



Committee of Council Regular Agenda

Port Coquitlam Community Centre, Laking Room
2nd Floor, 2150 Wilson Avenue, Port Coquitlam, BC
Tuesday, September 10, 2019
Time: 3:00 p.m.

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the September 10, 2019, Regular Committee of Council Meeting Agenda be adopted with the following changes:

- *Deletion of Item 4.5 CAO Update; and*
- *Updates to the Items and Section 90 subsections in Item 8.1.*

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Recommendation:

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

- *July 16, 2019, Regular Committee of Council Meeting; and*
- *July 23, 2019, Regular Committee of Council Meeting.*

4. REPORTS

4.1 Rezoning for 1021 Prairie Avenue

Recommendation:

That Committee of Council recommend to Council:

1. *That the zoning of 1021 Prairie Avenue be amended from RS1 (Residential Single Dwelling 1) to RD (Residential Duplex).*
2. *That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - (a) *Demolition of the building;*
 - (b) *Submission of a security to ensure tree retention in the amount of \$1,000;*
 - (c) *Completion of design and submission of securities and fees for off-site works and services, including construction of the lane from Finley Street;*
 - (d) *Registration of a legal agreement to provide a 6m x 6m right-of-way for vehicles to turn around on the site; and,*
 - (e) *Registration of a legal agreement to restrict secondary suites.*

4.2 Development Permit for 1831 Prairie Avenue

Recommendation:

That Committee of Council approve Development Permit DP000389 to regulate a duplex development at 1831 Prairie Avenue.

4.3 Development Permit for 1833 Prairie Avenue

Recommendation:

That Committee of Council approve Development Permit DP000386 to regulate a duplex development at 1833 Prairie Avenue.

4.4 Production of Goods Made with Cannabis Extracts

Recommendation:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to allow for the production of goods made with cannabis in an extracted form.

~~4.5 CAO Update (verbal report)~~

~~Recommendation:~~

~~None.~~

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1 Resolution to Close the September 10, 2019, Regular Committee of Council Meeting to the Public

Recommendation:

That the Regular Committee of Council Meeting of September 10, 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

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
July 16, 2019

Present:

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

Absent:

Councillor Penner
Councillor Washington

Meeting Notes:

- Councillor Pollock presided as Acting Mayor 2:00 p.m. – 2:15 p.m.
- Mayor West joined the meeting at 2:15 p.m.
- The meeting was closed to the public at 2:35 p.m. and reconvened at 2:54 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 July 16, 2019, Regular Committee of Council Meeting Agenda be adopted with the following changes:

- *Change title of Item 4.6 to Non-Farm Use Application - 2820 Burns Road; and*
- *Updates to the Items and Section 90 subsections in Item 8.1.*

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:

- *July 2, 2019, Regular Committee of Council Meeting.*

Carried**4. REPORTS****4.1 Development Services Department Update**

Staff provided an update.

4.2 Development Permit - 3646 Westwood Street

Staff made a presentation to Committee.

Moved - Seconded:

That the Committee of Council Meeting be closed to the public pursuant to Section 90(1)(e) of the Community Charter (i.e. the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose).

Carried

The Committee of Council meeting reconvened in open session at 2:54 p.m.

Moved - Seconded:

That Committee of Council postpone decision on Development Permit DP000344 to regulate a mixed-use commercial development at 3646 Westwood Street, pending more information from staff.

Carried

4.3 2020 Transportation Program Projects

Moved - Seconded:

That Committee of Council approve the capital projects, as outlined in the July 16, 2019, report '2020 Transportation Program Projects'.

Carried

Moved - Seconded:

That Committee of Council direct staff to prepare a report outlining options to address speeding throughout the city.

Carried

4.4 Recreational Vehicle Storage in Residential Neighbourhoods

Moved - Seconded:

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

Carried

4.5 Non-Farm Use Application - 2842 Burns Road

Moved - Seconded:

That Committee of Council recommend to Council that:

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

Carried

4.6 Non-Farm Use Application – 2820 Burns Road

Moved - Seconded:

That Committee of Council recommend to Council that:

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

Carried

5. COUNCILLORS' UPDATE

Council provided updates on City business.

6. MAYOR'S UPDATE

No update.

7. CAO UPDATE

No update.

8. RESOLUTION TO CLOSE

8.1 Resolution to Close the July 16, 2019, Regular Committee of Council Meeting to the Public

Moved - Seconded:

That the Regular Committee of Council Meeting of July 16, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:

Item 5.1

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

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

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 5.4

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

Item 5.5

g) litigation or potential litigation affecting the municipality; and

Item 5.6

(g) litigation or potential litigation affecting the municipality.

Certified Correct,

Mayor

Corporate Officer

Committee of Council Regular Minutes

Council Chambers, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
July 23, 2019

Present:

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

Absent:

Meeting Notes:

- Councillor Pollock joined the meeting at 2:33 p.m.
- The meeting recessed at 5:30 p.m. and reconvened at 8:47 p.m.

1. CALL TO ORDER

The meeting was called to order at 2:03 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the July 23, 2019, Regular Committee of Council Meeting Agenda be adopted as circulated.

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:

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

Carried

4. DELEGATIONS

4.1 Donkey Cross Cyclecross

Tobin Copley and Allison Duck Keogh, co-organizers, provided an overview of the event.

5. REPORTS

5.1 Public Works Update

Staff presented an update to Council.

5.2 2019 Mid-Year Capital Update and Variance

Moved - Seconded:

That Committee of Council recommend to Council that the 2019-2023 Financial Plan be amended to add \$1,178,329 in funding from the Sewer Infrastructure Reserve, to the Mary Hill & Kelly Infrastructure Upgrade, and to add the developer contributions to the works accordingly.

Carried

5.3 Rezoning Application for 3439 Raleigh Street

Moved - Seconded:

That Committee of Council recommend to Council that:

- 1. The zoning of 3439 Raleigh Street (formerly 3427, 3431, 3435, 3443, 3451 & 3463 Raleigh Street) be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);*
- 2. To facilitate a proposed 37-unit townhouse development, the Zoning Bylaw amendment provide that the lot area for each dwelling unit may be 118m² per unit if the owner contributes an amount per dwelling unit proposed to be constructed in an amount to be calculated in accordance with the City's Density Bonus Policy, prior to introduction of the amending bylaw; and,*
- 3. That the following conditions be met to the satisfaction of the Director of Development Services prior to adoption of the amending bylaw:*
 - a. Demolition of existing buildings,*
 - b. Consolidation of the lots, including dedication of corner cut-offs,*
 - c. Completion of design and submission of securities and fees for off-site works and services in an acceptable amount, including the installation of a traffic signal at the Raleigh Street / Loughheed Highway intersection, and*
 - d. Completion of a latecomer's agreement for the traffic signal.*

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 July 23, 2019, Regular Committee of Council Meeting to the Public

Moved - Seconded:

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

Item 4.1

c) labour relations or other employee relations;

Item 4.2

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 4.3

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; and

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.

Carried

Certified Correct,

Mayor

Corporate Officer

RECOMMENDATION:

That Committee of Council recommend to Council:

1. That the zoning of 1021 Prairie Avenue be amended from RS1 (Residential Single Dwelling 1) to RD (Residential Duplex).
2. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - (a) Demolition of the building;
 - (b) Submission of a security to ensure tree retention in the amount of \$1,000;
 - (c) Completion of design and submission of securities and fees for off-site works and services, including construction of the lane from Finley Street;
 - (d) Registration of a legal agreement to provide a 6m x 6m right-of-way for vehicles to turn around on the site; and,
 - (e) Registration of a legal agreement to restrict secondary suites.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for consideration of a rezoning application to amend the zoning at 1021 Prairie Avenue from RS1 (Residential Single Dwelling 1) to RD (Residential Duplex) to allow for a duplex use. Vehicle access to the site would be provided by constructing a portion of an unopened lane at the rear. As the proposed development would be in keeping with policies of the Official Community Plan which encourage additional dwellings in established neighbourhoods, retention of mature trees and infrastructure improvements, it is recommended for approval.

BACKGROUND



Subject site and portion of lane to be constructed

Rezoning RZ000144 – 1021 Prairie Avenue

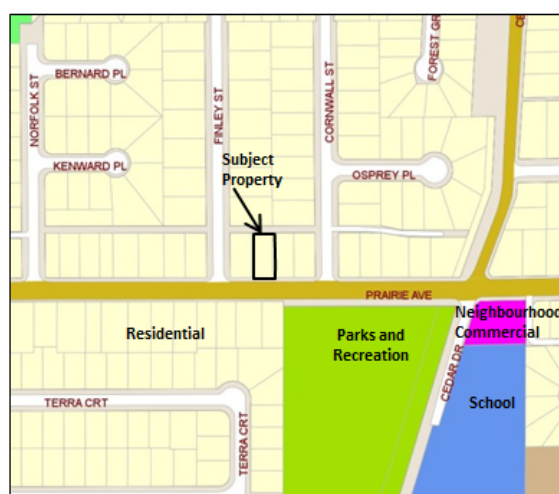
The applicant, Navid Fereidooni has proposed to redevelop a 60-foot wide lot located mid-block on the north side of Prairie Avenue between Finley and Cornwall Streets with a two-storey duplex. The proposal includes construction of the unopened lane to the rear from Finley Street to provide access to detached single-car garages with adjoining parking pads for each dwelling unit. It also requires the dedication of a right-of-way on the property so that vehicles using the lane can turn around.

The 668.2 m² site is relatively flat and is currently developed with an older 1.5 storey single-family home which would be demolished. There are two mature trees on the lot that will be retained. The immediate area is developed with a mix of one and two-storey single-family dwellings.

The site is currently zoned RS1 – Residential Single Dwelling 1; the proposed zoning is RD – Residential Duplex. The site is located in an area designated in the Official Community Plan as R – Residential. The proposal complies with policies of the Plan for duplexes as there are no other sites on the same street within 100m that are zoned to permit this use and the rezoning would result in off-site infrastructure improvements.



Current OCP Land Designations



Current Zoning

Each unit would have an area of approximately 184 m² (1981 ft²), plus a full basement. The orientation of the dwelling units would be staggered and variable roof lines are incorporated in the design to breakdown the front façade and building massing. The architectural style of the duplex is described by the applicant as modern craftsman. The design of the building would be confirmed in Committee's future consideration of the development permit, if the rezoning is approved. The renderings below illustrate the proposed design.



Proposed elevation and rendering of the duplex at 1021 Prairie Avenue

Project Profile

	RD Bylaw Regulations¹	Proposed²
Site Area	500 m ²	668 m ²
Floor Area Ratio	0.55	0.55
Lot Coverage	40%	40%
Impervious surfaces	65%	49%
Setbacks (to principle building)		
Front (Prairie Avenue)	7.5 m.	7.61 m.
Rear (north)	7.5 m.	14.17 m.
Interior side (west)	1.8 m.	1.83 m.
Interior side (east)	1.8 m.	1.96 m.
Building Height	9.0 m.	7.55 m.
Parking Spaces	4 (2/unit)	4

The proposed landscape plan calls for planting a second maple tree in the front yard, as well as a variety of hedges and shrubs in addition to retention of the two mature trees. Fencing to protect these trees is required by the City's tree bylaw to be installed prior to demolition of the existing building and must remain in place during construction. In addition, it is recommended that a security of \$1000 be required to ensure the trees are retained. Privacy between units is to be provided by a 4' high cedar hedge and entry gates. The parking pads are to be screened with landscaping and designed to have permeable pavers to increase the pervious surface area.

