

## 1752 and 1758 Salisbury Avenue – Rezoning Application

### RECOMMENDATION:

1. That Committee of Council recommend to Council that:
  - a. The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);
  - b. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
    - i. Installation of protective fencing for trees to be retained on adjoining properties;
    - ii. Payment in the amount of \$5000 for offsite tree replanting;
    - iii. Demolition of the existing buildings and verification that the site is free of rodents prior to demolition permit issuance;
    - iv. Consolidation of the two lots;
    - v. Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east, upgrading the existing watermain on Salisbury Avenue between the west edge of the property and Wellington Street with a 200mm watermain; and
    - vi. Registration of a legal agreement to require the project to achieve a minimum energy efficiency of Step 3 of the BC Energy Step Code.
2. That Committee of Council direct staff to ensure a minimum period of 4 weeks is provided between the date the amending bylaw is given 1<sup>st</sup> and 2<sup>nd</sup> readings and the date of the public hearing.

### PREVIOUS COUNCIL/COMMITTEE ACTION

May 8, 2018, Council held a public hearing in consideration of an application to rezone the site for a townhouse use and subsequently adopted a resolution to defeat the bylaw.

### REPORT SUMMARY

This report provides for Committee consideration of a rezoning application that would allow for a proposed 9-unit townhouse development at 1752 and 1758 Salisbury Avenue. The application is similar to that considered by Council in 2018 but incorporates a number of amendments intended to address concerns heard at the public hearing, including a revised building massing, additional parking, and construction management requirements. The proposed development is designed in accordance with the policies and townhouse land use designation of the Official Community Plan (OCP), regulations of the proposed RTh3 Residential Townhouse zone, and development permit area objectives and guidelines. To implement recommended conditions to develop this site and address residents' concerns, the report recommends that the developer be required to protect trees on adjoining properties, provide for replacement of previously cut trees, implement rodent control measures prior to building demolition, achieve a high level of energy efficiency and upgrade infrastructure. To respond to the request from the residents, the report also recommends a period of four weeks be provided between the date Council first considers the amendment bylaw and the date of the public hearing.

# 1752 and 1758 Salisbury Avenue – Rezoning Application

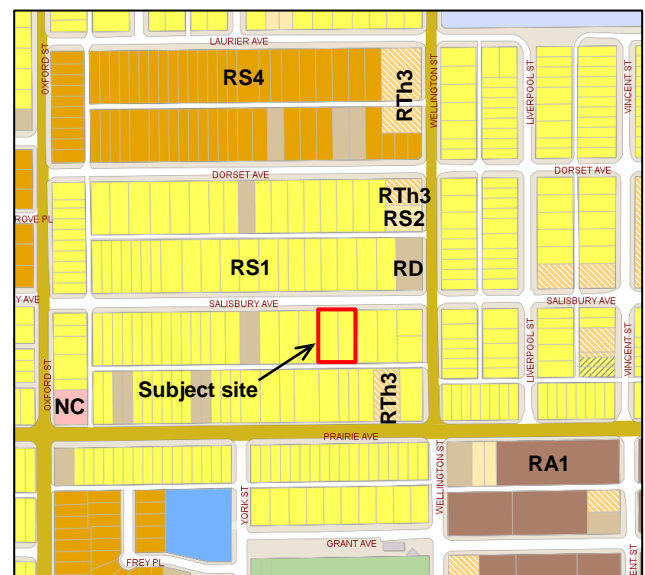
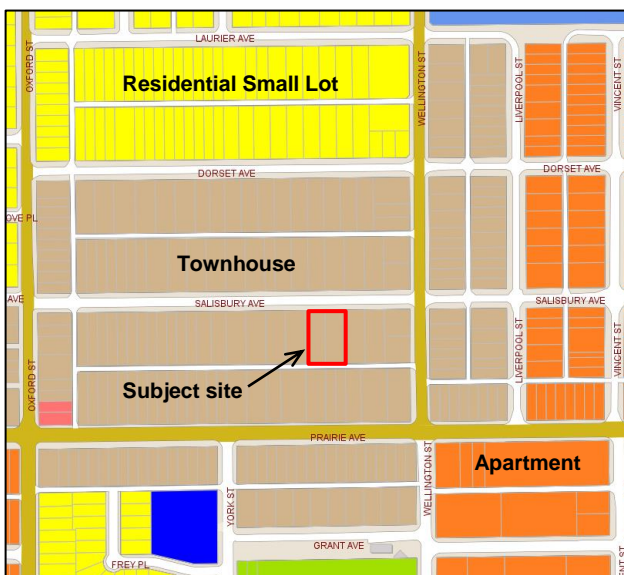
## BACKGROUND

Jordan Kutev Architects Inc. proposes to develop a 9-unit townhouse complex fronting Salisbury Avenue. The 2,168m<sup>2</sup> site (about ½ an acre) is located in a mid-block location on the south side of Salisbury Avenue between Oxford and Wellington Streets. It includes two relatively flat lots, each of which is currently occupied by an older house and landscaping.



