

Committee of Council Agenda

Tuesday, April 2, 2024

2:05 p.m.

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, April 2, 2024, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

4

Recommendation:

That the minutes of the following Committee of Council Meetings be adopted:

- *February 27, 2024*
- *March 5, 2024*
- *March 12, 2024.*

4. DELEGATIONS

4.1 Proposed Highway Use Bylaw Amendment

5. REPORTS

5.1 Development Permit Application for 2061 Kingsway Avenue

17

Recommendation:

That Committee of Council approve Development Permit DP000523 which would regulate the development of an industrial building at 2061 Kingsway Avenue.

- 6. COUNCILLORS' UPDATE
- 7. MAYOR'S UPDATE
- 8. CAO UPDATE
- 9. RESOLUTION TO CLOSE

9.1 Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, April 2, 2024, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

Item 5.2

b. personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.

Item 5.3

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

i. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Item 5.4

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Item 5.5

g. litigation or potential litigation affecting the municipality.

Item 5.6

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

10. ADJOURNMENT

10.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, April 2, 2024, Committee of Council Meeting be adjourned.



Committee of Council Minutes

Tuesday, February 27, 2024

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Council Present: Chair - Mayor West
Councillor Darling
Councillor McCurrach
Councillor Penner
Councillor Petriw
Councillor Pollock
Councillor Washington

Staff Present: R. Bremner, CAO
K. Grommada, Deputy CAO
C. Deakin, Corporate Officer
J. Frederick, Director Engineering & Public Works
B. Irvine, Director Development Services
R. Kipps, Fire Chief
D. Long, Director Community Safety & Corporate Services
J. Lovell, Director Finance
G. Mitzel, Director Recreation

1. CALL TO ORDER

The meeting was called to order at 3:30 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, February 27, 2024, Committee of Council Meeting Agenda be adopted as circulated.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Moved-Seconded:

That the minutes of the following Committee of Council Meetings be adopted:

- *February 13, 2024.*

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4. REPORTS

4.1 Child Care Action Plan 2024 Update

Staff provided an update on the City's child care targets, initiated in 2022, noting how short, medium and long-term goals are being met. Committee requested that a meeting be coordinated with School District #43 to discuss child care options on school property.

4.2 2024 Budget Public Consultation Results

Moved-Seconded:

That Committee of Council:

1. *Approve the capital plan presented on December 5th, as updated, for inclusion in the 2024-2028 Financial Plan bylaw;*
2. *Approve the operating budget as presented on December 12th for inclusion in the 2024-2028 Financial Plan Bylaw; and*
3. *Direct staff to prepare the 2024-2028 Financial Plan Bylaw, the Annual Tax Rates Bylaw and Solid Waste Amendment Bylaw for Council approval.*

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4.3 Departmental Update - Recreation (verbal report)

The Recreation Managers provided an update on customer service enhancements coming to Hyde Creek Recreation Centre and the Port Coquitlam Community Centre, including payment software upgrades, increased registration opportunities for aquatic lessons and extended hours of operation for both

facilities. . Staff also reviewed participation rates, which have increased significantly since 2021, and highlighted what's coming in 2024.

5. COUNCILLORS' UPDATE

None.

6. MAYOR'S UPDATE

None.

7. CAO UPDATE

None.

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, February 27, 2024, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

j. information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Item 5.2

c. labour relations or other employee relations;

e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, February 27, 2024, Committee of Council Meeting be adjourned. (6:43 p.m.)

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

Mayor

Corporate Officer



Committee of Council Minutes

Tuesday, March 5, 2024

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Council Present: Chair - Mayor West
Councillor Darling
Councillor McCurrach
Councillor Penner
Councillor Petriw
Councillor Pollock
Councillor Washington

Staff Present: R. Bremner, CAO
C. Deakin, Corporate Officer
J. Frederick, Director Engineering & Public Works
B. Irvine, Director Development Services
R. Kipps, Fire Chief
D. Long, Director Community Safety & Corporate Services
J. Lovell, Director Finance
G. Mitzel, Director Recreation

1. CALL TO ORDER

The meeting was called to order at 2:05 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, March 5, 2024, Committee of Council Meeting Agenda be adopted as circulated.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

None.

4. REPORTS

4.1 RCMP 2023 Year in Review Report City of Port Coquitlam

Acting Officer in Charge, Carr gave a presentation on 2023 crime statistics and RCMP initiatives in Port Coquitlam, starting with an overview of 2023 Q4 stats. The 2023 year in review for the RCMP included educating the public on property crimes through social media, implementing a new property dashboard on property crimes, increased enforcement resulting in more violation tickets from general duty and the introduction of mental health nurses attending calls as part of the Mobile Integrated Crisis Response (MICR) Program.

4.2 Rezoning Application for 590 Dominion Avenue

Moved-Seconded:

That Committee of Council:

1. *Direct staff to bring forward an amendment to the Zoning Bylaw to add a new M4 (Intensive Light Industrial) zone that permits indoor commercial storage and industrial offices above the second storey of a building in addition to uses currently permitted in the M3 Light Industrial zone;*
2. *Direct staff to bring forward amendments to the Official Community Plan to accommodate a new M4 Intensive Light Industrial zone.*
3. *Having given consideration to s.475 of the Local Government Act, confirm the following consultation for the proposed Official Community Plan amendment:*
 - a. *Posting information on the City website;*
 - b. *Consideration of a staff report in an open Committee of Council meeting.*
4. *Direct staff to bring forward an amendment to the Parking and Development Management Bylaw to add parking regulations for indoor commercial storage and industrial offices uses.*
5. *Direct staff to bring forward an amendment to the Zoning Bylaw to rezone 590 Dominion Avenue to M4 Intensive Light Industrial;*
6. *Recommend to Council that prior to adoption of the amending bylaw for 590 Dominion Avenue, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Completion of a subdivision plan to the satisfaction of the Approving Officer including subdivision of the site into two parcels, corner cut-offs and road dedication along Seaborne Avenue;*
 - b. *Submission of plans, fees, securities and agreements for off-site works and services;*

