

Rezoning Application for 3390 Lancaster Street

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1) The zoning of 3390 Lancaster Street 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 \$60,000; 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 and off-site;*
 - b. Demolition of the existing building;*
 - c. Dedication of 2.5m wide road allowance along the property's Gail Avenue frontage and 3m x 3m corner cut-offs along Lancaster Street and Gail Avenue and Gail Avenue and the lane, and consolidation of lots to the satisfaction of the Approving Officer;*
 - d. Completion of design and submission of securities and fees for off-site works and services; and,*
 - e. Registration of a legal agreement to ensure recommendations of the arborist report are implemented.*

REPORT SUMMARY

This report provides for consideration of a rezoning application to amend the zoning at 3390 Lancaster Street from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3) to permit the development of a 3-storey, 5-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. Staff recommend approval.

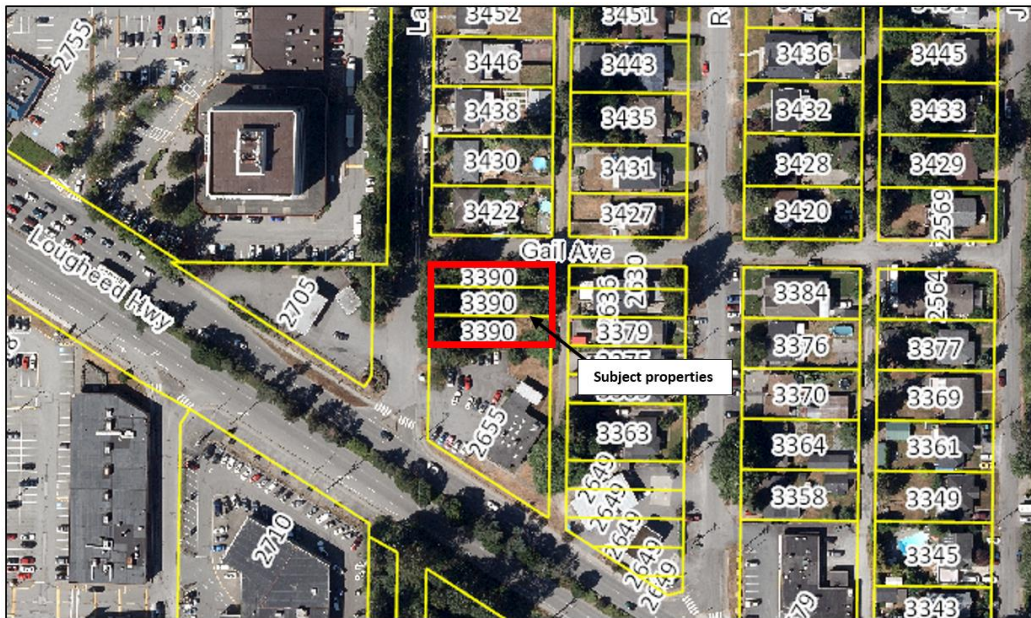
BACKGROUND

Proposal: The applicant, Bouthouse Design Group, has proposed a 5-unit townhouse development at the corner of Lancaster Street and Gail Avenue.

Context: The three properties have a combined area of 1,200 m² (12,900 ft²) and are located on the southeast corner of Lancaster Street and Gail Avenue. The properties are

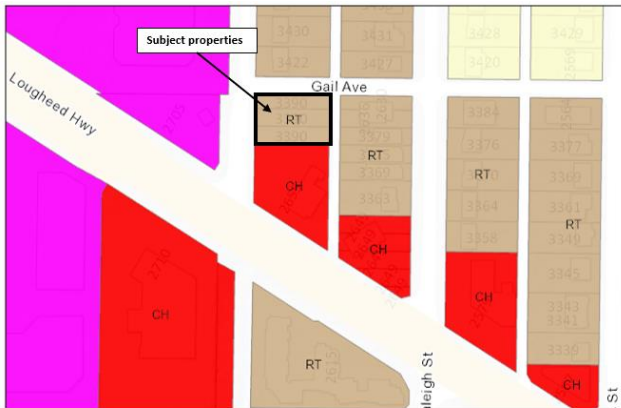
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currently developed with an old single storey residential home that straddles all three lots. The site is relatively flat and is not located within the floodplain. Surrounding land uses consist of PoCo Place Mall to the west, an older commercial building to the south, and single residential and duplexes to the north and east of the subject properties. There are a significant number of trees on-site.

