

Council Special Agenda

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

Tuesday, November 13, 2018

Time: 2:00p.m.

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the November 13, 2018, Special Council Meeting Agenda be adopted as circulated.

3. RESOLUTION TO CLOSE

3.1 Resolution to Close the November 13, 2018, Special Council Meeting to the Public

Recommendation:

That the Special Council Meeting of November 13, 2018, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 4.1

g) litigation or potential litigation affecting the municipality

4. MOTION TO RECONVENE

4.1 Motion

That the open portion of the Special Council Meeting reconvene.

5. MOTION TO RECESS

5.1 Motion

That the Special Council Meeting recess.

6. MOTION TO RECONVENE

6.1 Motion

That the open portion of the Special Council Meeting reconvene.

7. REPORTS

7.1 Rezoning Application RZ000142 – 3243/3245 Fox Street Extension

Recommendation:

That Council approve the date of expiry for adoption of Zoning Amendment Bylaw No. 4030 be extended to October 24, 2019.

7.2 Development Permit DP000350 – 1607 Manning Avenue

Recommendation:

That Council approve Development Permit DP000350 to regulate a duplex development at 1607 Manning Avenue.

7.3 Development Variance Permit DVP00055 for 3590 Inverness Street

Recommendation:

That Council approve:

1) Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary the regulations of the Zoning Bylaw to facilitate subdivision and road dedication at 3590 Inverness Street, and 2) Advise Council it supports approval of Development Variance Permit DVP00055.

8. ADJOURNEMENT

8.1 Adjournment of the Meeting

Recommendation:

That the November 13, 2018, Special Council Meeting be adjourned.

Rezoning Application RZ000142 – 3243/3245 Fox Street Extension

RECOMMENDATION:

That Committee of Council recommend to Council that the date of expiry for adoption of Zoning Amendment Bylaw No. 4030 be extended to October 24, 2019.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Council meeting on October 24th, 2017, the following motion was passed:

1. That Zoning Amendment Bylaw No. 4030 for 3243 Fox Street to amend the zoning from RD (Residential Duplex) to RS4 (Residential Single Dwelling 4) be given third reading.
2. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - i. Issuance of Development Variance Permit DVP00042;
 - ii. Submission of design, securities and fees for off-site works and services in an amount acceptable to the Director of Development Services;
 - iii. Installation of fencing for the protection and retention of a hedge along the northern property boundary prior to demolition; and
 - iv. Demolition of existing structures.
3. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Approving Officer:
 - i. Submission of a subdivision plan; and
 - ii. Dedication of a strip of land to achieve the required right-of-way for Fox Street.

REPORT SUMMARY

This report recommends extending the expiry date of an amending bylaw that would rezone the property at 3243 Fox Street from RD (Residential Duplex) to RS4 (Residential Single Dwelling 4). The property owner was unable to complete the required conditions of adoption within the one-year limitation set by the City's procedural regulations. As no circumstances related to the amending bylaw changed within this period and the property is in acceptable condition, approval of a one-year extension is recommended.

BACKGROUND

On October 24th, 2017 Council gave 3rd reading to rezone 3243 Fox Street to facilitate its subdivision into two small lots. The Development Procedures Bylaw requires adoption of the amending bylaw within one year but the applicants have not completed the required conditions of bylaw adoption within that time frame.

DISCUSSION

The applicant advises that fulfilling the required conditions is taking significantly longer than he had anticipated but expects to be in a position to complete within a year. No changes in municipal policies or regulations have occurred since 3rd reading that would impact the application and a staff site visit has confirmed the duplex is in fair condition (the building remains occupied by tenants).


Rezoning Application RZ000142 – 3243/3245 Fox Street Extension

FINANCIAL IMPLICATIONS

None.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|---|
| 1  | Recommend to Council that the requested time extension be approved. |
| 2 | Recommend to Council that the requested time extension not be approved. |

Development Permit DP000350 – 1607 Manning Avenue

RECOMMENDATION:

That Committee of Council approve Development Permit DP000350 to regulate a duplex development at 1607 Manning Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for consideration of a development permit that would regulate the design and landscaping of a duplex to be built at the corner of Manning Avenue and Vincent Street. The project conforms to the City's design objectives and guidelines and complies with zoning regulations. The project is recommended for approval.

BACKGROUND

A development permit application has been submitted to regulate a new, two-storey duplex. The site was formerly developed with a duplex which straddled two lots. That building has now been demolished and the site cleared. The proposed duplex would be constructed on the larger, east lot and the smaller vacant lot to the west will have a new single family home constructed on it with a similar height and style to the proposed duplex.

Project Profile:

| | RD Bylaw Regulations ¹ | Proposed ² |
|-----------------------------|-----------------------------------|-----------------------|
| Lot Area | 500 m ² | 502 m ² |
| Floor Area Ratio | 0.55 | 0.53 |
| Lot Coverage | 40% | 34% |
| Impervious surfaces | 65% | 58% |
| Setbacks | | |
| Front (Manning Avenue) | 7.5 m. | 7.5 m. |
| Rear (Lane) | 7.5 m. | 13.16 m. |
| Interior side (West) | 1.36 m. | 1.8 m. |
| Exterior side (Vincent St.) | 2.72 m. | 3.5 m. |
| Building Height | 9.0 m. | 8.44 m. |
| Parking Spaces - total | 4 (2/unit) | 4 |

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

² Information provided by applicant

Development Permit DP000350 – 1607 Manning Avenue

The property is zoned RD (Residential Duplex) and subject to the Intensive Residential and Environmental Conservation development permit area objectives and guidelines. Consideration has been given to how the building height, site coverage and yard setbacks of the duplex would relate to the two-storey single family dwellings within the neighbourhood. The building is designed to have a Craftsman-style design with a varied roofline and high-quality exterior materials including horizontal hardie board, vinyl-framed windows, and a stone veneer. The building's design, massing and character would be in keeping with dwellings in the immediate vicinity.

Shown in the rendering below, each unit is oriented towards the street with one front entry off of Manning Avenue and one off of Vincent Street with a connecting pathway around the backside of the duplex. Onsite vehicle parking is provided in a detached garage, which minimizes driveway paving, and an additional permeable parking pad is located at the rear with access from the lane. At the time of demolition, three trees were removed from the site as well as a hedge growing within the city's boulevard along Vincent Street. The landscape plan includes six trees to be planted onsite and a total of six street trees (four along Vincent Street and two along Manning Avenue). Pursuant to the Subdivision Servicing Bylaw, improvements such as sidewalks, street lighting and paving the gravel lane are not required for construction of the duplex or house on the adjoining property. Cedar fencing is proposed to provide privacy from neighbouring properties and between units as well as to screen open parking.



Artistic rendering

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. Measures incorporated into the proposal design include EnergyStar® rated appliances, low flow fixtures and the installation of electric vehicle charging. The applicant advises

Development Permit DP000350 – 1607 Manning Avenue

that, whenever possible, recycled/renewable products will be used as available during construction.

DISCUSSION

The design of the proposed building and landscaping meets the intent of both the intensive residential and environmental conservation objectives and guidelines of the OCP. The development would be an attractive addition to the existing neighbourhood along Manning Avenue. Approval is recommended.

FINANCIAL IMPLICATIONS

None.

ENVIRONMENTAL IMPLICATIONS


The project is designed to comply with the Environmental Conservation Area objectives and guidelines.

PUBLIC CONSULTATION

A sign notifying residents of the application is posted on the site and, to date, no comments have been received.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|--|
| 1  | Approve issuance of Development Permit DP000350 |
| 2 | Request amendments to the application or additional information prior to making a decision |
| 3 | Refuse to approve Development Permit DP000350, if the Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council. |

ATTACHMENTS

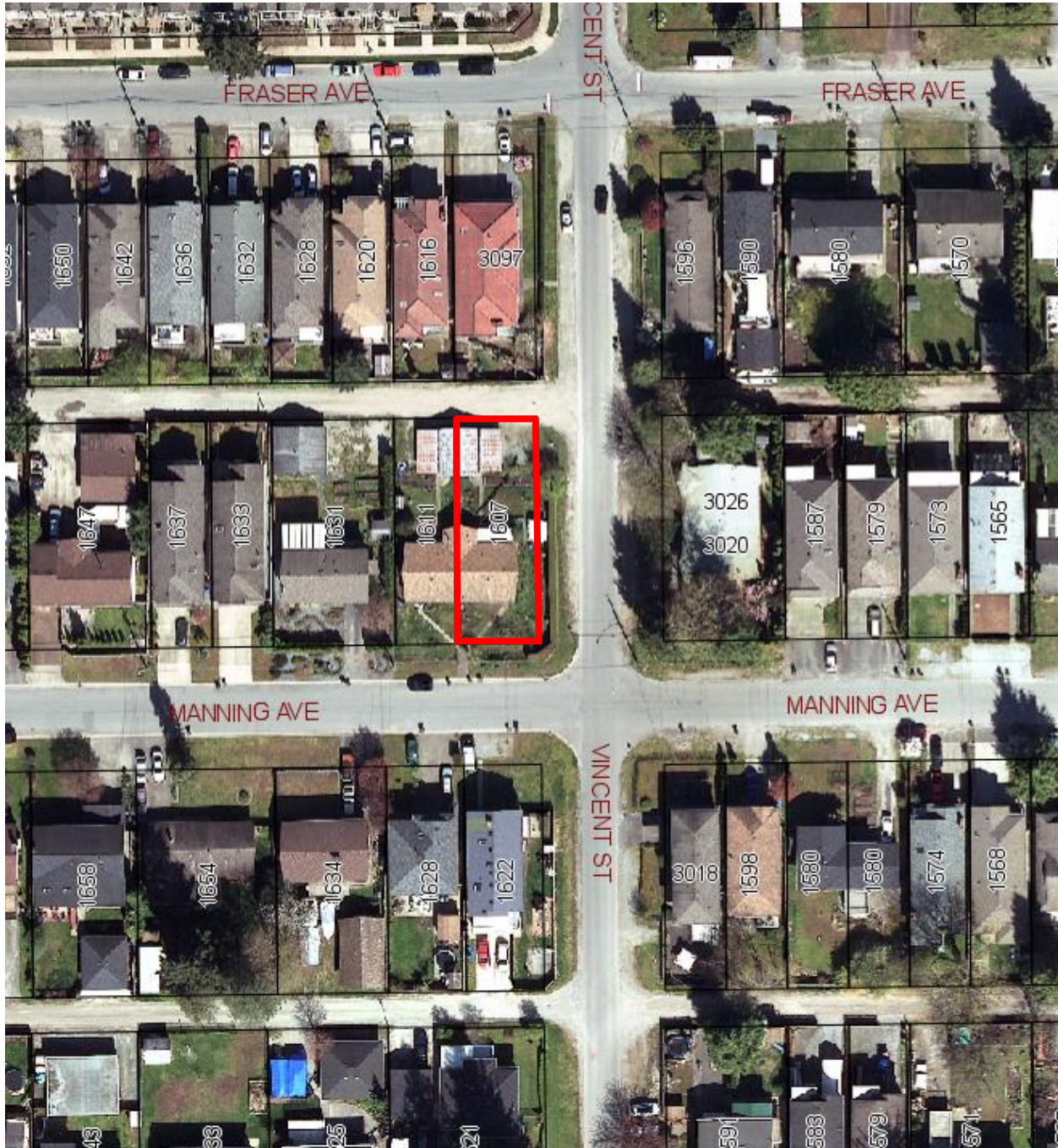
Attachment #1: Location Map

Attachment #2: Draft Development Permit

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION

PROJECT ADDRESS: 1607 Manning Avenue

FILE NO: DP000350



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000350

Issued to: 1611 Manning Avenue Properties Ltd., Inc. No. BC1132500

Address: 105-1515 Broadway Street
Port Coquitlam, BC
V3C 6M2

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: 1607 Manning Avenue

Legal Description: LOT 19 BLOCK “C” DISTRICT LOT 466 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2253