7. *Recommend to Council that Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4285 for 590 Dominion Avenue be repealed.*

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4.3 Development Permit Application for 3188 Shaughnessy Street and 2154, 2156, 2168, 2170, 2186 and 2190 Prairie Avenue

Moved-Seconded:

That Committee of Council approve Development Permit DP000552 which will regulate the development of an apartment building and landscaping at 3188 Shaughnessy Street and 2154, 2156, 2168, 2170, 2186 and 2190 Prairie Avenue.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4.4 Development Permit Application for 2130 and 2180 Rindall Avenue

Moved-Seconded:

That Committee of Council approve the Development Permits for townhouse developments at 2130 Rindall Avenue (DP000530), and 2180 Rindall Avenue (DP000531).

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4.5 UBCM Grant Application to Support Change Management

Moved-Seconded:

That Council direct staff to apply for the 2024 Local Government Development Approvals for a \$150,000 grant to fund Change Management Services.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4.6 Determining Construction Value for Un-sprinklered Buildings

Moved-Seconded:

That Council approve a legislative policy in order to allow the threshold for the construction value of improvements to existing one and two-family dwellings to account for inflation.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

5. NOTICE OF MOTION

5.1 Draft UBCM Resolution - Gender Equity: Updating the Provincial Occupational Health and Safety Regulations, and the British Columbia Building Codes to include provisions for Menstrual Supplies

Councillor McCurrach provided a notice of motion for a proposed draft resolution to the UBCM regarding Gender Equity: Updating the Provincial Health and Safety Regulations, and the British Columbia Building Code to include provisions for Menstrual Supplies.

Moved-Seconded:

That the Notice of Motion be waived and that Committee of Council support the following resolution:

WHEREAS *the British Columbia Building Code for 2024 uses a measured approach that aims to balance accessibility and inclusively of ALL people; and*

WHEREAS *the 2024 British Columbia Building Code contains updated accessibility features for universal washrooms and that they must contain full sized adult changing tables; and no new updates were made on equity or full inclusivity to include menstrual supplies or sanitary disposal bins for those who menstruate; and*

WHEREAS *equity-based policies around access to menstrual products helps to support inclusion, accessibility, mobility, reduces stigma, and promotes gender equality for ALL people; and*

WHEREAS *menstruation is a normal, healthy bodily function and needs to be managed immediately; and*

WHEREAS *publicly accessible washrooms across Canada are governed by federal and provincial Building Codes, which state explicitly the amenities and supplies required by law, namely free toilet paper, soap, hand-drying facilities in all restrooms, urinals in the men's restrooms; and*

WHEREAS *the Provincial Building Code and Occupational Health and Safety Regulations contain no mention of menstrual supplies or sanitary disposal bins,*

leaving it up to the building owner to decide if menstrual supply dispensers are installed for the benefit of their visitors, and if a cost is levied for the dispensed products; and

WHEREAS *in December 2023, the Canada Occupational Health and Safety Regulations were revised to include menstrual products in ALL federally regulated workplace restrooms; and*

WHEREAS *numerous municipal jurisdictions across Canada have implemented new policies or pilot projects to put menstrual supplies in restrooms; and*

WHEREAS *amending the British Columbia Building Codes will obviate the need for individual municipalities to pass resolutions or start pilot projects to put menstrual products in civic restrooms, ensuring equitable access across the province; and*

WHEREAS *the Minister of Education for British Columbia, recognizing lack of access to menstrual supplies in schools as a barrier to education and an issue of equity in 2019 required all schools to provide free menstrual products in schools;*

THEREFORE BE IT RESOLVED *that the Union of British Columbia Municipalities (UBCM) call upon the Province of British Columbia to update the Occupational Health and Safety Regulations, and the British Columbia Building Codes to include provisions for menstrual supplies, and sanitary disposal bins as is currently required for toilet paper in restrooms outside the home.*

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

6. COUNCILLORS' UPDATE

Council provided updates on City business.

7. MAYOR'S UPDATE

Mayor West provided an update on City business.

8. CAO UPDATE

CAO provided an update on City business.

9. RESOLUTION TO CLOSE

9.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, March 5, 2024, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Item 5.2

c. labour relations or other employee relations;

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

10. ADJOURNMENT

10.1 Adjournment of the Meeting

Moved-Seconded:

*That the Tuesday, March 5, 2024, Committee of Council Meeting be adjourned.
(5:01 p.m.)*

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

Mayor

Corporate Officer



Committee of Council Minutes

Tuesday, March 12, 2024

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Council Present: Chair - Mayor West
Councillor Darling
Councillor McCurrach
Councillor Penner
Councillor Petriw
Councillor Pollock
Councillor Washington

Staff Present: R. Bremner, CAO
C. Deakin, Corporate Officer
J. Frederick, Director Engineering & Public Works
B. Irvine, Director Development Services
R. Kipps, Fire Chief
D. Long, Director Community Safety & Corporate Services
J. Lovell, Director Finance
G. Mitzel, Director Recreation

1. CALL TO ORDER

The meeting was called to order at 4:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, March 12, 2024, Committee of Council Meeting Agenda be adopted as circulated.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Moved-Seconded:

That the minutes of the following Committee of Council Meetings be adopted:

- *February 6, 2024.*

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4. REPORTS

4.1 Rezoning Application for 101-3377 Coast Meridian Road

Moved-Seconded:

That Committee of Council direct staff to bring forward:

1. *Amendments to the Cannabis Establishment Policy as described in this report; and*
2. *An amendment to the Zoning Bylaw to permit a cannabis retail outlet at unit #101-3377 Coast Meridian Road.*

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

4.2 Short-Term Rental Zoning Bylaw Amendment

Moved-Seconded:

That Committee of Council recommend to Council that the Zoning Bylaw be amended as described in the Short-Term Rental Zoning Bylaw Amendment report dated March 12, 2024.

