

1. PUBLIC HEARING - CALL TO ORDER

2. PUBLIC HEARING ITEMS

- 2.1 Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue**
See Item 5.1 on Council Agenda for information.
- 2.2 Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street**
See Item 5.2 on Council Agenda for information.
- 2.3 Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway**
See Item 5.3 on Council Agenda for information.
- 2.4 Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway**
See Item 5.4 on Council Agenda for information.
- 2.5 Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition)**
See Item 5.5 on Council Agenda for information.
- 2.6 Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street**
See Item 5.6 on Council Agenda for information.
- 2.7 Zoning Amendment Bylaw No. 4136 (Cannabis in ALR)**
See Item 5.7 on Council Agenda for information.

3. CLOSE PUBLIC HEARING

4. PUBLIC INPUT OPPORTUNITY - CALL TO ORDER

5. PUBLIC INPUT OPPORTUNITY ITEMS

- 5.1 Development Variance Permit – 2337 Rindall Avenue**
See Item 6.2 on Council Agenda for information.
- 5.2 Development Variance Permit – 2381 Shaughnessy Street**
See Item 6.3 on Council Agenda for information.

6. CLOSE PUBLIC INPUT OPPORTUNITY

Council Regular Agenda

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

Tuesday, July 23, 2019

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

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the July 23, 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:

- *July 9, 2019, Regular Council Meeting.*

4. DELEGATIONS

4.1 Downtown Car Show

5. BYLAWS

**5.1 Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue
- Third Reading and Adoption**

Recommendation:

That Council give Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue third reading and adoption.

**5.2 Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street
- Third Reading and Adoption**

Recommendation:

That Council give Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street third reading and adoption.

**5.3 Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway
- Third Reading and Adoption**

Recommendation:

That Council give Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway third reading and adoption.

**5.4 Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway
- Third Reading and Adoption**

Recommendation:

That Council give Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway third reading and adoption.

**5.5 Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition)
Third Reading and Adoption**

Recommendation:

That Council give Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) third reading and adoption.

**5.6 Zoning Amendment Bylaw No. 4140 for 1840 Broadway
- Third Reading and Adoption**

Recommendation:

That Council give Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) third reading and adoption.

**5.7 Zoning Amendment Bylaw No. 4136 (Cannabis in ALR)
- Third Reading and Adoption**

Recommendation:

That Council give Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) third reading and adoption.

5.8 Zoning Amendment Bylaw No. 4143 (RV Storage) - First Two Readings

Recommendation:

That Council give Zoning Amendment Bylaw No. 4131 (RV Storage) first two readings..

5.9 Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue - Adoption

Recommendation:

That Council adopt Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue.

5.10 Building & Plumbing Amendment Bylaw No. 4126 (BC Energy Step Code) - Adoption

Recommendation:

That Council adopt Building & Plumbing Amendment Bylaw No. 4126 (BC Energy Step Code).

5.11 Zoning Amendment Bylaw No. 4131 for 2645 Kingsway Avenue - Adoption

Recommendation:

That Council adopt Zoning Amendment Bylaw No. 4131 for 2645 Kingsway Avenue.

**5.12 OCP Amendment Bylaw No. 4133 and Zoning Amendment Bylaw No. 4134 for
930 Dominion Avenue - Adoption**

Recommendation:

That Council adopt OCP Amendment Bylaw No. 4133 and Zoning Amendment Bylaw No. 4134 for 930 Dominion Avenue.

6. REPORTS

6.1 Development Permit Application - 930 Dominion Avenue - Issuance

Recommendation:

That Council approve Development Permit DP000368 to regulate an industrial development at 930 Dominion Avenue.

6.2 Development Variance Permit for 2337 Rindall Avenue - Issuance

Recommendation:

That Development Variance Permit DVP00057 for 2337 Rindall Avenue be approved for issuance.

6.3 Development Variance Permit for 2381 Shaughnessy Street - Issuance

Recommendation:

That Development Variance Permit DVP0006 for 2381 Shaughnessy Street be approved for issuance.

6.4 Non-Farm Use Applications (2820 and 2842 Burns Road)

Recommendation:

That Council:

- *Authorize the submission of applications 58556 and 58490 to the Agricultural Land Commission;*
- *Advise the Agricultural Land Commission that any approval of a non-farm use application would need to be conditional upon the applicant successfully amending the Official Community Plan, Regional Growth Strategy and Zoning Bylaw to allow for the proposed use; and*
- *The City is not in a position to provide a recommendation to approve the proposed non-farm use prior to such amendments.*

7. NEW BUSINESS

8. OPEN QUESTION PERIOD

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the July 23, 2019, Regular Council Meeting be adjourned.

10. RESOLUTION TO CLOSE

10.1 Resolution to Close the July 23, 2019, Regular Council Meeting to the Public

Recommendation:

That the Regular Council Meeting of July 23, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 3.1

c) labour relations or other employee relations.

Council Regular Minutes

Council Chambers, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
Tuesday, July 9, 2019

Present:

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

Absent:

Councillor Dupont

1. CALL TO ORDER

The meeting was called to order at 6:06 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the July 9, 2019, Regular Council Meeting Agenda be adopted as circulated.

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Moved - Seconded:

That the minutes of the following Council Meetings be adopted:

- *June 25, 2019, Regular Council Meeting.*

Carried

4. BYLAWS

4.1 OCP Amendment Bylaw No. 4133 and Zoning Amendment Bylaw No. 4134 for 930 Dominion Avenue – Third Reading

Moved - Seconded:

That Council give OCP Amendment Bylaw No. 4133 and Zoning Amendment Bylaw No. 4134 for 930 Dominion Avenue third reading.

Carried

4.2 Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) - First Two Readings

Moved - Seconded:

That Council give Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) first two readings.

Carried

4.3 Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street - First Two Readings

Moved - Seconded:

That Council give Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street first two readings.

Carried

- 4.4 Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway - First Two Readings**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway first two readings.
Carried
- 4.5 Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway - First Two Readings**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway first two readings.
Carried
- 4.6 Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street - First Two Readings**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street first two readings.
Carried
- 4.7 Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue - First Two Readings**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue first two readings.
Carried
- 4.8 Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) - First Two Readings**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) first two readings.
Carried
- 4.9 Building and Plumbing Amendment Bylaw No. 4126 (BC Energy Step Code) - First Three Readings**
Moved - Seconded:
That Council give Building and Plumbing Amendment Bylaw No. 4126 (BC Energy Step Code) first three readings.
Carried
- 4.10 Zoning Amendment Bylaw No. 4073 for 853 & 867 Prairie Avenue - Adoption**
Moved - Seconded:
That Council adopt Zoning Amendment Bylaw No. 4073 for 853 & 867 Prairie Avenue.
Carried

5. REPORTS

- 5.1 Temporary Use Permit No. TU000014 for 1969 McLean Avenue (Modu-Loc)**
Moved - Seconded:
That Temporary Use Permit TU000014 for 1969 McLean Avenue be approved for issuance.
Carried

5.2 Community Cultural Development Investment Program - Spring Intake, 2019

Moved - Seconded:

That Council approve the one-time transfer of \$20,000 from the Self-Help Matching Grant budget to the Community Cultural Development Investment Program; and That Council approve the following Community Cultural Development applications:

1) Project Category:

- *Art Focus - \$2,500;*
- *Polenez Polish-Canadian Dance Society - \$2,000;*
- *Theatrix - \$4,800; and,*
- *Tri-City School of Music - \$4,000.*

2) Development Category (Community, Professional Individual and Capacity Building):

- *Jessica Nelson - \$1,000;*
- *Felice Choir - \$1,500;*
- *Tri-City School of Music - \$1,200; and,*
- *Theatrix - \$5,000.*

Carried

5.3 Self-Help Matching Grant Program, 2019

Moved - Seconded:

That Council approve funding for the following Self-Help Matching Grant Program applications:

- 1. \$2,163 to Port Coquitlam Heritage and Cultural Society;*
- 2. \$2,016 to Ducks Volleyball Club; and,*
- 3. \$5,000 to Kinsmen Club of Port Coquitlam.*

Carried

6. NEW BUSINESS

6.1 Council provided updates related to community events.

7. OPEN QUESTION PERIOD

No public comments.

8. ADJOURNMENT

8.1 Adjournment of the Meeting

Moved - Seconded:

That the July 9, 2019, Regular Council Meeting be adjourned at 6:41 p.m.

Carried

Certified Correct,

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue - Third Reading and Adoption

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue third reading and adoption.


REPORT SUMMARY

Upon conclusion of a public hearing scheduled for July 23, 2019, Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue will be available for Council to give third reading and adoption.

Note: Section 480 of the Local Government Act permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4141

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. 4141".

2. ADMINISTRATION

2.1 That "Zoning Bylaw, 2008, No. 3630" be amended in Table 3.3: Commercial Zones Permitted Uses, by adding the following location in numerical order to Note 34:

"Lot 38 Section 8 Block 6 North Range 1 East New Westminster District Plan 27244 (985 Nicola Avenue), not to exceed an interior floor area of 625 m²."

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
PUBLIC HEARING HELD this	23 rd day of	July, 2019
READ A THIRD TIME this	day of	, 2019
ADOPTED this	day of	, 2019

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue - First Two Readings

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue first two readings.


PREVIOUS COUNCIL / COMMITTEE ACTION

At the June 25, 2019, Committee of Council meeting, Committee recommended to Council that:

1. *The Zoning Bylaw be amended to allow for a cannabis retail sales use at 985 Nicola Avenue; and,*
2. *Prior to adoption of the amending bylaw, the following community benefits be secured to the satisfaction of the Director of Development Services:*
 - a. *Dedication of road allowance along the property's Nicola Avenue frontage; and*
 - b. *Posting of signs within the interior and exterior buildings informing the public of the Smoking Bylaw.*

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give first two readings to the bylaw.
2	Delay first two readings and request staff to provide additional information.
3	Deny first two readings of the bylaw.

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

1. The Zoning Bylaw be amended to allow for a cannabis retail sales use at 985 Nicola Avenue; and,
2. Prior to adoption of the amending bylaw, the following community benefits be secured to the satisfaction of the Director of Development Services:
 - a. Dedication of road allowance along the property's Nicola Avenue frontage; and
 - b. Posting of signs within the interior and exterior buildings informing the public of the Smoking Bylaw.

PREVIOUS COUNCIL/COMMITTEE ACTION

April 16, 2019: Committee of Council resolved to give further consideration to a rezoning application for a cannabis retail sales use at 970 Dominion Avenue.

REPORT SUMMARY

The Liquor Distribution Branch is proposing to locate a cannabis retail sales use within an existing commercial development at 985 Nicola Avenue (former address 970 Dominion Avenue). This report describes how the proposal complies with the City's *Cannabis Establishment Policy* and recommends the bylaw amendment, subject to securing the proposed community benefit as a condition of approval.

BACKGROUND

In 2018, the City conducted a comprehensive review process that included consultation with cannabis industry representatives, local businesses and the broader community to determine the appropriate regulations and policies to be applied to land use decisions related to the production and retail sale of cannabis in Port Coquitlam. Following the completion of this review, Council adopted an approach that would allow for its consideration of cannabis retail outlets on a site-specific basis and approved the *Cannabis Establishment Policy* to guide this future consideration through the rezoning process. Anticipating multiple applications, Council further directed that it would provide a 30-day window during which applications would be received in order to provide for their concurrent evaluation. The site at 985 Nicola is one of four sites selected to be given further consideration at this time.

The Liquor Distribution Branch is proposing to offer cannabis retail sales in a large unit within an existing commercial complex, the PoCo Power Centre at 985 Nicola (formerly 970 Dominion Avenue). The unit is located on the north portion of the building, shown in the image below. The Liquor Distribution Branch has confirmed that, as a Provincial agency, a cannabis retail sales licence from the Liquor and Cannabis Licensing Branch would not be required.

Rezoning Application RZ000190 – 985 Nicola Avenue



Shown above is the subject property (top left), proposed storefront design (top right), and an elevation drawing of the commercial frontage (PoCo Power Centre).

Evaluation of 985 Nicola Avenue Rezoning Application RZ000190		
Cannabis Establishment Policy - Siting Criteria		
i.	Designated as Downtown Commercial, Neighbourhood Commercial, Highway Commercial or Transit Corridor Commercial the Official Community Plan;	Complies with Highway Commercial land use designation
ii.	Located at least 1 kilometre from a property zoned to permit a cannabis retail sales use;	No sites are zoned and no proposals are under consideration for this use within 1km
iii.	Located at least 250 metres from a school, playground, community centre or sports field.	Complies
Cannabis Establishment Policy - Evaluation Factors		
i.	Distance to other uses, such as child care facilities, community gathering spaces, recovery	None within the vicinity

Rezoning Application RZ000190 – 985 Nicola Avenue

Evaluation of 985 Nicola Avenue Rezoning Application RZ000190	
homes and emergency shelters;	
ii. Potential impacts to residents, if in a building with a mix of commercial and residential uses;	Not applicable
iii. Access for vehicles, including potential traffic impacts and parking availability;	Access through 1069 Nicola Avenue (Home Depot)
iv. Access for pedestrians and cyclists, including proximity to public transit;	Accessible via bicycle and bus route along Dominion Avenue
v. The proposed size of the outlet is appropriate to the site's context;	Proposal is appropriate at 618 m ²
vi. The proposed interior layout does not include space that could accommodate product sampling;	No space identified
vii. The proposed exterior design is sensitive to the design and character of surrounding land uses, discreet location and design of signage, overall design character is visually appealing; and	Signage and exterior character is sensitive to the overall design of the site
viii. Storefronts do not include opaque window coverings, bars on windows, metal shutters or signage in windows.	In accordance with Provincial regulations, the storefront uses a light grey, opaque window cover, with a layered white window graphic depicting trees
Additional Information relevant to the proposed Cannabis Retail Sales Use	
i. Site Zoning	District Commercial (DC)
ii. Proposed hours of operation	10am-10pm
iii. Potential for odour	Filtration system and vacuum sealed air-tight products
iv. Security considerations	Security plan provided to satisfy provincial and federal legislative requirements
v. Staffing	Estimate 13 employees, with an additional 4-6 auxiliary staff (all union members)
vi. Public Consultation with surrounding residents and businesses	The applicant has provided documentation of consultation with the commercial tenants

The applicant notes that, as a government store, revenues would be directed back to the Province to support public services. Liquor Distribution Branch employees, who would be union members, also undertake fundraising and education campaigns. In keeping with the *Cannabis Establishment Policy*, the applicant would be required to post signs within the interior and exterior of the building providing information to the public on the City's Smoking Bylaw.

Nicola Avenue, to the south of the property, is being developed as a collector route linking the Fremont Connector with Ottawa Street but the road has not been constructed to meet City standards where adjacent to the subject property. It is recommended that, as an additional public benefit, the property owner be required to dedicate approximately 5 metres along the Nicola frontage to allow the City to complete construction of the road and improve traffic flow through the area.

Rezoning Application RZ000190 – 985 Nicola Avenue

DISCUSSION

The rezoning application meets the criteria set by the *Cannabis Establishment Policy* and would provide community benefit through completion of Nicola Avenue, as well as public employment, education and revenues. Approval is recommended.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

A rezoning sign is posted on the property. To date, staff have not received any comments pertaining to a cannabis retail sales use at this location.

OPTIONS

	Description
1 	Recommend to Council that the Zoning Bylaw be amended to allow for cannabis retail sales at 985 Nicola Ave (formerly 970 Dominion Ave) subject to a commitment to secure the proposed community benefits.
2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment #1: Location Map

Lead author(s): Graeme Muir, Jennifer Little

CITY OF PORT COQUITLAM
REZONING APPLICATION LOCATION

PROJECT ADDRESS: 985 Nicola Avenue

FILE NO: RZ000190



Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street - Third Reading and Adoption

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street third reading and adoption.


REPORT SUMMARY

Upon conclusion of a public hearing scheduled for July 23, 2019, Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street will be available for Council to give third reading and adoption.

Note: Section 480 of the Local Government Act permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019
Bylaw No. 4137

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. 4137".

2. ADMINISTRATION

2.1 That Note 34 to "Zoning Bylaw, 2008, No. 3630" be amended by adding the following location in numerical order:

Parcel A District Lot 231 Group 1 New Westminster District Plan
LMP28305 (1502 Broadway Street), not to exceed an interior floor area of
350 m².

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
PUBLIC HEARING HELD this	23 rd day of	July, 2019
READ A THIRD TIME this	day of	, 2019
ADOPTED this	day of	, 2019

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street - First Two Readings

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4137 for 1502 Broadway Street first two readings.


PREVIOUS COUNCIL / COMMITTEE ACTION

At the June 25, 2019, Committee of Council meeting, Committee recommended to Council that:

1. *The Zoning Bylaw be amended to allow for cannabis retail sales at 1502 Broadway Street; and,*
2. *Prior to adoption of the amending bylaw, the following charitable benefits be secured to the satisfaction of the Director of Development Services:*
 - a. *Commitment to providing an annual \$2500 scholarship for a secondary student and a \$5000 donation to community organization(s) in Port Coquitlam, and*
 - b. *Posting of signs within the interior and exterior buildings informing public of the Smoking Bylaw.*

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give first two readings to the bylaw.
2	Delay first two readings and request staff to provide additional information.
3	Deny first two readings of the bylaw.

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

1. The Zoning Bylaw be amended to allow for cannabis retail sales at 1502 Broadway Street; and,
2. Prior to adoption of the amending bylaw, the following charitable benefits be secured to the satisfaction of the Director of Development Services:
 - a. Commitment to providing an annual \$2500 scholarship for a secondary student and a \$5000 donation to community organization(s) in Port Coquitlam,
 - b. Commitment to paying full-time employees a living wage,
 - c. Restoration of the riparian area planting, and
 - d. Posting of signs within the interior and exterior buildings informing public of the Smoking Bylaw.

And that, upon adoption of the amending bylaw, Committee of Council direct staff to advise the Liquor and Cannabis Licensing Branch of the following:

- a. That the City of Port Coquitlam recommends issuance of an application for a non-medical retail cannabis licence at 1502 Broadway Street.
- b. The City of Port Coquitlam's comments on the prescribed considerations are as described in the staff report titled, Rezoning Application RZ000170 – 1502 Broadway Street; and
- c. The views of residents were solicited through posting a sign onsite and conducting a rezoning Public Hearing at a Council meeting.

PREVIOUS COUNCIL/COMMITTEE ACTION

April 16, 2019: *Committee of Council resolved to give further consideration to a rezoning application for 1502 Broadway Street.*

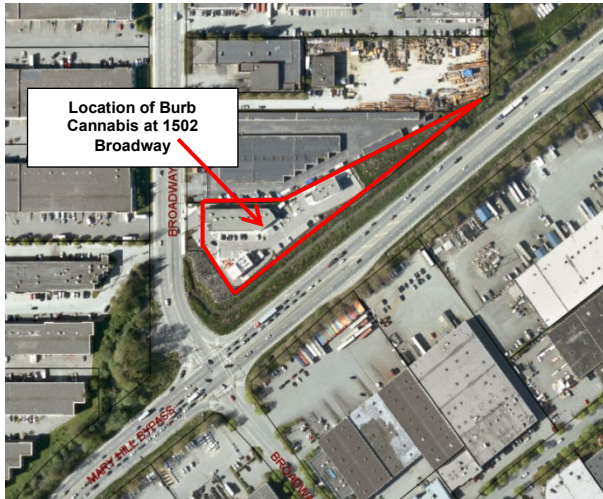
REPORT SUMMARY

Burb Cannabis Corp., which currently operates a retail clothing and cannabis accessory business at 1502 Broadway Street, has submitted a rezoning application to include cannabis retail sales. This report describes how the proposal complies with the City's Cannabis Establishment Policy and recommends the bylaw be amended, subject to securing the proposed community benefits as a condition of approval.

BACKGROUND

In 2018, the City conducted a comprehensive review process that included consultation with cannabis industry representatives, local businesses and the broader community to determine the appropriate regulations and policies to be applied to land use decisions related to the production and retail sale of cannabis in Port Coquitlam. Following the completion of this review, Council adopted an approach that would allow for its consideration of cannabis retail outlets on a site-specific basis and approved the *Cannabis Establishment Policy* to guide this future consideration through the rezoning process. Anticipating multiple applications, Council further directed that it

Rezoning Application RZ000170 – 1502 Broadway Street



would provide a 30-day window during which applications would be received in order to provide for their concurrent evaluation. The site at 1502 Broadway is one of four sites selected to be given further consideration at this time.

Burb Cannabis Corp. currently operates a retail store at the corner of Broadway Street and Mary Hill Bypass, selling clothing and cannabis accessories and wishes to provide cannabis retail sales. A building permit (tenant improvements) was approved for the current retail use and no

structural changes to the premises would be required for the proposed additional use. The applicant has also applied to the Liquor & Cannabis Regulation Branch to acquire a provincial licence for cannabis retail sales.

Evaluation of 1502 Broadway Street Rezoning Application RZ000178

Cannabis Establishment Policy - Siting Criteria	
i. Designated as Downtown Commercial, Neighbourhood Commercial, Highway Commercial or Transit Corridor Commercial by Official Community Plan;	Complies – site's land use designation is Highway Commercial
ii. Located at least 1 kilometre from a property zoned to permit a cannabis retail sales use;	No sites are zoned and no proposals are under consideration within 1 km
iii. Located at least 250 metres from a school, playground, community centre or sports field.	Complies
Cannabis Establishment Policy - Evaluation Factors	
i. Distance to other uses, such as child care facilities, community gathering spaces, recovery homes and emergency shelters;	None within the vicinity
ii. Potential impacts to residents, if in a building with a mix of commercial and residential uses;	Not applicable
iii. Access for vehicles, including potential traffic impacts and parking availability;	Appropriate access and egress to the site off of Broadway
iv. Access for pedestrians and cyclists, including proximity to public transit;	Accessible via bicycle and bus along Broadway Street and Mary Hill Bypass
v. The proposed size of the outlet is appropriate to the site's context;	Size is appropriate (344 m ² / 3700 sq.ft.)
vi. The proposed interior layout does not include space that could accommodate product sampling;	No space identified
vii. The proposed exterior design is sensitive to the design and character of surrounding land uses, location and design of signage is discreet and the overall design character is visually appealing; and	Signage and exterior character is sensitive to the overall design of the site

Rezoning Application RZ000170 – 1502 Broadway Street

viii. Storefronts do not include opaque window coverings, bars on windows, metal shutters or signage in windows.	Per Provincial regulations, an opaque, pale taupe window cover that varies in shading covers a portion of the storefront windows; remaining windows are transparent
Additional Information relevant to the proposed Cannabis Retail Sales Use	
i. Site Zoning	District Commercial
ii. Proposed hours of operation	9am-11pm
iii. Potential for odour	Charcoal filtration system and vacuum sealed air-tight products
iv. Security considerations	Master security plan provided
v. Staffing	15 employees (10 FT, 5 PT) Living Wage paid to full time employees;
vi. Public Consultation with surrounding residents and businesses	Documentation provided of consultation with adjacent commercial businesses

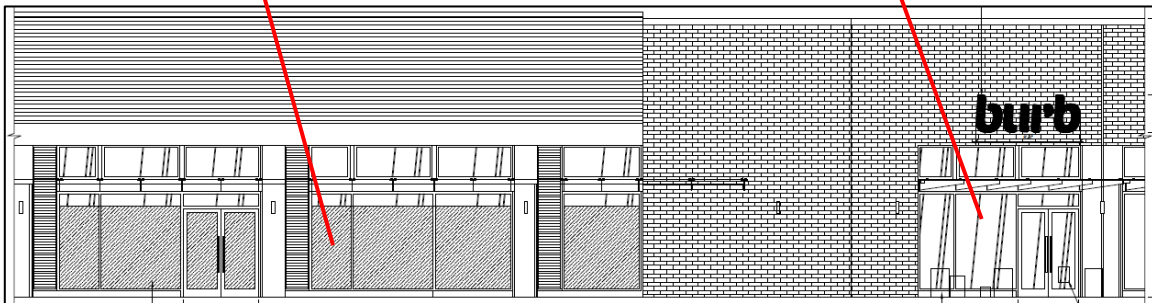


Image of the current storefront design

The applicant has proposed a community benefit to include an annual \$2,500 scholarship for post-secondary education for a student at Port Coquitlam secondary school, a Living Wage for employees, \$5,000 contribution in financial support to community organizations such as the PoCo Community Foundation and quarterly social initiatives that would include citywide events as well as Burb employee leadership events. In keeping with the Cannabis Establishment Policy, the applicant would be required to post signs within the interior and exterior of the building providing information to the public on the City's Smoking Bylaw.

Rezoning Application RZ000170 – 1502 Broadway Street

The development of this site in 2017 required landscaping improvements within the riparian area of a Class A(O) watercourse which flows between the site and the Mary Hill Bypass. The City approved the planting and released the planting security to the previous owners and now holds a security for the maintenance and monitoring of the riparian area. Some of the required landscaping has been removed by the new owners of the property. The rezoning approval process provides an opportunity for the City to obtain restoration of the riparian area planting and is recommended by staff as an additional community benefit to be associated with the application.

DISCUSSION

The rezoning application meets the criteria set by Council's *Cannabis Establishment Policy*. Further, the proposed conditions of bylaw adoption would include charitable benefit measures including a commitment to provide the yearly scholarship and financial donations, pay full-time employees a living wage and restore the riparian area planting. Approval is recommended.

Local governments must also make a recommendation to the Liquor and Cannabis Regulation Branch for non-medical cannabis retail licence application. This resolution must give specific consideration to the potential location and general impact on the community of the proposal and specify how views of residents have been solicited. Committee of Council has delegated authority to adopt a resolution to provide comment on a cannabis licence application and it is recommended to Committee that the required resolution be endorsed at this time for submission to the Branch after the Zoning Bylaw is amended.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

A rezoning sign is posted on the property. To date, staff have not received any comments pertaining to a cannabis retail sales use at this location.

OPTIONS

	Description
1 	Recommend to Council that the Zoning Bylaw be amended to allow for cannabis retail sales at 1502 Broadway Street, subject to a commitment to secure the proposed community benefits.
2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.

Rezoning Application RZ000170 – 1502 Broadway Street

3

Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment #1: Location Map

Lead author(s): Graeme Muir, Jennifer Little

CITY OF PORT COQUITLAM
REZONING APPLICATION LOCATION

PROJECT ADDRESS: 1502 Broadway Street

FILE NO: RZ000178



Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway - Third Reading and Adoption

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway third reading and adoption.


REPORT SUMMARY

Upon conclusion of a public hearing scheduled for July 23, 2019, Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway will be available for Council to give third reading and adoption.

Note: Section 480 of the Local Government Act permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019
Bylaw No. 4138

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. 4138".

2. ADMINISTRATION

2.1 That "Zoning Bylaw, 2008, No. 3630" be amended in Table 3.3: Commercial Zones Permitted Uses, by adding the following location in numerical order to Note 34:

"Parcel "A" District Lot 464 Group 1 New Westminster District Plan 61653 Except Part in Plan EPP34129 (1971 Loughheed Highway), not to exceed an interior floor area of 335 m²."

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
PUBLIC HEARING HELD this	23 rd day of	July, 2019
READ A THIRD TIME this	day of	, 2019
ADOPTED this	day of	, 2019

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway - First Two Readings

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway first two readings.


PREVIOUS COUNCIL / COMMITTEE ACTION

At the June 25, 2019, Committee of Council meeting, Committee recommended to Council that:

1. *The Zoning Bylaw be amended to allow for a cannabis retail sales use at 1971 Lougheed Highway; and,*
2. *Prior to adoption of the amending bylaw, the applicant commit, to the satisfaction of the Director of Development Services, to posting signs within the interior and exterior buildings informing public of the Smoking Bylaw.*

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give first two readings to the bylaw.
2	Delay first two readings and request staff to provide additional information.
3	Deny first two readings of the bylaw.

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

1. The Zoning Bylaw be amended to allow for a cannabis retail sales use at 1971 Lougheed Highway; and,
2. Prior to adoption of the amending bylaw, the applicant commit, to the satisfaction of the Director of Development Services, to posting signs within the interior and exterior buildings informing public of the Smoking Bylaw.

PREVIOUS COUNCIL/COMMITTEE ACTION

April 16, 2019: Committee of Council resolved to give further consideration to a rezoning application for a cannabis retail sales use at 1971 Lougheed Highway.

REPORT SUMMARY

The Liquor Distribution Branch is currently proposing to construct a new building as part of an existing commercial development at 1971 Lougheed Highway to accommodate a cannabis retail sales use. This report describes how the proposal complies with the City's *Cannabis Establishment Policy* and recommends the bylaw amendment.

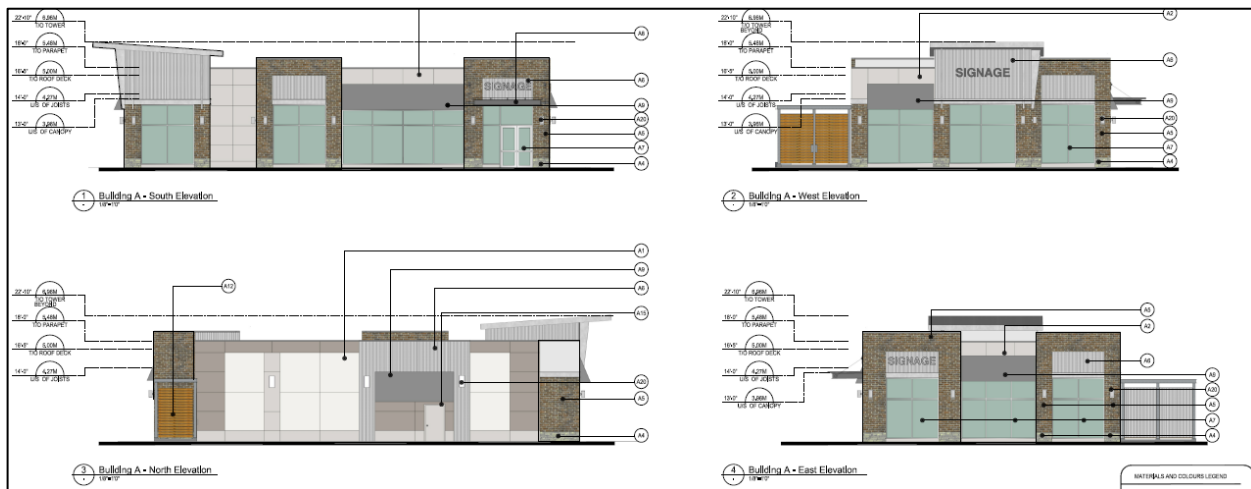
BACKGROUND

In 2018, the City conducted a comprehensive review process that included consultation with cannabis industry representatives, local businesses and the broader community to determine the appropriate regulations and policies to be applied to land use decisions related to the production and retail sale of cannabis in Port Coquitlam. Following the completion of this review, Council adopted an approach that would allow for its consideration of cannabis retail outlets on a site-specific basis and approved the *Cannabis Establishment Policy* to guide this future consideration through the rezoning process. Anticipating multiple applications, Council further directed that it would provide a 30-day window during which applications would be received in order to provide for their concurrent evaluation. The site at 1971 Lougheed Highway is one of four sites selected to be given further consideration at this time.

The Liquor Distribution Branch is proposing to offer cannabis retail sales in a building to be constructed at the north east corner of the Oxford Crossing Shopping Centre. A development permit regulating the design, form and character of a new building is in place for the proposed building. A building permit would be required.

The Liquor Distribution Branch has confirmed that, as a Provincial agency, a cannabis retail sales licence from the Liquor and Cannabis Licensing Branch would not be required.

Rezoning Application RZ000188 – 1971 Lougheed Highway



Rendering and elevation drawings of the proposed BC Cannabis Store located at Oxford Crossing Shopping Centre.

