



# Staff Report to Council

Planning and Development

FILE: 3360-20-2022-03

**REPORT DATE:** January 17, 2023                      **MEETING DATE:** January 24, 2023

**TO:** Mayor and Council

**FROM:** Colin O’Byrne, Manager of Planning

**SUBJECT:** Metro Vancouver Non-market Housing and Childcare Project at 19085 119B Avenue Update

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**

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**RECOMMENDATION(S):**

THAT Council:

A. Receive for information the ‘Metro Vancouver Non-market Housing and Childcare Project at 19085 119B Avenue Update’ staff report as presented at the January 24, 2023 Public Meeting of Council; OR

B. Other.

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**PURPOSE**

The purpose of this report is to present the refined design plans for the Metro Vancouver non-market rental housing and childcare development project at 19085 119B Ave (PID 027-242-269), prior to public hearing.

Information Report                       Decision Report                       Direction Report

**DISCUSSION**

**Background:**

In partnership with the City, Metro Vancouver Housing (MVH) is proposing a non-market rental housing and child daycare project on City-owned land at 19085 119B Ave.

At the October 4, 2022 Meeting, Council passed the following motions:

*It was **MOVED** and **SECONDED** THAT Council:*

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2927, 2022; AND*
- B. Grant first, second and third readings to Development Cost Charges Reduction Bylaw No. 2928, 2022; AND*
- C. Direct Staff to schedule a public hearing for an upcoming Council Meeting.*

*CARRIED.*

Members of Council provided comments to the project team regarding façade design and parking. The design has been further refined, taking into consideration Council's comments. This report summarizes the design revisions to enable Council and the public to consider these ahead of the public hearing.

**Relevant Policy, Bylaw or Legislation:**

*Official Community Plan Bylaw No. 2864, 2020*

In the City's Official Community Plan, the property is designated as Civic Centre. This designation is intended "to permit civic, public recreational, and cultural uses; may also include residential, office uses, and child care."

This project supports numerous policies in the OCP that facilitate and encourage: rental and non-market housing; high density housing in the Town Centre and close to transit; age-friendly, adaptable and accessible housing; including child care in civic projects; and sustainable building design.

*Zoning Bylaw No. 2505, 2011*

A new Comprehensive Development zone, CD-P, is proposed for this project to change the zoning of the site to a new high-density, mixed-use zone.

*Housing Needs Assessment*

According to the City's Housing Needs Assessment, there is an overall need for 582 affordable rental units by 2026. Of these, 110 should be accessible units, 337 units for seniors, and 85 units for families.

This proposed development offers 115 new, non-market rental tenure apartments, including 16 accessible units. It will help to meet the demand for units suitable for seniors and families.

*Other*

Higher density on this site 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; providing density close to transit; building a compact, complete community; and, providing density that increases the viability of the central business area.

This project also provides additional child care spaces, which responds to the findings and recommendations of the City's Child Care Needs Assessment. This includes incorporating child care spaces into new housing projects and encouraging child care facilities to be located near areas close to schools, multi-family residential housing and recreation programming.

**Analysis:**

Metro Vancouver Housing has certain requirements for its rental buildings that impact the overall design. In general, its buildings need to be durable, energy efficient, long lasting, easy to maintain, and cost effective. These criteria keep operating and maintenance costs low, which then also keep housing costs low for future residents. Taking into account these constraints, the architect team has designed a project that is durable, energy efficient, cost effective and still provides a high standard of design and aesthetic appearance through the use of materials, colour, form, and landscaping.

The project architect advised that much of the building form and overall design is guided by new energy efficiency and building Step Code requirements, resulting in a 'simplified' building form. By prioritizing energy efficiency, this building is designed to be 55% more energy efficient than a 2015 building. It is anticipated that this building will be a model for energy efficiency, set a high standard for the City in terms of sustainability, and inform future civic centre redevelopment.

In order to refine the design concept following Council's feedback, the architect team completed a Character Assessment (i.e., an inventory, review and analysis of the surrounding buildings in the urban core). Based on this assessment (see Attachments A and B), this area of Pitt Meadows:

- Is mainly residential, and built between 1990 and 2010;
- Is mostly low rise buildings between two and four storeys;
- Buildings have a muted colour palette that is typically off white and beige. Materials are mostly brick and horizontal siding;
- Building entrances are hidden and face away from the street;
- Streets are characterized by large green setbacks with several layers of landscaping.
  - New developments have smaller setbacks, and tighter interfaces with reduced tree canopy potential;
- Has low rise, pitched roof residential buildings which transition to larger, flat roof buildings as height increases above four storeys;
- Has buildings which are hidden at street level by trees and only reveal themselves at three storeys and above;
- Buildings have many balconies which are typically semi-recessed or supported by columns; and

## HISTORICAL STAFF REPORT - FOR REFERENCE ONLY

- Buildings have punched rectangular windows of varying sizes, which are frequently grouped and aligned to create a vertical impression on the façade.

Additionally, the architect team highlighted the operational requirements of a non-market residential building offering affordable long term rentals. This includes:

- Ease of maintenance;
- Selection of materials which are durable and readily available if replacement or repair is needed;
- Energy efficient in form and massing; and
- Optimization of balconies design so they are equitable in distribution, size, and alignment.

Drawing on the results of their findings, the architect team has revised the design (see Attachment A) as follows:

- Chosen a colour palette which respects and aligns with the character of adjacent buildings and the natural parkland setting of Pitt Meadows. This includes natural coloured brick with discreet hues of blue and green cladding;
- Improved the architectural expression and detailing of balconies with vertical elements of differing natural colours to accentuate articulation, provide greater privacy and increase solar shading to enhance building energy efficiency and cooling; and
- Varied window design and alignment to respect the context of adjacent buildings and scale of Pitt Meadows.



Figure 1: Shading and guard rails



Figure 2: Base material palette



Figure 3: Skyline articulation showing existing (solid shapes) and infill (semi-transparent shapes) context



*Figure 4: East façade*



*Figure 5: Rendering of façade, balcony, and window details*



Figure 6: Rendering

For reference, below are the project statistics (no change from previous design):

- 115 residential units
  - 63 one-bedroom
    - 10 are fully accessible
  - 42 two-bedroom
    - 6 are fully accessible
  - 10 three-bedroom;
- Lot coverage 36%;
- Floor area ratio 1.94;
- Height 21.23 m (6 storeys);
- 94 vehicle parking stalls underground
  - 6 accessible;
- 76 secured bicycle parking stalls underground
  - 6 are for cargo bicycles
  - 50% have electrical charge capacity;
- 12 publically accessible bikeshare stalls available at ground level;
- 7 secured mobility scooter parking stalls underground;
- Indoor amenity rooms for residents; and
- 150 child care spaces.

At the last Council meeting, some concerns about parking were noted. This project is now proposing additional parking spaces (approximately 16) to be constructed on the Pitt Meadows Family Recreation Centre (PMFRC) property. These spaces will be constructed by the developer (MVH) and then owned and operated by the City. A separate report to Council regarding overall

parking and access in the civic centre area is provided with this agenda. It is envisioned that these spaces will be heavily used for drop-off and pick-up at the child care facility. The proposed stalls are parallel so that they are accessible and doors can be safely opened outwards onto the walkway or grass area and not the drive aisle. The design is still being refined to improve safety and traffic flow, but is tentatively proposed approximately as shown below:

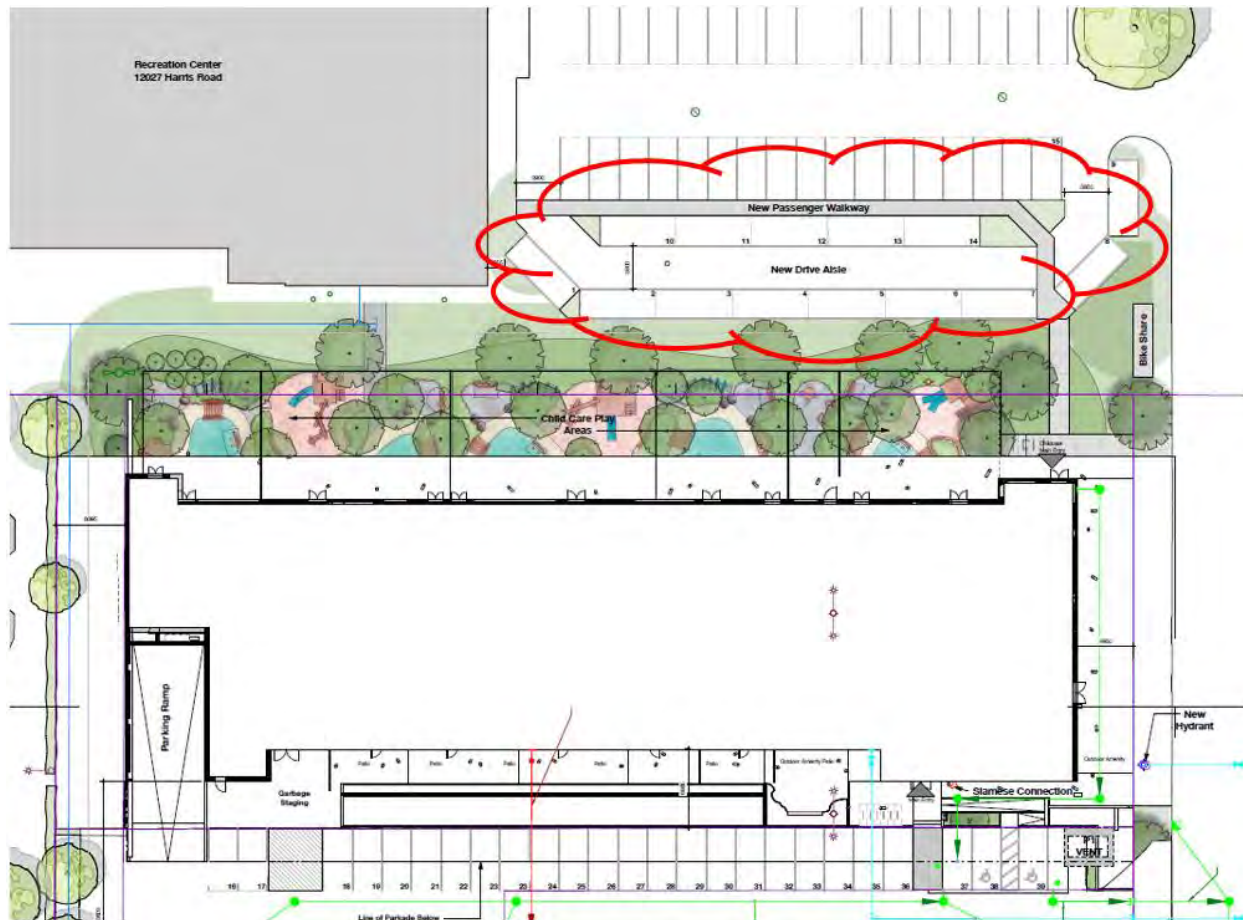


Figure 7: Potential additional parking stalls

The next step for this project to move forward is to schedule a public hearing; this is anticipated to be held in February 2023.

### **COUNCIL STRATEGIC PLAN ALIGNMENT**

- Principled Governance     Balanced Economic Prosperity     Corporate Excellence
- Community Spirit & Wellbeing     Transportation & Infrastructure Initiatives
- Not Applicable

**Regional Relationships.** Proactively connect, collaborate and build strong relationships with our regional partners.

**Affordability.** Promote accessible and affordable transportation, daycare and housing opportunities to help families and businesses thrive.

**Housing Diversity.** Encourage diversity in housing types to foster an inclusive, affordable, multi-generational 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
- 

**FINANCIAL IMPLICATIONS**

- None       Budget Previously Approved       Referral to Business Planning  
 Other

If approved, the City will take over maintenance of 16 new parking stalls in the PMFRC parking lot.

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**PUBLIC PARTICIPATION**

- Inform       Consult       Involve       Collaborate       Empower

Comment(s):

This report is just intended to present the refined design plans to Council and the public. Fulsome public consultation will occur through the upcoming public hearing.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral       Yes       No

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**SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Senior Development Services Technician

**Reviewed by:**

Colin O'Byrne,  
Manager of Planning

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**ATTACHMENT(S):**

- A. Character Assessment
- B. Surrounding Context Building Inventory and Review

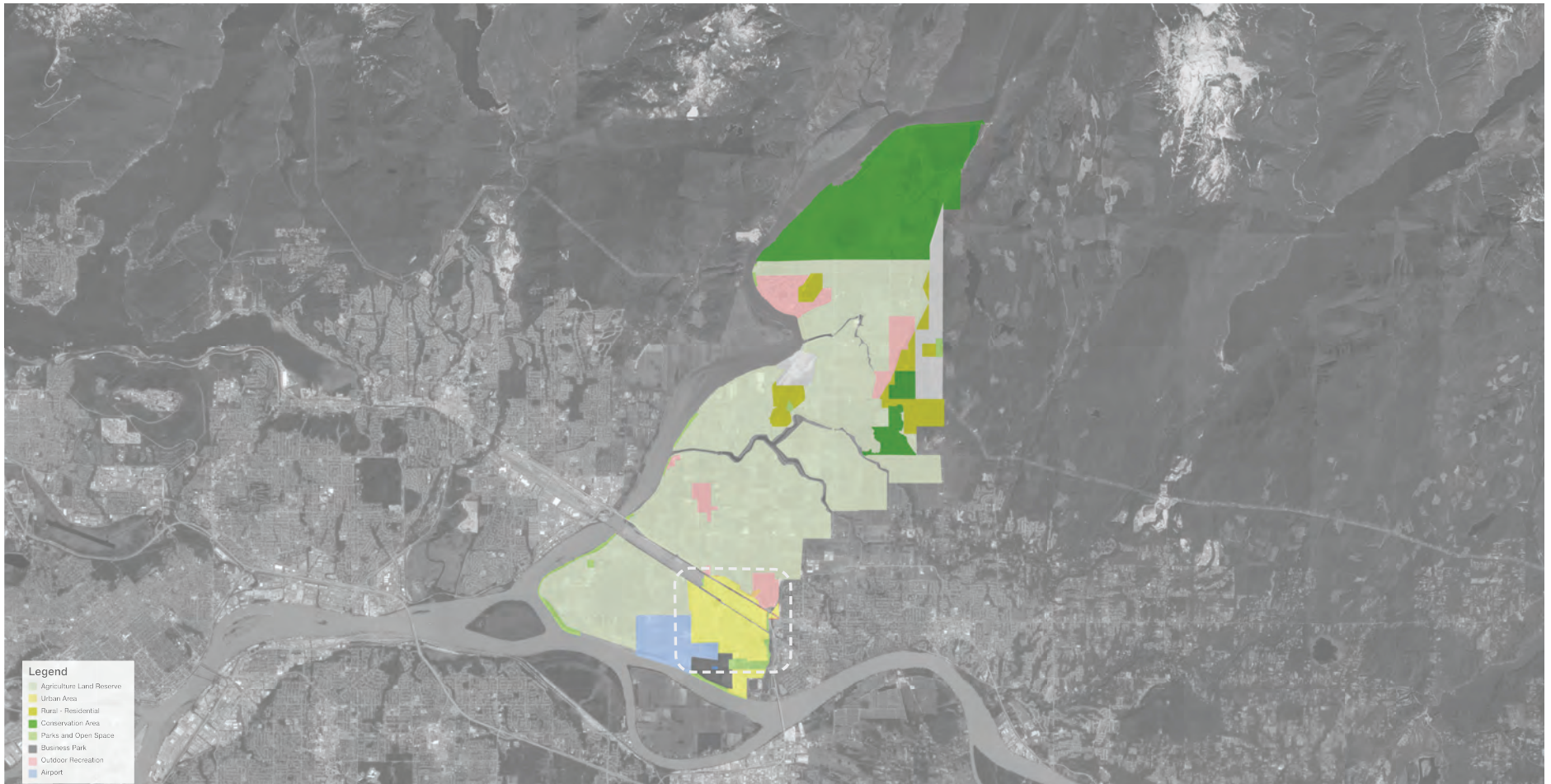
Ryder

An aerial photograph showing a mix of residential and commercial buildings. In the foreground, there's a large parking lot with several cars and a bus. To the left, a multi-story residential building with a grey roof is prominent. The middle ground is filled with various houses and smaller commercial structures, interspersed with trees. In the background, a vast green valley leads up to a range of rugged, green mountains under a clear blue sky.

