

Council Regular Agenda

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

Tuesday, May 28, 2019

Time: 6:00p.m. (following Public Hearing)

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the May 28, 2019, Regular Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Recommendation:

That the minutes of the following Council Meetings be adopted:

- *May 7, 2019, Special Council Meeting;*
- *May 14, 2019, Regular Council Meeting.*

4. PROCLAMATIONS

4.1 June – Bike Month

5. DELEGATIONS

5.1 Love My City Week – July 6 – 13, 2019

6. BYLAWS

6.1 Zoning Amendment Bylaw No. 4125 for 3346 Finley Street - Third Reading

Recommendation:

That Council give Zoning Amendment Bylaw No. 4125 for 3346 Finley Street third reading.

6.2 Rezoning Amendment Bylaw No. 4113 for 2332 Marpole Avenue - Adoption

Recommendation:

That Council adopt Rezoning Amendment Bylaw No. 4113 for 2332 Marpole Avenue.

7. NEW BUSINESS

8. OPEN QUESTION PERIOD

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the May 28, 2019, Regular Council Meeting be adjourned.

Present:

Chair – Mayor West
Councillor Darling
Councillor Dupont
Councillor Washington

Absent:

Councillor McCurrach
Councillor Penner
Councillor Pollock

1. CALL TO ORDER

The meeting was called to order at 3:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the May 7, 2019, Special Council Meeting Agenda be adopted as circulated.

Carried

3. BYLAWS

3.1 2019 Property Tax Rates Bylaw No. 4122 and Solid Waste Amendment Bylaw No. 4123 - First Three Readings

Moved - Seconded:

That Council give 2019 Tax Rates Bylaw No. 4122 and Solid Waste Amendment Bylaw No. 4123 first three readings.

Carried

3.2 2019-2023 Financial Plan Bylaw No. 4124 - First Three Readings

Moved - Seconded:

That Council give 2019-2023 Financial Plan Bylaw No. 4124 first three readings.

Carried

3.3 Ticket Information Utilization Amendment Bylaw No. 4117 (Suite Rental Businesses) - Adoption

Moved - Seconded:

That Council adopt Ticket Information Utilization Amendment Bylaw No. 4117 (Suite Rental Businesses).

Carried

3.4 Bylaw Notice Enforcement Amendment Bylaw No. 4119 (Suite Rental Businesses) - Adoption

Moved - Seconded:

That Council adopt Bylaw Notice Enforcement Amendment Bylaw No. 4119 (Suite Rental Businesses).

Carried

3.5 Business Amendment Bylaw No. 4120 (Suite Rental Businesses) – Adoption

Moved - Seconded:

That Council adopt Business Amendment Bylaw No. 4120 (Suite Rental Businesses).

Carried

3.6 Fees & Charges Amendment Bylaw No. 4121 (City Hall Rental) – Adoption

Moved - Seconded:

That Council adopt Fees & Charges Amendment Bylaw No. 4121 (City Hall Rental).

Carried

4. REPORTS

4.1 E-Comm Board of Directors 2019-2020

Moved - Seconded:

1. *That the City of Port Coquitlam nominate Councillor Joe Keithley, (City of Burnaby) and Councillor Brent Asmundson, (City of Coquitlam), to represent the City of Burnaby, City of Coquitlam, City of New Westminster, City of Port Coquitlam, City of Port Moody and the Village of Belcarra on the E-Comm Board of Directors for the 2019-2020 term, such Board to be appointed by E-Comm shareholders at the June 20, 2019 Annual General Meeting; and,*
2. *That E-Comm, the City of Burnaby, City of Coquitlam, City of New Westminster, City of Port Moody, and the Village of Belcarra be notified of the City of Port Coquitlam's nomination.*

Carried

5. ADJOURNMENT

5.1 Adjournment of the Meeting

Moved - Seconded:

That the May 7, 2019, Special Council Meeting be adjourned at 3:11 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Council Regular Minutes

Council Chambers, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
May 14, 2019

Present:

Chair – Mayor West
Councillor Darling
Councillor Dupont
Councillor McCurrach
Councillor Penner
Councillor Pollock
Councillor Washington

Absent:

1. CALL TO ORDER

The meeting was called to order at 6:03 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the May 14, 2019, Regular Council Meeting Agenda be adopted with the following changes:

- *Deletion of item 5.2.*
- *Addition of the 2018 Audited Financial Statements for item 6.2*

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Moved – Seconded:

That the minutes of the following Council Meetings be adopted:

- *April 23, 2019, Regular Council Meeting.*

4. PROCLAMATIONS

4.1 The 50th Anniversary of the Decriminalization of Homosexuality in Canada – May 14, 2019.

5. BYLAWS

5.1 Zoning Amendment Bylaw No. 4125 for 3346 Finley Street - First Two Readings

Moved - Seconded:

That Council give Zoning Amendment Bylaw No. 4125 for 3346 Finley Street first two readings.