Evaluation of 1971 Lougheed Hwy Rezoning Application RZ000188	
Cannabis Establishment Policy - Siting Criteria	
i. Designated as Downtown Commercial, Neighbourhood Commercial, Highway Commercial or Transit Corridor Commercial by the Official Community Plan;	Complies – site's land use designation is Highway Commercial
ii. Located at least 1 kilometre from a property zoned to permit a cannabis retail sales use;	No sites are zoned for this use and no proposals under consideration within 1 km
iii. Located at least 250 metres from a school, playground, community centre or sports field.	Complies
Cannabis Establishment Policy - Evaluation Factors	
i. Distance to other uses, such as child care facilities, community gathering spaces, recovery homes and emergency shelters;	None within the vicinity
ii. Potential impacts to residents, if in a building with a mix of commercial and residential uses;	Not applicable
iii. Access for vehicles, including potential traffic impacts and parking availability;	Appropriate access and egress to the site via Lougheed Highway, Oxford Street and lane.
iv. Access for pedestrians and cyclists, including	Accessible via bicycle and bus routes

Rezoning Application RZ000188 – 1971 Lougheed Highway

Evaluation of 1971 Lougheed Hwy Rezoning Application RZ000188	
proximity to public transit;	
v. The proposed size of the outlet is appropriate to the site's context;	Proposal is appropriate at 328 m ²
vi. The proposed interior layout does not include space that could accommodate product sampling;	No space identified
vii. The proposed exterior design is sensitive to the design and character of surrounding land uses, location and design of signage is discreet and the overall design character is visually appealing; and	Signage and exterior character is sensitive to the overall design of the site
viii. Storefronts do not include opaque window coverings, bars on windows, metal shutters or signage in windows.	In accordance with Provincial regulations, the storefront uses a light grey, opaque window cover, with a layered white window graphic depicting trees
Additional Information relevant to the proposed Cannabis Retail Sales Use	
i. Site Zoning	District Commercial (DC)
ii. Proposed hours of operation	10am-10pm
iii. Potential for odour	Filtration system and vacuum sealed air-tight products
iv. Security considerations	Security plan provided to satisfy provincial and federal legislative requirements
v. Staffing	Approximately 13 employees, with an additional 4-6 auxiliary staff.
vi. Public Consultation with surrounding residents and businesses	The applicant has provided documentation of consultation with the commercial tenants of the Oxford Crossing Shopping Centre to address any potential concerns

The applicant notes that, as a government store, all revenue would be directed back to the Province to support public services and further that the employees would be unionized. Liquor Distribution Branch employees also undertake fundraising and education campaigns. In keeping with the *Cannabis Establishment Policy*, the applicant would be required to post signs within the interior and exterior of the building providing information to the public on the City's Smoking Bylaw.

DISCUSSION

The rezoning application meets the criteria set by Council's *Cannabis Establishment Policy* and would provide a community benefit through employment, education and revenues. Approval is recommended.

FINANCIAL IMPLICATIONS


Rezoning Application RZ000188 – 1971 Lougheed Highway

None.

PUBLIC CONSULTATION

A rezoning sign is posted on the property. To date, staff have not received any comments pertaining to a cannabis retail sales use at this location.

OPTIONS

	Description
1 	Recommend to Council that the Zoning Bylaw be amended to allow for cannabis retail sales at 1971 Lougheed Hwy.
2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment #1 – Location Map

Lead author(s): Graeme Muir, Jennifer Little

CITY OF PORT COQUITLAM
REZONING APPLICATION LOCATION

PROJECT ADDRESS: 1971 Lougheed Hwy

FILE NO: RZ000188



[REDACTED]

From: [REDACTED]
Sent: Wednesday, July 17, 2019 2:22 PM
To: PF_Clerks
Subject: Your zoning amendment by law #4138

Good day, Carolyn Deakin:

Refer to our telephone conversation, we, at [REDACTED] object to the above amendment which is located near our business establishment.

Thank you for your consideration.

[REDACTED], Port Coquitlam, BC

Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway - Third Reading and Adoption

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway third reading and adoption.


REPORT SUMMARY

Upon conclusion of a public hearing scheduled for July 23, 2019, Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway will be available for Council to give third reading and adoption.

Note: Section 480 of the Local Government Act permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019
Bylaw No. 4139

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. 4139".

2. ADMINISTRATION

2.1 That "Zoning Bylaw, 2008, No. 3630" be amended in Table 3.3: Commercial Zones Permitted Uses, by adding the following location in numerical order to Note 34:

"Lot 196 District Lot 380 Group 1 New Westminster District Plan 58699 (2755 Lougheed Highway), not to exceed an interior floor area of 75 m²."

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
PUBLIC HEARING HELD this	23 rd day of	July, 2019
READ A THIRD TIME this		
ADOPTED this		

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway - First Two Readings

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway first two readings.


PREVIOUS COUNCIL / COMMITTEE ACTION

At the June 25, 2019, Committee of Council meeting, Committee recommended to Council:

1. *The Zoning Bylaw be amended to allow for a cannabis retail sales use at 2755 Lougheed Highway; and,*
2. *Prior to adoption of the amending bylaw, the following community benefits be secured to the satisfaction of the Director of Development Services:*
 - a. *Commitment to providing an annual \$2500 scholarship for a secondary student and a \$5000 donation to charitable organization(s) in Port Coquitlam, and*
 - b. *Posting of signs within the interior and exterior buildings informing the public of the Smoking Bylaw.*

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give first two readings to the bylaw.
2	Delay first two readings and request staff to provide additional information.
3	Deny first two readings of the bylaw.

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

1. The Zoning Bylaw be amended to allow for a cannabis retail sales use at 2755 Lougheed Highway; and,
2. Prior to adoption of the amending bylaw, the following community benefits be secured to the satisfaction of the Director of Development Services:
 - a. Commitment to providing an annual \$2500 scholarship for a secondary student and a \$5000 donation to charitable organization(s) in Port Coquitlam,
 - b. Commitment to paying full-time employees a living wage, and
 - c. Posting of signs within the interior and exterior buildings informing the public of the Smoking Bylaw.

And that, upon adoption of the amending bylaw, Committee of Council authorize staff to advise the Liquor and Cannabis Licensing Branch of the following:

- a. That the City of Port Coquitlam recommends issuance of an application for a non-medical retail cannabis licence at 2755 Lougheed Highway.
- b. The City of Port Coquitlam's comments on the prescribed considerations are as described in the staff report titled, Rezoning Application RZ000181 – 2755 Lougheed Highway; and
- c. The views of residents were solicited through posting a sign onsite and a Public Hearing at a Council meeting.

PREVIOUS COUNCIL/COMMITTEE ACTION

April 16, 2019: *Committee of Council resolved to give further consideration to a rezoning application for a cannabis retail sales use at 2755 Lougheed Highway.*

REPORT SUMMARY

Burb Cannabis Corp. is currently renovating a commercial unit at 2755 Lougheed Hwy for the purpose of retail cannabis accessories and clothing sales and has submitted a rezoning application to include cannabis retail sales. This report describes how the proposal complies with the City's Cannabis Establishment Policy and recommends the bylaw be amended, subject to securing the proposed community benefits as a condition of approval.

BACKGROUND

In 2018, the City conducted a comprehensive review process that included consultation with cannabis industry representatives, local businesses and the broader community to determine the appropriate regulations and policies to be applied to land use decisions related to the production and retail sale of cannabis in Port Coquitlam. Following the completion of this review, Council adopted an approach that would allow for its consideration of cannabis retail outlets on a site-specific basis and approved the *Cannabis Establishment Policy* to guide this future consideration through the rezoning process. Anticipating multiple applications, Council further directed that it would provide a 30-day window during which applications would be received in order to provide for

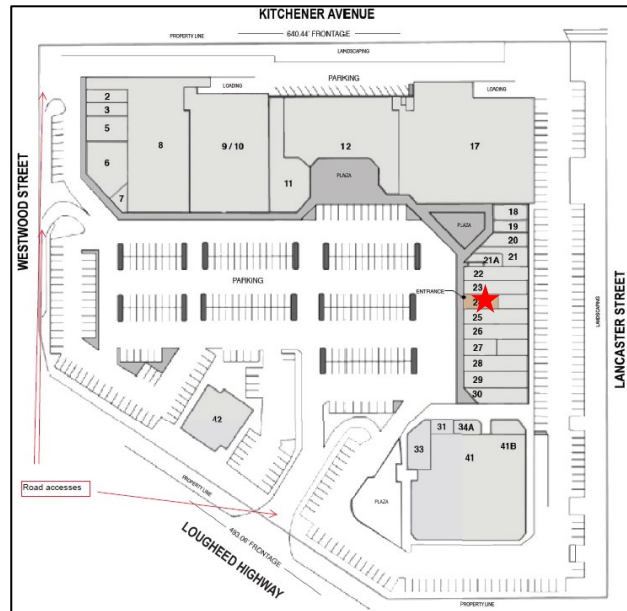
Rezoning Application RZ000181 – 2755 Lougheed Highway

their concurrent evaluation. The site at 2755 Lougheed Highway is one of four sites selected to be given further consideration at this time.

Burb Cannabis Corp. is currently renovating a commercial unit at PoCo Place Mall with the intention of selling clothing and cannabis accessories and wishes to add cannabis retail sales. A building permit (for tenant improvements) was approved for the permitted retail use and no structural changes to the premises would be required for the proposed additional use. The applicant has also applied to the Liquor & Cannabis Regulation Branch to acquire a provincial licence for cannabis retail sales.



Subject property 2755 Lougheed Hwy



Burb Cannabis Corp. cannabis retail outlet

Evaluation of 2755 Lougheed Hwy Rezoning Application RZ000181

Cannabis Establishment Policy - Siting Criteria

i. Designated Downtown Commercial, Neighbourhood Commercial, Highway Commercial or Transit Corridor Commercial by Official Community Plan;	Complies – site's land use designation is Neighbourhood Commercial
ii. Located at least 1 kilometre from a property zoned to permit a cannabis retail sales use;	No sites are zoned for this use and no proposals under consideration within 1 km
iii. Located at least 250 metres from a school, playground, community centre or sports field.	Complies

Cannabis Establishment Policy - Evaluation Factors

i. Distance to other uses, such as child care facilities, community gathering spaces, recovery homes and emergency shelters;	None within the vicinity
ii. Potential impacts to residents, if in a building with a mix of commercial and residential uses;	Not applicable
iii. Access for vehicles, including potential traffic	Appropriate access and egress to the site

Rezoning Application RZ000181 – 2755 Lougheed Highway

Evaluation of 2755 Lougheed Hwy Rezoning Application RZ000181	
impacts and parking availability;	off of Lougheed Hwy, Westwood St and Kitchener Ave
iv. Access for pedestrians and cyclists, including proximity to public transit;	Accessible via bicycle and bus routes along Lougheed Hwy and Westwood St
v. The proposed size of the outlet is appropriate to the site's context;	Proposal is appropriate at 69 m ²
vi. The proposed interior layout does not include space that could accommodate product sampling;	No space identified
vii. The proposed exterior design is sensitive to the design and character of surrounding land uses, location and design of signage is discreet and the overall design character is visually appealing; and	Signage and exterior character is sensitive to the overall design of the site
viii. Storefronts do not include opaque window coverings, bars on windows, metal shutters or signage in windows.	In accordance with Provincial regulations a portion of the storefront uses an opaque, pale taupe window cover that varies in shade.
Additional Information relevant to the proposed Cannabis Retail Sales Use	
i. Site Zoning	Comprehensive Development 2 (CD2)
ii. Proposed hours of operation	9am-11pm
iii. Potential for odour	Charcoal filtration system and vacuum sealed air-tight products
iv. Security considerations	Master security plan provided
v. Staffing	10 employees (5 FT, 5 PT) Living Wage paid to full-time employees
vi. Public Consultation with surrounding residents and businesses	The applicant has provided documentation of consulting with adjacent commercial businesses

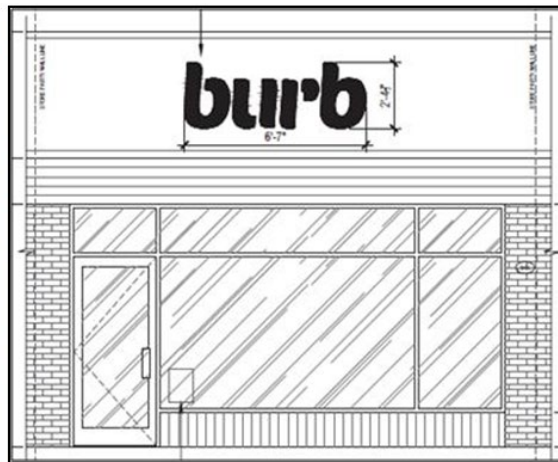


Image of signage (left) and proposed storefront design (right)

Rezoning Application RZ000181 – 2755 Lougheed Highway

The applicant has proposed a charitable benefit that would include an annual \$2,500 scholarship for post-secondary education for a Port Coquitlam secondary student, a Living Wage for all full-time employees, \$5,000 contribution in financial support to community organizations such as the PoCo Community Foundation and quarterly social initiatives that would include citywide events as well as Burb employee leadership events. In keeping with the *Cannabis Establishment Policy*, the application would also be required to post signs within the interior and exterior of the building providing information to the public on the City's Smoking Bylaw.

DISCUSSION

The rezoning application meets the criteria set by Council's *Cannabis Establishment Policy*. Further, the proposed conditions of bylaw adoption would include charitable benefit measures including a commitment to provide the yearly scholarship and financial donations and pay employees a living wage. Approval is recommended.

Local governments must also make a recommendation to the Liquor and Cannabis Regulation Branch for non-medical cannabis retail licence application. This resolution must give specific consideration to the potential location and general impact on the community of the proposal and specify how views of residents have been solicited. Committee of Council has delegated authority to adopt a resolution to provide comment on a cannabis licence application and it is recommended to Committee that the required resolution be endorsed at this time for submission to the Branch after the Zoning Bylaw is amended.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

A rezoning sign is posted on the property. The City has received one written concern about cannabis sales at this location.

OPTIONS

	Description
1 	Recommend to Council that the Zoning Bylaw be amended to allow for cannabis retail sales at 2755 Lougheed Hwy, subject to a commitment to secure the proposed community benefits.
2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.

Rezoning Application RZ000181 – 2755 Lougheed Highway

3

Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment #1 – Location Map

Lead author(s): Graeme Muir, Jennifer Little

CITY OF PORT COQUITLAM
REZONING APPLICATION LOCATION

PROJECT ADDRESS: 24-2755 Lougheed Hwy

FILE NO: RZ000181



[REDACTED]

Subject: FW: Change in land use 2755 Lougheed Higheed

From: [REDACTED]
Sent: Wednesday, July 17, 2019 7:00 AM
To: Public Hearings
Subject: Change in land use 2755 Lougheed Higheed

Dear Ms Carolyn,

I am totally disagreed the zoning amendment to sale of cannabis or any relative about cannabis.

The cannabis business should be far away from residential area. I felt very frustrated about the decision of City of Port Coquitlam. The Cannabis business will bring huge harmful for the residents specially for the children.

I suggest City brings the Cannabis business to industrial area not commercial and residential area.

Best regards,
[REDACTED] Poco

--

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, July 17, 2019 6:40 AM
To: Public Hearings
Subject: Change in land use of 2755 Lougheed Highway

Dear Ms Carolyn,

I totally disagreed the Zoning Amendment to sale of cannabis or any relative about Cannabis.

I received a letter from your office. The Cannabis business should be far away from residential area because of the strong smelling and cannabis people will bring huge harmful for the surrounding residents and children.

Best regards,
[REDACTED] Poco

Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) - Third Reading and Adoption

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) third reading and adoption.


REPORT SUMMARY

Upon conclusion of a public hearing scheduled for July 23, 2019, Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) will be available for Council to give third reading and adoption.

Note: Section 480 of the Local Government Act permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4142

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. 4142".

2. ADMINISTRATION

2.1 That "Zoning Bylaw, 2008, No. 3630" be amended as follows:

2.2.1 In Section 1 Definitions by adding the following definition in alphabetical order:

"Cannabis retail outlet means premises licensed under the *Cannabis Distribution Act* to provide for the sale of cannabis for off-premises consumption."

2.2.2 In Section II, Zones and Zone Regulations, by amending 6(d) to include "or a cannabis retail outlet" after "a cannabis production facility"; and,

2.2.3 in Table 3.3: Commercial Zones Permitted Uses, by adding the following new use in alphabetical order, and adding a new Note 34:

Use	Zone				
	NC	CC	DC	SSC	RC
Cannabis retail outlet		S Note 34	S Note 34		

Note 34. Cannabis retail outlets are limited to one such premises at the following locations:

READ A FIRST TIME this 9th day of July, 2019

READ A SECOND TIME this 9th day of July, 2019

PUBLIC HEARING HELD this 23rd day of July, 2019

READ A THIRD TIME this

ADOPTED this

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4142 - First Two Readings


RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4142 first two readings.

REPORT SUMMARY

At the June 25, 2019, Committee of Council meeting, Committee recommended to Council that various rezoning applications for cannabis retail be approved to proceed for first two readings. In addition to the specific address zoning amendments, Zoning Amendment Bylaw No. 4142 provides for a required text amendment to add the definition of Cannabis Retail Outlet and allows a Cannabis Retail Outlet as a permitted use in certain locations.

OPTIONS

1 	Give first two readings to the Bylaw.
2	Delay first two reading and request staff to provide additional information.
3	Deny first two readings of the bylaw.

Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street - Third Reading and Adoption

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street third reading and adoption.


REPORT SUMMARY

Upon conclusion of a public hearing scheduled for July 23, 2019, Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street will be available for Council to give third reading and adoption.

Note: Section 480 of the Local Government Act permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4140

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. 4140”.

2. ADMINISTRATION

2.1 That "Zoning Bylaw, 2008, No. 3630" be amended in Table 4.3: Industrial Zones Permitted Uses, by replacing Note 19 with the following note:

“19. Cannabis production facilities are limited to one such premises at the following locations:

- a. 1425 Kebet Way, with a maximum floor area in use for cannabis production purposes of 750 m²
- b. 1840 Broadway Street, with a maximum floor area in use for cannabis production purposes of 1070 m² and in a building that fronts Langan Avenue at the north part of the property;

For clarification, no on-site retail sale of cannabis product is permitted at a cannabis production facility.

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
PUBLIC HEARING HELD this	23 rd day of	July, 2019
READ A THIRD TIME this	day of	, 2019
ADOPTED this	day of	, 2019

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street - First Two Readings

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street first two readings.


PREVIOUS COUNCIL / COMMITTEE ACTION

At the June 25, 2019, Committee of Council meeting, Committee recommended to Council:

- 1) *That 1st and 2nd Readings be given to a rezoning bylaw to permit a cannabis production facility use in Building B at 1840 Broadway Street, and*
- 2) *That the following conditions be met prior to the adoption of the rezoning to the satisfaction of the Director of Development Services:*
 - a) *Completion of a detailed building design from a qualified energy professional and mechanical engineer providing for:*
 - i) *elimination of potential odours emanating from the building, and*
 - ii) *reduced energy consumption;*
 - b) *Registration of a legal agreement to ensure installation of equipment specified to eliminate odour and maintenance of the equipment;*
 - c) *Submission of a final landscape plan and securities and fees for on-site landscaping, and;*
 - d) *Completion of detailed design and submission of securities and fees for the following offsite works and services:*
 - i) *dedication of 3m x 3m corner cut-offs at Broadway/Langan and Broadway/lane intersections,*
 - ii) *installation of signage to indicate left turns are not permitted onto Broadway Street,*
 - iii) *construction of a concrete barrier in the road centre median to prevent left turns out of the Broadway Street driveway exit, and*
 - iv) *construction of a barrier curb to replace the west driveway let down on Langan Avenue.*

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give first two readings to the bylaw.
2	Delay first two readings and request staff to provide additional information.
3	Deny first two readings of the bylaw.

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

RECOMMENDATIONS:

That Committee of Council recommend to Council the following:

- 1) That 1st and 2nd Readings be given to a rezoning bylaw to permit a cannabis production facility use in Building B at 1840 Broadway Street, and
- 2) That the following conditions be met prior to the adoption of the rezoning to the satisfaction of the Director of Development Services:
 - a) Completion of a detailed building design from a qualified energy professional and mechanical engineer providing for:
 - i) elimination of potential odours emanating from the building, and
 - ii) reduced energy consumption;
 - b) Registration of a legal agreement to ensure installation of equipment specified to eliminate odour and maintenance of the equipment;
 - c) Submission of a final landscape plan and securities and fees for on-site landscaping, and;
 - d) Completion of detailed design and submission of securities and fees for the following off-site works and services:
 - i) reconstruction of Langan Avenue to ½ road plus one metre complete with curb and gutter, road drainage, sidewalk, street trees, and street lighting,
 - ii) reconstruction of the lane,
 - iii) dedication of 2m x 3m corner cut-offs at Broadway/Langan and Broadway/lane intersections,
 - iv) installation of signage to indicate left turns are not permitted onto Broadway Street, and
 - v) construction of a concrete barrier in the road centre median to prevent left turns out of the Broadway Street driveway exit.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the February 5 , 2019, Committee of Council meeting, the following motion was passed:

That Committee of Council postpone the motion on the floor [to not authorize notification of Development Variance Permit DVP00059] until receipt of a staff report outlining specific requirements that would need to be met to comply with the City's regulations.

At the June 5, 2018 Smart Growth Committee meeting, the following motion was passed:

That Smart Growth Committee postpone a decision on the 1840 Broadway rezoning application until the following is provided, in addition to the original report:*

- *An outline of the Health Canada approval process for medical marihuana processing facilities, including whether final reading of a rezoning bylaw is needed before Health Canada approval can be given to a facility application; and*
- *Additional information on options to monitor and regulate odour control.*

Additionally, staff are directed that a traffic study not be required for the application.

**The original report had identified the following conditions (in summary)*

- *Design for upgrading the building to eliminate odour and reduce energy consumption*

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

- *Landscaping plan to include upgraded fence design and substantial planting*
- *Building design per development permit area guidelines for industrial development*
- *Site and building plans to confirm compliance with zoning and parking regulations*
- *Confirmation of expected marihuana uses and annual production amounts.*

REPORT SUMMARY

This report brings forward a recommendation to Committee that further consideration be given to rezoning the industrial property at 1840 Broadway Street to permit a cannabis manufacturing facility. The proposal has the potential to be in compliance with Council's *Cannabis Establishment Policy* (Attachment 1), subject to fulfilling recommended conditions of approval. In support of this recommendation, information provided by the applicant, Lucava Farms, indicates an intent to meet recommended conditions of approval including eliminating potential cannabis odours, upgrading the site's landscaping and building design, and providing for appropriate access. The report further recommends that improvements to Langan Avenue and the lane be required as conditions of the rezoning. The applicant objects to this requirement and the report includes options to this recommendation for Committee's consideration.

For clarity and ease of reference, this report consolidates information that had been provided in staff reports for this application that were previously considered by the Smart Growth Committee on June 5th, 2018 and by the Committee of Council on February 5th, 2019.

BACKGROUND

The use of cannabis, including the processing of food containing cannabis, is prohibited by the City's Zoning Bylaw unless an amendment to permit this use on a site-specific basis has been approved by Council.


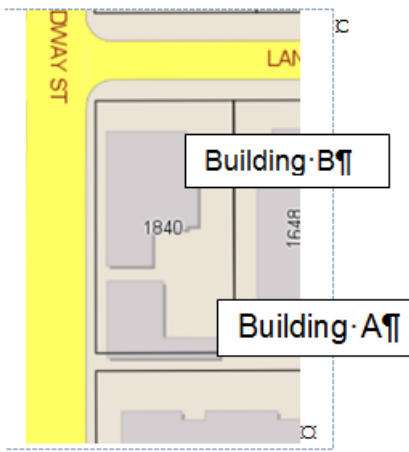
The owner of the property located at the corner of Broadway Street and Langan Avenue, Lucava Farms, wishes to re-use two older industrial buildings which occupy the site to include a cannabis production facility in the larger of the two concrete block buildings (Building B) and a food production facility in the smaller building (Building A), replacing a former metal machinery shop. The remainder of the site is paved for parking and circulation, surrounded by a chain link fence with barbed wire. Access to the site currently includes two driveways on Langan Avenue, one at Broadway Street and one at the lane. Future access to the site will be limited to two driveways: one connecting with Langan and one with Broadway Street. The existing driveway connecting to the lane is to be retained for pedestrian access and access for garbage pickup with a fence and bollards or a no-post barrier to be installed to restrict vehicle access at this point. The intent of this restriction is to reduce traffic conflicts along Broadway Avenue.

The smaller building is currently being renovated for a food production use. In the future, the applicant advises that she wishes to include the production of cannabis edibles in the food production facility, which would require the *Cannabis Act* to be amended to authorize the legal production and sale of edibles containing cannabis and cannabis concentrates use. This use would require further consideration by the City once the federal legislation has been adopted.

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

The applicant has advised that the intent for the larger building is to grow cannabis plants for both medical and non-medical purposes within an onsite operation and to dry and cure the product within the building. The intent is also to look at extracting oil from the plants. The volume of production proposed in February 2018 included a harvest of 1500 kilos of marihuana at maximum capacity (3-4 harvests annually); with changes in federal legislation permit edibles, the applicant advises that this business model could change.

Lucava Farms originally applied for rezoning on June 22, 2017 and, at that time, proposed to use the larger building for a medical marihuana production use (the application was prior to the amendment allowing for non-medical production). This proposal was considered by the Smart Growth Committee on June 5th, 2018, after the applicant had responded to initial staff concerns and consulted with area property owners. The Committee determined it would postpone a decision on the application pending receipt of information on Health Canada's approval process and measures to mitigate potential odours, as well as to obtain additional information related to compliance of proposal with the City's guidelines and regulations pertaining to building design, landscape design, production capacity, and site access. The applicant worked with staff to provide the additional information. In addition, a request to vary site landscaping requirements was submitted along with a request that the no offsite improvements be required as a condition of the rezoning. This information was provided to Committee of Council in the staff report considered by February 9th, 2019. At that meeting, Committee determined it would postpone making any decision on the requests (or the rezoning application) until it received information clearly indicating how the City's regulations would apply to the proposed development. Staff have since worked with the applicant to clarify the information provided by her consultants and reviewed additional information submitted in response to the resolutions from both Committees.

	
1840 Broadway	Site Layout

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

DISCUSSION

A. Compliance with Policies & Regulations

Cannabis Establishment Policy (Attachment 1): This site is considered to generally comply with the adopted policy, as the site is located in an industrial area and not close to sensitive uses such as schools or child care facilities. While residential uses are relatively close, they are separated from the site by a major arterial, Broadway Street as shown by the following Zoning Bylaw excerpt.



Zoning map of the subject property identifying the surrounding context within the city.

Official Community Plan: The Official Community Plan designates the site as General Industrial in support of industrial and employment uses in the Broadway Industrial Area and in accordance with the site's industrial designation in Metro Vancouver's Regional Growth Strategy. The Plan includes measures to ensure industrial developments within this area would be compatible with surrounding uses and not adversely impact nearby residential neighbourhoods. While the Plan does not include any policies specific to a cannabis use, a processing use is compatible with its policies

The Official Community Plan also includes the site within an industrial development permit area designation. This designation encourages landscape screening along arterial streets and presentation of an orderly image; the environmental conservation designation promotes reduced energy use as well as other measures to reduce environmental impact. As the current development predates these aesthetic objectives and does not comply with community design objectives, the rezoning application provides an opportunity to achieve aesthetic improvements.

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street



Broadway Street frontage



Langan Avenue frontage

Zoning Bylaw: The site is zoned Heavy Industrial (M2), which allows for manufacturing and processing uses. The Zoning Bylaw requires that a site-specific zoning be approved for any cannabis use. In addition, it specifies the following landscape requirements (in summary):

- a. A 3m wide landscaped strip including 1 tree/10 lineal metres along both frontages;
- b. A 1m wide landscaped adjacent to a building wall facing the streets; and
- c. A 6m² landscaped area including 1 tree / 8 parking stalls.

The existing site landscaping does not conform to the above regulations, which were adopted as part of the City's initiative to streamline regulations applicable to industrial properties. As noted above, it also does not comply with the Official Community Plan's objectives and guidelines for landscaping and the rezoning application provides an opportunity to obtain the improvements.

Licensing: Cannabis production facilities must obtain a licence from Health Canada and would be required to comply with its standards for security, quality and odour control, health and safety, but provincial approval is not required.

MOTI: In accordance with Section 52 of the Transportation Act, approval from the Ministry of Transportation and Infrastructure (MOTI) for the rezoning would be required as the site is within 800m of a controlled access highway (Mary Hill Bypass).

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

B. Recommended Conditions of Rezoning Approval

Odour / Energy Reduction. The attached letter from the applicant's mechanical engineer indicates the percentage of mitigated odours will "approach 100%" and includes information on the proposed construction and equipment maintenance. In addition, the proposed upgrades to the building to permit the cannabis production facility are proposed to include measures to reduce energy consumption. If the bylaw amendment proceeds to be given 3rd Reading, then staff would retain qualified expertise as required to review the applicant's submission and ensure that the stated objective could be realized by the proposed measures as well as implemented to eliminate the potential for odour. Registration of legal documents is a further recommended condition of approval to ensure implementation of the works and require equipment maintenance.

Building Design and Landscaping:



The building elevations to the left illustrate the applicant's proposed upgrades to the existing buildings. These improvements would generally meet the intent of the development permit area designation for industrial development of the Official Community Plan, given the proposed retention and renovation of existing site development. As the proposed exterior works to upgrade existing building façades are relatively minor in scope, issuance of a separate development permit would not be required to regulate the form and character of the improvements.

The fencing would be an improvement over the existing situation and appears to be designed to create a secure site, although its impact would be improved if softened by landscaping.

As shown by the landscape plan below, the proposed landscaping is limited to six street trees on Broadway Street, some dwarf rhododendrons and laurels on the boulevard to replace larger bushes, and two landscaped islands with flowering cherry trees within the parking area. This amount of landscaping is minimal. The applicant's advises she wishes to maintain existing paving along the front of the buildings and the minimal landscaping being proposed reflects the current site situation.

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

	 <p>Proposed Fence - Broadway Street Metal picket fence, 8' tall with straight top Versai V2 as manufactured by Fortress Fence Products or equivalent</p>
Proposed landscape plan	Fence detail

Offsite Requirements: Staff recommend that the following offsite improvements be required:

- i) reconstruction of Langan Avenue to ½ road plus one metre complete with curb and gutter, road drainage, sidewalk, street trees, and street lighting,
- ii) reconstruction of the lane,
- iii) dedication of 2m x 3m corner cut-offs at Broadway/Langan and Broadway/lane intersections,
- iv) installation of signage to indicate left turns are not permitted onto Broadway Street,
- v) construction of a concrete barrier in the road centre median to prevent left turns out of the Broadway Street driveway exit, and
- vi) construction of a barrier restricting vehicular access to the site from the lane for vehicles other than garbage trucks.

Note: it was determined that offsite improvements are not required for Broadway Street.

Lucava Farms has requested that Council not require off-site improvements as a condition of the rezoning approval. The applicant would have been required to provide the recommended offsite improvements by bylaw if a new building was to be constructed or the site subdivided. As neither situation applies, the staff recommendation reflects the City's longstanding practice to require provision of offsite improvements if an owner is proposing rezoning to permit a site-specific use when the use that impact use of the adjoining streets. Council recently requested a review of its practice of requiring offsite improvements as a condition of a zoning bylaw amendment. Also, the City is undertaking a review of its Subdivision Servicing Bylaw regulations. Given this current direction and the request from the owner, staff have proposed an option for Committee to consider that it would not require construction of the lane, but only require reconstruction of Langan Avenue.