Detailed consideration has been given to ensure the building would fit the context of the site. Although there is to be a basement, the building is designed to have a two-storey profile and there are no windows or other external openings that would increase the building mass. While the duplex

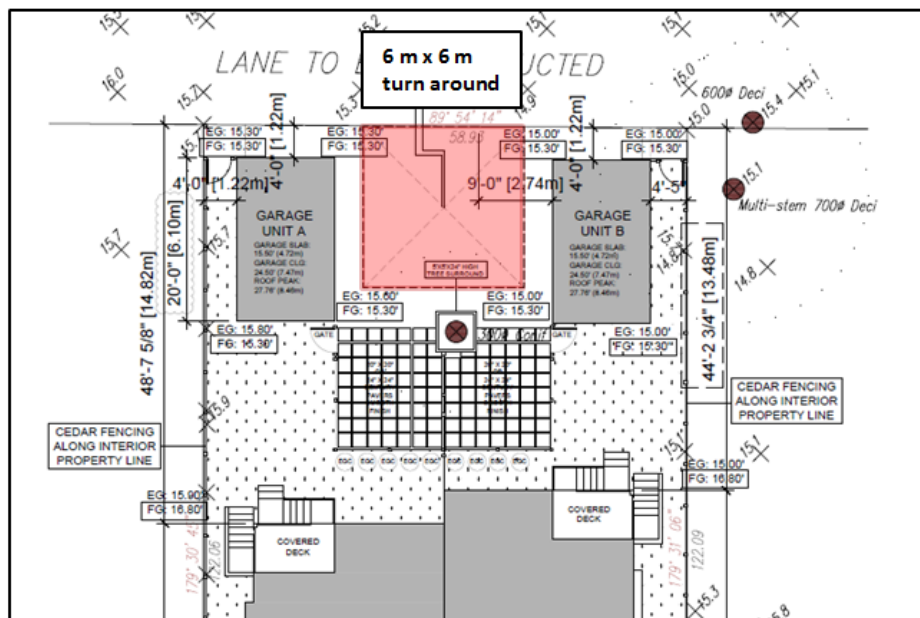
¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

² Information provided by applicant

Rezoning RZ000144 – 1021 Prairie Avenue

zone does not currently allow for secondary suites, amendments to the BC Building Code are in process to provide for this use and the City will be reviewing its regulations to determine where suites in duplexes may be appropriate. At this site, it would be difficult to accommodate secondary suites due to parking limitations and, if permitted, they could impact the building's fit with the surrounding context. For these reasons, it is recommended that a legal agreement be registered on title to confirm a secondary suite would not be a permitted use.

Provision for off-site improvements prior to adoption of the rezoning bylaw is recommended to ensure the requirements of the Subdivision Servicing Bylaw would be met. The required improvements include reconstruction of Prairie Avenue frontage with a new sidewalk and curb and gutter, construction of the lane from Finley Street to the east property line, and removal of the driveway connecting to Prairie Avenue. As the lane would remain unopened to the east, a 6 m x 6 m right-of-way is recommended to allow vehicles to turn around as shown on the site plan. This restriction could be removed in the future if the lane is extended to Cornwall Street.



6 m x 6 m right-of-way to allow for vehicle turn around from the lane.

DISCUSSION

If rezoning is approved, the Intensive Residential and Environmental Conservation Development Permit Area Guidelines of the Official Community Plan would apply to the site. The applicant has submitted a development permit application which indicates the form and character of the proposed development would comply with these guidelines. Committee would consider this application after rezoning approval. The proposed rezoning is in keeping with the land use policies of the Official Community Plan and recommended for approval.

FINANCIAL IMPLICATIONS


None.

PUBLIC CONSULTATION

The applicant advises that residents within a 50m radius have been contacted to provide them with information on the application and only two have responded to date, both with positive feedback. A sign notifying residents of the application is posted on the site and a formal input opportunity will be given at the time of public hearing.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend to Council that the zoning of 1021 Prairie Avenue be amended from RS1 to RD and that the specified conditions be met prior to adoption of the rezoning.
2	Obtain additional information prior to making a decision on the application.
3	Advise Council that Committee does not recommend rezoning 1021 Prairie Avenue to allow for a duplex.

1831 Prairie Avenue - Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000389 to regulate a duplex development at 1831 Prairie Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

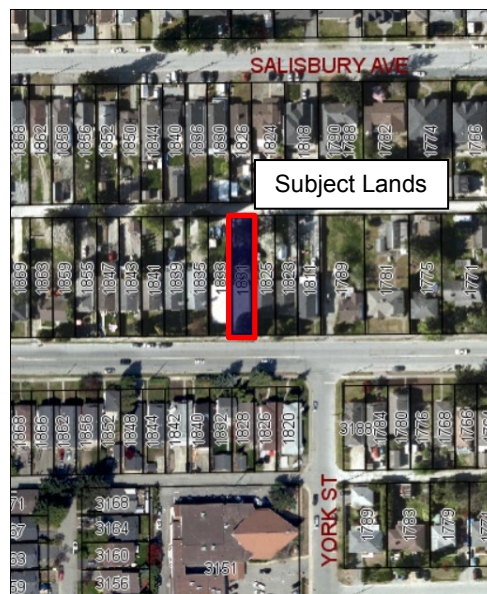
None.

REPORT SUMMARY

This report provides for Committee consideration of a development permit that would allow for the replacement of a duplex that straddles two lots on Prairie Avenue with a new duplex on the east lot. As the project conforms to the objectives of the City's intensive residential and environmental conservation guidelines and complies with the site's zoning regulations, approval is recommended.

BACKGROUND

Two development permit applications have been submitted to replace an older, single-storey duplex that straddles the lot line between two lots with two new, two-storey duplexes (one on each lot). This report provides for consideration of the duplex proposed for the east lot at 1831 Prairie Avenue and a separate report is being submitted to Committee for a similar duplex on the west side at 1833 Prairie Avenue.



The Official Community Plan designates the site as Townhouse Residential (RT). However, the properties are currently zoned RD (Residential Duplex) and the surrounding context is one of single family homes on smaller lots.

The site is subject to the Intensive Residential and Environmental Conservation development permit area objectives and guidelines of the Official Community Plan. 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.

The proposed duplex is designed to be of a modern westcoast contemporary style design with a multi-pitch roof and high-quality exterior materials comprising fiber cement siding, wood and metal siding and glue lam beams and posts. A detached garage with access from the lane accommodates one vehicle for each dwelling unit, and is set back from the lane to provide sufficient space for parking each unit to park a second vehicle in front of the garage door. The applicant advises that electric vehicle charging station infrastructure will be provided in each of the garages (not just roughed in).

The building design, massing and choice of materials are considered to be an appropriate fit with the surrounding neighbourhood. The two buildings possess the same massing but incorporate subtle changes to distinguish them from each other, by way of differing the door colours and differing element colours (dark gray hardie siding vs gray slate hardie siding). The appearance of the duplex from the street is that of a single family house, although with a second front door. The massing is similar to existing adjacent single family houses on the street and is visually compatible with those existing houses. The visual impact of the duplex is reduced by breaking up the main roof with two different roof slopes and varying planes, a narrow mass that similar to the neighbouring single family houses and a recessed second entry.

Project Profile:

	RD Bylaw Regulations¹	Existing / Proposed²
Minimum Site Area	500 m ²	542 m ²
Minimum Lot Frontage	12.0 m	10.06 m
Floor Area Ratio	0.55	0.55
Lot Coverage	40%	39.8%
Impervious surfaces	65%	50.4%
Setbacks to duplex		
Front (Prairie)	7.5 m.	7.5 m.
Rear (north)	7.5 m.	7.5 m.
Interior side (west)	1.2 m.	1.2 m.
Interior side (east)	1.2 m.	1.2 m.
Building Height	9.0 m.	8.86 m.
Parking Spaces - total	4 (2/unit)	4

As shown in the renderings below, the proposed design is for a “z” type configuration with the majority of the living space for one unit located to the front of the building envelope and the majority of the living space for the second unit located at the back. This configuration responds well to the lot’s narrow width as it maintains a ground orientation for both units and it would be difficult to utilize a more typical side-by-side design.

Screening and landscaping is proposed along interior side and rear yard lines for privacy from adjoining properties and within the rear and front yards to create separated outdoor living areas between each unit. The proposed landscape plan includes two Japanese maple trees as well as cedar hedging, lavender, grasses and boxwood shrubs. An arborist report assessed the large tree on the neighbouring property to the east and confirmed construction of the slab-on-grade garage could occur without impact. Tree protection fencing will be erected in accordance with the City’s Tree Bylaw and an arborist will monitor during construction.

Additional items meeting the intent of the environmental conservation guidelines are identified in the schedule attached to the draft development permit.

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

² Information provided by applicant



South Elevation (Prairie Avenue)

DISCUSSION

The proposed development would be an attractive addition to Prairie Avenue and meets the intent of the Intensive Residential and Environmental Conservation guidelines. Approval is recommended.

FINANCIAL IMPLICATIONS


None associated with issuance of the Development Permit.

PUBLIC CONSULTATION

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

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000389.
2	Request additional information or amendments if the Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designations.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Draft Development Permit

Lead author(s): Chris Laing

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000389

Issued to: Jeffrey Milani

Address: PH 2 – 2982 Burlington Drive
Coquitlam, BC
V3B 0B3

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: 1831 Prairie Avenue

Legal Description: Lot 38, Block "D" District Lot 479 Group 1, NWD Plan 2167

P.I.D.: 012-549-860

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 DP000389 (1) to DP000389 (9) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawing numbered DP000389 (10) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.
 - c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

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 \$32,450 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)

• **Scope of Work:**

Proposed Duplex & Detached Garage

• **Legal:**

Plan of Lot 38, Block "D", District Lot 479, Group 1, New Westminster District, Plan 2167

Civic Address:

1831 Prairie Ave, Port Coquitlam, BC.

• **Zoning:** RD

• **Lot size:**

Frontage: 10.062 m (33.01 Ft)

Depth: 53.937 m (176.96 Ft)

Site Area: 542.67 SqM (5,841.27 Sq Ft)

FSR Calculations:

Lot Area:	5,841.27 Sq Ft
Gross Floor Area Permitted @ 0.55 (excluding Basement)	3,212.70 Sq Ft
Gross Floor Area Proposed (excluding Basement)	3,208.83 Sq Ft
Lot Coverage Permitted @ 40%	2,336.51 Sq Ft
Lot Coverage Proposed @ 39.8%	2,323.36 Sq Ft
(Proposed Duplex = 1831.36 Sq Ft)	
(Proposed Garage = 492.00 Sq Ft)	
Garage Floor Area Exempt	495.00 Sq Ft
Garage Floor Area Proposed	492.00 Sq Ft
Impervious Surface Permitted @ 65%	3,796.83 Sq Ft
Impervious Surface Proposed @ 50.4%	2,944.07 Sq Ft
(Proposed Building/ Porches/ Steps = 1831.36 Sq Ft)	
(Proposed Garage = 492 Sq Ft)	
(Proposed Walkways = 620.71 Sq Ft)	

revisions:

no.	date	description
1	2019/07/26	Impervious Report
2	2019/07/20	Add one line

DP000389 (1)

Issue:

2019/03/14	Issued For DP
2019/06/24	Issued For DP 02
2019/07/17	Issued For DP 03
2019/07/20	Issued For DP 03 Rev02

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rob@rharchi.com
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project:

1831 Prairie Ave.
Port Coquitlam, BC.

consultant:

seal

seal

drawn

RH

date:

Feb., 2019

checked:

scale:

1/8" = 1'-0"

project no.:

