

Public Hearing

Port Coquitlam Community Centre, Laking Room
2nd Floor, 2150 Wilson Avenue, Port Coquitlam, BC
Tuesday, September 10, 2019
Time: 6:00 p.m.

- 1. PUBLIC HEARING - CALL TO ORDER**
- 2. PUBLIC HEARING ITEMS**
 - 2.1 Zoning Amendment Bylaw No. 4143 (RV Storage)**
See Item 6.1 on Council Agenda for additional information.
- 3. CLOSE PUBLIC HEARING**

[REDACTED]

From: [REDACTED]
Sent: Friday, August 30, 2019 9:57 AM
To: Public Hearings
Subject: FW: Recreational Vehicle Parking. No 4143

In regards to the zoning amendment **bylaw No. 4143**, which intends to increase an RV in residential areas to 10 meters.

I recently almost walked into a fifth-wheel hitch, at the level of my head, parked along [REDACTED] in Port Coquitlam while walking, head down, along the street. Unfortunately it wasn't the first time I've nearly hurt myself on the same trailer, whose hitch sticks out into the street/curb. It is a hazard, the RV is an eyesore, it's so large.

Poco shouldn't be losing it's sense of community standards, to residents' request to change by-laws than for no other reason than personal convenience and cost (having to rent RV space somewhere). There is no specific rational for any change, in particular when the length of a trailer allows for a safety risk, small or large, and continues to reduce community standards and quality of neighborhoods - turning residential property into parking lots.

In that I expect the city will pass the by-law, it is hoped that at minimum no trailer/RV should be allowed to be parked on the street (for more than 48 hours) and no trailer/RV parked on a drive way should be allowed to stick out past 95% of the driveway length (not counting the sidewalk)

Sincerely
[REDACTED]

Sent from [Mail](#) for Windows 10

Council Regular Agenda

Port Coquitlam Community Centre, Laking Room
2nd Floor, 2150 Wilson Avenue, Port Coquitlam, BC
Tuesday, September 10, 2019
Time: 6:00 p.m. (following Public Hearing)

REVISED

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

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

- *Deletion of Item 5.1 MP McKinnon; and*
- *Addition of Item 6.2 Zoning Amendment Bylaw No. 4093 for 2850 Shaughnessy Street - Adoption.*

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Recommendation:

That the minutes of the following Council Meetings be adopted:

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

4. PROCLAMATIONS

4.1 Terry Fox Week – September 9-16, 2019

5. DELEGATIONS

~~5.1 — MP McKinnon~~

5.2 Dutch Liberation Canadian Society 2020

6. BYLAWS

6.1 Zoning Amendment Bylaw No. 4143 (RV Storage) - Third Reading and Adoption

Recommendation:

That Council give Zoning Amendment Bylaw No. 4143 (RV Storage) third reading and adoption.

6.2 Zoning Amendment Bylaw No. 4093 for 2850 Shaughnessy Street - Adoption

Recommendation:

That Council adopt Zoning Amendment Bylaw No. 4093 for 2850 Shaughnessy Street.

7. REPORTS

7.1 Banking Resolution Update

Recommendation:

That Council appoint the following positions and employees as signing officers on account with the Toronto Dominion Bank and any other financial institutions that the City may do business with for banking and investment purposes.

Position	Incumbent
Chief Administrative Officer	Kristen Dixon
Director of Finance	Karen Grommada
Manager of Accounting Services	Chris Adams Brush
Manager of Revenue & Collections	Brian North
Manager of Financial Planning & Systems	Farouk Zaba

That two signing officers continue to be required for bank signing authorization on behalf of the City.

8. NEW BUSINESS

9. OPEN QUESTION PERIOD

10. ADJOURNMENT

10.1 Adjournment of the Meeting

Recommendation:

That the September 10, 2019, Regular Council Meeting be adjourned.

Council Special Minutes

Heritage Room, 3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC
Tuesday, July 16, 2019

Present:

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

Absent:

Councillor Penner
Councillor Washington

1. CALL TO ORDER

The meeting was called to order at 4:22 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the July 16, 2019, Special Council Meeting Agenda be adopted with the following changes:

- *Addition of UBCM Resolution as Item 3.1 & renumber all items accordingly.*

Carried

3. REPORTS

3.1 UBCM Resolution

Moved - Seconded:

That Council support submitting the following motion to UBCM for the consideration of its membership at its annual conference in September 2019:

WHEREAS the Union of BC Municipalities (UBCM) was founded in 1905 to serve as the voice of local government in British Columbia;

AND WHEREAS the UBCM must retain public confidence that it is acting in the best interests of the residents of British Columbia;

AND WHEREAS the UBCM currently accepts financial sponsorship and facilitates a reception for UBCM convention delegates from a foreign government;

AND WHEREAS this financial sponsorship and reception may create the perception of influence from a foreign government:

THEREFORE BE IT RESOLVED the UBCM end its practice of accepting financial sponsorship and facilitating receptions from foreign governments.

