

Tuesday, May 13, 2025, 5:00 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, May 13, 2025, Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

None.

4. PROCLAMATIONS

4.1 Guillain-Barre Syndrome and Chronic Inflammatory Demyelinating
Polyneuropathy Month - May 2025

3

4.2 Public Works Week - May 18th - 24th, 2025

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5. DELEGATIONS

None.

6. PUBLIC HEARINGS

None.

7. BYLAWS

7.1 Zoning Amendment Bylaw for 1951 and 1953 Dorset Avenue - First Three
Readings

5

Recommendation:

That "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2025, Not 4408", be given first three readings.

8. REPORTS

None.

9. NEW BUSINESS

10. OPEN QUESTION PERIOD

11. ADJOURNMENT

11.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, May 13, 2025, Council Meeting be adjourned.

PROCLAMATION

- WHEREAS:** The Month of May, has ben internationally designated as “GBS and CIDP Awareness Month” to educate the public and to focus attention on Guillain-Barre Syndrome (GBS) and Chronic Inflammatory Demyelinating Polyneuropathy (CIDP), rare, paralyzing and potentially catastrophic disorders of the peripheral nerves; and
- WHEREAS:** (GBS), (CIDP), and their variants such as Multifocal Motor Neuropathy (MMN), are rare conditions which are paralyzing and potentially catastrophic inflammatory disorders of the peripheral nerves, which can be characterized by rapid onset of weakness and, often, paralysis of the legs, arms, breathing muscles and face, in some cases leading to complete paralysis and requiring life-sustaining hospital care; and
- WHEREAS:** the cause of GBS, CIDP, and MMN is unknown, and these conditions can develop in any person, regardless of age, gender or ethnic background; and
- WHEREAS:** GBS, CIDP, and MMN have a slow and unpredictable recovery, patients face an uncertain future. Earlier diagnosis, treatment and access to rehabilitation services can improve the chances of avoiding permanent lifelong residual damage of the nerves; and
- WHEREAS:** in 2003, GBS/CIDP Foundation of Canada, a patient organization providing support, education, research, and advocacy, was founded so that no patient or family would go through GBS, CIDP, MMN or their variants alone.

NOW THEREFORE: I, Brad West, Mayor of the Corporation of the City of Port Coquitlam,

DO HEREBY PROCLAIM

**May, 2025 as
“GBS and CIDP
Awareness Month”
in the City of Port Coquitlam**

Brad West
Mayor



PROCLAMATION

WHEREAS: Public Works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Port Coquitlam; and

WHEREAS: these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are responsible for rebuilding, improving, and protecting our City's parks, transportation, water supply, waste water collection and solid waste systems, public buildings, and other structures essential for our citizens; and

WHEREAS: it is in the public interest to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs; and

WHEREAS: the year 2025 marks the 65th annual national Public Works Week sponsored by the Canadian Public Works Association; and

WHEREAS: all citizens are welcome to participate in activities, events, and ceremonies designed to pay tribute to our public works professionals, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

NOW THEREFORE: I, Brad West, Mayor of the Corporation of the City of Port Coquitlam,

DO HEREBY PROCLAIM

May 18th to 24th, 2025 as

**"Public Works Week"
IN PORT COQUITLAM**

Brad West
Mayor



Zoning Amendment Bylaw for 1951 and 1953 Dorset Avenue – First Three Readings

RECOMMENDATION:


That “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2025, No. 4408”, be given first three readings.

PREVIOUS COUNCIL/COMMITTEE ACTION

On April 22, 2025, Committee of Council approved the following be forwarded to Council for consideration:

- 1. The zoning of 1951-1953 Dorset Avenue be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4); and*
- 2. Prior to adoption of the amendment bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) Demolition of the existing buildings and structures;*
 - b) Preparation of subdivision plans to the satisfaction of the approving officer; and*
 - c) Completion of the design and submission of fees and securities for off-site works and services.*

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first three readings to the Bylaw.
	2	Defer first three readings and request staff to provide further information (to be specified).
	3	Decline first three readings of the Bylaw, which will retain the existing Bylaw.

Attachment 1 – Bylaw 4408

Attachment 2 – Report to Committee, April 22, 2025

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2025
Bylaw No. 4408

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2025, No. 4405”.

2. ADMINISTRATION

2.1 The Zoning Map of the “Zoning Bylaw, 2008, No. 3630” is hereby amended to reflect the following rezoning:

Civic Address: 1951 and 1953 Dorset Avenue

Legal Descriptions: Lot 1, District Lot 465, Group 1, New West District, Plan NWP18673

From: RS1 (Residential Small-Scale 1)

To: RS4 (Residential Small-Scale 4)

as shown on Schedule 1 attached to and forming part of this Bylaw.