P-187_1831

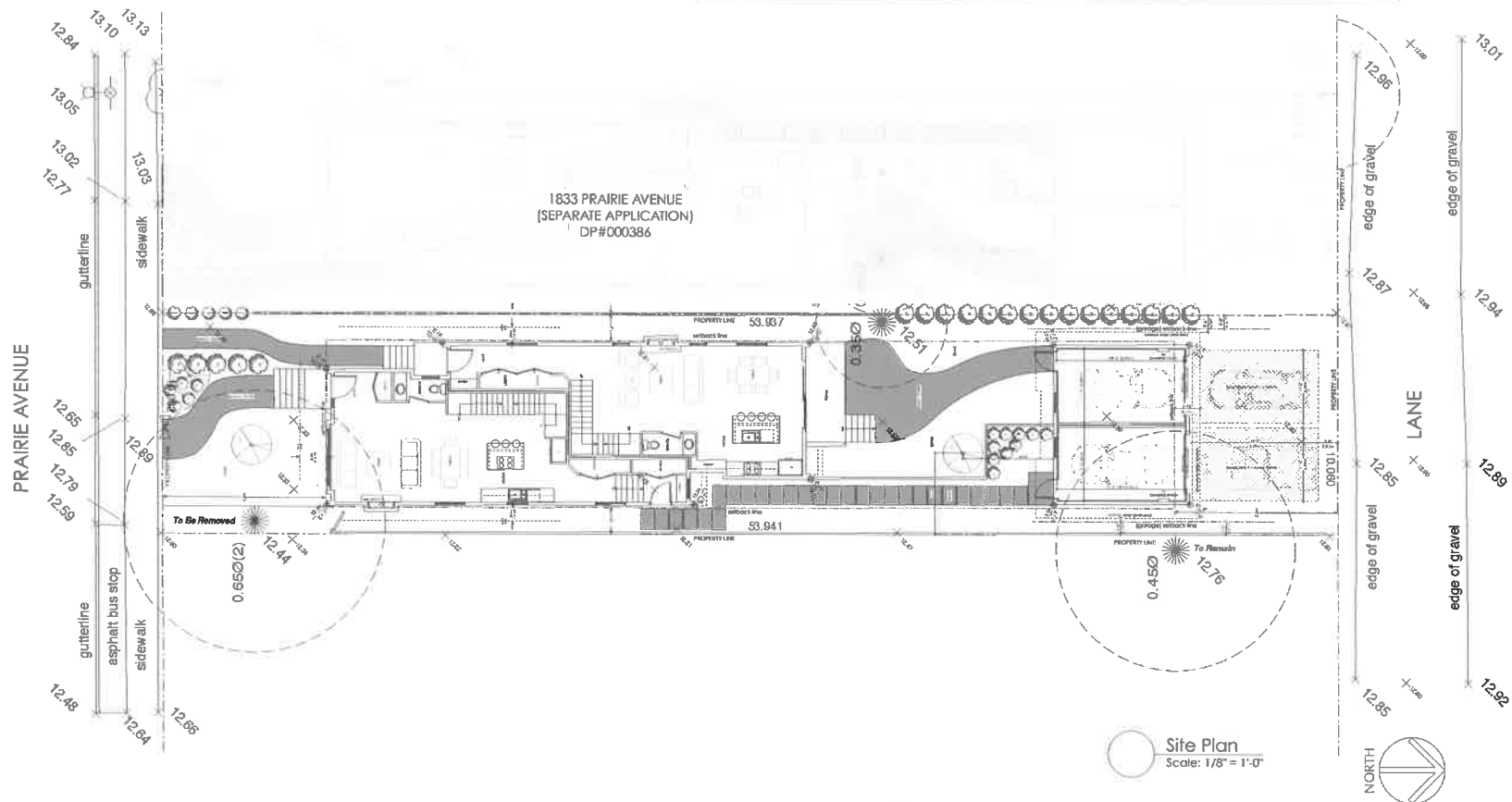
sheet title:

Site Plan

sheet no.:

A0.01

index:



revisions:		
no.	date	description
1	2019/03/14	Impervious Report
2	2019/07/20	Add line item

DP000389 (1)

ISSUED:		
2019/03/14	based For DP	
2019/06/24	based For DP 02	
2019/07/17	based For DP 03	
2019/07/20	based For DP 03 Rev02	

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project:

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Port Coquitlam, BC.

consultant:

seal

drawn: RH **date:** Feb. 2017

checked:

scale: 1/8" = 1'-0" **project no.:** P-187_1831

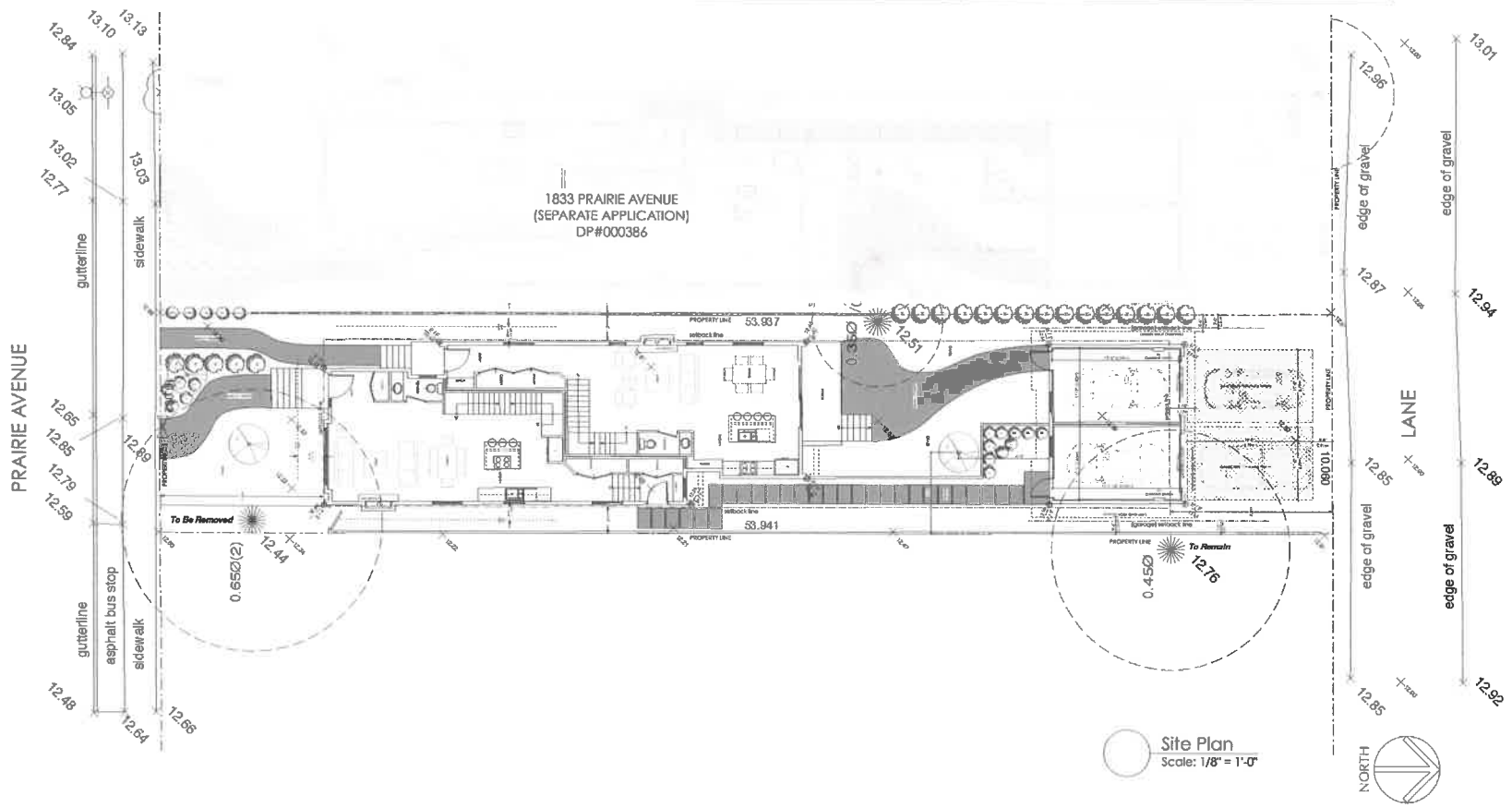
sheet title:
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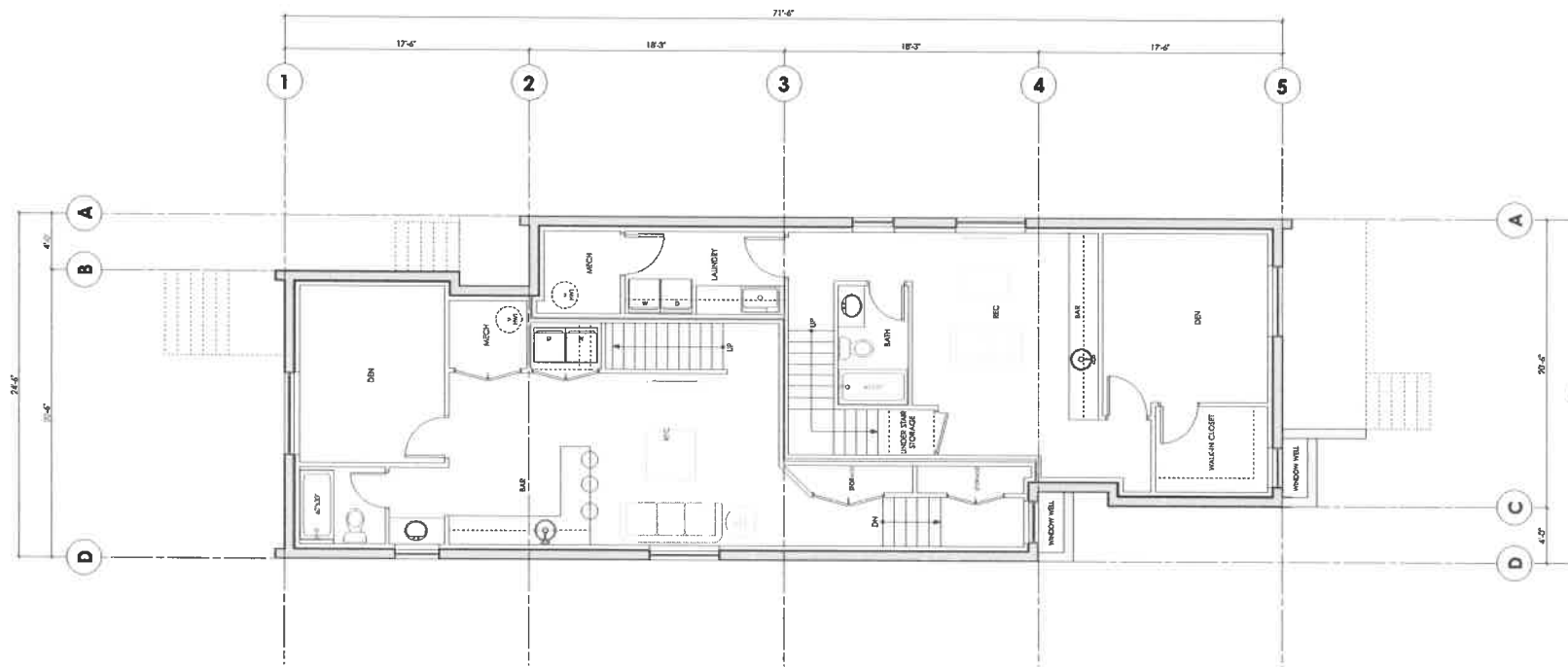
sheet no.: **A0.01** **revision:**

- **Scope of Work:**
Proposed Duplex & Detached Garage
- **Legal:**
Plan of Lot 38, Block "D", District Lot 479, Group 1, New Westminster District, Plan 2167

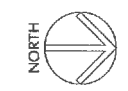
Civic Address:
1831 Prairie Ave, Port Coquitlam, BC.
- **Zoning:** RD
- **Lot size:**
Frontage: 10.062 m (33.01 Ft)
Depth: 53.937 m (176.96 Ft)
Site Area: 542.67 SqM (5,841.27 Sq Ft)

