

**THE CORPORATION OF THE  
CITY OF PORT COQUITLAM**

**COUNCIL**

1<sup>ST</sup> 2 SEP 25 2006  
PH OCT 19 2006  
3<sup>RD</sup> \_\_\_\_\_

**BYLAW NO. 3561**

*A Bylaw to amend the "Port Coquitlam Zoning Bylaw, 1987, No. 2240"*

*The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:*

1. This Bylaw may be cited for all purposes as "Port Coquitlam Zoning Bylaw, 1987, No. 2240, Amendment Bylaw, 2006, No. 3561".
2. That land situated in Port Coquitlam, British Columbia, which is more particularly described as:

**Civic:** 1680 Fraser Avenue and 3092-94 Wellington Street

**Legal:** Lot A, District Lot 466, Group 1, New Westminster District, Plan BCP 22777

as shown on Schedule 1 attached to and forming part of this Bylaw, are hereby rezoned

**From:** RS-1 (Large Lot Residential) at 1680 Fraser Avenue and RT-1 (Two-Family Residential) at 3092-94 Wellington Street

**To:** RM-3 (Townhouse)

The Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

*Read a first time by the Municipal Council this 25<sup>th</sup> day of September, 2006.*

*Read a second time by the Municipal Council this 25<sup>th</sup> day of September, 2006.*

*Public Hearing held this 19<sup>th</sup> day of October, 2006.*

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*Mayor*

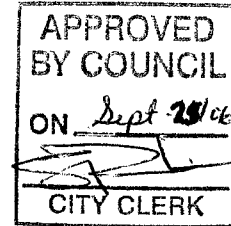
\_\_\_\_\_  
*Corporate Officer*



## Report to Council

SEP 11 2006

**DATE:** August 28, 2006  
**TO:** Mayor Scott Young and Councillors  
**FROM:** Community and Economic Development Committee



**SUBJECT: 3092-3094 WELLINGTON STREET AND 1680 FRASER AVENUE  
REZONING APPLICATION 25/05**  
(Community and Economic Development Committee – July 25, 2006)

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### RECOMMENDATION

The properties located at 3092-3094 Wellington Street be rezoned from RT-1 (Two-Family Residential) to RM-3 (Townhouse) and at 1680 Fraser Avenue be rezoned from RS-1 (Large Lot Residential) to RM-3 (Townhouse).

**PURPOSE:** To provide for Council consideration of a proposal to rezone the subject properties for a 5-unit townhouse development.

### SUMMARY

At its meeting held August 24, 2006, the Community and Economic Development Committee considered the attached staff report and resolved to support the application. The proposed development would be located at the southeast corner of Wellington Street and Fraser Avenue and is in keeping with the site's OCP Townhouse designation and design guidelines. The setback variances associated with this application fit the context of the site and are largely the result of a westward orientation of the townhouses to face Wellington Street and McLean Park.

### OPTIONS

Council may:

- 1) Direct staff to bring forward a Zoning Bylaw amendment to rezone 3092-3094 Wellington Street and 1680 Fraser Avenue to RM-3 (recommended));
- 2) Request additional information regarding the application; or
- 3) Reject the application if it does not wish to support the application as proposed.

A handwritten signature in black ink, appearing to read "Kim Fowler".

*Submitted by Kim Fowler, MCIP, Director of Development Services with the concurrence of the Chair.*

Attachment:

1. Staff Report Dated July 18, 2006 - 3092-3094 Wellington Street and 1680 Fraser Avenue, Rezoning Application 25/05



## Report to Committee

**DATE** July 18, 2006

**TO** Community and Economic Development Committee (CEDC)

**FROM** Kim Fowler  
Director of Development Services

**SUBJECT** **3092-3094 WELLINGTON STREET AND 1680 FRASER AVENUE  
REZONING APPLICATION 25/05**

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### RECOMMENDATION

The two properties located at 3092-3094 Wellington Street be rezoned from RT-1 (Two-Family Residential) to RM-3 (Townhouse) and the property located at 1680 Fraser Avenue be rezoned from RS-1 (Large Lot Residential) to RM-3 (Townhouse).

