

Committee of Council Regular Agenda

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

Tuesday, February 19, 2019

Time: 2:00p.m.

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the February 19, 2019, Regular Committee of Council Meeting Agenda be adopted as circulated.

3. REPORTS

3.1 1539 Angelo Avenue – Development Variance Permit Application

Recommendation:

That the Committee of Council:

1. *Authorize staff to provide notice of an application to vary parking space requirements for a childcare facility at 1539 Angelo Avenue by one stall; and,*
2. *Advise Council that it supports approval of Development Variance Permit DVP00058.*

3.2 853 Seaborne Avenue – Development Permit Application

Recommendation:

That Committee of Council approve Development Permit DP000364 to regulate an industrial development at 853 Seaborne Avenue.

3.3 3591 Devon Road - Watercourse Development Permit

Recommendation:

That Committee of Council approve Development Permit DP00359 to protect and enhance a watercourse at 3591 Devon Road and facilitate the addition of a garage.

3.4 1526 Grant Avenue - Development Permit Application

Recommendation:

That Committee of Council approve Development Permit DP000202 to regulate a rowhouse development at 1526 Grant Avenue.

3.5 2332 Marpole Avenue - Rezoning Application

Recommendation:

1. *That Committee of Council recommend to Council that the Zoning Bylaw be amended to permit on-site manufacturing of liquor and accessory packaged liquor sales at 2332 Marpole Avenue; and,*
2. *That the following conditions must be met prior to the adoption of the rezoning to the satisfaction of the Director of Development Services:*
 - a) *Submission of an agreement from adjacent property owner(s) indicating approval to use 11 parking spaces or submission of cash-in-lieu for these spaces; and,*
 - b) *Provision for installation of a bike rack.*

4. COUNCILLORS' UPDATE

5. MAYOR'S UPDATE

6. CAO UPDATE

7. RESOLUTION TO CLOSE

7.1 Resolution to Close the February 19, 2019, Regular Committee of Council Meeting to the Public

Recommendation:

That the Regular Committee of Council Meeting of February 19, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 3.1

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

Item 3.2

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

Item 3.3

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

Item 3.4

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

Item 3.5

g) litigation or potential litigation affecting the municipality;

i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

1539 Angelo Avenue - Development Variance Permit Application

RECOMMENDATION:

That the Committee of Council:

1. Authorize staff to provide notice of an application to vary parking space requirements for a childcare facility at 1539 Angelo Avenue by one stall; and,
2. Advise Council that it supports approval of Development Variance Permit DVP00058.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes a request to vary parking requirements to facilitate a childcare facility that accommodates 25 children. A total of four parking spaces are required for a childcare facility with this number of children. However, only three conforming spaces are available with access from the street. There are two informal spaces at the rear of the property accessed by a gravel lane, but the City's bylaws require that the lane must be paved if they are to be included in the parking calculation. The owner has requested a variance to parking requirements in order to be permitted to retain 25 children at the child care facility without having to pave the lane, due to the high cost of this work. As the child care facility addresses a community need and the parking demands of the business are met by the gravel lane, it is recommended that the application to vary parking requirements be approved.

BACKGROUND

The owners of the property at 1539 Angelo Avenue recently opened a childcare facility, Life Stars Child Care, and offer group daycare to 25 children. The property is located at the east end of the block along Angelo Avenue within a neighbourhood context of single family homes and the business complies with the zoning. The owners completed significant alterations to the interior and exterior of the dwelling to accommodate the expanded childcare use. However, as a condition of approval to the business licence, they were required to submit a security that would pay for the reconstruction and paving of the lane because one of the parking spaces required for the facility could only be accessed from a gravel lane. If the variance is approved, this security would be returned to the owner.

The site presently includes 3 parking spaces in the front of the dwelling that are accessed from Angelo Avenue and 2 parking spaces at the rear that are accessed by an informal gravel lane. While only 4 spaces are required for both the dwelling and the child care business, the spaces at the rear cannot be included in the parking calculation because they are not accessed by a road or lane meeting municipal standards. This results in the site technically being deficient by one space. Other properties on Angelo Avenue are accessed from the street and the lane is not formally used by others.

1539 Angelo Avenue - Development Variance Permit Application

The owners advise that they have consulted with adjacent neighbours about both the childcare expansion and parking situation and no concerns were raised. They further advise that some children currently live in the immediate neighbourhood and walk to the facility, and some of the parents use public transit, reducing the impact of vehicular activity at their location. The spaces in the front of the dwelling are made available to those parents who drop off or pick up their children in vehicles, while the owners and staff use the spaces at the rear.

DISCUSSION

The owners of the childcare facility submitted a security for the lane paving in order to facilitate opening of the business. However, they were highly concerned about the cost of this work and advise this cost is not warranted for the childcare facility, given access from the gravel lane. The variance to parking space requirements provides for a reasonable solution. If approved, it would support the additional child care spaces continuing to be made available in the community and it is unlikely to result in any parking impacts compared to a conforming solution. Approval of the one-stall variance is recommended.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

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

OPTIONS

#	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

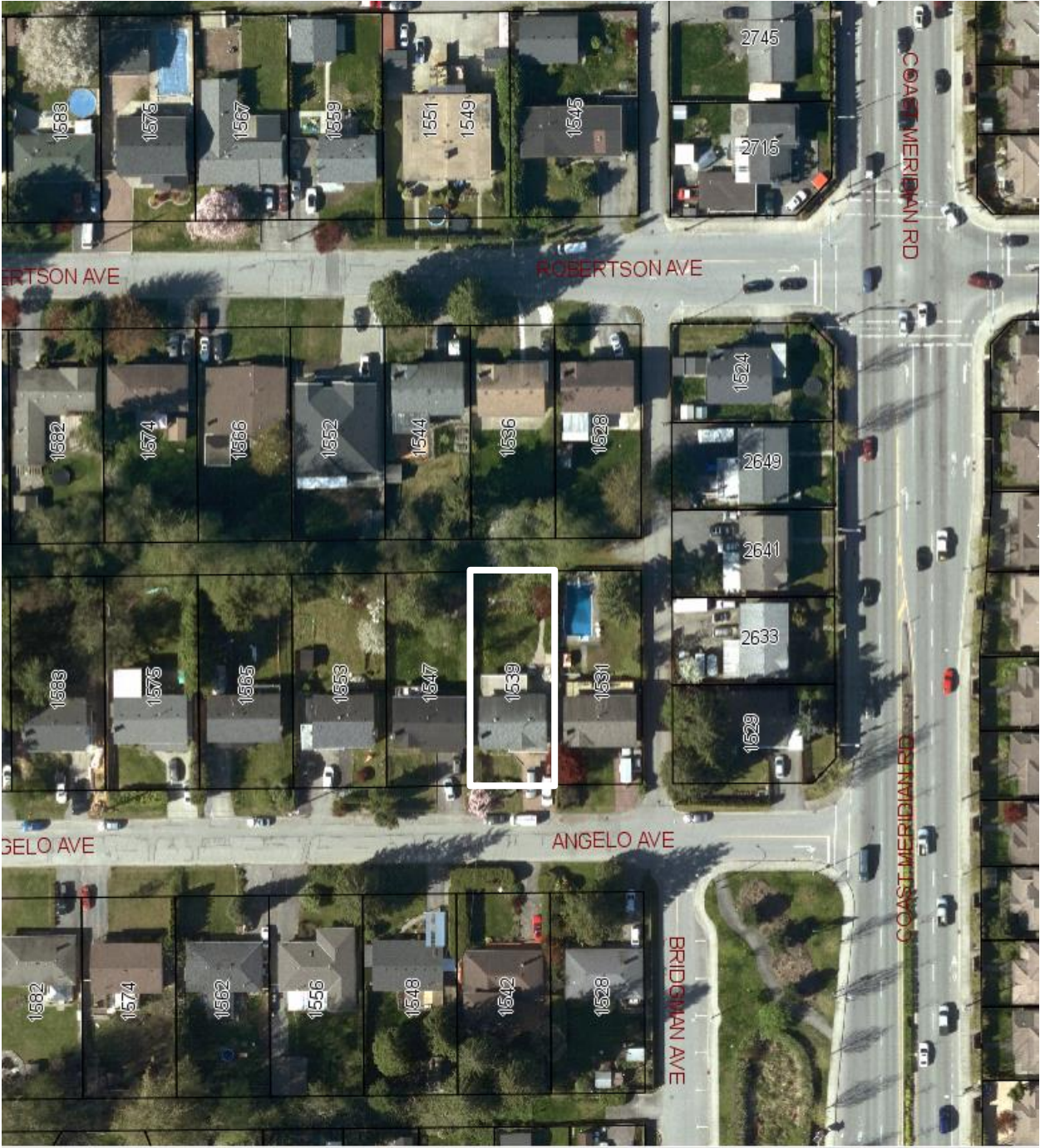
Attachment #1: Location Map

Attachment #2: Draft Development Variance Permit

CITY OF PORT COQUITLAM
DEVELOPMENT VARIANCE PERMIT LOCATION

PROJECT ADDRESS: 1539 Angelo Avenue

FILE NO: DVP00058



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00058

Issued to: Alireza Alighanadi
Khadijeh Nourbakhsh Dehkordi

Address: 1539 Angelo Avenue, Port Coquitlam, BC

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: 1539 Angelo Avenue, Port Coquitlam, BC
 Legal Description: LOT 97 DISTRICT LOT 480 GROUP 1 NEW
 WESTMINSTER DISTRICT PLAN 49414
 P.I.D.: 006-386-261
3. Section 8, Required Off-Street Parking Spaces of the Parking and Management of Development Bylaw 2018, No. 4078 is varied to require a total of 3 parking spaces for a dwelling unit and a childcare facility with a maximum of 25 children.
4. This permit is not a building permit.

APPROVED BY COUNCIL THE _____ DAY OF _____, 2019.

SIGNED THIS _____ DAY OF _____, 2019.

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)

853 Seaborne Avenue - Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000364 to regulate an industrial development at 853 Seaborne Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application for a development permit to regulate an industrial development of 23 units in 3, two-storey buildings at 853 Seaborne Avenue in the Dominion Triangle. This proposal is designed to comply with the site's M3 Light Industrial zoning, the development permit designation and a registered design covenant and the development permit is recommended for approval.

BACKGROUND

CBP Developments Corporation has proposed the development of 3, two-storey industrial buildings with on-site parking, loading bays and landscaping at the corner of Hawkins Street and Seaborne Avenue. There will be two driveways providing access, with access to the adjacent property at 2386 Hawkins Street via a registered access easement also provided by the Hawkins Street access. The 7,815m² site is relatively flat and has been cleared in anticipation of development.



Corner of Hawkins Street/Seaborne Avenue

853 Seaborne Avenue - Development Permit Application

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, it is subject to site-specific design control measures intended to mitigate potential impacts of light industrial uses on non-industrial uses located to the south of Seaborne Avenue.

Project Profile

	Bylaw Regulations ¹	Proposed ²	Requested Variances
Site Area	930m ²	7,815m ²	n/a
Total Building Area	n/a	5,196m ²	-
Building Lot Coverage	n/a	37 %	-
Setbacks:			
Front Setback (Seaborne)	6 m	6 m	-
Rear Setback (North)	3 m	3.05 m	-
Exterior Side Setback (Hawkins)	6 m	6.25 m	-
Interior Side Setback (East)	0 m	8.44 m	-
Building Height	12 m	8.53 m	-
Parking (total)	54	85	-
Small car parking spaces	25% max (21 spaces)	16 spaces	-
Loading bays	3 minimum	3	-
Bicycle Parking	6 short term spaces	14 short term spaces	-



Seaborne Avenue Entrance

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

² Information provided by applicant.

853 Seaborne Avenue - Development Permit Application

The buildings will be constructed of tilt-up concrete panels with a varied roofline. As shown in the elevation renderings, a high quality of design is proposed for the Seaborne Avenue and Hawkins Street frontages, featuring multiple colours to create individual forms within the large mass of the building, glazing, concrete panels with extensive reveals, steel canopies and ornamental steel trellis beams. The design of the development allows the buildings to address the street, provides internal circulation systems for both pedestrians and vehicles, and landscaped areas both within the development site and fronting onto streets incorporating trees wherever possible.

The building design meets the intent of the design guidelines by addressing both fronting streets by incorporating articulation with in the building, glazing, street front entrances, and a variety of colours and forms to help break up a large building mass. Building articulation is to be achieved through varied setbacks and roof lines and through the use of a variety of earth tone colours. The exterior of the building is painted concrete in a variety of colours. Decorative elements include a combination of steel canopies and extruded aluminum fins in select locations within the façade.

Street-fronting units will have direct access to the adjacent street via walkways, while internal units will have a sidewalk connecting their unit to the street. The landscape plan includes 36 new trees consisting of 6 Columnar Tulip, 5 Patmore Ash, 4 Nootka Cypress, 1 Japanese Maple, 13 Sweet Gum and 7 Flowering Cherry. The onsite trees at maturity will range between 15 to 50ft. in height and have a crown width of 10 to 25ft. The landscape plan also calls for a variety of shrubs, grasses and perennials in landscape planters 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 pavers for parking areas, a selection of native and drought-resistant plant species, there will be bike racks and one electric vehicle charging station with the capacity to service two vehicles.

DISCUSSION

The design of the proposed industrial building and landscaping meets the intent of established guidelines for industrial developments along Seaborne Avenue. The development is attractive and consistent with the expected high quality of character of the city's industrial area.

853 Seaborne Avenue - Development Permit Application

FINANCIAL IMPLICATIONS


None associated with issuance of the Development Permit.

PUBLIC CONSULTATION

A sign has been posted on site to inform area residents of the application and, to date, no comments have been received.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000364.
2	Request additional information or amendments if the Committee 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	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines or support variances to regulations. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Location Map

Attachment #2: Draft Development Permit

Lead author(s): Chris Laing

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP
PROJECT ADDRESS: 853 Seaborne Avenue

FILE NO: DP000364



THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000364

Issued to: CBP Developments Corporation

Address: 207-4288 Lozells Ave
Burnaby BC
V5A 0C7

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: 853 Seaborne Avenue

Legal Description: Lot 2 Section 8 Block 6 North Range 1 East New Westminster
District Plan EPP69093

P.I.D.: 030-139-457

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the "Official Community Plan Bylaw, 2013, No. 3838".
4. "Port Coquitlam Zoning Bylaw, 2008, No. 3630" and "Parking and Development Management Bylaw, 2005, No. 3525" are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000364 (1) to (11) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawing numbered DP000364(12) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.

- c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

5. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$51,150** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

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

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE _____ DAY OF _____.

SIGNED THIS _____ DAY OF _____.

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or
Representative of Applicant)

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CHP DESIGN OPENS ITS COOPERATION
8201 S. 4283 107th Avenue
Bramble, B.C. V5A 0C7

PH: 604.428.9009
harry.smith@telusnet.net Altn. Harry Smith

Architect

BRIDGEFACE ARCHITECTURE INC.

#23D • 11390 Clarinda Road
Piquetteville, IL, U.S. V0X 326

142 Garden Drive
Vancouver, B.C. V5R 4R4
Tel: 604.253.9300
bert@perc.org.bc.ca

Barbary, LLC, V&A 5188
P.O. Box 299,065 P.O. Box 299,065
Chelton, SC 29927-0650
Chelton@barbaryllc.com

STANLEY DONALD THOM LTD.
5000-4720 Kingsway
Burnaby, B.C. V5H 0C6

Mechanical, HVAC & I

Fire Protection

PROJECT DATA	
A 100	SITE PLAN
A 200	BUILDINGS 1000: FLOOR PL.
A 310	BUILDINGS 2000 & 3000: M.
A 320	BUILDINGS 2000 & 3000: 2
A 330	BUILDINGS 4000: FLOOR PL.
A 340	BUILDINGS 4000: ELEVATION
A 410	BUILDINGS 2000, 3000 & 4000: SECTIONS
A 420	BUILDINGS 2000, 3000 & 4000: SECTIONS
A 500	BUILDINGS 2000, 3000 & 4000: SECTIONS

A 620 SITE & PULMONOS-RENDE

6.1 LANDSCAPE PLAN

Geotechnical

Survey

City Address:
Legal Description:
Current Zoning:
Proposed Zoning:
Lot Size:
Lot Dimensions:

803 Sandborn
LOT 2, SECT 10
NEW WINDHAM
MS LYNN INCL
MS No Change
7.815 SQ. ft.
Etrypac-Appl

Permitted Uses:	As per LICHT HOUSE
Height of Buildings	12.0 m

Junior Side Yard	3 m
Junior Back Yard	6 m
Senior Yard	3 m

6.5 of Bylaw
Parking limited

On-Street Loading

Gross Floor Area
2,200 ± 4,800
1 additional for
in excess of 2,

Note: This application is for Bulbong Shell Only.

Application	BCBC 2012 P
	BCBC 2012 P

For 2-Entry D	NYA
NYA, at Everett	Van Natta 13
Reedman:	

Manufacturer & Operating yrs. Floor:	N/A as per 3.2
Exits with Floor Access:	Required as per
Exit:	Required as per

- **Stress** - **Stress** is a response to a stimulus that is perceived as a threat or challenge.
- **Stressors** - **Stressors** are the stimuli that cause stress.
- **Stress Response** - The stress response is a physiological and psychological reaction to a stressor.
- **Stress Management** - Stress management is the process of identifying and coping with stressors.
- **Stress Management Techniques** - Stress management techniques include relaxation techniques, cognitive-behavioral therapy, and lifestyle changes.
- **Stress Management Benefits** - Stress management techniques can help reduce stress, improve mood, and increase productivity.

Note: This application is for Building Staff Only. General Improvement applications are required for individual occupant changes.

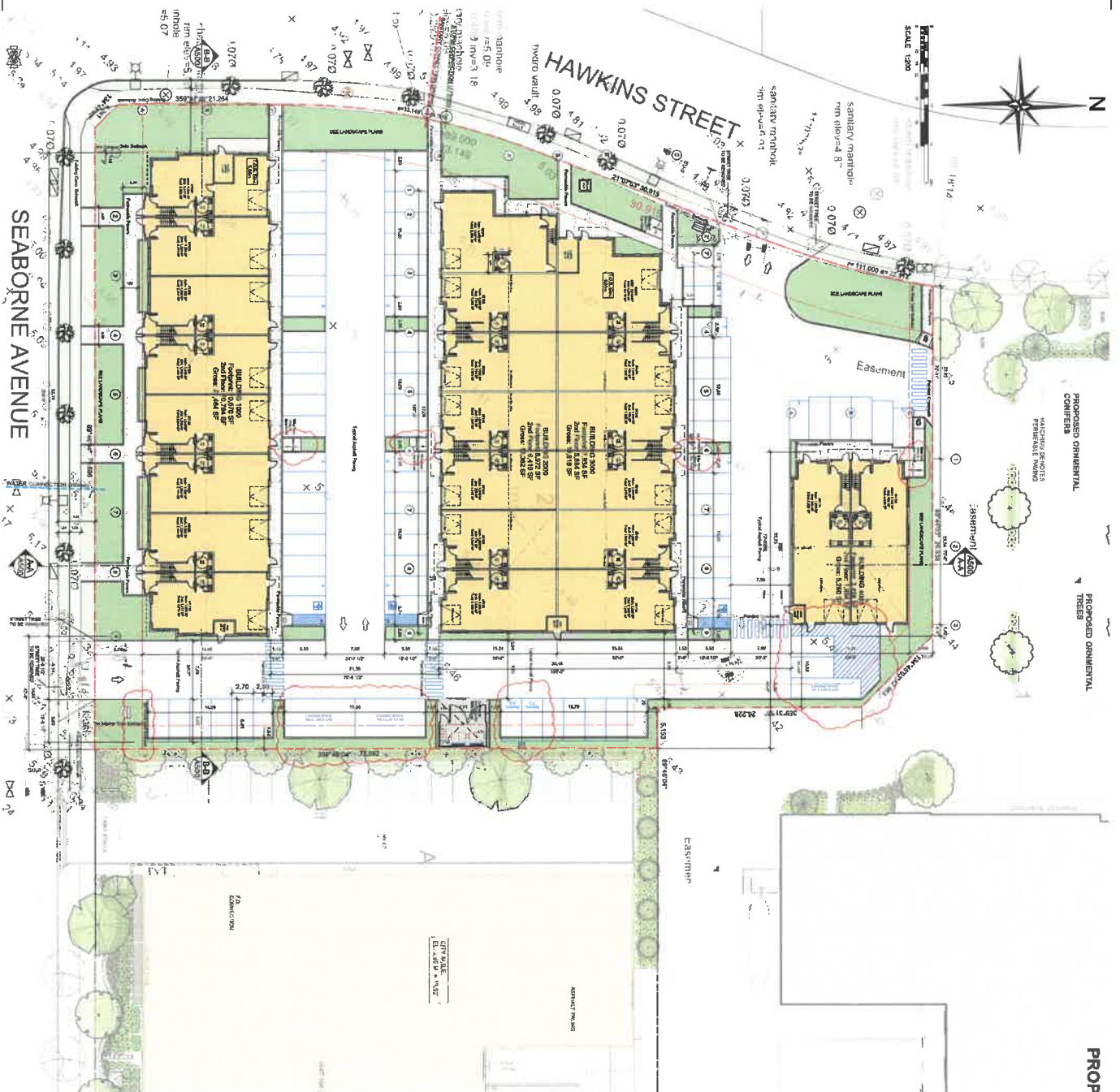
[illegible]Swiss 230
11500 Camille Bon

PROJECT
**MULTI-TENANT
 INDUSTRIAL BUILDING**

853 Seaborn Avenue,
Port Coquitlam, B.C.

853 SEABORNE AVE., PORT COQUITLAM
Issued for Development Permit Revision

DP000364(1)



PAROP

10

[illegible][illegible]

has occurred and ongoing investigations have not been completed. The FBI is also investigating the possibility that a U.S. Air Force aircraft was involved in the crash. The FBI is also investigating the possibility that the aircraft was involved in the crash.