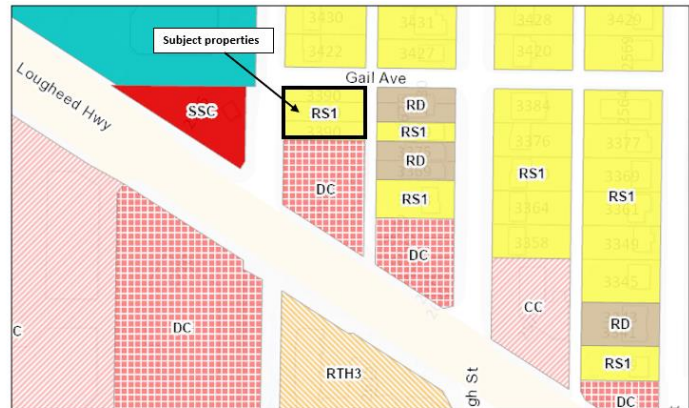


Location Map

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 properties 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.

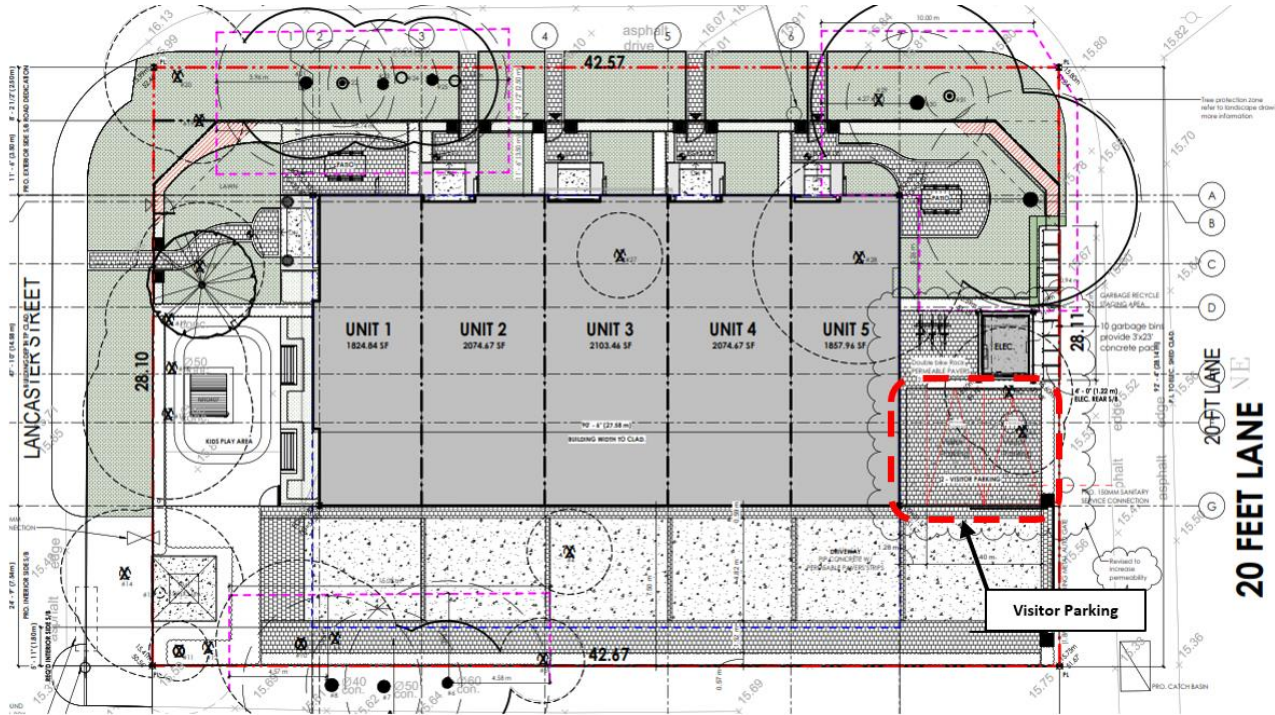
In addition, Council may consider proposals for density bonuses at the time of rezoning on a site-by-site basis in accordance with the Density Bonus Policy. The Policy states that where a zoning bylaw amendment permits additional density in exchange for an amenity contribution, the value of the amenity 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 a five-unit townhouse building; two 3-bedrooms and three 4-bedroom units ranging from 169 m² (1,825 ft²) to 192 m² (2,075 ft²) in size. The building is designed to front Gail Avenue with units having direct pedestrian access to the street, landscaped front yards, defined entries and useable outdoor space.

Vehicle access will be from the lane, to the rear of the building. Two units will have tandem parking spaces, and three units will have side-by-side parking; all within attached garages. Two visitor spaces have been provided at grade on the east side of the property, next to the short-term bicycle parking. Garbage, recycling and organic waste storage would be accommodated within each individual unit's garage with a temporary staging area and pick-up off the side lane.

