

Rezoning Application for 1541 Manning Avenue

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1) The zoning of 1541 Manning Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3); and,*
- 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 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 1541 Manning Avenue from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3) to permit the development of a two and a half storey, 3-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 property owner, Farco Construction Ltd, has proposed a 3-unit townhouse development on the north side of Manning Avenue.

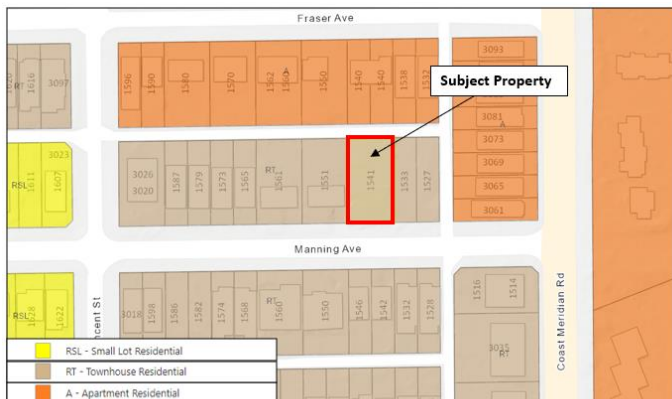
Context: the 750 m² (8,073 ft²) site is located on the north side of Manning Avenue, near Coast Meridian Road. The property is currently vacant, with demolition of the existing single residential house completed last year. There are currently no trees on-site. Surrounding land uses consist of a mix of new and older single residential homes, one to two storeys in height, with a duplex at the northwest corner. The site is relatively flat and is not located within the floodplain.

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Location Map

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 property is RS1 (Residential Single Dwelling 1); the proposed zoning is RTh3 (Residential Townhouse 3).