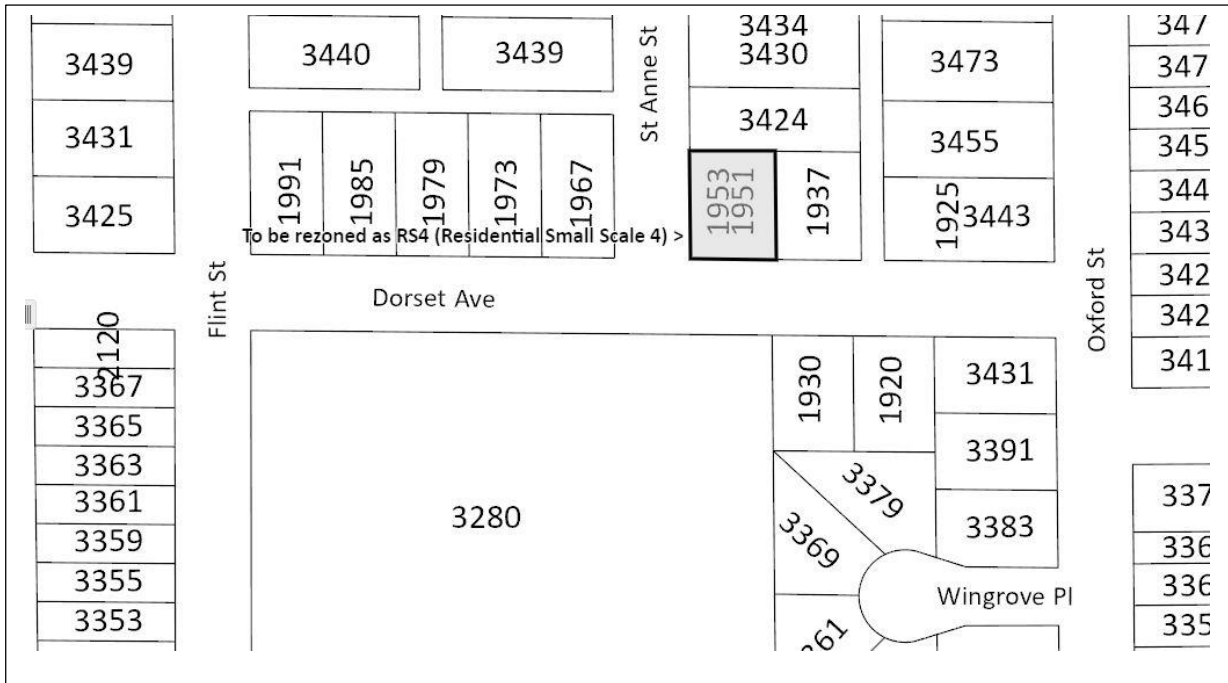
READ A FIRST TIME this	day of	, 2025
READ A SECOND TIME this	day of	, 2025
READ A THIRD TIME this	day of	, 2025
ADOPTION TIME this	day of	, 2025

Mayor

Corporate Officer

SCHEDULE 1

BYLAW 4408



RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. The zoning of 1951-1953 Dorset Avenue be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4); and*
- 2. Prior to adoption of the amendment bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) Demolition of the existing buildings and structures;*
 - b) Preparation of subdivision plans to the satisfaction of the approving officer; and*
 - c) Completion of the design and submission of fees and securities for off-site works and services.*

