

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

**COUNCIL**

1<sup>ST</sup> 2 OCT 19 2006

PH \_\_\_\_\_

**BYLAW NO. 3563**

3<sup>RD</sup> \_\_\_\_\_

*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. 3563".
2. That land situated in Port Coquitlam, British Columbia, which is more particularly described as:

**Civic:** 2560 Pitt River Road

**Legal:** Lot A, District Lot 174, Group 1, New Westminster District, Plan LMP 34067  
as shown on Schedule 1 attached to and forming part of this Bylaw, is hereby rezoned

**From:** A-1 (Agricultural)

**To:** RM-3 (Townhouse) and P-1 (Public Institutional)

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

3. That "Port Coquitlam Zoning Bylaw, 1987, No. 2240", Section 807 TOWNHOUSE (RM-3), Subsection (3) LOT AREA PER DWELLING UNIT, be amended by adding the following clause:
  - (d) The lot area for each dwelling unit on 2560 Pitt River Road, legally described as Lot A, District Lot 174, Group 1, New Westminster District, Plan LMP 34067 shall not be less than 220 m<sup>2</sup> (2367.48 sq.ft.) per unit based on an original size of the property of 12,600 m<sup>2</sup> (135,600 sq. ft.).

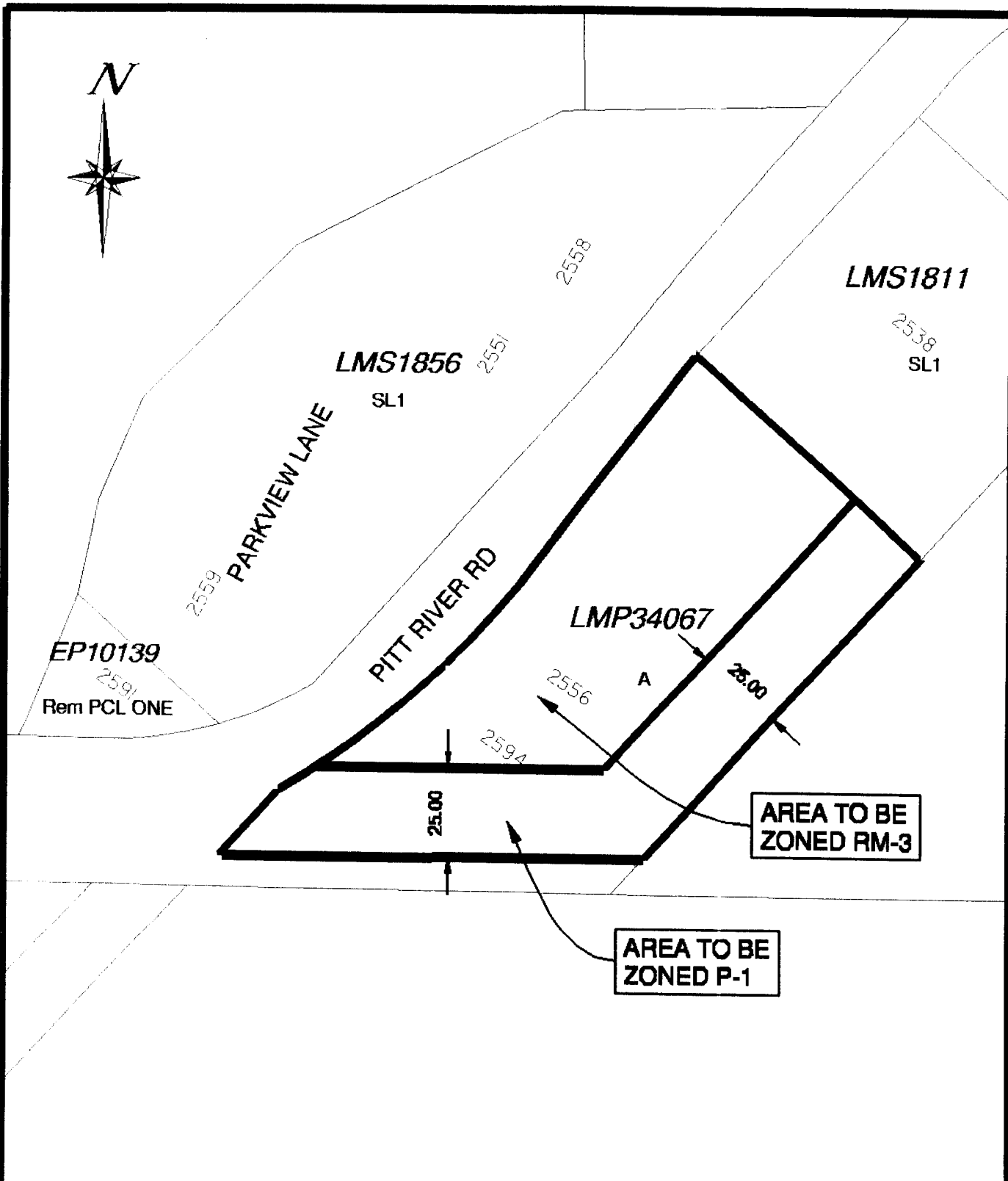
*Read a first time by the Municipal Council this 19<sup>th</sup> day of October, 2006.*

