



Committee of Council Agenda

Tuesday, February 28, 2023

4:30 p.m.

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, February 28, 2023, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

3

Recommendation:

That the minutes of the following Committee of Council Meetings be adopted:

- *February 7, 2023.*

4. REPORTS

4.1 Rezoning Application for 1741 and 1747 Salisbury Ave

7

Recommendation:

That Committee of Council recommend to Council that:

1. *The zoning of 1741 & 1747 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);*
2. *The amending bylaw include provisions to provide for up to one additional dwelling unit and bonus density contribution of \$58,500; and,*
3. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*

- a. *Installation of protective fencing for trees to be retained on-site;*
- b. *Demolition of existing buildings and structures; and,*
- c. *Completion of design and submission of securities and fees for off-site works and services.*

4.2 2023 Operating Plan Budget

Report to be distributed on-table.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, February 28, 2023, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

c. labour relations or other employee relations;

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, February 28, 2023, Committee of Council Meeting be adjourned.



Committee of Council Minutes

Tuesday, February 7, 2023

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Council Present: Chair - Mayor West
Councillor Darling
Councillor McCurrach
Councillor Penner
Councillor Petriw (arrived at 2:02 p.m.)
Councillor Pollock
Councillor Washington

Staff Present: R. Bremner, CAO
K. Grommada, Deputy CAO
L. Bowie, Director Recreation
C. Deakin, Corporate Officer
J. Frederick, Director Engineering & Public Works
B. Irvine, Director Development Services
R. Kipps, Fire Chief
D. Long, Director Community Safety & Corporate Services
J. Lovell, Director of Finance

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, February 7, 2023, Committee of Council Meeting Agenda be adopted with the following changes:

- *Deletion of item 4.1, Tri-Cities Homelessness & Housing Task Group*
- *Addition to item 9.1, item 5.1 Resolution to Close under section 90(1)k and renumber remaining items accordingly.*

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Petriw

Carried

3. CONFIRMATION OF MINUTES

None.

Councillor Petriw arrived. (2:02 p.m.)

4. DELEGATIONS

4.1 Tri-Cities Homelessness & Housing Task Group

This item was deleted from the agenda.

5. REPORTS

5.1 Development Permit Application for 2388 Mary Hill Road

Moved-Seconded:

That Committee of Council approve Development Permit DP000518 which regulates the development of an apartment building and landscaping at 2388 Mary Hill Road.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

5.2 Rezoning Application Extension for 3552 Oxford Street

Moved-seconded:

That Committee of Council extend the date of expiry for adoption of Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4252 to January 25, 2024.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

5.3 Rezoning Application Extension for 3656 St Anne Street

Moved-Seconded:

That Committee of Council extend the date of expiry for adoption of Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4253 to January 25, 2024.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

6. COUNCILLORS' UPDATE

No update.

7. MAYOR'S UPDATE

No update.

8. CAO UPDATE

No update.

9. RESOLUTION TO CLOSE

9.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, February 7, 2023, be closed to the public pursuant to the following subsections(s) of Section 90(1) and/or 90(2) of the Community Charter:

Item 5.1

90(1)k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Item 5.2

90(1)k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

90(1)o. the consideration of whether the authority under section 91 [other persons attending closed meetings] should be exercised in relation to a council meeting.

Item 5.3

90(1)l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

Item 5.4

90(1)k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Item 5.5

90(1)c. labour relations or other employee relations;

90(1)d. the security of the property of the municipality;

90(1)f. law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

90(1)i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

90(1)k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

90(2) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

10. ADJOURNMENT

10.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, February 7, 2023, Committee of Council Meeting be adjourned at 6:17 p.m.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

Mayor

Corporate Officer

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1) The zoning of 1741 & 1747 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);*
- 2) The amending bylaw include provisions to provide for up to one additional dwelling unit and bonus density contribution of \$58,500; and,*
- 3) Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. Installation of protective fencing for trees to be retained on-site;*
 - b. Demolition of existing buildings and structures; and,*
 - c. Completion of design and submission of securities and fees for off-site works and services.*

REPORT SUMMARY

This report provides for consideration of a rezoning application to amend the zoning at 1741 & 1747 Salisbury Avenue from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3) to permit the development of a 3-storey, 10-unit townhouse development with landscaping. The proposed change in use is in keeping with the townhouse designation and development policies of the Official Community Plan and the development is designed to generally comply with the regulations of the RTh3 zone.