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

This alternative acknowledges that lane traffic would be limited as a barrier restricting vehicular access to the site from the lane for vehicles other than garbage trucks is to be installed as a condition of approval. Staff recommend maintaining requirements for those improvements to Langan Avenue as a condition of approval for this rezoning application because the proposed amendment facilitates a use which could have significant traffic impacts and a significant renovation of the existing building is involved to accommodate the new use. The offsite improvements, if required, would also provide an opportunity for the improvements to obtain street trees that would help compensate for the limited on-site landscaping being proposed. If Committee determines that it does not wish to require the recommended improvements to Langan Avenue, then at a minimum, the applicant should be required to extend a barrier curb along the Langan Avenue frontage to ensure vehicle access to the site is restricted to a driveway further away from the intersection of Langan with Broadway Street. The current driveway access to the west is too close to the intersection and creates a conflict point.

Requiring the recommended corner cut-off dedications would ensure that the security fencing on the perimeter of the site would be set along the new property line to enhance sightlines and safety. This recommendation is in keeping with the City's longstanding practice to obtain the dedication at the time of rezoning, subdivision or permit approval (as applicable).

Requiring installation of signage to indicate left turns are not permitted onto Broadway Street and the construction of a concrete barrier in the road centre median would help prevent left turns out of the Broadway Street driveway. While staff had initially proposed that this access be eliminated, the applicant advised she wished to retain the existing access and staff support the turn restriction and barrier construction as an alternative solution.

FINANCIAL IMPLICATIONS

None. However, the City's overall funding of offsite infrastructure improvements would be impacted if Committee determines it does not wish to require off-site improvements for this development.

ENVIRONMENTAL IMPLICATIONS

The potential benefits of this application include reduction of greenhouse gas emissions, if the buildings are appropriately improved and the planting of street trees is required.



PUBLIC CONSULTATION

As noted in a previous report to Committee, the applicant sent letters to inform nearby businesses, residents and SD #43 of the application and advised staff that she received numerous phone calls in support, but one neighbouring business expressed concern related to potential odour. The Board of Education for SD43 provided a letter to the City noting its concern with respect to the site's proximity to schools. To date, staff have received a number of phone and counter enquiries about the proposal from neighbouring businesses and residents, many expressing concern about the potential impact for odour emissions.

Rezoning Application RZ000148 for a Cannabis Production Facility at 1840 Broadway Street

A development sign remains posted on the site. If the rezoning proceeds, the sign would be updated to indicate the date of public hearing, and the hearing would allow for further public comment.

OPTIONS

#	Description
1 	Recommend to Council proceeding with rezoning to permit a cannabis production facility use at 1840 Broadway Street and to require the recommended conditions to mitigate the potential impacts of this use.
2 	Recommend to Council proceeding with the amending bylaw excluding condition 2(d)(ii), if Committee does not wish to require offsite improvements to the lane (this alternate recommendation reflects elimination of vehicular access between the site and the lane).
3	Recommend to Council proceeding with the amending bylaw excluding conditions 2(d)(i) and 2(d)(ii), if Committee does not wish to require offsite improvements to the lane or Langan Avenue. If this option is selected by Committee, staff recommend that a new condition be added to require the applicant to construct a curb to replace existing driveway letdowns that are too close to Broadway Street and specific consideration be given to requiring street trees and/or a sidewalk along the Langan Avenue frontage.
4	Request further information on the application prior to making a decision, such as an independent review of the applicant's submission to ensure the proposal would not result any odour from the cannabis manufacturing activity.
5	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

Attachment #1: *Cannabis Establishment Policy*

Attachment #2: *Letter re Odour Control*



POLICY

Subject Area: Planning			Policy # 5.06
Policy Title: Cannabis Establishment Policy			
Authority:	Legislative	X	Effective Date: 2019-01-08
	Administrative		Review Date: 2024-01-08
Issued By:	Laura Lee Richard, Director of Development Services		Issue Date: 2019-01-18
			Manner Issued: E-mail to Department Heads

Purpose:

The Cannabis Establishment Policy provides a framework for consideration of applications to amend the Zoning Bylaw to permit a cannabis use, including new cannabis retail outlets, cannabis manufacturing, and cannabis distribution facilities.

The policy also informs the City's response to a request for comment on an application for a cannabis retail outlet licence from the Liquor & Cannabis Regulation Branch (LCRB).

Associated Regulations and Policy Documents:

This policy is to be applied in conjunction with:

- Policies and land use designations of the Official Community Plan.
- Regulations of the Development Procedures Bylaw.
- Regulations of the Business Bylaw.
- Regulations of the Smoking Bylaw.
- Regulations of the Sign Bylaw.
- Any other relevant bylaws or policies as may be adopted by Council from time to time.

Policy:

1. Site specific rezoning to permit a cannabis retail outlet use

- a) A site proposed for a cannabis retail outlet should be:

- i. Designated as Downtown Commercial, Neighbourhood Commercial, Highway Commercial or Transit Corridor Commercial by the land use designations map of the Official Community Plan;
 - ii. Located at least 1 kilometre from a property zoned to permit a cannabis retail sales use. For clarity, this distance criterion applies to private cannabis retail outlets and outlets owned or operated by a government agency. It also applies if a site is zoned to permit a cannabis retail sales use but does not include a cannabis retail sales business; and,
 - iii. Located at least 250 metres from a school, playground, community centre or sports field.
- b) In addition to the siting criteria defined in section 1(a), the following factors will be considered in evaluation of a rezoning application for a cannabis retail sales use:
 - i. Distance to other uses, such as child care facilities, community gathering spaces, recovery homes and emergency shelters;
 - ii. Potential impacts to residents, if the proposed use is to be located in a building with a mix of commercial and residential uses;
 - iii. Access for vehicles, including potential traffic impacts and parking availability;
 - iv. Access for pedestrians and cyclists, including proximity to public transit;
 - v. The proposed size of the outlet is appropriate to the site's context;
 - vi. The proposed interior layout does not include space that could accommodate product sampling;
 - vii. The proposed exterior design is sensitive to the design and character of surrounding land uses, location and design of signage is discreet and the overall design character is visually appealing; and
 - viii. Storefronts do not include opaque window coverings, bars on windows, metal shutters or signage in windows.
- c) In evaluating the distance criteria of section 1(a), consideration will be given to potential impacts of geographical and physical barriers such as rail corridors, bridges, rivers and highways.

2. Site specific rezoning to permit a cannabis manufacturing or distribution facility use

- a) A site proposed for a cannabis manufacturing or distribution facility use should be:
 - i. Designated as Heavy Industrial or General Industrial by the land use designations map of the Official Community Plan; and,
 - ii. Located at least 250 metres from a school, playground, community center or sports field, if the proposal includes a manufacturing or processing function. For clarity, this requirement does not apply to a distribution facility.
- b) In addition to the siting criteria defined in section 2(a), the following factors will be considered in the evaluation of a rezoning application for a cannabis manufacturing or distribution facility use:
 - i. Distance to other uses, such as child care facilities, community gathering spaces, recovery homes, emergency shelters and residential uses;
 - ii. Potential impacts to the community, including residents and businesses adjacent to the proposed location;

- iii. Access for vehicles, including potential traffic impacts and parking and loading availability; and
 - iv. The proposed size and scale of the manufacturing or processing uses.
- c) In evaluating the distance criteria of section 2(a), consideration will be given to potential impacts of geographical and physical barriers such as rail corridors, bridges, rivers and highways.

3. Licence Amendments

- a) The siting criteria and factors applicable to evaluation of a rezoning application will also be applied in the evaluation of an application to amend a non-medical cannabis retail licence.

4. Public Consultation

- a) An application for rezoning to permit a cannabis use must include documentation of input gathered from surrounding residents and businesses.
- b) Council or Committee may direct that an applicant hold an advertised public information meeting in its consideration of a rezoning application or request for comment on a cannabis licence.

5. Conditions of Rezoning

- a) Council may require that one or more of the following conditions must be met prior to the adoption of a rezoning bylaw:
- i. The posting of a minimum of two signs within the interior of the building and a minimum of one sign on the exterior of the building, with all signs having dimensions of at least 12" x 18". The signage shall provide the public with information on the Smoking Bylaw;
 - ii. The installation of a filtration system designed to eliminate odor impacts on surrounding lands and a requirement to maintain this system;
 - iii. Funding for off-site improvements (e.g., sidewalks, crosswalks, street lighting, street trees, road works);
 - iv. Specified hours of operation;
 - v. Implementation of measures to create a community benefit; and
 - vi. Any other conditions as may be required by Council.

Responsibility:

The Director of Development Services

END OF POLICY

Record of Amendments:

Policy	Issue date	Reviewed	Replaced	Re-issue Date
5.06	2019-01-18			

WEC project number: 037759.00

September 13, 2018

Attention: Leslie Wallace
Owner Lucava Farms

Subject: Lucava Farms - Grow Operation
1840 Broadway Street, Port Coquitlam, BC

This letter is to confirm that Lucava Farms has retained Williams Engineering (WEC) for Mechanical and Electrical engineering design services to the North Building for a new industrial Cannabis Growing Operation. It is intended to also answer questions posed by the September 7, 2018 letter from the City of Port Coquitlam.

Design Intent

Mechanical systems will be designed to meet ASHRAE and NFPA requirements and to be compliant with the BC Building Code and other reference design standards to good engineering practice. Furthermore, the intent is to minimize energy use and the grow operation's impact on the adjacent neighbourhood including equipment noise levels and to provide odour control to the building exhaust air. Odours to the outdoors could occur through two paths: 1. through leakage from the building envelope, and 2. through the building exhaust air. The envelope integrity will be addressed by the project Architect under a separate document. The exhaust air treatment will be addressed by Williams Engineering, to which we have the following design comments:

- Odour control will be provided by two types of filtration. The return air and supply air to the spaces will have approximately 60% of the odour removed by MERV 15 rated air filtration systems from the grow rooms. This will also reduce odour for occupants and dilute the odour to the exhaust air. A second level of odour attenuation will occur in the exhaust air stream with the use of active ceramic carbon matrix systems. Downstream of the air handling unit, the level of odour removal by the carbon filtration system from (all of) the exhaust air leaving the building will approach 100%.
- The use of LED lighting for both growing and normal operations will be employed to reduce cooling (energy) demand.
- An electrical design will be provided which considers energy efficiency strategy, including such systems as lighting controls.
- An ideal indoor climate (air change rates, temperature and humidity levels) will be achieved by installing an intelligent dehumidification & HVAC system for indoor climate control which, will also optimise energy use through automatic 'turn-down' and 'turn-off'.
- With the decision to use LED grow lighting, heat recovery from the exhaust air and the dehumidification system (compressors) will further reduce energy requirements significantly (ie. reduce gas and/or electrical consumption) for conditioning of the growing spaces.
- Variable outdoor air flow and free cooling will be employed where/when appropriate.
- Intelligent design of air delivery systems to reduce fan power and therefore electrical power consumption.

Answering the questions from the City of Port Coquitlam letter dated September 7, 2018, we have the following comments:

1. Has Williams Engineering conducted a site visit to 1840 Broadway and inspected Building B, please confirm. *Yes, Williams Engineering has conducted site visits both mechanically and electrically.*
2. Provide a summary of building improvements necessary to seal the existing building envelope. A bulleted list would suffice. *The building envelope will be primarily addressed by the project Architect under separate documents. To minimize contamination infiltration potential, the grow areas need to have a slight positive pressurization to adjacent areas or outside. Therefore, airlocks will be*

provided and the building envelope will need to be sealed. As noted above, the filtration of the return and supply air to the spaces will reduce the odour potential from minor envelope leakage significantly.

3. Does sealing the building envelope include insulating the building? Will this reduce energy emissions? *Envelope and insulation requirements are primarily addressed by the project Architect under the requirements of the BC Building Code. WEC will have input to envelope requirements to ensure the temperature and humidity levels can be maintained within the grow and other spaces within the facility. Surface temperatures are as significant consideration to prevent condensation. Insulation will reduce energy consumption/emissions, but reducing envelope leakage has a larger impact on energy reduction.*
4. How will the bay doors opening into the grow rooms be sealed? *It is our understanding that the architect is eliminating the bay doors, or where needed for loading/delivery vehicles, a vestibule/room will be created around the loading area to create an environmental separation to the outdoors.*
5. Confirm what percentage of odours is expected to be mitigated by sealing the building and adding the "active carbon matrix systems". *The percentage of odours mitigated will be high and will approach 100%.*
6. Provide information about standard maintenance necessary to keep the odour mitigation measures optimally functioning. *WEC will provide a maintenance program as part of the design specification. As well, the project maintenance manuals provided by the HVAC contractor (required by our spec) will have equipment manufacturers maintenance information provided. Essentially the air filters will need to be changed out every 2-4 years; the carbon filter change out period will be determined by the ventilation rates/amounts and the manufacturers requirements which will be outlined in the manuals after construction.*
7. Confirm if the proposed LED lighting will be used for growing or only for standard building lighting. *Two sets (actually three sets) of lighting will be provided: LED fixtures specialized for growing operations; and also LED lighting for normal operations (when not growing), emergency lighting for exiting under failure of the normal power supply will also be provided per the requirements of the BCBC.*
8. Will any of the building upgrades impact the building exterior? *Mechanically, a new water entry room will be provided near the exterior stair on the west (Broadway) side of the building. Air handling equipment may be located on the exterior of the building (but not on the roof). Electrically, there will be no changes to the exterior of the building. The current electrical service is likely large enough for the new use. The remainder of the building exterior impacts would be Architectural in nature and are not considered as part of this scope.*
9. Please have the qualified energy professional and mechanical engineer sign and seal the letter. *See seal below.*

Yours truly,

Williams Engineering Canada Inc.

Collin Cronkhite

Collin Cronkhite, P.Eng. CP
Branch Manager

T 778.406.0023 F 778.406.0024
E ccronkhite@williamsengineering.com



Christer Blom

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Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) - Third Reading and Adoption

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) third reading and adoption.


REPORT SUMMARY

Upon conclusion of a public hearing scheduled for July 23, 2019, Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) will be available for Council to give third reading and adoption.

Note: Section 480 of the Local Government Act permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4136

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

1. CITATION

This Bylaw is cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2019, No. 4136”.

2. ADMINISTRATION

2.1 Section I Definitions is amended by replacing the definition of Agriculture with the following:

“**Agriculture** means a use defined as a farm use in the *Agricultural Land Commission Act*, whether in the Agricultural Land Reserve or not, excluding any cannabis production use unless this use takes place outdoors in a field or is located inside a structure that has a base consisting entirely of soil.”

2.2 Table 1.4 in Section II Zones and Zone Regulations is amended by adding the following Note 6 to the maximum floor area of a Type 2 Agricultural structure:
Agricultural Zones Regulations:

“Note 6. The production surface area in a structure for cannabis production with a base consisting entirely of soil is limited to 200 m².”

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
PUBLIC HEARING HELD this	23 rd day of	July, 2019
READ A THIRD TIME this	day of	, 2019
ADOPTED this	day of	, 2019

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) - First Two Readings

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) first two readings.


PREVIOUS COUNCIL / COMMITTEE ACTION

At the June 11, 2019, Committee of Council meeting, Committee recommended to Council:

That the Zoning Bylaw be amended to restrict a cannabis production use to being located outdoors in an agricultural field or inside a farm building that has a soil base and maximum production area of 200m².

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Give first two readings to the bylaw.
2	Delay first two readings and request staff to provide additional information.
3	Deny first two readings of the bylaw.

Cannabis Production in the Agriculture Zone

RECOMMENDATION:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to restrict a cannabis production use to being located outdoors in an agricultural field or inside a farm building that has a soil base and maximum production area of 200m².

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report responds to a recent change to the provincial regulation of cannabis production on agricultural lands which allows for non-soil based production. It recommends the Agriculture zone be amended to limit non soil-based cannabis production and restrict the size of soil-based facilities in farm buildings, in keeping with Council's policies to protect agricultural lands for farming purposes and to locate cannabis manufacturing facilities in the City's general and heavy industrial areas.

BACKGROUND

In February of this year, the Province amended the *Agricultural Land Commission Act* and its regulations. As part of these amendments, the way that the Province regulates cannabis production on agricultural lands changed. In the past, only soil-based cannabis production had been designated as a farm use in the provincial regulation. Other forms of cannabis production (e.g. in trays or hydroponically in a greenhouse or other farm building) could only be undertaken if approved through a non-farm use application to the Agricultural Land Commission, and the City would have had an opportunity to support or reject any such application.

In May, the Province released the attached Information Bulletin, *Cannabis Production in the ALR*, which clarifies the provincial interpretation of the revised legislation that applications to the Agricultural Land Commission are no longer required for any kind of cannabis production in the Agricultural Land Reserve. This interpretation results in the situation that if a production facility is proposed within the City's Agriculture zone, this use would be considered by the Province to be a permitted use and it would not be restricted by the City's current definition of Agriculture, which is a use designated as a farm use in the provincial *Agricultural Land Reserve Use, Subdivision and Procedure Regulation regulations*.

Local governments have the authority to prohibit non-soil based facilities and regulate the siting and scale of soil-based indoor production facilities but do not have the authority to prohibit growing cannabis (which is also a form of production) outdoors in a field or inside a structure with a soil base.

The policies in the Official Community Plan for the City's agricultural lands support their protection and enhancement, in keeping with policies of Metro Vancouver's Regional Growth Strategy

Cannabis Production in the Agriculture Zone

discouraging non-farm uses. The City's Cannabis Establishment Policy provides that a site used for cannabis manufacturing (which may include production or processing) is to be located within a Heavy Industrial or General Industrial land use designation of the Official Community Plan.

DISCUSSION

The determination that indoor non-soil based cannabis production is allowed by the Agricultural Land Commission could significantly erode the farming capacity of agricultural lands within the City and increase the demand for services within this area, if this use were to be established. The City's industrial areas have the appropriate access and service for an indoor production use, whereas sites within the agricultural area generally do not have the required infrastructure or road capacity for a more intensive use and are more remote, potentially requiring higher security provisions. For these reasons, this report recommends that non-soil based production facilities be prohibited.

The federal *Cannabis Regulations* provide that cannabis production facilities may obtain a micro-cultivation licence if the cultivation surface area does not exceed 200 m² (2150 sq.ft). Accordingly, it is proposed that cannabis production in a structure with a soil base be limited to an area of 200 m² to ensure such facilities are appropriately scaled to Port Coquitlam's small agricultural land base and to continue to direct more intensive production to industrial areas.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

The public would be formally consulted through the public hearing process for the bylaw amendment.

OPTIONS

#	Description
1 	That the Zoning Bylaw be amended to restrict the size of soil-based cannabis production in the Agriculture zone and prohibit non-soil based facilities within this zone.
2	Request staff to initiate a public consultation process or bring forward a different proposal to address concerns related to cannabis production in the Agriculture zone.
3	Determine that no Zoning Bylaw amendment is to be made at this time.

Lead author(s): Meredith Seeton

Attachment: Information Bulletin 04: Cannabis Production in the ALR



INFORMATION BULLETIN 04

CANNABIS PRODUCTION IN THE ALR

Revised: May 8, 2019

Issued: August 15, 2018

1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**) and regulations in relation to cannabis production in the Agricultural Land Reserve (**ALR**). The ALCA and regulations will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA and regulations. Compliance with the ALCA and regulations in relation to cannabis does not relieve persons from the need to comply with all other applicable laws, regulations and bylaws at the federal, provincial and local government levels.

2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (now the **ALR General Regulation**) were amended and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**) was created. Though many concepts contained in the ALCA and regulations remain unchanged, there have been changes related to the use of ALR land for cannabis production. All references in this information bulletin to the ALCA and regulations are as of February 22, 2019, unless otherwise stated.

3. WHETHER CANNABIS PRODUCTION IS A FARM USE

In the past, certain forms of cannabis production, but not others, had been “designated” as farm use by regulation. This was the practice followed when s. 2(2.5) of the former regulation was introduced in July 2018. The fact that certain production required “designation” to be a farm use suggested that non-designated forms of cannabis production:

- were not a farm use; and
- as such, could only be engaged in if the Agricultural Land Commission (the **Commission**) approved a non-farm use application specific to that use.

On February 22, 2019, s. 2(2.5) of the former regulation was repealed and the ALR Use Regulation was created. The ALR Use Regulation addresses cannabis production in s. 8, in a part of the ALR Use Regulation that is entitled “Farm Uses”, and no longer “designates” a

subset of cannabis production as farm use. This regulatory change clarifies that all forms of cannabis production are a “farm use”.

Because all forms of cannabis production are a “farm use”, cannabis production in the ALR does not contravene the ALCA even if engaged in without the Commission’s approval.

However:

- the ALR Use Regulation specifically allows local governments to prohibit cannabis production in certain forms (see section A of this bulletin); **AND**
- certain other activities associated with cannabis production, such as fill placement or soil removal, may still require proponents to engage with the Commission (see section B of this bulletin).

A. Local Government Authority To Prohibit

Local governments play a significant role in determining what kind of cannabis production occurs in their community.

Local governments may regulate or prohibit certain kinds of cannabis production, though may not prohibit all forms of cannabis production.

Section 8 of the ALR Use Regulation provides:

- (1) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced
 - (a) outdoors in a field, or
 - (b) inside a structure that, subject to subsection (2), has a base consisting entirely of soil.
- (2) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced inside a structure that meets both of the following conditions:
 - (a) the structure was, before July 13, 2018,
 - (i) constructed for the purpose of growing crops inside it, including but not limited to producing cannabis lawfully, or
 - (ii) under construction for the purpose referred to in subparagraph (i), if that construction
 - (A) was being conducted in accordance with all applicable authorizations and enactments, and

- (B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;
- (b) the structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.

Section 4 of the ALR Use Regulation provides:

The farm uses referred to in this Part [which includes s. 8] may not be prohibited

- (a) by a local government enactment except a bylaw under section 552 [*farming area bylaws*] of the *Local Government Act*, or
- (b) by a first nation government law, if the activity is conducted on settlement lands.

B. Placing Fill In, And Removing Soil From, The ALR

There are strict rules regarding placement of fill in the ALR and removal of soil from the ALR, **even when necessary for a farm use**, unless limited exceptions are met.

- Q. *Do the rules on placement of fill in the ALR and removal of soil from the ALR apply to the construction of structures intended to be used for the production of cannabis?*
- A. *Yes. These rules are found in ss. 35-36 of the ALR Use Regulation and apply generally, to the construction of structures for the production of cannabis, subject only to the limited exceptions summarized below.*

Typically even where the fill placement or soil removal is for cannabis production, successful completion of a notice of intent and/or use application process is required before the activity can proceed. This is so unless all of the following conditions are met:

- the fill placement or soil removal are for the purpose of constructing a structure for farm use; AND
- the total area from which the soil is removed or on which fill is placed is 1,000 m² or less; AND
- if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain; AND
- the fill **is not, and does not contain**, construction or demolition waste (including masonry rubble, concrete, cement, rebar, drywall and wood waste), asphalt, glass,

synthetic polymers, treated wood, or unchipped lumber, as none of these may be used as fill in the ALR: ALR Use Regulation, ss. 35-36.

See the Commission's Information Bulletin #7 – Soil or Fill Use in the ALR for more information.

4. CONSTRUCTION, MAINTENANCE AND OPERATION OF STRUCTURES NECESSARY FOR FARM USE

Subject to any limits and conditions set out in Part 2 of the ALR Use Regulation, the use of land in the ALR to construct, maintain or operate a structure (including a greenhouse), driveway or utility that is necessary for a farm use is designated as a farm use: ALR Use Regulation, s. 5. A designated farm use may be undertaken without making a use application to the Commission.

Q. What does “subject to any limits and conditions set out in Part 2 of the ALR Use Regulation” mean for the construction of structures intended to be used for cannabis production?

A. The construction of structures for cannabis production are limited by the specific limitations for cannabis production set out at s. 8 of the ALR Use Regulation.

In determining whether an activity is “necessary” for a farm use, consideration must be given to whether the nature and size of the activity is proportionate to the farm use. If a landowner claims that an activity is “necessary” for a farm use that has not yet commenced, issues may arise in respect of whether the proposed use is in fact going to occur, and whether the nature and size of activity characterized as “necessary” will in fact be necessary to that use.

5. STORING, PACKING, PREPARING AND PROCESSING FARM PRODUCTS

The ALR Use Regulation refers to certain other activities potentially related to cannabis that local governments may not prohibit, but may regulate, as described in s. 4 of the ALR Use Regulation, such as certain storing, packing, preparing and processing uses set out in s. 11.

The use of land in the ALR for storing, packing, preparing and processing farm products is designated as a farm use, and as such may be undertaken without application to the Commission, if at least 50% of the farm product is (a) produced either on that agricultural land or by an association (as that term is used in the *Cooperative Association Act*) to which the owner of the agricultural land belongs, or (b) feed required for farm use on that agricultural land: ALR Use Regulation, s. 11(2).

Zoning Amendment Bylaw No. 4143 - First Two Readings


RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4143 first two readings.

REPORT SUMMARY

At the July 16, 2019, Committee of Council meeting, Committee recommended to Council that a Zoning Bylaw amendment be considered to increase the maximum length of a recreation vehicle or trailer parked in a residential and agriculture zone from 8 to 10 metres.

OPTIONS

1 	Give first two readings to the Bylaw.
2	Delay first two reading and request staff to provide additional information.
3	Do not give the bylaw any readings (take no action).

Bylaw No. 4143

Recreational Vehicle Storage in Residential Neighbourhoods

RECOMMENDATION:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to increase the maximum length of a recreation vehicle or trailer parked in the residential and agriculture zones to 10 metres.

PREVIOUS COUNCIL/COMMITTEE ACTION

March 20, 2018, Smart Growth Committee resolved:

That the delegation report [re recreation vehicle storage] be referred to the Community and Intergovernmental Committee for further consideration.

April 17, 2018, Community & Intergovernmental Committee directed:

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

October 2, 2018, Community & Intergovernmental Committee resolved:

That staff be directed to stay enforcement until March 1, 2019, for recreational vehicle parking:

- on the Agricultural Land Reserve; and*
- on private property, provided that such parking does not create any public safety issues.*

October 9, 2018, Council resolved:

That Council direct staff to review enforcement policies and land use regulations related to recreational vehicle parking in Port Coquitlam for report to Council in February 2019.

In early 2019 Council was informed that the requested reviews would need to be deferred due to higher priorities.

REPORT SUMMARY

In response to Council's request for a review of land use regulations related to parking recreational vehicles, this report recommends amending the Zoning Bylaw to permit an increase in the length of a recreational vehicle which may be parked on a residential or agricultural property from a maximum of 8m to 10m (32.8 ft), subject to the vehicle being fully parked on the private property and set at least 5m back from the property line at corner locations.

Recreational Vehicle Storage in Residential Neighbourhoods

BACKGROUND

In response to community concerns about limited options to store larger recreation vehicles (RVs) within Port Coquitlam, staff were directed to review existing zoning regulations to identify how more RVs could be stored by their owners in residential areas.

The Zoning Bylaw's current regulation is that, in an agricultural or residential zone, one recreational trailer, utility trailer, or recreational vehicle not exceeding a length of 8m (26') may be parked on a lot. This regulation reflects minimum front and rear yard setback requirements for dwellings in residential zones and provides residents with the option to park their RV in front of the house (if accessed from the street) or in the back yard (if accessed from a lane or a corner property). Relatively few homes have sufficiently large side yards to accommodate the RV along the interior lot line but this is also an option as there are no regulations that an RV or trailer must be set back from a property line.



Industry experts advise that the length of most RVs now ranges between 9.1m and 9.8m (30 – 32'). The British Columbia *Motor Vehicle Act* allows for the maximum length for a motorhome RV of 14m (50'), for a towed RV of 12.5m (41') and 20m (65.6') for a combination of the two.

DISCUSSION



Lots illustrating capacity for a 10-m RV in a front yard and a side yard

Some lots may have the capacity to accommodate a larger vehicle and for this reason, it is proposed that the maximum size of a recreational vehicle permitted in residential areas be increased from 8m to 10m (33'). The type of lots where this size could be accommodated could include those where the house was set further back on the property than the bylaw minimum, if the lot has an irregular shape, cul-de-sacs with "pie shaped" lots or lots with a wide sideyard. Rear yards are often deeper than front yards and may also accommodate longer RVs than currently permitted.

Recreational Vehicle Storage in Residential Neighbourhoods



Examples of RV/trailer siting which would meet new regulations

The proposed amendment caps the maximum length of RVs at 10m to reflect their residential setting. Much larger RVs would be likely to have a substantial impact on adjoining properties and should be stored in non-residential locations. The bylaw amendment would not change current requirements that vehicles must be fully parked on private property for reasons of public safety.

To complement the amended regulation, staff propose to publish a “Good Neighbour Guide to RV Parking”. This guide would include information on the City’s siting regulations, graphics demonstrating siting options, tips for how to be courteous to neighbours, and reminders of other regulations (for example, a stored RV cannot be used as a dwelling unit).

Over the years, the City has received a number of complaints related to larger RVs being parked or stored with most complaints associated with larger vehicles being parked in front yards or extending over the sidewalk. Pending completion of this report, the City provides for enforcement of the current regulation when there is a safety issue. Further to Council’s October 2018 direction, a review of the City’s enforcement policies will be forthcoming.


CONSULTATION

Public input would be obtained when the public hearing is held in consideration of the bylaw amendment.

FINANCIAL IMPLICATIONS

None.

OPTIONS

#	Description
1 	Amend the Zoning Bylaw to increase the maximum length of a recreation vehicle or trailer in an agricultural or residential area to 10 metres
2	Request further information or direct staff to consult with stakeholders (recreation vehicle owners, residents) prior to making a decision
3	Take no action (the current regulation would remain in place)

CITY OF PORT COQUITLAM
Zoning Amendment Bylaw, 2019

Bylaw No. 4118

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. 4118”.

2. ADMINISTRATION

2.1 That Note 22 to Table 3.3 Commercial Zones Permitted Uses be amended by replacing “74” with “122”.

READ A FIRST TIME this	26 th day of	March, 2019
READ A SECOND TIME this	26 th day of	March, 2019
PUBLIC HEARING HELD this	9 th day of	April, 2019
READ A THIRD TIME this	9 th day of	April, 2019
ADOPTED this	23 rd day of	July, 2019

Mayor

Corporate Officer

CITY OF PORT COQUITLAM

BUILDING & PLUMBING AMENDMENT BYLAW, 2019

Bylaw No. 4126

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

1. CITATION

This Bylaw may be cited as “Building and Plumbing Bylaw, 2009, No. 3710, Amendment Bylaw, 2019, No. 4126”.

2. ADMINISTRATION

Section 2 “Definitions” of the City of Port Coquitlam Building and Plumbing Bylaw, 2009, No. 3710 (the Bylaw) is amended as follows:

2.1 The heading “Definitions” is replaced with the heading “Definitions and Interpretation”.

2.2 A new subsection number, 2.1, is assigned to the existing definitions listed in section 2 of the Bylaw, by inserting “2.1” immediately after the new “Definitions and Interpretation” heading and immediately before the words “In this Bylaw”.

2.3 The definition for “Health and safety aspects of the work” is replaced with the following new definition”

“**Health, safety and energy efficiency aspects of the work** means design and construction regulated by Part 3, Part 4, Part 5, Part 6, Part 7, Part 8, Part 9 and Part 10 of the BC Building Code of the Building Code”

2.4 The following new definition is added, in the appropriate alphabetical order:

“**Step Code** means the Energy Step Code, as set out in sections 9.36 and 10.2.3 of the Building Code”.