FSR Calculations:	
Lot Area:	5,841.27 Sq Ft
Gross Floor Area Permitted @ 0.55 (excluding Basement)	3,212.70 Sq Ft
Gross Floor Area Proposed (excluding Basement)	3,208.83 Sq Ft
Lot Coverage Permitted @ 40%	2,336.51 Sq Ft
Lot Coverage Proposed @ 39.8%	2,323.36 Sq Ft
(Proposed Duplex = 1831.36 Sq Ft)	
(Proposed Garage = 492.00 Sq Ft)	
Garage Floor Area Exempt	495.00 Sq Ft
Garage Floor Area Proposed	492.00 Sq Ft
Impervious Surface Permitted @ 65%	3,796.83 Sq Ft
Impervious Surface Proposed @ 50.4%	2,944.07 Sq Ft
(Proposed Building/ Porches/ Steps = 1831.36 Sq Ft)	
(Proposed Garage = 492 Sq Ft)	
(Proposed Walkways = 620.71 Sq Ft)	





Basement Plan
Scale: 1/4" = 1'-0"



revisions:		
no.	date	description

0000389 (2)

Issue:
2019/03/14 Issued For DP
2019/06/24 Issued For DP-02

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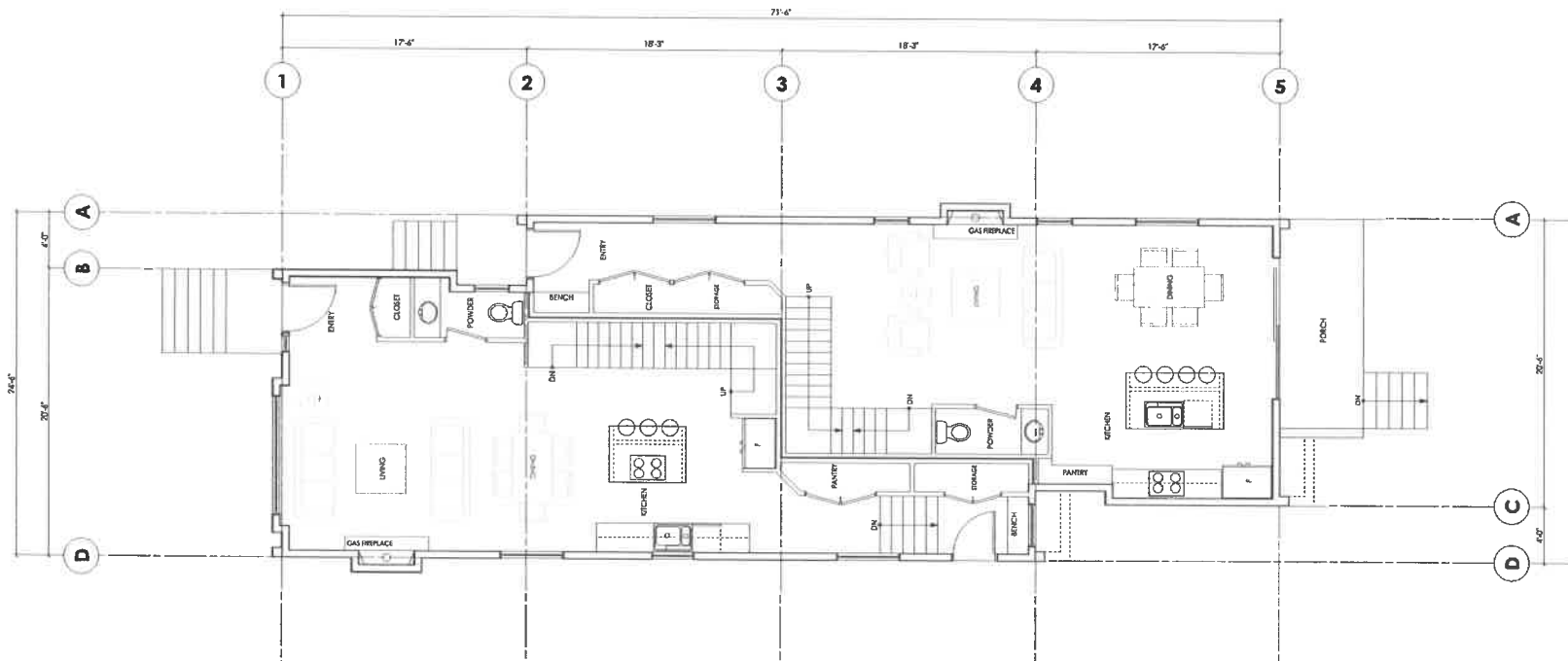
project:
1831 Prairie Ave.
Port Coquitlam, BC.

consultant:

seal	seal
------	------

drawn: RH	date: Feb. 2019
checked:	
scale: 1/4" = 1'-0"	project no.: P-187_1831
sheet title: Basement Plan	

sheet no.: A1.02	revision: △
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Main Floor Plan
Scale: 1/4" = 1'-0"



revisions:		
no.	date	description

DP000384/37

Issue:
2019/03/14 Issued For DP
2019/04/24 Issued For DP 02

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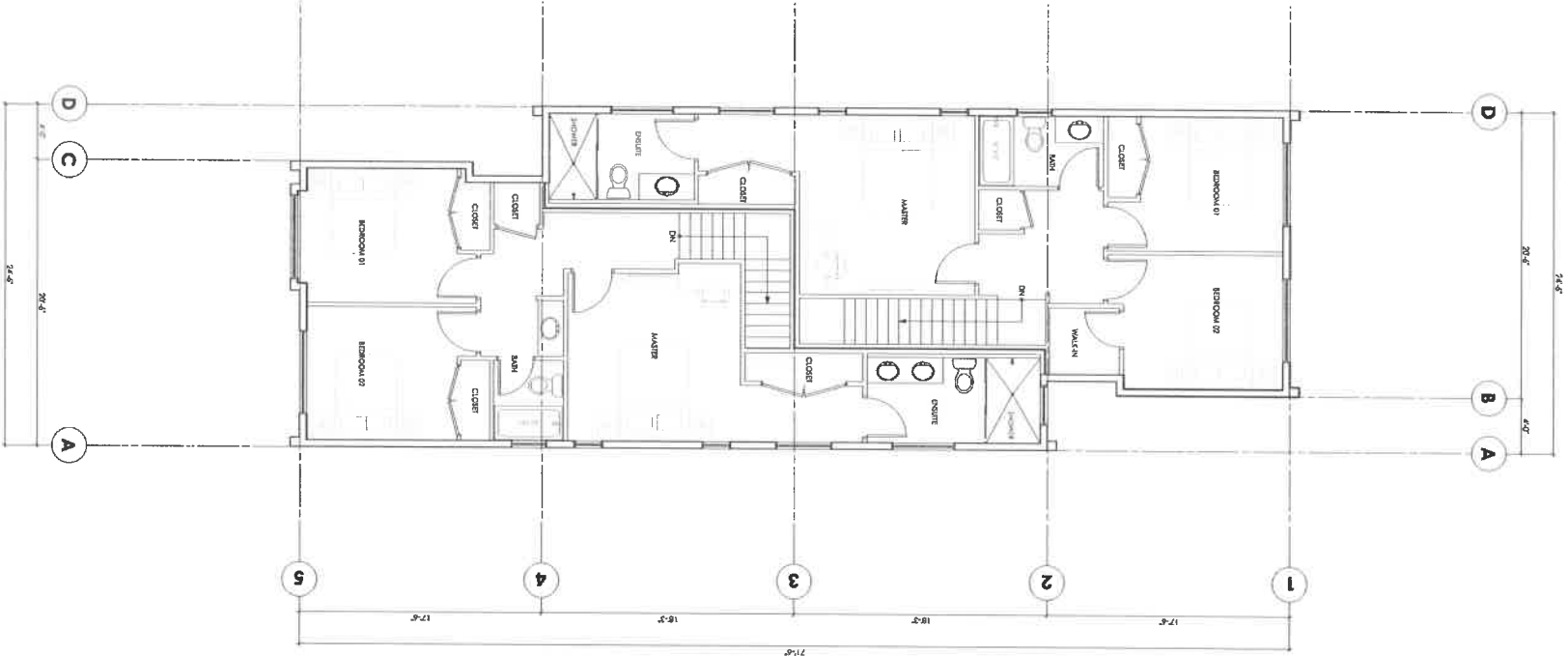
project:
1831 Prairie Ave.
Port Coquitlam, BC.

consultant:

seal	seal
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drawn: RH	date: Feb. 2019
checked:	
scale: 1/4" = 1'-0"	project no.: P-187_1831
sheet title: Main Floor Plan	

sheet no.: A1.03	revision: △
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Scale: 1/4" = 1'-0"
Upper Floor Plan



Sheet no.:
A1.04

Sheet title:
Upper Floor Plan

Scale:
1/4" = 1'-0"

Project:
1831 Profile Ave.
Port Coquitlam, BC.

Project:
1831 Profile Ave.
Port Coquitlam, BC.

Project:
1831 Profile Ave.
Port Coquitlam, BC.

Project:
1831 Profile Ave.
Port Coquitlam, BC.

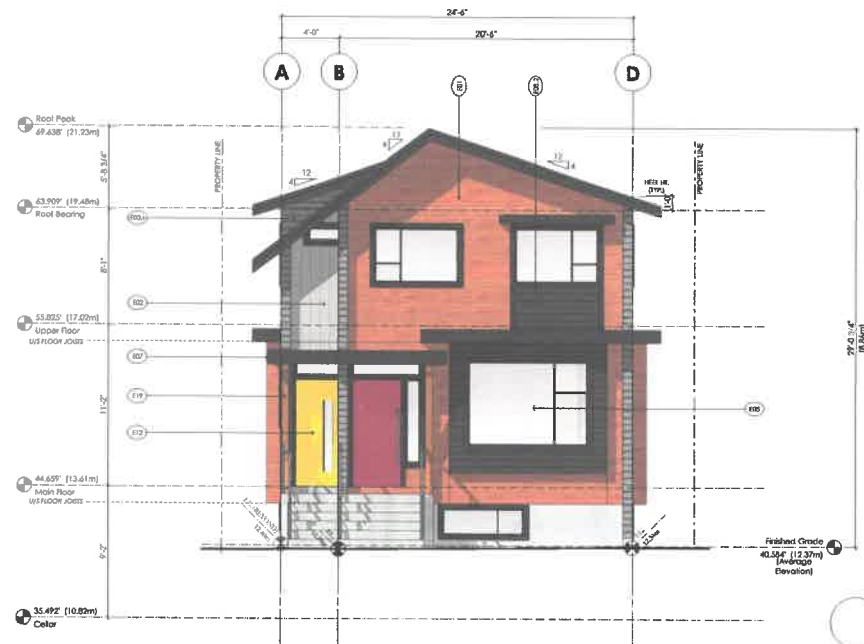
Project:
1831 Profile Ave.
Port Coquitlam, BC.

Project:
1831 Profile Ave.
Port Coquitlam, BC.

Project:
1831 Profile Ave.
Port Coquitlam, BC.

EXTERIOR MATERIAL/ COLOUR SCHEDULE		COLOUR
ITEM #	DESCRIPTION	
E01	CONCRETE/ 4" HORIZONTAL METAL SIDING	PREFINISHED WOOD
E02	ALUMINUM PANEL	PREFINISHED LIGHT GRAY
E03.1	HARDIE SIDING	PAINTED GRAY SLATE
E03.2	HARDIE SIDING	PAINTED IRON GRAY
E04	METAL ROOF	PAINTED GRAY
E05	PREFINISHED VINYL WINDOWS	PREFINISHED BLACK
E06	PREFINISHED VINYL SLIDING DOOR	PREFINISHED BLACK
E07	PARTIAL WOOD BARGE BOARDS/ FASCIA/ RIVETWORK	PAINTED DARK GRAY
E08	PAINTED WOOD TRIM	PAINTED TO MATCH FASCIA
E09	PREFINISHED ALUM. AND THER. GLASS RAIL	PREFINISHED DARK GRAY
E10	PREFINISHED METAL FLASHING	PREFINISHED TO MATCH ADJACENT SIDING
E11	CASUAL SCREW	STAINED "BERRY" NATURAL SEMI TRANSPARENT
E12	ENTRY INSULATED WINGGLASS DOOR	PREFINISHED TO
E13	PREFINISHED METAL GARAGE DOOR	PREFINISHED TO
E14	PREFINISHED ALUMINUM CASTER	PAINTED TO MATCH FASCIA
E15	PAINTED WOOD CASING	PAINTED TO MATCH FASCIA
E16	ENTRY METAL DOOR	PAINTED TO
E17	PREFINISHED "Hanging" HOLDING GLASS DOORS	PREFINISHED TO
E18	CONCRETE	PAINTED BLACK
E19	CELEBRATE OR TWENTY SEVENTH BEANS/ POSTS	CAST IN PLACE
E20		STAINED "BERRY" NATURAL SEMI TRANSPARENT

GENERAL MATERIAL NOTES:
MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS. CHANGES IN MATERIALS TO ALWAYS OCCUR AT 90° CORNERS UNLESS OTHERWISE SPECIFICALLY NOTED OR SHOWN.