P.I.D.: 012-591-271

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 DP000350(1) to DP000350(12) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawing numbered DP000350(11) 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 **\$5,000** 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 _____ THE _____ DAY OF _____.

SIGNED THIS _____ DAY OF _____.

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)

Development Variance Permit DVP00055 for 3590 Inverness Street

RECOMMENDATIONS:

That Committee of Council:

- 1) Pursuant to s. 498 of the *Local Government Act*, authorize staff to provide notice of an application to vary the regulations of the Zoning Bylaw to facilitate subdivision and road dedication at 3590 Inverness Street, and
- 2) Advise Council it supports approval of Development Variance Permit DVP00055.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for Committee's consideration of a development variance permit application which would facilitate a two-lot subdivision including dedication of lands for widening of Patricia Avenue and a corner cut-off at the intersection. The proposal conforms to City policies that support varying regulations where a public benefit results from the variance and is recommended for approval.

BACKGROUND

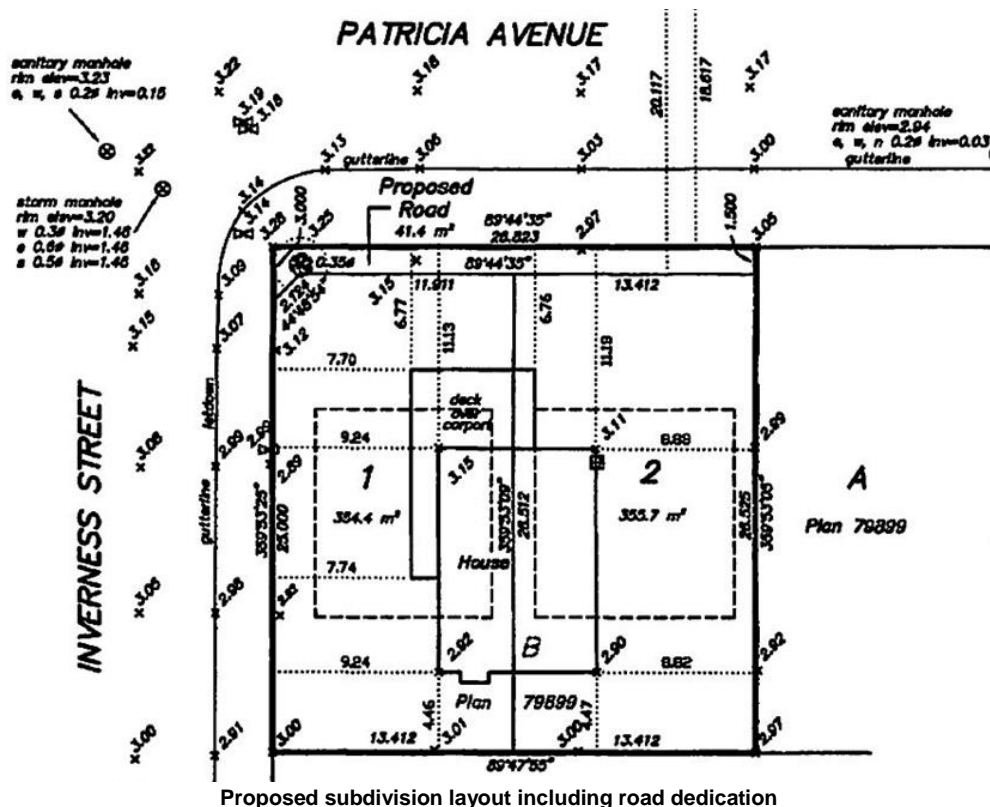
The large lot located at the corner of Inverness Street and Patricia Avenue is designated R Residential in the OCP, zoned RS2 (Residential Single Dwelling 2) and currently accommodates an older single-family house. It is large enough to allow for a 2-lot subdivision conforming to Zoning Bylaw lot area and depth regulations. However, the Subdivision Servicing Bylaw requires dedication of a strip of land along the frontage to widen Patricia Avenue and provision of a corner cut-off at the time of subdivision, resulting in the lot having insufficient area and depth for conforming lots following this dedication.

Subject property



Existing zoning surrounding 3590 Inverness Road

Development Variance Permit DVP00055 for 3590 Inverness Street



| | RS2 Bylaw Regulations ¹ | Existing | After Subdivision & Road Dedication ² | Variance |
|-----------|-------------------------------------|----------------------|--|---|
| Lot Area | 375 m ² (4036 sq.ft.) | 710.1 m ² | Lot 1: 354.4 m ² Lot 2: 355.7 m ² | App. 20m ² per lot (215 sq.ft.) |
| Lot Width | 12 m | 26.8 m | 13.4 m | n/a |
| Lot Depth | 28 m | 28 m | 26.5 m | 1.5m |

DISCUSSION

The housing policies and objectives in the Official Community Plan support facilitating subdivisions in cases where an associated public benefit can be provided which, for this application, is obtaining the road dedication and corner cut-off. As the lots would be in keeping with the neighbourhood and adequately sized to accommodate new dwellings conforming to Zoning Bylaw regulations, the application is recommended for approval. In keeping with the City's practice to promote additional trees, the proposed variance permit also requires the owner to plant one tree on each of the lots.

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

² Information provided by applicant

Development Variance Permit DVP00055 for 3590 Inverness Street

FINANCIAL IMPLICATIONS


None.

PUBLIC CONSULTATION

One letter was received from a neighbouring property owner supporting the proposed subdivision. If authorised, an opportunity for public input will be provided during Council's consideration of the application.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|---|
| 1  | Authorize notification of the application and advise Council that Committee supports the application |
| 2 | Request additional information or amendments to the application to address specified issues prior to making a determination on the application; or |
| 3 | Determine that it does not wish to authorize the application. The applicant may then request the application be forwarded to Council for its consideration. |

ATTACHMENTS

Attachment #1: Location Map

Attachment #2: Draft Development Variance Permit

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION

PROJECT ADDRESS: 3590 INVERNESS STREET

FILE NO: DVP00055



THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT VARIANCE PERMIT

NO. DVP00055

Issued to: Shaun Dhakar & Amardeep Singh

Address: 8393 148B Street
Surrey, BC
V3S 7S1

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: 3590 Inverness Street

Legal Description: LOT B, SECTION 6, TOWNSHIP 40, NEW WEST DISTRICT, PLAN NWP79899

P.I.D.: 012-505-854

3. Zoning Bylaw, 2008, No. 3630 is varied to relax the lot depth and area requirements of the RS2 zone to permit a minimum lot area of 354m² and minimum lot depth of 26.5 metres.

For clarity, this variance applies to and only to the lot depth and area requirements associated with a subsequent subdivision application.

4. As a condition of approval, the following must be provided to the satisfaction of the Director of Development Services:
 - Submission of a cash security payment to plant a minimum of one on-site tree per lot. The cash security required is \$500 per tree.
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 apply for and complete subdivision 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)

Council Special Closed Agenda

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
Tuesday, November 13, 2018

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the November 13, 2018, Closed Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Closed Council and Committees

Recommendation:

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

- April 5, 2018, Closed Community Safety Committee
- June 5, 2018, Closed Smart Growth Committee
- July 3, 2018, Closed Smart Growth Committee
- July 16, 2018, Closed Downtown Oversight Committee
- September 18, 2018, Closed Council
- October 2, 2018, Closed Council
- October 9, 2018, Closed Community & Intergovernmental Committee
- October 9, 2018, Closed Finance & Budget Committee.

4. REPORTS

4.1 Coquitlam River Bridge Claim

Recommendation:

That Council direct staff to pursue the civil claim with the Supreme Court of British Columbia to recover the charges related to the damages of the Coquitlam River Bridge on October 28, 2016.

4.2 Release of Closed Motion (verbal report)

Recommendation:

That the following motion from the October 2, 2018, Closed Council Meeting be released to the public:

That the City of Port Coquitlam enter into a renewal contract to continue to provide recycling collection services for Recycle BC.

5. ADJOURNMENT

5.1 Adjournment of the Meeting

Recommendation:

That the November 13, 2018, Special Closed Council Meeting be adjourned.

Community Safety Committee Closed Minutes

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
April 5, 2018

Present:

Chair – Councillor Forrest
Councillor Penner

Absent:

Councillor Washington

Directors and Officers Present:

Nick Delmonico Fire Chief
Gabryel Joseph (Corporate Officer)
Robin Wishart (Director, Corporate Support)
Sean Maloney (RCMP Superintendent)
Nav Hothi (RCMP Inspector)

Staff Present:

Fire - Jennifer Lambert
Corporate Support - Paula Jones

1. CALL TO ORDER

The meeting was called to order at 5:22 pm.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved – Seconded:

That the April 5, 2018, Closed Committee Meeting Agenda be adopted as circulated.

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of the February 1, 2018, Committee Meeting

Moved – Seconded:

That the February 1, 2018, Closed Committee Meeting Minutes be adopted.

Carried

4. REPORTS

4.1 1720 Fremont – Pitt River Marina (Verbal Report)

- The Bylaw Division will continue to monitor clean up of the property.