REPORT SUMMARY

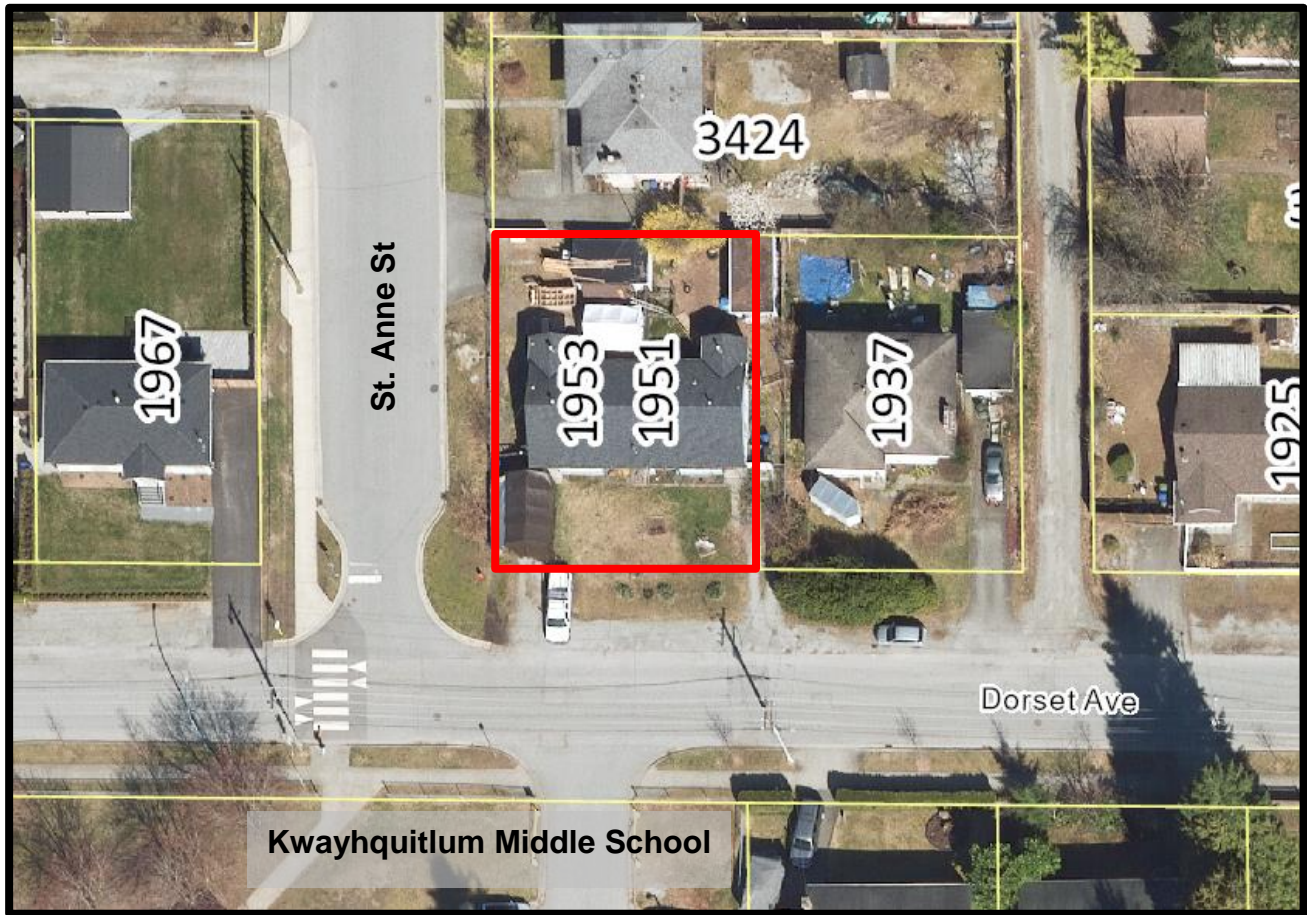
This report describes an application to amend the zoning of 1951 - 1953 Dorset Avenue from Residential Small-Scale 1 (RS1) to Residential Small-Scale 4 (RS4) to facilitate a two-lot subdivision. The proposal generally conforms with the housing policies of the Official Community Plan and the subdivision requirements of the RS4 zone. Approval is recommended.

BACKGROUND

Proposal: The applicant is proposing to amend the zoning of 1951 - 1953 Dorset Avenue from Residential Small-Scale 1 (RS1) to Residential Small-Scale 4 (RS4) to enable subdivision of the site into two smaller lots.

Site Context: The 641m² (6900 ft²) lot is located on the northeast corner of Dorset Avenue and Anne Street and is currently developed with an older duplex with minimal landscaping and no trees. The neighbourhood includes Kwayhquitlum Middle School to the south of Dorset Avenue, and lots of similar size developed with single detached houses of varying ages. The property directly to the north was recently redeveloped to include a single residential house and ADU (Accessory Dwelling Unit). The property is out of the floodplain and does not have lane access.

