

Tuesday, November 19, 2019, 2:00 p.m.

Heritage Room

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

---

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

*That the Tuesday, November 19, 2019, Committee of Council Meeting Agenda be adopted as circulated.*

3. REPORTS

3.1 1752 and 1758 Salisbury Avenue – Rezoning Application

1

Recommendation:

*1. That Committee of Council recommend to Council that:*

- a. *The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);*
- b. *That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
  - i. *Installation of protective fencing for trees to be retained on adjoining properties;*
  - ii. *Payment in the amount of \$5000 for offsite tree replanting;*
  - iii. *Demolition of the existing buildings and verification that the site is free of rodents prior to demolition permit issuance;*
  - iv. *Consolidation of the two lots;*
  - v. *Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east, upgrading the existing watermain on Salisbury Avenue between the west edge of the property and Wellington Street with a 200mm watermain; and*
  - vi. *Registration of a legal agreement to require the project to achieve a*

*minimum energy efficiency of Step 3 of the BC Energy Step Code.*

*2. That Committee of Council direct staff to ensure a minimum period of 4 weeks is provided between the date the amending bylaw is given 1st and 2nd readings and the date of the public hearing.*

**3.2 Development Permit Application - 2180 Kelly Avenue 43**

Recommendation:

*That Committee of Council approve Development Permit DP000370, regulating the Phase 2 development of an apartment complex at 2180 Kelly Avenue.*

**3.3 Development Permit Amendment - 3273 Lancaster Street 77**

Recommendation:

*That Committee of Council amend Development Permit DP000297 to accommodate a minor siting variance at 3273 Lancaster Street.*

**3.4 Development Permit – 1955 Western Drive 115**

Recommendation:

*That Committee of Council approve Development Permit DP000407, which would regulate rooftop additions at 1955 Western Drive.*

**3.5 Prairie Avenue - Design Recommendations 119**

Recommendation:

*That Committee of Council approve the Prairie Avenue road design option as presented in the November 19, 2019 staff report, "Prairie Avenue - Design Recommendations" and direct staff to proceed with detailed design.*

**3.6 Off-leash Dog Areas - Update 125**

Recommendation:

*None.*

**3.7 Community Cultural Development Investment Program – Fall Intake, 2019 128**

Recommendation:

*That Committee of Council approve the following Community Cultural Development applications:*

*1) Project Category:*

- Hyde Creek Watershed Society - \$1,500;*
- Polonez Tri-City Polish Association - \$5,000;*
- Foolish Operations Society - \$5,000;*
- Hope Lutheran Christian School - \$5,000; and*

- *Port Coquitlam Heritage and Cultural Society - \$4,788.*

2) *Development Category:*

- *Autumn Moon Festival- \$1,600.*

4. COUNCILLORS' UPDATE

5. MAYOR'S UPDATE

6. CAO UPDATE

7. RESOLUTION TO CLOSE

Recommendation:

*That the Committee of Council Meeting of Tuesday, November 19, 2019, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:*

Item 3.1

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

8. ADJOURNMENT

8.1 Adjournment of the Meeting

9. MEETING NOTES

### RECOMMENDATION:

1. That Committee of Council recommend to Council that:
  - a. The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);
  - b. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
    - i. Installation of protective fencing for trees to be retained on adjoining properties;
    - ii. Payment in the amount of \$5000 for offsite tree replanting;
    - iii. Demolition of the existing buildings and verification that the site is free of rodents prior to demolition permit issuance;
    - iv. Consolidation of the two lots;
    - v. Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east, upgrading the existing watermain on Salisbury Avenue between the west edge of the property and Wellington Street with a 200mm watermain; and
    - vi. Registration of a legal agreement to require the project to achieve a minimum energy efficiency of Step 3 of the BC Energy Step Code.
2. That Committee of Council direct staff to ensure a minimum period of 4 weeks is provided between the date the amending bylaw is given 1<sup>st</sup> and 2<sup>nd</sup> readings and the date of the public hearing.

### PREVIOUS COUNCIL/COMMITTEE ACTION

May 8, 2018, Council held a public hearing in consideration of an application to rezone the site for a townhouse use and subsequently adopted a resolution to defeat the bylaw.

### REPORT SUMMARY

This report provides for Committee consideration of a rezoning application that would allow for a proposed 9-unit townhouse development at 1752 and 1758 Salisbury Avenue. The application is similar to that considered by Council in 2018 but incorporates a number of amendments intended to address concerns heard at the public hearing, including a revised building massing, additional parking, and construction management requirements. The proposed development is designed in accordance with the policies and townhouse land use designation of the Official Community Plan (OCP), regulations of the proposed RTh3 Residential Townhouse zone, and development permit area objectives and guidelines. To implement recommended conditions to develop this site and address residents' concerns, the report recommends that the developer be required to protect trees on adjoining properties, provide for replacement of previously cut trees, implement rodent control measures prior to building demolition, achieve a high level of energy efficiency and upgrade infrastructure. To respond to the request from the residents, the report also recommends a period of four weeks be provided between the date Council first considers the amendment bylaw and the date of the public hearing.



# 1752 and 1758 Salisbury Avenue – Rezoning Application

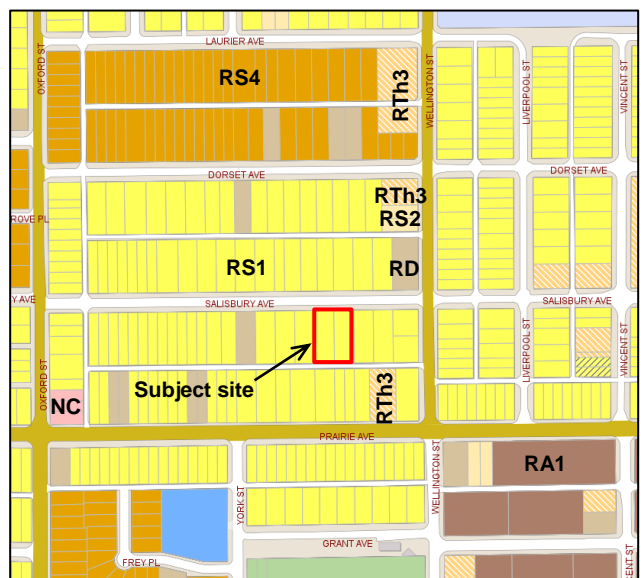
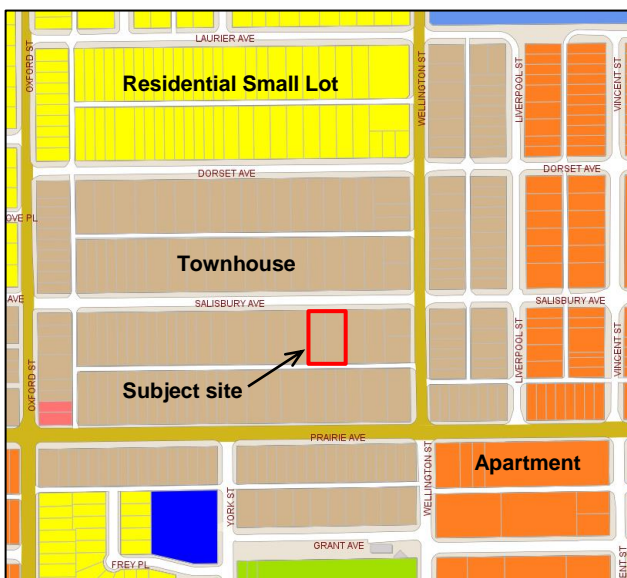
## BACKGROUND

Jordan Kutev Architects Inc. proposes to develop a 9-unit townhouse complex fronting Salisbury Avenue. The 2,168m<sup>2</sup> site (about ½ an acre) is located in a mid-block location on the south side of Salisbury Avenue between Oxford and Wellington Streets. It includes two relatively flat lots, each of which is currently occupied by an older house and landscaping.



Location map

The townhouse land use designation and housing policies applicable to this site encourage a variety of housing types to accommodate the needs of Port Coquitlam's growing population and demand for ground-oriented housing. The current zoning is RS1 – Residential Single Dwelling 1; the proposed zoning is RTh3 – Residential Townhouse 3.



# 1752 and 1758 Salisbury Avenue – Rezoning Application

## Current OCP Land Use Designation

## Current Zoning

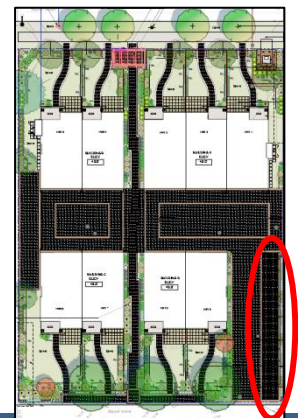
Although the area is designated for townhouse development, it remains primarily developed with detached homes and duplexes, including two relatively new houses to the west.

If rezoned, the site would be subject to the Intensive Residential and Environmental Conservation development permit area designations of the OCP. The 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	Proposed <sup>1</sup>
Minimum site area	1,000 m <sup>2</sup>	2,168 m <sup>2</sup>
Density (maximum units)	9 (1 unit per 220 m <sup>2</sup> )	9
Building lot coverage	40%	29%
Setbacks:		
Front (Salisbury)	7.5m	9.5 m
Rear (Lane)	7.5 m	11 m
Interior Side (East)	1.8	1.8 to 8.6 m
Interior Side (West)	1.8	2.4 to 3.3 m
Building height:	10.5 m	10.41 m
Parking - Total	20	23
Resident	18	18
Visitor	2	2 + 3 flex spaces
Small car	25% (6 spaces)	0%
Tandem parking	40% max	0%
Usable open space	30 m <sup>2</sup> per unit	58 to 97 m <sup>2</sup> per unit
Impervious surface	n/a	35%

The proposed development consists of nine, 4-bedroom townhouse units approximately 158m<sup>2</sup> (1,708 ft<sup>2</sup>) in size distributed into four buildings. The units fronting Salisbury Avenue would have direct pedestrian access to the street, landscaped front yards and defined entries; those located at the back of the site have front entrances oriented to the lane with pedestrian access via a landscaped pathway linking these homes to Salisbury Avenue. Each dwelling would have two side-by-side parking spaces in a garage, two visitors' parking spaces are located along the west property line and three



Flex parking

<sup>1</sup> Information provided by applicant

## 1752 and 1758 Salisbury Avenue – Rezoning Application

additional 'flex' parking spaces along the driveway entrance. Garbage, organic waste and recycling storage would be accommodated within each unit's garage. Use of these parking spaces would be restricted during garbage and recycling pick-up to ensure adequate access is provided for service vehicles.

The three-storey building design is proposed to utilize a craftsman architectural style and feature a variety of roof, window and entry elements. It is to feature high quality cladding materials including fibre-cement horizontal siding and panels with reveals in a cool colour palette. Details of the project's design and landscaping would be confirmed in Committee's future consideration of the development permit application after bylaw adoption.



Salisbury Avenue facade

To meet the sustainability objectives of the OCP and environmental conservation development permit area guidelines, the applicant has proposed that the building will be designed and constructed to meet Step 3 of the BC Energy Step Code. This would provide for greater energy efficiency for the new buildings and reduced energy costs for future residents. Registration of a legal agreement is recommended as a condition of rezoning to ensure this Step is met.

Following the defeat of the previous rezoning application, the applicant hosted an open house seeking input from neighbours as part of work to address concerns raised by neighbours and Council. In summary, the revised development proposal includes:

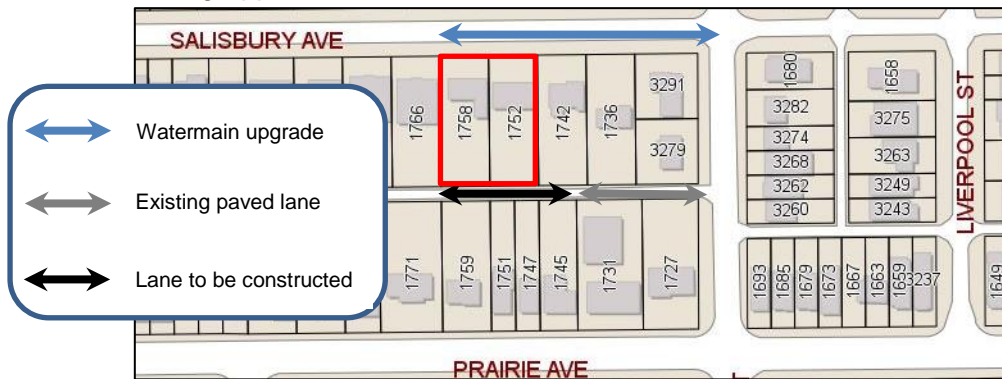
- replacing tandem parking in two units with all side-by-side spaces; adding 3 additional 'flex' visitor parking spaces
- providing information on how residents' concerns related to construction would be managed
- removing windows (other than bathroom windows) from upper floors facing side yards
- relocating a landscaped walkway from the side to the center of the site
- revising the landscape plan to include a six-foot high privacy fence and landscaping is along the side yard.

The subdivision servicing bylaw sets servicing standards (water, sewer and sanitary) for new development along with requirements for construction of offsite upgrades such as roads, curbs and gutters, sidewalks, street lighting, street trees and laneways adjacent to the development site. In



## 1752 and 1758 Salisbury Avenue – Rezoning Application

In addition to these standard requirements it is recommended that Council require the lane be constructed beyond the frontage to connect to existing lane improvements at 1731 Prairie Avenue and that the 100mm watermain along Salisbury Avenue be upgraded to 200mm from the west edge of the site to Wellington Avenue to provide adequate water service to the new townhouses as conditions of rezoning approval.



Location for proposed lane and watermain improvements

The arborist's report proposes measures be taken to protect four trees on adjacent properties, identifies the fourteen trees that were previously approved by the City for removal due to storm damage and poor condition and assesses the nine trees and hedge remaining on the site. These trees will also be cut due to their poor condition and/or location within the building area. Thirteen trees are proposed to be replanted on site including two armstrong maple, two saskatoon, five stellar pink dogwood, three katsura trees and one Douglas fir and four street trees pursuant to subdivision servicing requirements. The landscape plan also includes a mixture of 404 shrubs, 279 perennials and 420 groundcover plants, sod and extensive use of porous pavers for driveways and walkways to promote rainwater infiltration and onsite stormwater management.

As the removed trees were cut prior to the cash-in-lieu requirement being added to the current tree bylaw, it is recommended that Council require a cash-in-lieu contribution of \$5000 (\$500 per tree) for those trees which cannot be replanted on the site. This contribution would be in keeping with current regulations and allow Parks staff to plant additional trees in the community.

Neighbourhood concern about the size and scale of the development and its "fit" into the existing neighbourhood context was raised at both the public hearing



Previous rezoning



Current proposal

## 1752 and 1758 Salisbury Avenue – Rezoning Application

and open house. To address this concern, the applicant has revised the design from one building with five contiguous units fronting Salisbury Avenue and one with four contiguous units at the lane to a design that has two buildings (one 3-unit and one 2-unit) at the front and two buildings at the rear, each with two units. The intent of this change is to break down the width of the proposed townhouses and results in the buildings being similar in size to that of newer houses being constructed on Salisbury Avenue. The floor area of the proposed development was also reduced from 15,984 ft<sup>2</sup> to 15,371 ft<sup>2</sup>. The image below illustrates the footprints of surrounding development, including the two newer large houses to the west at 1774 and 1766 Salisbury Avenue (constructed in 2011) and older houses at 1742 and 1736 Salisbury Avenue and 3291 and 3279 Wellington Street to the east. These homes were built prior to 1980s, before the City permitted secondary suites in dwelling units and are more modest in size.



The proposed development would have a floor area ratio of 0.66. This ratio compares with the floor area ratio of the 2½ storey house to the west of 0.73 (8,586ft<sup>2</sup> on an 11,670ft<sup>2</sup> lot).

Neighbours also expressed concern about the potential building height. The proposed townhouse zone permits a building height of 10.5m (34.4ft.) to accommodate 3-storey buildings and enable a compact building form with parking on the ground floor whereas the single-family zones permit a maximum building height of 9m (29.5ft.), which typically results in 2 or 2½ storey buildings (the “half storey” being the above grade portion of a basement). The image below shows how the architect has designed the project to respect the height and siting to adjacent houses. The buildings have been set back an additional 2m from the front property line and stepped in the street front corners to reduce the potential impact of the building height at the corners by sloping closet ceilings. The house directly east of the proposed development is more modest in scale with a 1½

## 1752 and 1758 Salisbury Avenue – Rezoning Application

storey height. This property benefits from a number of large fir trees in the rear yard and a large magnolia and lilac in the side yard which will help mitigate the visual impact of the taller townhouses and provide screening between the properties.



Relationship of building height between the proposed townhouses and existing house

### **DISCUSSION**

Transitioning to townhouse uses, in accordance with the land use designation of the Official Community Plan, continues to be recommended for this site. Townhouses are an important form of housing for residents who do not want to live in an apartment and do not want, or cannot afford, to live in a single-family house. The site is located in an area that is relatively unique in Port Coquitlam because the lots have a 170-foot lot depth, a depth which creates sufficient space to accommodate internal driveways for an efficient layout of townhouse units. The applicant has modified the design of the proposal to better fit the neighbourhood context and it would be an attractive development.

### **FINANCIAL IMPLICATIONS**

Financial benefits would include a \$5,000 cash payment for previously cut trees and upgraded off-site infrastructure which will be constructed by the developer.


### **PUBLIC CONSULTATION**

Several residents at the developer's open house requested that they be given sufficient time to allow for review of the application and preparation of submissions after Council considers the amending bylaw and gives it 1<sup>st</sup> and 2<sup>nd</sup> readings. Normally, the public hearing is held two weeks after these readings and neighbours receive mailed notification 5-10 days prior to the hearing. While the neighbourhood has been informed of the application and a development notice sign is posted facing Salisbury Avenue provides information on the application, to respond to the

## 1752 and 1758 Salisbury Avenue – Rezoning Application

neighbours' request, as well as avoid the potential that the public hearing could otherwise be scheduled for mid-December (when the residents may also be concerned about timing conflicts), it is recommended to Committee that provide direction that a minimum of 4 weeks be given between the date of the Public Hearing and the date the amending bylaw is given 1<sup>st</sup> and 2<sup>nd</sup> reading.

### **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1752/1758 Salisbury Avenue be amended from RS1 to RTh3 and that the specified conditions be met prior to adoption of the rezoning and, to address residents' requests to be given sufficient time to review the amending bylaw, direct the Corporate Office to schedule the Public Hearing a minimum of 4 weeks after 1 <sup>st</sup> and 2 <sup>nd</sup> reading.
	2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
	3	Refuse the rezoning application.

### **ATTACHMENTS**

Attachment 1: Design concept drawings

Attachment 2: Arbourist report

Attachment 3: Construction management letter

**Lead author(s):** Bryan Sherrell





```

1      224 257 1
2      24 257 1
3      24 257 1
4      24 257 1
5      24 257 1
6      24 257 1
7      24 257 1
8      24 257 1
9      24 257 1
10     24 257 1
11     24 257 1
12     24 257 1
13     24 257 1
14     24 257 1
15     24 257 1
16     24 257 1
17     24 257 1
18     24 257 1
19     24 257 1
20     24 257 1
21     24 257 1
22     24 257 1
23     24 257 1
24     24 257 1
25     24 257 1
26     24 257 1
27     24 257 1
28     24 257 1
29     24 257 1
30     24 257 1
31     24 257 1
32     24 257 1
33     24 257 1
34     24 257 1
35     24 257 1
36     24 257 1
37     24 257 1
38     24 257 1
39     24 257 1
40     24 257 1
41     24 257 1
42     24 257 1
43     24 257 1
44     24 257 1
45     24 257 1
46     24 257 1
47     24 257 1
48     24 257 1
49     24 257 1
50     24 257 1
51     24 257 1
52     24 257 1
53     24 257 1
54     24 257 1
55     24 257 1
56     24 257 1
57     24 257 1
58     24 257 1
59     24 257 1
60     24 257 1
61     24 257 1
62     24 257 1
63     24 257 1
64     24 257 1
65     24 257 1
66     24 257 1
67     24 257 1
68     24 257 1
69     24 257 1
70     24 257 1
71     24 257 1
72     24 257 1
73     24 257 1
74     24 257 1
75     24 257 1
76     24 257 1
77     24 257 1
78     24 257 1
79     24 257 1
80     24 257 1
81     24 257 1
82     24 257 1
83     24 257 1
84     24 257 1
85     24 257 1
86     24 257 1
87     24 257 1
88     24 257 1
89     24 257 1
90     24 257 1
91     24 257 1
92     24 257 1
93     24 257 1
94     24 257 1
95     24 257 1
96     24 257 1
97     24 257 1
98     24 257 1
99     24 257 1
100    24 257 1

```

PRINCE GEORGE, B.C.

CONSULTANT



18 JUL 2019

3	11/11/2011	ISSUED FOR REASONING/DP
---	------------	----------------------------

1 31NOV2016 ISSUED FOR REZONING

NO.	DATE	REMARKS
-----	------	---------



### Townhouse Development

1752 & 1758 Salisbury Ave.  
PoCo, British Columbia

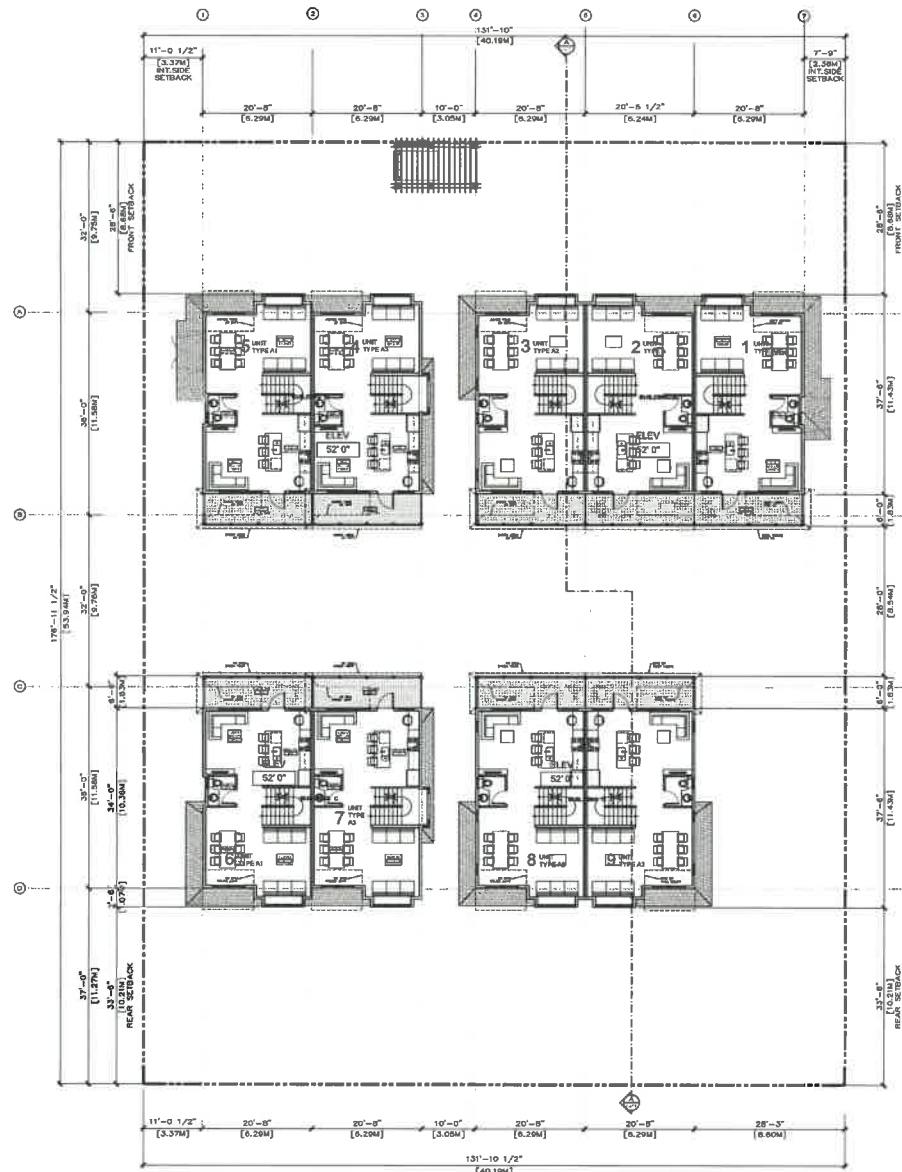
### GROUND FLOOR PLAN

REZONING/DP

A221

SCALE: 3/32" = 1'-0"	PROJECT NO: 1630
DRAWN BY: VE	DATE: NOV2016
CHECKED BY: JK	





ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JORDAN KUTEV ARCHITECT INC.



jordan kutev  
architect inc

1 04 2015 JKS  
1 04 2015 JKS  
1 04 2015 JKS  
1 04 2015 JKS  
1 04 2015 JKS  
1 04 2015 JKS

PRIME CONSULTANT

CERTIFICATE



110072019

1 110072019 RE-ISSUED FOR  
REZONING/DP  
1 110072019 RE-ISSUED FOR  
REZONING/DP  
1 110072019 RE-ISSUED FOR  
REZONING/DP

NO DATE REMARKS



Townhouse  
Development

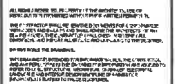
1752 & 1758 Salisbury Ave.  
PoCo, British Columbia

MAIN FLOOR PLAN

REZONING/DP

A222

SCALE: 3/32" = 1'-0"  
DRAWN BY: VE  
CHECKED BY: JK  
PROJECT NO: 1530  
DATE: NOV2016



024 257 1222  
 024 277 5520  
 info@pcc.org  
 3000 2230 boundary road  
 unit 100  
 1000 1000

PRIME CONSULTANT

CONSULTANT



GEAL 11OCT2019

3	10CT2019	ISSUED FOR REZONING/DP
2	18JUL2019	ISSUED FOR REZONING/DP
1	23NOV2018	ISSUED FOR REZONING

DATE	REMARKS
------	---------



### Townhouse Development

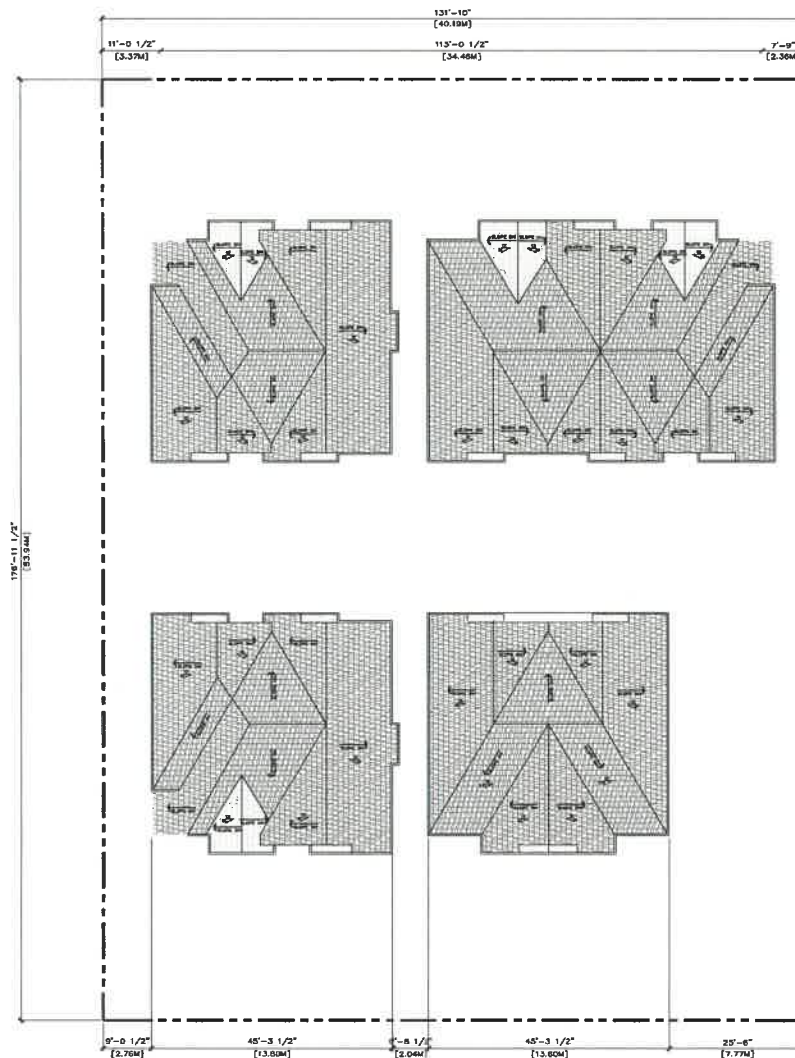
1752 & 1758 Salisbury Ave.  
PoCo, British Columbia

### UPPER FLOOR PLAN

REZONING/DP

A223

SCALE: 3/32" = 1'-0"	PROJECT NO: 1630
DRAWN BY: VE.	DATE: NOV2016
CHECKED BY: JK	



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 DIMENSIONS TO FACE OF ROOFING ELEMENTS SHALL BE TO THE OUTSIDE FACE OF THE ROOFING ELEMENT.  
 DIMENSIONS TO FACE OF ROOFING ELEMENTS SHALL BE TO THE OUTSIDE FACE OF THE ROOFING ELEMENT.  
 DIMENSIONS TO FACE OF ROOFING ELEMENTS SHALL BE TO THE OUTSIDE FACE OF THE ROOFING ELEMENT.



NORTH

jordan kulev  
architect inc

1 4th FLOOR 2022  
 1 5th FLOOR 2022  
 1 6th FLOOR 2022  
 1 7th FLOOR 2022  
 1 8th FLOOR 2022  
 1 9th FLOOR 2022  
 1 10th FLOOR 2022  
 1 11th FLOOR 2022  
 1 12th FLOOR 2022  
 1 13th FLOOR 2022  
 1 14th FLOOR 2022  
 1 15th FLOOR 2022  
 1 16th FLOOR 2022  
 1 17th FLOOR 2022  
 1 18th FLOOR 2022  
 1 19th FLOOR 2022  
 1 20th FLOOR 2022  
 1 21st FLOOR 2022  
 1 22nd FLOOR 2022  
 1 23rd FLOOR 2022  
 1 24th FLOOR 2022  
 1 25th FLOOR 2022  
 1 26th FLOOR 2022  
 1 27th FLOOR 2022  
 1 28th FLOOR 2022  
 1 29th FLOOR 2022  
 1 30th FLOOR 2022  
 1 31st FLOOR 2022  
 1 32nd FLOOR 2022  
 1 33rd FLOOR 2022  
 1 34th FLOOR 2022  
 1 35th FLOOR 2022  
 1 36th FLOOR 2022  
 1 37th FLOOR 2022  
 1 38th FLOOR 2022  
 1 39th FLOOR 2022  
 1 40th FLOOR 2022  
 1 41st FLOOR 2022  
 1 42nd FLOOR 2022  
 1 43rd FLOOR 2022  
 1 44th FLOOR 2022  
 1 45th FLOOR 2022  
 1 46th FLOOR 2022  
 1 47th FLOOR 2022  
 1 48th FLOOR 2022  
 1 49th FLOOR 2022  
 1 50th FLOOR 2022  
 1 51st FLOOR 2022  
 1 52nd FLOOR 2022  
 1 53rd FLOOR 2022  
 1 54th FLOOR 2022  
 1 55th FLOOR 2022  
 1 56th FLOOR 2022  
 1 57th FLOOR 2022  
 1 58th FLOOR 2022  
 1 59th FLOOR 2022  
 1 60th FLOOR 2022  
 1 61st FLOOR 2022  
 1 62nd FLOOR 2022  
 1 63rd FLOOR 2022  
 1 64th FLOOR 2022  
 1 65th FLOOR 2022  
 1 66th FLOOR 2022  
 1 67th FLOOR 2022  
 1 68th FLOOR 2022  
 1 69th FLOOR 2022  
 1 70th FLOOR 2022  
 1 71st FLOOR 2022  
 1 72nd FLOOR 2022  
 1 73rd FLOOR 2022  
 1 74th FLOOR 2022  
 1 75th FLOOR 2022  
 1 76th FLOOR 2022  
 1 77th FLOOR 2022  
 1 78th FLOOR 2022  
 1 79th FLOOR 2022  
 1 80th FLOOR 2022  
 1 81st FLOOR 2022  
 1 82nd FLOOR 2022  
 1 83rd FLOOR 2022  
 1 84th FLOOR 2022  
 1 85th FLOOR 2022  
 1 86th FLOOR 2022  
 1 87th FLOOR 2022  
 1 88th FLOOR 2022  
 1 89th FLOOR 2022  
 1 90th FLOOR 2022  
 1 91st FLOOR 2022  
 1 92nd FLOOR 2022  
 1 93rd FLOOR 2022  
 1 94th FLOOR 2022  
 1 95th FLOOR 2022  
 1 96th FLOOR 2022  
 1 97th FLOOR 2022  
 1 98th FLOOR 2022  
 1 99th FLOOR 2022  
 1 100th FLOOR 2022

PRIME CONSULTANT

CONSULTANT



NO. 11002819

3 11002819 RE-ISSUED FOR REZONING/DP  
 2 11002819 RE-ISSUED FOR REZONING/DP  
 1 11002819 RE-ISSUED FOR REZONING/DP

NO. DATE REMARKS



Townhouse Development

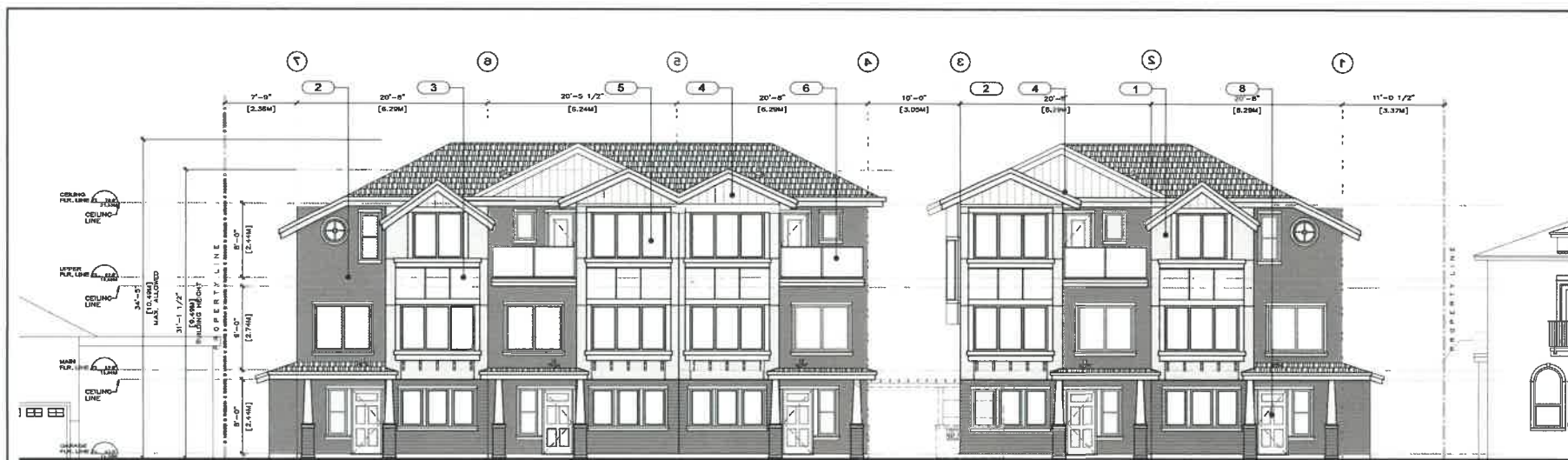
1752 & 1758 Salisbury Ave.  
 PoCo, British Columbia

ROOF PLAN

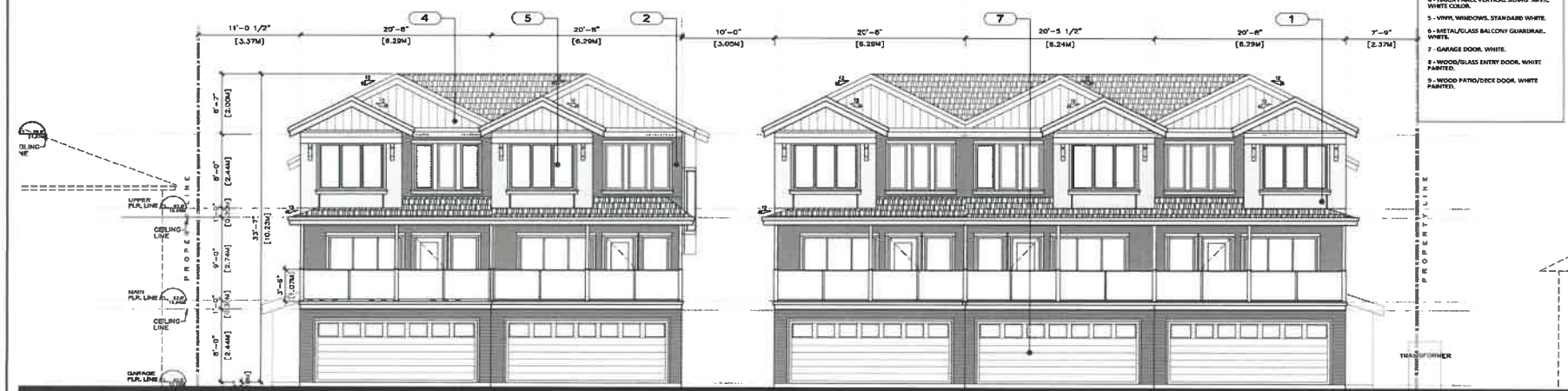
REZONING/DP

A251

SCALE: 3/32" = 1'-0"  
 DRAWN BY: VE  
 CHECKED BY: JK  
 PROJECT NO: 1630  
 DATE: NOV2016



**1 BUILDING A & B  
NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 BUILDING B + A  
SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

- MATERIAL FINISHES:**
1. HARD PANELED W/ EASY TRIM REVEALS, LIGHT MIST COLOR.
  2. HARD PANELED LAP SIDING, GRAY SLATE COLOR.
  3. HARD PANELED W/ EASY TRIM REVEALS, ARTIC WHITE COLOR.
  4. HARD PANELED VERTICAL SIDING, ARTIC WHITE COLOR.
  5. VINYL WINDOWS, STANDARD WHITE.
  6. METAL/CLASH BALCONY GUARDRAIL, WHITE.
  7. GARAGE DOOR, WHITE.
  8. WOOD/CLASH ENTRY DOOR, WHITE PAINTED.
  9. WOOD PATIO/DECK DOOR, WHITE PAINTED.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.  
DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.  
DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.  
DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.  
DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.

