

Committee of Council Regular Agenda

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

Tuesday, May 28, 2019

Time: 2:00p.m.

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

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

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Recommendation:

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

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

4. REPORTS

4.1 Translink Presentation – Lougheed B-line & Transit Study - Verbal

Recommendation:

None.

4.2 Zoning Bylaw Amendment for 2645 Kingsway Avenue

Recommendation:

That Committee of Council recommend to Council:

That the Zoning Bylaw be amended to allow for embalming services at 2645 Kingsway Avenue; and,

Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:

- a) *completion of design and submission of fees and securities for the specified offsite works and services; and,*
- b) *submission of a security for fencing, invasive species removal and planting within the protected watercourse setback area.*

4.3 930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application.

Recommendation:

That Committee of Council confirm the consultation required for an amendment to the Official Community Plan is met by the posting of a sign at 930 Dominion Avenue and the consideration of the proposed revision to Map 22 at an open Committee meeting; and,

That Committee of Council recommend to Council that:

1. *Map 22 of the Official Community Plan be amended to remove its identification of watercourses from 930 Dominion Avenue;*
2. *The zoning of 930 Dominion Avenue be amended from Agriculture (A) to Light Industrial (M3); and,*
3. *Prior to adoption of the amending bylaws, the following conditions be met:*

- a. *Completion of a subdivision plan to the satisfaction of the Approving Officer to achieve:*
 - i. *an extension of Seaborne Avenue including a cul-de-sac, and*
 - ii. *widening of Nicola Avenue; and,*
- b. *Completion of the following to the satisfaction of the Director of Development Services:*
 - i. *submission of securities and fees for the off-site works;*
 - ii. *registration of a legal agreement to apply specific building, parking, loading and landscape design requirements for appropriate treatment between non-industrial sites to the east and north of Dominion Avenue and the industrial site;*
 - iii. *submission of \$1,254,144 cash-in-lieu for watercourse compensation to be transferred to the General Capital Reserve for future use; and,*
 - iv. *submission of design and securities to provide for construction of bio-swale riparian enhancements along the north and west property lines.*

4.4 Development Permit Application – 2331 Kelly Avenue

Recommendation:

That Committee of Council approve Development Permit DP000366 to regulate a six-storey apartment development at 2331 Kelly Avenue.

4.5 Amendment of Floor Area Ration Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units.

Recommendation:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to limit exempt floor area in a basement; restrict development below the flood construction level; and further regulate cooking, laundry and bathroom facilities in dwelling units.

4.6 Tri-Cities Homelessness & Housing Task Group Funding Request

Recommendation:

That Committee of Council approve the funding request of Tri-Cities Homelessness & Housing Task Group for \$4,100 from accumulated surplus to fund the part-time Task Group Coordinator position; and

That the 2019 Financial Plan be amended accordingly.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1 Resolution to Close the May 28, 2019, Regular Committee of Council Meeting to the Public

Recommendation:

That the Regular Committee of Council Meeting of May 28, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 4.1

- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Item 4.2

- c) labour relations or other employee relations;*
- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Item 4.3

- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Item 4.4

- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Item 4.5

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

Committee of Council Regular Minutes

Council Chambers, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
May 7, 2019

Present:

Chair – Mayor West
Councillor Darling
Councillor Dupont
Councillor McCurrach (arrived at 3:55 p.m.)
Councillor Washington

Absent:

Councillor Penner
Councillor Pollock

1. CALL TO ORDER

The meeting was called to order at 3:12 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the May 7, 2019, Regular Committee of Council Meeting Agenda be adopted with the following changes:

- *Addition of Resolution to Close.*

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Moved - Seconded:

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

- *April 16, 2019, Regular Committee of Council Meeting*
- *April 23, 2019, Regular Committee of Council Meeting.*

Carried

4. DELEGATIONS

4.1 Alouette Addictions

Annika Polegato, Executive Director and Melissa Teboekhorst, Outreach Supervisor provided an overview of the services provided by Alouette Addictions and answered questions from Committee.

5. REPORTS

5.1 Community Safety Update (Bylaw & Community Police Divisions) – Verbal Report

Staff provided an update and answered questions from Committee.

Councillor McCurrach joined the meeting.

5.2 March Community Centre Update

Staff provided an update and answered questions from Committee.

5.3 Temporary Parking - 2266 Wilson Avenue

Moved - Seconded:

That Committee of Council direct staff to construct and maintain a temporary parking lot extension to the lot at 2266 Wilson Avenue at a total cost of \$20,000, to be allocated from the Parking Reserve Fund and to amend the financial plan as required.

Carried

6. COUNCILLORS' UPDATE

No update.

7. MAYOR'S UPDATE

No update.

8. CAO UPDATE

No update.

9. RESOLUTION TO CLOSE

9.1 Resolution to Close the May 7, 2019, Regular Committee of Council Meeting to the Public

Moved - Seconded:

That the Regular Committee of Council Meeting of May 7, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

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

Carried

Certified Correct,

Mayor

Corporate Officer

Committee of Council Regular Minutes

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

Present:

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

Absent:

Meeting Notes:

- The meeting was closed to the public at 3:10 p.m. and reconvened at 3:36 p.m.
- The meeting was recessed at 3:40 p.m. and reconvened at 5:25 p.m.
- The meeting was adjourned at 5:37 p.m.

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

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

- *Addition of the 2018 Audited Financial Statements for item 3.2.*

Carried

3. REPORTS

3.1 2018 Investment Report

Staff presented the 2018 Investment report to Committee.

3.2 2018 Audited Financial Statements

Moved - Seconded:

That Committee of Council recommend that Council accept the 2018 Audited Financial Statements; and

That the 2019 financial plan be amended to include a transfer of \$322,500 from accumulated surplus to the General Long Term Reserve fund.

Carried

3.3 Regulating Accessible Parking Stalls

Moved - Seconded:

That Committee of Council recommend to Council that the Parking and Development Management Bylaw be amended to include requirements for accessible parking spaces.

Carried

4. COUNCILLORS' UPDATE

No updates.

5. MAYOR'S UPDATE

No update.

6. CAO UPDATE

No update.

7. RESOLUTION TO CLOSE

7.1 Resolution to Close the May 14, 2019, Regular Committee of Council Meeting to the Public

Moved - Seconded:

That the Regular Committee of Council Meeting of May 14, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 5.1

- l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

Item 5.2

- 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 5.3

- 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 5.4

- 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;*
- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Item 5.5

- 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 5.6

- 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.*

Carried

- k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Carried

Certified Correct,

Mayor

Corporate Officer

Rezoning Application RZ000170 – 2645 Kingsway Avenue

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

1. The Zoning Bylaw be amended to allow for embalming services at 2645 Kingsway Avenue; and,
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. completion of design and submission of fees and securities for the specified off-site works and services; and,
 - b. submission of a security for fencing, invasive species removal and planting within the protected watercourse setback area.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report recommends that a site-specific Zoning Bylaw amendment be approved to permit embalming services in a vacant industrial building located on the north side of Kingsway Avenue. The owner is in the process of altering the building for its use as a morgue, which is a permitted use, and wishes to include the embalming service use. An assessment of the onsite circulation, parking and other potential impacts of this proposal indicates it is unlikely to have any significant impacts at this location as it would occupy a stand-alone building and be located within an area where there is a mix of light industrial and highway uses. The rezoning provides Council with an opportunity to obtain improvements to the Maple Creek riparian area which flows through the front of the property. It also recommends to Council that off-site works and services required to comply with the regulations of the subdivision servicing bylaw be modified to ensure these works would not impact the watercourse.

BACKGROUND

Burquitlam Funeral Home is in the process of acquiring an industrial property at 2645 Kingsway Avenue and renovating the existing building for the purposes of establishing a morgue. The applicant also wishes to provide embalming services but the industrial zoning does not permit an embalming service use.

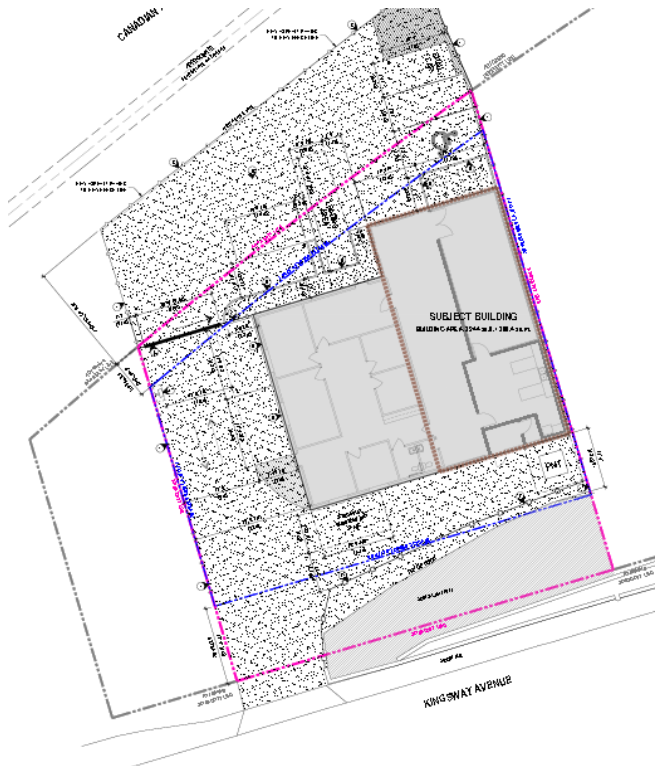
	Site Zoning: M1 General Industrial. Context of District Commercial (highway) and neighbourhood commercial uses		Notes: <ul style="list-style-type: none">• Parking is located on CP Rail lands to the north• Maple Creek flows through the front of the site.
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Rezoning Application RZ000170 – 2645 Kingsway Avenue

A building permit has been approved to permit modifications to the interior of the building for the permitted storage use. The design indicates that all loading and unloading activity will be at the rear of the building, away from public viewing.

The property owner has obtained an agreement from CP Rail that permits use of the CP Rail property for parking and storage purposes, and a chain link fence has been installed around the leased area. The proposed plan indicates that, with this agreement in place, the development would comply with parking regulations. The applicant is proposing to include one electric vehicle parking space at the front of the building.

In the front yard, a new fence is proposed at the top of the creek bank to enhance protection of the watercourse setback area. In addition, removal of invasive species and replanting with native species within the watercourse setback area is proposed. The proposal is in general accordance with the recommendations of the draft Maple Creek Integrated Watershed Management Plan to stabilize banks and create a small riparian buffer zone along this portion of the creek.



DISCUSSION

The embalming use would expand the scope of services offered by Burquitlam Funeral Home. Staff support allowing for this use on a site specific basis, rather than amending the General Industrial zone to permit embalming services as a permitted use, to ensure that Council would be in a position to address any issues associated with this service. For this proposal, the inclusion of the use as part of a morgue and its location a stand-alone industrial building support the change.

The proposal provides the City with an opportunity to better protect a portion of the Maple Creek watercourse which flows through the front of the property. A review of the draft Maple Creek Integrated Management Plan indicated that this portion of the watercourse would benefit from removal of invasive species and replanting with native species, and limiting intrusions into the riparian area by locating a fence at the top of the bank. Providing for these modest improvements is recommended as a condition to be met by the applicant prior to adoption of the rezoning.

The rezoning application also provides the City with an opportunity to obtain upgrades to the works and services along a property's frontage. In accordance with established practice, staff normally recommend that applicants be required to meet the standards of the Subdivision Servicing Bylaw

Rezoning Application RZ000170 – 2645 Kingsway Avenue

along the property's frontage as a condition of rezoning approval. It is proposed that the works to be required as a condition of rezoning be limited to improving Kingsway Avenue (½ road plus one metre) and replacing a sidewalk letdown that is not associated with a driveway. It is not recommended that the sidewalk be widened to meet bylaw standards or that the site be required to provide for underground services, as these works would significantly impact the watercourse.

In summary, the proposed rezoning would be in keeping with the policies and land use designations of the Official Community Plan and the design of the loading activity for an embalming service use at the rear of the building addresses potential neighbourhood concerns. Approval is recommended.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

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

OPTIONS

	Description
1 	Recommend to Council that the City's Zoning Bylaw be amended to allow for embalming services at 2645 Kingsway Avenue and that limited off-site improvements and provision to improve Maple Creek be required as a condition of approval prior to adoption.
2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application
3	Recommend to Council that the rezoning application be refused.

ATTACHMENT

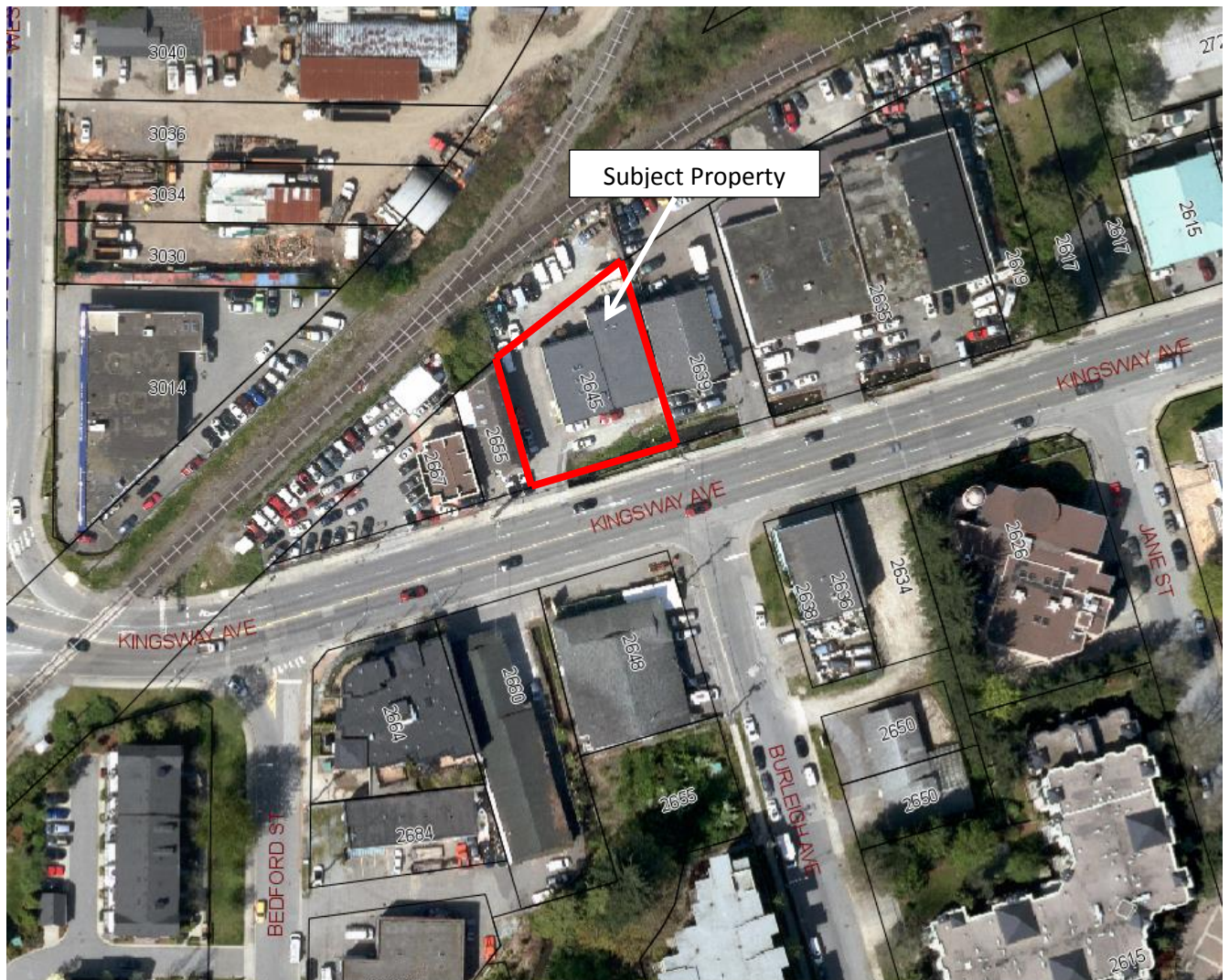
Attachment #1: Location Map

Attachment #2: Submission Letter

CITY OF PORT COQUITLAM
REZONING APPLICATION LOCATION

PROJECT ADDRESS: 2645 Kingsway Avenue

FILE NO: RZ000170





APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

September 18, 2018

Our File No. 18-2021

City of Port Coquitlam
200-2564 Shaughnessy St.
Port Coquitlam, BC V3C 3G4

Attention: Graeme Muir

Dear Sir,

Re: Letter of Intent for Zoning Text Amendment for the property at 2645 Kingsway Avenue, Port Coquitlam, BC

CITY OF PORT COQUITLAM
RECEIVED - PLANNING

SEP 26 2018

FILE: _____

Aplin Martin is pleased to submit the enclosed development application to amend the General Industrial (M-1) Zone to allow for embalming services amendment at the above-noted property.

Ownership and Operation

Burquitlam Funeral Home is a family-owned, full-service funeral home company that has served families of the tri-cities area for over fifty years. The Company is led by a team of professionals that work with their clients to provide a high standard of professionalism and care.

Burquitlam Funeral Home is in the process of acquiring 2645 Kingsway Avenue to establish a morgue from that location. Burquitlam Funeral Home is seeking a text amendment to the land-uses permitted in the M-1 Zone, so they may offer embalming services, which are not permitted within the current zone.

The proposed morgue will operate from Monday to Friday from 9:00 am to 5:00 pm. 10 staff are present during working hours: eight in the office and two working as prep staff. Remains can be brought in at any time of the day, seven days a week via coroner or retirement home service by pre-arranging access or by contacting the on-call staff.

The existing building can accommodate between 60-80 stored remains and approximately eight remains arrive per day and typically an equal number depart the facility. There will be no memorial, funeral or gatherings occurring at this location. Operations are functionally similar to warehousing operations permitted in the M-1 Zone.

Site Details and Zoning

The subject site is 989 m² and fronts Kingsway Avenue in the Davies Industrial Area. The site has neighbours on two sides, Kingswood Builders Group Ltd. to the West and 4th Utility Inc. to the East. and backs onto a rail line. The subject site is flat in slope and minimally treed. Maple Creek, a Class A watercourse, flows along the site's frontage.

A Tenant Improvement application has been made to modify the interior of the existing 1-storey warehouse building. The existing building envelope is not proposed to be altered in any way.

Lot parameters are as follows:

M1 Zone Comparison

	M1 Zone (Minimums)	Existing Conditions
Lot Area	1,200 m ²	989 m ²
Lot Width	15 m	30 m
Lot Frontage	9 m	30 m
Lot Depth	30 m	33 m
Front Setback	6 m	10.98 m
Interior Side Setback	0 m	0.28 m / 9.16 m
Rear Setback	3 m	3.68 m
Impervious Surface	80%	88% (approx.)

The existing lot area is less than allowed within the M-1 Zone. Currently, the impervious surface looks to exceed the allowable 80% coverage. These items will be reviewed with Staff through the application process.

Compliance with Port Coquitlam OCP

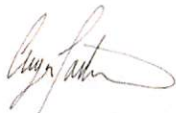
The proposed zoning amendment complies with Port Coquitlam OCP policies. Burquitlam Funeral Home provides an essential service to the residents of Port Coquitlam. When a loved one passes away there are many emotions and stresses on family, friends and community. The intention of this facility is to combine multiple funeral services in order to make this process logistically and financially feasible. The embalming services proposed are a vital part of many culture's funeral tradition and a facility where a loved one can be prepared, embalmed and stored with dignity is a huge relief to a grieving family.

Combining the preparation, embalming and storage of remains is common practice. Many beliefs and traditions prefer remains to be handled a little as possible, therefore moving from storage to embalment can put great strain on the grieving process. Additional transportation requirements would not only be felt on the roads, but the financial costs would be borne by the family. The efficiencies in funeral practices has beneficial ripple effects.

Thank you for reviewing the development application submission. We look forward to working with the City of Port Coquitlam on this application.

Sincerely,

APLIN & MARTIN CONSULTANTS LTD.



Anya Paskovic, MCIP, RPP
Planner

AP:CC
Enclosures
2018-08-24 18-2021 Letter of Intent

930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

RECOMMENDATIONS:

That Committee of Council confirm the consultation required for an amendment to the Official Community Plan is met by the posting of a sign at 930 Dominion Avenue and the consideration of the proposed revision to Map 22 at an open Committee meeting; and,

That Committee of Council recommend to Council that:

1. Map 22 of the Official Community Plan be amended to remove its identification of watercourses from 930 Dominion Avenue;
2. The zoning of 930 Dominion Avenue be amended from Agriculture (A) to Light Industrial (M3); and,
3. Prior to adoption of the amending bylaws, the following conditions be met:
 - a. Completion of a subdivision plan to the satisfaction of the Approving Officer to achieve:
 - i. an extension of Seaborne Avenue including a cul-de-sac, and
 - ii. widening of Nicola Avenue; and,
 - b. Completion of the following to the satisfaction of the Director of Development Services:
 - i. submission of securities and fees for the off-site works;
 - ii. registration of a legal agreement to apply specific building, parking, loading and landscape design requirements for appropriate treatment between non-industrial sites to the east and north of Dominion Avenue and the industrial site;
 - iii. submission of \$1,254,144 cash-in-lieu for watercourse compensation to be transferred to the General Capital Reserve for future use; and,
 - iv. submission of design and securities to provide for construction of bio-swale riparian enhancements along the north and west property lines.

REPORT SUMMARY

This report provides for Committee consideration of an application to rezone a large 7-acre site to permit light industrial uses. Rezoning to the Light Industrial (M3) zone would be in keeping with the City's land use policies and the site's industrial land use designation in the Official Community Plan. The recommended conditions of approval are in keeping with the City's intent to mitigate the potential impact of industrial development on homes located on the north side of Dominion Avenue and implement the overall road network and streetscape design for the Dominion Triangle.

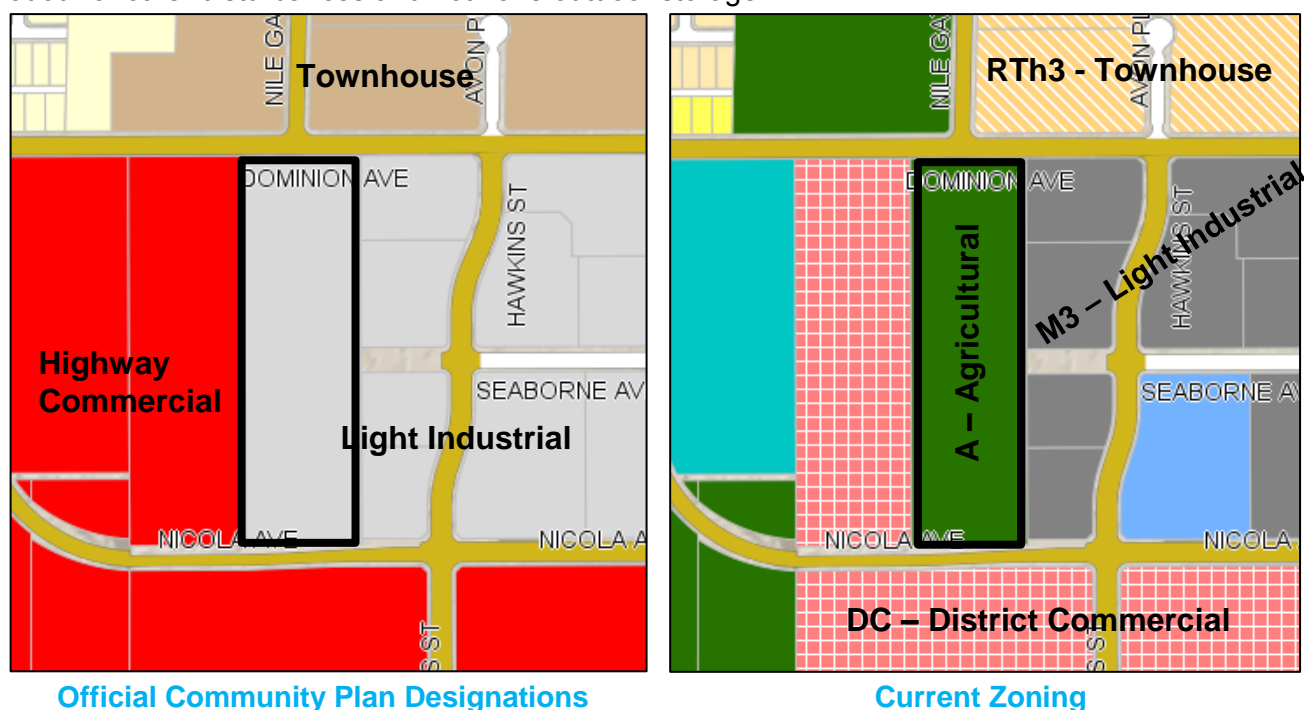
There are two Class B watercourses identified for this site which are subject to the watercourse protection provisions of the Official Community Plan, although their aquatic values have been significantly compromised through filling activities. The site was originally included as part of the Dominion Triangle intertidal habitat compensation project but the former owners decided not to participate in the project prior to its implementation, resulting in the site remaining subject to compensation requirements at the time of its development. This report proposes that as a condition of amending the Plan to remove the watercourse designations, cash compensation be

930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

obtained. This funding could be used for works such as improving watercourse habitat elsewhere in the community, as would be determined by Council in the future.

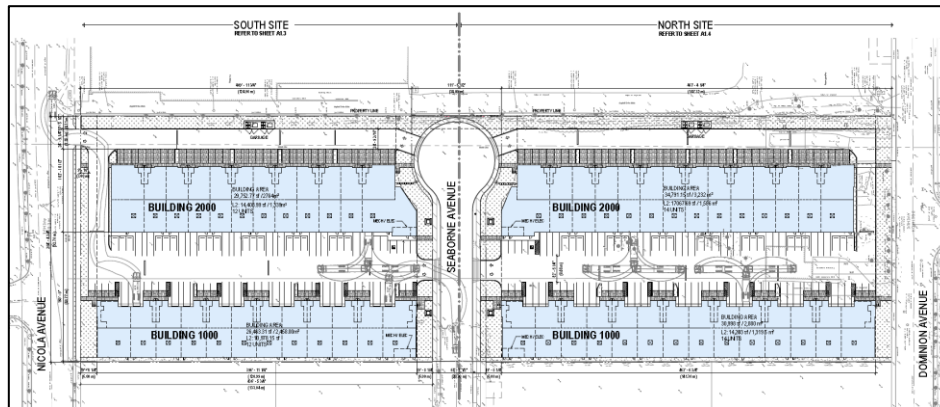
BACKGROUND

The Conwest Group of Companies proposes to rezone a 7-acre site west of Hawkins Street between Nicola Avenue and Dominion Avenue for a light industrial development. The site's land use designation in the Official Community Plan is Light Industrial and its current zoning is Agriculture. The proposed M3 Light Industrial zone would permit light industrial uses such as warehousing, trade contractors, manufacturers and producers and indoor commercial recreation; it would also require businesses to operate fully within a building, not produce excessive noise, odour or other disturbances and not have outdoor storage.



The applicant has also submitted an application to subdivide the parcel to create a 3-acre lot to the south and 3.5-acre lot to the north as well as a development permit application to regulate a proposed development of four multi-tenant industrial buildings. The project is expected to be similar to other industrial developments recently constructed within the Dominion Triangle.

930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application



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

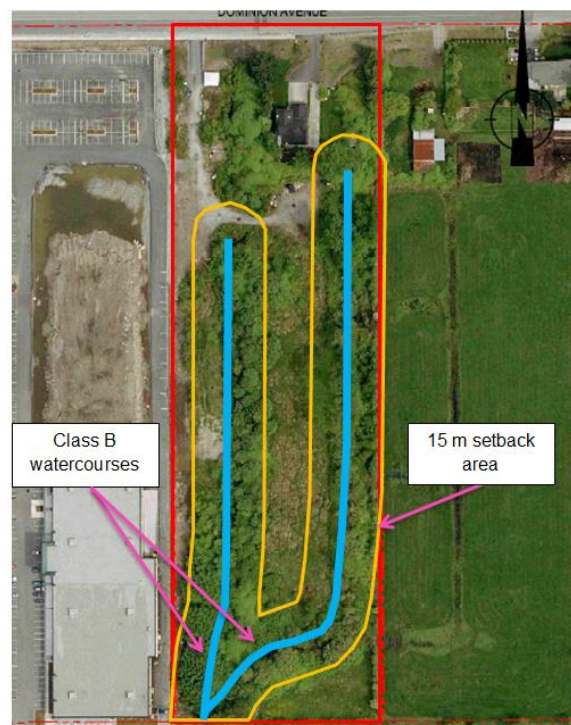


Building facade

Further details and an analysis of the proposal's compliance with zoning and parking regulations and the objectives and guidelines of the development permit area designation would be provided to Committee following completion of the rezoning.

Two class B watercourses formerly flowed through the site as part of a network of watercourses in the eastern portion of Dominion Triangle. Historical documents show that the edges of the watercourses contained shrubs or trees and the area between the watercourses was vegetated.

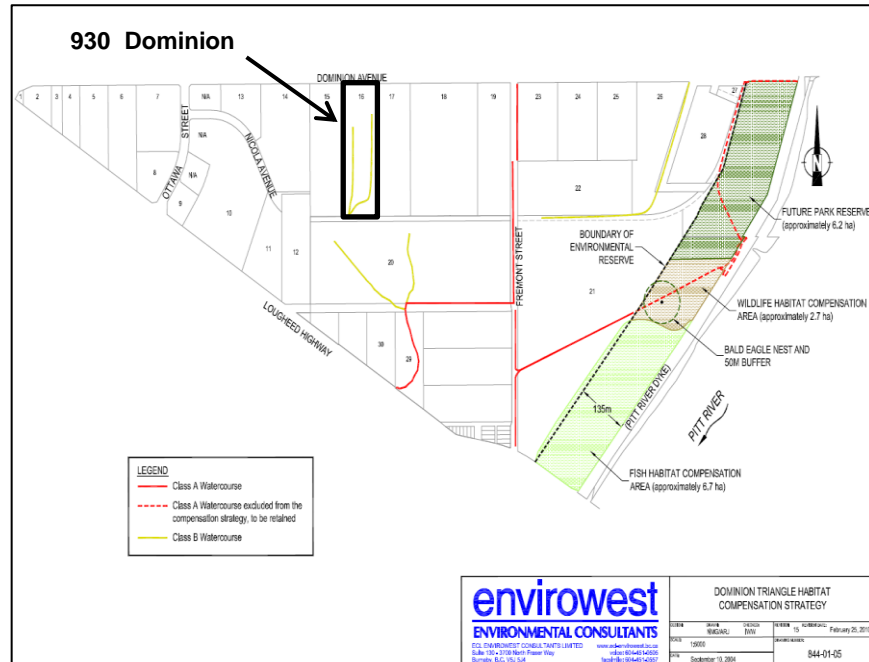
About a decade ago, the previous property owner substantially filled these watercourses without obtaining authorization or permission. As the Official Community Plan continues to



930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

establish 15m setbacks measured from top of bank, the Plan must be amended in order for the proposed development to proceed. The total area subject to the City's watercourse protection area requirements is 14,889 m².