Carried

4. RESOLUTION TO CLOSE

4.1 Resolution to Close the July 16, 2019, Special Council Meeting to the Public

Moved - Seconded:

That the Special 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 4.1

g) litigation or potential litigation affecting the municipality.

Carried

Certified Correct,

Mayor

Corporate Officer

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:

1. CALL TO ORDER

The meeting was called to order at 6:56 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved - Seconded:

That the July 23, 2019, Regular Council Meeting Agenda be adopted with the following changes:

- *Deletion of Item 9: Adjournment and renumber items accordingly.*

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Moved - Seconded:

That the minutes of the following Council Meetings be adopted:

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

Carried

4. DELEGATIONS

4.1 Downtown Car Show

Bruce Richardson provided an overview of the 2019 Downtown Car Show activities.

5. BYLAWS

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

Moved - Seconded:

That Bylaw 4141 be referred back to staff to provide additional information on the size of the proposed retail outlet.

Carried

Opposed: Councillor Penner

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

Moved - Seconded:

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

Carried

- 5.3 Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway - Third Reading and Adoption**
Moved – Seconded:
That Bylaw 4138 be referred back to staff to provide additional information on the size of the proposed retail outlet.
Defeated
Opposed: Mayor West, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, Councillor Washington
- Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4138 for 1971 Lougheed Highway third reading and adoption.
Carried
Opposed: Councillor Washington
- 5.4 Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway - Third Reading and Adoption**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4139 for 2755 Lougheed Highway third reading and adoption.
Carried
Opposed: Councillor Washington
- 5.5 Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) Third Reading and Adoption**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4142 (Cannabis Retail Outlet Definition) third reading and adoption.
Carried
- 5.6 Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street - Third Reading**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street third reading.
Carried
- 5.7 Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) - Third Reading and Adoption**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4136 (Cannabis in ALR) third reading and adoption.
Carried
- 5.8 Zoning Amendment Bylaw No. 4143 (RV Storage) - First Two Readings**
Moved - Seconded:
That Council give Zoning Amendment Bylaw No. 4143 (RV Storage) first two readings..
Carried
- 5.9 Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue - Adoption**
Moved - Seconded:
That Council adopt Zoning Amendment Bylaw No. 4118 for 2255 Wilson Avenue.
Carried

- 5.10 Building & Plumbing Amendment Bylaw No. 4126 (BC Energy Step Code) - Adoption**
Moved - Seconded:
That Council adopt Building & Plumbing Amendment Bylaw No. 4126 (BC Energy Step Code).
Carried
- 5.11 Zoning Amendment Bylaw No. 4131 for 2645 Kingsway Avenue - Adoption**
Moved - Seconded:
That Council adopt Zoning Amendment Bylaw No. 4131 for 2645 Kingsway Avenue.
Carried
- 5.12 OCP Amendment Bylaw No. 4133 and Zoning Amendment Bylaw No. 4134 for 930 Dominion Avenue - Adoption**
Moved - Seconded:
That Council adopt OCP Amendment Bylaw No. 4133 and Zoning Amendment Bylaw No. 4134 for 930 Dominion Avenue.
Carried

6. REPORTS

- 6.1 Development Permit Application - 930 Dominion Avenue - Issuance**
Moved - Seconded:
That Council approve Development Permit DP000368 to regulate an industrial development at 930 Dominion Avenue.
Carried
- 6.2 Development Variance Permit for 2337 Rindall Avenue - Issuance**
Moved - Seconded:
That Development Variance Permit DVP00057 for 2337 Rindall Avenue be approved for issuance.
Carried
- 6.3 Development Variance Permit for 2381 Shaughnessy Street - Issuance**
Moved - Seconded:
That Development Variance Permit DVP0006 for 2381 Shaughnessy Street be approved for issuance.
Carried
- 6.4 Non-Farm Use Applications (2820 and 2842 Burns Road)**
Moved - Seconded:
That Council:
- *Authorize the submission of applications 58556 and 58490 to the Agricultural Land Commission; and*
 - *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

7. NEW BUSINESS

- 7.1** Council provided updates related to community events.