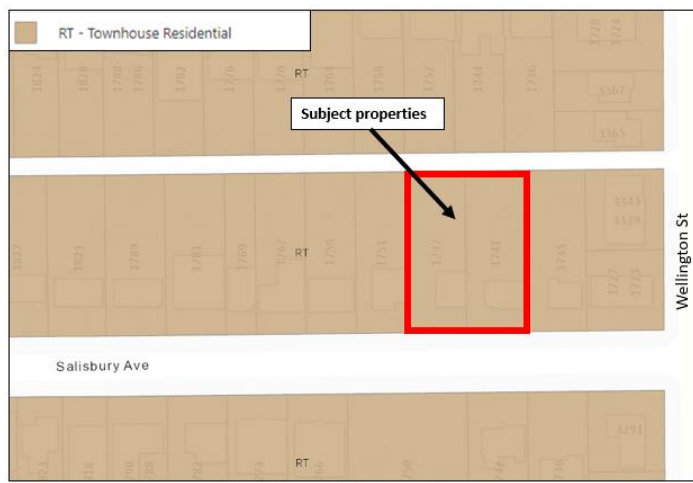
BACKGROUND

Proposal: The applicant, Admiral Operations Ltd., has proposed a 10-unit townhouse development on the north side of Salisbury Avenue.

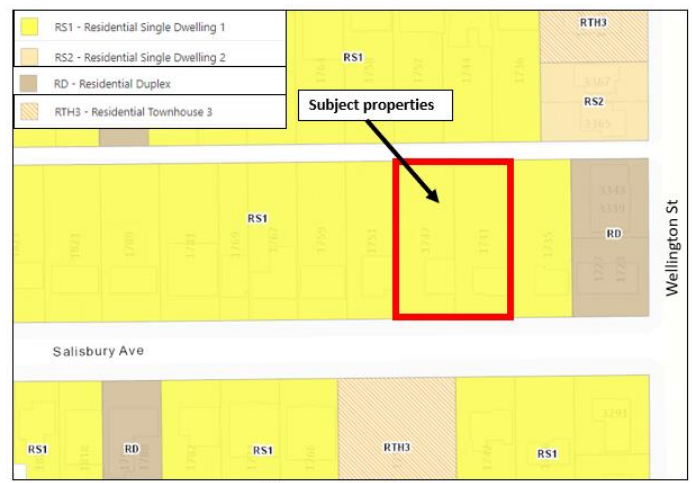
Context: The two properties have a combined area of 2,171 m² (23,368 ft²) and are located on the north side of Salisbury Avenue near Wellington Street. Each property is currently developed with an older single-residential home; the site is relatively flat and is not located within the floodplain. Surrounding land uses consist of single-residential homes, duplexes, and townhouse developments to the south on Salisbury and on Prairie Avenue.

Rezoning Application for 1741 & 1747 Salisbury Avenue

Policy and Regulations: The Official Community Plan (OCP) designates the site as RT – Townhouse Residential to enable consideration of townhouse uses. OCP housing policies encourage a variety of housing types throughout the community to accommodate the needs of Port Coquitlam’s growing population. The current zoning of the properties is RS1 (Residential Single Dwelling 1); the proposed zoning is RTh3 (Residential Townhouse 3).



Current OCP Land Designation



Current Zoning

If rezoned, the site would be subject to the Intensive Residential and Environmental Conservation development permit area designations of the OCP. The residential design guidelines promote coordination of siting and building design; use of high-quality cladding materials; consideration of the relationship between buildings and open areas; and the overall visual impact of buildings and landscaping. The environmental conservation objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and reduction of waste and pollution.

In addition, Council may consider proposals for density bonuses at the time of rezoning on a site-by-site basis in accordance with the Density Bonus Policy. The density bonus policy further states where a zoning bylaw amendment permits additional density in exchange for



Report To: Committee of Council
Department: Development Services
Approved by: B. Irvine
Meeting Date: February 28, 2023