In 2010, the previous property owners were offered an opportunity to be included in the Pitt River Intertidal Habitat project, comprehensive habitat compensation proposal being proposed to provide for future development of the properties located in the Dominion Triangle. This project, designed and constructed in partnership by the City and Conwest, facilitated the future development of properties in the Dominion Triangle by compensating for the loss of watercourses and associated habitat area. Each participating owner was to contribute a



proportionate amount of the project costs, including design, construction and land purchase. The cost for the previous owners of 930 Dominion Avenue to participate in the project was determined to be \$1,113,379. However, the owners opted out of participating in this project and did not provide any funding for the compensation proposal, although the design work had incorporated their site and the compensation works were constructed in accordance with that design. Consequently, the inter-tidal compensation project does not compensate for the removal of watercourses at 930 Dominion Avenue.

The new owner proposes to compensate for removal of the watercourses by creating an onsite riparian habitat area of approximately 1,656m² and paying cash-in-lieu for the remainder area of approximately 12,833 m². The proposed onsite improvements include developing a bio-swale along the north and west property lines of the site to be planted with native plants and shrubs and protected by a post and rail fencing. While the bio-swales are unlikely to meet the characteristics of a class B watercourse due to their distance from downstream open channels, they would be in keeping with environmental objectives to retain stormwater.

The remaining compensation is proposed to be in the form of cash that would provide sufficient funding to the City for a project such as to increase the habitat value of one of the City's watercourses. The City does not generally consider proposals to eliminate watercourses in lieu of

930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

riparian compensation but staff are recommending this option due to exceptional circumstances, i.e. the limited connectivity of this property to a fish-bearing channel and the limited options to otherwise develop the property for its intended industrial uses.

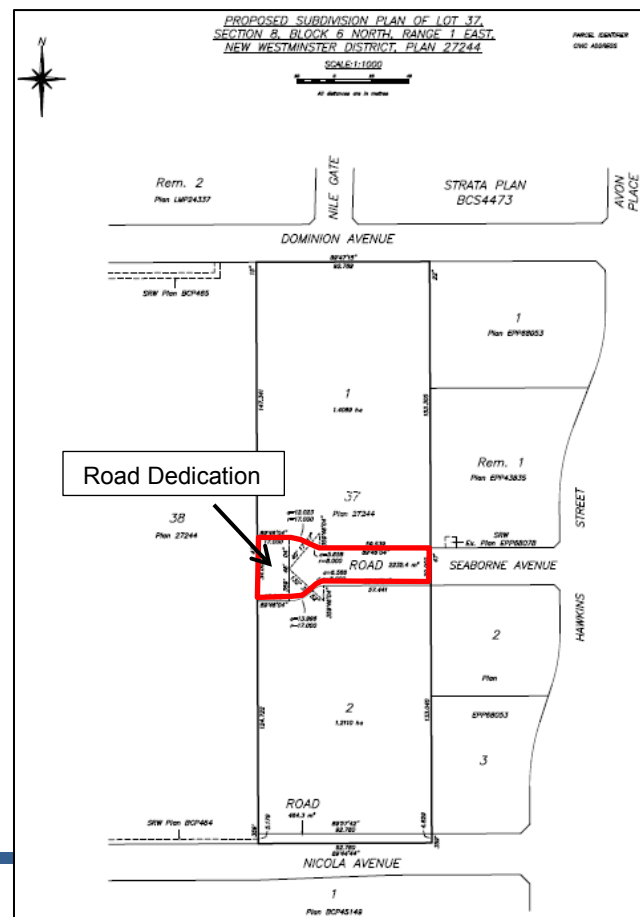
For the purposes of determining an appropriate amount of funding, a high level assessment of enhancing a portion of Fox Creek was provided by the applicant's environmental consultant. This work, identified as a possible project by the draft Maple Creek Integrated Watershed Plan, would involve the enhancement of 5,645 m² of a Class A(O) watercourse and adjacent habitat area. The consultant's construction cost estimates ranged from \$98 per m² to \$150 per m², depending on the extent of fish passage improvements included in the scope of work. The estimates did not include land acquisition costs due to the assumption that riparian enhancements would be on public lands.

The applicant proposes that the compensation for the eliminated Class B watercourses be valued at \$66 per m² for a total submission of \$846,978, as described in the attached letter. The suggested justification in the letter is that this value represents the subject property's context of a class B watercourse and further indicates that a project to construct comparable channels on farmland could be completed within that value.

It is staff's opinion that \$98 per m² would be a more appropriate compensation value for the eliminated watercourses, which would equate to a total submission of \$1,254,144. Staff reach this opinion as this amount is comparable to the amount required to fund a project that would compensate for the riparian area. Also, the Agricultural Land Reserve (ALR) Commission previously advised the City it does not support watercourse compensation project on agricultural lands.

The applicant submitted a transportation impact assessment which confirms that the Seaborne Avenue extension and road network would have the capacity to support the additional traffic from this development. No additional traffic measures are proposed as conditions of approval.

The Approving Officer advises that road dedication to extend Seaborne Avenue through the site, including a cul-de-sac, and to provide sufficient road width along Nicola Avenue should be required as conditions of subdivision approval. The cul-de-sac design could allow for future access to the site to the west. The applicant would be responsible for construction of associated offsite infrastructure along Nicola



930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

Avenue, an extension of Seaborne Avenue with curb and gutters, sidewalks, street lights, street trees and boulevard landscaping. The recommendation to require the submission of fees and securities as conditions of rezoning will ensure completion of these works to the City's satisfaction.

A covenant to require specific design requirements is recommended as a condition of rezoning to ensure that the future industrial developments are compatible with the residential uses to the north and commercial uses to the west, similar to other developments on the south side of Dominion Avenue. These requirements include:

- a 6m wide landscape strip along the north property line adjacent to Dominion Avenue to soften the appearance of industrial building façades and screen any open parking spaces;
- a restriction to prohibit fencing or walls with an industrial character, such as chain link, barbed wire, or lock-block walls;
- a restriction to not allow loading bays or access in yards that face Dominion Avenue;
- a requirement that garbage and recycling storage areas be included within a building and a restriction that access to these area not be allowed in yards that face Dominion Avenue;
- a restriction on the illumination of yards along Dominion Avenue to ensure lighting does not shine directly into residences, control glare and that the lighting adheres to dark sky principles;
- a restriction that all roof top units and equipment must be screened and consistent with the overall design vocabulary and materials of the building;
- a requirement that buildings on corner lots be designed to face the adjoining streets; and,
- a design requirement for building articulation, glazing, varied roofline heights and architectural details to mitigate the box-like massing typical of industrial buildings by adding visual interest.

DISCUSSION

The proposed rezoning adheres to policy objectives of the Official Community Plan for industrial areas and the proposed development reflects the Plan's design guidelines and contribute to substantial completion of the ultimate road network for the Dominion Triangle. The recommended cash payment would address watercourse compensation requirements for this site and provide funding for works such as future watercourse improvements, as would be determined by Committee through a separate process. Approval is recommended.

FINANCIAL IMPLICATIONS


A cash-in-lieu payment for on-site environmental compensation would allow for the site's development and provide general funding which may be used for works such as a future watercourse compensation project. It is recommended that the funds be transferred to the General Capital Reserve for a project to be determined by Council in the future. The City would obtain the benefits associated with the site's industrial development, including one-time payments of DCCs and offsite improvements as well as ongoing industrial property taxes.

PUBLIC CONSULTATION

930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

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

OPTIONS

#	Description
1 	Recommend to Council that the Official Community Plan and Zoning Bylaw amendments be approved, including the recommended conditions of approval and cash-in-lieu amount of \$1,254,144.
2	Request additional information, amendments to the application, changes to recommended conditions of approval or a different cash-in-lieu amount prior to forwarding the application to Council.
3	Recommend to Council that the application be refused.

ATTACHMENTS

Attachment #1: Location Map

Attachment #2: Applicant letter & Environmental Report

Lead author(s): Bryan Sherrell, Jennifer Little

ATTACHMENT 1

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

PROJECT ADDRESS: 930 Dominion Avenue.

FILE No: DP000365/ RZ000168



Thursday, April 11, 2019

City of Port Coquitlam
200 - 2564 Shaughnessy Street
Port Coquitlam, BC V3C 2A8

Attn. Jennifer Little / Neil MacEachern

RE: 930 Dominion Ave. / Watercourse Development Permit (DP000365)

The property located at 930 Dominion Avenue is located within the Dominion Triangle area of Port Coquitlam and is situated north of Lougheed Highway and west of the Fremont Connector. The 7.1 acre property is currently zoned Agricultural (A) however is identified as Industrial (IL) in the Official Community Plan (OCP).

As per information obtained from the City's Watercourse Protection Official Community Plan bylaw dated November 25, 2013 and together with City Planning staff, it was confirmed that the above property is identified as having a historical Class B Watercourse within its boundaries as shown on the Watercourse Development Protection Area Map (Map 22) of the OCP.

Definition: A Class B Watercourse is defined as providing valuable food and nutrients to downstream fisheries watercourses, but does not support salmon or regionally significant fish species.

PITT RIVER INTER-TIDAL HABITAT PROJECT – HISTORICAL CONTEXT

In 2010, The City of Port Coquitlam and Dominion Triangle Limited Partnership (DTLP); a Conwest Group of Companies, entered into a Land Purchase and Sale Agreement as well as a Construction Agreement for the purchase of lands and the construction of compensatory habitat works associated with the Pitt River Inter-Tidal Habitat Project. The habitat compensation project provided for the compensation of Class A, Class A(O) and Class B Water courses identified across (10) ten privately owned properties as well as (2) two City owned lands located within the Dominion Triangle. The property located at 930 Dominion Ave, was responsible for 12.2% or \$1,113,379 of the total project cost. The total habitat area associated with this property was 14,489m² or 3.6 acres. The property itself is only 7.1 acres in size.

Despite lengthy negotiations by the City, the previous Owners of this property chose not to participate in the Pitt River Inter-Tidal Habitat Project and to have their lands included within the Ministry of Environment (MOE) and the Department of Fisheries and Oceans

(DFO) approvals for the watercourse compensation works. These approvals were obtained in 2010. Had the Owners chosen to participate, this property would have been included in the MOE & DFO approvals and the Class B Watercourse requirements would have been removed from the OCP along with the other properties. The property would then have had no further habitat requirements associated with it.

Based on the overall need of the Dominion Triangle redevelopment and associated infrastructure and drainage requirements, the City as well as DTLP chose to proceed with the approved habitat works which still included the 930 Dominion Avenue habitat requirements even without financial participation from the previous Owners. While the physical habitat requirements for this property have been fully compensated for as part of the Pitt River Inter-Tidal Habitat Project, it is important to note that this property was not included within the original MOE & DFO approvals as the Owners chose not to participate.

In 2012, the 23 acre Pitt River Inter-Tidal Habitat Project was completed on a cost sharing basis between the City of Port Coquitlam and DTLP splitting the costs 66.6 % and 34.4% respectively. The City's specific costs directly associated with the 930 Dominion Avenue property was approximately \$741,844.00 and included both attributable land costs as well as habitat construction costs. Despite the non-participation of 930 Dominion Avenue owners, the overall Pitt River Inter-Tidal Habitat Project was successfully completed creating sustainable habitat for fish, birds and other wildlife and has become a focal point for the community.

930 DOMINION AVENUE REDEVELOPMENT CONTEXT

The Conwest Group of Companies acquired 930 Dominion Avenue property in 2018 and was made aware by City staff of the remaining watercourse requirements associated with this property. Staff advised that the previous Owner had ignored all watercourse requirements and had erroneously infilled the property thereby eliminating the pre-existing Class B Watercourse identified in the OCP. These works were completed without City approvals nor MOE & DFO sign off. We were advised by Staff, that any future application would need to resolve the outstanding watercourse requirements as per City development procedures and the OCP Watercourse Protection Bylaws.

As part of the overall redevelopment of this property, the Conwest Group of Companies has submitted Rezoning (RZ000168), Subdivision (SUB00162), Development Permit (DP000368) as well as Watercourse Development Permit (DP000365) applications that are currently under review by City staff.

The proposed redevelopment is seeking a M3 – Light Industrial zoning and is compliant with the OCP and Regional Growth Strategy. The redevelopment requires a road dedication to accommodate the extension of Seaborne Avenue terminating within a newly constructed cul-de-sac to the west as well as an additional road widening dedication along the Nicola Avenue frontage. The extension of Seaborne Avenue and the construction of a new cul-de-sac to accommodate a future connection to the adjacent property to the west, effectively dissects the 7.1 acre site into (2) two parcels while the dedication requirements reduces the total developable area by 1.6 acres or 22% of the total site area. The proposed development concept will facilitate the construction of (4) four industrial tilt-up

warehouses totaling 121,000 sqft of prime industrial warehousing conforming to the M3 – Light Industrial Zoning and will significantly contribute to local businesses & continued economic growth within the Dominion Triangle and the City of Port Coquitlam.

COMPENSATION CONSIDERATIONS

To address the existing Class B Watercourse, the Watercourse Development Permit application proposes to partially reconstruct the abandoned Class B Watercourse as drainage bio-swales located along the western and northern property boundaries. Refer to Watercourse Development Permit application, Envirowest Consultants Ltd dated August 27, 2018. Of the required 14,489m² of habitat compensation required, 1,656m² will be reconstructed onsite as an enhanced bio-filtration drainage feature. Refer to Watercourse Analysis, Drawing 1712-06-07, Envirowest Consultants Ltd revision date October 17, 2018. The proposed drainage feature will be extensively landscaped with native trees and shrubbery and will provide habitat for small birds and some amphibians while providing bio filtration and nutrient enhancement to the downstream waters. The watercourse will be protected onsite with the registration of an easement. This proposed onsite habitat area of 1,656 m² would leave a 12,833m² habitat compensation deficit associated with this property.

In conjunction with City staff, possible suitable offsite compensation projects were investigated. An area located within the Fox Creek area was identified as a possible beneficiary of habitat compensation monies. To assist in establishing a comparable offsite compensation unit rate, a habitat construction cost estimate was prepared by Envirowest Consultants Ltd. for the Fox Creek works as per preliminary design sketches dated June 2012 prepared by Kerr Wood Leidel provided by City staff and drawings prepared by Envirowest Consultants Ltd. dated 1998. These habitat enhancement works encompass an area of 5,645m² and incorporated the daylighting of an existing channel, installing fish ways and attributable culvert works. Additional improvements were also allowed for to the areas south of the existing Canadian Pacific Railway rail tracks. These waters are classified as Class A(O) Watercourse. Refer to Fox Creek Estimate, Envirowest Consultants Ltd. Dated February 27, 2019.

Definition: A Class A(O) Watercourse is defined as a watercourse in which fish are present or potentially present if introduced barriers or obstructions are either removed or made passable for fish.

While the Fox Creek habitat works will significantly improve an existing fish bearing Class A(O) Watercourse, the scope of this habitat improvement project includes significant additional costs that would not otherwise be associated with the Class B compensation requirements of 930 Dominion Avenue when trying to establish an appropriate compensation unit rate value. After analyzing the original \$847,000.00 construction estimate for the total Fox Creek works, and eliminating the non-applicable culvert, fish way and rail way requirements, a comparable estimate of \$550,000.00 or \$98/m² was establish

to construct a Class A(O) Watercourse. This unit rate was generally supported by City Staff in email dated March 14, 2019.

However, the estimated \$550,000.00 Fox Creek habitat improvement budget is applicable to a fish bearing, Class A(O) Watercourse that would directly benefit species of significance such as Coho Salmon and Cutthroat Trout. The original Class B Watercourse located on 930 Dominion Avenue would have provide only marginal functionality for any fish and may have only been inhabited by Threespine Stickleback.

After analyzing the historical Class B Watercourse located at 930 Dominion Ave and identifying its original attributes, Envirowest Consultants Ltd. estimates that an applicable unit rate to establish an offsite compensation unit rate for a similar Class B Watercourse of this nature to be \$66/m² or approximately \$846,000.00. Refer to Envirowest Consultants Ltd. Letter dated April 11, 2019.

In order to confirm that DFO had no further concerns relating to this property, a Self-Assessment letter was completed by Envirowest Consultants Ltd. and submitted to DFO as per current DFO protocol. As the remnant waterbodies located on 930 Dominion Ave do not contain fish at any time of the year and are not connected to a waterbody that contain fish at any time of the year, DFO review is not required and a Letter of Self-Assessment completed by a Qualified Environmental Professional (QEP) was submitted with no further response from DFO. See letter dated August 9, 2018 attached.

As a result of additional City servicing requirements for roadworks at Seaborne Avenue and the Nicola Avenue frontage dedications as well as the disproportionate onsite Class B Watercourse compensation requirements, the burdens imposed upon this property equate to a loss of approximately 60% or 4.2 acres of the total 7.1 acres of developable site area. After incorporating the above requirements, this would leave a developable area of just under 2.9 acres or 11,627 m². This would equate to an approximate 50,000 sqft building @ 40% site coverage down from the contemplated 121,000sqft currently proposed.

See table below;

Total Lot Area	28,813 m ²	
Less: Class B Watercourse Compensation	14,489 m ²	
Less: Servicing Requirements; Roads, Dedications	2,697 m ²	
Total Lost Developable Area	17,186 m ²	or 60% of Total Lot Area
Remaining Developable Area	11,627 m ²	2.9 acres

As the onsite compensation would have very little aquatic benefit, we feel as though the combination of providing offsite compensation monies along with the construction of the onsite bio filtration drainage swales provides an advantageous solution and achieves the intent of the Watercourse Protection bylaws by providing the best habitat potential for local species of significance that are already inhabiting compromised watercourses.

Therefore, in addition to the construction of the onsite drainage swale, Conwest Group of Companies is proposing to make a payment to the City in the amount of \$846,978.00 for offsite Watercourse compensation requirements associated with the Class B Watercourse located at 930 Dominion Avenue. These monies are to be allocated by the City towards future watercourse habitat improvement projects in consideration of the remaining compensation deficit at 930 Dominion Avenue.

See calculation below:

Class B Watercourse Compensation Required	14,489 m ²
Less: Onsite Compensation Proposed	1,656 m ²
Total Lost Developable Area	12,833 m ²
Multiply: Comparable Offsite Compensation Rate	\$66/ m ²
Proposed Offsite Class B Compensation Value	\$846,978.00

Please consider this variation offsite compensation approach as part of Watercourse Development Permit D0000336 for 930 Dominion Ave.

If you have any further question, please don't hastate to contact me at Phone (604) 293-2477.



Regards,

Peter Woerler,
Director, Construction & Asset Management

WATERCOURSE DEVELOPMENT PERMIT APPLICATION

930 DOMINION AVENUE,
PORT COQUITLAM, BC

CONWEST (SEABORNE) LP
SUITE 250 – 1311 KOOTENAY STREET
Vancouver, BC V5K 4Y3

August 27, 2018

ENVIROWEST CONSULTANTS INC.
Suite 101 - 1515 Broadway Street
Port Coquitlam, BC V3C 6M2

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

www.envirowest.ca



INTRODUCTION

A development permit application will be submitted by Conwest (Seaborne) LP (the Applicant) for the property located at civic address 930 Dominion Avenue, Port Coquitlam, BC (the Property). The Applicant will dedicate and construct a section of Seaborne Avenue through the middle of the Property, creating separate lots to the north and south, both for light industrial uses. This report addresses both development permits

The proposed development will entail impacts within 50 metres (m) of the top-of-bank of watercourses listed in Schedule A of the Watercourse Protection Development Permit Area (Official Community Plan (OCP) Section 9.8). The following report has been prepared in support of the rezoning and development permit applications.

SITE DESCRIPTION

General Site Description

The Property is rectangular, oriented north-south, and is approximately 2.9 hectares (ha) in size. It is bounded by adjacent industrial lots to the east and west, Dominion Avenue to the north and Nicola Avenue to the south. The industrial lot on the east side has recently been subdivided and rezoned. As part of the subdivision of the lot to the east lot, a new road (Seaborne Avenue) has been extended to the west property line of the site.

According to the OCP, Map 22: Development Permit Area – Watercourse Protection, a Class B watercourse is located on the industrial property to the west and a Class A(O) watercourse is located adjacent to Dominion Ave. The mapping is known to be incorrectly offset, as the Class B stream was actually located along the west side of the Property. Neither watercourse exists as depicted, or as intended to be depicted, by the OCP map.

Remnant drainage features remain following development of the adjacent properties and off-site habitat compensation, as described below. The Property currently has an existing single-family dwelling (boarded-up and soon to be demolished). The site is disturbed with little natural vegetation.

Legal Description

930 Dominion Avenue
PID 002-238-233
Lot 37, Block 6N, Sec 8, Range 1E, NWD, Plan NWP27244

A survey plan (Attachment A) provides dimensions for the Property.

Topographic Data

The Property is situated in the original floodplain of the Pitt River and would have had elevations in the order of 1 to 2 metres above sea level. Historical filling and drainage works have altered the site topography such that elevations now range between approximately 1 and 6 metres geodetic. The site is relatively flat. A topographic plan is included as Attachment B.

Watercourses

As depicted on the OCP map, a Class A(O) stream is aligned along the north boundary of the site, along the south side of Dominion Avenue. This watercourse no longer exists and was likely eliminated in conjunction with Dominion Avenue upgrading. As depicted on the OCP map, a Class B watercourse is aligned along the northern half of the west boundary of the Property. A remnant channel of this watercourse remains but receives no flow, and is not connected to the storm sewer in Dominion Avenue.

Both the Class A(O) and Class B streams were compensated for in accordance with a Fisheries and Oceans Canada (DFO) agreement that includes a number of other private properties and two City of Port Coquitlam projects. The project, the Dominion Triangle Habitat Compensation Strategy, resulted in the successful creation of a large intertidal wetland at the Pitt River, north of the Lougheed Highway.

Other Biophysical Features

Photographs characterizing the current condition of the Property are included as Attachment C.

Habitat Linkages

The Property is surrounded by developed, partially developed, or soon-to-be-developed lands. No off-site habitat linkages exist.

Soils and Terrains

Soils at the subject property were historically medium- to fine-textured Fraser River floodplain deposits which tend to be poorly drained and feature a high groundwater table (Luttmerding 1980¹). Natural surface soils (topsoils) would have been stripped and replaced with a layer of

¹ **Luttmerding, H.A. 1980.** RAB Bulletin 18 Soils of the Langley-Vancouver Map Area Report No. 15 British Columbia Soil Survey Volume 1. BC Ministry of Environment Assessment and Planning Division. 47p.

structural soil (gravel) during the initial site preparation. The subject site is generally flat with manipulated slopes towards the onsite ditches or storm sewer catch-basins.

Potential Hazards

Evidence of potential hazards including land-slides, bank erosion, flooding or drainage blockage were not observed.

Significant Trees

The Property includes limited natural vegetation. The only significant trees are one Douglas fir and two western redcedars near the north end of the Property, adjacent to Dominion Avenue. These will be removed to accommodate site development.

Major Vegetation

There is virtually no natural vegetation on the Property. Small diameter black cottonwood and red alder trees are common across the Property.

Wildlife – Species at Risk

The following species were identified in the public access section of the BC Conservation Data Centre (CDC), to occur and/or to have critical habitat mapped within 2 kilometres of the Property:

- blue vervain (*Verbena hastate* var. *scabra*)
- false-pimpernel (*Lindernia dubia* var. *anagallidea*)
- three-flowered waterwort (*Elatine rubella*) and

No occurrences were mapped on the Property. Information provided by the CDC is included as Attachment D.

The CDC was further searched to identify species-at-risk that occur within Metro Vancouver and the Coastal Western Hemlock biogeoclimatic zone (BC Conservation Data Centre 2018). This search identified 124 species for consideration; however, none were considered to have habitat suitable to support critical life history functions sustained within the Property. Wildlife use of the Property is presently extremely limited. Wildlife use following completion of the proposed development would be improved.

PROJECT DESCRIPTION

The Applicant is proposing to subdivide the property and change the zoning from agriculture to light industrial. This change is consistent with the local area plan and the zoning and subdivision approvals granted immediately east of the property. Two new lots each with two new buildings are proposed with associated parking and loading areas. Between the two new lots a road (Seaborne Avenue) will be dedicated and constructed.

The following information generally summarizes the nature of the proposed development:

- purpose – subdivide to create Seaborne Avenue and two industrial plots, each with two buildings. (see Site Plan prepared by Krahn Group of Companies, included as Attachment D).
- excavation area – following demolition of the existing residential buildings, the site will be filled to establish the minimum building elevations at a flood protected elevation. Most development will occur above existing elevations. Excavation will be required only for utility installations;
- the footprints for the four new buildings are depicted on the proposed site plan (Attachment E). Impervious surfaces will also include driveways and the parking lot area, encompassing all of the Property except for bio-swale and landscape areas;

The Watercourse Protection Areas

The Class A(O) and Class B watercourses have been eliminated as part of the Dominion Triangle Habitat Compensation Strategy. There are no remaining watercourses on or near the property to protect.

Approval to Eliminate Class A(O) and Class B Watercourses

In anticipation of development of an area north of Lougheed Hwy, south of Dominion Ave and west of Pitt River, an agreement was made between the Department of Fisheries and Oceans (DFO) and the City of Port Coquitlam. The agreement included eliminating a network of drainage ditches (watercourses). Ten properties including the subject property were affected.

The Dominion Triangle Habitat Compensation Strategy was approved by DFO and the intertidal habitat has been completed and considered successful.

In order to confirm that DFO has no further interest in the Property, a self-assessment of impacts to fish habitat was prepared (Attachment F). DFO is not obligated to review or comment on self-assessments. DFO was sent a copy of the self-assessment and confirmed its receipt.

Habitat Compensation

Notwithstanding the completion of habitat compensation works that addressed the elimination of all watercourses on the Property, the Applicant will also provide an on-site habitat feature. This feature involves a drainage swale that receives runoff from adjacent parking/driving surfaces and/or from rooftops. The swales will be landscaped exclusively with native trees and shrubs and will provide habitat for small birds and potential some amphibians. The swales will be 6.0 metres wide along the north boundary of the northern lot and will be 5.0 metres wide along the west side of both the north and south lots. Details are provided in Attachment G.

Stormwater Management Plan

A stormwater management plan has been developed by Krahn Engineering Ltd. The plan addresses the delivery of water to the bio-swales, and otherwise meets City of Port Coquitlam standards for detention and water treatment (inclusion of an oil-water interceptor).

CONSTRUCTION AND EROSION CONTROL

Impact Mitigation Guidelines

An erosion and sediment control (ESC) plan will be designed and implemented prior to site construction.

Instream Works

The proposed works are not considered to be works affecting a stream or fish habitat. There, no instream works are proposed.

Work Schedules

Construction of the bio-swales would be timed to coincide with favourable weather but would not be restricted to the standard instream work window (given that the ditches are not inhabited by fish). Landscaping would be performed either in spring or fall.

Monitoring and Compliance

Periodic site inspections would be undertaken by an environmental consultant during the construction period, with particular emphasis on monitoring at the project start-up and during wet weather. Site runoff will need to be monitored to ensure that turbidity is not elevated by runoff from fill material. If water appears visually turbid, water samples would be collected.

The objective would be to ensure that suspended sediment in the discharge water does not exceed 25 mg/L during dry weather and 75 mg/L during wet weather. Regular reports of observations and recommendations, if required, would be made available to the City.

WATERCOURSE PROTECTION AREA (WPA) MANAGEMENT PLAN

The proposed bio-swales are not considered to constitute a WPA. Notwithstanding, the Applicant' landscaping contractor will be retained to maintain the site for at least two years post-planting, including irrigation and replacement of any dead or dying plant material. A report would be provided by an environmental consultant to the City at the end of each growing season for at least two years post-planting to ensure that the performance objectives of the plantings has been achieved. A bond provided to the City with respect to landscape works will include all of the maintenance and reporting items described above.

ATTACHMENT A
SITE SURVEY PLAN

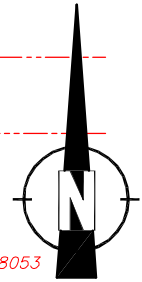
Rem. 2
Plan LMP24337

STRATA
PLAN BCS4473

DOMINION AVENUE

SRW Plan BCP465

1
Plan EPP68053



Rem. 1
Plan EPP43835

Rem. 5
Plan LMP14996

38
Plan 27244

37
Plan 27244

SRW
Ex. Plan EPP68078

SEABORN AVENUE

2
Plan EPP68053

3
Plan EPP68053

HAWKINS STREET

Rem. 35
Plan 1033

2
Plan 37726

SRW Plan BCP464

NICOLA AVENUE

Rem. 35
Plan 1033

1
Plan BCP45149



REFERENCE DRAWINGS

File No. 7407A. "Topographic Plan of Lot 37 Section 8, Block 6 North, Range 1 East, New Westminster District, Plan 27244. March 28, 2018; Papove Professional Land Surveying Inc.