**jordan kulev  
architect inc**

1 24 215 100  
1 24 215 100  
1 24 215 100  
1 24 215 100

PRIME CONSULTANT

CONSULTANT



SEAL H1002018

3 H1002018 RE-ISSUED FOR REZONING/DP  
2 H1002018 RE-ISSUED FOR REZONING/DP  
1 H1002018 RE-ISSUED FOR REZONING/DP

NO DATE REMARKS



**Townhouse  
Development**

1752 & 1758 Salisbury Ave.  
PoCo, British Columbia

**BUILDING A & B  
NORTH ELEVATION  
SOUTH ELEVATION**

REZONING/DP

**A401**

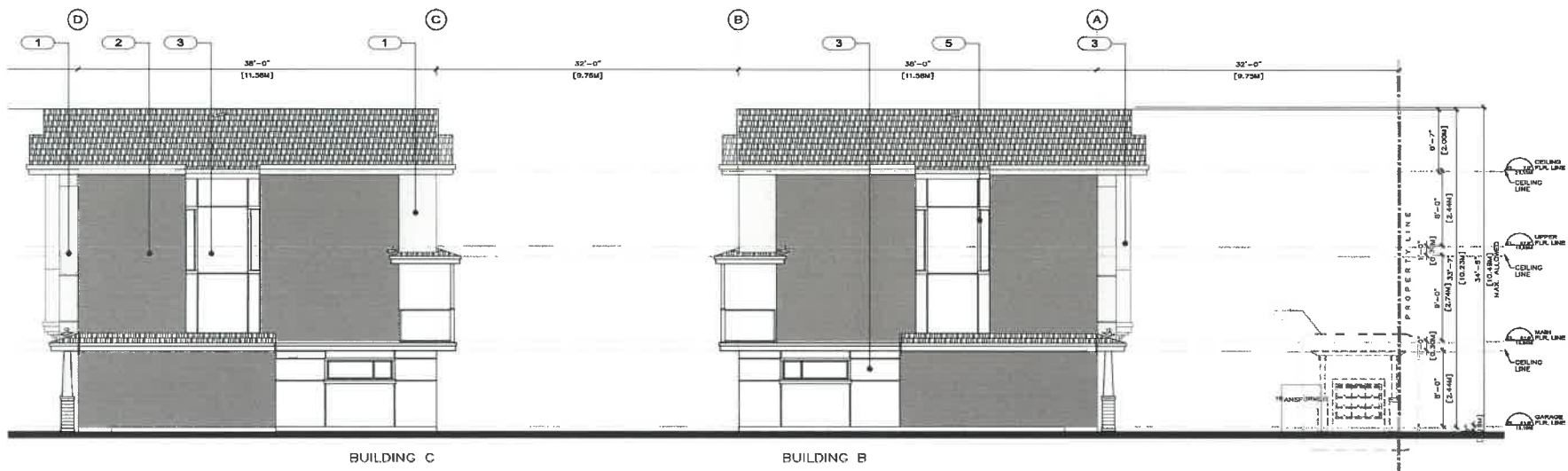
SCALE 1/8" = 1'-0" PROJECT NO 1630  
DRAWN BY: VE DATE:  
CHECKED BY: JK NOV2018



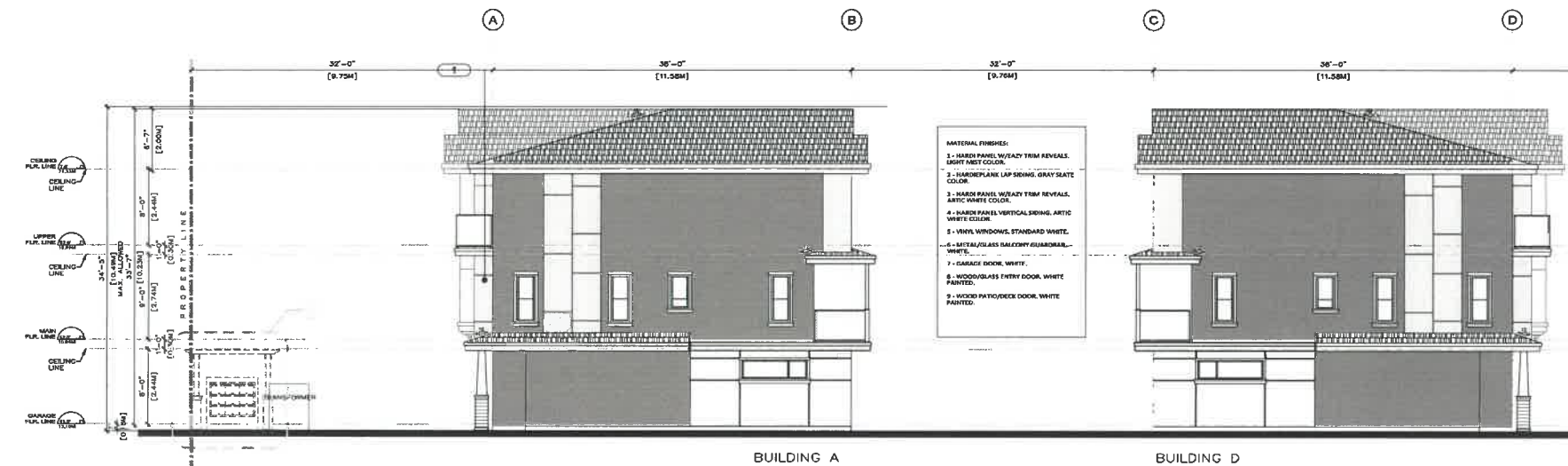




15



**BUILDING C & B  
EAST ELEVATION**  
SCALE: 3/16" = 1' - 0"



**BUILDING A & D  
WEST ELEVATION**  
SCALE: 3/16" = 1' - 0"

ALL RIGHTS RESERVED BY JORDAN KUTEV ARCHITECT INC. FOR THE PROJECT. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JORDAN KUTEV ARCHITECT INC.

**Jordan Kutev  
architect inc**

1 - 250 270 1000  
1 - 250 270 1000  
1 - 250 270 1000  
1 - 250 270 1000  
1 - 250 270 1000  
1 - 250 270 1000

PRIME CONSULTANT

CONSULTANT



REAL 110012018

3	10/07/2016	REISSUED FOR REZONING/DP
2	10/07/2016	ISSUED FOR REZONING/DP
1	28/07/2016	ISSUED FOR REZONING/DP

NO	DATE	REMARKS
----	------	---------



**Townhouse Development**

1752 & 1758 Salisbury Ave.  
PoCo, British Columbia

**BUILDING C & B  
EAST ELEVATION  
BUILDING A & D  
WEST ELEVATION**

REZONING/DP

**A404**

SCALE: 1/4" = 1' - 0"	PROJECT NO: 1630
DRAWN BY: VE	DATE: NOV2016
CHECKED BY: JK	



**BUILDING B**  
**ROOF PROJECTION**  
SCALE: N.T.S.

17





BUILDING A



BUILDING D

ALL RIGHTS RESERVED BY JORDAN KUTEV ARCHITECT INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JORDAN KUTEV ARCHITECT INC.

jordan kutev  
architect inc

1 438 205 1000  
2 438 205 1575  
3 438 205 1575  
101-2220 Louisa Street  
Vancouver, BC V6K 2G6  
www.jordankutev.com

PRIME CONSULTANT

CONSULTANT



DEAL 110072019

3	10072019	RE-ISSUED FOR REZONING/DP
2	16AUG2019	ISSUED FOR REZONING/DP
1	19NOV2016	ISSUED FOR REZONING

ID DATE REMARKS

 **ARC**  
Development Group

Townhouse  
Development

1752 & 1758 Salisbury Ave.  
PoCo, British Columbia

SCHEMATIC  
RENDERINGS

REZONING/DP

A461

SCALE:	PROJECT NO:
NTS	1630
DRAWN BY:	DATE:
VE	NOV2016
CHECKED BY:	
JK	

# PLANT LIST - 1751 + 1758 Salisbury Ave October 15, 2019

SYMBOL	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
2	2	<i>Acacia nebotum</i> Armstrong	Armstrong Maple (columnar)	7cm Cal. WB	
2	2	<i>Andalucia</i> shrubs	Sedimentberry	2.5m tall, WB	6m x 6m
5	5	<i>Cornus x Rubra</i>	Stellar Pink Dogwood	4cm Cal. WB	
5	5	<i>Caradaphnum japonicum</i>	Katsura Tree	7cm Cal. WB	
4	4	<i>Magdala</i> Oakley	Galaxy Magnolia	7cm Cal. WB	
1	1	<i>Pseudotsuga menziesii</i>	Douglas Fir	3.5m tall, WB	
15	15	<i>Thuja occidentalis</i> Emerald	Emerald Green Cedar	2.5m tall	800 c.c.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
33	33	<i>Asplenium japonicum</i> Gump's Pink	Devil's Pink Asplenium	#1 pot	750 c.c.
33	33	<i>Calluna vulgaris</i>	Pink Heather	#1 pot	450 c.c.
24	24	<i>Elm canadensis</i> Springwood White	White Spring Heather	#1 pot	450 c.c.
51	51	<i>Hesperis matronalis</i>	Star of David Hydrangea	#2 pot	750 c.c.
20	20	<i>Pieris japonica</i> compacta	Devil's Pink	#1 pot	450 c.c.
63	63	<i>Polydactylum nudum</i>	Woolly Stemmed Fern	#1 pot	450 c.c.
27	27	<i>Potentilla bullata</i> Red Ace	Red Ace Shrubbery Clematis	#1 pot	450 c.c.
54	54	<i>Rhododendron</i> Wampanoag	Devil's Pink Shrub	#2 pot	750 c.c.
24	24	<i>Rhododendron</i> Wilson	Red Wilson Rhododendron	#2 pot	900 c.c.
15	15	<i>Sarcococca</i> H. Horvath	Horvath's Green Box	#1 pot	450 c.c.
23	23	<i>Stimulex</i> J. monophylla M + F	Stimulex (male and female)	#2 pot	900 c.c.
12	12	<i>Epigaea</i> x <i>Hamamelis</i> Cold Flame	Cold Flame Epigaea	#2 pot	900 c.c.
10	10	<i>Vaccinium</i> ovatum	Evergreen Huckleberry	#2 pot	900 c.c.
6	6	<i>Wigandia</i> bulata MW	Wigandia White Wiggly	#2 pot	750 c.c.

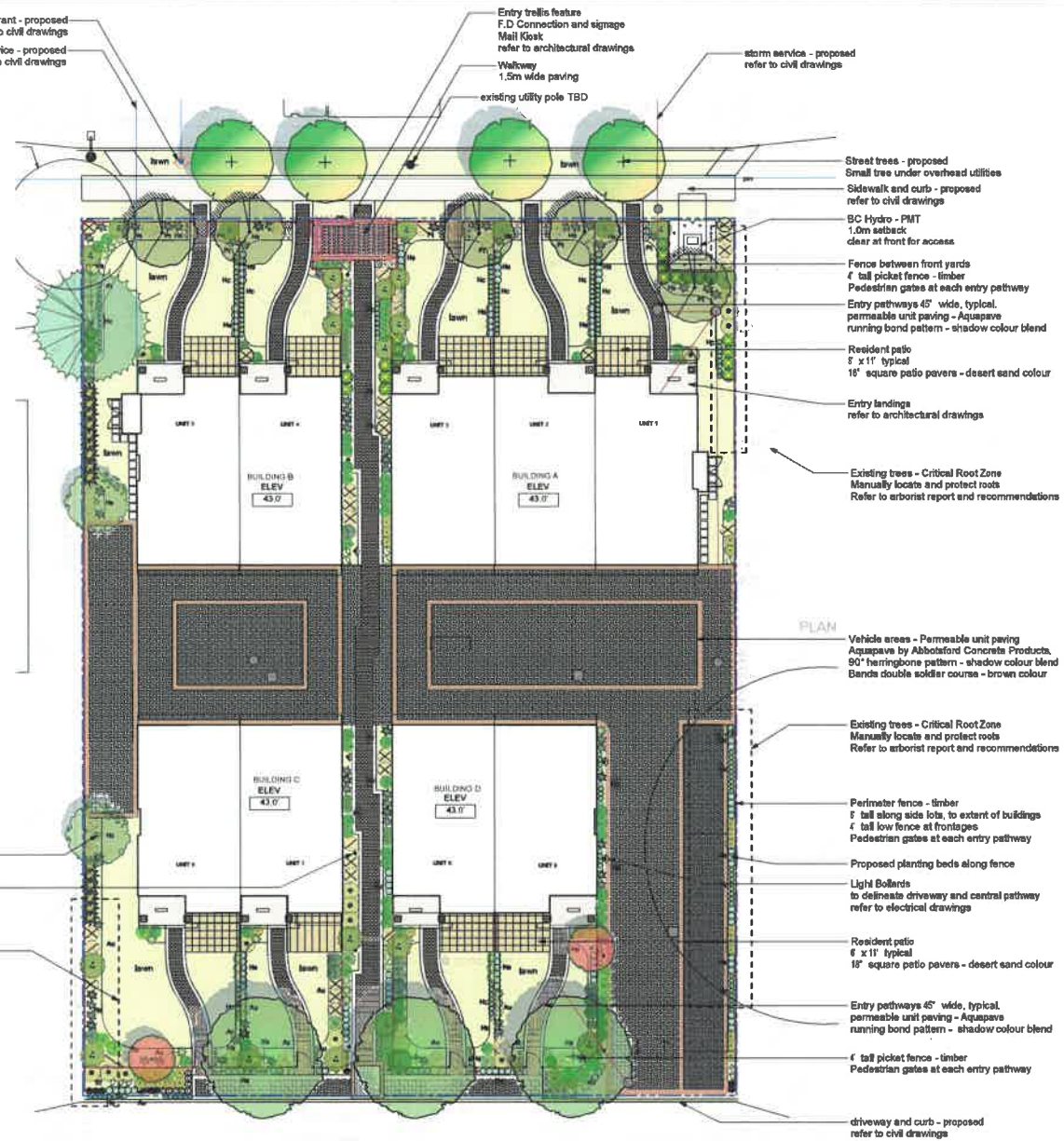
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
150	150	<i>Andropogon scoparius</i> V2	Vancouver Jade Grass	#1 pot	500 c.c.
225	225	<i>Hesperis matronalis</i>	Star of David Hydrangea	10cm pot	300 c.c.
50	50	<i>Polydactylum nudum</i>	Woolly Stemmed Fern	10cm pot	450 c.c.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
14	14	<i>Asplenium japonicum</i>	Devil's Pink Asplenium	#1 pot	450 c.c.
127	127	<i>Hesperis matronalis</i> Happy Return	Happy Return Hydrangea	10cm pot	500 c.c.
84	84	<i>Horta</i> stellata 'Elegant'	Elegant's Plantain Lily	#1 pot	300 c.c.
6	6	<i>Rubus</i> 'Elegant'	Black-Eyed Susan	#1 pot	450 c.c.
28	28	<i>Pennanthus</i> 'Elegant'	Hamish's Plantain Grass	#1 pot	500 c.c.
20	20	<i>Stipa</i> tenuifolia	Moisture Loving Grass	#1 pot	300 c.c.

NOTES:  
1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.  
2) All planting shall be in accordance with NCS/ARCA/BC Landscape Standard, latest edition.  
3) All planting beds, match with 75mm of decomposed granite base.  
4) All drainage back and lawn areas: 450mm depth crushed medium (subsoil landscape)

GENERAL NOTES  
1. All work to satisfaction of the Owner.  
2. All work in compliance with City of Port Coquitlam municipal standards.  
3. Disposal of all excavated and surplus materials off site, recycle where possible.  
4. Contractor to confirm location of any site services before proceeding.  
5. Contractor to confirm actual site conditions and layout before proceeding.  
6. All dimensions are in millimetres, unless noted otherwise.  
7. Contractor to coordinate landscape construction with work of other disciplines, including civil, electrical, and architectural as directed by the Owner.  
8. Contractor to make good all damage to satisfaction of the Owner, at no additional cost.  
9. Public to be protected from harm at all times. Do not leave work areas in an unsafe or hazardous condition, fence and/or make safe as required.  
10. Materials and work to be kept clean at all times and cleaned to the satisfaction of the City.  
11. All work to be completed consistent with all drawings and specifications.  
12. Ensure positive drainage for all landscape areas.

Refer to architectural and civil engineering drawings.  
Tree locations to be adjusted in the field as determined by location of underground services. Confirm locations before digging.



1 Landscape Plan  
3/32" = 1' - 0"

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

DATE: 10/15/19  
DESIGNER: PAUL A. WHITEHEAD  
DRAWN BY: PAUL A. WHITEHEAD  
CHECKED BY: PAUL A. WHITEHEAD  
PROJECT: 1752 + 1758 SALISBURY AVE  
PORT COQUITLAM, BC  
SCALE: AS NOTED  
PROJECT NUMBER: 1705

**Greenway**  
Landscape Architecture  
2280 Park Crescent  
Coquitlam BC V3J 6T4  
7 454 491 9125  
E paul@greenway.ca

Paul Whitehead RBCSLA  
Registered Landscape Architect #248

CLIENT  
**ARC Development Group**  
Burnaby BC

PROJECT  
**Townhomes**  
1752 + 1758 Salisbury Ave  
Port Coquitlam BC

DRAWING  
**Landscape Plan**

DRAWING NUMBER  
**L-1**

SCALE: AS NOTED  
DRAWN: PACW  
PROJECT NUMBER: 1705



737 Burley Dr.

West Vancouver, BC V7T 1Z7

PH. (604)-926-8733

[office@burleyboys.com](mailto:office@burleyboys.com)

[www.burleyboys.com](http://www.burleyboys.com)

# Arborist Report

**Authored by:** Sean Wightman

**ISA Certification #:** PN2013

<b>File #:</b>	17-050.2
<b>Date:</b>	03 April 2017
<b>Revision Date:</b>	8 July 2019
<b>Client:</b>	ARC Real Estate Development Group
<b>Telephone:</b>	604-762-8596
<b>Email:</b>	info@arcdevelopmentgroup.com
<b>Site Address:</b>	1758 & 1752 Salisbury Ave, Port Coquitlam

## Purpose:

Burley Boys Tree Service Ltd. has been contracted to provide tree inventory and tree removal/tree retention outline for the property at 1752 & 1758 Salisbury Ave, Port Coquitlam, BC. Plans include the development of the properties, including the construction of a new 9 unit townhouse complex.

**This report is intended to accompany a development permit for the property which includes the removal of 8 trees on private property, which are noted as being in fair-poor condition, or inside/too close to required excavations; not suitable for retention.**

**All recommended tree removal should be considered in conjunction with an appropriate replanting/landscape plan.**

## Method:

The site was visited with all trees being assessed from the ground only, using the Visual Tree Assessment (VTA) technique. No trees were climbed or cored during the site visit.

## Observations:

The trees are not individually tagged, but they are referred to in the Appendix below. 28 trees within or near the property were assessed. The proposed development includes the construction of a new 9 unit townhouse with 5 visitor parking spaces and vehicle entrance accessed off the rear lane.

Tree #1 is a cypress located on the north side. This tree measures 70cms DBH and is in poor condition; it has been aggressively hydro pruned. This tree is considered unsuitable for retention and is recommended to be removed.

Tree #2 is a row of small emerald cedar hedges located at the north side. These trees are considered unsuitable for retention and are proposed to be removed.

Trees #3 & 4 consist of a magnolia & lilac, located on the neighbouring property to the east. They measure approximately 25cms DBH and are in fair condition. Both trees are to be retained; tree protection barriers are to be installed.

Tree #5 is an apple located near the east property line. It measures 20cms DBH and is in fair condition. This tree is inside/too close to the building envelope and is recommended to be removed. ***This tree was subsequently removed.***

Tree #6 is a large fir located on the east neighbour's property. It measures approximately 115cms



DBH and is in good condition. This tree is to be retained; tree protection barriers are to be installed. **Arborist supervision is required for grading and installation of the driveway which is inside the CRZ of this tree.**

Tree #7 is a privet measuring 20cms DBH. This tree is inside the building envelope and is proposed for removal. **This tree was subsequently removed.**

Tree #8 is a holly measuring 25cms DBH. This tree is in poor condition; considered an invasive species. It is inside the building envelope and is proposed for removal. **This tree was subsequently removed.**

Trees #9-13 consist of a row of 5 cypresses. They measure 65, 40, 36, 45 & 58cms DBH, respectively. These trees are in poor condition; they have several broken/damaged stems. These trees are considered unsuitable for retention and are recommended to be removed.

Tree #14 is a double stem hemlock, located within the row of cypresses above. Its stems measure 28 & 23cms DBH, respectively. This tree is in poor condition, unsuitable for retention and is recommended to be removed.

Tree #15 is a hazelnut measuring 28cms DBH. It is located on the south side of the properties and is in poor condition. This tree is inside

Tree # 16 is a 20cms DBH maple located at the SW corner. It is in poor condition. It is inside excavations required for a new retaining wall and is proposed for removal.

**The above row of trees at the rear (#9-16) failed during a windstorm and were subsequently removed.**

Tree # 17 is an oak located near the SW property line; it is on/shared with the neighbouring property. It measures 76cms DBH and is in poor condition. This tree is to be retained; tree protection barriers are to be installed. It is inside excavations required for a new retaining wall; arborist supervision is required during excavations.

Tree # 18 is a 45cms DBH apple tree, which is in poor condition. It is inside the building envelope of Building C and is required to be removed. **This tree was subsequently removed.**

Tree # 19 & 20 consist of a small hemlock and large walnut. These trees measure 18 & 101cms DBH. The hemlock is in fair condition, while the walnut is in poor health with visible decay. Both trees are inside excavations required for the new parking area and are required for removal. **Tree #20 was subsequently removed.**

Tree # 21 is a multiple stem cypress located in the middle of the lot. It measures 42cms DBH and is in poor condition; there is included back at the unions and it is showing signs of decline . This tree

is inside excavations required for the new parking area and is to be removed. ***This tree was subsequently removed.***

Trees # 22-24 are firs of similar size; all are in fair condition. All 3 trees have been previously topped with included bark. Trees # 22 & 23 have several abnormally large limbs in their lower canopies; increased frequency of limb loss to be expected in these trees. Tree #24 has a single remaining leader which is off centered. These 3 trees are inside the building envelope and are required for removal.

Trees # 25 & 26 are portuguese laurels located just north of the trees above. They measure 45 & 45cms DBH and are in poor condition; growing subdominant. These trees are inside the building envelope and are recommended to be removed.

Tree # 27 is a 42cms DBH cypress. This tree is in poor condition;growing subdominant. It is inside the building envelope and is to be removed.

Tree # 28 is a fir. It measures 44cms DBH and is in fair condition, previously maintained as a hedge tree. This tree is located on the west neighbouring property and is to be retained; tree protection barriers are to be installed.

## Tree Retention Outline:

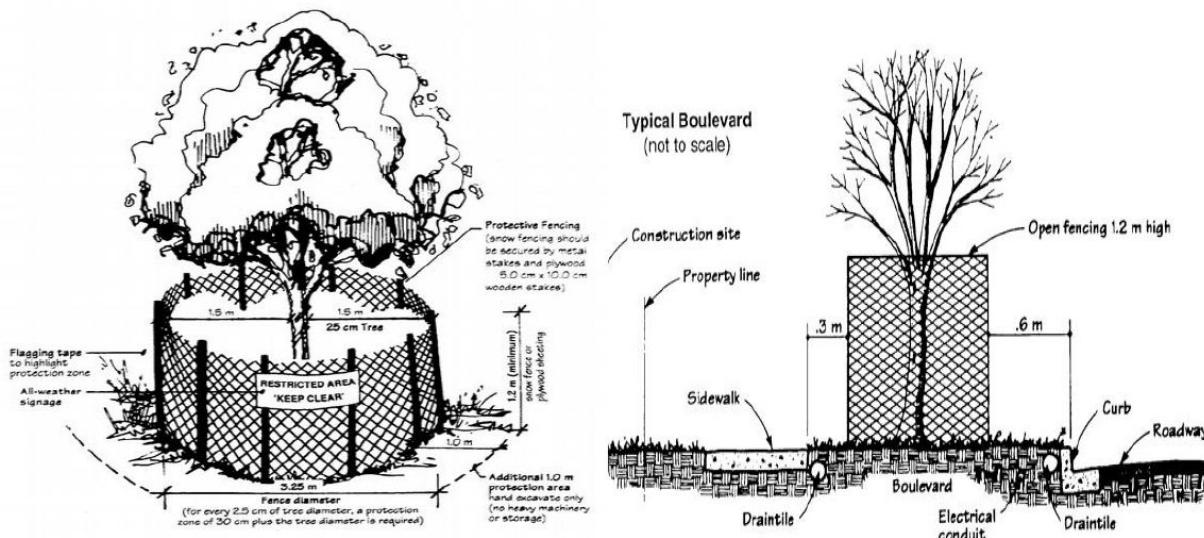
A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined CRZ for each individual tree. This will ensure that critical root zone for each tree is protected. Protecting the tree's critical root zones will help reduce the amount of soil compaction to the root areas, and will also aid in retaining the moisture in the soils during the construction period.

**Should any excavations be required inside the determined critical root zone of any trees to be retained, a certified arborist must be on site to assess and document the roots being affected and mitigate appropriately. If any roots are expected to be uncovered, damaged or cut, it is recommended that a certified arborist be retained to supervise the excavations and mitigate any damaged roots accordingly.**

Heavy machines should be kept out of the drip line of all trees on the property. Designated roadways for machines to move through the property may prove beneficial. Construction materials, particularly concrete should not be stored inside the root zones. Waste concrete should not, under any circumstances, be disposed of inside root zones. This includes hosing down of tools used to mix or spread concrete. Any large roots (over 15cm) exposed by excavation should have broken ends sawn off cleanly.

### Standard and Boulevard Tree Protection Barrier (TPB) guide/outline (Fig 3)

TPB is to be erected in accordance with municipal bylaw. Traditionally it is composed of wooden 2x4 construction and orange snow fencing material. It is to be erected in a suitable geometrical form or shape to encompass the outlined areas in the above mentioned report, or as described by development services. It is to be a permanent structure that can be maintained for the entire development process. It is to be adhered to and the inside area is not to be used for storage of supplies or rubbish. Any reduction in TPB should be supervised and Arborist consultation is mandatory.



## Conclusions:

All removal / retention recommendations are based on both the trees' current health, condition and long-term viability as a retained tree and their relative proximities to required excavations. The recommended removals should be considered in conjunction with a City approved re-planting / landscape plan.

## Limitations:

Copyright 2017, 2019, Burley Boys Tree Service Ltd. This report is not to be copied, reprinted, published or otherwise distributed without prior approval by Burley Boys Tree Service Ltd. This report is to be used in its entirety, for its purpose only. Only the subject trees were inspected, and no others. This report does not imply or in any other way infer that other trees on neighboring sites are sound and healthy.

The inherent characteristics of trees or parts of trees to fall due to environment conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

It is the sole responsibility of the client or their representatives to follow through with all recommendations for future consultations or site inspections.



## Appendix:

Below details the tree assessed. "DBH" is the main trunk diameter of the tree measured approximately 1.4m from grade. The determined condition of each tree is relative to its health, canopy structure, colour and vigor and any defects noted in the stem, canopy or root plate. "CRZ" is the determined Critical Root Zone of each tree. Preferred & Minimum CRZs are outlined below. The Preferred CRZ measurement is based on 12xDBH, as recommended by [PNW-ISA](#). It should be noted trees with excavations required inside the Preferred CRZ can often be retained. Tree protection barriers ("TPB") should be located no closer to the trunk than this distance.

Tree #	Species	DBH (cm)	Health & Condition	Retention Value High Moderate Low Unsuitable	CRZ min (m)	CRZ pref'd (m)	Comments & Recommendations
1	Cypress	70	Poor	Unsuitable	4.20	<b>8.40</b>	<ul style="list-style-type: none"> <li>Previously hydro pruned</li> <li>Unsuitable for retention.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
2	Emerald cedar hedge	15 (avg)	Poor	Unsuitable	0.90	<b>1.80</b>	<ul style="list-style-type: none"> <li>Unsuitable for retention</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
3	Magnolia	25	Fair	Moderate	1.50	3.0	<ul style="list-style-type: none"> <li>Neighbour's property.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain; install TPB</li> </ul>
4	Lilac	25	Fair-Poor	Moderate	1.50	3.0	<ul style="list-style-type: none"> <li>Neighbour's property</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain; install TPB</li> </ul>
5	Apple	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>Inside/too close to building envelope</li> <li>Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>
6	Fir	120 ~	Good	High	7.20	14.40	<ul style="list-style-type: none"> <li>Neighbour's property.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain; install TPB</li> <li>Arborist supervision required for any clearing / grading inside CRZ.</li> </ul>
7	Privet	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>Inside/too close to building envelope</li> <li>Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>

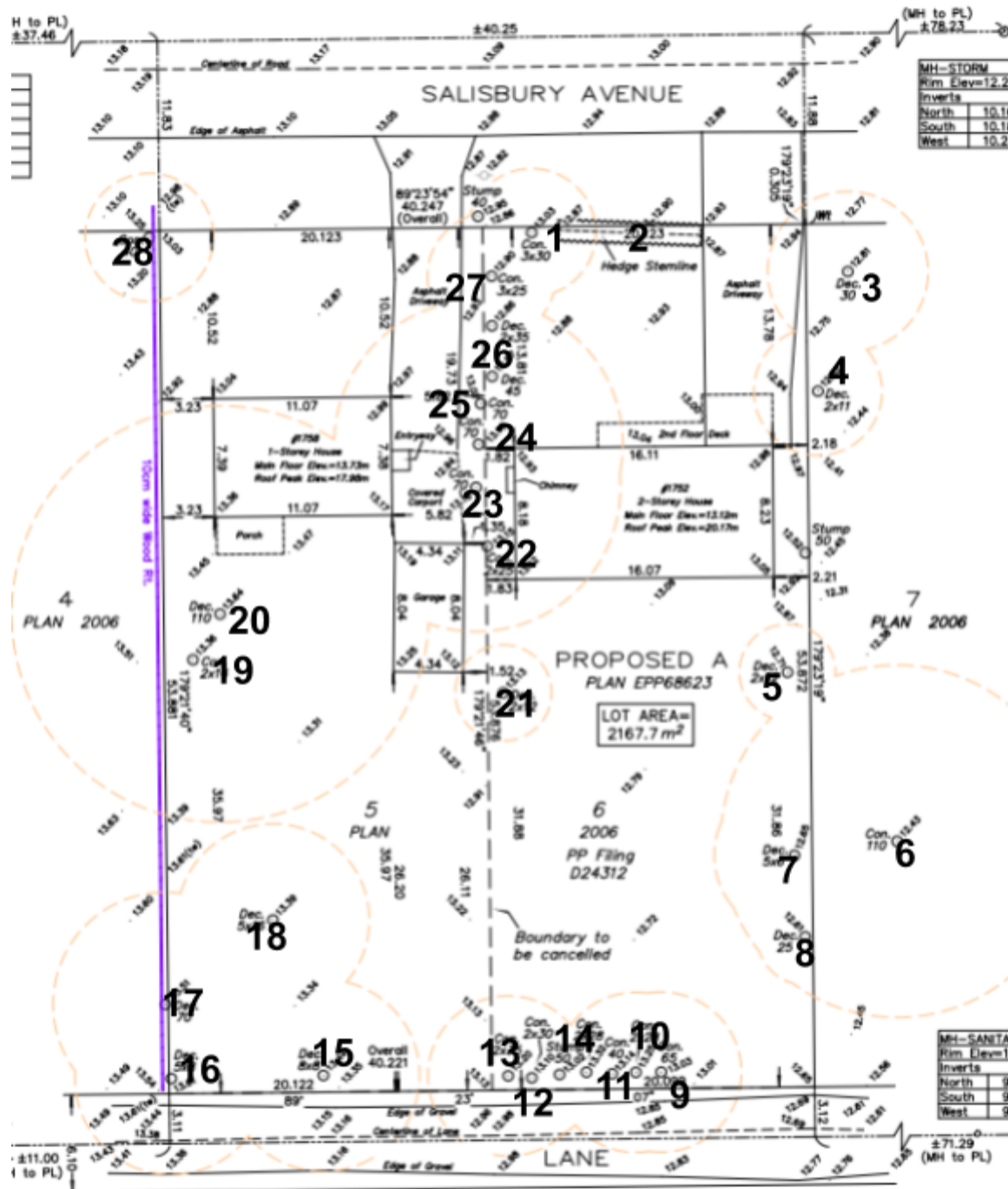
8	Holly	25	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to building envelope</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
9	Cypress	65	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
10	Cypress	40	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
11	Cypress	36	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
12	Cypress	45	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
13	Cypress	58	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to excavations for vehicle entrance</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
14	Hemlock	28/23	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
15	Hazelnut	28	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
16	Apple	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to excavations for retaining wall</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
17	Oak	76	Poor	Low	4.56	9.12	<ul style="list-style-type: none"> <li>• On/shared with neighbouring property</li> <li>• Inside/too close to excavations for retaining wall</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Retain; install TPB</li> <li>• Arborist supervision required.</li> </ul>
18	Apple	45	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to building envelope</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>

19	Hemlock	18	Fair	Moderate-Low	1.08	2.16	<ul style="list-style-type: none"> <li>Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
20	Walnut	101	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>Inside/too close to building envelope</li> <li>Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>
21	Cypress	42	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>Multi-stemmed</li> <li>In decline</li> <li>Included bark at unions</li> <li>Inside/too close to building envelope</li> <li>Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>
22	Fir	68	Fair	Low	4.08	8.16	<ul style="list-style-type: none"> <li>Previously topped, included bark</li> <li>Abnormally large limbs in lower canopy</li> <li>Off-centre stems</li> <li>Increased frequency of limb loss expected.</li> <li>Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
23	Fir	66	Fair	Low	3.96	7.92	<ul style="list-style-type: none"> <li>Previously topped, included bark</li> <li>Abnormally large limbs in lower canopy</li> <li>Off-centre stems</li> <li>Increased frequency of limb loss expected.</li> <li>Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
24	Fir	66	Fair	Low	3.96	7.92	<ul style="list-style-type: none"> <li>Previously topped</li> <li>Single remaining leader is off centered</li> <li>Abnormally large limbs in lower canopy</li> <li>Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
25	Portuguese laurel	45	Poor	Unsuitable	2.70	5.40	<ul style="list-style-type: none"> <li>Subdominant/understory tree</li> <li>Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>