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Proposed Site Plan

The proposed townhouses utilize a mix between modern and historic architectural elements with a pitched roof, substantive brick and limestone, wrought iron railings and prominent framed windows. Strong vertical elements reduce the bulk and mass of the buildings, along with variation of materials and colour palette. The proposed high-quality materials include stucco, lime stone cladding, brick veneer, wood trim, and aluminum railings.

The landscape plan includes a mixture of trees, shrubs, perennials, groundcover plants and pervious pavers throughout the site. The applicant also proposes a 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 southwest along Gail Ave and the lane

Trees: An arborist assessed a total of 31 trees located on-site or adjacent to the property and the developer worked with Planning and Parks staff to identify opportunities for tree retention. Seven trees along the Gail Avenue frontage will be retained and protected through the development process, including one of the largest significant trees on-site. Three trees to the south within proximity to the subject property will also be protected. The arborist report includes provisions such as fencing, surface materials and arborist supervision to ensure protection during the construction process. The remainder of trees are proposed to be removed due to poor condition, declining health or location within an area of heavy root impact from construction of the building, services or roads.

Two of the replacement trees will be planted on-site; a Dogwood and a Spruce. All protection, removal and replacement of trees would be in accordance with the City’s Tree Bylaw, including cash-in lieu in the amount of \$500 for trees that cannot be replanted on-site.

Project Profile

	Bylaw Regulations	Proposed¹	Variance
Minimum site area	1,000 m ²	1,082 m ²	

¹ Information provided by applicant

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	Bylaw Regulations	Proposed¹	Variance
		(after road dedication)	
Density (units per area)	4 (1 unit per 220 m ²)	5 (1 per 216 m ²)	1 (bonus density)
Building lot coverage	40%	39.5%	
Setbacks:			
Front (Lancaster)	7.5 m	7.5 m	
Rear (Lane)	7.5 m	7.5 m	
Exterior Side (Gail Ave)	3.5 m	3.5 m	
Interior Side (south)	3.5 m (habitable windows)	7.54 m	
Building height:	10.5 m	10.31 m	
Parking - Total	12	12	
Resident	10	10	
Visitor	2	2	
Small car	25% (3 spaces)	33% (4 spaces)	1 parking space
Tandem parking	40% (4 spaces)	40% (4 spaces)	
Usable open space	30 m ² per unit	46.57 m ² per unit	
Impervious surface	n/a	57%	

Variances to Zoning Regulations: The applicant anticipates a request for a minor variance to the small car parking percentage from the required 30% (3 spaces) to 33% (4 spaces). This 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 four units; the applicant is proposing one additional dwelling unit for a total of five townhouses.

A third-party market appraisal was conducted on the subject properties, and established the increased land value for the additional unit to be \$60,000. If approved, the applicant would be required to contribute a total of \$60,000 to the City's Community Amenities and Special Needs Housing Reserve Funds prior to issuance of a building permit.

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Off-site Infrastructure and Services: In accordance with the Subdivision Servicing Bylaw, required off-site improvements would include the upgrading Lancaster Street and Gail Avenue frontages with curb and gutter, sidewalk, road drainage and street lighting. In order to meet road standards, a dedication of approximately 2.5 metres along Gail Avenue as well as 3m x 3m corner cuts would be required. The lane is to be constructed to City standards and new service connections (water, sanitary and storm sewers) to the site with overhead wiring for Hydro and telecommunications undergrounded. Development cost charges will be applicable at building permit stage.

DISCUSSION

The proposal generally complies with the site's OCP land designation and bylaws. The proposal aligns with the recommendations of the recent Housing Needs Report which highlighted the urgent need for increased housing supply including an estimated 1,640 new ground-oriented homes by 2026 that offer greater housing options for families. The three and four-bedroom townhomes will provide for attached units in an area that is slowing transitioning to multi-family, and within close proximity to rapid transit options and commercial uses.

The development is attractive and well designed, with a landscape plan that includes a programmed outdoor play space for residents and families to utilize, defined front entrances with garden beds and substantial planting, and the retention of significant trees around the periphery of the site, which provide for an overall quality development. The rezoning would also benefit the community by providing off-site infrastructure improvements along Lancaster Street, Gail Avenue and the 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.

The one anticipated variance is minor and will be reviewed and considered through the Development Permit process.

Staff recommend approval.

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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 September 11th, 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 3390 Lancaster Street 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.

ATTACHMENTS

Attachment 1: Arborist Report

Lead author(s): Graeme Muir