Location map

The townhouse land use designation and housing policies applicable to this site encourage a variety of housing types to accommodate the needs of Port Coquitlam's growing population and demand for ground-oriented housing. The current zoning is RS1 – Residential Single Dwelling 1; the proposed zoning is RTh3 – Residential Townhouse 3.



# 1752 and 1758 Salisbury Avenue – Rezoning Application

## Current OCP Land Use Designation

## Current Zoning

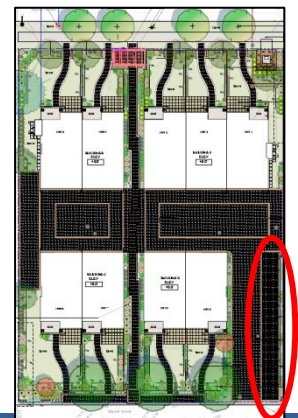
Although the area is designated for townhouse development, it remains primarily developed with detached homes and duplexes, including two relatively new houses to the west.

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.

## Project Profile

	Bylaw Regulations	Proposed <sup>1</sup>
Minimum site area	1,000 m <sup>2</sup>	2,168 m <sup>2</sup>
Density (maximum units)	9 (1 unit per 220 m <sup>2</sup> )	9
Building lot coverage	40%	29%
Setbacks:		
Front (Salisbury)	7.5m	9.5 m
Rear (Lane)	7.5 m	11 m
Interior Side (East)	1.8	1.8 to 8.6 m
Interior Side (West)	1.8	2.4 to 3.3 m
Building height:	10.5 m	10.41 m
Parking - Total	20	23
Resident	18	18
Visitor	2	2 + 3 flex spaces
Small car	25% (6 spaces)	0%
Tandem parking	40% max	0%
Usable open space	30 m <sup>2</sup> per unit	58 to 97 m <sup>2</sup> per unit
Impervious surface	n/a	35%

The proposed development consists of nine, 4-bedroom townhouse units approximately 158m<sup>2</sup> (1,708 ft<sup>2</sup>) in size distributed into four buildings. The units fronting Salisbury Avenue would have direct pedestrian access to the street, landscaped front yards and defined entries; those located at the back of the site have front entrances oriented to the lane with pedestrian access via a landscaped pathway linking these homes to Salisbury Avenue. Each dwelling would have two side-by-side parking spaces in a garage, two visitors' parking spaces are located along the west property line and three



Flex parking

<sup>1</sup> Information provided by applicant



## 1752 and 1758 Salisbury Avenue – Rezoning Application

additional 'flex' parking spaces along the driveway entrance. Garbage, organic waste and recycling storage would be accommodated within each unit's garage. Use of these parking spaces would be restricted during garbage and recycling pick-up to ensure adequate access is provided for service vehicles.

The three-storey building design is proposed to utilize a craftsman architectural style and feature a variety of roof, window and entry elements. It is to feature high quality cladding materials including fibre-cement horizontal siding and panels with reveals in a cool colour palette. Details of the project's design and landscaping would be confirmed in Committee's future consideration of the development permit application after bylaw adoption.



Salisbury Avenue facade

To meet the sustainability objectives of the OCP and environmental conservation development permit area guidelines, the applicant has proposed that the building will be designed and constructed to meet Step 3 of the BC Energy Step Code. This would provide for greater energy efficiency for the new buildings and reduced energy costs for future residents. Registration of a legal agreement is recommended as a condition of rezoning to ensure this Step is met.

Following the defeat of the previous rezoning application, the applicant hosted an open house seeking input from neighbours as part of work to address concerns raised by neighbours and Council. In summary, the revised development proposal includes:

- replacing tandem parking in two units with all side-by-side spaces; adding 3 additional 'flex' visitor parking spaces
- providing information on how residents' concerns related to construction would be managed
- removing windows (other than bathroom windows) from upper floors facing side yards
- relocating a landscaped walkway from the side to the center of the site
- revising the landscape plan to include a six-foot high privacy fence and landscaping is along the side yard.

The subdivision servicing bylaw sets servicing standards (water, sewer and sanitary) for new development along with requirements for construction of offsite upgrades such as roads, curbs and gutters, sidewalks, street lighting, street trees and laneways adjacent to the development site. In

## 1752 and 1758 Salisbury Avenue – Rezoning Application

In addition to these standard requirements it is recommended that Council require the lane be constructed beyond the frontage to connect to existing lane improvements at 1731 Prairie Avenue and that the 100mm watermain along Salisbury Avenue be upgraded to 200mm from the west edge of the site to Wellington Avenue to provide adequate water service to the new townhouses as conditions of rezoning approval.



Location for proposed lane and watermain improvements

The arborist's report proposes measures be taken to protect four trees on adjacent properties, identifies the fourteen trees that were previously approved by the City for removal due to storm damage and poor condition and assesses the nine trees and hedge remaining on the site. These trees will also be cut due to their poor condition and/or location within the building area. Thirteen trees are proposed to be replanted on site including two armstrong maple, two saskatoon, five stellar pink dogwood, three katsura trees and one Douglas fir and four street trees pursuant to subdivision servicing requirements. The landscape plan also includes a mixture of 404 shrubs, 279 perennials and 420 groundcover plants, sod and extensive use of porous pavers for driveways and walkways to promote rainwater infiltration and onsite stormwater management.