2.5 The following text is added as a new subsection 2.2 immediately after the definition of “Temporary building” and immediately before section 3 “Purpose of Bylaw”:

“Wherever this bylaw requires compliance with the Building Code, that requirement shall, in respect of the type of building listed in column 1 of the table that appears as section 2.2.1 (the “Table”), be deemed to include compliance with the step of the Step Code that appears in column 2 of the Table, and for the purpose of the Table:

- (a) “Small Residential” means buildings intended for residential occupancy, the construction of which is regulated by Part 9 of the building code;
- (b) “Large Residential (combustible)” means buildings intended for residential occupancy, the construction of which is regulated by Part 3 of the building code, and in respect of which the building code authorizes combustible construction;
- (c) “Large Residential (non-combustible)” means buildings intended for residential occupancy, the construction of which is regulated by Part 4 of

the building code and in respect of which the building code requires non-combustible construction; and,

- (d) “Commercial” means buildings intended for commercial occupancies, the construction of which is regulated by Part 3 of the building code.”

- 2.6 The following table is added as a new subsection to be numbered subsection 2.2.1, and assigned the heading “Step Code Requirements”:

Building Type	Required step
Small Residential	1
Large Residential (combustible)	2
Large Residential (non-combustible)	1
Commercial	2

- 2.7 The table that appears in section 2.2.1 is deleted and replaced with the following table: (comes into force on March 1st, 2020)

Building Type	Required step
Small Residential	3
Large Residential (combustible)	3
Large Residential (non-combustible)	1
Commercial	2

- 2.8 The table that appears in section 2.2.1 is deleted and replaced with the following table: (comes into force on January 1st, 2024)

Building Type	Required step
Small Residential	4
Large Residential (combustible)	4
Large Residential (non-combustible)	1
Commercial	3

3. Every reference in the Bylaw to health and safety aspects of the building code is replaced with a reference to health, safety and energy efficiency aspects of the building code.

4. COMING INTO FORCE

This amendment bylaw comes into force on the date of adoption, except that:

4.1 Section 2.7 comes into force on March 1, 2020; and,

4.2 Section 2.8 comes into force on January 1, 2024.

READ A FIRST TIME this	9 th day of	July, 2019
READ A SECOND TIME this	9 th day of	July, 2019
READ A THIRD TIME this	9 th day of	July, 2019
ADOPTED this	day of	2019

Mayor

Corporate Officer

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4131

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. 4131".

2. ADMINISTRATION

- 2.1 That "Zoning Bylaw, 2008, No. 3630" be amended in Table 4.3: Industrial Zones Permitted Uses, by adding the following new accessory use in alphabetical order:

Use	Zone		
	M1	M2	M3
Accessory embalming services	S Note 24		

Note 24. An embalming service use accessory to a storage use is permitted at 2645 Kingsway Avenue.

READ A FIRST TIME this	11 th day of	June, 2019
READ A SECOND TIME this	11 th day of	June, 2019
PUBLIC HEARING HELD this	25 th day of	June, 2019
READ A THIRD TIME this	25 th day of	June, 2019
ADOPTED this		

Mayor

Corporate Officer

CITY OF PORT COQUITLAM

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2019

Bylaw No. 4133

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

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

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

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

1. Citation

This Bylaw may be cited as "Official Community Plan Bylaw, 2013, No. 3838, Amendment Bylaw, 2019, No. 4133.

2. Administration

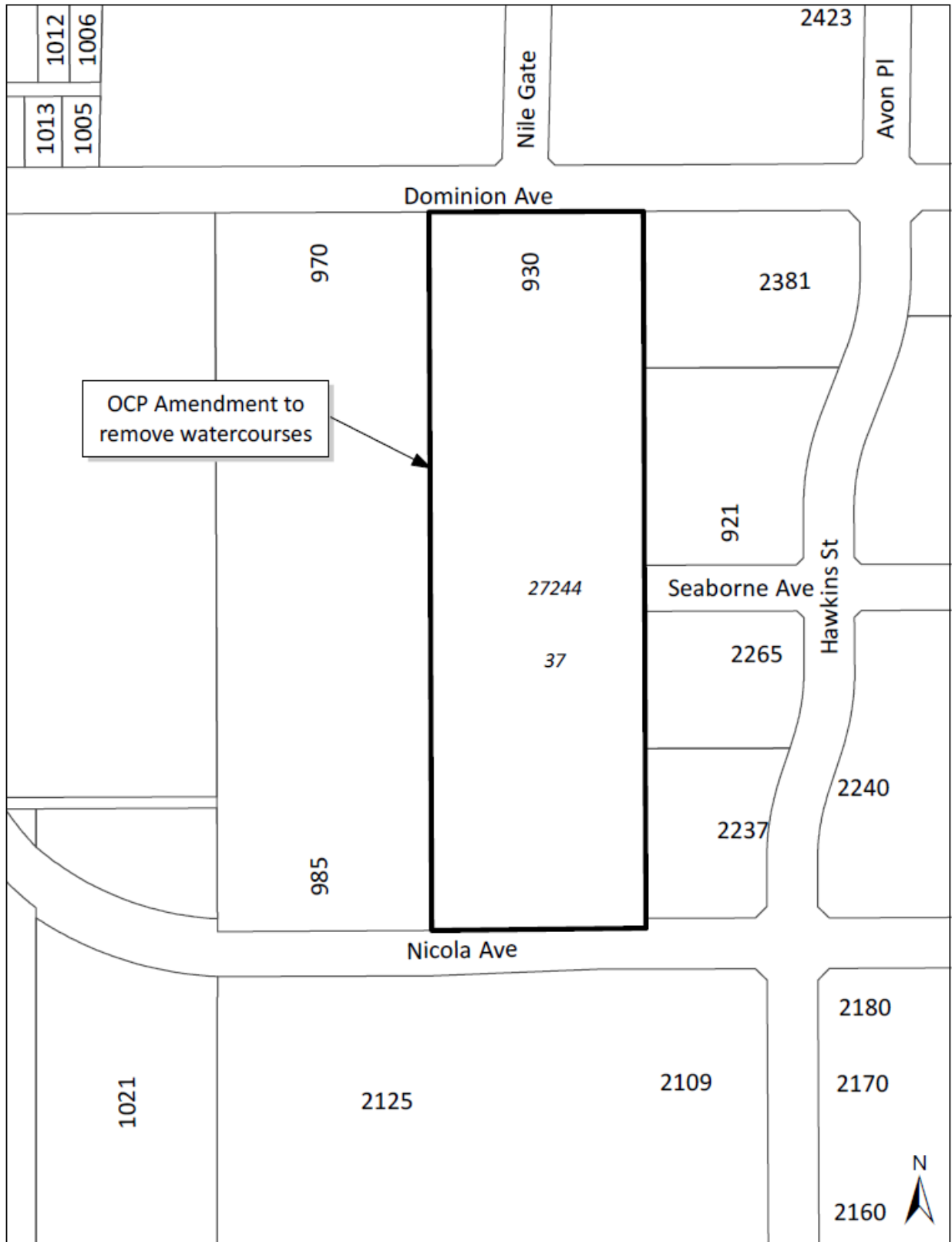
That Map 22 of the "Official Community Plan Bylaw, 2013, No. 3838" be amended by removing the identification of watercourses on the area of land as shown on Schedule 1, attached to and forming part of this Bylaw.

READ A FIRST TIME this	25 th day of	June, 2019
READ A SECOND TIME this	25 th day of	June, 2019
PUBLIC HEARING HELD this	9 th day of	July, 2019
READ A THIRD TIME this	9 th day of	July, 2019
ADOPTED this		

Mayor

Corporate Officer

SCHEDULE 1



CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4134

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. 4134".

2. Administration

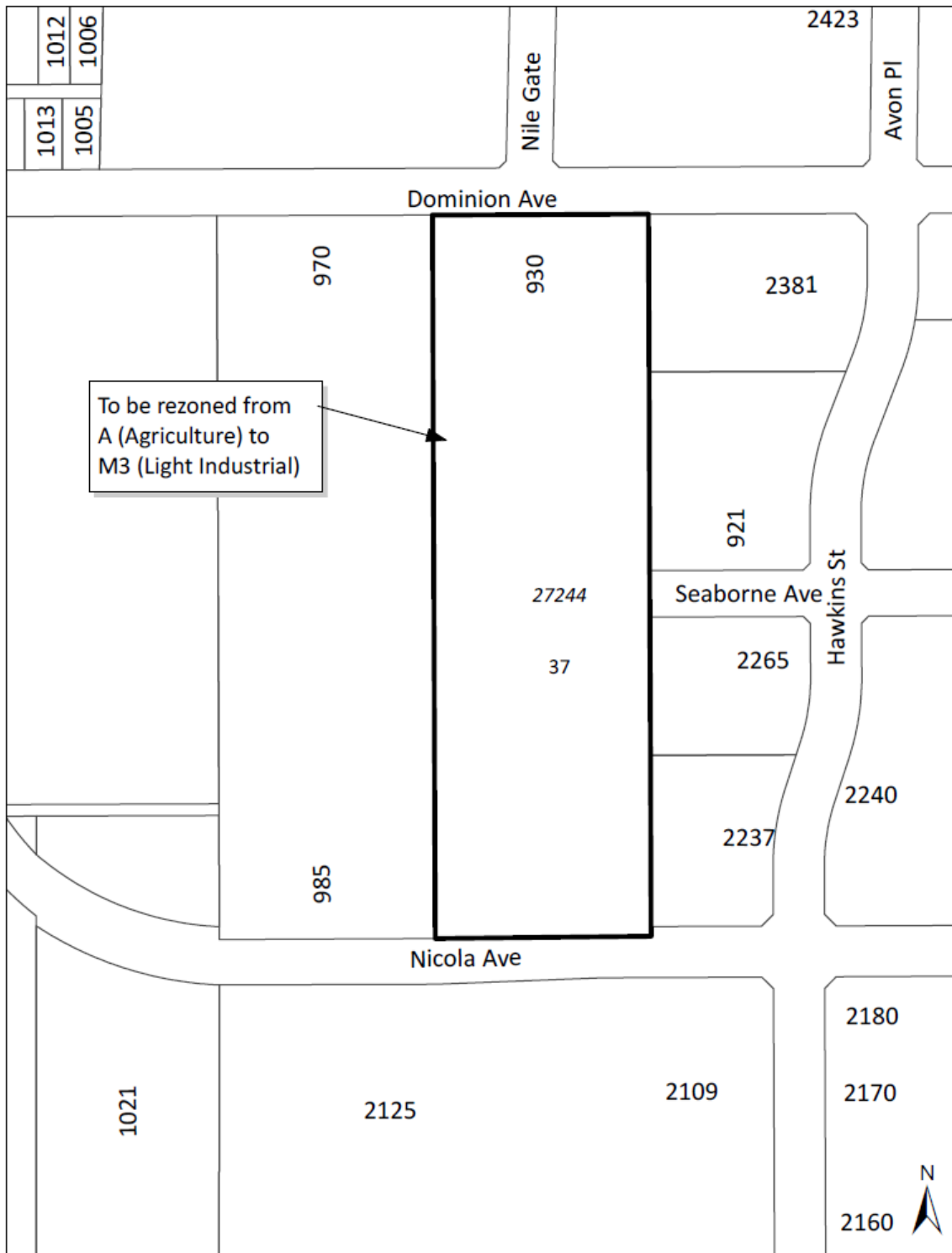
That Schedule A - Zoning Map of "Zoning Bylaw, 2008, No. 3630" be amended by applying the zoning Light Industrial (M3) to the area of land as shown on Schedule 1, attached to and forming part of this Bylaw.

READ A FIRST TIME this	25 th day of	June, 2019
READ A SECOND TIME this	25 th day of	June, 2019
PUBLIC HEARING HELD this	9 th day of	July, 2019
READ A THIRD TIME this	9 th day of	July, 2019
ADOPTED this		

Mayor

Corporate Officer

SCHEDULE 1



RECOMMENDATION:

That Council approve Development Permit DP000368 to regulate an industrial development at 930 Dominion Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

Council adoption of Zoning Bylaw Amendment Bylaw No.4134 is scheduled for the July 23, 2019 Council meeting, prior to consideration of this report.

REPORT SUMMARY

This report describes an application for a development permit to regulate a large industrial development on two parcels of land to be situated between Dominion and Nicola Avenues in the Dominion Triangle. The proposed buildings and landscaping are designed to comply with the site's M3 Light Industrial zoning, guidelines of the development permit area designation, requirements for a rain garden and a registered design covenant. As such, the development permit is recommended for approval.

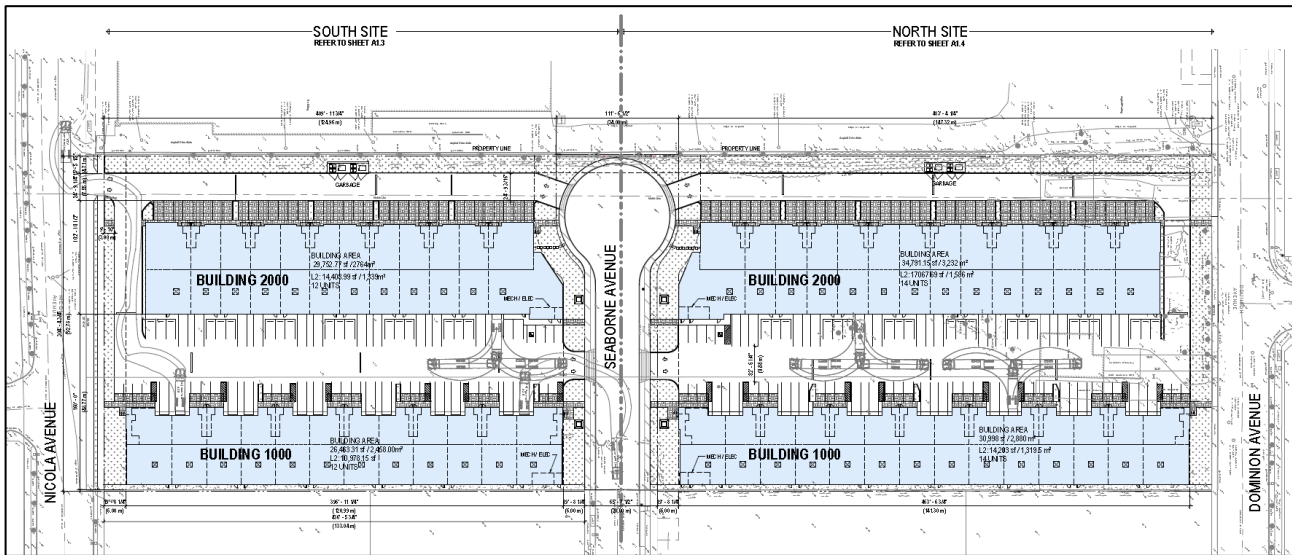
BACKGROUND

The Conwest Group of Companies proposes to develop two large parcels to be located at the west end of Seaborne Avenue between Nicola Avenue and Dominion Avenue for a light industrial development. The 7-acre site is relatively flat and has been cleared in anticipation of development.

The site's land use designation in the Official Community Plan is Light Industrial and its zoning will be M3 – Light Industrial if Council has approved the rezoning. As described in the rezoning process, the M3 zone permits light industrial uses such as warehousing, trade contractors, manufacturers and producers and indoor commercial recreation; it also requires businesses to operate fully within a building, not produce excessive noise, odour or other disturbances and not have outdoor storage.

Conwest has proposed to develop four large multi-tenant industrial buildings with on-site parking, loading bays and landscaping. There will be driveway access to both parcels from the western extension of Seaborne Avenue as well as a driveway for non-truck traffic only linking the south parcel with Nicola Avenue.

930 Dominion Avenue - Development Permit Application



Site Plan

The tilt-up concrete buildings would have a total floor area of 16,138m² (173,708 ft²) and a contemporary architectural design. Landscaping is to be located along both street frontages and western property line and interspersed in the parking and loading areas.



Building Character

The development is designed to comply with the regulations of the M3 (Light Industrial) zone. It is also designed to fit with objectives and guidelines of its industrial development permit area designation as well as the environmental conservation development permit area designation, which encourages sustainable development, efficient use of energy, water and other resources and reduced waste and pollution. In addition, the design meets site-specific design control measures intended to mitigate potential impacts of light industrial uses for residential uses on the north side of Dominion Avenue and commercial uses to the west of the site.

930 Dominion Avenue - Development Permit Application

Project Profile (north parcel)

	Bylaw Regulations ¹	Proposed ²
Site Area	930m ²	14,076m ²
Total Building Area	n/a	8,718m ²
Building Lot Coverage	n/a	43.6%
Setbacks:		
Front Setback (Seaborne)	6 m	6 m
Rear Setback (Dominion)	6 m	6 m
Interior Side Setback (West)	6 m	20.5 m
Interior Side Setback (East)	0 m	1.5 m
Building Height	12 m	8.2 m
Parking (total)	92	93
Small car parking spaces	25% max (23 spaces)	14 spaces
Loading bays	4 minimum	28
Bicycle Parking	6 short term spaces	6 short term spaces

Project Profile (south parcel)

	Bylaw Regulations ¹	Proposed ²
Site Area	930m ²	12,109m ²
Total Building Area	n/a	7,419m ²
Building Lot Coverage	n/a	42.7%
Setbacks:		
Front Setback (Seaborne)	6 m	6 m
Rear Setback (Nicola)	6 m	6 m
Interior Side Setback (West)	6 m	20.5 m
Interior Side Setback (East)	0 m	1.5 m
Building Height	12 m	8.2 m
Parking (total)	78	81
Small car parking spaces	25% max (19 spaces)	11 spaces
Loading bays	4 minimum	24
Bicycle Parking	6 short term spaces	6 short term spaces

The siting and design of the development addresses both street frontages and internal circulation systems for both pedestrians and vehicles. The landscaping appropriately screens the development site and includes street trees.

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

² Information provided by applicant.

The building design incorporates articulation and glazing and a variety of colours and forms to help break up a large building mass. The corners of the buildings adjacent to the driveways are punctuated with extruded elements that add visual interest and depth to these elevations. Building articulation is primarily achieved through varied roof lines. The majority of the building exterior is painted concrete in a variety of earth tone colours with metal cladding accents.

The landscape plan includes 196 on-site trees, 141 of which are in the bioswale areas located along the west and north edges of the site. The development also proposes 10 street trees along Nicola Avenue (the Dominion frontage is set back from the street by the landscaped bioswale). Tree species include grand fir, douglas fir, black hawthorne, red alder, katusura, serbian spruce, trembling aspen and pin oak. The on-site trees at maturity can range between 15 to 200ft. in height and have a crown width of 15 to 40ft. The landscape plan also calls for a variety of shrubs, grasses and perennials along street frontages and within the parking areas.

Measures to comply with the environmental conservation objectives and guidelines include building practices and products to reduce energy consumption, promote stormwater management and reduce greenhouse gas emissions. Proposed elements for this purpose include a cool roof, Low-E glazing, permeable paving for some parking areas, a selection of native and drought-resistant plant species, bike racks and 1,600m² of bioswale area along the west and north property boundaries.

As determined by Council through the rezoning process, this project involves relatively extensive off-site upgrades to extend Seaborne Avenue through the site and to widen Nicola Avenue.

DISCUSSION

The design of the proposed industrial buildings and landscaping meets the intent of established guidelines for industrial developments along Seaborne and Dominion Avenues. The development is attractive and consistent with the expected high quality of character of the industrial area.

Reports on development permit applications are normally placed on a Committee agenda. However, due to the anticipated timing for rezoning the site and Council's summer recess, this report is being place on the Council agenda.


FINANCIAL IMPLICATIONS

None associated with issuance of the Development Permit.

PUBLIC CONSULTATION

Development signs had been posted to face both Nicola Avenue and Dominion Avenue to provide notification of the rezoning application and the public hearing provided a formal opportunity for Council to hear comments on the development. To date, no comments from the public have been received.

OPTIONS

#	Description
1 	Approve Development Permit DP000368.
2	Request additional information or amendments if Council is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designations.
3	Reject the application if Council is of the opinion the application does not conform to the design guidelines.

ATTACHMENTS

Attachment #1: Draft Development Permit

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000368

Issued to: CONWEST (SEABORNE) GP LTD
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 250-1311 KOOTENAY ST VANCOUVER BC V5K 4Y3

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: 930 Dominion

Legal Description: LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WEST
DISTRICT, PLAN NWP27244

P.I.D.: 002-238-233

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the "Official Community Plan Bylaw, 2013, No. 3838".
4. "Port Coquitlam Zoning Bylaw, 2008, No. 3630" and "Parking and Development Management Bylaw, 2018, No.4078" are varied, supplemented or both in accordance with the following:
 - a. The form and character of buildings, including the siting, height and general design, shall be as shown on drawings numbered DP000337 (1) to DP000337 (22) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000337 (16) to DP000337 (22) 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.

- i. North parcel - There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$144,433.00** for the purpose of landscaping.
- ii. South parcel - There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$179,334.00** for the purpose of landscaping.
- iii. Bioswale (north and south parcels) - There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$284,537.00** for the purpose of bioswale 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 COUNCIL THE [CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY
OF [CLICK **HERE** - ENTER THE MONTH, YEAR].

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

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or
Representative of Applicant)



930 DOMINION AVE

930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

CONWEST
250 - 1311 KOOTENAY STREET
VANCOUVER, BC, V5K 4Y3

DEVELOPMENT PERMIT APPLICATION
ISSUE DATE: 2018.10.03

SHEET LIST

ARCHITECTURE	
A00	COVER
A01	GENERAL NOTES & PROJECT DATA
A02	GENERAL NOTES & PROJECT DATA
A03	GENERAL NOTES & PROJECT DATA
A04	GENERAL NOTES & PROJECT DATA
A05	GENERAL NOTES & PROJECT DATA
A06	GENERAL NOTES & PROJECT DATA
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A38	GENERAL NOTES & PROJECT DATA
A39	GENERAL NOTES & PROJECT DATA
A40	GENERAL NOTES & PROJECT DATA

KRAHN PROJECT No. 180221
PROJECT TEAM

ARCHITECT OF RECORD

CRAND MITCHELL
107 KERRY STREET
NEW WESTMINSTER, BC
PHONE: 779 772 8332
EMAIL: crandmitchell.ca
PRINCIPAL IN CHARGE: CRAND MITCHELL
PROJECT MANAGER: TYRANNE RABENOWAYE

BUILDING DESIGN

CRAND MITCHELL
107 KERRY STREET
NEW WESTMINSTER, BC
PHONE: 779 772 8332
EMAIL: crandmitchell.ca
PRINCIPAL IN CHARGE: CRAND MITCHELL
PROJECT MANAGER: SCOTT DELANTY

CIVIL

STUART MC GREGOR
118 - 1057 CLAYTON AVENUE
ABBOTSFORD, BC
PHONE: 664 464 8541
EMAIL: stuartm@stuartmcgregor.ca
PRINCIPAL IN CHARGE: STUART MC GREGOR
TECH LEAD: JESSYCE CHAN

SURVEY

BILL PAPPOE
102 - 107 WEST 10TH AVENUE
VANCOUVER, BC
PHONE: 604 681 1111
EMAIL: bill.papoe@conwest.ca
PRINCIPAL IN CHARGE: BILL PAPPOE

LANDSCAPE

CLARENCE MURPHY
102 - 107 WEST 10TH AVENUE
VANCOUVER, BC
PHONE: 604 681 1111
EMAIL: clarence.murphy@conwest.ca
PRINCIPAL IN CHARGE: ANDREW BRIDGES

This drawing has been prepared solely for the use of
CONWEST and there are no representations of any kind
made by CRAND MITCHELL in any way without CONWEST
WRITTEN consent. This drawing shall not be used for construction purposes until it is stamped
for the purpose.

REV.	DATE	DESCRIPTION
1	2018.10.03	ISSUED FOR DEVELOPMENT PERMIT
2	2018.10.07	REVISION FOR DEVELOPMENT PERMIT
3	2018.10.22	REVISION FOR DEVELOPMENT PERMIT

ISSUES AND REVISIONS

CMA+D
Craig Mitchell Architecture - Design Inc.
100-1010 WEST 10TH AVENUE
VANCOUVER, BC V6H 1G1
TEL: 604.681.1111 FAX: 604.681.1112

PROJECT NAME
930 DOMINION AVE

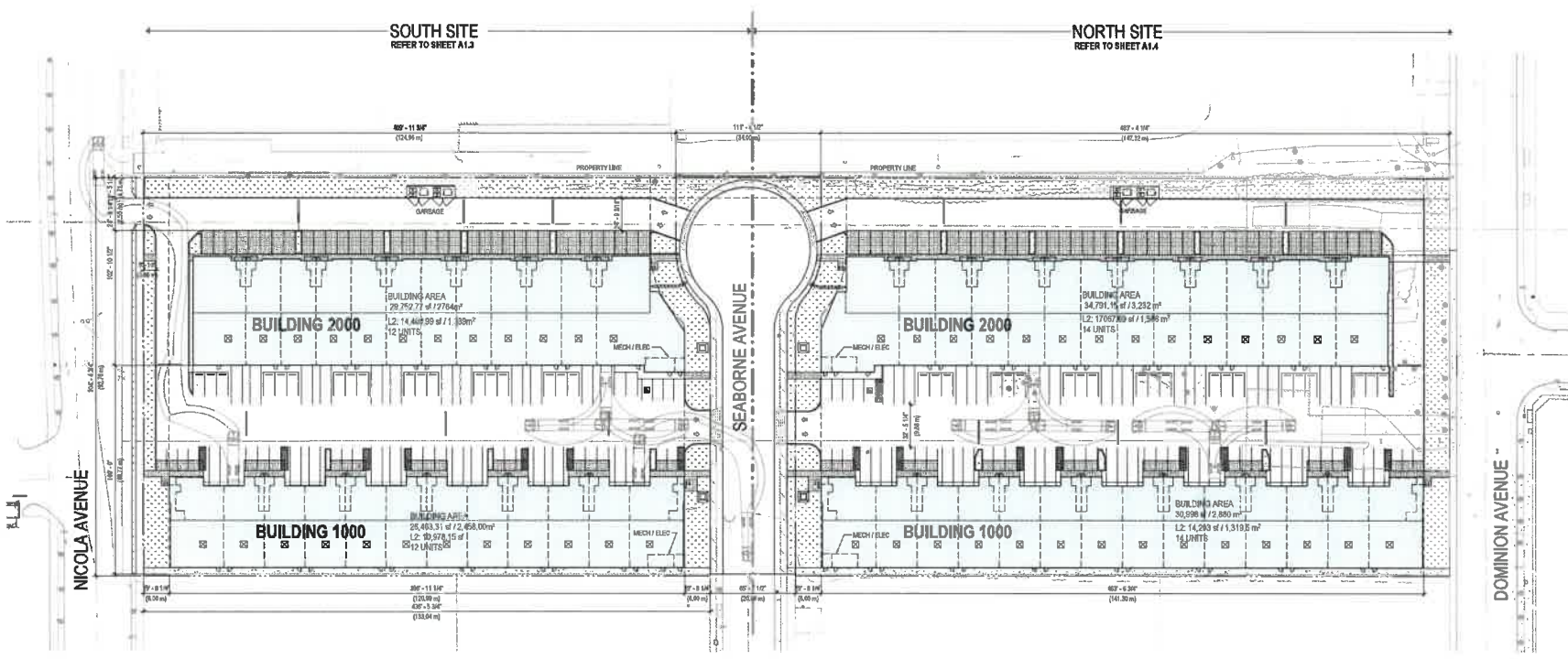
PROJECT ADDRESS
930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

PROJECT COVER

NO.	DATE	DESCRIPTION
1	2018.10.03	ISSUED FOR DEVELOPMENT PERMIT
2	2018.10.07	REVISION FOR DEVELOPMENT PERMIT
3	2018.10.22	REVISION FOR DEVELOPMENT PERMIT

A0.0

DP0003 68 (1)



This document is for informational purposes only. It is not to be used for construction purposes and is not to be relied upon for any legal or financial purposes. The drawing is not to be used for construction purposes and is not to be relied upon for any legal or financial purposes.

