Coquitlam

For Committee

March 21, 2011
Our file: 08-3360-20/10 007944 RZ/1
Doc #: 908168.v1

To: City Manager
From: General Manager Planning and Development

Subject: Preliminary Report on Rezoning Amendment Bylaw No. 4121, 2011 at 801 Henderson Avenue – Application 10 007944 RZ

For: Land Use and Economic Development Standing Committee

Name of Applicant: Allen Concepts Inc. 3955 St. Pauls Avenue, North Vancouver BC V7N 1T4
Name of Owner: Sukhjit Gill, 750 Lougheed Highway, Coquitlam BC V3K 3T1
Address of Property: 801 Henderson Avenue
Present CWOCP Category: Service Commercial
Present Zoning Category: RT-1 Two-Family Residential
Requested Zoning Category: CS-1 Service Commercial
Proposed Development: Carwash Facility

Recommendation:
That Council:
1. Give first reading to the “City of Coquitlam Zoning Amendment Bylaw No. 4120, 2011”;
2. Refer Bylaw No. 4120, 2011 to Public Hearing; and
3. Direct staff to review the Service Commercial precinct south of Henderson Avenue as part of the upcoming Maillardville Neighbourhood Plan update.

Report Purpose:
To rezone the subject site to accommodate the development of a carwash facility.

Strategic Goal:
This application upholds the corporative objective of supporting neighbourhoods and enhancing economic opportunity.

Discussion/Analysis:
The applicant is proposing to rezone 801 Henderson Avenue from RT-1 Two-Family Residential to CS-1 Service Commercial (Attachment 1). The site is designated Service Commercial in the Citywide Official Community Plan (CWOCP) (Attachment 2). The rezoning is being proposed to accommodate a carwash facility, including an automatic carwash and three (3) self-service carwash bays.
Land Use Considerations

The subject site at 801 Henderson Avenue is located immediately south of an existing service station at the corner of Bernatchey Street and Lougheed Highway (Attachments 3 and 4). The adjacent properties to the north, south and east are designated Service Commercial. The adjacent property to the west is designated Neighbourhood Attached Residential. The adjacent lands currently are developed as:

- north – service station;
- east – duplex home;
- west – single-family home; and,
- south – two-family duplex.

The proposed carwash development is consistent with the intent of the Maillardville Neighbourhood Plan, which designates the subject site as part of a larger Service Commercial precinct south of Lougheed Highway. The proposed development addresses the neighbourhood plan’s vision of locating and promoting Service Commercial development on large lots in the blocks near the Bernatchey Street and Brunette Avenue area. In addition, the subject development is being developed in coordination with the adjacent service station use immediately to the north at 750 Lougheed Highway, thus utilizing a joint access and coordinated building and site design for these complementary auto-oriented service uses on both sites.

Lower Maillardville Service Commercial Precinct

The Service Commercial precinct south of Lougheed Highway in the Maillardville Neighbourhood Plan includes mostly residential properties zoned RT-1 Two-Family Residential with a variety of single family and duplex buildings. Despite the RT-1 zoning, this area has been designated “Service Commercial” for more than twenty years, recognizing the impact of major traffic corridors affecting this precinct (Lougheed Highway, Brunette Avenue) and as part of the vision to accommodate a variety of Service Commercial complementary to Lougheed Highway. Over time, however, some new duplexes have been built in this area. The subject development is the first Service Commercial project to be proposed in accordance with the existing CWOCP designation.

The subject property and other properties along Henderson Avenue west of Bernatchey Street in the immediate vicinity of the Service Commercial properties fronting Lougheed Highway are considered appropriate for gradual conversion to Service Commercial uses in accordance with the CWOCP designation. However, the area west of Bernatchey Street has gradually seen the construction of a number of new residential dwellings (single family and duplexes) (Attachment 5), and appears to be emerging as a residential enclave, due to the RT-1 zoning and influenced in part by the Neighbourhood Attached Residential designation and uses north of Henderson Avenue and west of Bernatchey Street. The increased development opportunities recently approved by Council under “Housing Choices” within the Neighbourhood Attached designation is likely to provide further incentives in this area to encourage redevelopment and remain as a residential enclave. The current CWOCP designation is contrary to this trend.
Lower Maillardville Service Commercial Precinct cont'd/

City staff have identified the Maillardville Neighbourhood Plan Update to be initiated later this year. As part of this upcoming review, staff will evaluate the long-term vision and intent for this area to ensure it remains relevant and appropriate in relation to emerging trends and opportunities.