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

5. COUNCILLORS' UPDATE

No update.

6. MAYOR'S UPDATE

No update.

7. CAO UPDATE

No update.

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, March 12, 2024, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

Item 5.2

f. law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

g. litigation or potential litigation affecting the municipality;

l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, March 12, 2024, Committee of Council Meeting be adjourned. (7:48 p.m.)

In Favour (7): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, Councillor Petriw, Councillor Pollock, and Councillor Washington

Carried

Mayor

Corporate Officer

Development Permit Application for 2061 Kingsway Avenue

RECOMMENDATION:
That Committee of Council approve Development Permit DP000523 which would regulate the development of an industrial building at 2061 Kingsway Avenue.

REPORT SUMMARY

This report describes a development permit application for a new bus wash building at the transit facility at 2061 Kingsway Avenue. The building is to replace the current bus wash building and accommodate new larger buses. The proposed building is designed to comply with the site’s M2 – Heavy Industrial zoning and the Industrial and environmental conservation development permit area design guidelines. The development permit is recommended for approval.

BACKGROUND

Proposal: The applicant has proposed the replacement of the existing bus wash at their bus storage and maintenance facility at 2061 Kingsway Avenue. The new building, intended to accommodate larger buses, will be sited in the same location as the existing building.

Context: The property is located on the north side of Kingsway Avenue. The large 15.3 acres site is currently developed with a large bus maintenance building, bus wash, fuel depot and ~6.5 acres of bus parking. Surrounding land uses include industrial, the Port Coquitlam Community Centre and a mixture of commercial and apartment residential in the Downtown area. The bus wash building is to be located near the southeast corner of the site.



Location map

Policy and Regulations: The land use designation in the Official Community Plan for the site is Heavy Industrial and the property is zoned M2 – Heavy Industrial.

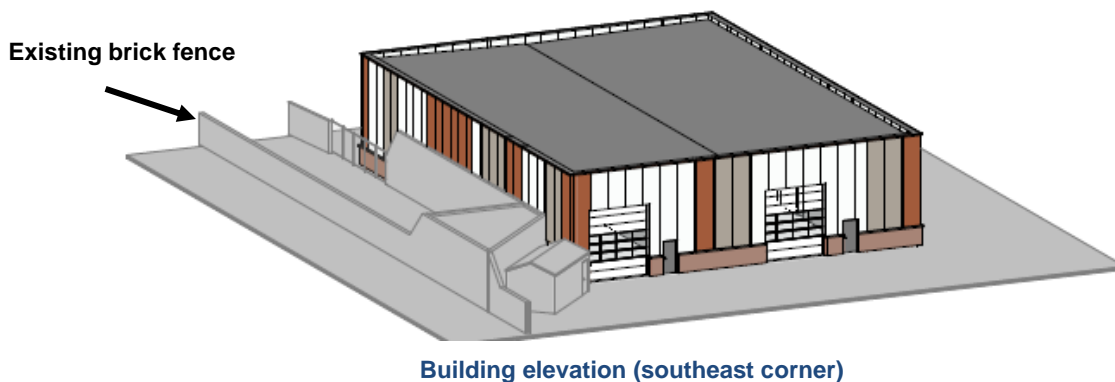
Development Permit Application for 2061 Kingsway Avenue

The objectives and guidelines of the site's industrial development permit area designation are intended to guide the form and character of industrial developments, promote orderly development, and control the interface between industrial and other land uses. The environmental conservation development permit area designation encourages sustainable development and building design, efficient use of energy, water and other resources, and the reduction of waste and pollution.

Project Profile

| | Bylaw Regulations ¹ | Proposed ² |
|--|--------------------------------|---|
| Site Area | 3000 m ² min'm | 62,043 m ² (15.3 acres) |
| Total Building Area (bus wash) | n/a | 823 m ² (8,859 ft ²) |
| Building Lot Coverage (site) | n/a | 11.5% |
| Setbacks: | | |
| Front Setback (west Kingsway) | 6 m | n/a |
| Rear Setback (east) | 3 m | 34 m |
| Exterior Side Setback (east Kingsway) | 4 m | 6.8 m |
| Interior Side Setback (west) | 3 m | 76 m |
| Interior Side Setback (north) | 3 m | 230 m |
| Building Height | n/a | 7.4 m |

Project Description: The proposed 823m² (8,859ft²) building would be located near the southeast corner of the site. The buildings simple design reflects its bus wash use. The building would have a modern aesthetic and be clad with vertical metal panels of alternating colours (redwood, white and taupe) with a brick base to match the existing brick fence fronting the Kingsway Avenue BC Hydro lands.



The new building will be partially screened from the street by the existing brick fence and is separated from Kingsway Avenue by the 24m (79ft) wide BC Hydro lands. No vegetation is proposed to be removed as a result of this development.

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 4078 for specific regulations.

² Information provided by applicant.

Development Permit Application for 2061 Kingsway Avenue

Measures to comply with the environmental conservation objectives and guidelines include light coloured roofing materials to minimize solar heat gain, electric air handling and hot water heater to reduce GHG emissions, low-flow plumbing fixtures for staff facilities, and LED light fixtures. The bus wash will also incorporate a wastewater reclamation system to reduce water consumption and an oil-water separator to filter water discharge. A complete list of conservation measures is included in Schedule A of the draft development permit.

