

Rezoning Application – 2156 Salisbury Avenue

RECOMMENDATION:

That Committee of Council recommend to Council that:

1. The zoning of 2156 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3); and that,
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Completion of design and submission of fees and securities for off-site works and services, including reconstruction of the lane to connect with the north/south lane to the west;
 - b. Registration of an access easement allowing for future vehicle access to 2162 Salisbury Avenue;
 - c. Registration of a legal agreement to require the project to achieve a minimum Built Green[®] Gold construction standard.

REPORT SUMMARY

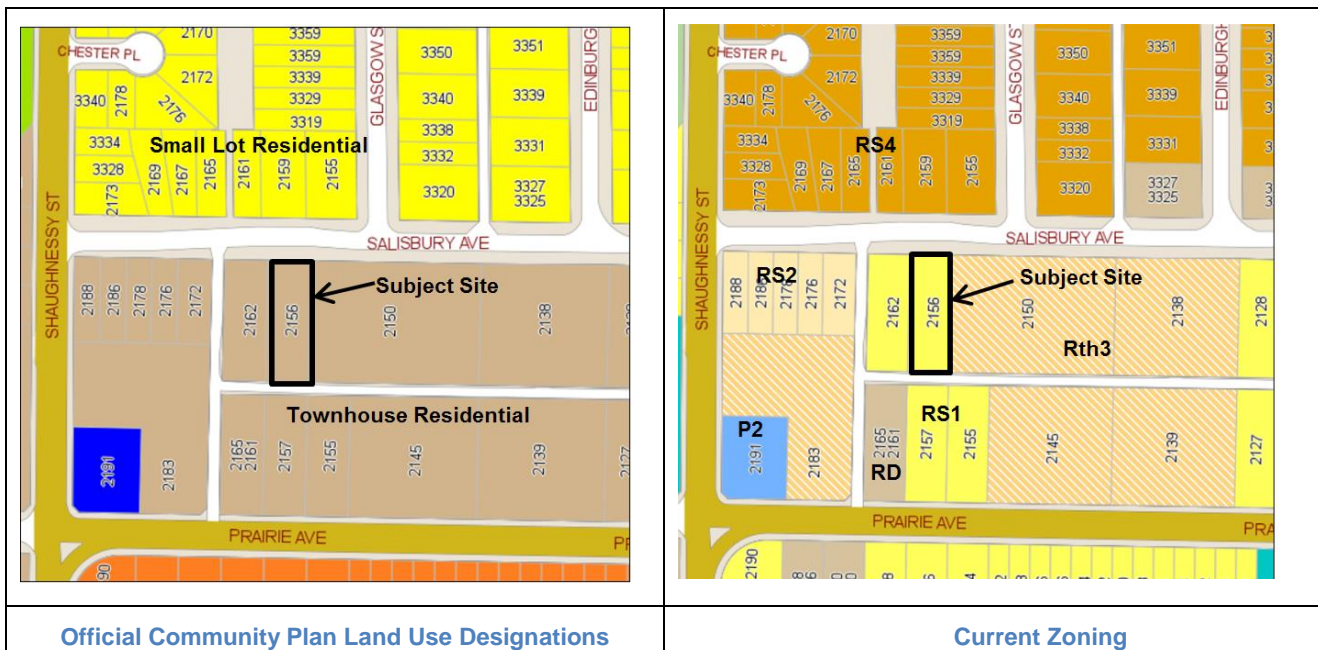
This report describes an application to provide for a 5-unit infill townhouse development at 2156 Salisbury Avenue. The proposed change in use is in keeping with the townhouse designation and development policies of the Official Community Plan and the development is designed to comply with the regulations of the Residential Townhouse RTh3 zone. The proposed unit layout would be similar to other townhouse developments currently under construction within the area, with three units fronting the street, two units oriented to the lane and an internal driveway. The project is designed to facilitate future development of the single lot to the west and the report recommends the rezoning be approved.

BACKGROUND

The site is located in an area transitioning to townhouses, as indicated in the image submitted by the applicant:



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The site is located within an area designated Townhouse Residential in the Official Community Plan. Housing policies within this designation encourage housing variety in attached residential buildings to accommodate the needs of Port Coquitlam's population and demand for multi-family housing. The current zoning is RS1 – Residential Single Dwelling 1; the proposed zoning is RTh3 – Residential Townhouse 3.

If rezoned, the design of the development would also be regulated by a development permit to ensure compliance with the objectives and guidelines of the Intensive Residential and Environmental Conservation development permit area designations of the Official Community Plan as well as specific design guidelines set for the Aggie Park area. These guidelines promote coordinated 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. Issuance of the development permit would be considered by Committee of Council after the Zoning Bylaw amendment is adopted.

The 1,147m² (0.28 acre) site is located in a mid-block location on the south side of Salisbury Avenue, between Shaughnessy and Flint Streets. The development site is composed of one, 66' wide lot that is currently occupied by an older house (a demolition permit is pending). The neighbourhood is transitioning from older single family residential buildings to townhouse developments, including the 22-unit townhouse development under construction immediately to the east of the subject site.

The applicant advises that the owners and their realtor made numerous attempts to purchase the adjacent property to the west to facilitate a comprehensive development but were unsuccessful.