INTERFACE

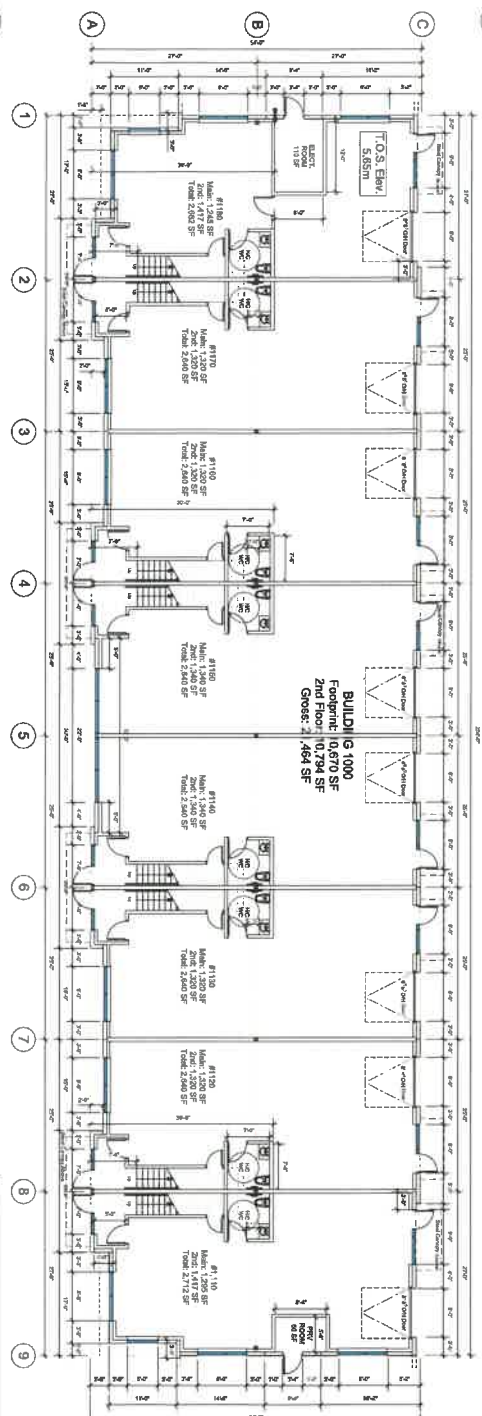
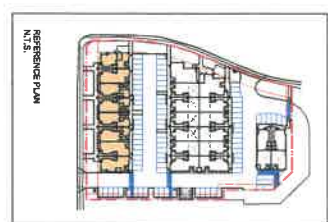
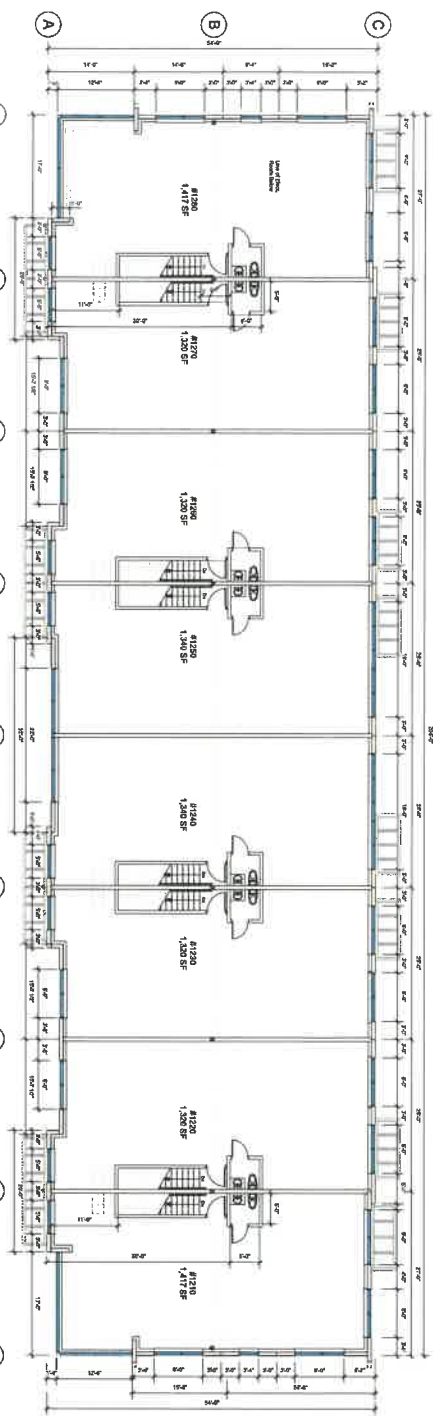
Product
MULTI-TENANT
LIGHT INDUSTRIAL
DEVELOPMENT

853 SEABORNE AVE.
Port Coquitlam, B.C.

Site Plan

A 200

DP 000364 (1)



PARKING REQUIRED FOR BLDG. 1000
OFFICE USE: 10,794 SF / 1,003 SQ.M.
WAREHOUSE USE: 10,500 SF / 975 SQ.M.
TOTAL REQUIRED: 21,294 SF / 1,978 SQ.M. @ 1 STALL PER 95 SQ.M. = 20.8 SPACES

BUILDING 1000			
SUITE #	MAIN FL. (VARIABLE)	SECOND FL. (MAIN + 2ND)	
Floor Area	Warehouse /	Office	
1110/1210	1,200 SF	1,400 SF	2,600 SF
1120/1220	1,200 SF	1,400 SF	2,600 SF
1130/1230	1,200 SF	1,400 SF	2,600 SF
1140/1240	1,200 SF	1,400 SF	2,600 SF
1150/1250	1,200 SF	1,400 SF	2,600 SF
1160/1260	1,200 SF	1,400 SF	2,600 SF
1170/1270	1,200 SF	1,400 SF	2,600 SF
1180/1280	1,200 SF	1,400 SF	2,600 SF
1190/1290	1,200 SF	1,400 SF	2,600 SF
TOTALS	10,500 SF	12,794 SF	23,294 SF
TOTAL WAREHOUSE FLOOR AREA	10,500 SF		
TOTAL OFFICE FLOOR AREA		12,794 SF	
TOTAL MAIN LEVEL FLOOR AREA	10,500 SF	12,794 SF	23,294 SF
TOTAL 2ND FLOOR AREA		12,794 SF	
TOTAL GROSS FLOOR AREA	21,294 SF		

883 SEABORNE AVE.
Port Colborne, B.C.
Project No. 1000
Date: 10/1/2010
Scale: 1/8" = 1'-0"
Drawn by: J. Smith
Checked by: J. Smith
Project Manager: J. Smith
Client: J. Smith
Contract No. 1000
Revision: 1.0
A 310

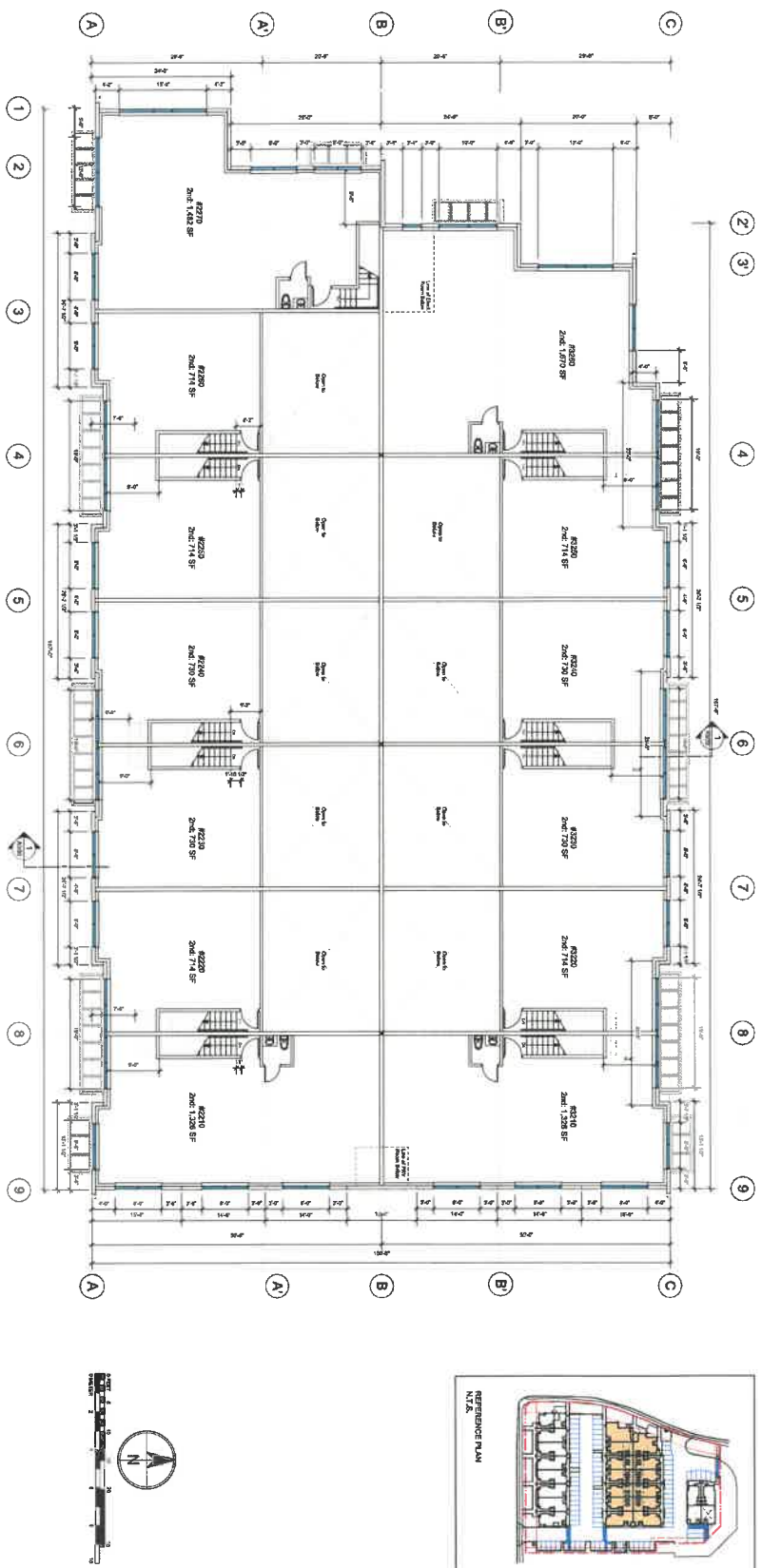
INTERFACE:
Suite 100
1000 Seaborne Ave.
Port Colborne, B.C.
Canada V9C 1Z5
Tel: 604.821.1165
Fax: 604.821.1166
www.interfacebc.com

INTERFAC
Suite 100
1000 Seaborne Ave.
Port Colborne, B.C.
Canada V9C 1Z5
Tel: 604.821.1165
Fax: 604.821.1166
www.interfacebc.com

DP000364 (3)

DP 000364(4)

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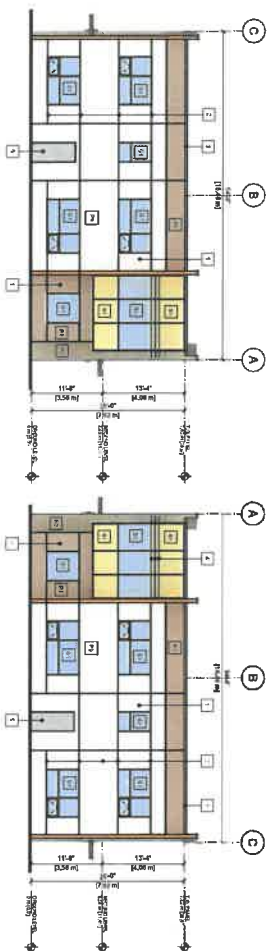
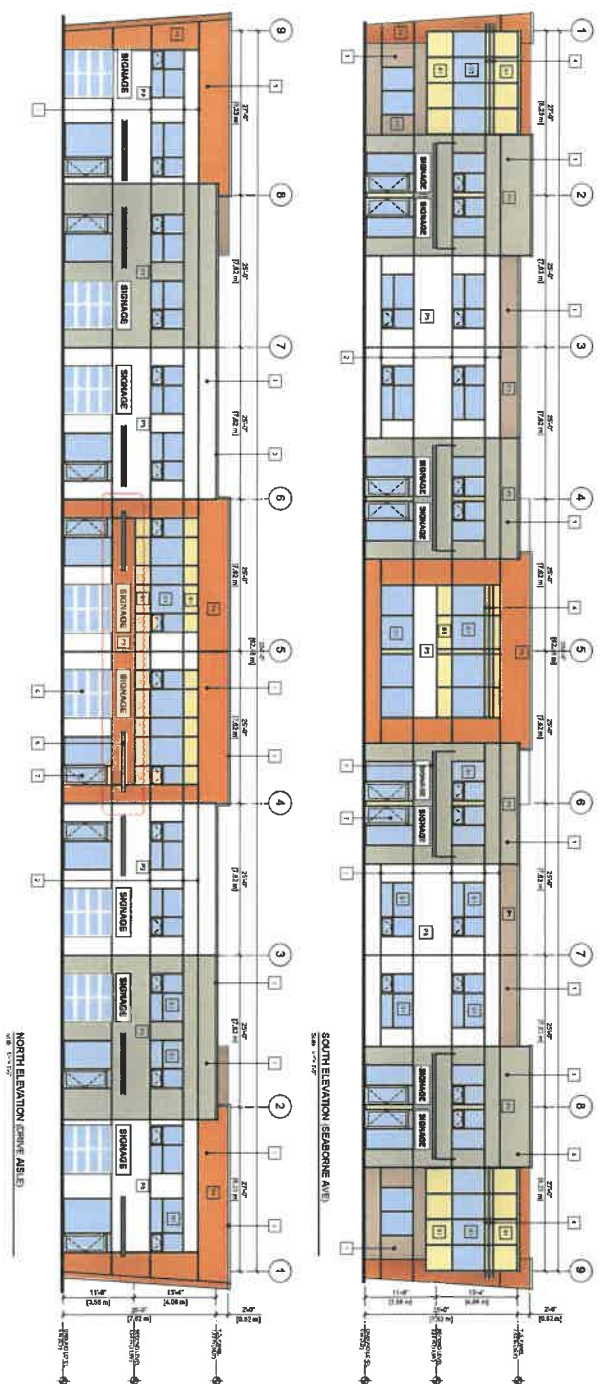
























BUILDING 2000 & 3000
FLOOR PLAN-SECOND FLOOR
Scale: 1/8" = 1'-0"

PARKING REQUIRED FOR BLDG. 2000
OFFICE USE: 6,410 SF / 688 Sq.ft.
WAREHOUSE USE: 8,443 SF / 891 Sq.ft.
TOTAL REQUIRED: 14,853 SF / 1,579 Sq.ft.
TOTAL AVAILABLE: 15,000 SF / 1,579 Sq.ft.

PARKING REQUIRED FOR BLDG. 3000
OFFICE USE: 7,774 SF / 822 Sq.ft.
WAREHOUSE USE: 7,774 SF / 822 Sq.ft.
TOTAL REQUIRED: 15,548 SF / 1,644 Sq.ft.
TOTAL AVAILABLE: 15,548 SF / 1,644 Sq.ft.

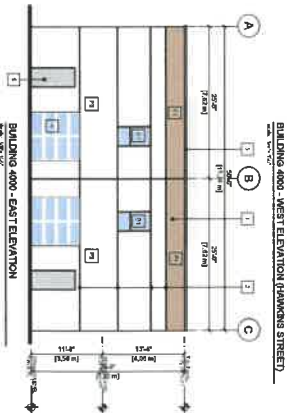
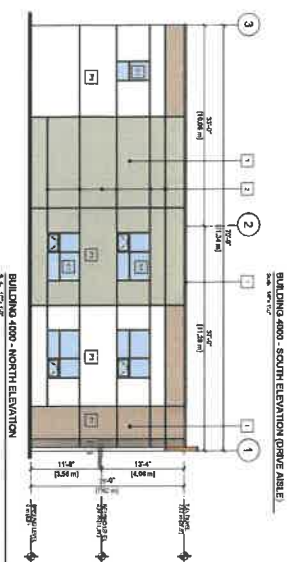
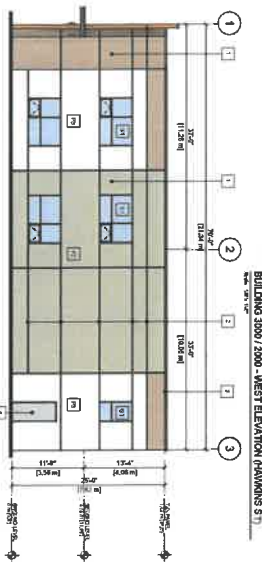
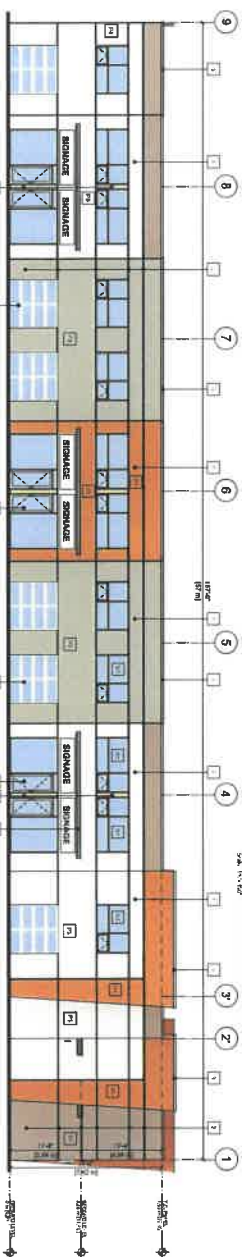
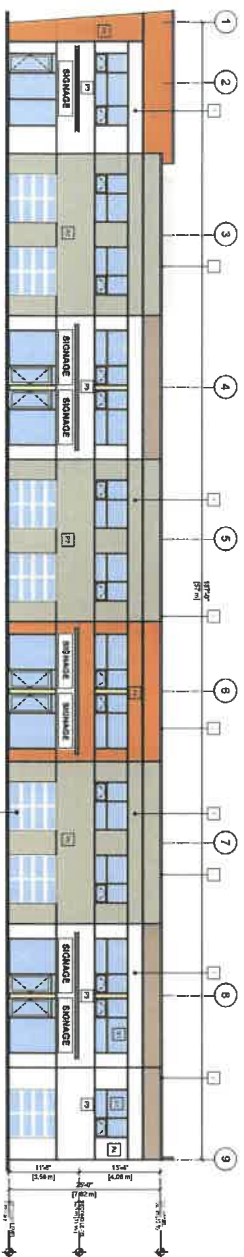
BUILDING 2000		BUILDING 3000	
SUITE #	Area (Sq. Ft.)	SUITE #	Area (Sq. Ft.)
101/201	1,070	101/301	1,070
102/202	1,070	102/302	1,070
103/203	1,070	103/303	1,070
104/204	1,070	104/304	1,070
105/205	1,070	105/305	1,070
106/206	1,070	106/306	1,070
107/207	1,070	107/307	1,070
108/208	1,070	108/308	1,070
109/209	1,070	109/309	1,070
110/210	1,070	110/310	1,070
111/211	1,070	111/311	1,070
112/212	1,070	112/312	1,070
113/213	1,070	113/313	1,070
114/214	1,070	114/314	1,070
115/215	1,070	115/315	1,070
116/216	1,070	116/316	1,070
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120/220	1,070	120/320	1,070
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343/443	1,070	343/543	1,070
344/444	1,070	344/544	1,070
345/445	1,070		




MATERIALS LEGEND	
	CONCRETE 1: SUR WALL, BASE, COLUMN, INTERIOR FINISHES
	CONCRETE 2: EXTERIOR FINISHES
	WALLS & CEILING: 17% INTERIOR: 100%
	INTERIOR: 100% WALLS & CEILING: 17% FLOORING: 100%
	STITCHED: ALUMINUM PANEL
	STRL: 1% ALUMINUM PANEL
	STRL: 1% STITCHED: 99%
	STRL: 1% STITCHED: 99%
	DOOR: 1% WALLS & CEILING: 17% FLOORING: 100%
	STRL: 1% WALLS & CEILING: 17% FLOORING: 100%
	STRL: 1% WALLS & CEILING: 17% FLOORING: 100%
	STRL: 1% WALLS & CEILING: 17% FLOORING: 100%
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	STRL: 1% WALLS & CEILING: 17% FLOORING: 100%
	STRL: 1% WALLS & CEILING: 17% FLOORING: 100%


[illegible][illegible]


DP000364(7)