CONWEST (SEABORNE) LP

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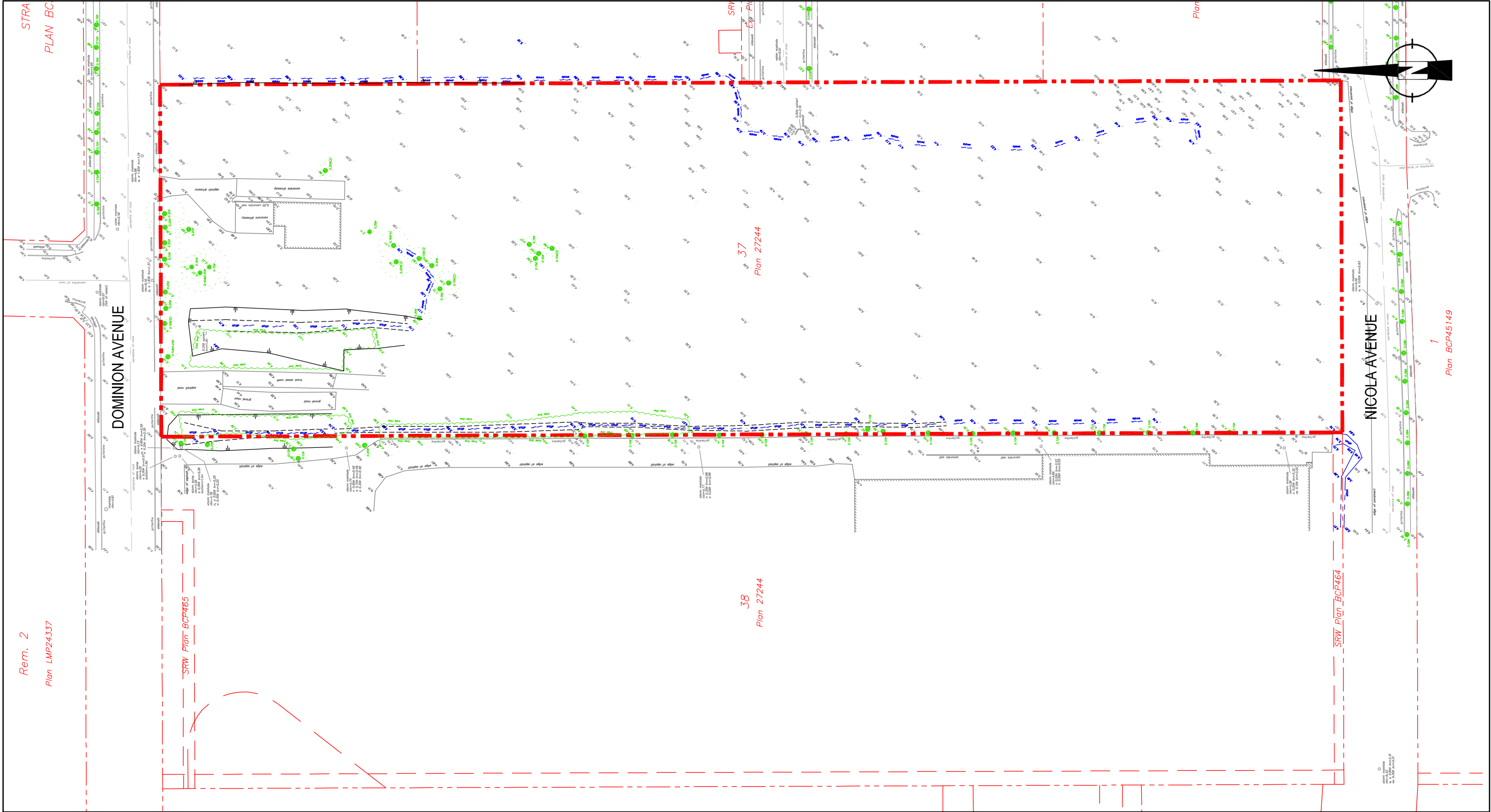
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SURVEY PLAN

DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: 1:2000				DRAWING NUMBER: 1712-06-05
DATE: August 27, 2018				

ATTACHMENT B
TOPOGRAPHIC PLAN

DATE: 2018-08-27 - 9:50am
PATH: \\ENV-FS-R\Alpha\Envirowest Files\2018\Coquitlam-PoCo\1712-06-AutoCAD\Final\1712-06-06 Topographic Plan.dwg
LAYOUT: 1712-06-06



REFERENCE DRAWINGS

File No. 7407A: "Topographic Plan of Lot 37 Section 8, Block 6 North, Range 1 East, New Westminster District, Plan 27244. March 28, 2018; Papove Professional Land Surveying Inc.

CONWEST (SEABORNE) LP

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TOPOGRAPHIC PLAN

DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: 1:1000				DRAWING NUMBER:
DATE: August 27, 2018				1712-06-06

ATTACHMENT C
PHOTOGRAPHS



Photograph 1. Looking southwest across the Property, with remaining residential structure (soon to be removed) (August 24, 2018)



Photograph 2. Typical view of the southern portion of the Property, seen from the western terminus of Seaborne Avenue along the east side of the Property (August 24, 2018).



Photograph 3. Looking eastward across the north end of the Property. One Douglas fir and two western redcedar are the only significant vegetation on the Property (August 24, 2018).



Photograph 4. Looking southwest across remnant drainage feature near the Property's northwest corner (August 24, 2018).

ATTACHMENT D
SPECIES AT RISK INFORMATION

Species-at-risk within Metro Vancouver and the Coastal Western Hemlock biogeoclimatic zone

Scientific Name	English Name	Status						CF Priority
		Provincial BC List	COSEWIC	SARA	Global			
<i>Acipenser medirostris</i>	Green Sturgeon	S1N (2004)	Red	SC (2013)	1-SC (2006)	G3 (2004)		2
<i>Acipenser transmontanus</i>	White Sturgeon	S2 (2004)	No Status	E (2003)	1-E (2006)	G4 (2002)		2
<i>Acipenser transmontanus</i> pop. 4	White Sturgeon (Lower Fraser River population)	S2 (2010)	Red	T (2012)		G4T2 (2002)		1
<i>Actinemys marmorata</i>	Western Pond Turtle	SX (2012)	Red	XT (2012)	1-XX (2005)	G3G4 (2013)		2
<i>Allogona townsendiana</i>	Oregon Forestsnail	S2 (2015)	Red	E (2013)	1-E (2005)	G3G4 (2010)		1
<i>Alopecurus carolinianus</i>	Carolina meadow-foxtail	S2 (2015)	Red			G5 (1986)		3
<i>Alsia californica</i>		S3 (2015)	Blue			G4(1992)		3
<i>Anagallis minima</i>	chaffweed	S3 (2015)	Blue			G5 (1984)		2
<i>Anaxyrus boreas</i>	Western Toad	S4 (2016)	Yellow	SC (2012)	1-SC (2005)	G4 (2008)		2
<i>Andreaea sinuosa</i>		S1S2 (2011)	Red			G2(2009)		1
<i>Antigone canadensis</i>	Sandhill Crane	S4B (2015)	Yellow	NAR (1979)		G5 (1996)		5
<i>Aplodontia rufa</i>	Mountain Beaver	S4 (2015)	Yellow	SC (2012)	1-SC (2003)	G5 (2015)		4
<i>Ardea herodias fannini</i>	Great Blue Heron, fannini subspecies	S2S3B,S4N (2009)	Blue	SC (2008)	1-SC (2010)	G5T4 (1997)		1
<i>Argia emma</i>	Emma's Dancer	S3S4 (2015)	Blue			G5 (1990)		4
<i>Ascaphus truei</i>	Coastal Tailed Frog	S4 (2016)	Yellow	SC (2011)	1-SC (2003)	G4 (2016)		1
<i>Asio flammeus</i>	Short-eared Owl	S3B,S2N (2015)	Blue	SC (2008)	1-SC (2012)	G5 (2014)		2
<i>Bidens amplissima</i>	Vancouver Island beggarticks	S3 (2015)	Blue	SC (2001)	1-SC (2003)	G3 (1988)		1
<i>Botaurus lentiginosus</i>	American Bittern	S3B (2015)	Blue			G5 (2016)		2
<i>Brachyramphus marmoratus</i>	Marbled Murrelet	S3B,S3N (2015)	Blue	T (2012)	1-T (2003)	G3 (2013)		1

Brachythecium holzingeri		S2S3 (2011)	Blue			GU (2000)	2
Brotherella roellii	Roell's brotherella	S1S2 (2011)	Red	E (2010)		G3 (2004)	2
Bryum schleicheri		S2S3 (2015)	Blue			G5? (2000)	3
Buteo lagopus	Rough-legged Hawk	S3N (2015)	Blue	NAR (1995)		G5 (1996)	2
Butorides virescens	Green Heron	S3S4B (2015)	Blue			G5 (2014)	4
Callicladium haldanianum		S3 (2015)	Blue			G5(1991)	3
Callitriche heterophylla var. heterophylla	two-edged water-starwort	S2S3 (2000)	Blue			G5T5 (1998)	3
Callophrys eryphon sheltonensis	Western Pine Elfin, sheltonensis subspecies	S3 (2013)	Blue			G5TNR	4
Callophrys johnsoni	Johnson's Hairstreak	S1S2 (2013)	Red			G3G4 (2004)	2
Carex comosa	bearded sedge	S3 (2016)	Blue			G5 (1998)	3
Carex feta	green-sheathed sedge	S3 (2015)	Blue			G5 (1990)	2
Carex interrupta	green-fruited sedge	S2S3 (2015)	Blue			G4 (2006)	2
Carychium occidentale	Western Thorn	S3 (2015)	Blue			G3G4 (2002)	2
Catostomus sp. 4	Salish Sucker	S1 (2010)	Red	T (2012)	1-E (2005)	G1 (2011)	1
Charina bottae	Northern Rubber Boa	S4 (2012)	Yellow	SC (2016)	1-SC (2005)	G5 (2016)	1
Chordeiles minor	Common Nighthawk	S4B (2015)	Yellow	T (2007)	1-T (2010)	G5 (2014)	2
Chrysemys picta	Painted Turtle	S3 (2012)	No Status	E/SC (2006)	1-E/SC (2007)	G5 (2016)	2
Chrysemys picta pop. 1	Painted Turtle - Pacific Coast Population	S2 (2012)	Red	T (2016)	1-E (2007)	G5T2 (2007)	2
Claytonia washingtoniana	Washington springbeauty	S2 (2017)	Red			G2G4 (2001)	3
Coccothraustes vespertinus	Evening Grosbeak	S5 (2015)	Yellow	SC (2016)		G5 (1996)	2
Contopus cooperi	Olive-sided Flycatcher	S3S4B (2015)	Blue	T (2007)	1-T (2010)	G4 (2008)	2
Corynorhinus townsendii	Townsend's Big-eared Bat	S3S4 (2015)	Blue			G4 (2015)	2
Cryptomastix devia	Puget Oregonian	SX (2015)	Red	XT (2013)	1-XX (2005)	G3 (2005)	1
Cypseloides niger	Black Swift	S2S3B (2015)	Blue	E (2015)		G4 (2015)	2
Danaus plexippus	Monarch	S3B (2013)	Blue	E (2016)	1-SC (2003)	G4 (2015)	2
Diphyscium foliosum		S2S3 (2015)	Blue			G5 (1991)	3
Discelium nudum		S1 (2015)	Red			G3G4 (1999)	1
Elatine rubella	three-flowered waterwort	S3 (2015)	Blue			G5 (1988)	2

<i>Epargyreus clarus</i>	Silver-spotted Skipper	S3 (2013)	Blue			G5 (2009)	4
<i>Epargyreus clarus californicus</i>	Silver-spotted Skipper, californicus subspecies	S1 (2016)	Red			G5TNR	
<i>Erigeron philadelphicus</i> var. glaber	salt marsh Philadelphia daisy	S1 (2013)	Red			G5T1 (2015)	
<i>Euphyes vestris</i>	Dun Skipper	S2 (2013)	Red	T (2013)	1-T (2003)	G5 (2016)	2
<i>Falco peregrinus</i>	Peregrine Falcon	S3B (2015)	No Status	SC (2007)	1-SC	G4 (2000)	2
<i>Falco peregrinus anatum</i>	Peregrine Falcon, anatum subspecies	S2?B (2010)	Red	NAR (2017)	1-SC (2012)	G4T4 (2006)	2
<i>Fissidens pauperculus</i>	poor pocket moss	S1 (2015)	Red	E (2011)	1-E (2003)	G3? (2012)	2
<i>Fissidens ventricosus</i>		S2S3 (2015)	Blue			GU (2000)	2
<i>Galba bulimoides</i>	Prairie Fossaria	S3? (2015)	Blue			G5 (1999)	4
<i>Galba dalli</i>	Dusky Fossaria	S3S4 (2015)	Blue			G5 (1999)	
<i>Glyceria leptostachya</i>	slender-spiked mannagrass	S3 (2015)	Blue			G3 (1991)	2
<i>Gulo gulo</i>	Wolverine	S3 (2015)	No Status	SC (2014)		G4 (2005)	2
<i>Gulo gulo luscus</i>	Wolverine, luscus subspecies	S3 (2010)	Blue	SC (2014)		G4T4 (1996)	2
<i>Haliotis kamtschatkana</i>	Northern Abalone	S2 (2002)	Red	E (2009)	1-E	G3G4 (2010)	2
<i>Hirundo rustica</i>	Barn Swallow	S3S4B (2015)	Blue	T (2011)	1-T (2017)	G5 (2014)	2
<i>Hydroprogne caspia</i>	Caspian Tern	S3B (2015)	Blue	NAR (1999)		G5 (1996)	2
<i>Hygrohypnum alpinum</i>		S3 (2015)	Blue			G4G5 (2007)	3
<i>Isoetes nuttallii</i>	Nuttall's quillwort	S3 (2015)	Blue			G4? (2011)	2
<i>Juncus brevicaudatus</i>	short-tailed rush	S1S3 (2015)	Red			G5 (1998)	6
<i>Juncus oxymeris</i>	pointed rush	S3? (2015)	Blue			G5 (1993)	3
<i>Lepus americanus washingtonii</i>	Snowshoe Hare, washingtonii subspecies	S1 (2011)	Red			G5T3T5 (1996)	1
<i>Lilaea scilloides</i>	flowering quillwort	S2S3 (2015)	Blue			G5? (1998)	3
<i>Lindernia dubia</i> var. anagallidea	false-pimpernel	S2S3 (2001)	Blue			G5T4 (1997)	2
<i>Lindernia dubia</i> var. dubia	yellowseed false pimpernel	S2 (2017)	Red			G5T5 (2000)	1
<i>Lobaria retigera</i>	smoker's lung	S3 (2010)	Blue			GNR	4
<i>Lupinus rivularis</i>	streambank lupine	S1 (2009)	Red	E (2002)	1-E (2005)	G2G4 (2009)	1
<i>Megascops kennicottii</i>	Western Screech-Owl	S4 (2015)	No Status	T (2012)	1-T	G4G5 (2016)	2
<i>Megascops kennicottii kennicottii</i>	Western Screech-Owl, kennicottii subspecies	S2S3 (2017)	Blue	T (2012)	1-T	G5T4 (2003)	1

<i>Mustela frenata altifrontalis</i>	Long-tailed weasel, altifrontalis subspecies	SH (2011)	Red			G5TNR	Not Assessed
<i>Myodes gapperi occidentalis</i>	Southern Red-backed Vole, occidentalis subspecies	S1 (2006)	Red			G5T5 (1996)	1
<i>Myotis keenii</i>	Keen's Myotis	S3? (2015)	Blue	DD (2003)	3 (2005)	G3 (2014)	1
<i>Myotis lucifugus</i>	Little Brown Myotis	S4 (2015)	Yellow	E (2013)	1-E (2014)	G3 (2015)	5
<i>Myriophyllum pinnatum</i>	green parrot's-feather	S2S3 (2015)	Blue			G5 (1985)	2
<i>Navarretia intertexta</i>	needle-leaved navarretia	S2 (2015)	Red			G5TNR	2
<i>Nephroma occultum</i>	cryptic paw	S2S3 (2007)	Blue	SC (2006)	1-SC (2007)	G4 (2007)	2
<i>Nycticorax nycticorax</i>	Black-crowned Night-heron	S1 (2015)	Red			G5 (1996)	3
<i>Octogomphus specularis</i>	Grappletail	S2 (2015)	Red			G4 (1990)	2
<i>Omus audouini</i>	Audouin's Night-stalking Tiger Beetle	S1 (2017)	Red	T (2013)		G5 (2008)	1
<i>Oncorhynchus clarkii clarkii</i>	Cutthroat Trout, clarkii subspecies	S3S4 (2004)	Blue			G4T4 (1997)	2
<i>Ophiogomphus occidentis</i>	Sinuous Snaketail	S3 (2015)	Blue			G5 (2015)	2
<i>Oreamnos americanus</i>	Mountain Goat	S3 (2015)	Blue			G5 (1996)	1
<i>Pachydiplax longipennis</i>	Blue Dasher	S3S4 (2015)	Blue			G5 (2015)	4
<i>Parnassius clodius claudianus</i>	Clodius Parnassian, claudianus subspecies	S3S4 (2013)	Blue			G5TNR	6
<i>Patagioenas fasciata</i>	Band-tailed Pigeon	S3S4B (2015)	Blue	SC (2008)	1-SC (2011)	G4 (2000)	2
<i>Phaeophyscia kairamoi</i>	five o'clock shadow	S3 (2010)	Blue			G3G4 (1999)	3
<i>Phalacrocorax auritus</i>	Double-crested Cormorant	S3S4B (2015)	Blue	NAR (1978)		G5 (1999)	2
<i>Physcomitrium immersum</i>		S1 (2015)	Red			G4 (2004)	2
<i>Physella propinqua</i>	Rocky Mountain Physa	S3S4 (2015)	Blue			G5Q (2015)	6
<i>Physella virginea</i>	Sunset Physa	S3S5 (2015)	Blue			G5Q (2015)	Unable to Determine
<i>Planorbula campestris</i>	Meadow Rams-horn	S3S4 (2015)	Blue			G4G5 (2015)	6
<i>Platyhypnidium riparioides</i>		S3? (2011)	Blue			G4 (2004)	2
<i>Plebejus saepiolus insulanus</i>	Greenish Blue, insulanus subspecies	SH (2013)	Red	E (2012)	1-E (2003)	G5TH (2003)	1
<i>Pohlia cardotii</i>		S3 (2015)	Blue			G2G3 (2007)	1
<i>Progne subis</i>	Purple Martin	S3B (2015)	Blue			G5 (2014)	3
<i>Rana aurora</i>	Northern Red-legged Frog	S3 (2016)	Blue	SC (2015)	1-SC (2005)	G4 (2015)	1
<i>Rana pretiosa</i>	Oregon Spotted Frog	S1 (2016)	Red	E (2011)	1-E (2003)	G2 (2013)	1

Rhinichthys cataractae - Chehalis lineage	Nooksack Dace	S1 (2010)	Red	E (2007)	1-E (2003)	G3 (1996)	1
Rubus nivalis	snow bramble	S3? (2015)	Blue			G4? (1990)	2
Rupertia physodes	California-tea	S3 (2015)	Blue			G4 (1985)	2
Salvelinus confluentus	Bull Trout	S3S4 (2011)	Blue	SC (2012)		G4 (2011)	2
Salvelinus confluentus - coastal lineage	Bull Trout - Coastal Lineage	S3 (2011)	Blue	SC (2012)		G4T3T4 (2011)	
Sidalcea hendersonii	Henderson's checker-mallow	S3 (2015)	Blue			G3 (2004)	2
Sorex bendirii	Pacific Water Shrew	S2? (2015)	Red	E (2016)	1-E (2003)	G4 (2011)	1
Sorex rohweri	Olympic Shrew	S2? (2015)	Red			G4G5 (2007)	1
Sorex trowbridgii	Trowbridge's Shrew	S3 (2015)	Blue			G5 (1996)	2
Speyeria zerene bremnerii	Zerene Fritillary, bremnerii subspecies	S2 (2013)	Red			G5T3T4 (1998)	2
Sphaerium patella	Rocky Mountain Fingernailclam	SH (2015)	Red			G2G3 (2015)	2
Sphaerium striatinum	Striated Fingernailclam	S3S4 (2015)	Blue			G5 (2015)	Not Assessed
Sphagnum contortum		S3 (2015)	Blue			G5 (1990)	3
Spirinchus sp. 1	Pygmy Longfin Smelt	S1S2 (2013)	Red	DD (2004)		G1G2Q (2015)	1
Strix occidentalis	Spotted Owl	S1 (2015)	Red	E (2008)	1-E (2003)	G3G4 (2013)	2
Sympetrum vicinum	Autumn Meadowhawk	S3S4 (2015)	Blue			G5 (2015)	4
Tanypteryx hageni	Black Petaltail	S3 (2015)	Blue			G4 (2000)	4
Thaleichthys pacificus	Eulachon	S2S3 (2004)	Blue	E/T (2011)		G5 (2005)	2
Tyto alba	Barn Owl	S2? (2015)	Red	T (2010)	1-SC (2003)	G5 (1996)	2
Ursus arctos	Grizzly Bear	S3? (2015)	Blue	SC (2002)		G4 (2000)	2
Verbena hastata var. scabra	blue vervain	S2S3 (2012)	Blue			G5T5 (2002)	2

Search Summary

Time Performed Tue Feb 20 14:19:34 PST 2018

Results 124 records.

Search Criteria Search Type: Plants & Animals

AND Regional Districts: Metro Vancouver (MVRD) (Restricted to Red, Blue, and Legally designated species)

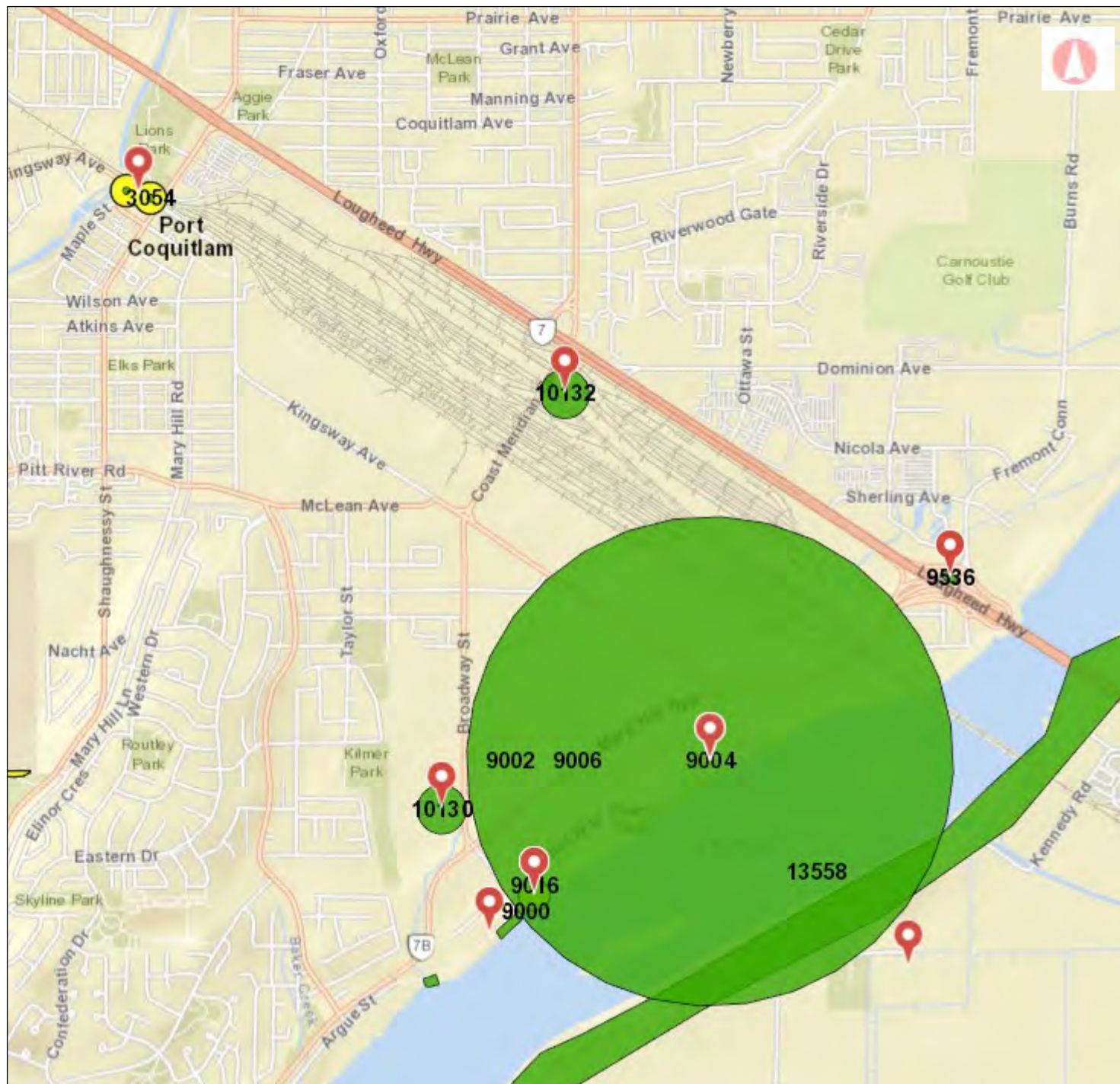
AND BGC Zone: CWH

Sort Order: Scientific Name Ascending

Notes 1. Citation: B.C. Conservation Data Centre. 2018. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <http://a100.gov.bc.ca/pub/eswp/> (accessed Feb 20, 2018).

2. Forest District, MoE Region, Regional District and habitat lists are restricted to species that breed in the Forest District, MoE Region, Regional District or habitat (i.e., species will not be placed on lists where they occur only as migrants).

3. The data contained in the Results Export in BCSEE are provided under the [Open Government License - BC](#).



Legend

Species and Ecosystems at Available Occurrences - CD

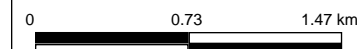
FEATURE_CODE

- Animal - Vertebrate
- Animal - Invertebrate
- Plant - Vascular
- Plant - Non-vascular
- Ecological Community

Species and Ecosystems at and Historical) Publicly Available CDC

FEATURE_CODE

- Animal - Vertebrate
- Animal - Invertebrate
- Plant - Vascular



1: 36,112

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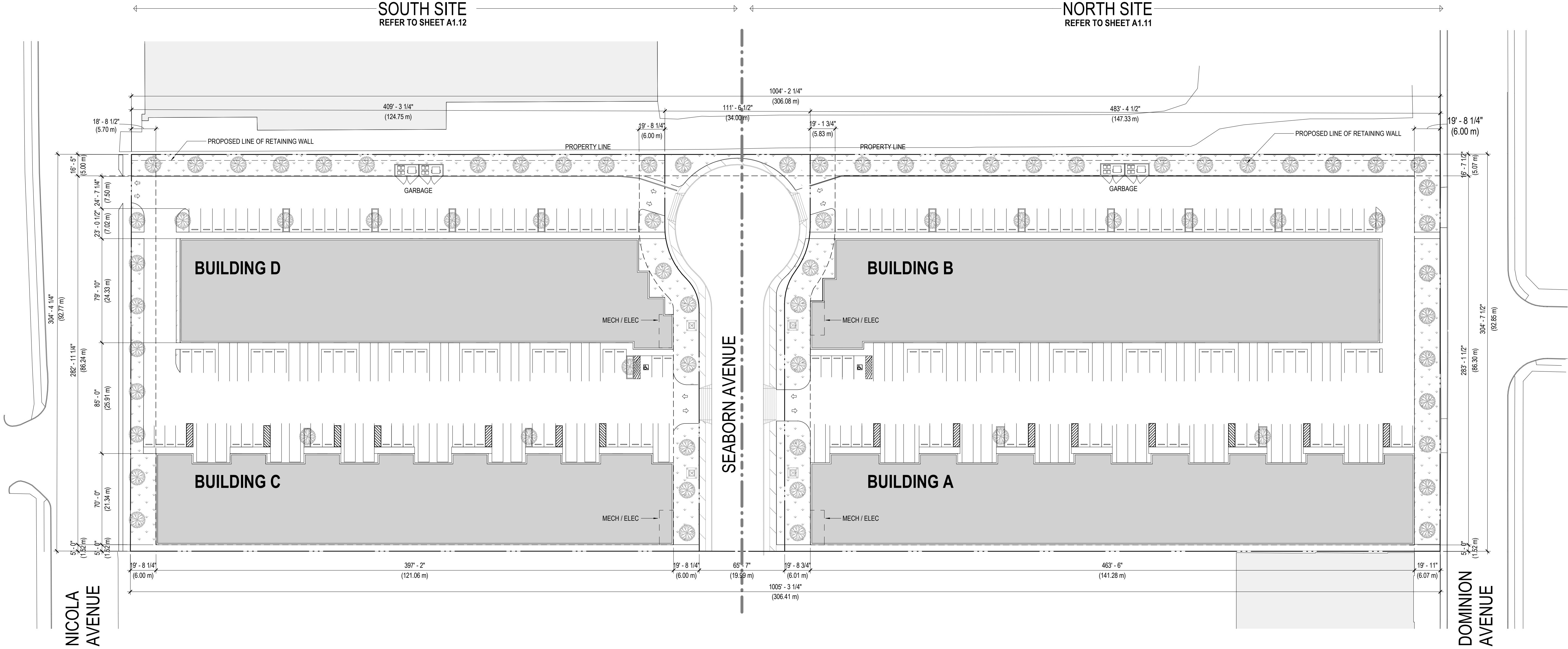
Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary Sphere

Key Map of British Columbia



ATTACHMENT E
DEVELOPMENT PLANS



SOUTH SITE

CIVIC ADDRESS	930 DOMINION AVENUE
LEGAL ADDRESS	LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WESTMINSTER DISTRICT, PLAN NW P27244.
EXISTING ZONING	A
PROPOSED ZONING	M3
BUILDING USE	LIGHT INDUSTRIAL
SITE AREA	12,109.0m ² (130,340sf) 1.211 ha

NORTH SITE

CIVIC ADDRESS	930 DOMINION AVENUE
LEGAL ADDRESS	LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WESTMINSTER DISTRICT, PLAN NW P27244.
EXISTING ZONING	A
PROPOSED ZONING	M3
BUILDING USE	LIGHT INDUSTRIAL
SITE AREA	14,076.8m ² (151,522sf) 1.408 ha

1 CONTEXT PLAN

SCALE: 1" = 40'-0"

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NO. DATE Y/M/D DESCRIPTION

ISSUES AND REVISIONS

SEAL

CMA+D
Craig Mitchell Architecture+Design Inc.
327 Keary Street, New Westminster, BC V3L 3L2
Phone: 778.772.8332 email: craig@cmaad.ca

PROJECT NAME

930 DOMINION AVE

PROJECT ADDRESS

930 DOMINION AVE
PORT COQUITLAM, BC V3B 8G8

DRAWING TITLE

CONTEXT PLAN

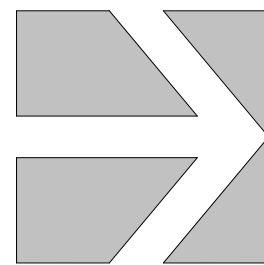
SCALE As indicated

DRAWN TM

REVIEWED CM

PROJECT NO. 180221

DRAWING NO.