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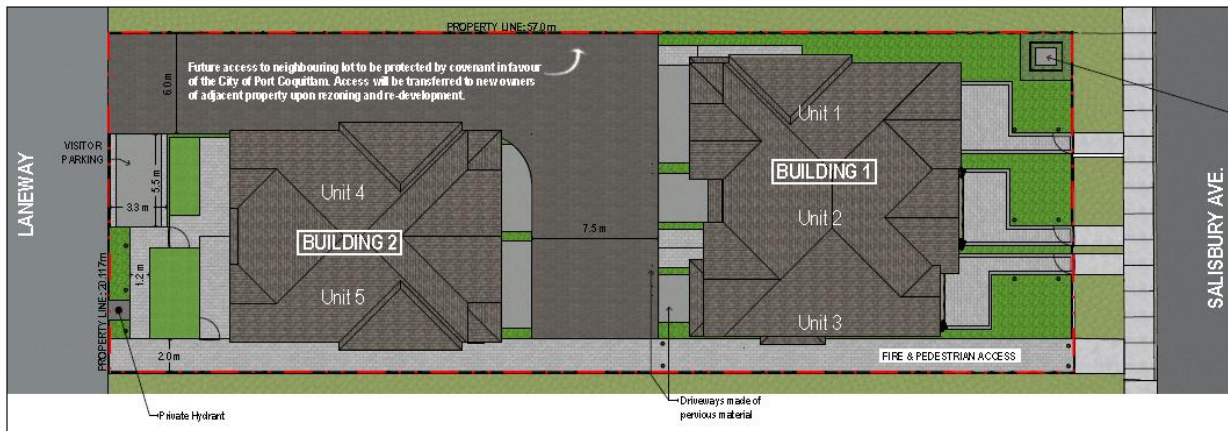


Street Front (Salisbury) Perspective



Rear Lane Perspective

The proposed townhouses are being designed to include two 3-bedroom units and three 4-bedroom units, each with an attached private outdoor area and parking within an individual garage. The required visitor parking space is located next to the lane. The units are relatively large, ranging in size from 180m² (1,937 ft²) to 246m² (2,648 ft²). As shown in the sketch below, vehicle access would be from the lane with an on-site driveway connecting with each of the garages. As a recommended condition of rezoning approval, this driveway is to be required to provide access to the lot to the west to facilitate its future development.



The applicant has also committed to construct the townhouses to a high environmental standard of Built Green Gold. It is recommended this commitment be ensured by requiring a registered legal agreement as a condition of rezoning approval.

The project is being designed to fully conform to the regulations of the proposed RTh3 zone, as indicated in the following project profile.

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Project Profile

	RTh3 Bylaw Regulations ¹	Proposed ²
Site area	1,000m ²	1,147m ²
Dwelling units - total	5 units (1 unit per 220m ²)	5 units
Building lot coverage	40%	32.4%
Setbacks:		
Front (Salisbury Avenue)	7.5m	7.5m
Rear (lane)	7.5m	8.1m
Interior side (west)	1.8m	1.95m
Interior side (east)	1.8m	1.8m
Building Height	10.49m	10.18m
Parking: Total	9	9
Resident	8	8
Visitor	1 (1 per 5 d.u.)	1
Small Car	2 (25% max)	2
Useable Outdoor Space	Min 30m ² per unit	Min 30m ² per unit

This development will be required to provide for off-site improvements in accordance with the standards of the Subdivision Servicing Bylaw, including reconstructing Salisbury Avenue along the site's frontage with a sidewalk, curb and gutter, street lighting, and street trees; upgrades to the watermain and storm sewer; and, reconstruction of the lane along the site's rear property line. In addition to these requirements, it is recommended that the applicant be required to pave the lane to connect with the north/south lane intersection to the west as a condition of rezoning approval to avoid a short section of unimproved lane remaining until the adjoining property redevelops.

DISCUSSION

The rezoning application adheres to the land use and environmental policies of the Official Community Plan and the design of the project and its landscaping is expected to result in an attractive addition to the area as it transitions to townhouses. As the project also facilitates the future development of the adjoining property for a townhouse use, approval is recommended.

FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

The applicant informed area property owners and residents of the application in mid-May and advises that, for the most part, respondents indicated their satisfaction with the neighbourhood's emerging townhouse character, but some expressed concern about the potential loss of views, lane traffic and vermin. A development notice sign is posted fronting Salisbury Avenue


¹ Refer to the Zoning and Parking and Development Management Bylaws for specific regulations

² Information provided by applicant

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advising the community of the rezoning and development permit applications for the site. To date, no further comments have been received.

OPTIONS (✓ = Staff Recommendation)

#	Description
1 	Recommend to Council that the zoning of 2156 Salisbury Avenue be amended from RS1 to RTh3 and set the recommended conditions to be met prior to adoption of the rezoning.
2	Obtain additional information prior to making a decision on the application, such as by hosting an opportunity for the neighbourhood to comment on the application or requiring the applicant to provide such an opportunity.
3	Advise Council that Committee does not recommend approval of the application to rezone 2156 Salisbury Avenue for a townhouse development.