South Elevation
Scale: 1/4" = 1'-0"



East Elevation
Scale: 1/4" = 1'-0"

revisions:		
no.	date	description

Issue:
2019/03/14 Issued for DP
2019/04/24 Issued for DP 02

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project:
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Port Coquitlam, BC.

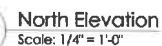
consultant:

seal	seal

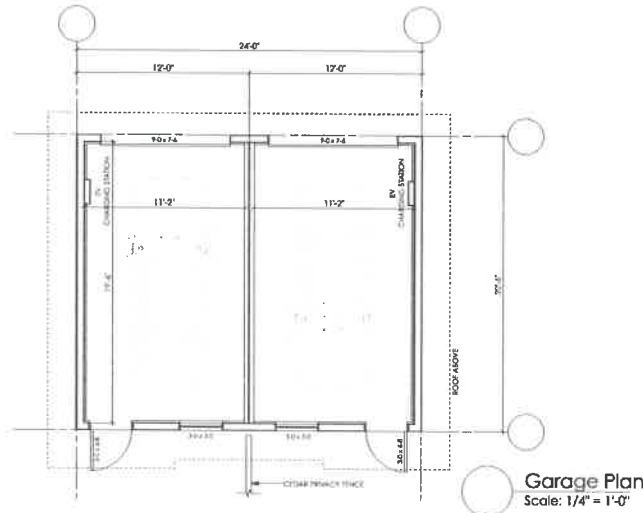
drawn:	RH	date:	Feb. 2019
checked:		project no.:	P-187_1831
scale:	1/4" = 1'-0"	sheet title:	S and E Elevations

sheet no.:	A2.01	revision:	△
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GENERAL MATERIAL NOTES:
MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW
AS PER THE TYPICAL LOCATIONS. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE
SPECIFICALLY NOTED OR SHOWN.

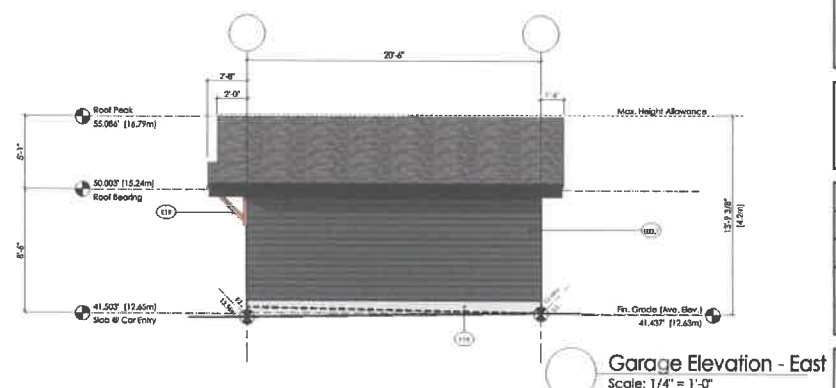
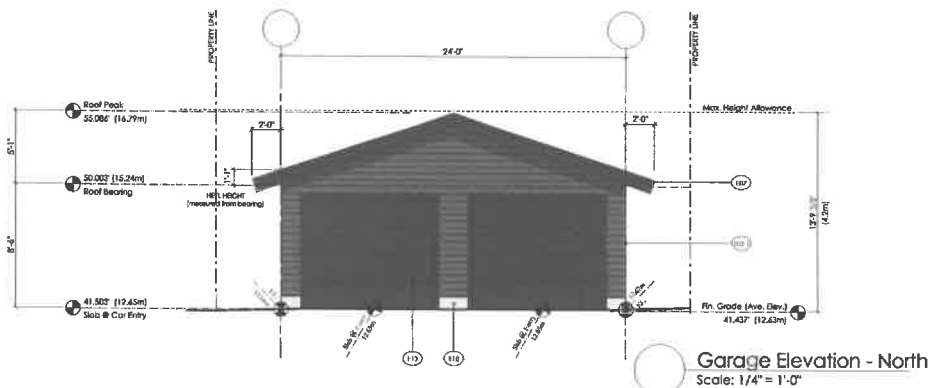
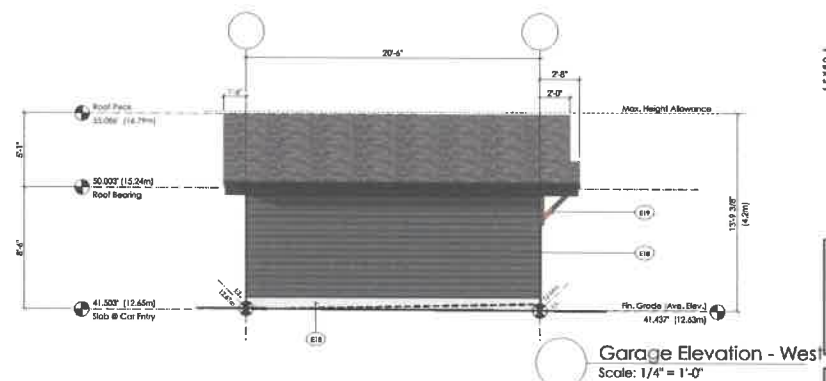
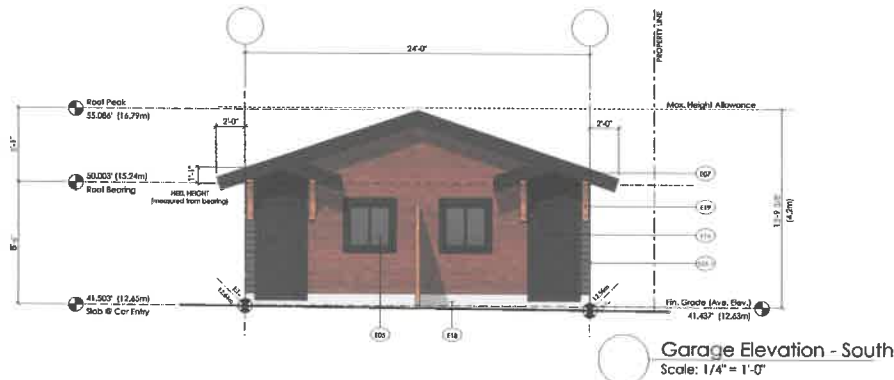


sheet no.:
A2.02



Garage - 3D View

For Building Materials And Colours:
Please Refer To Sheet # A2.01



revisions:		
no.	date	description

Issue:		
2019/04/24	Issued For DP 02	
2019/07/17	Issued For DP 03	

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project:
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Port Coquitlam, BC.

consultant:

seal	seal

drawn:	RH	date:	Jan, 2018
checked:			
scale:	1/4" = 1'-0"	project no.:	P-187_1831
sheet title:			
Garage Plans & Elevations			

sheet no.:	A2.04	revision:	
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South - Facing Prairie Avenue
1831 Prairie Ave. Port Coquitlam

revisions:

no.	date	description
D000389 (8)		

Issue:
2019/03/14 Issued For DP
2019/04/24 Issued For DP 02

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project:
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Port Coquitlam, BC.

consultant:

seal seal

drawn: RH date: Feb. 2019
checked:
scale: NTS project no.: P-187_1831
sheet title:
3D Model Images

sheet no.: **A4.01** revision:

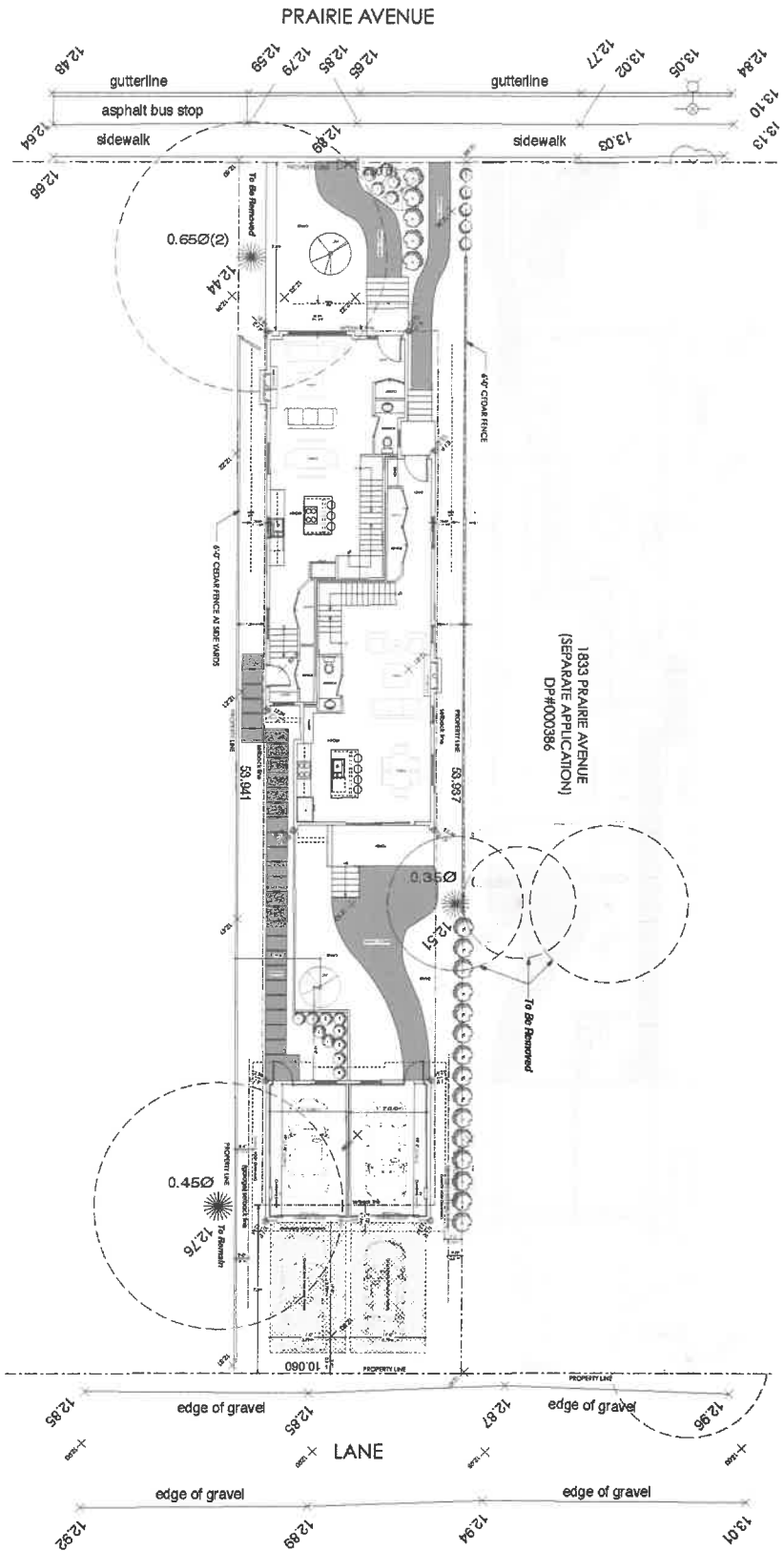
revisions:

no.	date	description
1	2019/07/23	As per site

32

DP000389 (10)

1833 PRAIRIE AVENUE
(SEPARATE APPLICATION)
DP#000386



Qty.	Key	Botanical Name	Common Name	Size	Comments
20	H	Thuja Smaragd	Emerald Cedar	4' High	
3	JM	Acer Palmatum 'Osakazuki'	Japanese Maple	6cm Dia.	
25	B	Buxus	Boxwood	#3 pot	
4	L	Lavandula	lavender		



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Project:
1831 Profile Ave.
Port Coquitlam, BC.