DISCUSSION

The proposed industrial building complies with the site zoning, provides a quality of character consistent with the other recent industrial development along Kingsway Avenue, and is in keeping with the intent of the industrial and environmental conservation development permit area objectives and design guidelines. Staff recommend approval.

PUBLIC CONSULTATION

A sign providing notification of the application was posted on site since August 2022. To date, no comments have been received.

Staff confirmed the sign continues to be posted and in good order on March 13, 2024.



Development sign photo

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|---|---|--|
| ✓ | 1 | Approve Development Permit DP000523. |
| | 2 | Request additional information or amendments if Committee is of the opinion that such information or amendments would assist in its evaluation of how the design complies with the development permit area designation or regulations. |
| | 3 | Refuse the application if the Committee is of the opinion the application does not conform to the design guidelines or regulations. |

ATTACHMENTS

Attachment 1: Draft Development Permit DP000523

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000523

Issued to: Greater Vancouver Transportation Authority
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 4330 Kingsway, Burnaby BC, V5H 4G8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 2061 Kingsway Avenue

Legal Description: LOT 17 EXCEPT: FIRSTLY: PARCEL “A” (REFERENCE PLAN 11395)
AND SECONDLY: PART SUBDIVIDED BY PLAN 49602; SECTIONS 7
AND 18 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER
DISTRICT PLAN 10150

P.I.D.: 001-410-636

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2018, No.4078” are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000523 (1) to DP000523 (5) which are attached hereto and form part of this permit.
 - b. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF _____ 2024.

SIGNED THIS _____ DAY OF _____ 2024.

Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

PORT COQUITLAM TRANSIT CENTRE BUS WASH REPLACEMENT BUILDING

PROPOSAL: TO REPLACE EXISTING BUS WASH CANOPY FACILITY WITH NEW BUS WASH BUILDING WITH ENCLOSED BUS WASH AREA, DETAILED CLEANING AREA AND STAFF SUPPORT AREAS.

CIVIC ADDRESS: 2061 Kingsway Ave, Port Coquitlam, BC
 LEGAL ADDRESS: Lot 17 Except :
 Firstly: Parcel A (Reference Plan 11395) and
 Secondly : Part Subdivided by Plan 49602;
 Sections 7 and 18 Block 6 North Range 1
 East New Westminster District Plan 10150

OCP DESIGNATION: IH
 ZONING: M2
 MAXIMUM LOT COVERAGE: 60%

SITE AREA: 62,043 M2
 PERMITTED LOT COVERAGE: 37,226 M2
 EXISTING BUILDING LOT COVERAGE
 MAINTENANCE BUILDING: 5,895 M2
 FUEL SERVICE: 393 M2
 EXISTING BUS WASH CANOPY: 370 M2 (TO BE REMOVED)
 EXISTING TOTAL LOT COVERAGE: 6,658 M2
 PROPOSED BUS WASH LOT COVERAGE: 823 M2

PROPOSED TOTAL LOT COVERAGE: 7,111 M2 11.5 %

MAX BUILDING HEIGHT NO MAXIMUM
 EXISTING BUILDING HEIGHT 8.8M
 PROPOSED BUILDING HEIGHT 7.4M

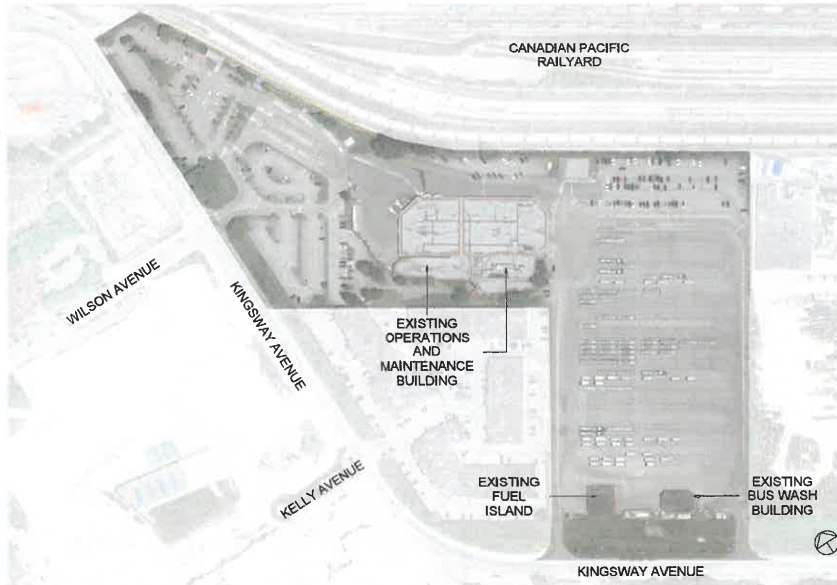
EXISTING FLOOR AREA MAINTENANCE BUILDING: 6,171 M2
 FUEL SERVICE: 393 M2
 PROPOSED BUS WASH : 823 M2
 PROPOSED FLOOR AREA: 7,387 M2