MATERIALS LEGEND


 CONCRETE TO SUPPLY, AS PER
COLOURS 100 PAPER SPECIFICATION


 CONCRETE TO SUPPLY, AS PER
COLOURS 100 PAPER SPECIFICATION


 PREPARED WHITE CONCRETE
COLOURS 100 PAPER SPECIFICATION


 TEXTURED ALUMINUM FINISH
COLOURS 100 PAPER SPECIFICATION


 STRENGTHENED ALUMINUM FINISH
COLOURS 100 PAPER SPECIFICATION


 STRENGTHENED ALUMINUM FINISH
COLOURS 100 PAPER SPECIFICATION


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COLOURS 100 PAPER SPECIFICATION


 STRENGTHENED ALUMINUM FINISH
COLOURS 100 PAPER SPECIFICATION


 STRENGTHENED ALUMINUM FINISH
COLOURS 100 PAPER SPECIFICATION


PANTH COLOURS SCHEDULE


CONCRETE FINISHES


 Black and white


 Black and white


 Black and white


 Black and white


 Black and white


 Black and white


 Black and white


 Black and white


 Black and white


 Black and white


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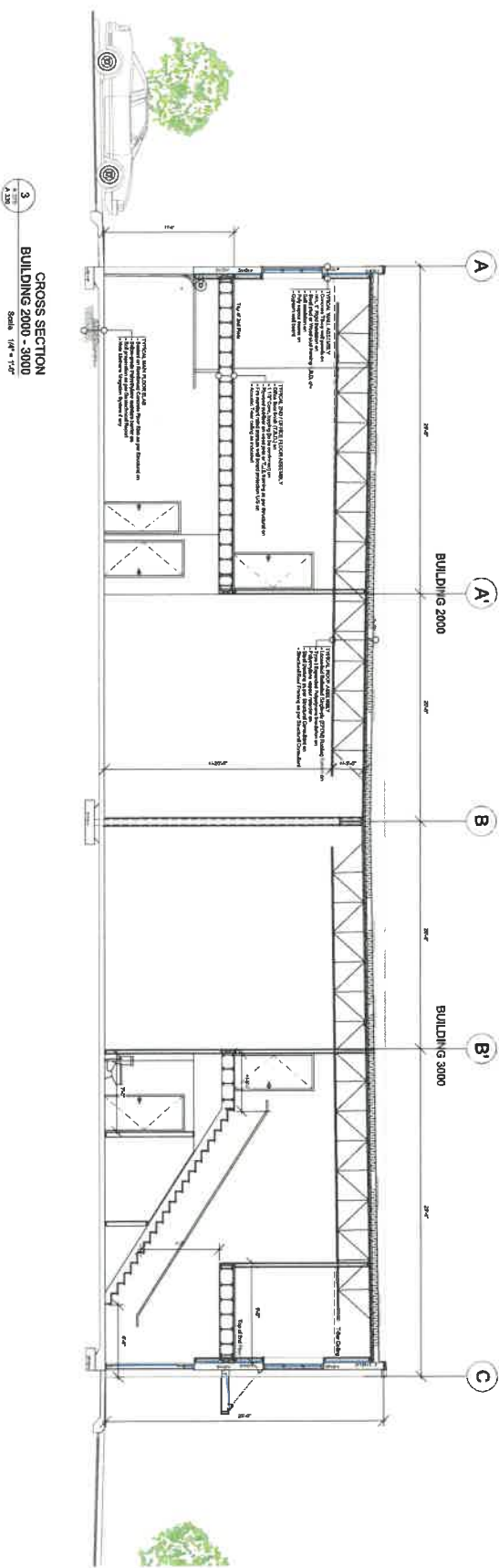
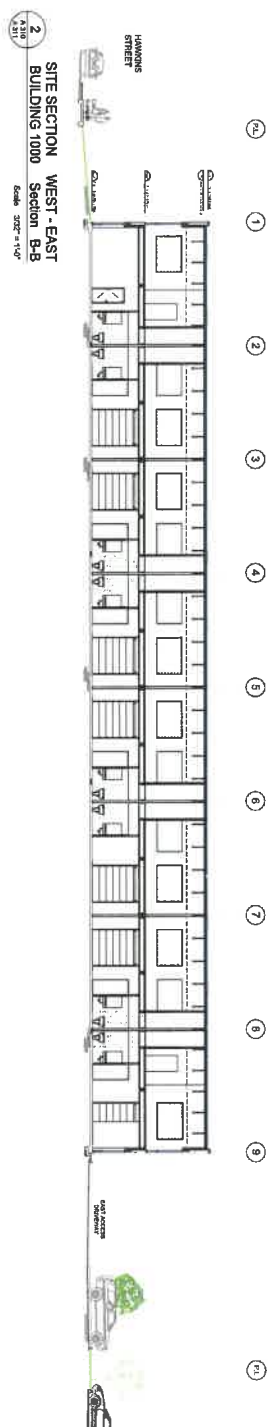
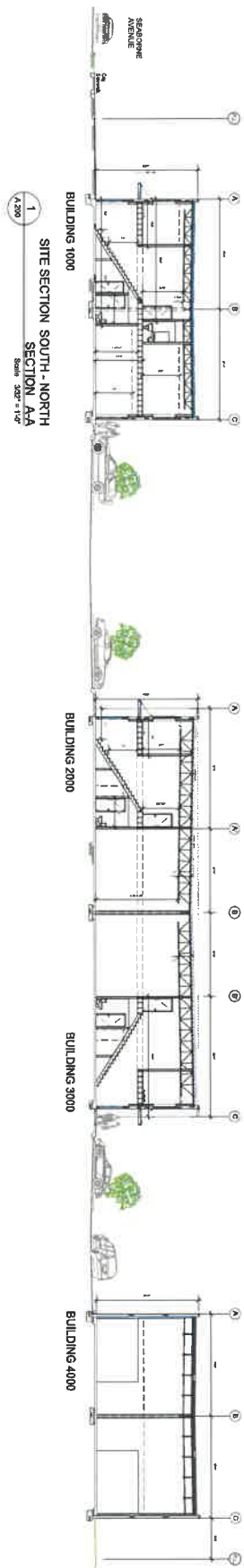
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DP000364 (8)

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PURCHASER	MULTI-TENANT LIGHT INDUSTRIAL DEVELOPMENT
PROJECT NO.	853 SEABORNE AVE. Port Coquitlam, B.C.
SITE ADDRESS	1720 JONES
CITY	Vancouver
DATE OF SALE	
CONVEYANCE	
PLAN	
REGISTERED	
B-REF FILE #	
COMMENTS	Sale & Building Suits
A 500	

[illegible][illegible]

[illegible][illegible]

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
2	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
3	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
4	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
5	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
6	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
7	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
8	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
9	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
10	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
11	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
12	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
13	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
14	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
15	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
16	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
17	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
18	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
19	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m
20	1	Blackberry, Spiney-leaved	Blackberry	1.5m x 1.5m



DP000364(12).

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 Will provide 17 PSF rock ballast at BP submission.
Landscaping throughout the site to provide shelter for pedestrians and to maximize shading of parking space pavement	DP stage; staff review of landscape plan Landscaping is proposed throughout the site for shading. Steel and glass canopies provided for pedestrian shelter.
Window placement to provide opportunities for natural light	DP and BP stage; staff review of building plans Extensive window areas are provided for Natural light.
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 The proposed window system will comply with the latest energy utilization requirements. This will be confirmed at the BP stage.
Lighting that is downward casting full cut-off fixtures to reduce glare and spill-over to adjacent areas	BP stage; written confirmation by developer All exterior wall-mounted fixtures will be compliant 'dark sky' dark sky fixtures to be confirmed at BP stage.

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 Arborist Proposed landscaping utilizes native and drought tolerant plants to reduce water consumption.
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 Arborist A high efficiency landscape irrigation system with rain sensors will be used, to be confirmed at BP.
Stormceptors and oil interceptors will be installed to improve stormwater quality	BP stage; staff review of building plans and inspections Stormceptors and oil interceptors will be installed to good engineering standards, to be confirmed at BP.
Soft landscaping areas provided to reduce stormwater flows	DP stage; staff review of landscape plan

	While 5% of the lot is required to be soft landscaping, 14% is proposed; 21% of the site is permeable.
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GHG Reduction:

Conservation Measure	Verification Method
Provision of bicycle racks to promote alternative transportation	DP and BP stage; staff review of building plans Four bicycle racks are provided centrally throughout the site.
Provision of Electrical Vehicles charging station	A charging station is provided for two electrical vehicles.

per OCP Sec. 9.11 Environmental Conservation DPA designation

3591 Devon Road - Watercourse Development Permit

RECOMMENDATIONS:

That Committee of Council approve Development Permit DP00359 to protect and enhance a watercourse at 3591 Devon Road and facilitate the addition of a garage.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application for a watercourse development permit that would allow for the construction of a garage that encroaches within a watercourse protection area. A report from the applicant's environmental consultant defines the watercourse along Devon Road as Class A(O) (fish-bearing or potentially fish-bearing) and proposes a number of enhancements to compensate for the requested siting, including expansion of the watercourse protection area elsewhere on the site. The draft development permit would require implementation of these enhancements and approval is recommended.

BACKGROUND

The owner of a 0.4 hectare (one-acre) agricultural property located at 3591 Devon Road wishes to construct a building containing a garage and games room in front of the existing dwelling. The applicant advises that the intent of the proposed siting is to allow for an area west of the residence to be used for agricultural purposes (poultry and beekeeping) and the slope of lands to the east make this area unsuitable for garage access. An unnamed watercourse flows parallel to Devon Road.



The Official Community Plan designates the area within 15m of the Class A(O) watercourse as a watercourse protection area to provide for its protection and enhancement; it is also subject to a

3591 Devon Road - Watercourse Development Permit

5m setback requirement under the provincial Riparian Area Regulation. Class A(O) means the watercourse is used, or potentially used, by salmonids during the overwintering period. The watercourse is located in a drainage channel along the east edge of the subject property and runs roughly north-south adjacent to Devon Road. The wetted area channel is approximately 2m wide with the riparian area containing grasses, sword ferns and Himalayan blackberry. Vegetation along this strip includes red alder and oak, as well as mature Western red cedar, Western white pine, and Douglas fir trees. The watercourse collects rainfall and runoff from the site and adjacent properties, and conveys it south to a drainage ditch along Laurier Avenue, where it continues 1.3 kilometres east before discharging downstream into the Pitt River. There is no evidence of erosion near the watercourse and no provincially-listed species at risk were noted at the site.

The total area within the watercourse protection area is 591 m², but there is an existing driveway and septic drain field encroachment of 132 m² resulting in a net protected area of 459 m². The proposed garage siting is 9m from the top of bank at the narrowest point and encroaches 92 m² within the protection area. The applicant's environmental consultant proposes to compensate for this loss by adding a 98 m² protected area along the north and south sides of the property, creating a total watercourse protection area of 467 m². The protected area would be planted with native trees and shrubs and fenced to limit access.



The draft watercourse development permit requires:

- installation of a wooden post and three-rail fence around the watercourse protection area boundary;
- planting 3 Big Leaf Maple, 2 Western Red Cedar, 17 Indian Plum, and 4 Vine Maples, all native trees, and 549 native shrubs; and,
- maintenance of the landscaping and removal of invasive species for a minimum period of 5 years.

3591 Devon Road - Watercourse Development Permit

DISCUSSION


The plan is to improve the watercourse through an increase in tree cover and native vegetation and barriers to intrusion into the protected area. These improvements will compensate for the requested variance to prescribed setbacks and substantially mitigate potential environmental impacts of the building. The proposed siting of the new building would conform to Zoning Bylaw regulations, including the farm home plate, and the proposal is recommended for approval.

FINANCIAL IMPLICATIONS

None.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Watercourse Development Permit DP000359.
2	Request additional information or amendments if the Committee is of the opinion that such information or amendment would assist in its evaluation of how the proposal complies with the watercourse protection area objectives and guidelines
3	Recommend rejection of the application if the Committee is of the opinion that it does not conform to the watercourse protection area guidelines. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Location Map

Attachment #2: Envirowest Report

Attachment #3: Letter from the Applicant

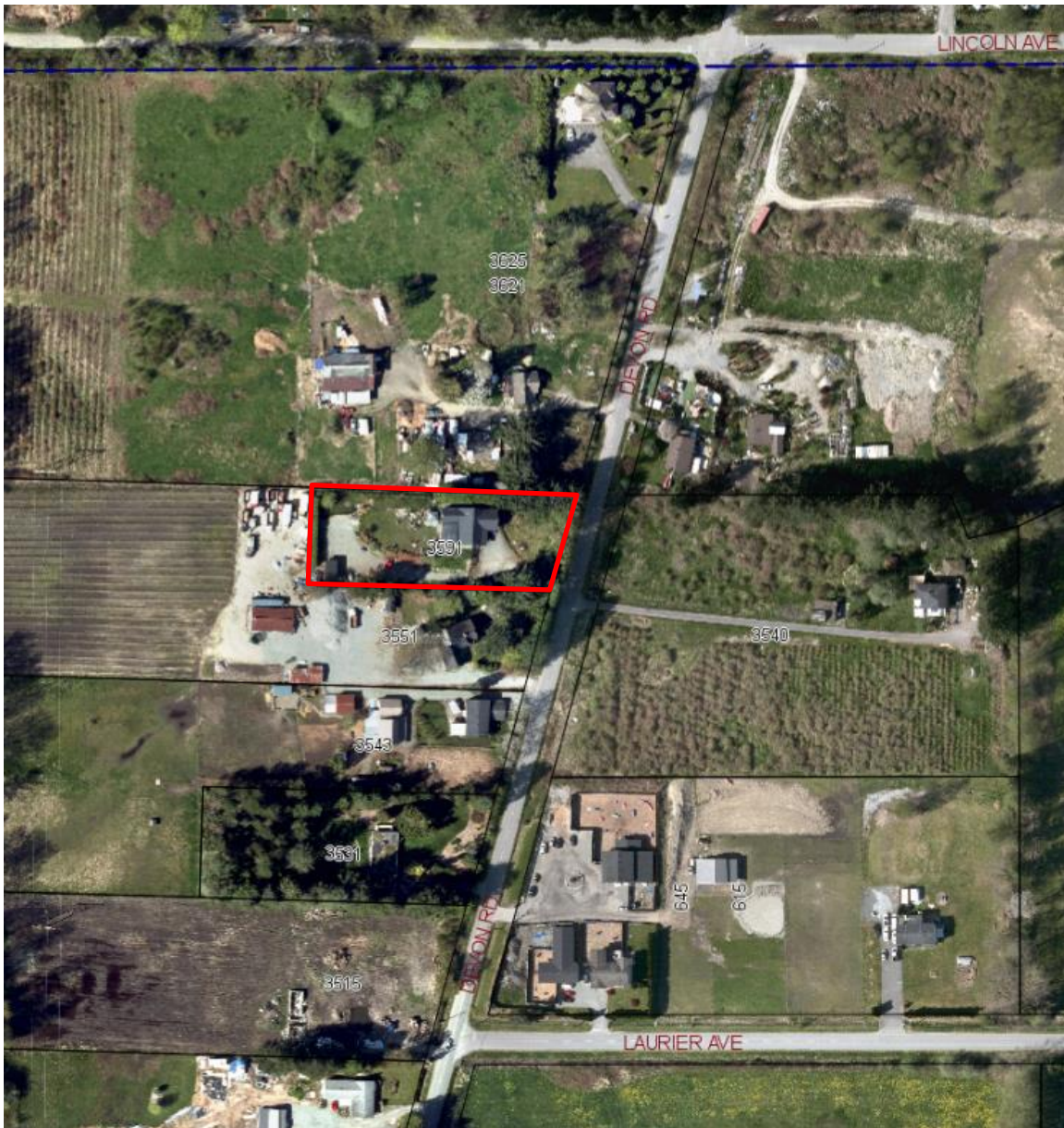
Attachment #4: Draft Watercourse Development Permit DP000359

ATTACHMENT 1

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 3591 Devon Rd.

FILE NO: DP000359



**envirowest consultants inc.**

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
604-944-0502

January 29, 2019

City of Port Coquitlam
Planning and Economic Development Department
2580 Shaughnessy Street
Port Coquitlam, B.C.
V3C 2A8

**Attention: Mr. Neil MacEachern
Environmental Coordinator**

Dear Mr. MacEachern

**RE: WATERCOURSE DEVELOPMENT PERMIT APPLICATION
3591 DEVON ROAD, PORT COQUITLAM BC**

The City of Port Coquitlam Official Community Plan (OCP) designates all lands within 50 metres of the top-of-bank of a Class A or Class B watercourse, or the natural boundary, top-of-bank or crest of dyke of the Fraser, Coquitlam or Pitt rivers, as a Watercourse Protection Development Permit Area (WPDPA). The applicant proposes development of civic address 3591 Devon Road (Project Site) which is located within the Agricultural Land reserve (ALR). The Project Site lies within 50 meters (m) of a WPDPA. An unnamed drainage ditch is located along the west side of Devon Road, at the east property line of the Property. In accordance with the provisions of the OCP, the attached report has been prepared and submitted to the City of Port Coquitlam in support of an application for a Development Permit.

This report was prepared by the undersigned. Should you have any questions please call me at 604-944-0502.

Sincerely,
ENVIROWEST CONSULTANTS INC.

Ian W. Whyte, P.Ag
Senior Project Manager

IWW
attach.

INTRODUCTION

A Building Permit application has been submitted by Mr. Mike Almond for the property located at civic address 3591 Devon Road, Port Coquitlam (the Property). The following report has been prepared in support of the Watercourse Protection Development Permit and Building Permit applications.

The applicant is proposing to construct a garage at the east portion of the Property which is bounded by rural-residential lots to the north, west and south, and Devon Road to the east. A drainage ditch engages with the east property boundary, adjacent to Devon Road. Waters from the drainage ditch are directed south and subsequently east and discharge to Pitt River. The proposed development will entail impacts within 50 metres (m) of top-of-bank of a Class A/O watercourse and will require a Watercourse Protection Development Permit (WPDP). A report must be prepared in accordance with the requirements of the City of Port Coquitlam's (City) OCP. This report is provided to fulfill this requirement.

INVENTORY

Legal Data

The proposed development involves one existing lot:

3519 Devon Road

PID 008-606-391

Parcel 2 (EP16155) of Parcel 1 (Plan 12182) of Lot A, Sec 5, Twp 40, NWD, Plan 7588

The Property is located within Agricultural Land Reserve (ALR). The total lot area is 0.405 ha (1 acre). The Property location is shown on a map included as Attachment A.

Topographical Data

Please refer to the topographical survey included as Attachment B. The topography of the Project Site is mostly flat. Fill has been added where the existing residential home is. Elevations range from 2.75 m to 4.75 m with the lowest elevations at Devon Road.

Watercourses and Drainage

A drainage ditch occurs along the east property line, within the Devon Road dedication. The ditch is approximately 2 m wide and designated by the City of Port Coquitlam OCP as a Class A/O watercourse (inhabited by salmonids primarily during the overwintering period or potentially inhabited during the over wintering period with habitat enhancement).

There is no evidence of significant erosion in the ditch. Blockage of the driveway culvert would result in only localized overtopping of the ditch. Since the property and most of the lands surrounding it are quite flat, flooding from localized channel blockages would be minimal and would not likely disrupt road access to the property.

The property and surrounding lands are below the flood protection elevation for the Pitt River. Major flooding resulting from a breach or overtopping of the Pitt River dyke could affect (flood most of the property).

Biophysical Features

General Site Description

Please refer to Site Photographs included in Attachment C.

The property is bounded by rural-residential/ agricultural lots and roadway. Waters from the drainage ditch are directed generally east to the Pitt River. The Project Site has an existing single residential dwelling with a paved driveway onto Devon Road. Vegetation occurring on the Project Site includes Douglas fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), willow (*Salix* sp.), lady fern (*Athyrium filix-femina*), western white pine (*Pinus monticola*), oak (*Quercus* sp.), Himalayan blackberry (*Rubus armenaicus*) and various grasses.

Habitat Linkages

The ditch and riparian zone occur within a rural-residential/agricultural area. Flows within the ditch continue through a series of drainage ditches and eventually discharge to the Pitt River 1.3 km to the east of the Project Site. There are no significant wildlife movement corridors on or adjacent to the Property.

Soils and Terrains

Terrain on the Project Site is generally flat but has a slight elevation where filling was completed to flood protect the existing residential building. Soils on the Property are characterized as

medium to moderately fine-textured, stone-free and mixed with floodplain deposits (Luttmerding, 1981¹).

Major Vegetation

Major vegetation the Project Site is comprised of mature native coniferous trees including western redcedar and Douglas fir. The yard has various ornamental shrubs and grassed areas. Himalayan blackberry grows on the edges of the property.

Riparian vegetation is comprised of grasses, lady fern and Himalayan blackberry. Western redcedar and Douglas fir line the west TOB of the ditch, along the property line.