- 3 2015 02 22 RE-DESIGNED FOR DEVELOPMENT PERMIT
 - 2 2015 02 07 RE-DESIGNED FOR DEVELOPMENT PERMIT
 - 1 2015 02 03 RE-DESIGNED FOR DEVELOPMENT PERMIT
- DATE: 2015 02 03
DESIGNER: [Name]
REVISOR: [Name]

SOUTH SITE

Civic Address: 830 DOMINION AVENUE
Legal Address: LOT 37, BLOCK 88, SECTION 8, RANGE 1E, NEW WESTMINSTER DISTRICT, PLAN 1887224
Existing Zoning: A
Proposed Zoning: M2
Building Use: LIGHT INDUSTRIAL
Site Area: 12.168 ha (30.346 ac) 1,211 ha

NORTH SITE

Civic Address: 830 DOMINION AVENUE
Legal Address: LOT 37, BLOCK 88, SECTION 8, RANGE 1E, NEW WESTMINSTER DISTRICT, PLAN 1887224
Existing Zoning: A
Proposed Zoning: M2
Building Use: LIGHT INDUSTRIAL
Site Area: 14.076 ha (34.823 ac) 5,408 ha

SITE LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING GRADE FINISH
- LANDSCAPED AREA
- CAST IN PLACE CONCRETE
- PROPERTY LINE
- SETBACK
- FRONT OF WAY / EASEMENT
- OVERHEAD
- PHD MOUNTED TRANSFORMER
- TRAFFIC DIRECTION
- STREET LIGHT POST BY CITY
- TREE
- ROOF SKY LIGHT

CMA+D
Craig Mitchell Architecture Design Inc.
1111 West 10th Avenue, Suite 100
Vancouver, BC V6M 2K1
TEL: 604.271.1481
930 DOMINION AVE

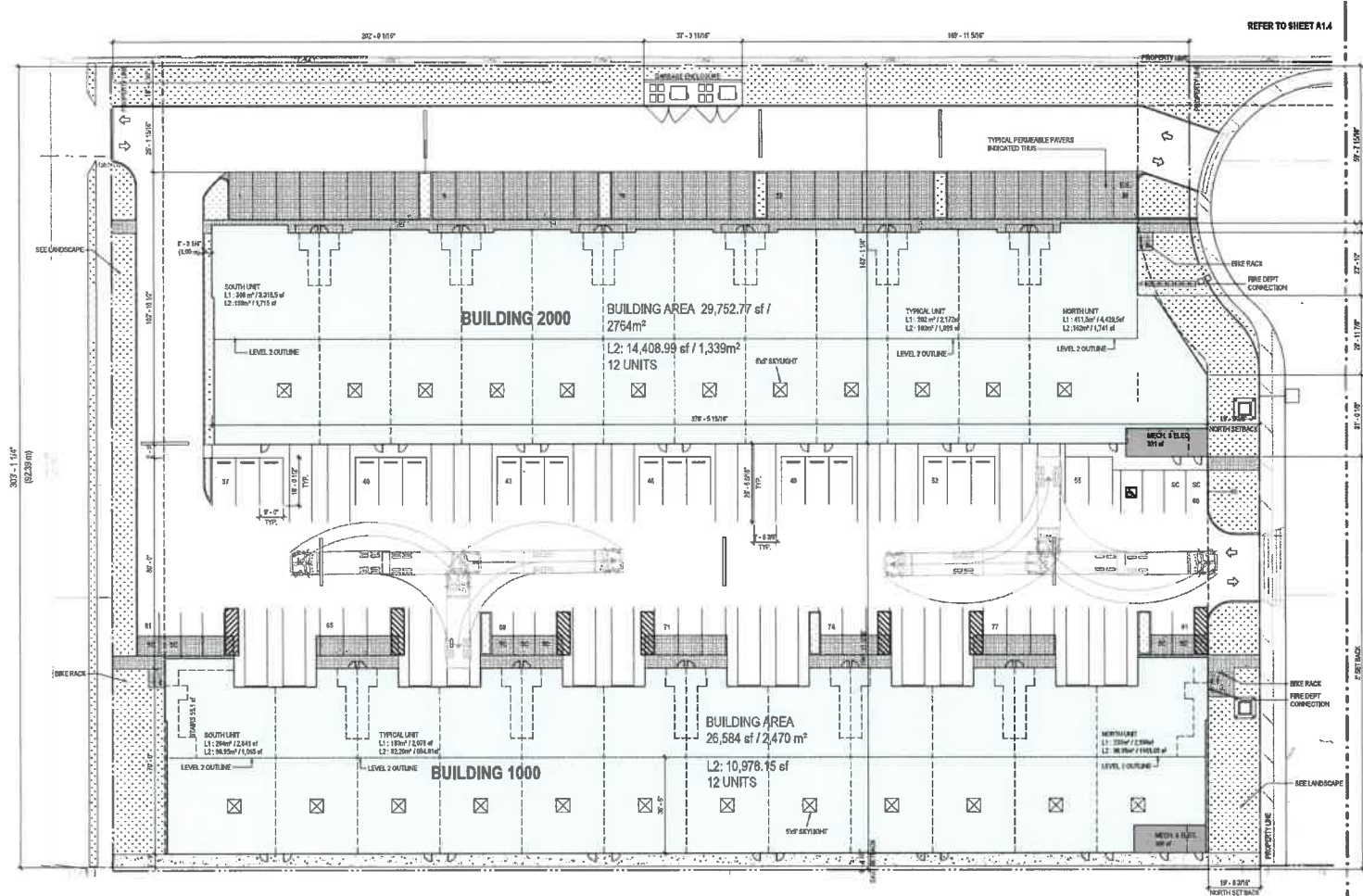
1 501 472511
830 DOMINION AVE
PORT COQUITLAM, BC V3B 6G8

CONTEXT PLAN

Project Name	930 Dominion Ave
Client	Conwest Group of Companies
Project No.	1000
Scale	1:100
Drawn By	[Name]
Checked By	[Name]
Project Manager	[Name]



170003168 (2)



Civic Address	330 Dominion Avenue
Legal Address	Lot 17, Block 64, Section 8, Range 1E, New Westminster District, Plan NW P2744
Existing Zoning	A
Proposed Zoning	M2
Building Use	Light Industrial
Site Area	32,108.0m ² (390,340sq ft) 1,211 ha

BUILDINGS 2000&1000-SOUTH - GROSS FLOOR AREA				
BUILDING	USE	AREA CLASSIFICATION	AREA (sq ft)	AREA (sq m)
BUILDING 1000-SOUTH				
MAIN FLOOR	WAREHOUSE	P2	26,298.6 sq ft	2,442.96 sq m
SECOND FLOOR	OFFICE	D	11,113.1 sq ft	1,032.03 sq m
			37,411.8 sq ft	3,475.00 sq m
BUILDING 2000-SOUTH				
MAIN FLOOR	WAREHOUSE	P2	23,385.9 sq ft	2,191.90 sq m
SECOND FLOOR	OFFICE	D	13,681.1 sq ft	1,273.43 sq m
			37,067.0 sq ft	3,465.33 sq m
DROSS BUILDING AREA				
			76,658.6 sq ft	7,106.30 sq m

1. SITE COVERAGE:	
ALLOWABLE SITE COVERAGE	NR
PROPOSED SITE COVERAGE:	82.7 %
	= (BUILDING AREA 2000-1000') / (SITE AREA)
	= (2,730.1 m ² + 442.95m ²) / (3,473.05m ²)
	= (3,173.05m ²) / (3,812.10m ²)
2. DENSITY (FLOOR SPACE RATIO)	
TOTAL FLOOR AREA	7,421.5 m ² (79,940.8 sf)

BUILDING HEIGHT:	12m (39'-6")	8.15m (26'-9")
4. REQUIRED SETBACKS:		
MINIMUM REQUIRED		PROPOSED
FRONT YARD (SEABORNE AVE.)	6.00m (19'-8")	6.00m (19'-8")
INT. SIDE YARD (EAST)	0.00m (0'-0")	1.52m (5'-0")
INT. SIDE YARD (WEST)	3.00m (9'-10")	20.5m (67'-5")
REAR YARD (NICOLA AVE.)	6.00m (19'-8")	6.00m (19'-8")

- A MINIMUM 6m WIDE LANDSCAPE STRIP AT FRONT AND EXTERIOR SIDE LOT LINE WITH A MINIMUM ONE TREE PER 10m LINEAR OF LOT LINE.
- A MINIMUM 1m WIDE LANDSCAPE STRIP AT LOT LINE FACING STREET WITH WALKWAYS PROVIDING ACCESS TO BUILDING.
- A MINIMUM 6m² LANDSCAPE ISLAND AT EVERY 8 STALLS WITH MINIMUM ONE TREE.
- MAXIMUM IMPERVIOUS AREA 80%: 12,105.0 m²
- PROPOSED PERVIOUS AREA 20%: 2,412.5m² / 11,100.0m² (SITE AREA)

OCCUPANCY	NUMBER OF STALLS REQUIRED
INDUSTRIAL (F2)	1 STALL 17,022.57 sq ft (5000) FLOOR AREA
OFFICE (D)	1 STALL 17,022.57 sq ft (5000) FLOOR AREA
BUILDING 2000 + BUILDING 1000 FLOOR AREA = 4275.3 m² / 95 = 78.1 REQUIRED STALLS	
LOADING STALLS REQUIRED	2 FOR THE FIRST 2,000 m², 1 PER ADDITIONAL FRACTION, THEREOF 3
ACCESSIBLE STALLS REQUIRED	1% OF TOTAL STALLS REQUIRED = 0.8

STANDARD STALL	2.7m (9'-0")	8.5m (28'-0")	7.3m (24'-0")	90"
PARALLEL STALL	2.7m (9'-0")	5.5m (18'-0")	7.3m (24'-0") <td>90"</td>	90"
ACCESSIBLE STALL	3.7m (12'-0")	5.5m (18'-0")	7.3m (24'-0") <td>90"</td>	90"
SMALL CAR STALL	2.3m (7'-0")	5.0m (16'-0")	7.3m (24'-0") <td>90"</td>	90"
LOADING STALL	2.6m (8'-0")	9.0m (30'-0")	7.5m (24'-0") <td>90"</td>	90"
TOTAL STALLS				
MIN REQUIRED STANDARD AND PARALLEL STALLS (70%) (INTELECTUAL VEHICLES)		57.4	PROHIBIT	0
MIN REQUIRED ACCESSIBLE STALLS (1%)				1
ALLOWED NUMBER OF SMALL CAR STALLS (20%)		20.0		1
TOTAL		77		81
LOADING STALLS:				24

PROPOSED BUILDING FOOTPRINT		SEE LANDSCAPE DWGS
PERVIOUS GRADE FINISH		SEE LANDSCAPE DWGS
LANDSCAPED AREA		SEE LANDSCAPE DWGS
CAST IN PLACE CONCRETE		SEE LANDSCAPE DWGS
PROPERTY LINE		
SETBACK		
RIGHT OF WAY / EASEMENT		
OVERHEAD		
PAD MOUNTED TRANSFORMER		
TRAFFIC DIRECTION		
STREET LIGHT POST BY CITY		
TREE		
ROOF SKY LIGHT		
		PROJECT NORTH

This drawing has been prepared solely for the use of CONVEST and there are no representations of any kind made by CRAIG MITCHELL in any way with respect to CRAIG MITCHELL, can not be used in a contract. The drawing shall be used for construction purposes and it is intended for the project.

3 2019 02 22 RE-DESIGNED FOR DEVELOPMENT PERMIT
2 2019 02 07 RE-DESIGNED FOR DEVELOPMENT PERMIT
1 2019 01 03 RE-DESIGNED FOR DEVELOPMENT PERMIT
THE "DATE YARD" DEVELOPMENT
DESIGNED AND DRAWN BY
GSA

CMA-D
Craig Mitchell Architecture - Design Inc.
10715 Glen Road 101, Richmond, B.C. V6V 1G2
Phone: 604.274.1111 Fax: 604.274.1112

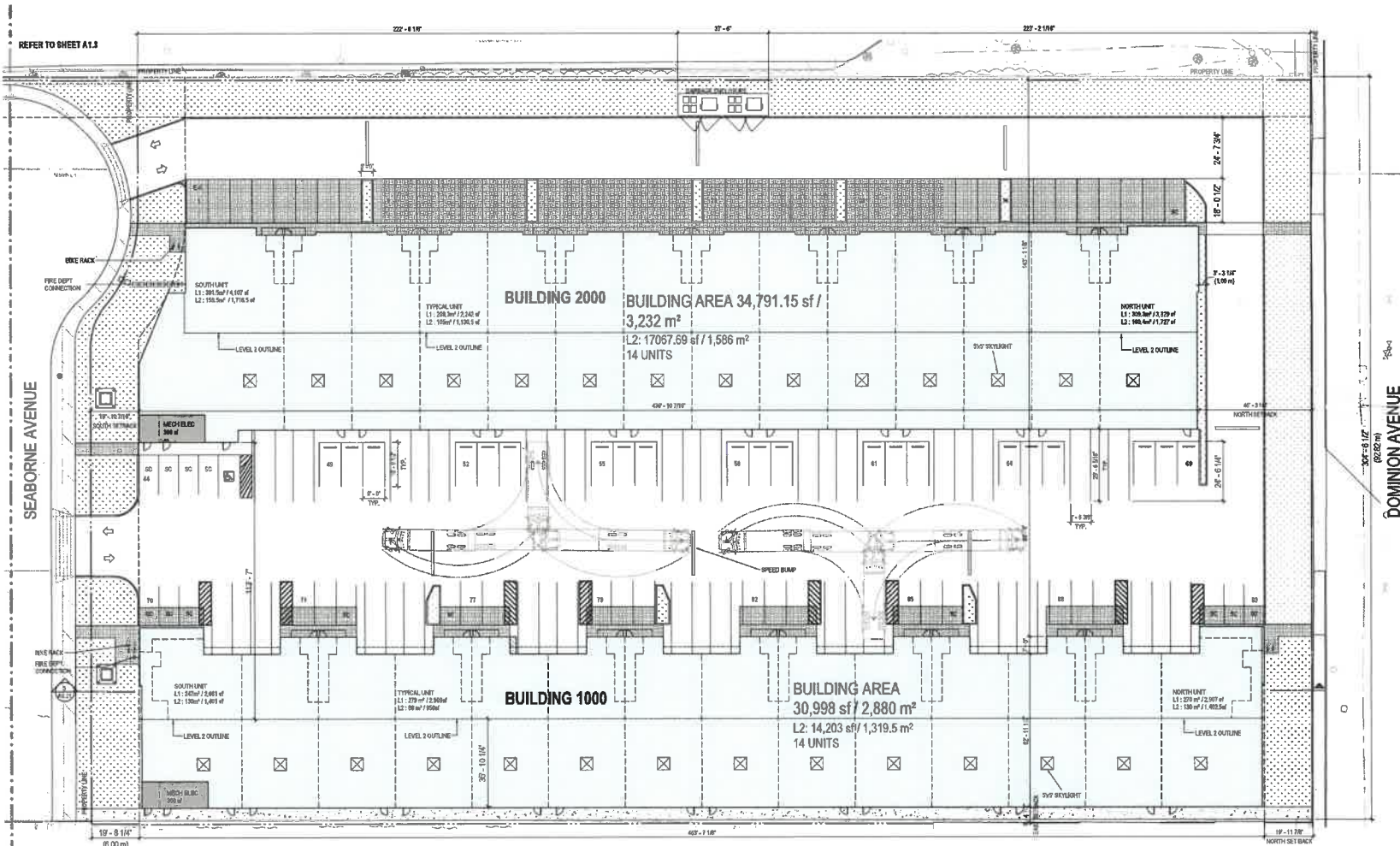
930 DOMINION AVE

930 DOMINION AVE
PORT COQUITLAM, BC V8B 8G8

SITE PLAN NORTH
BUILDINGS 2000 & 1000

Scale: 1" = 20'-0"
Drawing: TM
Client: CMA
Project: 190221
Version:

A14



NORTH SITE

CHWC ADDRESS: 300 DOMINION AVENUE
LEGAL ADDRESS: LOT 32, BLOCK 04, SECTION 6, RANGE 1E, NEAR WEST/INTER DISTRICT, PLAN HW 22744
EXISTING ZONING: A
PROPOSED ZONING: M2
BUILDING USE: LIGHT INDUSTRIAL
WTR AREA: 14,800 sq ft (1,352 sq m) 1.40 ha

BUILDINGS 2000 & 1000-NORTH - GROSS FLOOR AREA

BUILDING	FLOOR	AREA CLASSIFICATION	AREA (sq ft)	AREA (sq m)
BUILDING 2000-NORTH	BASE FLOOR	WAREHOUSE	20,722.1 sq ft	1,924.17 sq m
	SECOND FLOOR	OFFICE	13,114.0 sq ft	1,220.54 sq m
			43,736.1 sq ft	4,044.71 sq m
BUILDING 1000-NORTH	BASE FLOOR	WAREHOUSE	24,488.0 sq ft	2,265.35 sq m
	SECOND FLOOR	OFFICE	15,713.0 sq ft	1,458.78 sq m
			50,131.0 sq ft	4,634.13 sq m
GROSS BUILDING AREA			93,867.1 sq ft	8,683.54 sq m

ZONING BYLAW ANALYSIS (CITY OF PORT COQUITLAM)

- 1. SITE COVERAGE:**
ALLOWABLE SITE COVERAGE: N/A
PROPOSED SITE COVERAGE: 48.8%
BUILDING AREA 2000-NORTH / SITE AREA = 0.504 (2,880 sq ft / 5,670 sq ft)
BUILDING AREA 1000-NORTH / SITE AREA = 0.144 (8,110 sq ft / 56,300 sq ft)
- 2. DENSITY (FLOOR SPACE RATIO):**
TOTAL FLOOR AREA: 87,842 sq ft (8,084 sq m)
MINIMUM ALLOWED FOR PROPOSED ZONING: 48.8%
TOTAL FLOOR AREA / SITE AREA = 1.55 (87,842 sq ft / 56,300 sq ft)
- 3. BUILDING HEIGHT:**
BUILDING HEIGHT: 12m (39'6")
MAXIMUM ALLOWED: 12m (39'6")
PROPOSED: 8.15m (26'9")
- 4. REQUIRED SETBACKS:**
FRONT YARD (DOMINION AVE): 6.00m (19'8")
REAR YARD (SEABORNE AVE): 6.00m (19'8")
SIDE YARD (EAST): 1.50m (5'0")
SIDE YARD (WEST): 3.00m (9'8")
REAR YARD (DOMINION AVE): 6.00m (19'8")
PROPOSED: 6.00m (19'8")
- 5. LANDSCAPING REQUIREMENTS:**
 - A MINIMUM 3m WIDE LANDSCAPE STRIP AT FRONT AND EXTERIOR SIDE LOT LINE WITH A MINIMUM ONE TREE PER 1m LENGTH OF LOT LINE.
 - A MINIMUM 1m WIDE LANDSCAPE STRIP AT LOT LINE FACING STREET WITH MINIMUM ONE TREE TO BUILDING.
 - A MINIMUM 6m LANDSCAPE STRIP AT EVERY 8 STALLS WITH MINIMUM ONE TREE.
 - MINIMUM IMPERVIOUS AREA: 30% 11,305.0 sq m
 - PROPOSED PERVIOUS AREA: 20% 2,815.3 sq ft (261.8 sq m) (SITE AREA)

PARKING AND LOADING

OCCUPANCY: INDUSTRIAL (P)
OFFICE: (O)

BUILDING 2000 - BUILDING 1000 FLOOR AREA = 87,842 sq ft (8,084 sq m) REQUIRED STALLS

LOADING STALLS REQUIRED: 2 FOR THE FIRST 2,500 sq ft, 1 PER ADDITIONAL 4,000 sq ft OR FRACTION THEREOF
ACCESSIBLE STALLS REQUIRED: 4.9

MINIMUM STALL DIMENSIONS REQUIRED:

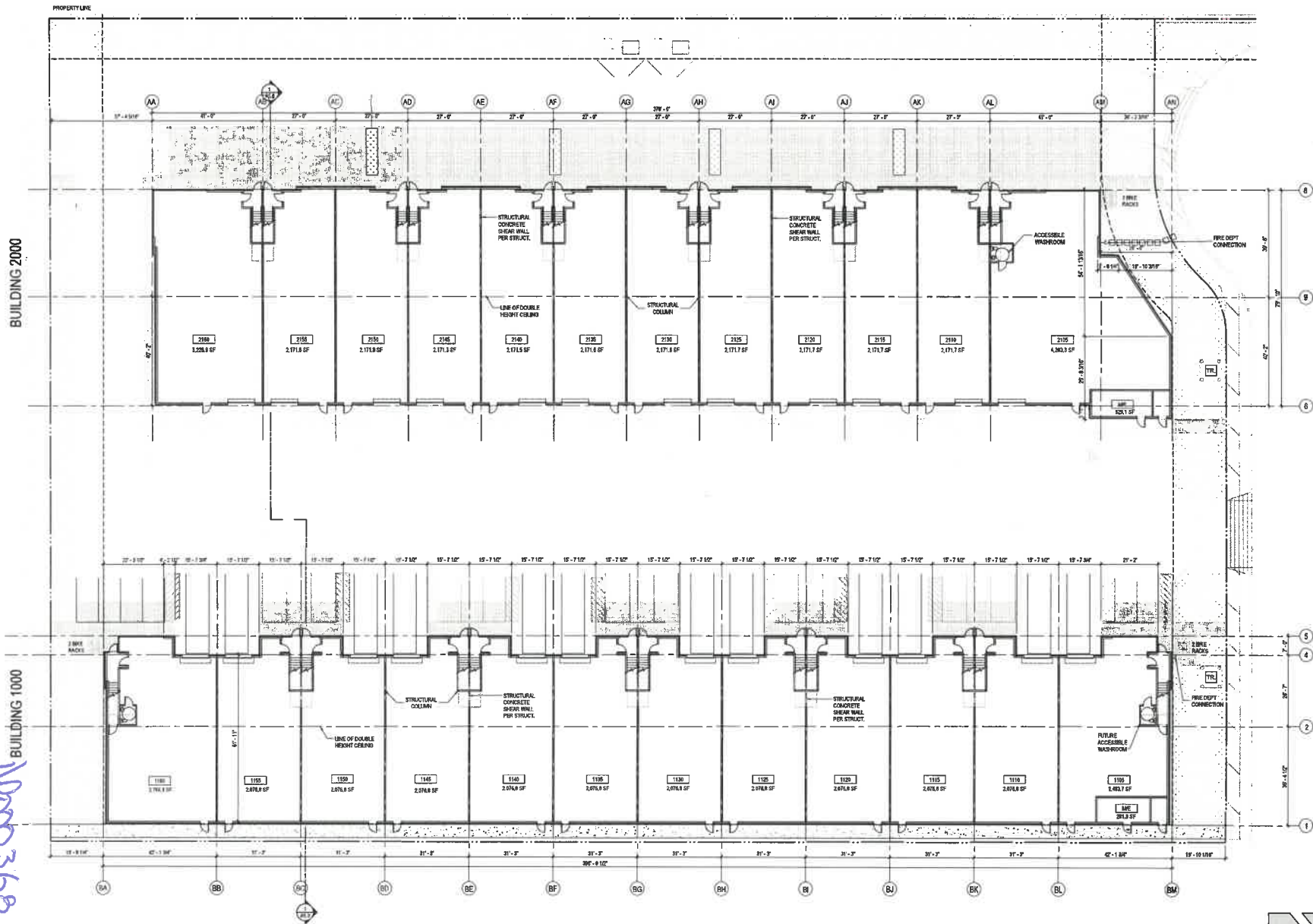
STALL TYPE	WIDTH	LENGTH	DRIVE AISLE	APPROLE
STANDARD STALL	2.2m (7'4")	5.5m (18'0")	2.2m (7'4")	80"
PARALLEL STALL	2.2m (7'4")	5.5m (18'0")	2.2m (7'4")	80"
ACCESSIBLE STALL	3.0m (9'8")	5.5m (18'0")	2.2m (7'4")	80"
SMALL CAR STALL	2.2m (7'4")	5.5m (18'0")	2.2m (7'4")	80"
LOADING STALL	2.2m (7'4")	5.5m (18'0")	2.2m (7'4")	80"

TOTAL STALLS: 49 REQUIRED (STANDARD AND PARALLEL STALLS: 27%)
MIN REQUIRED ACCESSIBLE STALLS (1%): 1
MAX. REQUIREMENT OF SMALL CAR STALLS (22%): 11
TOTAL LOADING STALLS: 6

SITE LEGEND

- PROPOSED BUILDING FOOTPRINT:** SEE LANDSCAPE DIMS
PERVIOUS GRADE PAVEMENT: SEE LANDSCAPE DIMS
LANDSCAPED AREA: SEE LANDSCAPE DIMS
CAST IN PLACE CONCRETE: SEE LANDSCAPE DIMS
PROPERTY LINE: SEE LANDSCAPE DIMS
SETBACK: SEE LANDSCAPE DIMS
RIGHT OF WAY / EASEMENT: SEE LANDSCAPE DIMS
OVERHEAD: SEE LANDSCAPE DIMS
PAD ADJUSTED TRANSFORMER: SEE LANDSCAPE DIMS
TRANS DIRECTION: SEE LANDSCAPE DIMS
STREET LIGHT POST BY CITY: SEE LANDSCAPE DIMS
TREE: SEE LANDSCAPE DIMS
ROOF SKY LIGHT: SEE LANDSCAPE DIMS

DP000368 (4)



This drawing has been prepared solely for the use of CONWEST and there are no representations or warranties made by CRAIG MITCHELL to any party with whom CRAIG MITCHELL has not entered into a contract. This drawing shall not be used for construction purposes until the owner has approved the drawing.

- 3 2018 02 22 RE-DESIGNED FOR DEVELOPMENT PERMIT
 - 2 2018 02 27 RE-DESIGNED FOR DEVELOPMENT PERMIT
 - 1 2018 10 03 RE-DESIGNED FOR DEVELOPMENT PERMIT
- DATE/NO. DESCRIPTION**
- ISSUES AND REVISIONS**
- DEAL

CMA+D
Craig Mitchell Architectural Design Inc.
11700 Highway 10, Suite 100, Richmond, BC V6V 1K1
930 DOMINION AVE

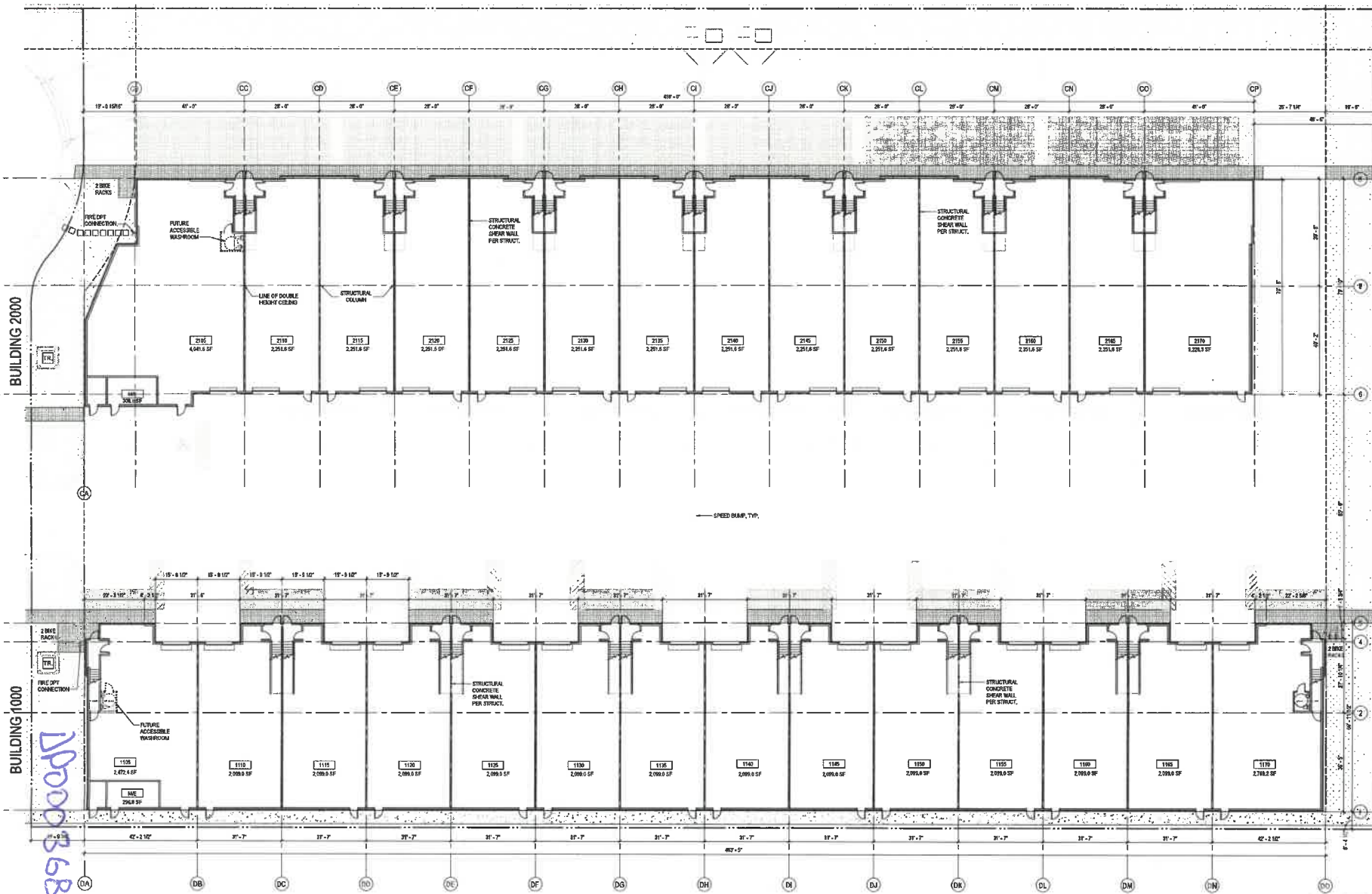
PROJECT NO. 190221
930 DOMINION AVE
PORT COQUITLAM, BC V3B 6J8

DATE: 11/14/2018
MAIN FLOOR SOUTH
BUILDING 2000 & 1000



PROJECT NORTH

A2.1



This drawing has been prepared solely for the use of CONWEST and there are no representations of any kind made by CRAIG MITCHELL to any party with whom CRAIG MITCHELL has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

- 3 2019 02 22 RE-ISSUED FOR DEVELOPMENT PERMIT
 - 2 2019 02 07 RE-ISSUED FOR DEVELOPMENT PERMIT
 - 1 2018 09 04 ISSUED FOR DEVELOPMENT PERMIT
- DATE: 2019 02 22
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"

CMA + D
Craig Mitchell Architecture: Design Inc.
1770 West 10th Avenue, Suite 102
Vancouver, BC V6H 1T6
TEL: 604.681.1111
930 DOMINION AVE

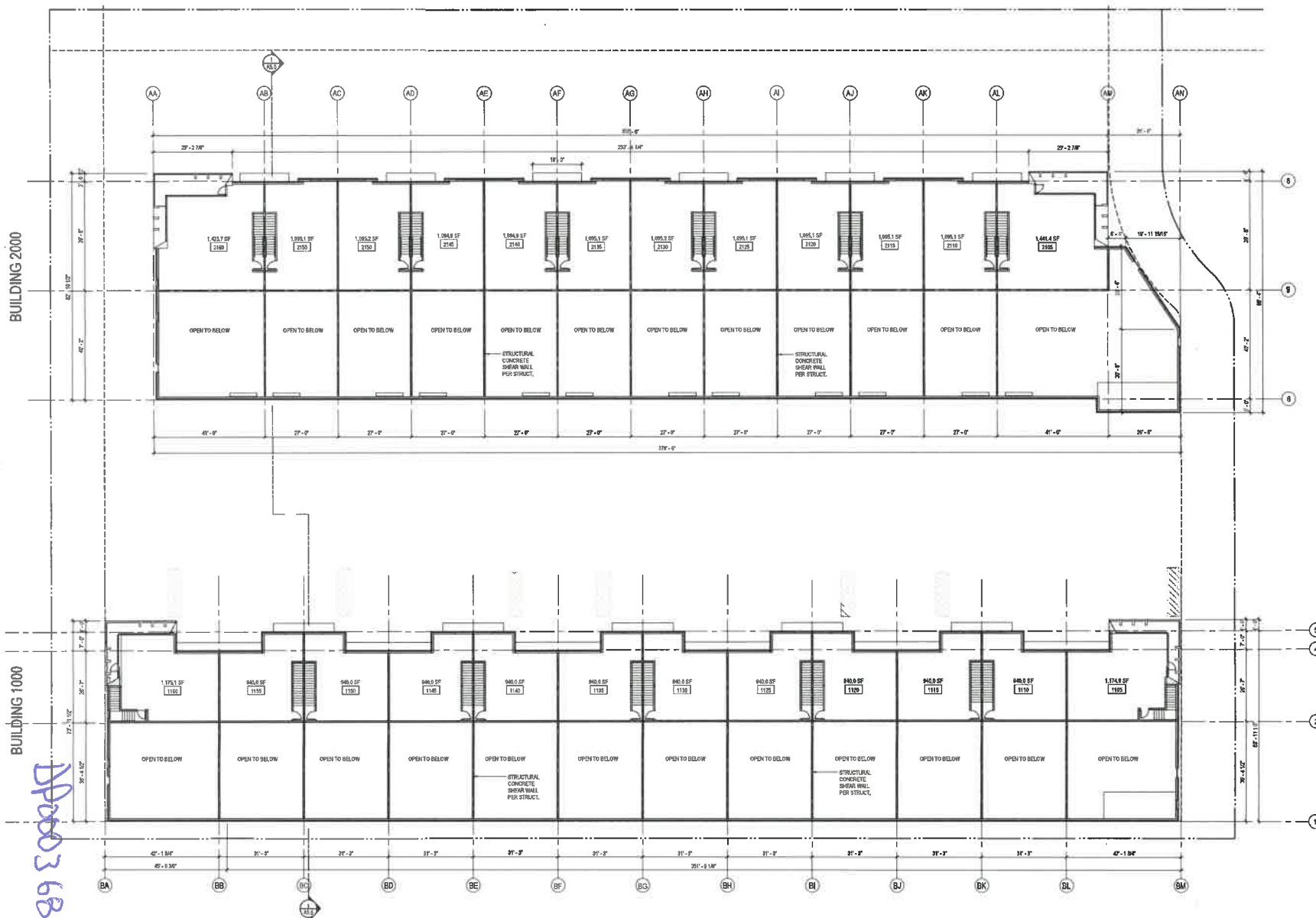
TEL: 604.681.1111
930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

CONWEST
MAIN FLOOR NORTH
BUILDINGS 2000 & 1000



PROJECT NORTH

A2.2



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- 1 2019 10 22 ISSUED FOR DEVELOPMENT PERMIT
- 2 2019 10 22 ISSUED FOR DEVELOPMENT PERMIT
- 3 2019 10 22 RE-ISSUED FOR DEVELOPMENT PERMIT
- 4 2019 10 22 RE-ISSUED FOR DEVELOPMENT PERMIT
- 5 2019 10 22 RE-ISSUED FOR DEVELOPMENT PERMIT