4.2 Dangerous Dog Court Case Update (Verbal Report)

- The dog will be returned to the owners under strict conditions.
- Staff will contact Young Anderson for further information.
- Council will be updated at an upcoming Briefing.

5. NEW BUSINESS

None.

6. ADJOURNMENT

6.1 Adjournment of the April 5, 2018, Closed Community Safety Committee Meeting
Moved – Seconded:

That the April 5, 2018, Closed Community Safety Committee Meeting be adjourned at 5:50 pm.

Carried

Certified Correct,

Mayor

Corporate Officer

Present:

Chair – Councillor Forrest
Councillor Dupont
Councillor Penner
Councillor Washington
Mayor Moore

Absent:

Councillor Pollock
Councillor West

Directors & Officers Present:

John Leeburn (Chief Administrative Officer)
Gabryel Joseph (Corporate Officer)
Robin Wishart (Director, Corporate Support)
Karen Grommada (Director, Finance)
Lori Bowie (Director, Recreation)
Jennifer Little (Acting Director, Development Services)
Melony Burton (Acting Director, Engineering & Public Works)

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the June 5, 2018, Closed Smart Growth Committee Meeting Agenda be adopted as circulated.

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of the April 17, 2018, and May 15, 2018, Closed Smart Growth Committee Meeting

Moved - Seconded:

That the April 17, 2018, and May 15, 2018, Closed Smart Growth Committee Meeting Minutes be adopted.

Carried

4. REPORTS

4.1 Release of Closed Motion

Moved - Seconded:

That the following motion from the May 15, 2018, Closed Smart Growth Committee Meeting be released to the public:

That the Smart Growth Committee recommend to Finance and Budget Committee that the 2018-2019 Financial Plan be amended to include an additional \$60,000 in labour costs for 2018 and \$125,00 in labour costs for 2019 to upgrade a Planner 1 position to a Planner 2, and add an additional Planner 2, to be funded by additional development services revenues.

Carried

5. ADJOURNMENT

5.1 Adjournment of the Meeting

Moved - Seconded:

That the June 5, 2018, Closed Smart Growth Committee Meeting be adjourned at 6:02 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Present:

Chair – Councillor West
Councillor Dupont
Councillor Forrest
Councillor Penner
Councillor Pollock
Mayor Moore
Councillor Washington

Absent:

1. CALL TO ORDER

The meeting was called to order at 5:35 p.m.

2. REPORTS

**2.1 3190 – 2850 Shaughnessy Street (Shaughnessy Station Mall)
Rezoning Application RZ000149 for a large child care facility**

Committee discussed the current legal proceedings regarding the rezoning application.

3. ADJOURNMENT

3.1 Adjournment of the Meeting

Moved - Seconded:

That the July 3, 2018, Closed Smart Growth Committee Meeting be adjourned at 5:44 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Downtown Oversight Committee Closed Minutes

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
July 16, 2018

Present:

Chair – Mayor Moore
Councillor West

Absent:

Councillor Washington

Directors & Officers Present:

Laura Lee Richard (Director, Development Services
Kristen Dixon, (Director of Engineering & Public Works
Karen Grommada (Director, Finance)

Others Present:

Jeff Brown, Land and Development Facilitator
Brian Shigatomi, Architect,
Michael Oord Quarry Rock
Werner Hofstedder

1. CALL TO ORDER

The meeting was called to order at 8:31a.m.

Moved - Seconded:

That persons other than staff (Jeff Brown, Brian Shigatomi, Michael Oord Quarry Rock and Werner Hofstedder) be permitted to attend item 4.1 of the closed meeting.

Carried

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the July 16, 2018, Closed Downtown Oversight Committee Meeting Agenda be adopted as circulated.

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Downtown Oversight Committee

Moved - Seconded:

That the minutes of the following Downtown Oversight Committee Meetings be adopted:

- *June 21, 2018, Closed Meeting.*

Carried

4. REPORTS

4.1 Presentation from Concots re McAllister property (verbal)

Moved - Seconded:

A discussion of a development concept for a 6-storey mixed residential development including 122 units, bowling alley, commercial space, an FAR of about 2.5 and on-site parking.

Carried

4.2 Next steps for the Downtown Plan (verbal)

Moved - Seconded:

The Downtown Action Committee supports the following actions by the Land and Development Facilitator:

- 1. Working with property owners in the McAllister block and potential tenant in developed a mixed use design including office space.*
- 2. Exploring the development of a plan that would include a parkade in the Elgin/Kingsway block as part of a larger development.*
- 3. Working with property owners within the Elgin/Kingsway block to determine the potential for partnerships/sale to create development parcels.*

Carried

5. NEW BUSINESS

6. ADJOURNMENT

6.1 Adjournment of the Meeting

Moved - Seconded:

That the July 16, 2018, Closed Downtown Oversight Committee Meeting be adjourned at 10:10 a.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Council Closed Minutes

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
September 18, 2018

Present:

Chair – Mayor Moore
Councillor Dupont
Councillor Forrest
Councillor Penner
Councillor Pollock
Councillor Washington
Councillor West

Absent:**Directors & Officers Present:**

Kristen Dixon (Chief Administrative Officer)
Gabryel Joseph (Corporate Officer)
Robin Wishart (Director, Corporate Support)
Laura Lee Richard (Director, Development Services)
Forrest Smith (Director, Engineering and Public Works)
Karen Grommada (Director, Finance)
Steve Traviss (Director, Human Resources)
Lori Bowie (Director, Recreation)
Nick Delmonico (Fire Chief)

Staff Present:

Corporate Support – Pardeep Purewal
Fire – Blake Clarkson

Others Present:

Lidstone & Company - Paul Hildebrand, Don Lidstone

1. CALL TO ORDER

The meeting was called to order at 8:12 p.m.

That persons other than staff (Paul Hildebrand, Don Lidstone) be permitted to attend the closed meeting.

Carried through unanimous consent.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the September 18, 2018, Closed Council Meeting Agenda be adopted with the following changes:

- *Addition of Item 4.2 Art Knapp Update and re-number all items accordingly.*

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Closed Council

Moved - Seconded:

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

- *September 4, 2018.*

Carried

4. REPORTS

4.1 KFN - Servicing & Protocol Agreement Negotiations Update

Don Lidstone provided an update on the current status of the legal case with the KFN.
Don Lidstone & Paul Hildebrand answered Council's questions.

Councillor Penner left the room at 10:00 p.m.

Moved - Seconded:

That Council direct staff to negotiate toward a reconciliation agreement with the KFN.

Carried

Opposed: Mayor Moore

Councillor Penner returned at 10:05 p.m.

4.2 Art Knapp Update (verbal report)

Staff provided an update.

4.3 Release of Closed Motion (verbal report)

Moved - Seconded:

That the following motion from the July 24, 2018, Closed Council Meeting be released to the public:

That Karen Grommada be appointed as Acting Chief Administrative Officer for the duration of time the Chief Administrative Officer is on maternity leave.

Carried

5. ADJOURNMENT

5.1 Adjournment of the Meeting

Moved - Seconded:

That the September 18, 2018, Closed Council Meeting be adjourned at 10:30 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Council Closed Minutes

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
October 2, 2018

Present:

Chair – Mayor Moore
Councillor Dupont
Councillor Forrest
Councillor Penner
Councillor Pollock

Absent:

Councillor Washington
Councillor West

Directors & Officers Present:

Kristen Dixon (Chief Administrative Officer)
Gabryel Joseph (Corporate Officer)
Robin Wishart (Director, Corporate Support)
Laura Lee Richard (Director, Development Services)
Forrest Smith (Director, Engineering and Public Works)
Karen Grommada (Director, Finance)
Steve Traviss (Director, Human Resources)
Lori Bowie (Director, Recreation)
Nick Delmonico (Fire Chief)

Staff Present:

Corporate Support – Pardeep Purewal
Engineering & Public Works – Dave Kidd, Tom Madigan
Finance – Farouk Zaba

1. CALL TO ORDER

The meeting was called to order at 5:16 p.m.

2. ADOPTION OF THE AGENDA**2.1 Adoption of the Agenda**

Moved - Seconded:

That the October 2, 2018, Closed Council Meeting Agenda be adopted as circulated.

Carried

3. REPORTS**3.1 Recycling Services (Recycle BC Contract)**

Moved - Seconded:

That the City of Port Coquitlam enter into a renewal contract to continue to provide recycling collection services for Recycle BC.

Carried

3.2 Organics Processing

Moved - Seconded:

That the City enter in to a three-year contract with Orgaworld for organic processing.

Carried

4. ADJOURNMENT**4.1 Adjournment of the Meeting**

Moved - Seconded:

That the October 2, 2018, Closed Council Meeting be adjourned at 5:50 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Community & Intergovernmental Committee Closed Minutes

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
October 9, 2018

Present:

Chair – Mayor Moore
Councillor Forrest
Councillor Penner
Councillor West

Absent:

Councillor Dupont
Councillor Pollock
Councillor Washington

Directors & Officers Present:

Kristen Dixon (Chief Administrative Officer)
Gabryel Joseph (Corporate Officer)
Robin Wishart (Director, Corporate Support)
Laura Lee Richard (Director, Development Services)
Forrest Smith (Director, Engineering and Public Works)
Karen Grommada (Director, Finance)
Steve Traviss (Director, Human Resources)
Lori Bowie (Director, Recreation)
Nick Delmonico (Fire Chief)

Staff Present:

Corporate Support – Pardeep Purewal
Development Services – Jennifer Little

Others Present:

Land and Development Facilitator – Jeff Brown
Architect – Bak Wong

1. CALL TO ORDER

The meeting was called to order at 5:27 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the October 9, 2018, Closed Community & Intergovernmental Committee Meeting Agenda be adopted as circulated.

Carried

3. MOTION TO PERMIT ATTENDANCE AT A CLOSED MEETING

3.1 Motion to Permit Attendance

Moved - Seconded:

That persons other than staff (Jeff Brown, Bak Wong) be permitted to attend the closed meeting.

Carried

Councillors Dupont, Pollock and Washington joined the meeting at 5:29 p.m.

4. CONFIRMATION OF MINUTES

4.1 Minutes of Community & Intergovernmental Committee

Moved - Seconded:

That the minutes of the following Community & Intergovernmental Committee Meetings be adopted:

- *June 26, 2018, Closed Meeting.*

Carried

5. REPORTS

5.1 Downtown Action Plan

Moved - Seconded:

(1) Concept Plan

That the Community and Intergovernmental Committee endorse release of the October 5, 2018, concept drawings submitted by Brown Properties for planning purposes.