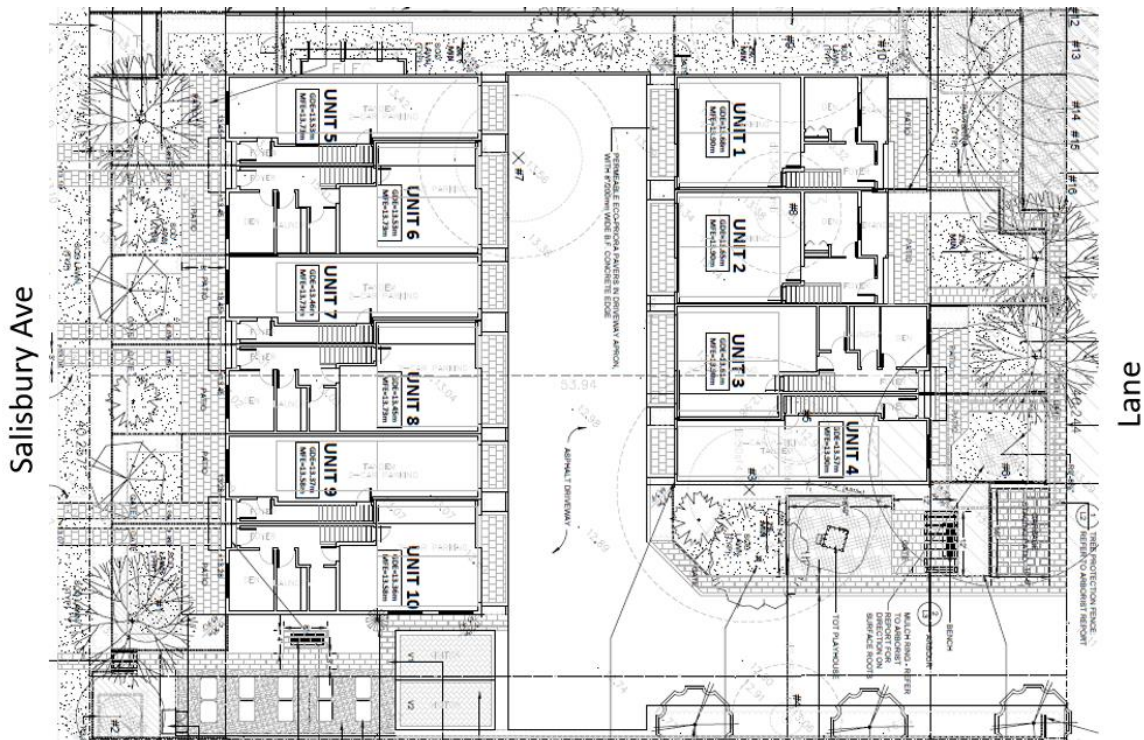
Rezoning Application for 1741 & 1747 Salisbury Avenue

an amenity contribution. The value of the amenity contribution shall be based on the increase in land value attributable to the additional density.

The recent Housing Needs Report highlights the need for additional ground-oriented dwelling units with three or more bedrooms.

Project Description: The proposed development consists of 10, 3-bedroom townhouse units, ranging from 154 m² (1,660 ft²) to 179 m² (1,927 ft²) in size. The development is designed with two buildings; one fronting Salisbury Avenue (containing six units) and one fronting the rear lane (containing four units). Each building has direct pedestrian access to the street or lane, landscaped front yards, defined entries, and a private rooftop deck.

Vehicle access to the development would be from the rear lane with an internal driveway. Two parking spaces in an attached garage are provided for each individual unit (four units have a tandem arrangement) and two visitors parking stalls are proposed towards the front of the property. Garbage, recycling and organic waste storage would be accommodated within each individual unit's garage with a temporary staging area at the rear of the property for pick-up off the back lane. The applicant advises that car and bike washing can be accommodated on the driveway in front of each unit.



Proposed Site Plan

Rezoning Application for 1741 & 1747 Salisbury Avenue

The proposed 3-storey buildings utilize a modern architectural style with a flat roof design. Features include strong vertical elements to reduce the bulk and mass of the buildings, variation of materials and a neutral colour palette. The proposed high-quality materials include horizontal Hardi siding, Hardi panels, and aluminum railings with tempered glazing.

The landscape plan includes a mixture of trees, shrubs, perennials and groundcover plants throughout the site. The applicant also proposes a well-designed gardening area with planting beds for residents, in addition to a gated outdoor amenity area with a play space for children and families to gather. The design of the building and landscaping would be confirmed in Committee's future consideration of the development permit, if the rezoning is approved.



Looking northeast along Salisbury Ave

Trees: The site currently contains 16 trees on-site, eight are proposed to be removed; none of which are significant. The majority of trees to be retained are at the rear of the property and will require tree protection fencing prior to demolition of all structures on-site. A total of 15 trees are proposed to be replanted around the perimeter of the site with a mixture of deciduous and conifer species including Maple, Cypress, Beech and Magnolia. All protection, removal and replacement of trees would be in accordance with the City's Tree Bylaw.