CMA + D
Craig Mitchell Architecture + Design Inc.
124 - 11 30th Ave. Vancouver, B.C. V5Z 2P7
Phone: 604.674.7777 Fax: 604.674.7778

930 DOMINION AVE

930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

SECOND FLOOR SOUTH
BUILDINGS 2000 & 1000

DATE: 10/22/2019
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
10/22/2019

A2.3

NO.	DATE	ISSUED FOR DEVELOPMENT	PERMIT
3	2019-08-22	RE-ISSUED FOR DEVELOPMENT	PERMIT
2	2019-02-07	RE-ISSUED FOR DEVELOPMENT	PERMIT
1	2018-10-03	ISSUED FOR DEVELOPMENT	PERMIT

NO. DATE YEAR DESCRIPTION

ISSUES AND REVISIONS

DATE

CMA+D
Craig Mitchell Architecture + Design Inc.
211 - 1 Street West, Vancouver, B.C. V6C 2E2
Phone: 483-2622 Fax: 483-0900

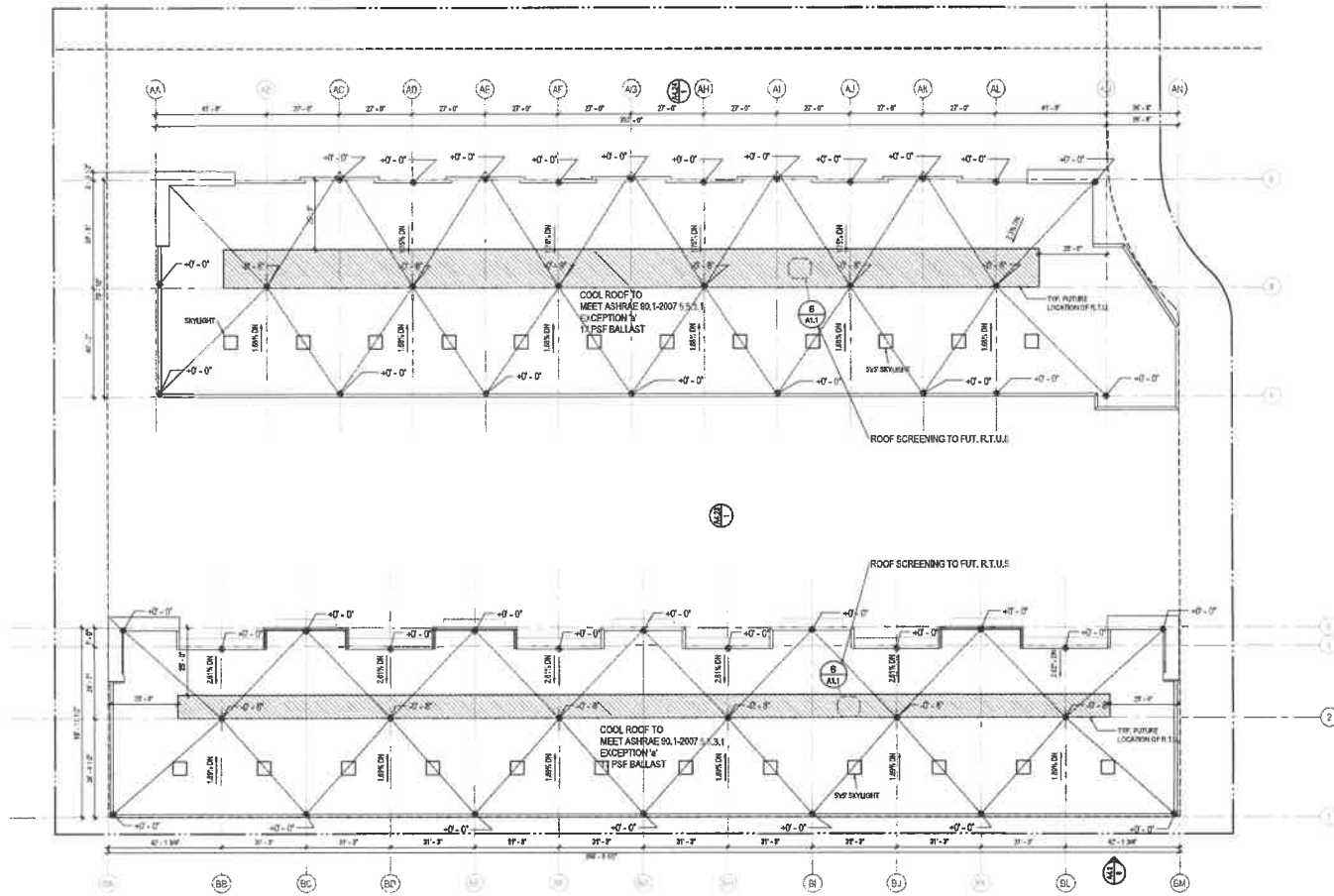
PO BOX 1678
930 DOMINION AVE

PO BOX 1678
930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

SECOND FLOOR NORTH
BUILDINGS 2000 & 1000

10-10-10	1/16" x 1/4"
10-10-10	7/8"
10-10-10	3/4"
10-10-10	00221

A2.4



This drawing has been prepared solely for the use of CONVEST and there are no representations of any kind made by CRAIG MITCHELL to any party with whom CRAIG MITCHELL has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

3	2018 02 22	RE-DESIGNED FOR DEVELOPMENT PERMIT
2	2018 02 07	RE-DESIGNED FOR DEVELOPMENT PERMIT
1	2018 10 02	ISSUED FOR DEVELOPMENT PERMIT
1.00 DATE 1/18/2018 DESCRIPTION: ISSUES AND REVISIONS		

CMA-D
Craig Mitchell Architecture Design Inc.
100-1111 11th Avenue, Suite 100
Vancouver, BC V6A 1A1
TEL: 604.271.1111
FAX: 604.271.1112
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930 DOMINION AVE

PROJECT: 930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

PROJECT: 930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

DATE	1/18/2018
BY	1000
CHECKED BY	1000
DATE	1/18/2018

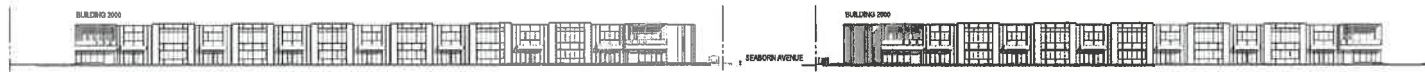
DATE: 1/18/2018

A2.5

DP0003.68

(7)

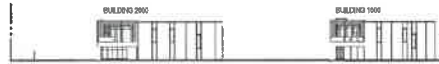




1 : SITE ELEVATION WEST
A2.6 : SCALE: 1" = 40'-0"



2 : AISLE ELEVATION WEST
A2.6 : SCALE: 1" = 40'-0"



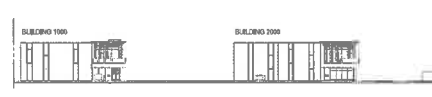
3 : SOUTH ELEVATION OF SOUTH SITE
SCALE: 1" = 40'-0"



4 : NORTH ELEVATION OF NORTH SITE
SCALE: 1" = 40'-0"



5 : SOUTH ELEVATION OF NORTH SITE
SCALE: 1" = 40'-0"



6 : NORTH ELEVATION OF SOUTH SITE
SCALE: 1" = 40'-0"



7 : AISLE ELEVATION EAST
A2.6 : SCALE: 1" = 40'-0"



8 : SITE EAST ELEVATION
A2.5 : SCALE: 1" = 40'-0"

This drawing has been prepared solely for the use of CONWEST and there are no representations of any kind made by CRAIG MITCHELL or any party and where CRAIG MITCHELL has not endorsed or confirmed. This drawing shall not be used for construction purposes and is to be used for the purpose.

3	2018-02-22	RE-ASSIGNED FOR DEVELOPMENT PERMIT
2	2018-02-07	RELEASED FOR DEVELOPMENT PERMIT
1	2018-02-03	ISSUED FOR DEVELOPMENT PERMIT
1000 - 3000 - 4000 - 5000 - 6000 - 7000 - 8000 - 9000 - 10000 - 11000 - 12000 - 13000 - 14000 - 15000 - 16000 - 17000 - 18000 - 19000 - 20000 - 21000 - 22000 - 23000 - 24000 - 25000 - 26000 - 27000 - 28000 - 29000 - 30000 - 31000 - 32000 - 33000 - 34000 - 35000 - 36000 - 37000 - 38000 - 39000 - 40000 - 41000 - 42000 - 43000 - 44000 - 45000 - 46000 - 47000 - 48000 - 49000 - 50000 - 51000 - 52000 - 53000 - 54000 - 55000 - 56000 - 57000 - 58000 - 59000 - 60000 - 61000 - 62000 - 63000 - 64000 - 65000 - 66000 - 67000 - 68000 - 69000 - 70000 - 71000 - 72000 - 73000 - 74000 - 75000 - 76000 - 77000 - 78000 - 79000 - 80000 - 81000 - 82000 - 83000 - 84000 - 85000 - 86000 - 87000 - 88000 - 89000 - 90000 - 91000 - 92000 - 93000 - 94000 - 95000 - 96000 - 97000 - 98000 - 99000 - 100000		

SEA



9 : AERIAL VIEW FROM NORTH WEST LOOKING SOUTH EAST
SCALE



10 : AERIAL VIEW FROM SOUTH EAST LOOKING NORTH WEST
SCALE

CMA+D
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1111 WESTERN AVENUE • SUITE 100 • VANCOUVER, BC V6E 2E6
TEL: 604.681.1111 FAX: 604.681.1112
1000 - 3000 - 4000 - 5000 - 6000 - 7000 - 8000 - 9000 - 10000 - 11000 - 12000 - 13000 - 14000 - 15000 - 16000 - 17000 - 18000 - 19000 - 20000 - 21000 - 22000 - 23000 - 24000 - 25000 - 26000 - 27000 - 28000 - 29000 - 30000 - 31000 - 32000 - 33000 - 34000 - 35000 - 36000 - 37000 - 38000 - 39000 - 40000 - 41000 - 42000 - 43000 - 44000 - 45000 - 46000 - 47000 - 48000 - 49000 - 50000 - 51000 - 52000 - 53000 - 54000 - 55000 - 56000 - 57000 - 58000 - 59000 - 60000 - 61000 - 62000 - 63000 - 64000 - 65000 - 66000 - 67000 - 68000 - 69000 - 70000 - 71000 - 72000 - 73000 - 74000 - 75000 - 76000 - 77000 - 78000 - 79000 - 80000 - 81000 - 82000 - 83000 - 84000 - 85000 - 86000 - 87000 - 88000 - 89000 - 90000 - 91000 - 92000 - 93000 - 94000 - 95000 - 96000 - 97000 - 98000 - 99000 - 100000

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SITE ELEVATIONS

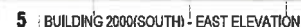
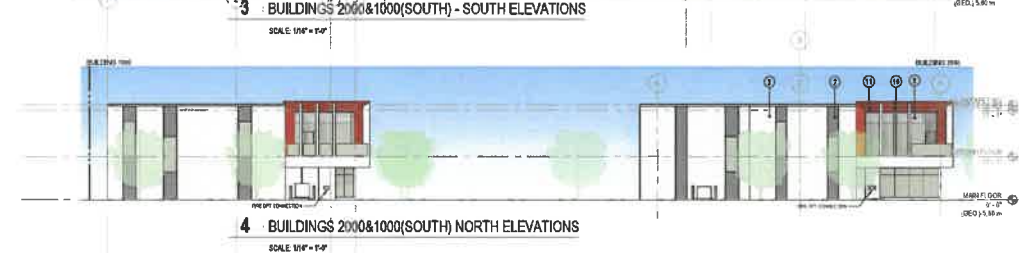
DATE	1992/01
BY	1992/01
CHECKED	1992/01
APPROVED	1992/01

A4.1

D000368 (11)



- | | |
|----|---|
| 1 | PAINTED CONCRETE - DULUX - TALLIE WHITE 5065 72506 A196 |
| 2 | PAINTED CONCRETE - DULUX - SEAL GREY 60N1 3506 A201 |
| 3 | PAINTED CONCRETE - DULUX - UNIVERSAL GREY 60N1 6209 A204 |
| 4 | PAINTED METAL FLASHING - POLAR WHITE |
| 5 | PAINTED METAL FLASHING - WEATHERED ZINC |
| 6 | VISION GLASS |
| 7 | MILLION BRUSHED ALUMINUM |
| 8 | SPIDERGLASS GLASS PANELS - OPACONAC 300.854719 WARM GREY |
| 9 | PW9 METAL PANEL - WEATHERED ZINC |
| 10 | SWP METAL PANEL - POLAR WHITE |
| 11 | METAL GRINDING AND SOFT - DARK FIR WOODGRAIN FINISH DARK FOX |
| 12 | PAINTED OVERHEAD DOOR - TO MATCH - DULUX - TALLIE WHITE 5065 72506 A196 |
| 13 | PAINTED METAL - TO MATCH - DULUX - SEAL GREY 60N1 3506 A201 |



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930 DOMINION AVE
PORT COQUITLAM, BC V3B 6G8

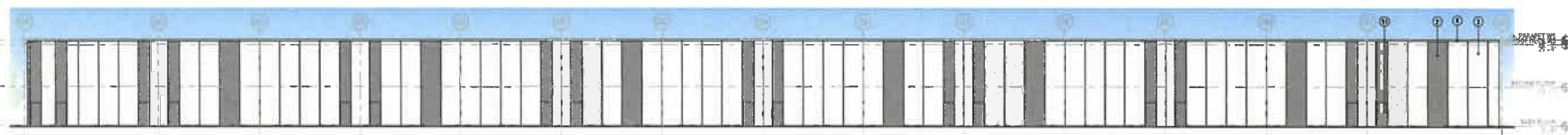
BUILDINGS 2000 & 1000(SOUTH) ELEVATIONS

1.95" = 1'-0"

TM

CM

A4.2



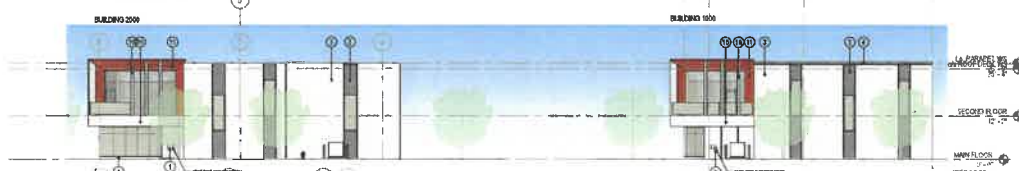
1 BUILDING 1000(NORTH) - EAST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 1000(NORTH) - WEST ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND

- ① PAINTED CONCRETE - OULUX - TULLIE WHITE 6880 72006 A1556
- ② PAINTED CONCRETE - OULUX - SEAL GREY 690N 25009 A2019
- ③ PAINTED CONCRETE - OULUX - UNIVERSAL GREY 690N 62009 A2004
- ④ PAINTED METAL FLASHING - POLAR WHITE
- ⑤ PAINTED METAL FLASHING - WEATHERED ZINC
- ⑥ MIRROR GLASS
- ⑦ MALLON BRUSHED ALUMINUM
- ⑧ SPARKLED GLASS PANEL - OPTAC-GLASS 300 80-0779 WINDM GREY
- ⑨ POPP METAL PANEL - WEATHERED ZINC
- ⑩ DWP METAL PANEL - POLAR WHITE
- ⑪ METAL SIDING AND SOFFIT - DARK FRI WOODGRAIN FINISH DARK FRI
- ⑫ PAINTED OVERHEAD DOOR - TO MATCH - OULUX - TULLIE WHITE 1080 72006 A1556
- ⑬ PAINTED METAL - TO MATCH - OULUX - SEAL GREY 690N 25009 A2019



3 BUILDINGS 2000 & 1000(NORTH) - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 BUILDING 2000 & 1000(NORTH) - NORTH ELEVATION
SCALE 1/8" = 1'-0"



5 BUILDING 2000(NORTH) - EAST ELEVATION
SCALE 1/8" = 1'-0"



6 BUILDING 2000(NORTH) - WEST ELEVATION
SCALE 1/8" = 1'-0"

This drawing has been prepared solely for the use of the client and does not constitute a representation of any kind. It is not to be used for any other purpose without the written consent of the architect. This drawing shall not be used for construction purposes until it is issued as the project.

3 2019-02-22 RE-ISSUED FOR DEVELOPMENT PERMIT
2 2019-02-07 RE-ISSUED FOR DEVELOPMENT PERMIT
1 2019-10-03 RE-ISSUED FOR DEVELOPMENT PERMIT
7/18 DATE AND DESCRIPTION
ISSUES AND REVISIONS
SEAL

CMA+D
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170 West 10th Ave. Vancouver, B.C. V6P 4C1
Phone: 604-255-1111 Fax: 604-255-1112
7/18 JLM/MS
930 DOMINION AVE

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PORT COQUITLAM, BC V3B 6G8

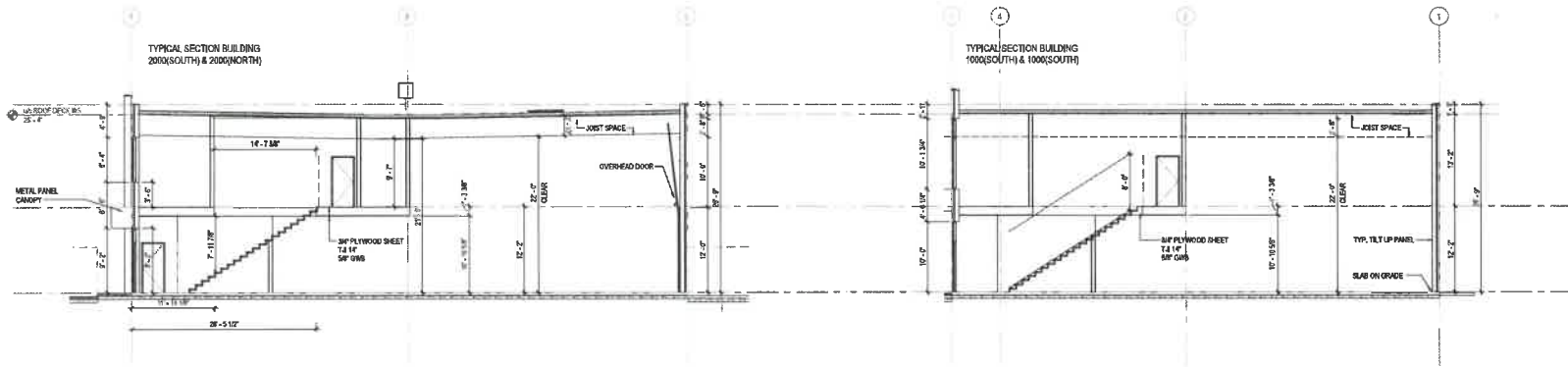
PROJECT TITLE
BUILDINGS
2000&1000(NORTH)
ELEVATIONS

DATE: 7/18
DRAWN BY: JLM
CHECKED BY: MS
SCALE: 1/8" = 1'-0"
PROJECT NO: 180321

A4.3

DP000 3568

(13)



1 TYPICAL CROSS SECTIONS
SCALE: 1/8" = 1'-0"

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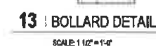
3	2019 02 22	RE-ASSUED FOR DEVELOPMENT PERMIT
2	2019 02 07	RE-ASSUED FOR DEVELOPMENT PERMIT
1	2018 09 03	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE	ISSUED FOR DEVELOPMENT PERMIT
ISSUES AND REVISIONS		

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930 DOMINION AVE

PROJECT OFFICE:
990 DOMINION AVE
FORT COQUITLAM, BC V3B 6G8

BUILDING SECTIONS

1	1/8" = 1'-0"
2	1/4" = 1'-0"
3	1/2" = 1'-0"
4	3/4" = 1'-0"
5	1" = 1'-0"
6	1 1/4" = 1'-0"
7	1 1/2" = 1'-0"
8	1 3/4" = 1'-0"
9	2" = 1'-0"
10	2 1/4" = 1'-0"
11	2 1/2" = 1'-0"
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17	4" = 1'-0"
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19	4 1/2" = 1'-0"
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21	5" = 1'-0"
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116	28 3/4" = 1'-0"
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119	29 1/2" = 1'-0"
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124	30 3/4" = 1'-0"
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383	95 1/2" = 1'-0"
384	95 3/4" = 1'-0"
385	96" = 1'-0"
386	96 1/4" = 1'-0"
387	96 1/2" = 1'-0"
388	96 3/4" = 1'-0"



Landscape Drawing List

L-1.0	OVERALL PLAN
L-1.1	OFFSETS NICOLA & SEABORN AVENUE
L-1.2	MATERIALS + PLANTING PLAN - BUILDINGS SOUTH
L-1.3	MATERIALS + PLANTING PLAN - BUILDINGS NORTH
L-2.0	SECTIONS

IRRIGATION LEGEND

◆ Irrigation State Out
Stop at 50Gpm

General Notes

General Notes

1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.

Planting Notes

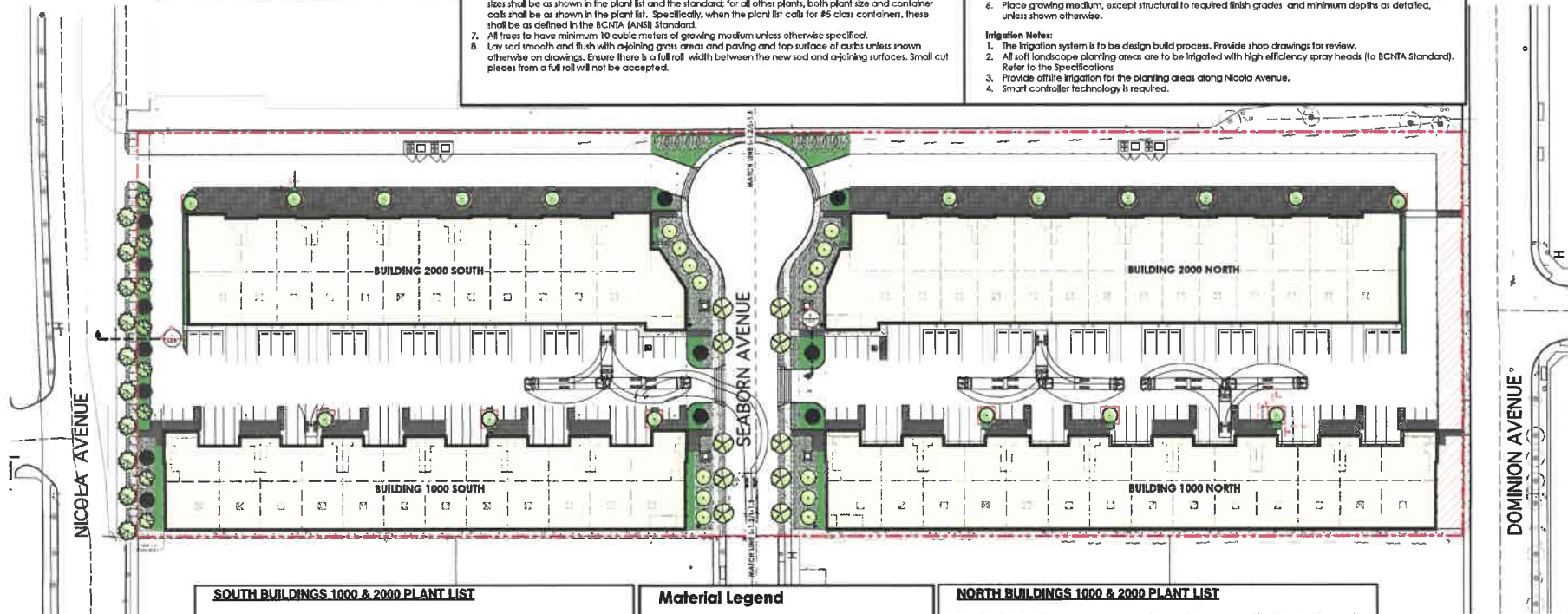
1. All plants / planting to be per BCNTA and BCSLA standards.
2. Plant selection subject to availability at the time of planting.
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
4. All trees to be staked in accordance with BCNTA Standards.
5. All plants to be sourced from nurseries certified free of P. ramorum.
6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.
8. Lay sod smooth and flush with adjoining grass areas and paving and top surface of curbs unless shown otherwise on drawings. Ensure there is a full roll width between the new sod and adjoining surfaces. Small cut pieces from a full roll will not be accepted.

Soil Preparation and Placement Notes

1. All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.
2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
3. Submittals shall be made at least seven (7) days prior placement.
4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
5. Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details.
6. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

Irrigation Notes:

1. The irrigation system is to be design build process. Provide shop drawings for review.
2. All soft landscape planting areas are to be irrigated with high efficiency spray heads (to BCNTA standard). Refer to the Specifications.
3. Provide offsite irrigation for the planting areas along Nicola Avenue.
4. Smart controller technology is required.



SOUTH BUILDINGS 1000 & 2000 PLANT LIST

Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
Trees				
8		<i>Cercidiphyllum japonicum</i>	Katsura tree	7cm cal. / WB
10		<i>Pinus resinosa</i>	Serbian spruce	2.5m H / WB
5		<i>Populus tremuloides</i> 'Priste Gold'	Prairie Gold trembling aspen	6cm cal. / WB
8		<i>Quercus palustris</i> 'Green Pillar'	Green Pillar pin oak	6cm cal. / B+B
Shrubs				
46		<i>Corus sericea</i> 'Talsey'	Dwarf Red-cedar dogwood	#2 pot / 30" o.c.
151		<i>Lonicera pileata</i>	Rock-rose honeysuckle	#2 pot / 24" o.c.
111		<i>Rosa multiflora</i>	Noisette rose	#2 pot / 24" o.c.
8		<i>Taxus x media</i> 'Hicks'	Hick's yew hedge (male only)	2m H WB/RB to RB
Perennials, Grasses, Groundcovers and Bio-erode				
232		<i>Cotoneaster dammeri</i>	Bearberry	#1 pot / 24" o.c.
212		<i>Colomagnolia x acutiloba</i> 'Karl Forester'	Karl F. Feather Reed Grass	#2 pot / 24" o.c.
85		<i>Potentilla fruticosa</i>	Shrubby cinquefoil	#2 pot / 18" o.c.
57		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Japanese sedge	#1 pot / 12" o.c.
263		<i>Lavandula angustifolia</i> 'Beguonia'	Beguonia English lavender	#2 pot / 18" o.c.
128		<i>Acillaria millefolium</i>	Yarrow	#2 pot / 18" o.c.
122		<i>Delphinium menziesii</i>	Menzies' Larkspur	4" pot / 18" o.c.
120		<i>Isis misourifensis</i>	Western blue fls	4" pot / 18" o.c.
117		<i>Juncus effusus</i>	Common rush	4" pot / 18" o.c.

Plants with an asterisk (*) require confirmation from Envirowest prior to purchase.

Material Legend

Detail	Key	Material
(1-1) 1-2.0	P1	Permeable Pavers
(1-2) 1-2.0	P2	Permeable Pavers Refer to CMI for vehicular pavers
(1-3) 1-2.0	P3	Cast In Place concrete Refer to CMI for offsite paving
(1-4) 1-2.0		3/4" crush - granular
(1-5) 1-2.0		Sodded Lawn
(1-6) 1-2.0	P1	Bike Racks as per Architecture

Product and Material Notes

1. All material and products to be installed per manufacturer's specifications.

NORTH BUILDINGS 1000 & 2000 PLANT LIST

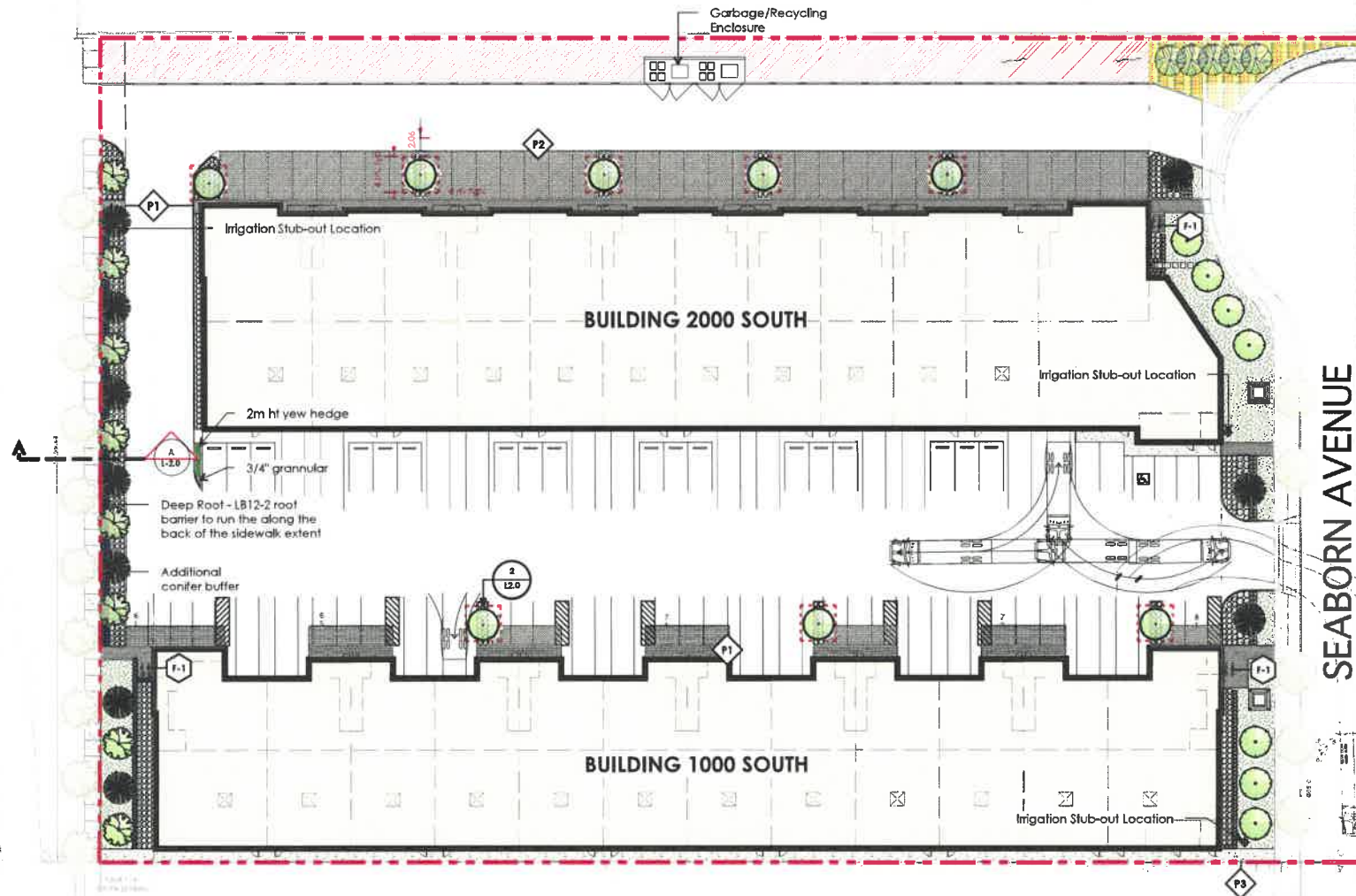
Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
Trees				
8		<i>Cercidiphyllum japonicum</i>	Katsura tree	7cm cal. / WB
10		<i>Pinus resinosa</i>	Serbian spruce	2.5m H / WB
5		<i>Populus tremuloides</i> 'Priste Gold'	Prairie Gold trembling aspen	6cm cal. / WB
8		<i>Quercus palustris</i> 'Green Pillar'	Green Pillar pin oak	6cm cal. / B+B
Shrubs				
70		<i>Corus sericea</i> 'Talsey'	Dwarf Red-cedar dogwood	#2 pot / 30" o.c.
15		<i>Taxus x media</i> 'Hicks'	Hick's Yew hedge (male only)	2m H WB/RB to RB
Perennials, Grasses, Groundcovers and Bio-erode				
240		<i>Cotoneaster dammeri</i>	Bearberry	#1 pot / 24" o.c.
72		<i>Colomagnolia x acutiloba</i> 'Karl Forester'	Karl F. Feather Reed Grass	#2 pot / 24" o.c.
132		<i>Potentilla fruticosa</i>	Shrubby cinquefoil	#2 pot / 18" o.c.
155		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Japanese sedge	#1 pot / 12" o.c.
128		<i>Achillea millefolium</i> *	Yarrow	4" pot / 18" o.c.
118		<i>Delphinium menziesii</i> *	Menzies' Larkspur	4" pot / 18" o.c.
121		<i>Isis misourifensis</i> *	Western blue fls	4" pot / 18" o.c.
123		<i>Juncus effusus</i> *	Common rush	4" pot / 18" o.c.

