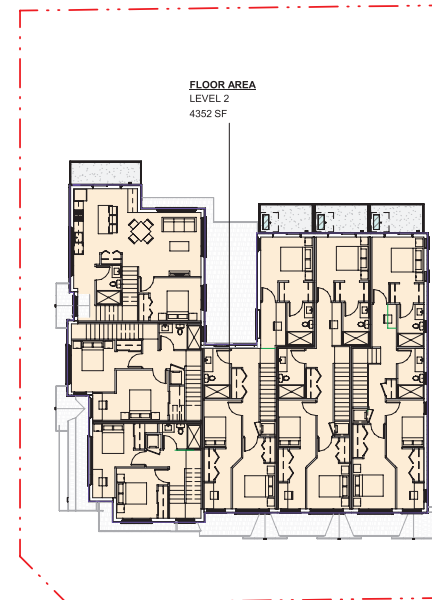
FLOOR AREA



3 FAR DIAGRAM (LEVEL 3)
1/16" = 1'-0"



1 FAR DIAGRAM (LEVEL 1)
1/16" = 1'-0"



2 FAR DIAGRAM (LEVEL 2)
1/16" = 1'-0"

FAR CALCULATION		
LEVEL	AREA (SF)	AREA (SM)
LEVEL 3	1,508 SF	140 m ²
LEVEL 2	4,352 SF	404 m ²
LEVEL 1	2,977 SF	277 m ²
TOTAL	8,838 SF	821 m²

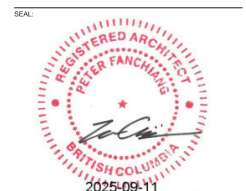


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UPON WRITTEN REQUEST FOR INFORMATION THE ARCHITECT WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION REGARDING THE INTENT OF THE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO DESIGNWORKS ARCHITECTURE INC. TO REVIEW FOR DESIGN CONFORMANCE ONLY.

DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO DESIGNWORKS ARCHITECTURE INC. BEFORE COMMENCING WORK.

NO.	DATE	REMARKS
V1	2025-08-26	ISSUED FOR REZONING AND DP
V2	2025-09-11	ISSUED FOR REZONING AND DP



PROJECT TITLE:
11812 BLAKEY 6-UNIT MULTIPLEX

11812 BLAKEY PIT MEADOWS BC

SHEET TITLE:
FAR DIAGRAM

PROJECT NO: PROJECT NO. D2428
SCALE: 1/16" = 1'-0"
DRAWN: PFC
CHECKED: PFC

DRAWING NO:
A282

DATE: 2025-09-11 11:18 AM
FILE: C:\Users\peter.fanching\Documents\11812\11812-09-11\11812-09-11-FAR-DIAGRAMS-AND-REZONING-DP\11812-09-11-FAR-DIAGRAMS-AND-REZONING-DP.dwg



Designworks Architecture Inc.
21588-1424 Commercial Dr.
Vancouver, BC, Canada
V5L 5G2

2025-09-11

Planning & Development Services

City of Pitt Meadows

12007 Harris Rd
Pitt Meadows, BC
V3Y 2B5

Re: 11812 Blakely Road, Pitt Meadows

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.

Design Rational

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' 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.

Sincerely,

FIPPA s.22



Peter Fanchiang, Architect AIBC

Designworks Architecture Inc.