Consultant:

Client:

Design:

Check:

Issue:

Scale:

A0.02

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Generous Roof Overhangs and canopies provide weather protection and shading.	BP stage; written confirmation by Architect along with staff review of BP submission
Narrow South-north orientation avoids overheating in summer	DP stage; staff review of landscape plan
Operable windows for cross ventilation and window placement to provide opportunities for natural light	DP and BP stage; staff review of building plans
Windows to be double glazed	BP stage; written confirmation by Architect along with staff review of BP submission
All appliances to be Energy Star rated	BP stage; written confirmation by developer

Water conservation:

Conservation Measure	Verification Method
Native and drought tolerant plant selections are to be used for the majority of the project to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Grasscrete, permeable pavers used in surface parking areas.	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Low flow fixtures to be installed in the units	BP stage; staff review of building plans and inspections

GHG Reduction:

Conservation Measure	Verification Method
Garages equipped with pre wired infrastructure for charging electric cars.	DP and BP stage; staff review of building plans
Locally sourced high quality building materials.	BP stage; developer confirmation of materials.

per OCP Sec. 9.11 Environmental Conservation DPA designation

1833 Prairie Avenue - Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000386 to regulate a duplex development at 1833 Prairie Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

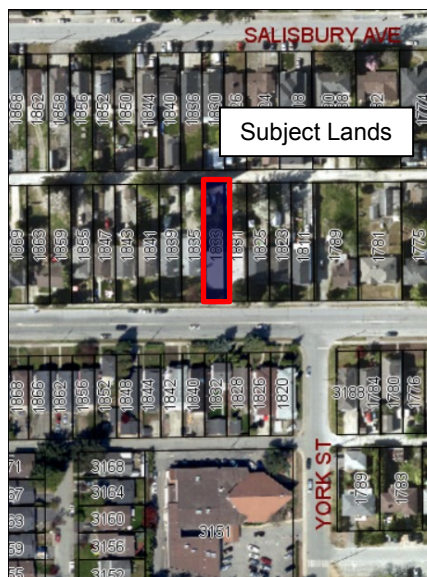
None.

REPORT SUMMARY

This report provides for Committee consideration of a development permit that would allow for the replacement of a duplex that straddles two lots on Prairie Avenue with a new duplex on the east lot. As the project conforms to the objectives of the City's intensive residential and environmental conservation guidelines and complies with the site's zoning regulations, approval is recommended

BACKGROUND

Two development permit applications have been submitted to replace an older, single-storey duplex that straddles the lot line between 1831 and 1833 Prairie Avenue lots with two new, two-storey duplexes (one on each lot). This report provides for consideration of the proposed duplex on the west lot at 1833 Prairie Avenue and a separate report is submitted to Committee for its consideration of the proposal to develop a similar duplex at 1831 Prairie Avenue.



The Official Community Plan designates the site as Townhouse Residential (RT). However, the properties are currently zoned RD (Residential Duplex) and the surrounding context is one of single family homes on smaller lots

The site is subject to Intensive Residential and Environmental Conservation development permit area objectives and guidelines. 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.

The proposed duplex is designed to be of a modern westcoast contemporary style design with a multi-pitch roof and high-quality exterior materials comprising fiber cement siding, wood and metal siding and glue lam beams and posts. A detached garage with access from the lane accommodates one vehicle per dwelling unit, and is set back from the lane to provide sufficient space for parking a second vehicle in front of the garage door. The applicant advises that electric vehicle charging station infrastructure will be provided in each of the garages (not just roughed in).

The building design, massing and choice of materials are considered to be an appropriate fit with the surrounding neighbourhood. The two buildings possess the same massing but incorporate subtle changes to distinguish them from each other, by way of differing door colours and differing element colours (dark gray hardie siding vs gray slate hardie siding). The appearance of the duplex from the street is that of a single family house, although with a second front door. The massing is similar to existing adjacent single family houses on the street and is visually compatible with those existing houses. The visual impact of the duplex is reduced by breaking up the main roof with two different roof slopes and varying planes, a narrow mass that similar to the neighbouring single family houses and a recessed second entry.

Project Profile:

	RD Bylaw Regulations ¹	Proposed ²
Site Area	500 m ²	542 m ²
Lot Frontage	12.0m	10.06m

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

² Information provided by applicant

	RD Bylaw Regulations ¹	Proposed ²
Floor Area Ratio	0.55	0.549
Lot Coverage	40%	35.9%
Impervious surfaces	65%	50.4%
Setbacks to Duplex		
Front (Prairie)	7.5 m.	7.5 m.
Rear (North)	7.5 m.	7.5 m.
Interior side (West)	1.2 m.	1.2 m.
Interior side (East)	1.2 m.	1.2 m.
Building Height	9.0 m.	8.8 m.
Parking Spaces - total	4 (2/unit)	4

As shown in the renderings below, the proposed design is for a “z” type configuration with the majority of the living space for one unit located to the front of the building envelope and the majority of the living space for the second unit located at the back. This configuration responds to the lot’s narrow width and results in an appearance compatible with the established context of single homes on smaller lots.



South (Prairie Ave) Elevation

Screening and landscaping is proposed along interior side and rear yard lines for privacy from adjoining properties and within the rear and front yards to create separated outdoor living areas between each unit. The proposed landscape plan includes four Japanese maple trees as well as cedar hedging, lavender, grasses and boxwood shrubs.

Additional items meeting the intent of the environmental conservation guidelines are identified in the schedule attached to the draft development permit.

DISCUSSION

The proposed development would be an attractive addition to Prairie Avenue and meets the intent of the Intensive Residential and Environmental Conservation guidelines. Approval is recommended.

FINANCIAL IMPLICATIONS


None associated with issuance of the Development Permit.

PUBLIC CONSULTATION

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

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000386.
2	Request additional information or amendments if the Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designations.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Draft Development Permit

Lead author(s): Chris Laing

THE CORPORATION OF THE CITY OF PORT COQUITLAM
"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000386

Issued to: Jeffrey Milani

Address: PH 2 – 2982 Burlington Drive
Coquitlam, BC
V3B 0B3

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: 1833 Prairie Avenue

Legal Description: Lot 37, Block "D" District Lot 479 Group 1, NWD Plan 2167

P.I.D.: 012-549-843

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 DP000386 (1) to DP000386 (9) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawing numbered DP000386 (10) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.
 - c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

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 **\$32,450** 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)

revisions:		
no.	date	description
1	2019/02/24	CFA and Impervious Report
2	2019/02/28	Add two trees

(1) 9800000

issue:		
2019/02/24	Issued For DP	
2019/02/17	Issued For DP-02	
2019/07/30	Issued For DP-02 Rev02	

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project:
1833 Prairie Ave.
Port Coquitlam, BC.

consultant:

seal

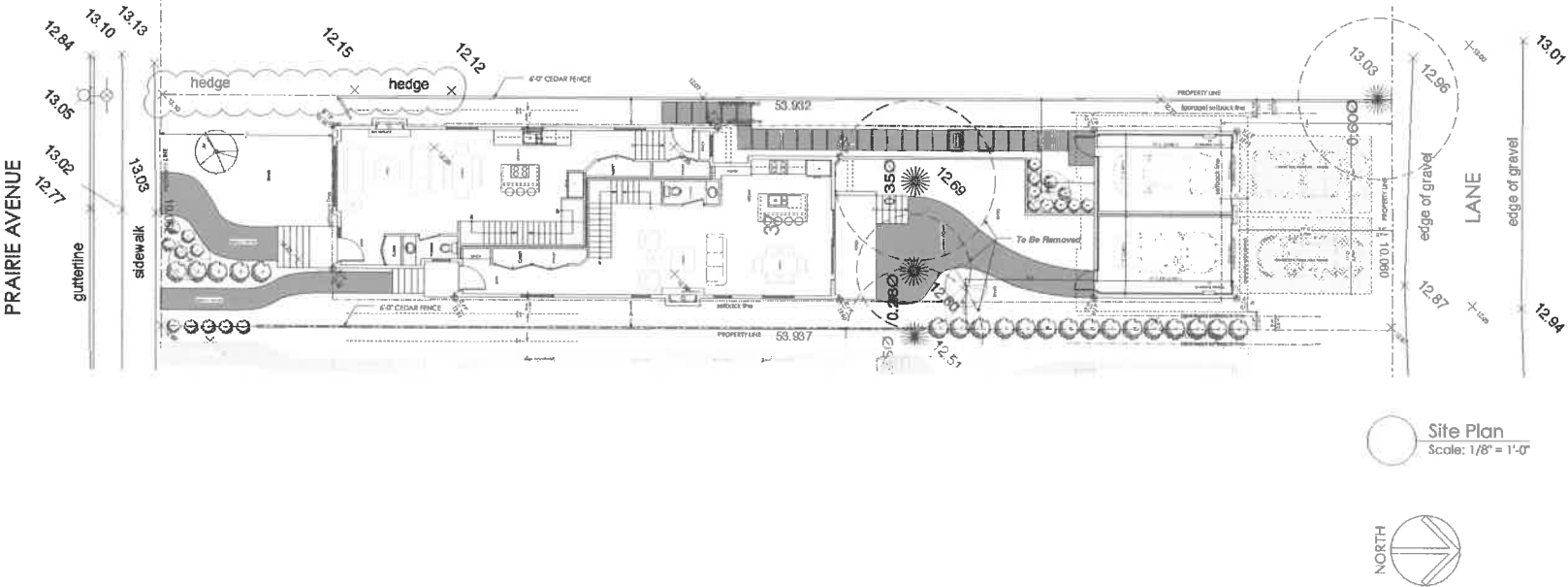
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sheet title: Site Plan	