26	Portuguese laurel	49	Poor	Unsuitable	2.94	5.88	<ul style="list-style-type: none"> <li>• Subdominant/understory tree</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
27	Cypress	42	Poor	Unsuitable	2.52	5.04	<ul style="list-style-type: none"> <li>• Subdominant/understory tree</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
28	Fir	44	Fair	Moderate	2.64	5.28	<ul style="list-style-type: none"> <li>• Neighbour's property.</li> <li>• Maintained as hedge tree</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Retain; install TPB</li> <li>• Arborist supervision required grading for parking stalls and driveway installation</li> </ul>

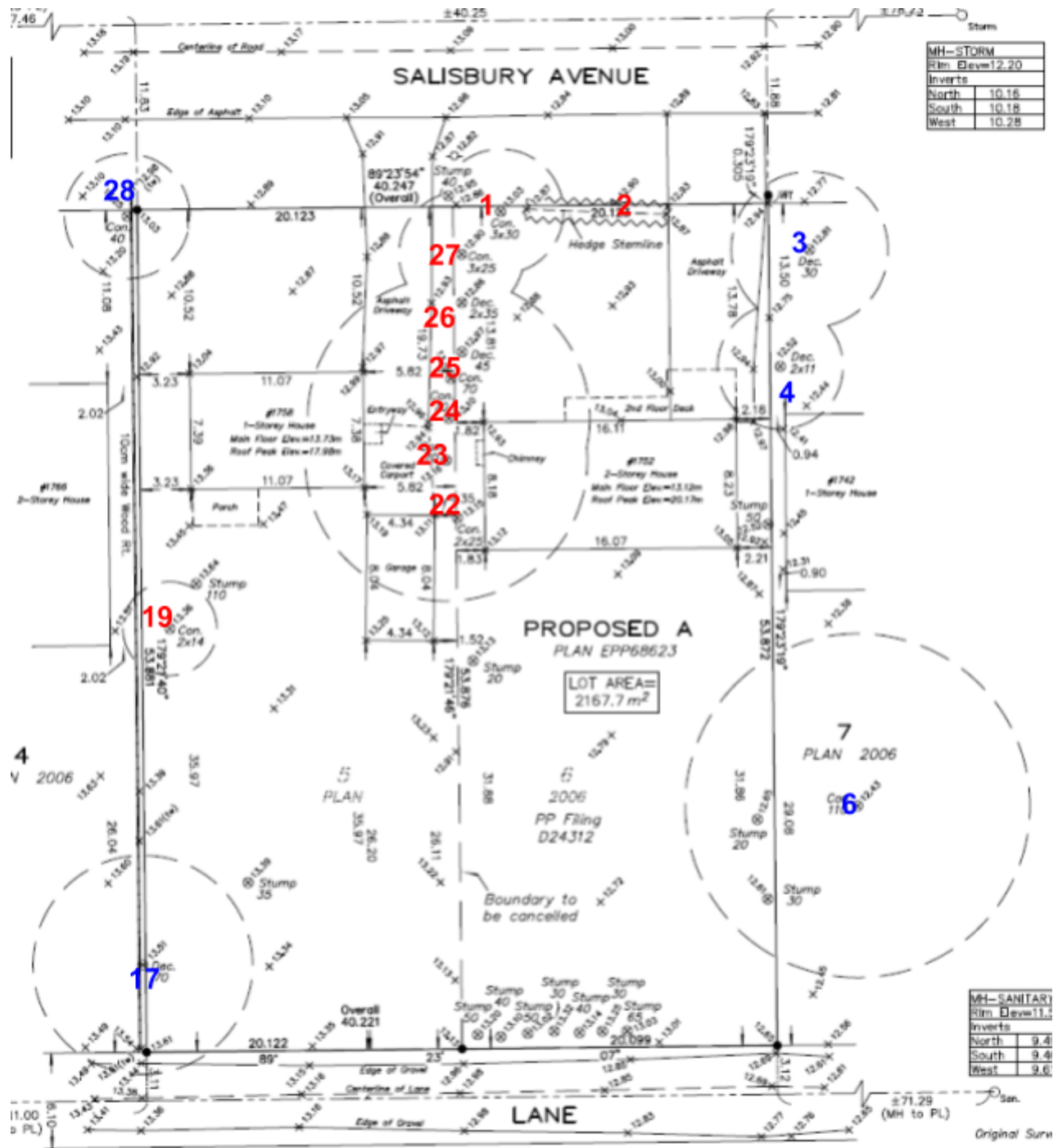
## Original Site Survey:

Original site survey plotting all previously existing trees

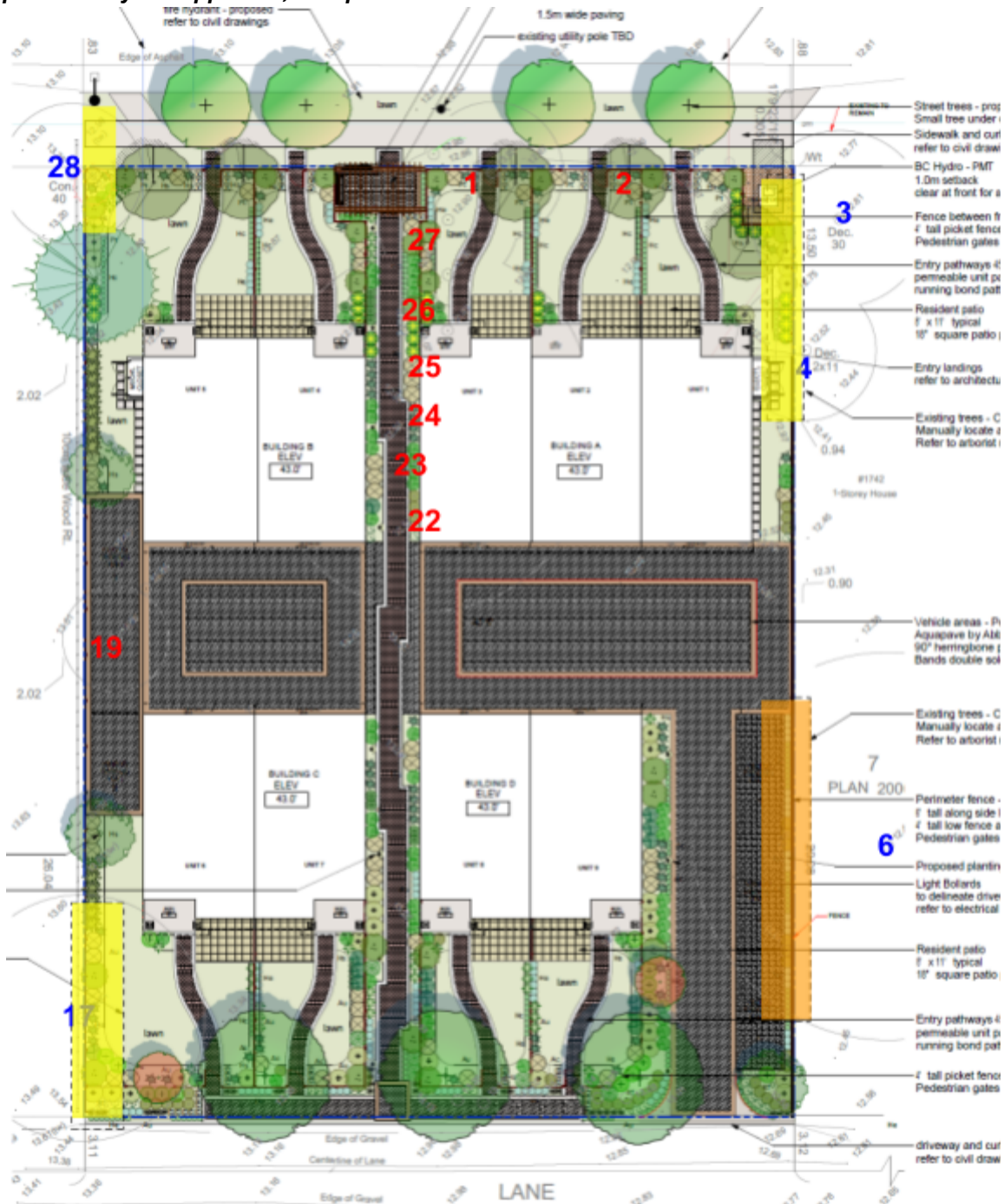


## Updated Site Survey:

Updated site survey showing all previously existing trees and outlines removal / retention recommendations (*Retain*, *Remove*, *Developer's Discretion*).



**Site Plans:** The below site plan plots tree locations and outlines removal / retention recommendations (*Retain*, *Remove*, *Developer's Discretion*). Location of tree protection barriers are shown in **Yellow**. Retained Trees requiring Arborist Supervision are outlined in **Orange**. **An original large, scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing & Areas requiring Arborist Supervision has not been included with this report; this is to be provided by the applicant, if required.**





## Images:



























Oct. 15, 2019

## Supplementary Information – Re: Construction

---

**To**

Bryan Sherrell,  
Planner  
City of Port Coquitlam  
Planning Division,  
2580 Shaughnessy St  
Port Coquitlam, BC  
V3C 2A8

Dear Bryan,

Thank you for providing your review comments of rezoning application RZ000175 and Development Permit application DP000309. We appreciate your thorough feedback and have begun incorporating your comments into a revised application which we are resubmitting in short order.

**Referenced Property**

1752 & 1758 Salisbury  
Avenue, Port  
Coquitlam, BC

**RE:**

Rezoning RZ000175 &  
Development Permit  
DP000309

The purpose of this letter is to confirm how we plan to manage the site during the construction period by employing a variety of construction best practices including:

- Ensuring open communication with the neighboring residents
- Engaging a rodent exterminator to confirm there are no rodents in the properties prior to demolition
- Strictly following all applicable city bylaws including: noise, electrical, plumbing, fire, sprinkler etc.
- Employing best practices with respect to Erosion and Sediment control in order to control on site erosion and prevent the release of sediments
- Controlling access to the site and preventing traffic from tracking mud offsite by installing a site access pad (crushed gravel on the driveway)
- Restricting traffic to this area where practical.
- Keeping the site fully fenced and secured at all time
- Covering temporary soil stockpiles with plastic and/or tarps
- Storing excavated soils away from storm drains / paved surfaces so that runoff will be filtered by existing vegetation or collected in the perimeter ditches.
- Installing inlet protection (i.e., sediment sacks) to protect storm sewers, within 30m downgradient of the site

---

### ARC Real Estate Development Group Ltd.

Local 604.762.8596  
Toronto 647.627.3008

PO Box 30563 Brentwood Mall  
Burnaby, BC V5C 2A0

[www.arcdevelopmentgroup.com](http://www.arcdevelopmentgroup.com)  
[info@arcdevelopmentgroup.com](mailto:info@arcdevelopmentgroup.com)



Oct. 15, 2019

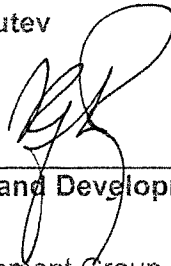
Pg.02

We look forward to hearing back from you and are happy to discuss further at your convenience. If there are any additional measures you would like to see employed please do let us know.

If you have any questions or require any clarification, please feel free to reach out at 604-762-8596 or at [kristalina@arcdevelopmentgroup.com](mailto:kristalina@arcdevelopmentgroup.com)

Sincerely,

Kristalina Dinovsky - Kutev



Vice President, Design and Development

ARC Real Estate Development Group Ltd



## 2180 Kelly Avenue – Development Permit Application

### **RECOMMENDATION:**

That Committee of Council approve Development Permit DP000370, regulating the Phase 2 development of an apartment complex at 2180 Kelly Avenue.

### **PREVIOUS COUNCIL/COMMITTEE ACTION**

May 30, 2017 – Council rezoned the City's former works yard to Comprehensive Development Zone CD35.

July 13, 2017 – Smart Growth Committee approved Development Permit DP000311 to regulate the first phase of development.

### **REPORT SUMMARY**

This report describes a development permit application from Quantum Properties for the second phase of its Montrose Square development, which will include 145 dwelling units in two buildings over two parking levels. The project's design and environmental conservation features, including landscaping, generally adhere to the objectives and guidelines of the Official Community Plan (OCP) and comply with the site's comprehensive development (CD35) zoning. Approval of the development permit is recommended.

### **BACKGROUND**

Quantum Properties has submitted a development permit application to regulate the second phase of its Montrose Square development. The first phase includes 208 apartments and 11 live/work units in two six-storey buildings, with the live/work units facing the future Kelly Avenue plaza; this second phase includes 145 apartments in two, six-storey buildings. The buildings are being constructed over two parking levels with access on the east from Kelly Avenue at Kingsway Avenue and on the west from the north-south lane.



**Building Façade at the Southwest Corner (Kingsway/Kelly)**

## 2180 Kelly Avenue – Development Permit Application

The development site is east of the first phase, as illustrated below:



Site Map

Project Profile (Phases 1 & 2 combined)

	Bylaw Regulations	Proposed <sup>1</sup>
<b>Site Area</b>	n/a	15,200 m <sup>2</sup>
<b>Floor Area Ratio</b>	2.5 maximum	2.13
<b>Dwelling Units</b>	n/a	364
<b>Adaptable Apartments</b>	30% <sup>2</sup> (106 units)	106 units
<b>Family-oriented Units</b>	n/a <sup>3</sup> (25% / 91 units)	108 units
<b>Lot Coverage (Building)</b>	60% maximum	48%
<b>Setbacks:</b>		
<b>Front (Kelly)</b>	2.4 to 4 m <sup>4</sup>	2.7 to 9.7 m
<b>Rear (south)</b>	7.5 m	3.3 <sup>5</sup> to 7.5 m
<b>Interior Side (west)</b>	3 m	3 to 6.1 m
<b>Exterior Side (Kingsway)</b>	4 m	4 m
<b>U/G structure</b>	1.2 m	1.2 m
<b>Building Height</b>	30 m	22.8 m
<b>Building Storeys</b>	n/a	6
<b>Parking - Total</b>	612	641
<b>Resident</b>	511	529

<sup>1</sup> Information provided by applicant.

<sup>2</sup> Does not apply to the 2-storey live-work units.

<sup>3</sup> This application was in process prior to the bylaw amendment requiring 25% family oriented dwelling units.

<sup>4</sup> A front yard setback can be reduced from 4m to 2.4m where abutting a community commercial use.

<sup>5</sup> Variance previously approved for first phase to enable amenity room to encroach into rear yard setback.

	Bylaw Regulations	Proposed <sup>1</sup>
<b>Visitor</b>	73 (1 per 5 units)	84
<b>Commercial (live/work)</b>	28 (1 per 30m <sup>2</sup> )	28
<b>Small Car</b>	25% maximum	11% (69 cars)
<b>Motorcycle</b>	not required	12
<b>Indoor Recreation Area</b>	728 m <sup>2</sup> (2 m <sup>2</sup> per unit)	850 m <sup>2</sup>
<b>Outdoor Recreation Area</b>	1,274 m <sup>2</sup> (3.5 m <sup>2</sup> per unit)	4,542 m <sup>2</sup>
<b>Bicycle Storage</b>	6 short term + 1 per unit	20 short term + 364 in storage rooms

The 145 residential units comprise 30 studio, 44 one-bedroom, 10 one-bedroom plus den, 46 two-bedroom, 5 two-bedroom plus den and 10 three-bedroom units. The units vary in size from 29 m<sup>2</sup> (315 ft<sup>2</sup>) to 84 m<sup>2</sup> (906 ft<sup>2</sup>). In combination with the first phase, the overall development provides 108 family-oriented units (larger two or three bedroom units) and 106 adaptable dwelling units (units designed to accommodate accessibility needs).

The buildings are to be constructed over two levels of parking with the Phase 1 and 2 parking areas functioning as one large parkade. The lower level of Phase 2 parking, including visitors' parking, will be accessed off Kelly Avenue and the west lane through Phase 1 and the upper level of parking will be accessed only from the west through Phase 1. Each of the residential parking spaces will be equipped with roughed-in electrical service for electric vehicle charging, and vehicle and dog/bike wash stations were provided in Phase 1. A garbage and recycling room is located within the Phase 2 underground where it can be easily accessed by residents. Garbage and recycling pick-up for the entire development (Phases 1 and 2) will occur from the north-south lane parallel to Mary Hill Road. A portion of the site along the south edge of the building wall of this Phase is being developed as a fire-fighting access route.

The application is subject to the Downtown and Environmental Conservation Development Permit Area designations of the OCP. Applicable design guidelines include:

- incorporate architectural elements that reflect the 20<sup>th</sup> century character of City Hall
- coordinate siting and building design
- use materials that are durable, authentic and of a consistently high quality
- consider the relationship between buildings and open areas
- articulate the building façades through the use of variable setbacks
- consider the overall visual impact of buildings and landscaping
- native trees and plants should be used for landscaping, where possible
- landscaping in keeping with the pedestrian-oriented character of the streetscape
- reference Crime Prevention Through Environmental Design guidelines for safety and security.

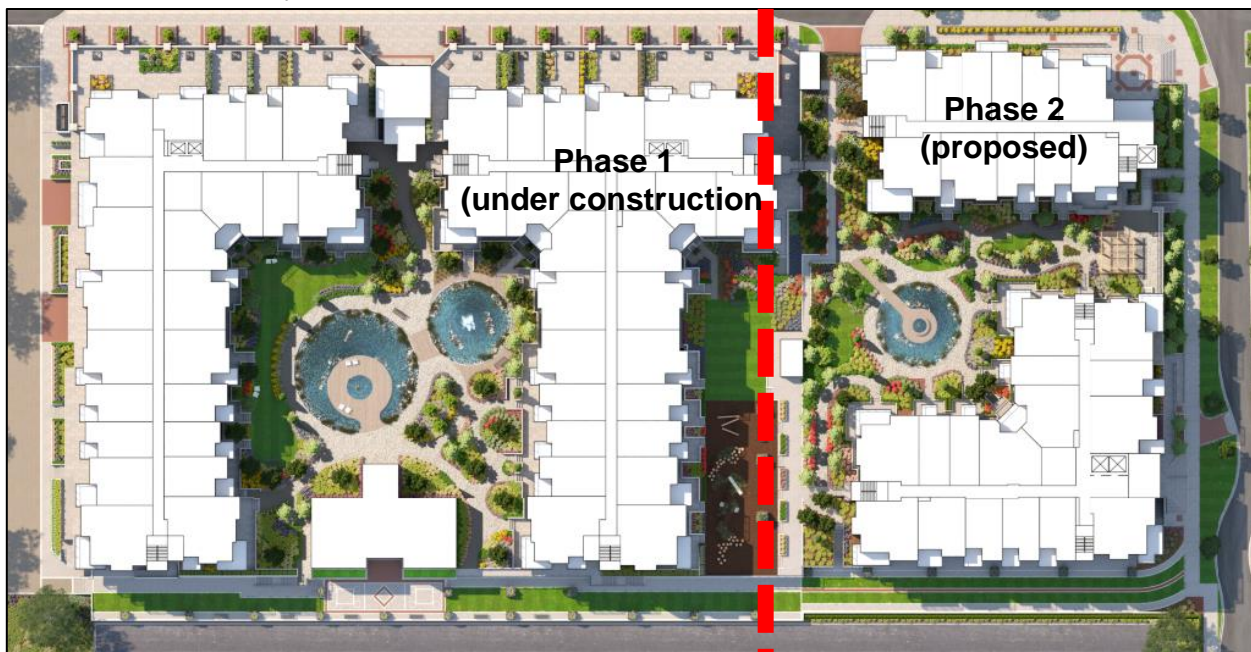
The applicable objectives and guidelines of the environmental conservation designation encourage sustainable development and building design, efficient use of energy, water and other resources and the reduction of waste, pollution and environmental degradation.



## 2180 Kelly Avenue – Development Permit Application

The proposal is designed to comply with the development permit area designation guidelines. The heritage design character of the buildings utilizes high quality cladding that includes extensive use of red brick, horizontal, vertical and panel fibre-cement siding with decorative roof braces. A vertical expression of the façade has been achieved through wall articulation and architectural detailing through the use of varied materials and colour. The proposed colour palette consists of a mixture of heritage red (brick), varying shades of grey and cool white. The portions of the concrete parking structure which extend above grade will be constructed to an architectural grade, either clad in brick or fibre-cement siding where adjacent to public streets or with decorative reveals, paint and screened with planters and intensive landscaping.

The extensive landscape plan and outdoor amenity areas include 122 trees, shrubs, flowers and ground cover plants, sod, paving stones, stamped flagstone, a large water and dock feature, gardening opportunities and nodes of outdoor seating. The plan compliments the outdoor amenity spaces provided for Phase 1. Tree species include 19 vine maple, 17 katsura, 41 white wonder dogwood, 7 weeping white spruce, 1 weeping silver pear and 37 kindred spirit oak. The street level landscaping pays considerable attention to mitigating the potential impact of above-grade portions of the parking structure through the use of planters and the layering of trees and shrubs while creating a positive interface between existing and proposed buildings and along the streets. Staff are working with Ventana to coordinate the development landscaping with that of the Kelly Avenue Plaza and Kelly Avenue road works.



**Landscape Plan (Phases 1 & 2)**

Quantum Properties has proposed meeting the Built Green<sup>®</sup> building program to a Gold standard to meet the objectives and guidelines of the Environmental Conservation DP designation. Built Green programs concentrate on seven key components of sustainable buildings: energy efficiency,

materials and methods, indoor air quality, ventilation, waste management, water conservation and business practice. The applicant further notes that the flat roof will be finished with a white reflective roof membrane in order to help mitigate solar heat gain and a high-efficiency irrigation system will be incorporated to reduce use of potable water.

### **DISCUSSION**

This application was in process prior to the introduction of the Zoning Bylaw amendment to require family-oriented dwelling units. In combination with Phase 1 of the development, the applicant meets these standards voluntarily by providing 108 family-oriented dwelling units, including 41 of which are three-bedroom units.

The project is designed to comply with the site's zoning and staff are of the opinion that the proposed building and landscaping design meets the intent of the development permit area objectives and guidelines as described above. As the proposed development is attractive and consistent with the expected character and quality of design for this site; approval is recommended.


### **FINANCIAL IMPLICATIONS**

None.

### **PUBLIC CONSULTATION**

The applicant hosted an open house February 27, 2017 seeking input on the overall development and a public hearing was held May 8, 2017 providing for public input on the bylaw amendment. This development permit application reflects the design concepts shown to the public through this process. A sign has been posted on the site providing notice of the development permit application. No further comments have been received.

### **OPTIONS (✓ = Staff Recommendation)**

	#	Description
	1	Approve Development Permit DP000370.
	2	Request additional information or amendments if 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	Refuse the application if Committee is of the opinion the application does not conform to the design guidelines.



### **ATTACHMENTS**

Attachment #1: Draft Development Permit

**Lead author(s):** Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000370

Issued to: QUANTUM PROPERTIES MONTROSE INC  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the Permittee)

Address: 100-32160 SOUTH FRASER WAY ABBOTSFORD BC V2T 1W5

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: 2180 Kelly Avenue

Legal Description: LOT C, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER  
DISTRICT, PLAN EPP72293

P.I.D.: 030-149-509

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the "Official Community Plan Bylaw, 2013, No. 3838".
4. "Port Coquitlam Zoning Bylaw, 2008, No. 3630" and "Parking and Development Management Bylaw, 2018, No.4078" are varied, supplemented or both in accordance with the following:
  - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000370 (1) to DP000370 (25) 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 DP000370 (16) and DP000370 (25) 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 through the application of the Built Green® Gold standard as administered by Built Green Canada.

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 **\$385,258.00** 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  
[CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF  
[CLICK **HERE** - ENTER THE MONTH, YEAR].

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

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

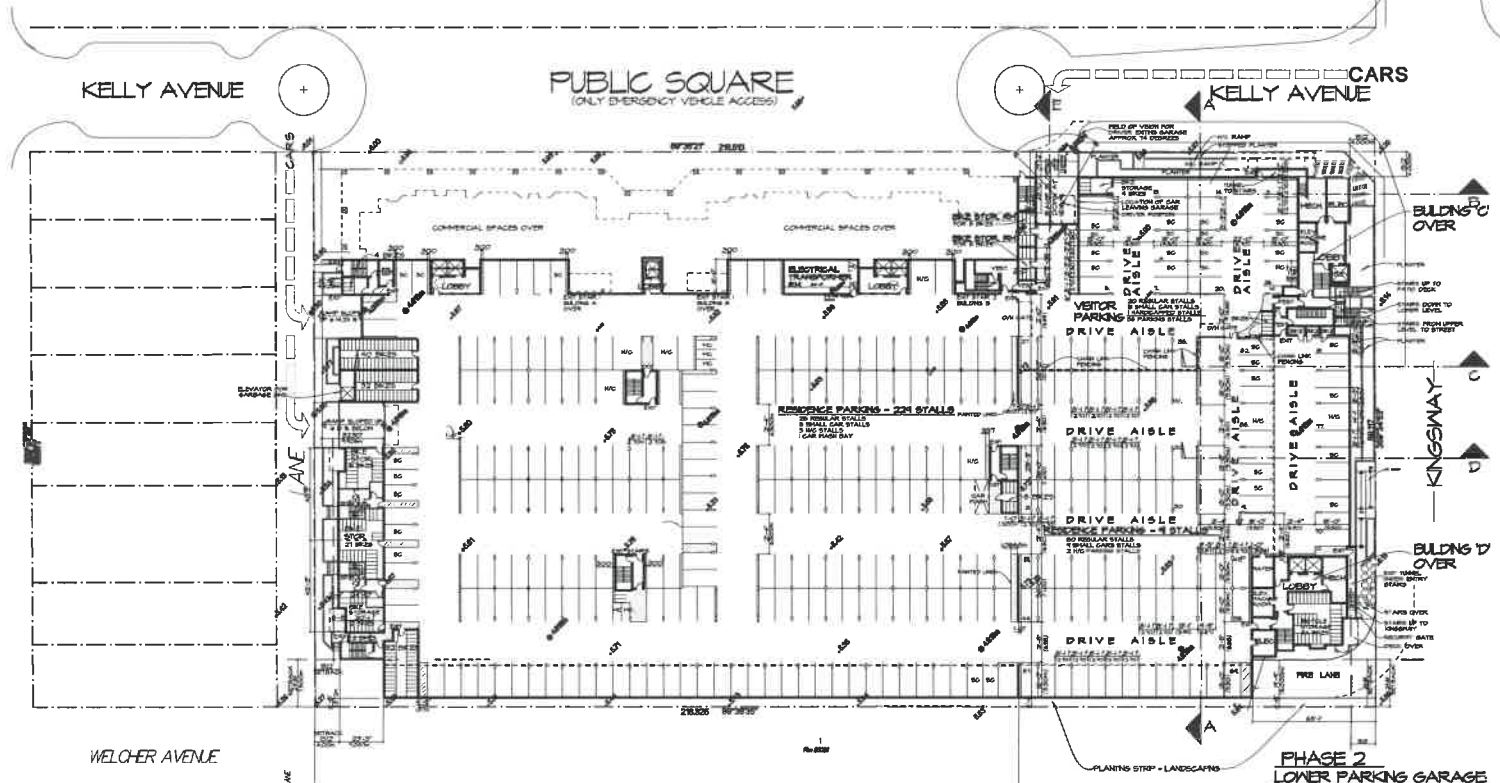
\_\_\_\_\_  
Applicant (or Authorized Agent or  
Representative of Applicant)



52



DP000370 (2)



# **U/G PARKING GARAGE - (LOWER GARAGE)**

SCALE 1" = 30'-0"  
 PHASE 2 - FLOOR AREA - 46,640 SQ. FT.  
 (4,317.50 m<sup>2</sup>)

**P2**

**PHASE 1 PHASE 2**  
 (WHEN PHASE 1 AND PHASE 2 ARE COMPLETE, THEY WILL MAKE ONE LARGE OPEN GARAGE)

**LEGEND**  
 EXISTING GRADE/ELEVATION  
 PROPOSED GRADE/ELEVATION

## **PHASE 2 LOWER PARKING GARAGE**

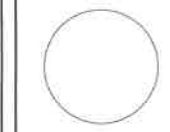
**VEHICLE PARKING**  
 REGULAR SIZED STALLS - 20 STALLS  
 SMALL CAR SIZED STALLS - 5 STALLS  
 H/V SIZED STALLS - 1 STALL  
**36 PARKING STALLS**

**RESIDENTIAL PARKING**  
 REGULAR SIZED STALLS - 80 STALLS  
 SMALL CAR SIZED STALLS - 4 STALLS  
 H/V SIZED STALLS - 3 STALLS  
**87 STALLS**

**TOTAL PARKING LOWER GARAGE - 123 STALLS**

**MOTOR CYCLE STALLS - 1 STALL**  
 BICYCLE PARKING - 69 STALLS IN ROW  
 SEPARATE STORAGE AREAS/STORAGE

TYPICALLY, A BIKE PARKING SPACE IS 6'-0" (180CM) LONG X 2'-0" (60CM) WIDE X A MIN. 7'-0" (210CM) HIGH. ALL BIKE PARKING SPACES ARE HORIZONTAL (NO HANGING OVER). AISLE BETWEEN BIKE PARKING SPACES ARE TYPICALLY A MIN. 4'-0" (120CM) WIDE.



OCT. 8, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 SEPT. 23, 2014 - RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 AUGUST 23, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 MAY 30, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 SEPT. 11, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 JULY 8, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 NOVEMBER 28, 2014 - ISSUED FOR DEVELOPMENT PERMIT.  
 REVISIONS:

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE USED, REPRODUCED, OR OTHERWISE IN ANY WAY WITHOUT WRITTEN PERMISSION.

CONSULTANT:

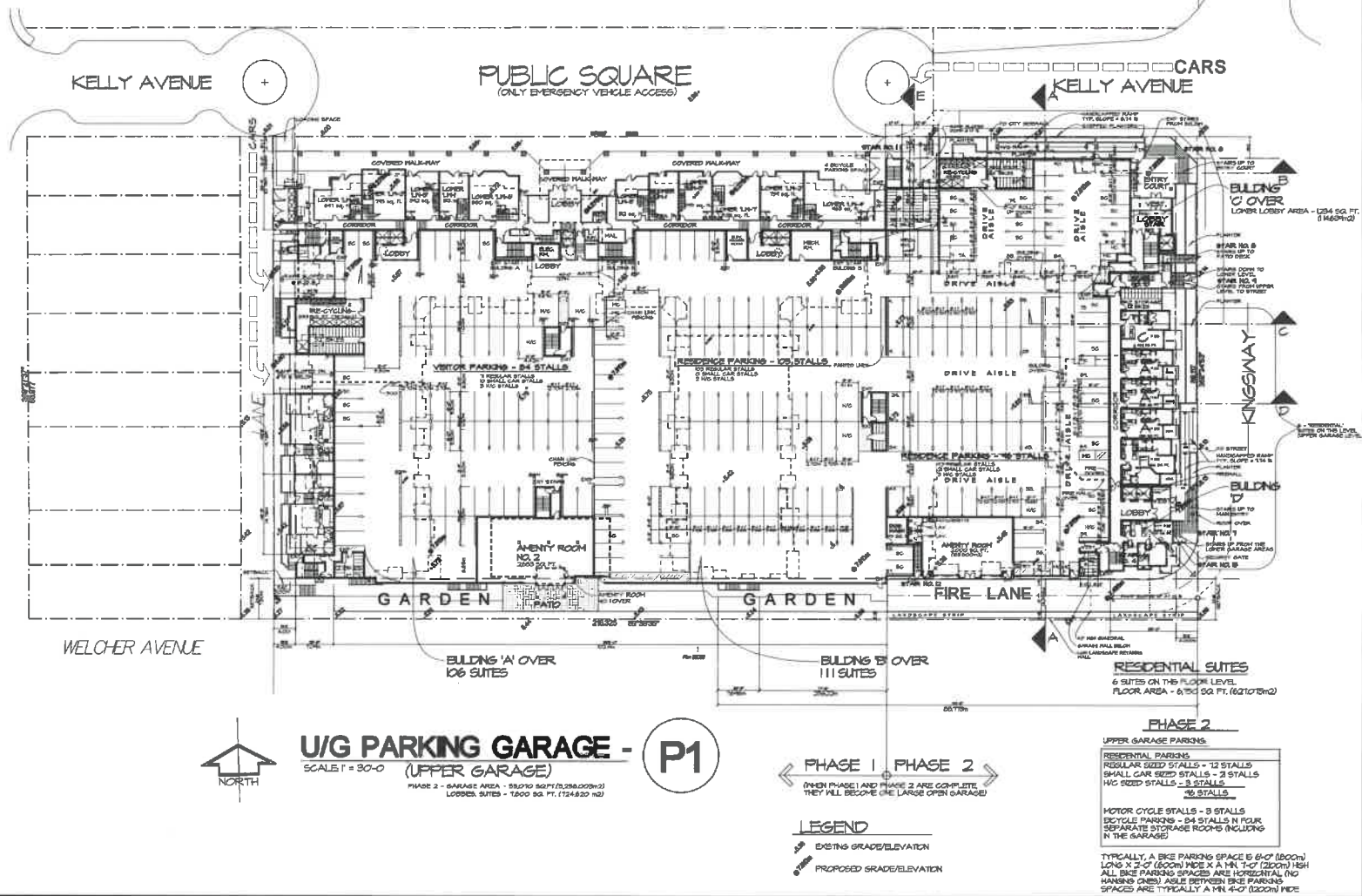
**points west ARCHITECTURE**  
 205 - 2100 W. Midway Rd.  
 Alpharetta, GA 30004  
 PHONE: 404-464-4000  
 FAX: 404-464-4000  
 WWW.POINTSWESTARCH.COM

**PROJECT:**  
**MONTRON MULTI-FAMILY PROJECT**  
 145 SITES  
 CORNER OF KELLY AVE & KINGSWAY  
 PORT COQUITLAK B.C.

DATE: FEBRUARY 2017  
 SCALE: AS SHOWN  
 DRAWN: RJ

**DRAWING TITLE:**  
**PRELIMINARY U/G PARKING GARAGE (LOWER GARAGE) PHASE 2**


JOB NO. 1607DP  
 SHEET NO. DP-2



OCT. 8, 2016 - REVISED AND RE-ASSUED FOR  
 DEVELOPMENT PERMIT  
 SEPT. 28, 2016 - REVISED FOR DEVELOP  
 FOR PERMIT  
 AUGUST 23, 2016 - REVISED AND RE-ASSUED  
 FOR DEVELOPMENT PERMIT  
 MAY 20, 2016 - REVISED AND RE-ASSUED  
 FOR DEVELOPMENT PERMIT  
 SEPT. 11, 2016 - REVISED AND RE-ASSUED  
 FOR DEVELOPMENT PERMIT  
 JULY 5, 2016 - RE-ASSUED FOR  
 DEVELOPMENT PERMIT  
 JULY 5, 2016 - REVISED  
 NOVEMBER 28, 2017 - ISSUED FOR  
 DEVELOPMENT PERMIT  
 REVISIONS

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE, AND MAY NOT BE USED, DUPLICATED, OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION.

CONSULTANT.



**points west**  
ARCHITECTURE

PHONE: 604-894-5585  
FAX: 604-894-8928  
Email: [info@pointswestarch.com](mailto:info@pointswestarch.com)

205 • 280 W. Railway St.  
Abbotsford, B.C.  
V2Y 1B8

PROJECT:  
**MONTROSE  
MULTI-FAMILY  
PROJECT**

CORNER OF KELLY AVE & KINGSWAY  
PORT COQUITLAM, B.C.