**Pitt Meadows Affordable Housing and Childcare  
Character Assessment**

**What is the character of Pitt Meadows?**

# City of Pitt Meadows Aerial Map



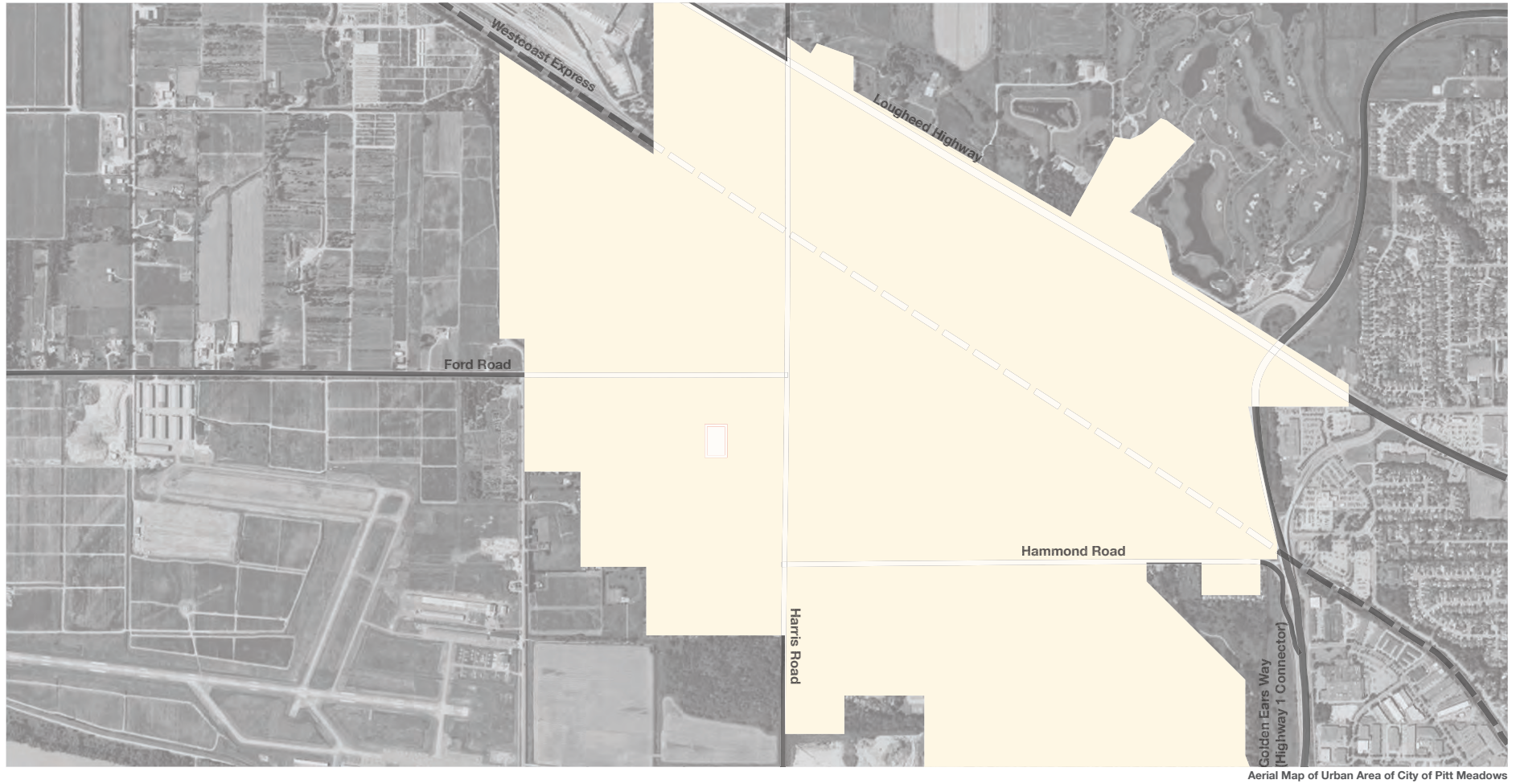
Aerial Map City of Pitt Meadows

## City of Pitt Meadows Urban Area

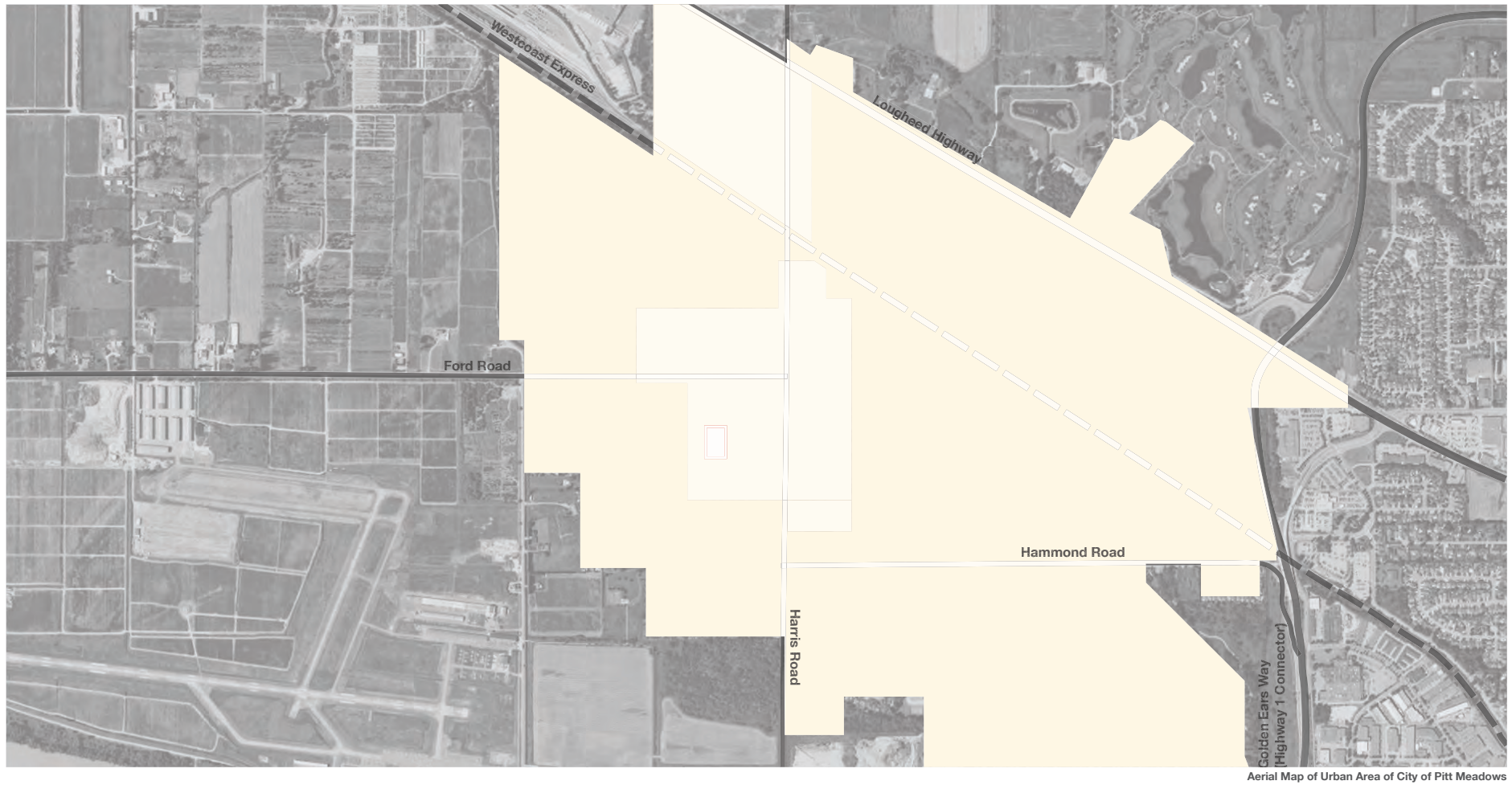


Aerial Map of Urban Area of City of Pitt Meadows

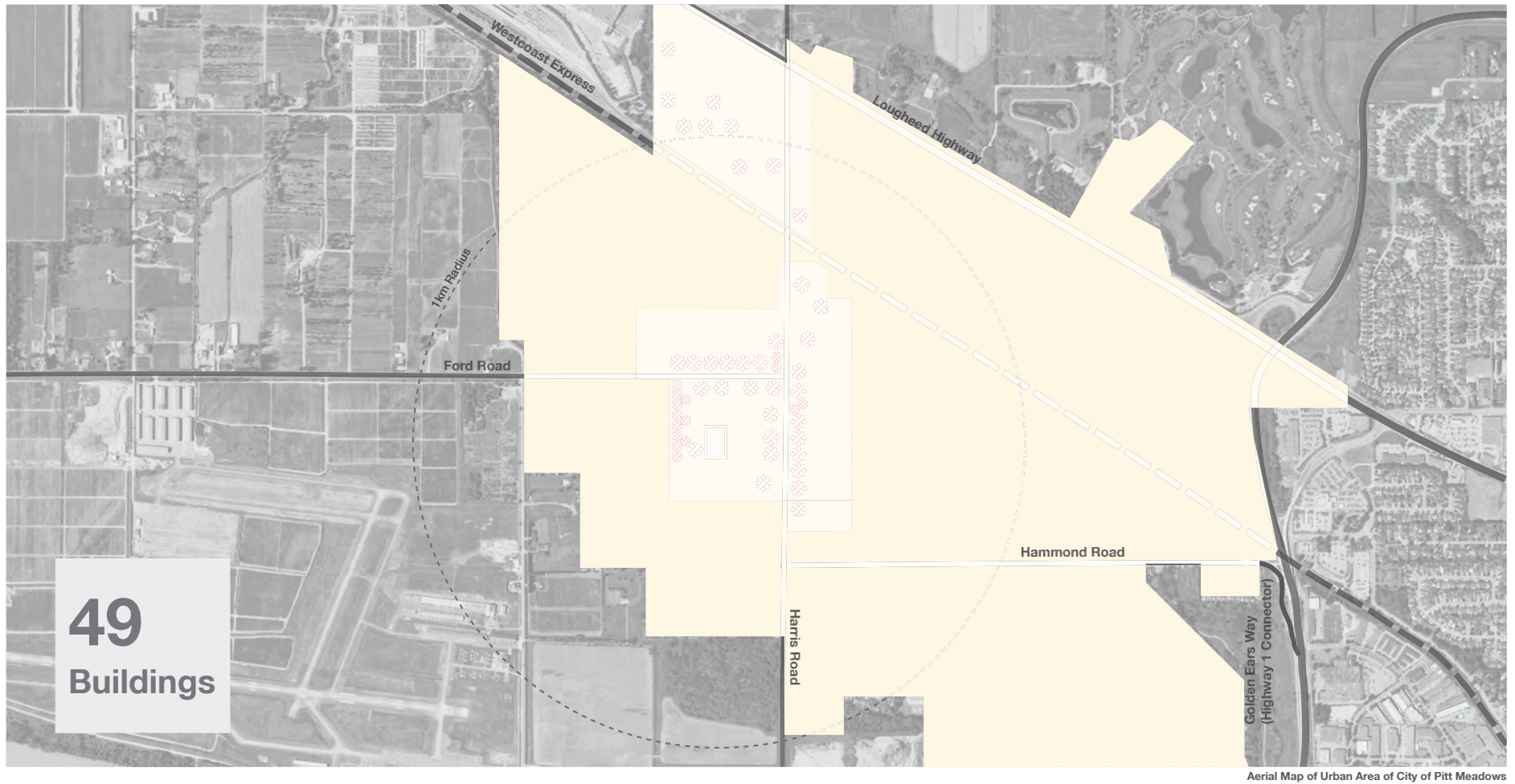
# City of Pitt Meadows Urban Area






































# City of Pitt Meadows Town Centre



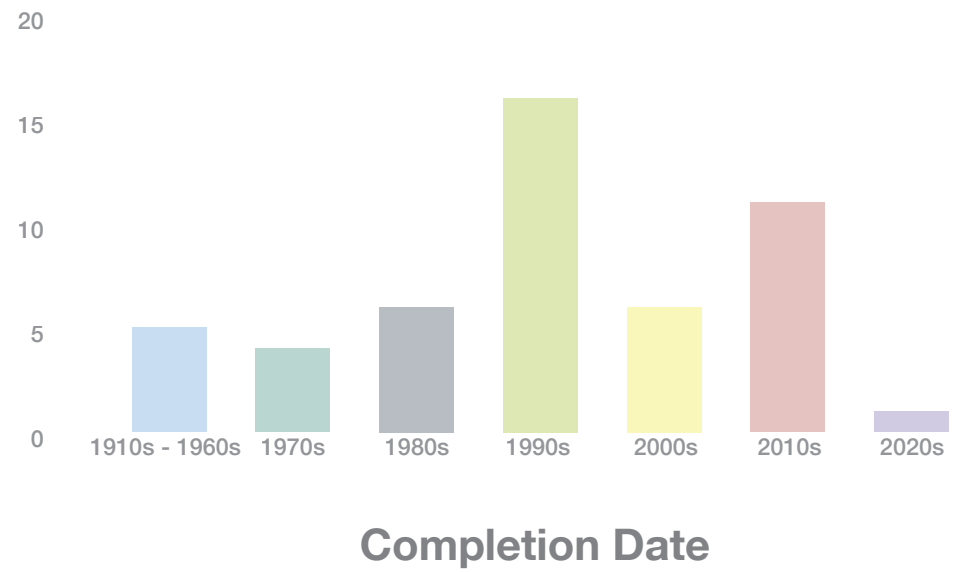
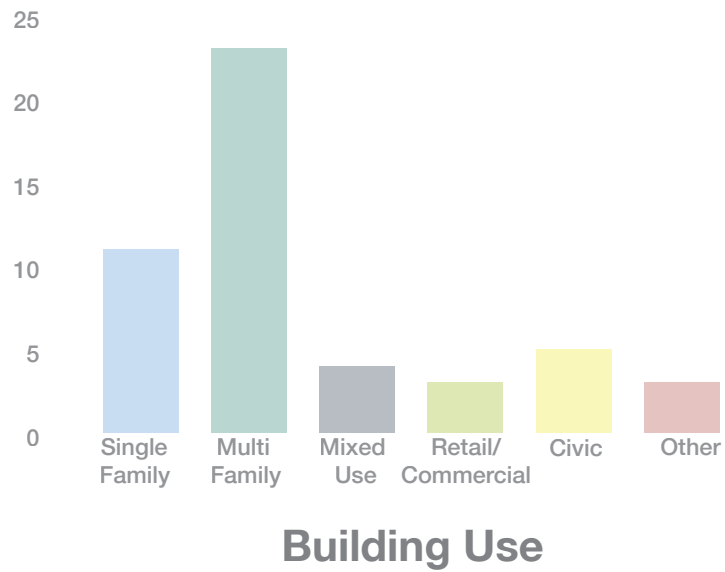
## City of Pitt Meadows Area of Study



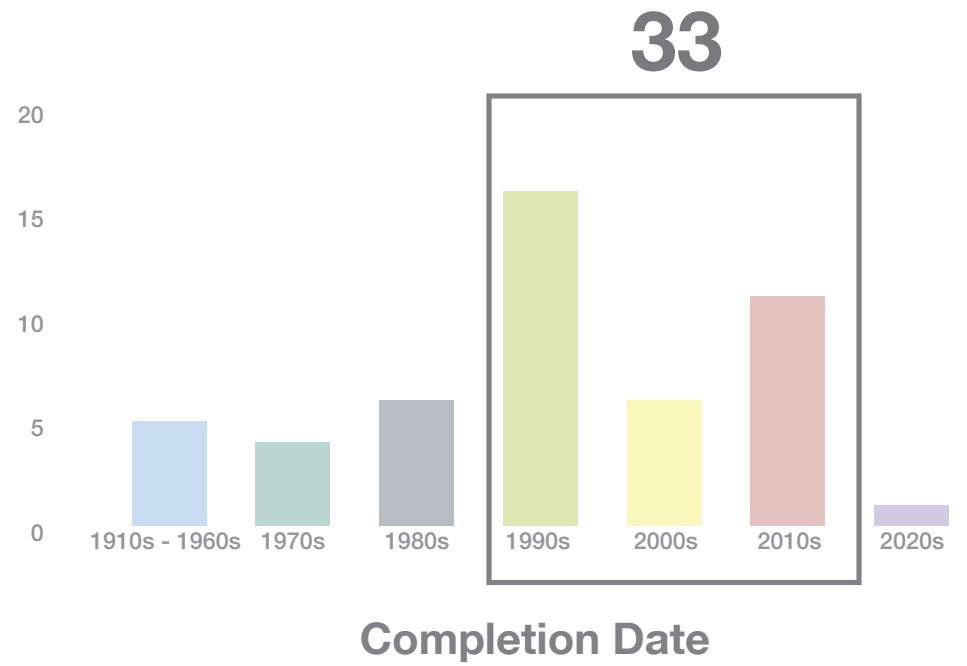
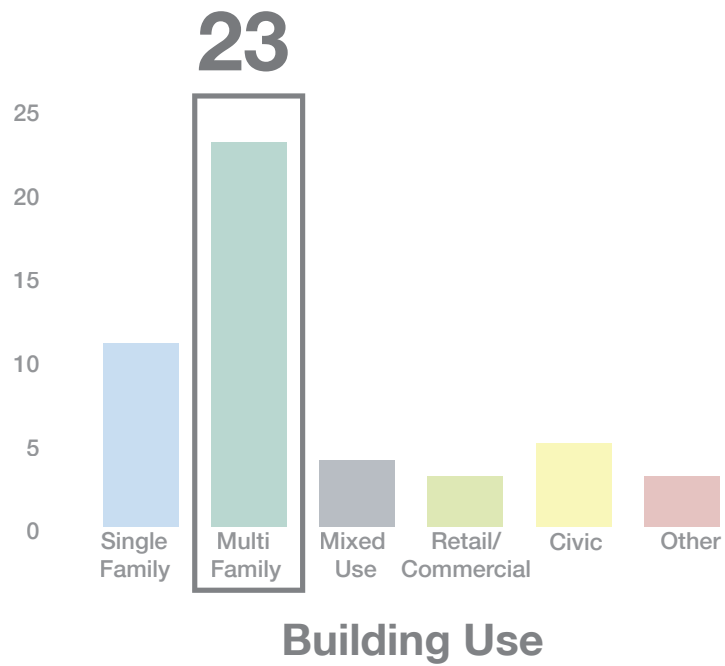
# HISTORICAL STAFF REPORT - FOR REFERENCE ONLY