**PURPOSE:** To obtain Community and Economic Development Committee (CEDC) consideration of an application for a small townhouse development.

### 1. BACKGROUND

#### 1.1 The Proposal

The applicant, Boundary Custom Homes, is seeking to develop a five-unit townhouse at the southeast corner of Wellington Street and Fraser Avenue in keeping with the townhouse designation for the site.

### 2. POLICY AND REGULATIONS

#### 2.1 Official Community Plan Policy

The Official Community Plan designation for these properties, Townhouse Residential, encourages the long-term redevelopment and densification of this Northside block. Over time, the block will act as a transition between higher density apartments to be located north of Fraser Avenue and the continued low-density residential uses to the south.

#### 2.2 Zoning Bylaw

The two properties located at 3092-3094 Wellington Street are presently zoned RT-1 (Two-Family Residential), while the property at 1680 Fraser Avenue is zoned RS-1 (Large Lot Residential). The proposed zone is RM-3 (Townhouse).

### **2.3 Development Permit Area Guidelines**

The development is subject to the Northside Development Permit Area (DPA) designation. The guidelines for the form and character of future buildings in this area call for coordinated design and landscaping with articulation of building facades and adequate parking. Buildings are to be designed with durable and authentic materials of a consistently high quality.

## **3. COMMENTS AND ANALYSIS**

### **3.1 Site Characteristics and Context**

Fraser Avenue is presently in transition, containing a mix of new apartment buildings and older single-family houses. The context of the site is as follows

- North The north side of Fraser Avenue is designated for future apartment development. While an older house still remains on the block, the remaining lots on the block to the north have been cleared in preparation for Amacon's proposed 81-unit three-storey apartment building.
- East Single-family homes are located east of the development along Fraser Avenue in an area designated for future townhouse development.
- South A laneway and single-family homes are located south of the proposed development. The area is designated to remain for residential development.
- West Wellington Street and MacLean Park are located directly west of the proposed development.

The three lots have been cleared.

### **3.2 Project Description**

The living rooms of each unit will have an attractive outlook to the open green space provided by McLean Park on the west side of Wellington Street. Locating the side unit entries from Fraser Avenue and the lane minimizes the visual impact of garage doors and driveways facing the street. Pedestrian access to front entries is parallel to the driveways. Exterior access is provided to the individual fenced rear yards directly from the ground floor and by steps to a large sundeck on the second floor. The proposed three-bedroom, three ½ bathroom units are approximately 232 sq.m. (2,500 sq.ft.) in size (including the garage).

The development meets bylaw parking requirements. Each of the interior units facing Wellington Street has one parking space in the enclosed garage and a second space located on the driveway while the two side units have double car garages. There is one visitor parking space accessed from the lane.

The form and character of the development would be addressed in the DP issuance following adoption of the rezoning. The proposed building design provides for some

articulation by use of projected elements, including dormer windows and makes use of natural materials including cultured stone and cedar shakes. The materials will also include vinyl siding and fibre cement board cladding to break up the vinyl siding. Staff are continuing to review other design aspects of the application, including the landscape plan.

### 3.3 Project Profile

	<b>Bylaw Requirements (RM-3)</b>	<b>Proposed <sup>1</sup></b>	<b>Requested Variances</b>
<b>1. Site Area</b>	1,000 sq. m. (10,764 sq. ft.)	1,210.88 sq. m. (13034.3 sq. ft.)	-
<b>2. Lot Coverage</b>	35%	34%	-
<b>3. Lot Area per unit</b>	220 metres (2367.48 sq.ft.)	242.17 metres (2606.86 sq.ft.)	-
<b>4. Setbacks</b>			
➤ <b>Front Yard (Fraser Ave.)</b>	7.5 metres (24.6 ft.)	3.67 metres* (12.06 ft.)	3.83 m. (13.13 ft.)
➤ <b>Rear Yard (Lane off Wellington St.)</b>	7.5 metres (24.6 ft.)	3.68 metres* (12.08 ft.)	3.82 m. (11.98 ft.)
➤ <b>Exterior Side Yard (Wellington St.)</b>	3.5 metres (11.48 ft.)	7.5 metres (24.6 ft.)	-
➤ <b>Interior Side Yard (backs onto adjacent property)</b>	3.5 metres (11.48 ft.)	7.62 metres (25.00 ft.)	-
<b>5. Height</b>	9.5 metres (31.16 ft.)	9.31 metres (30.65 ft.)	-
<b>6. Parking</b>	11	11	-
<b>7. Usable Open Space (@ 35 sq.m.(376.73 sq.ft.) per unit)</b>	175 sq.m. (1,883.65 sq.ft.)	280.20 sq.m. (3,016.65 sq.ft.)	-