DATE	FEBRUARY 2007
SCALE	AS SHOWN
DRAWN	RI

DRAWING TITLE  
**PRELIMINARY  
U/G PARKING  
GARAGE  
(UPPER GARAGE)  
PHASE 2**

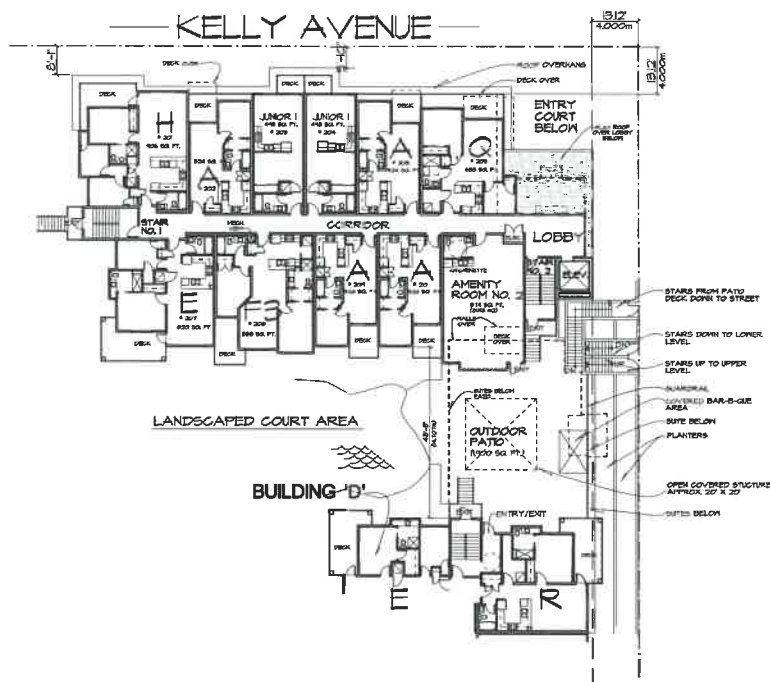
JOB NO.

1607DF

SHEET NO.

DP-3

1600370 (4)

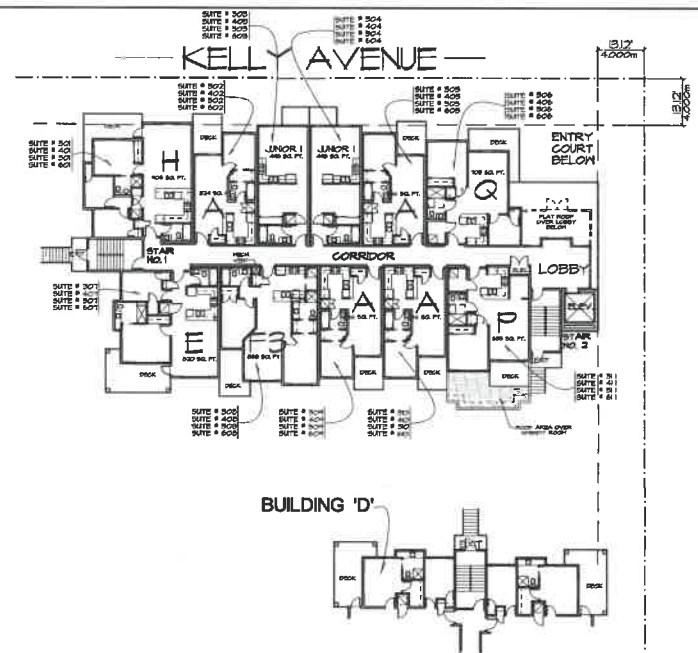


**2nd FLOOR LEVEL** - 10 SUITES  
SCALE: 1/8" = 1'-0" 8,545 SQ. FT. (798.476 m2)

**ADAPTABLE SUITES**  
30 % OF THE 54 SUITES IN THIS BUILDING MUST BE ADAPTABLE UNITS. THIS MEANS THAT 16.20 SUITES IN THIS BUILDING MUST BE ADAPTABLE SUITES. THE ADAPTABLE SUITES ARE THE 'E' SUITES (4 SUITES) PLUS ALL THE 'P' SUITES (= 4 SUITES, AND THE 'Q' SUITES (5 SUITES). TOTAL ADAPTABLE SUITES IN BUILDING 'C' ARE 14 UNITS (220 UNITS LESS THAN IS ACTUALLY REQUIRED).

# BUILDING 'C'

TOTAL OF 54 SUITES IN BUILDING 'C'



**3, 4, 5 & 6 FLOOR LEVELS**  
SCALE: 1/8" = 1'-0" 8,370 SQ. FT. (771.573 m2)  
8,380 SQ. FT. X 4 FLOORS = 33,520 SQ. FT. (3,114.008 m2)  
11 UNITS X 4 FLOORS = 44 UNITS

DEC. 8, 2004 - REVISED FOR DEVELOPMENT PERMIT.  
MAY 30, 2005 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
MAY 11, 2006 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
JULY 19, 2006 - REVISED FOR DEVELOPMENT PERMIT.  
JULY 9, 2006 - REVISED  
NOVEMBER 28, 2007 - ISSUED FOR DEVELOPMENT PERMIT.  
REVISIONS

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE USED, REPRODUCED, OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION.

CONSULTANT:

**points west**  
ARCHITECTURE  
300 - 10th St. NW, Suite 101  
Vancouver, BC V6P 6E6  
PHONE: 604-684-0000  
FAX: 604-684-0001  
E-MAIL: pwest@pointswest.net

PROJECT  
**MONTRÉAL MULTI-FAMILY PROJECT**  
PHASE 2  
PORT COQUITLAM BC

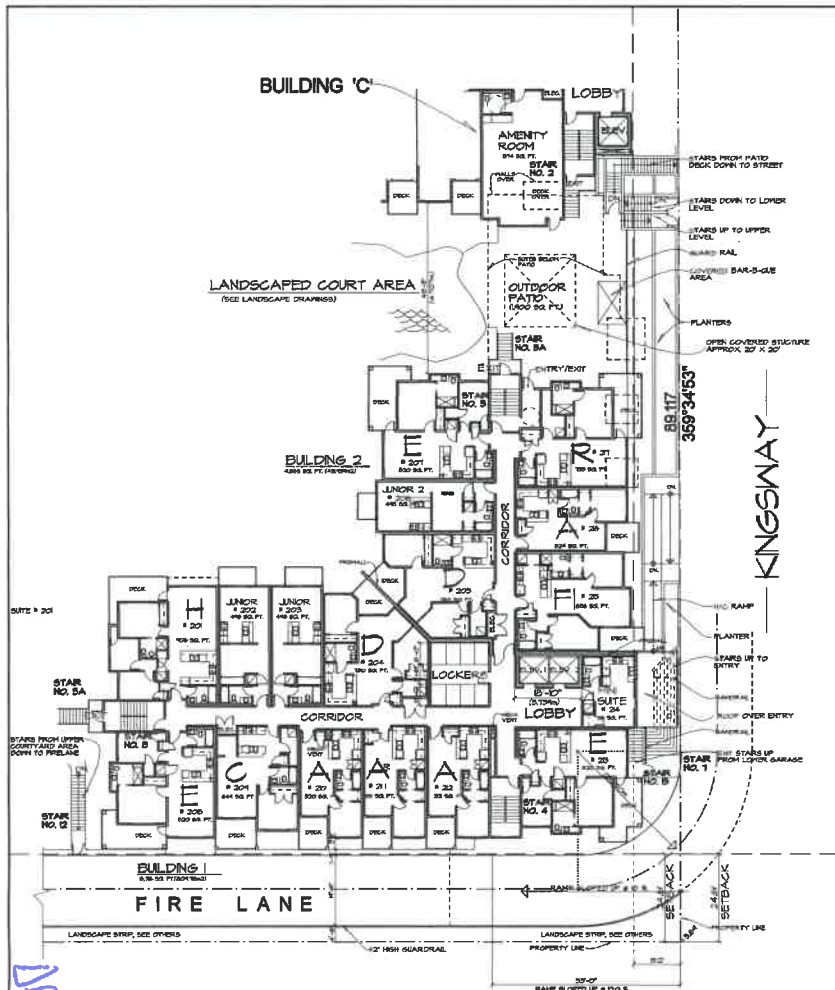
DATE: JANUARY 2007  
SCALE: 1/8" = 1'-0"  
DRAWN: RJ

DRAWING TITLE:  
**FLOOR PLANS**  
BUILDING 'C' - 54 UNITS

TOTAL - 145 UNITS IN PHASE 2

JOB NO.: 1607DP  
SHEET NO.: DP-4





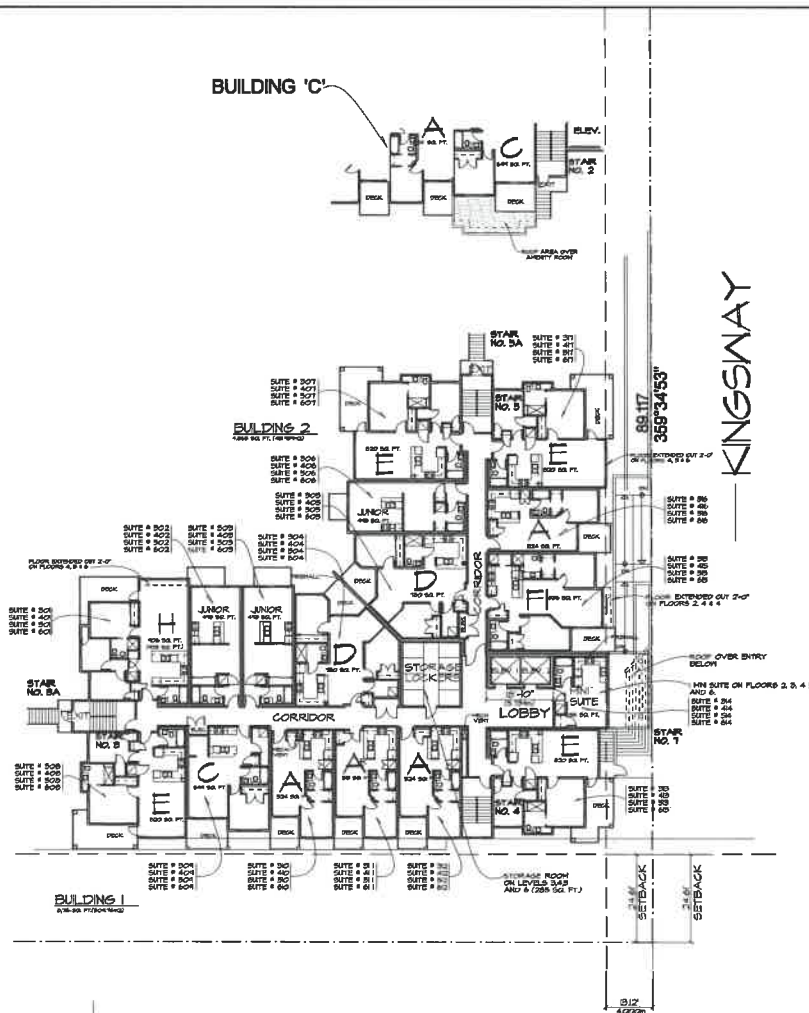
## 2nd FLOOR LEVEL - 17 SUITES

SCALE 1/8" = 1'-0" 3581 SQ. FT. (32816.15 m<sup>2</sup>)

**ADAPTABLE SUITES**  
30% OF THE 17 SUITES IN THIS BUILDING MUST BE ADAPTABLE UNITS. THIS MEANS THAT 2130 SUITES IN THIS BUILDING MUST BE ADAPTABLE SUITES. THE ADAPTABLE SUITES ARE THE 12 SUITES (9 R SUITES) PLUS ALL THE 'D' SUITES (4 D SUITES, AND THE LOBBY SUITE (1 SUITE)).  
TOTAL ADAPTABLE SUITES IN BUILDING 'D' ARE 30 UNITS (2130 UNITS MORE THAN IS ACTUALLY REQUIRED).

# BUILDING 'D'

TOTAL OF 9 SUITES IN BUILDING 'D'



## 3, 4, 5 & 6 FLOOR LEVELS

SCALE 1/8" = 1'-0"

13,650 SQ. FT. (1268,096 m<sup>2</sup>) PER FLOOR  
x 4 floors = 54,600 sq. ft. (5,072,340 m<sup>2</sup>)  
17 UNITS X 4 FLOORS = 68 UNITS

DEPT. 5, 2004 - RE-DESIGNED  
DEPT. 25, 2004 - RE-DESIGNED AND RE-DESIGNED  
MAY 20, 2004 - RE-DESIGNED AND RE-DESIGNED  
DEPT. 11, 2004 - RE-DESIGNED AND RE-DESIGNED  
JULY 31, 2004 - RE-DESIGNED AND RE-DESIGNED  
JULY 31, 2004 - RE-DESIGNED AND RE-DESIGNED  
NOVEMBER 28, 2004 - RE-DESIGNED AND RE-DESIGNED  
REVISIONS

THE DRAWING & REVISIONS OF THIS  
DRAWING ARE THE PROPERTY OF  
POINT WEST ARCHITECTURE  
ANY REVISIONS MUST BE  
APPROVED BY THE ARCHITECT

CONSULTANT:

**points west**  
ARCHITECTURE  
300 - 2100 W. Highway 44  
Abbotsford, B.C.  
V2S 2B2  
PHONE: 604-884-8808  
FAX: 604-884-8808  
EMAIL: info@pointswest.net

PROJECT:  
**MONTRIE MULTI-FAMILY PROJECT**

PHASE 2

PORT COQUILAM, BC

DATE: 21/11/2007  
SCALE: 1/8" = 1'-0"  
DRAWN: RJ

DRAWING TITLE:  
**FLOOR PLANS**  
BUILDING 'D' - 91  
UNITS

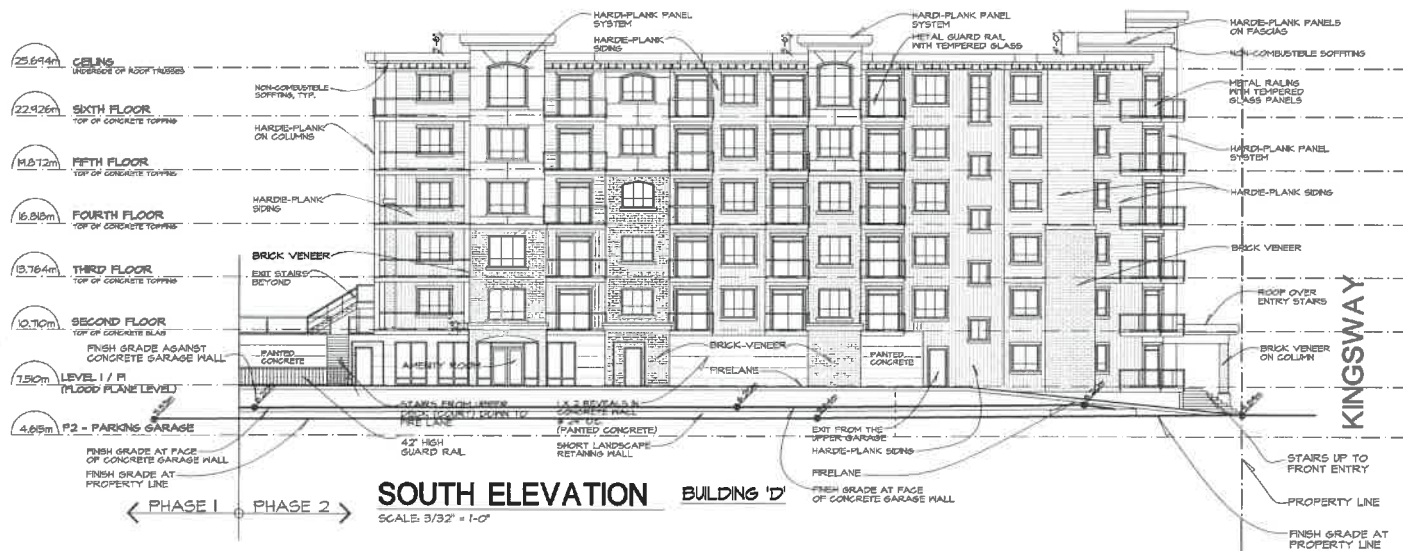
TOTAL - 145 UNITS  
IN PHASE 2

JOB NO.:  
**1607DP**

SHEET NO.:  
**DP-5**







OCT. 9, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 SEPTEMBER 23, 2014 - RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 AUGUST 23, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 MAY 30, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 SEPTEMBER 11, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 JULY 11, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.  
 JULY 9, 2015 - REVISED FOR DEVELOPMENT PERMIT.  
 NOVEMBER 25, 2017 - ISSUED FOR DEVELOPMENT PERMIT.  
 REVISED

THE DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE. IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION.

CONSULTANT:

**points west**  
ARCHITECTURE  
 303 - 2100 W. Gateway Rd.  
 Anchorage, AK 99515  
 PHONE: 907-564-4800  
 FAX: 907-564-4801  
 EMAIL: pw@pointswest.net

PROJECT:  
**MONTROSE MULTI-FAMILY PROJECT PHASE 2**

CORNER OF KELLY AVE & KINGSWAY  
 PORT COQUITLAM, B.C.

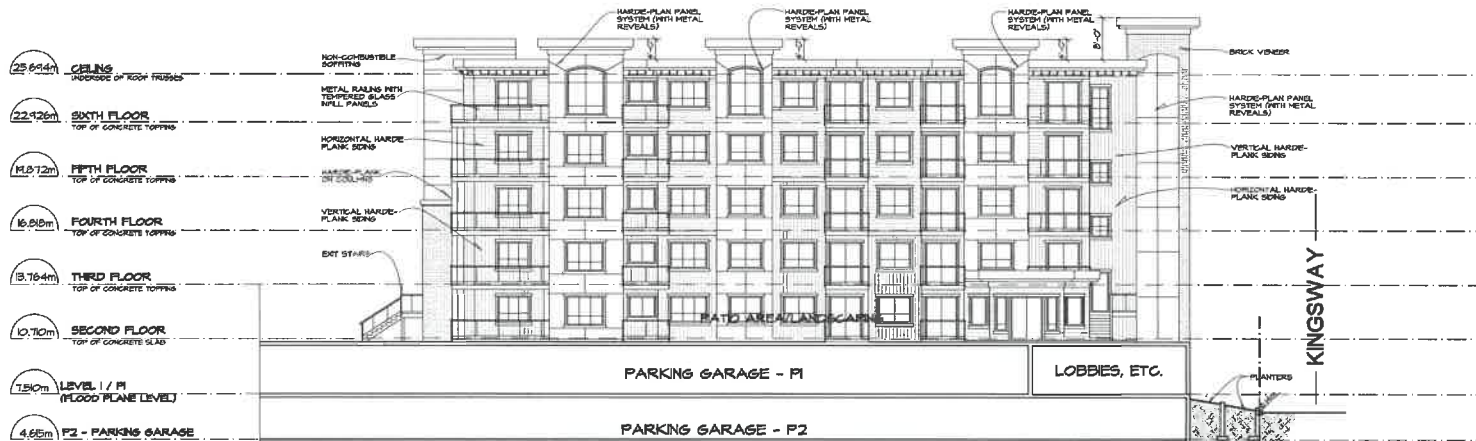
DATE: OCTOBER 2017  
 SCALE: 3/32" = 1'-0"  
 DRAWN: RJ

DRAWING TITLE:  
**KELLY AVE. AND SOUTH ELEVATIONS**

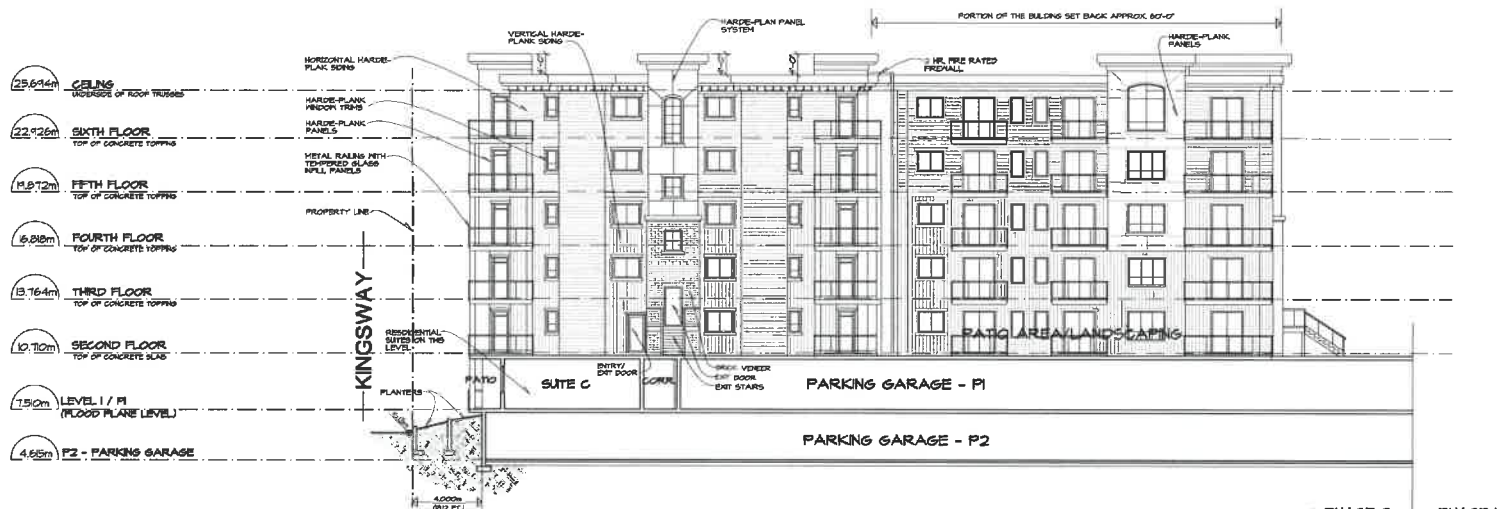
JOB NO.:  
**1607DP**

SHEET NO.:  
**DP-7**





**INTERIOR ELEVATION - BUILDING 'C'**  
SCALE: 3/32" = 1'-0"  
(LOOKING NORTH)



**INTERIOR ELEVATION - BUILDING 'D'**  
SCALE: 3/32" = 1'-0"  
(LOOKING SOUTH)



OCT. 8, 2014 - RE-REVIEW FOR DEVELOPMENT PERMIT  
SEPT. 23, 2014 - RE-REVIEW FOR DEVELOPMENT PERMIT  
MAY 20, 2014 - RE-REVIEW AND RE-REVIEW FOR DEVELOPMENT PERMIT  
SEPT. 17, 2014 - RE-REVIEW AND RE-REVIEW FOR DEVELOPMENT PERMIT  
JULY 9, 2014 - RE-REVIEW FOR DEVELOPMENT PERMIT  
JULY 9, 2014 - RE-REVIEW  
NOVEMBER 20, 2014 - RE-REVIEW FOR DEVELOPMENT PERMIT  
REVISIONS

THE DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE USED, REPRODUCED OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION.

CONSULTANT:

**points west**  
ARCHITECTURE  
303 - 2700 W. Salisbury St.  
Alhambra, CA 91803  
TEL: 626-444-8888  
FAX: 626-444-8888  
WWW.POINTSWESTARCHITECT.COM

PROJECT:  
**MONTRON  
MULTI-FAMILY  
PROJECT  
PHASE 2**

CORNER OF KELLY AVE & KINGSWAY  
PORT COQUILAM, BC

DATE:	NOVEMBER 2017
SCALE:	3/32" = 1'-0"
DRAWN:	RL

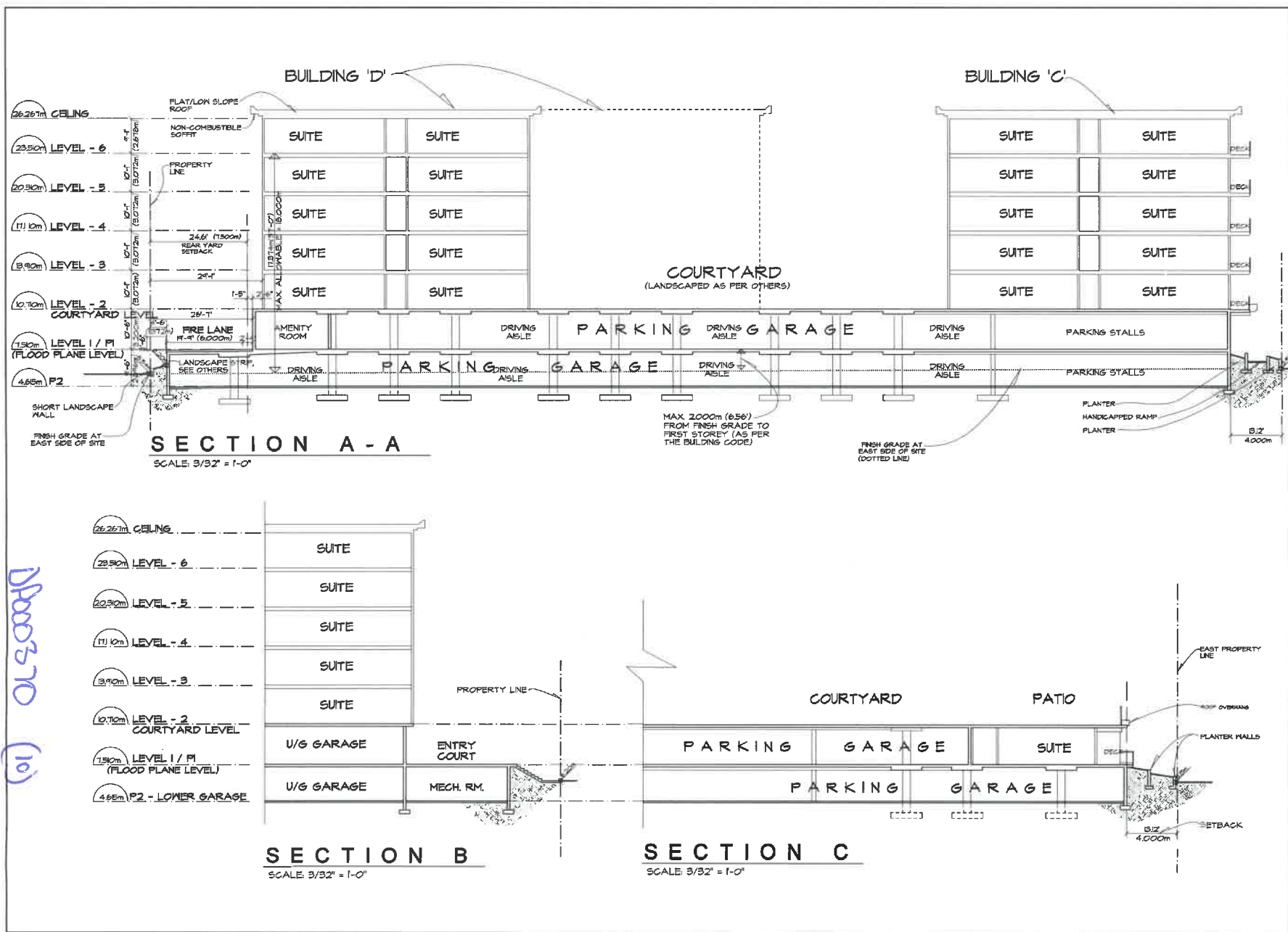
DRAWING TITLE:  
**INTERIOR  
ELEVATIONS**

JOB NO.:  
**1607DP**

SHEET NO.:  
**DP-9**

11/000370 (9)





REVISIONS

NOV. 8, 2014	RE-DESIGNED FOR DEVELOPMENT
NOV. 20, 2014	RE-DESIGNED FOR DEVELOPMENT
MAY 20, 2014	RE-DESIGNED FOR DEVELOPMENT
NOV. 11, 2014	RE-DESIGNED FOR DEVELOPMENT
JULY 15, 2014	RE-DESIGNED FOR DEVELOPMENT
JULY 15, 2014	RE-DESIGNED FOR DEVELOPMENT
NOVEMBER 20, 2014	RE-DESIGNED FOR DEVELOPMENT

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE USED, REPRODUCED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION.

CONSULTANT:

**points west**  
ARCHITECTURE  
1000 W. 10th St.  
Suite 100  
Vancouver, BC V6H 2B2  
Tel: 604-681-1111  
Fax: 604-681-1112  
Email: info@pointswest.ca

**PROJECT:**  
MONTROSE MULTI-FAMILY PROJECT PHASE 2

**CORNER OF KELLY AVE & KINGSWAY**  
PORT COULTRAM, B.C.

**DATE:** 14 NOVEMBER 2017  
**SCALE:** 3/32" = 1'-0"  
**DRAWN:** RJ

**DRAWING TITLE:**  
SECTION A-A  
SECTION B  
SECTION C

**JOB NO.:** 1607DP  
**SHEET NO.:** DP-10

26.26'0" CEILING

23.90'0" LEVEL - 6

20.91'0" LEVEL - 5

17.12'0" LEVEL - 4

13.91'0" LEVEL - 3

12.70'0" LEVEL - 2  
COURTYARD LEVEL

7.51'0" LEVEL 1 / P1  
(FLOOD PLANE LEVEL)

4.63'0" P2

## SECTION D

SCALE: 3/32" = 1'-0"

KELLY  
AVE.

EAST PROPERTY  
LINE

PLANTER WALLS

## SECTION E

SCALE: 3/32" = 1'-0"

EAST PROPERTY  
LINE

KELLY  
AVE.

OCT. 8, 2004 - RE-DESIGNED FOR DEVELOPMENT PERMIT  
SEPT. 28, 2004 - RE-DESIGNED FOR DEVELOPMENT PERMIT  
MAY 20, 2004 - REVISED AND RE-DESIGNED FOR DEVELOPMENT PERMIT  
SEPT. 17, 2004 - REVISED AND RE-DESIGNED FOR DEVELOPMENT PERMIT  
JULY 8, 2004 - RE-DESIGNED FOR DEVELOPMENT PERMIT  
JULY 8, 2004 - RE-DESIGNED FOR DEVELOPMENT PERMIT  
NOVEMBER 20, 2004 - DESIGNED FOR DEVELOPMENT PERMIT

REVISIONS

THIS DRAWING IS THE PROPERTY OF JONES WEST ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION

CONSULTANT:

**points west**  
ARCHITECTURE  
200 - 1000 W. Highway 16  
Annapolis, B.C.  
V2B 2E2  
PHONE: 604-444-8888  
FAX: 604-444-8888  
E-mail: pw@pointswest.com

PROJECT:  
**MONTROSE  
MULTI-FAMILY  
PROJECT  
PHASE 2**

CORNER OF KELLY AVE & KINGSWAY  
PORT COQUITLAM, B.C.

DATE:	NOVEMBER 2007
SCALE:	3/32" = 1'-0"
DRAWN:	1)

DRAWING TITLE:  
**SECTION D  
SECTION E**

JOB NO.:  
**1607DP**

SHEET NO.:  
**DP-1 1**

DP003710 (11)

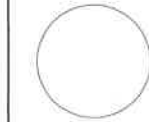
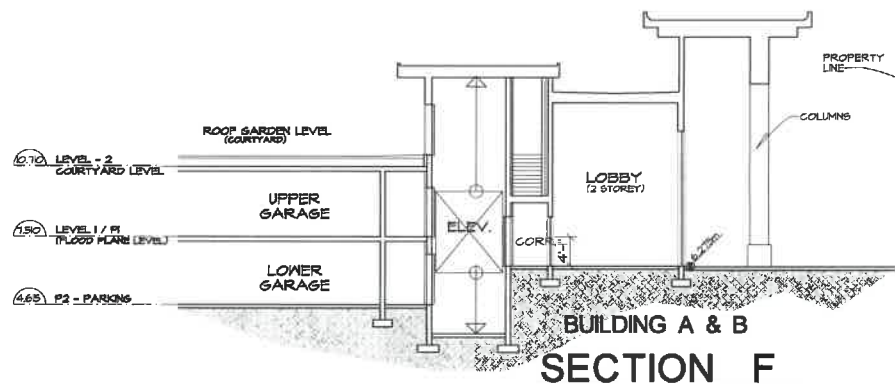
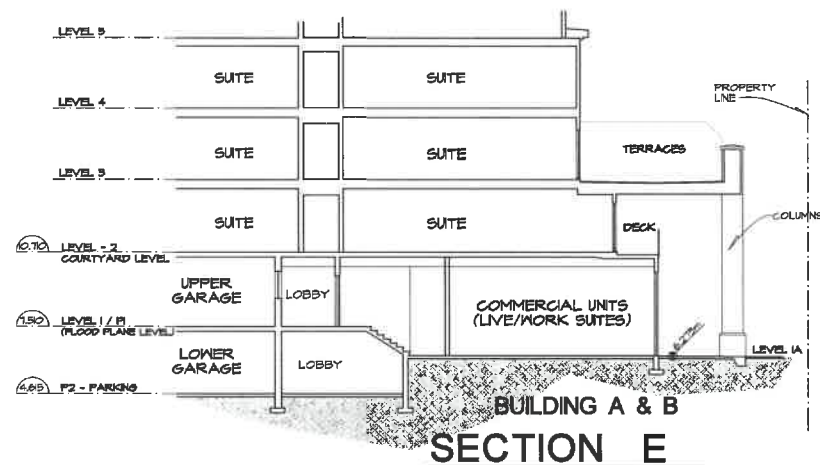
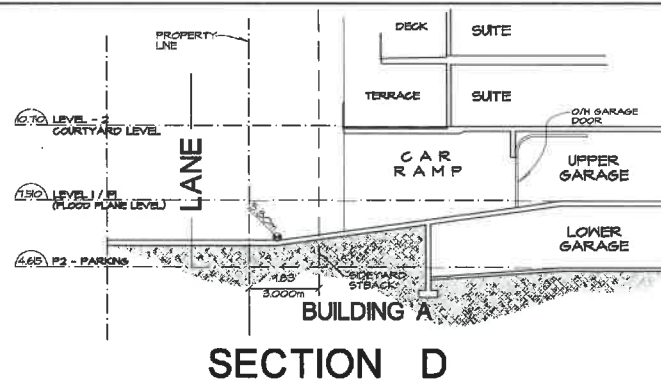
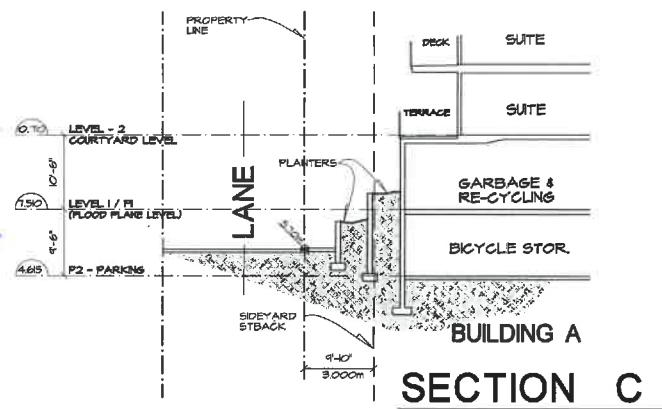
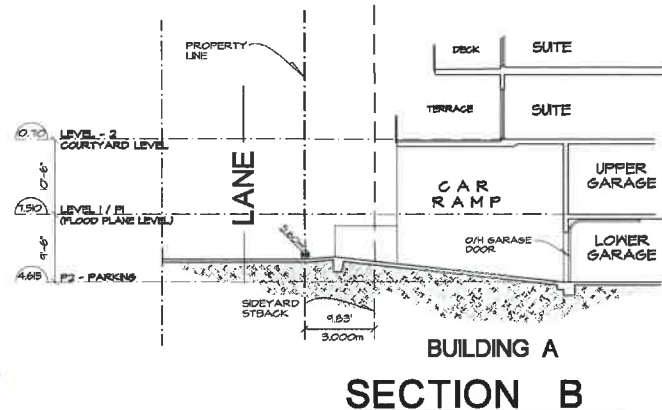
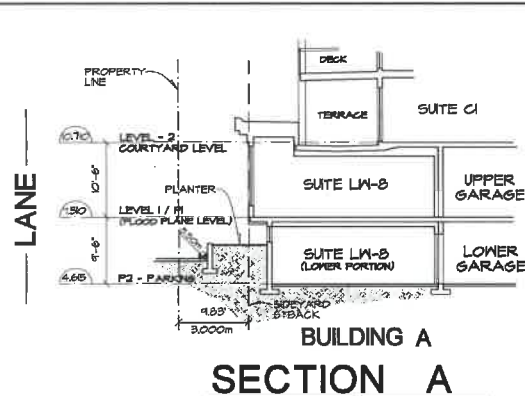
UNIT TYPE	NUMBER OF THIS UNIT TYPE
UNIT 'D'	10 UNITS
UNIT 'E'	24 UNITS
UNIT 'F'	4 UNITS
UNIT 'G'	5 UNITS
UNIT 'R'	1 UNIT
<b>TOTAL ADAPTABLE UNITS = 44</b>	

POINTS 1 TO 4, TO BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATION.



JOB NO. :	SHEET NO. :
1607DP	DP-14

DP00370 (13)



DEC. 8, 2014 - RE-DESIGNED FOR DEVELOPMENT  
 MAY 20, 2014 - RE-DESIGNED FOR DEVELOPMENT  
 MAY 20, 2014 - RE-DESIGNED FOR DEVELOPMENT  
 REVISIONS

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT EXPRESS WRITTEN PERMISSION.