(2) 2239 McAllister Avenue and City-owned parking lots at 2251 McAllister Avenue

That Community and Intergovernmental Committee endorse further consideration of redeveloping 2239-2251 McAllister for a mixed-use development, that would include below-grade parking, street-level, retail, that may include uses such as a bowling alley and a restaurant, upper level apartment residential uses and a pedestrian courtyard or mews extending Donald Pathway through the site;

That Brown Properties and staff be authorized to work with the representatives of 2239 McAllister Avenue to develop the concept for a mixed-use development that includes the City's properties at 2251 McAllister; and,

That Brown Properties and staff be authorized to negotiate a land purchase and sale agreement, which provides an option for the City to retain ownership of the retail space.

(3) 2263 McAllister Avenue (bowling alley)

That Brown Properties and staff be authorized to negotiate the purchase of 2263 McAllister Avenue at a price not to exceed \$3,170,000; and,

That staff be directed to bring forward a report outlining options for retention and operation of a bowling alley within the downtown.

(4) 2265 Wilson Avenue and Shaughnessy Holdings properties

That the direction to include the City's property in a comprehensive development with Shaughnessy Holdings be rescinded;

That Brown Properties and staff be requested to bring forward redevelopment options for the City-owned parking lot at 2265 Wilson Avenue, either independently or in association with adjacent properties that would:

- be in keeping with form and character objectives of the Official Community Plan to create a vibrant, pedestrian-oriented downtown, recognizing the site's proximity to civic centre, transit and other community services and an extension to the Donald pathway,*
- contemplate a phased development that would facilitate the future development of adjacent parcels, if the property owners of these parcels are not prepared to participate in a redevelopment at this time, and*
- incorporate on-site parking in a level below the building, primarily retail or office uses at grade and office or residential uses on upper storeys. Concepts including 2272 Leigh Square may also include community commercial uses such as restaurants and institutional uses such as child care.*

(5) 2266 Wilson Avenue (City-owned parking lot)

That Community and Intergovernmental Committee endorse including the City-owned property at 2266 Wilson Avenue as part of the downtown and authorize the inclusion of this site within the scope of the City's contract with Brown Properties; and,

That Brown Properties and staff be directed to explore development options for this site, which may include a mix of structured parking and residential uses, as well as adjacent parcels for further report to Committee.

Carried

5.2 Shaughnessy / Lougheed Site Report

Moved - Seconded:

That the Community & Intergovernmental Committee endorse further consideration of providing for a high rise apartment development at a consolidated site, including public and privately-owned lands at 2215-2227 Coquitlam Avenue, portions of Chester Avenue and Coquitlam Avenue, and the east part of 3047 Shaughnessy Street;

That staff be directed to bring back a report outlining the procedural requirements and options that would facilitate a redevelopment; and,

That Brown Properties Corp. be authorized to proceed with negotiations to purchase 2227 Coquitlam Avenue from the Province.

Carried

6. ADJOURNMENT

6.1 Adjournment of the Meeting

Moved - Seconded:

That the October 9, 2018, Closed Community & Intergovernmental Committee Meeting be adjourned at 6:29 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Finance & Budget Committee Closed Minutes

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
October 9, 2018

Present:

Chair – Councillor Dupont
Councillor Forrest
Councillor Penner
Councillor Pollock
Councillor West
Mayor Moore

Absent:

Councillor Washington

Directors & Officers Present:

Kristen Dixon (Chief Administrative Officer)
Gabryel Joseph (Corporate Officer)
Robin Wishart (Director, Corporate Support)
Laura Lee Richard (Director, Development Services)
Forrest Smith (Director, Engineering and Public Works)
Karen Grommada (Director, Finance)
Steve Traviss (Director, Human Resources)
Lori Bowie (Director, Recreation)

Staff Present:

Corporate Support – Sandra Edgecombe, Pardeep Purewal
Development Services – Jennifer Little, Meredith Seeton, Athena von Hausen

1. CALL TO ORDER

The meeting was called to order at 4:09 p.m.

2. ADOPTION OF THE AGENDA**2.1 Adoption of the Agenda**

Moved - Seconded:

That the October 9, 2018, Closed Finance & Budget Committee Meeting Agenda be adopted as circulated.

Carried

3. CONFIRMATION OF MINUTES**3.1 Minutes of Finance & Budget Committee**

Moved - Seconded:

That the minutes of the following Finance & Budget Committee Meetings be adopted:

- *September 17, 2018, Closed Meeting.*

Carried

4. ADJOURNMENT**4.1 Adjournment of the Meeting**

Moved - Seconded:

That the October 9, 2018, Closed Finance & Budget Committee Meeting be adjourned at 4:10 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Coquitlam River Bridge Claim

CONFIDENTIALITY

This report is closed to the public pursuant to the following subsections of Section 90(1) of the Community Charter:

- g) litigation or potential litigation affecting the municipality

RECOMMENDATION

That Council direct staff to pursue the civil claim with the Supreme Court of British Columbia to recover the charges related to the damages of the Coquitlam River Bridge on October 28, 2016.

REPORT SUMMARY

Costs to repair the damages to the Coquitlam River Bridge as a result of an accident on October 28, 2016 are \$64,806.61. The City is continuing to attempt to resolve the claim with ICBC; however, the outcome is still unknown. As recourse in the event the claim with ICBC is denied, the City filed a civil claim with the Supreme Court of British Columbia to attempt to recover these costs from the company responsible for the damages. Council approval is required to continue pursuing the claim in the courts.

BACKGROUND

On October 28, 2016, a large overheight truck was driving on the Lougheed Highway and struck the top of the Coquitlam River bridge, causing damage to the steel structure. The City incurred a number of charges to repair the damages and filed a claim with ICBC to recover these charges. Finance has been working with ICBC to supply all of ICBC's requested information, but the outcome of the claim is unknown at this point. As recourse in the event the claim is denied, the City has the option to pursue the matter as a civil claim; however, the Province's Limitation Act sets a time limit of two years for filing a civil lawsuit.

DISCUSSION

As ongoing discussions with ICBC surrounding the claim have not yielded an outcome and the two-year statute of limitations would occur during the election period with no scheduled Council meetings, staff directed legal council to file a civil claim. Council approval is required to continue to pursue this claim in the courts.

FINANCIAL IMPLICATIONS

The amount to be recovered from the defendant is \$64,806.61.

LEGAL IMPLICATIONS

None.

Coquitlam River Bridge Claim

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|---|---|
| 1 | That Council direct staff to pursue the civil claim |
| 2 | That Council not approve pursuing the claim. |

ATTACHMENTS

Attachment #1: Supreme Court of British Columbia Claim

Lead author(s): Karen Grommada



Court File No. **VLC-S-S-1811446**

No.
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

THE CITY OF PORT COQUITLAM

PLAINTIFF

AND:

BALKAR MALHI, FERNDAL TRANSPORT LTD. AND JOHN DOE #1

DEFENDANTS

NOTICE OF CIVIL CLAIM

This action has been started by the Plaintiff for the relief set out in Part 2 below.

If you intend to respond to this action, you or your lawyer must

- (a) file a response to civil claim in Form 2 in the above-named registry of this court within the time for response to civil claim described below, and
- (b) serve a copy of the filed response to civil claim on the Plaintiff.

If you intend to make a counterclaim, you or your lawyer must

- (a) file a response to civil claim in Form 2 and a counterclaim in Form 3 in the above-named registry of this court within the time for response to civil claim described below, and
- (b) serve a copy of the filed response to civil claim and counterclaim on the Plaintiff and on any new parties named in the counterclaim.

JUDGMENT MAY BE PRONOUNCED AGAINST YOU IF YOU FAIL to file the response to civil claim within the time for response to civil claim described below.

Time for response to civil claim

A response to civil claim must be filed and served on the Plaintiff,

(a) if you were served with the Notice of Civil Claim anywhere in Canada, within 21 days after that service,

(b) if you were served with the Notice of Civil Claim anywhere in the United States, within 35 days after that service,

(c) if you were served with the Notice of Civil Claim anywhere else, within 49 days after that service, or

(d) if the time for response to civil claim has been set by order of the court, within that time.

Claim of the Plaintiff

Part 1: STATEMENT OF FACTS

1. The plaintiff, the City of Port Coquitlam (the "City"), is a municipality under the *Community Charter*, S.B.C. 2003, c. 26 and has its municipal hall at 2580 Shaughnessy Street, Port Coquitlam, BC V3C 2A8.
2. The defendant Balkar Malhi is a commercial truck driver whose address is not known to the City.
3. The defendant Ferndale Transport Ltd. is a company incorporated in British Columbia that has its registered office at 33695 South Fraser Way, Abbotsford, BC, V2S 2C1.
4. The defendant John Doe #1 is a person whose identity is not known to the City.
5. The City has possession of and maintains and operates roadway on that portion of Lougheed Highway within its boundaries, including the Coquitlam River Bridge.
6. On or about October 28, 2016 at or near the Lougheed Highway as it crosses the Coquitlam River, a motor vehicle owned by the defendant Ferndale Transport Ltd., pulling a loaded trailer owned by the defendant John Doe #1 and driven by the defendant Balkar Malhi collided with the portal strut, bracing and posts of the Coquitlam River Bridge (the "Collision").
7. At the time of the Collision the motor vehicle driven by Balkar Malhi was pulling an oversized load on the trailer.
8. The Collision was caused or contributed to by the negligence of the defendant Balkar Malhi, particulars of which are as follows:

- (a) driving without due care and attention and without reasonable consideration for other persons using the highway;
 - (b) failing to take reasonable and proper steps to avoid a collision in the circumstances;
 - (c) failing to drive the motor vehicle in a careful and prudent manner having regard to all the circumstances, including the rate of speed, the weight and size of the vehicle, the nature, condition, and use of the highway, the condition of visibility pertaining at the time, and the traffic that was actually on the highway, or that might reasonably be expected to be thereon at the time, and so as not to endanger life or limb or the safety of property;
 - (d) operating the vehicle without due care and attention, contrary to s. 144 of the *Motor Vehicle Act* or, in the alternative, without due care and attention as the circumstances required;
 - (e) failing to stop or, in the alternative, reasonably slow the vehicle when the defendant knew or ought to have known that an accident was impending; and
 - (f) failing to drive the motor vehicle and loaded trailer using a route and in a manner appropriate for the size and dimensions of the motor vehicle and loaded trailer.
9. The particulars of the negligence of the defendant Ferndale Transport Ltd. are as follows: consenting to the use of the motor vehicle by the defendant Balkar Malhi while knowing or having the means of knowing that the defendant Balkar Malhi was neither adequately informed of the peculiar dimensions of the motor vehicle and the loaded trailer pulled by that vehicle nor adequately informed of the particular care and attention required to operate the motor vehicle and loaded trailer.
10. The particulars of the negligence of the defendant John Doe #1 are as follows: consenting to the use of the trailer by the defendant Balkar Malhi while knowing or having the means of knowing that the defendant Balkar Malhi was neither adequately informed of the peculiar dimensions of the trailer or the load carried by the trailer nor adequately informed of the particular care and attention required to operate a motor vehicle pulling that loaded trailer.
11. The City suffered loss as a result of the Collision. In particular, the City incurred the following costs in repairing the Coquitlam River Bridge:
- (a) \$2,804.92 in labour costs;

- (b) \$199.32 in equipment costs;
- (c) \$50,428.64 for contractor provided services; and
- (d) \$11,373.73 in administrative costs.

