



4.6 RESIDENTIAL

Pitt Meadows has a well-defined urban area where the majority of the City's residents live and most commercial functions and community amenities are located. The predominant housing form in the urban area is single-family residential, with most multi-family housing concentrated in the Town Centre area.

A "satellite" residential area is located on the south end of the City. This neighbourhood consists of a mix of single-family homes and townhouses and includes a commercial area.

Approximately 2,700 new housing units will be needed in order to accommodate a 2021 population of 20,000. Virtually all of this growth must be accommodated within the Urban Containment Boundary. Since most of the areas designated for residential development in the urban area are already developed, most new housing will have to be accommodated through infill and densification in a number of forms:

- Ground-oriented units, including subdivision of existing large single family lots into smaller lots, consolidation and redevelopment of single family lots for townhouses, and more duplexes;
- Attached secondary suites in single family homes and small detached secondary units on single family lots (often referred to as "carriage homes" or "granny flats"), subject to further analysis by the City on issues such as parking standards and maximum unit size;
- Apartment units, including in mixed commercial / residential use developments.

This greater diversity in housing mix is required not only to accommodate more residents but to provide greater housing choices to meet the needs of a changing population, including a larger proportion of older residents, singles and smaller families. Without these choices, some existing residents will ultimately be forced to move from the community as their housing needs change.



Accommodating a larger population is important to the City as part of supporting local businesses, creating sufficient demand to warrant some of the new and expanded community amenities desired by Pitt Meadows residents, and attracting a higher level of public transit service. These are all vital components of creating a more complete community. However, Pitt Meadows has a relatively small urban area that must accommodate a balance of land uses, of which residential is only one.

The areas designated for residential use in Pitt Meadows are shown on Schedules 3A and 3B.

4.6.1 Concentrating Residential Development

Highest density residential development is planned for Pitt Meadows' Town Centre as part of putting more residents in close proximity to commercial and community services and close to transit stations and corridors.

The Meadowvale shopping centre is also considered part of the Town Centre where higher density residential development will create more of a community presence along Highway 7 at the community gateway. Much of this new higher density residential development is likely to be mixed with commercial uses.



LOCAL HERITAGE HOME

While the maximum residential building heights in the City have traditionally been four storeys, in 2007 the City approved a mixed-use development with three ten-storey buildings. There may be additional opportunities in the future to consider taller buildings that provide for more public space and other community benefits. Extensive analysis of the aesthetic and other impacts of higher building forms would be required as part of consideration of any such development proposals.

Policies

- a) Multi-family housing is particularly encouraged within the central part of the urban area, including medium to high density multi-family housing located on major roads and within the Town Centre;
- b) Preference will be given to areas close to public transit routes or stations for higher density residential developments;
- c) The City will consider allowing buildings higher than four storeys within the areas designated for high density residential and mixed residential/commercial use in the Town Centre, where publicly accessible open space and other public amenities and community benefits are provided.



4.6.2 South Bonson Infill Area

The City-owned parcel of land in the South Bonson Area next to a future school site would be a natural extension of the existing surrounding residential neighbourhood.

- a) The City will consider mixed residential development on this site subject to the following:
 - Buffering & screening from Airport Way and surrounding business park uses;
 - Access to and from the site from Sutton Avenue;
 - Mix of housing types (apartment and townhouses); and
 - Development Permit approval.

4.6.3 Housing Choices

A range of housing choices is important as part of creating a complete and compact community that accommodates the needs of Pitt Meadows' growing and changing population. The City wishes to ensure that new developments are of high-quality and make a positive contribution to the community.

Policies

- a) Infill housing is supported in the areas designated for low-density residential use in the urban area, and in particular adjacent to the Town Centre and within walking distance of transit;
- b) Forms of infill housing that the City supports include: duplexes, panhandle lots, carriage units and similar innovative secondary residential units on single family home lots, and townhouses units (especially where existing single family lots can be consolidated) in the areas designated for low density residential use in the urban area. All proposed infill housing development shall require a Development Permit;
- c) The City will consider allowing secondary suites, subject to appropriate regulations being put in place to address issues such as parking and maximum suite size;
- d) As part of supporting residential infill opportunities, the City will review its Land Use Bylaw with respect to minimum lot sizes, permitted densities and other provisions;
- e) The City supports the development of market, affordable and non-profit residential facilities for seniors with multi-level care close to public transit, shops and amenities;



- f) A range of housing types are encouraged within the urban area to meet the needs of seniors and citizens with special needs;
- g) The City will consider incentives (e.g. density bonuses) to encourage provision of seniors, rental, and special needs housing in the urban area;
- h) Applications for strata conversions will be reviewed with consideration given to preserving an adequate supply of rental housing.

4.6.4 Ensuring High-Quality Development

Forms of housing that are anticipated to dominate much of Pitt Meadows' future residential development will require special attention to both building architecture and landscaping to ensure they are of high-quality. This can be accomplished through both the rezoning (where required) and Development Permit processes.

Policies

- a) The City encourages environmentally sensitive and aesthetically pleasing developments on difficult terrain, with careful attention given to servicing requirements and new community demands. Innovative cluster development designs are encouraged;
- b) To foster a high standard of site design, landscaping and visual appearance, all proposed multi-family and infill housing are required to obtain a Development Permit;
- c) Residential areas adjacent to major highways, the CPR mainline or industrial areas shall be buffered from such uses through the use of site design and building materials and/or other measures to mitigate noise.

4.6.5 Rural Residential Development

Most of Pitt Meadows' residential growth will occur within the urban area, creating a compact community that efficiently serves residents and helps encourage alternatives to private automobile use. However, there are areas outside of the Urban Containment Boundary that are not within the Agricultural Land Reserve, are outside of the floodplain and are not suitable for farming.

Limitations placed on rural residential uses are necessary in order to maintain a compact community and to achieve the most efficient use of the municipal infrastructure.



Policies

- a) Residential development on agricultural lands for non-agricultural purposes is not encouraged by the City;
- b) Rural Residential lands as indicated on Schedule 3B are lands which are not within the Agricultural Land Reserve. In order to ensure compatibility with surrounding farmland, residential density on rural lands shall not exceed a maximum of one lot per net hectare;
- c) Within the maximum rural residential density of one lot per hectare, the City may approve “cluster” housing development that allows houses to be grouped in one location while preserving the remaining land as undeveloped.
- d) No extension of the public sanitary sewage collection system will be considered by the City for rural residential housing.
- e) Applications for floathome development will not be considered.



RESIDENTIAL DEVELOPMENT ALONG LOUGHEED HIGHWAY