*Read a second time by the Municipal Council this 19<sup>th</sup> day of October, 2006.*

*Public Hearing held this 14<sup>th</sup> day of November, 2006.*

\_\_\_\_\_  
Mayor

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



EP10139  
Rem PCL ONE

LMS1856  
SL1

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LMP34067

AREA TO BE  
ZONED RM-3

AREA TO BE  
ZONED P-1

TITLE:  
BYLAW NO 3563  
SCHEDULE 1

3563  
2

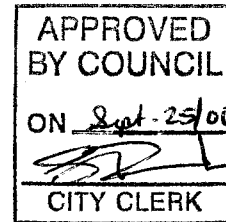
DRAWING NO:  
3563  
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DATE:  
OCT 13/2006



## Report to Council

SEP 25 2006

**DATE:** September 15, 2006  
**TO:** Mayor Scott Young and Councillors  
**FROM:** Community and Economic Development Committee  
**SUBJECT: 2560 PITT RIVER ROAD  
REZONING APPLICATION 47/06**  
(Community and Economic Development Committee – September 14, 2006)



### RECOMMENDATION

The property located at 2560 Pitt River Road be rezoned from A-1 (Agriculture) to RM-3 (Townhouse) and P-1 (Public Institutional), to provide for a future townhouse development and retention of the watercourse in public ownership.

**PURPOSE:** To provide for Council consideration of an amendment to the Zoning Bylaw for 2560 Pitt River Road in accordance with its designation in the Official Community Plan for Townhouse use.

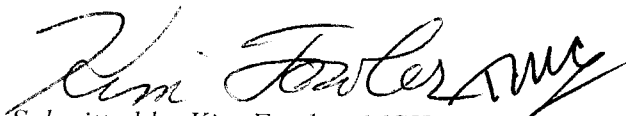
### 1. SUMMARY

At its meeting held September 14, 2006, the Community and Economic Development Committee (CEDC) considered the attached staff report and resolved to forward the application to Council. This site is owned by the City and included in the City Land Sale Strategy as one of the properties to be marketed and sold through a Request for Proposal process in 2006. The vacant property is approximately 3 acres in size and has a watercourse running along the south and southeast, and a Watercourse Development Permit has been approved for the site. The proposed rezoning would provide for future townhouse use while ensuring the watercourse lands remain in public ownership and protected from development.

### 2. OPTIONS

Council may:

- 1) Direct staff to bring forward the amending bylaw (recommended);
- 2) Request additional information regarding the proposed development; or
- 3) Reject the application if it does not wish to support the rezoning application as proposed.



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

Attachment: Staff report dated September 9, 2006 re 2560 Pitt River Road Rezoning Application 47/06



## Report to Committee

**DATE:** September 9, 2006

**TO:** Community and Economic Development Committee

**FROM:** Kim Fowler  
Director of Development Services

**SUBJECT:** **2560 PITT RIVER ROAD**  
**REZONING APPLICATION 48/06**

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### RECOMMENDATION

The zoning of the property located at 2560 Pitt River Road be amended from A-1 (Agriculture) to RM-3 (Townhouse) and P-1 (Public Institutional).