Carried

5.2 Bylaw Notice Enforcement Amendment Bylaw No. 4127 & Ticket Information Utilization Amendment Bylaw No. 4128 - First Three Readings

This item was deleted from the agenda.

5.3 2019–2023 Financial Plan Bylaw No. 4124 - Adoption

Moved - Seconded:

That Council adopt 2019–2023 Financial Plan Bylaw No. 4124.

Carried

5.4 Annual Tax Rates Bylaw No. 4122 - Adoption

Moved - Seconded:

That Council adopt Annual Tax Rates Bylaw No. 4122.

Carried

5.5 Solid Waste Amendment Bylaw No. 4123 - Adoption

Moved - Seconded:

That Council adopt Solid Waste Amendment Bylaw No. 4123.

Carried

6. REPORTS

6.1 Development Variance Permit for 2389 Hawthorne Avenue - Issuance

Moved - Seconded:

That Development Variance Permit No. DVP00065 for 2389 Hawthorne Avenue be approved for issuance.

Carried

6.2 2018 Audited Financial Statements

Moved – Seconded:

That Council accept the 2018 Audited Financial Statements.

Carried

7. NEW BUSINESS

7.1 Council provided updates related to community events.

7.2 Army Cadet League of BC presented a Certificate of Appreciation to Council.

8. OPEN QUESTION PERIOD

One member of the public asked questions.

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Moved - Seconded:

That the May 14, 2019, Regular Council Meeting be adjourned at 6:45 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

PROCLAMATION

WHEREAS: One of the best ways to begin reducing greenhouse gas emissions to stem the growth of global warming is to encourage people to adopt alternatives to single-occupancy vehicle travel; and

WHEREAS: Cycling helps to improve the environment and quality of life by being environmentally sustainable, reducing greenhouse gas emissions, reducing traffic congestion; and is a healthy mode of transportation that provides the benefits of cardiovascular exercise; and

WHEREAS: Cycling is an efficient and cost-effective alternate mode of transportation compared to the automobile; and the City of Port Coquitlam wishes to raise public awareness and promote cycling as a viable mode of transportation within the Lower Mainland; and

WHEREAS: National Clean Air Day will take place on June 20, 2019, and is recognized nationally, provincially and in Metro Vancouver as a day to reduce air pollution;

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

DO HEREBY PROCLAIM JUNE 2019

as

“Bike Month”

in the City of Port Coquitlam

*and urge all motorists to be aware of cyclists on the road
and urge citizens to participate by using the bicycle as an alternate
mode of transportation to the automobile, for all types
of local trips, to work, to shop, to school and to play.*

Brad West
Mayor



Zoning Amendment Bylaw No. 4125 for 3346 Finley Street - Third Reading

RECOMMENDATION:


That Council give Zoning Amendment Bylaw No. 4125 for 3346 Finley Street third reading.

REPORT SUMMARY

Upon conclusion of a public hearing scheduled for May 28, 2019, Zoning Amendment Bylaw No. 4125 for 3346 Finley Street will be available for Council to give third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4125

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, 2019, No. 4125".

2. ADMINISTRATION

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

Civic: 3346 Finley Street

Legal: Lot 11, Section 6, Township 40, New West District, Plan NWP21492

From: RS1 (Residential Dwelling Zone 1)

To: RS2 (Residential Dwelling Zone 2)