PROJECT NORTH

A1.10

51

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NO.	DATE	YMD	DESCRIPTION
ISSUES AND REVISIONS			
SEAL			

CMA+D
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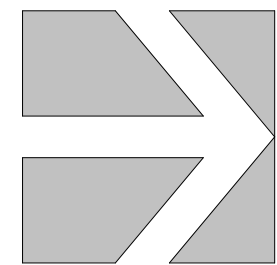
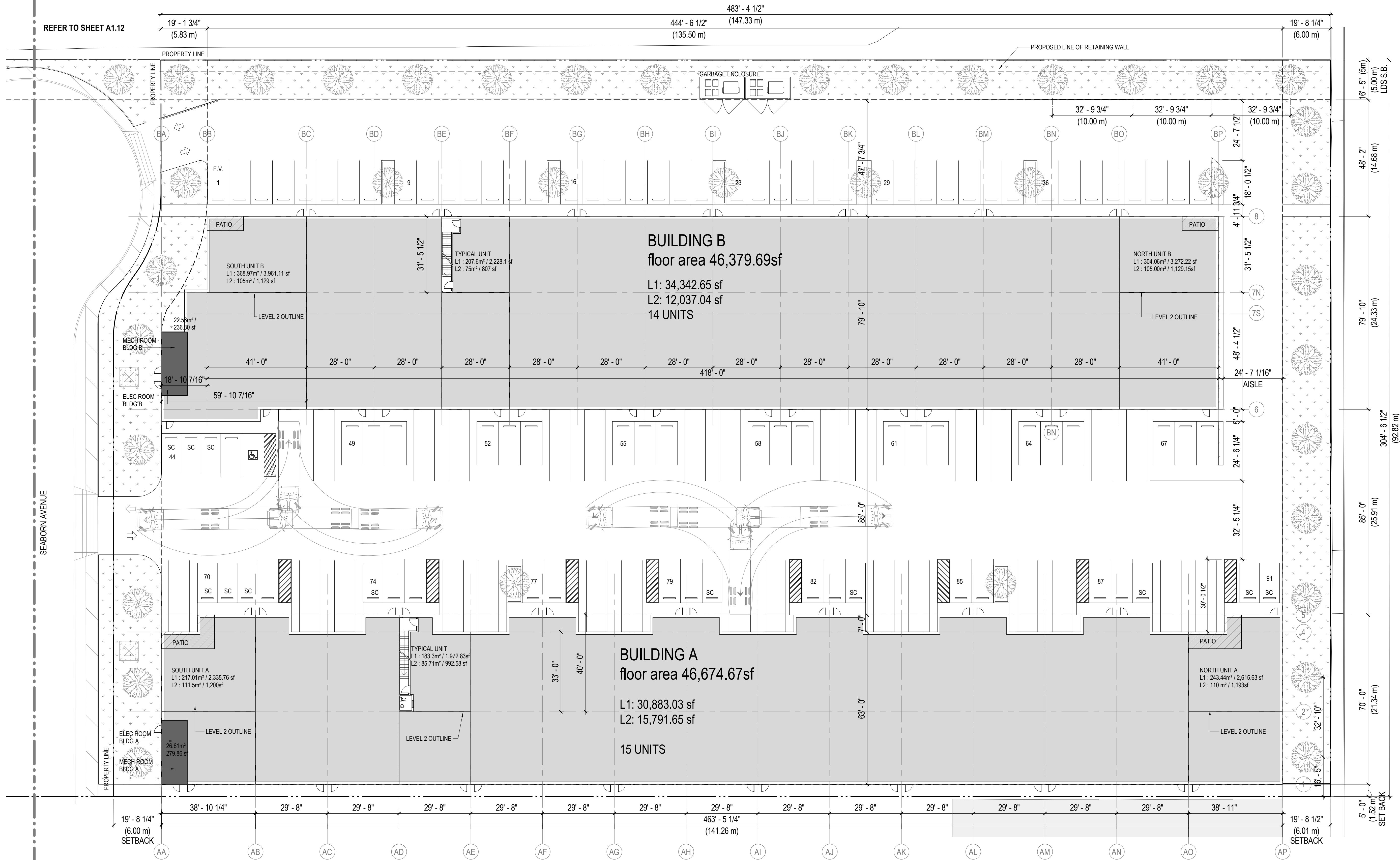
PROJECT NAME
930 DOMINION AVE

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

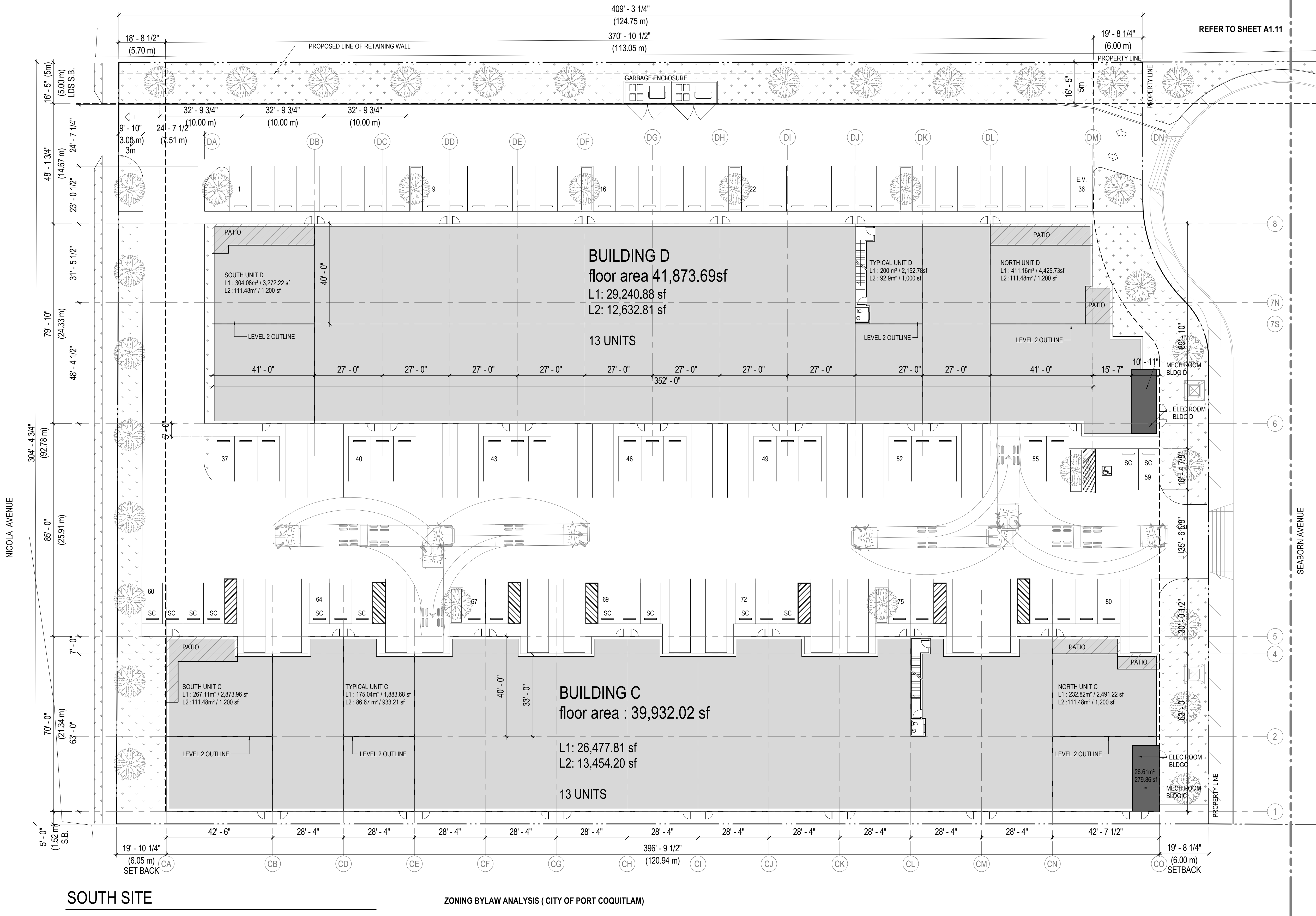
DRAWING TITLE
**SITE PLAN NORTH
BUILDINGS A AND B**

SCALE	1" = 20'-0"
DRAWN	TM
REVIEWED	CM
PROJECT NO.	180221
DRAWING NO.	

A1.11
52



PROJECT NORTH



SOUTH SITE

CIVIC ADDRESS	930 DOMINION AVENUE
LEGAL ADDRESS	LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WESTMINSTER DISTRICT, PLAN NW P27244.
EXISTING ZONING	A
PROPOSED ZONING	M3
BUILDING USE	LIGHT INDUSTRIAL
SITE AREA	12,109.0m² (130,340sf) 1.211 ha

SOUTH BUILDINGS - GROSS FLOOR AREA				
wt	USE	AREA CLASSIFICATION	AREA (SF)	AREA (SM)
BUILDING C				
MAIN FLOOR	WAREHOUSE	F2	26,477.81 sf	2,459.87 m²
SECOND FLOOR	OFFICE	D	13,340.97 sf	1,239.42 m²
BUILDING D				
MAIN FLOOR	WAREHOUSE	F2	29,240.88 sf	2,716.57 m²
SECOND FLOOR	OFFICE	D	12,960.19 sf	1,204.04 m²
GROSS BUILDING AREA				
			42,201.07 sf	3,920.61 m²
			82,019.85 sf	7,619.89 m²

ZONING BYLAW ANALYSIS (CITY OF PORT COQUITLAM)

1. SITE COVERAGE:

ALLOWABLE SITE COVERAGE:	N/A
PROPOSE SITE COVERAGE:	42.7 %
	= (BUILDING AREA C+D) / (SITE AREA)
	= (2,459.87+2,716.57m²) / (14,076.8m²)
	= (5,176.44 m²) / (12,109.0m²)

2. DENSITY (FLOOR SPACE RATIO)

TOTAL FLOOR AREA	7,600 m² / 83,850.95 sf
MAXIMUM ALLOWED FSR	N/A
PROPOSED FSR	0.63
	= (TOTAL FLOOR AREA) / (SITE AREA) = %
	= (7,600 m²) / (12,109.0m²)

3. BUILDING HEIGHT:

BUILDING HEIGHT:	MAXIMUM ALLOWED	PROPOSED
	12m (<39'-5")	<12.0m (<39'-5")

4. REQUIRED SETBACKS:

FRONT YARD (NORTH)	MINIMUM REQUIRED	PROPOSED
INT. SIDE YARD (EAST)	6.00m (19'-8")	6.00m (19'-8")
INT. SIDE YARD (WEST)	0.00m (0'-0")	1.52m (5'-0")
FRONT YARD (SOUTH)	3.00m (9'-10")	20.5m (67'-5")
	6.00m (19'-8")	6.00m (19'-8")

5. LANDSCAPING REQUIREMENTS:

- A MINIMUM 3m WIDE LANDSCAPE STRIP AT FRONT AND EXTERIOR SIDE LOT LINE WITH A MINIMUM WITH ONE TREE PER 10m LINEAR OF LOT LINE.
- A MINIMUM 1m WIDE LANDSCAPE STRIP AT LOT LINE FACING STREET WITH WALKWAYS PROVIDING ACCESS TO BUILDING.
- A MINIMUM 6m² LANDSCAPE ISLAND AT EVERY 8 STALLS WITH MINIMUM ONE TREE.
- MAXIMUM IMPERVIOUS AREA 80%
- PROPOSED (IMPERVIOUS AREA) / (SITE AREA)= TBD

6. PARKING AND LOADING

OCCUPANCY	NUMBER OF STALLS REQUIRED
INDUSTRIAL (F2)	1 STALL / 1,022.57 sf (95m²) FLOOR AREA
OFFICE (D)	1 STALL / 1,022.57 sf (95m²) FLOOR AREA

BUILDING C + BUILDING D FLOOR AREA = 7600 m² / 95 = 80 REQUIRED STALLS

LOADING STALLS REQUIRED	2 FOR THE FIRST 2,300 m² , 1 PER ADDITIONAL 4,600 m²
ACCESSIBLE STALLS REQUIRED	OR FRACTION, THEREOF 3.
	1% OF TOTAL STALLS REQUIRED = 0.8

MINIMUM STALL DIMENSIONS REQUIRED

	WIDTH	LENGTH	DRIVE AISLE	ANGLE
STANDARD STALL	2.7m (9'-0")	5.5m (18'-0")	7.5m (24'-7")	90°
PARALLEL STALL	2.7m (9'-0")	5.5m (18'-0")	3.5m (11'-6")	0°
ACCESSIBLE STALL	3.7m (12'-2")	5.5m (18'-0")	7.5m (24'-7")	90°
SMALL CAR STALL	2.5m (8'-2")	5.0m (16'-6")	7.5m (24'-7")	90°
LOADING STALL	2.6m (8'-6")	9.0m (30'-0")	7.5m (24'-7")	90°

TOTAL STALLS	REQUIRED/ALLOWED	PROVIDED
MIN REQUIRED STANDARD AND PARALLEL STALLS (75%)	59.0	64
(incl ELECTRICAL VEHICLE)		1
MIN REQUIRED ACCESSIBLE STALLS (1%)	1	1
ALLOWED NUMBER OF SMALL CAR STALLS (25%)	20.0	13
TOTAL:	80	80
LOADING STALLS:	3	25

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NO. DATE Y/M/D DESCRIPTION

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

DRAWING TITLE
SITE PLAN SOUTH
BUILDINGS C AND D

SCALE 1" = 20'-0"
DRAWN TM
REVIEWED CM
PROJECT NO. 180221
DRAWING NO.

PROJECT NORTH

A1.12
39

ATTACHMENT F
DFO SELF-ASSESSMENT



August 9, 2018

Fisheries and Oceans Canada
Ecosystem Management Branch / Fisheries Protection Program
200 – 401 Burrard Street,
Vancouver, BC
V6C 3S4

Attention: Mr. Brian G. Naito
Senior Fisheries Protection Biologist

Dear Mr. Naito,

RE: 930 DOMINION AVENUE, PORT COQUITLAM
ELIMINATION OF REMNANT DRAINAGE FEATURES
SELF ASSESSMENT

In or about 2010 an agreement was made between Fisheries and Oceans Canada (DFO) and the City of Port Coquitlam to eliminate a network of drainage ditches in the Dominion Triangle area and replace the habitat with an intertidal wetland adjacent to the Pitt River. The agreement addressed the habitat losses associated with development of ten private properties and two City projects. The intertidal habitat has since been completed and deemed fully functional for several years. An overview of the Dominion Triangle Habitat Compensation Strategy and plan is included as Attachment A.

While all habitat losses have been fully compensated for, the owner of one of private properties did not contribute financially to the project. Costs associated with that property (930 Dominion Avenue; the Property) were borne by the other participants of the project. The Property is currently the subject of a development application and the City of Port Coquitlam requires confirmation that DFO has no further interest in the Property or, alternatively, that DFO does have an interest and that an Authorization or alternate form of approval is forthcoming. It is in this regard that you have suggested that I address this matter through the self-assessment approach.

The self-assessment approach is described on the DFO web-site viewed on this date (which indicates the site was last modified on May 16, 2018). The web-site describes types of waterbodies and types of activities/criteria where DFO review is not required (i.e. self-assessment is appropriate). The remnant waterbodies on the Property do not contain fish at any

time of the year and are not connected to a waterbody that contains fish at any time of the year; DFO review is not required for these waterbodies.

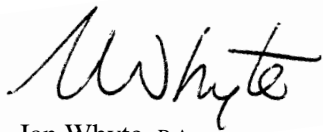
Notwithstanding the fulfilment of a habitat replacement project that accounted for the elimination of all drainage features on the Property, we propose that additional works be implemented in conjunction with development of the Property. These works would include a linear bio-swale that would extend along the west and north boundaries of the site. The bio-swale would include a drainage feature to filter and detain site runoff, and native landscaping to provide habitat for wildlife such as passerine birds. The swale would be a minimum of 6 metres in width and would occupy approximately 2,340 m² of the Property. The bio-swale area is generally depicted (red-shaded area) on the attached site plan (Attachment B).

It is the opinion of the undersigned that development of the Property that includes the bio-swale, and recognizes the previous completion of compensation habitat, will result in no serious harm to fish. The development would, therefore, be compliant with the *Fisheries Act*.

We would appreciate your acknowledgement of receipt of this self-assessment.

Please contact me at 604-944-0502 or whyte@envirowest.ca should you have any questions or require further information.

Yours truly,
ENVIROWEST CONSULTANTS INC.



Ian Whyte, P.Ag.
Senior Project Manager

IWW
attach.

ATTACHMENT A

Dominion Triangle Habitat Compensation Strategy

In the late 1990s the City of Port Coquitlam (the City) recognized the development potential of lands within the Dominion Triangle, bounded by the Lougheed Highway, Dominion Avenue and the Pitt River. New East Consulting Services Ltd. were retained by the City to assess drainage options for the area, including development of conceptual plans that would result in the majority of watercourses being replaced by a single enhanced channel adjacent to the Pitt River. The need to obtain an Authorization from Fisheries and Oceans Canada (DFO) for such works was noted.

In 2000, in conjunction with a comprehensive development application for a project in the Dominion Triangle, more thorough assessments of existing habitats were initiated. Concurrently, discussions regarding habitat compensation commenced with DFO, the BC Ministry of Environment (MoE) and the City. A July 4, 2001 letter from Mr. Bruce Reid of DFO (copy included as Attachment A) summarized the terms and conditions by which watercourses in the Dominion Triangle could be replaced by intertidal habitat adjacent to the Pitt River, between Dominion and Prairie avenues. Habitat losses included the wetted and riparian habitat components of every watercourse within the Dominion Triangle. Riparian habitat was defined as all vegetated land (including agricultural fields) within 15 metres of the wetted edge of any watercourse. Compensation would be based on replacement of wetted habitat with new wetted (intertidal) habitat at a rate of 1-for-1, and replacement of riparian habitat with either new riparian habitat at a rate of 1-for-1 or with new wetted (intertidal) habitat at a rate of 0.5-for-1. Twenty-eight properties were included in the conceptual plan. In a letter dated January 30, 2002 (copy included as Attachment B), Mr. Brad Fanos of DFO accepted the concept of developing the proposed intertidal habitat further upstream, adjacent to DeBoville Slough.

In the spring of 2004, in consultation with DFO (Mr. Mike Engelsjord), agreement was reached with respect to a revised definition for the amount of riparian habitat requiring compensation. The term functional habitat was adopted and applied to lands within 15 metres of the wetted edge of any watercourse. Functional habitat was defined as any area vegetated with native plant species (i.e. agricultural areas were excluded). Also, the watercourse along the Lougheed Highway was excluded from the calculation of habitat compensation. These revisions reduced the number of properties requiring compensation habitat to eighteen.

In the fall of 2004, further revisions to the conceptual plan were made following a meeting and site tour with the City of Port Coquitlam (Mr. Allen Jensen) and Fisheries and Oceans Canada (Mr. Mike Engelsjord). Changes include the addition and deletion of some watercourse reaches, and redefinition of watercourse setbacks to be consistent with the City's Watercourse Protection Bylaw and associated Watercourse Classification Map. This change resulted in the exclusion of numerous Class C watercourses (insignificant habitat value), predominantly within agricultural fields south of Dominion Avenue. It also resulted in the widening of setbacks to 30 metres for several watercourse sections. The term functional habitat was retained to define riparian areas requiring compensation. These revisions reduced the number of properties requiring compensation habitat to eight.

In February 2005, in response to direction from City staff (supported by Mr. Mike Engelsjord of DFO), the definition of functional riparian was modified to include a minimum width of 7.5

metres. Additional minor modifications were made, with the number of properties requiring compensation increased to nine.

In May of 2005, at the request of the City staff, modifications were made (primarily with respect to inclusion of watercourse reaches) that resulted in an increase in the number of properties requiring compensation to nineteen. Based on a meeting in June 2005 between City staff and two of the area's primary landowners, the number of properties requiring compensation increased to twenty. In September 2005, at the request of the City, all properties adjacent to Lougheed Highway, west of the Nicola Avenue R/W, were excluded from the strategy. The number of properties requiring compensation decreased to nine.

In 2006, a Letter of Advice was issued by DFO (refer to October 30, 2006 letter from Mr. Brad Fanos, included as Attachment C) to the owners of one of the properties, allowing for the elimination of two watercourses. The Letter of Advice acknowledged that the watercourse eliminations were part of a broader integrated development plan for the Dominion Triangle area, with compensation to be provided as part of the Dominion Triangle Habitat Compensation Strategy.

In the spring of 2007 revisions were made to reflect the Gateway Project, and to include two City projects (Dominion Avenue widening and Broadway Street widening) in the accounting of habitat impacts. Although near completion at that time, the DFO Authorization agreement for the Dominion Avenue road project (copy included as Attachment D) identified an obligation to provide additional compensation in conjunction with the Pitt River intertidal project. Another revision was made in order to reconcile the City's Watercourse Protection Bylaw, requiring the determination of total areas encompassed by setbacks as prescribed by the bylaw. The portion not attributed to "riparian" habitat was deemed to be "wildlife" habitat, requiring replacement at a 1-for-1 ratio. The number of properties requiring compensation increased to twelve. Detailed habitat compensation plans, including engineering plans for a new dyke adjacent to the Pitt River north of Lougheed Highway, were completed.

As a result of complications related to the tenure of the land on which the compensation habitat was to be constructed, a revised plan was developed that would address only the habitat requirements of the City of Port Coquitlam and Townline Ventures. That plan involved the development of intertidal and riparian habitat on an agricultural property west of the Pitt River dyke, immediately north of Prairie Avenue. The proposed habitats were approved by the environmental agencies, but was not approved by the Agricultural Land Commission.

Ownership of the lands adjacent to the river, north of Lougheed Highway, has recently changed. The City of Port Coquitlam has negotiated with the new owners and an agreement has been reached that will allow the originally designed Pitt River Intertidal Habitat Project to be completed. This project will fulfill the habitat compensation requirements of ten properties and the two City road projects (Dominion Avenue and Broadway Street). In total, fisheries habitat that will be eliminated includes 12,554 m² of wetted habitat and 82,311 m² of riparian habitat; wildlife habitat totals an additional 27,210 m². A summary table of habitat compensation requirements is provided in Attachment E. Compensation for the fisheries habitat will occur

A CHRONOLOGY OF THE DOMINION TRIANGLE

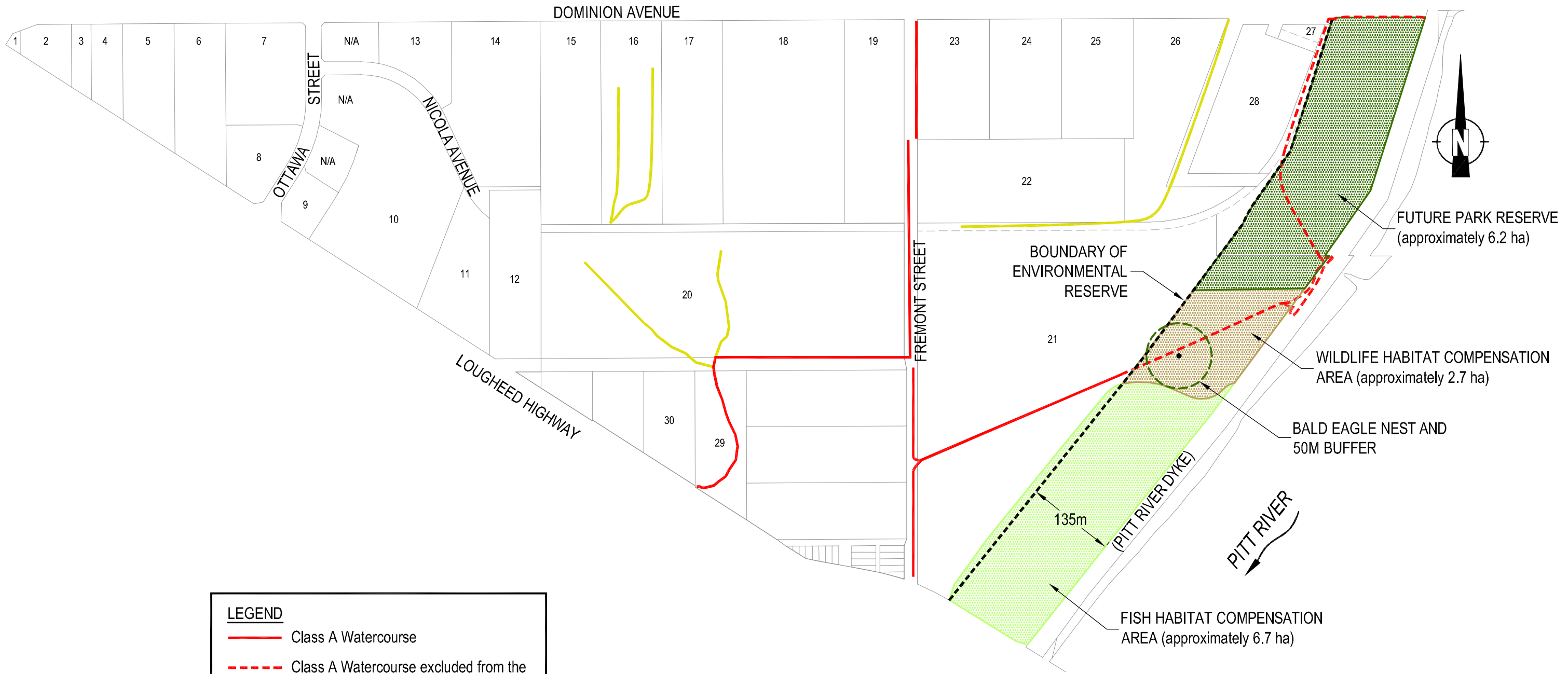
HABITAT COMPENSATION STRATEGY

March 2, 2010

Page 3

within the Pitt River Intertidal project site, approximately 6.6 ha in area. A habitat balance is achieved based on replacement ratios of 1-for-1 for wetted habitat replaced by intertidal habitat, 1-for-1 for riparian habitat replaced by riparian habitat, and 0.5-for-1 for riparian habitat replaced by intertidal habitat. Compensation for wildlife habitat will occur immediately north of the fisheries habitat area, and is based on a 1-for-1 replacement ratio. Envirowest Drawing No. 844-01-05 (Rev. 15), included as Attachment F, identifies the watercourses to be eliminated, and the proposed habitat compensation areas.