Wildlife

The project site is within the known range of the following species listed on Schedule 1 and protected under the Species at Risk Act (SARA)²:

- green heron (*Butorides virescens*) Provincially listed Blue
- false-pimpernel (*Lindernia dubia* var. *anagallidea*) Provincially listed Blue
- painted turtle, Pacific Coast population (*Chrysemys picta* pop.1), Provincially listed Red, Schedule 1 Endangered
- red-legged frog (*Rana aurora*), Provincially listed Blue, Schedule 1 Special Concern
- western toad (*Anaxyrus boreas*), Provincially listed yellow, Schedule 1 Special Concern

Development of the Property is not likely to have any measureable effect on the regional populations of any of these species. No raptor or heron nests were identified during the site assessment. Should clearing of vegetation be carried out during the bird nesting window (March 1- August 31) an active bird nest survey will be conducted by a Qualified Environmental Professional (QEP). Should any bird nests be identified, a mitigation plan will be prepared by the QEP.

PROJECT DESCRIPTION

The following information summarizes the nature of the proposed development:

¹ Luttmerding, H.A. 1981. RAB bulletin 18. Soils of Langley-Vancouver Map Area. Report No. 15. Volumes 2 & 3. B.C. Ministry of Environment, Assessment and Planning Division. Kelowna, B.C.

² B.C. Conservation Data Centre: BC Species and Ecosystems Explorer (web application). 2018. Victoria British Columbia, Canada. Available: <http://a100.gov.bc.ca/pub/eswp/> (accessed January 5, 2018).

- Purpose – construct a garage and games room (95.0 m²) at the east of the existing single-family residential building and connecting breezeway (16.1 m²) from existing house to proposed garage. A portion of the proposed garage would be located within the 15 m wide WPA. The breezeway would be located outside of the WPA (these features are shown on the proposed site plan included in Attachment A);
- See attached image (Attachment A) for garage corner elevations;
- Excavation area – shallow excavations will be required for building preparation. The building sites do not require substantial cut, fill or grading work; and
- Site coverage 111.1 m² (including proposed garage and extension).

Proposed Drainage

A stormwater management plan has not yet been developed. Any requirements of the City's Building and/or Engineering will be addressed.

The proposed work involves the construction of approximately 111 m² of additional impervious surfaces. This represents approximately 3 percent of the total lot area and is not expected to result in any measurable increase in runoff.

Localized flooding (e.g. blocked driveway culvert) would not be problematic as Devon Road is slightly lower than the proposed building (i.e. shallow water would flow over the road to bypass the blockage). In the event of major flooding associated with a breach or overtopping of the Pitt River Dyke most of the Property would be flooded. However, the proposed building does not include habitable space below the flood protection elevation. Proposed building corners are at elevation 2.38 metres (above sea level).

Impacts to Watercourse Protection Areas

In accordance with the City of Port Coquitlam's Watercourse Protection Bylaw, the prescribed setback within an agricultural zone is 15 m from the top-of-bank a ditch. A variance is proposed, as permitted by the Port Coquitlam Official Community Plan (OCP). The proposed setback is a minimum of approximately 9.5 m to the nearest corner of the garage.

ENVIRONMENTAL ASSESSMENT

Location of Watercourse Protection Area (WPA)

The proposed new building and associated features (additional parking/driveway) encroach approximately 92 m² into the 15 metre wide WPA. Existing encroachments within the 15 m wide WPA includes a septic field, driveway and parking areas and encompass approximately 132

m² of the WPA. Combined, current and proposed encroachments in the 15 m wide WPA total 224 m².

Variation in WPA boundaries

Please refer to Envirowest Drawing No. 2736-01-01 included in Attachment D.

The Bylaw-prescribed setback is 15 m from top-of-bank of the Class A(O) ditch at Devon Road. This setback encompasses approximately 591 m².

Existing encroachment includes the driveway and septic field and is approximately 132 m². Additional encroachment includes a portion of the proposed garage and part of the driveway. This encompasses approximately 92 m². Total encroachment is 224 m².

The proposed WPA area includes 369 m² of area within the 15 m setback, plus an additional 98 m² outside of the 15 m setback. The proposed WPA excludes the encroachment areas but expands the WPA by including areas with trees along the north and south property boundaries. The proposed WPA is 467 m² in area.

A net reduction in WPA of 124 m² is proposed. In support of this requested variance, the following points should be considered:

- strict adherence of the 15 m setback would severely restrict the potential to construct the proposed garage without compromising the agricultural capabilities of the Property;
- existing manmade features and disturbances characterize much of the 15 m setback, including the portion that is proposed to be included in the WPA;
- riparian habitat enhancement is proposed in a total area of 467 m² which will be protected by registration of a restrictive covenant in favour of the City; and
- invasive plant species will be replaced with native plant species; Himalayan blackberry growth is prevalent in the riparian area.

Proposed Mitigation

Construction period impact mitigation measure are addressed below (see Construction and Erosion Control). Post-construction impact mitigation is addressed by protecting the proposed WPA (see WPA Management Plan below) and by site drainage works.

CONSTRUCTION AND EROSION CONTROL

Impact Mitigation Guidelines

The existing house and associated features on the property will be retained. A silt fence will be installed along the WPA boundary prior to any work on site and a gravel access pad will be installed adjacent to the driveway.

Instream Works

No instream works are proposed.

Work Schedules

As no instream works are proposed, no timing windows would be applied for the purposes of protecting aquatic habitat. Clearing of vegetation should be avoided during the bird nesting window (March 1- August 31) unless a QEP conducts an active bird nest survey.

Enhancement landscaping within the proposed WPA will be completed during the first planting season (either September-October, or March-May of any year) following issuance of the Building Permit. The landscaping will be maintained and monitored for 5 years following construction, with annual reports provided to the City.

Monitoring Schedules

Periodic site inspections will be undertaken by a QEP during the construction period with particular emphasis on project start-up and during wet weather. Site inspections will be conducted on a weekly basis during the wet season and within 24 hours of a Significant Rain Event (25mm over a 24 hour period). Site runoff is not expected to be significant. However, should there be runoff which is visually turbid, water samples will be collected. The objective is to ensure that suspended sediment in the discharge does not exceed 25 Nephelometric Turbidity Units. Weekly reports of observations and recommendations will be made available to the City.

WATERCOURSE PROTECTION AREA (WPA) MANAGEMENT PLAN

The proposed WPA would be enhanced by removing invasive plants and landscaping with native species. Envirowest Drawing No. 2376-01-03 depicts the proposed landscape treatment for the Property. The WPA is approximately 467 m² in area.

A wooden post and three-rail fence would delineate the WPA boundary.

The Property owner would register a restrictive covenant on title to protect the WPA from encroachment/disturbance in perpetuity.

The WPA would be monitored and maintained for five years too ensure the success of the landscape treatment.

ATTACHMENT A
Location Map



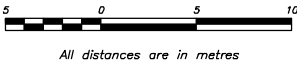
REFERENCE DRAWING
2016 Lots and Ortho Photograph from City of Port Coquitlam Webmap.

DATE: 2018-01-15 - 10:55am
PATH: \\ENV-FSR-Rpt\Envirowest Files\2018\Coquitlam-PoCo\2376-01\AutoCAD\Final\Figure 1 - Location.dwg
LAYOUT: FIGURE 1

MR MIKE ALMOND	 <div>Suite 101 - 1515 Broadway Street Port Coquitlam, British Columbia Canada V3C 6M2 office: 604-944-0502 facsimile: 604-944-0507 www.envirowest.ca</div>	PROJECT LOCATION			
3591 DEVON ROAD Port Coquitlam, BC		DESIGN: _____ DRAWN: CEV SCALE: 1:4000 DATE: January 15, 2018	CHECKED: PH REVISION: 00 REVISION DATE: _____	DRAWING NUMBER: <div>FIGURE 1</div>	

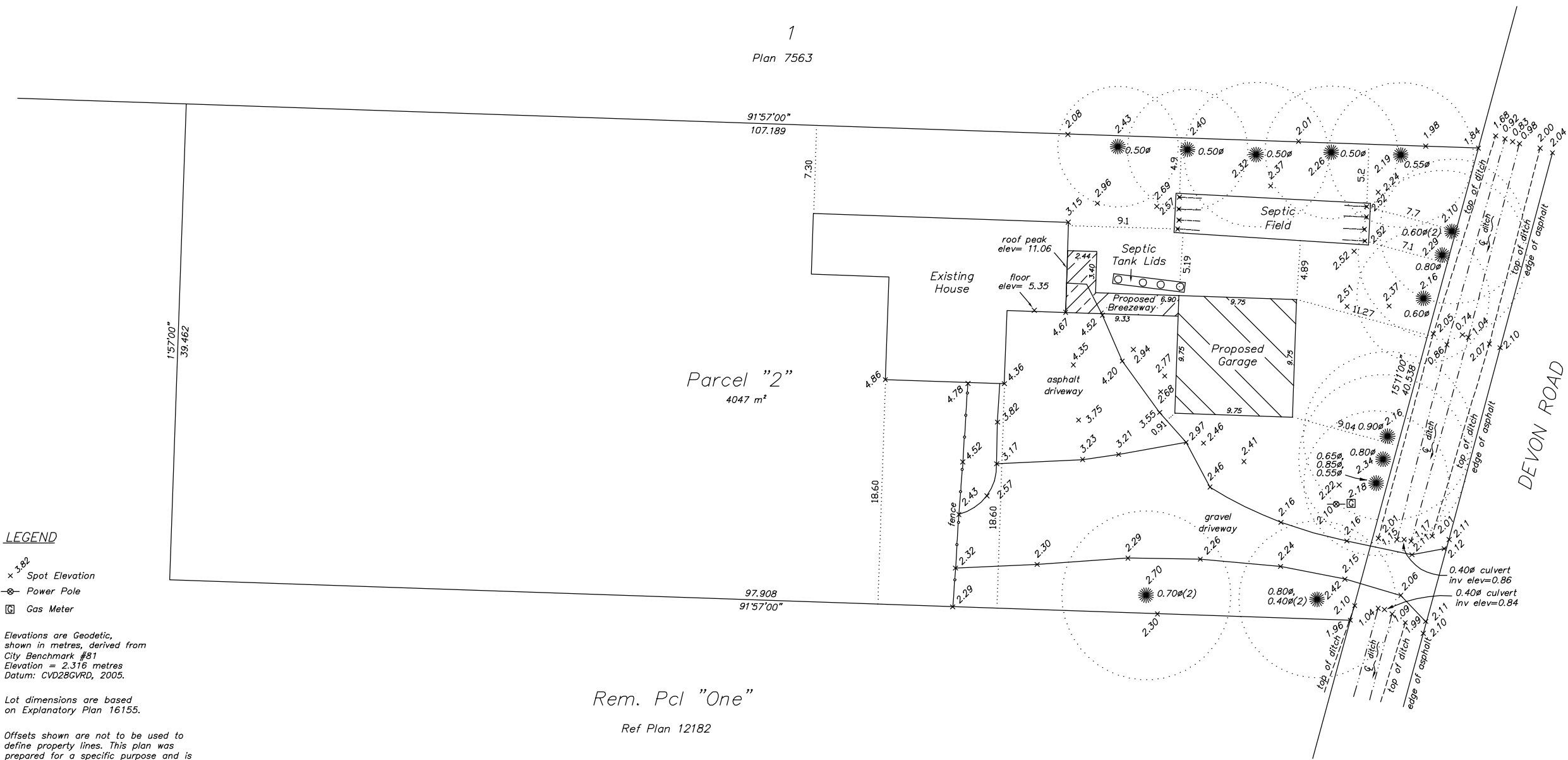
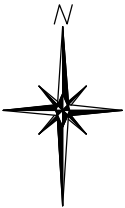
TOPOGRAPHICAL PLAN OF A PORTION OF
PARCEL "2" (EXPLANATORY PLAN 16155) OF PARCEL "ONE" (REFERENCE PLAN 12182),
LOT "A", SECTION 5, TOWNSHIP 40, NEW WESTMINSTER DISTRICT, PLAN 7588

SCALE: 1:250



All distances are in metres

PARCEL IDENTIFIER 008-606-391
CIVIC ADDRESS 3591 Devon Road
Port Coquitlam, B.C.



LEGEND

- × 3.82 Spot Elevation
- ⊗ Power Pole
- ⊞ Gas Meter

Elevations are Geodetic,
shown in metres, derived from
City Benchmark #81
Elevation = 2.316 metres
Datum: CVD28GVRD, 2005.

Lot dimensions are based
on Explanatory Plan 16155.

Offsets shown are not to be used to
define property lines. This plan was
prepared for a specific purpose and is
for the exclusive use of our client. We
assume no responsibility for the
unauthorized use of this plan.

Additional pick up surveyed
December 8, 2017.

Proposed garage moved
September 19, 2018.

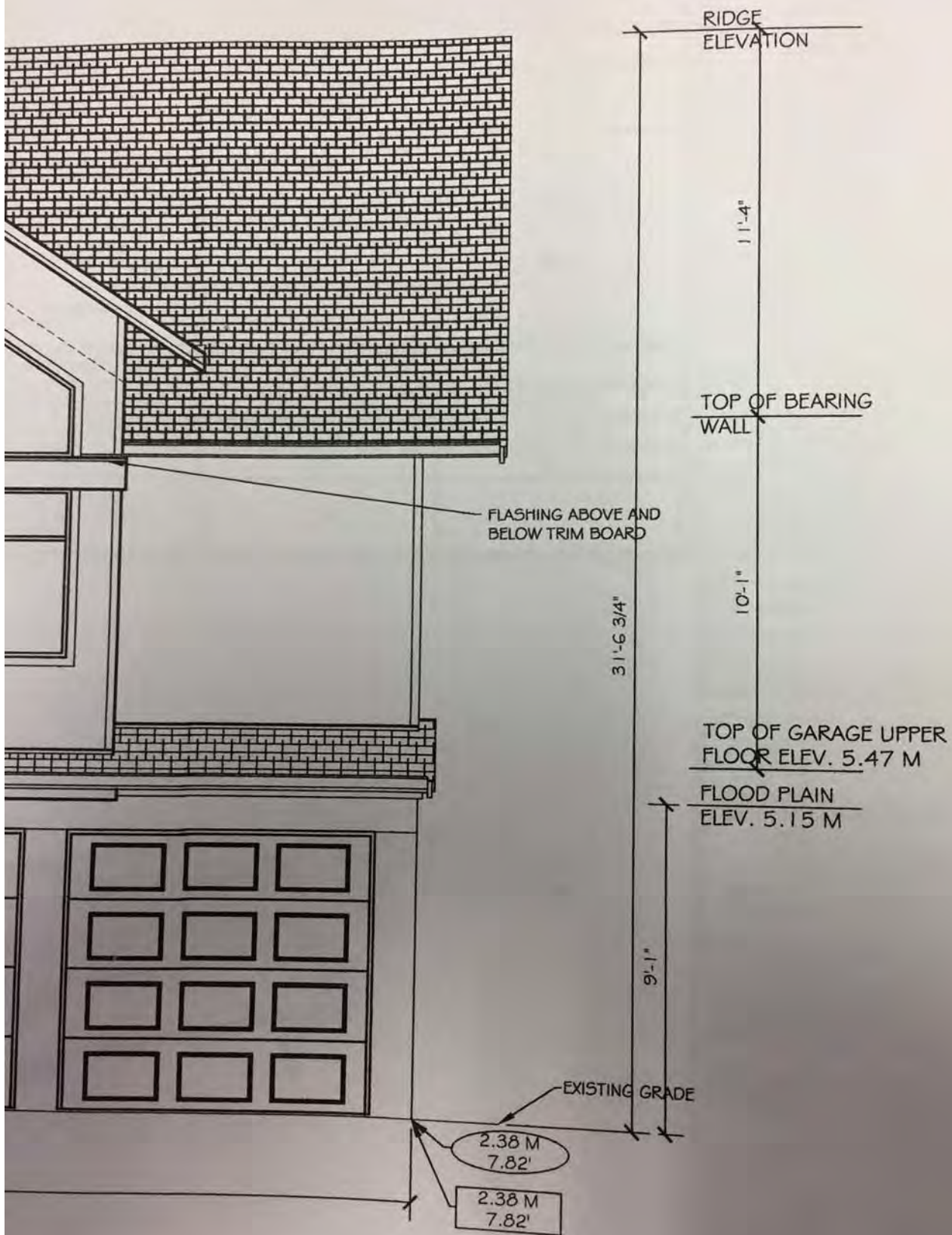
CERTIFIED CORRECT
this 26th day of October, 2015.

© W. PAPOVE B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

VERNON C. GOUDAL & ASSOCIATES,
A DIVISION OF PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 942-6616
FAX : (604) 464-6509

FILE NUMBER : G64366



ATTACHMENT B
Topographical Survey Plan

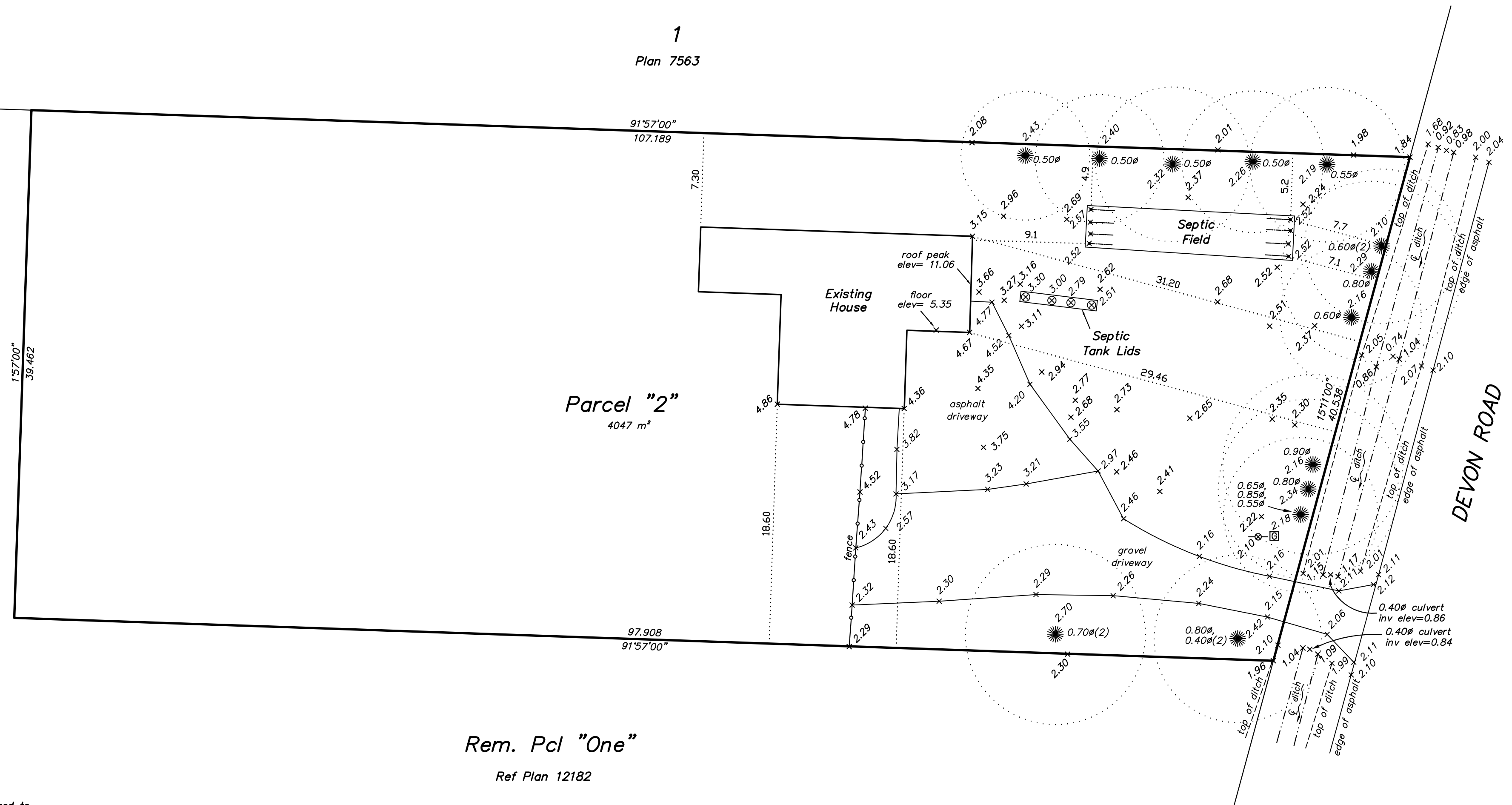
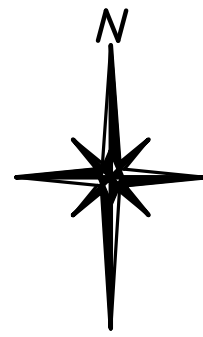
TOPOGRAPHICAL PLAN OF A PORTION OF
PARCEL "2" (EXPLANATORY PLAN 16155) OF PARCEL "ONE" (REFERENCE PLAN 12182),
LOT "A", SECTION 5, TOWNSHIP 40, NEW WESTMINSTER DISTRICT, PLAN 7588

SCALE: 1:250



All distances are in metres

PARCEL IDENTIFIER 008-606-391
CIVIC ADDRESS 3591 Devon Road
Port Coquitlam, B.C.



LEGEND

- x 3.82 Spot Elevation
- ⊗ Power Pole
- ⊠ Gas Meter

Elevations are Geodetic,
shown in metres, derived from
City Benchmark #81
Elevation = 2.316 metres
Datum: CVD28GVRD, 2005.