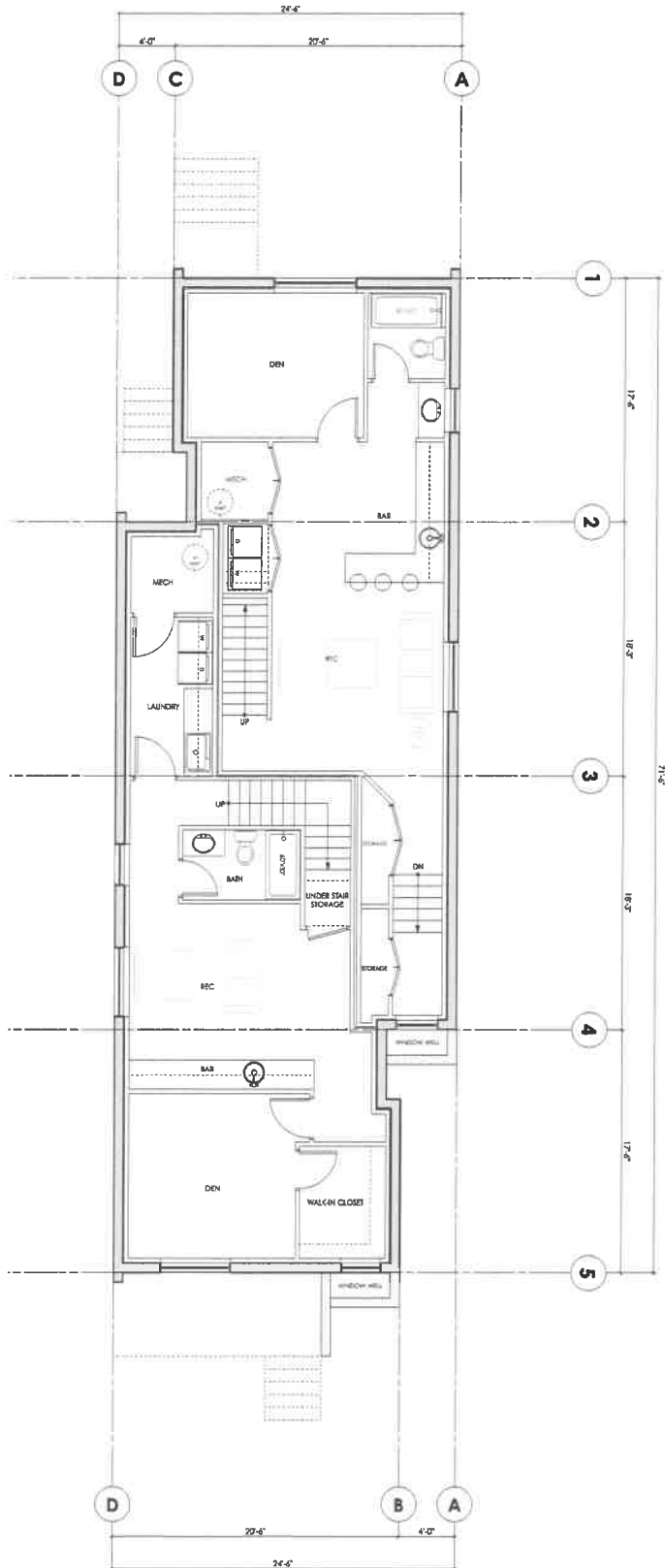
sheet no.: A0.01	revision: △
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- **Scope of Work:**
Proposed Duplex & Detached Garage
- **Legal:**
Plan of Lot 37, Block "D", District Lot 479, Group 1, New Westminster District, Plan 2167

Civic Address:
1833 Prairie Ave, Port Coquitlam, BC.
- **Zoning:** RD
- **Lot size:**
Frontage: 10.062 m (33.01 Ft)
Depth: 53.932 m (176.94 Ft)
Site Area: 543 SqM (5,840.80 Sq Ft)

FSR Calculations:	
Lot Area:	5,840.80 Sq Ft
Gross Floor Area Permitted @ 0.55 (excluding Basement)	3,212.44 Sq Ft
Gross Floor Area Proposed (excluding Basement)	3,208.83 Sq Ft
Lot Coverage Permitted @ 40%	2,336.32 Sq Ft
Lot Coverage Proposed @ 39.8%	2,323.36 Sq Ft
(Proposed Duplex = 1831.36 Sq Ft)	
(Proposed Garage = 492 Sq Ft)	
Garage Floor Area Exempt	495.00 Sq Ft
Garage Floor Area Proposed	492.00 Sq Ft
Impervious Surface Permitted @ 65%	3,796.52 Sq Ft
Impervious Surface Proposed @ 50.4%	2,944.07 Sq Ft
(Proposed Building/ Porches/ Steps = 1831.36 Sq Ft)	
(Proposed Garage = 492 Sq Ft)	
(Proposed Walkways = 620.71 Sq Ft)	





Basement Plan
Scale: 1/4" = 1'-0"

revisions:	
no.	description

DP000386(2)

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Issue: 2019/02/24
2019/03/17

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Project:
1833 Profile Ave.
Port Coquitlam, BC.

Consultant:

Architect	Architect
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Drawn:	Rev:
Checked:	Date:
Project:	Project:
Scale:	Scale:
Sheet:	Sheet:
Author:	Author:

Issue: 2019/02/24
2019/03/17

revisions:		
no.	date	description

44

DP000386(4)

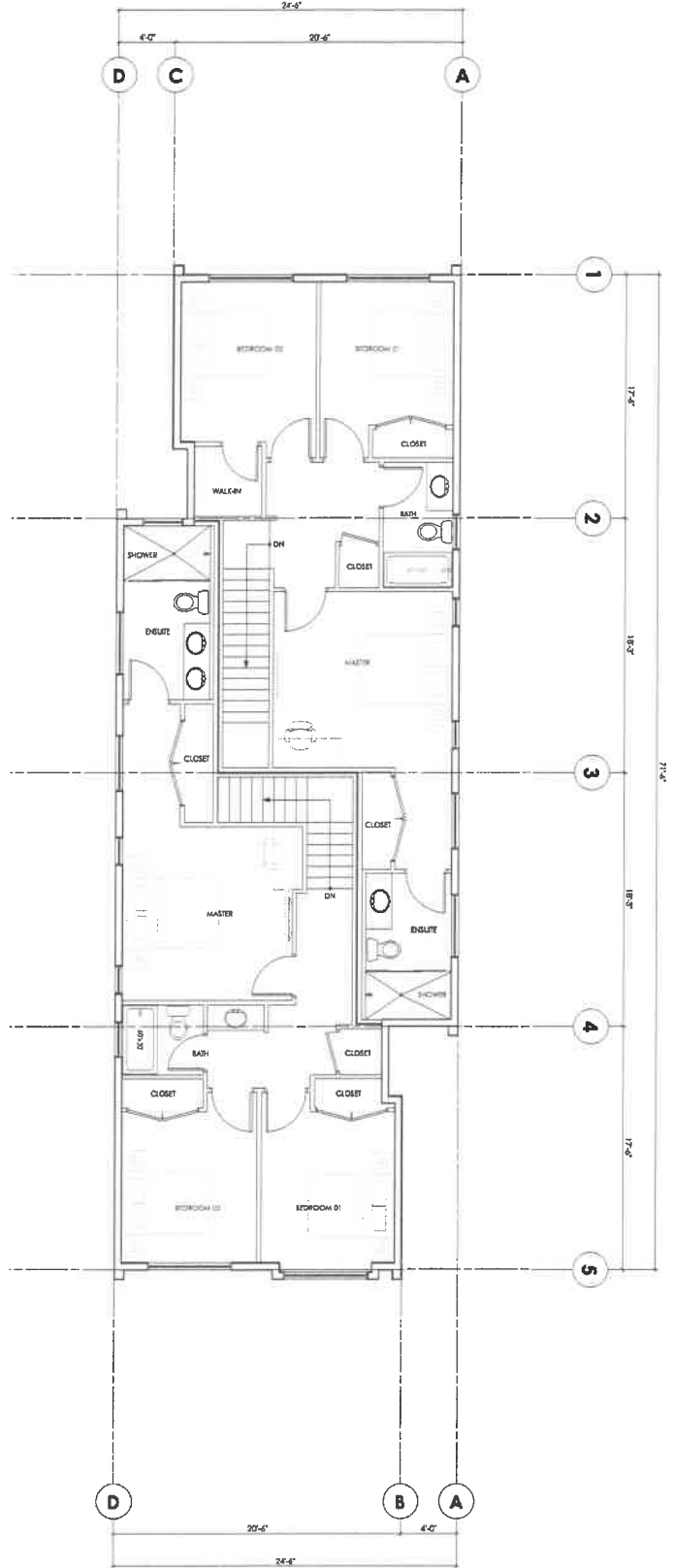
DATE: 2019/03/04
2019/03/17

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PROJECT:
1833 Profile Ave.
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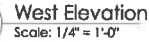
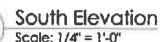
CONSULTANT:

Upper Floor Plan
Scale: 1/4" = 1'-0"



Sheet No: A1.04

GENERAL MATERIAL NOTES:
MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE SPECIFICALLY NOTED OR SHOWN.



Dr000386(S)

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project:

1833 Prairie Ave.
Port Coquitlam, BC.

consultant:

seal	seal
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drawn: RH	date: Feb. 2019
checked:	
scale: 1/4" = 1'-0"	project no.: P-187
sheet title: S and W Elevations	

sheet no.: **A2.01**

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT #	SUBMIT	FINISH	COLOUR
E01	LONG BOARD P/ HORIZONTAL METAL SIDING	PREFINISHED	WOOD
E02	ALUMINUM PANEL	PREFINISHED	LIGHT GRAY
E03	HARDE SIDING	PAINTED	DARK GRAY
E04	METAL ROOF	PREFINISHED	GRAY
E05	PREFINISHED VINYL WINDOWS	PREFINISHED	BLACK
E06	PREFINISHED VINYL SLIDING DOOR	PREFINISHED	BLACK
E07	PAINTED WOOD BARGE BOARD/ FASCIA/ PLYWOOD	PAINTED	DARK GRAY
E08	PAINTED WOOD TRIM	PAINTED	TO MATCH FASCIA
E09	PREFINISHED ALUM. AND TYP. GLASS RAIL	PREFINISHED	DARK GRAY
E10	PREFINISHED METAL FLASHING	PREFINISHED	TO MATCH ADJACENT SIDING
E11	CERAM. ROOF	STAINED	"SHIP" NATURAL, B&W TRANSPARENT
E12	ENTRY INSULATED PREGLAS. DOOR	PAINTED	TRD
E13	PREFINISHED METAL GARAGE DOOR	PREFINISHED	TRD
E14	PREFINISHED ALUMINUM GUTTER	PREFINISHED	TO MATCH FASCIA
E15	PAINTED WOOD CLADDING	PAINTED	TO MATCH FASCIA
E16	ENTRY METAL DOOR	PAINTED	TRD
E17	PREFINISHED "SHIPROOF" FLOORING GLASS DOORS	PREFINISHED	BLACK
E18	CONCRETE	CAST IN PLACE	NATURAL
E19	CALUM. OR TYP. STAIRS/ RAILS/ POSTS	STAINED	"SHIP" NATURAL, B&W TRANSPARENT

GENERAL MATERIAL NOTES:
MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW
AS PER THE TYPICAL LOCATIONS. CHANGES IN MATERIALS TO ALWAYS OCCUR AT RIDGE CORNERS UNLESS OTHERWISE
SPECIFICALLY NOTED OR SHOWN.



North Elevation
Scale: 1/4" = 1'-0"



East Elevation
Scale: 1/4" = 1'-0"

revisions:		
no.	date	description

DP000386(6)

Issue:
2019/02/24 Issued For DP
2019/07/17 Issued For DP 02

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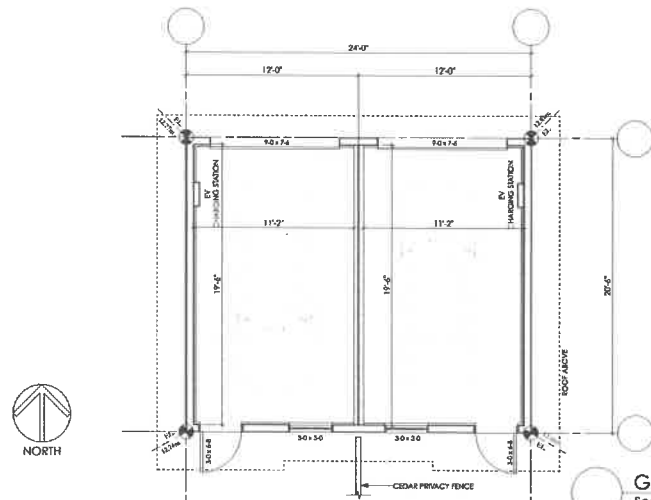
project:
1833 Prairie Ave.
Port Coquitlam, BC.