8. OPEN QUESTION PERIOD

Three members of the public asked questions.

Moved – Seconded:

That Council direct staff to provide a report to Committee of Council outlining options to address concerns raised regarding a currently-operating methadone clinic business license.

Carried

9. RESOLUTION TO CLOSE

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

Moved - Seconded:

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

Item 3.1

c) labour relations or other employee relations.

Carried

Certified Correct,

Mayor

Corporate Officer

PROCLAMATION

WHEREAS: Terry Fox, through his unwavering commitment, dedicated his life to raising funds for cancer research; and

WHEREAS: Through his courage, he reached people of all ages and increased their awareness of cancer; and

WHEREAS: The City of Port Coquitlam supports the example and the goals of this extraordinary young man;

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

DO HEREBY PROCLAIM

**September 9th – September 16th, 2019 as
“Terry Fox Week”**

in the City of Port Coquitlam

Brad West
Mayor



Zoning Amendment Bylaw No. 4143 (RV Storage) - Third Reading & Adoption

RECOMMENDATION:


That Council give Zoning Amendment Bylaw No. 4143 (RV Storage) third reading and adoption.

REPORT SUMMARY

Upon conclusion of a public hearing scheduled for September 10, 2019, Zoning Amendment Bylaw No. 4143 (RV Storage) will be available for Council to give third reading and adoption.

OPTIONS

(Check = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4143

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

1. CITATION

This Bylaw is cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2019, No. 4143”.

2. ADMINISTRATION

That Zoning Bylaw No. 3630, Section III, SUPPLEMENTARY REGULATIONS, subsection 3. PARKING AND STORAGE OF VEHICLES AND EQUIPMENT, clause 3-1 (d) be amended by replacing “8 m. (26.2 ft.)” with “10 m”.

READ A FIRST TIME this	23 rd day of	July, 2019
READ A SECOND TIME this	23 rd day of	July, 2019
PUBLIC HEARING HELD this	10 th day of	September, 2019
READ A THIRD TIME this		
ADOPTED this		

Mayor

Corporate Officer

Zoning Amendment Bylaw No. 4143 - First Two Readings


RECOMMENDATION:

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

REPORT SUMMARY

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

OPTIONS

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

Recreational Vehicle Storage in Residential Neighbourhoods

RECOMMENDATION:

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

PREVIOUS COUNCIL/COMMITTEE ACTION

March 20, 2018, Smart Growth Committee resolved:

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

April 17, 2018, Community & Intergovernmental Committee directed:

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

October 2, 2018, Community & Intergovernmental Committee resolved:

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

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

October 9, 2018, Council resolved:

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

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

REPORT SUMMARY

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

Recreational Vehicle Storage in Residential Neighbourhoods

BACKGROUND

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

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



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

DISCUSSION



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

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

Recreational Vehicle Storage in Residential Neighbourhoods



Examples of RV/trailer siting which would meet new regulations

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

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

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


CONSULTATION

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

FINANCIAL IMPLICATIONS

None.

OPTIONS

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

RECOMMENDATION:

That Council appoint the following the positions and employees as signing officers on account with the Toronto Dominion Bank and any other financial institutions that the City may do business with for banking and investment purposes.

Position	Incumbent
Chief Administrative Officer	Kristen Dixon
Director of Finance	Karen Grommada
Manager of Accounting Services	Chris Adams Brush
Manager of Revenue & Collections	Brian North
Manager of Financial Planning & Systems	Farouk Zaba

That two signing officers continue to be required for bank signing authorization on behalf of the City.

PREVIOUS COUNCIL ACTION

At the April 9, 2019 Council Meeting, the following motion was passed:

That Council appoint the following the positions and employees as signing officers on account with the Toronto Dominion Bank and any other financial institutions that the City may do business with for banking and investment purposes.

Position	Incumbent
Chief Administrative Officer	Kristen Dixon
Director of Finance	Karen Grommada
Manager of Accounting Services	Sharleen Karamanian
Manager of Revenue & Collections	Brian North
Manager of Financial Planning & Systems	Farouk Zaba

That two signing officers continue to be required for bank signing authorization on behalf of the City.

DISCUSSION

Due to staffing changes, an update to the banking signing authorities is required. The banks and investment firms require a Council resolution in order to approve the changes.


Banking Resolution Update

FINANCIAL IMPLICATIONS

None

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Update the banking signing authorities as recommended.
2	Choose alternate banking signing authorities.

Lead author(s): Karen Grommada