1. Information provided by applicant
2. The north and south unit entries extend into front and rear yard setbacks by approximately 0.6 metres (2 feet).

### 3.4 Variances to Regulations

The building setback variances requested by the applicant are largely a result of the proposed orientation of the townhouse units and are in keeping with the context of the site and future development within the area. Wellington Street effectively serves as the units' front yard and the larger setback as proposed is in keeping with this aspect. DP guidelines

for developments facing Fraser Avenue encourage reduced front yards in order to achieve greater building articulation and the proposed 3.67 metre setback is in keeping with this guideline.

### **3.5 Sustainability Checklist**

This application was submitted prior to Council's endorsement of the Sustainability Checklist. The development contributes to the City's sustainability objectives by providing for new multiple family housing units in the North side area within walking distance of the commercial centre.

### **3.6 Consultation**

A Public Hearing is required as part of the rezoning process to provide for public input. A sign has been posted on the property providing information about the proposal.

## **4. OPTIONS**

The CEDC may

- 1) Proceed to Council with a recommendation to amend the Zoning Bylaw (recommended);
- 2) Defer the decision and request additional information from the applicant; or
- 3) Reject the proposal

## **5. SUMMARY**

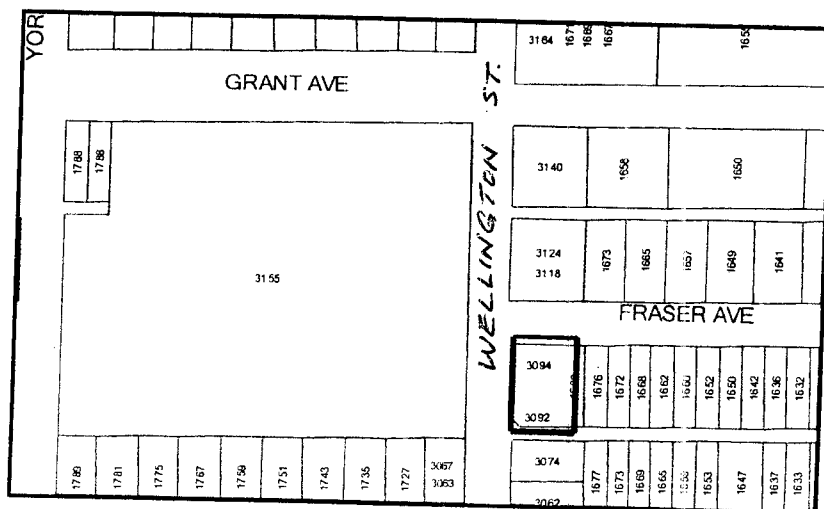
Staff support the proposed infill townhouse redevelopment and recommend the rezoning application be forwarded to Council for further consideration.