Part 2: RELIEF SOUGHT

1. The City claims judgment against the defendants, and each of them, for:
 - (a) special damages;
 - (b) costs of this action;
 - (c) interest pursuant to the *Court Order Interest Act*, R.S.B.C. 1996, c. 79; and
 - (d) such further and other relief as this Honourable Court deems just.

Part 3: LEGAL BASIS

1. The cause of action arose wholly within the jurisdiction of this Honourable Court.
2. The Collision was caused or contributed to by the negligence of the defendant Balkar Malhi, particulars of which are described in paragraphs 7, 8 and 9 of Part 1 of this Notice of Civil Claim.
3. Furthermore, at the time of the Collision, the defendant Balkar Malhi operated the defendant Ferndale Transport Ltd.'s motor vehicle having acquired possession of it with the consent, express or implied, of the defendant Ferndale Transport Ltd. and the City pleads the provisions of s. 86 of the Motor Vehicle Act, R.S.B.C. 1996, c. 318.
4. Ferndale Transport Ltd. is vicariously liable for the negligence of the defendant Balkar Malhi.
5. In addition, or in the alternative, the Collision was caused or contributed to by the negligence of Ferndale Transport Ltd., particulars of which are set out in paragraphs 7, 8, 9 and 10 of Part 1 of this Notice of Civil Claim.
6. The Collision was caused or contributed to by the negligence of the defendant John Doe #1, particulars of which are set out in paragraphs 7, 8, 9 and 11 of Part 1 of this Notice of Civil Claim.
7. As a result of the negligence of the defendants Balkar Malhi, Ferndale Transport Ltd. and John Doe #1, and each of them, the City has suffered injury, loss, and damage as particularized in paragraph 12 of Part 1 of this Notice of Civil Claim.

8. The City pleads the provisions of the:

- (a) *Motor Vehicle Act*;
- (b) *Court Order Interest Act*, R.S.B.C. 1996, c. 79;
- (c) *Negligence Act*, R.S.B.C. 1996 c. 333; and
- (d) *Insurance (Vehicle) Act*.

| | |
|--|---|
| Plaintiff's address for service: | c/o Michael Moll Young Anderson 1616 - 808 Nelson Street Box 12147, Nelson Square Vancouver, BC V6Z 2H2 |
| Fax number address for service (if any): | 604.689.3444 |
| E-mail address for service (if any): | Not applicable. |
| Place of trial: | |
| The address of the registry is: | |

Date: 23/Oct/2018
[dd/mm/yyyy]



Signature of ☒ lawyer for Plaintiff
Michael Moll

Rule 7-1 (1) of the Supreme Court Civil Rules states:

(1) Unless all parties of record consent or the court otherwise orders, each party of record to an action must, within 35 days after the end of the pleading period,

(a) prepare a list of documents in Form 22 that lists

(i) all documents that are or have been in the party's possession or control and that could, if available, be used by any party at trial to prove or disprove a material fact, and

(ii) all other documents to which the party intends to refer at trial, and

(b) serve the list on all parties of record.

Appendix

Part 1: CONCISE SUMMARY OF NATURE OF CLAIM:

Damage to property arising from a motor vehicle accident

Part 2: THIS CLAIM ARISES FROM THE FOLLOWING:

A personal injury arising out of:

- ☐ a motor vehicle accident
- ☐ medical malpractice
- ☐ another cause

A dispute concerning:

- ☐ contaminated sites
- ☐ construction defects
- ☐ real property (real estate)
- ☐ personal property
- ☐ the provision of goods or services or other general commercial matters
- ☐ investment losses
- ☐ the lending of money
- ☐ an employment relationship
- ☐ a will or other issues concerning the probate of an estate
- ☒ a matter not listed here

Part 3: THIS CLAIM INVOLVES:

- ☐ a class action
- ☐ maritime law
- ☐ aboriginal law
- ☐ constitutional law
- ☐ conflict of laws
- ☒ none of the above
- ☐ do not know

Part 4:

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the November 13, 2018, Special Committee of Council Meeting Agenda be adopted as circulated.

3. RESOLUTION TO CLOSE

3.1 Resolution to Close the November 13, 2018, Special Committee of Council Meeting to the Public

Recommendation:

That the Special Committee of Council Meeting of November 13, 2018, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 3.1

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

g) litigation or potential litigation affecting the municipality.

4. MOTION TO RECONVENE

4.1 Motion to Reconvene

Recommendation:

That the Special Committee of Council meeting of November 13, 2018, reconvene.

5. REPORTS

5.1 Major Road Network Expansion - Kingsway Avenue

Recommendation:

None.

5.2 Community Recreation Centre Project Facility Name for Exterior Signage

Recommendation:

That Council name the new facility the Port Coquitlam Community Recreation Centre.

5.3 Rezoning Application RZ000142 – 3243/3245 Fox Street Extension

Recommendation:

That Committee of Council recommend to Council that the date of expiry for adoption of Zoning Amendment Bylaw No. 4030 be extended to October 24, 2019.

5.4 Development Permit DP000350 – 1607 Manning Avenue

Recommendation:

That Committee of Council recommend that Council approve Development Permit DP000350 to regulate a duplex development at 1607 Manning Avenue.

5.5 Development Variance Permit – 3590 Inverness Street

Recommendation:

That Committee of Council: 1) Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary the regulations of the Zoning Bylaw to facilitate subdivision and road dedication at 3590 Inverness Street, and 2) Advise Council it supports approval of Development Variance Permit DVP00055.

6. NEW BUSINESS

7. ADJOURNMENT

7.1 Adjournment of the Meeting

Recommendation:

That the November 13, 2018, Special Committee of Council Meeting be adjourned.

Major Road Network Expansion – Kingsway Ave

RECOMMENDATION:

None

PREVIOUS COUNCIL/COMMITTEE ACTION

None

REPORT SUMMARY

TransLink is seeking municipal support for the addition of selected segments to the major road network (MRN). Supported candidates will go to the TransLink Board of Directors for approval on December 6, 2018. Segments approved on that date will receive retroactive payments for rehabilitation (\$8,585/lane km) as well as operations and maintenance (\$12,025/lane km) for 2018 and the same respective amounts for work completed in 2019 and beyond.

This report provides information about the 2018 MRN expansion process and recommended additions to expand the MRN by 237 lane kilometers in 2018.

BACKGROUND

Phase One of the Mayors' 10-Year Investment Plan ("Mayors' Vision") includes a 10% expansion of the MRN. The 10% expansion will result in approximately 237 lane km of new MRN, to be selected through a performance-based evaluation process.

Established in 1999, the MRN is part of TransLink's multimodal mandate. The MRN consists of approximately 600 road km (2,300 lane km) of arterial roads and bridges across the region that carry the majority of the region's commuter, bus transit and truck traffic. While most of the MRN is owned by municipalities, TransLink is responsible for establishing performance standards and providing funding to municipalities to operate, maintain and rehabilitate the MRN.

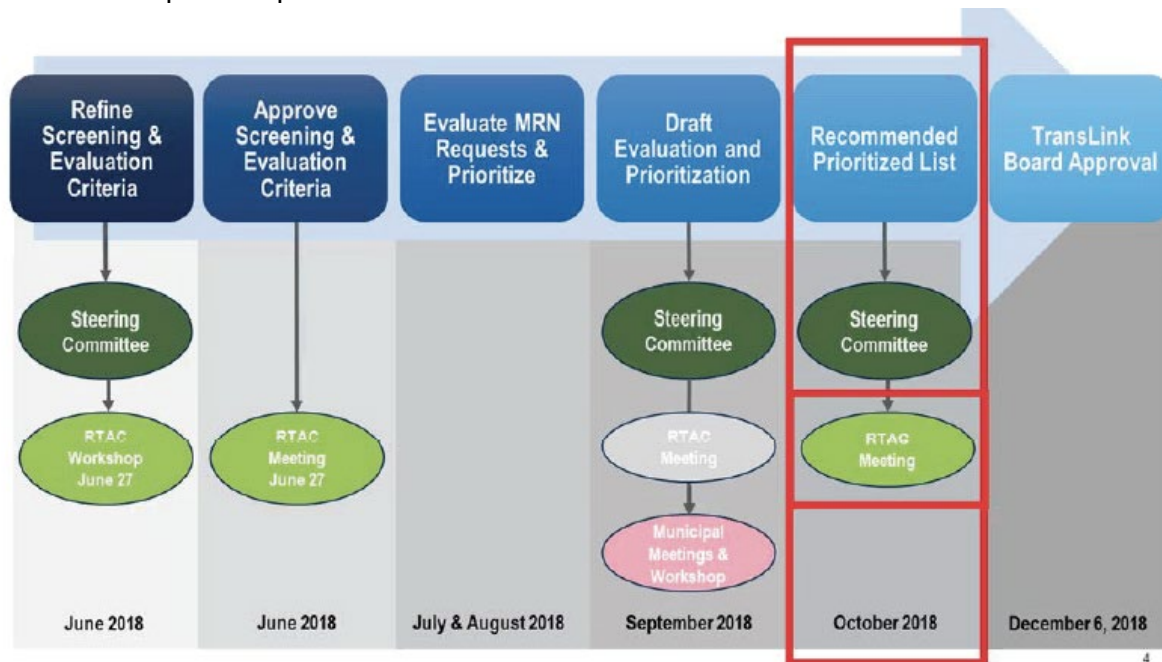
In late 2017, municipalities were asked to submit a list of MRN candidates that was consistent with their community needs and preferences (listed in Table 1). At the March 2017 Regional Transportation Advisory Committee (RTAC) meeting, updated goals for the MRN were discussed, as were proposed screening and evaluation criteria.