CONSULTANT:

**points west**  
 ARCHITECTURE  
 300 - 2100 W. KINGSWAY BL.  
 ANNEBORO, VT 05402  
 PHONE: 802-444-8800  
 FAX: 802-444-8800  
 email: pointswest@pointswest.com

PROJECT:  
**MONTRSE  
 MULTI-FAMILY  
 PROJECT**

CORNER OF KELLY AND KINGSWAY  
 PORT COQUILLAM, BC

DATE: MAY 2014  
 SCALE: 1/8" = 1'-0"  
 DRAWN: B

DRAWING TITLE:  
**SECTIONS A, B C  
 D, E & F**

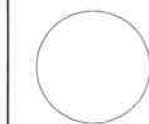
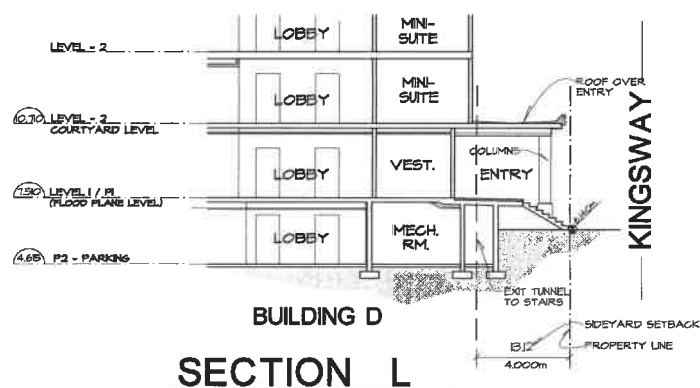
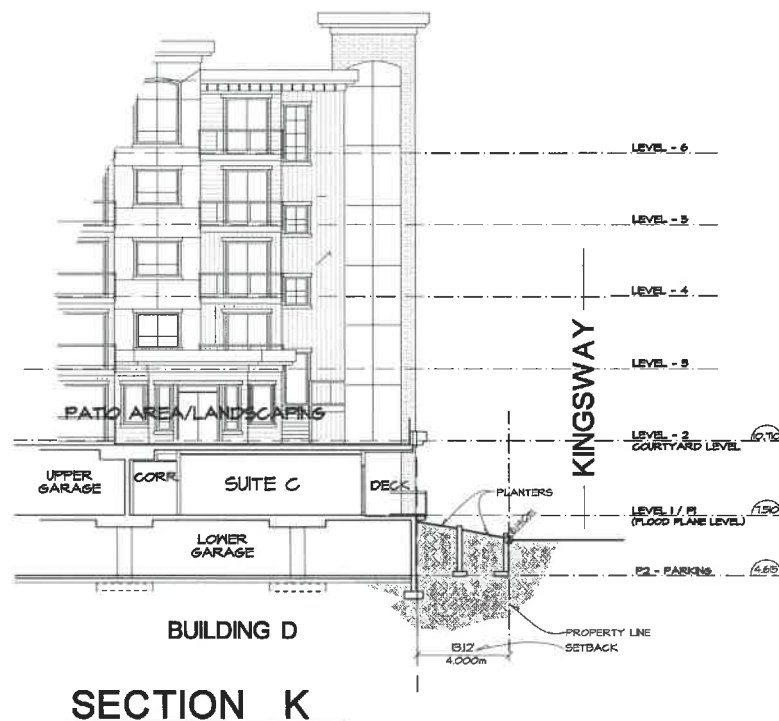
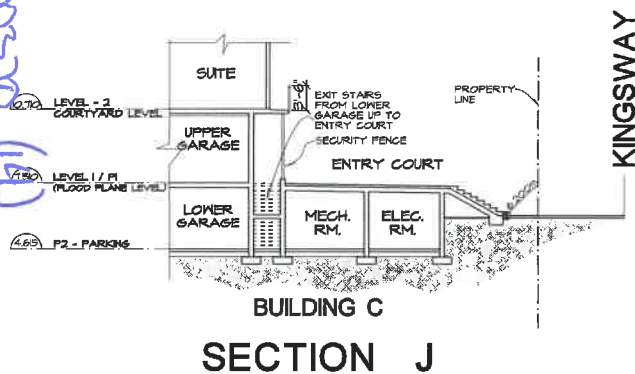
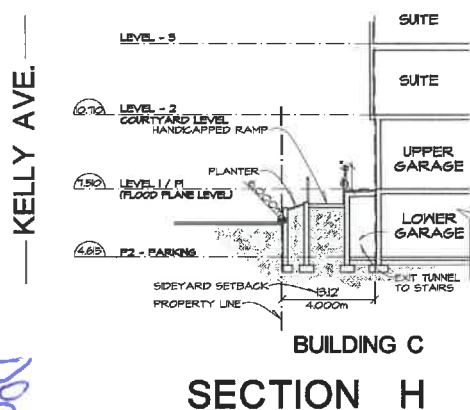
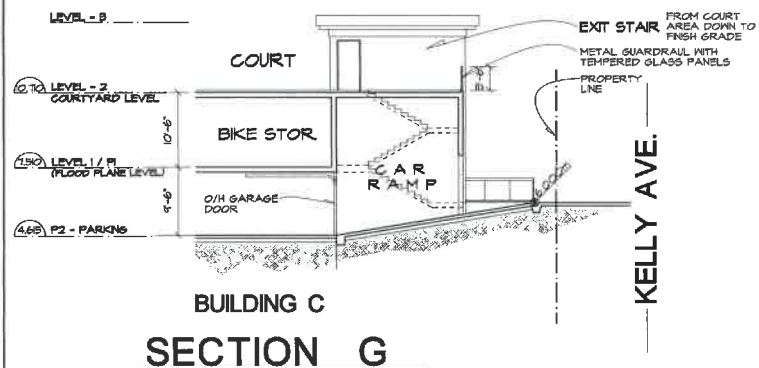
JOB NO.

1607DP

SHEET NO.

DP-17





DESIGN & CONSTRUCTION - RE-DESIGNED FOR DEVELOPMENT  
SEPT. 20, 2011 - RE-DESIGNED FOR DEVELOPMENT  
MAY 20, 2011 - RE-DESIGNED FOR DEVELOPMENT  
REVISIONS

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE AND MAY NOT BE USED, REPRODUCED, OR SPECIFIED IN ANY FORM WITHOUT WRITTEN PERMISSION

CONSULTANT:

**points west**  
ARCHITECTURE  
200 - 1000 W. 10th St.  
Montrose, BC  
V8Z 2Z2  
TEL: 604-464-4800  
FAX: 604-464-4805  
info@pointswestarch.com

PROJECT:  
**MONTROSE  
MULTI-FAMILY  
PROJECT**

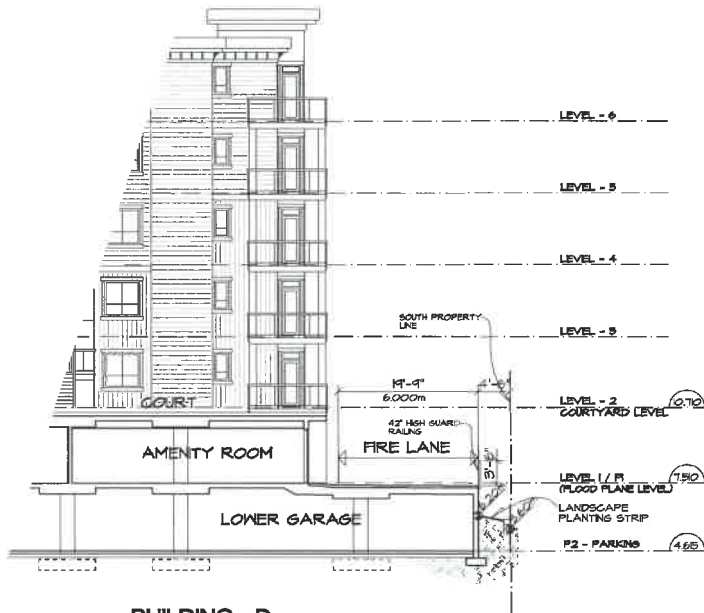
CORNER OF KELLY AND KINGSWAY  
PORT COQUITLAM, BC

DATE: MAY 2011  
SCALE: 1/8" = 1'-0"  
DRAWN BY: RJ

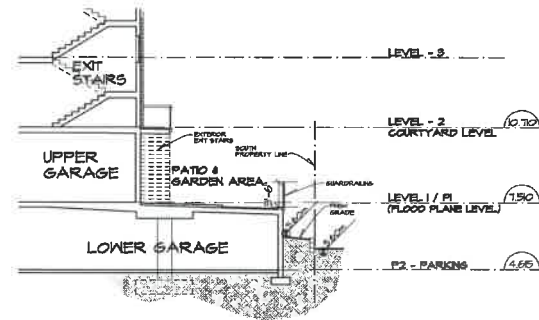
DRAWING TITLE:  
**SECTIONS G, H, J,  
K & L**

JOB NO.:  
**1607DP**

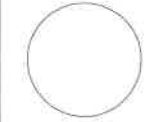
SHEET NO.:  
**DP-18**



BUILDING D  
SECTION M



BUILDING A & B  
SECTION N



NOT. A. 2014 - RE-DESIGNED FOR DEVELOPMENT.  
SEPT. 20, 2014 - RE-DESIGNED FOR DEVELOPMENT.  
MAY 20, 2014 - RE-DESIGNED FOR DEVELOPMENT.  
REVISIONS:

THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE. IT IS TO BE USED FOR THE PROJECT ONLY AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT EXPRESS WRITTEN PERMISSION.

CONSULTANT:

**points west**  
ARCHITECTURE  
PROJECT: 804-444-4444  
FAX: 804-444-4444  
200 - 1000 W. GARDEN ST.  
VIRG. 22121  
info@pointswestarch.com

PROJECT:  
**MONTROSE  
MULTI-FAMILY  
PROJECT**  
CORNER OF KELLY AND KINGSWAY  
PORT COQUITLAM, BC

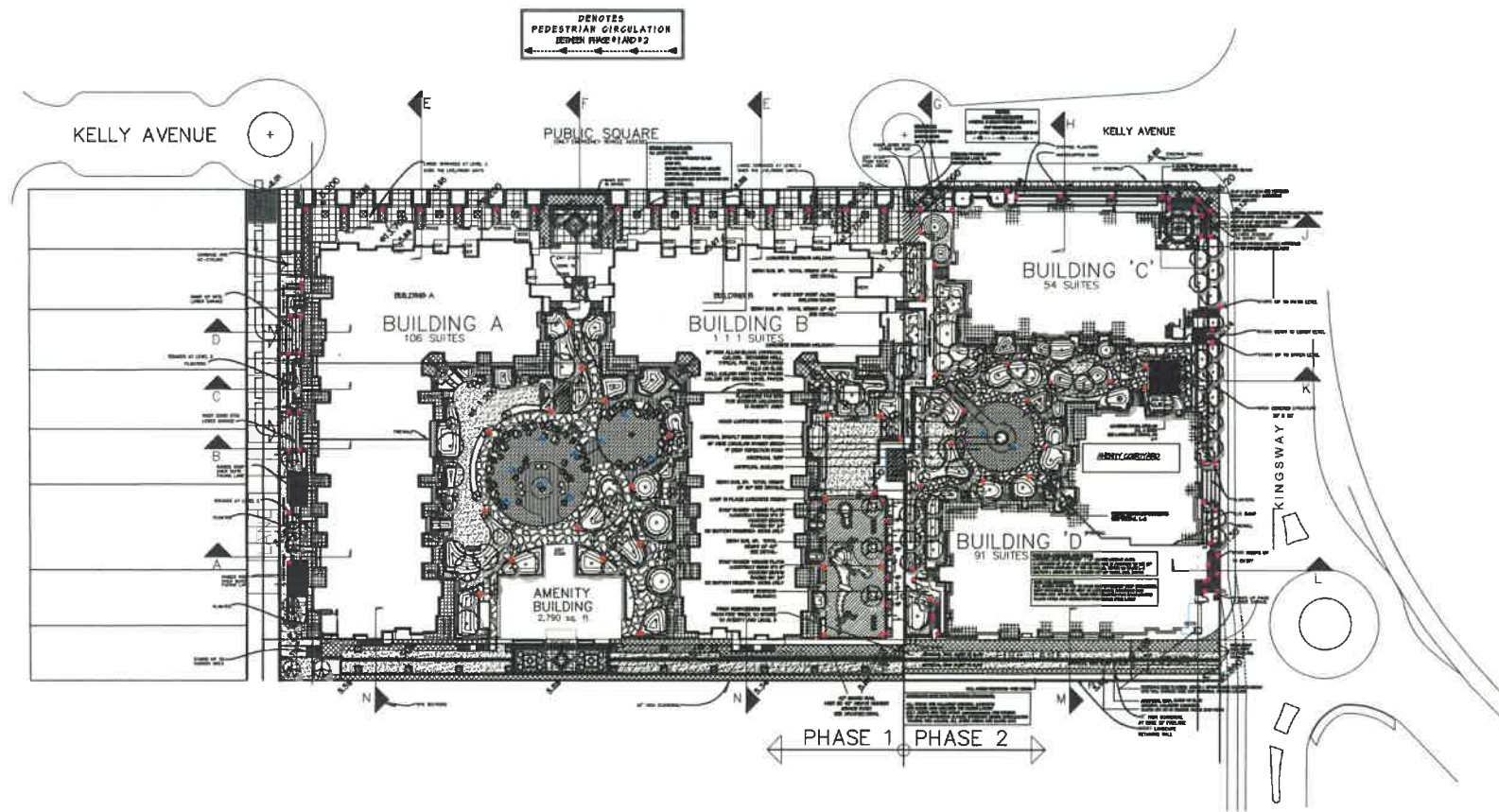
DATE: MAY 2014  
SCALE: 1/8" = 1'-0"  
DRAWN BY: NJ

DRAWING TITLE:  
**SECTIONS M & N**

JOB NO.: **1607DP**  
SHEET NO.: **DP-19**

DP00370 (15)

DPO0370 (16)



©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	2010.05.28	ISSUE FOR PHASE 2	HYM
2	2010.05.28	ADD LANDSCAPE PLAN PHASE 2	HYM
3	2010.05.28	REVISED FOR CITY COMMENTS	TC
4	2010.05.28	REVISED FOR CITY COMMENTS	TC
5	2010.05.28	REVISED FOR CITY COMMENTS	TC
6	2010.05.28	REVISED FOR CITY COMMENTS	TC
7	2010.05.28	REVISED FOR CITY COMMENTS	TC
8	2010.05.28	REVISED FOR CITY COMMENTS	TC
9	2010.05.28	REVISED FOR CITY COMMENTS	TC
10	2010.05.28	REVISED FOR CITY COMMENTS	TC
11	2010.05.28	REVISED FOR CITY COMMENTS	TC
12	2010.05.28	REVISED FOR CITY COMMENTS	TC
13	2010.05.28	REVISED FOR CITY COMMENTS	TC
14	2010.05.28	REVISED FOR CITY COMMENTS	TC
15	2010.05.28	REVISED FOR CITY COMMENTS	TC
16	2010.05.28	REVISED FOR CITY COMMENTS	TC
17	2010.05.28	REVISED FOR CITY COMMENTS	TC
18	2010.05.28	REVISED FOR CITY COMMENTS	TC
19	2010.05.28	REVISED FOR CITY COMMENTS	TC
20	2010.05.28	REVISED FOR CITY COMMENTS	TC
21	2010.05.28	REVISED FOR CITY COMMENTS	TC
22	2010.05.28	REVISED FOR CITY COMMENTS	TC
23	2010.05.28	REVISED FOR CITY COMMENTS	TC
24	2010.05.28	REVISED FOR CITY COMMENTS	TC
25	2010.05.28	REVISED FOR CITY COMMENTS	TC
26	2010.05.28	REVISED FOR CITY COMMENTS	TC
27	2010.05.28	REVISED FOR CITY COMMENTS	TC
28	2010.05.28	REVISED FOR CITY COMMENTS	TC
29	2010.05.28	REVISED FOR CITY COMMENTS	TC
30	2010.05.28	REVISED FOR CITY COMMENTS	TC
31	2010.05.28	REVISED FOR CITY COMMENTS	TC
32	2010.05.28	REVISED FOR CITY COMMENTS	TC
33	2010.05.28	REVISED FOR CITY COMMENTS	TC
34	2010.05.28	REVISED FOR CITY COMMENTS	TC
35	2010.05.28	REVISED FOR CITY COMMENTS	TC
36	2010.05.28	REVISED FOR CITY COMMENTS	TC
37	2010.05.28	REVISED FOR CITY COMMENTS	TC
38	2010.05.28	REVISED FOR CITY COMMENTS	TC
39	2010.05.28	REVISED FOR CITY COMMENTS	TC
40	2010.05.28	REVISED FOR CITY COMMENTS	TC
41	2010.05.28	REVISED FOR CITY COMMENTS	TC
42	2010.05.28	REVISED FOR CITY COMMENTS	TC
43	2010.05.28	REVISED FOR CITY COMMENTS	TC
44	2010.05.28	REVISED FOR CITY COMMENTS	TC
45	2010.05.28	REVISED FOR CITY COMMENTS	TC
46	2010.05.28	REVISED FOR CITY COMMENTS	TC
47	2010.05.28	REVISED FOR CITY COMMENTS	TC
48	2010.05.28	REVISED FOR CITY COMMENTS	TC
49	2010.05.28	REVISED FOR CITY COMMENTS	TC
50	2010.05.28	REVISED FOR CITY COMMENTS	TC
51	2010.05.28	REVISED FOR CITY COMMENTS	TC
52	2010.05.28	REVISED FOR CITY COMMENTS	TC
53	2010.05.28	REVISED FOR CITY COMMENTS	TC
54	2010.05.28	REVISED FOR CITY COMMENTS	TC
55	2010.05.28	REVISED FOR CITY COMMENTS	TC
56	2010.05.28	REVISED FOR CITY COMMENTS	TC
57	2010.05.28	REVISED FOR CITY COMMENTS	TC
58	2010.05.28	REVISED FOR CITY COMMENTS	TC
59	2010.05.28	REVISED FOR CITY COMMENTS	TC
60	2010.05.28	REVISED FOR CITY COMMENTS	TC
61	2010.05.28	REVISED FOR CITY COMMENTS	TC
62	2010.05.28	REVISED FOR CITY COMMENTS	TC
63	2010.05.28	REVISED FOR CITY COMMENTS	TC
64	2010.05.28	REVISED FOR CITY COMMENTS	TC
65	2010.05.28	REVISED FOR CITY COMMENTS	TC
66	2010.05.28	REVISED FOR CITY COMMENTS	TC
67	2010.05.28	REVISED FOR CITY COMMENTS	TC
68	2010.05.28	REVISED FOR CITY COMMENTS	TC
69	2010.05.28	REVISED FOR CITY COMMENTS	TC
70	2010.05.28	REVISED FOR CITY COMMENTS	TC
71	2010.05.28	REVISED FOR CITY COMMENTS	TC
72	2010.05.28	REVISED FOR CITY COMMENTS	TC
73	2010.05.28	REVISED FOR CITY COMMENTS	TC
74	2010.05.28	REVISED FOR CITY COMMENTS	TC
75	2010.05.28	REVISED FOR CITY COMMENTS	TC
76	2010.05.28	REVISED FOR CITY COMMENTS	TC
77	2010.05.28	REVISED FOR CITY COMMENTS	TC
78	2010.05.28	REVISED FOR CITY COMMENTS	TC
79	2010.05.28	REVISED FOR CITY COMMENTS	TC
80	2010.05.28	REVISED FOR CITY COMMENTS	TC
81	2010.05.28	REVISED FOR CITY COMMENTS	TC
82	2010.05.28	REVISED FOR CITY COMMENTS	TC
83	2010.05.28	REVISED FOR CITY COMMENTS	TC
84	2010.05.28	REVISED FOR CITY COMMENTS	TC
85	2010.05.28	REVISED FOR CITY COMMENTS	TC
86	2010.05.28	REVISED FOR CITY COMMENTS	TC
87	2010.05.28	REVISED FOR CITY COMMENTS	TC
88	2010.05.28	REVISED FOR CITY COMMENTS	TC
89	2010.05.28	REVISED FOR CITY COMMENTS	TC
90	2010.05.28	REVISED FOR CITY COMMENTS	TC
91	2010.05.28	REVISED FOR CITY COMMENTS	TC
92	2010.05.28	REVISED FOR CITY COMMENTS	TC
93	2010.05.28	REVISED FOR CITY COMMENTS	TC
94	2010.05.28	REVISED FOR CITY COMMENTS	TC
95	2010.05.28	REVISED FOR CITY COMMENTS	TC
96	2010.05.28	REVISED FOR CITY COMMENTS	TC
97	2010.05.28	REVISED FOR CITY COMMENTS	TC
98	2010.05.28	REVISED FOR CITY COMMENTS	TC
99	2010.05.28	REVISED FOR CITY COMMENTS	TC
100	2010.05.28	REVISED FOR CITY COMMENTS	TC

PROJECT:  
MONTROSE SQUARE  
MULTI FAMILY  
BUILDINGS C & D  
2180 KELLY AVE  
PORT COQUITLAM, BC

DRAWING TITLE:  
**SITE PLAN**  
COMBINED PHASES

DATE: MAY 28 2010  
SCALE: 1/32" = 1'-0"  
DRAWN: TK  
DESIGN: TK  
CHECK: HY

**LO**

PROJECT NUMBER: 07080

1/2010-11 CP PHASE 2.3P









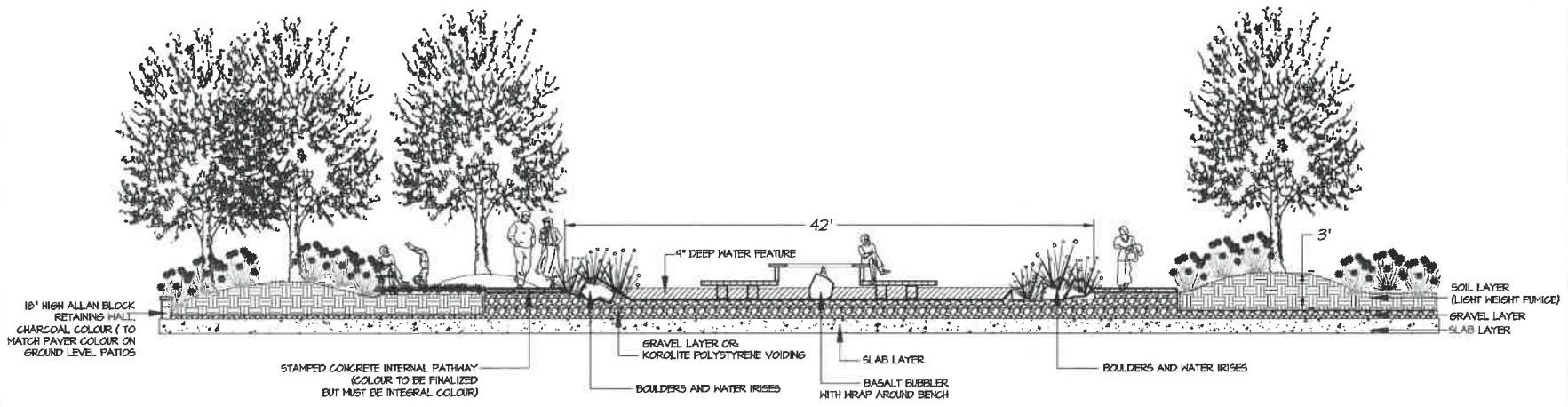




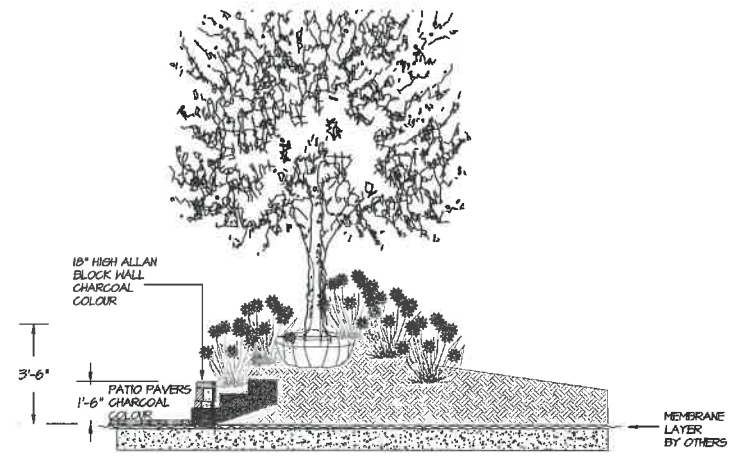
Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



SECTION: AMENITY PODIUM AND H2O FEATURE ON SLAB  
SCALE: 1/4" = 1'-0"



SECTION: BERMED PLANTER ON SLAB  
SCALE: 1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	D.R.
1	2018-05-29	PHASE 2	AKM
2	2018-05-29	PHASE 2	AKM
3	2018-05-29	PHASE 2	AKM
4	2018-05-29	PHASE 2	AKM
5	2018-05-29	PHASE 2	AKM
6	2018-05-29	PHASE 2	AKM
7	2018-05-29	PHASE 2	AKM
8	2018-05-29	PHASE 2	AKM
9	2018-05-29	PHASE 2	AKM
10	2018-05-29	PHASE 2	AKM

PROJECT:  
MONTROSE SQUARE  
MULTI FAMILY  
BUILDINGS C & D  
2180 KELLY AVE  
PORT COQUITLAM, BC

DRAWING TITLE:  
**SECTIONS ON SLAB**

DATE: MAY 29 2018	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	<b>L4</b>
DRAWN: BK	
DESIGN: BK	
CHECK: JAY	
M2LA PROJECT NUMBER:	0026

1026-N DP PHASE 2.0P

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



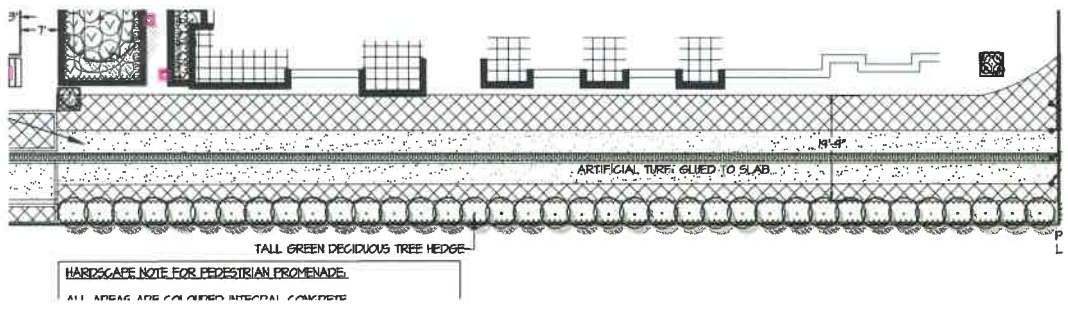
NO.	DATE	REVISION DESCRIPTION	DR.
1	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
2	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
3	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
4	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
5	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
6	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
7	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
8	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
9	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
10	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
11	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
12	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
13	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
14	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
15	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
16	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
17	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
18	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
19	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
20	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
21	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
22	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
23	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
24	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
25	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
26	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
27	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
28	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
29	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
30	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
31	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
32	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
33	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
34	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
35	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
36	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
37	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
38	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
39	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
40	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
41	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
42	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
43	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
44	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
45	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
46	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
47	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
48	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
49	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
50	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
51	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
52	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
53	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
54	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
55	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
56	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
57	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
58	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
59	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
60	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
61	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
62	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
63	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
64	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
65	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
66	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
67	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
68	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
69	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
70	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
71	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
72	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
73	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
74	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
75	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
76	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
77	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
78	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
79	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
80	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
81	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
82	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
83	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
84	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
85	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
86	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
87	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
88	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
89	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
90	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
91	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
92	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
93	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
94	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
95	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
96	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
97	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
98	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
99	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH
100	05/25/2018	ISSUE FOR L5 PHASE 2	ARCH

PROJECT:  
MONTROSE SQUARE  
MULTI FAMILY  
BUILDINGS C & D  
2180 KELLY AVE  
PORT COQUITLAM, BC

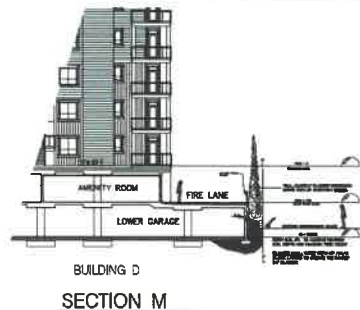
DRAWING TITLE:  
**SOUTH SIDE SCREENING  
KELLY & KINGSWAY**

DATE: MAY 25 2018  
SCALE: 3/32" = 1'-0"  
DRAWING: JK  
DESIGN: JK  
CHECK: MM  
SEAL: **L5**  
OF 10  
M2LA PROJECT NUMBER: 0028

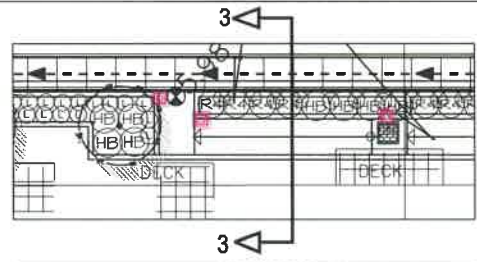
10228-N DP PHASE 3.2P



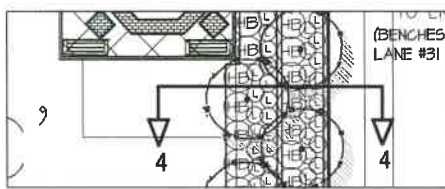
1 SOUTH PL SCREENING (PLAN VIEW)  
SCALE: 3/32" = 1'-0"



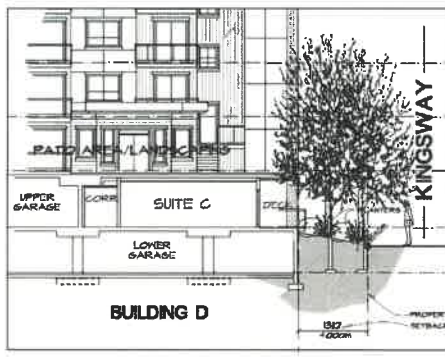
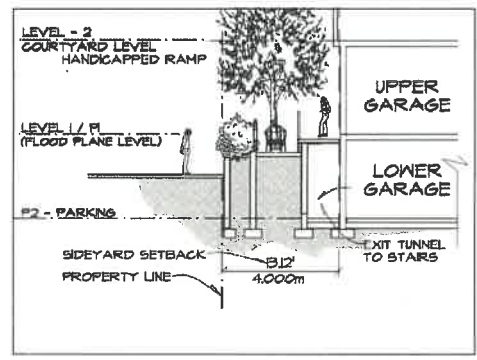
2 SOUTH PL SCREENING (SECTION VIEW)  
SCALE: 1/16" = 1'-0"



3 SECTION 3 (BUILDING C) KELLY AVE  
SCALE: 1/8" = 1'-0"

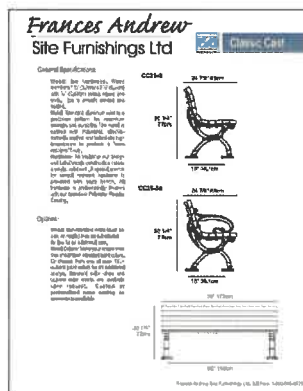


4 SECTION 4 (BUILDING D) KINGSWAY  
SCALE: 1/8" = 1'-0"



000370 (a1)

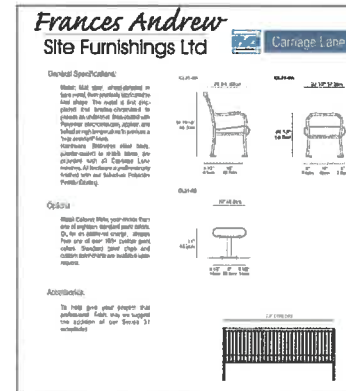




1 AMENITY PODIUM BENCH



2 AMENITY PODIUM CHAIRS



3 FRONT ENTRY BENCHES

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION	DESCRIPTION	D.R.
1	10/05/17		ISSUE FOR PERMITS	MLM
2	10/05/17		ISSUE FOR PERMITS	MLM
3	10/05/17		ISSUE FOR PERMITS	MLM
4	10/05/17		ISSUE FOR PERMITS	MLM
5	10/05/17		ISSUE FOR PERMITS	MLM
6	10/05/17		ISSUE FOR PERMITS	MLM
7	10/05/17		ISSUE FOR PERMITS	MLM
8	10/05/17		ISSUE FOR PERMITS	MLM
9	10/05/17		ISSUE FOR PERMITS	MLM
10	10/05/17		ISSUE FOR PERMITS	MLM

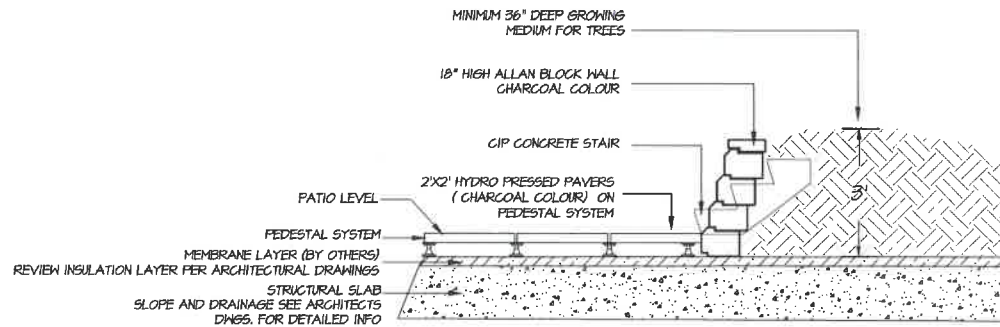
SEAL:

PROJECT:  
MONTROSE SQUARE  
MULTI FAMILY  
BUILDINGS C & D  
2180 KELLY AVE  
PORT COQUITLAM, BC

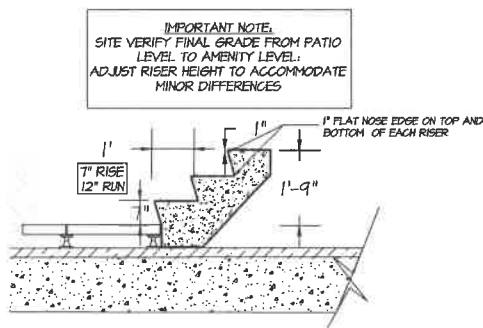
DRAWING TITLE:  
FURNITURE

DATE: MAY 25 2018  
SCALE: 1/8" = 1'-0"  
DRAWN: TK  
DESIGN: TK  
CHECK: ML  
DRAWING NUMBER:  
L6  
OF 10  
M2LA PROJECT NUMBER:  
17028

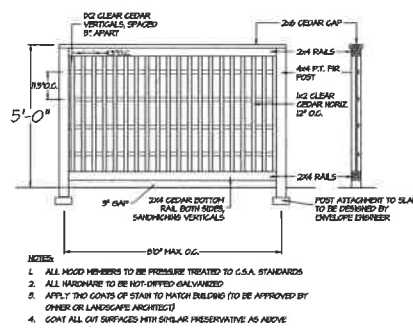
17028-R UP PAGES 2 OF 2



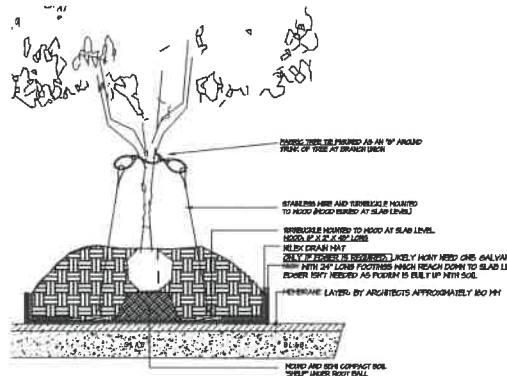
1 ALLAN BLOCK WALL & PATIO PEDESTALS ON SLAB  
SCALE: 3/4\" = 1'-0"