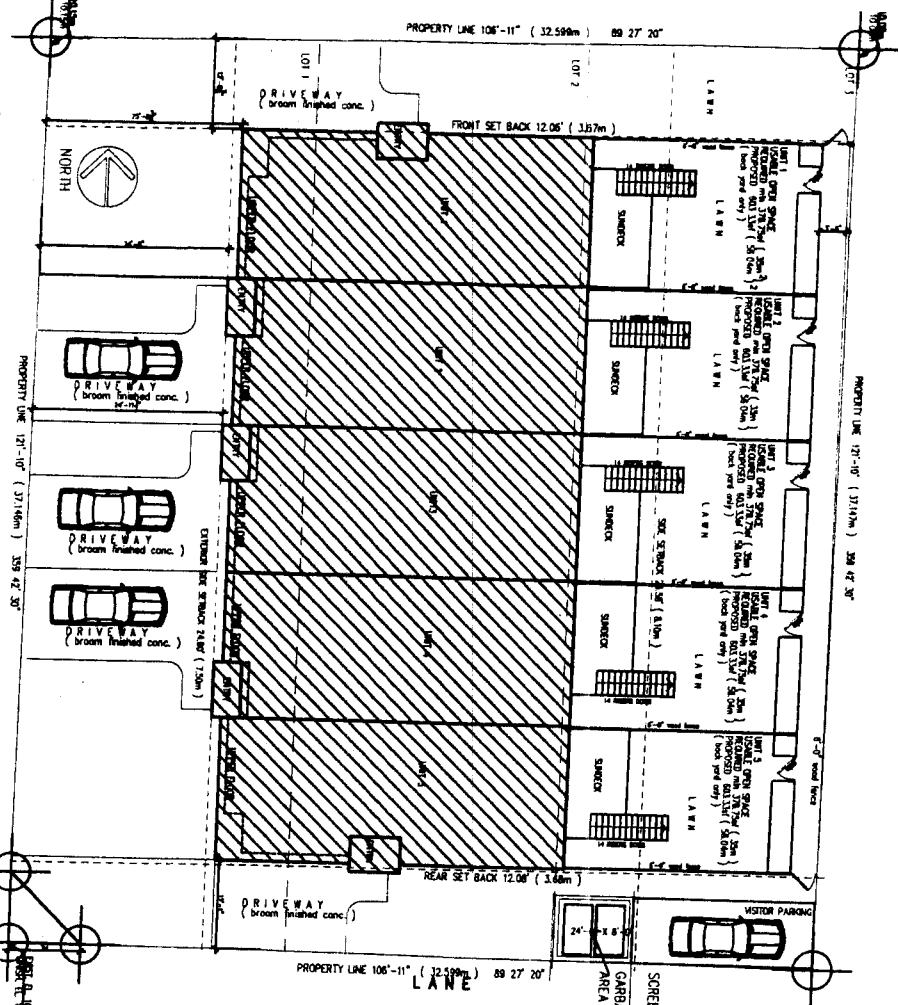
Kim Fowler, MCIP  
Director of Development Services

- Attachments
1. Location Map
  2. Development Permit with Drawings appended as Schedule A

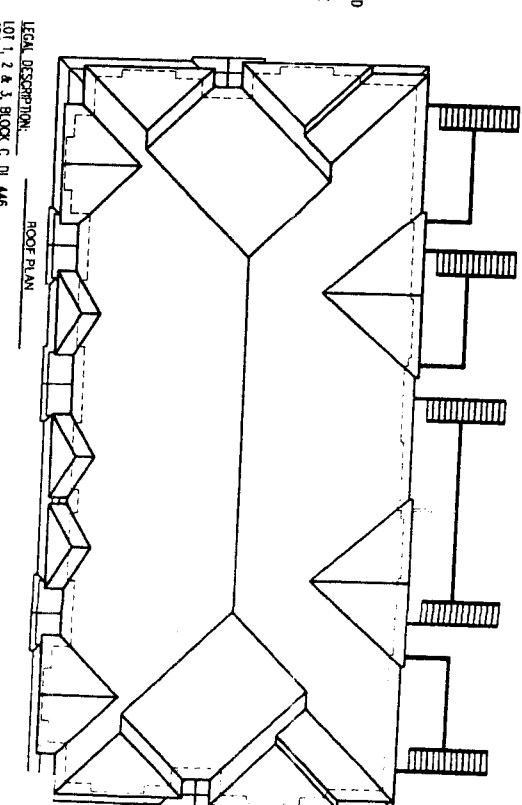
LOCATION MAP  
3092-3094 Wellington Street &  
1680 Fraser Avenue  
Rezoning Application 25/05