PROPOSED FLOOR AREA RATIO: 0.12 : 1

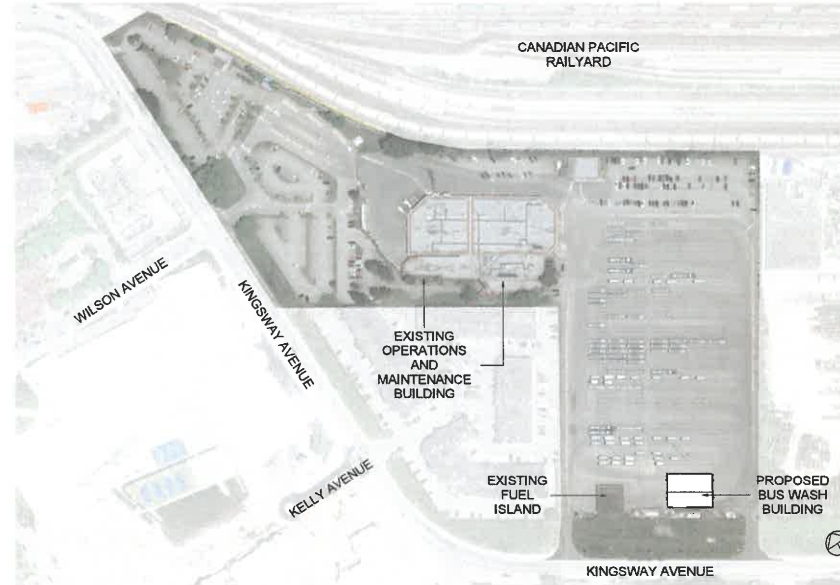


| DRAWING LIST | |
|--------------------------|--|
| NO. | NAME |
| DP-A00 | COVER SHEET |
| DP-A01 | EXISTING AND PROPOSED CODE PLANS & DATA |
| DP-A11 | PROPOSED SITE PLAN |
| W0213-001-TOPO001-1 OF 3 | TOPOGRAPHIC SURVEY PLAN |
| W0213-001-TOPO001-2 OF 3 | TOPOGRAPHIC SURVEY PLAN |
| W0213-001-TOPO001-3 OF 3 | TOPOGRAPHIC SURVEY PLAN (Excluded) |
| DP-A21 | PROPOSED, DEMOLITION PLANS AND SECTIONS - BUS WASH |
| DP-A22 | PROPOSED BUILDING ELEVATIONS AND 3D VIEWS - BUS WASH |

DP00523 (1)



EXISTING SITE PLAN



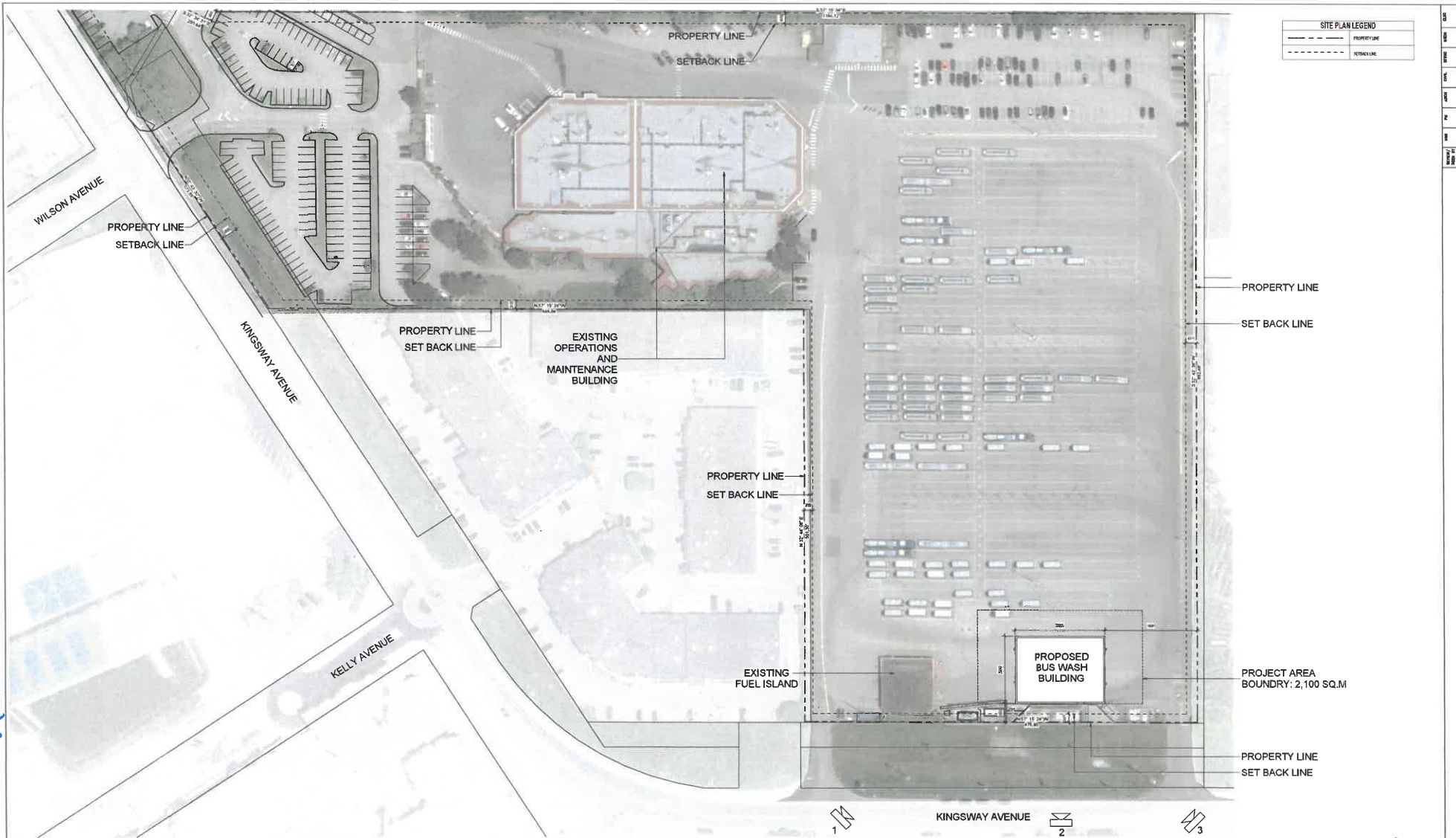
PROPOSED SITE PLAN

| DESIGNED BY | DRAWN BY | CHECKED BY | APPROVAL BY | REFERENCE DRAWING | | | | REVISIONS | | | | REVISIONS | | | |
|-------------|----------|------------|-------------|-------------------|-------------|------------|----|--------------------------|-----|------|----|-------------|-----|--|--|
| | | | | NUMBER | DESCRIPTION | DATE | BY | DESCRIPTION | REV | DATE | BY | DESCRIPTION | REV | | |
| | | | | | | 2022-07-11 | JR | ISSUED FOR DP - BUS WASH | 0 | | | | | | |