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LAYOUT: 844-01-05



LEGEND

- Class A Watercourse
- Class A Watercourse excluded from the compensation strategy, to be retained
- Class B Watercourse

ENVIRONMENTAL CONSULTANTS

ECL ENVIROWEST CONSULTANTS LIMITED
Suite 130 - 3700 North Fraser Way
Burnaby, B.C. V5J 5J4

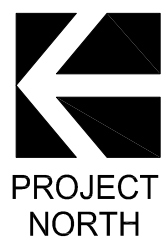
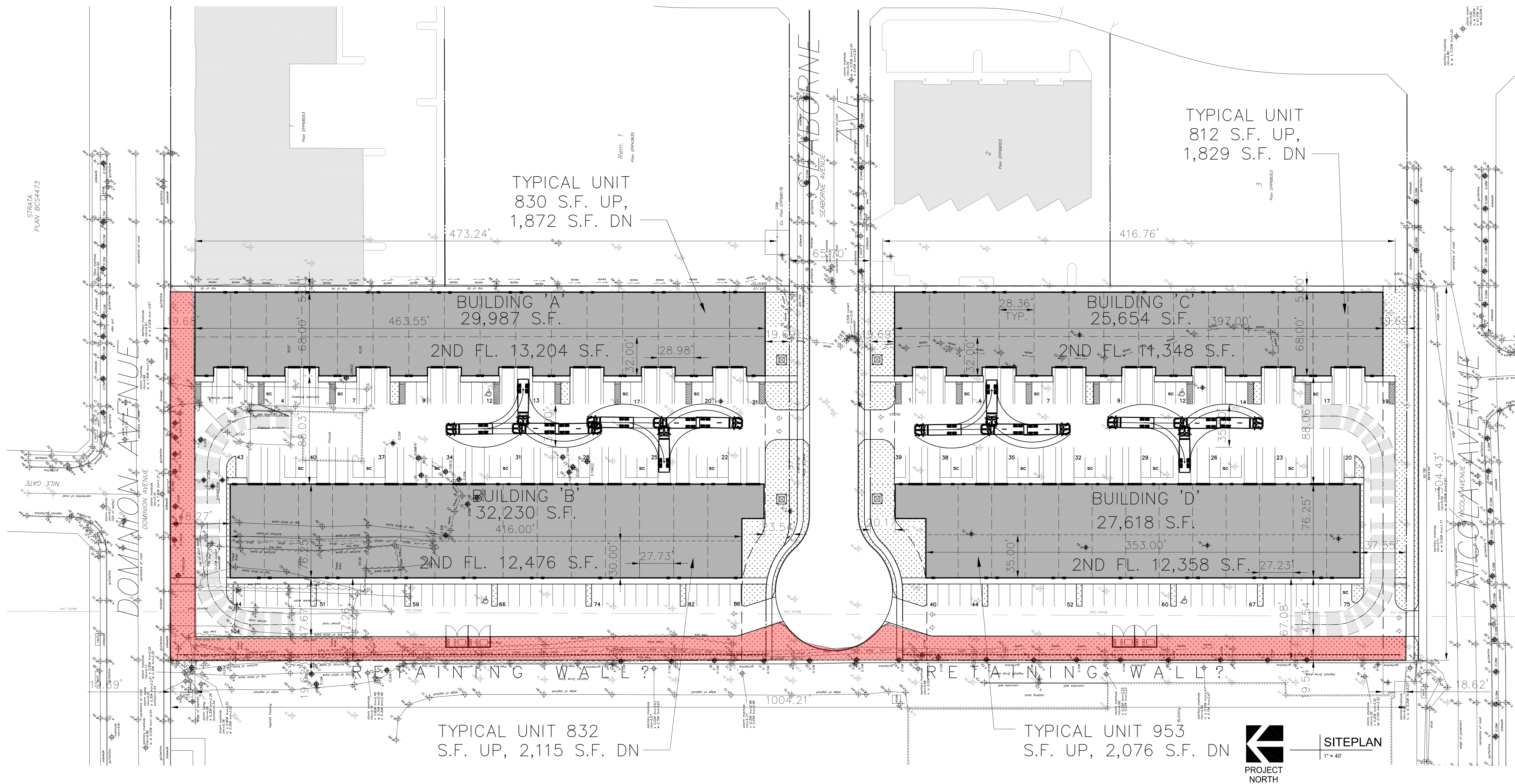
www.ecl-envirowest.bc.ca
voice: 604-451-0505
facsimile: 604-451-0557

DOMINION TRIANGLE HABITAT COMPENSATION STRATEGY			
DESIGN:	DRAWN: NMG/ARJ	CHECKED: IWW	REVISION: 15 REVISION DATE: February 25, 2010
SCALE:	1:6000		DRAWING NUMBER:
DATE:	September 10, 2004		844-01-05 61

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LAYOUT: 844-01-05

ATTACHMENT B

Site Plan



SITEPLAN
1" = 40'

PROJECT DATA (NORTH LOT)

CIVIC ADDRESS: 930 DOMINION AVE
LEGAL ADDRESS: LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WEST DISTRICT, PLAN NWP27244
ZONING: EXIST. A, PROP. M3
BUILDING USE: LIGHT INDUSTRIAL
SITE AREA: 151,522 SF (14,076.8 m²) = 1.408 ha

BUILDING	AREA (SF)	AREA (SM)
BUILDING 'A'	29,987 SF	2,785 m ²
BUILDING 'B'	32,230 SF	2,994 m ²
TOTAL:	62,217 SF	5,780 m ²

FLOOR AREA:

LOCATION	USE	CLASSIFICATION	AREA (SF)	AREA (SM)
BLDG. 'A' MAIN	WAREHOUSE	GROUP F2	29,987 SF	2,785 m ²
BLDG. 'A' SECOND	OFFICE	GROUP D	13,204 SF	1,227 m ²
BLDG. 'B' MAIN	WAREHOUSE	GROUP F2	32,230 SF	2,994 m ²
BLDG. 'B' SECOND	OFFICE	GROUP D	12,476 SF	1,159 m ²
TOTALS:			87,897 SF	8,166 m ²

ZONING BYLAW ANALYSIS (CITY OF PORT COQUITLAM)

1. SITE COVERAGE:

ALLOWABLE SITE COVERAGE: N/A
PROPOSED SITE COVERAGE: (BUILDING AREA) / (SITE AREA) = %
62,217 SF / 151,522 SF = .41

2. DENSITY (FLOOR SPACE RATIO):

TOTAL FLOOR AREA: 87,897 SF (8,166 m²)
MAX. ALLOWED FSR: N/A
PROPOSED FSR: (TOTAL FLOOR AREA) / (SITE AREA)
87,897 SF / 151,522 SF = 0.58

3. BUILDING HEIGHT:

BUILDING HEIGHT: 39'-5" (12.0 M)
MAX. ALLOWED 39'-5" (12.0 M)
PROPOSED < 39'-5" (12.0 M)

4. REQUIRED SETBACKS:

FRONT YARD (NORTH): 19'-8" (6.0 M)
INT. SIDE YARD (EAST): 0'-0" (0.0 M)
INT. SIDE YARD (WEST): 9'-10" (3.0 M)
FRONT YARD (SOUTH): 19'-8" (6.0 M)
MIN. REQ'D 19'-8" (6.0 M)
PROPOSED 19'-8" (6.0 M)

5. LANDSCAPING REQUIREMENTS:

- A MIN. 3M WIDE LANDSCAPE STRIP AT FRONT & EXT. SIDE LOT LINE W/ A MIN. ONE TREE PER 10M LINEA OF LOT LINE
- A MIN. 1M WIDE LANDSCAPE STRIP AT LOT LINE FACING STREET W/ WALKWAYS PROVIDING ACCESS TO BUILDING
- A MIN. 6SM LANDSCAPE ISLAND AT EVERY 8 STALLS W/ MIN. ONE TREE
MAX. IMPERVIOUS AREA 80%
PROPOSED: (IMPERVIOUS AREA)/(SITE AREA) = T.B.D.

6. PARKING AND LOADING:

OCCUPANCY INDUSTRIAL:
OFFICE:
NO. STALLS REQUIRED
1 STALL / 1,022.57 SF (95 SM) FLOOR AREA
1 STALL / 1,022.57 SF (95 SM) FLOOR AREA

AREA (SM)	PARKING FACTOR (SM)	REQUIRED NO. OF STALLS
8,166	95	86

LOADING STALLS REQUIRED: 2 FOR THE FIRST 2,300 SM, 1 PER ADDITION 4,600 SM OR FRACTION THEREOF = 3

ACCESSIBLE STALLS REQUIRED: 1% OF TOTAL STALLS REQUIRED
86 x 0.01 = 0.86 (1)

MIN. STALL DIM'S REQ'D:	WIDTH	LENGTH	DRIVE AISLE	ANGLE
STANDARD STALL:	9'-0" (2.7 M)	18'-0" (5.5 M)	24'-7" (7.5 M)	90°
PARALLEL STALL:	9'-0" (2.7 M)	18'-0" (5.5 M)	11'-6" (3.5 M)	0°
ACCESSIBLE STALL:	12'-2" (3.7 M)	18'-0" (5.5 M)	24'-7" (7.5 M)	90°
SMALL CAR STALL:	8'-2" (2.5 M)	16'-6" (5.0 M)	24'-7" (7.5 M)	90°
LOADING STALL:	8'-6" (2.6 M)	30'-0" (9.0 M)	24'-7" (7.5 M)	90°

TOTAL STALLS	REQ'D/ALLOWED	PROVIDED:
MIN. REQ'D STD. & PARALLEL STALLS (75%)	62	70
MIN REQ'D ACCESSIBLE STALLS (1%)	1	2
ALLOWED NO. OF SMALL CAR STALLS (25%)	21	16
TOTAL:	86	86
LOADING STALLS	4	32

PROJECT DATA (SOUTH LOT)

CIVIC ADDRESS: 930 DOMINION AVE
LEGAL ADDRESS: LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WEST DISTRICT, PLAN NWP27244
ZONING: EXIST. A, PROP. M3
BUILDING USE: LIGHT INDUSTRIAL
SITE AREA: 130,340 SF (12,109.0 m²) = 1.211 ha

BUILDING	AREA (SF)	AREA (SM)
BUILDING 'C'	25,654 SF	2,383 m ²
BUILDING 'D'	27,618 SF	2,565 m ²
TOTAL:	53,272 SF	4,949 m ²

FLOOR AREA:

LOCATION	USE	CLASSIFICATION	AREA (SF)	AREA (SM)
BLDG. 'C' MAIN	WAREHOUSE	GROUP F2	25,654 SF	2,383 m ²
BLDG. 'C' SECOND	OFFICE	GROUP D	11,348 SF	1,054 m ²
BLDG. 'D' MAIN	WAREHOUSE	GROUP F2	27,618 SF	2,565 m ²
BLDG. 'D' SECOND	OFFICE	GROUP D	12,381 SF	1,150 m ²
TOTALS:			76,938 SF	7,148 m ²

ZONING BYLAW ANALYSIS (CITY OF PORT COQUITLAM)

1. SITE COVERAGE:

ALLOWABLE SITE COVERAGE: N/A
PROPOSED SITE COVERAGE: (BUILDING AREA) / (SITE AREA) = %
53,272 SF / 130,340 SF = 40.9

2. DENSITY (FLOOR SPACE RATIO):

TOTAL FLOOR AREA: 76,938 SF (7,148 m²)
MAX. ALLOWED FSR: N/A
PROPOSED FSR: (TOTAL FLOOR AREA) / (SITE AREA)
76,938 SF / 130,340 SF = 0.59

TYPICAL UNIT
812 S.F. UP,
1,829 S.F. DN

TYPICAL UNIT
830 S.F. UP,
1,872 S.F. DN

TYPICAL UNIT 832
S.F. UP, 2,115 S.F. DN

TYPICAL UNIT 953
S.F. UP, 2,076 S.F. DN

2 31-07-2018 ISSUED FOR CLIENT REVIEW

1 27-07-2018 ISSUED FOR CLIENT REVIEW

NO: DATE: (dmly) DESCRIPTION:

ISSUES & REVISIONS:

SEAL:

CMA+D
Craig Mitchell Architecture+Design Inc.
327 Ketchikan Street, New Westminster, BC, V3L 3L2
Phone: 778.772.8332 email: craig@cmaad.ca

MULTI TENANT BUILDINGS FOR CONWEST DEV.

PROJECT ADDRESS:
930 DOMINION AVENUE
(?? / ?? SEABORNE AVE)
PORT COQUITLAM, B.C.

DRAWING TITLE:

SITEPLAN OPTION 1e

SCALE: AS NOTED

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PROJECT NO: 180221

DRAWING NO:

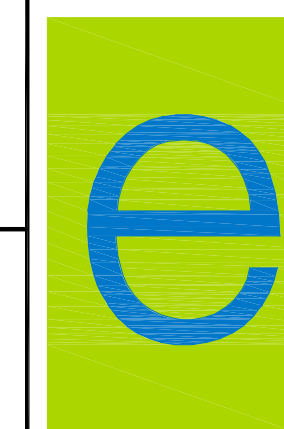
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ATTACHMENT G
BIO-SWALE LANDSCAPE PLANS

SCALE 1:250

930 DOMINION AVENUE
Port Coquitlam, BC



envirowest consultants inc.

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

www.envirowest.ca

NORTH SITE BIOSWALE LANDSCAPE PLAN

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

REFERENCE DRAWINGS

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

SCALE 1:250



930 DOMINION AVENUE
Port Coquitlam, BC



www.envirowest.ca

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SHEET 2 OF 3

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

SCALE 1:2500



GENERAL LANDSCAPE SPECIFICATIONS

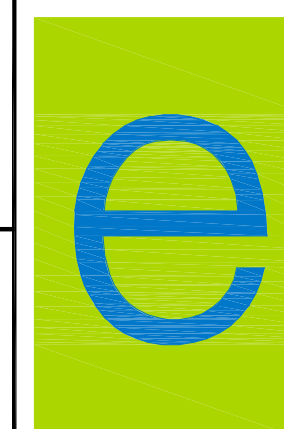
1. Plant materials and the planting of such materials are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
3. All plant materials are to be inspected and approved by Envirowest prior to installation.
4. 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.
5. All blackberry (*Rubus discolor* and *R. laciniatus*) to be cleared and grubbed from project site.
6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
8. All plants must be of native stock; any cultivars are not to be planted.
9. The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) 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 three (3) years from planting.

REFERENCE DRAWINGS

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

CONWEST (SEABORNE) LP

930 DOMINION AVENUE
Port Coquitlam, BC



envirowest consultants inc.

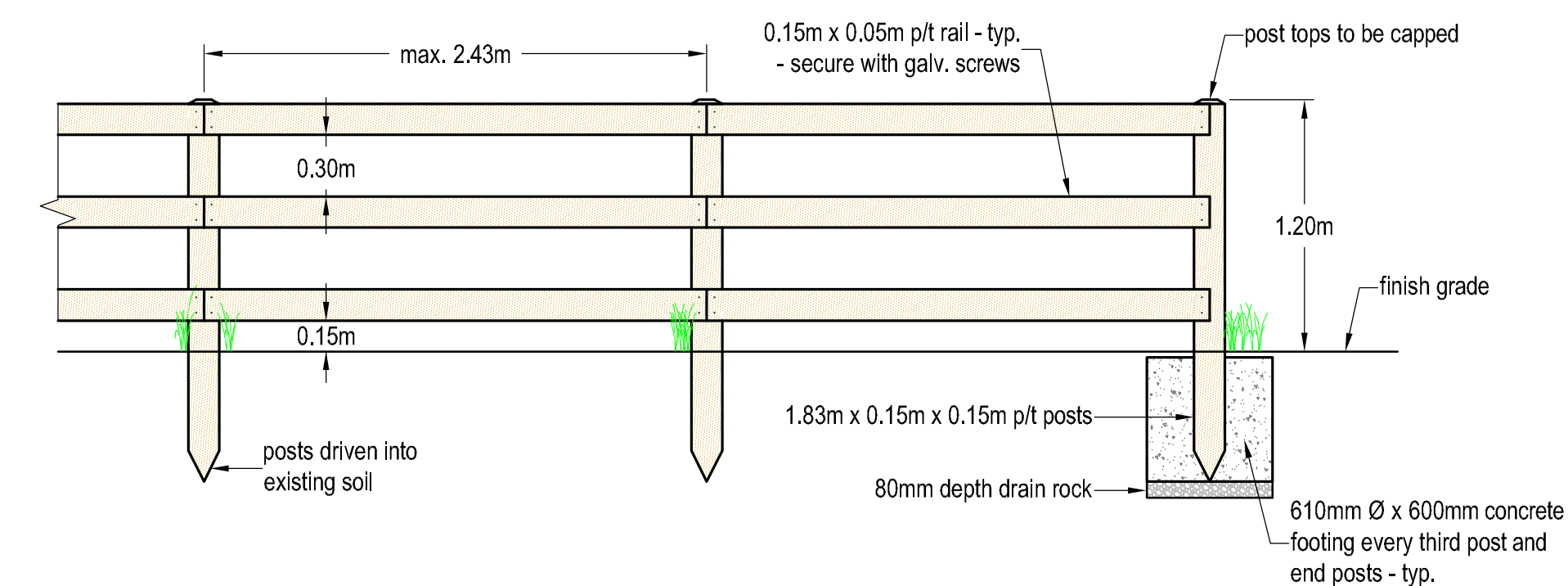
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

N.T.S.



SCALE 1:30

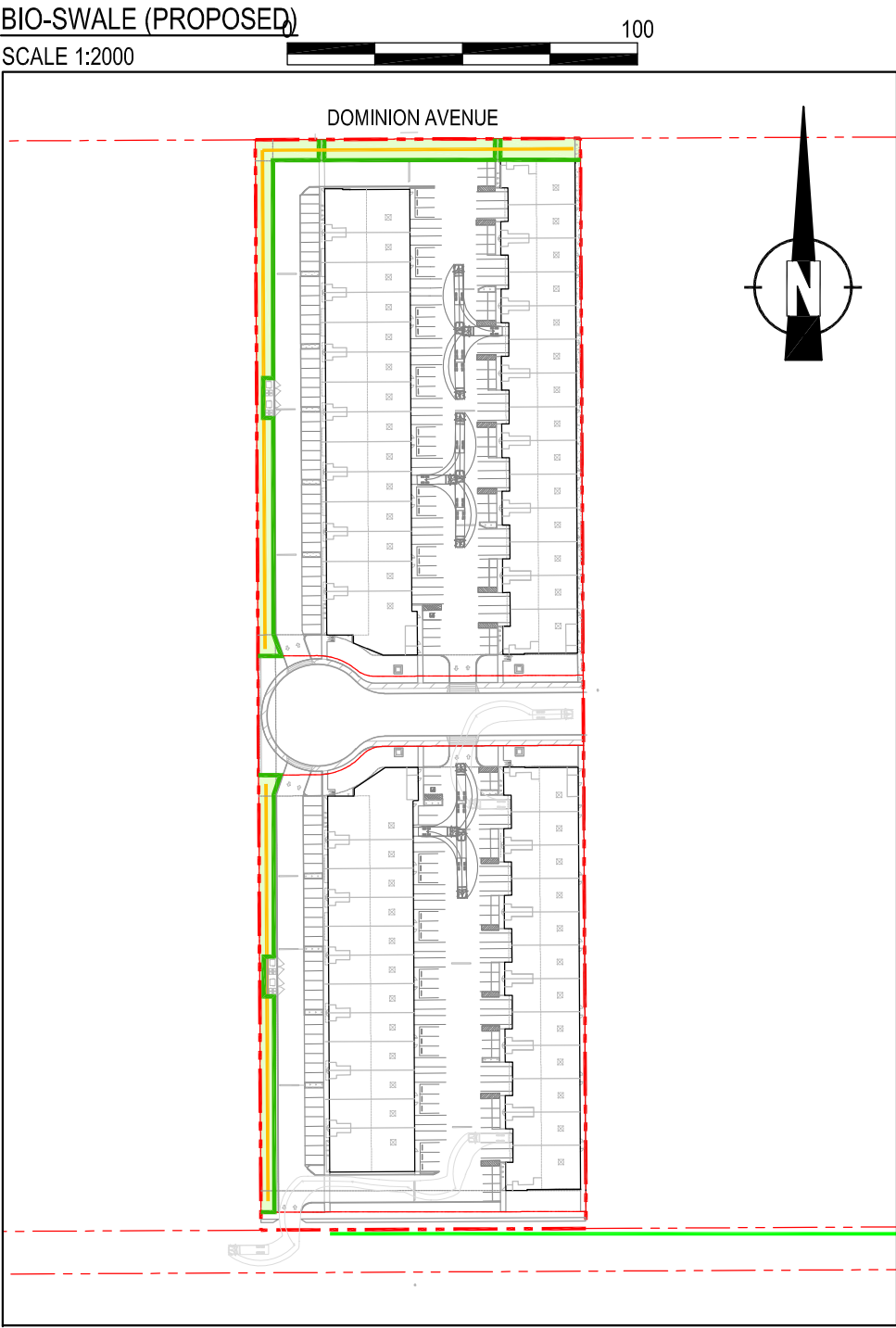
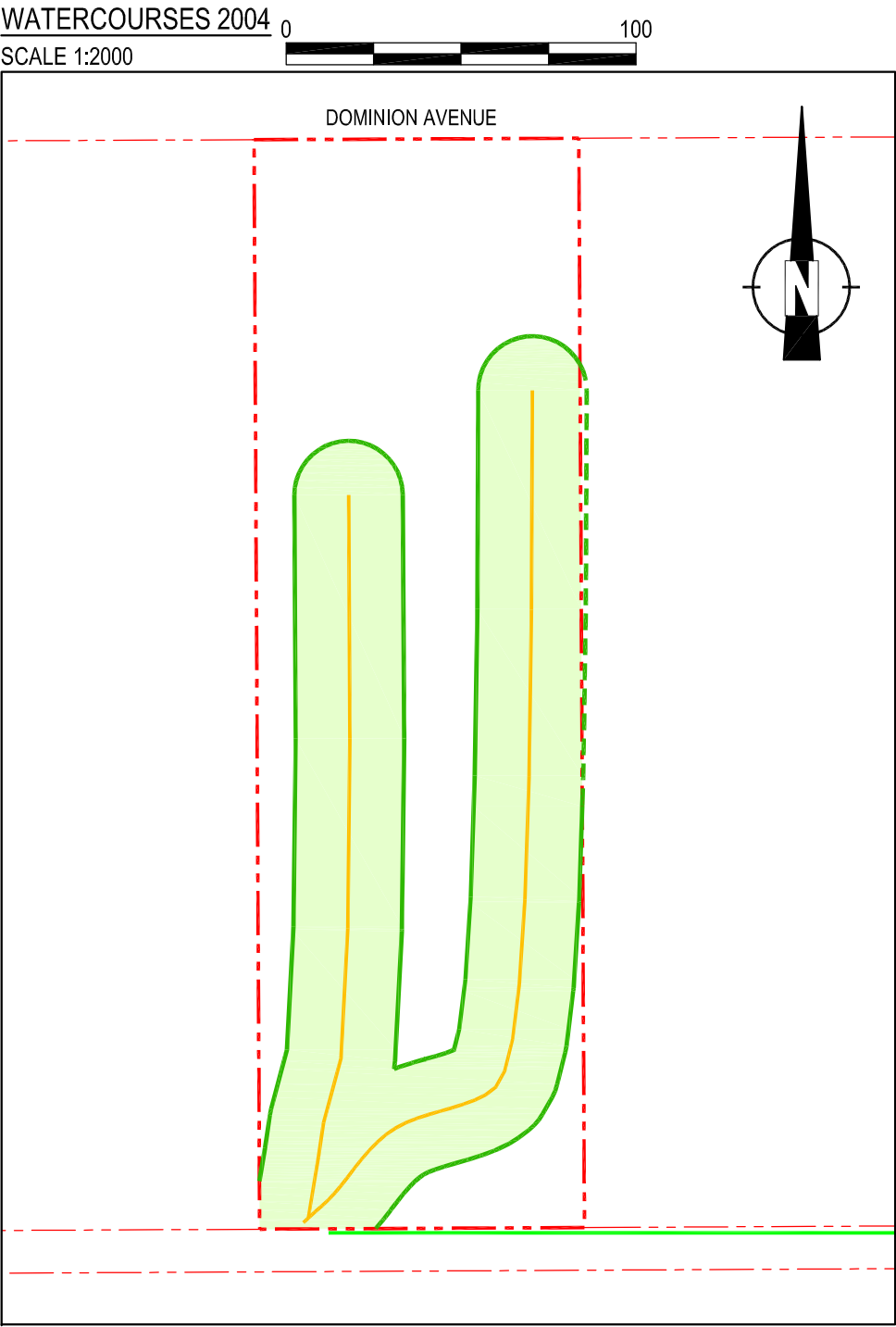


BIOSWALE

LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
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DATE: 2018-11-27 - 3:43pm
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LAYOUT: 1712-06-07



HABITAT AREAS

- Project Boundary
- Setback Boundary
- Pre-Development Area - 14,489 m²
- Bio-Swale Setback Area - 1,656 m²
- Deficit (Proposed Off-Site) - 12,833 m²

- REFERENCE DRAWINGS**
- Drawing No. 844-01-02, "Watercourses and Setbacks", April 12, 2004; Envirowest Consultants Inc.
 - Drawing No. 844-01-05, Rev. 07, "Dominion Triangle Habitat Compensation Strategy Watercourses and Setbacks", December 02, 2005; Envirowest Consultants Inc.
 - Drawing Nos. 1712-06-02 and 1712-06-03, Rev. 01, "North and South Bio-Swale Landscape Plan", October 17, 2018. Envirowest Consultants Inc.

CONWEST (SEABORNE) LP		 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	WATERCOURSE ANALYSIS														
930 DOMINION AVENUE Port Coquitlam, BC			<table><tr><td>DESIGN: IWW</td><td>DRAWN: SCM</td><td>CHECKED: IWW</td><td>REVISION: 01</td><td>REVISION DATE: November 27, 2018</td></tr><tr><td colspan="3">SCALE: As Shown</td><td colspan="2">DRAWING NUMBER:</td></tr><tr><td colspan="3">DATE: November 05, 2018</td><td colspan="2">1712-06-07 68</td></tr></table>	DESIGN: IWW	DRAWN: SCM	CHECKED: IWW	REVISION: 01	REVISION DATE: November 27, 2018	SCALE: As Shown			DRAWING NUMBER:		DATE: November 05, 2018			1712-06-07 68
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SCALE: As Shown			DRAWING NUMBER:														
DATE: November 05, 2018			1712-06-07 68														



February 27, 2019

CONWEST GROUP OF COMPANIES

Suite 250, 1311 Kootenay Street
Vancouver, BC, V5K 4Y3

Attention: Mr. Peter Woerler
Director, Construction and Asset Management

Dear Mr. Woerler,

RE: COST ESTIMATE – FOX CREEK HABITAT ENHANCEMENTS

Summarized below are the approximate costs associated with the proposed off-site habitat enhancements at Fox Creek in Port Coquitlam.

Project 1A – North of Davies Avenue (per original designs, attached)

Item	Quantity	Unit Cost	Total Cost
Survey/layout	L/S	\$5,000.00	\$5,000.00
Fox St. channel	90 m	\$700.00	\$63,000.00
Culvert at Davies Avenue	30 m	\$2,000.00	\$60,000.00
Driveway culvert	L/S	\$10,000.00	\$10,000.00
Fishway	L/S	\$25,000.00	\$25,000.00
Fox Park channel	60 m	\$500.00	\$30,000.00
Pond/wetland grading	250 m ²	\$200.00	\$50,000.00
Soil	250 m ³	\$35.00	\$8,750.00
Trees – No.5	39	\$100.00	\$3,900.00
Shrubs – No. 2	549	\$20.00	\$10,980.00
Groundcover/wetland – No. 1	1,203	\$15.00	\$18,045.00
Fencing	200	\$75.00	\$15,000.00
Temp. Irrigation System	L/S	5,000.00	\$5,000.00
Maintenance (general)	3	\$6,000.00	\$18,000.00
Maintenance (invasives)	5	\$5,000.00	\$25,000.00
Monitoring	5	\$2,000.00	\$10,000.00
Total (not incl. tax)			<u>\$357,675.00</u>

Project 1B – North of Davies Avenue (expanded landscape area within City-owned lots)

As above	L/S	\$339,675.00	\$357,675.00
Additional landscaping	L/S	\$100,000.00	\$100,000.00
Total (not incl. tax)			<u>\$457,675.00</u>

Project 2 – South of Davies Avenue

Item	Quantity	Unit Cost	Total Cost
Survey/layout	L/S	\$5,000.00	\$5,000.00
Culvert under RR tracks	30 m	\$5,000.00	\$150,000.00
Railway closure costs	L/S	\$50,000.00	\$50,000.00
New channel (incl. landscaping)	150 m	\$1000.00	\$150,000.00
Maintenance (general)	3	\$3,000.00	\$9,000.00
Maintenance (invasives)	5	\$3,000.00	\$15,000.00
Monitoring	5	\$2,000.00	\$10,000.00
Total (not incl. tax)			<u>\$389,000.00</u>

Combined, the estimated costs of these projects are \$846,675.00

Completion of these enhancement works would provide significant improvements to fish habitat at sites where utilization by species such as coho salmon and cutthroat trout could be expected. These projects would provide a reasonable replacement for the habitat proposed to be eliminated at 930 Dominion Avenue. The Dominion Avenue habitat has never been inhabited by salmonids. Based on the cost estimates provided above, enhancement costs of approximately \$66/m² would be attributed to the net habitat loss (12,833 m²) at the Dominion Avenue site.

Please contact me at 604-944-0502 or whyte@envirowest.ca should you have any questions.

Sincerely,
ENVIROWEST CONSULTANTS INC.

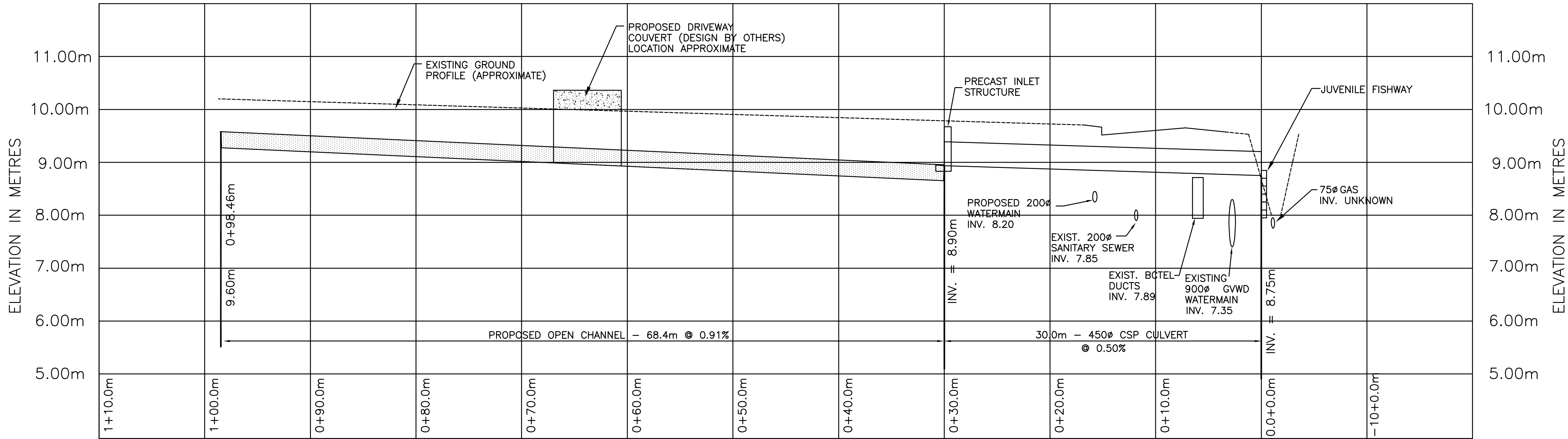


Ian Whyte, P.Ag.
Senior Project Manager

IWW
attach.

