



## **DISCUSSION**

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.

### **Background:**

**Civic Address:** 11812 Blakely Rd

**Property Size:** 1,045 m<sup>2</sup>/11,253 ft<sup>2</sup>

**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.



Figure 1: Site Location

In 2022, a successful rezoning process for the property resulted in the current CD-O zoning, which permits four townhouse units, and a development permit was approved for it in 2023. 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 2). 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.

At the October 28, 2025 Regular Meeting, Council initially considered this application and passed the following motion:

*“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 Road to permit development of six townhouse units; AND*
- B. Direct staff to draft a bylaw to rezone the property at 11812 Blakely Road to R-6 (Urban Residential 6).”*

**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.

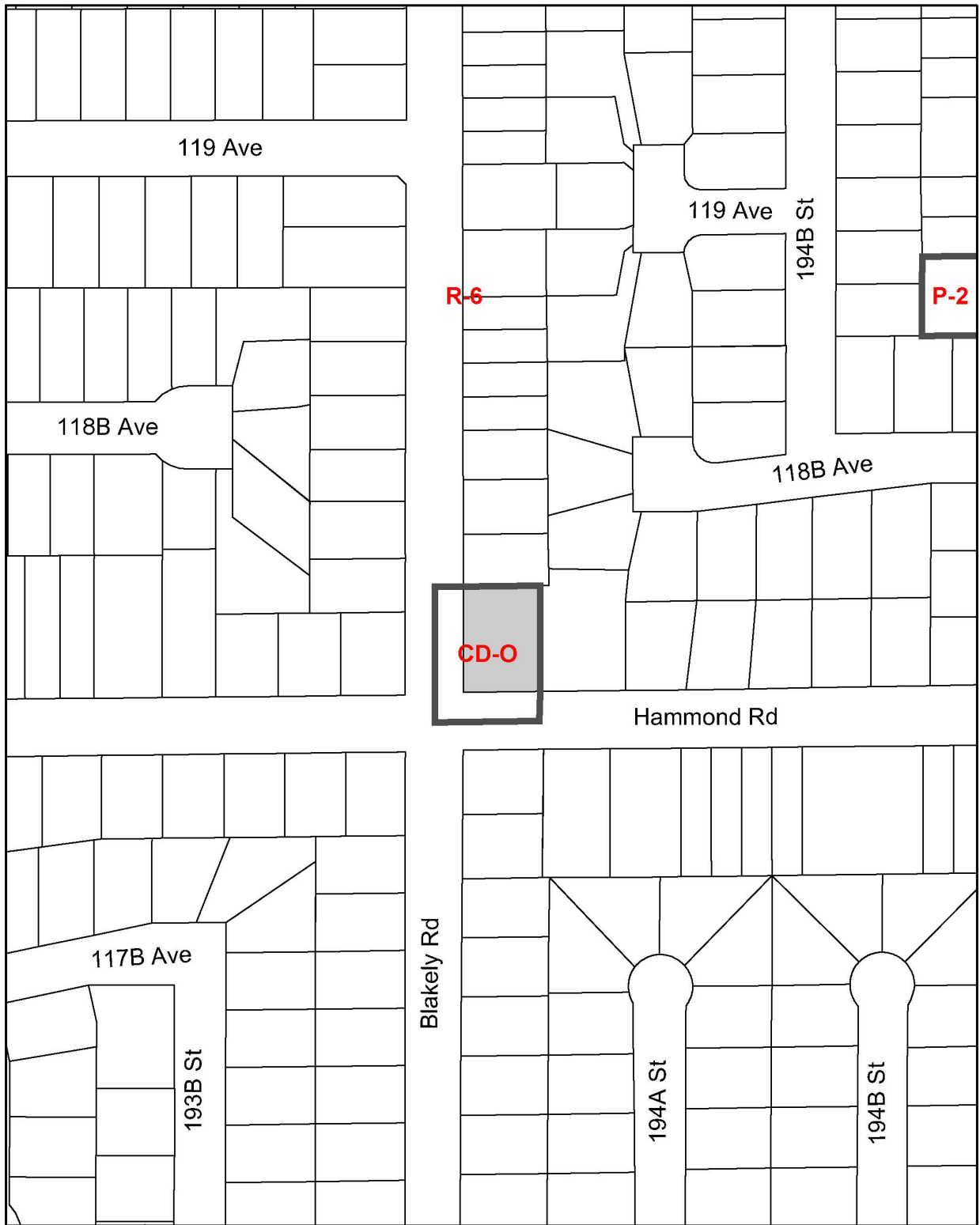


Figure 2: Neighbourhood zoning

**Analysis:**

Zoning Amendment Bylaw No. 3052, 2026 would, if adopted, rezone the property at 11812 Blakely Rd to R-6 to accommodate a residential development with up to six dwelling units.