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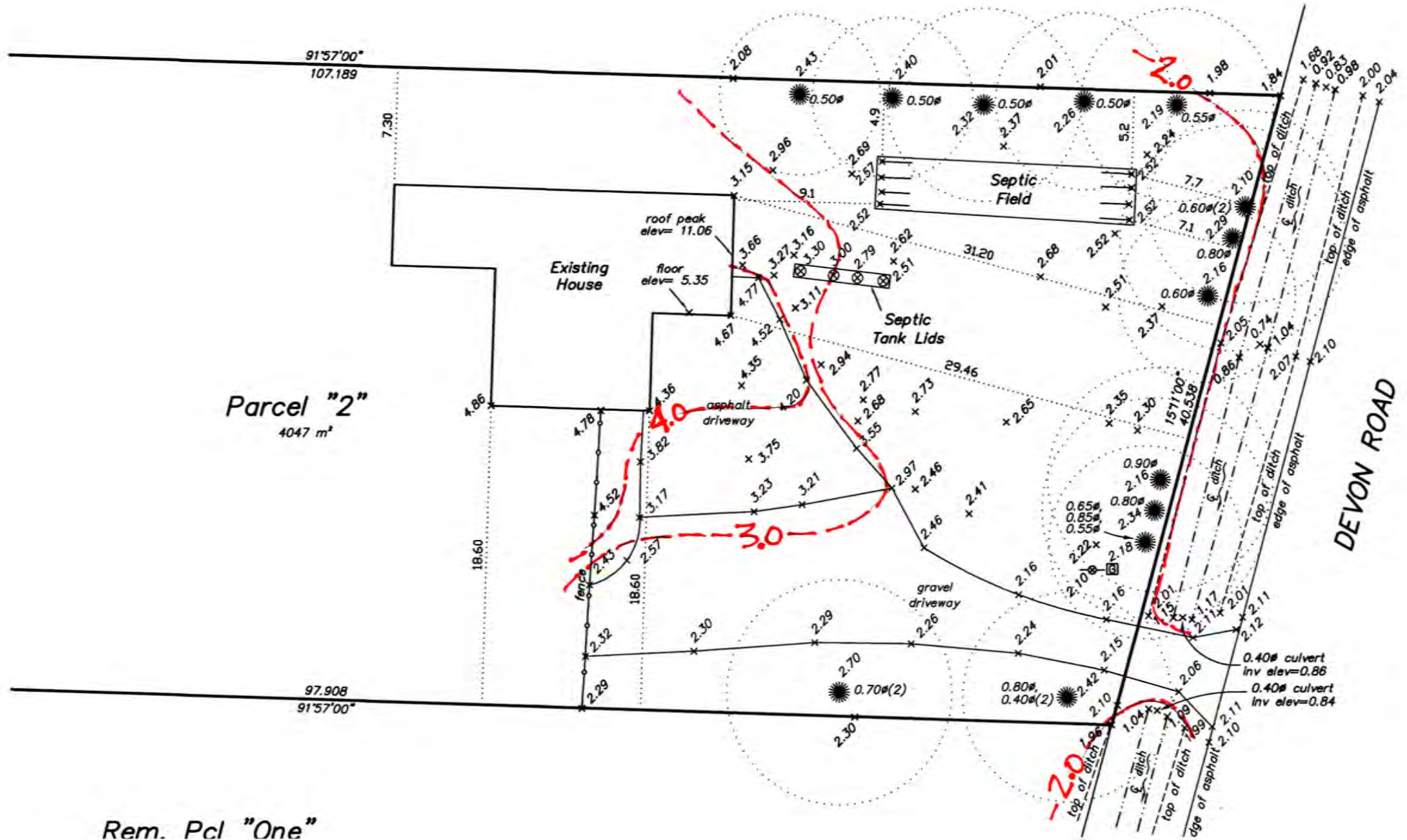
© W. PAPOVE B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

Rem. Pcl "One"

Ref Plan 12182

VERNON C. GOUDAL & ASSOCIATES,
A DIVISION OF PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 - 1120 WESTWOOD STREET
COQUITLAM, B.C., V3B 7K8
TEL : (604) 942-6616
FAX : (604) 464-6509
FILE NUMBER : G6436E



ATTACHMENT C
Site Photographs



Photograph D1. West view of Project Site driveway and front of existing single residential building (January 4, 2018).



Photograph D2. North view of ditch channel at east property line, adjacent to Devon Road (January 4, 2018).



Photograph D3. South view of ditch channel and driveway at east of Project Site (January 4, 2018).



Photograph D4. Northwest view of ditch channel and riparian vegetation along east of property line, Devon road (January 4, 2018).

ATTACHMENT D
Envirowest Drawings No. 2376-01-01 (Setbacks)

PLAN
SCALE 1:350



Parcel "2"

Existing House

Proposed Garage

septic field

1.5m

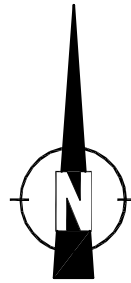
5.0m

15.0m

0.5m

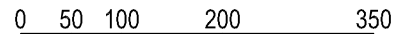
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DEVON ROAD



LOCATION

SCALE 1:7500



LEGEND

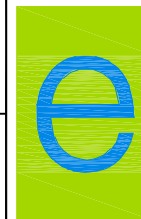
- 15m Bylaw Setback
- WPA Boundary
- 5m RAR Boundary
- Existing Encroachment Area (132m²)
- Additional Encroachment Area (92m²)
- Proposed WPA (467m²)
- ByLaw Setback Area (591m²)

REFERENCE DRAWINGS

- Email: CLG6436G.dwg. Received September 28, 2018; Vernon C. Goudal & Associates.
- 2016 Ortho Photograph from City of Port Coquitlam Webmap (<http://pocowebmap.portcoquitlam.ca/pocomap2013pub/default.aspx>).

MIKE ALMOND

3591 DEVON ROAD
Port Coquitlam, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

SETBACKS

DESIGN: PH/IWW	DRAWN: CEV/RK	CHECKED: IWW	REVISION: 04	REVISION DATE: January 07, 2019
SCALE: As Shown	DRAWING NUMBER: 2376-01-01			
DATE: April 06, 2018				

ATTACHMENT E
Envirowest Drawing No. 2376-01-03 (Landscape Plan)

LOCATION

SCALE 1:5000



LANDSCAPE PLAN

SCALE 1:200



PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
Am	broadleaf maple	<i>Acer macrophyllum</i>	3	2.5m container grown (min. no. 7 pot); densely branched; well established
Pm	Douglas-fir	<i>Pseudotsuga menziesii</i>	2	1.5m container grown (min. no. 7 pot); densely branched; well established
I	Indian plum	<i>Osmaronia cerasiformis</i>	17	no. 2 pot; densely branched; well established
C	vine maple	<i>Acer circinatum</i>	4	no. 2 pot; densely branched; well established
N	Nootka rose	<i>Rosa nutkana</i>	137	no. 2 pot; multi-stemmed; densely branched; well established
O	oceanspray	<i>Holodiscus discolor</i>	46	no. 2 pot; densely branched; well established
S	snowberry	<i>Symphoricarpos albus</i>	101	no. 2 pot; densely branched; well established
R	salmonberry	<i>Rubus spectabilis</i>	133	no. 2 pot; multi-stemmed; densely branched; well established
F	sword fern	<i>Polystichum munitum</i>	132	no. 1 pot; well established

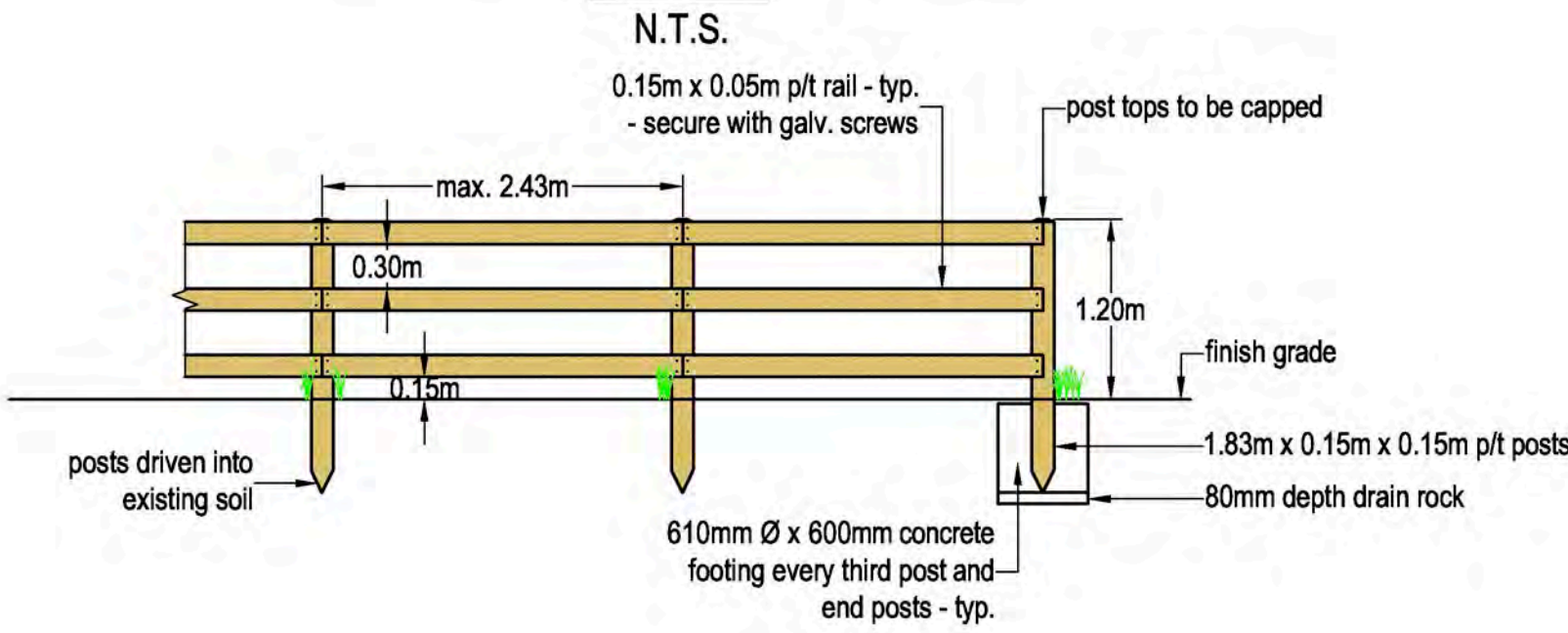
GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material 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 works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All invasive plants to be cleared and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- The contractor is to provide five (5) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of all invasive plants. Species survivorship is to equal one-hundred (100) percent five (5) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship five (5) years from planting.

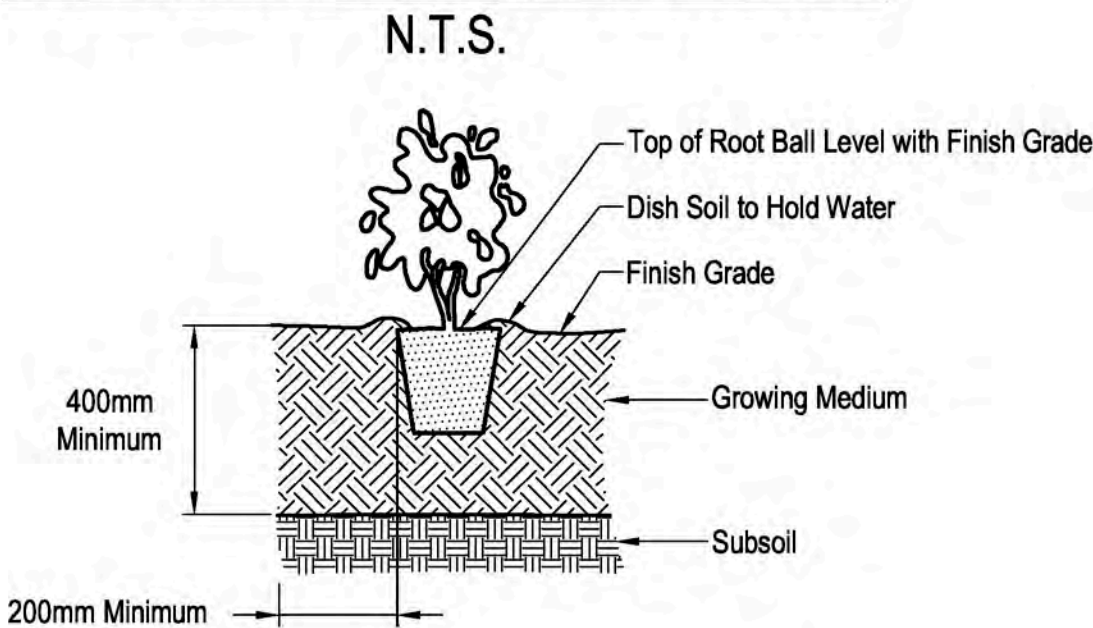
REFERENCE DRAWINGS

- Email: CLG6436G.dwg. Received September 28, 2018; Vernon C. Goudal & Associates.
- 2016 Ortho Photograph from City of Port Coquitlam Webmap (<http://pocowebmap.portcoquitlam.ca/pocomap2013pub/default.aspx>).

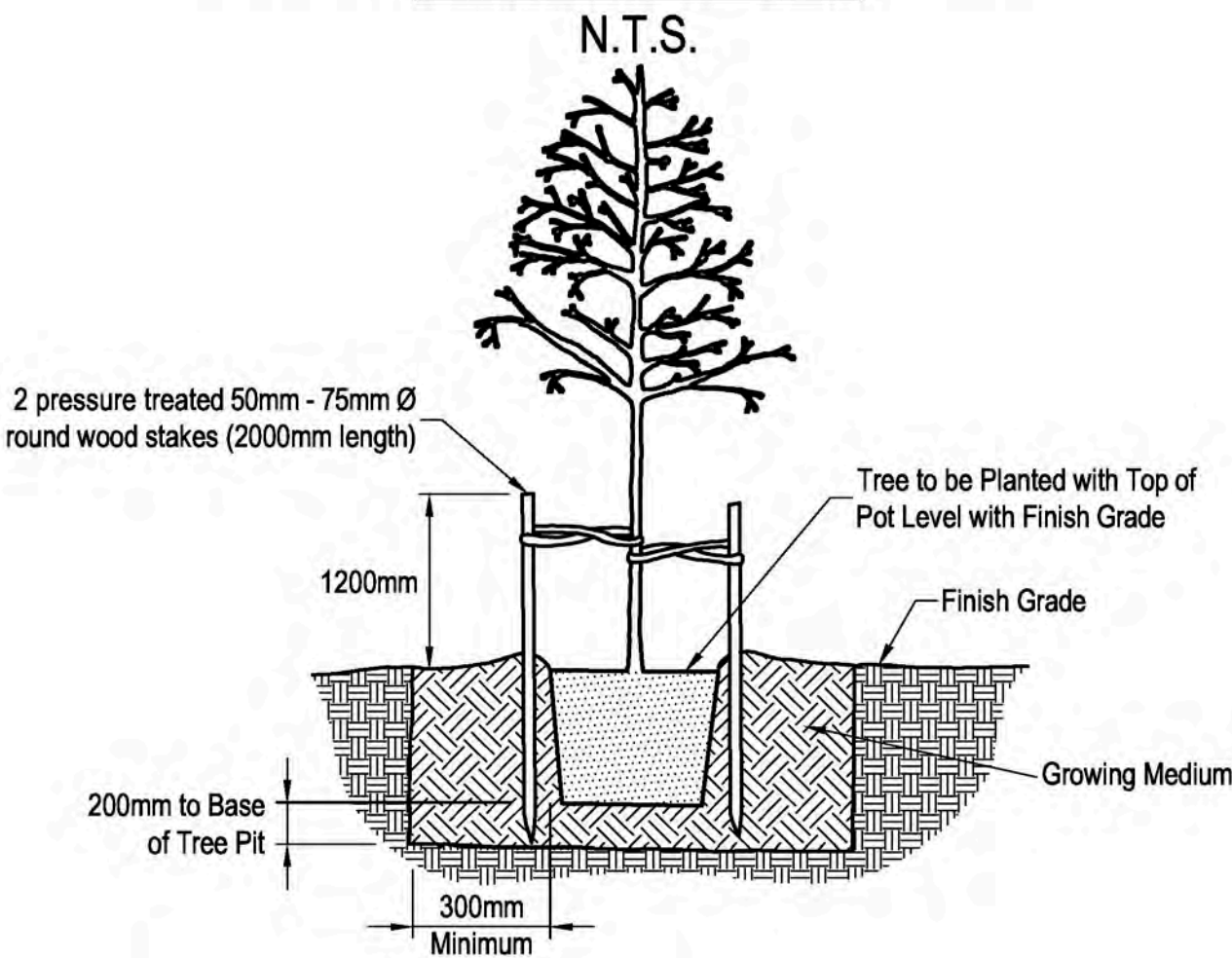
POST AND RAIL WOOD FENCE
DETAIL



TYPICAL CONTAINER SHRUB AND
No. 1 AND 2 POT PLANTING DETAIL



TYPICAL CONTAINER (No. 7 POT) TREE
PLANTING DETAIL



MIKE ALMOND

3591 DEVON ROAD
Port Coquitlam, BC



envirowest consultants inc.

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Canada V3C 6M2
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facsimile: 604-944-0507

www.envirowest.ca

LANDSCAPE PLAN
DETAILS AND SPECIFICATIONS

DESIGN: PH/IWW	DRAWN: RK/CEV	CHECKED: RWS	REVISION: 03	REVISION DATE: January 07, 2019
SCALE: As Shown			DRAWING NUMBER:	2376-01-03
DATE: March 15, 2018				

Neil MacEachern

From: Mike Almond <MikeAlmond@shaw.ca>
Sent: January 09, 2019 6:41 PM
To: Neil MacEachern
Subject: 3591 Devon Rd.

Hi Neil,

Thanks to Jennifer and yourself for the time we spent on Friday and apologies for taking this long to get back to you with these additional comments. If I understand correctly you are interested in just why I would like to place my garage where proposed instead of elsewhere on the property. My intention, if allowed to proceed, is to finish the garage with the same moss green siding and cedar stained beams as the existing house and thereby improve upon the esthetics of the property. The matching roof line and colour pallet will have substantial visual appeal for my neighbours and passersby as opposed to dropping the building at a different landing which may appear as an afterthought to the home site. If I am able to place the improvement where proposed it will delete the need to run additional power, water and drainage lines to elsewhere on the property. Also when I had the existing septic installed it was slightly over built with this improvement in mind and therefore removes the need for a second septic field. Although my home is located in the Agricultural Land Reserve, at only one acre we are too small for raising a crop or grazing land. My inquiries in to the best use of the available land for agricultural purposes reveals that the raising of pullets is the best opportunity for success. This would involve raising chicks from fertilized eggs then selling to poultry farms. While hosting bee hives in itself does not qualify us for farm status the money derived from honey sales does count towards income requirements to that end. Both raising chicks and beehives require a tranquil surrounding so I look to the western edge of my property away from Devon Rd., which as you know is slated as the main north south connector to David Ave. and a substantial traffic corridor. The western side of my property is protected on three sides by mature cedar hedging and will be the ideal location for any potential farm use of the property. I hope you will find this in order, please let me know of any questions or comments you may have.

Best regards,
Michael Almond
Coquitlam Agencies (1982) Ltd
Ph. 604-941-0544
Cell. 604-377-9390
Fx. 604-941-0750
E. mikealmond@shaw.ca

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

WATERCOURSE DEVELOPMENT PERMIT

NO. DP000359

Issued to: Mike Almond
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 3591 Devon Road, Port Coquitlam, BC, V3E 3G1

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: 3591 Devon Road, Port Coquitlam, BC

Legal Description: Lot A, Section 5, Township 40, New Westminster Plan 7588

P.I.D.: 008-606-391

3. The above property has been designated as Development Permit Area under Section 9.8 – Watercourse Protection in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. Riparian preservation zones, sediment control measures and habitat enhancement works are to conform to the plans numbered DP000359 (a) to DP000359 (c) which are attached hereto and form part of this Permit.
5. The conditions of this Permit are:
 - a. There shall be no disturbance, alteration or destruction of the riparian zone within the setback of 9 metres of the top of the bank of the drainage channel directly east of the 3591 Devon Road, a Class A(O) watercourse as shown on the plans numbered DP000359 (a);
 - b. The riparian preservation zone shall be as detailed in the habitat enhancement plan as shown on the plans numbered DP000359 (b);
 - c. Land or vegetation shall not be removed, altered, disrupted, or destroyed within the riparian preservation zone, except as detailed in the habitat enhancement plan as shown on the plans numbered DP000359 (b);
 - d. All landscaping works and planting materials, including fencing, shall be provided in accordance with the planting plan and specifications thereon, shown on DP000359 (b);
 - e. All planting materials provided shall be able to survive for a 5-year period from the date of planting;
 - f. During construction, riparian areas must be protected by temporary silt fencing and all other the measures contained within the sediment control plan, specified on the plans numbered DP000359 (c).