ARCHITECTURE 49





| SITE PLAN LEGEND | |
|------------------|---------------|
| | PROPERTY LINE |
| | SETBACK LINE |

DP000523 (2)

SITE PLAN _ PROPOSED BUILDINGS ON EXISTING CONDITIONS



1. CONTEXT STREET VIEW - SOUTHWEST



2. CONTEXT STREET VIEW - SOUTH



3. CONTEXT STREET VIEW - SOUTHEAST



4. CONTEXT STREET VIEW - OVERALL

| DESIGNED | DRAWN | CHECKED | APPROVAL | REFERENCE DRAWING | | | | REVISIONS | | | | |
|----------|-------|---------|----------|-------------------|-------------|------------|----|------------------------------|-----|------|----|--|
| | | | | NUMBER | DESCRIPTION | DATE | BY | DESCRIPTION | REV | DATE | BY | |
| | | | | | | 2022.07.13 | JR | ISSUED FOR I.P. - FINAL MARK | 1 | | | |

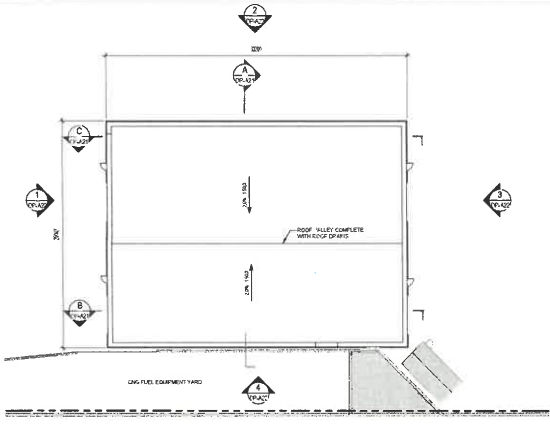


ARCHITECTURE | 49
 497 WEST GEORGE, SUITE 200
 VANCOUVER BRITISH COLUMBIA CANADA V6C 2R5
 TEL: 604-683-9362 | WWW.WSP.COM

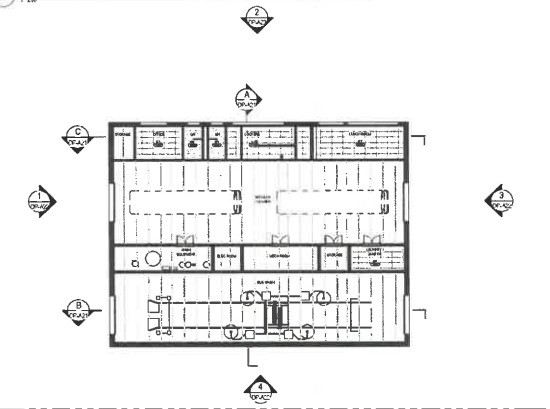
wsp
 3300-860 JONES STREET
 VANCOUVER BRITISH COLUMBIA CANADA V6C 2R5
 TEL: 604-683-9362 | WWW.WSP.COM

TRANS LINK
 SOUTH COAST BRITISH COLUMBIA
 TRANSPORTATION AUTHORITY (BCRTA)
 400-1077 Highway One East
 New Westminster, B.C. V3L 5E7

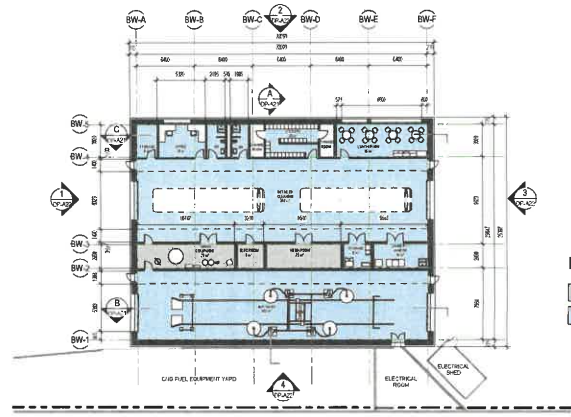
CONTRACT NO. CW2238693
 PORT COQUITLAM TRANSIT CENTRE
 PROPOSED SITE PLAN



4 ROOF PLAN - BUS WASH _ PROPOSED GROUND FLOOR
1:20



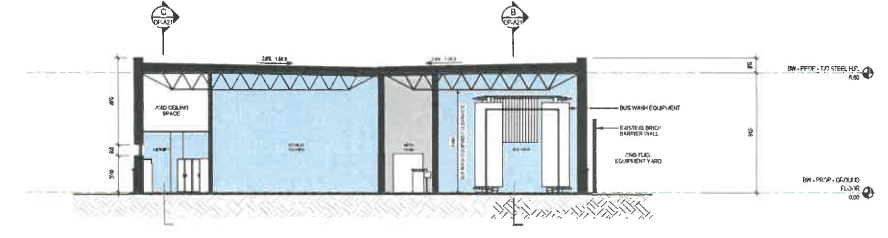
3 REFLECTED CEILING PLAN - BUS WASH _ PROPOSED GROUND FLOOR
1:20



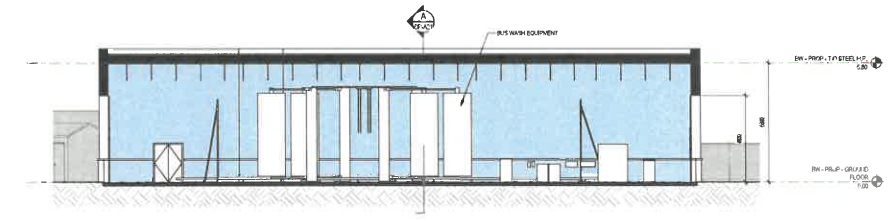
2 FLOOR PLAN - BUS WASH _ PROPOSED GROUND FLOOR
1:20