In June 2018, TransLink hosted a workshop with RTAC members to confirm the updated MRN objectives, screening and evaluation criteria. An additional workshop with RTAC members in September 2018 was held to discuss the evaluation results, weighting of objectives and approach to finalize the selection process.

Major Road Network Expansion – Kingsway Ave

DISCUSSION

To achieve expansion of the MRN network in 2018, the TransLink Board must approve a bylaw amendment identifying all expansion roadways by December 2018. To meet this objective, candidates that do not receive municipal consent by November 20 will be removed from the package of MRN additions being considered at that meeting. The figure below illustrates a timeline of the MRN expansion process.



Update to MRN Objectives

When established in 1999, the MRN had five objectives intended to guide decisions and performance. These objectives were reviewed and updated as part of the 2018 MRN expansion process. The updated objectives reflect input from RTAC and current regional policy direction including the 2014 Regional Transportation Strategy, 2017 Regional Goods Movement Strategy and the Mayors' Vision.

The updated MRN objectives are listed below. The first four objectives apply to the screening and evaluation of new MRN, while the last four apply to the expected performance of the MRN.

1. Facilitates intra-regional travel of people and transportation of goods.
2. Connects regionally significant destinations.
3. Moves high volumes of general purpose vehicles, transit passengers and/or trucks.
4. Forms an interconnected and complete network.
5. Maximizes safety of travel.
6. Maintains road and bridge structure conditions in a state of good repair to support all modes.
7. Minimizes adverse impacts to adjacent neighbourhoods.
8. Expands over time to meet the needs of a growing population and economy.

Major Road Network Expansion – Kingsway Ave

Screening and Evaluation

Municipalities submitted approximately 900 lane km of roadway for consideration in the MRN expansion process. The 2018 expansion allows for the inclusion of 237 lane km, approximately 25% of the requested lane km. As such, a screening process was applied to remove some candidates from current consideration. Specific criteria were developed and approved by RTAC to guide decision making.

Screening

1. Built before 2018; **AND**
2. Connects regionally significant destinations (Metro/City/Town Centres, special employment areas, frequent transit development areas, gateways, ports, significant industrial areas, regionally significant trip generators such as parks and recreation destinations); **OR**
3. Connects with a highway, gateway or another MRN road corridor

The remaining candidates were carried forward for consideration in the evaluation process.

Evaluation

1. Each candidate was evaluated based on the first three updated MRN objectives (intra-regional, connectivity, and volume).
2. The preferred weighting assigned 40% to intra-regional, 20% to connectivity and 20% to volumes.
3. The top scoring candidates were identified and mapped.
4. The network was adjusted to connect segments and destinations to meet the fourth updated MRN objective to form and interconnected and complete network.

See Appendix A for a map of the proposed MRN expansion.

Port Coquitlam MRN Expansion

The City currently has three MRN roads: Coast Meridian Road (Lougheed Highway to Victoria Drive), Broadway Street (Lougheed Highway to Mary Hill Bypass) and Lougheed Highway (Westwood St to Sherling Ave). A number of Port Coquitlam roads, shown in the table below, were submitted by Port Coquitlam's Director of Engineering to Translink for consideration in the 2018 MRN expansion process.

Through the screening and evaluation process, Kingsway Avenue from Westwood Street to the Mary Hill Bypass was identified as one of the successful candidates. Classification as part of the MRN allows the City to receive annual payments for rehabilitation work (\$8,585/lane km) as well as operations and maintenance (O&M) work (\$12,025/lane km) completed on this road segment. This section of Kingsway has 10.7 lane kilometers, which means it is eligible for \$91,860 annual rehabilitation funding and \$128,668 O&M annual funding. The rehabilitation funding is transferred to the MRN reserve for future capital works (such as resurfacing), and the O&M funding is used for annual maintenance.

Major Road Network Expansion – Kingsway Ave

Table 1. Port Coquitlam MRN Requests

| Priority | Route | Extents | Comments |
|----------|--|--|--|
| 1 | Kingsway Avenue | Mary Hill Bypass to Westwood Street | |
| 2 | Westwood Street | Kingsway Ave to Lincoln Avenue | Shared road with Coquitlam |
| 3 | Fremont Connector | Lougheed Hwy to Dominion Avenue | Future road |
| 4 | Fremont Connector | Dominion Avenue to Prairie Avenue | Future road |
| 4 | Pitt River Road & McLean Avenue | Kingsway Avenue to Lougheed Hwy | Not a Truck Route |
| 5 | Fremont Connector | Prairie to Cedar/Victoria | Future road (partially in Coquitlam) |
| 6 | Victoria Drive | Cedar/Future Fremont Connector to Coast Meridian | Not a Truck Route |
| 7 | Lincoln Avenue | Coast Meridian Rd to Shaughnessy Street | Future road (partially in Coquitlam). Requires bridge. |
| 8 | Westwood Street | Lougheed Hwy to Kingsway Avenue | Located in Coquitlam; Port Coquitlam supports. |

The addition of Kingsway to the MRN would also support City planned improvements. A 2019 conceptual design and 2020 detailed design for Kingsway Avenue were recently approved in the City's 2019/20 capital budget. The scope of work includes a transportation study, concept development, and design for Kingsway Avenue (Tyner Avenue to Mary Hill Bypass) to assess traffic conditions, access/egress to properties, parking, and pedestrian/cycling improvements. Redevelopment occurring on several industrial sites along this busy corridor is anticipated to introduce more vehicles and turning movements. The study will evaluate existing and future build out conditions to develop options for the efficient movement of people and goods along this key arterial route. Elements considered include road widening, shared turning lanes, and a multi-use path to reduce constrictions and optimize the road right-of-way.

It is important to note that as part of the MRN network, municipalities are required to obtain TransLink's approval for any road alterations that would reduce the capacity of any part of the MRN to move people. Though this does represent a loss of local decision making authority, it is unlikely to have any impact for Kingsway Avenue as the above mentioned City plans for improvements aim to add capacity.

If Council does not support the addition of Kingsway Avenue to the MRN, the available Translink funding will be re-allocated to the next highest ranked candidate in the region. As the other candidates located in Port Coquitlam are not ranked high comparatively, a decision not to support Kingsway would result in a loss of MRN funding and network expansion in the City at this time.

Major Road Network Expansion – Kingsway Ave

NEXT STEPS

MRN segments approved by the Translink Board on December 6, 2018 date will receive retroactive payments for any MRN rehabilitation or operations and maintenance work completed in 2018. The payments will also apply to approved MRN segments in 2019 and beyond.

Any candidates that do not receive municipal consent by November 20 will be removed from the package of MRN additions for the Dec 6, 2018 Board meeting. Provided that municipal consent is received by early 2019, the MRN additions can be submitted to the first TransLink Board meeting in 2019 (March 22, 2019). Those candidates will receive rehabilitation payments retroactively; however, operation and maintenance funds for 2018 will be lost.

FINANCIAL IMPLICATIONS

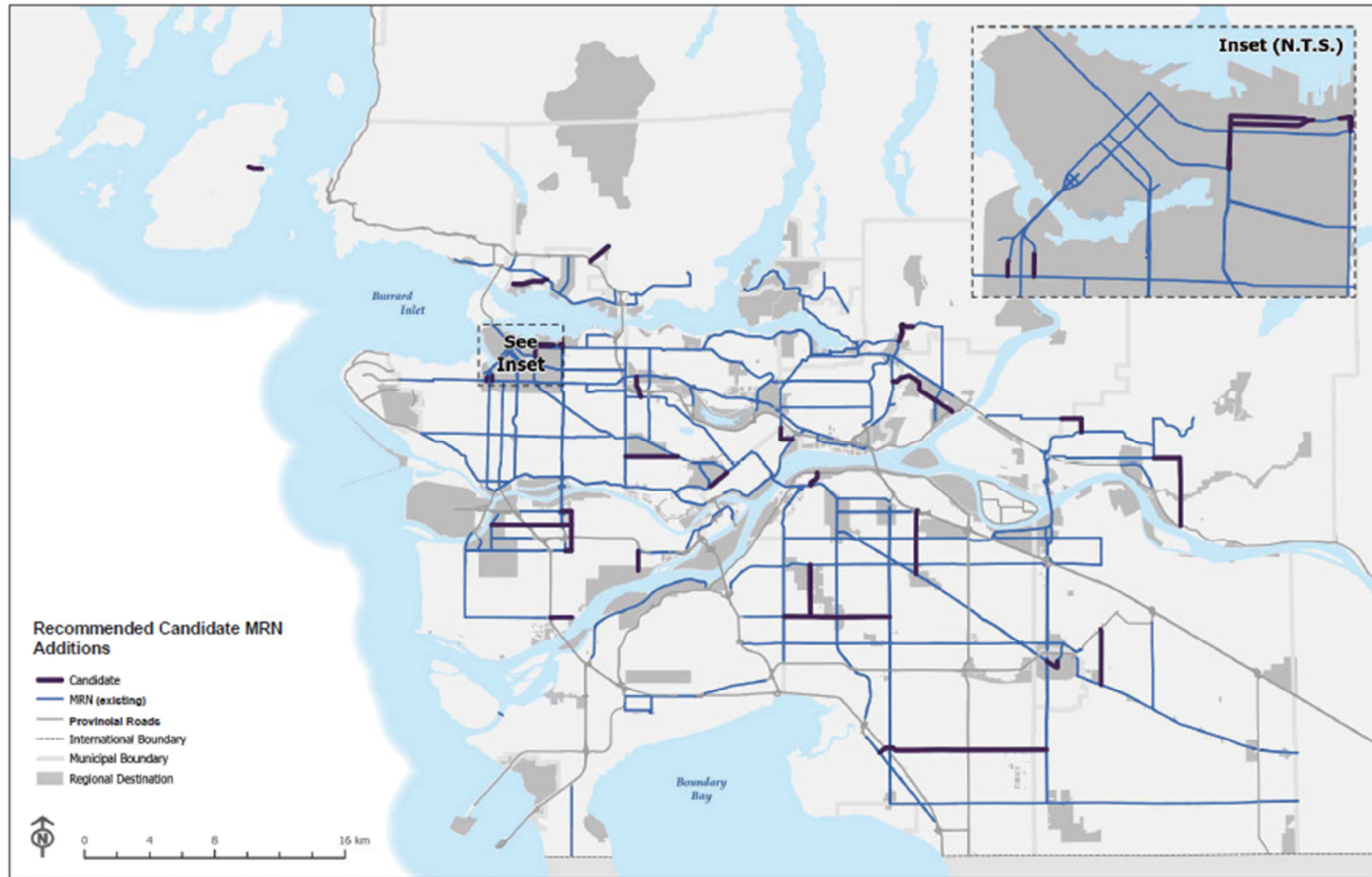
Approved MRN segments will receive retroactive payments for any MRN Rehabilitation (\$8,585/lane km) as well as any operations and maintenance work (\$12,025/lane km) completed in 2018. The same respective amounts apply to approved MRN roads in 2019 and beyond.