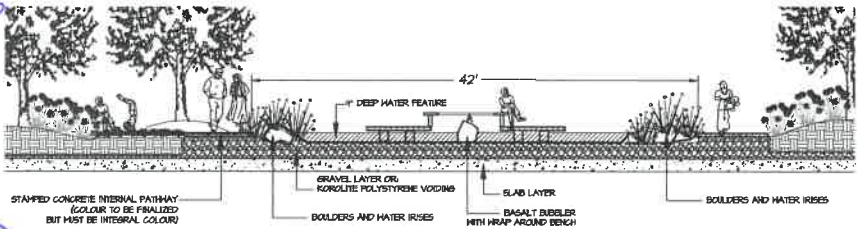
2 C.I.P. CONCRETE STAIR ON SLAB  
SCALE: 3/4\" = 1'-0"



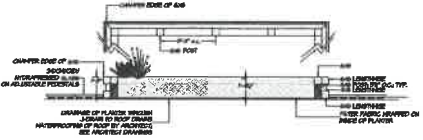
3 5'-0\"/>



4 TREE SUPPORTS ON SLAB  
SCALE: 3/8\" = 1'-0"



5 SPECIAL NOTE: WATER FEATURE TO BE DESIGNED BY FOUNTAIN ENGINEER  
USE THIS DRAWING FOR LAYOUT PURPOSES ONLY  
SCALE: 3/16\" = 1'-0"



6 VEGETABLE GARDENS  
SCALE: 3/16\" = 1'-0"

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1	2018.05.25	PHASE 2	MSH
2	2018.05.25	PHASE 2	MSH
3	2018.05.25	PHASE 2	MSH
4	2018.05.25	PHASE 2	MSH
5	2018.05.25	PHASE 2	MSH
6	2018.05.25	PHASE 2	MSH
7	2018.05.25	PHASE 2	MSH
8	2018.05.25	PHASE 2	MSH
9	2018.05.25	PHASE 2	MSH
10	2018.05.25	PHASE 2	MSH

PROJECT:  
MONTROSE SQUARE  
MULTI FAMILY  
BUILDINGS C & D  
2180 KELLY AVE  
PORT COQUITLAM, BC

DRAWING TITLE:  
FURNITURE

DATE: MAY 25 2018	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	<b>L7</b>
DRAWN: JK	
DESIGN: JK	
CHECKED: MM	
MZLA PROJECT NUMBER:	OF 10

MOLA PROJECT NUMBER: 17026

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

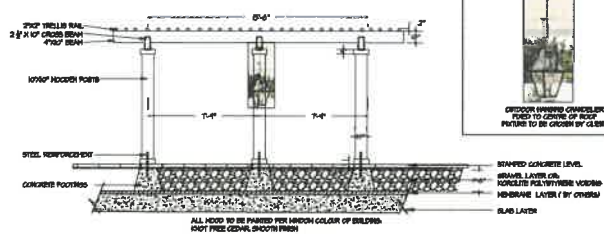
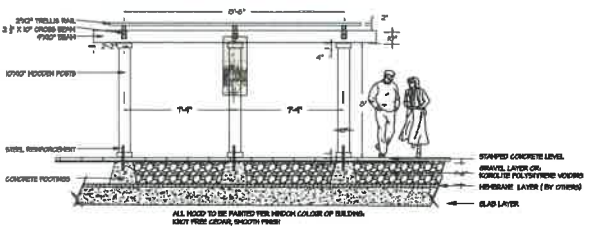
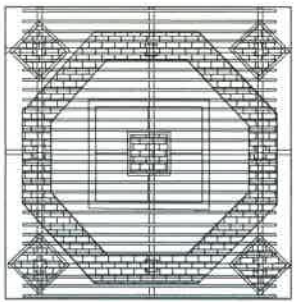
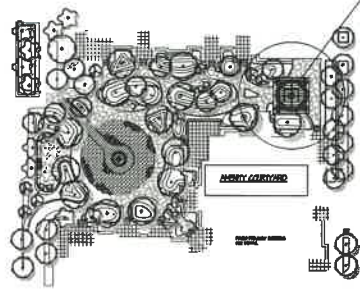


#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

OUTDOOR DINING ROOM WITH CHANDELIER



1 OUTDOOR DINING ROOM WITH CHANDELIER  
SCALE: 1/4" = 1'-0"

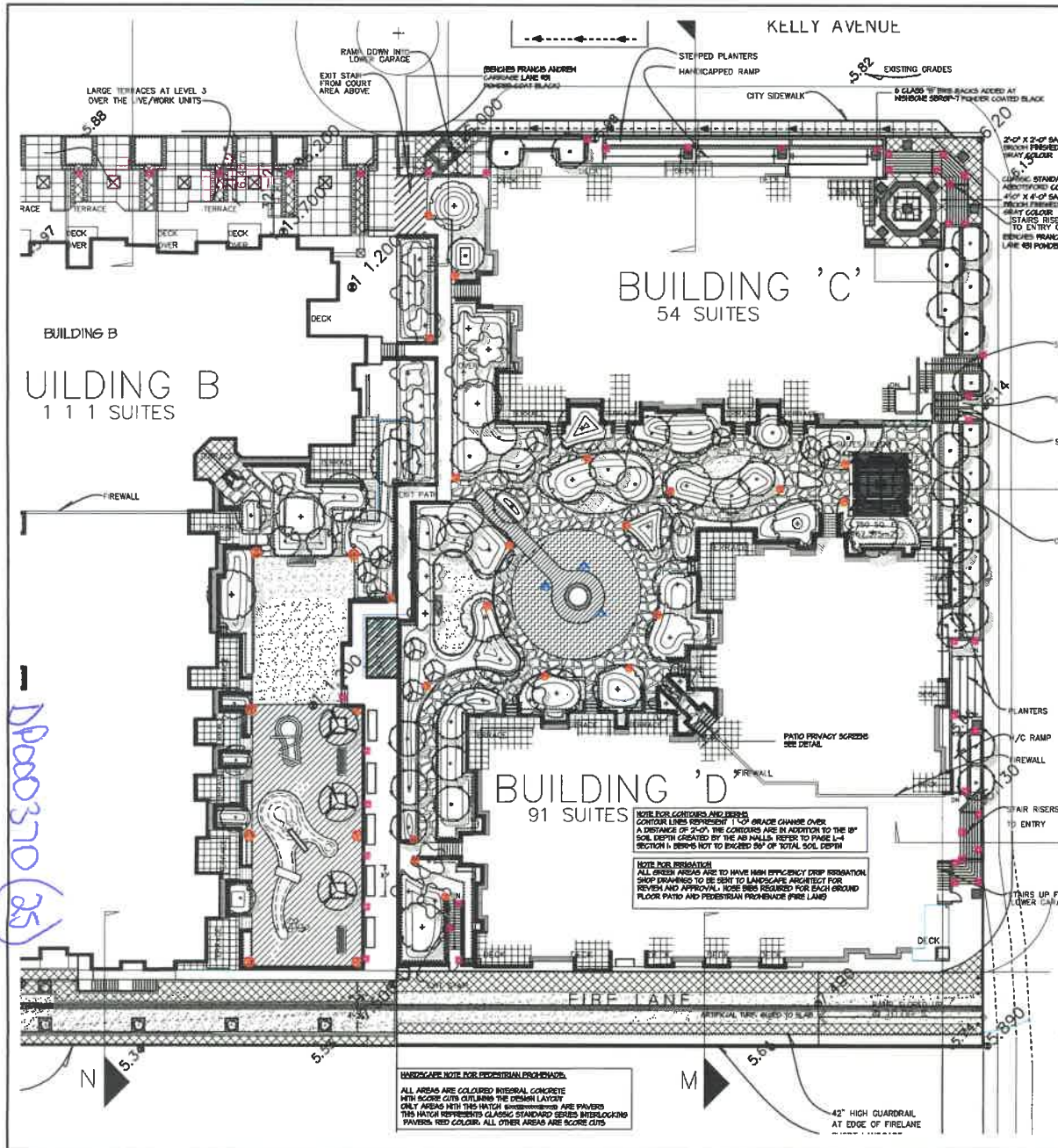
PROJECT:  
MONTROSE SQUARE  
MULTI FAMILY  
BUILDINGS C & D  
2160 KELLY AVE  
PORT COQUITLAM, BC

DRAWING TITLE:  
OUTDOOR DINING ROOM

DATE: MAY 25 2018 DRAWING NUMBER:  
SCALE: 1/4" = 1'-0"  
DRAWN: TK  
DESIGN: TK  
CHECK: MM  
L8  
OF 10  
M2LA PROJECT NUMBER: 07026

7026-N OF PHASE 2.2P





**HALL LIGHT**  
LED HORIZONTAL STEP LIGHT  
COLOUR: BLACK ON ALUMINUM  
LUMENS: 100

**UNDER WATER LED LIGHT**  
LED BOLLARD LANDSCAPE LIGHT  
COLOUR: BLACK  
LUMENS: 100

**UNDER WATER LED LIGHT**  
LED BOLLARD LANDSCAPE LIGHT  
COLOUR: BLACK  
LUMENS: 100

**LunAqua Classic LED 3 pc Light Set**

10000 Lumen  
10000 Lumen  
10000 Lumen

10000 Lumen  
10000 Lumen  
10000 Lumen

**Landscape Lighting LED Horizontal Step Light**  
By WAC Lighting

**Product Options**

- Product Options: 10000 Lumen, 10000 Lumen, 10000 Lumen
- Product Options: 10000 Lumen, 10000 Lumen, 10000 Lumen
- Product Options: 10000 Lumen, 10000 Lumen, 10000 Lumen

**Dimensions**

Product Length: 10000 Lumen, 10000 Lumen, 10000 Lumen

**Lighting**

Product Length: 10000 Lumen, 10000 Lumen, 10000 Lumen

**Gate LED Bollard Light**  
By WAC Lighting

**Product Options**

- Product Options: 10000 Lumen, 10000 Lumen, 10000 Lumen
- Product Options: 10000 Lumen, 10000 Lumen, 10000 Lumen
- Product Options: 10000 Lumen, 10000 Lumen, 10000 Lumen

**Dimensions**

Product Length: 10000 Lumen, 10000 Lumen, 10000 Lumen

**Lighting**

Product Length: 10000 Lumen, 10000 Lumen, 10000 Lumen

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

**M2**

**LANDSCAPE ARCHITECTURE**

#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	D.R.
1	2023-01-10	ISSUE FOR PERMIT	ML
2	2023-01-10	ISSUE FOR PERMIT	ML
3	2023-01-10	ISSUE FOR PERMIT	ML
4	2023-01-10	ISSUE FOR PERMIT	ML
5	2023-01-10	ISSUE FOR PERMIT	ML
6	2023-01-10	ISSUE FOR PERMIT	ML
7	2023-01-10	ISSUE FOR PERMIT	ML
8	2023-01-10	ISSUE FOR PERMIT	ML
9	2023-01-10	ISSUE FOR PERMIT	ML
10	2023-01-10	ISSUE FOR PERMIT	ML

PROJECT: MONTROSE SQUARE MULTI FAMILY BUILDINGS C & D  
2180 KELLY AVE  
PORT COQUITLAM, BC

DRAWING TITLE: LIGHTING PLAN

DATE: 10/01/22 DRAWING NUMBER: L10

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

DRAWN: ML

DESIGN: TK

CHECK: ML

NOTA PROJECT NUMBER: 10024-N DP PAGE 2/2P



### **RECOMMENDATION:**

That Committee of Council amend Development Permit DP000297 to accommodate a minor siting variance at 3273 Lancaster Street.

### **PREVIOUS COUNCIL/COMMITTEE ACTION**

June 5, 2018 – Committee of Council approved Watercourse Protection Development Permit DP000297 to provide for the protection of Fox Creek in the proposed subdivision and development of a large lot at 3273 Lancaster Street.

### **REPORT SUMMARY**

This report describes an application to amend a watercourse protection development permit to allow for a minor variance to the front yard setback of future dwelling units. The variance is in accordance with Council's policy to consider siting variances where associated with watercourse protection and approval is recommended.

### **BACKGROUND**

Watercourse Development Permit DP000297 imposes a 14.0m setback from the rear property line to any buildings, limiting design opportunities for new dwelling units due to this large setback. The applicant has requested a minor variance to the front yard setback of 0.5m (less than 2ft) to accommodate the proposed design for new dwellings to be located on the property following its subdivision. The policies of the Official Community Plan provide that a watercourse development permit may vary building siting, but the requested variance was not identified until after the permit was approved in 2018.

Since Committee's approval of the permit, the property owner has ensured the watercourse remains protected. A subdivision plan has been submitted to create two lots as well as dedicate a portion of the lot containing the watercourse to the City. Preliminary staff review of the design for proposed new single family home to be located on the lot to the south indicates it would comply with both the small lot design guidelines of the Official Community Plan and the regulations of the Zoning Bylaw, with the exception of the minor front yard setback. The existing dwelling is being retained on the lot to the north until the first new home is constructed, and the design for a dwelling to be located on this lot is also anticipated to require the minor variance.

### **DISCUSSION**

A minor variance to the front yard setback would allow for a slightly greater building depth, a reasonable house size and still maintain sufficient space for parking in front of the

## 3273 Lancaster Street - Development Permit Amendment


garage doors. The guidelines of the Official Community Plan support varying building siting where associated with watercourse protection and, as the requested variance to the front yard setback is minor, staff recommend approval of the amendment.

### **FINANCIAL IMPLICATIONS**

None.

### **OPTIONS**

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000297 Amendment 1.
2	Request additional information.
3	Refuse the amendment if the Committee does not support the variance.

### **ATTACHMENTS**

Attachment #1: Development Permit DP000297 Amendment 1

Attachment #2: Report dated June 5, 2018 to Smart Growth Committee including Development Permit DP000297

**Lead author(s):** Natalie Coburn

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

WATERCOURSE DEVELOPMENT PERMIT

NO. DP000297 Amendment 1

Issued to: WENDY M. MASON  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the Permittee)

Address: 3273 LANCASTER STREET, PORT COQUITLAM, BC V3C 3J9

1. This Development Permit Amendment applies to and only to Development Permit DP000297 approved June 5, 2018.
2. Development Permit DP000297 is amended to:
  - a. vary the front yard setback to 5.5 metres.
3. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

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

\_\_\_\_\_  
Applicant (or Authorized Agent or  
Representative of Applicant)

## Watercourse Protection DP000297 (3273 Lancaster Street)

### **RECOMMENDATION:**

That Smart Growth Committee approve Development Permit DP000297 to provide for the protection and enhancement of a watercourse at 3273 Lancaster Street.

### **PREVIOUS COUNCIL/COMMITTEE ACTION**

None directly related to this application.

### **REPORT SUMMARY**

This report describes an application to obtain a watercourse protection development permit in order to facilitate a 2-lot subdivision adjacent to a portion of Fox Creek. As explained in the report, approval of the permit is required due to the site's proximity to a watercourse and the City's requirements to protect and enhance watercourses as a condition of development approval. In addition, the report addresses the circumstance of an unopened road allowance (a portion of Shaftsbury Avenue) and an unopened service lane that would be require construction pursuant to the City's Subdivision Servicing Bylaw, despite the fact the road allowances are within a watercourse protection area and the City does not need the road. The report recommends approval of the watercourse development permit to provide for the protection and enhancement of the watercourse as well as variance to the bylaw. If approved, the Approving Officer could then proceed to consider the subdivision, including a proposed dedication to the City of a small area of land that includes the creek.

### **BACKGROUND**

**Preliminary Consideration:** A report seeking approval in principal for this watercourse protection development permit application was considered by the Smart Growth Committee meeting at its October 12, 2017 meeting. At that time, a motion to forward the application to Council for consideration specific to the species at risk information provided within the environmental report was defeated and Committee's only adopted motion requested staff provide Council an information session on species at risk within the community.

**Applicable Regulations:** The Official Community Plan designates the subject property within the "Small Lot Residential" designation and encourages the subdivision of larger lots to small lots. The site is zoned Residential Single Dwelling RS4 and has sufficient frontage and lot area to permit a conforming two-lot subdivision. To comply with design guidelines for small lot developments, future homes will be required to have an articulated façade, front entries that face the street, not an identical design and at least one tree planted in their front yards.

The Official Community Plan also identifies Fox Creek as a Class A (fish-bearing) watercourse and includes the subject property in a Watercourse Protection Area designation. It promotes the protection and enhancement of the watercourses.

The regulations of the Subdivision Servicing Bylaw require the owner to construct the unopened portion of Shaftsbury Avenue and the lane to the rear as new roads, as well as reconstruct



## Watercourse Protection DP000297 (3273 Lancaster Street)

Lancaster Street as a condition of subdivision approval. Committee may vary this subdivision requirement in its approval of a watercourse development permit.

The property is located on the southwest corner of Lancaster Street and Shaftsbury Avenue (unopened) in a neighbourhood consisting predominantly of single residential and duplex homes. It is currently developed with an older dwelling with vehicular access from Lancaster Street. An informal gravel driveway has been constructed on the unopened road that is used for parking vehicles and to provide access to rear of the subject property. There are six trees on the property including a lodgepole pine, western red cedar, Douglas-fir, big leaf maple and balsam poplar (cottonwood), two of which are defined as significant trees per the Tree Bylaw.



Location of 3273 Lancaster Street (approximate location of creek in blue, proposed subdivision in yellow)



Driveway within the unopened road allowance

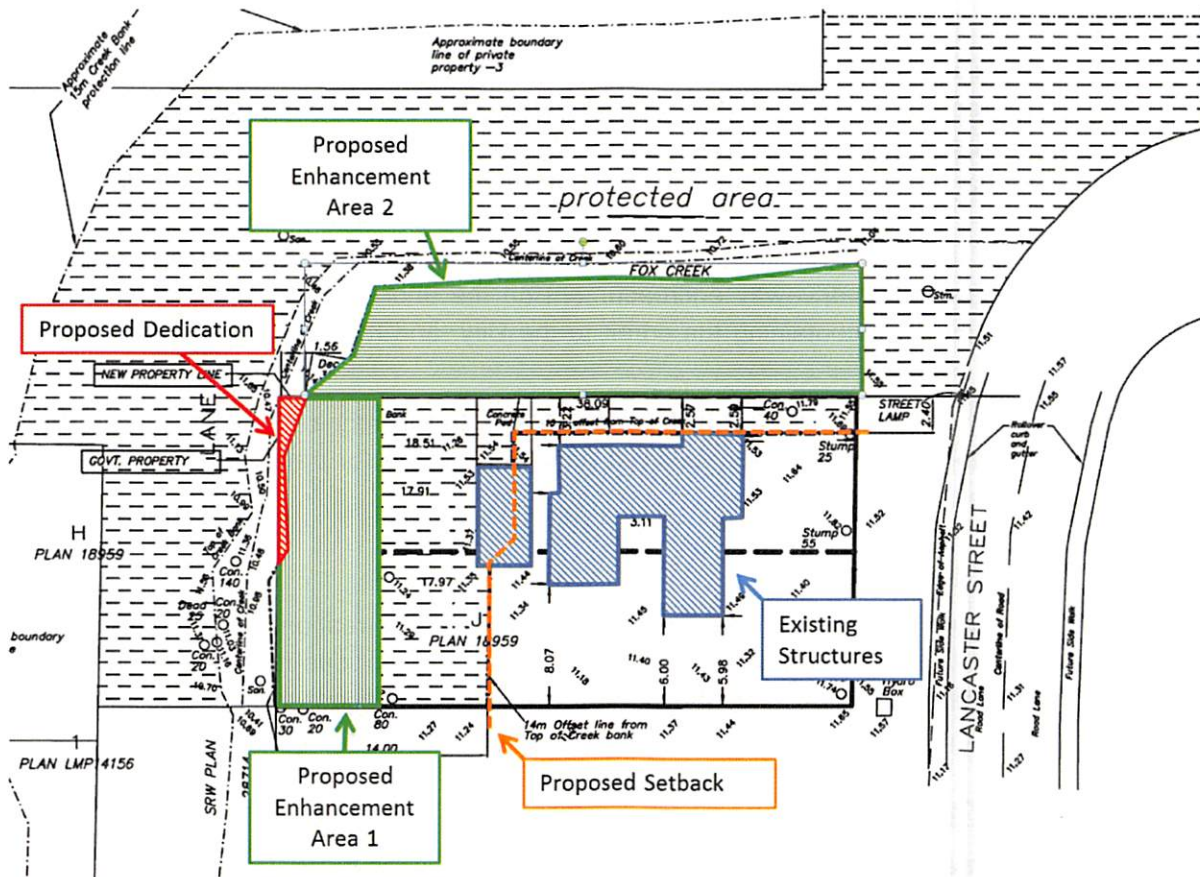
Fox Creek flows through the unopened portion of Shaftsbury Avenue directly to the north of the lot and through the unopened lane to the rear to the property, ultimately joining Maple Creek to the south of Fox Park. The creek has a relatively shallow bank with riparian vegetation consisting of a mix of native shrubs such as salmonberry and salal. It also has invasive species including



## Watercourse Protection DP000297 (3273 Lancaster Street)

Himalayan blackberry, English ivy, and Japanese knotweed growing within the area. There are no known species at risk in the vicinity of the property; some habitat is considered of moderate value to at-risk bird species.

The existing house is set back 10.27m from the top of bank to the north (within the Shaftsbury road allowance) and there is a detached carport located approximately 11m from top of bank to the west (within the unopened lane). The proposal is to establish a 10.12m watercourse protection setback from the top of bank to the north and 14 m setback from the top of bank to the west.



Proposed dedication, enhancement areas, and setbacks (existing structures to be removed)

The required watercourse setback is 15m. To mitigate the requested variances, a 5m wide riparian buffer would be created along the west side of the property and planted with approximately 100 native shrubs (Enhancement Area 1) and the unopened portion of Shaftsbury Avenue would be replanted with 90 native shrubs and 5 large native trees (Enhancement Area 2). The portion of the lot below the watercourse top of bank would be dedicated to the City (shown in red). The applicant has offered to enter into a restrictive covenant would be registered on the property to ensure the long term protection of Area 1.

## Watercourse Protection DP000297 (3273 Lancaster Street)

The proposed watercourse protection development permit will require the owner to remove invasive species from all areas within 15m of the watercourse in accordance with the attached plan. It also requires that the area be monitored for a period of five years with continued removal of invasive species during this period. Existing trees are to be retained and the permit requires protective fencing to be installed at their drip line prior to the start of any construction activity.

The applicant's environmental professional confirms this proposal would not be subject to the provincial Riparian Areas Regulation because all development works are outside of its 10-metre high water mark setback.

### **DISCUSSION**

The proposed watercourse development permit would meet the intent of the watercourse development permit area guidelines in the Official Community Plan by providing for the restoration and enhancement of riparian habitat through the planting and rehabilitation of compacted soils to improve soil drainage and enhancing fish passage capacity via removal of invasive species. The marginally increased encroachment into the north setback area will be offset by significant increases in vegetation along both reaches of Fox Creek, including native tree planting and rehabilitation of compacted driveway encroachment on the unopened section of Shaftsbury Avenue, dedication of property containing the creek to the City, and removal of invasive species from the area.

The proposed development permit also provides for variance to the required construction of the portion of Shaftsbury and lane as the City does not require the roads for transportation purposes and is recommended for approval.

### **FINANCIAL IMPLICATIONS**

The dedication of land to the City increases the area of land under responsibility of the Parks Division to maintain, however, this impact is expected to be insignificant due to its very small area and retention in a natural state. Further, the provision that the applicant will remove invasive species on the City's property (the unopened road) reduces staff costs for this work.

### **ENVIRONMENTAL IMPLICATIONS**

The proposed development is expected to have a net positive impact on the watercourse.

### **PUBLIC CONSULTATION**


The applicant advises that informal conversations have been held with neighbours to provide information on the potential subdivision and that they did not have any significant concerns. The Maple Creek Streamkeepers were also consulted and did not have concerns with the development as proposed.

### **OPTIONS**

(Check = Staff Recommendation)



## Watercourse Protection DP000297 (3273 Lancaster Street)

#	Description
1 	Approve Development Permit DP000297, which would provide for the protection and enhancement of a watercourse as well as vary subdivision regulations.
2	Request more information regarding Development Permit DP000297 prior to making a decision.
3	Hold a public meeting in order to obtain neighbourhood input and comment on the application.
4	Refuse Development Permit DP000297 if it determines it does not consider it complies with the objectives and guidelines of the Official Community Plan or wishes to require the road construction. The applicant could appeal Committee's decision to Council pursuant to the delegated authority.

Lead author(s): Neil MacEachern

### **ATTACHMENTS**

Attachment #1: Location Map

Attachment #2: Invasive Species Removal Area

Attachment #3: Subdivision Map (with dedication)

Attachment #4: Draft DP (with dedication)

Attachment #5: Environmental Report (Aquaterra)



June 5, 2018

3273 Lancaster Street – Watercourse Development Permit DP000297

Appendix 1: Location Map

**ATT#1**

---

City of Port Coquitlam  
Development Permit Location Map



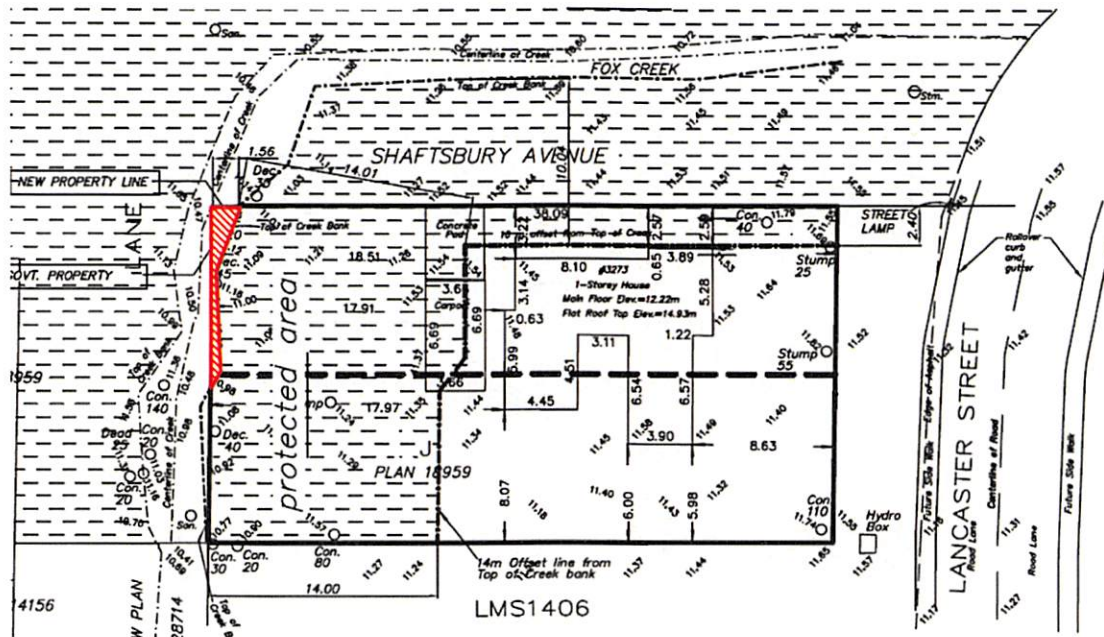


June 5, 2018

3273 Lancaster Street – Watercourse Development Permit DP000297

Appendix 3: Subdivision and Dedication Map

City of Port Coquitlam  
Subdivision and Dedication Map



THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

WATERCOURSE DEVELOPMENT PERMIT

NO. DP000297

Issued to: WENDY M. MASON  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the permittee)

Address: 3273 LANCASTER ST, PORT COQUITLAM, BC, V3C 3J9

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: 3273 Lancaster Street

Legal Description: Lot "J" District Lot 380 Group 1 New Westminster District  
Plan 18959

P.I.D.: 008-144-648

3. The above property has been designated as a Development Permit Area under Section 9.8 – Watercourse Protection in the "Official Community Plan Bylaw, 2013, No. 3838".
4. "Port Coquitlam Zoning Bylaw, 2008, No. 3630" and "Subdivision Servicing Bylaw, 1987, No. 2241" are varied, supplemented or both, subject to the following:
  - a. All landscaping works, sediment control measures and planting materials shall be provided in accordance with plans numbered DP000297(a) to DP000297(d) and specifications thereon which are attached hereto and form part of this permit
  - b. The invasive species removal area shall be maintained clear of invasive species for a period of 5 years commencing from the date of final inspection for a new dwelling unit within the subject property;
  - c. During construction, riparian areas must be protected by temporary silt fencing and all other measures contained within the construction and erosion control plan, specified in the recommendations of Aquaterra in DP000297(d);
  - d. All on-site planting materials shall be able to survive for a period of one year from the date of site landscape approval by the Municipality.

5. Landscape Security

- (a) As a condition of the issuance of this Permit, the Municipality is holding the security set out below to ensure satisfactory provision of landscaping and its maintenance 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 amounts:

- a. \$8,250.00 for the purpose of landscaping the habitat enhancement area including invasive species removal; and,
  - b. \$4,500.00 for the purpose of inspection and maintenance of the habitat enhancement area including invasive species removal to be held for a minimum period of five years after the final inspection of a new dwelling on the subject property.
- (b) Should any interest be earned upon the security, it shall accrue to the permittee and be paid to the permittee if the security is returned. A condition of the posting of the security is that should the permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the permittee.
- (c) The permittee shall complete the landscaping works required by this permit within six months of the final inspection of a building on the site. Within the six month period, the required landscaping must be installed by the permittee, and inspected and approved by the Municipality.
- If the on-site landscaping is not approved within a 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 landscape security shall be returned to the permittee, provided that a sum of 10% of the original landscaping security stated in Clause 5(a)a. above may be withheld by the Municipality for an additional year. At year-end, or upon re-inspection at the request of the permittee, if the Municipality deems the landscaping to be completed, the 10% hold back will be released. Should the permittee fail to remedy any aspect of the landscaping not in accordance with the approved plan, the Municipality may deduct the cost of remedying the defect from the said deposit and recoup additional costs from the permittee if necessary.
- (e) The permittee shall carry out the inspection, reporting and maintenance prescribed in the watercourse protection area management plan. The landscape inspection and maintenance security may be reduced by up to \$900.00 annually upon submission of a report from a qualified environmental consultant confirming the performance objectives of the watercourse protection area management plan have been achieved.
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 obtain subdivision approval or a building 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. 9. This Permit is not a building permit.

APPROVED BY THE SMART GROWTH COMMITTEE THE DAY OF JUNE, 2018.

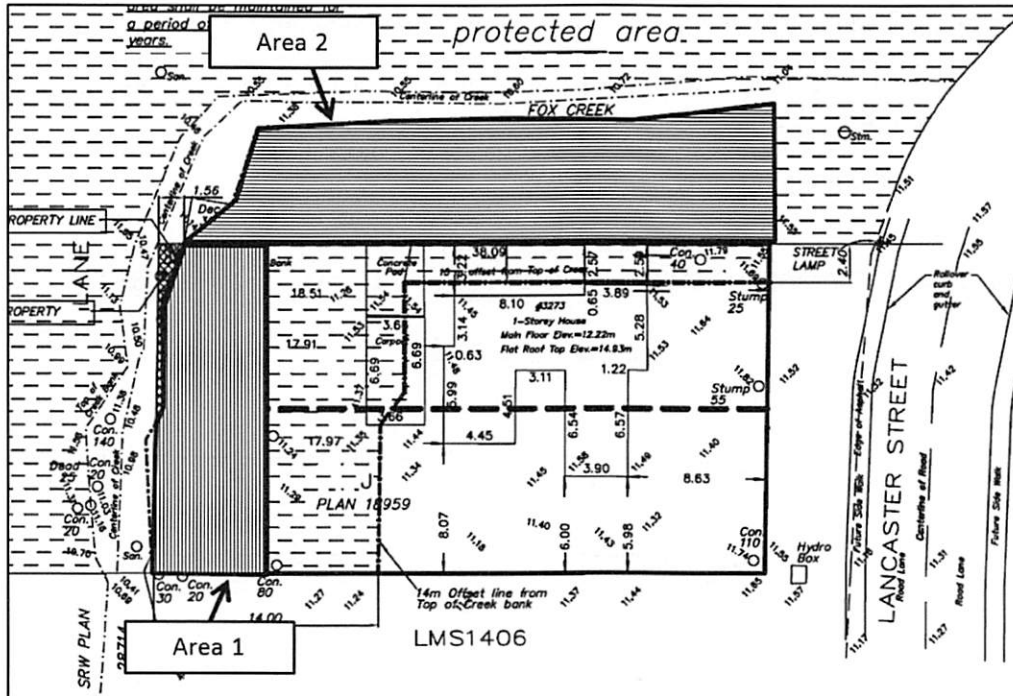
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

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)



#### Areas 1 and 2

All riparian plantings will be of a minimum density of 1 shrub per 1 square metre.

Planting on a given area being enhanced must be successful to an 80% take. If more than 20% die over one year, replanting is required.

#### Area 1

- Shrub species and quantities for the area (n=100) are to be planted, as follows:
- Common Snowberry (*Symphoricarpos albus*) – 2 gallon pots = 20
- Oceanspray (*Holodiscus discolor*) – 2 gallon pots = 20
- Indian Plum (*Oemleria cerasiformis*) – 2 gallon pots = 10
- Twinberry (*Lonicera involucrata*) – 2 gallon pots = 10
- Nootka Rose (*Rosa nutkana*) – 2 gallon pots = 40

#### Area 2

Road base to be stripped from unopened Shaftbury Avenue RoW

Organic soil planting medium to be added to a minimum depth of 30 cm.

- Shrub and tree species and quantities for the area (n=95) are to be planted, as follows:
- Western Redcedar (*Thuja plicata*) – 2 gallon pots = 2
- Bigleaf Maple (*Acer macrophyllum*) – 2 gallon pots = 1
- Douglas-fir (*Pseudotsuga menziesii*) – 2 gallon pots = 2
- Common Snowberry (*Symphoricarpos albus*) – 2 gallon pots = 20
- Oceanspray (*Holodiscus discolor*) – 2 gallon pots = 20
- Salmonberry (*Rubus spectabilis*) – 2 gallon pots = 10
- Indian Plum (*Oemleria cerasiformis*) – 2 gallon pots = 10
- Twinberry (*Lonicera involucrata*) – 2 gallon pots = 10
- Nootka Rose (*Rosa nutkana*) – 2 gallon pots = 20

92

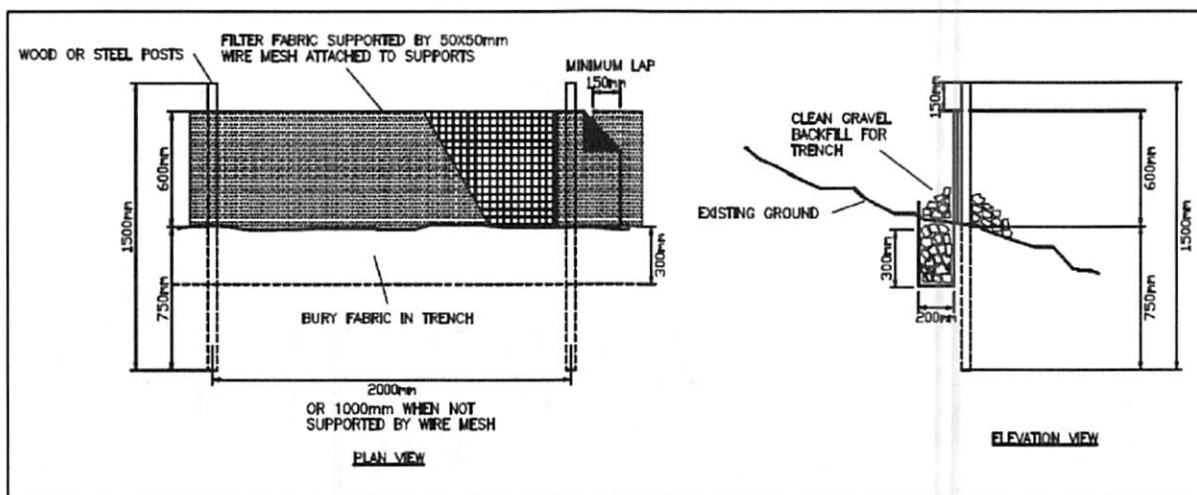


93

### Sediment and Erosion Control

The site is flat, sloping gently to the south. The northern reach of Fox Creek is situated across from the unopened Shaftsbury Road RoW and is also situated adjacent and north of an earthen berm area. As such, sediment input and erosional impacts to the northern reach of Fox Creek are not anticipated to occur as a result of construction and no mitigation is proposed. The western reach of Fox Creek may be subjected to sediment inputs during foundation works and stripping of vegetation; therefore, AquaTerra recommends the installation of trenched silt fencing in accordance with the Fisheries and Oceans (DFO) Guidelines Based on the flat gradient and distance between the project area and the creek, limited earth works associated with the deck addition, and presence of existing vegetation (and hence, ability to filter and detain any mobilized sediments), no project-specific erosion and sediment control (ESC) measures are anticipated to be required for this project.