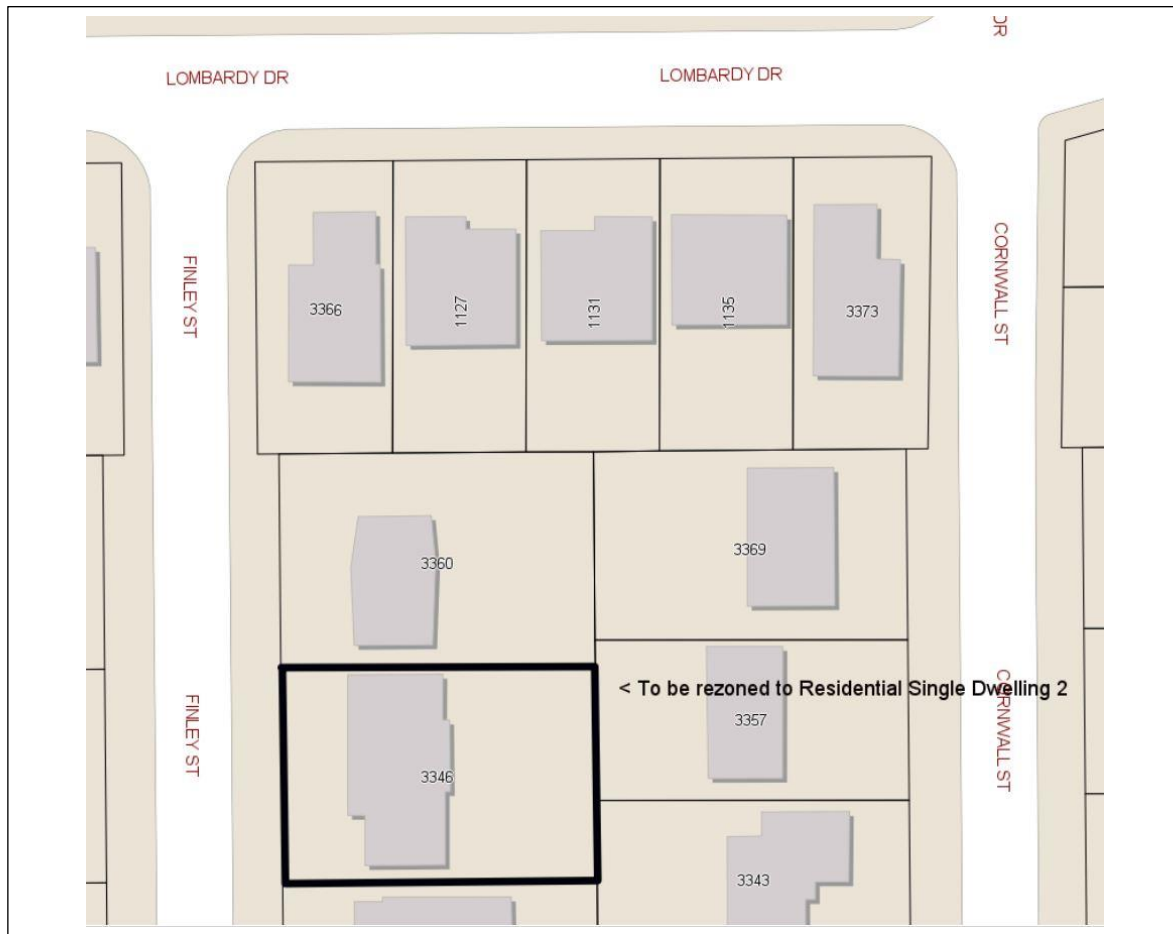
as shown on Schedule 1 attached to and forming part of this Bylaw.

READ A FIRST TIME this	14 th day of	May, 2019
READ A SECOND TIME this	14 th day of	May, 2019
PUBLIC HEARING HELD this	28 th day of	May, 2019
READ A THIRD TIME this		
ADOPTED this		

Mayor

Corporate Officer

SCHEDULE 1



Rezoning Application RZ000166 – 3346 Finley Street

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

- 1) The zoning of 3346 Finley Street be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2); and
- 2) Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a) Demolition of existing structures;
 - b) Completion of design and submission of fees and securities for off-site works and services;
 - c) Submission of a \$2000 security for tree replanting;
 - d) Registration of a legal agreement to implement design objectives and confirm number of units within a dwelling.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for Committee's consideration of an application to rezone a large lot at 3346 Finley Street to facilitate its subdivision into two lots. Currently, an older home occupies the site and there are number of large, mature trees in the rear yard. The report notes the trees at the back of the property will be retained and protected through the development process. It recommends setting design restrictions for the new homes and lots to promote a better fit of smaller lots within an established context of larger lots.