ATTACHMENTS

Attachment 1: Proposed 2018 MRN Expansion Map

Lead author(s): Melony Burton

Attachment 1: Proposed 2018 MRN Expansion



CRCP Facility Name for Exterior Signage

RECOMMENDATION:

That Council name the new facility the Port Coquitlam Community Recreation Centre.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

The name of a building should reflect its community identity and purpose. This report recommends that the new facility be named the Port Coquitlam Community Recreation Centre.

The need to confirm the name of the building is coming forward at this time to ensure that the necessary electrical infrastructure is in place for backlighting the exterior signage on the building at the north south and north main entrances. The electrical wiring will be a component of the construction completed this month, therefore confirmation of the facility name is needed now.

BACKGROUND

In May 2017, the Community Recreation Complex project team initiated a discussion with Council about naming the facility, existing legacy names, the preferred approach for naming new amenities, and how to proceed regarding potential sponsorship opportunities. In response, Council opted to have a discussion and provide direction to staff at a future meeting to be scheduled closer to the opening of the first phase of the facility.

DISCUSSION

Naming the Facility

The new facility is designed as a community gathering place where everyone feels welcome. The facility includes multi-use, multigenerational library and recreation spaces offering a variety of social and active recreation participation options. This building not only replaces the Port Coquitlam Recreation Complex, which featured the two Jon Baillie arenas, a variety of multi-use rooms and the Wilson Seniors Centre, it also creates an integrated centre linking multiple activities and offering complementary services.

Staff recommend that the new building be named the Port Coquitlam Community Recreation Centre.

The change in name from “complex” (multifaceted, multipart, composite) to “centre” (hub, middle, core) is believed to better reflect the potential for the facility to become known as the heart of the community, to be inclusive of the library and multi-use aspects of the facility, and to reduce the risk

CRCP Facility Name for Exterior Signage

of the facility being perceived narrowly as only a “sports complex” when it is that, and so much more.

Why now?


The Design Build Contract includes provision for two large, lit signs to be installed on the exterior of the building: one at the Mary Hill Road/Wilson north entrance and one leading to the main south entrance from the Kelly Avenue plaza (see attachment). The need to confirm the name of the building is coming forward at this time to ensure the necessary electrical infrastructure is in place for backlighting the exterior signage on the building at the south and north main entrances. The electrical wiring necessary will be a component of the construction completed this month, therefore confirmation of the facility name is needed now.

FINANCIAL IMPLICATIONS

Two exterior signs are included in Ventana’s scope of the project. Infrastructure preparation work is required for backlighting; delaying the decision could result in additional costs for the City if the ideal timeline in the construction phase is missed.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|--|
| 1  | Name the new facility the Port Coquitlam Community Recreation <i>Centre</i> |
| 2 | Name the new facility the Port Coquitlam Community Recreation <i>Complex</i> |
| 3 | Delay the decision at this time and forego the option of installing the infrastructure needed for backlighting the facility signage at the two main entrances. |

ATTACHMENTS

Attachment #1: Architect Renderings of Facility Name Signage

CRCP Facility Name for Exterior Signage

Attachment #1: Architect Renderings of Facility Name Signage



Figure 1: North Entrance



Figure 2: South Entrance

Rezoning Application RZ000142 – 3243/3245 Fox Street Extension

RECOMMENDATION:

That Committee of Council recommend to Council that the date of expiry for adoption of Zoning Amendment Bylaw No. 4030 be extended to October 24, 2019.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Council meeting on October 24th, 2017, the following motion was passed:

1. That Zoning Amendment Bylaw No. 4030 for 3243 Fox Street to amend the zoning from RD (Residential Duplex) to RS4 (Residential Single Dwelling 4) be given third reading.
2. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - i. Issuance of Development Variance Permit DVP00042;
 - ii. Submission of design, securities and fees for off-site works and services in an amount acceptable to the Director of Development Services;
 - iii. Installation of fencing for the protection and retention of a hedge along the northern property boundary prior to demolition; and
 - iv. Demolition of existing structures.
3. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Approving Officer:
 - i. Submission of a subdivision plan; and
 - ii. Dedication of a strip of land to achieve the required right-of-way for Fox Street.

REPORT SUMMARY

This report recommends extending the expiry date of an amending bylaw that would rezone the property at 3243 Fox Street from RD (Residential Duplex) to RS4 (Residential Single Dwelling 4). The property owner was unable to complete the required conditions of adoption within the one-year limitation set by the City's procedural regulations. As no circumstances related to the amending bylaw changed within this period and the property is in acceptable condition, approval of a one-year extension is recommended.

BACKGROUND

On October 24th, 2017 Council gave 3rd reading to rezone 3243 Fox Street to facilitate its subdivision into two small lots. The Development Procedures Bylaw requires adoption of the amending bylaw within one year but the applicants have not completed the required conditions of bylaw adoption within that time frame.

DISCUSSION

The applicant advises that fulfilling the required conditions is taking significantly longer than he had anticipated but expects to be in a position to complete within a year. No changes in municipal policies or regulations have occurred since 3rd reading that would impact the application and a staff site visit has confirmed the duplex is in fair condition (the building remains occupied by tenants).


Rezoning Application RZ000142 – 3243/3245 Fox Street Extension

FINANCIAL IMPLICATIONS

None.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|---|
| 1  | Recommend to Council that the requested time extension be approved. |
| 2 | Recommend to Council that the requested time extension not be approved. |

Development Permit DP000350 – 1607 Manning Avenue

RECOMMENDATION:

That Committee of Council approve Development Permit DP000350 to regulate a duplex development at 1607 Manning Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for consideration of a development permit that would regulate the design and landscaping of a duplex to be built at the corner of Manning Avenue and Vincent Street. The project conforms to the City's design objectives and guidelines and complies with zoning regulations. The project is recommended for approval.

BACKGROUND

A development permit application has been submitted to regulate a new, two-storey duplex. The site was formerly developed with a duplex which straddled two lots. That building has now been demolished and the site cleared. The proposed duplex would be constructed on the larger, east lot and the smaller vacant lot to the west will have a new single family home constructed on it with a similar height and style to the proposed duplex.

Project Profile:

| | RD Bylaw Regulations ¹ | Proposed ² |
|-----------------------------|-----------------------------------|-----------------------|
| Lot Area | 500 m ² | 502 m ² |
| Floor Area Ratio | 0.55 | 0.53 |
| Lot Coverage | 40% | 34% |
| Impervious surfaces | 65% | 58% |
| Setbacks | | |
| Front (Manning Avenue) | 7.5 m. | 7.5 m. |
| Rear (Lane) | 7.5 m. | 13.16 m. |
| Interior side (West) | 1.36 m. | 1.8 m. |
| Exterior side (Vincent St.) | 2.72 m. | 3.5 m. |
| Building Height | 9.0 m. | 8.44 m. |
| Parking Spaces - total | 4 (2/unit) | 4 |

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

² Information provided by applicant

Development Permit DP000350 – 1607 Manning Avenue

The property is zoned RD (Residential Duplex) and subject to the Intensive Residential and Environmental Conservation development permit area objectives and guidelines. Consideration has been given to how the building height, site coverage and yard setbacks of the duplex would relate to the two-storey single family dwellings within the neighbourhood. The building is designed to have a Craftsman-style design with a varied roofline and high-quality exterior materials including horizontal hardie board, vinyl-framed windows, and a stone veneer. The building's design, massing and character would be in keeping with dwellings in the immediate vicinity.

Shown in the rendering below, each unit is oriented towards the street with one front entry off of Manning Avenue and one off of Vincent Street with a connecting pathway around the backside of the duplex. Onsite vehicle parking is provided in a detached garage, which minimizes driveway paving, and an additional permeable parking pad is located at the rear with access from the lane. At the time of demolition, three trees were removed from the site as well as a hedge growing within the city's boulevard along Vincent Street. The landscape plan includes six trees to be planted onsite and a total of six street trees (four along Vincent Street and two along Manning Avenue). Pursuant to the Subdivision Servicing Bylaw, improvements such as sidewalks, street lighting and paving the gravel lane are not required for construction of the duplex or house on the adjoining property. Cedar fencing is proposed to provide privacy from neighbouring properties and between units as well as to screen open parking.



Artistic rendering

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. Measures incorporated into the proposal design include EnergyStar® rated appliances, low flow fixtures and the installation of electric vehicle charging. The applicant advises

Development Permit DP000350 – 1607 Manning Avenue

that, whenever possible, recycled/renewable products will be used as available during construction.

DISCUSSION

The design of the proposed building and landscaping meets the intent of both the intensive residential and environmental conservation objectives and guidelines of the OCP. The development would be an attractive addition to the existing neighbourhood along Manning Avenue. Approval is recommended.

FINANCIAL IMPLICATIONS

None.

ENVIRONMENTAL IMPLICATIONS


The project is designed to comply with the Environmental Conservation Area objectives and guidelines.