Preliminary plans have been provided, indicating that the development proposes six townhouse units, ranging in size from 1,414 ft<sup>2</sup> to 1,552 ft<sup>2</sup> of living space, each with a single car 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.



*Figure 3: Conceptual rendering of proposed development*

In alignment with the 2023 Provincial housing legislation requirements, the R-6 zone does not have a minimum parking requirement. Currently, this development proposal does include 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.



*Figure 4: Conceptual site layout*

Detailed plans will be submitted at the development permit stage, in accordance with the regulations set out in the R-6 zone and based on the guidelines contained in the applicable development permit area found in the OCP. This type of development permit application is reviewed by the Advisory Design Panel before Council considers permit issuance.

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. It is recommended that the garage covenant be modified to specify a single garage instead, as a condition of bylaw adoption.

### **Provincial Policy Considerations**

Section 479(6) of the *Local Government Act* requires that Council consider the Provincial Policy Manual: Transit-Oriented Areas when developing or adopting a zoning bylaw. In this case, the subject property is not located in a transit-oriented area, therefore no further consideration of this Provincial Policy Manual is required at this time.

Section 481.3(7) of the *Local Government Act* requires that Council consider the Provincial Policy Manual: Small Scale, Multi-Unit Housing when developing or adopting a zoning bylaw to permit small-scale multi-unit housing. The property is being rezoned to R-6; this Provincial Policy Manual was consulted when the R-6 zone was developed and adopted in 2024, and therefore no further consideration of this Provincial Policy Manual is required at this time.

**Recommendation:**

Under Provincial legislation, a public hearing cannot be held for this type of application, as it is for a residential development that complies with the OCP. Therefore, it is recommended that Zoning Amendment Bylaw No. 3052, 2026 be granted first, second and third readings.

Recommended conditions of rezoning include:

- Modification of covenant registered on title to specify a single garage requirement; and
- Road dedication as identified in the Subdivision and Development Servicing Bylaw No. 2589, 2013.

Road dedication will be required in the form of a 3 m by 3 m corner truncation at Blakely Rd and Hammond Rd to manage intersection sightlines, along with approximately 1 m along the Hammond Rd frontage (to be confirmed by a surveyor) to allow for future road improvements.

**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.

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**WORKPLAN IMPLICATIONS**

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

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**FINANCIAL IMPLICATIONS**

- None     Budget Previously Approved     Referral to Business Planning  
 Other

Amenity Cost Charges will apply at building permit stage.

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**PUBLIC PARTICIPATION**

Inform     Consult     Involve     Collaborate     Empower

Comment(s):

A development sign has been posted on the site since May 11, 2026. For residential rezoning applications that are compliant with the City’s Official Community Plan, the City cannot hold a public hearing, pursuant to Provincial legislation. Notices advising that a public hearing will not be held were mailed to properties within 122 m of the site, and ads placed in the newspaper and on the City’s website. The notices included information on how residents can provide input and written submissions.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral     Yes     No     Other

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**SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Planner

**Reviewed by:**

Colin O’Byrne,  
Manager of Planning

Patrick Ward,  
Director of Planning and Development

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**ATTACHMENT(S):**

- A. Zoning Amendment Bylaw No. 3052, 2026

**CITY OF PITT MEADOWS**  
**ZONING AMENDMENT BYLAW**  
**No. 3052, 2026**

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

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

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

1. This Bylaw may be cited as the "Zoning Amendment Bylaw No. 3052, 2026".
2. The Zoning Bylaw No. 2505, 2011, including Schedule A (Zoning Map), is amended as follows:
  - a) The parcel of land legally described as:

- (i) PID: 006-935-079  
 Lot 29 District Lot 283 New Westminster District Plan 33922,

and as shown boldly outlined and shaded in Attachment 1 which forms part of this bylaw, is hereby rezoned to Urban Residential 6 (R-6) Zone.

3. The Zoning Bylaw No. 2505, 2011 is amended as follows:
  - a) Subsection 1.3 a) [Zoning Map] is amended by deleting the following row from the table:

Zone Designation	Short Form
Comprehensive Development O	CD-O

- b) Section 16 [Comprehensive Development] is amended by deleting the following subsection in its entirety:

16.15 CD-O Comprehensive Development O

NOTICE OF FIRST READING given on [DATE].

READ a FIRST, SECOND, and THIRD time on [DATE].

ADOPTED on [DATE].

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Nicole MacDonald  
Mayor

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Kate Barchard  
Corporate Officer

Attachment 1