**PURPOSE:** To provide for consideration of an amendment to the Zoning Bylaw designation for 2560 Pitt River Road.

#### 1. BACKGROUND

**1.1 Proposal:** The City of Port Coquitlam wishes to rezone the municipally-owned property located at 2560 Pitt River Road to allow for a townhouse use.

**1.2 History:** In the fall of 2005, Council approved the City Land Sale Strategy. 2560 Pitt River Road was identified as one of four properties that will be marketed and sold through a Request for Proposal process in 2006 and 2007.

#### 2. POLICY AND REGULATIONS

**2.1 Official Community Plan Policy:** The OCP designates the property RT (Townhouse).

**2.2 Zoning Bylaw:** The property is currently zoned A-1 (Agricultural); the City proposes to rezone the developable portion of the property to RM-3 (Townhouse) and the watercourse portion of the property to P-1 (Public Institutional).

**2.3 Development Permit:** The properties are located within the OCP Development Permit Area - Downtown designation as well as within a Watercourse Protection Development Permit Area. An application for a Watercourse Development Permit is also to be considered by the Community and Economic Development Committee

(CEDC).

### 3. COMMENTS AND ANALYSIS

**3.1 Site Characteristics and Context:** The property is 12,567 sq. m (approximately 3 acres) in size and is located on Pitt River Road between Reeve Street and the Coquitlam River Bridge. The site is currently vacant and has a watercourse running along the south and southeast property lines.

The site context is as follows:

Northwest: Apartment development zoned RM-4 (Apartment);  
Northeast: Townhouse development zoned RM-3 (Townhouse);  
South: Kwikwetlem Indian Reserve; and  
Southeast: Townhouse development zoned RM-3 (Townhouse).

**3.2 Project Discussion:** A townhouse development concept has long been envisioned for this property and is consistent with the Official Community Plan land use designation. Staff will be bringing forward a separate Request for Proposals, which will outline land use, zoning, density, design criteria, access, egress and circulation parameters and sustainability requirements, rather than proposing a prescriptive design concept for property at this time. Proponents will be required to submit preliminary site design and elevation concepts for the site as part of their proposal and the accepted proposal will be required to go through a Development Permit process. Minor variances to Zoning Bylaw regulations can be approved through this process.

**3.3 Density:** The Watercourse Development Permit proposes a watercourse protection setback with an area of approximately 1,788 sq. m (20,000 sq. ft). Staff recommend that this area be subdivided from the parent property and zoned P-1 (Public Institutional). The City will retain ownership of the setback area to ensure its long term protection. The remainder, the developable portion of the lot, will have an area of approximately 10,710 sq. m (2.6 acres). Staff recommend the maximum permissible density for the site be calculated based on the parent property prior to subdivision and dedication of the watercourse protection area. Under this provision, the total allowable density for the site will be approximately 57 townhouse units (as opposed to 48 units if calculated solely on the developable portion). Applicants for proposed development concepts will need to consider appropriate setback, open space, parking and drive aisle requirements and may not achieve this maximum permissible density.

**3.4 Other Considerations:** The City has commissioned consultants to complete a geo-technical analysis of the site, a legal survey of the site and proposed subdivision, and a traffic analysis. These reports will be completed prior to bringing forward a Request for Proposal (RFP) for the Committee's consideration.

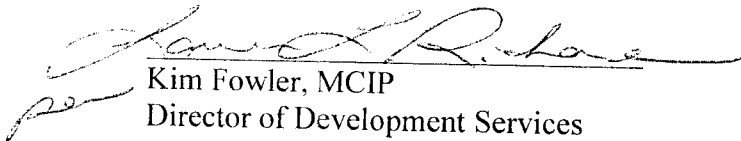
#### **4. OPTIONS:**

The Community and Economic Development Committee (CEDC) may:

- 1) Direct staff to bring forward a Zoning Bylaw amendment to rezone the properties from A-1 to RM-3 and P-1 subject to specified clauses (recommended);
- 2) Request additional information be provided; or
- 3) Reject the application if CEDC is of the opinion it does not wish to support the proposed amendments.

#### **5. SUMMARY**

Staff recommend that the property located at 2560 Pitt River Road be rezoned prior to proceeding with marketing, sale and development of the property.

  
Kim Fowler, MCIP  
Director of Development Services

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Attachments:

1. Site Location

**Rezoning Application  
Site Location Map**

**2560 Pitt River Road**