FRASER AVENUE



PROPOSED UNIT 1	PROPOSED UNIT 2	PROPOSED UNIT 3	PROPOSED UNIT 4	PROPOSED UNIT 5
main floor 825.27sf	main floor 861.91sf	main floor 868.91sf	main floor 868.91sf	main floor 825.27sf
sec. floor 268.57sf	sec. floor 291.04sf	sec. floor 291.04sf	sec. floor 291.04sf	sec. floor 268.57sf
basement 548.06sf	basement 524.58sf	basement 524.58sf	basement 524.58sf	basement 548.06sf
TOTAL 2141.90sf	TOTAL 2284.75sf	TOTAL 2284.75sf	TOTAL 2284.75sf	TOTAL 2141.90sf
garage 335.51sf	garage 263.71sf	garage 263.71sf	garage 263.71sf	garage 335.51sf
entry 31.87sf	entry 27.89sf	entry 27.89sf	entry 27.89sf	entry 31.87sf
staircase 474.48sf	staircase 398.61sf	staircase 398.61sf	staircase 398.61sf	staircase 474.48sf
TOTAL 2616.58sf	TOTAL 2683.31sf	TOTAL 2683.31sf	TOTAL 2683.31sf	TOTAL 2616.58sf



LEGAL DESCRIPTION:  
 LOT 1, 2 & 3 BLOCK C, D, 446  
 GROUP 1, NMD, PLAN 2253  
 CINC ADDRESS:  
 3092 & 3094 WELLINGTON STREET  
 PORT COQUITLAM, BC  
 LOT AREA: 12108sqft (13034.3sf)  
 EXISTING ZONING: R1-1  
 PROPOSED ZONING: RM-3  
 LOT COVERAGE:  
 PERMITTED 55% = 423,80sf (4562,00sf)  
 PROPOSED 54% = 411,79sf (4432,61sf)  
 (BASEMENT+GARAGE)  
 624.8sf + 263.71sf ) x 3 = 2685.53sf  
 (BASEMENT+GARAGE)  
 ( 548.06sf + 335.51sf ) x 2 = 1767.14sf  
 4432.61sf  
 LOT AREA PER DWELING UNIT:  
 4432.61sf  
 REQUIRED min 220sf (235.72sf)  
 PROPOSED 1303.3sf / 5 = 260.66sf (280.85sf)  
 MAX HEIGHT: PERMITTED 9.50M (31'6 FT)  
 ACTUAL 9.31M (30'54 FT)

SETBACKS	REQUIRED	PROVIDED
FRONT YARD:	REQUIRED 7.50M (24'60 FT)	1751
(FRASER)	PROPOSED 3.07M (10'06 FT)	1743
SIDE YARD:	REQUIRED 3.30M (11'48 FT)	1735
(EXTERIOR)	PROPOSED 7.50M (24'60 FT)	1727
REAR YARD:	REQUIRED 8.10M (26'58 FT)	318
(PROPOSED)	PROPOSED 7.50M (24'60 FT)	318
PARKING:	REQUIRED 2 SPACES PER UNIT + 1 VISITOR'S	318
TOTAL	11 SPACES	318
PROVIDED	11 SPACES	318