As the removed trees were cut prior to the cash-in-lieu requirement being added to the current tree bylaw, it is recommended that Council require a cash-in-lieu contribution of \$5000 (\$500 per tree) for those trees which cannot be replanted on the site. This contribution would be in keeping with current regulations and allow Parks staff to plant additional trees in the community.

Neighbourhood concern about the size and scale of the development and its "fit" into the existing neighbourhood context was raised at both the public hearing



Previous rezoning



Current proposal

## 1752 and 1758 Salisbury Avenue – Rezoning Application

and open house. To address this concern, the applicant has revised the design from one building with five contiguous units fronting Salisbury Avenue and one with four contiguous units at the lane to a design that has two buildings (one 3-unit and one 2-unit) at the front and two buildings at the rear, each with two units. The intent of this change is to break down the width of the proposed townhouses and results in the buildings being similar in size to that of newer houses being constructed on Salisbury Avenue. The floor area of the proposed development was also reduced from 15,984 ft<sup>2</sup> to 15,371 ft<sup>2</sup>. The image below illustrates the footprints of surrounding development, including the two newer large houses to the west at 1774 and 1766 Salisbury Avenue (constructed in 2011) and older houses at 1742 and 1736 Salisbury Avenue and 3291 and 3279 Wellington Street to the east. These homes were built prior to 1980s, before the City permitted secondary suites in dwelling units and are more modest in size.



**1774 & 1766 Salisbury (new homes)**

**Proposed development (site plan)**

**1742 & 1736 Salisbury; 3279 & 3291 Wellington (older homes)**

The proposed development would have a floor area ratio of 0.66. This ratio compares with the floor area ratio of the 2½ storey house to the west of 0.73 (8,586ft<sup>2</sup> on an 11,670ft<sup>2</sup> lot).

Neighbours also expressed concern about the potential building height. The proposed townhouse zone permits a building height of 10.5m (34.4ft.) to accommodate 3-storey buildings and enable a compact building form with parking on the ground floor whereas the single-family zones permit a maximum building height of 9m (29.5ft.), which typically results in 2 or 2½ storey buildings (the “half storey” being the above grade portion of a basement). The image below shows how the architect has designed the project to respect the height and siting to adjacent houses. The buildings have been set back an additional 2m from the front property line and stepped in the street front corners to reduce the potential impact of the building height at the corners by sloping closet ceilings. The house directly east of the proposed development is more modest in scale with a 1½



## 1752 and 1758 Salisbury Avenue – Rezoning Application

storey height. This property benefits from a number of large fir trees in the rear yard and a large magnolia and lilac in the side yard which will help mitigate the visual impact of the taller townhouses and provide screening between the properties.



Relationship of building height between the proposed townhouses and existing house

### **DISCUSSION**

Transitioning to townhouse uses, in accordance with the land use designation of the Official Community Plan, continues to be recommended for this site. Townhouses are an important form of housing for residents who do not want to live in an apartment and do not want, or cannot afford, to live in a single-family house. The site is located in an area that is relatively unique in Port Coquitlam because the lots have a 170-foot lot depth, a depth which creates sufficient space to accommodate internal driveways for an efficient layout of townhouse units. The applicant has modified the design of the proposal to better fit the neighbourhood context and it would be an attractive development.

### **FINANCIAL IMPLICATIONS**

Financial benefits would include a \$5,000 cash payment for previously cut trees and upgraded off-site infrastructure which will be constructed by the developer.


### **PUBLIC CONSULTATION**

Several residents at the developer's open house requested that they be given sufficient time to allow for review of the application and preparation of submissions after Council considers the amending bylaw and gives it 1<sup>st</sup> and 2<sup>nd</sup> readings. Normally, the public hearing is held two weeks after these readings and neighbours receive mailed notification 5-10 days prior to the hearing. While the neighbourhood has been informed of the application and a development notice sign is posted facing Salisbury Avenue provides information on the application, to respond to the

## 1752 and 1758 Salisbury Avenue – Rezoning Application

neighbours' request, as well as avoid the potential that the public hearing could otherwise be scheduled for mid-December (when the residents may also be concerned about timing conflicts), it is recommended to Committee that provide direction that a minimum of 4 weeks be given between the date of the Public Hearing and the date the amending bylaw is given 1<sup>st</sup> and 2<sup>nd</sup> reading.

### **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1752/1758 Salisbury Avenue be amended from RS1 to RTh3 and that the specified conditions be met prior to adoption of the rezoning and, to address residents' requests to be given sufficient time to review the amending bylaw, direct the Corporate Office to schedule the Public Hearing a minimum of 4 weeks after 1 <sup>st</sup> and 2 <sup>nd</sup> reading.
	2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
	3	Refuse the rezoning application.

### **ATTACHMENTS**

Attachment 1: Design concept drawings

Attachment 2: Arbourist report

Attachment 3: Construction management letter

**Lead author(s):** Bryan Sherrell