Plants with an asterisk (*) require confirmation from Envirowest prior to purchase.

08 Feb 01, 2017 Re-Review for SFP
02 Sep 10, 2016 Review for SFP
01 Sep 13, 2012 Review for SFP
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NICOLA AVENUE

SEABORN AVENUE



Revisions:

01	Feb 01, 2019	Issue for DP
02	Sept 18, 2018	Issue for DP
03	Sept 12, 2018	Issue for Client review
04	Oct 1, 2018	Issue

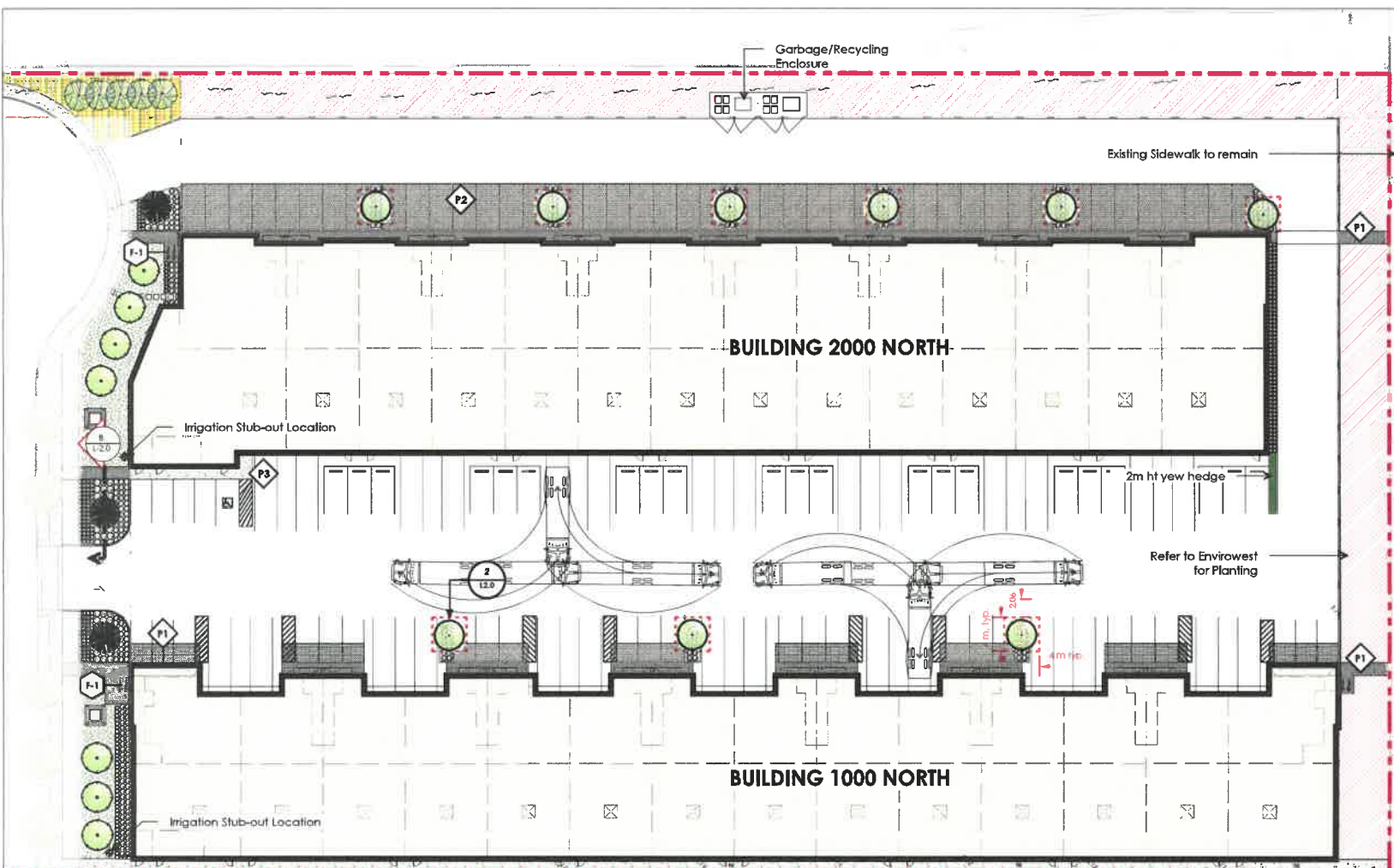
Drawn by: D. Kowalski
Checked by: P. K.
Date: Feb 27, 2019
Scale: 1/16" = 1'-0"

Project:
930 DOMINION AVE
PORT COQUILLAM, BC
SOUTH SITE

Drawing Title:
MATERIALS & PLANTING
PLAN - SOUTH
BUILDINGS 1000 & 2000

Project No.:
18064
Sheet No.:
1-1.2 of 5

DP000368 (17)



DOMINION AVENUE

00 Feb 01, 2019 Redesign for BP
 02 Sept 15, 2019 Issue for DP
 03 Sept 12, 2018 Issue for Client review
 04 1/23/18

dk

Duran Krawitz Ltd.
 102-11877 160th Ave. Suite 100
 Vancouver BC V3V 1N5
 Tel: 604-666-4611
 Fax: 604-666-5577
 www.dklbc.ca

Project:
930 DOMINION AVE
PORT COQUITLAM, BC
NORTH SITE

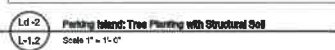
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 Checked by: PE
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Drawing Title:
MATERIALS & PLANTING
PLAN - NORTH
BUILDINGS 1000 & 2000

Project No:
18064
 Sheet No.:

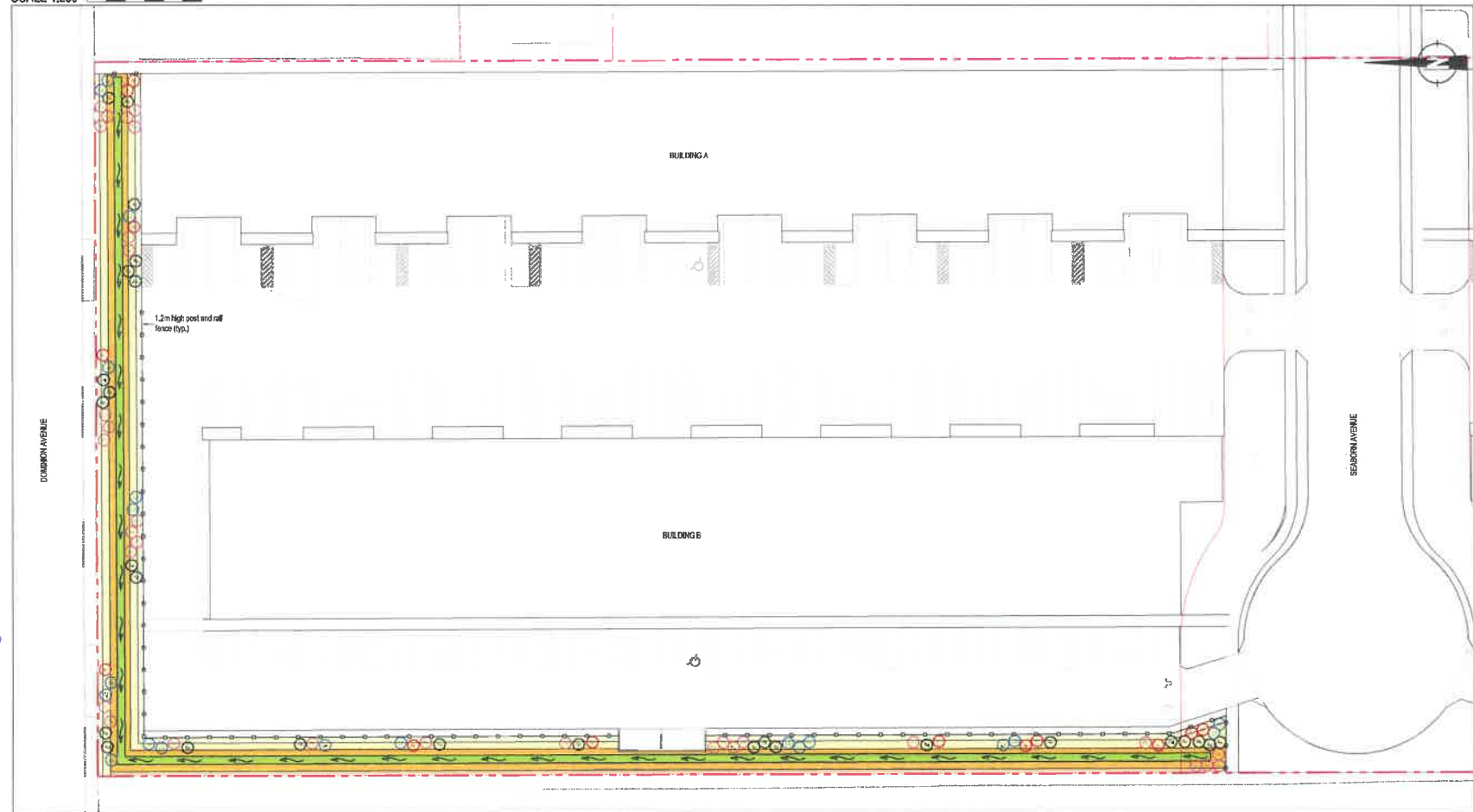
L-1.3 of 5

DP0003.68 (18)

[illegible]

PLAN A

SCALE 1:250



CONWEST (SEABORNE) LP

930 DOMINION AVENUE
Port Coquitlam, BC



envirowest consultants inc.

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facsimile: 604-944-0507
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NORTH SITE BIOSWALE LANDSCAPE PLAN

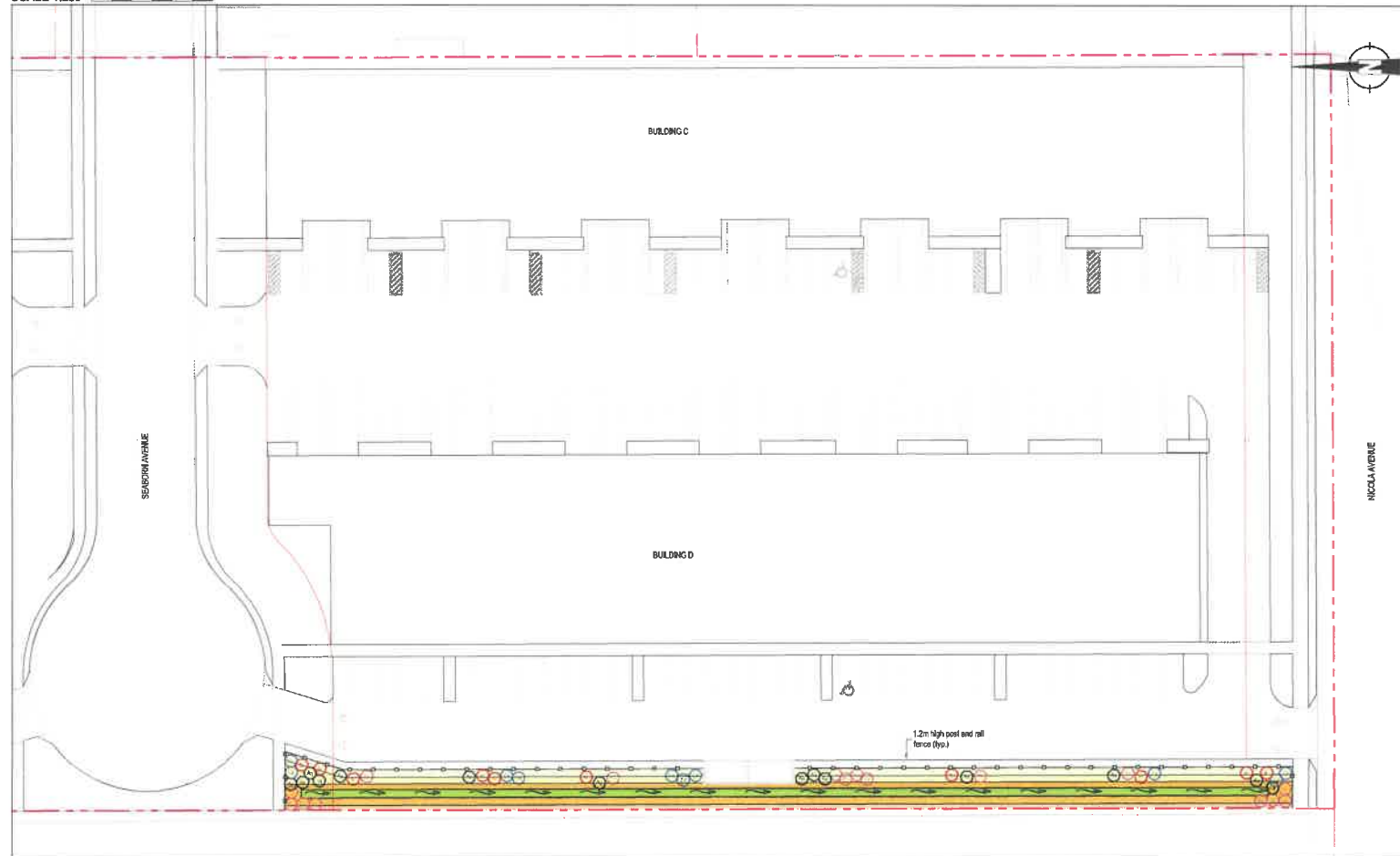
DESIGNER	DRAWN	CHECKED	REVISION	REVISION DATE
INW	CEV	INW	00	
SCALE:	As Shown			
DATE:	August 27, 2018			
			DRAWING NUMBER:	1712-06-02
			SHEET 1 OF 3	

REFERENCE DRAWINGS

1. Email: 180221-A1-11-Site plan.dwg, Received August 13, 2018; Krahn Group of Companies.
2. Email: 180221-1-C-02SG-Layout1.pdf, Received August 13, 2018; Krahn Group of Companies.
3. Email: 180221-2-C-02SG-Layout1.pdf, Received August 13, 2018; Krahn Group of Companies.

PLAN B

SCALE 1:250



DPO00368 (21)

REFERENCE DRAWINGS

1. Email: 180221-A1.11-Site plan.dwg, Received August 13, 2018; Krahn Group of Companies.
2. Email: 180221.1-C-02SG-Layout1.pdf, Received August 13, 2018; Krahn Group of Companies.
3. Email: 180221.2-C-02SG-Layout1.pdf, Received August 13, 2018; Krahn Group of Companies.

CONWEST (SEABORNE) LP

930 DOMINION AVENUE
Port Coquitlam, BC



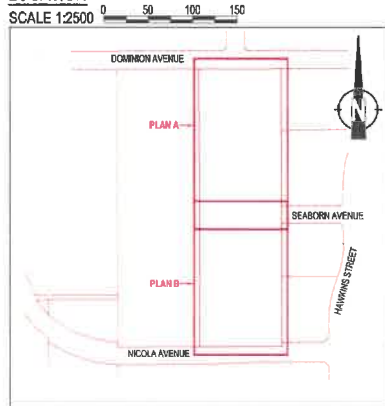
envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
fax: 604-944-0507
www.envirowest.ca










SOUTH SITE
BIOSWALE LANDSCAPE PLAN

DESIGN: IWW	DRAWN: CEV	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown	DATE: August 27, 2018		DRAWING NUMBER: 1712-06-03	
			SHEET 2 OF 3	

SCALE 1:2500



PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	grand fir	<i>Abies grandis</i>	41	no. 5 pot; 1.5m min.; densely branched; well established
	Douglas-fir	<i>Pseudotsuga menziesii</i>	47	no. 5 pot; 1.5m min.; densely branched; well established
	black hawthorn	<i>Crataegus bryoniifolia</i>	30	no. 5 pot; 1.5m min.; densely branched; well established
	red alder	<i>Alnus rubra</i>	23	no. 5 pot; 1.5m min.; densely branched; well established
	Saskatoon	<i>Amelanchier alnifolia</i>	192	no. 2 pot; 75cm spacing centre-to-centre
	holboell rose	<i>Rosa nutkana</i>	1000	no. 2 pot; 650mm spacing centre-to-centre
	red tesselce	<i>Fuchsia rubra</i>	1771	no. 1 pot; 500 spacing centre-to-centre
	soft-stem bulbush	<i>Scotus vaukua</i>	6523	no. 1 pot; 300mm spacing centre-to-centre
	broad-leaved cattail	<i>Typha latifolia</i>	3672	no. 1 pot; 300mm spacing centre-to-centre

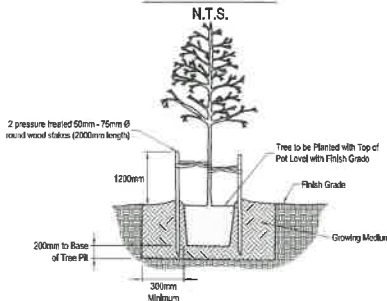
GENERAL LANDSCAPE SPECIFICATIONS

- Plant materials are the product of such materials and are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All plants are to be sourced in accordance with the treatment control provisions of the 'Standards and Best Practices for Instream Values' Ministry of Water, Land & Air Protection, 2004.
- All plant materials are to be inspected and approved by Environment prior to installation.
- Plants are to be installed in accordance with the following: a) all plants are to be installed at a minimum 300mm from the bank edge; b) all plants are to be installed in the bank edge, and possess an acidity range (pH) of 5.5 to 7.5. Growing materials to be inspected by Environment prior to placement.
- All blackberry (*Rubus* species) and ivy (*Hedera*) to be cleared and grubbed from project area.
- All debris (and/or excess material from landscape operations) are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with seed mix (Festuca mix) augmented with Eriophorum (*Eriophorum angustifolium*) and gouldenlock (*Sedum spectabile*) and/or sedge (*Scirpus* sp.) in proportion and application rate of that seed mix to be determined by Environment.
- All plants must be native species; any cultivars are not to be planted.
- The planemaker is to provide three (3) years of plant maintenance. Plant replacements to be include weeding, selective pruning and deadening of blackberry. Seedlings are to be no less than 100mm (100 percent) prior to three years from planting. Replacement of plants is to be required by the planmaker for vegetation loss. Replacement shall also include one (one) hundred (100 percent) survival/retention rate. Seedlings are to survive no less than 100 percent.

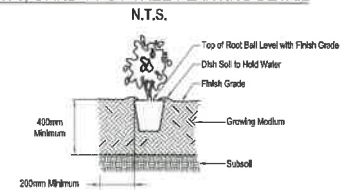
REFERENCE DRAWINGS

1. Email: 180221-A1.11-Site plan.dwg. Received August 13, 2018; Krahn Group of Companies.
2. Email: 180221.1-C-02SG-Layout1.pdf. Received August 13, 2018; Krahn Group of Companies.
3. Email: 180221.2-C-02SG-Layout1.pdf. Received August 13, 2018; Krahn Group of Companies.

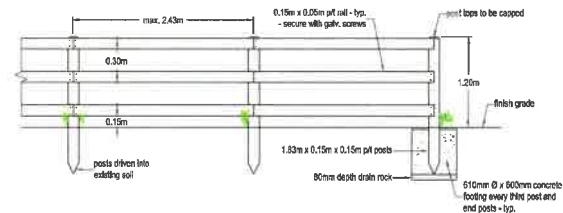
TYPICAL CONTAINER (No. 5 POT) TREE
PLANTING DETAIL



TYPICAL CONTAINER SHRUB AND
No. 3, 2 AND 1 POT TREE PLANTING DETAIL



POST AND RAIL WOOD FENCE DETAIL
SCALE 1:30



CONWEST (SEABORNE) LP

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office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

BIOSWALE

LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN: IWW	DRAWN: CEV	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER: 1712-06-04	
DATE: August 27, 2018			SHEET 3 OF 3	

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
All roofs are to be cool-roof as per ASHRAE 90.1-2007 5.5.3.1 Exception 'A': 17 psf rock ballast to minimize solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Landscaping throughout the site to provide shading of parking space pavement where feasible	DP stage; staff review of landscape plan
Window placement to provide opportunities for natural light	DP and BP stage; staff review of building plans
Windows and skylights are to be high efficiency Low-E glazing to reduce solar heat gain and provide natural lighting	BP stage; written confirmation by Architect along with staff review of BP submission
LED lighting will be used to reduce energy consumption	BP stage; written confirmation by developer
Lighting that is downward casting full cut-off fixtures to reduce glare and spill-over to adjacent areas	BP stage; written confirmation by developer

Water conservation:

Conservation Measure	Verification Method
Native and drought tolerant plant selections are to be used for the majority of the project to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
High efficiency landscape irrigation system with rain sensors is to be installed	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Bioswale incorporated in landscape design along west and north property edge will retain and filter stormwater	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Stormceptors and oil interceptors will be installed to improve stormwater quality	BP stage; staff review of building plans and inspections
Soft landscaping and permeable paving areas provided to promote infiltration and reduce stormwater flows	DP stage; staff review of landscape plan

GHG Reduction:

Conservation Measure	Verification Method
Provision of bicycle racks to promote alternative transportation	DP and BP stage; staff review of building plans
Adequate storage space for garbage, recycling, and organic materials provided in secure locations	DP and BP stage; staff review of building plans

per OCP Sec. 9.11 Environmental Conservation DPA designation

Development Variance Permit for 2337 Rindall Avenue – Issuance

RECOMMENDATION:


That Development Variance Permit DVP00057 for 2337 Rindall Avenue be approved for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for July 23, 2019, the Development Variance Permit for 2337 Rindall Avenue will be available for Council to give approval for issuance.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	That Development Variance Permit DVP00057 for 2337 Rindall Avenue be approved for issuance.
2	Request that additional information be received prior to the issuance of the Development Variance Permit.
3	Deny the approval of the Development Variance Permit.

Development Variance Permit Application DVP00057 - 2337 Rindall Avenue

RECOMMENDATION:

That the Committee of Council:

- 1) Authorize staff to provide notice of an application to vary lane construction and underground servicing requirements for a 75-unit apartment building at 2337 Rindall Avenue, and
- 2) Advise Council that it supports approval of Development Variance Permit DVP00057.

PREVIOUS COUNCIL/COMMITTEE ACTION

On October 9, 2018, the following motion was passed:

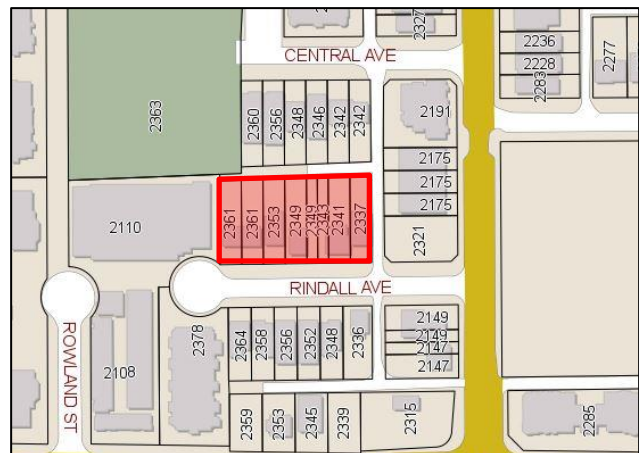
That Smart Growth Committee approve Development Permit DP000354, which regulates an apartment development at 2337 Rindall Avenue.

REPORT SUMMARY

This report provides for Committee's consideration of a request to vary the City's requirements for undergrounding of overhead services and to vary a required construction of a rear lane, as in the previously described to Committee in association with its consideration of the proposed development of a 75-unit apartment building. The recommended variance to construction of the lane reflects the intended future road network for the area; the recommended undergrounding variance would allow for the developer to install pre-ducting and provide funding to facilitate implementation of these works in the future.

BACKGROUND

The property owner and applicant, Mondevco Properties Inc., wishes to construct a 75-unit apartment building on Rindall Avenue just west of Shaughnessy Street and has obtained a development permit to regulate the form and character of the proposed development. In considering this permit, Committee was advised that a separate development variance permit application would be brought forward to vary provisions of the Subdivision Servicing Bylaw that require construction of the lane to the rear (north) of the property, along with an associated construction of public access turnaround and dedication of a corner cut at the north-east corner of the property. Committee was further advised that the offsite works included a requirement to underground the overhead utilities along Rindall Avenue and the applicant was awaiting information from BC Hydro on the feasibility and costs of implementing this requirement. BC Hydro has now confirmed it will not allow undergrounding of the overhead lines along the lane or Rindall Avenue at this time. The estimated cost for this work is a total of \$260,965 (\$150,675 for the frontage along Rindall Avenue and \$110,290 for the lane to the east).



2337 Rindall Avenue Site Context

DISCUSSION

As described at the time of development permit consideration, it is expected that the lane to the rear of the property will be consolidated with properties to the north and it is not required to service the subject development.

If the variance for overhead wiring is approved, pre-ducting along Rindall Avenue and the lane would be installed. The variance permit would ensure funding is obtained to provide for future removal of the overhead service when the entire block is redeveloped.

Staff recommend approval of the variances.

FINANCIAL IMPLICATIONS


The \$260,965 would be deposited in the city's Future Works liability account and held for the future undergrounding.

PUBLIC CONSULTATION

An opportunity for public input would be provided as part of Council's consideration of the variance application.

OPTIONS

(Check = Staff Recommendation)

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

ATTACHMENTS

Attachment #1: Draft Development Variance Permit

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT VARIANCE PERMIT

NO. DVP00057

Issued to: Mondevo Properties Inc
 (Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 483 16TH AVE WEST VANCOUVER BC V5Y 1Z2

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:

Address:

Legal Description: LOT 28, BLOCK 22, PLAN NWP2080, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT
 LOT 29, BLOCK 22, DISTRICT LOT 289, NEW WEST DISTRICT, PLAN NWP2080 GROUP 1,
 LOT 30, BLOCK 22, DISTRICT LOT 289, NEW WEST DISTRICT, PLAN NWP2080
 LOT 31, BLOCK 22, PLAN NWP2080, DISTRICT LOT 174, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 289
 LOT 32, BLOCK 22, DISTRICT LOT 174, NEW WEST DISTRICT, PLAN NWP2080 GROUP 1,
 LOT 33, BLOCK 22, DISTRICT LOT 174, NEW WEST DISTRICT, PLAN NWP2080 GROUP 1, & DL 289,
 LOT 34, BLOCK 22, PLAN NWP2080, DISTRICT LOT 174&289, NEW WESTMINSTER LAND DISTRICT

P.I.D.: 012-494-178, 012-494-178, 004-586-514, 012-494-232,

3. The Parking and Development Management Bylaw, 2005 No. 3525 is varied as follows:

- To vary the requirement to underground electrical, cable, and telephone wiring with a one-time payment of \$260,965
- To vary the offsite requirements associated with constructing and improving the lane to the rear (north) of the properties, including provision of a corner-cut.

For clarity, this variance applies to and only to the Parking and Development Management Bylaw and Subdivision Servicing Bylaw requirements to construct a lane and to underground overhead utilities associated with Development Permit Application DP000057.

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

4. This permit shall lapse if the Permittee does not obtain a Building Permit within one year of the date of this permit.
5. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE 23RD DAY OF July, 2019.

ISSUED 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)

DRAFT

Development Variance Permit for 2381 Shaughnessy Street – Issuance

RECOMMENDATION:


That Development Variance Permit DVP0006 for 2381 Shaughnessy Street be approved for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for July 23, 2019, the Development Variance Permit for 2381 Shaughnessy Street will be available for Council to give approval for issuance.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	That Development Variance Permit DVP0006 for 2381 Shaughnessy Street be approved for issuance.
2	Request that additional information be received prior to the issuance of the Development Variance Permit.
3	Deny the approval of the Development Variance Permit.

RECOMMENDATION:

That the Committee of Council:

- 1) Authorize staff to provide notice of an application to vary underground servicing requirements for a 31-unit apartment building at 2381 Shaughnessy Street, and
- 2) Advise Council that it supports approval of Development Variance Permit DVP00066.

PREVIOUS COUNCIL/COMMITTEE ACTION

On December 14, 2017, Smart Growth Committee approved Development Permit DP000304, which regulates an apartment development at 2381 Shaughnessy Street.

REPORT SUMMARY

This report provides for Committee's consideration of a request to vary the requirement for undergrounding of overhead services to facilitate the development of a 31-unit apartment building. The recommended variance for the undergrounding would allow for the developer to install pre-ducting and provide funding that would facilitate these works to be implemented in the future.

BACKGROUND

Kappa Construction Inc wishes to build a 31-unit apartment building on the southwest corner of Shaughnessy Street and Kelly Avenue. In December 2017, the owner was issued a development permit to regulate the form and character of the apartment development. A building permit was submitted in December 2018.

The offsite works associated with this development included a requirement to underground overhead utilities along Kelly Avenue and the lane however BC Hydro has advised it is not feasible for these lines to be undergrounded at this time. The costs for the underground wiring is estimated to be \$205,820 (\$102,910 each for both the Kelly Avenue frontage and the lane).



Figure 1: 2381 Shaughnessy Street

DISCUSSION

If the variance for overhead wiring is approved, pre-ducting along Kelly Avenue and the lane would be installed and funding obtained to provide for future removal of the overhead service when the entire block is redeveloped. Staff recommend approval.

FINANCIAL IMPLICATIONS


The \$205,820 would be deposited to the city's Future Works liability account and held for future undergrounding.

PUBLIC CONSULTATION

An opportunity for public input would be provided as part of Council's consideration of the variance 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; or
3	Determine that it does not wish to authorize the notification. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Draft Development Variance Permit

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT VARIANCE PERMIT

NO. DVP00066

Issued to: David J Ho
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 204A-3993 St Johns Street, Port Moody BC V3H 2C4

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:

Address: 2381 SHAUGHNESSY STREET

Legal Description: DISTRICT LOT 289, NEW WEST DISTRICT, PLAN LMP10521
PARCEL A

P.I.D.: 018-261-221

3. The Parking and Development Management Bylaw, 2005 No. 3525 is varied as follows:
 - To vary the requirement to underground electrical, cable, and telephone wiring with a one-time payment of \$205,820

For clarity, this variance applies to and only to the Parking and Development Management Bylaw requirement to underground overhead utilities associated with Development Permit Application DP000066.

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

4. This permit shall lapse if the Permittee does not obtain a Building Permit within one year of the date of this permit.
5. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE 23RD DAY OF July, 2019.

ISSUED 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)

Committee Report to Council

Non-Farm Use Applications - 2820 & 2842 Burns Road

Committee Action:

At the July 16, 2019, Committee of Council Meeting, staff reports were considered by Committee pertaining to Non-Farm Use Applications at 2820 and 2842 Burns Road. Committee passed the following motions:

That Committee of Council recommend to Council that:

- Application 58490 be authorized for submission to the Agricultural Land Commission;
- Advise the Agricultural Land Commission that any approval of a non-farm use application would need to be conditional upon the applicant successfully amending the Official Community Plan, Regional Growth Strategy and Zoning Bylaw to allow for the proposed use; and
- The City is not in a position to provide a recommendation to approve the proposed non-farm use prior to such amendments.