Figure 6: Trenched Silt Fencing Installation Details from the DFO Land Development Guidelines.



# ENVIRONMENTAL REPORT



TO: Mr. Clarence Riehl & Wendy Mason  
3273 Lancaster Street  
Port Coquitlam, BC  
V3C 3J9

Submittal Date: 23 October 2016

FROM: Chris Lee, M.Sc., RPBio, QEP, BC-CESCL

15 May 2017 (Rev.1)

27 May 2017 (Rev.2)

CC: Mr. Neil MacEachern (City of Port Coquitlam)

**SUBJECT: 3273 Lancaster Street, Port Coquitlam BC – Environmental Report  
[Rev.2]**

## 1 Overview

AquaTerra Environmental Ltd. ('AquaTerra') is pleased to provide Mr. Clarence Riehl and Wendy Mason (the 'proponents') with this updated Environmental Report (the 'report') – Revision 1 - for the site, referenced as 3273 Lancaster Street (the 'site'; **Figure 1**) in the City of Port Coquitlam (the 'City'), BC. Revision 1 includes specific updates requested by the City following the initial review of the report as it relates to specific City requirements to achieve the objectives of the Smart Growth Committee, as outlined in Section 3.

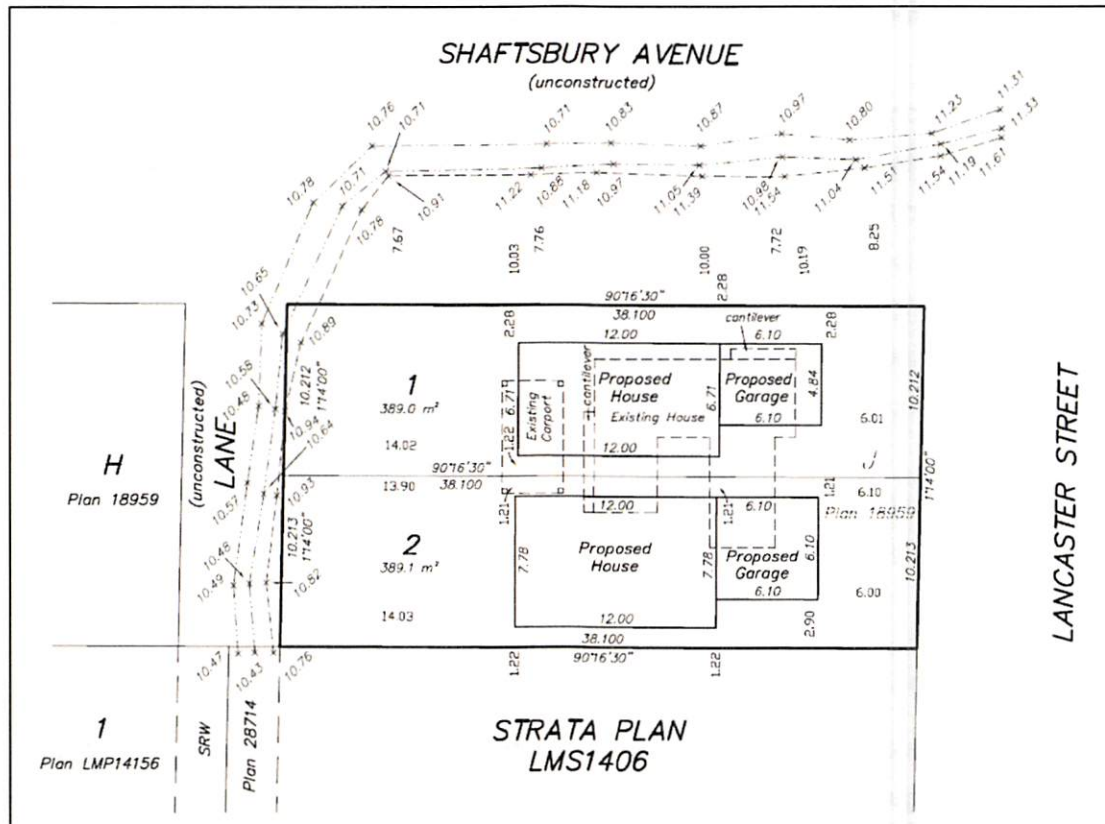
**Figure 1:** Site Location Plan (Red Polygon) and Fox Creek (a tributary of Maple Creek) adjacent and north/west of the site.



## 2 Project Description

The proponents are proposing to demolish the existing residence and subdivide the lot into two single-family residential lots. The details relating to the proposed site re-development and existing residence are illustrated on **Figure 2**.

**Figure 2:** 3273 Lancaster Street – Existing and Proposed Site Conditions.



## 3 Report Objective

Based on discussions with the proponents, AquaTerra understands that the City of Port Coquitlam has requested a focused Environmental Report to meet the Watercourse Development Permit (WCDP) criteria as outlined in the WCDP Application. City of Port Coquitlam staff have indicated that information is required relating to the preservation, protection and enhancement of watercourse protection areas. The WCDP is required as per the city Official Community Plan (OCP), because the proposed residences are situated within 15 m of the top of bank of Fox Creek.



Ultimately, the objective of this report is to establish that the proponents will subdivide the existing lot and construct the proposed single-family residences in a manner that meets today's building code, local city bylaws, and respects the riparian setback requirements for Fox Creek.

City staff has noted that the City of Port Coquitlam Smart Growth Committee is anticipated to require the following as part of the Watercourse Development Area variance:

- 1) Dedication to the City of the area of the watercourse that intersects with the site;
- 2) A restrictive covenant within the area adjacent to the stream including limiting access to the area adjacent to the watercourse via hedge or fencing;
- 3) Detailed planting plan to enhance watercourse habitat function and improve site hydrology;
- 4) Rehabilitation of limited-permeability surfaces adjacent to the stream; and
- 5) Removal of invasive species in or encroaching on the watercourse.

Details pertaining to enhanced habitat function, reclamation and protection are discussed in detail in Section 8.3.

#### 4 Site Biogeoclimatic Zone

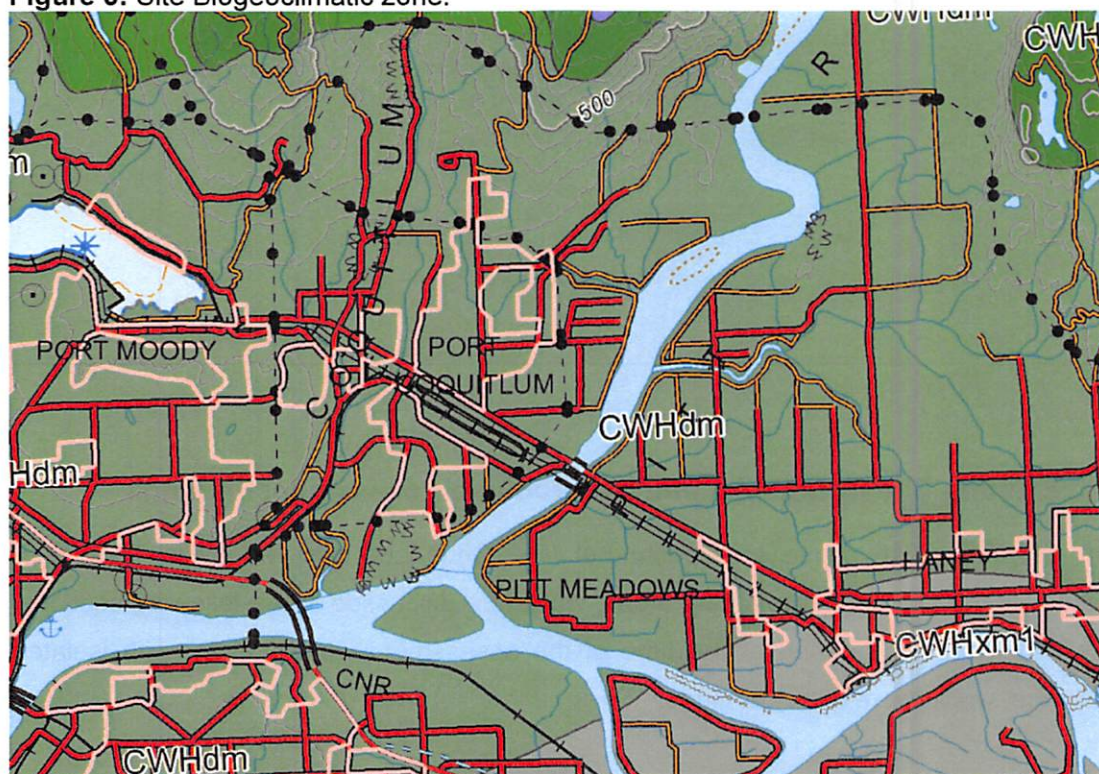
The site is situated within Coastal Western Hemlock Dry Maritime (CWHdm) zone as illustrated on **Figure 3**, which occurs at low to middle elevations mostly to the west of the coastal mountains, along the entire British Columbia Coast and on into both Alaska and Washington/Oregon. The CWH consists of 10 subcategories of continentality (hypermaritime, maritime, and submaritime subzones) and precipitation (very dry, dry, moist, wet, and very wet). Applicable to the site is the Coastal Western Hemlock Dry Maritime Subzone (CWHdm), occurring at low elevations on the mainland and immediately adjacent islands. Elevational limits range from sea level to approximately 650 m. The CWHdm has warm, relatively dry summers and moist, mild winters with little snowfall. Growing seasons are long, and feature only minor water deficits on zonal sites. Mean annual temperature is approximately 8 °C and ranges from 5.2 °C to 10.5 °C among the CHW subzones. The mean annual precipitation for the zone is 2228 mm (ranging from 1000 to 4400 mm) (MOF, 1991).

The following climate information is based on data collected by Environment Canada at the Coquitlam Como Lake STP weather station (49° 16'N, 122° 52'W; 160.0 metres [m] elevation) between 1971 and 2000, located approximately 8 kilometers (km) southwest of the site.

Daily Mean Temperature	Not listed
Precipitation	1924 mm/year
Highest Monthly Avg.	November, 299.1 mm
Lowest Monthly Avg.	July, 61.5 mm

Vegetation within the CWHdm zone includes those species listed above but also includes Western Redcedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*), Western Hemlock (*Tsuga heterophylla*), Dull Oregon-grape (*Mahonia nervosa*) and Salal (*Gaultheria shallon*). The typical CWHdm zonal vegetation assemblage represents the Site Potential Vegetation Type (SPVT); however, under current and prospective future scenarios (under a residential land use scheme), natural vegetation succession will be limited to the riparian areas and will be limited by the ability of the sloped areas to support larger trees, particularly conifers.

**Figure 3: Site Biogeoclimatic zone.**

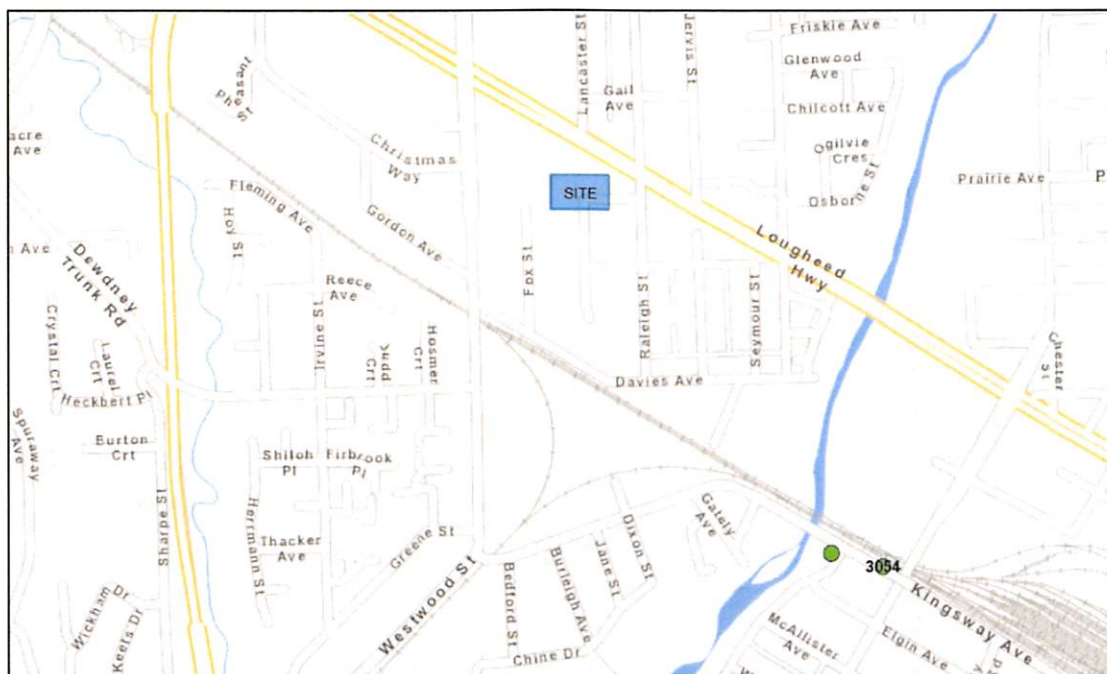




## 5 Background Information Review

AquaTerra reviewed available background information including the Fisheries and Oceans (DFO) Mapster database, Fisheries Information Summary System (FISS), Sensitive Habitat Inventory Mapping (SHIM), and BC iMAP. No watercourse information, fisheries sensitive watersheds, fish observations, or species / ecosystems at risk were identified for the site and immediately surrounding area. The closest available sensitive species (Streambank Lupine) is situated east of the Coquitlam River, approximately 840 m southeast of the site (**Figure 4**).

**Figure 4:** Streambank Lupine (Green) – Shape ID 3054 – situated 840 m Southeast of the Site.



## 6 Existing Site Conditions and Watercourse Assessment Findings

On 01 June 2016, AquaTerra personnel (Mr. Chris Lee and Ms. Olga Fedianina) assessed the site and surrounding areas, which are discussed in the following sections. Weather conditions during at the time of the assessment was overcast with isolated showers, which were heavy at times.

### 6.1 Aquatic Areas

Fox Creek is situated north and west of the site as illustrated on **Figure 1**. The sharp, 90° bend in the watercourse coupled to the presence of locally rip-rapped banks and a uniform channel width coupled with culverts and stormwater outfalls appear to indicate that the watercourse was constructed or re-directed / partially re-directed, historically. Channel complexity is 'low' with little-to-no scour or depositional areas, pools, braiding, bars, or other habitat features to support fish populations. Although noted by the City as being designated as 'fish bearing', the low flow volumes, length of culverted section above and below the site, and stream morphology are anticipated to preclude fish presence. Watercourse details including average width, substrate composition, and gradient were submitted online as part of a detailed Riparian Areas Regulation [RAR] assessment (issued under separate cover) through the RAR Notification System (RARNS). A setback of 10 m on the north and west reaches of Fox Creek is warranted and prescribed. The setbacks will not encroach into the proposed building envelopes of the subdivided lots.

### 6.2 Riparian Areas

Riparian areas within 30 m of Fox Creek (within the site boundaries and adjacent areas where private property issues were not raised) were assessed during the field assessment. Generally, the intact riparian area is limited to a narrow band of vegetation on either side of Fox Creek, ranging from 5-10 m (typically <10 m) from the High Water Mark (HWM). There is an unconstructed road right-of-way (RoW) for Shaftsbury Avenue situated between the residence and the creek to the north. This road allowance is currently a gravel roadway but is devoid of vegetation (refer to photographs for details) and serves to limit potential for significant tree root growth and future planting on this RoW. Similarly, an unconstructed lane is situated west of the site, but is currently occupied by the creek and adjacent riparian areas.

At the site, the vegetation assemblage is disturbed and consists of a mixture of native and invasive/decorative/ornamental vegetation within the riparian corridor. Dominant observed trees consisted of Black Cottonwood (*Populus trichocarpa*), Western Redcedar (*Thuja plicata*) and Western Hemlock (*Tsuga heterophylla*). Dominant shrubs consisted of Salmonberry (*Rubus spectabilis*) and Indian Plum (*Oemleria cerasiformis*). Invasive vegetation included English Ivy (*Hedera helix*), Himalayan Blackberry (*Rubus*



*armeniacus*), *Lamium*/Archangel (*Lamium* sp.), and Japanese Knotweed (*Fallopia japonica*).

### 6.3 Terrestrial / Upland Areas

With the exception of the narrow band of front yard fronting Lancaster Street near the southeast corner of the site, the entirety of the site is situated within 30 m of Fox Creek. This narrow band of vegetation consists predominantly of manicured lawn and two recently felled trees, and does not provide appreciable terrestrial habitat value and is therefore not discussed in further detail in this Environmental Report

## 7 Natural Biophysical Features

### 7.1 Wildlife Utilization and Species-at-Risk Potential

Small-to-Medium sized wildlife, including Raccoon, Coyote, and Striped Skunk likely utilize the Fox Creek corridor. The access and anthropogenic constraints (e.g., Highway 7 [Lougheed Highway] and rail line) between the Coquitlam River corridor and the site (situated approximately 550 m away at its closest point) likely limit regular utilization by larger mammals such as Black Bear and Black-tailed Deer. Migratory and resident songbirds likely utilize wider portions of the riparian corridor for foraging and nesting. At the time of the field assessment (01 June 2016), no active nests were observed between the creek and top-of-bank at the site. No sensitive species / species-at-risk were observed at the site during the assessment. Potentially occurring species-at-risk with associated potential presence rankings are provided in **Table 1**.

**Table 1:** Ranking Potential for Provincially and Federally-listed Rare and Endangered Species

Common and Scientific Names	Status <sup>2</sup>	Potential Occurrence Ranking	Rationale
<b>MAMMALS</b>			
Pacific Water Shrew <i>Sorex bendirii</i>	Red; EN	LOW	Although the watercourse appears suitable for PWS presence, lack of connectivity and culverted sections upstream and downstream likely preclude the presence of this species.

Table 1: Con't.

Common and Scientific Names	Status <sup>2</sup>	Potential Occurrence Ranking	Rationale
Trowbridge's Shrew <i>Sorex trowbridgii</i>	Blue	LOW	Although this shrew species is more terrestrial relative to the Pacific Water Shrew, it does frequent water. Given the presence of a watercourse within the site area and prevalence of coniferous and mixed forests, there is a potential for this species to occur.
<b>BIRDS</b>			
Band-tailed Pigeon <i>Patagioenas fasciata</i>	Blue	MODERATE	Prevalence of suitable berries present on-site and some conifers provide some nesting potential.
Common Nighthawk <i>Chordeiles minor</i>	TH	MODERATE	Uncommon resident at the northern edge of its range. Utilizes a wide range of habitats including mountains and plains in open and semi-open habitats. Specific habitats include open forests, savannah, grasslands, fields, and areas around cities and towns.
Great Blue Heron <i>Ardea herodias</i> ssp. <i>fannini</i>	Blue; SC	LOW	Although there is a watercourse adjacent to the site, no fish are anticipated to be present (limiting forage potential); therefore, this species is not likely to be present.
Green Heron <i>Butorides virescens</i>	Blue	LOW	Although there is a watercourse adjacent to the site, no fish are anticipated to be present (limiting forage potential); therefore, this species is not likely to be present.
Olive-Sided Flycatcher <i>Contopus cooperi</i>	TH	MODERATE	Suitable foraging habitat adjacent to the site area boundary. If present, likely transitory en-route to more suitable breeding habitat.
Western Screech-Owl <i>Megascops kennicottii</i> ssp. <i>kennicottii</i>	Blue; SC	LOW	May occasionally roost and forage in forested areas of the site and in adjacent, undeveloped forested areas. Preference given to larger tracts of contiguous, undisturbed areas away from developed areas.
<b>AMPHIBIANS AND REPTILES</b>			
Northern Red-legged Frog <i>Rana aurora</i>	Blue; SC	LOW	No suitable breeding area. Narrow corridor / limited connectivity likely precludes this species.
Western Toad <i>Bufo boreas</i>	SC	LOW	No suitable breeding area. Narrow corridor / limited connectivity likely precludes this species.
Coastal Tailed Frog <i>Ascaphus truei</i>	Blue; SC	NIL	Permanent watercourse on-site, but conveys insufficient flows year-round and average temperature / substrate precludes this species.
Northern Rubber Boa <i>Charina bottae</i>	SC	NIL	Absence of rocky outcrops at the site precludes this species.
Western Painted Turtle <i>Chrysemys picta</i> pop.1	Red; EN	NIL	Unsuitable habitat on-site; no significant water resources on-site.



Table 1: Con't.

Common and Scientific Names	Status <sup>2</sup>	Potential Occurrence Ranking	Rationale
<b>INVERTEBRATES</b>			
Dun Skipper <i>Euphyes vestries</i>	Blue; TH	<b>LOW - MODERATE</b>	Utilizes a wide variety of habitats including wetlands, fields, meadows, right-of-ways, etc.
Monarch <i>Danaus plexippus</i>	Blue; SC	<b>LOW - MODERATE</b>	Has been observed in low moist spots in fields, meadows, right of ways, etc., but typically prefers large tracts of undisturbed, natural habitat. Anthropogenic activities (habitat degradation, fragmentation and introduction of invasive species) are thought to be the primary reason for this species decline.
Pacific Sideband <i>Monadenia fidelis</i>	Blue	<b>MODERATE</b>	Often found in moist ground layered with leaves, fir needles, moss and other debris. Some suitable habitat exists on site.
<b>PLANTS</b>			
Vancouver Island Beggarticks <i>Bidens amplissima</i>	Red; EN	<b>LOW</b>	Often found in wetland and shoreline areas including ditches, wet fields and marshes as well as old riverbeds, pond margins, streamside and river edges. Marginally suitable species on-site.

Based on the generally low-to-moderate potential for species-at-risk utilization of the existing, available habitats, the age of the neighbourhood (circa 1950s-1960s) and associated habitat fragmentation, and type of project (which consists of re-development within an existing disturbed footprint), indicate a very low potential for interaction between species-at-risk, if any, and the project.

## 7.2 Habitat Linkages

The Fox Creek corridor is fragmented by Lougheed Highway (Highway 7) to the north, Fox Park (where the watercourse is culverted) and Davies Avenue / a rail-line to the south, and existing streets and residences to the east and west. As such, the ability of the site to contribute to a functional habitat linkage under current or future, prospective conditions will remain marginal, irrespective of the proposed project, which will not reduce the riparian corridor widths provided the detailed RAR setbacks are followed. Improvements to habitat linkages would require largescale changes to Port Coquitlam infrastructure, daylighting of culverted sections and improving linkages to other green spaces and corridors, which are beyond the scope of this project.

### 7.3 Significant Trees

The project does not interact with the trees situated within the riparian area, which are situated at, or beyond the top-of-bank outside of the site area boundaries (i.e.g, north of the unopened Shaftsbury Avenue RoW and west of the west site boundary). As such, significant trees were not assessed as part of this environmental report.

## 8 Environmental Assessment

### 8.1 Project Footprint and Encroachment

The project will consist of the demolition of an existing single-family residence and existing carport (~488 sq.m.) followed by the construction of two (2) single-family residences with two (2) attached garages (totaling ~970 sq.m.). Although the footprints of the new residences are approximately double the footprint of the existing residence, the constructed areas are proposed to be outside of the assessed Streamside Protection & Enhancement Area (SPEA) as determined via the detailed RAR methodology. Based on current information provided by the proponent, no encroachment into the SPEA is being proposed as part of this project.

The 10 m SPEA under RAR is deemed to be protective of the function of Fox Creek as determined through the detailed RAR methodology.

### 8.2 Potential Project Effects

Given that permanent structures are to be constructed outside of the calculated SPEA as determined under the detailed RAR methodology, coupled with the existing unopened road RoW between the proposed residences and Fox Creek (north), no measurable, significant impact on fish and/or fish habitat or sensitive / terrestrial ecosystems will occur as a result of the project.

### 8.3 Preservation and Enhancement Opportunities

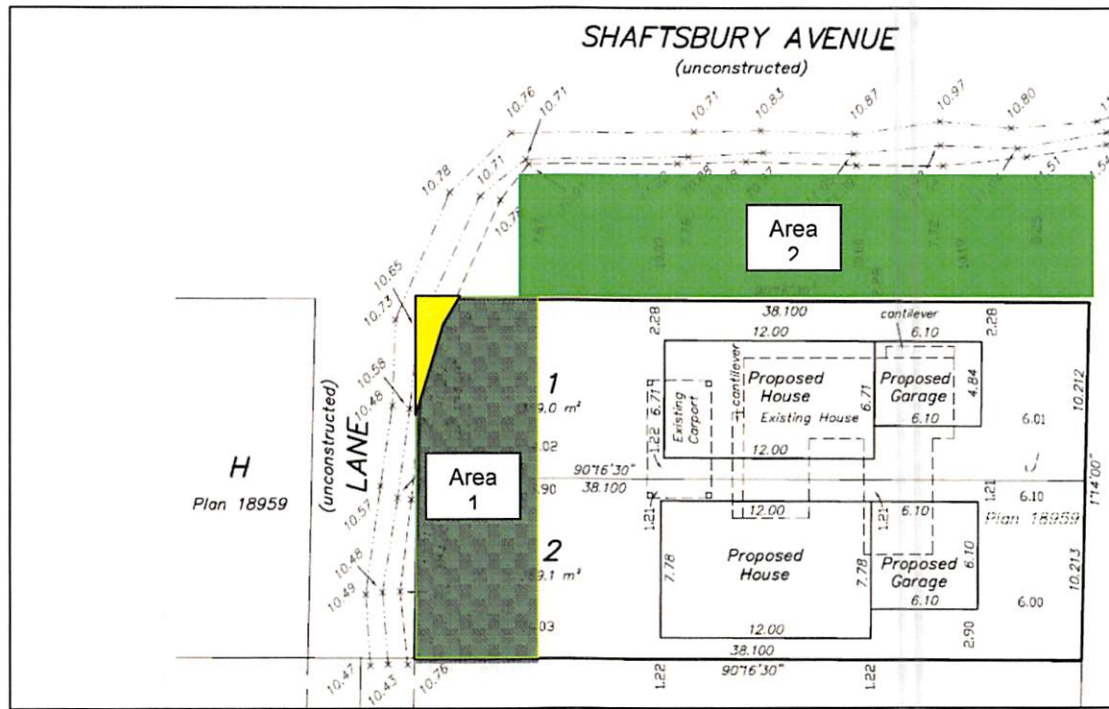
Preservation and enhancement opportunities were initially deemed to be limited as the creek and much of the riparian buffer area are situated on city-owned lands. Moreover, there is an existing unopened gravel road RoW (Shaftsbury Road) on city-owned lands that would benefit from riparian planting, invasive species removal (particularly Japanese



Knotweed) and reclamation. Review by City staff have indicated that offsetting measures could include enhancements to these city owned lands, and are proposed as follows in an effort to meet the objectives of the Smart Growth Committee:

1. Dedicate to the City the area within the northwestern corner / western portion of the site where the watercourse and setback interact with the site as depicted on **Figure 5**.
2. Implement a restrictive covenant within the area adjacent to the stream along the western site boundary coupled with riparian planting. Planting of a hedgerow or fencing would severely limit rear yard use by its occupants without conveying measureable benefit to the creek. As such, AquaTerra recommends native riparian planting coupled with the covenant to limit access / encroachment. Specifically, AquaTerra recommends a 5 m riparian vegetation buffer along the edge of the creek (**Area 1, Figure 5**). This width of buffer is anticipated to be sufficient given the narrow channel width and limited habitat value coupled with little-to-no vegetation on neighbouring properties. In accordance with the DFO Re-vegetation Criteria, planting should be undertaken as follows:
  - All riparian plantings should be based on 1 shrub per 1 square metre density.
  - The botanical name should be used when ordering stock to ensure that the desired native species is being purchased. Each specimen should be tagged with the botanical name and the tag should be left attached after planting.
  - Stock planted during the fall (Sept. - Oct.) and spring (March - April) has the greatest likelihood of surviving. Regular watering may be required until the plants are established. Additional advice on proper planting procedures should be obtained from the nursery supplying the stock.
  - Planting on a given area being enhanced must be successful to an 80% take. If more than 20% die over one year, replanting is required.
  - A minimum of 50% of shrubs planted should be fruit-bearing species.

**Figure 5:** 3273 Lancaster Street Place Habitat Enhancement Area (Green) and Proposed Area to Dedicate to the City (Yellow).



Re-planting will have direct benefits to fish utilizing the creek, including food, shade and other nutrient inputs. Additionally, shrubs will provide cover and forage for bird and small mammal species. Given the length of the rear yard, approximately 100 shrubs are proposed for the rear yard.

Proposed shrubs and quantities for the area (n=100) is as follows:

- Common Snowberry (*Symphoricarpos albus*) – 2 gallon pots = 20
- Oceanspray (*Holodiscus discolor*) – 2 gallon pots = 20
- Indian Plum (*Oemleria cerasiformis*) – 2 gallon pots = 10
- Twinberry (*Lonicera involucrata*) – 2 gallon pots = 10
- Nootka Rose (*Rosa nutkana*) – 2 gallon pots = 40

3. Rehabilitation of limited permeability surfaces adjacent to stream (**Area 2 – Figure 5**), consisting of:

- Strip roadbase from unopened Shaftsbury Avenue RoW and use elsewhere on-site.

- Import organic soil planting medium – minimum depth – 1 foot (30 cm).
- Plant approximately 95 (n=95) native trees and shrubs, as follows:
  - Western Redcedar (*Thuja plicata*) – 2 gallon pots = 2
  - Bigleaf Maple (*Acer macrophyllum*) – 2 gallon pots = 1
  - Douglas-fir (*Pseudotsuga menziesii*) – 2 gallon pots = 2
  - Common Snowberry (*Symphoricarpos albus*) – 2 gallon pots = 20
  - Oceanspray (*Holodiscus discolor*) – 2 gallon pots = 20
  - Salmonberry (*Rubus spectabilis*) – 2 gallon pots = 10
  - Indian Plum (*Oemleria cerasiformis*) – 2 gallon pots = 10
  - Twinberry (*Lonicera involucrata*) – 2 gallon pots = 10
  - Nootka Rose (*Rosa nutkana*) – 2 gallon pots = 20
- 4. Removal of invasive species in or encroaching on the watercourse.

AquaTerra identified Japanese Knotweed and Himalayan Blackberry on city-owned lands to the north of the site. The owner of 3273 Lancaster Street has agreed to undertaking removal of invasive Japanese Knotweed via stem injection and manual removal of Himalayan Blackberry up to a distance of 10 m from the creek.

## 9 Environmental Protection Plan

This section includes measures to be protective of the aquatic, riparian and terrestrial habitats along the western and northern site boundaries during proposed subdivision, demolition and construction of two (2) single family residences at the site.

### 9.1 Instream Works

As there is no planned in stream work is currently proposed, provisions relating to in-stream works are not anticipated to be applicable to the project.

### 9.2 Danger Trees

There are no trees located within the proposed subdivided house footprints. The two trees in the front yard had recently been removed. Therefore, an assessment of danger trees is not applicable to this project.



### 9.3 Windthrow

There are no trees located within the proposed subdivided house footprints. The two trees in the front yard had recently been removed. Trees within the riparian boundary to the north and west of the site have grown under existing conditions, with a tapered edge to the west, north and east associated with residential development in the 1950s-60s, and are therefore anticipated to be windfirm. As such, an assessment of windthrow is not applicable to this project.

### 9.4 Slope Stability

The site is flat and not situated within a 'ravine' scenario. The banks of Fox Creek are shallow and works are not proposed within 10 m of the HWM. Therefore, potential issues relating to slope stability are not anticipated to be applicable to this project.

### 9.5 Protection of Trees

There are no trees located within the proposed subdivided house footprints. The two trees in the front yard had recently been removed. Trees within the SPEA are on city owned lands and are protected from removal. Therefore, tree protection provisions are not applicable to this project.

### 9.6 Encroachment

Because the back yard is already utilized for recreational and aesthetic purposes (consisting of a manicured lawn and landscaped areas), AquaTerra recommended riparian planting along the eastern boundary of the creek (north-south reach) as discussed in Section 8.3. Planting within this area will improve riparian habitat function, while discouraging encroachment and maintaining functionality of the rear yard.

### 9.7 Floodplain Concerns

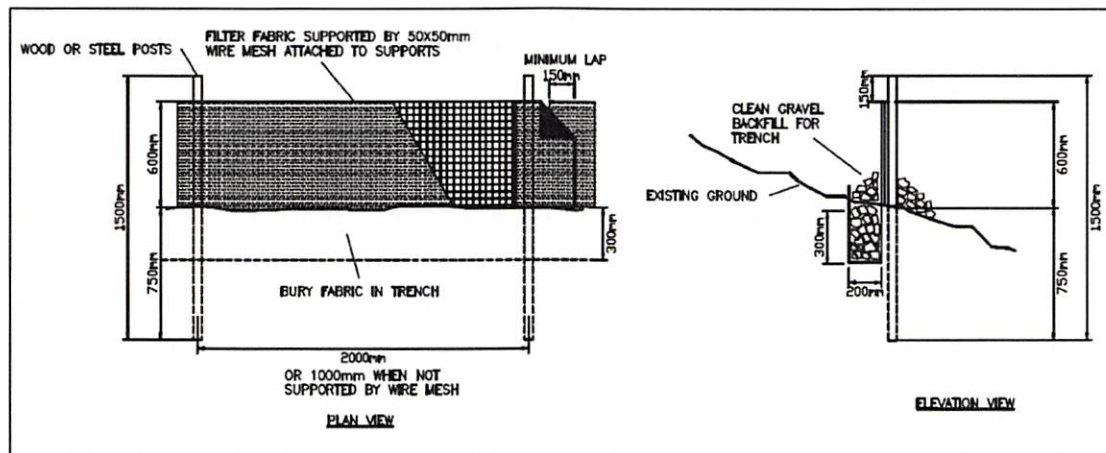
The Port Coquitlam database listed the site as 'not in floodplain'. In addition, the site is situated approximately 14 m Above Sea Level (ASL). Fox Creek does not appear to convey large flows based on the upstream catchment area, localized stormwater inputs, and creek substrate / width. As such, floodplain concerns are not anticipated to be applicable to this site.



### 9.8 Sediment and Erosion Control

The site is flat, sloping gently to the south. The northern reach of Fox Creek is situated across from the unopened Shaftsbury Road RoW and is also situated adjacent and north of an earthen berm area. As such, sediment input and erosional impacts to the northern reach of Fox Creek are not anticipated to occur as a result of construction and no mitigation is proposed. The western reach of Fox Creek may be subjected to sediment inputs during foundation works and stripping of vegetation; therefore, AquaTerra recommends the installation of trenched silt fencing in accordance with the Fisheries and Oceans (DFO) Guidelines. Based on the flat gradient and distance between the project area and the creek, limited earth works associated with the deck addition, and presence of existing vegetation (and hence, ability to filter and detain any mobilized sediments), no project-specific erosion and sediment control (ESC) measures are anticipated to be required for this project.

**Figure 6:** Trenched Silt Fencing Installation Details from the DFO Land Development Guidelines.



### 9.9 Storm Water Management

Given the scale of the development project, a stormwater management plan is not anticipated to be required; however, options to reduce surface water run-off during stormwater events should be considered, including:

- a. Constructing a rock-lined drain pit or rock garden, which receives surface run off from the roof top and impermeable areas. Resulting stormwater flow will be encouraged to infiltrate slowly into the ground using this method;

- b. Maximizing permeable ground area and using landscaped areas and/or permeable pavers;
- c. Connecting roof rain leaders to perforated underground pipes, which will encourage the infiltration of stormwater; and/or
- d. Installing rain water collection cisterns or rain barrels to collect water flowing off the roof via rain leaders.

## 10 Summary Statement

Proposed subdivision of the site into 2 single-family residential lots and associated residential construction are not anticipated to result in any adverse environmental effects, based on the distance between the project footprint and Fox Creek HWM, the small-scale of the project, adherence to the detailed RAR SPEA development setback, and the existing use of the rear-yard. Moreover, the proposed preservation and enhancement measures provided herein are anticipated to result in a net benefit to fish / fish habitat.

## 11 Closure

We trust this provides the information you currently require. Should you have any questions, please feel free to contact the undersigned.