<b>Pitt Meadows Elementary School</b> 11941 Harris Road 	<b>Brentwood Apartments</b> 1922 119 Avenue 	<b>Harris Road Co-op Amenities</b> 19225 199 Avenue 	<b>Origin</b> 11950 Harris Road 	<b>Kimberly Court</b> 11960 Harris Road 	<b>Harris Road Housing Co-op</b> 11962 Harris Road 
<b>Pitt Meadows Civic Complex</b> 12007 Harris Road 	<b>Chelsea Park Apartments</b> 12020 Harris Road 	<b>Private Homes</b> 12026 12026 Harris Road 	<b>Emerald Park</b> 19206 Ford Road 	<b>Village Green</b> 19241 Ford Road 	<b>Pitt Meadows United Church</b> 12192 Harris Road 
<b>The Jolly Coachman Pub</b> 19187 Ford Road 	<b>The Pitt Meadows Public Library</b> 12059 Harris Road 	<b>Solaris</b> 19187 Ford Road 	<b>Edgewood Centre</b> 19141 Ford Road 	<b>Beacon Square</b> 19126 Ford Road 	<b>Woodford Manor</b> 19131 Ford Road 
<b>Edgford Manor</b> 19121 Ford Road 	<b>Polo Club Apartments</b> 19071 Ford Road 	<b>Ford Road Housing Co-op</b> 19041 Ford Road 	<b>Regency Court</b> 19066 Ford Road 	<b>The Westbrooke</b> 12000 190A Street 	<b>Selected Houses 119 Avenue</b> 119A Avenue 
<b>The Meadows</b> 12172 Harris Road 	<b>Secondary Boundary Sites</b> Building Beyond The North Boundary 	<b>Pitt Meadows Fire Hall</b> 19249 122A Avenue 	<b>Liv42</b> 12423 Harris Road 	<b>Keystone</b> 12320 Harris Road 	<b>Laour Manor</b> 12654 191B Avenue 
<b>Orion</b> 12440 191 Street 	<b>McMyn Manor</b> 19091 McMyn Road 	<b>Meadow Vale</b> 19034 McMyn Road 	<b>Cedar Downs Phase 01/02</b> 12225 190A Street 	<b>Cedar Downs Phase 03</b> 12225 190A Street 	

## Building Statistics Use and Completion Date

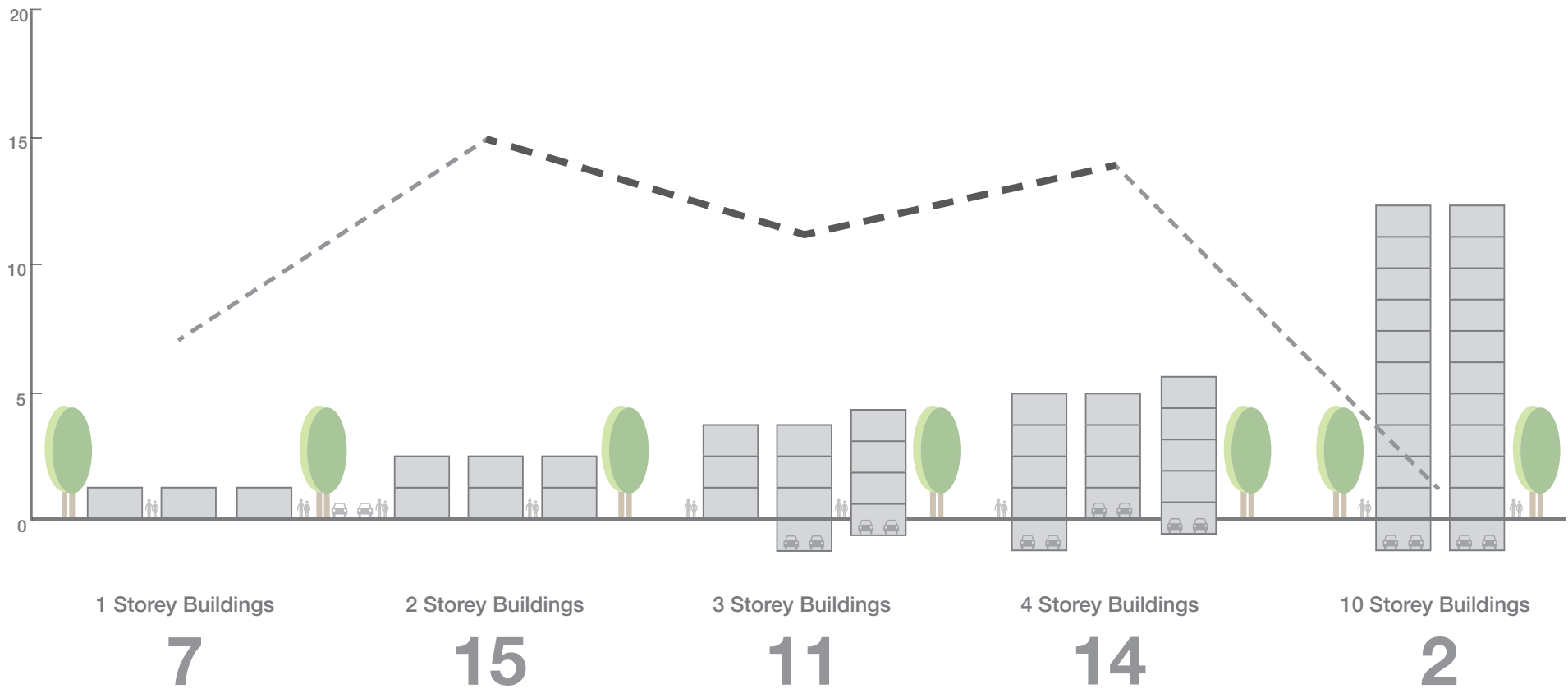


## Building Statistics Use and Completion Date

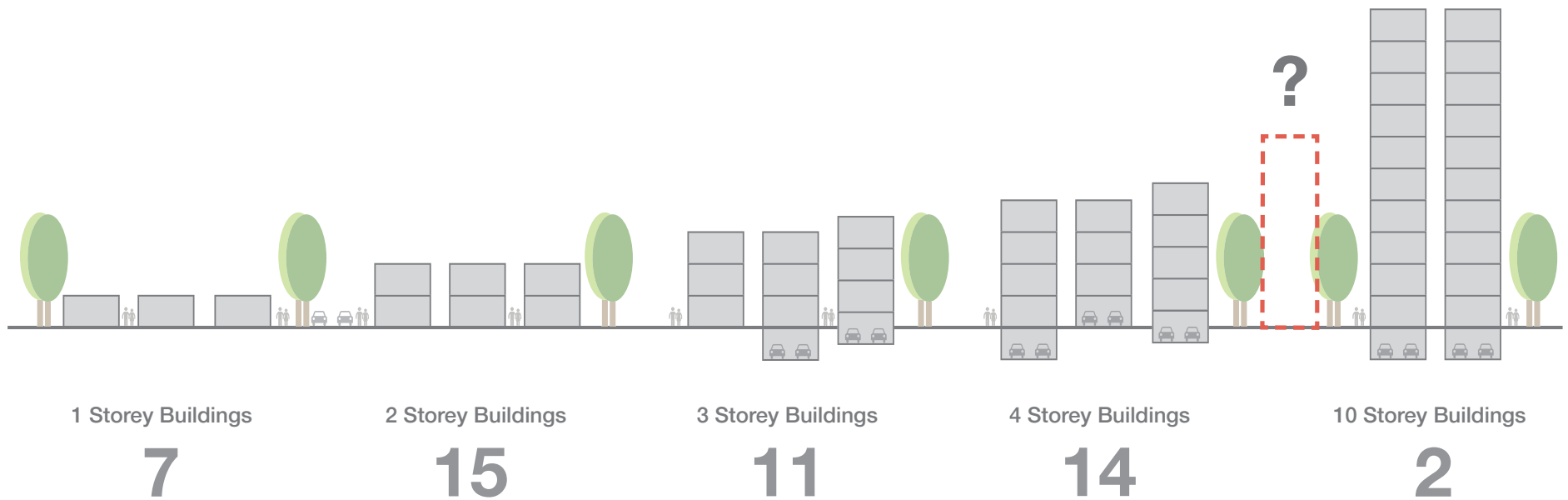


**Pitt Meadows is ...  
mostly residential and built between 1990 and 2010.**

# Building Statistics Height



# Building Statistics Height



**Pitt Meadows is ...  
mostly low rise between two and four stories.**

## Colour Palette Building Materials

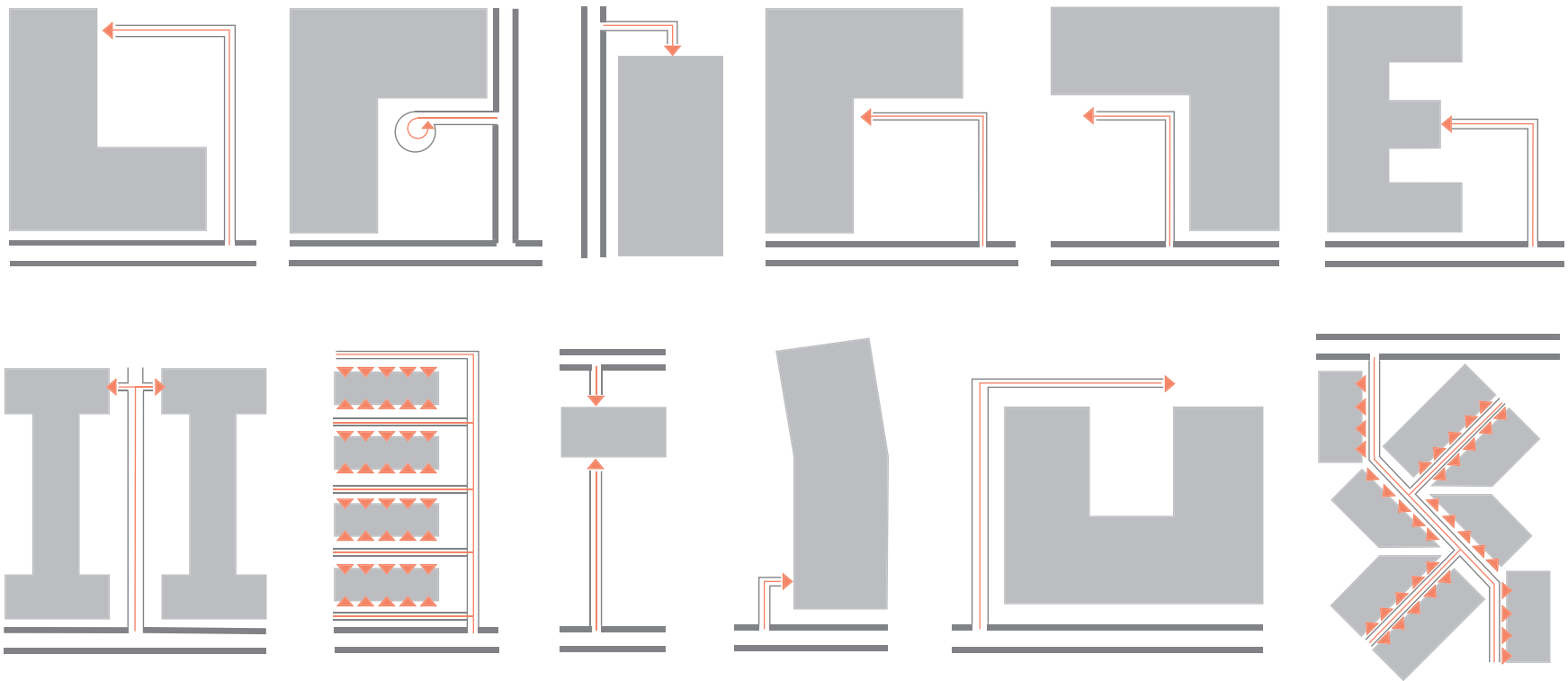


## Colour Palette Building Materials



**Pitt Meadows is ...  
a muted colour palette typically off white and beige.  
Materials are mostly brick and horizontal siding.**

## Building Features Access

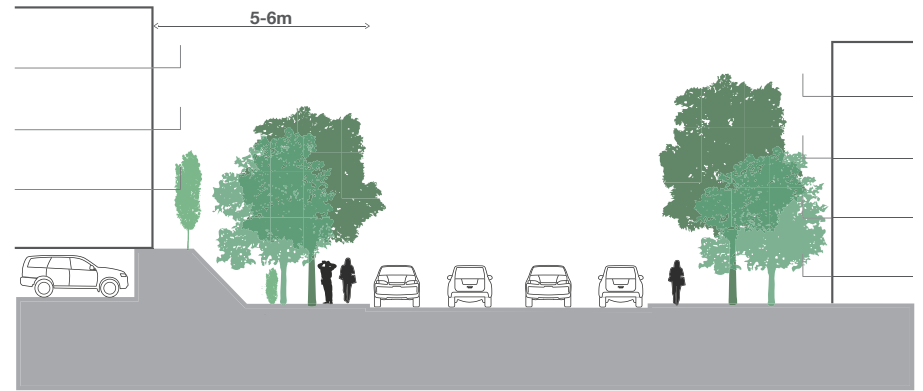


**In Pitt Meadows ...  
building entrances are hidden and face away from  
the street.**

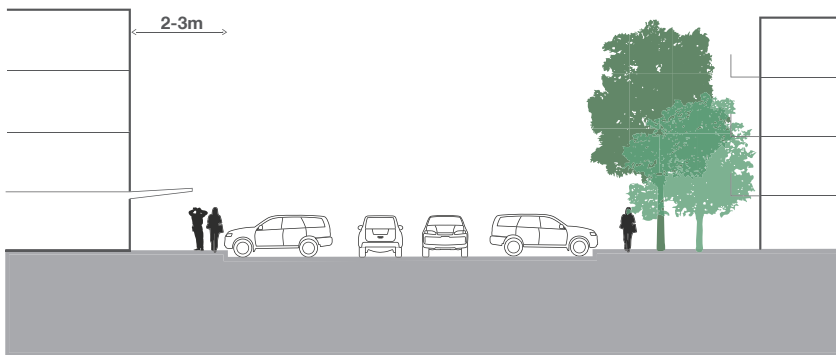
## Building Features Space between Buildings 1960-2005



Parking Partially Underground



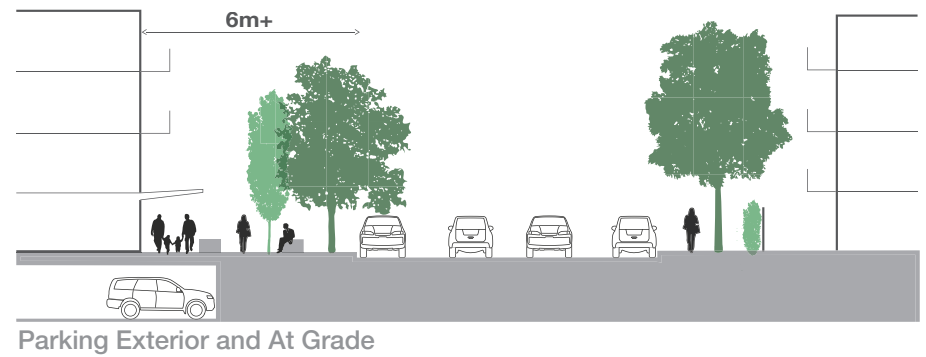
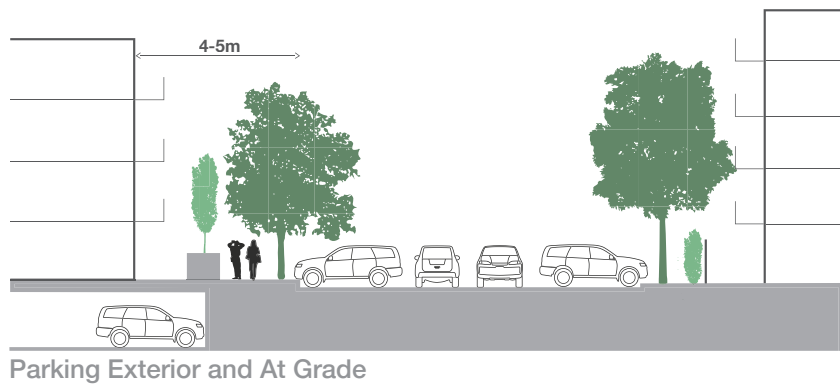
Parking Bermed At Grade



Parking At Grade

## Building Features

### Space between Buildings 2005 to present



**Pitt Meadows...**  
**streets are characterized by large green setbacks with several layers of landscaping. New developments have smaller setbacks, and tighter interfaces with reduced tree canopy potential.**

# Building Features

## Roof line



**Pitt Meadows ...  
has low rise, pitched roof, residential buildings  
which transform to larger flat roof buildings as  
height increases above four storeys.**

## Building Features Scale and Landscaping



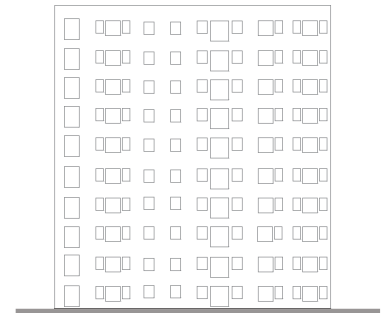
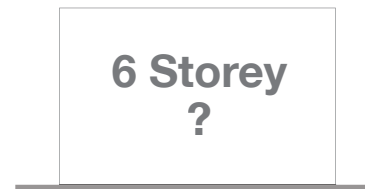
1-2 Storey



3 Storey



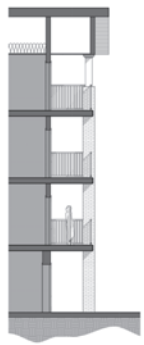
4 Storey



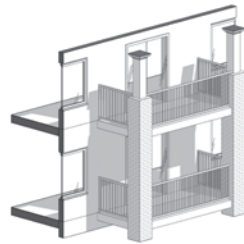
10 Storey

**Pitt Meadows ...  
has buildings which are hidden at street level by  
trees and only reveal themselves at three storeys  
and above.**