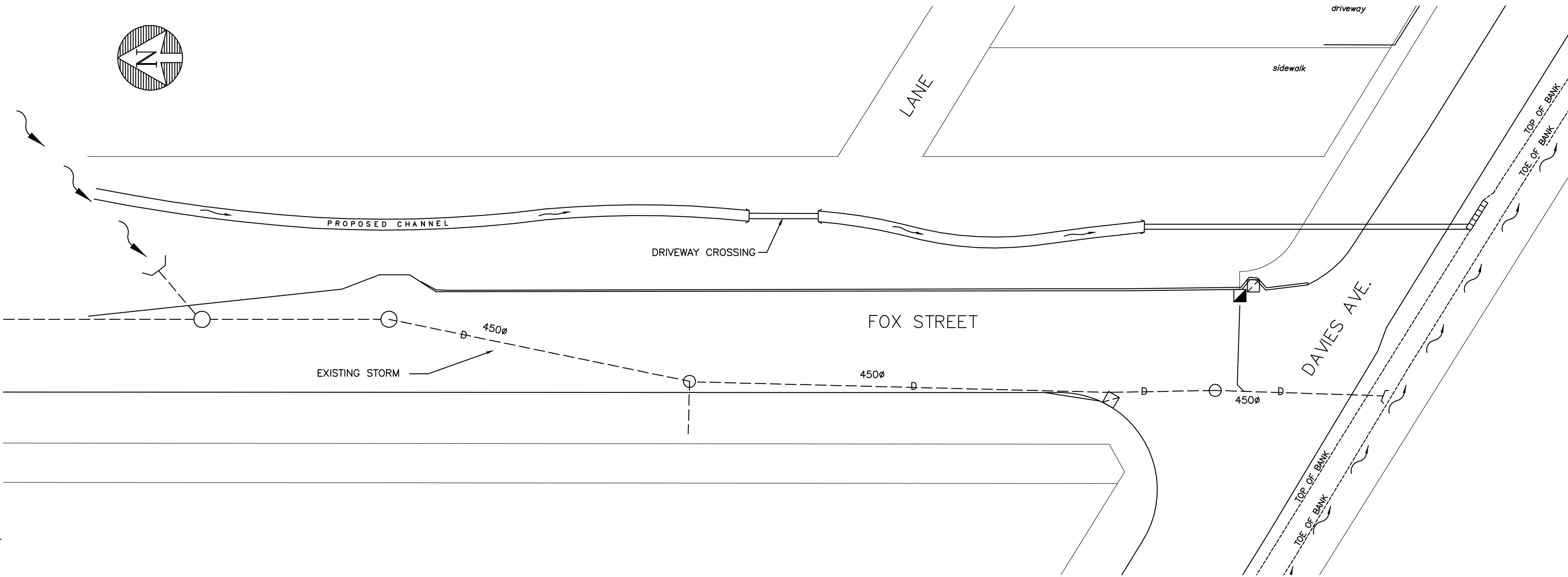
PROFILE

HORIZ. SCALE 1:250
VERT. SCALE 1:50



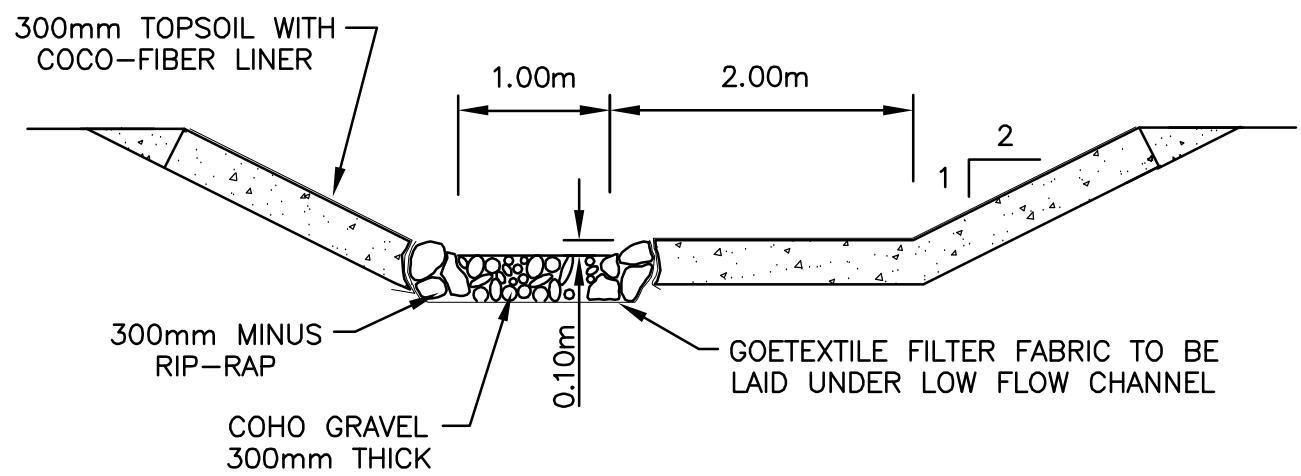
PLAN

SCALE 1:250



TYPICAL CHANNEL SECTION

SCALE 1:50



CARRERA PROPERTIES
VANCOUVER B.C.

CAULFIELD ESTATES PROJECT
PORT COQUITLAM B.C.

envirowest
ENVIRONMENTAL CONSULTANTS

ECL ENVIROWEST CONSULTANTS LIMITED
Suite 204 - 800 McBride Boulevard, NewWestminster, B.C. Canada V3L 2B8
phone: (604) 521-6500 fax: (604) 521-2208

FOX CREEK
DAYLIGHTING

DESIGN: JWB	DRAWN: IWW	REVISION: 00
SCALE: AS SHOWN	DRAWING NUMBER: 701-01-02	
DATE: APRIL 98		

PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	western hemlock	<i>Tsuga heterophylla</i>	3	1.2m container grown (min. no. 5 pot); densely branched; well established
	Sitka spruce	<i>Picea sitchensis</i>	2	1.2m container grown (min. no. 5 pot); densely branched; well established
	western redcedar	<i>Thuja plicata</i>	16	2.0m container grown (min. no. 7 pot); densely branched; well established
	vine maple	<i>Acer circinatum</i>	5	1.2m container grown (min. no. 5 pot); densely branched; well established
	Douglas fir	<i>Pseudotsuga menziesii</i>	2	2.0m container grown (min. no. 7 pot); densely branched; well established
	broadleaf maple	<i>Acer macrophyllum</i>	1	2.0m container grown (min. no. 7 pot); densely branched; well established
	cascara	<i>Rhamnus purshiana</i>	2	2.0m container grown (min. no. 7 pot); densely branched; well established
	Pacific dogwood	<i>Cornus nuttallii</i>	1	2.0m container grown (min. no. 7 pot); densely branched; well established
	bitter cherry	<i>Prunus emarginata</i>	2	2.0m container grown (min. no. 7 pot); densely branched; well established
	shore pine	<i>Pinus contorta</i> var. <i>contorta</i>	2	2.0m container grown (min. no. 7 pot); densely branched; well established
	western white pine	<i>Pinus monticola</i>	3	2.0m container grown (min. no. 7 pot); densely branched; well established
	mock orange	<i>Philadelphus lewisii</i>	1	no. 2 pot; densely branched; well established
	Indian plum	<i>Osmaronia cerasiformis</i>	30	no. 2 pot; densely branched; well established
	black twinberry	<i>Lonicera involucrata</i>	36	no. 2 pot; densely branched; well established
	Pacific willow	<i>Salix lasiandra</i>	30	no. 2 pot; densely branched; well established

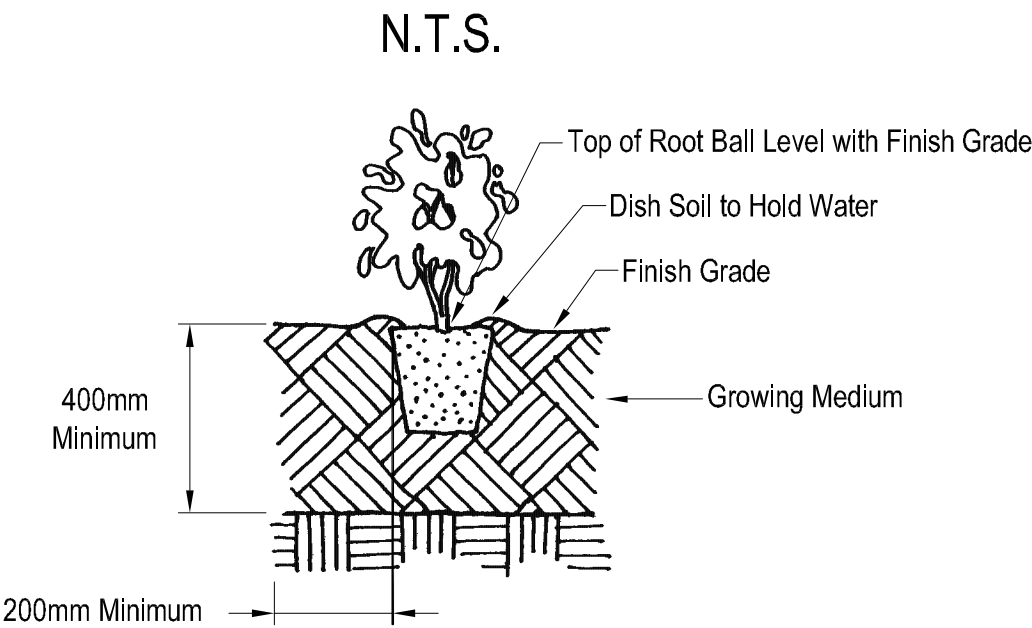
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	snowberry	<i>Symphoricarpos albus</i>	67	no. 2 pot; densely branched; well established
	Pacific crab apple	<i>Malus fusca</i>	4	no. 2 pot; densely branched; well established
	wild gooseberry	<i>Ribes divaricatum</i>	11	no. 2 pot; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	3	no. 2 pot; densely branched; well established
	high bush cranberry	<i>Viburnum edule</i>	13	no. 2 pot; densely branched; well established
	red huckleberry	<i>Vaccinium parvifolium</i>	22	no. 2 pot; densely branched; well established
	salmonberry	<i>Rubus spectabilis</i>	90	no. 2 pot; multi-stemmed; densely branched; well established
	red flowering currant	<i>Ribes sanguineum</i>	16	no. 2 pot; densely branched; well established
	black gooseberry	<i>Ribes lacustre</i>	19	no. 2 pot; multi-stemmed; densely branched; well established
	stink currant	<i>Ribes bracteosum</i>	11	no. 2 pot; densely branched; well established
	devil's club	<i>Oplopanax horridum</i>	3	no. 2 pot; densely branched; well established
	Pacific ninebark	<i>Physocarpus capitatus</i>	31	no. 2 pot; densely branched; well established
	black hawthorn	<i>Crataegus douglasii</i>	15	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	22	no. 2 pot; multi-stemmed; densely branched; well established
	red-osier dogwood	<i>Cornus stolonifera</i>	33	no. 2 pot; densely branched; well established
	Nootka rose	<i>Rosa nutkana</i>	32	no. 2 pot; multi-stemmed; densely branched; well established
	Saskatoon	<i>Amelanchier alnifolia</i>	6	no. 2 pot; densely branched; well established
	oceanspray	<i>Holodiscus discolor</i>	35	no. 2 pot; densely branched; well established
	sweet gale	<i>Myrica gale</i>	5	no. 2 pot; densely branched; well established
	Sitka mountain ash	<i>Sorbus sitchensis</i>	1	no. 5 pot; densely branched; well established
	beaked hazelnut	<i>Corylus cornuta</i>	7	no. 2 pot; densely branched; well established

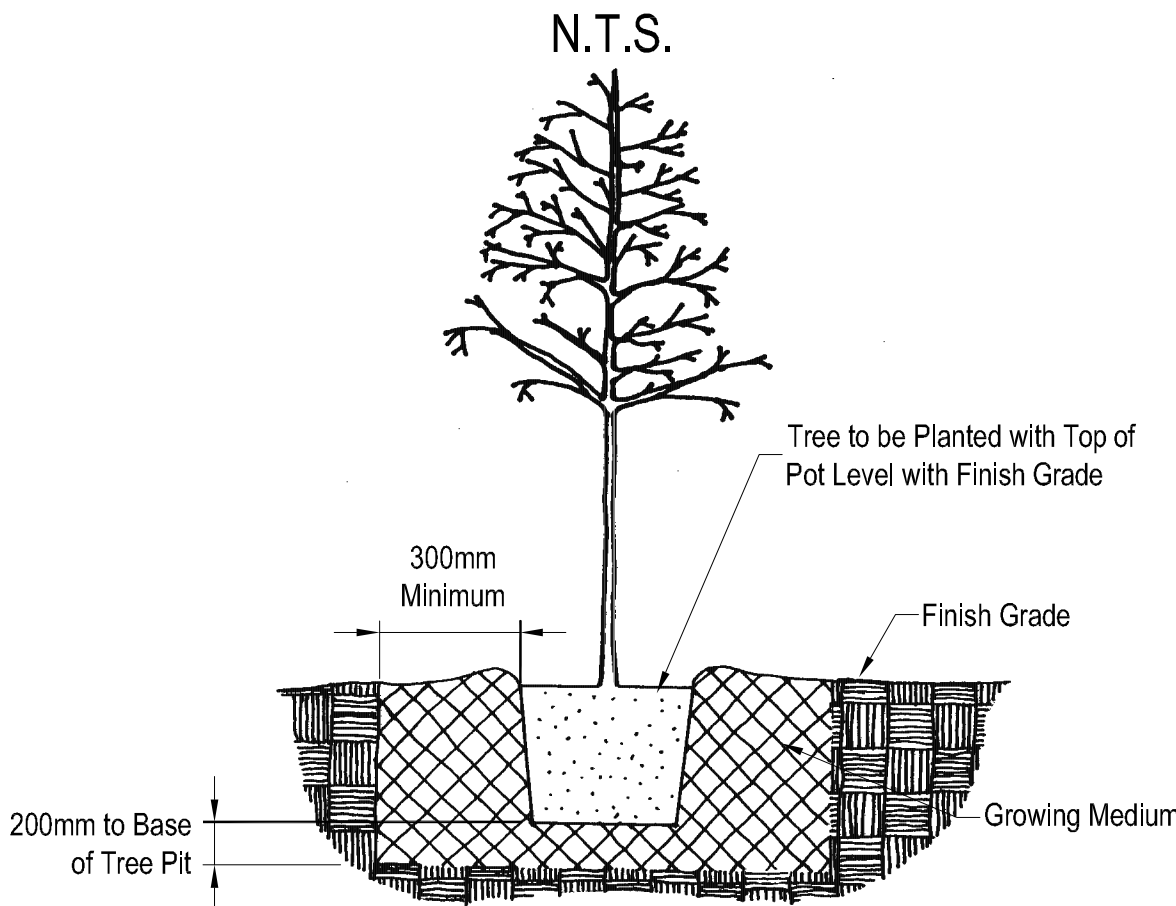
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	baldhip rose	<i>Rosa gymnocarpa</i>	2	no. 2 pot; densely branched; well established
	clustered rose	<i>Rosa pisocarpa</i>	4	no. 2 pot; densely branched; well established
	deer fern	<i>Blechnum spicant</i>	47	no. 1 pot; well established
	salal	<i>Gaultheria shallon</i>	55	no. 1 pot; multi-branched; well established
	dull Oregon-grape	<i>Mahonia nervosa</i>	21	no. 1 pot; well established
	trailing blackberry	<i>Rubus ursinus</i>	37	no. 1 pot; well established
	sword fern	<i>Polystichum munitum</i>	132	no. 1 pot; well established
	spiny wood fern	<i>Dryopteris expansa</i>	34	no. 1 pot; well established
	lady fern	<i>Athyrium filix-femina</i>	123	no. 1 pot; well established
	reed mannagrass	<i>Glyceria grandis</i>	36	no. 1 pot; well established
	skunk cabbage	<i>Lysichiton americanum</i>	19	no. 1 pot; well established
	woolly bulrush	<i>Scirpus cyperinus</i>	21	no. 1 pot; well established
	soft-stemmed bulrush	<i>Scirpus validus</i>	90	no. 1 pot; well established
	sawbeak sedge	<i>Carex stipata</i>	116	no. 1 pot; well established
	cattail	<i>Typha latifolia</i>	70	no. 1 pot; well established
	waterplantain/arrowhead	<i>Alisma Plantago-Aquatica/ Sagittaria latifolia</i>	30	no. 1 pot; well established
	false lily of the valley	<i>Maianthemum dilatatum</i>	37	no. 1 pot; well established
	small-fruited bulrush	<i>Scirpus microcarpus</i>	329	4 per m²; no. 1 pot; well established
	rootwad	Min. 15% composition of the following: <i>Tsuga heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Populus trichocarpa</i> <i>Acer macrophyllum</i>	8	min. stump Ø 400mm; min. root Ø 3.0m; Type 2
	woody debris		46	3.0m - 5.0m in length; 300mm Ø min.; min. 50% buried in ground

TYPICAL CONTAINER SHRUB AND No. 2 POT TREE PLANTING DETAIL



TYPICAL CONTAINER (No. 5 AND 7 POT) TREE PLANTING DETAIL



GENERAL LANDSCAPE SPECIFICATIONS

- All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by the provincial Ministry of Water, Land and Air Protection and the federal Department of Fisheries and Oceans.
- 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 to be inspected by Envirowest prior to placement.
- All blackberry (*Rubus discolor* and *R. laciniatus*) 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.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
- All western redcedar (*Thuja plicata*) must be of native stock; any cultivars, such as *T. plicata* var. *excelsa*, are not to be planted.
- The contractor is to provide one (1) year of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent one (1) year from planting. Replacement of dead stock may be required to fulfill this specification.

CITY OF PORT COQUITLAM
Port Coquitlam, BC

FOX PARK WETLANDS
Port Coquitlam, BC

envirowest
ENVIRONMENTAL CONSULTANTS

ECL ENVIROWEST CONSULTANTS LIMITED
Suite 130 - 3700 North Fraser Way
Burnaby, B.C. V5J 5J4
www.ecl-envirowest.bc.ca
voice: 604-451-0505
facsimile: 604-451-0557

LANDSCAPE SPECIFICATIONS AND DETAILS

DESIGN: PJW	DRAWN: NMG	CHECKED:	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER:	109-21-03
DATE: September 02, 2003				



April 11, 2019

CONWEST GROUP OF COMPANIES

Suite 250, 1311 Kootenay Street
Vancouver, BC, V5K 4Y3

Attention: Mr. Peter Woerler
Director, Construction and Asset Management

Dear Mr. Woerler,

RE: HABITAT COMPENSATION COSTS

In my letter to you dated February 27, 2019 I estimated the costs associated with habitat enhancement works at Fox Creek. That project would have created Class A habitat (accessible to salmonids), and involved a significant component of channel/wetland construction and engineered fish passage structures such as culverts and a fishway. The costs per unit area of created Class A habitat were relatively high given these factors. In my letter I also asserted that the net habitat losses associated with the property at 930 Dominion Avenue would, from a habitat productivity perspective, be adequately offset by the works at a project such as Fox Creek, given the historic lack of fish (i.e. Class B habitat) at the Dominion Avenue site. The total estimated cost of the Fox Creek works divided by the net habitat loss at the Dominion Avenue site equated to a unit cost of approximately \$66 per square metre.

In order to substantiate the unit cost of compensation habitat I have provided the following estimate of costs based on development of a more comparable habitat replacement project. The displaced Class B habitats were generally characterized as manmade ditches through farmland. Habitats included approximately 480 linear metres of channel (say 960 m²) within a total habitat area of 12,883 m². The riparian area would, therefore, have been 11,923 m². An estimate of costs to construct equivalent habitats is provided below. The estimate is based on a channel 1.0 m deep with 3:1 side-slopes. Land cost is not included.

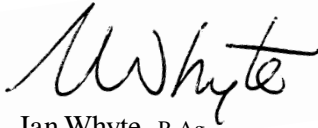
Item	Quantity	Unit Cost	Total Cost
Excavation/disposal	3,060 m ³	\$20	\$61,200.00
Rock/gravel placement	480 m ³	\$50	\$24,000.00
Topsoil	1,150 m ³	\$40	\$46,000.00
Soil prep./amend.	8,560 m ²	\$10	\$85,600.00
Landscaping	11,924 m ²	\$37	\$441,188.00
Monitoring (5 years)	5	\$2,500.00	\$12,500.00
Temp. Irrigation system	1	\$10,000	\$10,000.00
Maintenance incl. watering (5 years)	5	\$10,000	\$50,000.00
10% contingency			\$73,049.00
<u>TOTAL</u>			<u>\$803,537.00</u>

The unit cost based on this total estimate is approximately \$63 per square metre.

Please contact me at 604-944-0502 or whyte@envirowest.ca should you have any questions.

Sincerely,

ENVIROWEST CONSULTANTS INC.

A handwritten signature in black ink, reading "I Whyte". The signature is fluid and cursive, with the first letter "I" being a large, stylized capital letter.

Ian Whyte, P.Ag.
Senior Project Manager

IWW

RECOMMENDATION:

That Committee of Council approve Development Permit DP000366 to regulate a six-storey apartment development at 2331 Kelly Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application for the proposed development of a 30-unit, six-storey apartment building with two levels of parking at 2331 Kelly Avenue. The proposal fully conforms to the Zoning Bylaw and is designed to meet the City's design objectives and guidelines, including the creation of an attractive pedestrian realm. As such the development permit is recommended for approval.



Site Location on Kelly Avenue

BACKGROUND

The applicant, Vanstruction Properties Ltd., proposes to construct a 30-unit, six-storey apartment building on Kelly Avenue. The soon-to-be vacant 1,074m² (11,560ft²) site is located mid-block between Rowland Street to the west and Shaughnessy Street to the east, and in close proximity to parks, the downtown, schools, and transit. The subject site is flanked on the east by an older four-storey wood frame apartment building, and to the west by two newer single family houses.



Artist Rendering of Front (Kelly Avenue) and Rear (Lane) Façade

The Official Community Plan (OCP) designates the site as Apartment Residential. The OCP encourages multiple-family developments within this designation to be low to mid-rise in format with a design consistent with the form and character of existing development. The property is zoned RA2 (Residential Apartment 2). The site is included within the Downtown and Environmental Conservation development permit area designations of the OCP. The intensive residential design guidelines promote coordination of siting and building design; use of high quality cladding materials; consideration of the relationship between buildings and open areas; and, the overall visual impact of buildings and landscaping. The environmental conservation objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

Project Profile

	Bylaw Regulations (RA2) ¹	Proposed ²
Site Area minimum	930 m ²	1,074 m ²
Floor Area Ratio	up to 2.5	2.16
Dwelling Units	n/a	30
Adaptable Units	30%	30% (9 units)
Building Lot Coverage	60%	55%
Setbacks:		
Front (Kelly)	4.0 m	4.1 m
Rear (lane)	7.5 m	7.55 m
Interior side (east)	3.0 m	3.0 m
Interior side (west)	3.0 m	3.1 m
Underground Setbacks:		
Front (Kelly)	1.2 m	1.54 m
Rear (lane)	1.2 m	1.52 m
Interior side (east)	1.2 m	1.27 m
Interior side (west)	1.2 m	1.26 m
Building Height	30 m	23.3 m
Parking: Total	43	39
Resident	41	37
Visitor	3	3
Small Car	11 (25% max)	11 (25%)
Cash-in-lieu	4 (10% max)	4
Indoor Recreation Area (minimum)	60 m ²	61 m ²
Outdoor Recreation Area (minimum)	105 m ²	109 m ²

Project Description and Compliance with Development Permit Area Guidelines: The proposed apartment building includes 23 one-bedroom/one bedroom plus den units and 7 two-bedroom/two bedroom plus den units, varying in size from 54m² (584 ft²) to 97.7m² (1,052 ft²). This project was in process prior to Council's adoption of its family friendly housing policy and bylaw amendments.

The building design features the use of cladding materials that are both consistent with cladding materials in the area, i.e. bricks, as well as fiber reinforced cement paneling. The development displays a distinctive base, middle and top approach to the levels of the apartment through the use of materials, colours and stepping of the mass, creating visual interest and a balanced program. The appearance of the building's mass is further reduced

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

by having the upper floors stepped back from the lower 3 floors of the building and the inclusion of a hip roof between the 3rd and 4th floors. The design of the building features an identifiable entrance and distinct designs for each of the floors. The building base is composed of 2 levels of parkade: one located partially below grade and one located above grade. The parking levels are both accessed from the rear lane, with access provided via a dedicated drive lane to each of the levels. Three visitor parking stalls are located at grade at the rear of the building and are accessed directly from the lane. Overall, the scale and massing of the building addresses the design guidelines appropriately.

The landscape plan attached to the draft development permit includes 2 new deciduous trees (on site) and 2 required deciduous trees (off site, within the road right of way), as well as a variety of shrubs, grasses and perennials in the landscape planters along street frontages and over the parking level.

The project is designed to comply with the environmental conservation area designation. A complete list of conservation measures is provided in Schedule A of the draft development permit.

Variances to Zoning Bylaw Regulations

None

Off-site Improvements: This project requires off-site upgrades, including: paving and installation of new curb and gutter, street lighting, road drainage, street trees, and enhanced sidewalks along Kelly Avenue in keeping with greenway plans; extension of the storm sewer from Shaughnessy Street to the development site; undergrounding of the overhead wiring; and fully constructing the rear lane including storm drainage. A determination of the feasibility of undergrounding the overhead wiring would be made as part of the building permit approval.

DISCUSSION

The design of the proposed apartment and landscaping meets the intent of both the downtown design guidelines and environmental conservation designation. This application was in process prior to the introduction of the zoning bylaw amendments to require family-friendly units. Although discussions were held with the applicant regarding options to introduce more larger units, the design was sufficiently advanced that the applicant did not wish to make amendments. The building has 20% of the units that would qualify as family-friendly. The development would be an attractive addition to the downtown and staff recommend approval.

FINANCIAL IMPLICATIONS

Development Permit Application DP000366 - 2331 Kelly Avenue


The proposed parking payment in lieu of \$60,000 (\$15,000 per parking stall) will be transferred to the Parking Reserve.

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 DP000366.
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.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Location Map

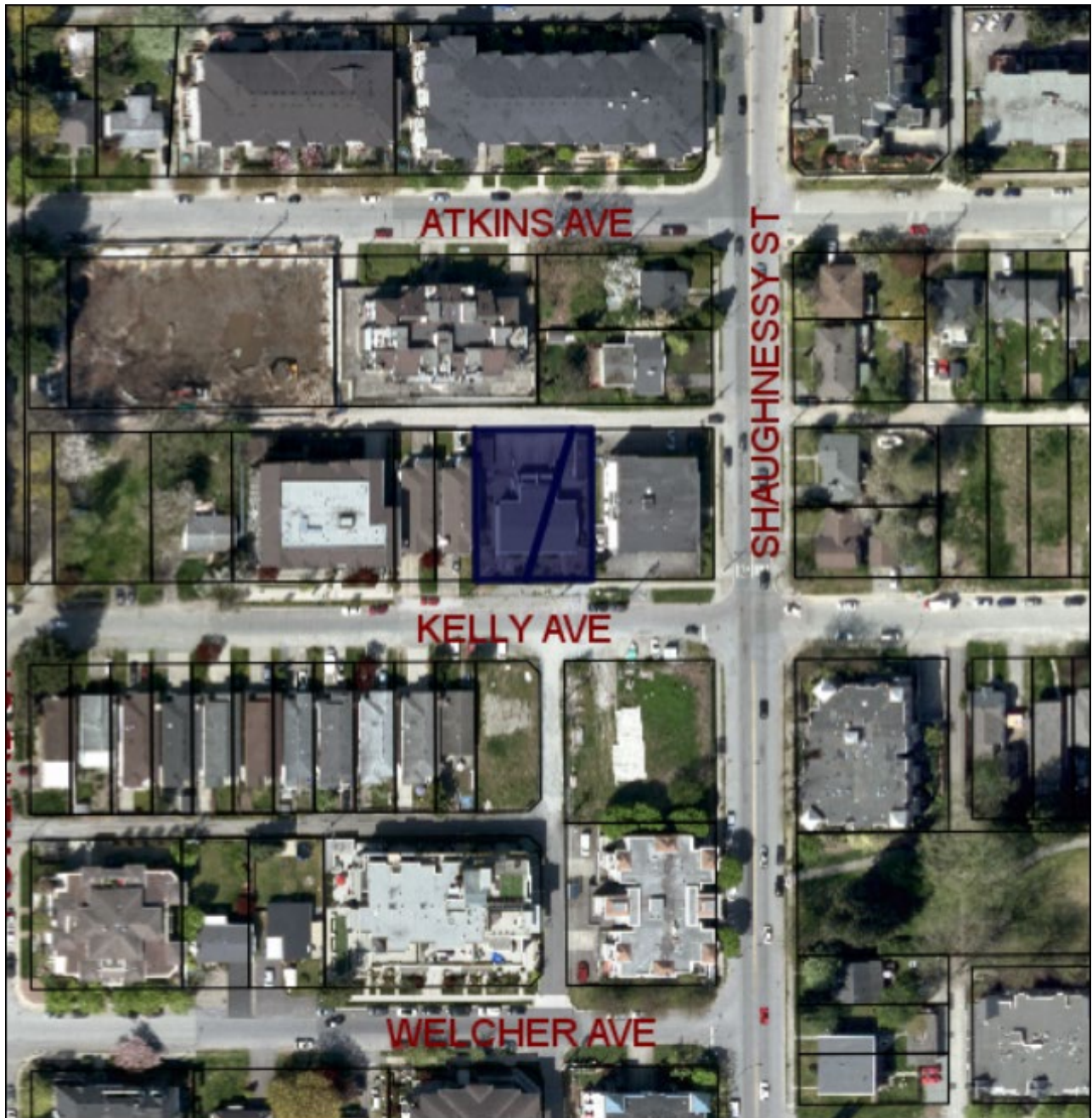
Attachment #2: Development Permit

Lead author(s): Chris Laing

CITY OF PORT COUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 2331 Kelly Avenue

FILE NO: DP000366



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000366

Issued to: Matthew Rai – Vanstruction Properties Ltd.

Address: #2901 – 1189 Melville Street
Vancouver, BC
V6E 4TB

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: 2331 Kelly Avenue

Legal Description: Lot 23 District Lot 289 Group 1 NWD Plan 2138
Lot 10 District Lot 289 Group 1 NWD Plan 2277

P.I.D.: 002-279-011
002-279-002

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 DP000366 (1) to DP000366 (14) 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 DP00066 (15) and DP000366 (16) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.

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

5. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount \$32,136 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)

2331 KELLY AVE.

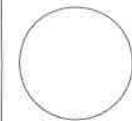
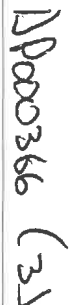


F
FARZIN
YADEGARI
ARCHITECT INC.
100 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T 778 349 4142 WWW.FYARCH.CA

DP000366 (1)



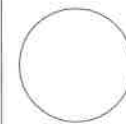
A-1.1

PROJECT:

SHEET NO:

A-2.1

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PROJECT	
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2331 KELLY

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F.Y. - HR.EB.