6. Landscape Security

- a. As a condition of the issuance of this Permit, the security set out below will be held by the Municipality to ensure satisfactory provision of landscaping in accordance with the terms and conditions of this Permit. There is filed accordingly an irrevocable Letter of Credit or cash security in the amounts:
 - i) \$11,652.95 for the purpose of landscaping the habitat enhancement area including invasive species removal; and,
 - ii) \$5,750 for the purpose of inspection and maintenance of the habitat enhancement area including invasive species removal to be held for a minimum period of five years after the final inspection of the garage.
- 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 of the garage. Within the 6-month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the required landscaping works are not approved within the 6-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 landscaping permitted by this Permit within the time set out above, the security shall be returned to the Permittee, provided that a sum of 10% of the original landscaping security stated in Clause 6(a)(i) above may be withheld by the Municipality for an additional year. At year-end, or upon re-inspection at the request of the Permittee, if the Municipality deems the landscaping to be completed, the 10% hold back will be released. Should the Permittee fail to remedy any aspect of the landscaping not in accordance with the approved plan, the Municipality may deduct the cost of remedying the defect from the said deposit and recoup additional costs from the Permittee if necessary.
- e. The Permittee shall carry out annual inspections and landscaping maintenance for a 5-year period. The security stated in Clause 6(a)(ii) above may be released upon inspection at the end of the 5-year term if the Municipality deems the maintenance to be acceptable. Should the Permittee fail to remedy any aspect of the landscaping that has not been maintained in accordance with the approved

plan, the Municipality may deduct the cost of remedying the defect from the security deposit and recoup additional costs from the Permittee if necessary.

7. 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.
8. This Permit shall lapse if the Permittee does not substantially commence the construction of a garage within two years of the (issuance) date of this Permit.
9. 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.
10. This Permit is not a Building Permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF
MONTH, YEAR

SIGNED THIS ____ DAY OF 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)



WATERCOURSE PROTECTION AREA (WPA) MANAGEMENT PLAN

The proposed WPA would be enhanced by removing invasive plants and landscaping with native species. Envirowest Drawing No. 2376-01-03 depicts the proposed landscape treatment for the Property. The WPA is approximately 467 m² in area.

A wooden post and three-rail fence would delineate the WPA boundary.

The WPA would be monitored and maintained for five years to ensure the success of the landscape treatment.



PLANT SPECIES LIST AND SPECIFICATIONS

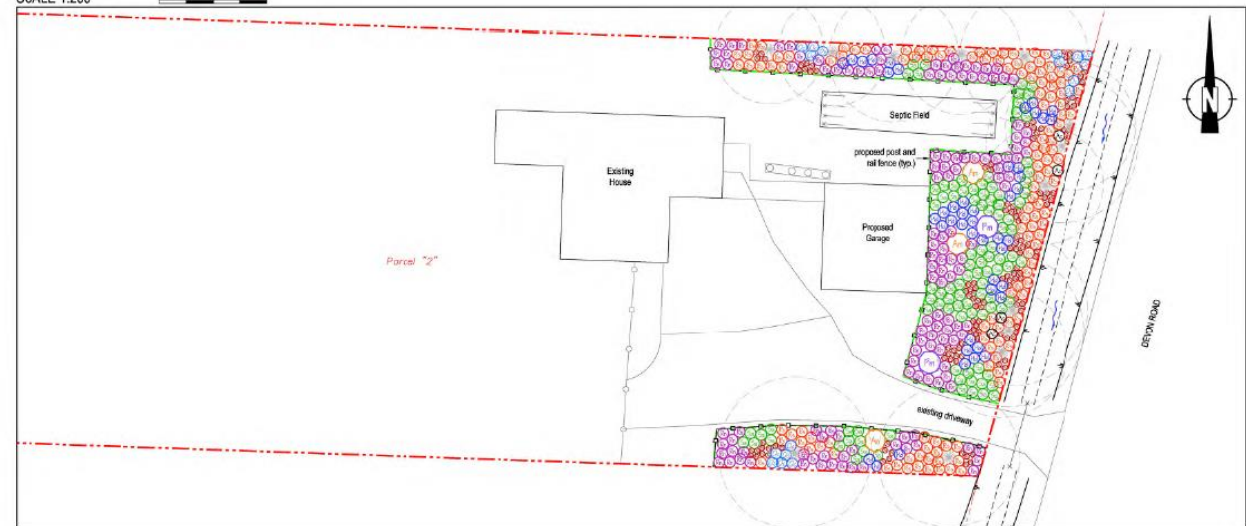
SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	breadseed maple	<i>Acer saccharinum</i>	3	2.5m container grown (min. no. 7 pot); densely branched, well established
	Douglas fir	<i>Pseudotsuga menziesii</i>	2	1.5m container grown (min. no. 7 pot); densely branched, well established
	Indigo plant	<i>Ornamental caryophyllus</i>	17	no. 2 pot; densely branched; well established
	vine maple	<i>Acer circinnatum</i>	4	no. 2 pot; densely branched; well established
	Noddy rose	<i>Rosa nutkana</i>	137	no. 2 pot; multi-stemmed; densely branched; well established
	oceanspray	<i>Holodiscus discolor</i>	46	no. 2 pot; densely branched; well established
	snowcory	<i>Symphoricarpos albus</i>	100	no. 2 pot; densely branched; well established
	salmonberry	<i>Rubus spectabilis</i>	131	no. 2 pot; multi-stemmed; densely branched; well established
	sword fern	<i>Polystichum munitum</i>	132	no. 1 pot; well established

GENERAL LANDSCAPE SPECIFICATIONS

1. Plant material and the planting of such material may be in accordance with the British Columbia Landscape Standard (and/or other policy adopted by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nurseries Association).
2. All work must be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Intensive Urban" Ministry of Water, Land & Air Protection, 2006.
3. All plant material is to be inspected and approved by the City prior to installation.
4. Growing medium is to be free of any rocks, roots, mulch/grass, weeds, basic material, more than 30 mm diameter, foreign objects, and possesses an acidity level of pH 4.5 to 7.5. Growing medium is to be inspected by Environment prior to placement.
5. All plant material is to be inspected and approved by the City prior to installation.
6. All debris and/or excess material from landscape operations are to be collected and disposed off-site in accordance with all regulatory requirements.
7. All plant material is to be replaced within five (5) years from plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of all invasive plants. Species survivorship is to equal one hundred (100%) percent five (5) years from planting. Replacement of plant material is to be completed within five (5) years from plant maintenance. Replacement stock is also subject to one-hundred (100%) percent survivorship five (5) years from planting.

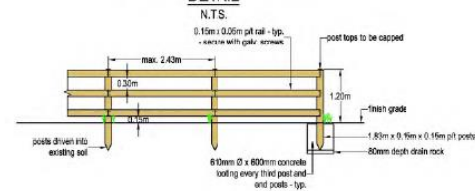
LANDSCAPE PLAN

SCALE 1:200



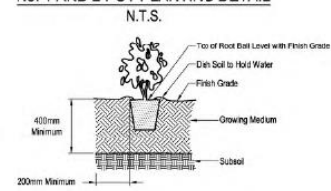
PCST AND RAIL WOOD FENCE
DETAIL

N.T.S.



**TYPICAL CONTAINER SHRUB AND
No. 1 AND 2 POT PLANTING DETAIL**

N.T.S.



TYPICAL CONTAINER (No. 7 POT) TREE
PLANTING DETAIL

N.T.S.

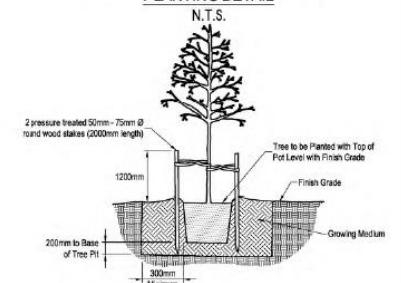


Figure 1: Envirowest Drawing No. 2376-01-03

CONSTRUCTION AND EROSION CONTROL

Impact Mitigation Guidelines

The existing house and associated features on the property will be retained. A silt fence will be installed along the WPA boundary prior to any work on site and a gravel access pad will be installed adjacent to the driveway.

Instream Works

No instream works are proposed.

Work Schedules

As no instream works are proposed, no timing windows would be applied for the purposes of protecting aquatic habitat. Clearing of vegetation should be avoided during the bird nesting window (March 1- August 31) unless a QEP conducts an active bird nest survey.

Enhancement landscaping within the proposed WPA will be completed during the first planting season (either September-October, or March-May of any year) following issuance of the Building Permit. The landscaping will be maintained and monitored for 5 years following construction, with annual reports provided to the City.

Monitoring Schedules

Periodic site inspections will be undertaken by a QEP during the construction period with particular emphasis on project start-up and during wet weather. Site inspections will be conducted on a weekly basis during the wet season and within 24 hours of a Significant Rain Event (25mm over a 24 hour period). Site runoff is not expected to be significant. However, should there be runoff which is visually turbid, water samples will be collected. The objective is to ensure that suspended sediment in the discharge does not exceed 25 Nephelometric Turbidity Units. Weekly reports of observations and recommendations will be made available to the City.

1526 Grant Avenue - Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000202 to regulate a rowhouse development at 1526 Grant Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

June 12, 2018

That Council give Zoning Amendment Bylaw No. 3954 for 1526 Grant Avenue final reading.

REPORT SUMMARY

This report describes a development permit application for a 4-unit, three-storey rowhouse to be located east of Coast Meridian Road on Grant Avenue. The Zoning Bylaw permits the use and density and the proposed building design and landscaping generally comply with the design and environmental conservation guidelines of the Official Community Plan. The recommended development permit includes a minor variance to the required area of outdoor space to achieve the proposed quality of design and facilitate compliance with parking regulations as well as provide visitor parking spaces.

BACKGROUND

The owner, Ranjit Boprai, proposes to construct a 4-unit, three-storey infill rowhouse on a vacant lot located on the south side of Grant Avenue. The site is relatively flat and in walking distance of the Northside Centre, transit, schools, parks and recreation facilities. Two conifers near the front lot line are to be retained and will be integrated into the site landscaping.



East façade facing the lane

The site is designated for Apartment Residential uses in the Official Community Plan and recently zoned RRh (Residential Rowhouse) to permit the proposed development.

1526 Grant Avenue - Development Permit Application

The design guidelines of the Intensive Residential land use designation promote coordination of siting and building design; use of high-quality cladding materials; consideration of the relationship between buildings and open areas; and consideration of the overall visual impact of buildings and landscaping. The objectives and guidelines of the environmental conservation designation encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

Project Profile

	Bylaw Regulations ¹	Proposed ²	Requested Variances
Site area minimum	180 m ²	730 m ²	n/a
Floor area ratio	1.0	0.95	-
Dwelling units	n/a	4	-
Building lot coverage	55%	41.5%	-
Cluster length	min'm 19.5m / max'm 39m	26.4m	-
Setbacks:			
Front (Grant)	3 m	3 m	-
Rear (south)	7.5 m	7.7 m	-
Interior side (west)	1.8 m	2.5 m	-
Interior side (lane)	1.8 m	4.1 m	-
Building height	9.5 m	8.8 m	-
Parking - total	8 (2/unit)	12	-
Residents	8	8	-
Visitor	not required	4	-
Useable open space	min'm 40 m ² per unit	30-32 m ² / unit	8 to 10 m ² per unit

The proposed 3-bedroom dwelling units would range in size from 172 m² (1,851 ft²) to 179 m² (1,926 ft²). A walkway located on the east side of the complex along the lane provides for pedestrian entries to the internal units while the end unit is directly accessed from the street. Each unit will have two parking spaces: one located in individual garages on the ground floor of each unit and one located at-grade adjacent to the south lane. Each unit will also have a driveway apron large enough to accommodate an additional flex parking space for visitors.

The building utilizes high quality cladding materials including fibre-cement horizontal and board and batten siding, cultured stone, and wood trim. Building articulation is achieved through varied setbacks and roof lines and through the use of cladding materials and colour. Garbage and recycling space is included within the garages.

The landscape plan includes 10 new on-site trees (2 katsura and 8 Japanese snowbell) in addition to the retained pine and douglas fir and there will be 2 street trees. The katsura trees will be

¹ Refer to Zoning Bylaw No. 3630, Parking and Development Management Bylaw No. 3525 and Building and Plumbing Bylaw No. 3710 for specific regulations

² Information provided by applicant

1526 Grant Avenue - Development Permit Application

located near the rear of the property and can grow to be up to 50 ft. tall and have a crown width of 30ft at maturity and the Japanese snowbell can grow up to 25ft. tall with a crown width of up to 30ft. The landscape plan also calls for a variety of shrubs, grasses and perennials throughout the site. Each unit will have a small rear yard and main floor balcony on the west side of the building which will provide opportunities for outdoor sitting and have access to afternoon sun.

The applicant is required to ensure the building design meets an EnerGuide energy efficiency rating of 80 by a restrictive covenant is registered on title for this purpose. A complete list of the measures to address environmental conservation guidelines is included in Appendix A to the attached draft development permit.

As described in the rezoning process, this project requires relatively extensive off-site upgrades to meet the standards of the Subdivision Servicing Bylaw, including works on Grant Avenue and reconstruction of the adjacent lanes. In addition to curb and gutter, street lighting, street trees and a sidewalk required for the property's frontage, Council required improvements be made to the road fronting the homes to the east at 1542 and 1546 Grant Avenue as shown below. Design, fees and securities for these works were submitted as a condition of bylaw approval.



DISCUSSION

The design of the proposed infill rowhouse building and landscaping meets the objectives of the intensive residential and environmental conservation design guidelines and the requested variance to the outdoor space area allows for additional parking spaces. The design of the building is attractive and its form and character consistent with an expected quality as well as environmental performance. Staff recommend approval of the application.

1526 Grant Avenue - Development Permit Application

FINANCIAL IMPLICATIONS


None associated with issuance of the development permit.

PUBLIC CONSULTATION

This project was considered at a Public Hearing associated with the rezoning and no concerns related to the building design or landscaping were identified. A sign notifying local residents of the application is posted on site and to date, no comments have been received.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000202.
2	Request additional information or amendments if the Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designation or variances to regulations.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines or does not support the variances to regulations. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Location Map

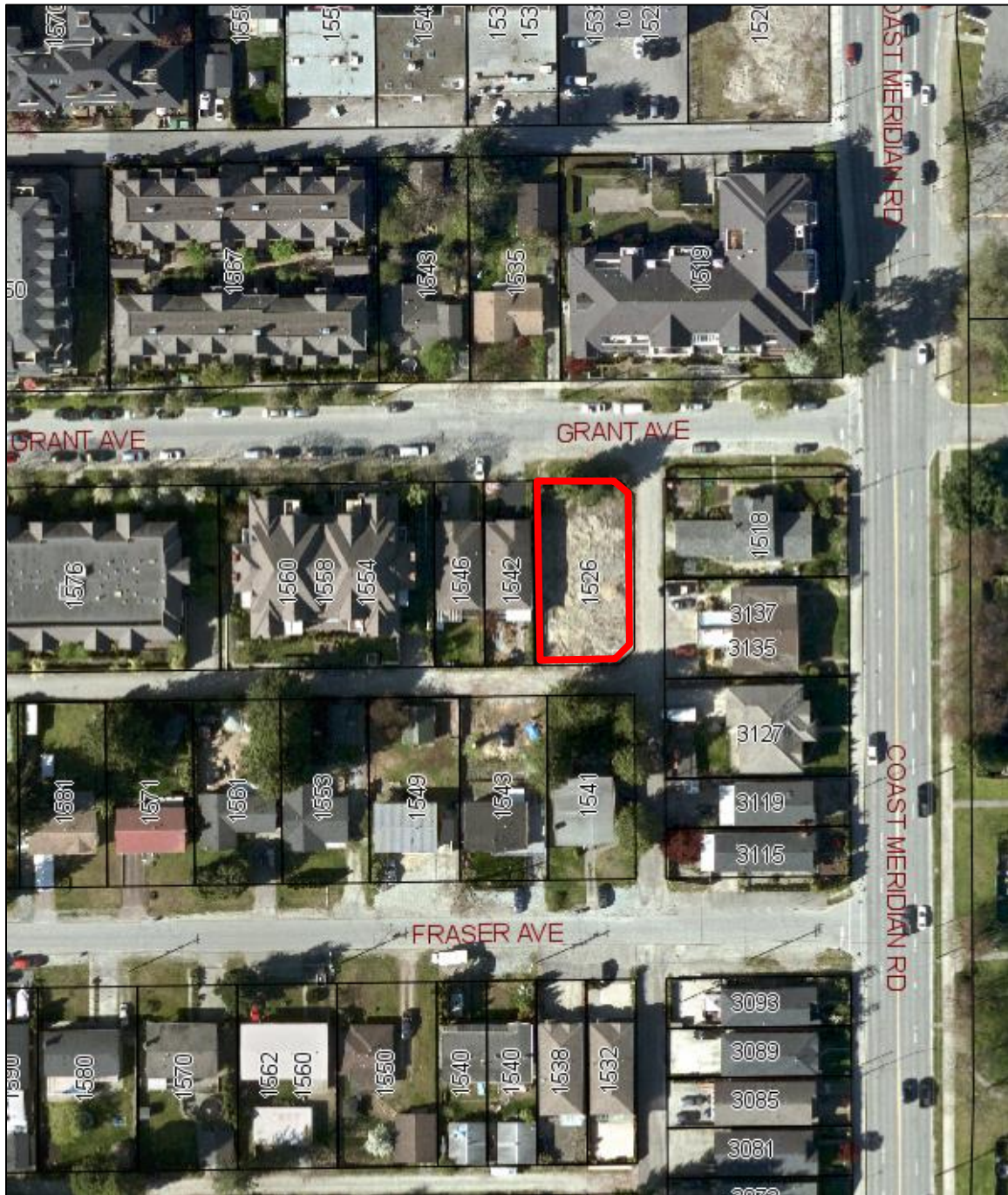
Attachment #2: Draft Development Permit

Lead author(s): Bryan Sherrell

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 1526 Grant Avenue

FILE NO: DP000202



THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000202

Issued to: RANJIT K. BOPARAI
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 9482 118 ST DELTA BC V4C 6J4

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: 1526 GRANT AVENUE

Legal Description: LOT 1, BLOCK 31A, DISTRICT LOT 466, GROUP 1, NEW
WESTMINSTER DISTRICT, PLAN EPP82600

P.I.D.: 030-524-873

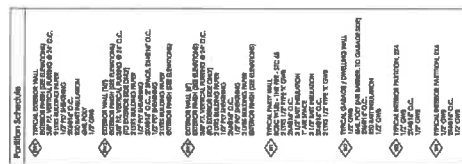
3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the "Official Community Plan Bylaw, 2013, No. 3838".
4. "Port Coquitlam Zoning Bylaw, 2008, No. 3630" and "Parking and Development Management Bylaw, 2018, No. 4078" are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000202 (1) to DP000202 (10) 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 DP000202 (9) and DP000202 (10) 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.