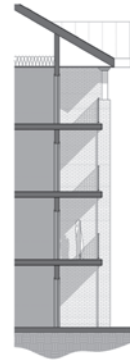
## Building Features Types of Balconies



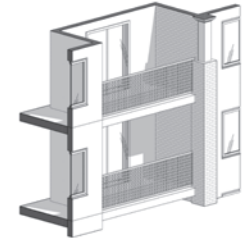
Supported



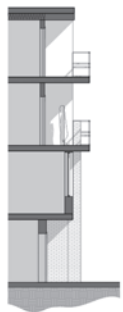
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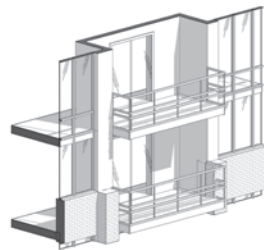
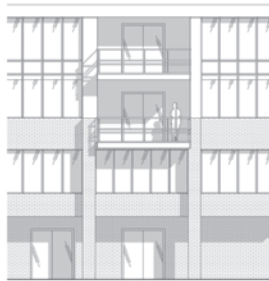
Recessed



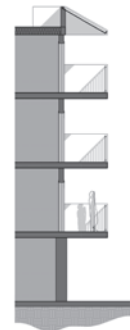
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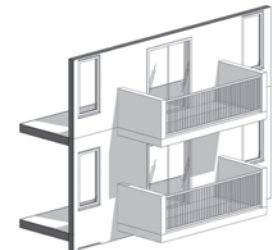
Semi recessed



12



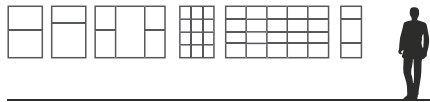
Projected



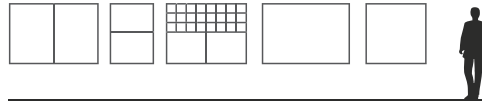
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**Pitt Meadows ...  
has a lot of balconies which are typically semi  
recessed or supported by columns.**

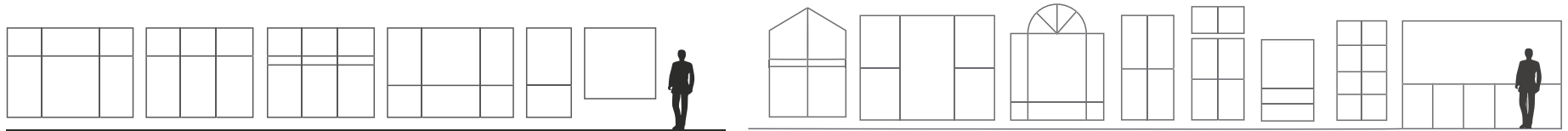
## Building Features Windows



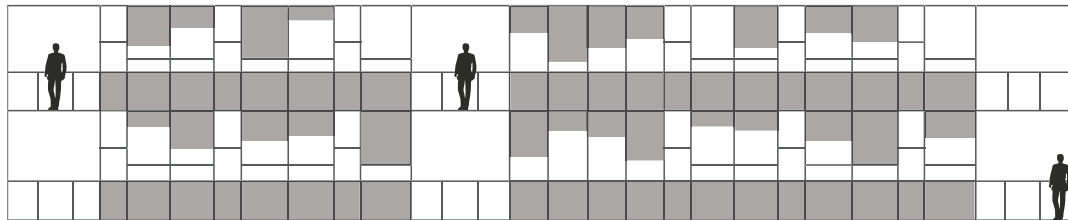
1900-1960



1960-1980



1990-2015



2015-2022

**Pitt Meadows has...  
punched rectangular windows, of varying sizes  
which are frequently grouped and aligned to create  
a vertical impression on the facade. Towers are  
defined by the blinds not the window format.**

## Existing Buildings Photos



Solaris Towers 19167 Ford Road



Solaris Towers 19167 Ford Road



Cedar Downs Phase 02 12655 190a Street



Keystone 12350 Harris Road



Orion 12460 191 Street



Fire Hall (under construction) 19240 122a Ave

## Existing Buildings Photos



Keystone 12350 Harris Road



The Wesbrooke 12000 190a Street



Origin 11950 Harris Road



Pitt Meadows Public Library 19236 Ford Road



Chelsea Park 12020 Harris Road



Cedar Downs Phase 01 12525 190a Street

## Building Analysis Summary of Conditions

Most multi-occupancy residential buildings were constructed between 1990 and 2010. The community is dominantly lowrise between two and four stories.

Most building exteriors are a muted colour palette typically off white and ecru. Materials are mostly brick and horizontal vinyl siding. Building entrances are hidden and face away from the street.

The downtown has low rise, pitched roof, residential buildings which transform to larger flat roof buildings as height increases above four storeys.

Buildings are hidden at street level by trees and only reveal themselves at three storeys and above.

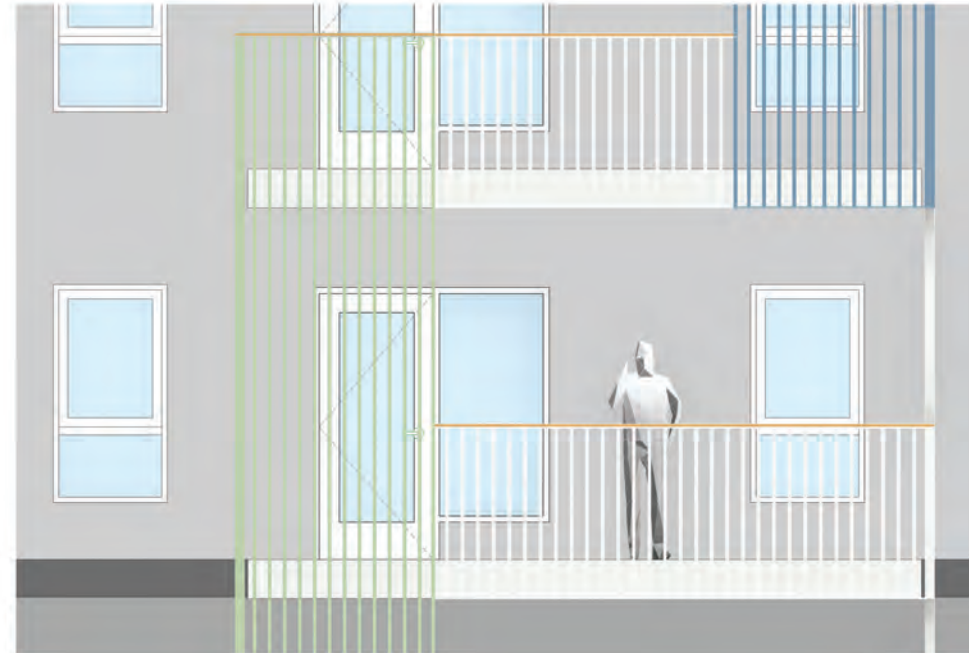
Balconies are typically semi recessed or supported by columns.

Windows are typically punched windows of varying sizes frequently grouped and aligned to create a vertical impression on the facade. Towers are defined by the blinds not the window format.

Streets are characterized by large green setbacks with several layers of landscaping. New developments have smaller setbacks, and tighter interfaces with reduced tree canopy potential.









**Pitt Meadows Affordable Housing and Child Care**  
**Shading and Guard Rails**

Project Number  
10640:00

Issue  
P01

Date  
2022/12/16

Ryder



**Pitt Meadows Affordable Housing and Child Care  
Base Material Palette**

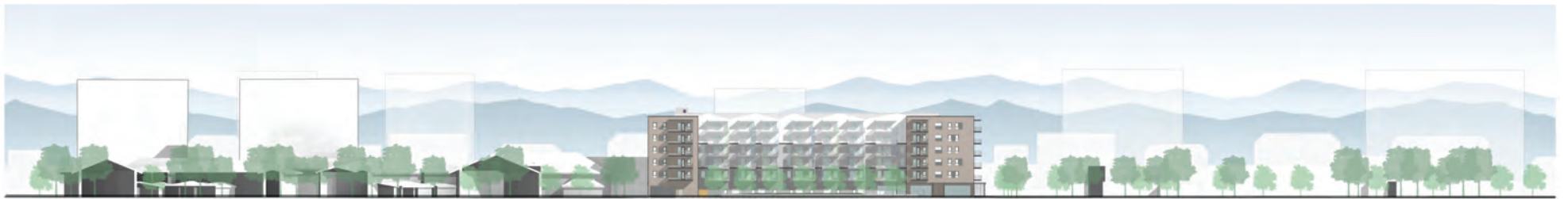
Project Number  
10640:00

Issue  
P01

Date  
2022/12/16

Ryder







**Pitt Meadows Affordable Housing and Child Care  
Facade Articulation**

Project Number  
10640:00

Issue  
P01

Date  
2022/12/16

Ryder



**Pitt Meadows Affordable Housing and Child Care  
Facade Articulation**

Project Number  
10640:00

Issue  
P01

Date  
2022/12/16

Ryder



**Pitt Meadows Affordable Housing and Child Care  
Facade Articulation**

Project Number  
10640:00

Issue  
P01

Date  
2022/12/16

Ryder

Ryder

An aerial photograph showing a mix of residential and commercial buildings in a suburban setting. In the foreground, there are several large, multi-story apartment or townhome complexes with modern architectural features like balconies and large windows. One prominent building has a mix of grey, white, and red tones. To the right, there are commercial buildings, including a large, low-rise structure with a flat roof and a parking lot filled with cars. The middle ground is dominated by a dense forest of tall evergreen trees. In the background, a wide valley opens up, leading to a range of rugged, green mountains under a clear blue sky. The overall scene depicts a well-developed community with a natural backdrop.

**Pitt Meadows Affordable Housing and Child Care  
Surrounding Building Context Inventory and Review**

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Secondary Boundary Sites	28
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**Project number**  
10640:00

**Document number**  
PMAHC-RYD-RP-001-Building Inventory and Context Report

**Revision**  
P01

**Date**  
December 14, 2022

**Author**  
Kate Robertson

**Checked by**  
Adam James

This document has been designed to be viewed / printed Tabloid double sided.

We respectfully acknowledge that our office is located on the unceded, traditional, and ancestral lands of the x̱məθḵʷəy̱əm (Musqueam), Sḵw̱w̱ú7mesh (Squamish), and Seḻiḻw̱iṯlh (Tseiḻ-Waututh) Nations. This report has been written for the benefit of Metro Vancouver Housing Corporation. No reliance should be placed on this report by third parties without the written consent of Ryder Architecture.

This inventory is an investigation into the surrounding building context for the Pitt Meadows Affordable Housing and Child Care site located on 119B Avenue in the Civic core of City. The questions were asked - what makes this place unique? What is the built character of Pitt Meadows? How can this project align in fundamental values within the existing context? And how can this project set the precedent for the future vision of this community?

This review, although not exhaustive, includes an expansion of the site context boundary to one block beyond the civic complex. This includes all buildings on both sides of the streets, with an expanded scope to include all large residential structures towards the North Lougheed Highway boundary that interfaces the Agricultural Land Classification (ALC) lands that surrounds the community.

## Introduction

# The Language of Architecture and Community

What makes this place unique? That is the fundamental question that prompted this review.

Outwardly Pitt Meadows is seen as a small commuter suburb that sprung out of an agricultural community that has grown together with its neighbouring communities. This inventory and analysis are tasked to understand the language of the existing streets, buildings, and community spaces, and to critically look at the architectural language of larger buildings residing and surrounding the civic core to inform the exterior design for the new Metro Vancouver Housing project at its centre.

### Criteria

A photographic record was taken of building elevations facing both sides of the street within the catchment area.

Both street facing and oblique elevations that could be viewed from a car or as a pedestrian were included.

A visual analysis of the constituent components making up the façades were noted, and the proportion catalogued for each building in the following document.

The following items were included in the standard assessment criteria:

- General information
- Building use
- Approximate completion date
- Scale and massing
- Materials
- Street interface and landscape
- Space between buildings
- Fenestration
- Balconies
- Visible renovations and upgrades
- Site-specific unique features and comments

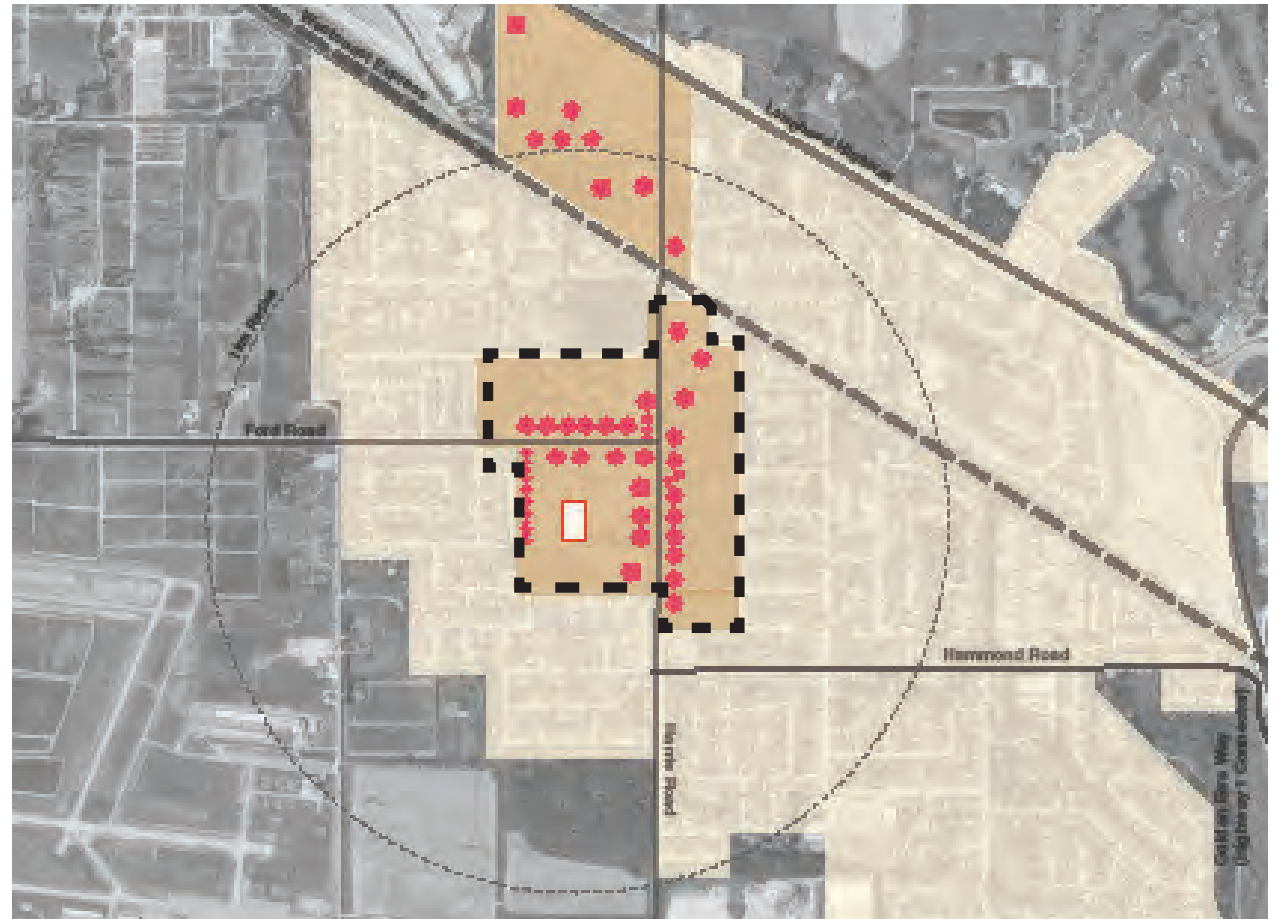
Each building is compared to its neighbours and the sample area to draw out and understand the overall format of neighbourhood spatial relationships and area as a civic as whole.

This catalogue will be used as an expanded reference point to inform the exterior design for the Metro Vancouver Housing and Child Care facade design.

## Primary Boundary Sites Building and Boundaries

We expanded our review boundaries to include both sides of Harris Road, Ford Road, 190a Street and 119 Avenue as a primary boundary.

The intent is to gather an expanded view of the downtown core as a place to live beyond the civic complex and neighbourhood explored previously.



Inventory Boundary Map

## Pitt Meadows Elementary School 11941 Harris Road

Pitt Meadows Elementary School and its site is one of the oldest school locations within the North River area. Opened in 1909, the original two one-room schools were replaced twice due to fire damage prior to 1953 and the final iteration that stands to this day.

### Building Use:

The building serves as an elementary school for kindergarten to Grade 7. Additional after-school and public programs also use the spaces and surrounding grounds during off hours.

### Approximate Completion Date:

The building was completed in 1953, with four to five additions between 1960-2021.

### Scale and Massing:

It is a single storey building except for the gymnasium. Additions have been oriented around a rectilinear courtyard to allow light into classrooms on the internal face of the building. The main entry is located off centre on the East elevation under a large integrated canopy. The building is oriented to the city grid with the longest faces on the East and West sides.

### Materials:

The materials include face sealed stucco, metal, and wood shiplap horizontal siding on parapets. All are painted in a warm grey with muted blue for feature components.

### Street Interface and Landscape:

The main building and portables are set on the east end of the lot. Approximate setbacks are 10m on the north, 10m on the south, 25m to the east and west 40m with the open playing field. The grounds are populated with a row of deciduous trees along the east and south frontages of the property. The interface with the monument is a civic complex which includes some overgrown decorative cedars and tall evergreen trees that were planted in a linear pattern. This ties into a green boulevard at the rear along 119B Avenue. The west playground is open with a mowed field. Clear sight lines and access to classrooms is prominent throughout the site.

### Space Between Buildings:

The buildings are grouped around the main outdoor play area and a central courtyard.

### Fenestration:

The original window format is multiple windows in groups of nine to create a window wall with abundant light into the classrooms. Each individual window is further broken into a multi-lite with vertical elements and operable units at the top and bottom. The window ratio is typical of the jalousie format, breaking the windows into a 2:3 ratio for each lite.

### Balconies:

None.

### Visible Renovations and Upgrades:

Each addition of classrooms is distinct to the original mid-century modern building. The final additions to the site are in the rear playground area as portable classrooms and are physically independent from the main building.

### Site-Specific Unique Features and Comments:

The original window and low format of the building is quite distinctive. All additions have continued the original low profile of the building and mullion pattern with varied success.