CHECKED BY: **Checker**

SCALE: $1/8" = 1'-0"$

DATE: 2019-03-28

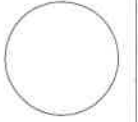
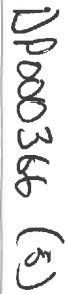
TITLE:

**FIRST LEVEL
PLAN**

SHEET NO:

A-2.2

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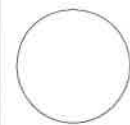
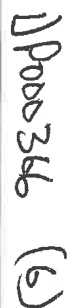
DATE: 2019-03-28

TITLE	VIEW
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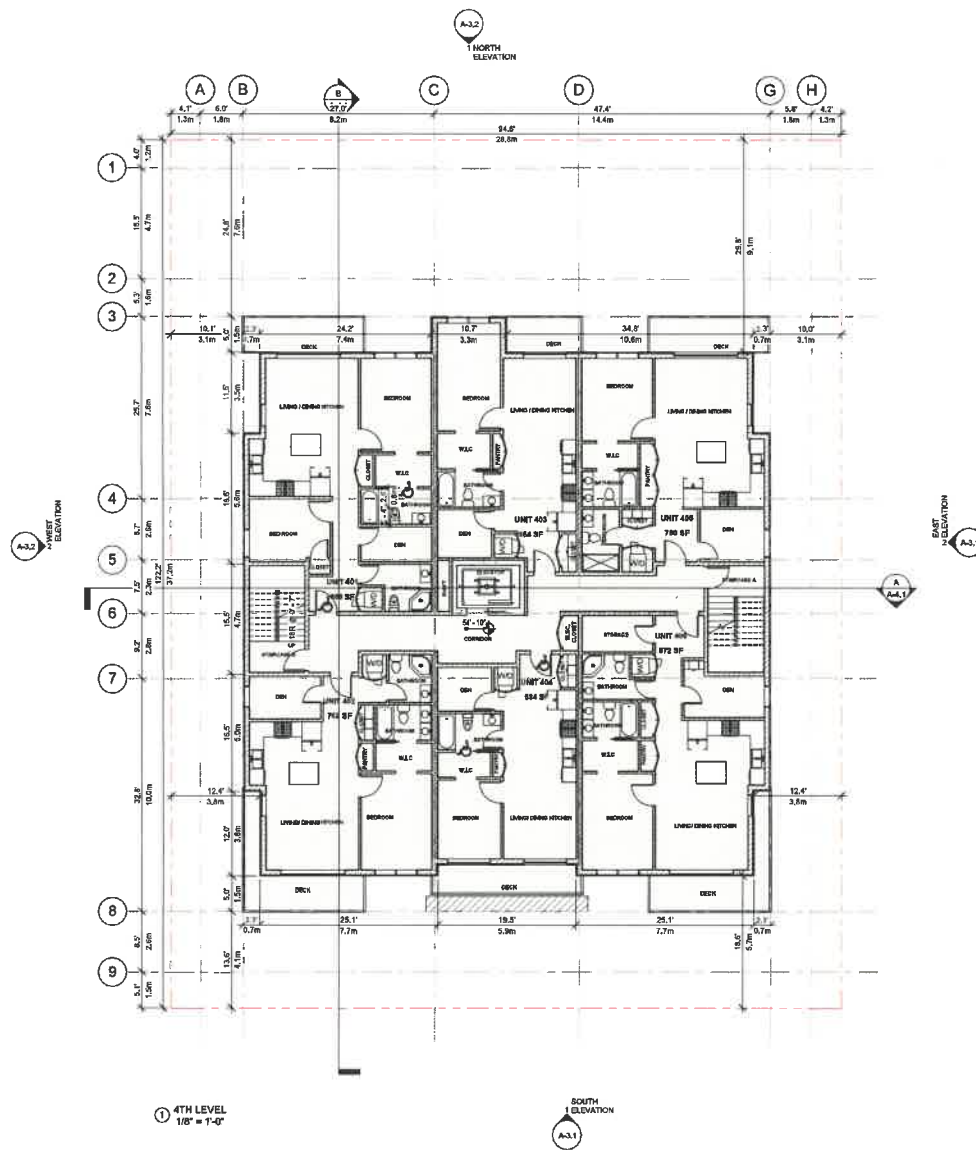
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TITLE

SHEET NO:

A-2.4

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PROJECT:

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SCALE: $1/8" = 1'-0"$

DATE: 2019-03-28

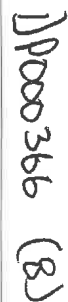
TITLE

4THLEVEL
PLAN

SHEET NO:

A-2.5

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PROJECT:

2331 KELLY

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DATE: 2019-03-28

TITLE

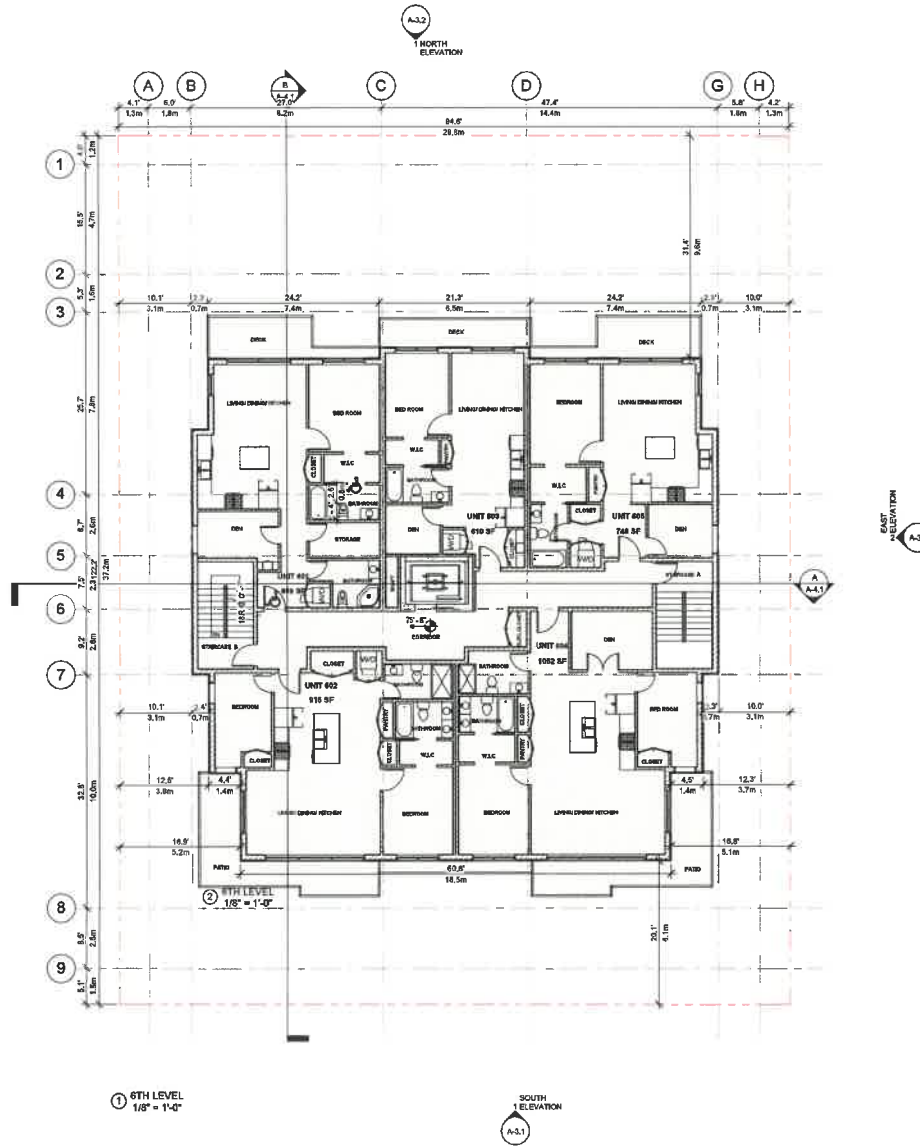
5TH LEVEL PLAN

SHEET NO:

A-2.6

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DP000366 (a)



No.	Date
OF REVISION	2019-03-27
OF REVISION	2019-05-06

PROJECT:

2331 KELLY

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SCALE: 1/8" = 1'-0"

DATE: 2019-03-28

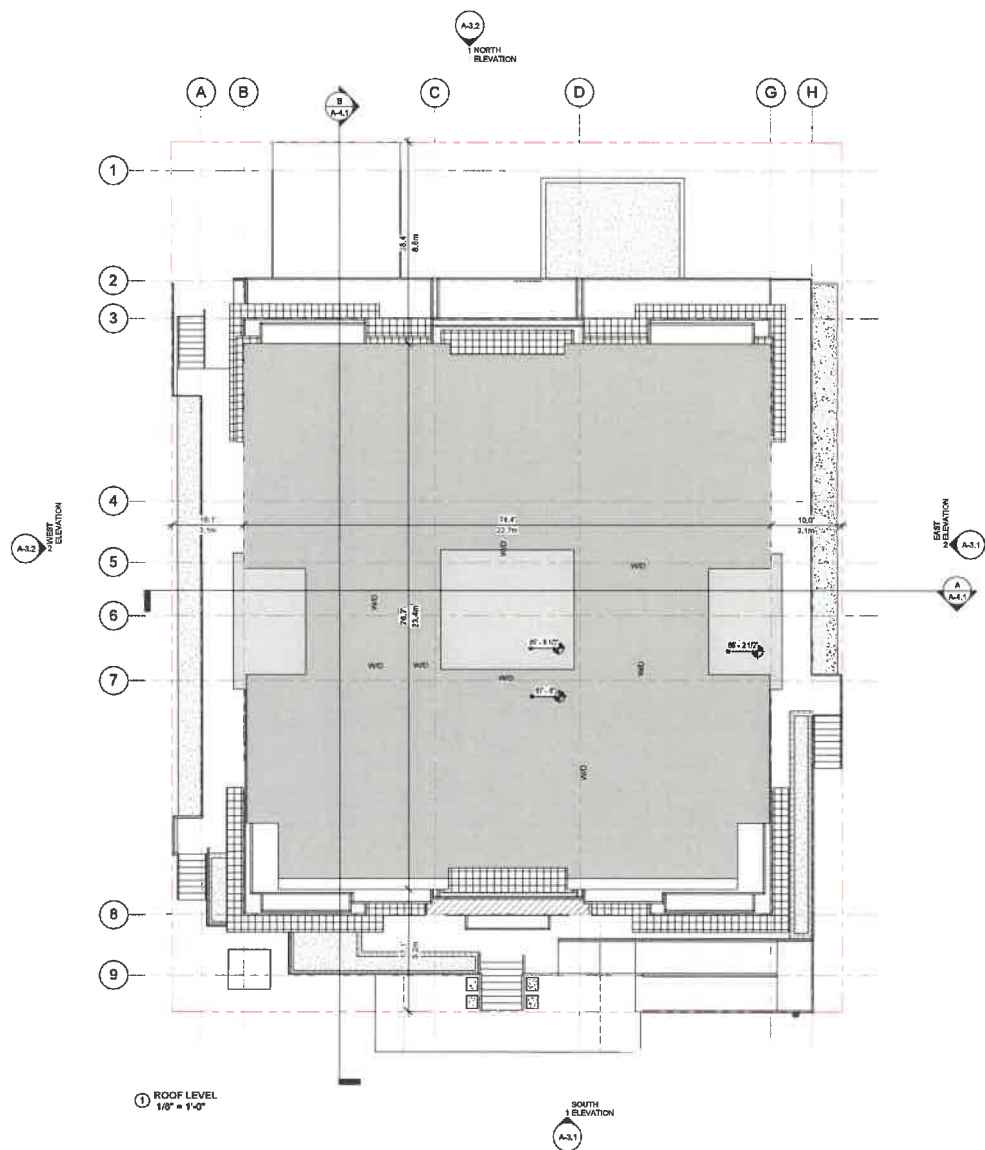
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6TH LEVEL PLAN

SHEET NO:

A-2.7

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PROJECT:

2331 KELLY

DRAWN BY:
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CHECKED BY: **Checker**

SCALE: $1/8" = 1'-0"$

DATE: 2019-03-28

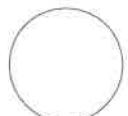
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ROOF LEVEL
PLAN

SHEET NO:

A-2.8

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No.	Date
DP REVISION	2019-03-27
DP REVISION	2019-05-06

PROJECT:
2331 KELLY

DRAWN BY:
F.Y. - HR.EB.
CHECKED BY:
Checker

SCALE:
1/8" = 1'-0"

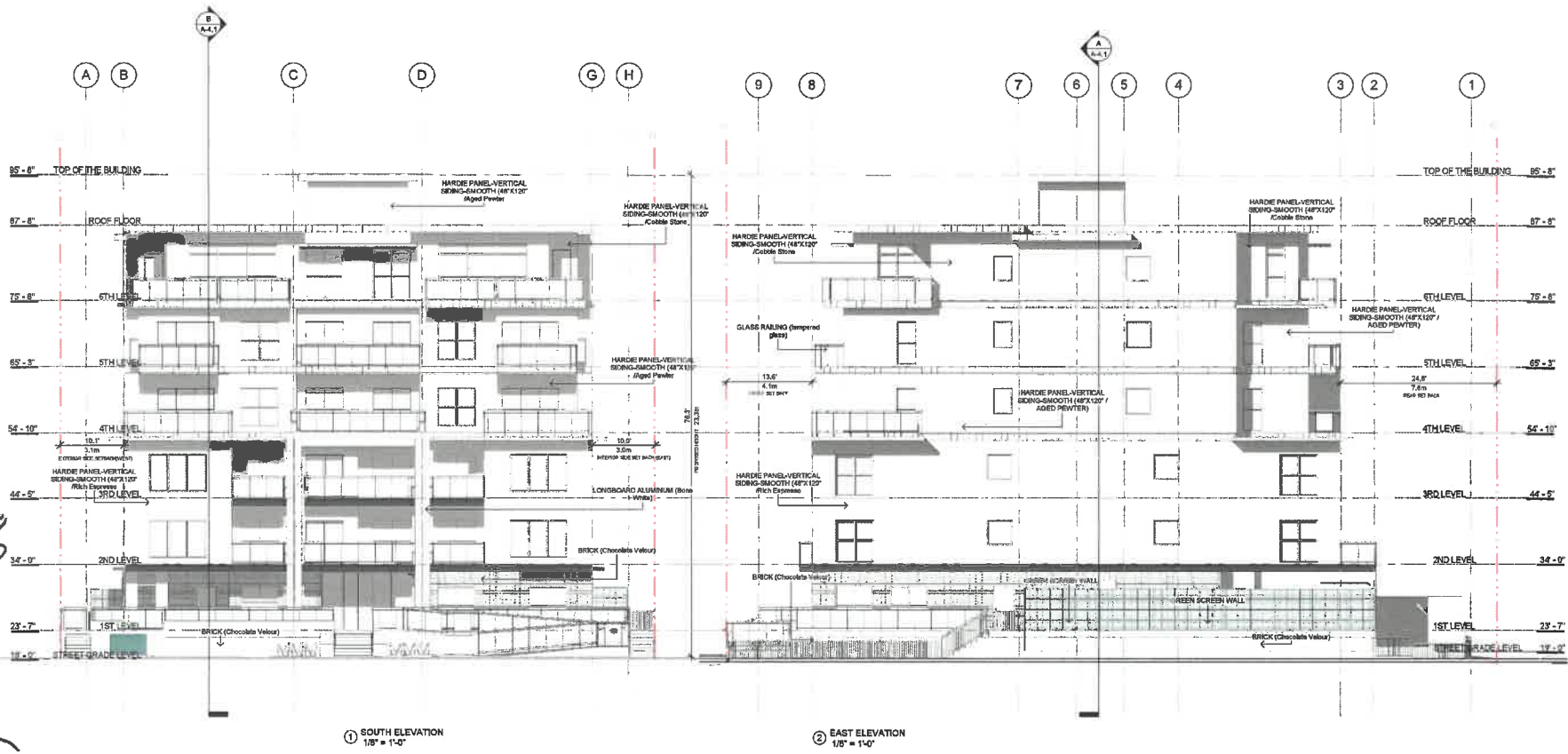
DATE:
2019-03-28

TITLE:
SOUTH & EAST ELEVATIONS

SHEET NO:
A-3.1

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DP000366 (11)



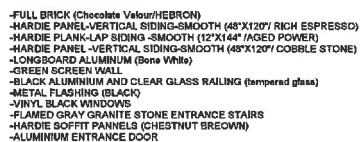
EXTERIOR FINISHES MATERIAL LIST:

- FULL BRICK (Chocolate Velour/HEBRON)
- HARDIE PANEL-VERTICAL SIDING-SMOOTH (48"X120" RICH ESPRESSO)
- HARDIE PLANK-LAP SIDING-SMOOTH (12"X144" AGED POWER)
- HARDIE PANEL-VERTICAL SIDING-SMOOTH (48"X120" COBBLE STONE)
- LONGBOARD ALUMINUM (Bone White)
- GREEN SCREEN WALL
- BLACK ALUMINUM AND CLEAR GLASS RAILING (tempered glass)
- METAL FLASHING (BLACK)
- VINYL BLACK WINDOWS
- FLAMED GRAY GRANITE STONE ENTRANCE STAIRS
- HARDIE SOFFIT PANELS (CHESTNUT BROWN)
- ALUMINUM ENTRANCE DOOR

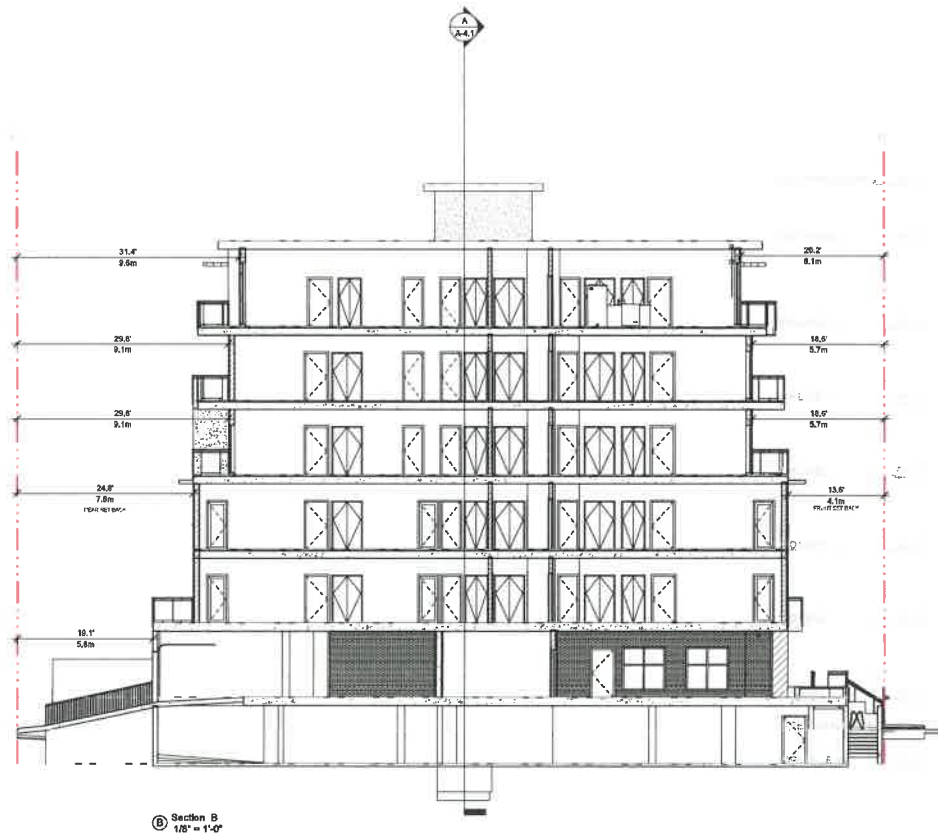
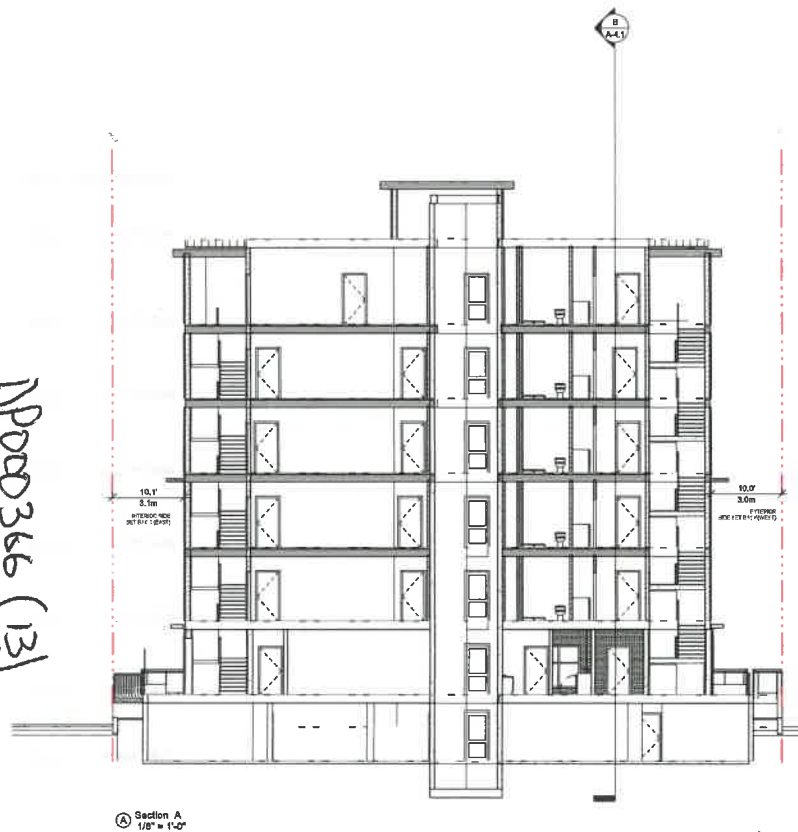
PROJECT:

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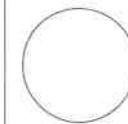
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ARCHITECTS INC.
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No.	Date
DP REVISION	2019-03-27

PROJECT:

2331 KELLY

DRAWN BY:
F.Y. - HR.EB.

CHECKED BY:
Checker

SCALE:
1/8" = 1'-0"

DATE:
2019-03-28

TITLE:
SECTION A&B

SHEET NO:
A-4.1

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An aerial photograph of a modern, multi-story residential building. The building features a mix of grey and white siding, large windows, and balconies with dark metal railings. It is situated in an urban environment with trees, other buildings, and a parking lot in the foreground. The sky is blue with scattered clouds.



A close-up photograph of horizontal siding, showing the texture and grain of the material. The siding is a light brown or tan color.

[illegible]

PROJECT:

2331 KELLY

DRAWN BY:
F.Y. - HR.EB.

CHECKED BY	Checker
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SCALE:

DATE: 2019-03-28

TITLE:

Rendering Main Entrance

SHEET NO:

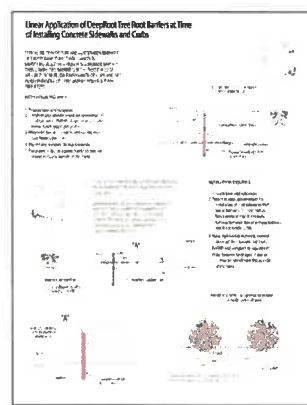
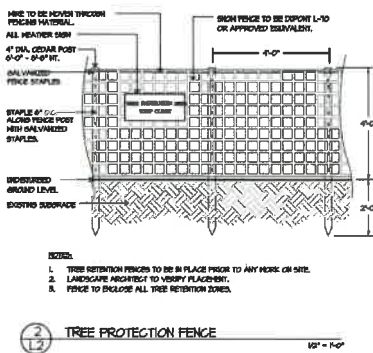
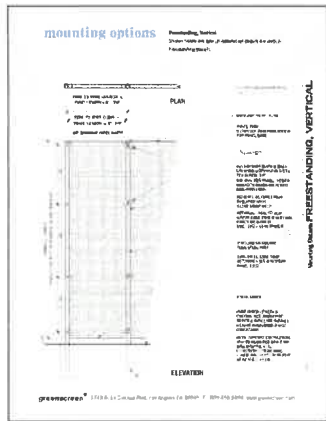
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NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BUREAU OF LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZE SPECIFIED AS PER PKIA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DESIRED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AND LANDSCAPE ARCHITECT IN CHARGE. ** REVIEW: REVIEW AND APPROVE PLANT MATERIAL SPECIFICATIONS. ** REVIEW: REVIEW AND APPROVE PLANT MATERIAL SPECIFICATIONS. PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF SALE. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

100



CONCRETE SLAB PAVING

PATTERN & COLOUR TBD
BY OWNER/ARCHITECT
PROVIDE SAMPLE PRIOR TO INSTALLATION



'URBAN FORM' UFPT6

FURNISHINGS
WISHBONE FURNISHINGS
SURFACE MOUNT ON HOUSEKEEPING SLAB, TO BE COORDINATED WITH STRUCTURAL AND ENVELOPE ENGINEER & ARCHITECT.
METAL: CARDINAL TEXTURE BLACK
PLANKS: REDWOOD



'URBAN FORM' UFSB5



'URBAN FORM' UFTR30



'URBAN FORM' UFBR35



CHAMAECYPARIS
'GREEN ARROW'



PRUNUS S.
'AMANOGAWA'



ZELKOVA S.
'GREEN VASE'



ACER P. 'BLOODGOOD'

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pmg
LANDSCAPE
ARCHITECTS

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 f: 604 294-0022

SEAL:

3	18-06-19	REVISIONS TO CITY	BI
2	18-06-19	ENTER NEW ARCH COMMENTS	BI
1	18-06-19	REV. PLS CITY COMMENTS	BI
NO.	DATE	REVISION DESCRIPTION	CHK.

CLIENT:

PROJECT:

APARTMENT BUILDING

2331 KELLY AVENUE
PORT COQUITLAM, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 18-JUN-01 DRAWING NUMBER:
SCALE: VARIES
DRAWN: BI
DESIGN: PCM
CHECK: PCM

L2

OF 2

18079-5-22P

PMG PROJECT NUMBER: 18-079

Amendment of Floor Area Ratio Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units

RECOMMENDATION:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to limit exempt floor area in a basement; restrict development below the flood construction level; and further regulate cooking, laundry and bathroom facilities in dwelling units.

PREVIOUS COUNCIL/COMMITTEE ACTION

March 26th, 2019 Council:

That Council direct staff to prepare a bylaw that would:

- Restrict exclusions for basements and areas below the floodplain in Floor Area Ratio calculations for single residential and duplex uses; and
- Limit the number and locations of kitchens, three-piece bathrooms and laundry facilities in single residential and duplex homes.

REPORT SUMMARY

This report brings forward recommendations responding to Council's motion directing staff to bring forward bylaw amendments pursuant to s.463 of the *Local Government Act* to address immediate concerns related to new single residential and two-family (duplex) buildings. The following amendments to current zoning regulations are recommended:

- (1) that the current exclusion of any area within a basement from the floor area ratio calculation be amended to impose a maximum exemption of a 0.15. This amendment is intended to address concerns related to multiple suites within basements as well as the greater bulk of buildings resulting from home builders maximizing exempt square footage;
- (2) that permitted areas within a dwelling located within the flood plain and below the habitable floor elevation be restricted to address two major concerns:
 - a. areas below the habitable flood elevation being converted to habitable uses despite the area being identified as vulnerable to potential flooding, and
 - b. the increased impact of large buildings due to the floor area ratio exemption applying to all space below the flood construction level; and,
- (3) that new definitions be added to define and restrict kitchens, accessory kitchens, bathrooms and laundry facilities to help avoid easy conversion of dwellings to include unauthorized suites that are additional to the permitted principal dwelling unit and secondary suite.

BACKGROUND

The policies of the Official Community Plan promote the design and construction of new buildings and landscaping within established neighbourhoods to fit with the established neighbourhood context. As changes occur to the nature of new homes being built in these neighbourhoods, from

Amendment of Floor Area Ratio Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units

time to time the City needs to amend its regulations to ensure the overall policy continues to be met.

Initially, neighbourhoods were comprised of relatively modest homes on relatively large lots and few homes included secondary suites. However, when this began to change in the late 1990s with larger homes being constructed the City introduced a floor area ratio restriction to relate the size of the home to the size of the lot and limit house size to 50% of the lot area. At that time, the City also amended its bylaws to permit secondary suites within single residential dwellings, recognizing the increasing value of this use as a “mortgage helper” as well as providing for rental accommodation within established neighbourhoods.

The current situation is that homes are now being constructed to the maximum square footage allowed by the Zoning Bylaw's floor area ratio and builders are maximizing the spaces that are exempt from being included in this calculation. Many homes are also being designed for easy conversion to include not only a permitted secondary suite (in single residential buildings) but also an additional unauthorized suite (in both single residential buildings with a secondary suite and in duplex buildings), after the building permit and inspection processes are complete. This situation contravenes both the City's zoning regulations and the BC Building Code. It is resulting in significant neighbourhood impacts including very large new homes incompatible within the established context, substantial on-street parking demand, and extensive paving of front and rear yards and boulevards to accommodate additional vehicles. The higher density is not supported by amenities such as sidewalks and street lighting, which are not required for local streets in established residential areas intended for single and two family homes. There are also safety concerns related to the unauthorized construction.