Mayor

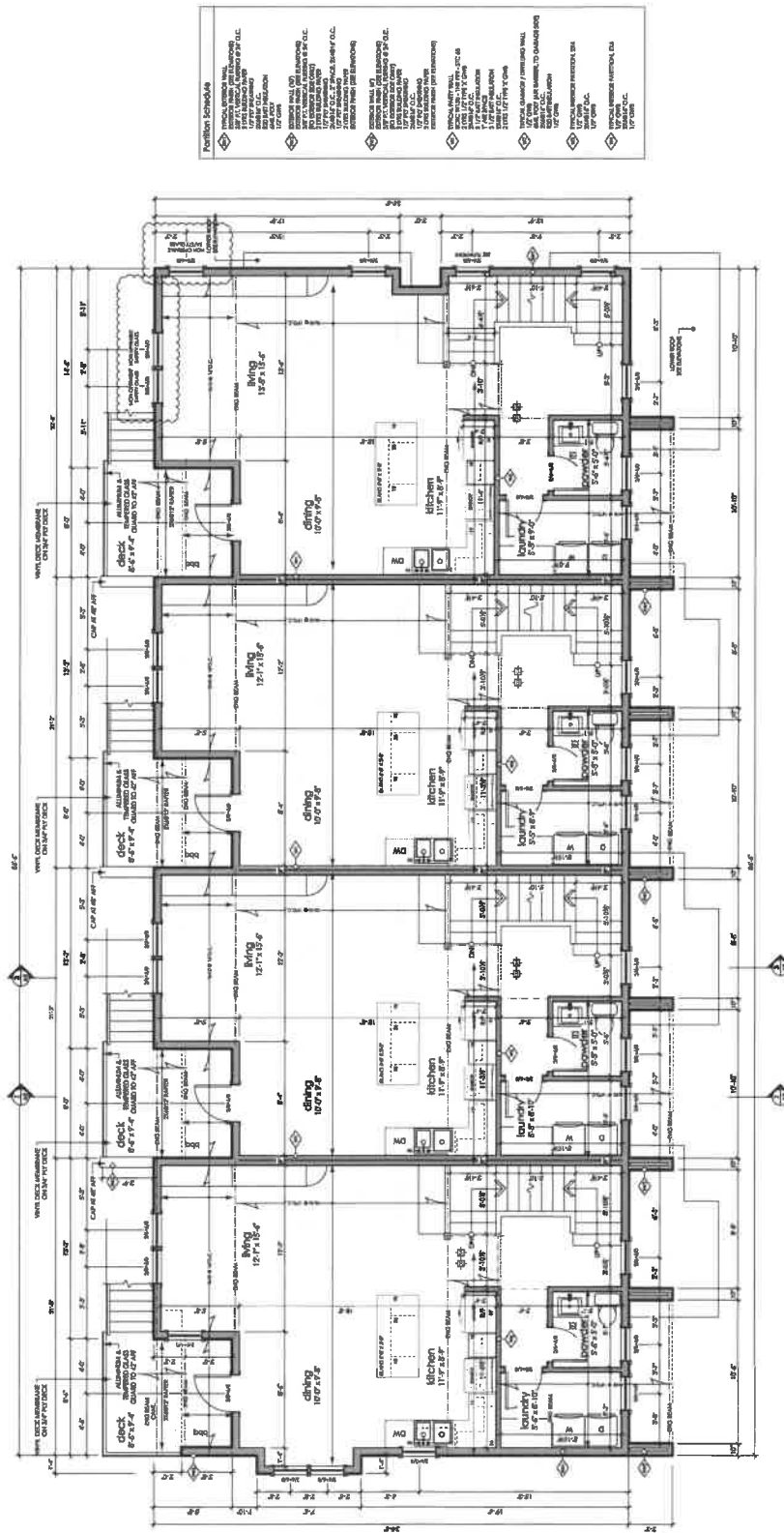
Corporate Officer

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

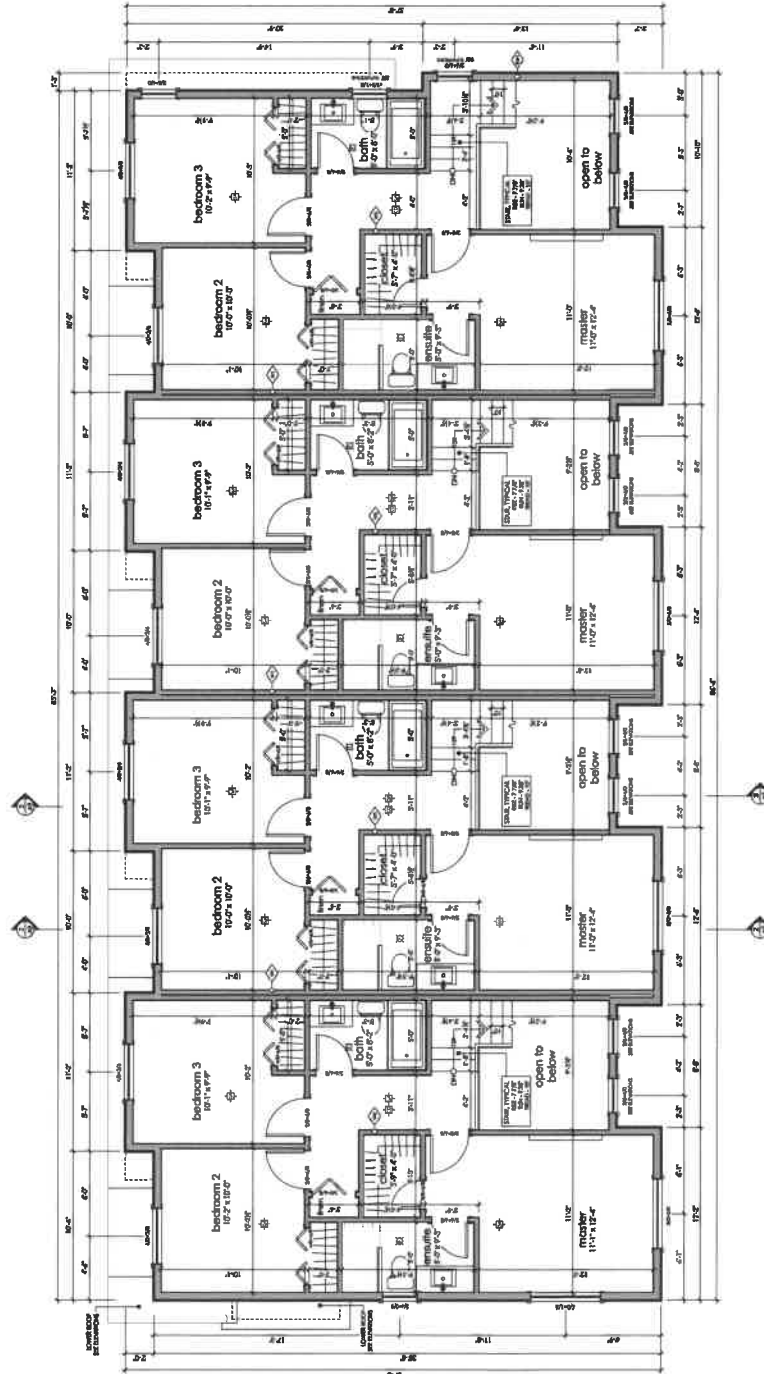
Applicant (or Authorized Agent or
Representative of Applicant)



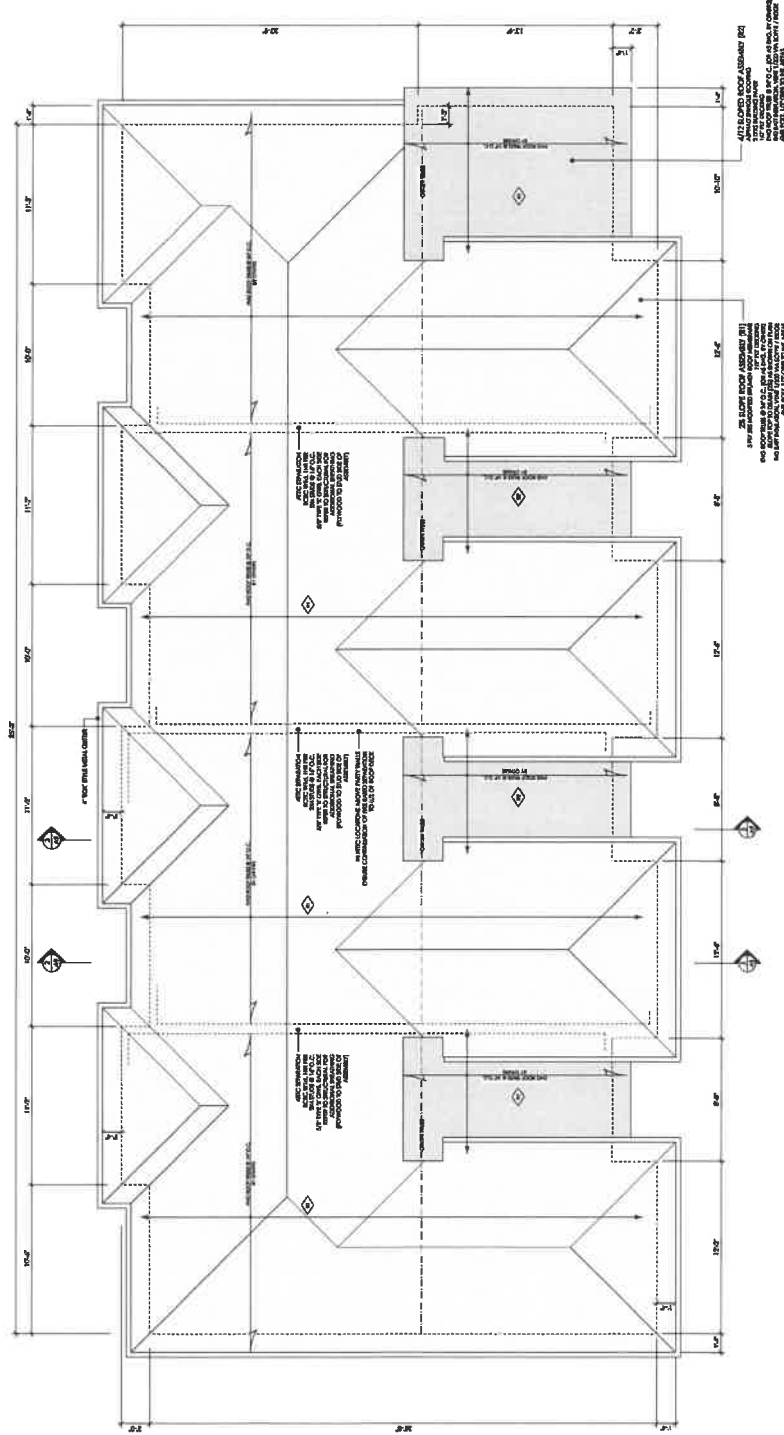
DP000202 (2)



1) 000202 (3)

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DP000202 (4)



1/1000202 (5)



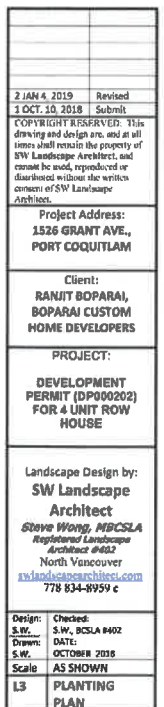
UNIT D



North Elevation (Grant Ave)



13	AMF 1.1a	01 marked	A4
	(219)	1406CH 23, 2016	
	See Number		
	10 / 18 / 197		

$$\frac{1}{2} \text{N}_2 + \frac{3}{2} \text{H}_2 \rightarrow \text{NH}_3$$


Design: S.W.	Checked: S.W., BCSLA #402
Drawn: S.W.	DATE: OCTOBER 2018
Scale	AS SHOWN
L3	PLANTING PLAN

The intent of the landscape design is to have a landscape treatment that is attractive, low maintenance and sustainable. Plants are chosen for a particular site so the landscape will look good for many years to come. Complementing the use of plants are the design of the hard elements of the landscape such as retaining walls, driveways, patios, lighting and water features to be aesthetic, functional and within the budget constraints of the project.

- Contractor and their subcontractors and workers to be sufficiently trained and have WCB coverage
- Work to be done by the industry certified personnel
- Contractor to adhere to safe work practices on site
- Contractor to confirm location of all utilities and to protect throughout construction
- Contractor to verify layout dimensions, measurements and grades prior to bidding and construction
- All work to be done to meet or exceed industry standards

- All work to be done to meet or exceed industry standards
- The landscape drawings are intended to meet municipal Zoning and Building Department requirements for a landscape plan, including a tree protection zone and stop-off for all structural and geotechnical work, including all retaining walls over 4 feet in height, or where there are issues with soil stability
- Segmental block walls, piers, piers, migration, lighting and all manufactured products to be installed per manufacturer's instructions
- If there are retained trees on site, all work to be outside the tree protection zone unless approved by certified ISA arborist

- All gradients to meet relevant grades at property line
- All stormwater to be contained on site and away from adjacent properties
- All hard surfaces to be sloped at minimum of 1% to avoid standing water
- All lawns to be sloped at minimum of 2% to avoid standing water
- No slopes to be greater than 2.5 horizontal : 1 vertical
- All plant material and growing medium to meet BCLNPA #1 specifications
- All shrub beds to contain minimum 12" (300 mm) depth of approved growing medium
- All lawn areas to contain minimum 4" (100 mm) of approved growing medium
- Plant installation to meet latest BCLNPA specifications
- Irrigation to be by BCLNPA certified landscape contractor
- Irrigation to be under the direction of a registered Landscape Architect

ADDRESS POINT: Architectural concrete finish, with square edges.

CONCRETE WALLS: Medium brown finish with 2% coarse sand, over 4' compacted base. Vertical expansion joints at required, control joints ROC and uniform potential for cracking.

CONCRETE STEPS: Medium brown finish, sloped 2% to front of tread, typically with 7.5% slip. 12" TYP.

PAVERS: By Abbott Concrete Products. Standard Series, 4 7/16" by 8 7/8" by 3 1/8" thick. Granite Blend, mixed with standard steel double stranded bars to suit owner; pavers over 1" bedding sand and 4" compacted 3/4" minus base course.

PERMEABLE PAVERS: By Abbott Concrete Products. Standard Series, 4 5/16" by 8 7/8" by 3 1/8" thick. Granite Blend, paving base with standard concrete per manufacturer's instructions.

LANDSCAPE SLABS: by Abbotsford Concrete Products, Hydrapressed slabs, 18" by 18" by 1 5/8" NY Stone, over 4" compacted granular base

ASPHALT: 3" of compacted hot mix asphalt applied in 2 lifts over 4" of well compacted 3/4" minus base course.

GRAVEL: 2" of 1" crushed granite, over 4 inches of well compacted 3/4" minus base course, over landscape weed barrier

DECKING: Trex Enhance Composite Decking, Beach Dune colour, 1" by 5.5"
WOOD FENCE: 1 X6 cedar boards, Finished with Sikkens semi-transparent cedar stain
GATES: 1 X6 cedar boards, Finished with Sikkens semi-transparent cedar stain
RAILINGS: 4" high, powder coated medium gloss black aluminium, where there is a full
 bolt on to the wall, finished to code

HANDRAILS: 30" high, powder coated medium gloss black aluminum, installed to code

BOULDERS: Accent boulders, naturally occurring rounded edges, with 1/3 in ground

PLANT MATERIAL: All plant material are to meet current BCLNTA #1 standard and installed according to current BCLNTA standards.

Sod: from BC Instant Lawn and Landscapes, West Coast Premium Sod Blend, 60% perennial ryegrass/30% Kentucky bluegrass/10% fescue or equivalent.

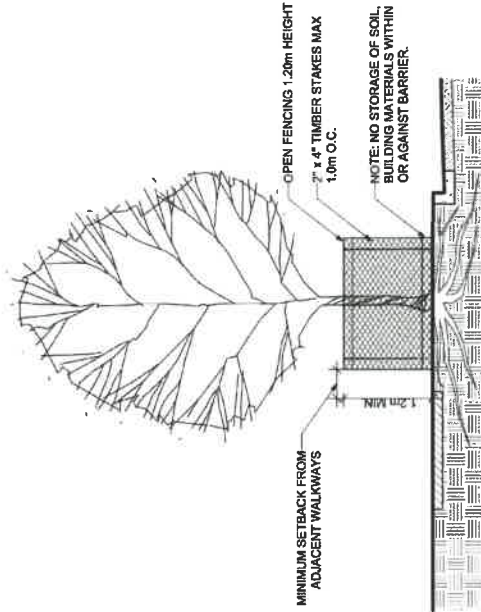
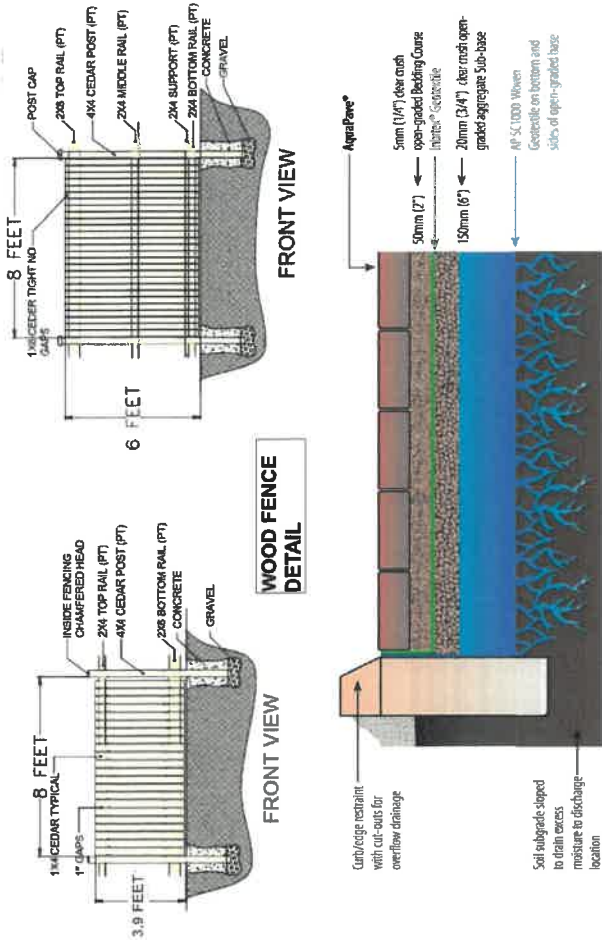
GROWING MEDIUM: by Harvest Power or equivalent, to BCLNITA standards and prepared oil silt; Garden Blend, 75% compost/25% sand, 12" min for shrub beds; Turf Blend, 50% compost/50% sand, 4" mat for lawn areas, over scarified base.

IRRIGATION: Rainbird ESP-mw WFI compatible controller, 4-22 stations, or equivalent, with outdoor control box, mounted on side of the house, with electrical plug-in. Shrub water, Turf heads and valves to be Geobirt, and treated per IALRC standards for

LIGHTING: by Master Lighting, available from Ruidersback Supplier, 804 770-3315, all lights to be LED lighting, 3000K, running on 24 volts. Upplighting: Spotlights: Model EAS-SP169232-COL, 6 watt/indoor; Powdercoated black aluminum. Wall Step Lighting: Model EN-8-355WV402-407-AP, 5.3 watt/indoor; Stainless Steel finish. Paintlighting: Model AW-98W912558-500-001, 7.5 watt/indoor; Powdercoated black aluminum residential installations, with shrub and lawn areas on separate zones.

Botanical Name	Common Name	No.	Size	Spacing	Symbol
TREES - RETAINED					
Pine	Pine	1	25 cm	as shown	PR
Pinus sp.	Cherry	1	30 cm	as shown	PR
Pinus awam	Dawgila fir	1	30 cm	as shown	PS
<i>Pseudotsuga rimnifolia</i>					
TREES - NEW					
<i>Cercidiphyllum japonicum</i>	Katsura Tree	2	6 cm cal.	as shown	CE
<i>Styrax japonicus</i>	Japanese snowbell	8	6 cm cal.	as shown	ST
<i>Thuja</i>	Chinese Yew	2		as shown	TY
SHRUBS					
<i>Asarum</i>	Asarum	30	72 pot	as shown	AG
<i>Aralia</i>	Aralia	15	42 pot	as shown	AO
<i>Artemisia</i>	Artemisia	47	85 pot	as shown	AR
<i>Berberis</i>	Berberis	6	815 pot	as shown	BC
<i>Cornus</i>	Cornus tree	6	45 pot	as shown	CO
<i>Euonymus alatus</i>	Winged burning bush	2	815 pot	as shown	EU
<i>Hydrangea paniculata</i>	Hydrangea	3	815 pot	as shown	HP
<i>Magnolia</i>	Magnolia	2	815 pot	as shown	MA
<i>Styrax</i>	Styrax	2	815 pot	as shown	ST
<i>Rhododendron</i>	Rhododendron	18	815 pot	as shown	RO
<i>Spiraea</i>	Spiraea	9	815 pot	as shown	SP
<i>Euonymus</i>	Euonymus	89	6 ft B&B	as shown	TY
VINES, GROUNDCOVERS AND HERBACEOUS PERENNIALS					
<i>Hemerocallis</i>	Hemerocallis	43	31 pot	as shown	HE
<i>Impatiens</i>	Impatiens	22	81 pot	as shown	IM
<i>Polystichum</i>	Polystichum	6	81 pot	as shown	PM
CONTRACTOR TO BE OBTAINED BY BCLMA					
All plants and installation to meet or exceed latest BCLMA #1 standards					
Contractor to verify numbers and placement of plants prior to installation					

TREE PLANTING DETAIL



SCHEDULE A - TREE PROTECTION DISTANCE TABLE		
TRUNK DIAMETER	MINIMUM DISTANCE FROM TRUNK (METERS)	
	CM	FT
20	0.6	1.2
25	0.8	1.5
35	1.0	2.1
40	1.2	2.4
45	1.3	2.7
50	1.5	3.0
55	1.7	3.3
60	2.0	3.6
75	2.5	4.6
90	3.0	5.0

NOTE:
TREE PROTECTION BARRIERS MUST BE
AT LEAST 1.20m IN HEIGHT AND
CONSTRUCTED OF EITHER SNOW
FENCING SECURELY FASTENED TO 2x4
TIMBER STAKES, OR METAL STAKES
SPACED NO FURTHER THAN 1.00m
APART.

TREE PROTECTION FENCING

[illegible]

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Roofing materials will be of a light colour to minimize solar heat gain	DP and BP stage; staff review of building plans
Buildings shall be designed with roof overhangs to provide shading during peak summer months	DP and BP stage; staff review of building plans
Window placement and size provide opportunities for natural ventilation on all floors including basements	DP and BP stage; staff review of building plans
Pavers shall be of light colour to reduce solar gain	DP and BP stage; staff review of building plans and site inspection
Stove, fridge and dishwasher are to be Energy Star rated	BP stage; written confirmation by Developer
Interior and exterior lighting shall be LED or compact fluorescent	BP stage; written confirmation by Developer

Water conservation:

Conservation Measure	Verification Method
Landscape pavers shall be permeable aqua pavers	DP and BP stage; staff review of building plans
Use of Low-flow plumbing fixtures	BP stage; written confirmation by Developer along with staff review of BP submission
Minimum depth of soil for planting areas will be 30cm	DP and BP stage; staff review of landscape drawing, site inspection by City Arbourist

GHG Reduction:

Conservation Measure	Verification Method
Building to be constructed to an EnerGuide 80 rating as established by Natural Resource Canada	BP stage; written confirmation by Energy Advisor
Interior finish materials will be selected to reduce or minimize volatile organic off-gassing potential	BP stage; written confirmation by Developer
Provision of adequate storage space for garbage, recycling and organic materials	DP and BP stage; staff review of building plans

per OCP Sec. 9.11 Environmental Conservation DPA designation

2332 Marpole Avenue - Rezoning Application

RECOMMENDATIONS:

1. That Committee of Council recommend to Council that the Zoning Bylaw be amended to permit on-site manufacturing of liquor and accessory packaged liquor sales at 2332 Marpole Avenue; and,
2. That the following conditions must be met prior to the adoption of the rezoning to the satisfaction of the Director of Development Services:
 - a) Submission of an agreement from adjacent property owner(s) indicating approval to use 11 parking spaces or submission of cash-in-lieu for these spaces; and,
 - b) Provision for installation of a bike rack.