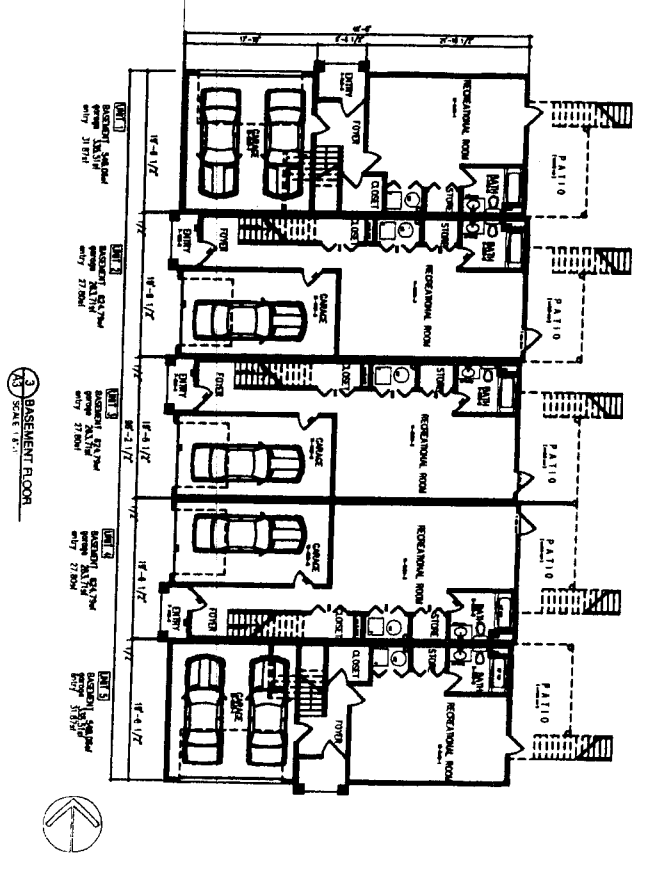
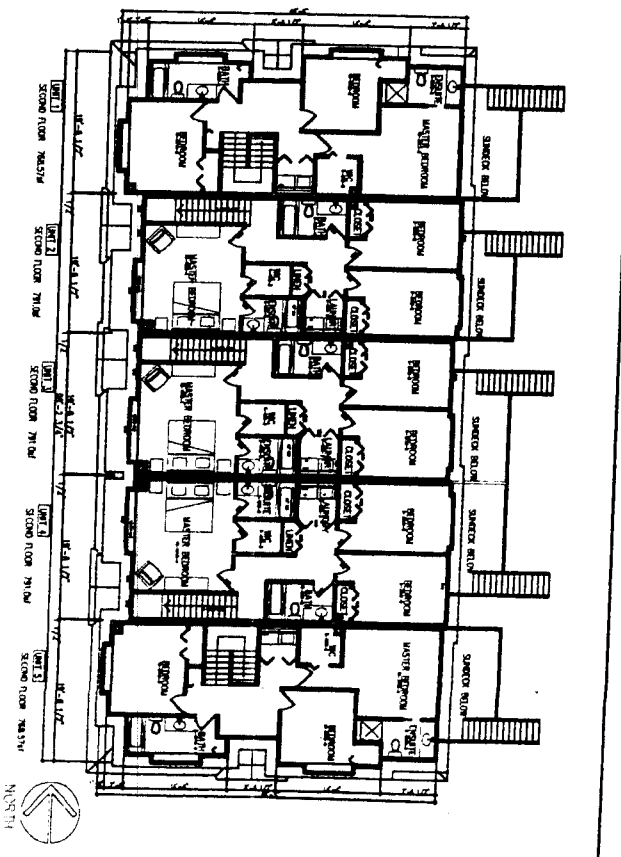
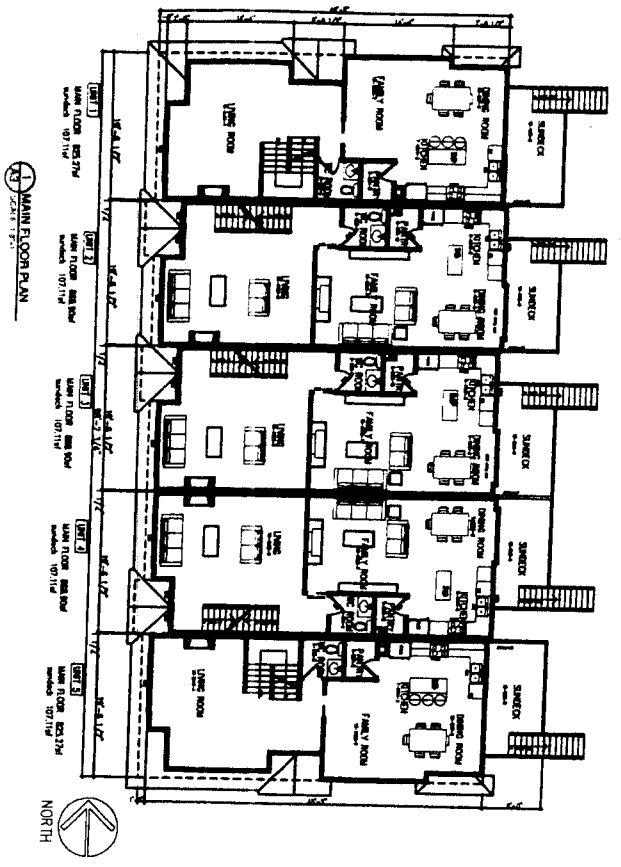
City of Port Coquitlam  
 LOCATION PLAN  
 Received - Planning