DEPARTMENT LEGEND

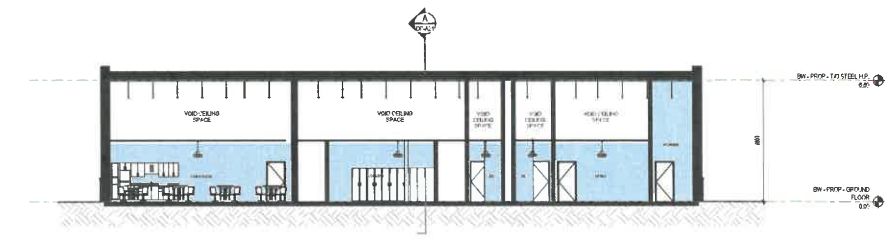
- BUILDING SERVICES
- YARD OPERATIONS



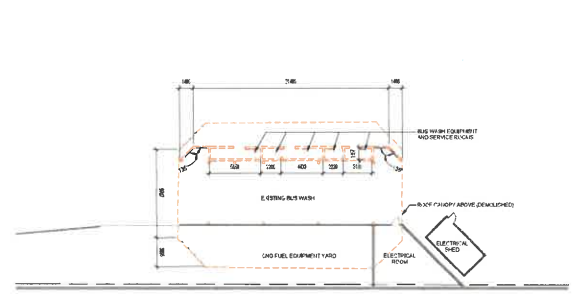
A SECTION A _ BUS WASH
1:10



B SECTION B _ BUS WASH
1:10



C SECTION C _ BUS WASH
1:10



1 FLOOR PLAN - BUS WASH _ DEMOLITION GROUND FLOOR
1:20

WALL LEGEND

| TYPE | DESCRIPTION |
|------|-----------------------|
| | WALL TO BE DEMOLISHED |
| | PROPOSED WALL |
| | EXISTING WALL |

1/100523 (4)

| DESIGNED | DRAWN | CHECKED | APPROVAL | REFERENCE DRAWINGS | | | | REVISIONS | | | | | | | |
|----------|-------|---------|----------|--------------------|-------------|------|----|-------------|-----|------|----|-------------|-----|--|--|
| | | | | NUMBER | DESCRIPTION | DATE | BY | DESCRIPTION | REV | DATE | BY | DESCRIPTION | REV | | |
| | | | | | | | | | | | | | | | |

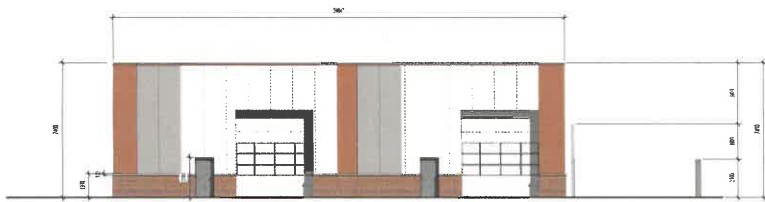


ARCHITECTURE 49
100-840 HOME STREET
VANCOUVER BRITISH COLUMBIA V6Z 1R3
TEL: (604) 455-5381 | WWW.V49.COM

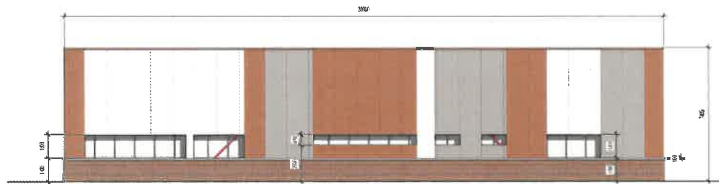
WSP
1000-840 HOME STREET
VANCOUVER BRITISH COLUMBIA V6Z 1R3
TEL: (604) 455-5381 | WWW.WSP.COM



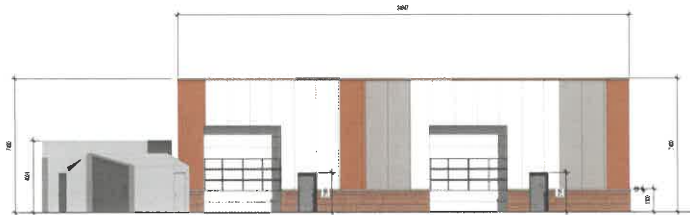
CONTRACT NO. CW2238693
PORT COQUITLAM TRANSIT CENTRE
PROPOSED, DEMOLITION PLANS AND SECTIONS - BUS WASH
SCALE: As Indicated
DRAWING NO. CW2238693 DP-A21
25