PUBLIC CONSULTATION

A sign notifying residents of the application is posted on the site and, to date, no comments have been received.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|--|
| 1  | Approve issuance of Development Permit DP000350 |
| 2 | Request amendments to the application or additional information prior to making a decision |
| 3 | Refuse to approve Development Permit DP000350, if the Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council. |

ATTACHMENTS

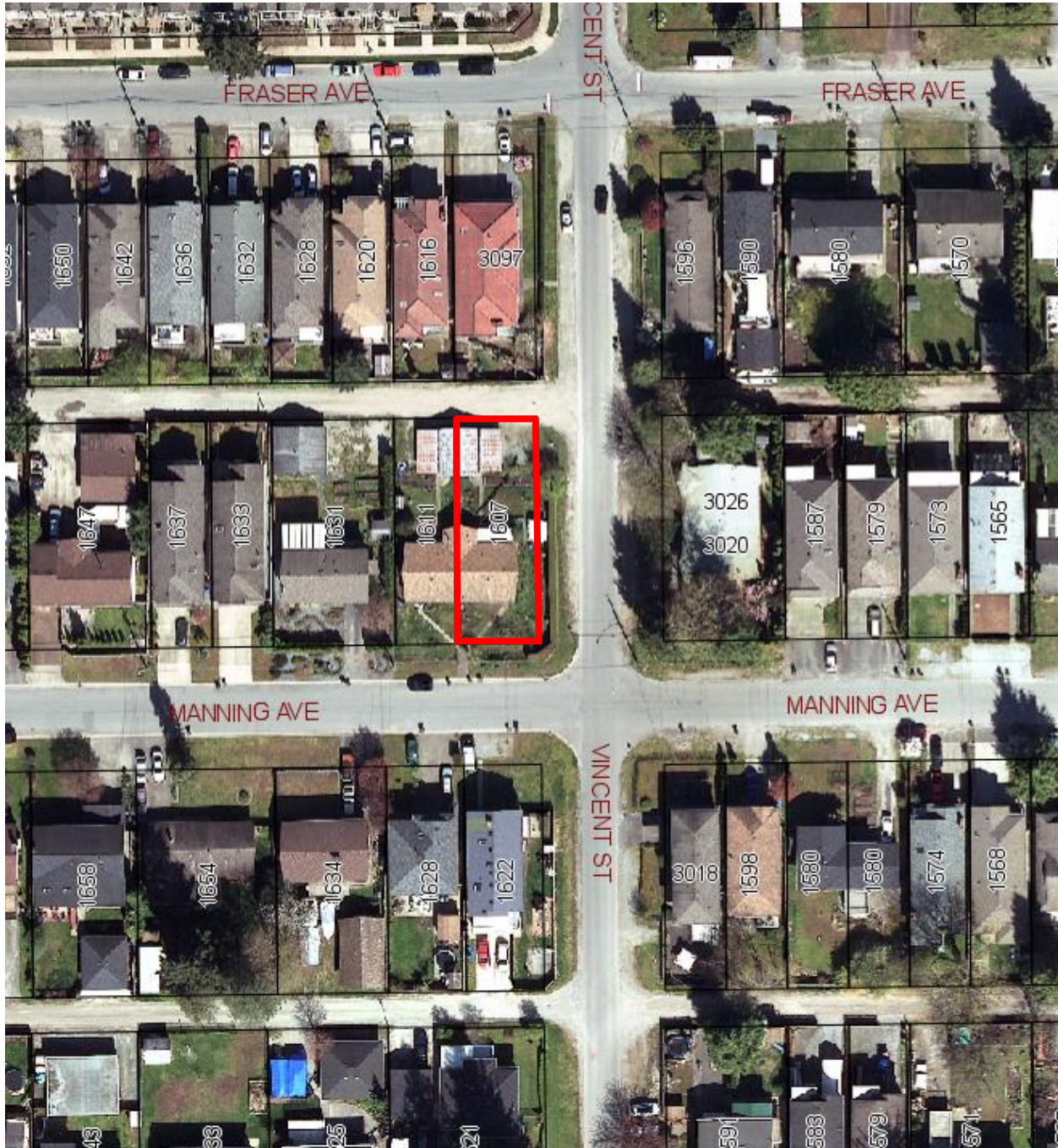
Attachment #1: Location Map

Attachment #2: Draft Development Permit

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION

PROJECT ADDRESS: 1607 Manning Avenue

FILE NO: DP000350



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000350

Issued to: 1611 Manning Avenue Properties Ltd., Inc. No. BC1132500

Address: 105-1515 Broadway Street
Port Coquitlam, BC
V3C 6M2

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: 1607 Manning Avenue

Legal Description: LOT 19 BLOCK “C” DISTRICT LOT 466 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 2253

P.I.D.: 012-591-271

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 DP000350(1) to DP000350(12) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawing numbered DP000350(11) 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 **\$5,000** 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 _____ THE _____ DAY OF _____.

SIGNED THIS _____ DAY OF _____.

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)

Development Variance Permit DVP00055 for 3590 Inverness Street

RECOMMENDATIONS:

That Committee of Council:

- 1) Pursuant to s. 498 of the *Local Government Act*, authorize staff to provide notice of an application to vary the regulations of the Zoning Bylaw to facilitate subdivision and road dedication at 3590 Inverness Street, and
- 2) Advise Council it supports approval of Development Variance Permit DVP00055.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for Committee's consideration of a development variance permit application which would facilitate a two-lot subdivision including dedication of lands for widening of Patricia Avenue and a corner cut-off at the intersection. The proposal conforms to City policies that support varying regulations where a public benefit results from the variance and is recommended for approval.

BACKGROUND

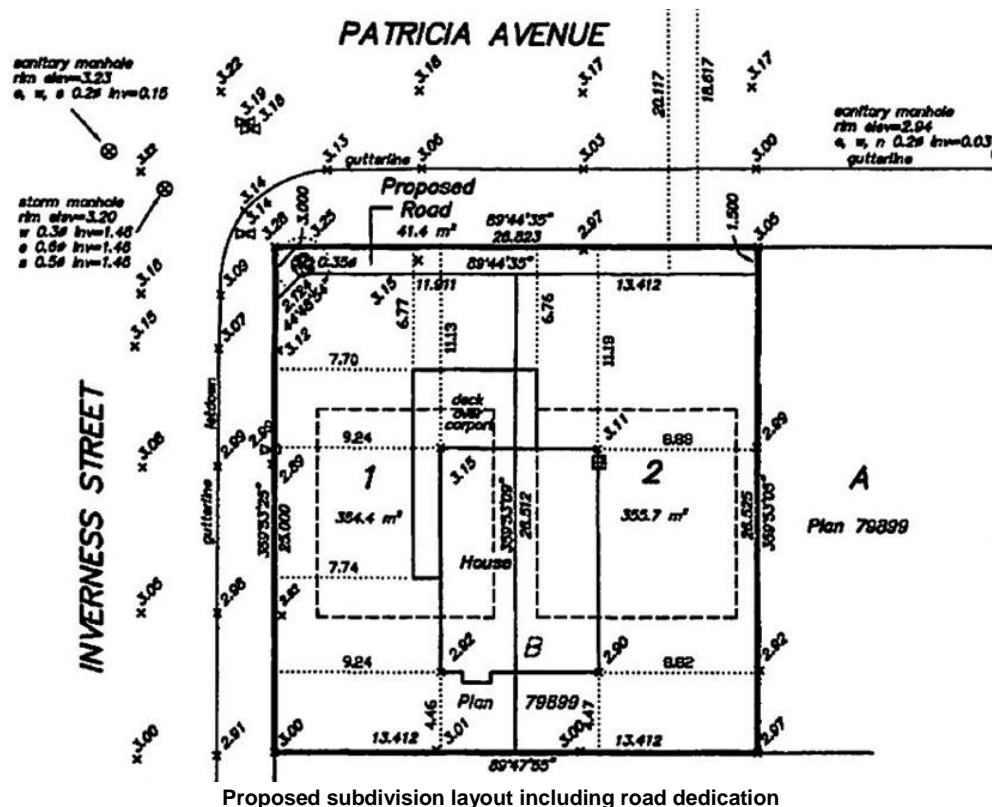
The large lot located at the corner of Inverness Street and Patricia Avenue is designated R Residential in the OCP, zoned RS2 (Residential Single Dwelling 2) and currently accommodates an older single-family house. It is large enough to allow for a 2-lot subdivision conforming to Zoning Bylaw lot area and depth regulations. However, the Subdivision Servicing Bylaw requires dedication of a strip of land along the frontage to widen Patricia Avenue and provision of a corner cut-off at the time of subdivision, resulting in the lot having insufficient area and depth for conforming lots following this dedication.

Subject property



Existing zoning surrounding 3590 Inverness Road

Development Variance Permit DVP00055 for 3590 Inverness Street



| | RS2 Bylaw Regulations ¹ | Existing | After Subdivision & Road Dedication ² | Variance |
|-----------|-------------------------------------|----------------------|--|---|
| Lot Area | 375 m ² (4036 sq.ft.) | 710.1 m ² | Lot 1: 354.4 m ² Lot 2: 355.7 m ² | App. 20m ² per lot (215 sq.ft.) |
| Lot Width | 12 m | 26.8 m | 13.4 m | n/a |
| Lot Depth | 28 m | 28 m | 26.5 m | 1.5m |

DISCUSSION

The housing policies and objectives in the Official Community Plan support facilitating subdivisions in cases where an associated public benefit can be provided which, for this application, is obtaining the road dedication and corner cut-off. As the lots would be in keeping with the neighbourhood and adequately sized to accommodate new dwellings conforming to Zoning Bylaw regulations, the application is recommended for approval. In keeping with the City's practice to promote additional trees, the proposed variance permit also requires the owner to plant one tree on each of the lots.

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

² Information provided by applicant

Development Variance Permit DVP00055 for 3590 Inverness Street

FINANCIAL IMPLICATIONS


None.

PUBLIC CONSULTATION

One letter was received from a neighbouring property owner supporting the proposed subdivision. If authorised, an opportunity for public input will be provided during Council's consideration of the application.

OPTIONS

(Check = Staff Recommendation)

| # | Description |
|--|---|
| 1  | Authorize notification of the application and advise Council that Committee supports the application |
| 2 | Request additional information or amendments to the application to address specified issues prior to making a determination on the application; or |
| 3 | Determine that it does not wish to authorize the application. The applicant may then request the application be forwarded to Council for its consideration. |

ATTACHMENTS

Attachment #1: Location Map

Attachment #2: Draft Development Variance Permit

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION

PROJECT ADDRESS: 3590 INVERNESS STREET

FILE NO: DVP00055



THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT VARIANCE PERMIT

NO. DVP00055

Issued to: Shaun Dhakar & Amardeep Singh

Address: 8393 148B Street
Surrey, BC
V3S 7S1

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: 3590 Inverness Street

Legal Description: LOT B, SECTION 6, TOWNSHIP 40, NEW WEST DISTRICT, PLAN NWP79899

P.I.D.: 012-505-854

3. Zoning Bylaw, 2008, No. 3630 is varied to relax the lot depth and area requirements of the RS2 zone to permit a minimum lot area of 354m² and minimum lot depth of 26.5 metres.

For clarity, this variance applies to and only to the lot depth and area requirements associated with a subsequent subdivision application.

4. As a condition of approval, the following must be provided to the satisfaction of the Director of Development Services:
 - Submission of a cash security payment to plant a minimum of one on-site tree per lot. The cash security required is \$500 per tree.
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 apply for and complete subdivision 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)