Rezoning Application for 1951 - 1953 Dorset Avenue



Site Context

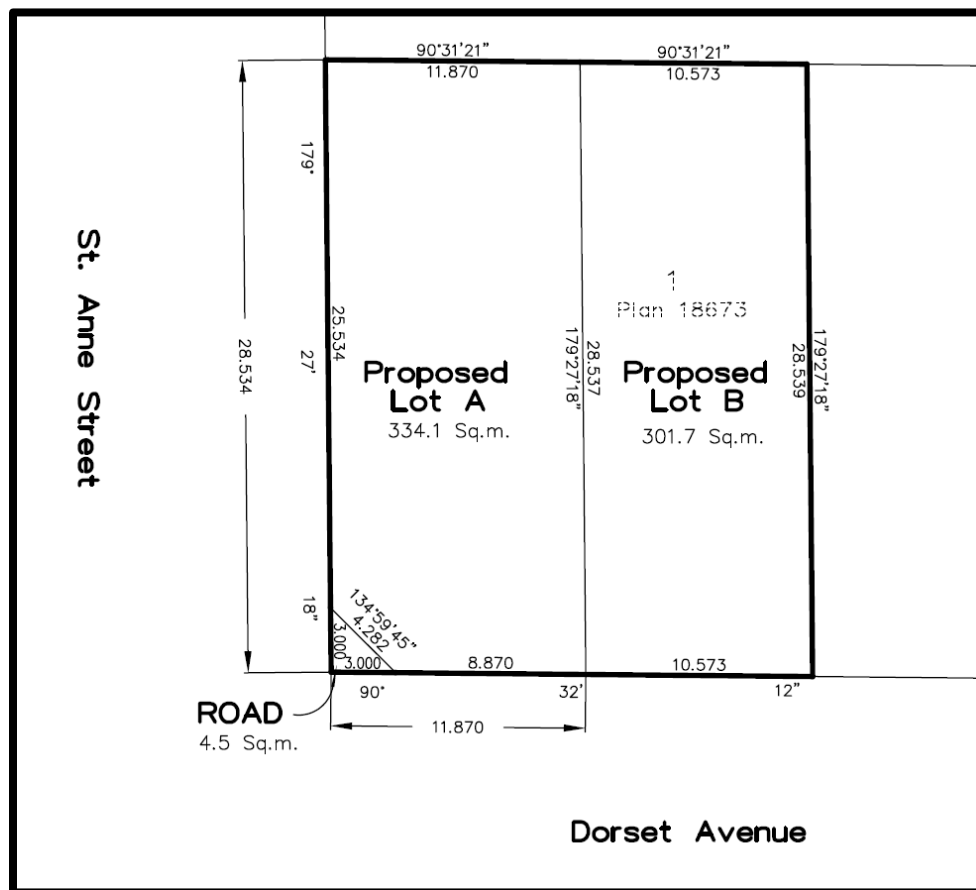
Policy and Regulations: The land use designation in the Official Community Plan for the site is Small Lot Residential (RSL). This designation supports the consideration of RS4 zones which provides for small-scale dwelling units in forms that include single residential, duplex and accessory dwelling units.

The RS4 zone is included in the Small-Scale Multi-Unit Housing and Environmental Conservation Development Permit Areas and any future development would need to meet the associated design guidelines, which encourage a high quality of design through street presence on both roads, second floor articulation and differing appearance from adjacent buildings. The guidelines require at least two trees on each lot and landscaping that provides privacy and minimizes hard surfaces.

Proposed Subdivision: The applicant has provided a preliminary plan of subdivision to demonstrate the proposed lots would meet the subdivision requirements of the Zoning Bylaw for RS4 zones. Both proposed lots exceed the minimum requirements for lot area, width, frontage and depth.

Rezoning Application for 1951 - 1953 Dorset Avenue

	RS4 Zone Minimum Requirements	Proposed Lot A	Proposed Lot B
Lot Area	300.00 m ²	334.1 m ²	301.7 m ²
Lot Width	9.50 m	11.9 m	10.6 m
Lot Frontage	9.50 m	11.9 m	10.6 m
Lot Depth	28.00 m	28.5 m	28.5 m



Preliminary Subdivision Plan

Off-site Works and Services: The proposed subdivision would be subject to the requirements of the Subdivision Servicing Bylaw for off-site works and services, including corner dedication, improvement of the road frontages, new service connections and extending the sanitary main from existing manhole at the intersection of St. Anne Street and Dorset Avenue to the east property line.

Rezoning Application for 1951 - 1953 Dorset Avenue

DISCUSSION

The proposed rezoning and subdivision would help meet the demand for ground-oriented housing in the community and will result in infrastructure upgrades to services and the transportation network, including improvement to Dorset Avenue designed to increase traffic safety around the adjacent middle school.

The proposed lots exceed the Zoning Bylaw's minimum subdivision requirements and complies with OCP housing policies that permit small lot, single-detached residential uses and duplexes in areas designated Small Lot Residential.

Staff recommend approval of the rezoning subject to the specified conditions.

PUBLIC CONSULTATION

The applicant has posted a development sign on the site. Staff visited the site on April 4, 2025, to confirm the sign is in good condition. No comments have been received by staff to date.




Development Sign in Place

FINANCIAL IMPLICATIONS

The subdivision and construction of new dwellings is anticipated to increase the assessed value of the lands resulting in increased property tax revenue for the City.

Rezoning Application for 1951 - 1953 Dorset Avenue

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1951-1953 Dorset Avenue be amended from RS1 (Residential Small-Scale 1) to RS4 (Residential Small-Scale 4) subject to the specified conditions being met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application or recommended conditions to address specified issues prior to deciding on the application.
	3	Recommend to Council that the rezoning application be refused.

Lead author(s): Ben Ricketts