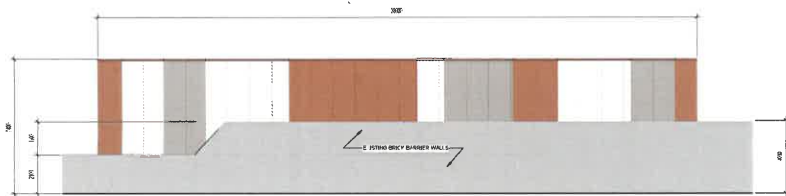
1 WEST ELEVATION _ BUS WASH
1:100



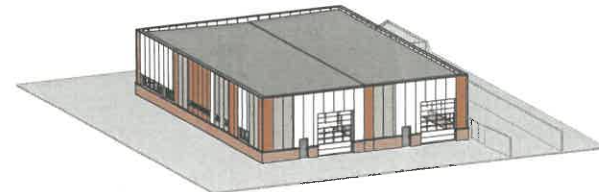
2 NORTH ELEVATION _ BUS WASH
1:100



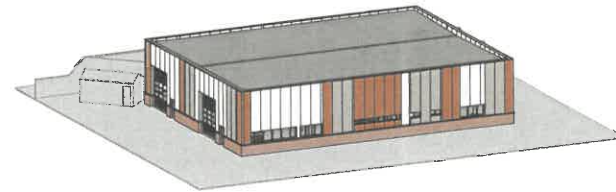
3 EAST ELEVATION _ BUS WASH
1:100



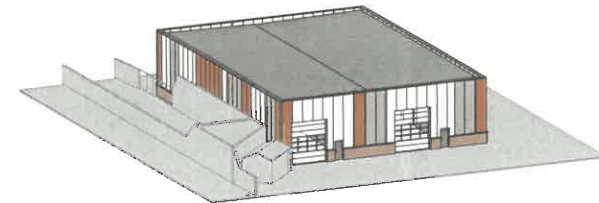
4 SOUTH ELEVATION _ BUS WASH
1:100



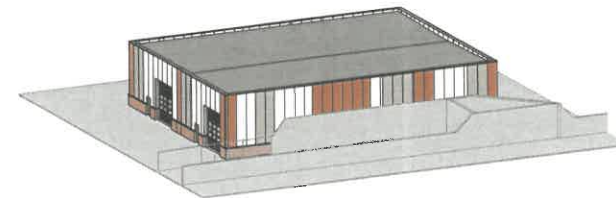
5 3D VIEW WEST _ BUS WASH



6 3D VIEW NORTH _ BUS WASH



7 3D VIEW EAST _ BUS WASH



8 3D VIEW SOUTH _ BUS WASH

| TYPE | FINISH LEGEND |
|----------|--|
| IMP - 01 | PERFORATED METAL PANEL - HORIZONTAL FINISH CONCRETE FINISH TO EXTERIOR SURFACE OF STRUCTURAL STEEL SUPPORT BEAMS - HORIZONTAL BEAMS TO BE COATED IN STRUCTURAL STEEL COLUMN |
| IMP - 02 | PERFORATED METAL PANEL - VERTICAL FINISH CONCRETE FINISH TO EXTERIOR SURFACE OF STRUCTURAL STEEL SUPPORT BEAMS - HORIZONTAL BEAMS TO BE COATED IN STRUCTURAL STEEL COLUMN |
| IMP - 03 | PERFORATED METAL PANEL - HORIZONTAL FINISH CONCRETE FINISH TO EXTERIOR SURFACE OF STRUCTURAL STEEL SUPPORT BEAMS - HORIZONTAL BEAMS TO BE COATED IN STRUCTURAL STEEL COLUMN |
| BRK - 01 | BRICK FINISH TO EXTERIOR SURFACE OF CONCRETE FINISH TO EXTERIOR SURFACE OF STRUCTURAL STEEL COLUMN |

15000523
 (15)

| DESIGNED | DRAWN | CHECKED | APPROVAL | REFERENCE DRAWING | | | | REVISIONS | | | | REVISIONS | | | | | | | |
|----------|-------|---------|----------|-------------------|-------------|------|----|-------------|-----|------|----|-------------|-----|------|----|-------------|-----|--|--|
| | | | | NUMBER | DESCRIPTION | DATE | BY | DESCRIPTION | REV | DATE | BY | DESCRIPTION | REV | DATE | BY | DESCRIPTION | REV | | |
| | | | | | | | | | | | | | | | | | | | |



ARCHITECTURE | 49
 49 WEST BROAD STREET
 VANCOUVER BRITISH COLUMBIA CANADA V6C 1A7
 TEL: 604 681 5822 | WWW.WSP.COM



CONTRACT NO. CW2238693
 PORT COQUITLAM TRANSIT CENTRE
 PROPOSED BUILDING ELEVATIONS AND
 3D VIEWS - BUS WASH
 SCALE: 1:100
 DRAWING NO. CW2238693 DP-A22
 26 0

Schedule A

Energy Conservation:

| Conservation Measure | Verification Method |
|---|--|
| Building design to meet BC Energy Step Code step as required by the Building and Plumbing Bylaw | BP stage; staff review of building plans |
| Installation of high-speed overhead doors to reduce heat loss | BP stage; written confirmation by Architect along with staff review of BP submission |
| All roofs are to be light in colour to minimize solar heat gain | BP stage; written confirmation by Architect along with staff review of BP submission |
| Building will utilize LED lighting fixtures to reduce energy consumption | BP stage; written confirmation by Architect |

Water conservation:

| Conservation Measure | Verification Method |
|---|--|
| Use of low-flow plumbing fixtures for staff facilities | BP stage; staff review of building plans and inspections |
| Bus wash will incorporate wastewater reclamation system to reduce water consumption | BP stage; staff review of building plans and inspections |
| Soil/grit and oil interceptors will be installed | BP stage; staff review of building plans and inspections |

GHG Reduction:

| Conservation Measure | Verification Method |
|---|--|
| Building will utilize electric hair handling unit and domestic hot water unit heaters to reduce GHG emissions | BP stage; written confirmation by Architect along with staff review of BP submission |
| Building will utilize materials with low volatile organic compound off-gassing potential | BP stage; written confirmation by Architect along with staff review of BP submission |

per OCP Sec. 9.11 Environmental Conservation DPA designation