

## 2023-163-RZ, 20235, 20247 and 20265 Patterson Avenue Zone Amending Bylaw No. 7946-2023

**Recommendation:**

**THAT *Zone Amending Bylaw No. 7946-2023* be adopted.**

**Report Purpose and  
Summary Statement:**

To recommend that Council consider the adoption of *Zone Amending Bylaw No. 7946-2023* to rezone the properties located at 20235, 20247 and 20265 Patterson Avenue from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to allow a future 28-unit townhouse development.

**Previous Council Action:**

Rezoning Application (2023-163-RZ):

First Reading – July 25, 2023

Second Reading – February 11, 2025

Public Hearing – March 11, 2025

Third Reading – March 25, 2025

**Proposed Variances:**

- Reduced Building Setbacks on all property lines
- Increased Building Height for Building Type C
- Reduced Maneuvering Aisle width

**Strategic Alignment:**

Liveable Community

To: Mayor and Council

File number: 2023-163-RZ

## 2023-163-RZ, 20235, 20247 and 20265 Patterson Avenue Zone Amending Bylaw No. 7946-2023

### BACKGROUND:

Applicant: Lovick Scott Architects Ltd.

Legal Description: Lots 50, 51 and 52 District Lot 222 Group 1 New Westminster District Plan 35806

OCP Designation: *Medium Density Residential* [no change]

Within Urban Area

Boundary: Yes

Area Plan: Hammond

OCP Major Corridor: No

Zoning:

Existing: RS-1 (Single Detached Residential)

Proposed: RM-1 (Low Density Townhouse Residential)

Surrounding Uses:

North: Use: Restaurant/ Vacant  
Zone: CS-1 (Service Commercial)  
Designation: *Lougheed Mixed-Use*

South: Use: Single Detached Residential/ Future Apartment Residential  
Zone: RS-1 (Single Detached Residential)/ RM-2 (Medium Density Apartment Residential)  
Designation: *Medium Density Residential/ Maple Meadows Residential*

East: Use: Single Detached Residential  
Zone: RS-1 (Single Detached Residential)  
Designation: *Medium Density Residential*

West: Use: Single Detached Residential  
Zone: RS-1 (Single Detached Residential)  
Designation: *Maple Meadows Residential*

Previous Use of Property: Single Detached Residential [properties are currently vacant]

Proposed Use of Property: Townhouse Residential

Site Area: 0.56 ha

Net Site Area after dedication:	0.53 ha
Proposed Vehicular Access:	Patterson Avenue
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

## **BACKGROUND:**

### **Project Description:**

The subject application proposes to rezone 20235, 20247 and 20265 Patterson Avenue (Attachments A, B and C) from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to allow for a future townhouse development with 28 three-bedroom units (Attachment D). The proposed rezoning is supported under the current *Medium Density Residential* land use designation of the Official Community Plan.

The subject properties are located within the Hammond Development Permit Area and are situated near a High Activity Area Along Major Corridors (i.e., 203 Street and Lougheed Highway), which offer commercial services and public transit routes, including in this case a R3 route bus stop and a planned future Bus Rapid Transit stop.

The subject rezoning application is accompanied by two related applications: a Form and Character Hammond Development Permit, and a Development Variance Permit. Both companion applications were presented at the March 24, 2026, Committee of the Whole meeting and will be considered for issuance by Council on March 31, 2026, in coordination with this rezoning application.

## **PLANNING ANALYSIS:**

Council considered this development application at the March 11, 2025 Public Hearing and granted third reading to *Zone Amending Bylaw No. 7946-2023* on March 25, 2025 (Attachment E).

The following terms and conditions were identified in the Staff report dated February 4, 2025, as required to be addressed before consideration of adoption of the Zone Amending Bylaw:

### **1. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security, as outlined in the Agreement;**

The following servicing upgrades will be required through the Rezoning Servicing Agreement:

- Road dedication as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*.
- Utility servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*.
- Frontage upgrades to the applicable road standard.

*Staff comment: The Rezoning Servicing Agreement has been executed and is secured for registration through a Letter of Undertaking. The associated Rezoning Servicing Agreement fees have been paid, and the Security has been received in the form of a Letter of Credit.*

**2. Approval from the Ministry of Transportation and Transit;**

*Staff comment: As the subject properties are located within 800 metres of Lougheed Highway, Ministry of Transportation and Transit approval is required prior to the adoption of the proposed Bylaw. The Ministry approved Zone Amending Bylaw No. 7946-2023 on April 4, 2025.*

**3. Road dedication on Patterson Avenue, as required;**

*Staff comment: A Subdivision Plan providing the required road dedication to the City has been submitted and is secured for filing through a Letter of Undertaking.*

**4. Consolidation of the subject properties;**

*Staff comment: A Subdivision Plan for the consolidation of the three subject properties has been submitted and is secured for filing through a Letter of Undertaking.*

**5. Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;**

*Staff comment: An executed Land Management Restrictive Covenant addressing the Geotechnical considerations and recommendations for development of the property has been provided and is secured for registration through a letter of undertaking.*

**6. Registration of a Restrictive Covenant for Stormwater Management;**

*Staff comment: An executed Land Management Restrictive Covenant addressing the Stormwater Management Plan for the future development of the properties has been provided and is secured for registration through a Letter of Undertaking.*

**7. A disclosure statement must be submitted by a Professional Engineer advising whether there are any existing septic fields on the properties. If so, the septic fields must be removed according to Ministry of Health standards;**

*Staff comment: The Stage 1 Environmental Site Assessment Report submitted with the development application identified a former septic field on the northern portions of 20235 and 20265 Patterson Avenue. These septic tanks have since been removed by a Registered Onsite Wastewater Practitioner.*

**8. In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and**

*Staff comment: The Stage 1 Environmental Site Assessment submitted with the development application indicates that there is no evidence of Underground Storage Tanks on the subject properties, and no permits were found for the installation or removal of any oil tanks.*

9. That a voluntary contribution, in the amount of \$207,200.00 (\$7,400.00/unit x 28 units), or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regard to Community Amenity Contributions.

*Staff comment: A payment of \$207,200.00 for the required Community Amenity Contributions has been received.*

## **CONCLUSION:**

As the applicant has addressed the terms and conditions outlined in the Staff Report dated February 4, 2025, it is recommended that *Zone Amending Bylaw No. 7946-2023* now be adopted.

"Erin Mark"

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Prepared by: Erin Mark, Planning Technician

### **Attachments:**

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) Site Plan
- (E) *Zone Amending Bylaw No. 7946-2023*

## Report Approval Details

Document Title:	2023-163-RZ, 20235, 20247 and 20265 Patterson Ave, Final Reading .docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment A - Location Map.pdf</li><li>- Attachment B - Aerial Photo.pdf</li><li>- Attachment C - OCP and Zoning Map.pdf</li><li>- Attachment D - Site Plan.pdf</li><li>- Attachment E - Zone Amending Bylaw No. 7946-2023.pdf</li></ul>
Final Approval Date:	Mar 18, 2026

This report and all of its attachments were approved and signed as outlined below:

Alyssa Lillyman, Administrative Assistant

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer