

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the May 8, 2018, Regular Council Meeting Agenda be adopted as circulated.

3. PUBLIC HEARINGS

3.1 Zoning Amendment Bylaw No. 4055 for 577 Nicola Avenue

See Item 5.1 for information.

3.2 Zoning Amendment Bylaw No. 4056 for 1752/58 Salisbury Avenue

See Item 5.2 for information.

4. PUBLIC INPUT OPPORTUNITY

4.1 Development Variance Permit DVP00053 for 3155 Seymour Street

See Item 6.1 for information.

5. BYLAWS

5.1 Zoning Amendment Bylaw No. 4055 for 577 Nicola Avenue – Third Reading

Recommendation:

That Council give Zoning Amendment Bylaw No. 4055 for 577 Nicola Avenue third reading.

5.2 Zoning Amendment Bylaw No. 4056 for 1752/58 Salisbury Avenue - Third Reading

See Item 5.1 for report.

Recommendation:

That Council give Zoning Amendment Bylaw No. 4056 for 1752/58 Salisbury Avenue third reading.

5.3 Bylaw Notice Enforcement Amendment Bylaw No. 4058 (Smoking) - First Three Readings

Recommendation:

That Bylaw Notice Enforcement Amendment Bylaw, 2018, No. 4058 be given first three readings.

5.4 Ticket Information Utilization Amendment Bylaw No. 4059 (Smoking) - First Three Readings

Recommendation:

That Ticket Information Utilization Amendment Bylaw, 2018, No. 4059 be given first three readings.

5.5 OCP Amendment Bylaw No. 3946 for 1624 Pitt River Road - Final Reading

Recommendation:

That OCP Amendment Bylaw No. 3946 for 1624 Pitt River Road be given final reading.

5.6 Zoning Amendment Bylaw No. 3947 for 1624 Pitt River Road - Final Reading

Recommendation:

That Zoning Amendment Bylaw No. 3947 for 1624 Pitt River Road be given final reading.

5.7 Solid Waste Amendment Bylaw No. 4053 - Final Reading

Recommendation:

That Solid Waste Amendment Bylaw No. 4053 be given final reading.

5.8 2018 Annual Property Tax Rates Bylaw No. 4054 - Final Reading

Recommendation:

That 2018 Annual Property Tax Rates Bylaw No. 4054 be given final reading.

5.9 Housing Agreement Bylaw No. 4057 for 3155 Seymour Street - Final Reading

See Item 6.1 for further information.

Recommendation:

That Housing Agreement Bylaw No. 4057 for 3155 Seymour Street be given final reading.

6. REPORTS

6.1 Issuance of DVP00053 and DP000342 for 3155 Seymour Street

Recommendation:

That Council:

- *Approve Development Variance Permit DVP00053; and,*
- *Approve Development Permit DP000342.*

6.2 Section 57 Hearing – 1300 Dominion Avenue (Art Knapp) Continuation

Recommendation:

None.

6.3 Recreation Vehicle Storage

Recommendation:

That Council endorse the following directions:

1. *That requests for on-site parking of recreational vehicles that are larger than the size permitted by current regulations be considered on a site-by-site basis through processes such as issuance of a development variance permit; and,*
2. *That owners of underutilized commercial or industrial properties be encouraged to develop on-site storage space for recreation vehicle parking use and apply for consideration of rezoning or a temporary use permit as may be applicable, for this purpose.*

7. STANDING COMMITTEE VERBAL UPDATES

7.1 Finance & Budget Committee

7.2 Sustainability & Environment Committee

8. NEW BUSINESS

9. OPEN QUESTION PERIOD

10. CLOSED ITEMS RELEASED TO PUBLIC

11. ADJOURNMENT

11.1 Adjournment of the Meeting

Recommendation:

That the May 8, 2018, Regular Council Meeting be adjourned.

RECOMMENDATION:

That Council give the following bylaws third reading:

- 1) Zoning Amendment Bylaw No. 4055 for 577 Nicola Avenue; and
- 2) Zoning Amendment Bylaw No. 4056 for 1752/58 Salisbury Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the April 24, 2018, Council Meeting, the following motions were passed:

- 1) *That Council give Zoning Amendment Bylaw, 2018, No. 4055 1st and 2nd Reading; and*
- 2) *That Council give 1st and 2nd readings to Bylaw 4056, and direct that the following conditions be met to the satisfaction of the Director of Development Services prior to the adoption of Bylaw 4056:*
 - a. Installation of protective fencing for trees to be retained on adjoining properties;*
 - b. Demolition of the existing buildings;*
 - c. Consolidation of the two lots;*
 - d. Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east and \$500 for offsite replacement of one tree; and*
 - e. Registration of legal agreements to restrict building siting and require the project to achieve a minimum Built Green® Gold construction standard. Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2018.*


DISCUSSION

Council policy requires that the Corporate Office bring the availability of these bylaws for third reading to the attention of Council at this time. Council may now decide whether it wishes to give third reading immediately or delay it until the next meeting, so that any representations made at the Public Hearing can be further considered.

Zoning Amendment Bylaws - Available for Third Reading

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give third reading to the Bylaws.
2	Request that additional information be received and determine next steps after receipt of that information.
3	Fail third reading of the bylaws.

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2018

Bylaw No. 4055

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

1. CITATION

This Bylaw may be cited as "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2018, No. 4055.

2. ADMINISTRATION

- 2.1 The Zoning Map of the "Zoning Bylaw, 2008, No. 3630" be amended to reflect the following rezoning:

Civic: 577 Nicola Avenue

Lot D, Section 9, Range 1, Meridian E, New Westminster District, Plan EPP38563 Meridian ECM

From: CD32 (Comprehensive Development 32)

To: M3 (Light Industrial)

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

- 2.2 That Zoning Bylaw No. 3630, Industrial Zones, Section 4.3 Permitted Uses, Notes to Table 4.3 be amended by adding Note 25, as follows:

Note 25. A commercial indoor recreation use is not a permitted use at 577 Nicola Avenue.

- 2.3 That Zoning Bylaw No. 3630, Section 6, Comprehensive Development Zones, CD32, be amended by deleting 6.32. CD32 and replacing it with the following:

6.32. CD32 Comprehensive Development Zone 32 (Riverside Community Church)

6.32.1 Property Description

Lot C, Section 9, Range 1, Meridian E, New West District, Plan EPP38563 Meridian ECM.

6.32.2 Permitted Uses

Institutional P2 uses

Accessory café located within a principal church building with a maximum of 20 seats

Accessory book store located within a principal church building with a maximum floor area of 40 m²

6.32.3 Regulations

Height	13 m (42.6 ft.)
Lot Coverage	40%
Setbacks	6 m (19.6 ft.)
Trees in parking area	1 per 6 parking spaces
Landscape buffer	All building setback areas adjacent to a street must be landscaped. All parking areas adjacent to Fremont Connector shall have a minimum 3 m wide landscape buffer. All parking areas adjacent to Seaborne Avenue shall have a minimum 2 m wide landscape buffer. All parking areas adjacent to an interior lot line shall have a minimum 1 m wide landscape buffer.

6.32.4 Required On-site Parking and Loading Spaces

Parking Spaces	Loading spaces
257	2

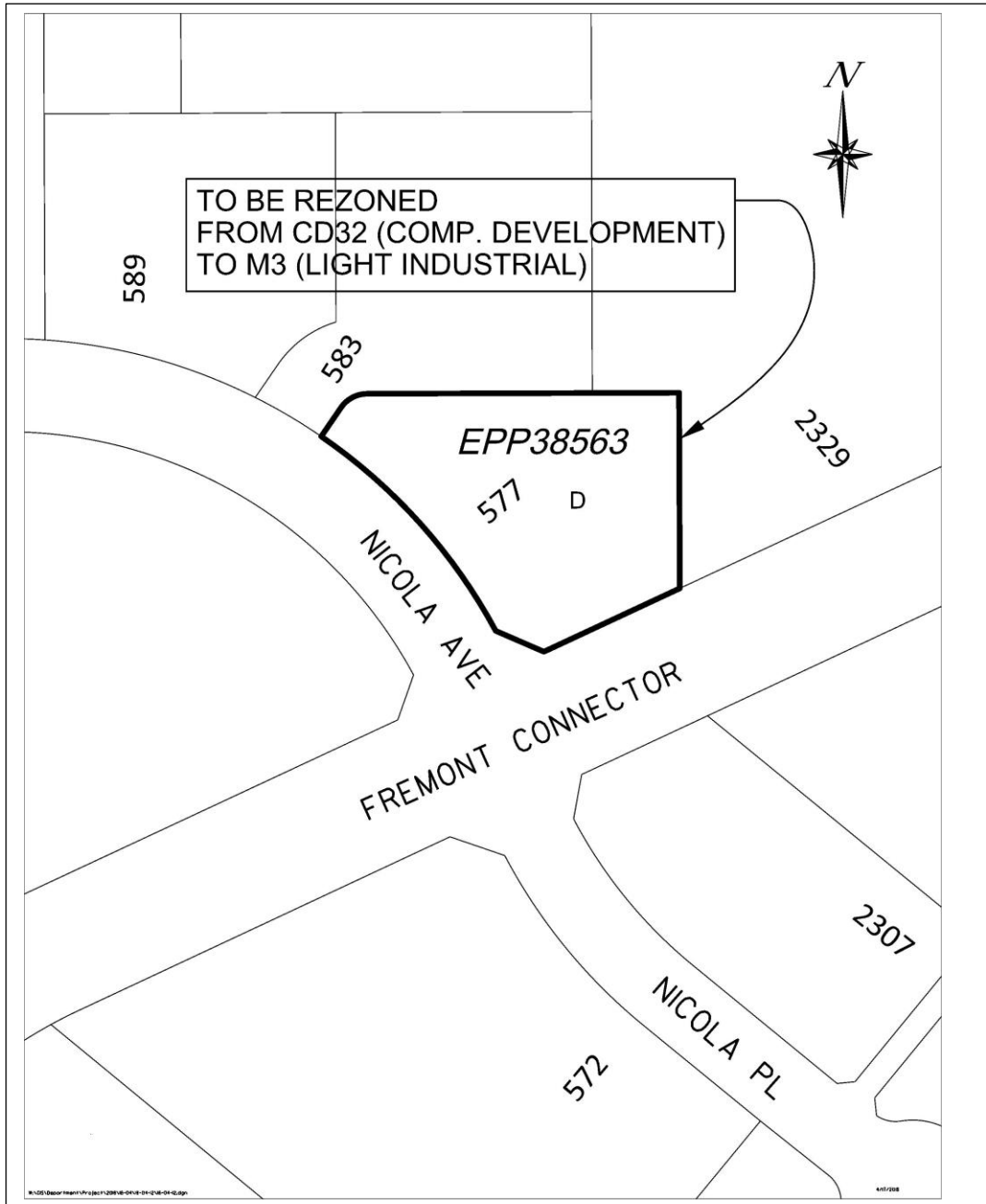
All parking space, loading space and drive aisle dimensions shall comply with the parking bylaw.

READ A FIRST TIME this	24 th day of	April, 2018
READ A SECOND TIME this	24 th day of	April, 2018
PUBLIC HEARING HELD this	8 th day of	May, 2018

Mayor

Corporate Officer

Schedule 1



Rezoning Application RZ000157 - 2329 Fremont Connector & 577 Nicola Avenue (Riverside Community Church)

RECOMMENDATIONS:

1. That Smart Growth Committee recommend to Council that the Zoning Bylaw be amended to:
 - a. rezone 577 Nicola Avenue from the CD32 (Comprehensive Development 32) zone to the M3 (Light Industrial) zone with a site-specific restriction that indoor commercial uses not be permitted at this location;
 - b. replace the CD32 zone to remove reference to Area 2 but retain regulations applicable to 2329 Fremont Connector, with the exception of parking for a banquet use; and
2. That staff be authorized to prepare the amending bylaw for consideration of 1st and 2nd reading by Council.

PREVIOUS COUNCIL/COMMITTEE ACTION

None directly related to this application.

REPORT SUMMARY

As explained in the attached letter, the Riverside Community Church (“the Church”) has determined its original development concept for a community church and a banquet hall on an adjoining property is no longer seen to be feasible. This report recommends amending the Zoning Bylaw to accommodate its request to remove site-specific provisions of the comprehensive development zone that were intended to accommodate the banquet facility.

BACKGROUND

On May 26, 2014, Council approved adding a new comprehensive development zone to the Zoning Bylaw to allow for the Church to subdivide its property for a proposed development intended to include a mix of light industrial, institutional and specified accessory commercial uses. Specifically, the Church’s concept was to not only develop a welcoming place of worship, but create a centre intended to serve community needs by including additional facilities such as a large gymnasium, classrooms, a book store, a small café and a 600-seat banquet facility on the adjoining parcel at 577 Nicola Avenue. For the banquet facility, the concept anticipated construction by an industrial developer of a 2-storey building to include typical light industrial uses on the ground floor and a banquet hall on the 2nd floor. To meet the parking needs of a banquet facility, the Zoning Bylaw specifies that the Church’s property at 2329 Fremont Connector must allocate 73 parking spaces for this use. In addition, the zone does not permit indoor commercial recreation uses on the industrial/banquet parcel to avoid potential conflicts between parking for an indoor commercial activity and parking for a banquet. Vehicle access to the church site includes a driveway easement on 577 Nicola Avenue as well as a gated access to Fremont Connector providing for restricted access and egress pursuant to the terms of registered covenants. Vehicle

Rezoning Application RZ000157 - 2329 Fremont Connector & 577 Nicola Avenue (Riverside Community Church)

access to 577 Nicola Avenue is restricted to the access off Nicola Avenue that is shared with the Church.

The construction of the new church building commenced in mid-2017 and is now well in process but the property intended for the industrial/banquet uses remains vacant. The letter from the Church indicates financial and operational obligations associated with the banquet use have proved to be problematic and for this reason, the Church wishes to eliminate the provisions for a banquet facility from the comprehensive zone. It further requests that the parcel at 577 Nicola Avenue be subject to the same light industrial zoning as applicable to other properties in the area.

DISCUSSION

The comprehensive zoning in place for the Church and adjoining parcel allowed for a unique combination of uses and a large banquet facility at this location was expected to be an asset to the community. However, staff appreciate the situation of the Church and concur with its request that the zoning bylaw be amended to remove the banquet use in order to free up parking spaces on its property. Although there will no longer be a larger banquet facility, there will be a commercial kitchen within the church. A concern was expressed with respect to the inclusion of a commercial kitchen within the Church and the potential for it to compete it with local businesses. A commercial kitchen is defined to mean a space designed for production and food safety – it can be as small as a home business operating as a catering operation or as large as an industrial facility. It would be expected that larger banquets could be held at the church, and for this purpose the church would use its on-site commercial kitchen. Catering operations at events such as wedding banquets would also use this facility. The zoning for the Church permits operation of an accessory café, limited to servicing up to 20 patrons (20 seats). These restrictions keep this activity relatively small and accessory to the activities of the church. Consistent with other Port Coquitlam places of worship, the space is considered Class 8 – non-profit by BC Assessment and therefore tax exempt, unless the space is rented out for more than 215 days per year.

Rezoning 577 Nicola Avenue to the M3 zone as requested could allow for a future development to include indoor commercial recreation uses. However, staff recommend this use not be permitted due to the restricted location of the subject parcel, including its provision for driveway access to the church. As has been noted in previous reports to Committee, indoor commercial recreation uses can create parking issues at peak periods and the concern with this site is that there is limited on-street parking and no opportunities for overflow parking in the immediate vicinity.

If Council approves the bylaw amendment to remove the banquet facility, then the restrictive covenants required by Council to be registered as conditions of the rezoning would be amended accordingly.

FINANCIAL IMPLICATIONS

None directly to the City with respect to the requested Zoning Bylaw amendment.


Rezoning Application RZ000157 - 2329 Fremont Connector & 577 Nicola Avenue (Riverside Community Church)

PUBLIC CONSULTATION

A public hearing would be required as part of the rezoning process.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend to Council that Comprehensive Development Zone 32 (CD32) be replaced with a new CD32 zone and 577 Nicola Avenue be rezoned to the M3 Light Industrial zone with a site-specific restriction that indoor commercial recreation uses not be permitted.
2	Recommend to Council that Comprehensive Development 32 CD32 zone be replaced with a new CD32 zone and 577 Nicola Avenue be rezoned to the M3 Light Industrial zone.
3	Request additional information prior to considering the recommendations of this report.
4	Advise Council that Committee does not recommend amendment of the Zoning Bylaw.

ATTACHMENTS

Attachment #1: Location Map

Attachment #2: Letter from Riverside Church

Attachment #3: Comprehensive Development Zone 32 with proposed changes shown in track changes

ATTACHMENT 1

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 577 Nicola Avenue

FILE NO: RZ000157



January 30 2018

Development Services
City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, B.C.
V3C 2A8

CITY OF PORT COQUITLAM
RECEIVED - PLANNING

FEB 01 2018

FILE: R22000157

Attention: Bryan Sherrell

Dear Bryan

Re: Zoning Modification
Lot D, Section 9, RGE 1, MER E, NWD, PL EPP 38563
577 Nicola Street, Port Coquitlam

Thank you for the opportunity to meet with you last Friday. As we discussed it has become apparent to Riverside Church that due to the ongoing financial obligations which we have committed to that our original plans to co-ordinate the uses permitted on Lot D with the ongoing church activities are not possible. Specifically I reference the contemplated operations of a banquet facility within the Lot D building.

After considerable consideration we now recognize that both the financial and operational obligations the current zoning contemplates are problematic. Our primary issue is that if the Church is not directly involved in the operations of a banquet facility there is a significant potential of conflict with the parking facilities and the times of operation. Given that the first call of Riverside Church is to function as a community resource we accept that there must be limitations on the extent of our activities beyond our core mandate.

It is on this basis we would request that the City consider the modification of our CD zoning to remove the banquet facility as a permitted use. Further we would ask that the various agreements, rights of way and covenants would be modified to recognize that the parking requirements on Lot D would be contained solely on Lot D and the current "shared" parking arrangements on the adjacent church would be terminated

As we discussed on Friday we would suggest that further discussions with staff should be considered so as to determine whether this requested change will result in a modification to the current CD zoning or if the original M3 would be utilized.

Thank you in advance for your assistance in this matter.

Regards,



David Ehrhardt on behalf of
Riverside Community Church



riverside
COMMUNITY CHURCH

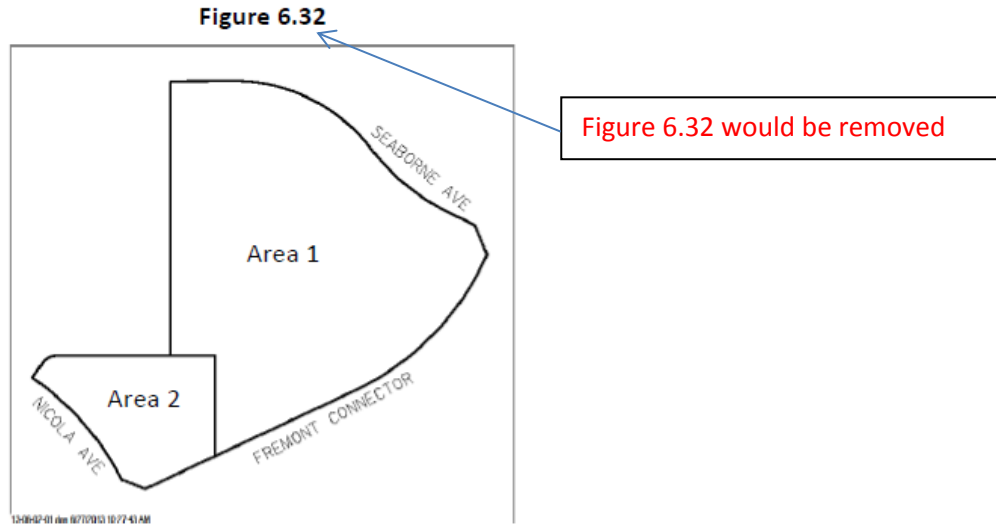


Attachment #3

Proposed replacement CD 32 Zone with changes shown in track changes.

**6.32. CD32 Comprehensive Development Zone 32 (Riverside Community Church
/Industrial/Banquet)**

Figure 6.32



6.32.1 Property Description

~~Area 1 and 2 as shown by Figure 6.32 including the applicable portions of legal Lot D, Section 9, Range 1, Meridian E, New West District, Plan EPP38563 Meridian ECM and Lot C, Section 9, Range 1, Meridian E, New West District, Plan EPP38563 Meridian ECM.~~ [LLR1]

6.32.2 Permitted Uses

~~Area 1~~ Institutional P2 uses

Accessory café located within a principal church building with a maximum of 20 seats

Accessory book store located within a principal church building with a maximum floor area of 40 m²

~~Area 2 Light Industrial M3 uses except commercial indoor recreation~~

~~Banquet facility with a maximum floor area of 850 m² (9,149 ft²) and a maximum seating capacity of 600 seats located on the second floor of an industrial building~~

6.32.3 Regulations

Area 1 Height	13 m (42.6 ft.)
Lot Coverage	40%
Setbacks	6 m (19.6 ft.)
Trees in parking area	1 per 6 parking spaces
Landscape buffer	All building setback areas adjacent to a street must be landscaped. All parking areas adjacent to Fremont Connector shall have a minimum 3 m wide landscape buffer. All parking areas adjacent to Seaborne Avenue shall have a minimum 2 m wide landscape buffer. All parking areas adjacent to an interior lot line shall have a minimum 1 m wide landscape buffer.

~~Area 2 All buildings, structures, landscaping and screening shall comply with the regulations and additional regulations of the M3 zone except a rear yard setback may be 2 m (6.56 ft.).~~

6.32.4 Required On-site Parking and Loading Spaces

Location	Parking Spaces	Shared Parking	Loading spaces
Lot 1	257	A minimum of 73 of the 257 spaces shall be available for the use of a banquet facility	2
Lot 2	27	3	

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2018

Bylaw No. 4056

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

1. CITATION

This Bylaw may be cited as "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2018, No. 4056.

2. ADMINISTRATION

2.1 The Zoning Map of the "Zoning Bylaw, 2008, No. 3630" be amended to reflect the following rezoning:

Civic: 1752 and 1758 Salisbury Avenue

Legal: Lot 6 and Lot 5, Block C, District Lot 479, New West District, Plan NWP2006

From: RS1 (Residential Single Dwelling 1)

To: RTh3 (Residential Townhouse 3)

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

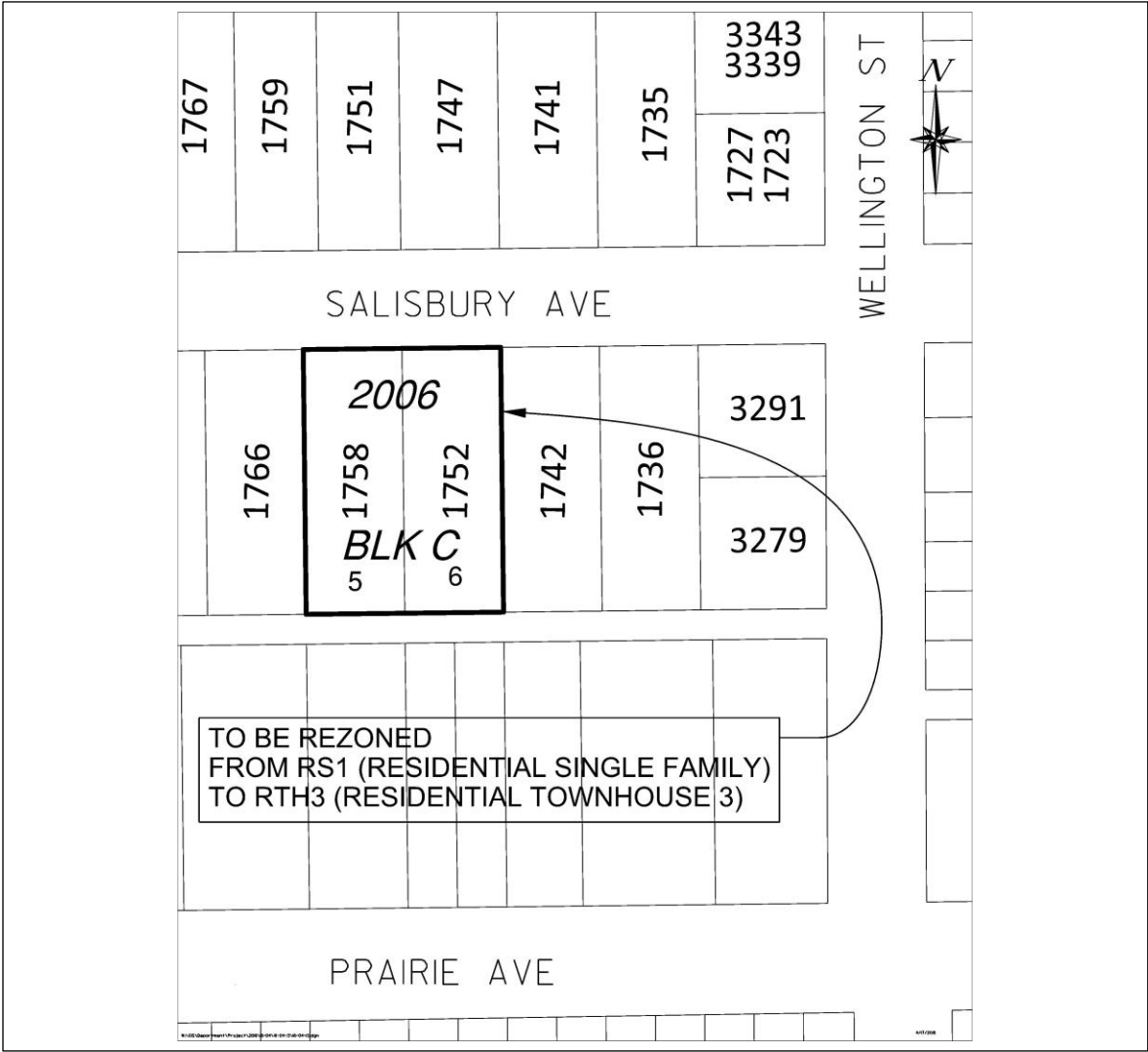
READ A FIRST TIME this	24 th day of	April, 2018
READ A SECOND TIME this	24 th day of	April, 2018
PUBLIC HEARING HELD this	8 th day of	May, 2018

Mayor

Corporate Officer

BYLAW 4056

Schedule 1



Smart Growth Committee Report

Rezoning Application RZ000140 - 1752 and 1758 Salisbury Avenue

That Council give 1st and 2nd readings to Bylaw 4056, and direct that the following conditions be met to the satisfaction of the Director of Development Services prior to the adoption of Bylaw 4056:

- a. Installation of protective fencing for trees to be retained on adjoining properties;
- b. Demolition of the existing buildings;
- c. Consolidation of the two lots;
- d. Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east and \$500 for offsite replacement of one tree; and
- e. Registration of legal agreements to restrict building siting and require the project to achieve a minimum Built Green® Gold construction standard. Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2018

Committee Recommendation

At the April 17, 2018, Smart Growth Committee Meeting, Development Services Report, *Rezoning Application RZ000140 - 1752 and 1758 Salisbury Avenue* was considered, and the following motion was passed:

That the Smart Growth Committee recommend to Council that:

1. *The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);*
2. *That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Installation of protective fencing for trees to be retained on adjoining properties;*
 - b. *Demolition of the existing buildings;*
 - c. *Consolidation of the two lots;*
 - d. *Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east and \$500 for offsite replacement of one tree; and*
 - e. *Registration of legal agreements to restrict building siting and require the project to achieve a minimum Built Green® Gold construction standard.*

REPORT SUMMARY

Amendment Bylaw 4056 is attached to this report and is recommended for 1st and 2nd reading. Committee also recommends that Council set the conditions to be met prior to adoption of the bylaw as described in the April 17, 2018 staff report (Attachment #2).

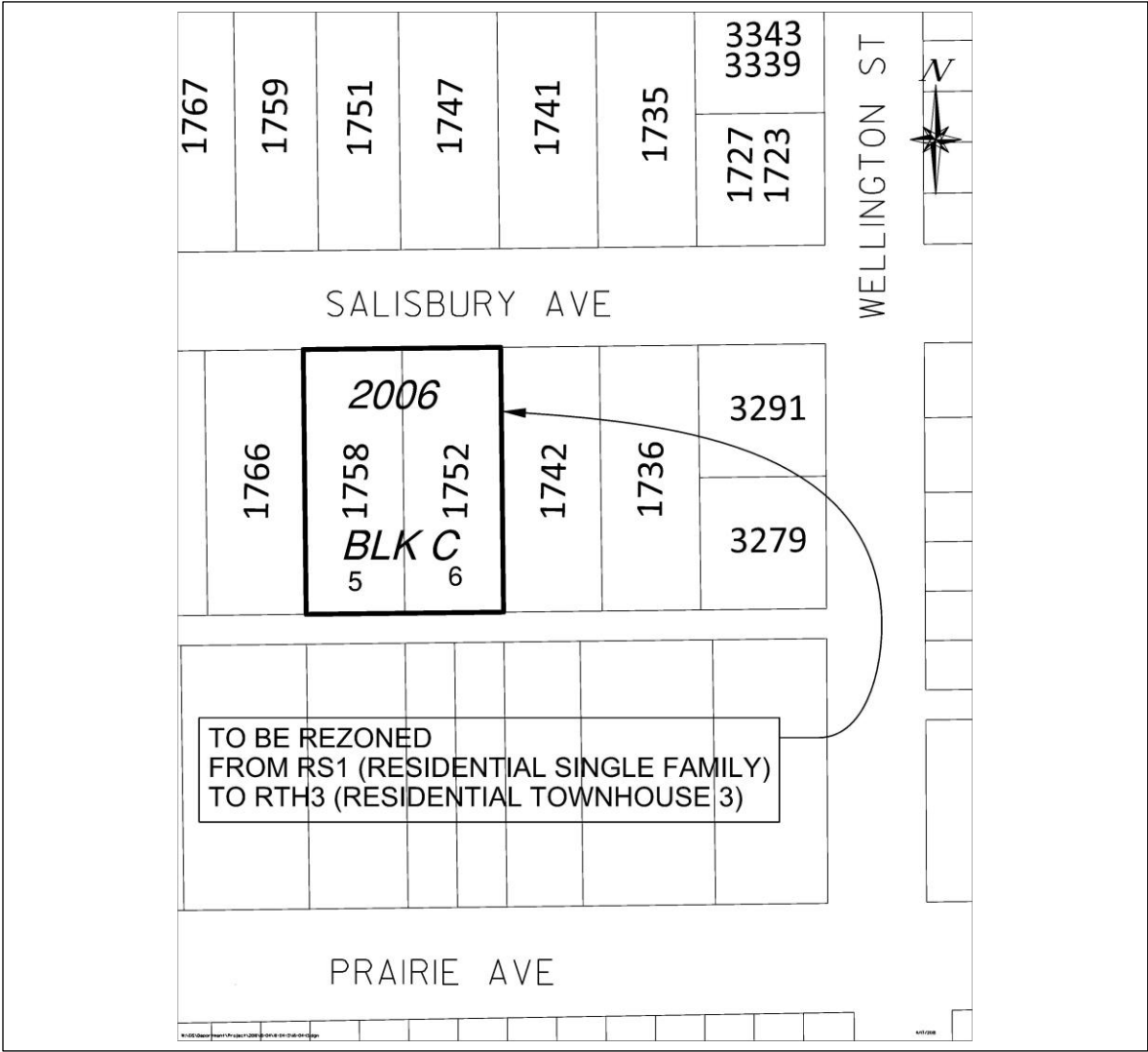
ATTACHMENTS

Attachment 1: Amendment Bylaw, No. 4056 for Zoning Bylaw, No. 3630

Attachment 2: 2018-04-17 Report - Salisbury Ave Rezoning

BYLAW 4056

Schedule 1



Rezoning Application RZ000140 - 1752 and 1758 Salisbury Avenue

RECOMMENDATIONS:

That the Smart Growth Committee recommend to Council that:

1. The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);
2. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Installation of protective fencing for trees to be retained on adjoining properties;
 - b. Demolition of the existing buildings;
 - c. Consolidation of the two lots;
 - d. Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east and \$500 for offsite replacement of one tree; and
 - e. Registration of legal agreements to restrict building siting and require the project to achieve a minimum Built Green® Gold construction standard.

REPORT SUMMARY

Jordan Kutev Architects Inc. proposes to develop a 9-unit townhouse development on two lots fronting Salisbury Avenue. The project is designed in accordance with the policies and townhouse land use designation of the Official Community Plan, complies with the regulations of the RTH3 Residential Townhouse zone, and meets development permit area objectives and guidelines. However, this is one of the first properties proposed for redevelopment within the 1700 block to the higher density and concern has been expressed by neighbours about its potential impact. Prior to bylaw adoption, it is recommended Council require that the developer meet certain conditions to promote neighbourhood fit, including tree retention and replanting and to ensure the project could only be built in accordance with the larger side yard setbacks of the proposed design.

BACKGROUND



Rezoning Application RZ000140 - 1752 and 1758 Salisbury Avenue

Official Community Plan: The land use designation is RT – Townhouse Residential; OCP housing policies applicable to this site encourage a variety of housing types to accommodate the needs of Port Coquitlam’s growing population and demand for multi-family housing.

Zoning Bylaw: The current zoning is RS1 – Residential Single Dwelling 1; the proposed zoning is RTh3 – Residential Townhouse 3.

Development Permit Area Designation: If rezoned, the site would be subject to the Intensive Residential and Environmental Conservation development permit area designations of the OCP. The residential design guidelines promote coordination of siting and building design; use of high quality cladding materials; consideration of the relationship between buildings and open areas; and, the overall visual impact of buildings and landscaping. The environmental conservation objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

Site Characteristics and Context: The 2,168 m² site (about ½ an acre) is located in a mid-block location on the south side of Salisbury Avenue between Oxford and Wellington Streets. It includes two relatively flat lots, each of which is currently occupied by an older house and there are 24 trees on the combined lots. Although the area is designated for townhouse development, it remains primarily developed with detached homes and duplexes, including a relatively new home to the west. To date, a 6-unit townhouse development was constructed in 2006 on the south side of the lane fronting Prairie Avenue and several small sites face Wellington Street north of Salisbury Avenue. There is considerable activity in lot assembly for future townhouses within this block.

Project Profile

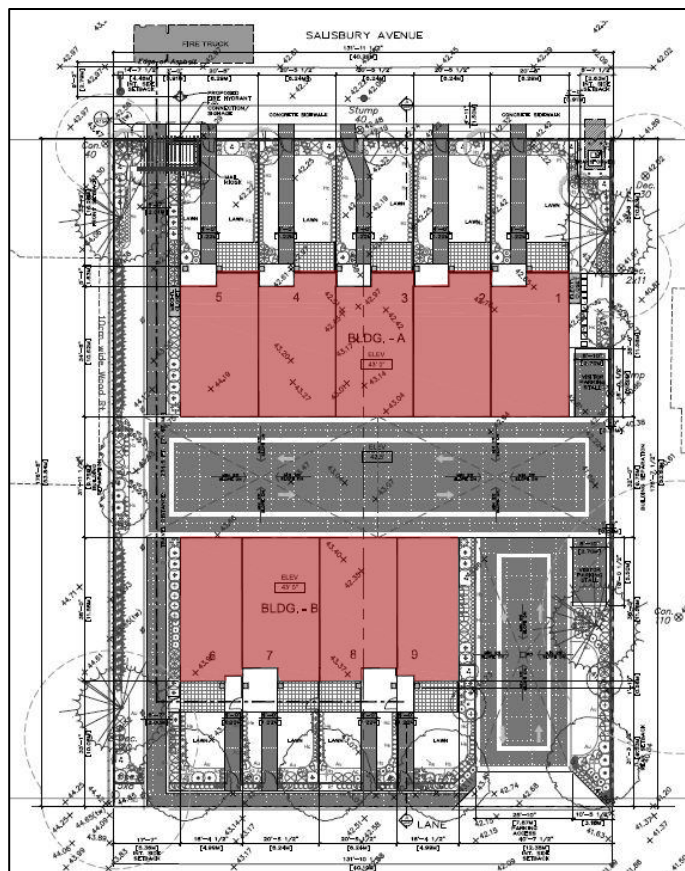
	RTh3 Bylaw Regulations	Proposed RTh3 ¹
Minimum site area	1,000 m ²	2,168 m ²
Density (maximum units)	9 (1 unit per 220 m ²)	9
Building lot coverage	40%	28%
Impervious surfaces	n/a	38%
Setbacks:		
Front (Salisbury)	7.5m	10.28 m
Rear (Lane)	7.5 m	9.5 m
Interior Side (East)	1.8 / 3.5 m	3.5 m
Interior Side (West)	1.8 / 3.5 m	4.4 m
Building height:	10.5 m	10.41 m
Parking - Total	20	20
Resident	18	18
Visitor	2	2
Small car	25% (5 spaces)	10% (2 spaces)
Tandem parking	40% max	22% (2 units)
Usable open space	30 m ² per unit	83 m ² per unit

¹ Information provided by applicant based on proposed rezoning to RTh3

DISCUSSION

Rezoning: This is one of the first proposals within the subject area to respond to the land use designation of the Official Community Plan promoting redevelopment to higher density of townhouse uses within the area.

The rezoning application initially proposed a 10-unit development, using the City's bonus density policy to achieve this number. The developer, who was advised to consult with neighbouring residents, provided a consultation report listing concerns raised by five residents concerned about the higher density and its potential impacts. In response to this feedback, the project was redesigned to have only nine units with larger setbacks on the front, rear, and west sides of the site. The siting of the building facing Salisbury is setback from the east property line and the driveway access located along this side to reduce shading of the adjacent property; windows are also located to avoid overlook. A restrictive covenant is recommended as a condition of rezoning to ensure this siting is achieved at the time of development.



Building siting

Compliance with Development Permit Area Guidelines: The details of the buildings' design and landscaping would be reviewed in Committee's future consideration of the development permit application.

Each of the dwellings is designed to include 3 bedrooms and their floor areas ranging from 124m² (1,338 ft²) to 154m² (1,660 ft²). The units fronting Salisbury Avenue would have direct pedestrian access from the street, landscaped front yards and defined entries; those located at the back of the site have front entrances oriented to the lane. A landscaped pathway on the west side links these homes to Salisbury Street.

Each dwelling would have two parking spaces in a garage, with all but two units having a double-wide configuration; in addition, two visitor parking spaces are located within the site. Access to the garages is from an internal driveway. Garbage, organic waste and recycling storage would be accommodated within each unit's garage.

A three-storey building design utilizes a craftsman architectural style and features a variety of roof, window and entry elements. It is proposed to feature high quality cladding materials including fibre-

Rezoning Application RZ000140 - 1752 and 1758 Salisbury Avenue

cement horizontal siding and panels with reveals in a cool colour palette consisting of slate gray and light mist with white accents and trims.



Street front perspective

The landscape plan includes a mixture of trees, shrubs, perennials and groundcover plants throughout the site. An arborist's report was submitted that identifies measures to protect 4 trees on adjacent properties but the existing trees and hedges must be cut due to either their poor condition or their location in the proposed building area. A total of 23 trees are proposed to replace existing trees, including 4 large Douglas Firs, each to be more than 3 metres in height at time of planting. It is proposed that a cash-in-lieu contribution of \$500 be required for the one tree which is not proposed to be replanted on site.

Off-site Improvements: This development involves extensive off-site upgrades to meet the standards of the Subdivision Servicing Bylaw, including reconstruction of the lane and Salisbury Avenue abutting the site with curb and gutter, street lighting, street trees and a sidewalk. It is recommended that the lane be constructed from existing improvements at 1731 Prairie Avenue as a condition of rezoning approval to improve vehicular access.



Portion of lane to be constructed

Rezoning Application RZ000140 - 1752 and 1758 Salisbury Avenue

Variances to Regulations: None have been requested in the development permit submission.

Environmental Conservation: The applicant proposes to comply with the environmental conservation designation by designing the building to meet a green building standard of Built Green® Gold. A Section 219 restrictive covenant is recommended to be registered to ensure this standard would be met.

FINANCIAL IMPLICATIONS


None directly associated with this rezoning application, with the possible exception that the redevelopment provides for frontage and off-site improvements to the street and lane.

PUBLIC CONSULTATION

A development notice sign is posted fronting Salisbury Avenue advising the community of the rezoning and development permit applications for the site.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend to Council that the zoning of 1752/1758 Salisbury Avenue be amended from RS1 to RTh3 and that specified conditions be met prior to adoption of the rezoning
2	Provide an opportunity for the public to comment on the application at a Smart Growth Committee meeting, prior to Committee making a decision on the application
3	Request additional information or amendments to the application to address specified issues prior to making a decision on the application
4	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment #1: Location Map

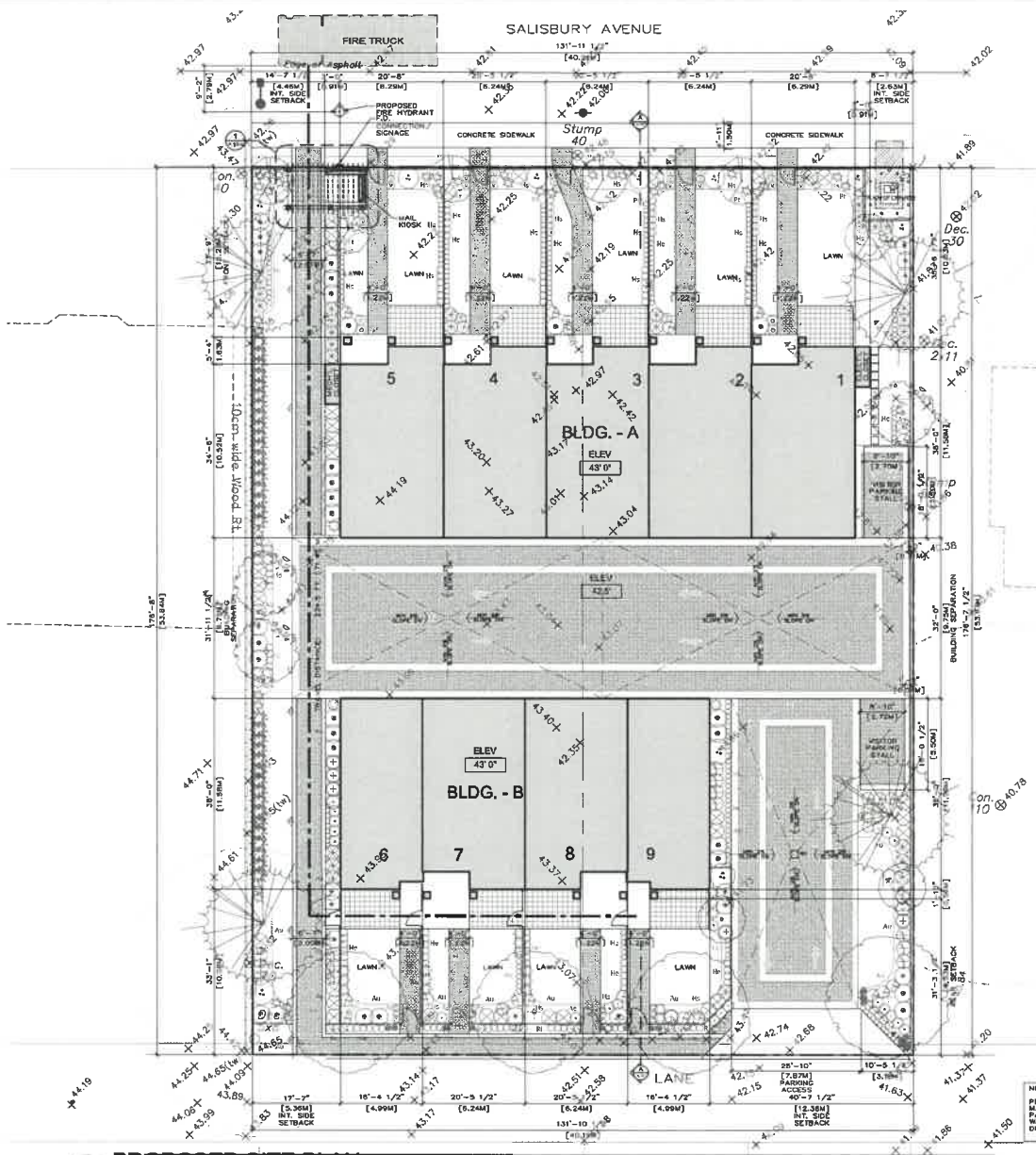
Attachment #2: Design Concept

**CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP**

PROJECT ADDRESS: 1752 / 1758 Salisbury Ave

FILE NO: RZ000140





1 PROPOSED SITE PLAN
A152 SCALE: 3/32" = 1' - 0"

PROJECT STATISTICS

10 Unit Townhouse Development 1758 & 1752 Salisbury Avenue, Port Coquitlam, British Columbia		
Project Name:	Townhouse Development	
Civic address:	1758 & 1752 Salisbury Avenue, Port Coquitlam, British Columbia	
Legal Description:	Lot 5 & 6 Block "C" District Lot 479 Group 1 NWD Plan MWP2008	
Proposed Zoning:	RTH3	
Site area:	23'336.16 sq. ft. (2'168 sq. m.)	
Uses	Allowed / required	Proposed
RTH-3 2.3 Permitted Uses	Townhouse Residential	Townhouse Residential
Site coverage	6334.71 sq. ft. [87.10 sq. m.] 40% of Lot Area	Total Site Coverage 8508.70 sq. ft. [804.67 sq. m.] 28%
Impermeable areas Roof		8580.96 sq. ft. [8332.49 sq. m.] 38%
Density of Development RTH-3 2.5.6	1-Unit / 220 sqm. 9.85	9
Building Height RTH-3 2.4	34.4 ft. (10.5m) (fin. Grade to Mean Elevation)	34.16 ft. (10.41m)
Setbacks		
Building - A Front - North (Salisbury Ave.) RTH-3 2.4 Sides RTH-3 2.4 West East Rear - South RTH-3 2.4	24.6 ft [7.5 m.] 6.9 ft [1.8 m.] 24.6 ft [7.5 m.]	33.75 ft [10.28 m.] 14.62 ft [4.46m.] 8.62 ft [2.63m.] 103.108 ft [31.41 m.]
Building - B Front - South (Lane) RTH-3 2.4 Sides RTH-3 2.4 West East Rear - North RTH-3 2.4	24.6 ft [7.5 m.] 6.9 ft [1.8 m.] 24.6 ft [7.5 m.]	31.29 ft [9.53 m.] 17.58 ft [5.35 m.] 40.62 ft [12.38 m.] 105.5 ft [32.16 m.]
Building separation Floor Space Ratio (FSR) RTH-3 2.4	n/a	n/a
Open Space RTH-3 2.5.6	322.0 sq. ft. [30 sq. m.] per dwelling unit	895 sq. ft. [83 sq. m.] per dwelling unit
Off-Street Parking Spaces Residential	20 spaces 2 spaces per unit + 2 visitor parking	20 spaces (18 standard + 2 small) 2 spaces x 9 units = 18 spaces visitor parking = 2 spaces

Unit Details (sq.ft.)

Unit Types	Unit No.	Main level Area (sq. ft.)	Residential area (sq. ft.)	Garage area (sq. ft.)	Second Level area (sq. ft.)	Stair duct area (sq. ft.)	Third Level Area (sq. ft.)	Stair duct area (sq. ft.)	Balcony Area (sq. ft.)	TOTAL AREA (sq. ft.)
Type A1	1	264.73	467	738.51	62.62	788.48	68.38	100.72	1000.72	
Type A	2	262.62	463	718.55	62.62	762.46	68.38	158.06	1632.63	
Type A3	3	262.62	463	718.55	62.62	762.43	68.38	158.06	1632.25	
Type A	4	262.62	463	718.55	62.62	762.46	68.38	158.06	1632.63	
Type A2	5	264.73	467	738.51	62.62	788.48	68.38	100.72	1000.72	
Type B	6	635.02	531.16	859	62.61	689	60.02	86.65	1338.19	
Type A4	7	282	493	718.2	62.62	762.1	68.38	158.72	1611.3	
Type A3	8	262.62	463	718.2	62.62	762.43	68.38	158.06	1632.26	
Type B1	9	640.7	531.16	859	62.61	689.19	60.02	86.65	1338.83	
TOTAL AREA		2146.03	4311.38	6372.43	543.96	6727.05	569.0	1320.26	14143.23	

NOTE:
PERMEABLE OR POROUS PAVING MATERIALS USED IN ALL ON-STREET PARKING AREAS, DRIVEWAYS AND WALKWAYS. - REFER TO LANDSCAPE DRAWINGS.

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF JORDAN KUTEV ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM JORDAN KUTEV ARCHITECT INC.

Jordan kutev architect inc

104-299 1022
404-299 3624
185-2750 boundary road
Burnaby, BC V5M 5A2
www.jkcc.ca

PRIME CONSULTANT

CONSULTANT

SEAL

6 10/01/2011 ISSUED FOR REVIEW

5 10/01/2011 ISSUED FOR REVIEW

4 10/01/2011 ISSUED FOR REVIEW

3 10/01/2011 ISSUED FOR REVIEW

2 10/01/2011 ISSUED FOR REVIEW

1 10/01/2011 ISSUED FOR REVIEW

DATE REMARKS

Townhouse Development

1752 & 1758 Salisbury Ave.
PoCo, British Columbia

SITE PLAN &
FIRE TRUCK ACCESS PLAN

REVIEW

A153

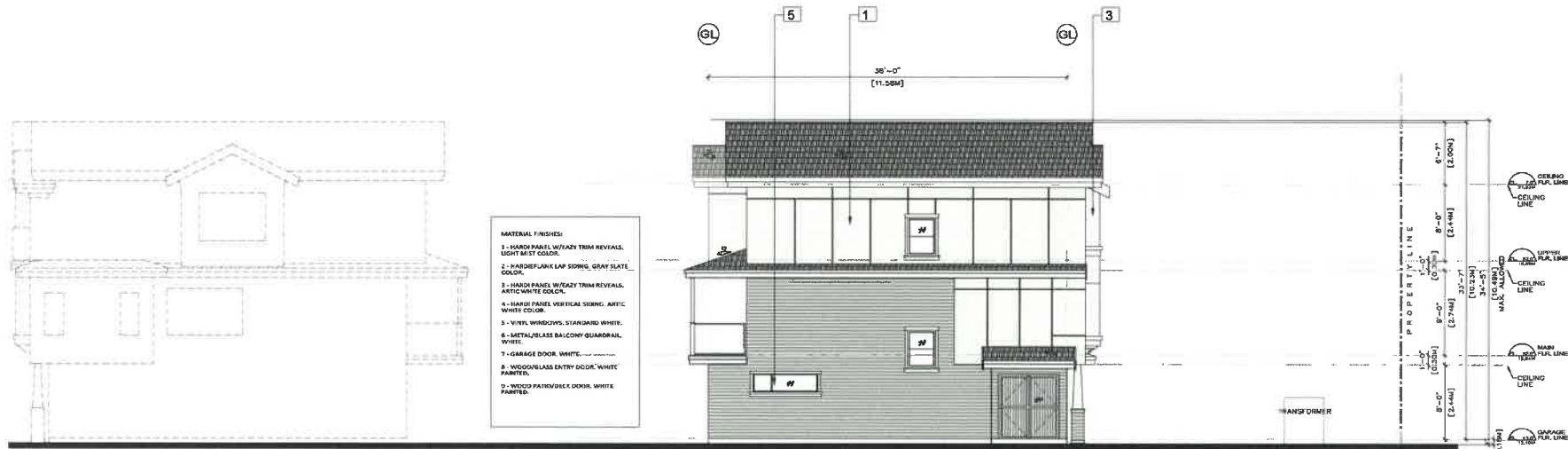
SCALE: 3/32" = 1'-0" PROJECT NO: 1630

DRAWN BY: VS DATE: NOV2016

CHECKED BY: JK



1
BUILDING A
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



- MATERIAL FINISHES:**
- 1- HARDY PANEL W/FAZY TRIM REVEALS, LIGHT MIST GOLD.
 - 2- PARDEFLANK LAP SIDING, GRAY SLATE COLOR.
 - 3- HARDY PANEL W/FAZY TRIM REVEALS, ARTIC WHITE COLOR.
 - 4- HARDY PANEL VERTICAL SIDING, ARTIC WHITE COLOR.
 - 5- VINYL WINDOWS, STANDARD WHITE.
 - 6- METAL/GLASS BALCONY GUARDRAIL, WHITE.
 - 7- GARAGE DOOR, WHITE.
 - 8- WOOD/GLASS ENTRY DOOR, WHITE PAINTED.
 - 9- WOOD PATIO/DECK DOOR, WHITE PAINTED.

2
BUILDING B
EAST ELEVATION
SCALE: 3/16" = 1'-0"

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Jordan kulev architect inc

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PRIME CONSULTANT

REGISTERED ARCHITECT

SPAL

6 04/01/2018 ISSUED FOR REVIEW
5 04/01/2018 ISSUED FOR REVIEW
4 04/01/2018 ISSUED FOR REVIEW
3 04/01/2018 REISSUED FOR REZONING/DCP
2 04/01/2018 REISSUED FOR REZONING/DCP
1 04/01/2018 REISSUED FOR REZONING/DCP

NO	DATE	REMARKS
1	04/01/2018	ISSUED FOR REVIEW
2	04/01/2018	REISSUED FOR REZONING/DCP
3	04/01/2018	REISSUED FOR REZONING/DCP
4	04/01/2018	REISSUED FOR REVIEW
5	04/01/2018	REISSUED FOR REVIEW
6	04/01/2018	ISSUED FOR REVIEW

Townhouse Development

1752 & 1758 Salisbury Ave.
PoCo, British Columbia

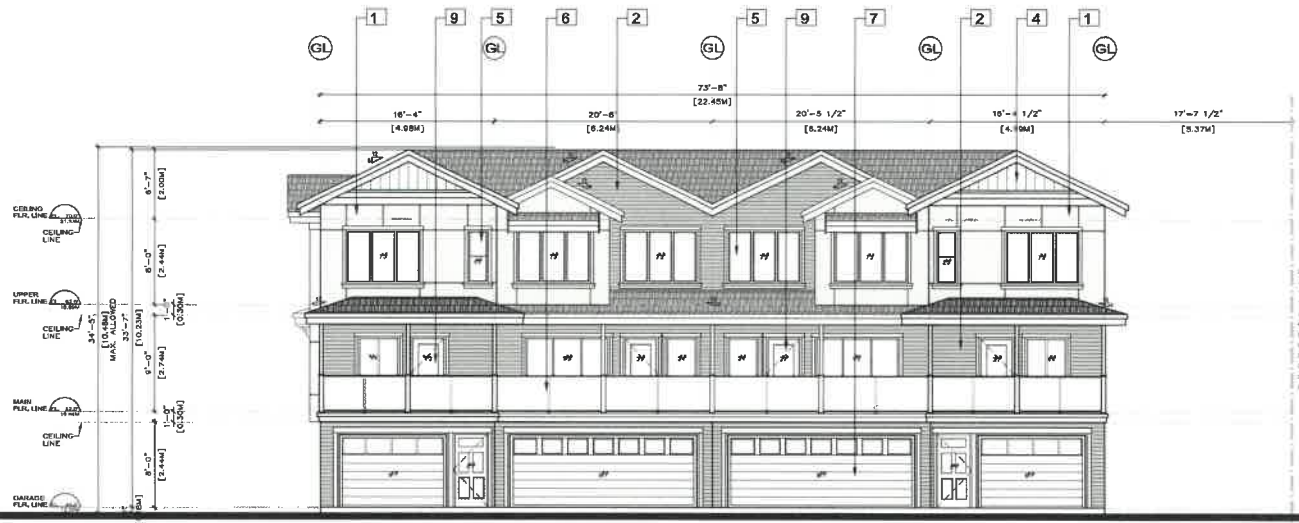
BUILDING A ELEVATIONS

REVIEW

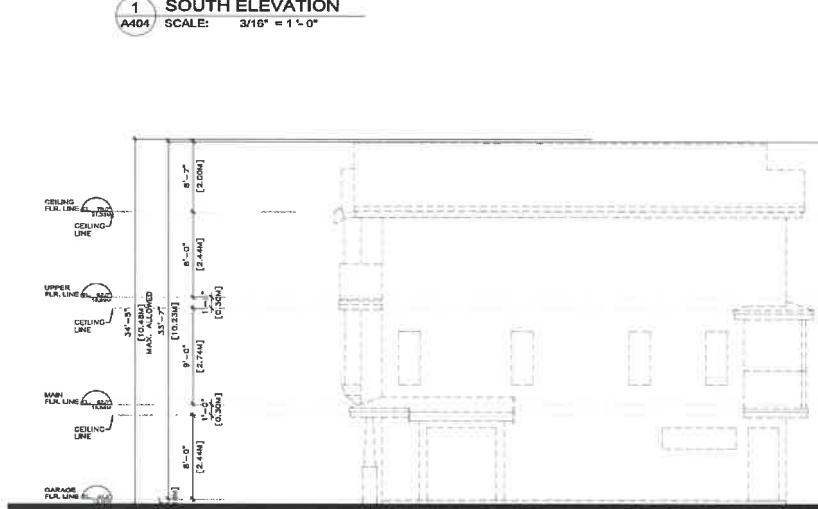
A402

SCALE:	PROJECT NO:
1/4" = 1'-0"	1830
DRAWN BY:	DATE:
VE	
CHECKED BY:	NOV2018
JK	

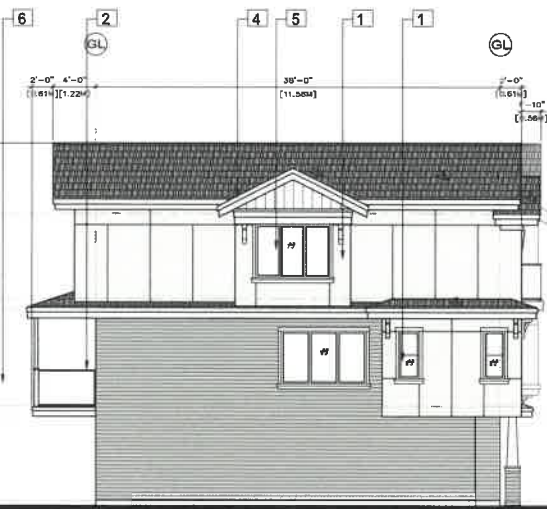
- MATERIAL FINISHES:**
- 1 - HARDY PANEL WEARY TRIM REVEALS, LIGHT MIST COLOR.
 - 2 - HARDY PANEL LAP SIDING, GRAY SLATE COLOR.
 - 3 - HARDY PANEL WEARY TRIM REVEALS, ARTIC WHITE COLOR.
 - 4 - HARDY PANEL VERTICAL SIDING, ARTIC WHITE COLOR.
 - 5 - VINYL WINDOWS, STANDARD WHITE.
 - 6 - METAL/GLASS BALCONY GUARDRAIL, WHITE.
 - 7 - GARAGE DOOR, WHITE.
 - 8 - WOOD/GLASS ENTRY DOOR, WHITE PAINTED.
 - 9 - WOOD PATIO/DECK DOOR, WHITE PAINTED.



BUILDING B SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING B EAST ELEVATION
SCALE: 3/16" = 1'-0"



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Jordan Kulev
architect inc

680-299-1222
680-299-3825
680-299-3826
180-1225 Boundary Road
Burnaby, BC V5M 3G1
www.jki.ca

PRIME CONSULTANT

CONSULTANT



NO.	DATE	REMARKS
8	10/11/2011	ISSUED FOR REVIEW
5	10/MAR/2011	ISSUED FOR REVIEW
4	10/MAR/2011	ISSUED FOR REVIEW
3	11/FEB/2011	REISSUED FOR REZONING/IDP
2	01/SEP/11	REISSUED FOR REZONING/IDP
1	10/MAR/2011	ISSUED FOR REVIEW

Townhouse Development

1752 & 1758 Salisbury Ave.
PoCo, British Columbia

BUILDING B ELEVATIONS

REVIEW

A404	
SCALE: 3/16" = 1'-0"	PROJECT NO: 1630
DRAWN BY: VE	DATE: NOV2016
CHECKED BY: JK	

Bylaw Notice Enforcement Amendment Bylaw No. 4058

RECOMMENDATION:

That Bylaw Notice Enforcement Amendment Bylaw, 2018, No. 4058 be given first three readings.

PREVIOUS COUNCIL/COMMITTEE ACTION

This report stems from the Smoking Control Bylaw that was adopted by Council on March 13, 2018. Section numbers need to be further updated in the Bylaw Notice Enforcement Bylaw.

REPORT SUMMARY


The Bylaw Notice Enforcement Bylaw No. 3814 needs to be amended from time to time to reflect updates to original bylaws within schedules for the purpose of bylaw enforcement. The Bylaw Notice Enforcement Bylaw allows staff to issue tickets by mail and if there is a dispute the hearing can be heard by an Adjudicator.

BACKGROUND

Staff reports came to the Healthy Community Committee and Council regarding the Smoking Control Bylaw and this amendment bylaw will align the section numbers in the Bylaw Notice Enforcement Bylaw for fines.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give Bylaw Notice Enforcement Amendment Bylaw No. 4058 first three readings.
2	Refer Bylaw Notice Enforcement Amendment Bylaw No. 4058 back to staff.
3	Take no action (leave the current Bylaw Notice Enforcement Bylaw in effect).

ATTACHMENTS

Attachment #1: Bylaw Notice Enforcement Amendment Bylaw No. 4058 (proposed bylaw)

Attachment #2: Bylaw 4058 with tracked changes

CITY OF PORT COQUITLAM

BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW, 2018

Bylaw No. 4058

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

CITATION

1. This Bylaw is cited as "Bylaw Notice Enforcement Bylaw, 2013, No. 3814, Amendment Bylaw, 2018, No. 4058".

ADMINISTRATION

2. That the "Bylaw Notice Enforcement Bylaw, 2013, No. 3814", be amended by replacing the existing Schedule "A" for Smoking Control Bylaw No. 3361, with Schedule "A" for Smoking Control Bylaw No. 4037, attached hereto and forming part of this Bylaw.

READ A FIRST TIME this 8th day of May, 2018

READ A SECOND TIME this 8th day of May, 2018

READ A THIRD TIME this 8th day of May, 2018

Mayor

Corporate Officer

BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW, 2018

Bylaw No. 4058

Schedule "A"
Designated Bylaw Contraventions and Penalties

Smoking Control Bylaw, 2018, No. 4037

Column 1	Column 2	Column 3	Column 4	Column 5
DESCRIPTION	SECTION NO. IN BYLAW	DISCOUNTED PENALTY IN \$ (within 14 days)	FULL PENALTY IN \$ (after 14 days)	COMPLIANCE AGREEMENT DISCOUNT (where Compliance Agreement Entered in accordance with section 8 (a)(v) of this bylaw)
Smoke within 7.5 metres of an entrance	4.1	50.00	75.00	n/a
Smoke within 7.5 metres of a transit stop	4.2	50.00	75.00	n/a
Smoke in any City park or public space	4.3	50.00	75.00	n/a
Smoke on any City street as part of an event	4.4	50.00	75.00	n/a
Smoke in a customer service area	4.5	50.00	75.00	n/a
Smoke in a place of assembly	4.6	50.00	75.00	n/a

CITY OF PORT COQUITLAM

BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW, 2018

Bylaw No. 4058

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

CITATION

1. This Bylaw is cited as "Bylaw Notice Enforcement Bylaw, 2013, No. 3814, Amendment Bylaw, 2018, No. 4058".

ADMINISTRATION

2. That the "Bylaw Notice Enforcement Bylaw, 2013, No. 3814", be amended by replacing the existing Schedule "A" for Smoking Control Bylaw No. 3361, with Schedule "A" for Smoking Control Bylaw No. 4037, attached hereto and forming part of this Bylaw.

READ A FIRST TIME this 8th day of May, 2018

READ A SECOND TIME this 8th day of May, 2018

READ A THIRD TIME this 8th day of May, 2018

Mayor

Corporate Officer

CITY OF PORT COQUITLAM

BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW, 2018

Bylaw No. 4058

Schedule "A"
Designated Bylaw Contraventions and Penalties

Smoking Control Bylaw, 2018, No. 4037

Column 1	Column 2	Column 3	Column 4	Column 5
DESCRIPTION	SECTION NO. IN BYLAW	DISCOUNTED PENALTY IN \$ (within 14 days)	FULL PENALTY IN \$ (after 14 days)	COMPLIANCE AGREEMENT DISCOUNT (where Compliance Agreement Entered in accordance with section 8 (a)(v) of this bylaw)
Smoke where prohibited <u>Smoke within 7.5 metres of an entrance</u>	3.1(a)-(e) <u>4.1</u>	50.00	75.00	n/a
<u>Smoke within 7.5 metres of a transit stop</u>	<u>4.2</u>	<u>50.00</u>	<u>75.00</u>	<u>n/a</u>
<u>Smoke in any City park or public space</u>	<u>4.3</u>	<u>50.00</u>	<u>75.00</u>	<u>n/a</u>
<u>Smoke on any City street as part of an event</u>	<u>4.4</u>	<u>50.00</u>	<u>75.00</u>	<u>n/a</u>
<u>Smoke in a customer service area</u>	<u>4.5</u>	<u>50.00</u>	<u>75.00</u>	<u>n/a</u>
<u>Smoke in a place of assembly</u>	<u>4.6</u>	<u>50.00</u>	<u>75.00</u>	<u>n/a</u>
Permit Smoking where prohibited	3.2	100.00	150.00	n/a
Permit person under 19 years of age in a designated Smoking Area	3.3	100.00	150.00	n/a
Failure to post sign as required		100.00	150.00	n/a

Ticket Information Utilization Amendment Bylaw No. 4059

RECOMMENDATION:

That Ticket Information Utilization Amendment Bylaw, 2018, No. 4059 be given first three readings.

PREVIOUS COUNCIL/COMMITTEE ACTION

This report stems from the Smoking Control Bylaw that was adopted by Council on March 13, 2018. Section numbers need to be further updated in the Ticket Information Utilization Bylaw.

REPORT SUMMARY


The Ticket Information Utilization Bylaw No. 2743 needs to be amended from time to time to reflect updates to original bylaws within schedules for the purpose of bylaw enforcement. The Ticket Information Utilization Bylaw allows staff to issue municipal tickets when infractions occur.

BACKGROUND

Staff reports came to the Healthy Community Committee and Council regarding the Smoking Control Bylaw.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give Ticket Information Utilization Amendment Bylaw No. 4059 first three readings.
2	Refer Ticket Information Utilization Amendment Bylaw No. 4059 back to staff.
3	Take no action (leave the current Ticket Information Utilization Bylaw in effect).

ATTACHMENTS

Attachment #1: Ticket Information Utilization Bylaw 4059 (proposed bylaw)

Attachment #2: Bylaw 4059 with tracked changes

CITY OF PORT COQUITLAM

TICKET INFORMATION UTILIZATION AMENDMENT BYLAW, 2018

Bylaw No. 4059

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

CITATION

1. This Bylaw is cited as "Ticket Information Utilization Bylaw, 1992, No. 2743, Amendment Bylaw, 2018, No. 4059".

ADMINISTRATION

2. That the "Ticket Information Utilization Bylaw, 1992, No. 2743", be amended by replacing the existing "Schedule 14" for Smoking Control Bylaw, 2018, No. 4037, with the one attached hereto and forming part of this Bylaw.

READ A FIRST TIME this 8th day of May, 2018

READ A SECOND TIME this 8th day of May, 2018

READ A THIRD TIME this 8th day of May, 2018

Mayor

Corporate Officer

CITY OF PORT COQUITLAM

TICKET INFORMATION UTILIZATION AMENDMENT BYLAW, 2018

Bylaw No. 4059

BYLAW NO. 2743

SCHEDULE 14

Smoking Control Bylaw, 2018, No. 4037 **SECTION** **FINE** **FINE**
If paid within 30
Days of Service

Column 1 **Column 2** **Column 3** **Column 4**

• Smoke within 7.5 metres of an entrance	4.1	\$ 75.00	\$ 50.00
• Smoke within 7.5 metres of a transit stop	4.2	\$ 75.00	\$ 50.00
• Smoke in any City park or public space	4.3	\$ 75.00	\$ 50.00
• Smoke on any City street as part of an event	4.4	\$ 75.00	\$ 50.00
• Smoke in a customer service area	4.5	\$ 75.00	\$ 50.00
• Smoke in a place of assembly	4.6	\$ 75.00	\$ 50.00

CITY OF PORT COQUITLAM

TICKET INFORMATION UTILIZATION AMENDMENT BYLAW, 2018

Bylaw No. 4059

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

CITATION

1. This Bylaw is cited as "Ticket Information Utilization Bylaw, 1992, No. 2743, Amendment Bylaw, 2018, No. 4059".

ADMINISTRATION

2. That the "Ticket Information Utilization Bylaw, 1992, No. 2743", be amended by replacing the existing "Schedule 14" for Smoking Control Bylaw, 2018, No. 4037, with the one attached hereto and forming part of this Bylaw.

READ A FIRST TIME this 8th day of May, 2018

READ A SECOND TIME this 8th day of May, 2018

READ A THIRD TIME this 8th day of May, 2018

Mayor

Corporate Officer

CITY OF PORT COQUITLAM

TICKET INFORMATION UTILIZATION AMENDMENT BYLAW, 2018

Bylaw No. 4059

BYLAW NO. 2743

SCHEDULE 14

<u>Smoking Control Bylaw, 2018, No. 4037</u>	<u>SECTION</u>	<u>FINE</u>	<u>FINE</u> If paid within 30 Days of Service
Column 1	Column 2	Column 3	Column 4
• Smoke where prohibited	3.1 (a) (o)	\$ 75.00	\$ 50.00
•			
• Permit Smoking where prohibited	3.2	\$150.00	\$ 100.00
•			
• Permit person under 19 years of age			
• in a designated Smoking Area	3.3	\$150.00	\$ 100.00
•			
• Failure to post sign as required		\$150.00	\$ 100.00
• Smoke within 7.5 metres of an entrance	4.1	\$ 75.00	\$ 50.00
• Smoke within 7.5 metres of a transit stop	4.2	\$ 75.00	\$ 50.00
• Smoke in any City park or public space	4.3	\$ 75.00	\$ 50.00
• Smoke on any City street as part			
of an event	4.4	\$ 75.00	\$ 50.00
• Smoke in a customer service area	4.5	\$ 75.00	\$ 50.00
• Smoke in a place of assembly	4.6	\$ 75.00	\$ 50.00

A Bylaw to amend the Official Community Plan of the City of Port Coquitlam.

Whereas an Official Community Plan was adopted by the "Official Community Plan Bylaw, 2013, No. 3838"

And whereas an amendment to the Official Community Plan has been prepared and after First Reading of this Bylaw the Council has:

- (a) considered the amendment to the plan in conjunction with the City's financial plan;***
- (b) determined that no applicable waste management plan exists for consideration;***
- (c) determined that sufficient opportunities for consultation on the amendment to the plan have been provided; and***
- (d) determined that the amendment to the plan does not affect the City of Coquitlam, District of Pitt Meadows, the Greater Vancouver Regional District (Metro Vancouver), Translink, the Kwikwetlem First Nation, School District No. 43, the Agricultural Land Commission or the provincial or federal government or their agencies.***

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

Citation

- 1.** This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 3946, 2016".

Administration

- 2.** That Map 16 of the "Official Community Plan Bylaw, 2013, No. 3838" be amended by applying the RSL - Small Lot Residential designation to the unopened road end of Mercer Avenue as shown on Schedule 1, attached to and forming part of this Bylaw.

Read a first time by the Municipal Council this 25th day of April, 2016.

Read a second time by the Municipal Council this 25th day of April, 2016.

Public Hearing held this 9th day of May, 2016.

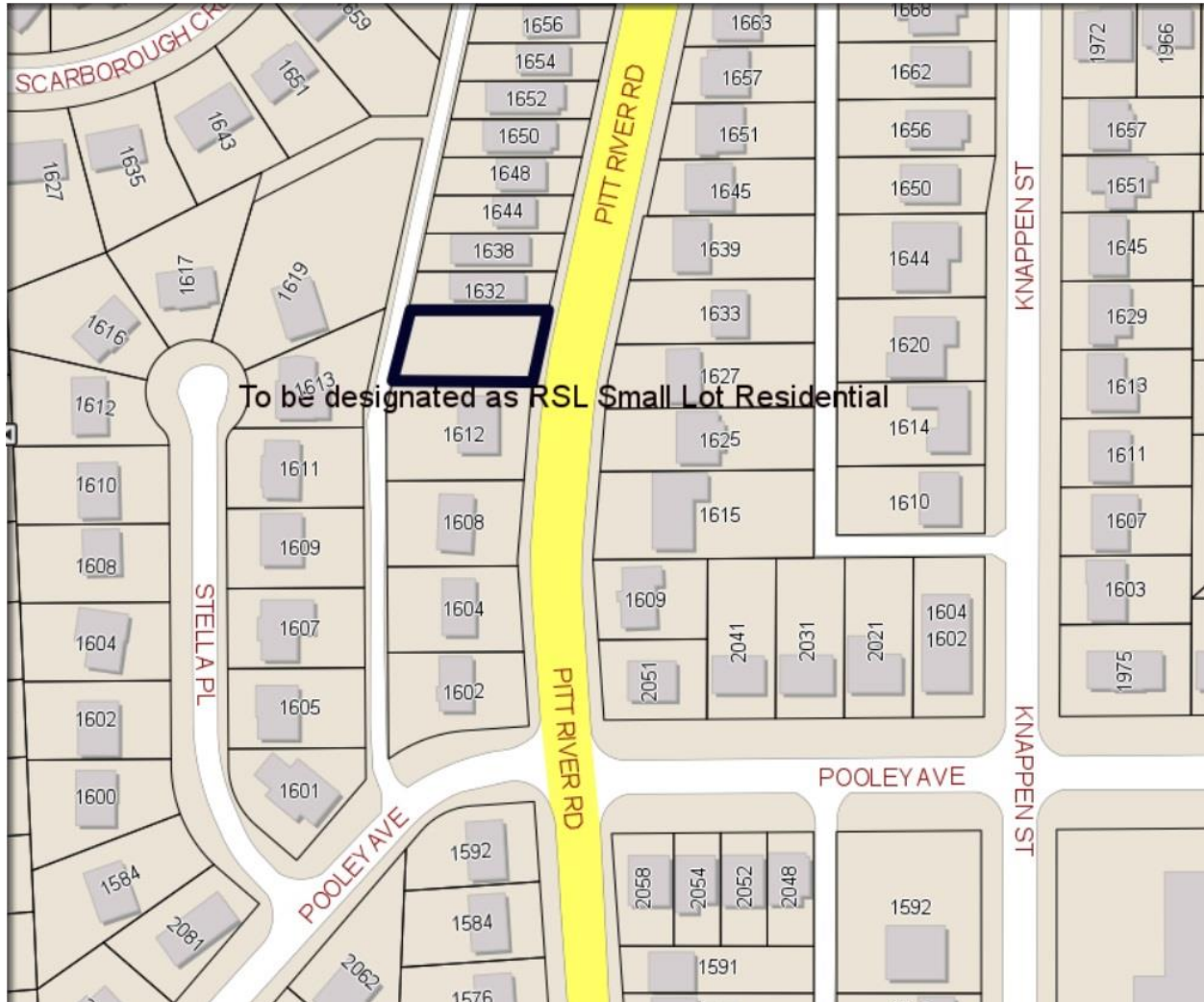
Read a third time by the Municipal Council this 8th day of May, 2018.

Mayor

Corporate Officer

Schedule 1

Bylaw 3946



A Bylaw to amend "Zoning Bylaw, 2008, No. 3630"

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

Citation

1. This Bylaw may be cited for all purposes as "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2016, No. 3947".

Administration

2. The Zoning Map of the "Zoning Bylaw, 2008, No. 3630" be amended to reflect the following rezoning:

Civic: 1624 Pitt River Road (pending)

Legal: Unopened road end of Mercer Avenue (legal pending)

From: Road allowance

To: RS4 (Residential Single Dwelling 4)

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

Read a first time by the Municipal Council this 25th day of April, 2016.

Read a second time by the Municipal Council this 25th day of April, 2016.

Public Hearing held this 9th day of May, 2016.

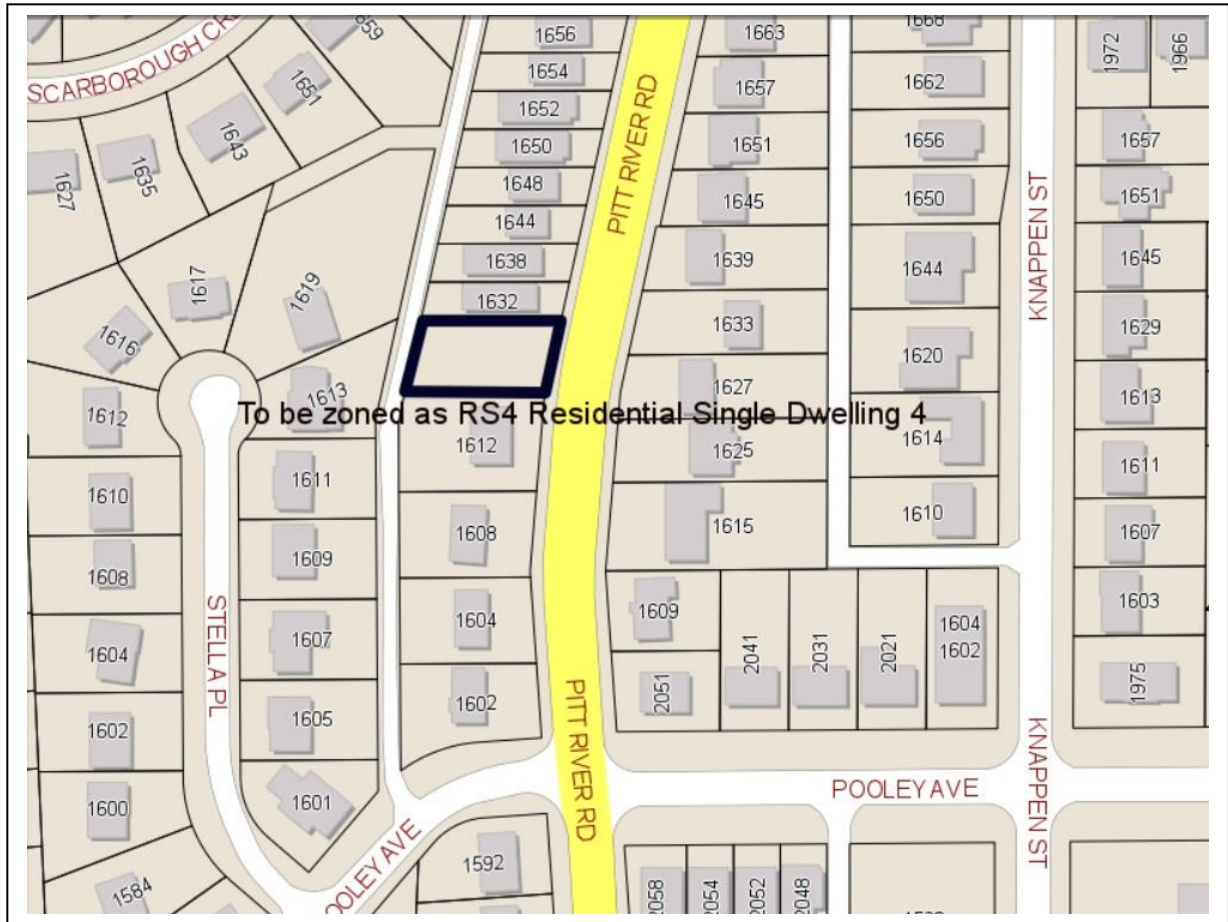
Read a third time by the Municipal Council this 8th day of May, 2018.

Mayor

Corporate Officer

BYLAW 3947

Schedule 1



CITY OF PORT COQUITLAM

SOLID WASTE AMENDMENT BYLAW, 2018

Bylaw No. 4053

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

1. CITATION

This Bylaw may be cited as the “Solid Waste Amendment Bylaw, 2018, No. 4053”.

2. ADMINISTRATION

That “Solid Waste Bylaw, 2015, No. 3900”, be amended by removing Schedule A attached to Bylaw No. 3900 and replacing it with the Schedule A, attached hereto and forming part of this Bylaw.

READ A FIRST TIME this	24 th day of	April, 2018
READ A SECOND TIME this	24 th day of	April, 2018
READ A THIRD TIME this	24 th day of	April, 2018
ADOPTED this	8 th day of	May, 2018

Mayor

Corporate Officer

SCHEDULE “A”

A1. Annual Rates for Basic Solid Waste Collection for Buildings with One Dwelling Unit:

	Base Solid Waste Levy		
	120 Litre	240 Litre	360 Litre
Garbage	\$91.37	\$121.37	\$151.37
Food scraps/yard trimmings	N/A	\$71.36	\$81.36
Recycling	N/A	\$0	\$10

A2. Annual Rates for Solid Waste Collection for Buildings with Two Dwelling Units:

	Base Solid Waste Levy		
	120 Litre	240 Litre	360 Litre
Garbage	\$182.74	\$212.74	\$242.74
Food scraps/yard trimmings	N/A	\$142.72	\$162.72
Recycling	N/A	\$0	\$0

A3. Annual Rates for Solid Waste Collection for Multi-family Buildings:

	Base Solid Waste Levy	
	240 Litre	360 Litre
Garbage	N/A	N/A
Additional carts	N/A	N/A
Food scraps/yard trimmings	\$13.11 per dwelling	N/A
Additional carts	\$80.00 per cart	N/A
Recycling	N/A	\$0
Additional carts	N/A	\$30 per cart

A4. Rates for Solid Waste Collection for I.C.I Buildings:

	Base Solid Waste Levy	
	240 Litre	360 Litre
Food scraps/yard trimmings	\$8.67 per month	N/A
Recycling	\$0	\$5.98

A5. Annual Rates for Basic Solid Waste Collection for each Townhouse Dwelling Unit:

	Base Solid Waste Levy		
	120 Litre	240 Litre	360 Litre
Garbage	\$91.37	\$121.37	\$151.37
Food scraps/yard trimmings	\$61.36	\$71.36	\$81.36
Recycling	N/A	\$0	\$10

SCHEDULE “A” Cont’d

- B.** Annual Fees for Additional Carts for Buildings with One or Two Dwelling Units and Townhouse Dwelling Units:

	Annual Costs for Additional Carts	
	240 Litre	360 Litre
Garbage	\$60	\$90
Food scraps/yard trimmings	\$20	\$30
Recycling	\$20	\$30

- C.** Service Level Change Fees (Cart size change)

Property owners who require additional capacity above the standard issued carts as outlined in Section 4.2 shall pay an administrative fee of \$50.00 per application for service level change. This administrative fee will be waived if either the green cart or recycling cart is being up-sized or the waste cart is being down-sized.

Waiver for Service Level Change Fees – 2013-2015 Multi-family buildings

This fee is waived in 2013, 2014 and 2015 for green carts for multi-family buildings.

Waiver for Service Level Change Fees – Garbage and Recycling Cart Changes for Medical Treatment Disposal Needs

This fee is waived for property owners upgrading garbage and recycling carts due to resident medical treatment disposal needs. Applicants must submit appropriate proof of need by the resident and certification by care physician to the satisfaction of the City in order to consider for the waiver.

- D.** Per diem rate payable in advance under section 5.2:

Upon issuance of a building permit, \$0.53 per day for each unit identified in Section A of this Schedule.

** Fees for extra carts will not be prorated and must be paid to the Engineering and Operations Department before the extra cart(s) will be delivered.*

- E.** The following forms are available at the Engineering and Operations Department in a form approved by the Director of Engineering and Operations:

- 1) Application for Service Level Change
- 2) Application for Set Out/Set Back Service
- 3) Supplemental Form for Physically Challenged Persons
- 4) Application for Suite Exemption
- 5) Supplementary Disability Form for Suite Exemption
- 6) Multi-Family Green Cart Application
- 7) Multi-Family Recycling Application
- 8) Application for Industrial, Commercial or Institutional Business Recycling
- 9) Application for Industrial, Commercial or Institutional Business Green Carts
- 10) Multi-family Service Contract
- 11) ICI Service Contract

CITY OF PORT COQUITLAM
ANNUAL TAX RATES BYLAW, 2018

Bylaw No. 4054

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

1. CITATION

This Bylaw may be cited as the “Annual Tax Rates Bylaw, 2018, No. 4054.

2. RATES

The following rates are hereby imposed and levied for the year 2018:

- 1) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appear in Column “A” of Schedule 1, attached hereto and forming part of this Bylaw.
- 2) For the purposes of the Metro Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appear in Column “B” of the Schedule, 1 attached hereto and forming part of this Bylaw.
- 3) For purposes of the Downtown Business Improvement Area on the assessed value of land and improvements taxable for general municipal purposes, and only on land and improvements within the area outlined in the Downtown Port Coquitlam Area Bylaw No. 3922, rates appear in Column “C” of the Schedule 1, attached hereto and forming part of the Bylaw.

3. PENALTIES

The minimum amount of taxation upon a parcel of real property shall be the amount provided by statute.

- 1) At close of business on the 3rd day of July, 2018 the Collector for the City of Port Coquitlam shall add to the unpaid taxes of the current year, in respect of each parcel of land and the improvements thereon upon the real property tax roll, five percent (5%) of the amount then remaining unpaid.
- 2) At close of business on the 15th day of August, 2018 the Collector for the City of Port Coquitlam shall add to the unpaid taxes of the current year (exclusive of the five percent addition authorized by subsection 1) of this section), in respect of each parcel of land and the improvements thereon upon the real property tax roll, five percent (5%) of the amount then remaining unpaid.
- 3) The said unpaid taxes, together with amounts added under this section, are deemed to be unpaid taxes of the current year due on such land and improvements thereon, and the amounts added under this section when collected shall form part of the general revenue of The Corporation of the City of Port Coquitlam.

- 4) Where a penalty addition would otherwise be applied under subsection 1) of this section and the owner is eligible for and subsequently claims the current years Home Owner Grant and applies for such grant before August 15th, the penalty under subsection 1) shall not be applied to the portion of taxes outstanding which was equal to the current years Home Owner Grant.

READ A FIRST TIME this	24 th day of	April, 2018
READ A SECOND TIME this	24 th day of	April, 2018
READ A THIRD TIME this	24 th day of	April, 2018
ADOPTED this	8 th day of	May, 2018

Mayor

Corporate Officer

Schedule 1
City of Port Coquitlam
Annual Tax Rates Bylaw, 2018, No. 4054

Tax Rates (dollars of tax per \$1,000 taxable value)

		A	B	C
	<u>Property Class</u>	<u>General</u>	<u>Regional District</u>	<u>Downtown Business Improvement Area</u>
1.	Residential	2.4401	0.0445	
2.	Utilities	40.0000	0.1558	
3.	Supportive Housing	2.4401	0.0445	
4.	Major Industry	10.6173	0.1515	
5.	Light Industry	10.6173	0.1515	.9256
6.	Business and Other	9.1630	0.1091	.9256
7.	Managed Forest Land	40.0000		
8.	Recreation/Non-Profit	12.8747	0.0445	
9.	Farm	24.9030	0.0445	

NOTES:

Columns "A" and "C" will be applied to the assessed value for general municipal purposes.

Column "B" will be applied to the assessed value for regional hospital district purposes.

CITY OF PORT COQUITLAM

HOUSING AGREEMENT FOR 3155 SEYMOUR STREET BYLAW, 2018

Bylaw No. 4057

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

1. CITATION

This Bylaw may be cited as the “Housing Agreement for 3155 Seymour Street Bylaw, 2018, No. 4057.

2. ADMINISTRATION

2.1 The Mayor and the Corporate Officer are authorized to execute the Housing Agreement substantially in the form of the document attached to and forming part of this Bylaw as Schedule “A”, between the City of Port Coquitlam and the Port Coquitlam Senior Citizens’ Housing Society.

2.2 The Agreement is in respect to housing units located on the lands with the civic address of 3155 Seymour Street and legally described as:

Block A, District Lot 380, New West District, Plan NWP19175 Except Plan LMP43882

READ A FIRST TIME this	24 th day of	April, 2018
READ A SECOND TIME this	24 th day of	April, 2018
READ A THIRD TIME this	24 th day of	April, 2018
ADOPTED this	8 th day of	May, 2018

Mayor

Corporate Officer

SCHEDULE "A"

RENTAL SENIORS' HOUSING AGREEMENT

THIS AGREEMENT dated for reference _____

IS IN RESPECT TO:

Parcel Identifier: 010-464-875

Parcel A Except: Part on Plan LMP43882 District Lot 380 Group 1 NWD Plan
19175

(the "**Lands**")

AND IS BETWEEN:

PORT COQUITLAM SENIOR CITIZENS HOUSING SOCIETY (Inc. No. S5401)
2111 Hawthorne Avenue, Port Coquitlam, B.C. V3C 1W2

(the "**Owner**")

AND:

CORPORATION OF THE CITY OF PORT COQUITLAM, a municipal corporation
under the *Community Charter*, SBC 2003, c. 26 and the *Local Government Act*, RSBC
2015, c. 1 and having offices at 2580 Shaughnessy Street, Port Coquitlam, British
Columbia, V3C 2A8

(the "**City**")

GIVEN THAT:

- A. The Owner is the registered owner of the Lands;
- B. Section 483(1) of the *Local Government Act*, S.B.C. 2015, c. 1 permits a municipality to enter into an agreement with an owner of land regarding the occupancy and tenure of dwellings ("**Housing Agreement**");
- C. Section 219 of the *Land Title Act* R.S.B.C. 1996 Chapter 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land ("**Section 219 Covenant**");

HOUSING AGREEMENT FOR 3155 SEYMOUR STREET BYLAW, 2018

Bylaw No. 4057

D. The Owner wishes to grant to the City the Section 219 Covenant contained in this Agreement and to enter into the Housing Agreement with the City on the terms and conditions contained herein,

NOW THEREFORE, in consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 Definitions - In this Agreement the following words have the following meanings:

- (a) **“Agreement”** means this Agreement, including Schedules and including the General Instrument;
- (b) **“Dwelling Unit”** has the meaning given in the City of Port Coquitlam Zoning Bylaw No. 3630, as amended or replaced from time to time;
- (c) **“Eligible Resident”** means an individual aged 55 or older;
- (d) **“General Instrument”** means the Form C General Instrument to which these terms are attached;
- (e) **“LTO”** means the Land Title Office in Vancouver/New Westminster, British Columbia;
- (f) **“Rental Seniors’ Housing”** means housing restricted to Eligible Residents, as tenants pursuant to *Residential Tenancy Act*, S.B.C. 2002, c. 78;
- (g) **“Subdivide”** means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative units” or “shared interests in land” as defined in the *Real Estate Act*.

1.2 Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

HOUSING AGREEMENT FOR 3155 SEYMOUR STREET BYLAW, 2018

Bylaw No. 4057

- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) time is of the essence; and
- (g) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

**ARTICLE 2
LAND USE RESTRICTIONS**

2.1 Land Use Restrictions

- (a) The Lands, and any buildings situated on the Lands from time to time, will be used only for Rental Seniors’ Housing.
- (b) The Lands, and any buildings situated on the Lands from time to time, will not be Subdivided without the prior written consent of the City.
- (c) The Owner shall, at its cost, register this Agreement against title to the Lands pursuant to Section 219 of the *Land Title Act*, in priority to all financial charges. The Owner acknowledges that a notice under Section 483(5) of the *Local Government Act* will be filed on title to the Lands.
- (d) The Owner shall not apply for a building permit or occupancy permit in respect to the Lands, other than in compliance with this Agreement. The City will have no obligation to issue any building permit or occupancy permit in respect to the Lands if the Owner is in breach of this Agreement.

**ARTICLE 3
RESIDENCY RESTRICTIONS**

3.1 Residency Restrictions

- (a) A Dwelling Unit situated on the Lands may only be occupied by one or two Eligible Residents.

3.2 Events of Default

- (a) The City may provide written notice (the “**Notice**”) to the Owner of any matter involving a failure by the Owner, or a person for whom the Owner is at law responsible, to comply with this Agreement.
- (b) Upon receipt of the Notice, the Owner shall take all necessary steps to comply with this Agreement.
- (c) If the Owner has not complied with this Agreement within thirty days of receiving the Notice, the Owner will be deemed to be in default of this Agreement.
- (d) Damages are an inadequate remedy for the City, and the City is entitled to seek an order for specific performance, or a prohibitory or mandatory injunction in order to compel performance of the obligations in this Agreement.
- (e) No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

**ARTICLE 4
CITY INQUIRIES**

- 4.1 City Inquiries** - The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner and any occupiers of any part of the Lands are complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.

**ARTICLE 5
SECTION 219 COVENANT**

- 5.1 Covenant** – The Owner covenants and agrees with the City, pursuant to Section 219 of the *Land Title Act*, that the terms and conditions of this Agreement constitute a Section 219 Covenant and are annexed to and running with the Lands.
- 5.2 Indemnity** – As an indemnity pursuant to section 219(6) of the *Land Title Act*, the Owner shall indemnify and save harmless the City and each of its elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, whether known or unknown, which may arise as a result of:

HOUSING AGREEMENT FOR 3155 SEYMOUR STREET BYLAW, 2018

Bylaw No. 4057

- (a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom the Owner is at law responsible, relating to this Agreement; or
- (b) any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

5.3 Release - The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the exercise by the City of any of its rights under this Agreement.

**ARTICLE 6
MISCELLANEOUS**

6.1 Modification - This Agreement may only be amended in writing by the parties. The Owner acknowledges that the City may only execute an amendment agreement following a bylaw to that effect.

6.2 Municipalities Powers Unaffected – This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

6.3 Agreement for Benefit of City only

- (a) This Agreement is entered into only for the benefit of the City, acting in the public interest.
- (b) This Agreement is not intended to protect the interests of the Owner, any tenant, any Eligible Resident or prospective Eligible Resident, or any future owner, lessee, occupier or user of the Lands.

HOUSING AGREEMENT FOR 3155 SEYMOUR STREET BYLAW, 2018

Bylaw No. 4057

- (c) The City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so and without obtaining the consent of the Owner.

6.4 Notice - Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently given if delivered by regular or registered mail to the following address:

To: City of Port Coquitlam, Corporate Officer
City of Port Coquitlam City Hall, from time to time

And to: the Owner:
Address shown for the Owner on the title search current to the time of the notice.

Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

6.5 Enuring Effect - This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

6.6 Severability - If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

6.7 Waiver - Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach of any similar or different breach.

6.8 Sole Agreement – This Agreement supersedes all prior agreements and discussions between the Owner and the City on the subject matter of this Agreement.

6.9 Further Assurance - Upon request by the City, the Owner shall forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

6.10 Covenant Runs with the Lands - This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an Interest in the Lands.

6.11 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.

CITY OF PORT COQUITLAM

HOUSING AGREEMENT FOR 3155 SEYMOUR STREET BYLAW, 2018

Bylaw No. 4057

6.12 Counterpart – This Agreement may be executed in counterpart and delivered electronically.

[Signature blocks follow]

IN WITNESS WHEREOF, the parties hereby affixed their signatures on the day and year first above written.

**THE CORPORATION OF
THE CITY OF PORT COQUITLAM** by its
authorized signatories:

Mayor:

Corporate Officer:

PORT COQUITLAM SENIOR CITIZENS HOUSING SOCIETY, by its
authorized signatories:

Authorized Signatory

Authorized Signatory

Development Permit DP000342 and Development Variance Permit DVP00053 Applications - 3155 Seymour Street (Dogwood Seniors Housing)

RECOMMENDATIONS:

1. Pursuant to s.498 of the *Local Government Act*, that Smart Growth Committee authorize staff to provide notice of an application to vary the parking requirements of the Parking and Development Management Bylaw and bicycle storage requirement of the Zoning Bylaw.
2. That Smart Growth Committee authorize staff to bring forward a Housing Agreement Bylaw under s.483 of the *Local Government Act* for Council's consideration prior to its consideration of DVP00053 and DP000342.
3. That Smart Growth Committee recommend to Council that:
 - a. the Housing Agreement Bylaw be approved;
 - b. Development Variance Permit DVP00053 be approved; and,
 - c. Development Permit DP000342 be approved.

PREVIOUS COUNCIL/COMMITTEE ACTION

Council approved a development permit to regulate the site's existing development in 2003.

REPORT SUMMARY

Redevelopment of a portion of the Dogwood Seniors' Housing Complex is proposed by the owner, the Port Coquitlam Senior Citizens' Housing Society, to increase the number of purpose-built, seniors' housing units accommodated at the site. The proposal generally conforms to Council's policies for seniors' housing as well as the Zoning Bylaw and a site-specific restrictive covenant limiting building height. The building and landscaping are designed to meet the objectives and guidelines of the site's development permit area designations and the Society's requested reduction in required parking spaces for vehicles and bicycles is supported by an established pattern of lower demand. In keeping with Council's policies to expedite projects meeting special housing needs, staff recommend to Committee that this application proceed to Council and that Council approve the development variance permit, development permit and terms of a housing agreement to restrict the new building to seniors' rental housing operated by a non-profit society.

BACKGROUND



The Port Coquitlam Senior Citizens' Housing Society proposes to replace four older, single-storey buildings with a three-storey, 41-unit apartment building on its site at 3155 Seymour Street. The complex will retain a two-storey apartment building, Dogwood Manor, as well as a three-storey building, Dogwood Place, located at 3125 Seymour Street. The new building would be purpose-designed to meet seniors' housing needs and would be connected to an existing apartment building that does not have an elevator, enhancing residents' accessibility. The project would complement existing development by adding indoor and outdoor amenity spaces, at-grade parking and landscaping. It is to be partially funded by BC Housing and will include affordable and subsidized rents.

Development Permit DP000342 and Development Variance Permit DVP00053 Applications - 3155 Seymour Street (Dogwood Seniors Housing)

The Port Coquitlam Senior Citizens' Housing Society also owns and operates Hawthorne Manor and offers various programs, transportation and hospitality services to seniors in Port Coquitlam. The Society advises it has an extensive wait list for independent living units providing affordable, accessible and adaptable housing and looks forward to this project helping to address these needs.

DISCUSSION

A. Policies & Regulations

Official Community Plan (OCP) Policy: The land use designation is Apartment Residential (A); the OCP encourages multiple-family developments in areas with this designation to be low to mid-rise in format, consistent with the form and character of existing development. OCP policies further encourage development of rental and non-market housing.

Zoning Bylaw: The property is zoned RA1 - Residential Apartment 1.

Development Permit Area Designation: The site is subject to the Intensive Residential and Environmental Conservation development permit area designations of the OCP. The intensive residential design guidelines promote coordination of siting and building design; use of high quality cladding materials; consideration of the relationship between buildings and open areas; and, the overall visual impact of buildings and landscaping. The environmental conservation objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

Council's Development Processing Policy 5.02.02: This application qualifies as a "Public Interest Application" as it has been submitted by a social housing provider and proposes housing to meet seniors' needs. The policy allows for this application to be eligible for a fast-tracked review process at the City's cost; it requires registration of a housing agreement on title prior to building permit issuance to ensure the continued social benefit of the project.

Title Restrictions (S.219 Covenant): In 1999, a restrictive covenant was registered on the property's title to limit buildings to three storeys and a maximum height of 11m.

B. Proposed Development



Development Permit DP000342 and Development Variance Permit DVP00053 Applications - 3155 Seymour Street (Dogwood Seniors Housing)

Site Characteristics and Context: The proposed new building is to be located on a large, internal lot sited between two lanes with a small frontage on Seymour Street. This lot currently includes a two-storey apartment building, Dogwood Manor, which is to be retained; four single-storey bungalows which will be removed; at-grade parking and landscaping including mature trees and expansive lawns. The lot backs onto a small townhouse development along its northern boundary; to the south, the Dogwood Place building is located on a separate parcel. The surrounding area is designated for townhouse uses in the OCP but currently includes a mix of single family homes and townhouses.

Project Profile

	Bylaw Regulations ¹	Proposed ²	Requested Variances
Site area	1,000 m ²	4,598 m ²	n/a
Floor area ratio	1.0	0.89	-
Dwelling units - total		65	n/a
New dwelling units		41	
Adaptable units	30%	100% of new units	
Building lot coverage	35%	34.6%	-
Setbacks:			
Front (Seymour Street)	4 m	38 m	-
Rear (north)	7.5 m	2 m ³	-
Interior side (west lane)	7.5 m	7.5 m	-
Interior side (east lane)	7.5 m	7.5 m	-
Building Height	11 m	11 m	-
Parking: Total	65	33	32
Small Car	8 (25% max)	8	-
Indoor Recreation Area	82 m ² ⁴	88.4 m ²	-
Outdoor Recreation Area	227.5 m ²	465 m ²	-
Bicycle Storage			
Long term (bike room)	41 (@1 per unit)	6; 6 scooter spaces	29
Short term (bike rack)	6	6	-

Project Description: The proposed building is to be located near the center of the site and will include 41 one-bedroom apartment units varying in size from 50m² (544 ft²) to 54m² (580 ft²). All units are designed to meet adaptable standards and three of the units will be built as accessible units. The new, “L-shaped” building features a main entrance oriented to the landscaped courtyard with most of the homes oriented south, east or west to maximize their exposure to natural light. Building articulation is achieved through varied setbacks and roof lines and through the use of cladding materials and colour. The building will be clad in high-

¹ Refer to the Zoning, Parking and Development Management and Building and Plumbing bylaws for specific regulations

² Information provided by applicant

³ A reduced rear yard setback to the existing building was approved by DP19/03

⁴ The indoor amenity space requirement was varied for the existing building by DP19/03; this area is for the new building.

Development Permit DP000342 and Development Variance Permit DVP00053 Applications - 3155 Seymour Street (Dogwood Seniors Housing)

quality materials including horizontal fibre-cement board on lower floors and vertical board and batten on the upper floor.

Amenity spaces are to comprise an indoor amenity room located at the west side of the main floor adjacent to the lobby, a small reading room on the 2nd floor, a central courtyard creating opportunities for sitting and socializing, and a small outdoor space including a barbeque adjacent to the amenity room on the main floor.

Resident parking is to be located at grade near the northwest corner of the site with a few parking spaces located adjacent to the west lane, similar to the existing configuration. Staff normally encourage parking be located below the building rather than at-grade and this option was explored in initial discussions with the applicant. However, on-grade parking is proposed due to the higher cost of underground parking and the result that the height of a building with underground parking would be contrary to the restrictive covenant.

An onsite drop-off area is to be located along the east lane adjacent to a shelter for the shuttle bus. The existing garbage and recycling storage area will be expanded along the south edge of the site to have sufficient space to hold more garbage and recycling materials.

The site is currently well landscaped. While 20 trees will need to be removed due to their health, quality, large size or location (within the footprint or too close to the new building), 7 will be retained. The landscape plan includes 25 new onsite trees as well as a variety of shrubs, grasses, ground cover plants, perennials and sod, concrete walkways for improved accessibility, decorative stamped concrete and pavers in the outdoor amenity spaces, a curved pergola seating area in the courtyard, a shelter for residents waiting for the shuttle bus, and a bike rack. Raingardens will be installed next to the parking area to help manage stormwater.

Variances to Regulations

- a) Parking spaces: The City requires one parking space per dwelling unit for seniors' housing at this location⁵. The Society has submitted a parking report in support of its request for variance, with a key finding of its report indicating current parking demand is one space for every 2.6 dwelling units. The Society provides a shuttle service to its residents and the site design includes an onsite shuttle stop for this purpose.
- b) Bicycle storage: The Zoning Bylaw requires one secure space per dwelling unit for bicycles, and does not acknowledge there may be reduced needs for purpose-built seniors' housing. Historically, few of the residents have used bicycles and only 5 of the existing 70 residents have bicycles. The Society proposes to provide 6 spaces for bicycles and 6 for electric scooters, anticipating future requirements.

Housing Agreement: Under s.483 of the *Local Government Act*, a local government may, by bylaw, enter into a housing agreement. This agreement may include terms and conditions agreed to by the local government and the owner regarding occupancy of the housing units, the

⁵ This requirement applies because the site is more than 50m away from a public transit stop and 200m of retail shopping facilities, otherwise the development would only be required to provide one parking space per two dwelling units

Development Permit DP000342 and Development Variance Permit DVP00053 Applications - 3155 Seymour Street (Dogwood Seniors Housing)

form of tenure of the units, and other matters but it cannot vary the permitted use or density. It is recommended that a Housing Agreement Bylaw be adopted prior to approval of the requested permits to ensure occupancy will be restricted to senior's rental housing operated by a non-profit society to comply with the City's policy.

Environmental Conservation: The development permit outlines a number of measures to meet the objectives and guidelines of the Environmental Conservation designation. The applicant proposes to voluntarily exceed current BC Building Code by meeting the new energy requirements for "Step 3". Other conservation measures include energy efficient lighting, appliances and systems, construction and demolition waste management, sustainable landscape design including raingardens and planting of drought tolerant plant materials, and improved indoor environment by using materials that either reduce or eliminate indoor pollutants and providing high levels of air exchange. A complete list of conservation measures is attached to the draft development permit as Schedule A.

Tenant Relocation: If rezoning or a variance approval process is required for a site with rental housing units, the City encourages applicants to relocate their tenants before buildings are to be demolished. The Society is committed to seeing these tenants suitably housed and has been working diligently to relocate existing residents. Only four units remain occupied.

Approval Process: Normally, a development permit would be considered for issuance by Smart Growth Committee pursuant to its delegated authority. However, as a development variance permit can only be considered for issuance by Council and it must be approved prior to development permit issuance, to streamline the process this report recommends Council be requested to issue the development permit after approval of the variance permit.

FINANCIAL IMPLICATIONS

The processing of the development permit and development variance permit applications is at the City's cost, in keeping with Council's Development Processing Policy.

ENVIRONMENTAL IMPLICATIONS

The project is designed to comply with the Environmental Conservation designation. While there will be a net loss in the number of trees, the landscape plan provides for their replacement to the extent possible while meeting the specific needs of a seniors' housing development.


PUBLIC CONSULTATION

A sign has been posted on site to inform area residents of the application and, to date, no comments have been received. The procedures for consideration of a development variance permit include neighbourhood notification and updating the sign to include the date for public input.

Development Permit DP000342 and Development Variance Permit DVP00053 Applications - 3155 Seymour Street (Dogwood Seniors Housing)

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Authorize notification of the development variance permit application, preparation of a housing agreement bylaw and recommend Council approval of the housing agreement, development variance permit and development permit (in that sequence).
2	Request additional information or amendments if the 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 designations or in its consideration of the variances.
3	Not authorize notification of the development variance permit or reject the development permit application, if Committee does not support the requested parking variances or is of the opinion the proposal does not conform to the OCP guidelines. The Society may then request the applications be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Location Map

Attachment #2: Draft Development Permit with Drawings Appended

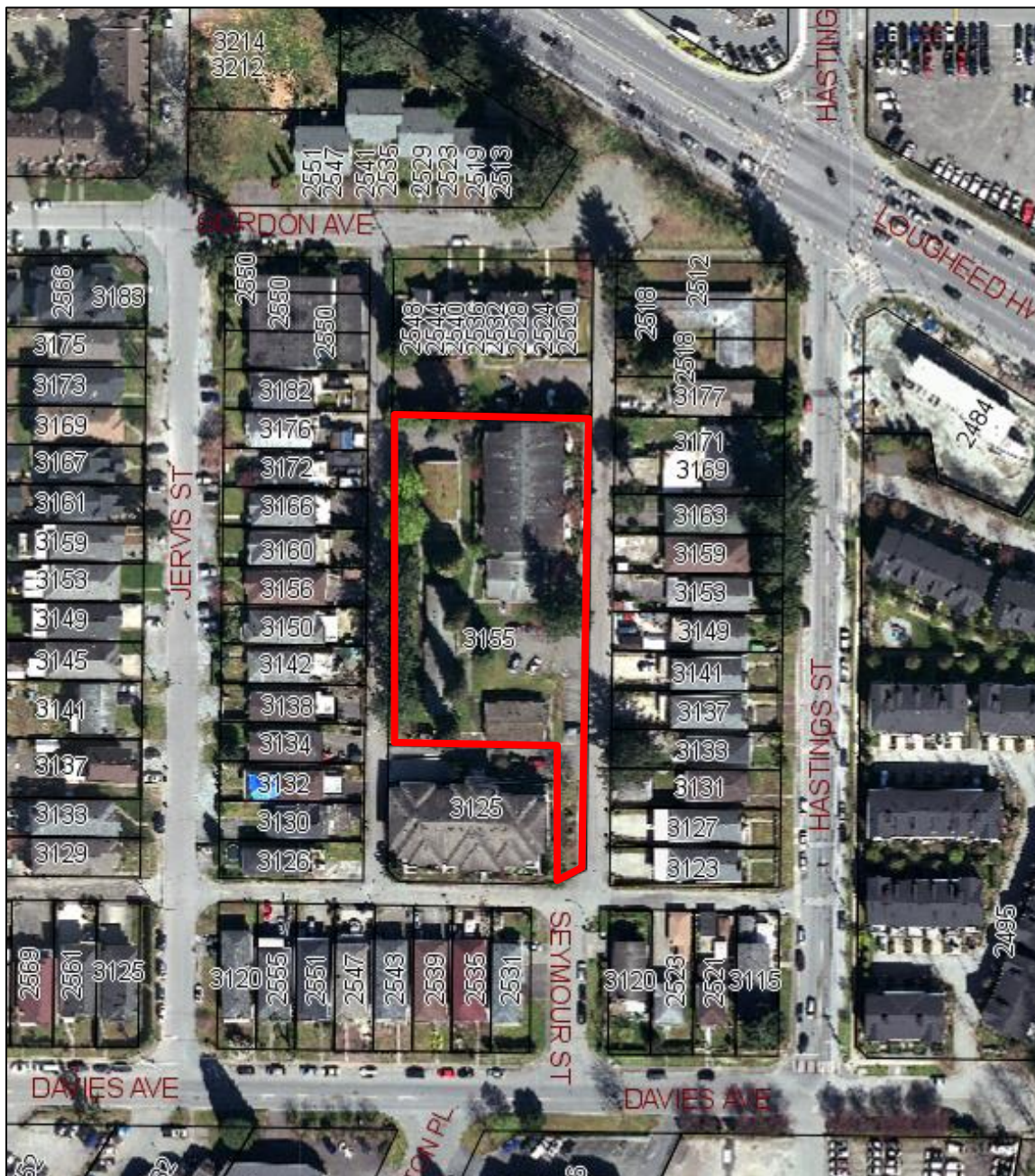
Attachment #3: Draft Development Variance Permit

Attachment #4: Draft Housing Agreement

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 3155 Seymour Street

FILE NO: DP000342
DVP00053



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000342

Issued to: PORT COQUITLAM SENIOR CITIZENS HOUSING SOCIETY
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 114-3125 SEYMOUR ST PORT COQUITLAM BC V3C 3H5

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: 3155 SEYMOUR STREET

Legal Description: BLOCK A, DISTRICT LOT 380, NEW WEST DISTRICT, PLAN NWP19175-EXCEPT PLAN LMP43882.

P.I.D.: 010-464-875

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, 2005, No.3525” 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 DP000342 (1) to DP000342 (16) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000342 (11) and DP000342 (16) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.

- c. 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.

5. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$123,647.00** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping, and recoup additional costs from the Permittee if necessary. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
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 SMART GROWTH COMMITTEE THE
[CLICK [HERE](#) - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK [HERE](#) - ENTER THE MONTH, YEAR].

SIGNED THIS [CLICK [HERE](#) - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK [HERE](#) - ENTER THE MONTH, YEAR].

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 SENIORS HOUSING SOCIETY - DOGWOOD MEWS

CIVIC ADDRESS: 3155 SEYMOUR STREET, PORT COQUITLAM, BC

LEGAL ADDRESS: Block A Except; part on plan LMP43882, District Lot 380, Group 1, New Westminster District, Plan 19175

STATISTICS:

ZONING:
RA1

SITE AREA:
49,491.7 SF (4,597.9 SM) INCLUDES R.O.W.

LOT COVERAGE:
35% ALLOWED = 17,322 SF (1,609 SM)
PROPOSED 17,109 SF (1,589.5 SM) = 34.6%

HEIGHT:
14 M PER ZONE, RESTRICTED TO 11 METERS
MAXIMUM
3 STOREY, 11 M PROPOSED

DWELLING UNIT MIX:
41 DWELLING UNITS
3 ACCESSIBLE UNITS (TYPE D)
38 ADAPTABLE UNITS (TYPE A, B + C)
MIN. 30% ADAPTABLE UNITS REQUIRED

INDOOR AMENITY AREA:
2 SM PER DWELLING
41 DWELLING UNITS = 882.6 SF (82 SM) REQUIRED
854.5 SF + 98.7 SF
[GF - MULTI-PURPOSE, LOUNGE, WC + RESIDENT'S
KITCHEN AND 2ND FLOOR - READING ROOM]
= 951.2 SF (88.4 SM) TOTAL AMENITY, GROSS

OPEN SPACE:
3.5 SM (37.7 SF) PER UNIT X 65
= 227.5 SM (2,448.8 SF)
GREATER THAN 5,000 SF PROVIDED

DENSITY:
EXISTING BUILDING:
GROUND FLOOR 6,082.0 SF
SECOND FLOOR 5,942.3 SF
SUB-TOTAL 12,024.3 SF (1,117.1 SM)

PROPOSED BUILDING:
GROUND FLOOR 10,737.11 SF
SECOND FLOOR 10,775.40 SF
THIRD FLOOR 10,746.17 SF
SUB-TOTAL 32,258.68 SF (2,996.9 SM)
TOTAL AREA 44,282.98 SF (4,114.0 SM)

FAR 1.0 ALLOWED = 49,492 SF (4,597.9 SM)
PROPOSED = 44,282.98 SF (4,114.0 SM) = 0.89 FAR

SETBACKS:
SIDE YARD - EAST:
4.0 M (13.12 FT) ALLOWED
7.5 M (24.6 FT) PROVIDED

FRONT YARD - SOUTH:
3.0 M (9.84 FT) ALLOWED
3.6 M (11.8 FT) PROVIDED TO INTERIOR
38.0 M (124.8 FT) PROVIDED TO STREET

SIDE YARD - WEST:
3.0 M (9.84 FT) ALLOWED
7.5 M (24.6 FT) PROVIDED

PARKING:
PARKING: See Parking Report

1 PER 2 UNITS REQUIRED
EXISTING BUILDING - 24 UNITS = 12 STALLS
PROPOSED BUILDING 41 UNITS = 21 STALLS

TOTAL REQUIRED
33 STALLS

75% (25 STALLS) - STANDARD SIZE 2.7M X 5.5M
(INCLUDING 2 ACCESSIBLE PARKING STALLS)
25% (6 STALLS) - SMALL SIZE 2.5M X 5.0M

BICYCLE PARKING:
41 LONG-TERM SPACES REQUIRED
12 SPACES PROVIDED
6 (LONG-TERM) BIKE/SCOOTER ROOM ON GF
6 (SHORT-TERM) BIKE RACK IN COURTYARD

ADDRESSING:

SUITE NUMBERS:
PROPOSED BY CITY

PROPOSED BUILDING (MEWS):
1101 - 1111
1201 - 1215
1301 - 1315

EXISTING BUILDING (MANOR):
TO BE RENUMBERED
2101 - 2112
2201 - 2212



CONTACT LIST:

YELLOWRIDGE DESIGN BUILD									
NAME	COMPANY	ADDRESS	PHONE	EMAIL	PHONE	EMAIL	PHONE	EMAIL	PHONE
Client	Port Coquitlam Seniors Housing Society	3155 Seymour St. Port Coquitlam, BC V3C 1S1							
Project Manager	Tommy Hoang Construction Ltd.	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Construction Manager	Tommy Hoang Construction Ltd.	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Architect	Boni + Maddison Architects	3732 West Broadway, Vancouver, BC V6R 2C1							
Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Landscaper	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Surveyor	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Structural Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Electrical Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Mechanical Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Plumbing Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Fire Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Acoustic Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Energy Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Transportation Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Environmental Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Healthcare Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Industrial Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Marine Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Nuclear Engineer	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							
Other	Yellowridge Design Build	1000 Commercial Drive, Vancouver, BC V6B 4G5							

DRAWINGS LIST:

ARCHITECTURAL:

- A1.0 TITLE SHEET
- A1.1 SITE SURVEY
- A1.2 SITE PLAN EXISTING
- A1.3 SITE PLAN PROPOSED
- A2.1 GROUND FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 ROOF PLAN
- A3.1 ELEVATIONS - S+E
- A3.2 ELEVATIONS - N+W
- A3.3 CONTEXT ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 SUITE ENLARGED PLANS

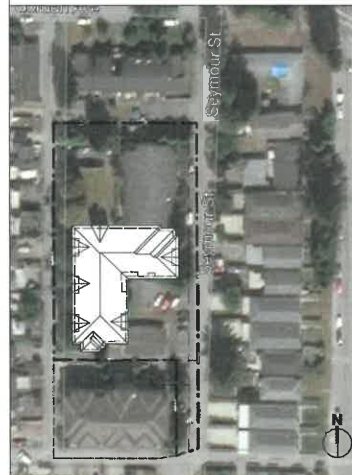
CIVIL:

- 1 LOCATION PLAN AND GENERAL NOTES
- 2 SITE GRADING PLAN
- 3 SITE SERVICING PLAN
- 4 CONSTRUCTION DETAILS

LANDSCAPING:

- L1 OVERALL SITE LAYOUT PLAN
- L2 LANDSCAPE PLAN
- L3 NEW PARKING LAYOUT
- L4 LANDSCAPE DETAILS
- L4.2 LANDSCAPE DETAILS
- L5 LANDSCAPE DETAILS

KEY PLAN:



REVISIONS:

- C 18-03-09 RE-ISSUED FOR DP
- B 17-12-28 ISSUED FOR DP
- A 17-11-21 FOR REVIEW

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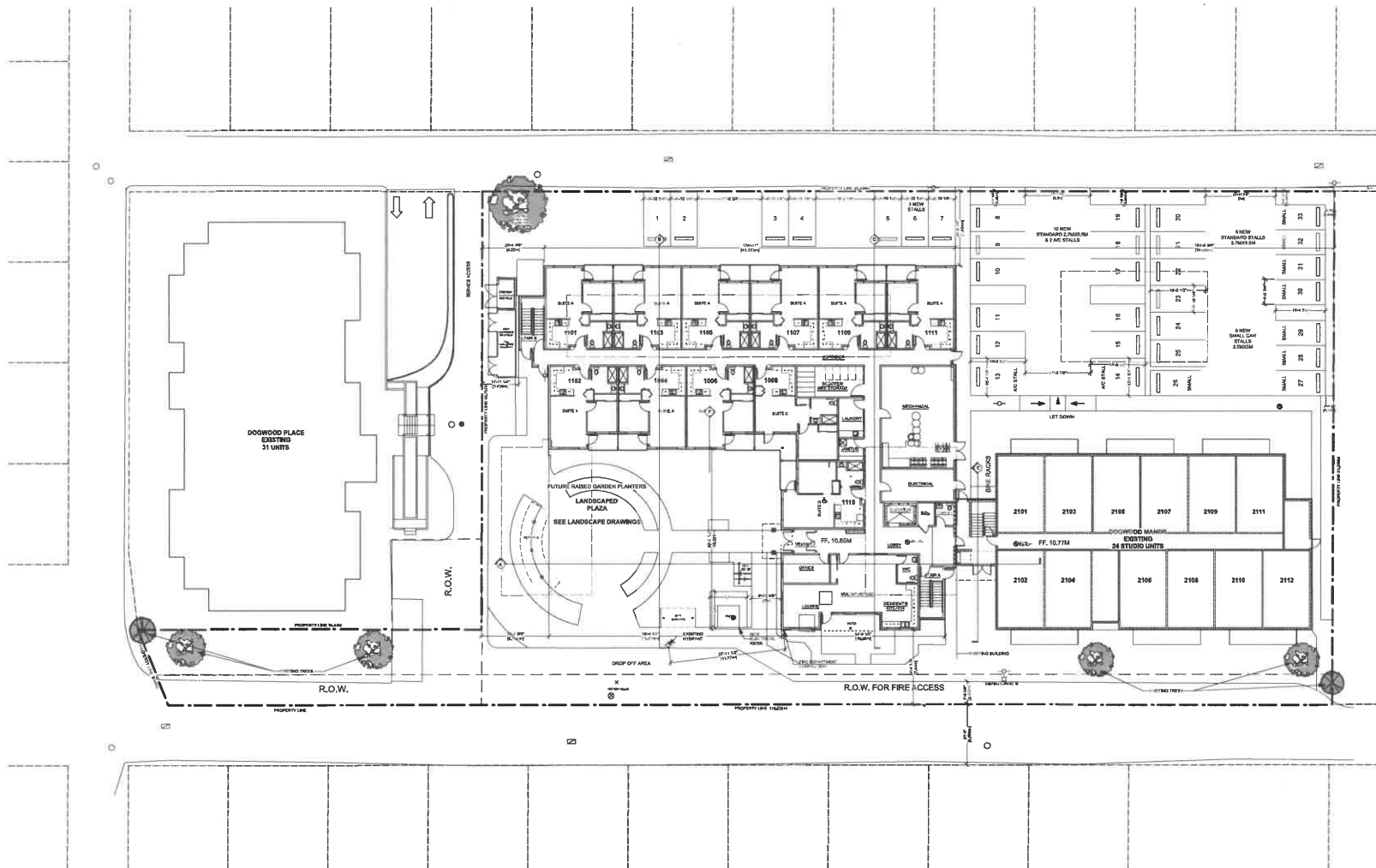
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F: 604 688 5899
E: info@bonimaddison.com

PROJECT:
PCH Dogwood Mews

TITLE:
Title Sheet

DRAWN: TG DRAWING NO.:
SCALE: N.T.S. A1.0
JOB NO.: 11-08
DATE: SEPT 2011 REV. NO.:

17000342 (2)



1 SITE PLAN PROPOSED
Scale: 1/16" = 1'-0"

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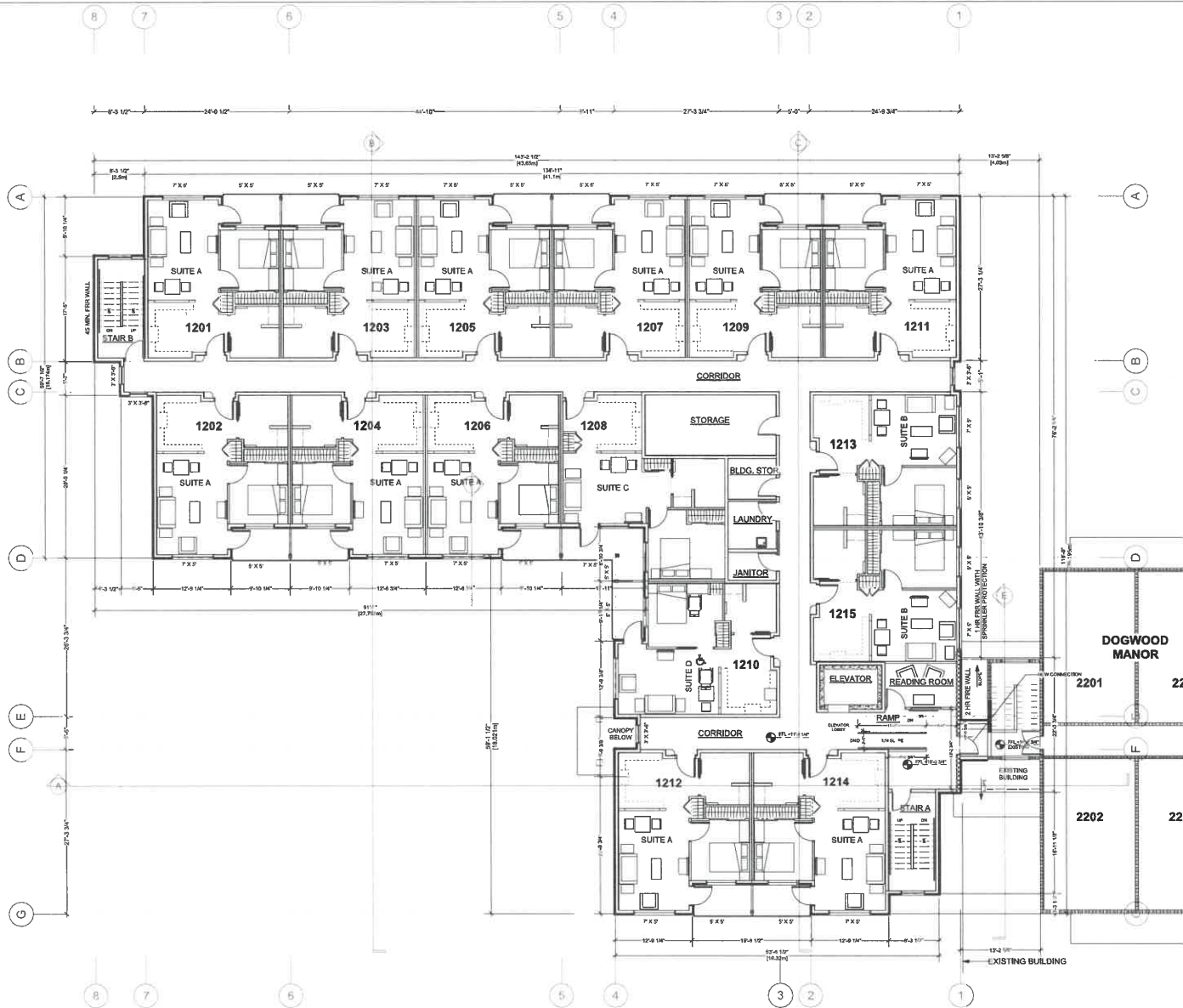
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TITLE:
Site Plan Proposed

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SCALE:	1/16" = 1'-0"		A1.3
JOB NO.:	11-08		
DATE:	SEPT 2011	REV. NO.:	

DP000342 (4)



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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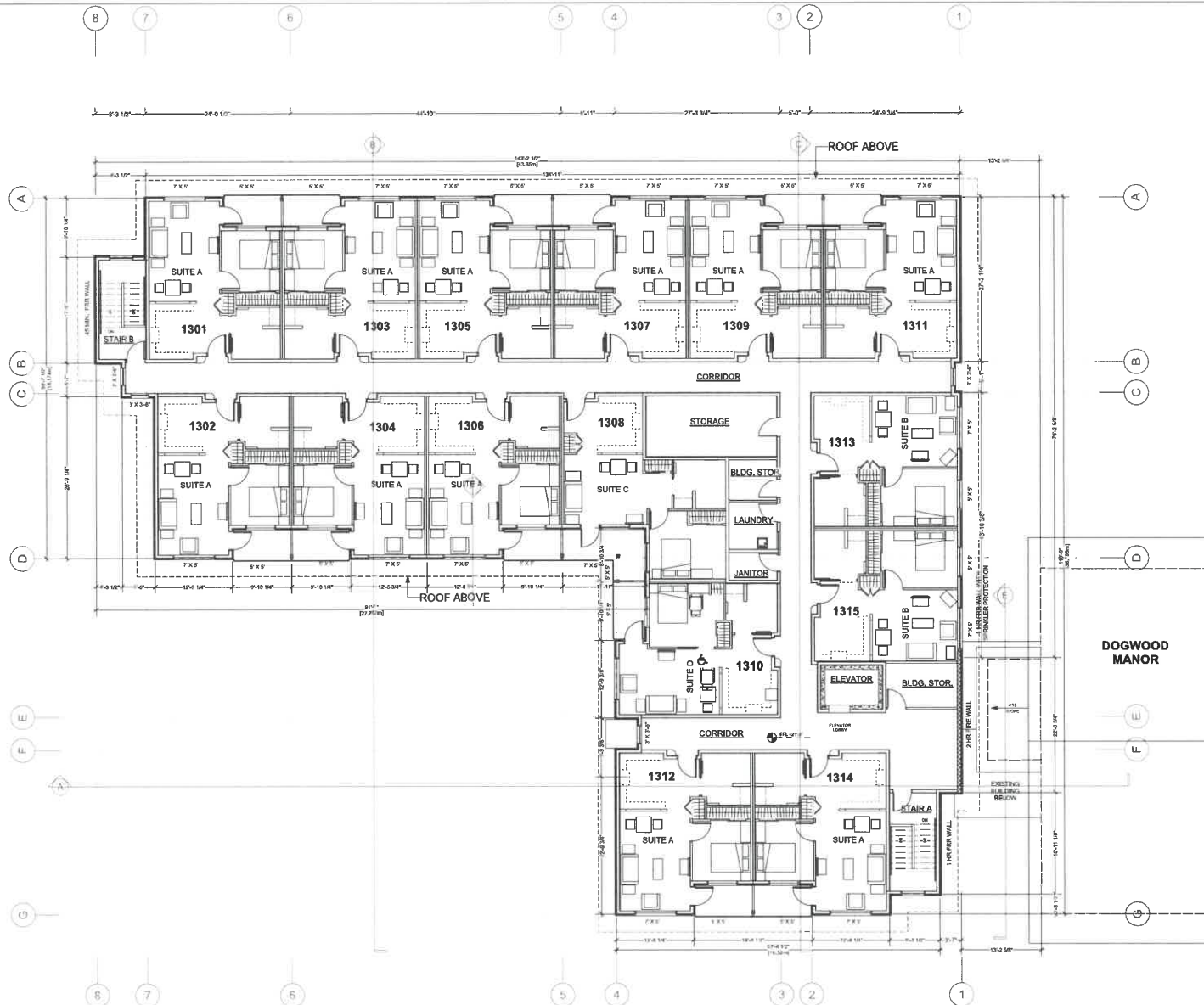
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PROJECT:
PCH Dogwood Mews

TITLE:
Second Floor Plan

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SCALE:	1/8" = 1'-0"	JOB NO.:	11-08
DATE:	SEPT 2011	REV. NO.:	

DP000342 (5)



1 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

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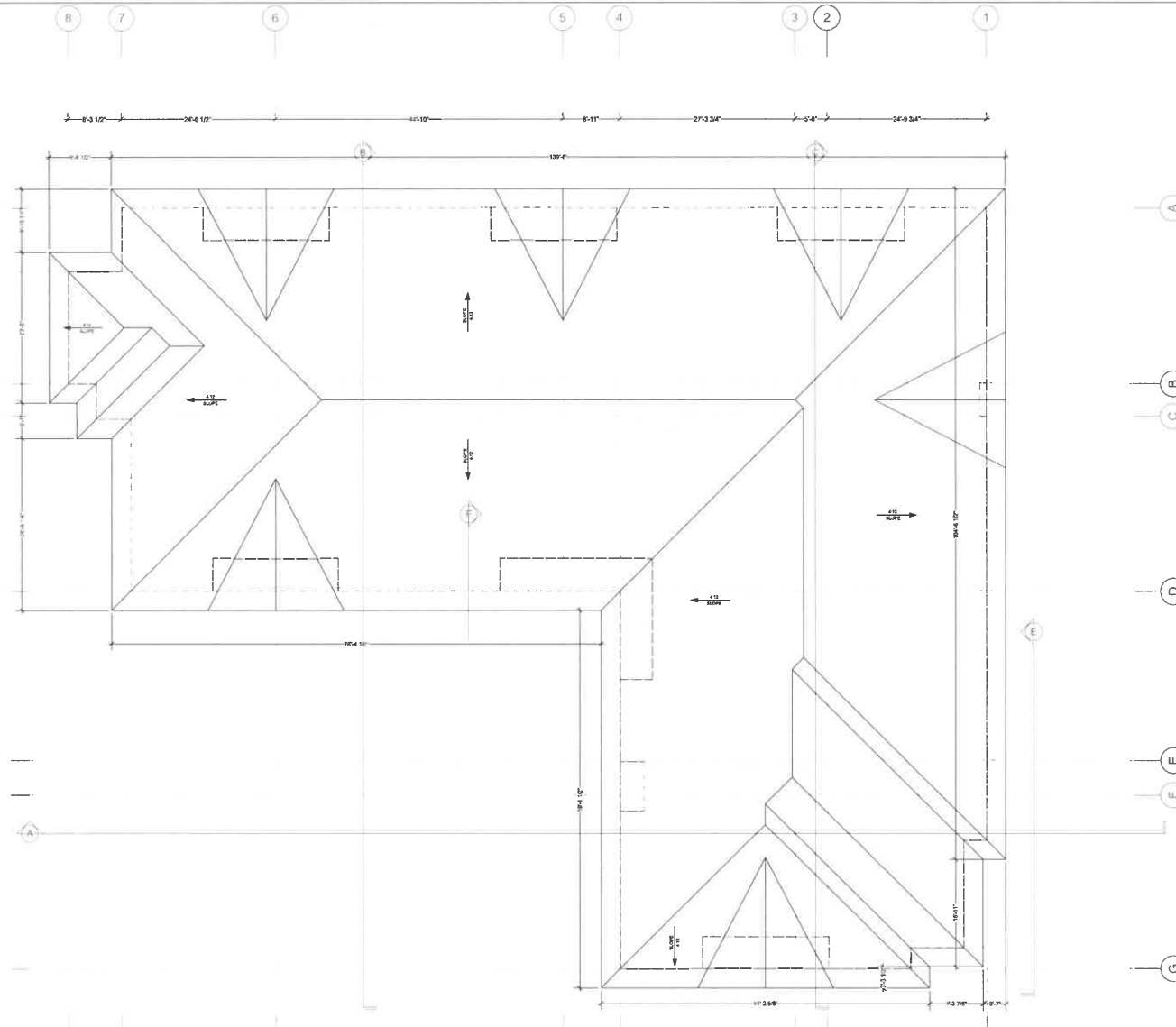
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PROJECT:
PCH Dogwood Mews

TITLE:
Third Floor Plan

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DATE:	SEPT 2011	REV. NO.:	



1 ROOF FLOOR PLAN
Scale: 1/8" = 1'-0"

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PROJECT:
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TITLE:
Roof Plan

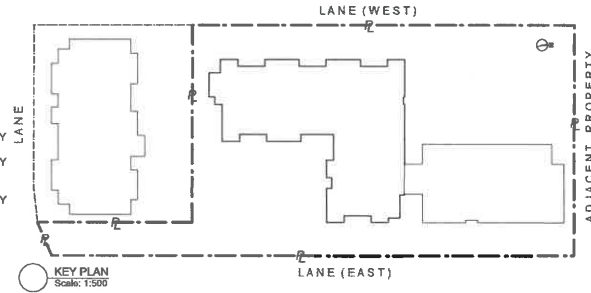
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EXTERIOR FINISH MATERIALS:

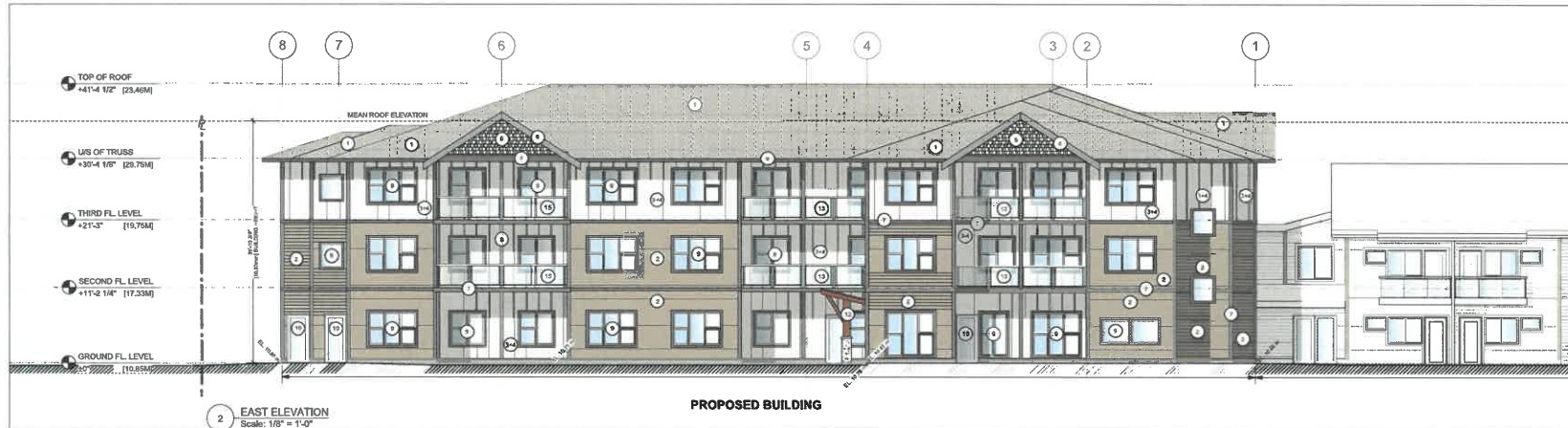
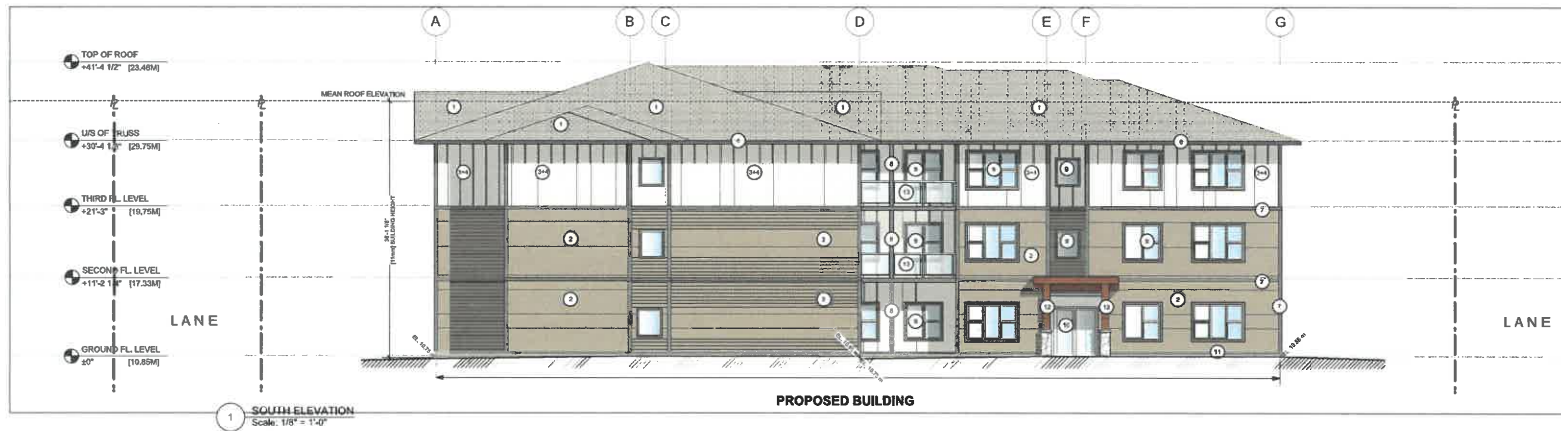
1. ASPHALT SHINGLES
2. SIDING, CEMENTITIOUS HARDIE
3. BOARD, CEMENTITIOUS HARDI/BATTEN
4. BATTENS, CEMENTITIOUS HARDI/BATTEN
5. GABLES, HARDI SHINGLES
6. GABLE FASCIA, 11.25" HARDI TRIM
7. FLOOR TRIM BOARD, 11.25" HARDI TRIM
8. COLUMNS, HARDI TRIM
9. VINYL WINDOWS
10. PATIO DOORS
11. WALL BASE TRIM, 9.25" HARDI TRIM
12. ENTRY FEATURE, CEDAR AND STONE
13. ALUM & GLASS BALCONY RAILS

- MID GREY
MONTERAY TAUPE
ARCTIC WHITE
ARCTIC WHITE
WOODSTOCK BROWN OR MID GREY
WOODSTOCK BROWN OR MID GREY
WOODSTOCK BROWN OR MID GREY
WHITE
VINYL/FIBREGLAS WHITE
WOODSTOCK BROWN OR MID GREY
NATURAL STAIN
WHITE

NOTE: ALL CLADDING AND TRIM PROPOSED TO BE PREFINISHED



- ## EXTERIOR FINISHES
- ROOF, ASPHALT SHINGLE
Colour: Weathered Wood
 - WALL, LAP SIDING
Hardiplank - Select Cedar/Half Texture
7.25" Width, 4" Exposure
Colour: 900
 - WALL, PANEL / VERTICAL SIDING
Hardiplank, Shaver Texture
Colour: 900
 - WALL, BATTEN
Weathered Batten Boards, Smooth Texture
2.5" Width
Colour: 900
 - GABLE WALL, SHINGLES
Cedar shingles
 - FASCIA
Weathered, Smooth Texture
3/4" Thickness, Various Widths (2.5", 3.5", 4.5", 5.5", 6.5", 7.5", 8.5", 9.5")
Colour: 900
 - TRIM, INCL. WINDOW & DOOR
Weathered, Smooth Texture
3/4" Thickness, Various Widths (2.5", 3.5", 4.5", 5.5", 6.5", 7.5", 8.5", 9.5")
Colour: 900
 - COLUMN POST
Cedar Finish, Sand-Bamboo Stain
 - WINDOW
Vinyl, Colour: White
 - DOOR LEAF
Solid, Painted, Shaver Texture, 60" x 80" x 1 3/4"
Colour: White
 - DOOR FRAME
Solid, Painted to match Hardie 900
 - WALL BASE / SKIRTING
Painted Concrete, Bevel Board
Colour to match Hardie Monterey Taupe
 - RAIN WATER LEADER + GUTTER
Pre-finished metal
Colour: -
 - FLASHING
Pre-finished metal
Colour: -
 - ROOF SOFFIT
Vinyl - Colour: White
 - BALCONY HANDRAIL
Metal rail, Painted White with Glass



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PROJECT:
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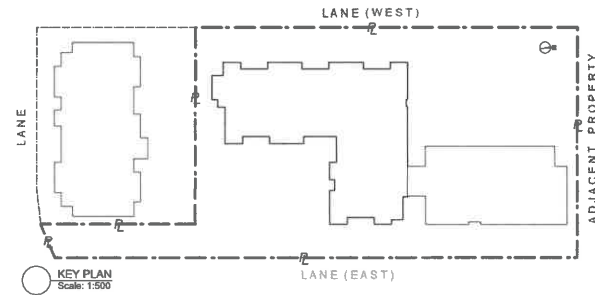
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Elevations - S+E

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JOB NO: 11-08
DATE: SEPT 2011 REV. NO:

EXTERIOR FINISH MATERIALS:

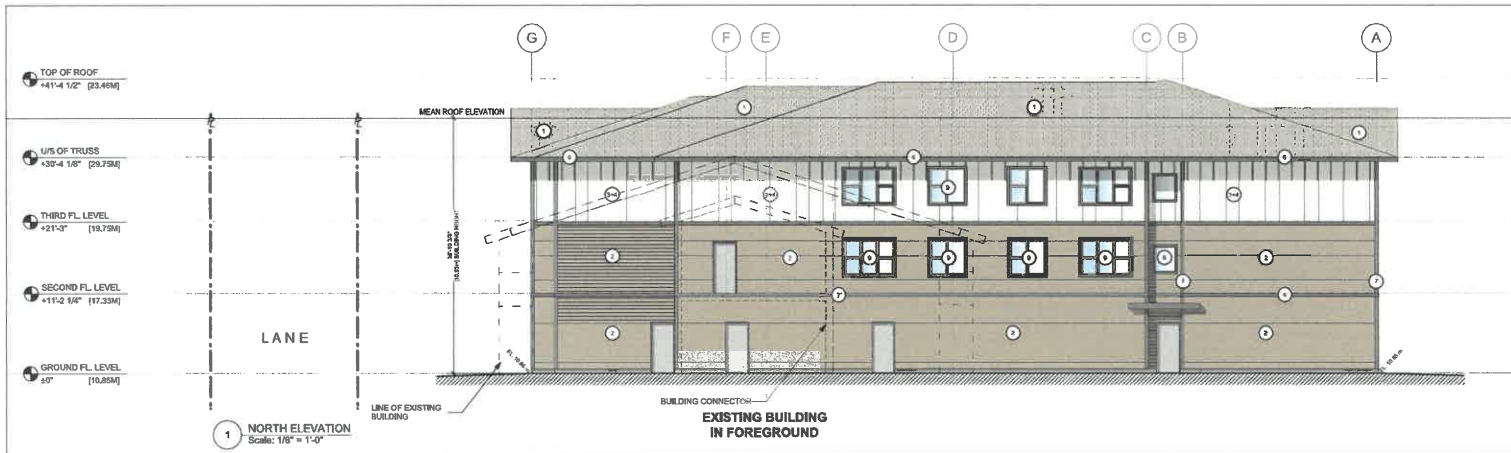
- | | |
|--|-----------------------------|
| 1. ASPHALT SHINGLES | MID GREY |
| 2. SIDING, CEMENTITIOUS HARDIE | MONTERAY TAUPE |
| 3. BOARD, CEMENTITIOUS HARDI PANEL | ARCTIC WHITE |
| 4. BATTENS, CEMENTITIOUS HARDIBATTEN | ARCTIC WHITE |
| 5. GABLES, HARDI SHINGLES | ARCTIC WHITE |
| 6. GABLE FASCIA, 11.25" HARDI TRIM | WOODSTOCK BROWN OR MID GREY |
| 7. FLOOR TRIM BOARD, 11.25" HARDI TRIM | WOODSTOCK BROWN OR MID GREY |
| 8. COLUMNS, HARDI TRIM | WOODSTOCK BROWN OR MID GREY |
| 9. VINYL WINDOWS | WHITE |
| 10. PATIO DOORS | VINYL/FIBREGLAS WHITE |
| 11. WALL BASE TRIM, 9.25" HARDI TRIM | WOODSTOCK BROWN OR MID GREY |
| 12. ENTRY FEATURE, CEDAR AND STONE | NATURAL STAIN |
| 13. ALUM & GLASS BALCONY RAILS | WHITE |

NOTE: ALL CLADDING AND TRIM PROPOSED TO BE PREFINISHED



KEY PLAN
Scale: 1:500

- EXTERIOR FINISHES**
- ROOF, ASPHALT SHINGLE
Colour "Monteray Taupe"
 - WALL LAP SIDING
Hardieboard, "Select Cedarhill" Texture
2.25" Width, 4" Exposure
Colour "100"
 - WALL, PANEL / VERTICAL SIDING
Hardieboard, "Stone" Texture
Colour "100"
 - WALL, BATTEN
Hardieboard, "Stone" Texture
2.25" Width
Colour "100"
 - GABLE WALL, SHINGLES
Cedar shingles
 - FASCIA
Hardieboard, "Smooth" Texture
2.25" Thickness, Various Widths (3.5", 5.5", 9.25")
Colour "100"
 - TRIM, BALCONY WINDOW + DOOR
Hardieboard, "Smooth" Texture
2.25" Thickness, Various Widths (3.5", 5.5", 9.25")
Colour "100"
 - COLUMN POST
Cedar Finish, Semi-transparent Stain
 - WINDOW
Vinyl, Colour White
 - DOOR LEAF
Metal, Painted Sherwin Williams SW 6328 "Pinewood"
- DOOR FRAME
Metal, Painted to match Handle "100"
 - WALL BASE / SKirting
Painted Cementitious Hardie Board
Colour to match Handle Monterey Taupe
 - RAIN WATER LEADER + GUTTER
Pre-finished metal
Colour -
 - FLASHING
Pre-finished metal
Colour -
 - ROOF SOFFIT
Vinyl - Colour White
 - BALCONY HANDRAILS
Metal rails, Painted White with Glass



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 WEST ELEVATION
Scale: 1/8" = 1'-0"

REVISIONS:

C 18-03-09 RE-ISSUED FOR DP
B 17-12-29 ISSUED FOR DP
A 17-11-21 FOR REVIEW

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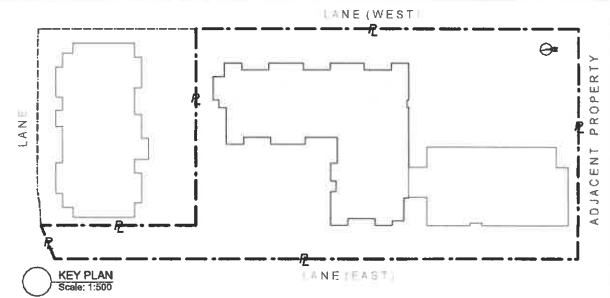
BONI • MADDISON
Architects

3732 West Broadway
Vancouver, B.C. V6R 2C1
T: 604 688 5894
F: 604 688 5899
E: info@bonimaddison.com

PROJECT:
PCH Dogwood Mews

TITLE:
Elevations - N+W

DRAWN:	TG	DRAWING NO.:	
SCALE:	1/8" = 1'-0"		A3.2
JOB NO.:	11-08		
DATE:	SEPT 2011	REV. NO.:	



REVISIONS:

C 18-03-09 RE-ISSUED FOR DP
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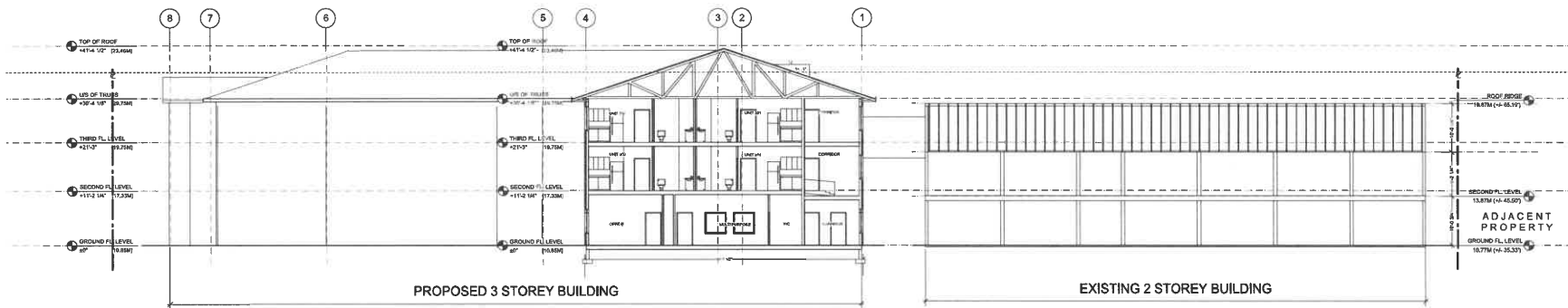
3732 West Broadway
Vancouver, B.C. V6R 2C1
T: 604 688 5894
F: 604 688 5899
E: info@bonimaddison.com

PROJECT:
PCH Dogwood Mews

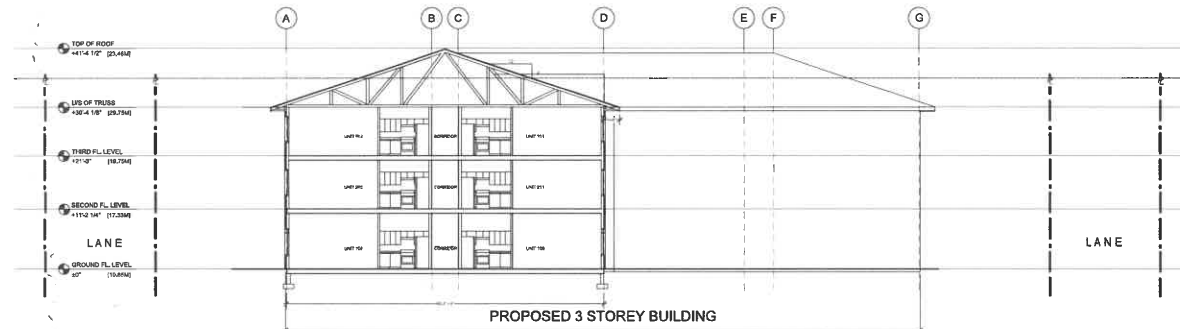
TITLE:
Context Elevations

DRAWN: TG	DRAWING NO:
SCALE: 1/8" = 1'-0"	A3.3
JOB NO: 11-08	
DATE: SEPT 2011	REV. NO:

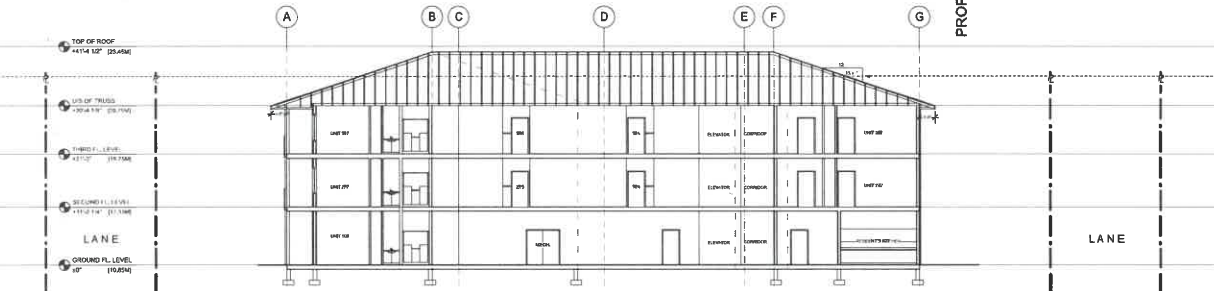
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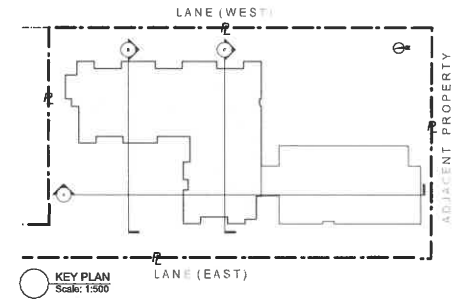
1 SECTION A-A
Scale: 3/32" = 1'-0"



2 SECTION B-B
Scale: 3/32" = 1'-0"



3 SECTION C-C
Scale: 3/32" = 1'-0"



REVISIONS:

C 18-03-09 RE-ISSUED FOR DP
B 17-12-09 ISSUED FOR DP
A 17-11-21 FOR REVIEW

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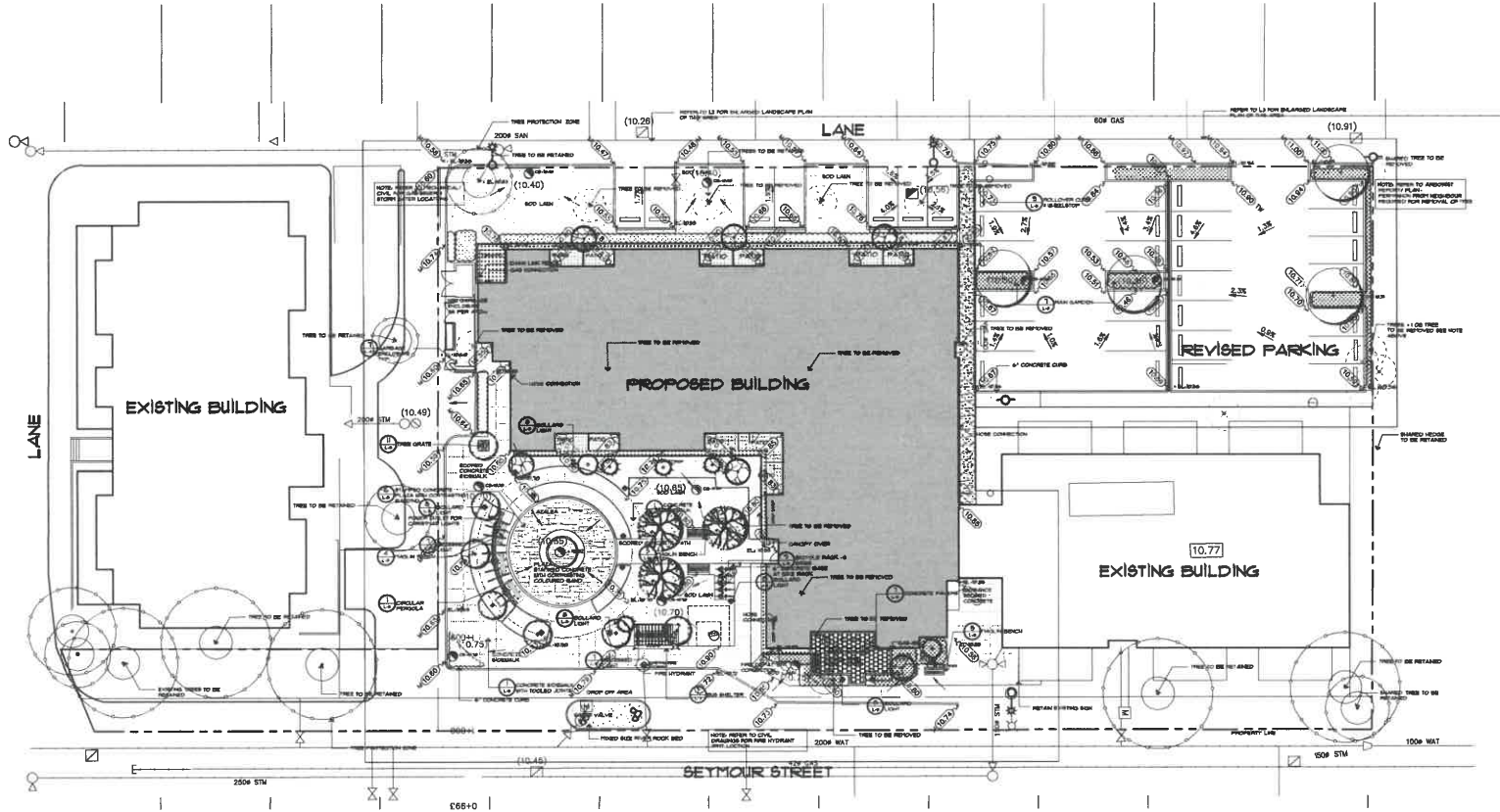
3732 West Broadway
Vancouver, B.C., V6R 2C1
T: 604 688 5894
F: 604 688 5899
E: info@bonimaddison.com

PROJECT:
PCH Dogwood Mews

TITLE:
Building Sections

DRAWN:	TG	DRAWING NO.:	
SCALE:	1/8" = 1'-0"		A4.1
JOB NO.:	11-08		
DATE:	SEPT 2011	REV. NO.:	

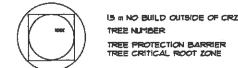
D000342 (11)



GENERAL NOTES:

1. CONTRACTORS TO CONFIRM UNITS AND MEASUREMENTS.
2. PREVENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION. TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

TREE PROTECTION LEGEND:



1. SEE ARBORIST REPORT FOR SPECIAL INSTRUCTIONS FOR TREE REMOVAL AND TREE PROTECTION AS NEEDED.
2. ARBORIST MUST BE ON SITE WHEN THIS WORK IS BEING PERFORMED TO INSPECT AND PROVIDE DIRECTION AS NEEDED.

TREE SUMMARY:

TOTAL NO OF EXISTING TREE TO BE REMOVED = 20
 TOTAL NO OF EXISTING TREE TO BE RETAINED = 1
 TOTAL NO OF REPLACEMENT TREES REQUIRED = 20
 TOTAL NO OF REPLACEMENT TREES PROVIDED = 20

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAWING DIVISION LINE

- CONCRETE SIDEWALK WITH TOOLED JOINTS
- CONCRETE PAVERS
- CONCRETE PAVERS WITH ACCENT COLOUR BANDING
- SOO
- CRUSHED GRAVEL DRIP STRIP
- GROUND COVER

- EXISTING TREE TO REMOVE
- EXISTING TREE TO BE RETAINED



OVERALL SITE LAYOUT PLAN

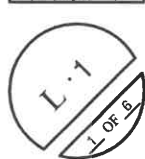
SCALE: 1:200

PCH MEWS

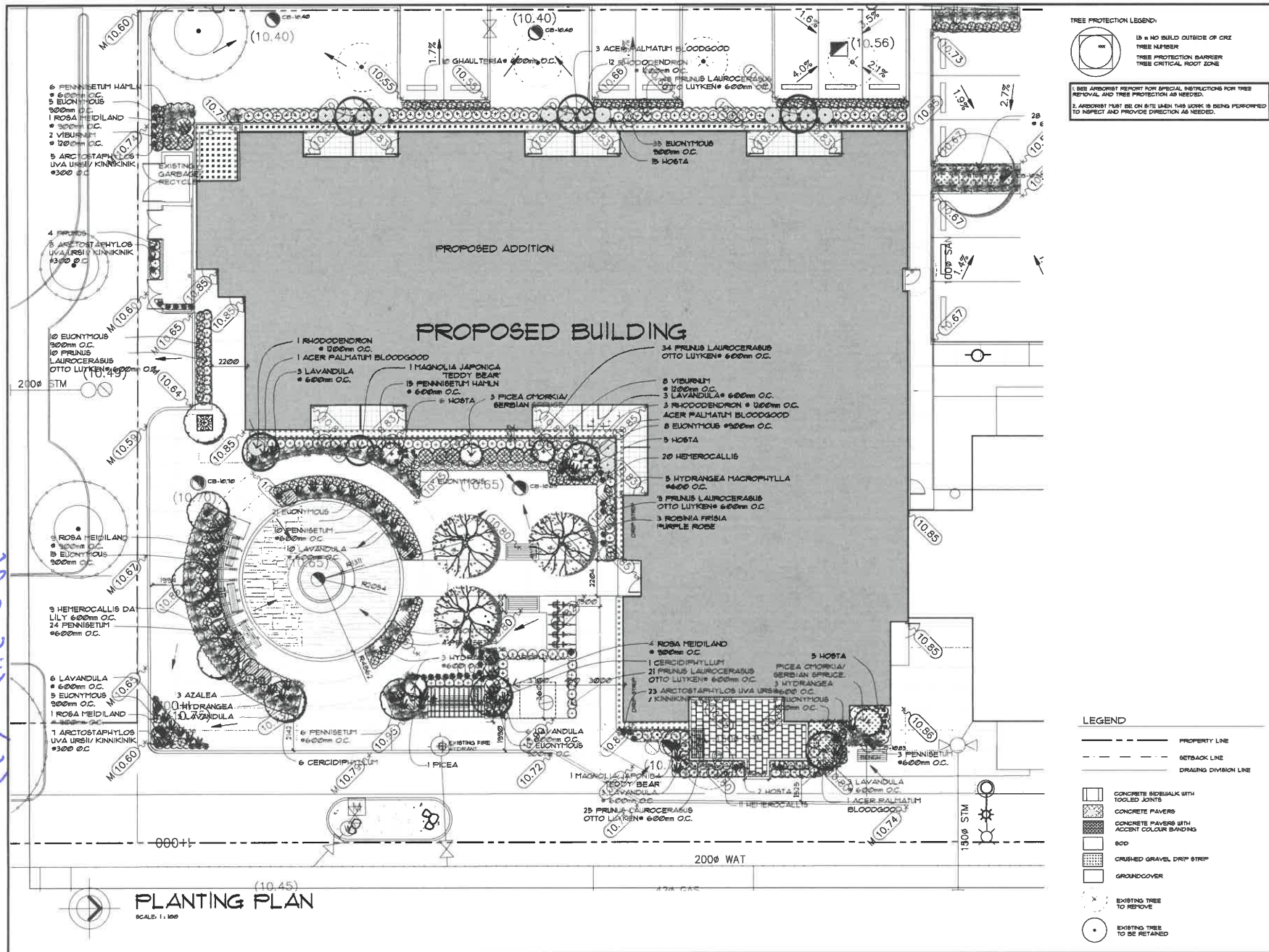
3155 SEYMOUR STREET,
PORT COQUITLAM, BC

OVERALL SITE LAYOUT

NO.	REVISION	DATE	BY	CHKD.
1	PRELIMINARY DESIGN	12-08-10		
2	REVISED DESIGN	12-11-10		
3	REVISED DESIGN	12-11-10		
4	REVISED DESIGN	12-11-10		
5	REVISED DESIGN	12-11-10		



DP000342 (12)



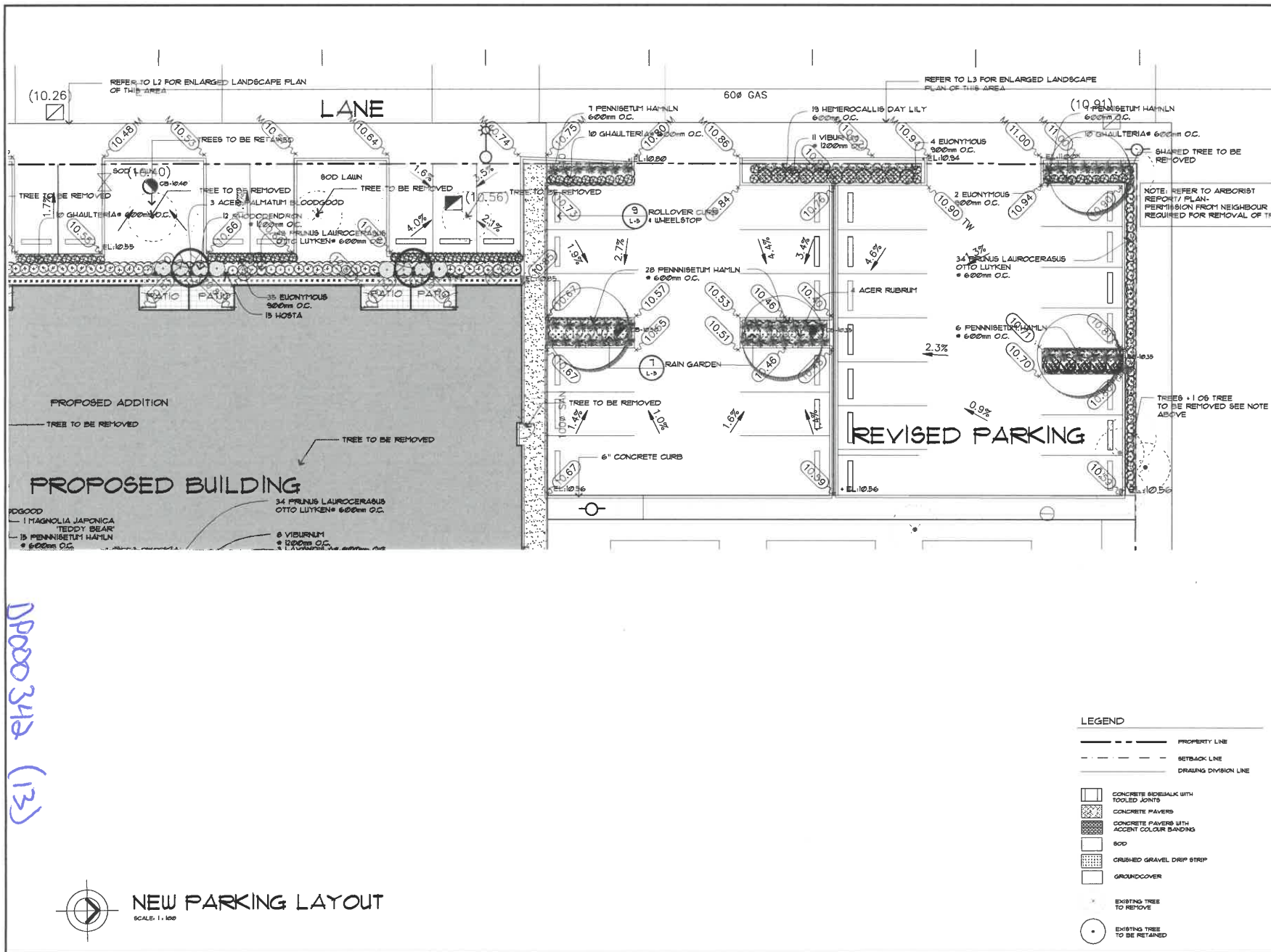
CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445

PCH MEWS
3155 SEYMOUR STREET,
PORT COQUITLAM, BC

LANDSCAPE PLAN

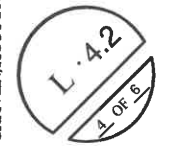
PROJECT NUMBER: 17100
DATE: 1/20/2017
SCALE: 1/200

L:2
2 OF 6



DETAILS

SCALE: 1:20

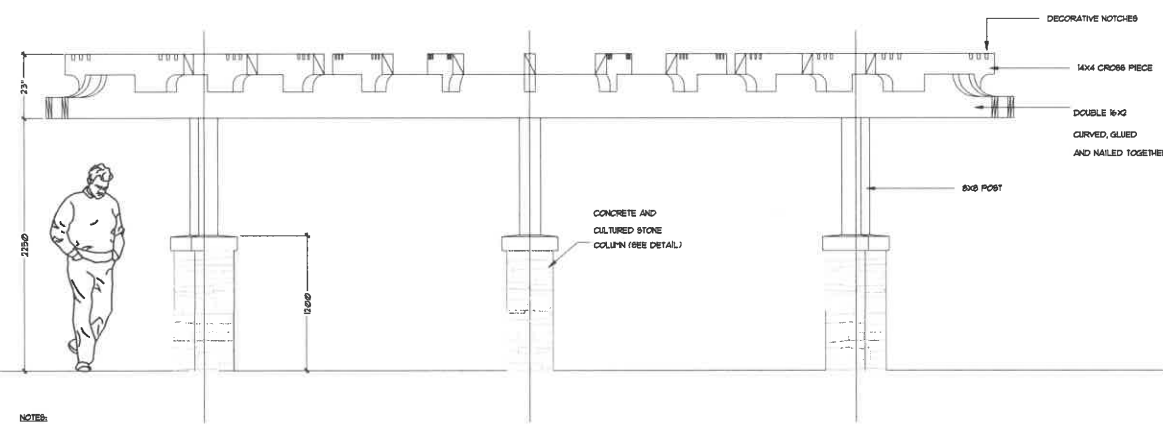
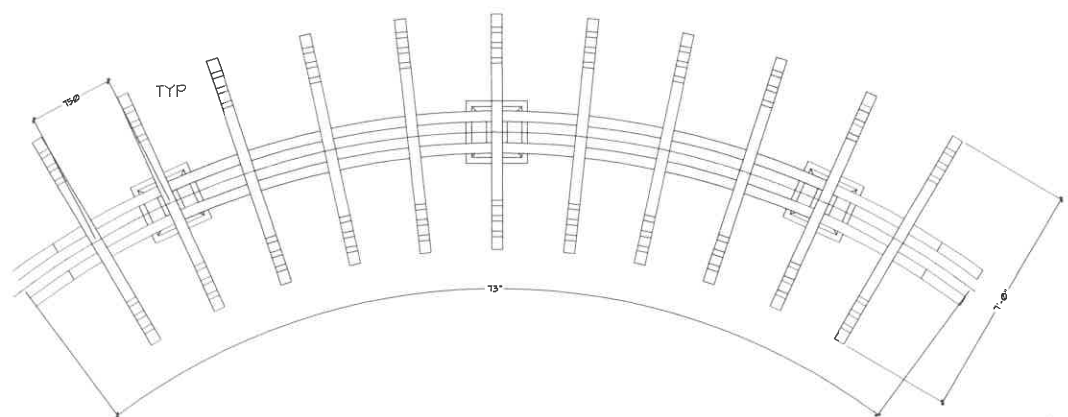


CRAVEN/HUSTON/POWERS ARCHITECTS

3155 SEYMOUR STREET,
PORT COQUITLAM, BC

[illegible]

15000345 (15)

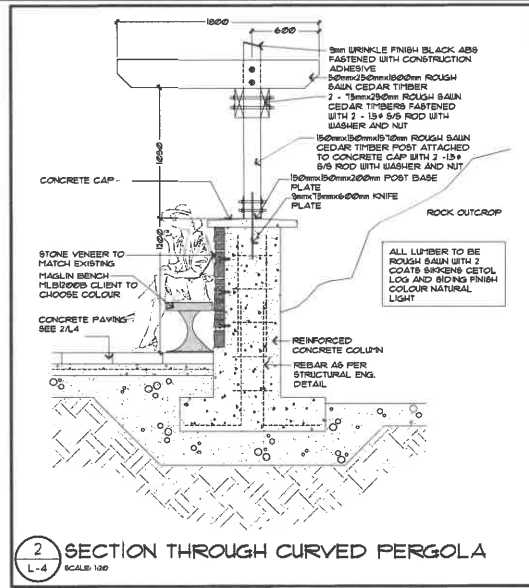


- NOTES:
1. ALL WOOD 64S, P.T. 1/2" X 1/4" POSTS TO BE FREE OF CRACKS
 2. COAT ALL WOOD WITH 2 COATS PREMIUM WEATHERPROOFING WOOD STAIN, SUCH AS BEHR'S SEMI-TRANSPARENT STAIN GREEN 1904 (CONFORM WITH LANDSCAPE ARCHITECT PRIOR TO APPLICATION)

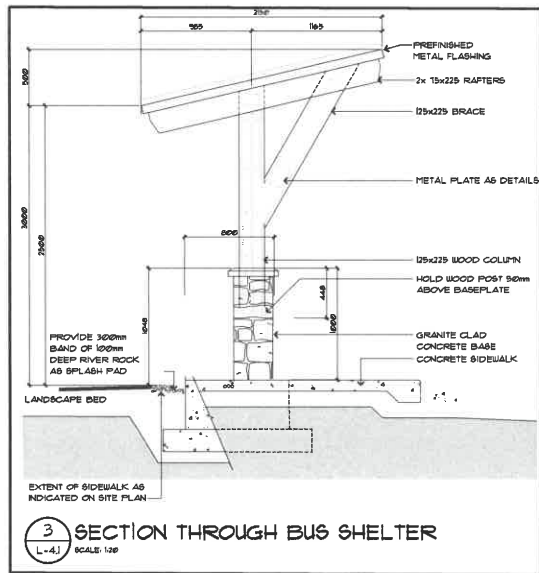
1 CURVED PERGOLA
L-4 SCALE: 1/2"

DETAILS

SCALE: 1/2"



2 SECTION THROUGH CURVED PERGOLA
L-4 SCALE: 1/2"



3 SECTION THROUGH BUS SHELTER
L-4 SCALE: 1/2"

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL. 793-9445

PCH MEWS

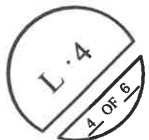
3155 SEYMOUR STREET,
PORT COQUITLAM, BC

LANDSCAPE DETAILS

PROJECT NUMBER: 171100
SCALE: 1/2"

DATE: 12/20/2017
DRAWN BY: J. HUSTON
CHECKED BY: J. POWERS
APPROVED BY: J. CRAVEN

NO.	REVISIONS	DATE
1	PRELIMINARY DESIGN	12/20/2017
2	FOR ARCHITECT REVIEW	12/20/2017
3	FOR ARCHITECT REVIEW	12/20/2017
4	FOR ARCHITECT REVIEW	12/20/2017
5	FOR ARCHITECT REVIEW	12/20/2017





100mm x 140mm x 10mm. 4000x140mm.
PAVING PLATE - ABUSAR RAS VIB
PAVERS BY ABSDOTPOPO CONCRETE
CONCRETE SLIND

100mm SAND BASE

100mm AGGREGATE BASE

PREPARED SUBGRADE

NOTE: CONCRETE BASE TO BE
CONCRETE AS PER SPECIFICATION

100mm

1:5

CONCRETE PAVERS ON
CONCRETE BASE

[illegible][illegible][illegible]

LANDSCAPE SPECIFICATIONS:

- [illegible]

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE
9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445

PCH MEWS

3155 SEYMOUR STREET;
PORT COQUITLAM, BC

DRAWING NAME:
LANDSCAPE DETAILS

ISSUING NAME	ISSUE NO	ISSUE DATE	ISSUE TYPE	ISSUE AMOUNT
LANDSCAPE DETAILS	1	17.10.10	REVIEWED FOR ANCH. REVIEW	17.10.10
	2	17.11.15	BY REVIEW	17.11.15
	3	17.12.15	BY SUBMISSION	17.12.15
	4	18.02.09	REVIEW BY CITY COMMENTS	18.02.09

PROJECT NUMBER	17100
----------------	-------

PROJECT NUMBER	17100
DATE	11/25/01

L.5
5 OF 6

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Building will be constructed to meet the BC Building Code energy requirements for Step 3	BP stage; written confirmation by Energy Advisor along with staff review of BP submission
Landscaping adjacent to parking areas includes shade trees to provide shading of parking space pavement	DP stage; staff review of landscape plan
Window placement to provide opportunities for natural light	DP and BP stage; staff review of building plans
Use of energy efficient lighting, appliances and systems	BP stage; written confirmation by developer

Water conservation:

Conservation Measure	Verification Method
Drought tolerant plant selections are to be used for the majority of the project, so that minimal irrigation will be required after the maintenance period	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Raingardens will be installed adjacent to parking area to enhance stormwater management	DP and BP stage; staff review of landscape drawing, site inspection by City Arbourist
Stormceptors and oil interceptors will be installed to improve stormwater quality	BP stage; staff review of building plans and inspections

GHG Reduction:

Conservation Measure	Verification Method
Building will utilize materials with low volatile organic compound (VOC) off-gassing potential	BP stage; written confirmation by Architect along with staff review of BP submission
Accessible storage space for garbage, recycling and organic waste will be provided.	DP and BP stage; staff review of building plans
Provision of bicycle racks to promote alternative transportation	DP and BP stage; staff review of building plans

per OCP Sec. 9.11 Environmental Conservation DPA designation

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00053

Issued to: PORT COQUITLAM SENIOR CITIZENS HOUSING SOCIETY
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 114-3125 SEYMOUR ST PORT COQUITLAM BC V3C 3H5

1. This Development Variance 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 Variance Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structure and other development thereon:

Address: 3155 SEYMOUR STREET

Legal Description: BLOCK A, DISTRICT LOT 380, NEW WEST DISTRICT, PLAN NWP19175 EXCEPT PLAN LMP43882.

P.I.D.: 010-464-875

3. The Parking and Development Management Bylaw, 2005, No.3525 is varied as follows:
 - Section 6 Required Off-Street Parking Spaces is varied to reduce the required amount of senior citizens housing off-street parking spaces from 1 space per dwelling unit to 1 space per 2 dwelling units.
4. The Zoning Bylaw, 2008, No.3630 is varied as follows:
 - Section 10 Bicycle Facilities is varied to reduce the required amount of long-term bicycle parking spaces from 41 to 6 bicycle spaces plus 6 electric scooter parking spaces.
5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

6. This permit shall lapse if the Permittee does not substantially commence the construction, or the first phase of a phased development, permitted by this permit within two (2) years of the date of this permit.
7. This permit is not a building permit.

APPROVED BY COUNCIL THE _____ DAY OF _____, 2018.

SIGNED THIS _____ DAY OF _____, 2018.

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)

RENTAL SENIORS' HOUSING AGREEMENT

THIS AGREEMENT dated for reference _____

IS IN RESPECT TO:

Parcel Identifier: 010-464-875

Parcel A Except: Part on Plan LMP43882 District Lot 380 Group 1 NWD Plan
19175

(the "**Lands**")

AND IS BETWEEN:

PORT COQUITLAM SENIOR CITIZENS HOUSING SOCIETY (Inc. No. S5401)
2111 Hawthorne Avenue, Port Coquitlam, B.C. V3C 1W2

(the "**Owner**")

AND:

CORPORATION OF THE CITY OF PORT COQUITLAM, a municipal corporation
under the *Community Charter*, SBC 2003, c. 26 and the *Local Government Act*, RSBC
2015, c. 1 and having offices at 2580 Shaughnessy Street, Port Coquitlam, British
Columbia, V3C 2A8

(the "**City**")

GIVEN THAT:

- A. The Owner is the registered owner of the Lands;
- B. Section 483(1) of the *Local Government Act*, S.B.C. 2015, c. 1 permits a municipality to enter into an agreement with an owner of land regarding the occupancy and tenure of dwellings ("**Housing Agreement**");
- C. Section 219 of the *Land Title Act* R.S.B.C. 1996 Chapter 250 permits registration of a covenant in favour of a municipality in respect of the use of land or the use of a building on or to be erected on land ("**Section 219 Covenant**");
- D. The Owner wishes to grant to the City the Section 219 Covenant contained in this Agreement and to enter into the Housing Agreement with the City on the terms and conditions contained herein,

NOW THEREFORE, in consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1

DEFINITIONS AND INTERPRETATION

1.1 Definitions - In this Agreement the following words have the following meanings:

- (a) “**Agreement**” means this Agreement, including Schedules and including the General Instrument;
- (b) “**Dwelling Unit**” has the meaning given in the City of Port Coquitlam Zoning Bylaw No. 3630, as amended or replaced from time to time;
- (c) “**Eligible Resident**” means an individual aged 50 or older;
- (d) “**General Instrument**” means the Form C General Instrument to which these terms are attached;
- (e) “**LTO**” means the Land Title Office in Vancouver/New Westminster, British Columbia;
- (f) “**Rental Seniors’ Housing**” means housing restricted to Eligible Residents, as tenants pursuant to *Residential Tenancy Act*, S.B.C. 2002, c. 78;
- (g) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative units” or “shared interests in land” as defined in the *Real Estate Act*.

1.2 Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;

- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) time is of the essence; and
- (g) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

ARTICLE 2

LAND USE RESTRICTIONS

2.1 Land Use Restrictions

- (a) The Lands, and any buildings situated on the Lands from time to time, will be used only for Rental Seniors’ Housing.
- (b) The Lands, and any buildings situated on the Lands from time to time, will not be Subdivided without the prior written consent of the City.
- (c) The Owner shall, at its cost, register this Agreement against title to the Lands pursuant to Section 219 of the *Land Title Act*, in priority to all financial charges. The Owner acknowledges that a notice under Section 483(5) of the *Local Government Act* will be filed on title to the Lands.
- (d) The Owner shall not apply for a building permit or occupancy permit in respect to the Lands, other than in compliance with this Agreement. The City will have no obligation to issue any building permit or occupancy permit in respect to the Lands if the Owner is in breach of this Agreement.

ARTICLE 3

RESIDENCY RESTRICTIONS

3.1 Residency Restrictions – A Dwelling Unit situated on the Lands may only be occupied by:

- (a) one or more Eligible Resident; and
- (b) a person providing home support to the Eligible Resident(s) residing in the Dwelling Unit.

3.2 Events of Default

- (a) The City may provide written notice (the “**Notice**”) to the Owner of any matter involving a failure by the Owner, or a person for whom the Owner is at law responsible, to comply with this Agreement.
- (b) Upon receipt of the Notice, the Owner shall take all necessary steps to comply with this Agreement.
- (c) If the Owner has not complied with this Agreement within thirty days of receiving the Notice, the Owner will be deemed to be in default of this Agreement.
- (d) Damages are an inadequate remedy for the City, and the City is entitled to seek an order for specific performance, or a prohibitory or mandatory injunction in order to compel performance of the obligations in this Agreement.
- (e) No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

ARTICLE 4 CITY INQUIRIES

- 4.1** City Inquiries - The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner and any occupiers of any part of the Lands are complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.

ARTICLE 5 SECTION 219 COVENANT

- 5.1** Covenant – The Owner covenants and agrees with the City, pursuant to Section 219 of the *Land Title Act*, that the terms and conditions of this Agreement constitute a Section 219 Covenant and are annexed to and running with the Lands.
- 5.2** Indemnity – As an indemnity pursuant to section 219(6) of the *Land Title Act*, the Owner shall indemnify and save harmless the City and each of its elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, whether known or unknown, which may arise as a result of:
- (a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom the Owner is at law responsible, relating to this Agreement; or

- (b) any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

5.3 Release - The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the exercise by the City of any of its rights under this Agreement.

ARTICLE 6 MISCELLANEOUS

6.1 Modification - This Agreement may only be amended in writing by the parties. The Owner acknowledges that the City may only execute an amendment agreement following a bylaw to that effect.

6.2 Municipalities Powers Unaffected – This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

6.3 Agreement for Benefit of City only

- (a) This Agreement is entered into only for the benefit of the City, acting in the public interest.
- (b) This Agreement is not intended to protect the interests of the Owner, any tenant, any Eligible Resident or prospective Eligible Resident, or any future owner, lessee, occupier or user of the Lands.
- (c) The City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so and without obtaining the consent of the Owner.

6.4 Notice - Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently given if delivered by regular or registered mail to the following address:

To: City of Port Coquitlam, Corporate Officer
City of Port Coquitlam City Hall, from time to time

And to: the Owner:
Address shown for the Owner on the title search current to the time of the notice.

Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

6.5 Enuring Effect - This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

6.6 Severability - If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

6.7 Waiver - Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach of any similar or different breach.

6.8 Sole Agreement – This Agreement supersedes all prior agreements and discussions between the Owner and the City on the subject matter of this Agreement.

6.9 Further Assurance - Upon request by the City, the Owner shall forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

6.10 Covenant Runs with the Lands - This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an Interest in the Lands.

6.11 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.

6.12 Counterpart – This Agreement may be executed in counterpart and delivered electronically.

[Signature blocks follow]

IN WITNESS WHEREOF, the parties hereby affixed their signatures on the day and year first above written.

**THE CORPORATION OF
THE CITY OF PORT COQUITLAM** by its
authorized signatories:

Mayor:

Corporate Officer:

PORT COQUITLAM SENIOR CITIZENS HOUSING SOCIETY, by its
authorized signatories:

Authorized Signatory

Authorized Signatory

PRIORITY AGREEMENT

WHEREAS:

- A. **VANCOUVER CITY SAVINGS CREDIT UNION (FI97)** (the “**Chargeholder**”) is the holder of a Mortgage encumbering the Lands which is registered in the LTO under number CA4310013 and an Assignment of Rents which is registered in the LTO under number CA4310014 (collectively, the “**Bank Charges**”); and
- B. A covenant pursuant to section 219 of the *Land Title Act* is being granted pursuant to Part 2 of the Form C General Instrument to which this Priority Agreement is attached (the “**Covenant**”) which is or will be registered against title to the Lands,

NOW THEREFORE, In consideration of the payment of Ten Dollars and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) the Chargeholder hereby grants to the City priority for the Covenant over all the Chargeholder's right, title and interest in and to the lands as if the Covenant had been executed, delivered and registered prior to the execution and registration of the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

RECOMMENDATION:

None

PREVIOUS COUNCIL/COMMITTEE ACTION

At the April 24, 2018, Council meeting, the following motion was passed:

That the decision regarding directing staff to file a Section 57 Notice on title for 1300 Dominion Avenue be postponed until May 8, 2018.

REPORT SUMMARY

The discussion regarding filing a Section 57 Notice on title for 1300 Dominion Avenue cannot be held at the May 8, 2018, meeting of Council, but will be held over until an additional report comes forward from staff.

DISCUSSION

At the April 24, 2018, Council meeting, a hearing was held for 1300 Dominion Avenue pursuant to Section 57 of the Community Charter. After the close of the hearing, and before a decision was rendered, Council passed a motion to continue the discussion at the next meeting of Council, to be held on May 8, 2018. After receiving legal advice, staff will be bringing forth a report to Council, at which time discussion on the matter can continue.

FINANCIAL IMPLICATIONS

None.

Community & Intergovernmental Committee Report

Response to Delegation re Recreation Vehicle Storage

RECOMMENDATION:

That Council endorse the following directions:

1. That requests for on-site parking of recreational vehicles that are larger than the size permitted by current regulations be considered on a site-by-site basis through processes such as issuance of a development variance permit; and,
2. That owners of underutilized commercial or industrial properties be encouraged to develop on-site storage space for recreation vehicle parking use and apply for consideration of rezoning or a temporary use permit as may be applicable, for this purpose.

Committee Recommendation

At the April 17, 2018, meeting of the Community & Intergovernmental Committee, the following motion was passed:

That the Community and Intergovernmental Committee recommend to Council the following directions be endorsed:

- (1) that requests for on-site parking of recreational vehicles that are larger than the size permitted by current regulations be considered on a site-by-site basis through processes such as issuance of a development variance permit; and,
- (2) that owners of underutilized commercial or industrial properties be encouraged to develop on-site storage space for recreation vehicle parking use and that Council would support consideration of rezoning or issuing a temporary use permit as may be applicable, for this purpose.

REPORT SUMMARY

The response to the March 20, 2018 delegation to the Smart Growth Committee is described in the attached April 17, 2018 staff report.

ATTACHMENTS

Attachment 1: 2018-04-17 Report – Response to Delegation re Recreation Vehicle Storage

Response to Delegation re Recreation Vehicle Storage

RECOMMENDATIONS:

That the Community and Intergovernmental Committee recommend to Council the following directions be endorsed:

- (1) that requests for on-site parking of recreational vehicles that are larger than the size permitted by current regulations be considered on a site-by-site basis through processes such as issuance of a development variance permit; and,
- (2) that owners of underutilized commercial or industrial properties be encouraged to develop on-site storage space for recreation vehicle parking use and that Council would support consideration of rezoning or issuing a temporary use permit as may be applicable, for this purpose.

PREVIOUS COUNCIL/COMMITTEE ACTION

March 20th, 2018: Smart Growth Committee resolved, "That the delegation report [*re recreation vehicle storage*] be referred to the Community and Intergovernmental Committee for further consideration".

REPORT SUMMARY

This report provides a staff evaluation of the issues raised by the delegation to the Smart Growth Committee with respect to the limited options for parking recreational vehicles within the City. It confirms the City is undertaking enforcement action in response to complaints regarding unauthorized parking of these vehicles in the agricultural zone and informs Committee that deadlines for the enforcement action have been extended to allow vehicle owners additional time to find alternate, conforming storage locations.

BACKGROUND

Delegation: At the Smart Growth Committee meeting held March 20th, 2018, a delegation comprised of a number of recreation vehicle owners circulated information and gave a power point presentation describing their concerns about limited storage options for their recreation vehicles. The delegation advised Committee that the timing of their request related to enforcement actions being taken by the City's Bylaw Services Division against the owners of agricultural properties where they were storing their vehicles. Information was also provided to indicate there is limited availability of space at existing storage facilities and results of their windshield survey had identified many large (potentially oversized) recreation vehicles parked in residential areas.

Enforcement Action Background

City Enforcement Actions: The Bylaw Services Division undertakes enforcement action in accordance with the established policy that the City will respond upon receipt of a complaint. The Division advises it received a complaint in November 2017 and another complaint in January 2018 indicating concerns with the unsightliness of parked vehicles and the unlawful use of agricultural properties for vehicle storage purposes. In investigation of these complaints, staff identified a number of properties unlawfully offering storage for recreation vehicles, truck trailers, boats and

other commercial vehicles. Bylaw staff visited five properties located within the agricultural area, confirmed the unlawful use occurring on these properties and issued notices requiring the properties be brought into compliance and the stored items removed. The notices originally set the following dates for compliance:

- 2842 Burns Road storing 100 RVs. *Compliance date June 30th*
- 2874 Burns Road storing 10 RVs. *Compliance date June 30th*
- 589 Prairie Ave storing 2 RVs, 4 containers, 2-3 utility trailers. *Compliance date April 30th*
- 519 Laurier Ave storing 8 RVs. *Compliance date May 25th*
- 440 Lincoln Ave storing 10-12 RVs. *Compliance date April 27th*

ALC Enforcement Actions: The Agriculture Land Commission (ALC) employs staff to take enforcement actions against uses and activities which do not comply with the Commission's regulations for sites within the Agricultural Land Reserve. The City is not aware that the Commission is currently taking any enforcement actions that would be independent of the City's enforcement process. In accordance with general practice, staff will advise Commission staff of the status of its enforcement actions for sites within the Agricultural Land Reserve, including compliance dates, to align any enforcement processes.

Existing Regulations

Agricultural areas: Policies to protect agricultural lands for agricultural purposes are set out in the City's Official Community Plan, its Regional Context Statement, and Metro Vancouver's Regional Growth Strategy. In accordance with these policies, commercial vehicle storage (including long term parking of recreation vehicles) is not a permitted use under regulations of the provincial Agricultural Land Commission and, in keeping with this legislation, it is not a permitted use in the Agricultural zone of the City's Zoning Bylaw. To summarize, a property owner of land in the agricultural area is not permitted to rent spaces for parking or storage of recreational vehicles and the City cannot issue permits for this activity.

Residential areas: The Zoning Bylaw allows for the parking or storage of one boat and one recreation vehicle/trailer not exceeding 8m (26.2ft) in length on a residential property (not in a building).

Commercial and Industrial areas: Recreational vehicles may be stored on sites within the General Industrial M1 zone, but such storage use is currently limited to 25% of the lot area. Screening of this use is required at the time of original development.

DISCUSSION – RESPONDING TO DELEGATION REQUESTS

In summary, the submission and presentation included four requests, as follows.

- (1) *That a discussion of RV storage issues be developed with the Committee.*

This request was confirmed by the Smart Growth Committee's direction that a report be brought forward to the Community and Intergovernmental Committee.

Response to Delegation re Recreation Vehicle Storage

- (2) *That the City not proceed with current enforcement actions resulting in eviction of recreational vehicles from properties in the agricultural zone until a conclusion is achieved [on options for where recreation vehicles may be stored].*

The approach taken by the Bylaw Services Division is to work cooperatively with property owners to promote bylaw compliance and actions to implement an enforcement order are only undertaken if its initiatives do not result in compliance. The Division issues notices which include dates for compliance, but will consider extending these dates where warranted by extenuating circumstances. The Manager of Bylaw Services recognizes that owners are finding it difficult to locate alternative storage locations within the original time frame and advises she will be allowing for an extension to their original deadlines to July 1st, when the summer use of recreation vehicles would be at its height and more options may be available.

The delegation informed Committee of four facilities located within the City where recreational vehicles may be parked and a total of 266 spaces available for their storage. The delegation further advised that only 5 spaces were available for rent as of early March, and the costs for commercial rental was higher than that being paid for the sites in the agricultural area. The delegation's information did not indicate the addresses of those renting the spaces, however one facility operator advised staff that existing customers are given priority and these customers tend to be based in the Tri-City or Ridge-Meadows areas. This operator also advised of a growing demand for storage of recreation vehicles with the increasing number of residents living in multi-family developments and notes high land values limit the potential for a new storage space to be developed in the City. The monthly fee owners would be willing to pay to park large recreation vehicles is unlikely to be sufficient to cover acquisition and development costs.

The City's economic development policies for its commercial and industrial lands generally discourage long term parking uses in favour of uses that would generate employment. However, there may be opportunities to meet short term and/or long term needs such as if a property owner is not using all required on-site parking spaces or identifies an area where outdoor storage could be expanded (such as under BC Hydro power lines). This report recommends that Council indicate it would support consideration of a rezoning application or issuance of a temporary use permit for recreational vehicle storage purposes. Appropriate landscape screening or fencing could be considered through his process.

If Committee wishes to undertake a review of how recreational vehicle storage may be better accommodated within the City (other than the recommended actions), then the Finance and Budget Committee would need to be asked to consider an amendment to the Planning Division's work program. Attachment #2 presents a triage for this purpose and this option is outlined in the Option 3 below.

Response to Delegation re Recreation Vehicle Storage

- (3) *That the City's bylaws be updated to recognize the maximum length of RVs; and,
That permits be issued for RVs that exceed the maximum length be allowed by the Zoning Bylaw.*

The Zoning Bylaw's current regulations were designed to allow for recreational vehicles to be parked on residential lots without creating off-site impacts and the 8m maximum length for a recreation vehicle is consistent with typical front and rear yard setbacks. An amendment to the bylaw to increase the length is not currently being contemplated, nor is it recommended, because vehicles exceeding an 8m length parked on a driveway are likely to encroach over the sidewalk or into the boulevard. These larger vehicles are also too wide to fit within most side yard setbacks.

Allowing for the parking of a larger recreation vehicle could be considered on a case-by-case basis if an owner of a residential property with a deep rear yard, a corner lot location, or a wide side yard determines the vehicle could be parked without extending into the public realm or impacting neighbours. This report recommends that Council be asked to favorably consider such requests, such as through issuance of a development variance permit. As noted above, Option 3 of this report would need to be selected if Committee wished to undertake a review of the Zoning Bylaw regulation in response to the delegation's request.

- (4) *That the City issue permits for RV storage on ALR land.*

The City cannot issue a permit, licence or any other form of approval for a use which is not permitted or in accordance with the Zoning Bylaw and the *Agricultural Land Commission Act*.

In order for parking of recreational vehicles in agricultural areas to be considered for approval, the agricultural property owners would need to submit an application to the Agricultural Land Commission to permit a non-farm use and an application to the City to amend the Official Community Plan and Zoning Bylaw to permit the use of storage of recreational vehicles. An application to amend the Regional Growth Strategy may also be necessary to consider this change and these applications would all be processed concurrently.

Applications to allow recreational vehicle storage on agricultural lands would be contrary to the policies and regulations of the Agricultural Land Commission, Metro Vancouver and the City and would have little likelihood of success. While steps may be taken to postpone actions to enforce relocation of recreational vehicles, this will only buy a limited amount of time as the vehicles must, eventually, be removed.

FINANCIAL IMPLICATIONS


None directly related to this report.

OPTIONS

(Check = Staff Recommendation)

Response to Delegation re Recreation Vehicle Storage

Recognizing that the Bylaw Services Division is working cooperatively with property owners and intends to advise affected property owners it will be deferring its enforcement actions to July 1st, the following options for consideration by the Community and Intergovernmental Committee are identified:

1 	That Committee recommend to Council it endorse consideration of on-site parking of recreational vehicles on a site-by-site basis and encourage owners of underutilized commercial or industrial properties to propose on-site storage space for recreation vehicle parking use where there is an appropriate opportunity.
2	Determine that no further action should be taken by the City in response to the concern raised by the delegation that the City does not have sufficient locations to store recreation vehicles
3	Determine that it wishes to recommend to the Finance and Budget Committee that the approved work programs of the Bylaw Services Division and the Planning Division be amended to provide for a review, including consultation with property owners, to identify options to accommodate additional parking for recreational vehicles within the City. This option is further described in the attached triage.

Report co-authored by Paula Jones, Manager of Bylaw Services and Jennifer Little, Manager of Planning

ATTACHMENTS

Attachment #1: Information provided by the Delegation to the Smart Growth Committee

Attachment #2: Storage of Recreational Vehicles - Triage Form