That Committee of Council recommend to Council that:

- Application 58556 be authorized for submission to the Agricultural Land Commission;
- Advise the Agricultural Land Commission that any approval of a non-farm use application would need to be conditional upon the applicant successfully amending the Official Community Plan, Regional Growth Strategy and Zoning Bylaw to allow for the proposed use; and
- The City is not in a position to provide a recommendation to approve the proposed non-farm use prior to such amendments.

The following motion is now before Council for decision:

That Council:

- ***Authorize the submission of applications 58556 and 58490 to the Agricultural Land Commission;***
- ***Advise the Agricultural Land Commission that any approval of a non-farm use application would need to be conditional upon the applicant successfully amending the Official Community Plan, Regional Growth Strategy and Zoning Bylaw to allow for the proposed use; and***
- ***The City is not in a position to provide a recommendation to approve the proposed non-farm use prior to such amendments.***

2842 Burns Road – Non-Farm Use Application

RECOMMENDATION:

That Committee of Council recommend to Council that non-farm use Application 58490 for 2842 Burns Road not be authorized for submission to the Agricultural Land Commission.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application to the Agricultural Land Commission (ALC) for permission to continue to operate an unauthorized recreational vehicle and boat storage business on a portion of a property in the Agricultural Land Reserve. It recommends that the application not be authorized for submission to the ALC as the use of farmland for commercial parking purposes is contrary to the City's policies and regulations intended to protect agricultural lands for agricultural purposes.

BACKGROUND

In accordance with ALC processes, Nirmal and Ranjit Somal have submitted a non-farm use application through the ALC portal. As described in their submission to the ALC (Attachment 1), the applicants wish to obtain permission to locate a recreational vehicle and boat storage business on part of their property at 2842 Burns Road. The submission of the non-farm use application follows enforcement action initiated by the Commission in 2018 to address the unauthorized use but further enforcement action has been deferred while this non-farm use application is under review.

Pursuant to s.25(3) and s.30(4) of the *Agricultural Land Commission Act*, after an applicant submits an application for a non-farm use through the ALC portal, the application proceeds directly to the City for a decision. Council then has the discretion to determine if it will submit the non-farm use application to the ALC, and it would do so if it wishes to have the application further considered. If Council determines that it does not wish to authorize submission of the application to the ALC then the application will not proceed any further and it will not be considered by the ALC. This process is detailed in Attachment 2.

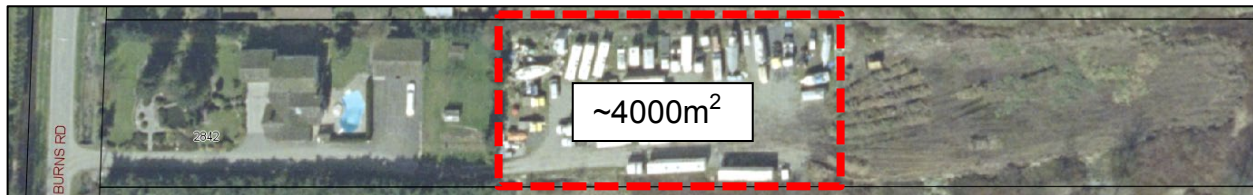
The application process requires applicants to pay a fee of \$1500 to the City, of which \$300 may be retained by the City and \$1200 would be forwarded to the ALC, if Council authorizes submission of the application. This report is being brought forward to Committee in advance of receipt of the fee to avoid further delaying review of the unauthorized use.

The City's process for approval of the proposed non-farm use, if it is to be further considered, would require applicants to obtain an amendment to the policies and land use designations of the Official Community Plan, an amendment to policies of the City's Regional Context Statement, and

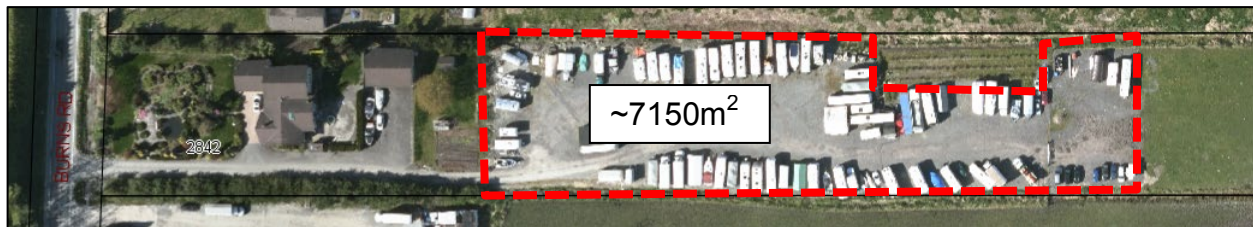
2842 Burns Road – Non-Farm Use Application

a Zoning Bylaw amendment to allow for the proposed storage use. It would be premature for the City to accept applications for these amendments prior to a decision being made by the ALC on the proposed non-farm use and the applicants have been advised accordingly.

2842 Burns Road is a 4.2 ha property located in the Agricultural Land Reserve. The property is developed with a farm residence, and various accessory uses, as well as the unauthorized commercial storage business. The eastern portion of the property is used for grazing, and there are blueberries planted on a portion of the lands. Its land use designation in the Official Community Plan is Agriculture in keeping with City policies to protect agricultural lands and Regional Growth Strategy policies which discourage non-farm uses unless they complement the primary agriculture use. The site is zoned Agriculture to allow for farm uses designated in the *Agricultural Land Reserve Use Regulation* and commercial storage of recreational vehicles and boats is not permitted in this zone.



2004



2018

The current owners advise that a gravel pad was in place when they purchased the property in 2004, and that they do not intend to further extend the gravel pad. The City's orthophotos show that there was a gravel pad with some vehicle storage present in 2004, but the area now being used for storage purposes has increased significantly in size. The stated rationale for the non-farm use application is to meet a community need for commercial vehicle storage space and lack of other storage options in the Tri-Cities.

The applicants indicate the property is unproductive farmland. However, it is considered by the Ministry of Agriculture to be good farmland capable of agricultural production with only few limitations, if managed properly and improved. A Ministry agrologist has confirmed that based on

2842 Burns Road – Non-Farm Use Application

provincial agricultural capability mapping, most of the property is located on farmland that can be improved to a land capability of class 2 through investments such as drainage improvements¹.

A nearby property owner has informally indicated an interest in restarting a similar storage business should permission be given for the use at this location.

DISCUSSION

In 2016, the Smart Growth Committee considered a comprehensive staff report describing a review of agricultural land regulations and policies. In light of public feedback indicating a strong commitment to protect Port Coquitlam's agricultural areas for farming, Committee resolved it would support strengthening policies of the Official Community Plan to better support farming, protect agricultural lands for agricultural purposes and support food production. There has not been any change since Committee's consideration to indicate a change to its policy direction would be warranted.

A commercial vehicle storage use is not in compliance with the agricultural policies of the Official Community Plan, the City's Regional Context Statement and Metro Vancouver's Regional Growth Strategy. Allowing this use through amendments to these critical policy documents would set a significant precedent for non-farm use applications eroding the City's agricultural land base and farming potential. There are alternative locations where owners may accommodate their recreational vehicles and boats and, while these options may be more costly or not as conveniently located as the Burns Road site, it is of critical importance to protect agricultural lands for agricultural purposes and amending the policies to allow non-farm uses is not recommended.

An option included in this report is for Council to authorize the application to proceed to the ALC for its consideration along with information on the amendments that would be required by the City for approval of the use. If the ALC were to give the application conditional support, then the following additional approvals would be required before a vehicle storage use could be permitted by the City:

- Approval of an amendment to the Official Community Plan to change its policies related to protection of agricultural lands for agricultural purposes and, if applicable, change the subject property's land use designation;
- Approval of an amendment to the Regional Context Statement in the Official Community Plan. This process may trigger the need to apply to Metro Vancouver for an amendment to the Regional Growth Strategy; and
- Approval of an amendment to the Zoning Bylaw to permit a commercial storage use within the Agriculture zone as a non-farm use on a site-specific basis.

This report does not include an option that Council could advise the ALC that it recommends approval of the non-farm use application. Under s.478 the *Local Government Act*, Council's

¹ The BC agriculture capability rating classes range from class 1 (prime farmland, suitable to most crops) to class 7 (limited to only certain agricultural uses, often associated with considerable management input).

2842 Burns Road – Non-Farm Use Application


decisions must be consistent with its Official Community Plan and it is staff's opinion that a recommendation of approval would be inconsistent with the Plan.

FINANCIAL IMPLICATIONS

None.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend to Council that Application 58490 not be authorized for submission to the ALC.
2	Recommend to Council that Application 58490 be authorized for submission to the ALC and advise the ALC that any approval of a non-farm use application would need to be conditional upon the applicant successfully amending the the Official Community Plan, Regional Growth Strategy and Zoning Bylaw to allow for the proposed use and further that the City is not in a position to provide a recommendation to approve the proposed non-farm use prior to such amendments.

ATTACHMENTS

Attachment 1: 2842 Burns Road Non-Farm Use Application

Attachment 2: Process for a Non-Farm Use Application per the ALC's website

Lead author(s): Meredith Seeton

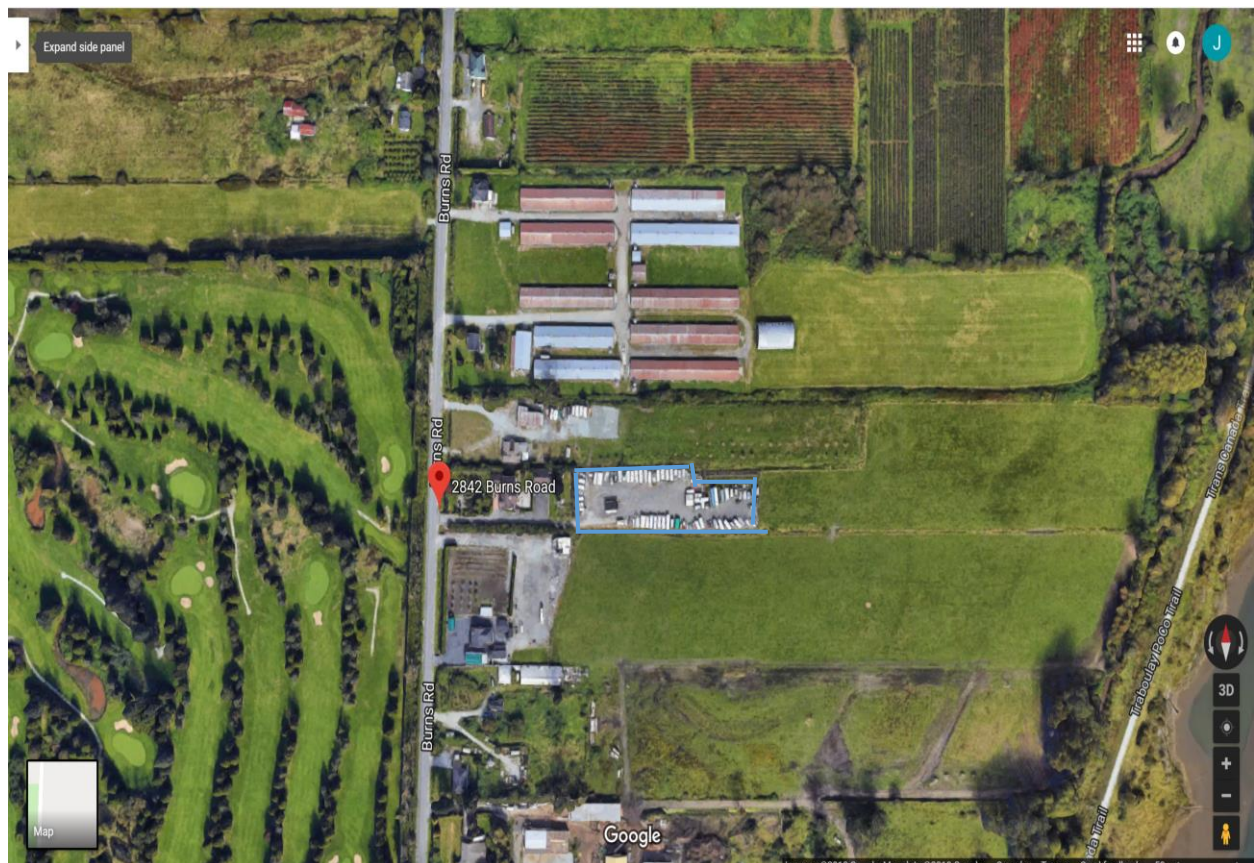
2842 Burns Rd – Non-Farm Use Case for Approval

Prepared by Althing Consulting

Summary of existing use

The subject of this consultation is an existing gravel pad, located behind the residence. This 0.5ha portion of the property was installed before the current ownership took possession. The pad is currently being used for recreational vehicle storage. The recreational vehicle storage represents tens of thousands of dollars in storage contracts is at risk as well as the loss of the service. The ownership would like to continue this activity under a non-farm use permit from the ALC. We are seeking the support of the Agricultural Land Commission for a non-farm use permit on the .5ha pre-existing pad.

Satellite Image of Property



Area subject to non-farm use application outlined in blue

Non-Farm Use – Case for Approval

The decision to offer recreational vehicle storage on the existing gravel pad was driven by the significant need for storage space in the surrounding area. This region of the Tri-Cities continues to experience a chronic shortage of storage space for recreational

boats and trailers (see the included report in Appendix 1). As a result, we maintain that the current storage activity is a significant community amenity for surrounding families.

The vehicle storage occurring on site represents no changes to the existing property. The gravel pad is an existing feature of the property. There are no plans to expand or alter the existing pad. The vehicles stored on site don't have block engines. The storage of recreational pleasure boats and trailers is low impact and doesn't require additional resources or changes to the property.

The storage activity allows an otherwise minimally productive piece of land to sustain 3 full-time jobs. It is the assertion of the landowners that a non-farm use permit for the existing gravel pad would be a benefit to the residential community of the Tri-Cities. The repurposing of this pad represents no threat to the principal of the ALR. A non-farm permit will allow the City of Port Coquitlam to apply the appropriate property tax rate for a site with commercial activity representing a further benefit to the community.

[Commitment to the Principal of the Agricultural Land Reserve](#)

As part of this proposal, the owners of the property wish to reaffirm their commitment to the use of the vast majority of the property for traditional agricultural purposes. The gravel pad doesn't represent a permanent alteration to the property or to the viability of agriculture activity on site. The pad accounts for 0.5 ha of the site's footprint. The property is 4.1 ha in size, the approx. 2.8 ha of land immediately abutting the pad are being used for grazing cattle. The land will continue to be leased out for this purpose. The property is directly abutting the Pitt River and is in a flood zone. The drainage on site is poor due to the rocky composition of the soil on much of the property (included with this application are photos of the issues the lack of drainage creates for agricultural endeavors.) The owners have also begun cultivating blueberries and strawberries on the property as a test case for a larger farm operation.

The owners are committed to continuing both these agricultural activities. The vehicles stored on site don't have block engines. This is a low impact storage activity that doesn't place an extra burden on traffic flow. They will continue to ensure that the non-farm use storage activities continue to have no detrimental impact on the quality of the land or its long-term viability for agricultural applications.

[Conclusion](#)

We believe given the pre-existing nature of the gravel pad, the continued significant economic activity represented by its continuing use, and our commitment to protecting the native soil portions of our property, there is a strong case for a non-farm use application in this case. The landowner asks that the non-farm use application be granted based on these factors.

Attachment 2: Applicant's process for a Non-Farm Use Application under Section 20(2) of Agricultural Land Commission Act made to the Agricultural Land Commission¹

STEP 1: PLAN YOUR APPLICATION

- Identify the type of application required for your proposal
- View a sample application from the online Application Portal launch page
- Collect appropriate supporting documentation (e.g. Certificate of Title, Agent Authorization, Sketch Plan)
- Applicants are encouraged to contact their local government (e.g., Municipality, Regional District, or Islands Trust) to:
 - Identify local government zoning and policies on agricultural land preservation and other regulations relevant to the proposal
 - Inquire if other approvals may also be required (e.g. Ministry of Transportation and Infrastructure, Ministry of Health, etc.)

STEP 2: COMPLETE YOUR APPLICATION

- Create a Basic or Business BCeID in order to log into the ALC Application Portal
- Login to the ALC Application Portal and select the appropriate application type
- **Complete the online application (ALC Application Portal)**
- Upload required and supporting documents

STEP 3: SUBMIT YOUR APPLICATION

- **Submit the application to your local government through the Application Portal**
- Contact your local government to determine the appropriate form of payment
- Include the ALC Application ID on all payments and subsequent correspondence regarding the application

STEP 4: PAY THE APPLICATION FEE

- The application fee is \$1,500. Payable to the local government.

STEP 5: THE LOCAL GOVERNMENT CONSIDERS THE APPLICATION

The local government receives the application via the Application Portal and completes the following:

- Ensures that the appropriate fee has been paid
- Ensures the application information is sufficient for local government staff and the Board or Council to review and make informed recommendations
- **Refers the application to its Board or Council** for recommendations and comments
- Refers the application to various committees when necessary (e.g., Agricultural Advisory Committee (AAC), Advisory Planning Commission (APC))
- Completes a local government report and uploads it through the Application Portal
- Holds a public information meeting when necessary
- **If the land is zoned for agriculture or farm use, or if the proposal requires a bylaw amendment, the Board or Council decides whether to authorize the application to proceed to the ALC.** If authorization is not granted, the application process ends and the local government returns a portion of the application fee to the applicant.

STEP 6: THE COMMISSION MAKES A DECISION ON THE APPLICATION

The ALC receives the application via the Application Portal and:

- Acknowledges the application upon receipt of the ALC portion of the application fee

Attachment 2: Applicant's process for a Non-Farm Use Application under Section 20(2) of *Agricultural Land Commission Act* made to the Agricultural Land Commission¹

- Decides on the application and advises the applicant in writing of the decision. A copy is sent to the local government

At the discretion of the Commission, it may:

- Hold a meeting with the applicant
- View the application property
- Refer the application to various agencies for comments and recommendations

The Commission's decision may take several forms. The ALC may:

- Approve the proposal as submitted
- Approve the proposal with conditions (*such conditions could include obtaining local government approval of identified approval requirements*)
- Refuse the proposal
- Refuse the proposal but allow an alternate proposal

Note: It is the policy of the ALC to communicate Reasons for Decision in writing. ALC staff cannot discuss a decision with the applicant, local government, or with the public prior to its release. The applicant and local government will be notified of the finalized decision through the Application Portal.

2820 Burns Road – Non-Farm Use Application

RECOMMENDATION:

That Committee of Council recommend to Council that the non-farm use Application 58556 at 2820 Burns Road not be authorized for submission to the Agricultural Land Commission.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application to the Agricultural Land Commission (ALC) for permission to continue to operate an unauthorized commercial vehicle storage business on a portion of a property in the Agricultural Land Reserve. It recommends to Committee that the application not be authorized for submission to the ALC as the use of farmland for commercial parking purposes is contrary to the City's policies and regulations intended to protect agricultural lands for agricultural purposes.

BACKGROUND

In accordance with ALC processes, Kulvinder and Jaswinder Kang have submitted attached non-farm use application through the ALC portal. As described in their submission to the ALC (Attachment 1), the applicants wish to obtain permission to run a commercial vehicle storage business on part of their property at 2820 Burns Road. The submission of the non-farm use application follows enforcement action initiated by the Commission in 2018 to address the unauthorized use but further enforcement action has been deferred while this non-farm use application is under review.

Pursuant to s.25(3) and s.30(4) of the *Agricultural Land Commission Act*, after an applicant submits an application for a non-farm use through the ALC portal, the application proceeds directly to the City for a decision. Council then has the discretion to determine if it will submit the non-farm use application to the ALC, and it would do so if it wishes to have the application further considered. If Council determines that it does not wish to authorize submission of the application to the ALC then the application will not proceed any further and it will not be considered by the ALC. This process is detailed in Attachment 2.

The application process requires applicants to pay a fee of \$1500 to the City, of which \$300 may be retained by the City and \$1200 would be forwarded to the ALC, if Council authorizes submission of the application. This report is being brought forward to Committee in advance of receipt of the fee to avoid further delaying review of the unauthorized use.

The City's process for approval of the proposed non-farm use, if it is to be further considered, would require applicants to obtain an amendment to the policies and land use designations of the

2820 Burns Road – Non-Farm Use Application

Official Community Plan, an amendment to policies of the City's Regional Context Statement, and a Zoning Bylaw amendment to allow for the proposed storage use. It would be premature for the City to accept applications for these amendments prior to a decision being made by the ALC on the proposed non-farm use and the applicants have been advised accordingly.

2820 Burns Road is a 5.5 ha property located in the Agricultural Land Reserve. The property is developed with a farm residence, and various accessory uses, as well as the unauthorized commercial storage business. The eastern portion of the property is used for grazing cattle. The site's land use designation in the Official Community Plan is Agriculture in keeping with the City's policies to protect agricultural lands and Regional Growth Strategy policies which discourage non-farm uses unless they complement a primary agriculture use. The site is zoned Agriculture to allow for farm uses designated in the *Agricultural Land Reserve Use Regulation* and storage of commercial vehicles is not permitted in this zone.

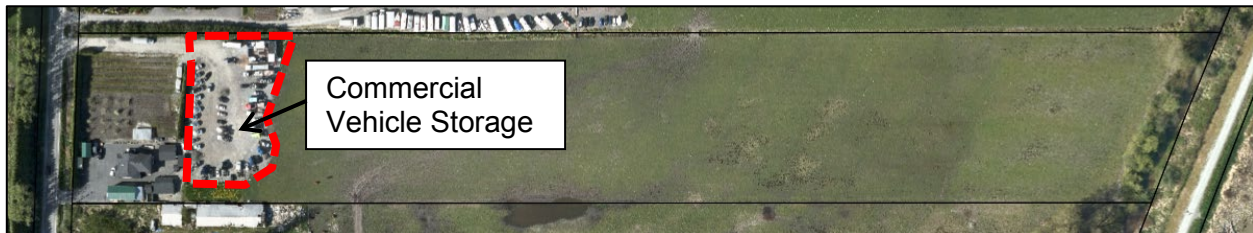


Figure 1: 2820 Burns Road

The current owners advise that the gravel pad being used for commercial vehicle storage was in place when they purchased the property in 2017. The estimated size of this pad is approximately 0.3 ha (about $\frac{3}{4}$ of an acre). Their stated rationale for the application is to meet a community need for commercial vehicle storage space, given a lack of other storage options in the Tri-Cities area. They further indicate this use does not threaten the agricultural capacity of the lands and have offered to undertake a drainage assessment to ensure that it is not impacting surrounding farmland or groundwater.

The applicants indicate that the property is unproductive farmland. However, the property is considered by the Ministry of Agriculture to be good farmland capable of agricultural production with only few limitations, if managed properly and improved. A Ministry agrologist has confirmed that based on provincial agricultural capability mapping, most of the property is located on farmland that can be improved to a land capability of class 2 through investments such as drainage improvements¹.

¹ The BC agriculture capability rating classes range from class 1 (prime farmland, suitable to most crops) to class 7 (limited to only certain agricultural uses, often associated with considerable management input).

DISCUSSION

In 2016, the Smart Growth Committee considered a comprehensive staff report describing a review of agricultural land regulations and policies. In light of public feedback indicating a strong commitment to protect Port Coquitlam's agricultural areas for farming, Committee resolved it would support strengthening policies of the Official Community Plan to better support farming, protect agricultural lands for agricultural purposes and support food production. There has not been any change since Committee's consideration to indicate a change to its policy direction would be warranted.

A commercial vehicle storage use is not in compliance with the policies of the Official Community Plan, the City's Regional Context Statement and Metro Vancouver's Regional Growth Strategy. Allowing this use through amendments to these critical policy documents would set a significant precedent for non-farm use applications eroding the City's agricultural land base and farming potential. There are alternative locations where owners may accommodate their commercial vehicles and, while these options may be more costly or not as convenient of a location, it is of critical importance to protect agricultural lands for agricultural purposes and amending the policies to allow non-farm uses is not recommended.

An option included in this report is for Council to authorize the application to proceed to the ALC for its consideration along with information on the amendments that would be required by the City for approval of the use. If the ALC were to give the application conditional support, then the following additional approvals would be required before a vehicle storage use could be permitted by the City:

- Approval of an amendment to the Official Community Plan to change its policies related to protection of agricultural lands for agricultural purposes and, if applicable, a change to the subject property's land use designation;
- Approval of an amendment to the Regional Context Statement in the Official Community Plan. This process may trigger the need to apply to Metro Vancouver for an amendment to the Regional Growth Strategy; and
- Approval of an amendment to the Zoning Bylaw to permit a commercial storage use within the Agriculture zone as a non-farm use on a site-specific basis; and

This report does not include an option that Council could advise the ALC that it recommends approval of the non-farm use application. Under s.478 the *Local Government Act*, Council's decisions must be consistent with its Official Community Plan and it is staff's opinion that a recommendation of approval would be inconsistent with the Plan.


FINANCIAL IMPLICATIONS

None.

2820 Burns Road – Non-Farm Use Application

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend to Council that the Application 58556 not be authorized for submission to the ALC.
2	Recommend to Council that the application be authorized for submission to the ALC and advise the ALC that that any approval of a non-farm use application would need to be conditional upon the applicant successfully amending the the Official Community Plan, Regional Growth Strategy and Zoning Bylaw to allow for the proposed use and further that the City is not in a position to provide a recommendation to approve the proposed non-farm use prior to such amendments.

ATTACHMENTS

Attachment 1: 2820 Burns Road Non-Farm Use Application

Attachment 2: Process for a Non-Farm Use Application per the ALC's website

Lead author(s): Meredith Seeton

[staff note the following submission from the applicant relates to 2820 Burns Road]

2842 Burns Rd – Non-Farm Use Case for Approval

Prepared by Althing Consulting Services Inc.

Summary of existing use

The subject of this application is an existing gravel pad, located behind the residence on the property. This 0.28ha pad existed prior to the having current ownership took possession. The pad is currently being used for commercial vehicle storage. The commercial vehicle storage activity represent hundreds of thousands of dollars in storage contracts. The business community of Port Coquitlam will feel the loss of the service if the storage activity is terminated. The ownership would like to continue the storage use under a non-farm use permit from the ALC. We are seeking the support of the Agricultural Land Commission for a non-farm use permit on the .28ha pre-existing gravel pad.

Non-Farm Use – Case for Approval

The decision to offer commercial vehicle storage on the existing gravel pad was driven by the significant need for commercial storage space in Port Coquitlam. The vehicle storage occurring on site represents no modifications to the existing property. It allows an otherwise unproductive piece of land to sustain several full-time jobs.

The repurposing of this pad represents no threat to the principal of the ALR and a non-farm permit will allow the city of Port Coquitlam to apply the appropriate property tax rate for a site with commercial activity. This represents a further benefit to the community. There are no plans to expand or alter the existing gravelled pad. It is current maintained annually. The vehicles stored on site are outfitted for long term storage and as such there is minimal impact from the business on area traffic flow.

This region of the TriCities continues to experience a chronic shortage of storage space for commercial vehicles. As a result, ownership believes that this use is a service to the business community and fosters the economic development of the city.

Commitment to the Principal of the Agricultural Land Reserve

As part of this proposal, the owners of the property wish to reaffirm their commitment to the use of the vast majority of the property for traditional agricultural purposes. The pad accounts for 0.28 ha of the site's footprint. The property is 4.5 ha in size, the approx. 3 ha of land immediately behind the pad is being used for grazing cattle. The land will continue to be leased out for this purpose. The owners are committed to continuing to support agricultural use on the property wherever viable. We propose that, as part of this application, the gravel pad's drainage could be assessed ensure that the vehicle storage usage does not impact the quality of the farmland or ground water. The owners are willing to commit to upgrades at the request of the municipality and ALC. They would be willing to undertake these protective measures as a good-faith gesture to demonstrate their commitment to maintaining and protecting the pasture and farm use already occurring on the property. They will continue to ensure that the commercial operation doesn't have a negative impact on the quality of the land or its long-term viability for agricultural applications.

Conclusion

This is a low impact storage activity that doesn't threaten the principal of the ALR in any meaningful way. The owners will continue to ensure that the non-farm use storage activities continue to have no detrimental impact on the quality of the land or its long-term viability for agricultural applications.

We believe given the pre-existing nature of the gravel pad, the significant economic activity represented by its continuing use, and our commitment to protecting the native soil portions of our property, there is a strong case for a non-farm use application in this case. The landowner asks that the non-farm use application be granted based on these factors.

Attachment 2: Applicant's process for a Non-Farm Use Application under Section 20(2) of *Agricultural Land Commission Act* made to the Agricultural Land Commission¹

STEP 1: PLAN YOUR APPLICATION

- Identify the type of application required for your proposal
- View a sample application from the online Application Portal launch page
- Collect appropriate supporting documentation (e.g. Certificate of Title, Agent Authorization, Sketch Plan)
- Applicants are encouraged to contact their local government (e.g., Municipality, Regional District, or Islands Trust) to:
 - Identify local government zoning and policies on agricultural land preservation and other regulations relevant to the proposal
 - Inquire if other approvals may also be required (e.g. Ministry of Transportation and Infrastructure, Ministry of Health, etc.)

STEP 2: COMPLETE YOUR APPLICATION

- Create a Basic or Business BCeID in order to log into the ALC Application Portal
- Login to the ALC Application Portal and select the appropriate application type
- **Complete the online application (ALC Application Portal)**
- Upload required and supporting documents

STEP 3: SUBMIT YOUR APPLICATION

- **Submit the application to your local government through the Application Portal**
- Contact your local government to determine the appropriate form of payment
- Include the ALC Application ID on all payments and subsequent correspondence regarding the application

STEP 4: PAY THE APPLICATION FEE

- The application fee is \$1,500. Payable to the local government.

STEP 5: THE LOCAL GOVERNMENT CONSIDERS THE APPLICATION

The local government receives the application via the Application Portal and completes the following:

- Ensures that the appropriate fee has been paid
- Ensures the application information is sufficient for local government staff and the Board or Council to review and make informed recommendations
- **Refers the application to its Board or Council** for recommendations and comments
- Refers the application to various committees when necessary (e.g., Agricultural Advisory Committee (AAC), Advisory Planning Commission (APC))
- Completes a local government report and uploads it through the Application Portal
- Holds a public information meeting when necessary
- **If the land is zoned for agriculture or farm use, or if the proposal requires a bylaw amendment, the Board or Council decides whether to authorize the application to proceed to the ALC.** If authorization is not granted, the application process ends and the local government returns a portion of the application fee to the applicant.

STEP 6: THE COMMISSION MAKES A DECISION ON THE APPLICATION

The ALC receives the application via the Application Portal and:

- Acknowledges the application upon receipt of the ALC portion of the application fee

Attachment 2: Applicant's process for a Non-Farm Use Application under Section 20(2) of *Agricultural Land Commission Act* made to the Agricultural Land Commission¹

- Decides on the application and advises the applicant in writing of the decision. A copy is sent to the local government

At the discretion of the Commission, it may:

- Hold a meeting with the applicant
- View the application property
- Refer the application to various agencies for comments and recommendations

The Commission's decision may take several forms. The ALC may:

- Approve the proposal as submitted
- Approve the proposal with conditions (*such conditions could include obtaining local government approval of identified approval requirements*)
- Refuse the proposal
- Refuse the proposal but allow an alternate proposal

Note: It is the policy of the ALC to communicate Reasons for Decision in writing. ALC staff cannot discuss a decision with the applicant, local government, or with the public prior to its release. The applicant and local government will be notified of the finalized decision through the Application Portal.