JUL 1 2006

ISSUING NO.	DATE	SCALE	BY	REVISIONS
A-1				
PROJECT NO.	DATE	SCALE	BY	REVISIONS
0515				

DAVID J HO ARCHITECT INC.  
 202 - 3488 ST JOHNS STREET PORT COQUITLAM BC V3K 2E7  
 PHONE: 604-688-8888

File: \_\_\_\_\_



City of Port Coquitlam  
 Received - Planning

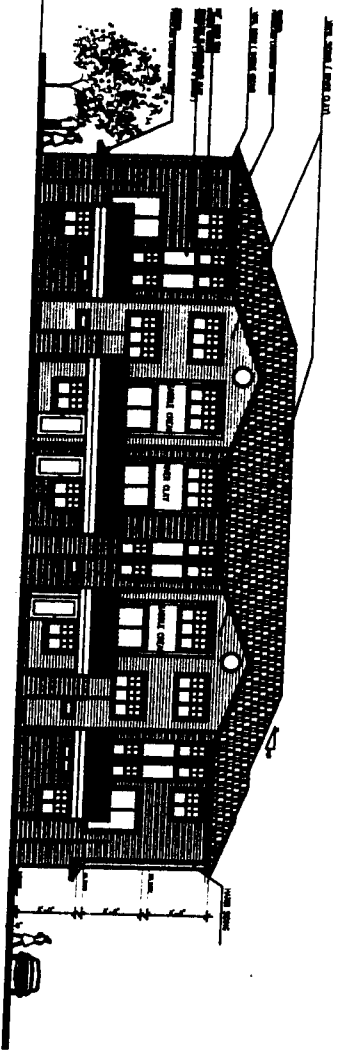
JUL 12 2006

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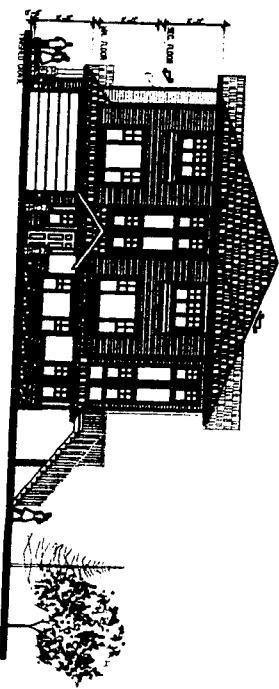
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A-2	2006				
Project No.	SCALE	DATE	BY		
0515					

NEW TOWNHOUSES  
 202 & 204 HELLINGTON ST., PORT COQUITLAM, BC  
 FLOOR PLANS

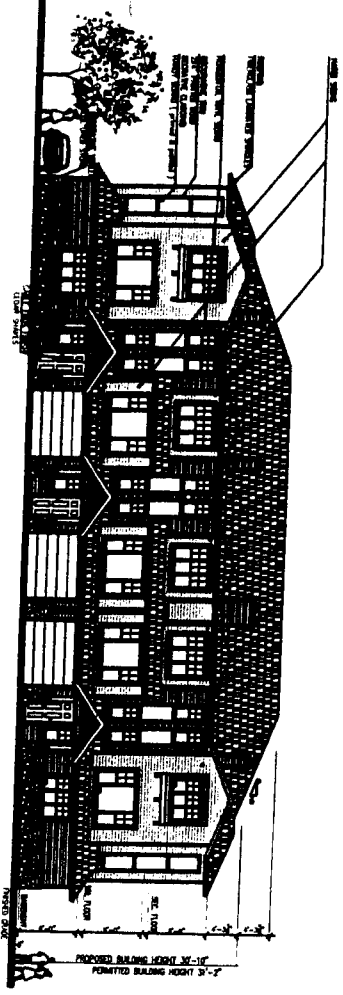
**DAVID J HO ARCHITECT INC.**  
 202 - 3405 ST JAMES STREET PORT MOODY BC V6L 2Z7  
 TEL: 604-281-1111 FAX: 604-281-1112