**Site Access**

The subject site will require registration of a cross-access agreement, as access to the site will be through the adjacent service-station to the north (750 Lougheed Highway) (Attachment 6). The agreement will be a condition of the associated Development Permit application. The function and impact on adjacent streets (Bernatchey Street and Henderson Avenue) are improved with this access agreement. Customers will only be allowed to exit onto Henderson Avenue, limiting the traffic on the predominately residential street and by not creating an access on Bernatchey Street, potential traffic conflicts are reduced. This access restriction will be achieved by reducing the width of the letdown and through signage.

**Bylaw No. 4121, 2011**

The proposed rezoning to CS-1 Service Commercial is consistent with the land use designation for the subject site (Attachment 7). There are no proposed variances requested at this time. Variances may be identified with the review of the associated Development Permit application.

**Conclusion:**

This application upholds the City's strategic objective of supporting neighbourhoods and enhancing economic opportunity. Staff are supporting the proposed rezoning for the following reasons:

- meets the intent of the Maillardville Neighbourhood Plan;
- it is compatible with and complementary to the existing Service Station to the north, enhancing the auto-oriented services in the neighbourhood;
- achieves a coordinated site access and minimizes traffic impact by limiting access to Henderson Avenue through an exit-only restriction on this access; and
- meets the corporate objective of enhancing economic opportunity.

Staff are recommending first reading of Zoning Amendment Bylaw No. 4120, 2011 and referral of the application to Public Hearing. Staff are also recommending that Council endorse the review of the Service Commercial-designated precinct south of Henderson Avenue in Lower Maillardville as part of the upcoming Maillardville Neighbourhood Plan Update scheduled to be initiated later in 2011.

J.L. McIntyre, MCIP

MD/lmc
Attachments:
1. Location Plan
2. Existing CWQCP Land Use Designation
3. Ortho Photo
4. Adjacent Zoning
5. New Residential Developments
6. Site Plan
7. Bylaw No. 4121, 2011 (Doc #908188)

This report has been prepared by Michael Dhaliwal, Development Planner and reviewed by Raul Allueva, Manager Development Services and Erica Tiffany, Supervisor Development Planning.
801 HENDERSON AVENUE

Applicant: Allen Concepts Inc.
Owner: Sukhjit Gill
Legal: Lot 66, District Lot 1, Group 1, NWP, Plan 2716
PID: 010-700-391
Zoning: RT-1 to CS-1
BYLAW NO. 4121, 2011

A Bylaw to amend the “City of Coquitlam Zoning Bylaw No. 3000, 1996”, and amending Bylaws

WHEREAS:

A. Certain changes are necessary for the clarification and effective and efficient operation of Bylaw No. 3000, 1996 and amending Bylaws, in accordance with the Local Government Act, R.S.B.C., 1996, c.323;

B. And it is deemed desirable to amend certain regulations or certain zoned areas, or both, after the Public Hearing, in accord with the Local Government Act, R.S.B.C., 1996, c.323;

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. Name of Bylaw
   This Bylaw may be cited for all purposes as the “City of Coquitlam Zoning Amendment Bylaw No. 4121, 2011”.

2. Schedule "A" to Bylaw No. 3000, 1996 shall be amended as follows:
   The properties within the area outlined in black on the map attached hereto and marked “Schedule ‘A’ to Bylaw No. 4121, 2011”, shall be rezoned from RT-1 Two-Family Residential to CS-1 Service Commercial.

   (The property situated at 801 Henderson Avenue is legally described as Lot 66 District Lot 1 Group 1 New Westminster District Plan 2716; PID: 010-700-391)

READ A FIRST TIME this day of , 2011.
CONSIDERED AT PUBLIC HEARING this day of , 2011.
READ A SECOND TIME this day of , 2011.
READ A THIRD TIME this day of , 2011.
GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this day of , 2011.

______________________________  MAYOR

______________________________  CLERK

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