BACKGROUND



Current Zoning



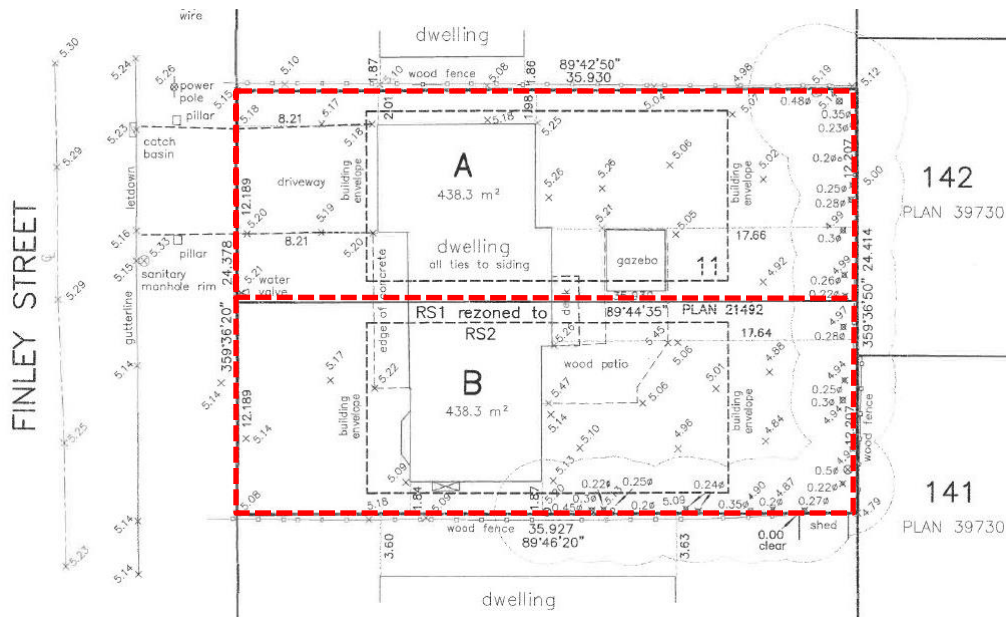
OCP Land Designation

The subject property is a large lot on the east side of Finley Street that is developed with an older single family home. Its land use designation in the Official Community Plan is Residential and its current zoning is Residential Single Dwelling 1 (RS1); the proposed zoning is Residential Single

Rezoning Application RZ000166 – 3346 Finley Street

Dwelling 2 (RS2). The area is primarily developed with older single-family homes and the site is next to a duplex.

The property owner has applied for subdivision to create two lots that would conform to the regulations of the RS2 zone, if approved. With proposed lot widths of 12.2m (40 ft.), each lot would be slightly wider than the required 12 metre minimum and their lot areas of 483 m² (4,718 sq.ft.) would exceed the required minimum lot area for this zone of 375 m² (4936 sq.ft.):



There are 31 mature trees located at the rear of the property. As identified by an arborist report, 29 of these trees may be retained. However, two western red cedars require removal due to significant decay.

The off-site upgrades to be required as a condition of rezoning approval include provision for the reconstruction of Finley Street (½ road plus one meter), curb and gutter, sidewalk, street lighting and street trees. Servicing upgrades (water, sanitary and storm) are also required. The submission of engineering design, fees and securities for these off-site works and services is recommended as a condition of rezoning but it is not expected that they would be implemented until additional development or infrastructure improvements would be scheduled within this block.

DISCUSSION

Rezoning to facilitate a subdivision of one large lot into two, smaller lots and the subsequent construction of two new homes could introduce a significant change to the established character of Finley Street. Recent changes to policies of the Official Community Plan have expanded where Council may consider rezoning sites in established neighbourhoods to the RS2 zone, and promote this amendment where there would be a public benefit such as off-site infrastructure

Rezoning Application RZ000166 – 3346 Finley Street

improvements, retention of mature vegetation and landscaping, or buildings and landscaping that would achieve a superior quality of design and enhanced fit with the established neighbourhood character. To achieve this policy direction, a number of restrictions are recommended as conditions of rezoning and, if approved as recommended, it is anticipated that the two new homes would be a better fit compared to a large new house (plus a secondary suite and coach house) as could be built in accordance with existing zoning.