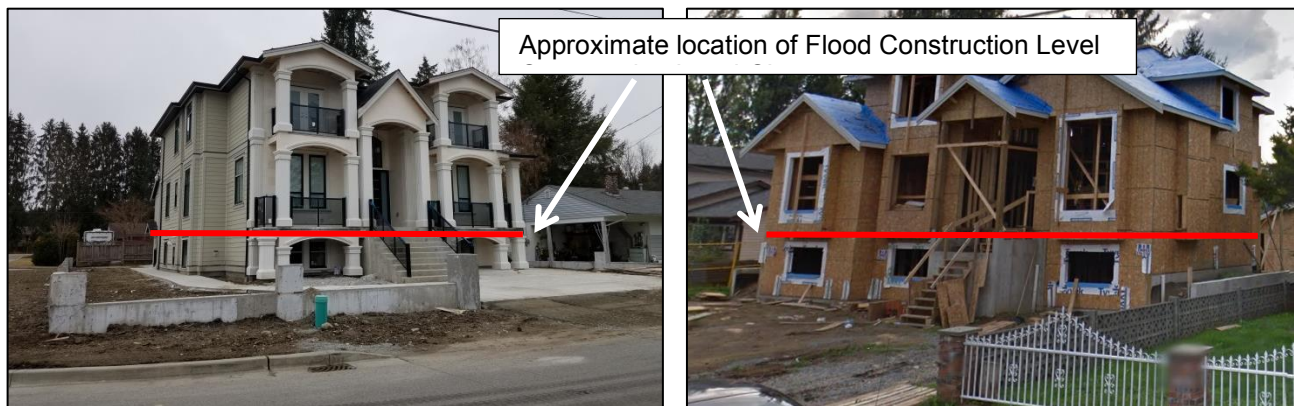
Example of new houses in an established neighbourhood

Two of the three new homes shown on the above image are designed to include an authorized secondary suite conforming to current regulations. In addition, the homes have a separate recreation room within the basement that includes a bar sink and additional outdoor access. These

Amendment of Floor Area Ratio Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units

features could easily facilitate conversion to an unauthorized suite if an owner adds a fridge and stove once inspection processes are complete.

The Zoning Bylaw restricts homes in the flood plain to having habitable floor space located above the flood construction level, which can be as much as 7 or 8 feet above a site's natural grade, and only includes habitable space in its calculation of the floor area ratio. The bylaw further defines habitable floor areas to include bedrooms, kitchens and living rooms. The space below the habitable construction level may include bathrooms, garages, utility rooms, mechanical rooms and entry foyers and there are no restrictions on building elements such as windows and doors to this non-habitable and exempt space. Over time, many (if not most) property owners convert this non-habitable space to include habitable rooms and, often, unauthorized suites.



The BC Building Code sets specific regulations for secondary suites in single residential dwelling but it does not allow for any more than one suite. Under the Code, a building must be built to a higher standard if it includes more than the two permitted dwelling units (i.e., the principal residence and one suite). There is no consideration currently being given by the Province to allow for any more than one suite in a single residential unit without meeting the higher Code standard due to safety concerns. The National Building Code sets regulations for secondary suites within a duplex and several municipalities are now allowing for this use within their duplex areas, some on a pilot basis. To date, allowing for secondary suites has not been proposed for Port Coquitlam but it is anticipated consideration will be given to this option in the upcoming review of townhouse-designated areas.

The City currently has 9,980 properties zoned to permit single-residential development and 273 for duplex development. Of these properties, 21% (2,198) are located in the flood plain. 2,986 of the single residential homes are estimated to have one secondary suite, a use which is permitted by the Zoning Bylaw and BC Building Code. It is not known how many single residential homes have been altered to include two or more secondary suites or how many duplexes contain suites, neither of which are permitted by the City or the Code. An analysis of the building permits indicated that of 36 building permit applications received in 2018, 89% (32 of the 36 applications, including one

Amendment of Floor Area Ratio Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units

duplex) were designed to easily facilitate conversion to include unauthorized additional suites. Of the four building permit applications for dwellings in the floodplain processed in 2018, three were designed to easily facilitate conversion of the non-habitable space to one or more additional suites.

PROPOSED BYLAW AMENDMENTS

(1) Limit the Floor Area Ratio Exemption for areas within a basement:

The maximum size of a house is currently determined by carrying out a calculation of the permitted floor area ratio. The Zoning Bylaw sets a maximum floor area ratio in residential areas of 0.5, which means the dwelling can have a floor area which is 50% of the lot area. It further allows for the following exemptions:

- 46 m² (495 sq.ft.) of floor area for a garage or carport, and, in the case of a property with a coach house, an additional 23m² of floor area for a garage or carport;
- Floor area below the habitable floor elevation;
- Any floor area comprising a basement; and
- Balconies, decks, and areas within underground structures.

A basement is defined as a floor level that is more than 50% below the finished grade, resulting in the main floor of the house approximately 4' above the finished grade. A crawl space is also not included in a floor area ratio calculation.

It is proposed that the amount of basement floor area that can be excluded from the floor area calculation be amended to limit this exemption to 0.15 times the lot area. This amendment would still allow a builder to construct a sizable basement, but any additional space in the basement would be included as part of the total permitted floor area. This amendment will continue to relate house size to lot size, continue to accommodate a secondary suite, and better distribute floor area (reducing building massing) while not limiting design options.

The rationale for the proposed amendment, compared to other potential changes to current regulations, is that it best addresses the concern related to multiple illegal suites in basements, where most unauthorized suites are located. The amendment does not restrict basements from being constructed, but requires that any floor area which exceeds the exemption of 0.15 times the lot area must be counted. For comparison, this approach is similar to that taken for a garage. An owner may build as large of a garage as desired but any floor area which exceeds the exemption must be counted. It also avoids penalizing residents who may not wish to include a basement if, for example, the selected option to address the concern was to reduce the permissible floor area ratio.

The following table illustrates the potential impact of the proposed amendment:

Amendment of Floor Area Ratio Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units

Example of Homes with basements	Lot area and dimensions	Current and proposed total floor area ¹	Current exempt basement area (example) ²	Proposed exempt basement area
Small lot	4,026 sq. ft. lot (33 ft x 122 ft)	2,013 sq. ft.	1,007 sq. ft.	604 sq. ft.
Large lot	7,808 sq. ft. lot (64 ft x 122 ft)	3,904 sq. ft.	1,952 sq. ft.	1,171 sq. ft.
Duplex	7,198 sq. ft. lot (59 ft x 122 ft)	3,959 sq. ft.	1,980 sq. ft. (990 sq.ft./unit ³)	1,080 sq. ft. (540 sq.ft./unit)

(2) Limit spaces within the building that are below the flood plain elevation:

The Zoning Bylaw defines a habitable room as a room whose ordinary use involves the presence of people other than a bathroom, garage, utility or mechanical room, and entry foyer. No habitable room may be located below the habitable floor elevation, which is defined to mean the flood construction level set by a Schedule to the Zoning Bylaw. The habitable floor elevation can be as much as 7 or 8' above natural grade.

The primary issue associated with buildings in the flood plain occurs when owners convert non-habitable space below the flood construction level to a secondary suite or other habitable space. This increases the potential damage which could occur should the City experience a flood as well as creates a level of vulnerability for persons who may be living in space below the flood plain elevation.

The amendments proposed to address this concern are:

- to restrict the number and size of non-habitable rooms located below the flood construction level to:
 - one entry foyer up to 10m² (107 ft²) in size and
 - one mechanical and/or utility room with no more than one set of laundry facilities of up to 7m² (75 ft²) in size
 and to include these spaces in the floor area ratio calculation (remove the current exemption);
- to allow for one garage up to 46m² (495 ft²) in size, which would continue to be exempt from the floor area ratio calculation;

¹ Based on a maximum floor area ratio of 0.50 for single family homes and 0.55 for duplexes; not including exempt space for a garage.

² This calculation assumes that the size of the basement would be the same as the size of the main floor and that the main floor and second floor would be of equal sizes, for illustrative purposes. The total amount of exempt basement space could be larger than illustrated if, for example, a building had a large main floor and small second floor.

³ Assumes equal distribution between units

Amendment of Floor Area Ratio Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units

3. to restrict all other spaces within the building below the flood construction level to that of a crawl space with a floor to ceiling height of no more than 1.5m (5 ft.); and,
4. to not permit windows or external door openings in a crawl space area.

(3) Limit ancillary kitchens, bathrooms and laundry facilities:

The Zoning Bylaw defines a dwelling unit as “a self-contained suite of rooms used or intended to be used as a residence by one family and containing both cooking and sanitary facilities”. The Bylaw does not define or limit what constitutes cooking and sanitary facilities. The review of building permit applications has revealed that some developers are proposing to include multiple facilities, a proposal that facilitates future conversion of the dwelling unit to include multiple suites.

To address this situation, the following changes are recommended:

1. Define cooking facilities as including a food preparation area with a sink and appliance for the heating and cooking of food (stove) and ancillary cooking facilities as including a food preparation area with an appliance for the heating and cooking of food which can only be accessed from a cooking facility.
2. Limit the number of permitted cooking facilities to one per dwelling unit (i.e., one in a principal residence and one in a secondary suite) and limit ancillary cooking facilities to one per cooking facility.
3. Define sanitary facilities as including a sink, toilet and shower or bath within a room or connecting rooms and limit in a basement to one sanitary facility.
4. Define laundry facilities as including appliances for cleaning, rinsing or drying of textiles which is principally designed for use within a domestic environment and limit laundry facilities to one per dwelling unit.

FINANCIAL IMPLICATIONS

The proposed bylaw changes would not impact the City's current practice of billing for secondary suites. The City currently bills water, sewer and solid waste fees for any secondary suites that exist including dwelling units that are not permitted under, or do not comply with, the Building Code or a City bylaw (such as the Zoning Bylaw or Building and Plumbing Bylaw). The charge imposed on a property reflects the actual use of the property from a utility consumption standpoint only. The City's inclusion of unlawful dwelling units in the calculation of such charges does not constitute City approval of such a dwelling unit, nor does it affect or limit the City's powers to enforce its bylaws with respect to such a dwelling unit.


Amendment of Floor Area Ratio Exemptions, Development below the Flood Construction Level, and Facilities in Dwelling Units

PUBLIC CONSULTATION


The public would be formally consulted through the public hearing process for the bylaw amendments. Associated with the bylaw amendment process, staff intend to provide public information and focused information for builders that will help create an enhanced understanding of secondary suite and flood plain regulations as well as the information on the proposed bylaw amendments.

OPTIONS


Basement exemption

#	Description
1 	Introduce the recommended floor area exemption of 0.15
2	Request staff bring forward a different proposal to address concerns related to large basements
3	Determine that no change is required to the current exemption

Area below the Flood Construction Level

#	Description
1 	Restrict to crawl space with no windows or doors plus garage, utility room and entry foyer and include utility rooms and the entry in the floor area ratio
2	Request staff bring forward a different proposal to address concerns related to habitable areas being located below the flood construction level
3	Determine that no change is required to the current regulations

Facilities

#	Description
1 	Introduce the recommended definitions for kitchens, accessory kitchens, bathrooms and laundries
2	Request staff bring forward a different proposal to address concerns related to easy conversion of units to multiple suites due to multiple facilities
3	Determine that no change is required to the current regulations

Lead author(s): Bryan Sherrell, Jennifer Little

Contributing author(s): Shawn Hagan

Tri-Cities Homelessness & Housing Task Group Funding Request

RECOMMENDATION:

That Committee of Council approve the funding request of Tri-Cities Homelessness & Housing Task Group for \$4,100 from accumulated surplus to fund the part-time Task Group Coordinator position; and

That the 2019 Financial Plan be amended accordingly.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the February 20, 2018, Finance & Budget Committee meeting, the following motion was passed:

That \$4,100 from accumulated surplus be included in the 2018 Financial Plan for the Tri-Cities Homelessness & Housing Task Group to hire a paid part-time Task Group Coordinator and;

That funding for future years be considered on an annual basis.

REPORT SUMMARY

The Tri-Cities Homelessness & Housing Task Group has requested continued funding from Cities of Coquitlam, Port Coquitlam, and Port Moody to support paying a part-time Task Group Coordinator (request attached). The funding request to each city is based on the Simon Fraser Formula.

BACKGROUND

The Tri-Cities Homelessness & Housing Task Group is a community homelessness table with a mission to make homelessness rare, brief, and one-time. The Task Group counts amongst its accomplishments starting a Tri-Cities cold and wet weather mat program as well as an extreme weather response shelter, and was a key player in attracting funding for a permanent shelter and transitional housing facility in Coquitlam.

In 2018 both volunteer co-chairs of the Tri-Cities Homelessness & Housing Task Group retired (Sandy Burpee and Bill Briscal). Mr. Burpee approached the Tri-Cities for funding in support of recruiting a new coordinator to carry out ongoing work for the task group. The contributions are based on the Simon Fraser Formula which is 50% of cost based on 2016 Census populations and 50% of cost based on Statement of Assessment for general purposes. All three cities approved the funding for a period of one year in order to assess the effectiveness of this model. Under the leadership of the new coordinator, the Task Group has continued to advocate for vulnerable populations and provide support to projects that meet community need. The Task Group will now

Tri-Cities Homelessness & Housing Task Group Funding Request

be guided by an updated strategic plan that identifies roles in identifying and coordinating service needs, housing, relationship building, education and ensuring the sustainability of the group. Representatives on the Task Group from Port Coquitlam include Councillor Nancy McCurrach and Meredith Seeton, Planner.

DISCUSSION


The attached request for annual funding includes the Task Group's mission, newly revised Strategic Plan, a list of participating organizations, Task Group accomplishments, and the job description for the Task Group coordinator. The Task Group has been very effective in facilitating information sharing across service agencies and municipal partners. It is a cost-effective model that works well for addressing these multifaceted social issues. It is recommended the city continue to support this initiative by providing funding for 2019.

FINANCIAL IMPLICATIONS

\$4,100 is available in accumulated surplus to support this initiative.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	That \$4,100 from accumulated surplus be included in the 2019 Financial Plan for the Tri-Cities Homelessness & Housing Task Force to continue to fund the paid part-time Task Group Coordinator position and; That funding for future years be considered on an annual basis.
2	That the funding request from the Tri-Cities Homelessness & Housing Task Group to fund the paid part-time Task Group Coordinator position be denied.
3	That \$4,100 from accumulated surplus be approved for the Tri-Cities Homelessness & Housing Task Force to fund the paid part-time Task Group Coordinator position for longer than a one year period.

ATTACHMENTS

Attachment #1: Request letter from Tri-Cities Homelessness & Housing Task Group

Lead author: Karen Grommada

Contributing author: Meredith Seeton



Tri-Cities
Homelessness
& Housing
Task Group

#20 – 2991 Lougheed Hwy,
Coquitlam, BC
V3B6J6

April 17, 2019

Mayor Richard Stewart,
City of Coquitlam

Mayor Brad West,
City of Port Coquitlam

Acting Mayor Meghan Lahti,
City of Port Moody

Dear Mayors,

A little over a year ago, our past co-chair Sandy Burpee approached the Tri-Cities for funding in support of recruiting a new coordinator to carry out ongoing work for the task group. This was essential as we, with our full-time roles at Vancity Credit Union, could not do so without the support of a coordinator.

The proposed annual budget for the Task Group Coordinator position is \$17,325 including GST (\$30/hour, 50 hours/month, 11 months/year). With a Task Group Coordinator in place, the services of a Committee Clerk are not required, although meeting space on an annual rotating basis will continue to be appreciated.

Given that granting organizations typically do not provide funding to sustain operation, I would be grateful if each of the Tri-Cities municipalities would consider jointly providing this annual funding. Under the terms of the Simon Fraser Formula, each municipality would contribute the following amount:

City of Coquitlam: $\$17,325 \times .6161 = \mathbf{\$10,674}$

City of Port Coquitlam: $\$17,325 \times .2359 = \mathbf{\$4,087}$

City of Port Moody: $\$17,325 \times .1480 = \mathbf{\$2,564}$

To aid in making a decision, please find attached the Task Group's mission, newly revised Strategic Plan, a list of participating organizations, Task Group accomplishments, and the job description for the Task Group coordinator (as provided last year). The Task Group's Terms of Reference are available upon request. Funds received will be held in trust by Share Family Services, the Task Group's financial account holder.

Thank you for the City's consideration.

Yours truly,

Patricia Sonier & Cristina Pereira

Co-Chair, Tri-Cities Homelessness & Housing Task Group

Tri-Cities Homelessness & Housing Task Group

Mission-Need-Role

Mission

To link the Tri-Cities community in common cause to make homelessness rare, brief and one-time.

Need

Homelessness and housing need continue to be key community issues in the Tri-Cities and broader Metro Vancouver region. These issues are complex and involve many different policy and program responses, approaches and stakeholders in order to address the needs of a diverse part of the community. The Task Group provides an opportunity for diverse stakeholders in the Tri-Cities community to have a collaborative approach and a credible collective voice to:

- ◆ Identify gaps and link efforts to address homelessness and housing need;
- ◆ Inform local and senior governments about community-specific needs and trends and provide feedback on their policies and action plans with respect to homelessness and housing affordability.

Role

- ◆ Create an annual action plan which provides strategic guidance for Task Group initiatives throughout the year;
- ◆ Identify gaps in facilities and support services available to persons homeless in the Tri-Cities to assist them to restore their independence, and advocate for the actions necessary to address these gaps;
- ◆ Advocate for better mental health and addictions care for homeless and “at risk” people as well as the general population;
- ◆ Champion Tri-Cities affordable housing projects which are seeking municipal development permission;
- ◆ Deliver presentations and provide education to local service clubs, corporate, faith and non-profit groups and the public in general to foster awareness and the engagement of all sectors of the Tri-Cities community in preventing and responding to homelessness;
- ◆ Keep track of and disseminate up-to-date information on the prevalence and nature of homelessness and housing need in the Tri-Cities;
- ◆ Provide a forum for Tri-Cities municipalities to vet their homelessness and housing-related policies;
- ◆ Participate in the Tri-Cities Healthier Communities Partnership, recognizing that homelessness is a key indicator of community health;
- ◆ Publish an up-to-date directory of resources available to persons homeless in the Tri-Cities (“Tri-Cities Survival Guide”)
- ◆ Maintain a network of service providers on the frontlines of homelessness in the Tri-Cities – police, bylaw enforcement, fire-rescue, outreach, shelter providers and provincial agencies (“Tri-Cities Homelessness Frontline Network”) and keep the Resource Toolkit up to date;
- ◆ Keep abreast of best practices in addressing homelessness;
- ◆ As a Community Homelessness Table, provide input on Tri-Cities-specific insights and needs to the regional collaborative approach to homelessness in Metro Vancouver (“Home Front”), and participate in implementing the regional homelessness plan at the Tri-Cities level.

Participating Organizations

Atira Women's Resource Society
 Avia Employment
 BC Housing
 Calvary Baptist Church
 City of Coquitlam
 City of Port Coquitlam
 City of Port Moody
 Cityreach Care Society
 Coast Mental Health
 Concerned Citizens
 Concert Properties
 Elizabeth Fry Society
 Fraser Health Authority
 Good Shepherd Lutheran Church
 Hope for Freedom Society
 ITA BC
 Ministry of Social Development & Poverty Reduction
 MLA - Coquitlam-Maillardville
 MLA – Port Coquitlam-Burke Mtn.
 MP – New Westminster-Coquitlam
 MP – Coquitlam-Port Coquitlam
 New View Society
 New West/Tri-Cities ACT Team
 North Fraser Pretrial Centre
 Purpose Society
 RainCity Housing
 RCMP
 SHARE Family & Community Services
 St. Andrew's United Church
 St. Laurence Anglican Church
 Talitha Koum Society
 TL Housing
 Tri-City Transitions Society
 Trinity United Church
 Vancity Credit Union
 Village of Anmore
 Village of Belcarra
 YWCA

Accomplishments 2007 – May 2018

Networking and Action Planning

- ◆ Have provided an ongoing forum where diverse groups in the Tri-Cities community have developed consensus on gaps in resources and support services available to persons homeless or at-risk in the Tri-Cities and created annual action plans to address these gaps: 3 levels of government, law enforcement, health, income assistance, homeless outreach, addiction services, non-profit service providers, community groups, local business and concerned citizens;
- ◆ Created the Homelessness Frontline Network, a network of organizations across the Tri-Cities that deal directly with homeless persons – police, fire, bylaw officers, outreach workers, RainCity Housing, Tri-Cities Mental Health etc. - and developed a **Homelessness Frontline Resource Toolkit**. Intent is to exchange information on the experience of homelessness in each of the Tri-Cities and foster open lines of communication when necessary for addressing escalating issues in the Tri-Cities

3030 Gordon Ave. Emergency Shelter & Transitional Housing Facility

- ◆ Identified need for full service, minimum barrier permanent emergency shelter in the Tri-Cities
- ◆ Drafted RFEI for 30 bed capacity shelter and transitional housing for adult men and women.
- ◆ Above actions lead to City of Coquitlam providing land at no cost to the Provincial Homelessness Initiative for an emergency shelter/transitional housing facility at 3030 Gordon Ave, which in turn precipitated BC Housing taking on the project as a provincial initiative
- ◆ Participated in the BC Housing-lead team preparing an RFP for a facility developer/operator and subsequent selection of successful proponent
- ◆ Reviewed and provided feedback on conceptual floor plan and site layout.
- ◆ Advised and assisted RainCity Housing with community engagement prior to facility opening and integration into the Tri-Cities community once the facility opened

Tri-Cities Cold Wet Weather Mat Program

- ◆ Developed church-hosted, rotating CWW shelter program concept as an interim measure pending opening of a permanent emergency shelter
- ◆ Supported Hope for Freedom Society in implementation of CWW Mat Program
- ◆ Created a Policies & Procedures manual as well as a volunteer training manual for the CWW mat program

Tri-Cities Extreme Weather Response Plan

- ◆ Created the Tri-Cities Extreme Weather Response Plan and supported the operation of the Tri-Cities EWR shelter at Trinity United

Social License

- ◆ Created and coordinated community-wide support for social housing projects during public consultation and public hearings, including:
 - CWW Mat Program (3 cities)
 - Como Lake Gardens
 - 3030 Gordon Ave

Municipal Engagement

- ◆ All 3 Tri-Cities have appointed staff and councillor reps to the Task Group
- ◆ CWW Mat Program engaged all 3 Tri-Cities in confronting the challenges of homelessness, approving requisite rezoning and responding to neighbourhood concerns
- ◆ Participated in and provided input to Port Coquitlam's Mayor's Action Team on Homelessness (MATH)

Addictions and Mental Health

- ◆ Identified the need for medical and non-medical withdrawing management (detoxification) services in the Tri-Cities
- ◆ Researched different practices and models including a sobering centre
- ◆ Developed a “Community Addictions Strategy for Persons who are Homeless in the Tri-Cities” which resulted in:
 - Implementation of a “3 Things” community awareness campaign addressing stigmatization of persons with substance use disorder (website, rack cards, newspaper ads, bus ads)
 - Ongoing advocacy to Fraser Health for a mobile substance use withdrawal management program for the Tri-Cities

Youth Homelessness

- ◆ Developed and conducted a youth homelessness survey of youth-serving organizations in the Tri-Cities in partnership with Douglas College
- ◆ Created and published a report “Tri-Cities Youth Homelessness Survey” and followed-up with a forum of service-providers to determine need and priorities for youth homelessness initiatives in the Tri-Cities

Housing for Women and their Children

- ◆ Commissioned a study and report “The Housing Needs of Women and Their Children in the Tri-Cities”. Briefed city planning staff and councils on report recommendations.
- ◆ Used the information to support expansion of Como Lake Gardens with 7 townhome units.
- ◆ Precipitated a proposed 87-unit non-profit housing project on Metro Vancouver land in Port Coquitlam for women and women-lead households

Services for Persons Homeless in the Tri-Cities

- ◆ Identified free shower and laundry facilities available to homeless persons
- ◆ Organized a Connect Day – multiple services under 1 roof – during Homelessness Action Week 2010 – 2012 inclusive
- ◆ Developed and maintain a **Street Survival Guide** which provides contact information for services available for homeless persons in the Tri-Cities

Riverview Lands Visioning Project

- ◆ Task Group requested by BC Housing in December 2013 to be the advisory group to the Riverview Lands Visioning project for social/housing issue.
- ◆ Submitted and published a Riverview Lands “Statement of Need” and “Companion Document” May 2014, making the case for affordable housing in the form of an inclusive community on the Riverview site in addition to a range of mental health and addiction services.
- ◆ Submitted a “Comments” document in January 2015 in response to land use proposals tendered at Open House #3

Annual Tri-Cities Housing Affordability Report

- ◆ Developed a Housing Affordability Report template using an amalgam of housing indicators used by each of the Tri-Cities
- ◆ Prepared and published Tri-Cities Housing Affordability Reports annually 2013 – 2016 inclusive

City of Coquitlam Housing Affordability Strategy

- ◆ Followed the development of Coquitlam's Housing Affordability Strategy
- ◆ Delivered interim feedback and recommendations to Coquitlam Planning staff on the draft HAS August 2014
- ◆ Tendered a formal response to the draft HAS in December 2014

Advocacy

- ◆ Raised the profile of homelessness and housing affordability in the Tri-Cities community and become a credible community voice through presentations to Tri-Cities councils, Chamber of Commerce, Rotary, and faith groups; newspaper articles and opinion pieces
- ◆ Task Group website www.tricityshomelessness.ca on line September 2009. Website completely revamped in 2012 and given a face lift in 2014. Website includes blogs, information on services available for homeless persons and how the public can help; a library of reports and research projects on homelessness etc.
- ◆ Created the “Tri-Cities Homelessness Landscape” document to inform the community about homelessness in the Tri-Cities, and “Homelessness and Business in the Tri-Cities” to inform the business community how homelessness impacts business and how business can support efforts to end it. Both documents are accessible on the Task Group website.
- ◆ Conducted advocacy campaigns directed at homelessness and affordable housing during municipal, provincial and federal election campaigns 2009 - 2014
- ◆ Coordinated or supported Metro Vancouver triennial homeless counts since 2008

June 2018 – Present

In addition to maintaining the previous mandates and visions, the Task Group has also:

Worked closely with the Community Development Coordinator for the newly formed **Community-based Overdose Response Team** to identify gaps in services in the Tri-Cities.

The Homelessness Frontline Network has caught the attention of neighboring communities who have requested to attend a meeting in hopes of replicating in their communities.

Continued to work with and support **3030 Gordon Shelter** in hopes to ease the burden on the heavy workload which organically falls to them.

Assisted in the reactivation and rallied public support for the church-hosted, rotating **Cold Wet Weather Bridge Shelter Program** concept as an interim measure pending opening of a permanent emergency shelter.

Supported the residents of **1955 Western Drive** who were unexpectedly made aware of an “application to permit” to the City of Port Coquitlam for “major renovations” in Port Coquitlam and were facing eviction.

Created and coordinated community-wide support for **Atira Housing Project** – Port Coquitlam, during public consultation and public hearings.

Spoke up in support of and provided letters of support for **PoCo Integrated Court**.

Advocated with Fraser Health for **Sharps Disposal Boxes** throughout the community.

Supported Fraser Health on the opening of the first **OAT Clinic** in Port Moody.

Expanded and maintained the **Street Survival Guide** which provides contact information of services available for homeless persons in the Tri-Cities.

Taking steps to create a **Street Survival App for iPhone and Android** utilizing the students from the Inquiry Hub in Coquitlam.

Successfully submitted a nomination package for **Community Member of the Year** to the **Tri-Cities Chamber of Commerce Business Excellence Awards** nomination package for former Task Group Coordinator, Sandy Burpee.

Various activities for **Homelessness Awareness Week** - Distributed comfort kits to area agencies who service the homeless; supported Stories from the Street at Coquitlam Library; selected personal hygiene products for the homeless at area Vancity branches; organized lunch served by Pasta Polo at 3030 Gordon.

Took steps to increase the number of **hot meals** per week from 4 to 7 (one per day.)

Put on **Homelessness - a Primer for Business** in conjunction with the Downtown BIA in Port Coquitlam and Tri-Cities Chamber of Commerce in Coquitlam.

Tri-Cities Homelessness and Housing Task Group Strategic Plan – struck a committee to complete a 5-year strategic plan. Our Strategic Plan was written to coordinate with the ***City of Coquitlam 3030 Gordon Task Force Action Plan***

Distributed Bed Rolls from the Fraser Pre-Trial Centre to a variety of services who work with the Homeless.

Created a list of Tri-Cities ***Volunteer Opportunities*** in response to community members and groups looking to volunteer their time and resources.

Facilitation a collaboration with key stakeholders to address the ***Housing Crisis in the Tri-Cities*** - BC Housing, Fraser Health, Hope for Freedom Society, City Planners, Council Representatives, etc.

Worked to gain clarity around proper ID for people with no fixed address to vote in ***2018 municipal election***.

Began taking steps to set up a ***Polling Station*** at 3030 Gordon or ***Mobile Voting*** for next municipal election.

Continue to sit in on ***key meetings***, attend ***conferences*** and sit at ***various tables*** – Tri-Cities Healthier Community Partnerships, Council of Community Homelessness Table, Regional Conversation on Youth Homelessness, BC Rental Housing Coalition, HSABC Conference, Work BC Inclusiveness Forum, Coquitlam Housing Forum.

Job Description

Task Group Coordinator

Job Purpose:

The Task Group Coordinator will carry out the week-to-week activities of the Tri-Cities Homelessness & Housing Task Group in support of the Task Group's mission, role, goals and objectives.

Job Duties:

- ◆ In concert with the Task Group Executive Committee, develop an annual action plan with input from the standing committees and vet with Task Group participants;
- ◆ Support the Task Group, its committees and working groups in implementing the annual action plan and report on accomplishments at year-end;
- ◆ Implement the Task Group communication and marketing plan to maintain and expand community awareness and engagement in issues of homelessness and housing affordability;
- ◆ Maintain and update the Task Group website as a vibrant social media platform;
- ◆ Use social media channels to create public support for issues of homelessness and housing affordability;
- ◆ Be a single point of contact for media and the public, and for information distribution to the membership;
- ◆ Maintain and expand Tri-Cities faith group engagement with Task Group activities, including publishing a semi-annual Task Group newsletter;
- ◆ Recruit new Task Group participants that fit the mandate of the Task Group Terms of Reference;
- ◆ Prepare the agenda for the bi-monthly plenary Task Group meeting in concert with the Chair;
- ◆ Act as recorder at bi-monthly plenary Task Group meetings and distribute meeting minutes;
- ◆ Maintain the Task Group participant and e-mail lists;
- ◆ Provide updates to the Task Group on the progress of affordable housing project proposals in the Tri-Cities;
- ◆ Collect and disseminate up-to-date information on the prevalence and nature of homelessness and housing need in the Tri-Cities;
- ◆ Keep the Tri-Cities Street Survival Guide up to date;
- ◆ Convene semi-annual meetings of the Tri-Cities Homelessness Frontline Network and keep the "Resource Toolkit" up to date;
- ◆ Represent the Task Group on the Tri-Cities Healthier Communities Partnership, the Council of Community Homelessness Tables and the BC Rental Housing Coalition.