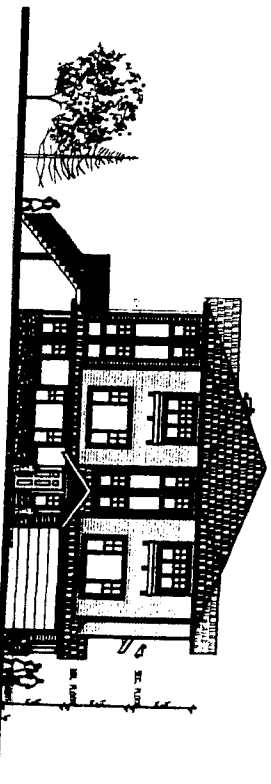
1. EAST ELEVATION



2. SOUTH ELEVATION



3. WEST ELEVATION



4. NORTH ELEVATION

City of Port Coquitlam  
Received - Planning

JUL 14 2006

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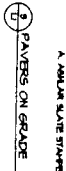
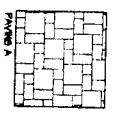
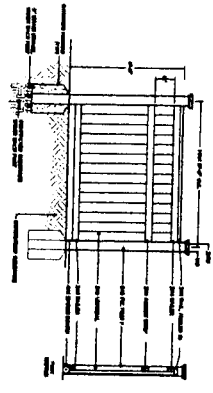
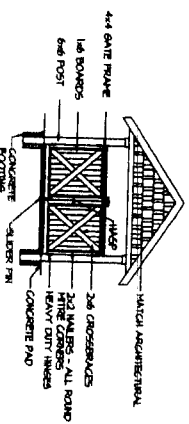
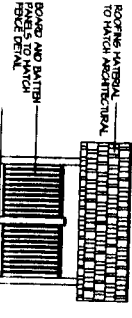
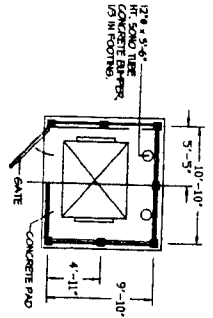
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PROJECT NO. <b>0515</b>	SCALE 1/8" = 1'-0"	DRAWN D.J.H.	CHECKED D.J.H.		

PROPOSED NEW TOWNHOUSES  
2002 & 2004 - WELLINGTON ST., PORT COQUITLAM, BC  
ELEVATIONS PLAN



DAVID J HO ARCHITECT INC.  
202 - 3400 ST JAMES STREET FORT MCMURDO BC V3M 2K7  
PHONE 604-686-8888





FRASER AVENUE

WELLINGTON STREET

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE PAD	1	SQ. YD.	12.00	12.00
2	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
3	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
4	CONCRETE PAD	1	SQ. YD.	12.00	12.00
5	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
6	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
7	CONCRETE PAD	1	SQ. YD.	12.00	12.00
8	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
9	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
10	CONCRETE PAD	1	SQ. YD.	12.00	12.00
11	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
12	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
13	CONCRETE PAD	1	SQ. YD.	12.00	12.00
14	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
15	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
16	CONCRETE PAD	1	SQ. YD.	12.00	12.00
17	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
18	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
19	CONCRETE PAD	1	SQ. YD.	12.00	12.00
20	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
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94	CONCRETE PAD	1	SQ. YD.	12.00	12.00
95	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
96	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
97	CONCRETE PAD	1	SQ. YD.	12.00	12.00
98	CONCRETE FOOTING	1	LINEAL FT.	15.00	15.00
99	ALUMINUM FIN	1	SQ. YD.	18.00	18.00
100	CONCRETE PAD	1	SQ. YD.	12.00	12.00

City of Port Coquitlam  
 Received - Planning  
 JUL 14 2006  
 PLANTING PLAN  
 DETAILS  
 L2

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