A comparison of the two scenarios is as follows:

	Existing RS1 Zone Regulations (1 large lot)	Proposed RS2 Zone and site-specific design restrictions (2 smaller lots)
Lot Area	9436 sq.ft.	4718 sq.ft. per lot
Permitted house size, including a 500 sq.ft. garage	5218 sq.ft., plus any basement.	2859 sq.ft. plus any basement in each house.
Secondary suite	One permitted	One permitted in each dwelling
Coach house	One permitted (within total square footage)	If there are no secondary suites within the new dwellings, coach houses could be considered
House design	Not regulated	By design covenant (see note), each house required to be substantially different, 2 nd storeys stepped back, prominent front entries, and scale that transitions to adjacent homes
Driveways	One driveways up to 7m wide	Two driveways up to 5m wide
Landscaping	Not regulated	Hedges, fences, or planting beds along interior side yard lines required for screening
Tree retention & replanting	Per Tree Bylaw	Owner intends to keep the 29 trees and these would be protected during construction per Tree Bylaw. Report recommends two trees be planted in each front yard and notes the two cedars replaced.

Note: the recommended s.219 design and landscaping covenant would prescribe the following:

- i) Dwellings to be substantially different in appearance from adjacent buildings as defined by building massing, window location, balconies, decks, façade materials and finishing
- ii) Second storeys to be stepped back, recessed, or articulated to reduce visual impact
- iii) Prominent front entry
- iv) Building massing that transitions to adjacent residential homes
- v) Paved driveway surface limited to 5 m (16 ft.) in width (per lot)

Rezoning Application RZ000166 – 3346 Finley Street

- vi) Landscaping to include hedges, fences, or planting beds along interior side yard lines to create screening
- vii) Minimum of two large trees (height of no less than 3 m) to be planted in the front yards; and,
- viii) Replacement of the two trees to be cut with a similar species (conifer) and a height of at least 3 metres.

FINANCIAL IMPLICATIONS


None.

PUBLIC CONSULTATION

A development sign is posted on the property. To date, staff have not received any comments.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend to Council that the zoning of 3346 Finley Street be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2) subject to Council setting the recommended conditions of approval to ensure appropriate building design and landscaping.
2	Request additional information or amendments to the application or recommended conditions to address specified issues prior to making a decision on the application
3	Recommend to Council that the rezoning application be refused.

Zoning Amendment Bylaw No. 4113 - Adoption


RECOMMENDATION:

That Council adopt Zoning Amendment Bylaw No. 4133 for 2332 Marpole Avenue.

REPORT SUMMARY

Conditions for 2332 Marpole Avenue have now been met and Zoning Amendment Bylaw No. 4133 is now available for Council adoption.

OPTIONS

#	Description
1 	Adopt the Bylaw.
2	Request that additional information be received and determine next steps after receipt of that information.
3	Defer adoption of the Bylaw.

CITY OF PORT COQUITLAM
Zoning Amendment Bylaw, 2019

Bylaw No. 4113

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

1. CITATION

This Bylaw may be cited as the “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2019, No. 4113”.

2. ADMINISTRATION

2.1 That Table 3.3 Commercial Zones Permitted Uses be amended by adding a new Note 33 as follows:

PERMITTED USES

Table 3.3: Commercial Zones Permitted Uses

Use	NC	CC	DC	SSC	RC
Packaged liquor sales		S Note 9 Note 33	S Note 9		

Note 33. Liquor manufacturing and packaged sale of on-site manufactured products are permitted at 2332 Marpole Avenue when accessory to a restaurant use.

2.2 That Table 3.4 Commercial Zone Regulations be amended by adding a new Note 7 as follows:

REGULATIONS

Table 3.4: Commercial Zones Regulations

Zone	Building Height	Lot Coverage	Floor Area Ratio	Front Setback	Interior Side Setback	Exterior Side Setback	Rear Setback
CC	Note 7	90%	1.5	- Note 1	0/1.8 m Note 1 Note 2	1.5 m Note 1	Note 1
					0 / 5.9 ft.	4.9 ft.	

Note 7. The building height at 2332 Marpole Avenue is restricted to one storey.

READ A FIRST TIME this	26 th day of	February, 2019
READ A SECOND TIME this	26 th day of	February, 2019
PUBLIC HEARING HELD this	12 th day of	March, 2019
READ A THIRD TIME this	12 th day of	March, 2019

Mayor

Corporate Officer