consultant:

seal

drawn: RH
checked:
scale: 1/4" = 1'-0"
sheet title: N and E Elevations

sheet no.: A2.02
revision: 1

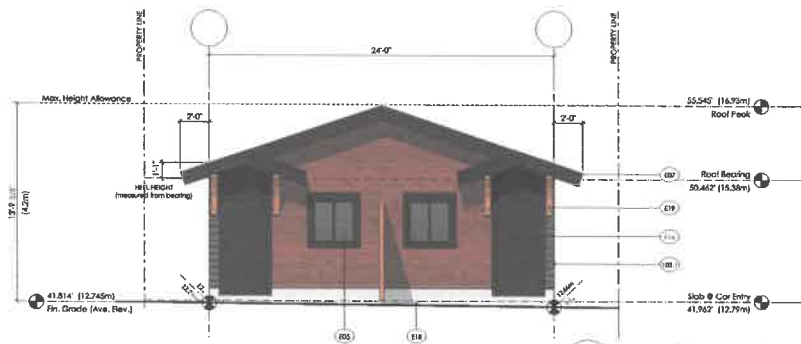


Garage Plan
Scale: 1/4" = 1'-0"

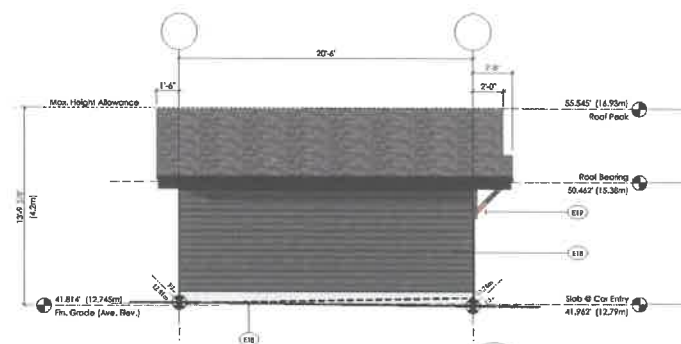


Garage - 3D View

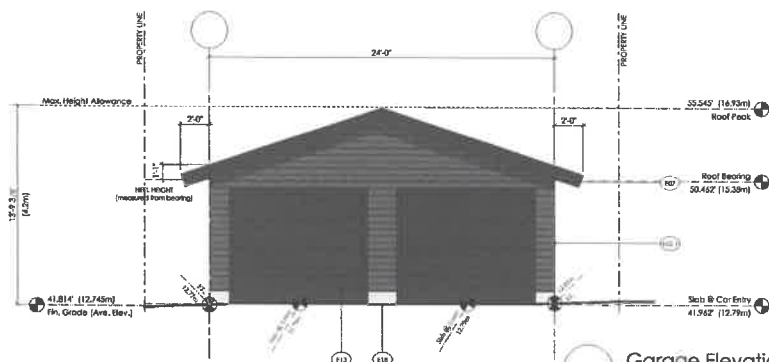
For Building Materials And Colours:
Please Refer To Sheet # A2.01



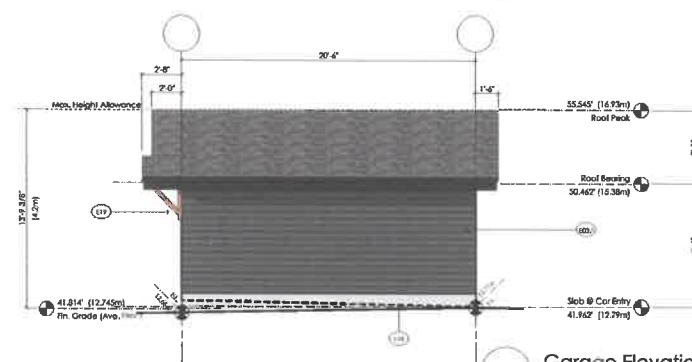
Garage Elevation - South
Scale: 1/4" = 1'-0"



Garage Elevation - West
Scale: 1/4" = 1'-0"



Garage Elevation - North
Scale: 1/4" = 1'-0"



Garage Elevation - East
Scale: 1/4" = 1'-0"

revisions:

no. date description

Issue:
2019/02/24 Issued For DP
2019/07/17 Issued For DP 02

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consultant:

seal seal

drawn: RH date: Feb. 2019
checked:
notes: 1/4" = 1'-0" project no.: P-187
sheet title: Garage Plans & Elevations

sheet no.: A2.04 revision:



North - Facing Back Lane
1833 Prairie Ave. Port Coquitlam

revisions:

no.	date	description
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(b) 98,000 \$

Issue:
2019/02/14 Issued For DP
2019/07/17 Issued For DP 02

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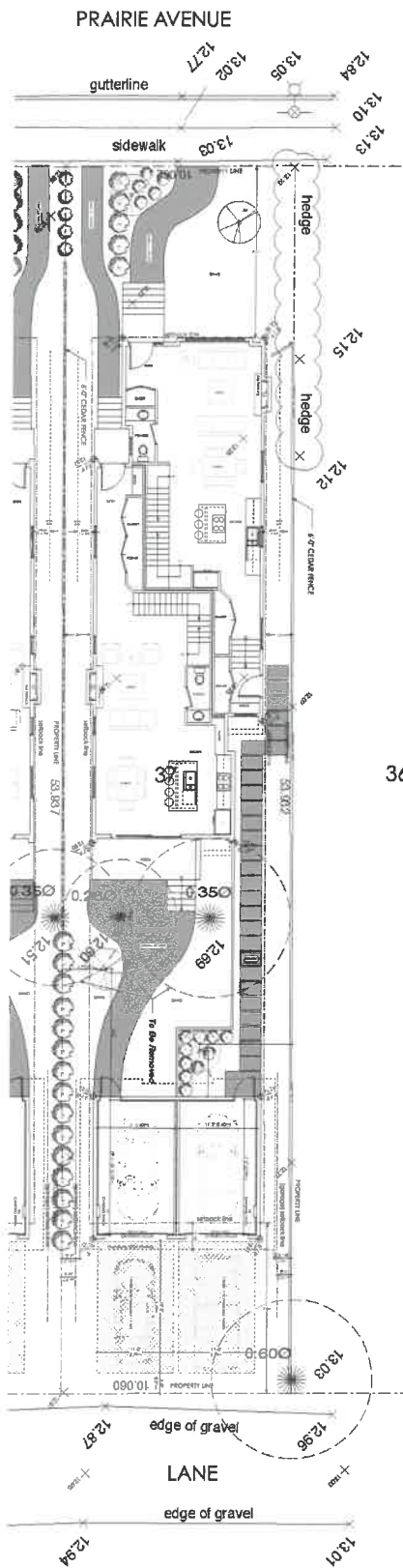
1833 Prairie Ave.
Port Coquitlam, BC.

consultant:

seal seal

drawn: RH	date: Feb. 2019
checked:	
scale: NTS	project no.: P-187
sheet title: 3D Model Images	

sheet no.: A4.02	revision: △
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36

Qty.	Key	Botanical Name	Common Name	Size	Comments
20	H	Thuja Smaragd	Emerald Cedar	4' High	
4	JM	Acer Palmatum 'Osakazuki'	Japanese Maple	6cm Dia.	
16	B	Buxus	Boxwood	#3 pot	
4	L	Lavandula	lavender		



Landscape Plan
Scale: 1/8" = 1'-0"

revisions:

no.	date	description
1	2019/07/24	Added two trees

50

DP000386(16)

ISSUED:
2019/07/24 Based for GP
2019/07/17 Based for GP 02
2019/07/20 Based for GP 02 Rev02

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CONSULTANT:

name	address

date	date
RM	Feb. 2019
version	project no.
1/8" = 1'-0"	P-167

Landscape Plan

PROJECT NO.
A0.02

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Generous Roof Overhangs and canopies provide weather protection and shading.	BP stage; written confirmation by Architect along with staff review of BP submission
Narrow South-north orientation avoids overheating in summer	DP stage; staff review of landscape plan
Operable windows for cross ventilation and window placement to provide opportunities for natural light	DP and BP stage; staff review of building plans
Windows to be double glazed	BP stage; written confirmation by Architect along with staff review of BP submission
All appliances to be Energy Star rated	BP stage; written confirmation by developer

Water conservation:

Conservation Measure	Verification Method
Native and drought tolerant plant selections are to be used for the majority of the project to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Grasscrete, permeable pavers used in surface parking areas.	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Low flow fixtures to be installed in the units	BP stage; staff review of building plans and inspections

GHG Reduction:

Conservation Measure	Verification Method
Garages equipped with pre wired infrastructure for charging electric cars.	DP and BP stage; staff review of building plans
Locally sourced high quality building materials.	BP stage; developer confirmation of materials.

per OCP Sec. 9.11 Environmental Conservation DPA designation

Production of Goods made with Cannabis Extracts

RECOMMENDATION:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to allow for the production of goods made with cannabis in an extracted form.

REPORT SUMMARY

The Government of Canada will be allowing for three new classes of cannabis that could be legally sold by federal licence holders: edible cannabis, cannabis extracts and cannabis topicals. This report recommends Council introduce an amendment to the Zoning Bylaw that would allow for the production and manufacturing of products made with cannabis in an extracted form as a permitted use. This amendment would result in the opportunity for industrial manufacturing businesses producing products containing cannabis extract such as a topical ointment, or commercial kitchens producing baked or packaged food products containing cannabis extract for a wholesale market, in zones which permit production uses, if the business also has the required federal licence to use a cannabis extract product. The City would continue to restrict the production of cannabis and the retail sale of any product containing cannabis to sites with site-specific zoning in place allowing for such production or sale.

BACKGROUND

Cannabis edibles, extracts and topicals are products made with oils and concentrates which have been extracted from the cannabis plant through specific processing techniques. These products in their extracted form do not have any odour and would be similar to other extract products used in the manufacturing of edible and topical goods.

The *Cannabis Act*, which authorizes the legal sale of edibles containing cannabis and cannabis concentrate, comes into force on October 17th, 2019. The Government of Canada has recently announced amendments to its Cannabis Regulations to set out the rules governing the production and sale of the three new classes of cannabis that could be legally sold by federal licence holders as of October 17th: edible cannabis, cannabis extracts and cannabis topicals (lotions, balms, and oils that are absorbed through the skin). The BC Liquor Distribution Branch, which is the sole wholesale distributor of non-medical cannabis for the Province, has advised it will be working with producers licenced to use cannabis to secure access to their products for retailers licenced to sell cannabis. It is expected that the sale of products will commence in December.

In Port Coquitlam, sites must have site-specific zoning in place to be permitted to produce, distribute, or sell any product containing cannabis and the *Cannabis Establishment Policy* guides Council in its decisions with respect to where a business may be permitted to produce or sell cannabis. The intent of this regulatory framework is to ensure Council is able to make informed decisions on the right location for cannabis-related uses and mitigate potential impacts, such as to ensure retail sales outlets are not in close proximity to spaces frequented by children and to avoid odour associated with the production (cultivation and processing) of cannabis. This framework was established before the Government of Canada announced its intent to allow for the production and

Production of Goods made with Cannabis Extracts

sale of edible, extract and topical products and therefore did not contemplate regulations for this use.

DISCUSSION

Cannabis edibles, extracts and topicals are made with oils and concentrates which have been extracted from the cannabis plant through specific processing techniques. In their extracted form, these products do not have any odour and are similar to other extract products used in the manufacturing of edible and topical goods. As a result, the production of goods made with an extracted cannabis concentrate or oil is not anticipated to be associated with the types of significant negative impacts associated with the production of cannabis.

The retail sale of any product containing cannabis oil or concentrate would be permitted where a site has been zoned on a site-specific basis to permit the sale and no changes to the Zoning Bylaw or Cannabis Establishment Policy are required to accommodate such sales.


In summary, it is recommended that the Zoning Bylaw be amended to permit the use of extracted cannabis oils and concentrates in the production of products containing cannabis oil or concentrate, when a site is zoned to permit this production use and the producer has been licenced by Health Canada for this activity. For clarity, the amendment would not permit the extraction process, just use of the extracted product.

FINANCIAL IMPLICATIONS

None

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Recommend that Council amend the Zoning Bylaw to amend restrictions on cannabis uses to allow the production of goods made with cannabis in an extracted form, as permitted by Health Canada.
2	Request amendment of the draft bylaw amendments prior to their consideration.
3	Determine that no changes will be made to existing regulations at this time.

Lead author(s): Jennifer Little