Rezoning Application for 1741 & 1747 Salisbury Avenue

Project Profile

	Bylaw Regulations	Proposed ¹	Variance
Minimum site area	1,000 m ²	2,171 m ²	
Density (units per area)	9 (1 unit per 220 m ²)	10 (1 per 217 m ²)	
Building lot coverage	40%	33%	
Setbacks:			
Front (Salisbury)	7.5 m	7.5 m	
Rear (Lane)	7.5 m	7.5 m	
Interior Side (West)	1.8 m 3.5 m (window in a habitable room)	2.6m	0.90 m
Interior Side (East)	3.5 m	6.9 m	
Building height:	10.5 m	10.37 m	
Parking - Total	14	14	
Resident	12	12	
Visitor	2	2	
Small car	25% (3 spaces)	0%	
Tandem parking	40% (8 spaces)	40% (8 spaces)	
Usable open space	30 m ² per unit	83 m ² per unit	
Impervious surface	n/a	54%	

Variances to Zoning Regulations: The applicant anticipates a request for a minor (0.90 m) variance to the west interior side yard setback to allow for a window along the building wall and in order to locate the electrical closet for BC Hydro purposes at the side of the building at ground level. These would be confirmed through issuance of the development permit.

Proposed Density Bonus: The RTh3 zone permits one dwelling unit per 220 m² of lot area which equates to nine units; the applicant is proposing one additional dwelling unit for a total of 10 townhouses. A third-party market appraisal was conducted as part of a recent rezoning application along the 1700 block of Prairie Avenue, and established the increased land value for the additional unit to be \$58,500. The applicant and staff have agreed this appraisal report as a similar valuation for the subject property. If approved, the applicant would be required to contribute a total of \$58,500, split between the City's Community Amenities and Special Needs Housing Reserve Funds prior to issuance of a building permit.

¹ Information provided by applicant

Off-site Infrastructure and Services: In accordance with the Subdivision Servicing Bylaw, required off-site improvements would include the frontage along Salisbury Avenue to be reconstructed ½ road plus 1 metre, complete with curb and gutter, sidewalk, road drainage, street trees and street lighting. The rear lane is to be constructed to City standards, as per the Subdivision Servicing Bylaw, from the rear frontage to Wellington Street with a pedestrian flashing beacon at the crosswalk on Wellington Street. New service connections (water, sanitary and storm sewers) to the site and the undergrounding of overhead wiring for Hydro and telecommunications will also be required. Development cost charges will be applicable at building permit stage.

DISCUSSION

The OCP establishes how the community is intended to develop, designates lands for uses in keeping with the policies and provides guidance on the types of housing, services and community supports the City should encourage. The proposed development is located in an area that is transitioning to townhouse uses in keeping with the land use and policy direction of the OCP and demonstrates general conformance with municipal bylaws. The anticipated setback variance is minor and will be reviewed and considered through the development permit process. The development is designed with consideration of adjacent properties and the retention of trees will provide additional screening. The townhouses will be an attractive addition to the existing streetscape.

The proposal also aligns with the recommendations of the Housing Needs Report which highlighted the urgent need for increased housing supply including an estimated 1,640 new ground-oriented homes by 2026 to offers greater housing options for families. The rezoning would also benefit the community by providing off-site infrastructure improvements along Salisbury Ave and the rear lane.

The applicant has requested consideration of additional density (one additional townhouse dwelling) at the site. The additional townhouse unit is well integrated into the site design, provides addition housing choice and density bonus funds will be contributed in accordance with policy.

Staff recommend approval.

Rezoning Application for 1741 & 1747 Salisbury Avenue

FINANCIAL IMPLICATIONS

There are no immediate financial implications for the report, however, the proposed development will result in an increase in property tax revenue and will generate density bonus funds.

PUBLIC CONSULTATION

A sign providing notification of the application is posted on-site. To date, Planning staff have not received any comments in association with the rezoning application. If the application proceeds to Public Hearing, the city would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing in the newspaper.



Staff conducted a site visit on February 17, 2023 to ensure that the sign is in good standing on the subject property.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Recommend to Council that the zoning of 1741 & 1747 Salisbury Ave be amended from RS1 to RTh3 with density bonus provisions and that the specified conditions be met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
	3	Recommend to Council that the rezoning application be refused.

Lead author: Graeme Muir