Main Entry along Harris Road



Northeast Corner of Harris Road



Aerial Plan View of School and Immediate Grounds



East Windows of Original 1953 Facade

## Brentwood Apartments 1922 119 Avenue

Brentwood Apartments is a purpose-built rental building located at the corner of 119 Avenue and Harris Road. The building features mostly two and three-bedroom units for middle income families.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The building was completed in 1990.

**Scale and Massing:**

The three-storey building is located over a single storey garage that is partially buried below grade. Bermed landscaping is used to cover the foundations and visually separates the rectilinear main massing from the street. The building has partially recessed balconies and bay windows.

**Materials:**

The building is clad in horizontal vinyl siding with minimal white trims surrounding the doors and windows. Small sections of the building are light red brick and run all three floors and feature an inset arch pattern on the east and west elevation. The balconies, flashing details, and other metal components also provide a white textural overlay.

**Street Interface and Landscape:**

The building is set apart from the public domain by a set of stairs or ramp to access the building. The front entry is situated mid-line on the north side facing 119 Avenue but is hidden behind overgrown landscaping. The building overall is divorced from its surrounding. Shrubs and trees fill the stepped planters that surround the building creating a 3-4m green wall between the lower units and the street.

**Space Between Buildings:**

No outdoor amenity spaces were noted except the private balconies allocated to ground floor units. The remainder of the open space is used as a lane, and for visitor parking that runs along the south elevation.

**Roofline:**

The building has an asphalt shingle mansard roof with dormers and pop-ups wrapping the perimeter of the building with a low slope roof at the centre.

**Balconies:**

The balconies are partially recessed with aluminium and glass panelled guardrails. The top floor balconies are not fully covered leaving the balconies fully exposed to inclement weather. Ground floor patios are treated as balconies using the same parameters as above causing a disconnection with the ground plain.

**Fenestration:**

Less than 50% of the walls are glazed windows or doors. Most of the windows are a slider format and quite small in comparison to other units of this period. Much of the natural light in the units is provided by the sliding glass doors on the balconies.

**Visible Renovations and Upgrades:**

Some minor repair work was noted on the brick facade sections. One unit on the northwest corner and soffits in several locations need repair.



North Elevation and Entry



North West Corner Facing Harris Road Intersection



Roof Plan Building



West Elevation Facing Harris Road

## Harris Road Co-op Amenity 19225 199 Avenue

The Harris Road Co-op Hall is the central meeting and administrative space for members who are part of the collective mandate of cooperative living in the community. The building is a multi-use space with an adjacent fenced dog park/play area facing Harris Road.

**Building Use:**

The building consists of amenity spaces and serves as a support building for residents.

**Approximate Completion Date:**

The building was completed in the late 1970's-early to 1980's. This building may be a retrofit and re-purpose of an older building.

**Scale and Massing:**

It is a one-storey building deeply set back from the arterial roads. Entry is on the south elevation through a gate. Although it is part of the Housing Co-op, no direct access between the residential portion of development was noted. Entry is only from the street.

**Materials:**

The materials include tan-stained cedar siding with brown trim and an asphalt shingle roof.

**Street Interface and Landscape:**

The building is setback approximately 5m to the north, 15m to the south, 10m to the east, and 25m to the west. Tall douglas fir trees line the perimeter of the lot, and there are no shrubs or gardens at grades. Grass covers the open ground plane. There is no drive access to the building, and the entry is located on the east elevation through a gate. Although it is part of the housing co-op, no direct access between the residential portion of development was noted. Entry is only from the street. The tall trees are a visual barrier obscuring the building despite the overall openness of the site.

**Space Between Buildings:**

N/A

**Roof line:**

The building has a split gable roof line along the central axis of the structure with a small projection at the ends for a window or entrance canopy.

**Fenestration:**

Walls are mostly glazed on the south and north sides with a centralized window projection aligned with the main entry on the east end of the building. The window to wall ratio is roughly 60%. Window frames are metal, and there was one original wood framed window noted on the east side. This implies the building may be older than noted.

**Balconies:**

None.

**Visible Renovations and Upgrades:**

Cladding replacement and painting have been completed, and some window replacement is probable.

**Site-Specific Unique Features and Comments:**

The use of the building is not clear. The area is fenced, and further information would be required to determine use.



South Elevation along 119 Ave



East Elevation along Harris Road



Aerial Plan



South East corner at the Street Corner of Harris Road and 119 Ave

# Origin

## 11950 Harris Road

The 70-unit apartment building is located on Harris Road across from an elementary school. The building relates to the form and character of several other new buildings in the city and has various features typical of a Westcoast contemporary style that features post and beam decorative features and finishing.

**Building Use:**  
The building serves as residential apartments.

**Approximate Completion Date:**  
The project was completed in 2008.

**Scale and Massing:**  
The building consists of four storeys and includes an underground parkade. It is a symmetrical L-shaped structure, with recessed aligned balconies and vertical elements emphasized with different materials. It has brick clad vertical elements with extended gable roof eaves and aligned windows that break the massing. Its horizontal long facade by creating vertical expressions.

**Materials:**  
The material consists of white and grey fibre cement board siding, red tone brick cladding, ornamental wood elements, painted white wood soffits, and asphalt shingles.

**Street Interface and Landscape:**  
The main vehicle and pedestrian access to the building is from Harris Road, which leads into the open paved courtyard created by the L-shape massing. The longer side of the building sets back around 40 metres from the road, which makes the street front less interactive for pedestrians. The landscape and foliage around the building has overgrown, hiding the building from major streets and the surrounding context.

**Space Between Buildings:**  
N/A

**Roof Line:**  
There is a continuous hip roof with projected decorative gable ends and wood soffits with decorative wood brackets.

**Fenestration:**  
There are large vinyl windows on all faces of the building, aligned from floor to floor providing exterior views and natural light to the units. The window to wall ratio is approximately 60%. The windows are finished with wood trim on the outside.

**Balconies:**  
The building has recessed aligned balconies with fascia mounted glass railing.

**Visible Renovations and Upgrades:**  
N/A

**Site-Specific Unique Features and Comments:**  
The street facing courtyard separates the building from the Harris Road Street front, which is unique for this project.



View of West Facade from Courtyard



View from Courtyard



Aerial View



View from Harris Road

# Kimberley Court

## 11960 Harris Road

The 32-unit apartment building is located on Harris Road across from the Pitt Meadows Spirit Square. The building relates to the form and character of various other buildings constructed around the same time in the city, using features like face sealed stucco, hip-roofs, and chamfered balcony corners.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The project was completed in 1994.

**Scale and Massing:**

The building is three storeys and includes an underground parkade. The L-shaped symmetrical mass with aligned semi-recessed balconies and articulated balcony shape with chamfered corners creates vertical elements along the horizontal linear mass.

**Materials:**

The materials consist of beige vinyl siding, face sealed stucco, white windows and railing, and blue-grey painted fascia.

**Street Interface and Landscape:**

The main vehicle access to the building is separate from the pedestrian access, but both are accessed via Harris Road. The parkade entry is at the rear of the building, connected to the driveway leading Harris Road. The pedestrian entry at Harris Road offers an entry porch which creates a connection to the street front. The landscape and foliage around the building has overgrown and hides the building from major streets and the surrounding context.

**Space Between Buildings:**

N/A

**Roofline:**

The roof consists of a continuous hip roof with decorative gable ends and dormers. The small gable ends break the continuous linear roof eave and there are white vinyl soffits.

**Fenestration:**

The large vinyl windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 50%. The windows are finished with wood trim on the outside.

**Balconies:**

The balconies are semi-recessed aligned with chamfered corners and top mounted metal picket railing.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

There is an inviting building entrance off the street.



View of Entry from Harris Road



South West View from Harris Road



Aerial Plan



View of Facade from Sidewalk

## Harris Road Housing Co-op 11962 Harris Road

The Harris Road Co-op was founded and constructed in 1981 and is composed of 90 two and three-bedroom townhouse units across the open site. The membership consists of 128 members and their families.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The building was completed in 1981, with renovations ongoing.

**Scale and Massing:**

The housing has four-unit modules of two storey attached townhouses facing on to a shared space. The units are organized along an internal street accessed at both Harris Road and 119 Ave. Only one building group within the complex backs on to Harris Road. The townhouse elevations are flat except for the balconies at the rear of the units which cut into the building mass at an angle.

**Materials:**

The original materials include cedar rough sawn shi lap. Updated materials include vinyl siding, hardie plank, and trims in tones of brown and warm beige.

**Street Interface and Landscape:**

Units are organized along an internal street accessed at both Harris and 119 Ave. The group of units facing Harris Road are not well buffered from traffic. There are well-established trees and shrubs that are pruned and maintained, as well as mowed lawns that dominate the limited open spaces.

**Space Between Buildings:**

No outdoor amenity spaces were noted except the private yards for each townhouse and the co-op hall. The remainder of the open spaces on the site are unused.

**Roofline:**

Townhouse groups have a simple split roof line down the central axis. Large sections of one elevation of the buildings are shaded by the shared carports that are linked through the roofline as part of the overall design.

**Fenestration:**

The window to wall ratio is less than 40%. Inset balconies as part of the overall building form are accessed through sliding glass doors facing out and do not have weather protection. Vinyl windows are fairly small, and are a slider format when operational. Front entries are located under a sloped canopy.

**Balconies:**

The balconies are exclusively located at the rear of the buildings, have picketed guardrails, and shade the sliding door access to the backyard.

**Visible Renovations and Upgrades:**

There have been significant renovations including new cladding and primary systems.

**Site-Specific Unique Features and Comments:**

The trees on the site are well established. The trees are located at the interface with other development projects. This is one of the few sites where a boulevard of trees does not exist between the property and the main surrounding thoroughfares.



East Elevation along Harris Road



Unit along the Lane within the Complex



Aerial Plan view of Town Houses facing Harris Road



Southeast view along Harris Road

## Pitt Meadows Civic Complex 12007 Harris Road

The civic complex resides at the heart of Pitt Meadows and includes the City Hall, Auditorium, Cenotaph, outdoor amphitheatre, and recreation centre with below and on grade parking. The complex has an internal lane that links all the buildings and large open landscape and greens spaces.

### Building Use:

The building serves as public and municipal service spaces.

### Approximate Completion Date:

The building was completed in 2005 with ongoing upgrades to facilities.

### Scale and Massing:

The one-and-a-half storey City Hall and Auditorium are designed in a blocky, postmodern style using split faced block and curtain walls with coloured panels in shades of teal, beige, and buff. A steel frame modelled after a steeple extends the visual roof line over the City Chambers. Decorative masonry and hardscaping further occupy the surrounding outdoor spaces and emphasize a visual hierarchy based on use.

### Materials:

The materials used include painted masonry block, face sealed stucco articulated with metal detailing and fenestration which form patterns and a rhythm on the street facing elevations.

### Street Face and Landscape:

The entries to all the buildings are internally loaded off the lanes and the parking areas. The street facing elevations of the building are decorative and visually prominent from the street. Plantings are extensive and landscaping is well maintained. Mowed lawns are integrated by designed hard-scape features like the cenotaph and outdoor amphitheatre. Setbacks vary depending on where the building is located within the site, including minimum 10m on the east interface with Harris Road and 4m from internal drive lanes. The buildings are substantially set back to accommodate larger groups of people for events. Trees are upright deciduous varieties that provide seasonal colours and decoration.

### Space Between Buildings:

The area is a balance between landscape and on-grade parking. Cars are a significant factor in the design of the complex and dominate much of the area on grade.

### Rooflines:

The rooflines on buildings within the civic complex area are mostly flat with a few exceptions. For assembly spaces such as the council chambers and auditorium building, the roofs are sloped most likely to improve sound distribution within.

### Fenestration:

Over 50% glazed curtain wall with both clear and opaque spandrel panels. The office spaces have access to light, whereas the chambers areas are more contained.

### Visible Renovations and Upgrades:

Ongoing maintenance is readily visible, with painting and refurbishment appearing to be on a cycle.

### Site-Specific Unique Features and Comments:

Parking is a very dominant feature across the complex.



East Elevation of Cenotaph along Harris Road



East Elevation of Pitt Meadows City Hall along Harris Road



Aerial Plan view of Pitt Meadows City Hall



East View Street View of Auditorium from Harris Road

## Chelsea Park Apartments 12020 Harris Road

The Chelsea Park rental apartment building is located on Harris Road across from Pitt Meadows Family Recreation Centre, City Hall, and the Public Library. The building relates to the form and character of various other buildings constructed around the same time in the city using features like vinyl siding, hip-roofing and decorative gables.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The project was completed in 1995.

**Scale and Massing:**

The building consists of three storeys and offers a half underground parkade. It has an L-Shaped symmetrical mass with aligned supported balconies. The aligned balconies have supporting columns and aligned windows which create a vertical expression in the horizontal linear mass.

**Materials:**

The materials used include beige vinyl siding, white windows, blue-grey painted fascia, and asphalt shingles.

**Street Interface and Landscape:**

The main vehicle and pedestrian access to the building is from Harris Road, which leads into the open parking area created by the L-shape massing. The building access is vehicle oriented and less pedestrian friendly. The longer face of the building is placed along Harris Road, but extensive landscaping and lack of pedestrian access creates a less interactive street frontage. The foliage and landscape around the building has overgrown and hides the building from major streets and surrounding context.

**Space Between Buildings:**

N/A

**Roof Line:**

There is a continuous hip roof with decorative gable ends and fireplace chimneys around the building, with a flat roof in the centre and white vinyl soffits. There are roof eaves with the addition of gables to the roof over balconies and extruded building elements that break the continuous roof line.

**Fenestration:**

The building has large vinyl windows on all faces of the building aligned from floor to floor providing exterior views and natural light to the units. The windows wall ratio is roughly 50%. The windows are finished with wood trim on the outside.

**Balconies:**

The aligned balconies are supported by columns and have top mounted metal picket railing.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

The unique feature of this building is the double pitched gable roof.



South West View from Harris Road



View of Building Entry



Aerial View



South View from Internal Driveway

## Private Homes 12050 12058 Harris Road

These homes are the only historic homes remaining on the east side of Harris Road between 119 and Ford Road. Both demonstrate styles popular during the early 20th century, including the American four square and early post war bungalow.

### Building Use:

The buildings are a private residence.

### Approximate Completion Date:

The buildings were completed between 1910-1945.

### Scale and Massing:

Both houses are indicative of their periods and reflect the historic physical landscape that was a typical housing model of the early 20th century. The earlier two-storey American home characterized much of the first stages of urbanization within the region and was tied to rail expansion. The later single-storey bungalow style and scale is characteristic of the post-war period. In both cases they exemplify the complexity of building a home prior to the institution of a bank mortgage, and the use of housing design catalogues in their respective periods.

### Street Face and Landscape:

The entry to both houses is set back and directly facing the street. Both lots have well established trees along the property lines and in the front yard. The houses are set back approximately 2-4m to allow for a small front yard and have a large back yard for private recreation use. It should be noted that the front yards were originally much larger prior to expropriation for the larger boulevard street created by the City in the mid-1990's.

### Materials:

Materials used include painted horizontal wood siding, Portland cement stucco, and metal cladding.

### Space Between Buildings:

The houses are smaller footprints and do not crowd the lot lines. They are typical for the period in which they were built.

### Rooflines:

The American four square has a typical hip roof with no significant alterations. The bungalow has a typical split gable with a front integrated central dormer. Several additional roofs have been added in the rear.

### Fenestration:

The windows in both houses have been replaced. A few of the original windows are noted in the side elevations.

### Balconies:

Patios or balconies are located at the rear of the buildings and are not visible.

### Visible Renovations and Upgrades:

Both buildings have significant renovations from various periods. Several features of both styles have been obscured, or damaged, but can be rehabilitated.

### Site-Specific Unique Features and Comments:

Both buildings should be considered for heritage retention as part of future development plans.



West Elevation of Edwardian Four Square



West Elevation of Heritage Bungalow



Aerial View

## Emerald Park 19236 Ford Road

The 47-unit apartment building is located on intersection of Ford Road and Harris Road across from the Pitt Meadows Public Library. The building relates to the form and character of various other structures built around the same time in the city. They use features like vinyl siding, face sealed stucco, hip-roofs, and chamfered balcony corners.

### Building Use:

The building serves as residential apartments.

### Approximate Completion Date:

The project was completed in 1991.

### Scale and Massing:

The building consists of three storeys and includes a parkade that is half underground. The building is an L-shaped symmetrical mass with aligned semi-recessed balconies and has an articulated balcony shape with chamfered corners. This creates vertical elements along the horizontal linear mass. The cantilevered bay window type and extruded vertical features contrasted with material change also break the up the horizontal mass.

### Materials:

The materials include beige vinyl siding, face sealed stucco, white windows and railing, greenish-grey painted fascia, and a green metal roof.

### Street Interface and Landscape:

The main vehicle and pedestrian access to the building lead from Ford Road, via the outdoor parkade for the building. The building is more vehicle friendly because the main pedestrian entrance does not have a direct connection to and sidewalks. The west face of the building is placed along Harris Road but extensive landscaping and lack of pedestrian access creates a less interactive street frontage. The foliage and landscape around the building has overgrown and hides the building from major streets and the surrounding context.

### Space Between Buildings:

N/A

### Roof Line:

It is a continuous hip roof with decorative gable ends around the perimeter and flat roof in the middle, with white vinyl soffits.

### Fenestration:

The large vinyl windows on all faces of the building are aligned from floor to floor, which provide exterior views and natural light to the units. The window to wall ratio is roughly 50%. The windows are finished with wood trim on the outside.

### Balconies:

The semi-recessed aligned balconies have chamfered corners and top mounted metal picket railing.

### Visible Renovations and Upgrades:

N/A

### Site-Specific Unique Features and Comments:

The unique feature of the building is the cantilevered bay window type large, extruded features contrasted with material change.