Current OCP Land Designation



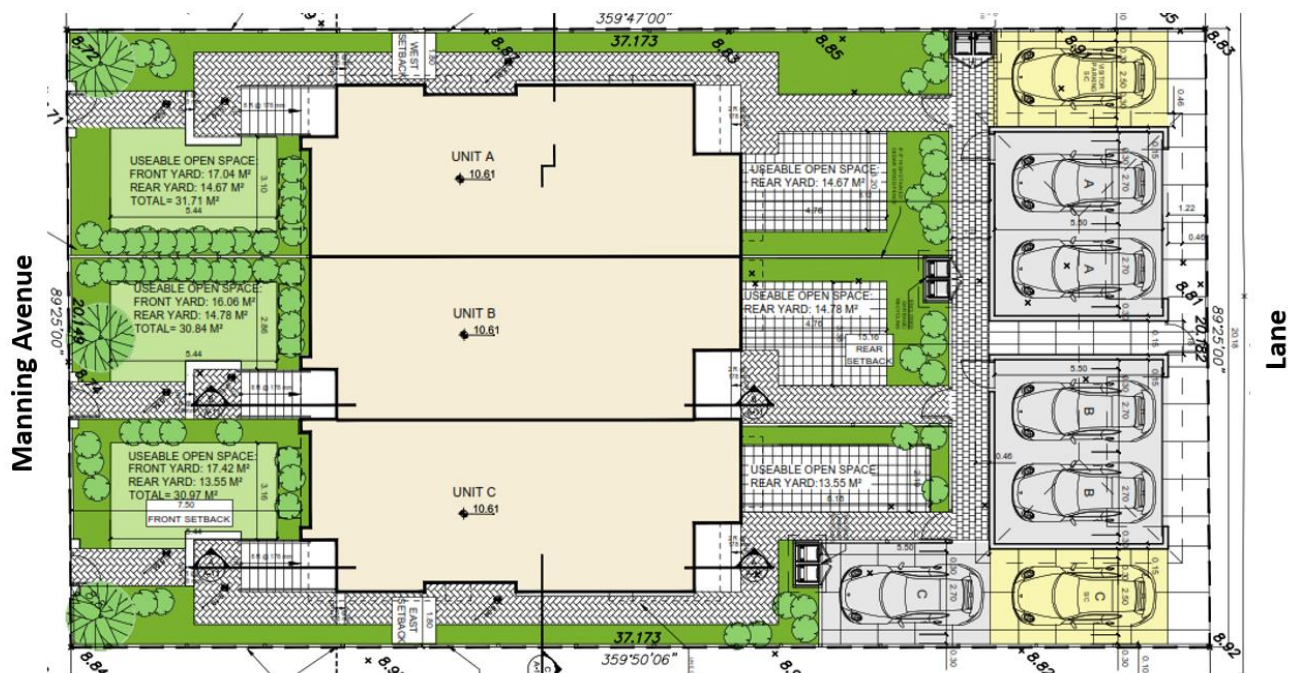
Current Zoning

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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 Description: The proposed development consists of one building with three units. The units are two stories in height, with a full height basement. The unit makeup includes two 4-bedrooms and one 3-bedroom, ranging from 212 m² (2,283 ft²) to 226 m² (2,432 ft²) in size (including basements). The development is designed to front Manning Avenue, with direct pedestrian access to the street. Each unit has landscaped front yards, defined entries and useable outdoor patio space at the rear of the building.

Vehicle access to the development would be from the rear lane, with two units having a detached garage and side-by-side parking, while one unit is configured to have tandem parking on parking pads. An additional visitor parking stall has also been provided. Garbage, recycling and organic waste storage would be accommodated within individual enclosed structures at the rear of the property for each unit.



Proposed Site Plan

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The proposed two and a half storey building utilizes a contemporary 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 warm colour palette. The proposed high-quality materials include aluminium siding, aluminium panel and stucco with vinyl window frames.

The landscape plan includes a mixture of trees, shrubs, perennials and groundcover plants throughout the site. Each unit proposes a well-designed gardening area with planting beds and space for residents 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

Project Profile

	Bylaw Regulations	Proposed ¹	Variance
Minimum site area	-	750 m ²	
Density (units per area)	3 (1 unit per 220 m ²)	3 (1 per 220 m ²)	
Building lot coverage	40%	40%	
Setbacks:			
Front (Manning)	7.5 m	7.5 m	
Rear (Lane)	7.5 m	15 m	

¹ Information provided by applicant

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	Bylaw Regulations	Proposed ¹	Variance
Interior Side (West)	1.8 m 3.5 m (window in a habitable room)	1.8m	1.7 m
Interior Side (East)	1.8 m 3.5 m (window in a habitable room)	1.8 m	1.7 m
Building height:	10.5 m	8.28 m	
Parking - Total	6	7	
Resident	6	6	
Visitor	-	1	
Small car	25% (1 space)	33% (2 spaces)	1 space
Tandem parking	40%	33% (2 spaces)	
Usable open space	30 m ² per unit	31 m ² per unit	

Variances to Zoning Regulations: The applicant anticipates a request for a minor (1.7 m) variance to the west and east interior side yard setbacks to allow for a window along the building wall (located within the stairwell). Additionally, a minor variance is also being requested to the small car percentage (33% instead of the permitted 25%). These would be confirmed through issuance of the development permit.

Off-site Infrastructure and Services: In accordance with the Subdivision Servicing Bylaw, required off-site improvements would include the frontage along Manning Avenue to be reconstructed ½ road plus 1 metre, complete with curb and gutter, sidewalk, road drainage, street trees, and street lighting. The lane is to be constructed to standard cross-section along the rear of the site with drainage. 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.

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 subject property provides a model example of gentle infill on a smaller sized lot, and within a neighbourhood of varying forms of housing.

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The anticipated interior setbacks and small car parking variances are minor and will be reviewed and considered through the development permit process. The development is designed with consideration of adjacent properties and will be an attractive addition to the existing streetscape. The rezoning would also benefit the community by providing off-site infrastructure improvements along Manning Ave and the rear lane.

Staff recommend approval.

FINANCIAL IMPLICATIONS

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

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 June 6, 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 1541 Manning Avenue 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.

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