PREVIOUS COUNCIL/COMMITTEE ACTION

None

REPORT SUMMARY

This report provides for Committee consideration of a rezoning application to permit a brewery and the sale of beer from the brewery to be located within the existing building at 2332 Marpole Avenue in addition to a proposed 60-seat restaurant. The restaurant use is permitted by the Zoning Bylaw, but a site-specific zoning bylaw amendment is required for liquor manufacturing and on-site liquor sales. The proposal is in keeping with the *Recommendations for a Downtown Action Plan* as it would contribute to the vitality of the Downtown, particularly on evenings and week-ends. The recommended conditions to be met by the applicant are limited to obtaining agreements for offsite parking spaces (or cash-in-lieu) and installing a bike rack as the impact of the proposed changes in use is expected to be relatively minor and in keeping with other permitted uses. In addition, the proposed bylaw amendment limits maximum building height to one storey. The purpose of this provision is to prevent a more intense redevelopment of the site without obtaining offsite improvements, as it is not proposed that these improvements be required as conditions of approval to add the brewery.

BACKGROUND

The applicant, Patina Brewing Company, wishes to open a restaurant with an in-house brewing operation and to be allowed to sell the beer produced by the brewery from the premises. This proposal re-purposes the existing one-storey commercial building at 2332 Marpole Avenue that was formerly a bakery/deli, and prior to that a BC liquor retail outlet. The “brew house” concept includes a 60-seat restaurant with additional seating to be located on a patio at the front of the building plus a 10-seat tasting area. Minor alterations would be made to update the brick building, including replacing a portion of the storefront with a glass roll-up door to allow for seasonal sidewalk seating.

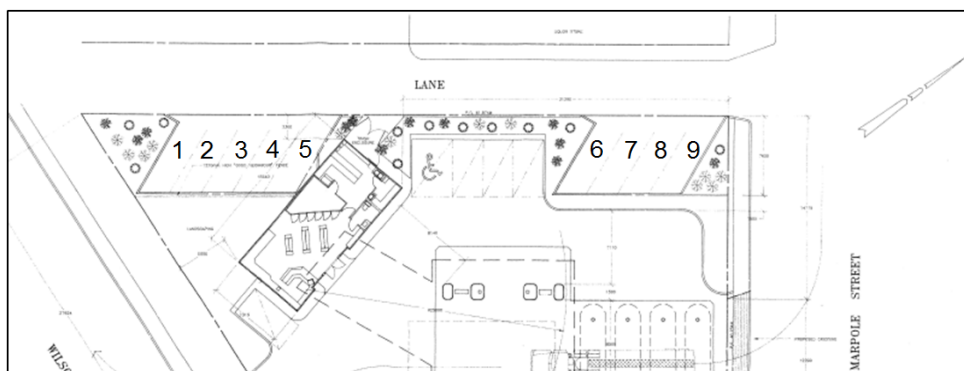
2332 Marpole Avenue - Rezoning Application

The site is zoned to permit the restaurant use, but any liquor manufacturing or retail liquor sales uses require Council approval of a site-specific amendment to the Zoning Bylaw. An evaluation of how these proposed uses would comply with Council's Liquor Establishment Policy (Attachment 1) is required as part of the application review. Applicable land use and development policies of the Official Community Plan, the Downtown Plan (1998) and Recommendations for a Downtown Action Plan (2017) include policies which encourage changes that contribute to a vibrant commercial core by attracting high quality development such as restaurants and specialty foods. In particular, new food and beverage businesses, especially those which will animate the street front with outdoor seating, are encouraged.



The site is on the south side of Marpole Avenue at the edge of the Downtown's commercial area and close to an increasing residential population. The downtown location has good pedestrian access via sidewalks linking to the PoCo Traboulay Trail and is well served by transit. Surrounding land uses and businesses include the Chevron gas station to the east, an adjoining 3-storey, mixed-use building on the west with a deli on the ground floor, commercial uses in single-storey building across the street and an open parking lot that is owned by the strata apartment building to the south.

Staff and patron parking spaces currently include 5 on-site spaces at the rear of the building and access to 9 off-site spaces located on the Chevron property but accessed from the lane; there is also a loading bay at the back of the building. A bike rack is proposed to be installed close to the building entry.



Parking spaces along the lane

The applicant advises the business will create 30 full and part-time jobs and will be a living wage employer. The applicant further advises that the owners of the business have a strong connection

to Port Coquitlam and their focus will be to hire local residents. They are planning to build a relationship with Riverside High School's culinary arts program to provide opportunities for students to gain work experience in a restaurant, will be looking to source food from local food suppliers and exploring opportunities to install a roof-top herb garden as well as a beehive to produce honey.

DISCUSSION

The brew house restaurant concept has been gaining popularity and there are numerous examples throughout the Metro Vancouver area including, in Port Coquitlam, an on-site brewing facility currently under construction at the Cat and Fiddle Sports Bar & Restaurant. The addition of a brew house in the Downtown would be expected to add vitality to the area by drawing in more people, especially on evenings and weekends and providing an additional place for local residents to socialize.

This application would be in keeping with the direction outlined in the Recommendations for the Downtown Action Plan, which envisions restaurants that focus around a sit down, "mid-casual" format or social dining similar to that being proposed and promotes the type of sidewalk animation which would be created by a patio at this location. The report further recommends greater flexibility be provided in finding parking solutions for existing commercial developments in the Downtown where it is not possible to increase the number of on-site parking spaces.

The factors set out in the Liquor Establishment Policy to be considered for an establishment wishing to manufacture and sell liquor (in this case, beer) are assessed as follows:

- a) *Location of other establishments with liquor licences:* In the Downtown, they include a number of restaurants with licences, a neighbourhood pub, and a liquor retail sales outlet next to the pub. Council's policies for the Downtown encourage these types of uses.
- b) *Distance to schools and other uses that may be relevant* (e.g., daycares). No conflicts are identified.
- c) *Traffic and parking impacts.* See discussion in the following section.
- d) *Access for pedestrian and cyclists and to public transit.* This site is well located, and the bike rack would promote cyclists.
- e) *Impacts to residents or businesses.* The use is anticipated to contribute to the vitality of downtown businesses and offer residents with an additional choice for socializing and dining. The patio could create some noise concerns.
- f) *Safety or business licence concerns.* None specific to this location.
- g) *Opening / closing times:* Liquor service hours would be subject to licensing regulations and approval through the liquor licence process. Hours similar to that of a neighbourhood pub (11 a.m. to 1 a.m.) may be considered appropriate for the restaurant, however specific consideration may need to be given to limit hours that the patio could remain open to avoid impacting nearby residents.

The traffic and parking impacts of the proposed brewery and on-site liquor sales are unlikely to be substantially greater than the permitted restaurant use. If the proposal was solely for reuse of the

2332 Marpole Avenue - Rezoning Application

existing premises for a restaurant, then the City could issue a business licence for this use without needing to evaluate its compliance with current parking regulations. However, as rezoning is required for the brewery-related uses, there is an opportunity for Council to determine if it is satisfied with parking availability including arrangements for use of offsite spaces.

When the building was originally built in the early 1970s, it was designed to comply with parking requirements for the liquor store use (at that time, a permitted commercial use) by including 7 on-site parking spaces at the rear. Since then, 2 of these spaces were converted to a loading bay and arrangements were made with the adjacent service station property to provide 9 parking spaces accessed from the lane. This arrangement has been maintained through the years, including redevelopment of the gas station in 1991 to eliminate service bays and the replacement of the liquor store with a bakery/deli.

Under current regulations, if a new building were to be constructed to accommodate a 60-seat restaurant with a brewery and tasting lounge, and parking requirements were set to be the same as a craft brewery, then the business would be required to provide a total of 16 spaces (12 for the restaurant, 2 for the brewery, and 2 for the tasting lounge). It could provide cash-in-lieu for up to 10% of these parking spaces (2 spaces) and may provide parking on a portion of a parcel within 95m of the building if a restrictive covenant is registered that restricts its use to parking.

The applicant advises that the business will be entering into an agreement with Chevron to secure its access to the 9 parking spaces along the lane, and conversations are underway to obtain a commitment from Chevron for some of its additional spaces (e.g., for staff parking) or to use some of the spaces owned by the strata apartment to the south.

The parking bylaw requires all off-site spaces to be secured by a registered restrictive covenant. It also provides that the applicant may pay cash-in-lieu for 2 of the required spaces. This site has enjoyed access to 9 spaces by agreement, but not by restrictive covenant, and obtaining a restrictive covenant at this time is unlikely. Given the configuration of the access to the spaces off the lane and stated opportunity that an agreement can be obtained to confirm their continued use, as well as potential to obtain an agreement to use at least 2 additional spaces, this report recommends that the applicant be required to obtain an agreement for use of 11 spaces and, if such an agreement is not obtained, that cash-in-lieu of the spaces be acceptable.

The rezoning application provides Council with an ability to require subdivision and offsite infrastructure improvements to comply with current standards set out in the subdivision servicing bylaw. Infrastructure requirements for development of this site to comply with bylaw requirements could be substantial. They would be defined to include a widening of Marpole Street (and reduction of its sidewalk width), reconstruction of the lanes along the east and at the back of the site, and upgrades to services. Application of the bylaw would further result in a requirement to dedicate 3x3 meter "corner cut-offs" to enhance the visibility at the intersections of Marpole Avenue with the lane to the east and intersection of this lane with the lane to the rear. This report does not recommend to Council that infrastructure improvements be required for the brewery operation as the overall impacts of changing this site's permitted uses to allow for the making of beer and its sale would not be any greater than the impacts of currently permitted uses such as a bakery. However, to ensure

2332 Marpole Avenue - Rezoning Application

that this infrastructure will be required if the site is substantially redeveloped (whether or not rezoning is involved), it is further recommended that the site's zoning limit maximum building height to one storey. This option recognizes it is not possible to obtain corner cut-offs until the site is redeveloped and reflects the City's practice that it will require offsites as a condition of rezoning approval if the amendment results in a use with greater site impacts.

In reviewing this application, questions were asked about the differences between regulations applicable to restaurants, neighbourhood pubs and craft breweries. The biggest difference is that a neighbourhood pub in the Downtown is required to provide more parking than a restaurant is required to provide - 1 space per 3 seats in a pub compared to 1 space per 5 seats in a restaurant and 1 space per 5 seats in a lounge accessory to a craft brewery. The liquor licences are also different: a neighbourhood pub will have a liquor primary licence whereas a restaurant will have a food primary licence. A liquor primary licence allows for the primary source of revenue to be from liquor and patrons to order beverages without food; the licence does not permit the facility to be open to children. The subject application is for a family-friendly restaurant that would operate within the terms of a food primary licence, a licence which requires at least 60% of the revenue to be from food and allows for children to be within the premises.

The following amendments to the Zoning Bylaw are proposed to implement the intended concept:

- (1) In Table 3.3, Commercial Zones Permitted Uses, by adding a new Note 33 to indicate on-site liquor manufacturing and packaged sale of on-site manufactured products are permitted at 2332 Marpole Avenue in the Community Commercial zone when accessory to a restaurant use;
- (2) In Table 3.4, Commercial Zone Regulations, by adding a new note 7 to the Community Commercial zone height regulation to restrict the building height at 2332 Marpole Avenue to one storey.

FINANCIAL IMPLICATIONS

None.


PUBLIC CONSULTATION

A sign providing information about the application has been affixed to the front of the building and to date staff have not received any feedback. The applicant hosted an open house on Saturday, February 2nd 2019 and reports approximately 125 people attended. A letter summarizing the input notes 47 feedback forms were submitted and the majority of comments are supportive of the proposed uses.

The public hearing would provide a formal opportunity for Council to hear comment on the application.

2332 Marpole Avenue - Rezoning Application

OPTIONS

#	Description
1 	Recommend to Council that liquor manufacturing and packaged liquor sales be permitted at 2332 Marpole Avenue subject to the building height at this location being restricted to one storey and the applicant providing for 11 additional parking spaces by way of an agreement with adjoining property owner(s) or payment of cash-in-lieu.
2	Request additional information, amendments to the application or changes to recommended conditions of approval to address specified issues prior to making a decision on the application
3	Recommend to Council that the rezoning application to permit the brewery and/or sale of the manufactured product be refused.

ATTACHMENTS

- Attachment #1: Location Map
Attachment #2: Restaurant floor plan
Attachment #3: Open house summary letter
Attachment #4: Liquor Establishment Policy

Lead author(s): Bryan Sherrell

CITY OF PORT COQUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 2332 Marpole Ave

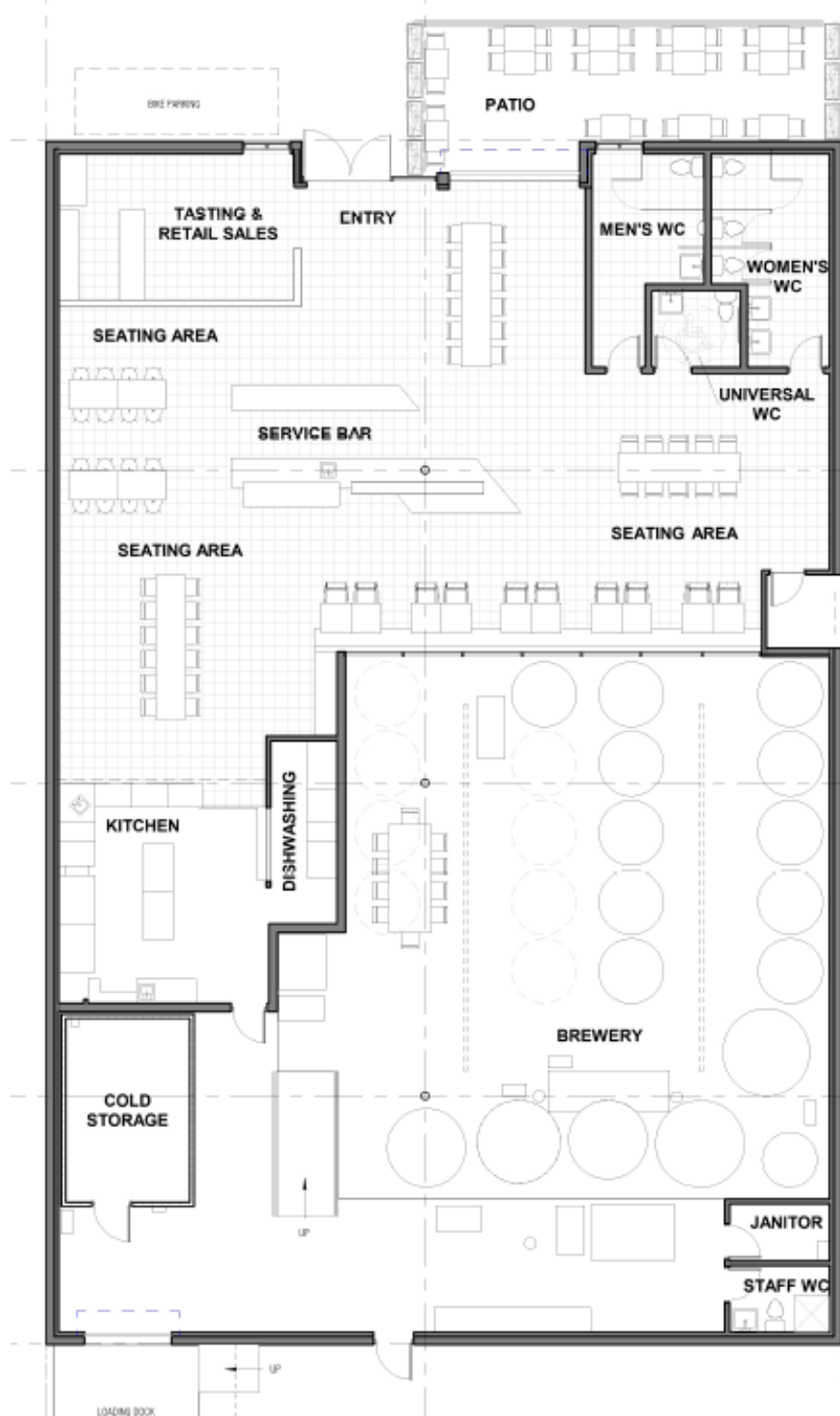
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PATINA



BREWING CO.
BREW HOUSE & BBQ





PATINA

2332 Marpole Ave. Port Coquitlam



PATINA

BREWING CO.

BREW HOUSE & BBQ

February 4, 2019

Bryan Sherrell
Planner, Development Services
City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, BC, V3C 2A8

Re: Rezoning Application for 2332 Marpole Ave. Port Coquitlam – Open House Follow Up

Dear Bryan Sherrell:

On February 2, 2019, we hosted a community open house at 2332 Marpole Ave from 2pm to 4pm. We invited 1,111 residents and business from the surrounding neighbourhood, we also invited City Council and the BIA Executive Director and Board. During the open house we had approximately 125 people attend, 3 members of City Council, neighbourhood residents and businesses. Based on the 47 feedback forms submitted 89% of the people attended live in the neighbourhood and 15% work in the neighbourhood.

Through the questionnaire we asked people on a scale of 1 to 5, 1 being not excited and 5 being very excited, how excited are you about Patina opening in your neighbourhood? The average score was 4.75, with all scores being either 4 or 5, except for one person's answer of 2. The feedback was very positive, most of the comments were: "beyond thrilled; exactly what we need", "Not soon enough" and "amazing menu; needed in d/t".

Only 2 concerns were noted, 8 people asked about parking and 4 people asked about noise. We were able to address these concerns; most people did not realize we are providing parking on the Chevron site.


Please find attached a full breakdown of the feedback forms.

If you have any questions, please let me know.

Sincerely,



Greg Moore

<div>CITY OF</div> <div>PORT COQUITLAM</div>		<div>POLICY</div>	
Subject Area:	Community Planning	Policy #5.04	
Policy Title:	Liquor Establishment Policy		
Authority:	Legislative	X	Effective Date: 2016-10-24
	Administrative		Review Date: 2021-10
Issued By:	Laura Lee Richard Director of Development Services	Issue Date:	2016-10-24
		Distributed by:	Department Heads

Purpose

To provide a framework for the factors Port Coquitlam will consider when reviewing a liquor establishment application as referred to the City for review and comment by the BC Liquor Licensing and Control Branch (LCLB) and applications to amend the Zoning Bylaw to permit new establishments that will be subject to liquor licences. The policy will be used to evaluate merits of an application in conjunction with application of the City's Development Procedures Bylaw, Parking and Development Management Bylaw and any other relevant bylaws or policies. This policy is intended to provide information upfront to prospective applicants about the City's procedures in processing their applications for reasons of clarity and consistency. It applies to those who are applying for, or hold, licences for liquor primary establishments, food primary establishments, liquor retailers, and liquor manufacturers with endorsements.

Policy

1. Analysis of Applications

1.1 **New liquor primary licence applications** including applications for neighbourhood pubs and licensed manufacturing establishments seeking a lounge endorsement area; and amendments to liquor primary licences, food primary licences, and manufacturing licences with endorsements – included but not limited to, increasing or changing hours of operation during which liquor is served, increasing patron capacity, expanding an outside patio, adding a lounge or allowing patron participation entertainment.

The following factors will be considered in evaluation of an application:

- a. The location(s) of other establishments with liquor licences
- b. The distance to schools and any other uses that may be relevant to a specific application

- c. Traffic and parking impacts
- d. Access for pedestrians and cyclists and to public transit
- e. Impacts to residents or businesses
- f. Comments by the RCMP and Manager, Bylaw Services Division with respect to any public safety, security or business licence concerns

1.2 New and relocation of liquor retail stores – includes private liquor stores, BC liquor stores, private wine stores (VQA), stores within grocery stores, and wine on shelves in grocery stores.

In addition to the factors identified in Section 1.1, the following factors will be considered in evaluating an application:

- a. Confirmation that the proposed location is a minimum of 1 km from other liquor retail establishments, including liquor stores in a grocery store, wine on shelves in a grocery store, wine stores, and liquor retail stores. For clarification, this provision does not apply to a farmers market.

2. Opening Times

The City will evaluate the appropriate opening time for a liquor primary licence establishment application on a case-by-case basis.

3. Closing Times

The City's closing times for liquor manufacturing establishments with a lounge endorsement area will be no later than 9 pm Monday to Thursday, no later than 10 pm Friday to Saturday, and no later than 8 pm on Sunday.

All operating and liquor service hours are subject to LCLB licensing regulations and approval, as appropriate.

4. Public Consultation

- Application for new and relocated liquor retail stores and endorsements to manufacturing licences should include documented input gathered from neighbouring residents and businesses.
- For a liquor establishment application that does not require a rezoning process, Committee or Council may determine that a Public Hearing be held in accordance with the procedures identified in the Development Procedures Bylaw where concerns about a proposed location are identified during the review and early consultation process.

Responsibility:

Director of Development Services

END OF POLICY