View from North East Corner



View of Partial East Elevation



Aerial View



View of Carge Setback on Harris Road

## Village Green 19241 Ford Road

Village Green is a 37-unit residential building located on the north corner of the intersection of Ford and Harris Road. Its location is also adjacent to the public library, and the strip mall which provides some amenities to the mixed of one, two, and three-bedroom units within.

### Building Use:

The building serves as residential apartments.

### Approximate Completion Date:

The building was completed in 1992.

### Scale and Massing:

The three-storey building is located over a single storey garage that is partially buried below grade. The building is L-shaped and is punctuated with balconies, bay windows and partially recessed balconies. The exterior gains definition is by via recesses and overhangs, rather than relying on colour which is a consistent medium beige tone.

### Materials:

The materials used include vinyl and face sealed stucco with similarly toned trim boards and light buff guardrails. The visible roof is an asphalt shingle perimeter with a hidden low slope roof in behind.

### Street Face and Landscape

The main entry is located off Ford Street away from the intersection and has a covered entrance and a drive-up loop at the front entry. The overall raised nature of the site removes the building from the street. The bermed edges of the property are populated with large mature trees and mowed lawn. The ground floor unit patios are fully hidden behind cedar hedges. This combination obscures the building from the street during the spring and summer.

### Space Between Buildings:

The property interface is typically lined with a 4m setback, and a combination of trees and hedges.

### Rooflines:

The mansard roof features strong dormers which define specific parts of the units and is reminiscent of a chalet, with a flat roof behind. The dormers have two scales. The larger of the two is used as covering over the top tier of the stacked balconies.

### Fenestration:

The building has a large range of window sizes. The bay windows combined with the sliding glass doors on the balconies provide a range of access to light and fresh air into the units.

### Balconies:

The balconies are stacked, cantilevered with a large dormer covering the top third floor unit. Partial inseting provides articulation and gives a rhythm to the long facade facing Ford Street.

### Visible Renovations and Upgrades:

The stucco sections of the façade has recently been painted with an elastomeric paint, and the roof has recently been re-shingled.

### Site-Specific Unique Features and Comments:

The porte cochere feature, which is a covered entrance, is unique to this entry and project.



Tree Canopy and Density North along Ford Road



South Elevation along Ford Road



Aerial View of of Building and Site



Aerial View of of Building and Site

## Pitt Meadows United Church 12165 Harris Road

Built in 1910, this is an example of an early BC Mills Timber and Trading Company prefabricated building and is a rare example of a church built using this system. Patented in 1904, this early successful modular system could be purchased through a catalogue, shipped in pieces, and assembled on-site to provide a variety of houses, churches, schools and banks.

### Building Use:

The building includes assembly and community amenity spaces.

### Approximate Completion Date:

The building was completed in 1908-1909.

### Scale and Massing:

The design of the church is one-storey, rectilinear form. A steeple and bell project another half storey above the roofline at the south end above the main entry. The mass is simple and is reflective of the layout of a traditional church.

### Materials:

The church building's unitized prefabricated panels are clad in narrow horizontal cedar siding. Sawn shingles fill the upper wall areas below the gabled ends. Vertical planks cover the seams giving its characteristic look. The Community Church Hall is a later addition to the site featuring vertical tongue and groove siding, a low slope truss roof, and ribbon windows indicative of a late 1940's early 1950's structure.

### Street Face and Landscape:

The main entry is located off the corner of the intersection through a small, covered porch. The position of building and direct access to the street is engaging and invites a flow to the community space within. The church hall entry is off the street facing the church linking the two spaces implying it is private rather than public space.

### Space Between Buildings:

The buildings do not express a great level integration on the site but are both close to the street to maximize the parking areas on the site.

### Rooflines:

The main church building is a steep sloped, cedar shingled roof with moderately open truss ends indicative of imported European styles, common during this period. In contrast, the Church Hall has a low slope roof and is subordinate to the overall functional rectilinear form of the building.

### Fenestration:

The windows are an integrated part of the panelized wall systems of the prefabricated structure. They are tall and narrow to accommodate historically limited sizes of glazing and are in keeping with traditional church architectural forms. Operable upper lites provide ventilation when the buildings are in use.

### Balconies:

None

### Visible Renovations and Upgrades:

The buildings are well maintained. Some changes to the windows systems were noted, but the overall exterior of the facades is original with small replacements and repairs. The roof was recently replaced within the last ten years.

### Site-Specific Unique Features and Comments:

Accessibility ramps and accommodations have been added on the northeast elevation.



Northwest View of Church at Intersection of Harris Road and Ford Road



Southwest corner of Church hall Entry



Aerial View of Church and Hall

## The Jolly Coachman Pub 19167 Ford Road

The Jolly Coachman Pub and liquor store is a purpose-built structure designed by architect Joe Yamauchi. The building is a local example of a underrepresented community member and practitioner contributing to the cultural landscape of Pitt Meadows. The project won an architectural award in 1975.

### Building Use:

The building serves as assembly and retail spaces.

### Approximate Completion Date:

The building was completed in 1975.

### Scale and Massing:

The building is a combination of post-modern nostalgia and historic formalism. The plan view of the building demonstrates a classic cruciform layout like classical churches. As the building use expanded, the gaps were infilled with additions and storage. The form is a good example of a medieval post and plaster building colloquially know as a 'Tudor' styled building reminiscent of European manor homes that were converted to pubs and coachman hotels. The roofs are steeply gabled with integrated dormers.

### Materials:

The building is clad in plaster and wood that has been stained and painted. This maintains the contrasting white and brown characteristic look of this typology. The ground floor has some mottled Clayburn brick commonly produced in the 1970's applied to match the chimneys and are a distinctive material choice.

### Street Face and Landscape:

The buildings sit tight to the property lines with a main entrance vestibule facing directly on to Ford Street. The landscape emulates a country garden. No trees are noted on the site - an atypical condition in the downtown core. An outdoor patio dining area is visible and interfaces with the public street corner, however it is still set back and minimum of two to three metres from the sidewalk.

### Space Between Buildings:

N/A

### Rooflines:

The main cedar shingled gabled roofs are a significant building feature due the scale and steep sloped nature of the design. The dormers indicate that occupied spaces are used just under the roof line, which is reminiscent of a period country home. A canopy for outdoor dining was added on the southwest corner for seasonal dining.

### Fenestration:

The windows match the historic style and are smaller casement units with integrated muntins. This gives a sense of intimacy and enclosure within the interior spaces. Some additional windows and doors have been added along with an outdoor canopy at grade.

### Balconies:

None

### Visible Renovations and Upgrades:

The plaster section of the building facades have been coated in elastomeric paint as part of a maintenance plan. The building has been well maintained.

### Site-Specific Unique Features and Comments:

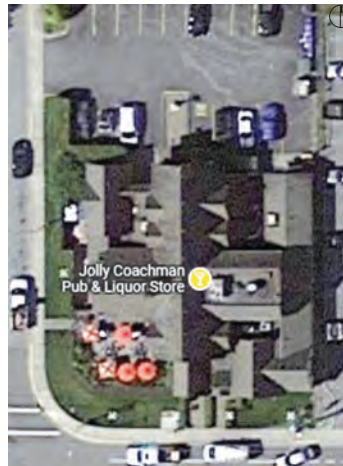
This is one of few examples of a mixed residential home and business in the downtown core.



Southeast View of Main Entry



Northwest View of Liquor Store Portion of Building



Aerial View of Cruciform Building Layout on Site



Northeast View of Building at Intersection of Ford Road and 191b Street

# The Pitt Meadows Public Library

## 12099 Harris Road

The three-storey mixed-use building is located on the corner of Harris Road and Ford Road next to Pitt Meadows City Hall. The building does not relate to the form and character of other buildings in the city except for Solaris Towers. The flat roof, curtain wall façade and lack of rook projections are some of the features used.

**Building Use:**

The building is mixed-use, offering library and commercial spaces.

**Approximate Completion Date:**

The project was completed in 2010.

**Scale and Massing:**

The building has three storeys and an underground parkade. The structure has a rectilinear symmetrical carved out mass with aligned windows, mullions, and columns. There is a two-storey brick facade along the street front. There is a carved-out corner of rectilinear mass which helps create a public plaza at the street intersection. Aligned columns create a vertical expression in the horizontal linear mass and break the continuous glazing around the building. The facade with the addition of brick cladding creates the illusion of reduction in scale at the street frontage.

**Materials:**

The materials consist of beige metal cladding, red tone brick cladding, and white curtain wall mullions.

**Street Interface and Landscape:**

The building creates an interactive pedestrian street frontage with the use of minimum setbacks, retail shops, outdoor patios for shops and a corner plaza. Evenly planted trees along the streets provides clear visibility from the street, but the use of brick cladding at the main level merges the building into the surrounding context.

**Space Between Buildings:**

This building was constructed as a part of complex with two other residential towers. The space between these building is paved with minimal landscaping, which makes it pedestrian friendly. These buildings are much closer than other buildings in the city and promotes densification in the area by creating more interactive spaces.

**Roof Line:**

The roof has a flat continuous roof line and no roof eaves.

**Fenestration:**

Along all faces of the building, there is a curtain wall system aligned from floor to floor providing exterior views and natural light to the interiors. The windows to wall ratio is roughly 80%.

**Balconies:**

None

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

The unique features include the use of a curtain wall and a flat disrupted roof line.



View from Harris Road & Ford Road Intersection



View from North West



Aerial View



South East View from Harris Road

# Solaris

## 19167 Ford Road

The 144-unit apartment buildings are located on the intersection of Harris Road and Ford Road next to Pitt Meadows Public Library. These are the tallest buildings in the city and do not relate to many others except the Public Library. The building features include a flat roof and glazed façade. No roof projections are used.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The building was completed in 2010.

**Scale and Massing:**

There are 10 storeys and an underground parkade. The building consists of two rectilinear symmetrical masses with one curved edge and aligned windows, columns, and balconies. The three storey brick facades along the street front merge with the surrounding context. The aligned columns and recessed aligned balconies create vertical expression in the horizontal linear mass and break the continuous glazing around the building. The articulation of the facade with the addition of brick cladding creates illusion of reduction in scale at the street frontage.

**Materials:**

The materials include beige metal cladding, red tone brick cladding, white and black mullions.

**Street Interface and Landscape:**

The building creates a very interactive street frontage with minimum setbacks, retail shops, and outdoor patios for shops. The evenly planted trees and minimal landscaping along the street connect the building and street frontage. With the use of brick cladding at lower levels the street frontage merges into the surrounding context.

**Space Between Buildings:**

These towers were built as a part of complex. The space between these buildings is paved with minimal landscaping and are pedestrian friendly. They are closer together than other buildings in the city, which promotes the densification in the area by creating more interactive spaces.

**Roof Line:**

The roof has a flat continuous roof line, without roof eaves.

**Fenestration:**

The window wall system on all sides of the building are aligned from floor to floor providing exterior views and natural light to the interiors. The windows to wall ratio is roughly 80%.

**Balconies:**

The recessed aligned balconies create vertical voids in the mass. Glass railing is used to access unobstructed views.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

There is use of a window wall system. It is also the tallest building in the city, and several modern architectural elements are used.



South East View from Harris Road



View of North Elevation



Aerial View



Human Eye View from Sidewalk

## Edgewood Centre 19141 Ford Road

The Edgewood is a commercial complex facing on to a muse connecting two other residential buildings as part of a 'deep block' planning methodology popular in the late 1990's.

### Building Use:

The building is mixed use, with retail, office, and service spaces.

### Approximate Completion Date:

The building was completed in 1991.

### Scale and Massing:

The two-storey rectilinear building is designed to create a collection of retail and office spaces in the downtown of Pitt Meadows. The building features a wraparound canopy and colonnade, giving a sense of entry and provide coverage to customers during cold or wet weather.

### Materials:

The building features a combination of light and dark, grey face sealed stucco, light grey concrete block, and green metal accents and canopies.

### Street Face and Landscape:

There is limited landscaping related to this site. There are some deciduous trees, and moderate two to three metre setbacks filled with low growing cedar shrubs along the south and east faces of the building. The main entry for the second storey offices face onto the muse on the west side, adjacent to the majority of the on-grade parking for the site.

### Space Between Buildings:

The building is integrated into an urban design scheme as part of a larger development grouping anchored by a muse and semi-public greens spaces. Themes of both new urbanism spatial relationships and post modernism form and material relationships are also visible.

### Rooflines:

N/A

### Fenestration:

The building has a combination of window forms including window walls for retail and ground floor units, curtain walls for entry access, and punched windows for second story units. The punched windows are grouped in runs of four covering the full outside face of each unit. This gives a pattern to establish order and an understanding of the unit layout within.

### Balconies:

None

### Visible Renovations and Upgrades:

The stucco façades have been painted and a new colour scheme has been applied. This is particularly visible in the disparity between the colour of the building façades and the metal green flashings, canopy and window mullions.

### Site-Specific Unique Features and Comments:

The building was fully occupied with tenants, implying that this is a busy retail and service centre.



View North across Ford Street



South Building Elevation along Ford Street



Aerial view



Muse between Edgewood Center and Woodford Manor

# Beacon Square 19126 Ford Road

The Beacon Square Building is an office building that houses a selection of medical and healthcare offices as well as a pharmacy that provide services to Pitt Meadows residents within the downtown core.

**Building Use:**

The building includes retail, office, and service spaces.

**Approximate Completion Date:**

The building was completed in 1991.

**Scale and Massing:**

The two-storey building is a simple rectilinear mass with sloped roof and punched openings on both levels.

**Materials:**

The building features a combination of two tone, face sealed stucco in beige, light red brick, and vinyl clad canopy.

**Street Face and Landscape:**

The building is raised above the street level requiring a set of stairs and a ramp to provide access to the ground floor. The main entrance is facing directly North on to Ford Road. The building is set back from the sidewalk by 2-3m by planters filled with low growing cedar hedges.

**Space Between Buildings:**

The building is beside three-storey townhouses to the south within three metres of the property line. A service lane on the east provides access to parking for both properties.

**Rooflines:**

The building features an asphalt shingled hip roof with a cut ridge to provide space for HVAC units. North facing opaque dormers limit the dominant nature of the roof. Building overhangs are minimal but do provide some protection to the otherwise exposed façades.

**Fenestration:**

The windows are larger units broken into groups of three with integrated vertical mullions. All the windows are tinted with a reflective film preventing any visual connection between the occupants and the street.

**Balconies:**

None

**Visible Renovations and Upgrades:**

The stucco façades have been painted and the vinyl canopies are in good repair. The upper stucco dormers need maintenance and possible repairs due to water ingress.

**Site-Specific Unique Features and Comments:**

No street trees were planted on the site or street in front of the building which is common in Pitt Meadows.



North Front Elevation



Street View looking Southeast



Aerial Plan



Street View looking Southwest

# Woodford Manor 19131 Ford Road

Woodford Manor is a residential 52-unit building located mid-block on the North side of Ford Road. It is a mix of one, two, and three-bedroom units within the building. The Strata permits rentals within the complex. The building form is a mirror of the Edgeford Manor development to the West along Ford Road.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The building was completed in 1995.

**Scale and Massing:**

The structure is a four-storey, hammer head shaped building situated in the centre of the lot. The building is articulated by column-supported stacked balconies, double height spaces, and roof patios within the units on the top floor.

**Materials:**

The building is clad in tan horizontal vinyl siding, offset by darker warm brown trim boards at each floor break, window and door surrounds, and balcony guardrails. The white metal flashings and window frames break up an otherwise monochromatic colour palette.

**Street Face and Landscape**

Like the sister building across the lane, this I-shaped building provides a setback that is planted with trees and other landscape features. Loading spaces are provided adjacent to the front door. Residential private spaces are hidden behind tall hedges, creating private, but dark spaces for on grade patios. The tree canopy hides the majority of the building through the spring, summer and fall seasons.

**Space Between Buildings:**

This project is part of a suite of buildings using muses and lanes to provide access to each project within an urban design scheme developed during the 1990's between Ford Road and 122 Ave. The setbacks are generous and have comprehensive planting plan at street interfaces.

**Rooflines:**

The project features a combination of a primary mansard roof with a gable skirt, and gabled roof dormers cutting to the outside face at select locations. Chimneys have also been integrated with the dormers to create further variations of form reminiscent of post-modernism.

**Fenestration:**

The windows are large format with a transom at the head to divide the unit into smaller lites. Mullions break up the openings and provide opportunities to integrate operable windows as part of passive ventilation strategy. Double height spaces have angled clerestory windows that follow the roof line to maximize light within the units.

**Balconies:**

The balconies are supported on columns and partially recessed into the building facade to provide privacy. The guardrails are picketed wood framed with a heavier top rail.

**Site-Specific Unique Features and Comments:**

This project demonstrates a design shift towards outdoor balcony spaces for residents. The building is more complex and has variation in terms of windows and rooflines in comparison to other buildings in the area.



Southeast Corner of Woodford Manor



South Elevation At-Grade Parking



Aerial plan



West Building and Entry Elevation



Sample of Typical Building to tree relationship

## Edgeford Manor 19121 Ford Road

Edgeford Manor is a residential 47-unit building located mid-block on the North side of Ford Road. It is a three storey mix of one-, two- and three-bedroom units within the building. The building form is a mirror of the Woodford Manor development to the East.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The building was completed in 1992.

**Scale and Massing:**

The building is a three-storey hammer head shaped building situated in the centre of the lot. The building is articulated by cantilevered strips of balconies, and double height spaces within the units on the top floor.

**Materials:**

The building is cladding in monotone, off-white horizontal vinyl siding, with darker warm grey trim boards at window and door surrounds and lattice clad balcony guardrails which break up an otherwise monochromatic colour palette.

**Street Face and Landscape:**

Like the sister building across the lane, the I-shaped building provides a setback that is planted with trees and other landscape features. A turn around at the front entrance provides loading at the front entry. Residential private spaces are hidden behind a combination of lattice screens and hedge, creating private, but limited spaces for on grade patios. The majority of the building through the spring, summer and fall seasons.

**Space Between Buildings:**

This project is part of a suite of buildings using mews and lanes to provide access to each project within the larger grouping between Ford Road and 122 Ave, developed during the 1990's. The building is part of an urban design scheme used in this area. The setbacks are marginally more generous at 3-4m and have a more comprehensive planting plan at street interfaces than the neighbouring buildings.

**Rooflines:**

The project features a combination of primary mansard roof with a gable skirt, and hip roof dormers cutting to the outside face of the building at selected locations.

**Fenestration:**

The units use large format windows with a step in the central lights to provide variation in the facade. Mullions break up the openings and provide opportunities to integrate operable windows. Double height spaces have clerestory windows with a rounded head to maximize light within the units.

**Balconies:**

The balconies are cantilevered and partially recessed into the building. The top floor units do not have a canopy and are full exposed to the weather. The guardrails are wood framed with a heavier top rail and are in-filled with a lattice wood screen.

**Visible Renovations and Upgrades:**

A rainscreen cladding system was noted, and the vinyl balcony membranes have been replaced in the last five to ten years.

**Site-Specific Unique Features and Comments:**

This project was most likely the anchor and precedent project to several other developments in this area.



East Elevation of Overall Building Facade



East Elevation and Front Entry



Aerial Plan View of Building on Site



On Grade Shared Parking at North End of Building

## Polo Club Apartments 19071 Ford Road

Located on Ford Road, this 144-unit apartment complex consists of four similar four-storey buildings. The building relates to the form and character of various other residential buildings constructed around that period in the city, except for the garage style parking feature. This makes the building more vehicle oriented and reduces the area for landscaping.

### Building Use:

The building serves as residential – apartments.

### Approximate Completion Date:

The building was completed in 1995.

### Scale and Massing:

There are four storeys, which include garage style parking on the main level. The shape is a rectilinear symmetrical mass with aligned semi-recessed balconies. Vertical elements along the horizontal linear mass are created by an articulated balcony shape with chamfered corners. The small articulated gable ends break the continuous linear roof eave.

### Materials:

The materials include grey face sealed stucco, white vinyl soffits, painted wood trims around windows, as well as red and green metal roof elements.

### Street Interface and Landscape:

The individual garage parking for units makes the building less pedestrian friendly and interactive, as most of site area is consumed by roads. Minimal landscaping around the building but generous setbacks reduce impact of building scale. The street frontage along Ford Road is uninviting due to the building being placed further back from the road.

### Space Between Buildings:

The space between buildings is used as access to garage and surface parking.

### Roof Line:

There is a hip roof with gable ends around the perimeter. The articulation of roof eaves by adding gables roof over the extruded vertical elements break the roof line. There are also white vinyl soffits.

### Fenestration:

The vinyl windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 30%.

### Balconies:

The balconies are semi-recessed and aligned with picket railing.

### Visible Renovations and Upgrades:

N/A

### Site-Specific Unique Features and Comments:

Unique to this complex is the four similar buildings placed in a row.



Aerial Plan



South East View from Ford Road



South View from Ford Road



South East View of Building 2



South West View

## Ford Road Housing Co-op 19041 Ford Road

The Ford Road Co-operative is a mixed development of multi-occupancy residential buildings and townhouses covering the site. The building next to Ford Street is one of a pair of multi-storey buildings targeting an adult only senior's community. The townhouses within the larger complex are allocated for families.

### Building Use:

The building serves as co-operative living apartments.

### Approximate Completion Date:

The building was completed in 1992.

### Scale and Massing:

The three-storey linear building is hinged part way to follow the property line and fire lane. The building form and facades are mostly flat with limited steps or variations in geometry. Variations in form are driven by interior programming and the stacked balcony blocks that populate the exterior.

### Materials:

The building is clad in Hardie panel and planks in tan with accent colours of green and off white. The parapets feature a large foam profile to give a decorative finish to the top storey.

### Street Face and Landscape:

Although the building is oriented to interface with the interior area of the overall co-op development, the main entry is located at the South end of the lot facing Ford Street. The entry is raised and surrounded by a substantial patio. Trees and plantings are limited but well maintained.

### Space Between Buildings:

One of the main features is the green fire lanes along both the East and West sides of the building which have become pleasant pedestrian friendly paths connecting Ford Street to Hoffman Park. The on-grade parking has been mitigated and removed from the programmed outdoor space. The parking entry is located off the main thoroughfare at the south end but is not facing the street.

### Rooflines:

N/A

### Fenestration:

The windows are rectilinear and quite small. The main neutral light source into the units is through the sliding glass doors on the balconies. The dense distribution of balconies to wall ratio indicates that most of the units within the building are on-bedroom.

### Balconies:

The balconies are cantilevered and partially recessed into the building facade to provide privacy. The units are internally mirrored, and the balconies are separated by a partition. The guardrails are aluminum with a mix of pickets and glass panels.

### Visible Renovations and Upgrades:

The building has had a full envelope retrofit including cladding and windows.

### Site-Specific Unique Features and Comments:

The parking garage is only partially below grade, and is visually exposed at grade.



South Elevation facing Ford Street



Truncated Parking Garage Entry at South Property Line



Ariel View



East Firelane. Parking Garage noted as being partially below grade

## Regency Court 19066 Ford Road

Regency Court is 62-unit two-storey townhouse development, grouped in facing blocks which are connected by a central lane. The site has only one entry point at Ford Road and is primarily for families and seniors.

**Building Use:**

The building serves as residential apartments.

**Approximate Completion Date:**

The building was completed in 1992.

**Scale and Massing:**

The two-storey townhouse groups are angled at 45 degrees to provide open green spaces within the site and privacy for backyard balconies and patios at the rear of each unit. The buildings are primarily articulated using the connected garages as privacy screens on the front façades. Pop-outs, chimneys and balconies bring variation to the side and rear elevations.

**Materials:**

The buildings are clad in horizontal cream vinyl siding with beige trims and light brown mottled brick skirting the front ground floor and chimneys. The asphalt shingles for the roof are a mid-tone brown.

**Street Face and Landscape**

The townhouse format is typical of 1990's development. The units are fairly low and have small balconies over the garage and at the rear of the units. The townhouses are front facing with limited landscaping along the drive lanes. The green space behind the units is open, hedged, and used as a buffer to the public street.

**Space Between Buildings:**

Although there are large sections of green space on site, little of it is used. Some moderately sized trees populate the perimeter of the property, particularly at the South interface with the statutory right of way. Close plantings of shrubs are noted within two metres of the buildings on the site.

**Rooflines:**

The roofs for the townhouses are medium sloped, hip roofs with a varied ridge line that adjusts, to accommodate the building footprint. Some gabled dormers are also integrated into the profile primarily over living rooms and shared spaces within the units.

**Fenestration:**

The windows are a mix of sizes and formats throughout each unit. A large proportion of the window units are operable. Windows located in living rooms are larger and taller with a mullion spitting the unit in four. The overall window to wall ratio is less than 40%.

**Balconies:**

The balconies are cantilevered and partially recessed into the building facade. The guardrails are pony walls that are fully enclosed and clad.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

Drive lanes were heavily occupied with cars, which implies the garage may be used more for storage rather than vehicles.



Townhouse Main Entry along Ford Street



East Rear Elevation of Town House grouping along 119 Ave



Aerial Plan



Backyard Space interfacing with 119a Street

## The Wesbrooke 12000 190A Street

The Wesbrooke is a retirement home and senior's centre, located at 12000 190A Street. The retirement home offers senior residents independent living options as well as a variety of amenities and services. The centre provides an area for Pitt Meadows seniors to meet, socialize, and enjoy programs. The building relates to the form and character of various other new four storey residential buildings in the city, using multiple materials and various small elements to break up the large facade of the building.

### Building Use:

The building serves as residential apartments and a seniors centre.

### Approximate Completion Date:

The building was completed in 2011.

### Scale and Massing:

The building has four storeys and an underground parkade. The building is an E-shaped symmetrical mass with recessed balconies and articulated vertical elements created by extrusion in the floor plan, finished with gable ends at the roof. Different sizes of articulated gables around the building break the continuous linear roof eave. The bay windows break the small masses into even further smaller elements.

### Materials:

The materials include red tone brick cladding, beige and greenish grey hardie shiplap siding, white painted wood shingles, white fibre cement panels, painted wood trims around the windows, a grey metal roof, and asphalt shingles.

### Street Interface and Landscape:

The vehicle drop off and pedestrian access to the retirement home is provided from 190A Street and is separated from the parkade entrance. The entrance to the parkade is located on the other side of building, through parking easement allocated by the City, with access to the senior's centre. The building is pedestrian friendly and interactive with smaller setbacks along the street front and activity areas integrated into the landscape.

### Space Between Buildings:

N/A

### Roof Line:

There is a hip roof with gable ends, decorative dormers around the perimeter, and a flat roof in the middle. Different size articulated gables around the building break the continuous linear roof eave. There are also white vinyl soffits and grey metal roof elements at the lower level to distinguish the senior's centre.

### Fenestration:

The white vinyl windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 30%. There is use of different size bay windows throughout.

### Balconies:

The balconies are semi-recessed and recessed with picket railing.

### Visible Renovations and Upgrades:

N/A

### Site-Specific Unique Features and Comments:

N/A



View of South Elevation



View of North West Corner



Ariel Plan



View from North West

## Selected Houses 119 Avenue 119A Avenue

The area on the west side of 119A Street is populated by a range of houses and duplexes on large lots. The variety of form, age, and state of repair is broad but there are some notable themes and trends.

### Building Use:

The buildings are residential homes.

### Approximate Completion Date:

Buildings have been completed between 1950-1980.

### Scale and Massing:

All the buildings along this strip are two-storey structures with significant front yards and robust backyards. The buildings do not dominate the sites. The homes would be considered modest by current standards but were typical of the Cedar Park special, split level, and bungalow homes of the 1960's to 1980's.

### Materials:

The materials range dramatically depending on date of construction, and include wood siding, both horizontal and board and batten formats, vinyl siding, stucco, Hardie panel and plank, and an assortment of brick and cultured stone.

### Street Face and Landscape

The lots allow for the primary front entry of all the homes and duplexes to be street facing, as well as provide a rear access to the large back yards for support vehicles and large garden plots. The lots are generally fenced and hedged. Some larger trees are notable, but several lots are unused. On a few sites the owner is actively using the space for gardening or an above grade pool.

### Space Between Buildings:

Spacing is typical of a standard subdivision with 2-3m setbacks off the north and south lot lines.

### Rooflines:

All houses have a sloped roof format and are either gabled or hipped profile. Two homes have flat roofs that support their mid-century modern design. The complexity of the roof and type of home is very much related to the date of construction.

### Fenestration:

The windows are a mix of sizes and formats throughout each building. Size and format appear to be dependent on the use of space it services. Those located in living rooms are taller and in groups. The overall window to wall ratio is well below 40%.

### Balconies:

Balconies are located at the rear of the buildings, and newer builds have a small veranda in front. One home has a central courtyard.

### Visible Renovations and Upgrades:

There is a range of renovations and upgrades, however many of the houses along this strip are in poor repair.

### Site-Specific Unique Features and Comments:

Many of these properties are being held for their development potential, based on zoning maps. The houses are used as inexpensive rentals to retain occupancy until they are redeveloped. A few of the lots are clearly owned, well cared for, and the yards are actively used for gardening and family activities. This demonstrates the neighbourhood is diverse and is in transition.



Aerial Plan



Front Elevations of Homes along 119A Ave



Example of Rear Access to Lots



Example of Back Yards in use by Owners and Residents



Example of Typical Back Yard Access and Use

## The Meadows 12172 Harris Road

Located on Harris Road, this apartment complex consists of two, three-storey buildings. The building does not relate to the form and character of other residential buildings constructed around the same period in the city. It differs because of modern building elements such as cantilevered balconies and has an asymmetrical design with clean and minimal lines.

### Building Use:

The building serves as residential apartments.

### Approximate Completion Date:

The building was completed in 1985 (estimated).

### Scale and Massing:

There are three storeys and a parkade that is half underground. The building has an L- Shaped asymmetrical mass with aligned cantilevered balconies. Articulated vertical elements are created by material change and finished with a glazed slant roof. The building corners are emphasized with corner cantilevered balconies. The vertical elements are joined with horizontal elements created by joining balconies, which produce asymmetry on the façade.

### Materials:

The materials used are beige vinyl siding, yellow face sealed stucco, exposed concrete, and brown fascia.

### Street Interface and Landscape:

The main vehicle and pedestrian access to the building are from Harris Road and 193 Street through the outdoor parkade. The building is more vehicle friendly as the main pedestrian entrance does not have a direct connection to the sidewalks. The east face of the building is placed along 193 Street, but extensive landscaping and no pedestrian access creates a less interactive street frontage. Large setbacks along the street front also limit interaction. The landscape design is minimal and hides the half-underground parkade below building.

### Space Between Buildings:

N/A

### Roof Line:

There is a flat roof with a glass roof over the balconies. There are raised glass canopies off the balconies that break the parapet line and no soffits.

### Fenestration:

Metal windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 30%. There are no trims around the windows, which presents a minimalistic approach.

### Balconies:

The balconies are semi-recessed with picket railing. The cantilevered, aligned balconies with material change at the rear wall create vertical expressions on the horizontal linear mass. The main level balconies are joined with some vertical elements to create asymmetry at façade.

### Visible Renovations and Upgrades:

N/A

### Site-Specific Unique Features and Comments:

The asymmetrical facade is a unique feature.



Street View from North East



Street View from East



Aerial Plan

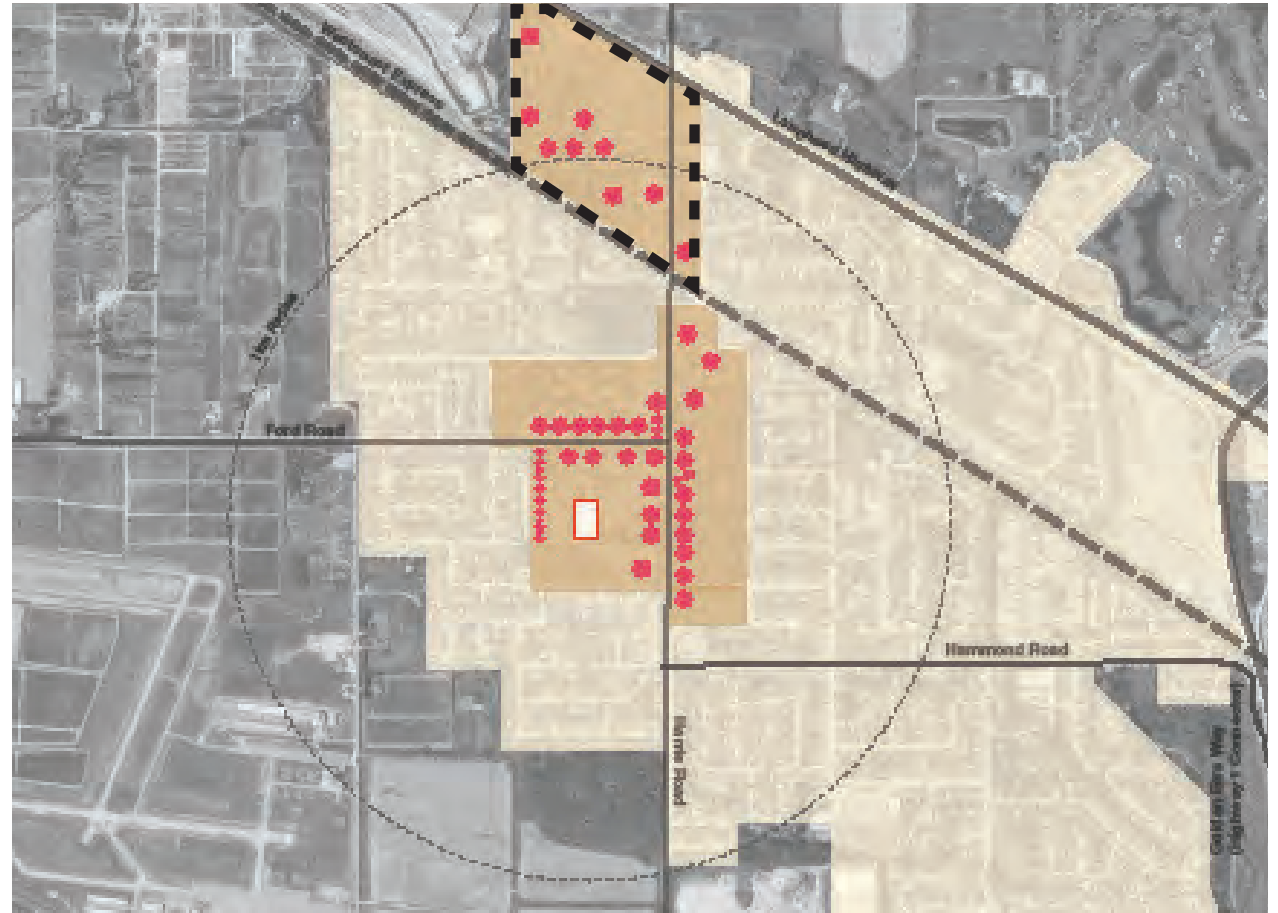


Street View from South East

## Secondary Boundary Sites Building Beyond The North Boundary

Further analysis revealed that specific areas of focused development were in two areas of the city – Osprey Village and the areas north between the existing downtown core and Lougheed Highway.

For the purposes of this project, a second investigation site was used which encompassed larger residential buildings to the north of the project site. This provided a more comprehensive sample of multi-unit residential buildings within the City of Pitt Meadows. Larger townhouses and mixed-use developments with more than four to six unit groups were added to the sampling area, with the aim of capturing a broader range of building dates and style.



Secondary Boundary Map

# Pitt Meadows Fire Hall

## 19240 122A Avenue

The Fire Hall building is under construction and located on 122a Avenue behind the Chevron Gas Station on Harris Road. This building does not relate to the form and character of other surrounding buildings in the city due to its unique massing.

**Building Use:**  
The building is industrial.

**Approximate Completion Date:**  
The building is planned to be completed in 2023.

**Scale and Massing:**  
The building is a three-storey structure, with amalgamation of five masses with voids and different materials. The rectilinear symmetrical mass with extruded elements creates vertical breaks along the horizontal linear mass. The extruded masses at both ends create balance in the overall form. The slightly inclined extended roof exposes the wood soffits and creates an attractive feature.

**Materials:**  
The materials used include beige and white metal siding, red tone brick cladding, and wood tone soffits.

**Street Interface and Landscape:**  
The building creates a pedestrian friendly street frontage with the use of minimum setbacks, transparent building façade, and exhibition area. Minimal landscape along the street creates direct connection between the building and the street frontage. With the use of brick cladding at lower levels the street frontage merges into the surrounding context.

**Space Between Buildings:**  
N/A

**Roof Line:**  
The roof line is a slightly inclined, flat and continuous with extended roof eaves and wood soffits.

**Fenestration:**  
The curtain wall system and punched windows provide exterior views and natural light to the interiors. The window to wall ratio is roughly 40%.

**Balconies:**  
There is an unenclosed roof deck. Glass railing is used to access unobstructed views.

**Visible Renovations and Upgrades:**  
N/A

**Site-Specific Unique Features and Comments:**  
Unique qualities include the use of the different material or colour at different masses, which creates a bold expression of the building.



North West View of Proposed Fire Hall



North East View of Proposed Fire Hall



Ariel Plan



View of New Fire Hall under Construction

# Liv42

## 12423 Harris Road

This mixed-use building is located on the intersection of Harris Road and 124th Avenue. The building relates to the form and character of various other new residential buildings in the city and has several Pacific Northwest features and materials. There are projected aligned balconies and extruded plan elements, which create a vertical expression in the horizontal linear mass.

**Building Use:**

The building is mixed-use with residential and commercial spaces.

**Approximate Completion Date:**

The building was completed in 2015.

**Scale and Massing:**

There are four storeys and an underground parkade.

The building presents as a rectilinear symmetrical mass with semi-recessed supported balconies and articulated vertical elements, with material change and projected roof eaves. The joining supported balconies and columns create extruded vertical elements. Balconies are limited to three-storeys to blend the taller mass into the surrounding low-rise context.

**Materials:**

The materials include grey and beige shiplap siding, beige and grey fibre cement panels, brown stone cladding, white painted wood soffits, wood posts, and ornamental wood elements.

**Street Interface and Landscape:**

The building creates an interactive street frontage for pedestrians, with the use of minimum setbacks, a transparent building façade, and street access to retail outlets. The minimal landscape along the street creates direct connection between the building and the street frontage. The underground parkade access is from the side road and does not interfere with the pedestrian access pathways.

**Space Between Buildings:**

N/A

**Roof Line:**

There is a shed roof with extended eaves around the perimeter and a flat roof in the middle, with ornamental soffit wood brackets. The raised roof and roof eaves over the extruded vertical elements break up the roof line.

**Fenestration:**

The large vinyl windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 50%. There is use of tall windows at the top floor.

**Balconies:**

The projected balconies have supporting columns and glass railing.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

The smaller setbacks along the street front and pedestrian access from the sidewalk creates more pedestrian friendly and interactive space around the building.



Partial South Elevation



View from South East



Aerial View



View of Landscape and Pedestrian Access

# Keystone 12350 Harris Road

The 85-unit apartment building is located on Harris Road close to the West Coast train station. The underground parkade and main level are constructed using concrete with the upper three levels using wood construction. The main level hosts various retail outlets along Harris Road.

**Building Use:**

The building is mixed use with residential and commercial spaces.

**Approximate Completion Date:**

Construction was completed in 2007.

**Scale and Massing:**

The building is four storeys and has an underground parkade. The rectilinear symmetrical mass with aligned recessed balconies and extruded plan elements creates vertical breaks along the horizontal linear mass. Small, articulated gable ends break the continuous linear roof eave.

**Materials:**

The materials include beige, grey and white cement board siding, red tone brick cladding, white painted wood trims around windows, wood tone soffits, painted wood shingles, wood decorative elements, and white painted wood soffits.

**Street Interface and Landscape:**

The building creates an interactive street frontage with the use of minimum setbacks, transparent building façade, and street access to retail outlets. The minimal landscape along the street creates direct connection between the building and the street frontage. The access to the under-ground parkade is from the side road and does not interfere with pedestrian access pathways.

**Space Between Buildings:**

N/A

**Roof Line:**

There is a continuous hip roof with decorative gable ends around the perimeter and a flat roof in the middle. The articulation of roof eaves with addition of gables over the extruded vertical elements break the roof line.

**Fenestration:**

There are large vinyl windows on all faces of the building, aligned from floor to floor which provide exterior views and natural light to the units. The window to wall ratio is roughly 60%. The top floor has clerestory windows and are finished with wood trim on the outside.

**Balconies:**

The recessed aligned balconies have fascia mounted metal picket railing.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

The site is adjacent to railway tracks.



East Elevation Blow-up



West Street Front Elevation



Aerial Plan



View from South West Corner

## Laseur Manor 12464 191B Avenue

Located on 191B Street and McMyn Road in the Mid Meadows subarea of Pitt Meadows, Laseur Manor is a four-storey building. It consists of 53 units featuring an open floor plan, large windows, and nine-foot ceilings. The building relates to the form and character of various other residential buildings constructed around same period in city but stands out with the use of a monotonous colour palette.

### Building Use:

The building serves as residential – apartments.

### Approximate Completion Date:

The building was completed in 1995.

### Scale and Massing:

There are four storeys and an underground parkade. The rectilinear symmetrical mass has cantilevered balconies, gable ends, and an extrusion in the floor plan which creates articulated vertical elements. The continuous sloped roof projection on the main level breaks the vertical mass into two parts and creates an illusion of a shorter building.

### Materials:

The materials include beige face sealed stucco, vinyl soffits, brown painted wood trims around the windows, red tone brick cladding, and white windows.

### Street Interface and Landscape:

The parkade entrance and pedestrian entry through the cul-de-sac makes the building less pedestrian friendly and interactive. Thin landscaping around the building exposes the monotonous massive building to the immediate low-rise context.

### Space Between Buildings:

N/A

### Roof Line:

The building has a hip roof with gable ends, fireplace chimneys around the perimeter, and a flat roof in the middle. By adding gables to roof eaves, it creates vertical elements which break the roof line.

### Fenestration:

The vinyl windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 40%. At the top floor there is use of tall windows.

### Balconies:

The balconies are cantilevered and have a solid wall at the railing.

### Visible Renovations and Upgrades:

N/A

### Site-Specific Unique Features and Comments:

The use of a monotonous colour palette makes the building unique in its context.



North Elevation



View from Townhouse Development at South



Aerial View

# Orion

## 12460 191 Street

The 82-unit apartment building is located on the corner of 191 St and McMyn Road across from Shoppers Drug Mart. The underground parkade and part of the main level are constructed using concrete with the upper three levels built with wood. The main level hosts various retail outlets along McMyn Road.

**Building Use:**

The building is mixed use, with residential and commercial spaces.

**Approximate Completion Date:**

The building was completed in 2019.

**Scale and Massing:**

The building has four storeys and an underground parkade. The L-shaped symmetrical mass with aligned projected balconies is supported with columns and extruded plan elements. This creates vertical breaks along the horizontal linear mass. The vertical elements are raised to create multiple roofs to further break the horizontal roof eaves.

**Materials:**

The materials include off white fibre cement panels, grey shiplap siding, grey stone cladding, wood soffits, and wood posts.

**Street Interface and Landscape:**

The building creates an interactive street frontage with the use of minimum setbacks, transparent building façade, and street access to retail outlets. The minimal landscape along the street creates direct connection between the building and the street frontage. Access to the underground parkade is from the side road and does not interfere with pedestrian access pathways.

**Space Between Buildings:**

N/A

**Roof Line:**

The building has a raised shedroof with extended eaves around the perimeter and a flat roof in the middle. There are exposed soffit beams. And The use of roof eaves by raising the inclined roof over the extruded vertical elements breaks the roof line.

**Fenestration:**

The large vinyl windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 60%. There is use of clerestory windows at top floor.

**Balconies:**

The projected balconies have supporting columns and glass railing.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

N/A



View from North West Corner



Part of West Elevation



Aerial Plan



View from South West Corner

## McMyn Muse 19091 McMyn Road

McMyn Mews is a 70-unit residential building, located mid-block on the north side of McMyn Road. It is a mix of one, two, and three-bedroom units within the building and also permits rentals within the strata.

### Building Use:

The building serves as residential apartments.

### Approximate Completion Date:

The building was completed in 1998.

### Scale and Massing:

The building is a four-storey, horse shoe shaped building situated in the centre of the lot. The building is broken up by a three-planed façade which includes the living rooms, the secondary bedrooms, and balconies. The building is lowered to three storeys to reduce the visual impact at the street corner.

### Materials:

The building is clad in a monotone off-white, horizontal vinyl siding that shifts to a darker ecru vertical siding at level four. This is offset by dark shingled gable ends and white trim boards surrounding the window and door. The ground floor supports for the canopies and balconies are clad in a grey granite stone that match the landscape walls.

### Street Face and Landscape

The building is tight to the edges of the streetscape and public sidewalk, with only minimal setbacks of one to two metres. Residential private spaces are hidden behind a combination of a white metal picket fence and a collection of pruned shrubs and hedging. The tree canopy in the development is built into the boulevard rather than on the strata property. A few original evergreen trees were retained.

### Space Between Buildings:

The building has a courtyard on the north side over the parking garage. This was not publicly accessible.

### Rooflines:

This project uses a mansard roof with a steeply gabled perimeter skirt. Dormers are used to help reinforce the three wall planes being used to help give definition to the facade. Secondary roof overhangs are also used over selected windows to provide texture to the scheme.

### Fenestration:

The building is using traditional window forms to break up large expanses of glass. This would include vertical mullion system that break larger window units into two or three panel with one horizontal break at the bottom. The doors onto balconies are a typical two metre sliding unit.

### Balconies:

The balconies are fully recessed into the building. The top floor units do not have full overhang coverage and are partially exposed to the weather. On the top floor some balconies are integrated into the roof. The balconies are paired and separated by privacy partition. The guardrails combine pickets and solid inset panels with a partial top mounted rail on the corner units.

### Site-Specific Unique Features and Comments:

This project is an early example of reducing the visual impacts of taller buildings by altering the colour scheme on the top tiers of the project in lieu of a true setback.



Street View of McMyn Road looking West



Street view from the South East



Aerial Plan



South East of Building and Muse View from McMyn Road

## Meadow Vale 19034 McMyn Road

Meadowvale is a 56-unit townhouse development located mid-block on the South side of McMyn Road. The townhouses are three-bedroom units with an additional crawl space, or vaulted ceilings in some locations.

### Building Use:

The building serves as residential apartments.

### Approximate Completion Date:

The building was completed in 1994.

### Scale and Massing:

The townhouses are laid out in long multi-units around the perimeter of the lot with an infill core. To offset the long façades, a repeating pattern of pop-outs and front porches for each unit are applied. The overall geometry and footprint of the building is driven by the areas of the rooms within and creates an undulating wall along the street frontage of the buildings.

### Materials:

The townhouses use warm grey vinyl siding with a blue grey accent colour for the window trims, front veranda and stairs, and other decorative features.

### Street Face and Landscape:

The townhouses in this development are some of the last demonstrating a substantial four to five metres setback from the street. This includes rows of trees situated in the boulevard that can grow to full size. The raised entry is consistent with past developments found within the city. The entrances are facing directly on to the street, although the verandas are not sized adequately for use. The property fence uses metal and cultured stone columns to define the boundary between public and private space. Generally, the landscaping is quite open with a few decorative shrubs.

### Space Between Buildings:

This is a car driven development with most of the ground plane being occupied by parking, lanes and entrances to garages. Outdoor amenity space is very limited.

### Roof Lines:

The roofs are a steep split gable with engaged dormers at two scales. The large one is located over the living room spaces and interfaces at the ridge, whereas the small dormers over the bedrooms run into the roof slope. This provides a varied roof line from the street view. A secondary shed roof between level one and two adds a horizontal line further breaking up the verticality of the facade.

### Fenestration:

The large windows at the ground floor are broken into smaller square lites in a similar way as muntin were used in the past. This device speaks to a sense of a familiar suburban landscape and gives a sense of security and containment. The upper windows are large units broken into a double hung window look and reinforces the architectural narrative.

### Balconies:

The balconies are limited and reside over the entry to the garage at the rear of the buildings. The guardrails are solid framed pony walls with an integrated privacy partition between units.

### Visible Renovations and Upgrades:

The roof has been replaced on the units in the last five years.

### Site-Specific Unique Features and Comments:

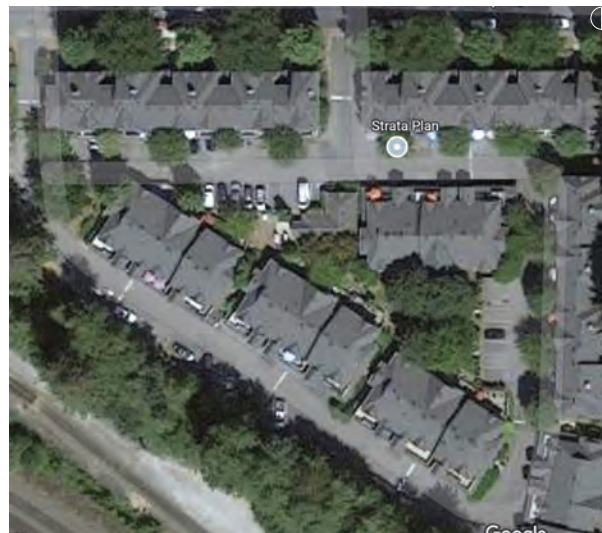
N/A



North Street View along McMyn Road



Typical Street Front Townhouse Elevations along McMyn Road



Aerial View

## Cedar Down Phase 01/02 12525 190A Street

Cedar Downs Phase 01 is a four level, 46-unit apartment building completed in 2011. It is located on the intersection of McMyn Road and 190A Street. The building relates to the form and character of various other new, four storey residential buildings in the city. It uses multiple materials and various small elements to break the large facade of the building.

**Building Use:**

The building serves as residential – apartments.

**Approximate Completion Date:**

The building was completed in 2011.

**Scale and Massing:**

The building has four storeys and an underground parkade. The rectilinear symmetrical mass has semi-recessed, supported balconies and vertical elements created by an extrusion in the floor plan with gable ends. The large gable features around the building try to blend the taller mass into the surrounding low-rise context.

**Materials:**

The materials include beige, white, red shiplap siding, brown stone cladding, and wood tone painted wood elements.

**Street Interface and Landscape:**

The building creates an interactive pedestrian street frontage with the use of minimum setbacks, and street access to residential units. The minimal landscape along the street creates direct connection between the building and the street frontage. Access to the underground parkade is from the side road and does not interfere with pedestrian access pathways.

**Space Between Buildings:**

The three buildings were built as a complex over time, with two placed parallel to each other and one linear along the street frontage. The space between the two parallel buildings is used as visitor parking and a fire lane. Half of the fire lane is covered with lawn, which provides recreational space for residents.

**Roof Line:**

There is a hip roof with gable ends around the perimeter, with decorative domers. The element of roof eaves with gables over the extruded vertical elements break the roof line.

**Fenestration:**

The large vinyl windows on all faces of the building are aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 40%.

**Balconies:**

The balconies are semi-recessed, supported with columns and picket railing.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

Thin landscaping exposes the massive building to the immediate low-rise context.



Aerial View



View of Fire Lane from East



View from South East Corner



View of Parkade Entry from South

## Cedar Downs Phase 03 12655 190A Street

The 70-unit apartment building is located on 190A Street, south of Lougheed Highway. The underground parkade is constructed using concrete and the upper four levels are constructed using wood.

**Building Use:**

The building serves as residential – apartments.

**Approximate Completion Date:**

The building was completed in 2014.

**Scale and Massing:**

The building consists of four storeys and an underground parkade. The rectilinear symmetrical mass with aligned enclosed balconies and extruded plan elements creates vertical breaks along the horizontal linear mass. Small articulated raised shed roofs break the continuous linear roof.

**Materials:**

The materials used include grey, beige, white shiplap siding, grey stone cladding, wood soffits, and wood posts.

**Street Interface and Landscape:**

The building's vehicular and pedestrian access is through a cul-de-sac which has parkade access and commercial plaza access. The buildings are more vehicle oriented. The buildings are away from the street and create an open parkade with fire lane access. The minimal landscape around the buildings exposes the four-storey façade to the surrounding low-rise context.

**Space Between Buildings:**

The project includes two linear buildings placed parallel to each other with fire lane and visitor parking in between. The space is utilized primarily as pedestrian access to the complex.

**Roof Line:**

There is a raised shed roof with extended eaves around the perimeter and flat roof in the middle. The use of roof eaves by raising inclined roof over the extruded vertical elements break the roof line.

**Fenestration:**

There are large vinyl windows on all faces of the building aligned from floor to floor, providing exterior views and natural light to the units. The window to wall ratio is roughly 50%. There is use of tall windows at the top floor.

**Balconies:**

The balconies are enclosed and projected with supporting columns and glass railing.

**Visible Renovations and Upgrades:**

N/A

**Site-Specific Unique Features and Comments:**

The enclosed balconies are a unique feature of the building.



View from Internal Driveway



View from Entry Porch



Aerial View



View from South West Corner

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