Respectfully submitted,

Chris Lee, M.Sc., R.P. Bio., QEP, BC-CESCL  
**Principal, AquaTerra Environmental Ltd.**

### Attachments:

- 1) Site Photographs



Photo 1: Existing Residence looking westward.

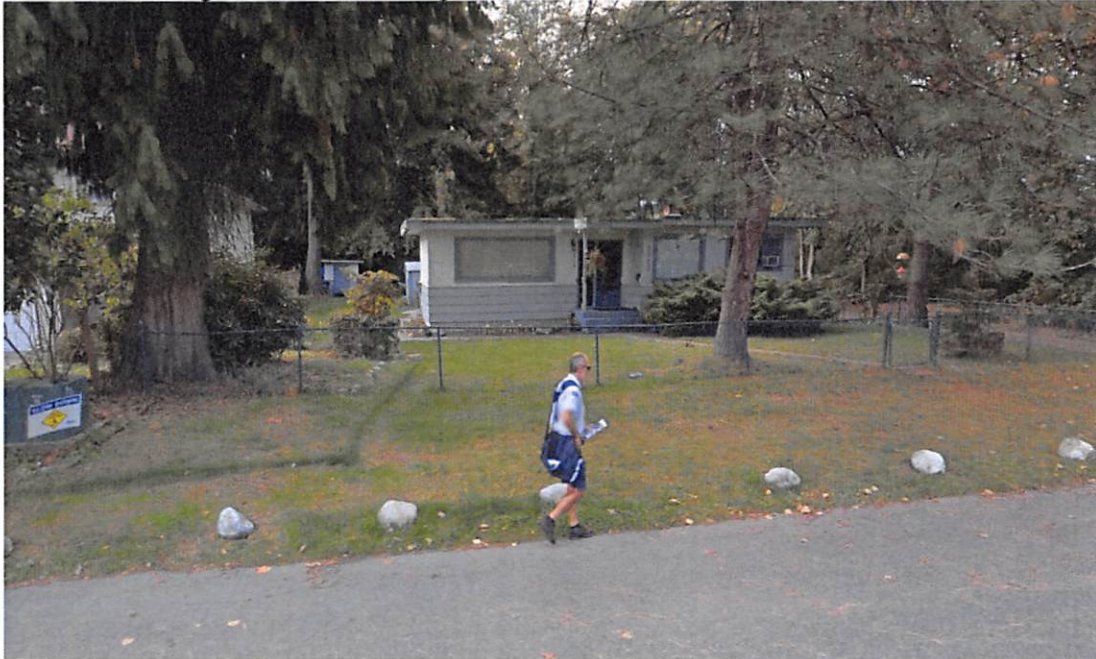


Photo 2: Unopened Road RoW adjacent and north of the site.





Photo 3: rip-rap / outfalls to the north of the site.



Photo 4: Fox Creek at the rear of the site.

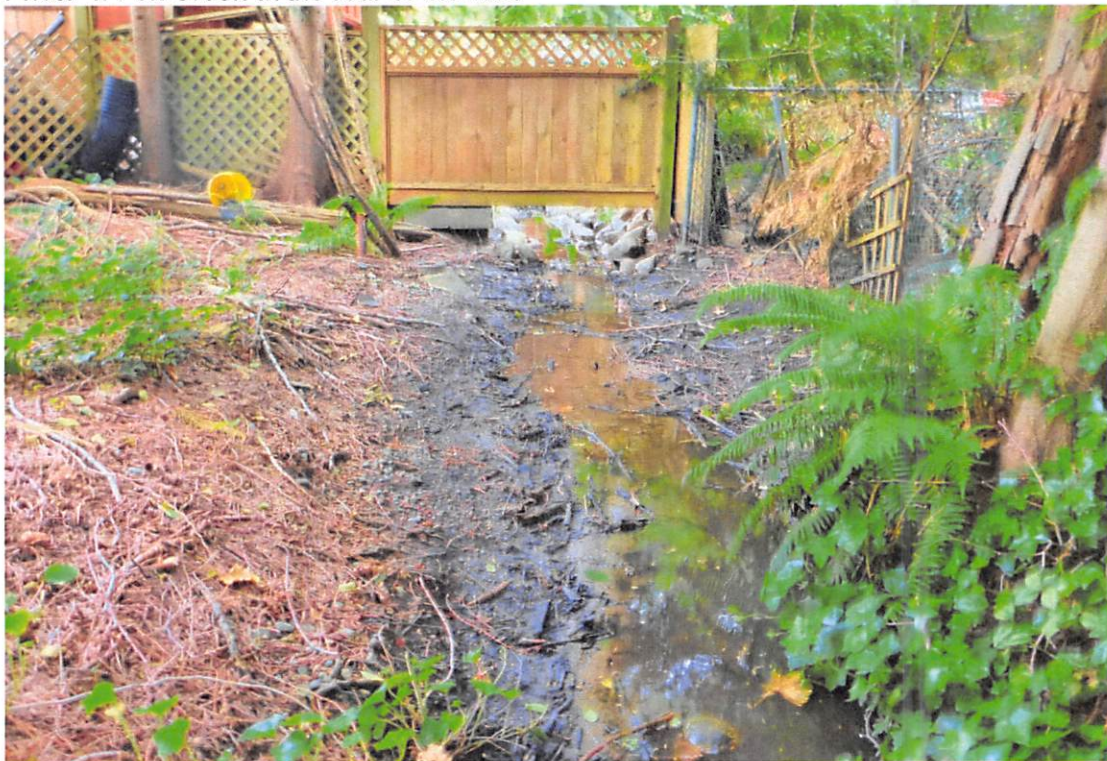




Photo 5: Slope and rip-rapped slope up to unopened road RoW.



Photo 6: Fox Creek channel looking upstream.





Photo 7: Dense invasive Japanese Knotweed growth within the riparian corridor.



## Development Permit – 1955 Western Drive

### RECOMMENDATION:

That Committee of Council approve Development Permit DP000407, which would regulate rooftop additions at 1955 Western Drive.

### PREVIOUS COUNCIL/COMMITTEE ACTION

None.

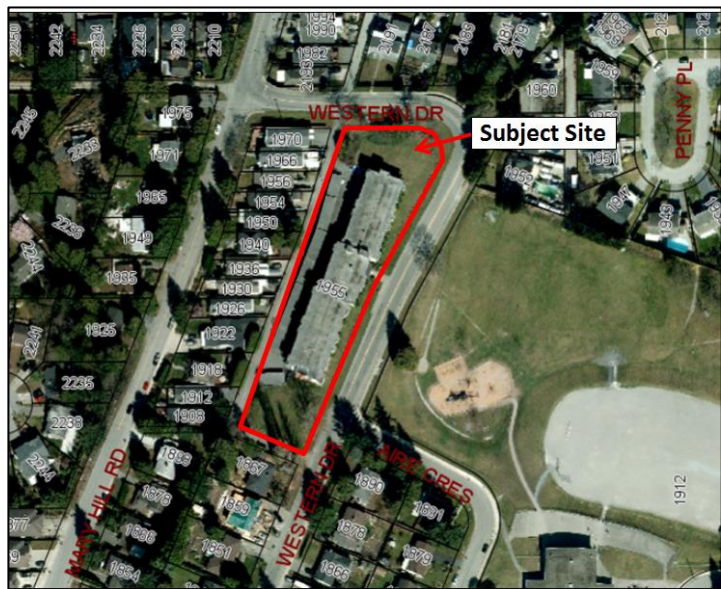
### REPORT SUMMARY

This report provides for consideration of a development permit application that would regulate the design of proposed additions to the apartment building at 1955 Western Drive that would screen telecommunications equipment. As the design for these additions is in keeping with the overall design of the building, approval is recommended.

### BACKGROUND

The applicant, Cypress Land Services Inc., on behalf of Rogers Communications Inc., is proposing to install antennas on the flat roof of the existing rental apartment building at 1955 Western Drive and to protect and conceal this equipment with fiberglass shrouding material.

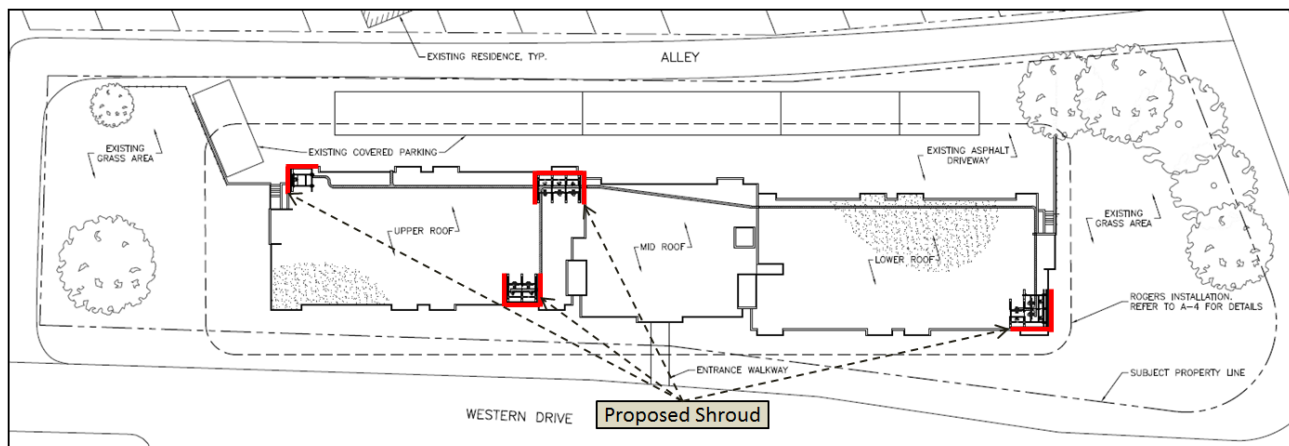
The surrounding neighbourhood context is one of single-family dwellings and École Mary Hill Elementary School is to the east of the property. The land use designation in the Official Community Plan for the site is Apartment Residential and the property is zoned RA1 (Residential Apartment 1). It is designated as an Intensive Residential development permit area to regulate the form and character of the design of a multi-family building.



The applicant proposes to install three antennas and conceal these with a fiberglass shrouding. This shrouding would be painted to coordinate with the existing building by matching the colours of the existing stairwell projections on the roof as shown in the image below. It is also designed to be expanded in the future to accommodate three additional antennas.



## Development Permit – 1955 Western Drive



Aerial view of the proposed antenna and shroud locations at 1955 Western Drive.



Rendering indicating location of equipment at 1955 Western Drive (identified with dashed lines).

Each shroud would be approximately three metres in height and comply with the height regulations of the zoning. The building will be altered internally to include a mechanical room for associated equipment on the ground floor.

### **DISCUSSION**

The following guidelines of the Intensive Residential development permit area designation are applicable to the application for additions to the existing building:

- shall be architecturally coordinated
- should be planned in a comprehensive manner
- should give consideration to visual impact
- should have design compatibility with surrounding development.

Staff consider that the proposed design is in accordance with these guidelines. As the proposal also conforms to the siting and height regulations of the Zoning Bylaw, approval of the application is recommended.

## Development Permit – 1955 Western Drive

### **FINANCIAL IMPLICATIONS**

None.


### **PUBLIC CONSULTATION**

Industry Canada is responsible for administering all federal acts and decisions as they relate to telecommunication systems. As a matter of federal policy, local land use authorities are consulted through the process. As described in Industry Canada's publication, **Radio Communication and Broadcasting Antenna Systems (2014)**, the proposal for 1955 Western Drive may be excluded from Industry Canada's default public consultation process as the non-tower structures attached to the roof of the building do not increase its overall height by more than 25%.

The City requires that a sign be posted to notify residents of the development permit application. A petition has been received from residents of the building indicating they oppose the installation of the equipment due to concerns related to the "unknown effects of radio frequency (RF) and electromagnetic fields (EMF) that these systems produce" further noting the proximity of the site to a children's playground and elementary school. These concerns are unrelated to the City's authority to regulate the form and character of additions on the roof through issuance of a development permit.

### **OPTIONS**

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000407
2	Request amendments to the application or additional information prior to making a decision
3	Refuse Development Permit DP000407 if the Committee is of the opinion that the proposal does not comply with the development permit designation.

### **ATTACHMENT**

Attachment #1: Petition from residents of 1955 Western Drive

WE THE RESIDENTS AROUND WESTERN DRIVE, Port Coquitlam.

STRONGLY OPPOSE -

DEVELOPMENT PERMIT APPLICATION No. DP000407 >>> TO ENABLE THE ADDITION OF  
ROOFTOP **ANTENNAS** AND ASSOCIATED SCREENING.

THE UNKNOWN EFFECTS OF RADIO FREQUENCY (RF) AND ELECTROMAGNETIC FIELDS  
(EMF) THAT THESE SYSTEMS PRODUCE,  
MERE FEET ABOVE OUR CHILDREN IN THE APARTMENT SUITES AND YARDS AWAY FROM  
A CHILDREN'S PLAYGROUND & ELEMENTARY SCHOOL,  
IS SIMPLY NOT A SUITABLE LOCATION FOR THIS KIND OF EQUIPMENT.

PRINT NAME

ADDRESS

SIGNATURE




## Prairie Avenue - Design Recommendations

### RECOMMENDATION:

That Committee of Council approve the Prairie Avenue road design option as presented in the November 19, 2019 staff report, "Prairie Avenue - Design Recommendations" and direct staff to proceed with detailed design.

### PREVIOUS COUNCIL/COMMITTEE ACTION

At the May 1, 2018, Finance and Budget Committee meeting, the following motion was passed:

*That staff provide a report to the Finance and Budget Committee on three street design options, budget permitting, of Prairie Avenue prior to going to public consultation.*

At the September 17, 2018, Finance and Budget Committee meeting, the following motion was passed:

*That an additional \$100,000 be approved in 2019 for Prairie Avenue Detailed Design\*, and That \$1,500,000 be approved in 2020 for Prairie Avenue Construction - Phase 1a.*

\*The \$100,000 is in addition to the previously approved \$60,000 for a total of \$160,000 for Detailed Design.

At the March 12, 2019 Committee of Council meeting, the following motion was passed:

*That Committee of Council direct staff to develop designs for Prairie Avenue, including:*

- *For Shaughnessy Street to Fremont Street;*
- *Additional widening from Fremont Street to Burns Road; and*
- *That an additional \$50,000 be approved for these designs, with funding to come from existing projects.*

At the June 11, 2019 Committee of Council meeting, the following motion was passed:

*That Committee of Council approve the Prairie Avenue road design options as presented in the June 4, 2019 staff report, "Prairie Avenue Improvements – Public Consultation – Shaughnessy to Fremont" for public consultation to inform the detailed design.*

Budget for this capital project was approved at the November 12, 2019 Committee of Council meeting.

### **REPORT SUMMARY**

This report presents the results of the feedback received from the community during the public consultation which took place between September 4 and September 30, 2019. Overall, the community supports the projects and recognizes the importance of the improvements being proposed, however, there was no obvious preference for any of the three options. Despite this, staff were able to utilize individual elements of the public feedback, combined with professional opinion, to develop a recommended option that is presented in this report.

### **BACKGROUND**

At the March 12, 2019 Committee of Council meeting, staff presented three options, all of which included two travel lanes (one in each direction) and dedicated parking on both sides of the road. The proposed option 1 involves retaining the existing sidewalks and north curb and gutter which meets current standards, thereby minimizing cost and impacts to the existing boulevards. Option 2 includes a new sidewalk on the north side of the road and a multiuse path (MUP) on the south side. Lastly, option 3 proposes a raised vegetated median, in addition to a new sidewalk on the north side of the road and a MUP on the south. For each of the three options, roundabouts can be considered at select intersections, which provide traffic calming benefits and opportunity for approved aesthetics.

Following this presentation, Committee of Council directed staff to increase the scope of the conceptual design to include the section of Prairie Avenue between Shaughnessy Street and Coast Meridian Road (CMR), and to investigate additional widening between Fremont Street and Burns Road to accommodate a pedestrian facility.

At the June 11, 2019 Committee of Council meeting, staff presented the same three options, increasing the extents from CMR to Shaughnessy Street and including an option for a pedestrian facility between Fremont Street and Burns Road. Committee of Council provided approval to proceed with public consultation.

### **DISCUSSION**

#### **Public Consultation**

Following the summer break, staff officially launched the public consultation on September 4, 2019 which included a media release, newspaper ads, 398 address-specific letters to each of the owners with residences directly abutting Prairie, 4,620 postcards mailed to the surrounding area, a public open house which was held September 18, 2019, website information, and an online feedback survey. Approximately 130 residents attended the open house, while 649 responded to the online survey.

## Prairie Avenue - Design Recommendations

Of the survey respondents, 97% indicated they were Port Coquitlam residents and 86% indicated that they most frequently use Prairie Avenue for motor vehicle use, while the remaining 14% use it predominantly for transit and active transportation. The following table summarizes the responses when asked about the importance of this project. Of note, only 7% do not agree the project is important at all whilst the other 93% agree the project is either somewhat or very important:

Importance	# of Responses	% Selected
Very Important	306	56
Somewhat Important	202	37
Not Important at all	44	7

Respondents were also asked to prioritize the improvements, and 45% ranked traffic flow as their highest priority and in contrast, 40% ranked traffic calming and safety as their highest priority. The second highest priority was traffic safety by a majority. Generally, the community is supportive of this project and recognizes the importance of various improvements being proposed. Option 3 with vegetated medians as currently proposed received the least support with only 37% in favour. The majority of the comments against were regarding visibility, capital and maintenance costs, and access issues as residents would no longer be able to make left turns on or off of Prairie into private driveways.

Option 2 with a vegetated boulevard and MUP received the most support, however, with a preference to flip the cross section and install the MUP on the north side of the road and the boulevard on the south side, to accommodate concerns of trees blocking the sun on the north side. Furthermore, a MUP from Fremont to Burns was strongly supported. Option 1 received slightly less support than Option 2, however, when asked to justify why not supported, there was significant commentary suggesting the reasoning to be the lack of a MUP.

### Roundabouts

Residents were asked to comment on the inclusion of roundabouts at various intersections throughout the corridor. The results were varied; however, the majority of the commentary alluded that due to lack of education and understanding on how to use roundabouts, their addition would result in increased congestion and delays along Prairie Avenue (which impacts traffic flow, which was residents' number one concern). The remainder of the commentary received suggested that roundabouts at busy intersections, such as Cedar Drive, would not be appropriate due to perception of reduced pedestrian safety, and volume/frequency of pedestrians. As identified in the following table, 40% of the respondents support a roundabout at Fremont Street and 40% do not want roundabouts at all.



## Prairie Avenue - Design Recommendations

Roundabout Locations	# of Responses	% Selected
Shaughnessy	140	25
Oxford	157	30
Wellington	132	25
Newberry	66	10
Cedar	167	30
Fremont	212	40
None	214	40

### Curb Extensions and Crosswalks

82% of respondents concluded that curb extensions and crosswalks are important throughout the corridor, at least near schools, parks and other areas with high pedestrian traffic. One challenge identified was that nearside bulges could impede traffic flow while motorists were waiting at the intersections to make turns on to side streets. Rectangular rapid flashing beacons (RRFBs) which are used to supplement signage at uncontrolled intersections were suggested at the crosswalk locations as well. There are two uncontrolled crossings throughout the corridor: Vincent and Newberry.

### Raised Vegetated Medians

The following table summarizes the responses to raised medians along Prairie Avenue:

Location	# of Responses	% Selected
Throughout corridor	141	25
High collision areas	109	20
Near roundabouts	74	15
None	241	45

45% of the respondents concluded that raised planted medians should not be installed throughout the corridor. Comments included concerns with visibility, capital and maintenance costs, access issues and perceived narrowing of the road.

### Planted Boulevards

Respondents were generally in support of boulevard trees being planted, at least in some locations throughout the corridor, with a percentage of 67% in favour. Comments in favour referenced beautification, green spaces and increased canopy benefits. Responses against the addition of boulevard trees referred to increased capital and maintenance costs and requirements. The current concepts for options 1 and 2 identify a treed boulevard on the north side of the road, however, many comments suggested that the north boulevard should be removed and instead installed on the south side of the road with trees; this is because residents on the north side of Prairie currently enjoy exposure to the sun which could otherwise be blocked out if trees were

installed in front of their residences. This would not impact residences on the south as the trees would be installed to the north of the lots and not impact exposure to the homes.

### Multiuse Path and Sidewalks

Construction of a multiuse path (MUP) was well supported by the majority of respondents. Only 15% of residents concluded that MUPs should not be required and 3% were concerned with possible boulevard impacts. There were an overwhelming number of comments supporting a pedestrian facility to be installed between Fremont Street and Burns Road. Sidewalks throughout the corridor were also strongly supported.

### **Design Recommendation**

Staff's proposed recommendation for the ultimate cross section to proceed with detailed design has been aided and informed by the feedback received from residents. Separated MUPs support users of all ages and abilities and some benefits include interconnection of the community, improved health and reduction in greenhouse gas emissions. A MUP along Prairie Avenue would form an east / west connection between the Traboulay PoCo and Trans Canada Trails and supports Council's direction to minimize impacts to parking. A MUP throughout the corridor from Shaughnessy to Burns is recommended.

Sidewalks are the standard for streetscapes within urban communities and provide improved safety and comfort for pedestrians, especially when separated by boulevard space. Vegetated boulevards add interest and beauty to the streetscape as well as environmental benefits such as contributing to cooler temperatures (reducing the "heat island effect"), storm water retention and add to the City's tree canopy. A sidewalk and vegetated boulevard is recommended.

Roundabouts at the two busiest and currently signalized intersections (Shaughnessy Street and Cedar Drive) are not recommended; while roundabouts can offer a lower severity of collisions when compared to signalized intersections, they pose a lower level of pedestrian safety because they are yield controlled rather than stop controlled. At the intersections of Oxford and Wellington, the existing fully and pedestrian signals respectively function well and roundabouts would not serve any considerable benefit. Operational costs of all four of the aforementioned intersections are minor and considering the capital costs have already been spent and these signals are operating appropriately, Staff recommend retaining them.

At Newberry, which is currently two-way stop controlled, a roundabout could be warranted if traffic volumes on Prairie Avenue were so congested that gaps were insufficient to enter safely. This is not currently the case, however, Newberry does serve as a key connection point for a large neighborhood south of Prairie as well as a smaller one to the north and inclusion of a roundabout would serve the neighborhoods by providing easier access in and out. Furthermore, a roundabout would serve traffic calming benefits, situated between Cedar Drive and CMR, creating a choke point in traffic flow, improving calming and safety (the second most important concern raised in the survey). A roundabout at Fremont would improve the current four way stop configuration and

## Prairie Avenue - Design Recommendations

reduce congestion whilst not compromising safety. A roundabout is recommended at Newberry and Fremont Streets.


The following revised option is recommended:

Two Travel lanes	6.7m
Parking pockets (curb extensions) located strategically on both sides of the road in high pedestrian traffic areas and at crosswalk locations	4.8m
RRFBs at Vincent and Newberry crosswalk	
Boulevard on north side without trees	1.0m
Sidewalk on south side	1.8m
Boulevard on south side with trees	2.0m
Off Street MUP on north side	3.0m
Roundabouts at Newberry and Fremont Streets	
	19.3m

### **FINANCIAL IMPLICATIONS**

Based on concept level designs which were developed over summer 2018, construction estimates were prepared and incorporated into the 2020-2021 Capital Plan which was supported by Committee of Council on November 12, 2019, pending review of the public consultation. The approved budget amounts were based on an average plus contingency of the three options presented for public consultation and are adequate to cover the costs of this proposed option based on 2019 projections.

### **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Approve the design recommendations as presented in this report for detailed design.
	2	Provide direction for an amended scope.

### **ATTACHMENTS**

None.

**Lead author(s):** Jason Daviduk



**RECOMMENDATION:**

None.

**PREVIOUS COUNCIL/COMMITTEE ACTION**

At the June 19, 2018, Community & Intergovernmental Committee, the following motion was passed:

*That Community & Intergovernmental Committee direct staff to:*

- *Conduct public consultation for potential off-leash dog hours and areas, and*
- *Report back with results and recommendations in the fall of 2018.*

At the December 4, 2018, Committee of Council, the following motion was passed:

*That Committee direct staff to proceed with a shared (non-fenced) off-leash dog area 1-year pilot project at the following locations:*

- Skyline Park (between Western Drive and Eastern Drive); and*
- Chelsea Park (North side, away from playground)*

*That Committee authorize the addition of two part-time bylaw officers to work a 16-week period from May 21 to Sept 1, 2019, covering both evening and weekend shifts, at a total cost of \$35,000, and that the cost be included in the 2019 financial plan.*

**REPORT SUMMARY**

This report provides Council with a midterm update on the off-leash dog area pilot project. The report identifies successful aspects of the pilot project and outlines some adjustments that have been made based on the feedback thus far. To date, the pilot project appears to be running quite successfully.

**BACKGROUND**

In 2018, the City initiated a four-week public consultation campaign to determine the public's interest in designating shared off-leash dog areas in current park or trail locations. The consultation solicited 1,603 responses with approximately 70% in favour of expanding the off-leash dog park network across the city. Prior to the pilot project the City operated two fenced off-leash dog areas at the following locations:

- Maple Street Off-Leash Dog Park
- Shaughnessy Street Off-Leash Dog Park located opposite Chester Place on Shaughnessy Street

### **DISCUSSION**

At the December 4, 2018, Committee of Council, staff were directed to bring forward an update at the mid-term mark of the pilot project, to provide a status update. The pilot project went live on April 1, 2019 with staff soliciting feedback through an online survey that has been open to the public over the past 6 months. The following questions were asked:

- Are you a Port Coquitlam resident?
- Do you own a dog?
- What size is your dog?
- Which Port Coquitlam neighbourhood do you live in?
- Choose which leash optional space you are providing feedback about?
- What is your opinion of the Chelsea/Skyline Park leash-optional areas?
- When do you use the leash-optional spaces?
- Please provide any comments, suggestions or concerns about the Chelsea/Skyline Parks leash-optional areas.
- Identify any concerns you may have about shared leash-optional areas, based on your experience with Chelsea and Skyline Parks.
- Do the new leash-optional spaces reduce how much time you have your dog off-leash in non-designated areas?
- Please provide any additional comments not addressed by the questions above.

The survey was promoted through our online social media channels at the beginning of the pilot project as well as on the signage at both pilot project locations. Additionally, residents were directed to the survey if they called in with questions about dog park infrastructure. The City has only received 11 completed online surveys since the pilot was launched and these are summarised below;

- 7 out of 11 were dog owners
- 6 out of 11 were in response to Chelsea Park. 4 responses regarding Skyline Park and one regarding both
- The responses generally indicated support for the pilot, but some issues/concerns were raised including:
  - Proximity concerns to the playground (Chelsea Park)
  - Pilot has attracted additional dogs and therefore additional dog waste
  - Request for improved signage
  - Request to fence the off-leash dog area
  - Parking concerns
  - Would like to see additional off-leash areas in the City

## Off-leash Dog Areas - Update

In addition to the survey, over the past 6 months the City has received 4 calls for service pertaining to the off-leash areas at Chelsea and Skyline Parks. The calls also reference similar concerns which included proximity to the playground, waste and cleanliness, noise pollution and a concern regarding the lack of fencing. It is likely that the residents which submitted these calls for service were also survey respondents given the close alignment of issues/concerns.

In regards to enforcement, two part-time officers were hired between May 30 to September 15, 2019, as directed by Council, covering both evening and weekend shifts. Over this period the officers made 141 visits and observed 122 dogs. There were no warnings or violations cited as officers were primarily patrolling to see if the parks were being used appropriately and make sure owners were in control of their dogs at all times.

The most notable concerns were at Skyline Park in regards to mowed areas, as the majority of the park is naturalized. However, mowing staff extended grass cutting to level areas of the Park to promote pocket play areas.

At Chelsea Park, most users were supportive of the location, appreciating close connectivity to Hyde Creek and surrounding trail network. Staff did relocate the off-leash area farther from the playground structure given the concerns received from residents who frequent the playground.

Overall, the off-leash dog parks seem to be functioning quite well and supported by the community. Staff will report back at the end of the pilot project (May 2020) with any additional updates and to confirm if the Committee of Council would like to transition this to a permanent service level.

### **FINANCIAL IMPLICATIONS**

None

### **ATTACHMENTS**

None.

**Lead author(s):** Mitchell Guest

**Contributing author(s):** Paula Jones



## Community Cultural Development Investment Program – Fall Intake, 2019

### **RECOMMENDATIONS:**

That Committee of Council approve the following Community Cultural Development applications:

- 1) Project Category:
  - Hyde Creek Watershed Society - \$1,500;
  - Polonez Tri-City Polish Association - \$5,000;
  - Foolish Operations Society - \$5,000;
  - Hope Lutheran Christian School - \$5,000; and
  - Port Coquitlam Heritage and Cultural Society - \$4,788.
- 2) Development Category:
  - Autumn Moon Festival- \$1,600.

### **PREVIOUS COUNCIL/COMMITTEE ACTION**

Council has awarded Community Cultural Development Investment Program grants annually since 2004.

### **REPORT SUMMARY**

An Evaluation Committee comprised of Recreation, Communications and Finance staff has ranked applications for grants from the Community Cultural Development (CCD) Investment Program based on budget, community support, benefit to the community, ability to deliver the project, and project design. The Evaluation Committee recommends awarding six grants, including five in the Project Category and one in the Development Category as summarized in this report.

### **BACKGROUND**

The Community Cultural Development (CCD) Investment Program encourages and supports the development of arts, heritage and cultural activities in Port Coquitlam. It was developed in consultation with the community during the creation of the 2001 Cultural Plan and Policy and is designed to provide financial resources for community groups, organizations and individuals for this purpose.

The Community Cultural Development Investment Program includes three categories:

- Project (April 30 and September 30 deadlines): up to \$5,000 for not-for-profit organizations applying for arts, culture, heritage projects and events.
- Development (April 30 and September 30 deadlines):

## Community Cultural Development Investment Program – Fall Intake, 2019

- Professional Individual Program – up to \$1,000 for an individual's professional development;
- Community Initiative Program – up to \$2,500 for new arts, culture and heritage groups, collectives or individuals who do not have not-for-profit status but have projects that serve the community; and,
- Capacity Building Program – up to \$5,000 for strategic development of not-for-profit organizations.
- Operating (April 30 deadline) – up to \$20,000 per year for a three-year term for overall operating costs of well-established non-profit organizations.

Increased promotion of the CCD Investment Program began in 2017. Since 2018, a free grant-writing information session has been offered prior to each application intake to provide an overview of the process for potential applicants and offer tips on completing successful applications. The grant program application forms were updated in January 2018 to integrate festivals and align with *Imagine Port Coquitlam*, the City's Cultural Plan, launched in 2016. The increased promotion and the addition of information sessions have contributed to an increase in the number of successful applications:

- 2016 - four applicants were awarded funding;
- 2017 - eight applicants were awarded funding; and
- 2018 - fourteen applicants were awarded funding.

Staff are currently reviewing the variety of ways that City funds are distributed to individuals, groups and community organizations. A report summarizing the findings will come forward to Committee prior to final budget deliberations. It will include recommendations to improve consistency and clearly outline the process for City funding, in order to address requests from groups and/or for projects that are not currently eligible for funding based on the CCD criteria.

### **DISCUSSION**

The City received a total of six applications in the Project and Development Categories for this intake (2019 Fall). The Evaluation Committee reviewed all of the applications using a checklist and score sheet based on the program criteria clearly outlined in the application package for each grant category. The six applications recommended for funding successfully meet all of the criteria. There is one new applicant, Hope Lutheran Christian School, which is a registered non-profit society, operating in Port Coquitlam, and serving the local community since 1955.

The application summary below provides a brief description of the application, amount requested and recommended grant award.

#### **Project Category**

Applicant	Application Description	Request	Recommended
Hyde Creek	The 20 <sup>th</sup> Annual Hyde Creek Salmon Festival will	\$1,500	\$1,500

## Community Cultural Development Investment Program – Fall Intake, 2019

Applicant	Application Description	Request	Recommended
Watershed Society	celebrate the return of salmon to Hyde Creek on November 17, 2019 at the Hatchery and Education Centre. This free family event focuses on salmon enhancement and environmental stewardship of the Hyde Creek watershed through interactive activities, tours, exhibits and displays. The Festival is volunteer led, with approximately 8,000 volunteers hours logged in annually to produce this Festival.		
Polonez Tri-City Polish Association	This year, the Polonez Tri-City Polish Association celebrates its 30 <sup>th</sup> Anniversary and is planning its 15 <sup>th</sup> Annual BC Polish Festival on May 24, 2020 in Leigh Square. This Festival celebrates Polish culture and heritage through dance, music, food and art and attracts an estimated 2,000 visitors to downtown Port Coquitlam. The Festival is planning to feature the Polonez Dance Group from Port Coquitlam and the Polish Folk Dance Group from Las Vegas, animating Leigh Square and providing accessible cultural experiences to all ages.	\$5,000	\$5,000
Foolish Operations Society	The Society is planning to offer community dance workshops for families, preschoolers and educators in Port Coquitlam, April, 2020. This project is building on <i>Paper Playground</i> , a dance workshop and performance the Society offered to Port Coquitlam families in the Fall of 2019. 100% of the participants in the last project rated it as excellent with positive comments received: "Loved the interaction with the crowd and appropriate subject matter. An excellent display of arts integration and would love for more opportunities like this. This was an excellent partnership with the city in my mind." The 2020 project engages participants through workshops at community centres and outreach to preschools offering accessible dance experiences to children 0-5 years.	\$5,000	\$5,000
Hope Lutheran Christian School	The Bethlehem Walk is a popular bi-annual tradition taking place at Hope Lutheran Church and School in Port Coquitlam on December 17 and 18, 2019. The project is an interactive theatrical presentation of the Christmas story including art, drama and live music	\$5,000	\$5,000



## Community Cultural Development Investment Program – Fall Intake, 2019

Applicant	Application Description	Request	Recommended
	involving more than 100 volunteers and 1,500 participants. The anticipated benefits to the community include providing a free holiday event to families, bringing isolated and under-privileged individuals together during the holiday season and developing positive neighbourhood relationships.		
Port Coquitlam Heritage and Cultural Society	This application is for a specific project that augments the Heritage Society's upcoming exhibit, <i>The "F" Words: Flu, Fire, Flood and Financial Fears</i> , and was not part of their operating budget request. The project, a comic book, will graphically depict Port Coquitlam's early history of Spanish flu, raging fires, devastating flood and financial crash and how the community overcame this adversity. It will highlight the city's passionate resilient spirit and persistence that helped build a prosperous future. This popular graphic novel style makes history more accessible to all ages and can also be used as a colouring book, marketing device and educational tool for visiting school groups. The funding request is for the graphic design and printing so the comic book can be distributed free to visitors of all ages.	\$4,788	\$4,788

### Development Category – Community Initiative

Applicant	Community Initiative	Request	Recommended
Autumn Moon Festival produced by Kim Dinh	The 2 <sup>nd</sup> Annual Autumn Moon Festival celebrates the full moon in the eighth month of the lunar calendar and is inspired by traditional Asian Mid Autumn Moon Festivals. This free festival is family friendly and scheduled to take place in Port Coquitlam on October 3, 2020. Programming includes traditional lantern making and moon cake workshops, storytelling, traditional food, lantern displays, dance and music performances. The funding will pay for production expenses and enable this new festival to develop a marketing plan and professional promotional materials.	\$1,600	\$1,600

## Community Cultural Development Investment Program – Fall Intake, 2019

### **FINANCIAL IMPLICATIONS**


The total amount of funding requested by applicants is \$22,888. The Evaluation Committee recommends funding \$22,888 toward the Fall Intake. The total annual budget for the CCD Investment Program is \$45,000 with \$25,000 allocated to the Project and Development Categories and \$20,000 allocated to the Operating Category. Port Coquitlam Heritage and Cultural Society was awarded a \$20,000 Operating Category grant in 2017 for a three year term dispersing \$20,000 in 2017, 2018 and 2019.

As noted, the 2019 approved budget allocation for the Community Cultural Investment Grant Program's Project and Development Categories is \$25,000. On July 9, 2019 Council approved transferring \$20,000 from the Self-Help Matching Grant Program in response to the increase in applications for CCD funding. During the spring intake, \$22,000 was awarded, leaving \$23,000 for this intake:

2019 CCD Grant Annual Funding - Project & Development Categories	\$25,000
2019 Self-Help Matching Grant Transfer of Funds	\$20,000
<b>Total Funding for 2019</b>	<b>\$45,000</b>
2019 CCD Grant Spring Intake Recommended Funding	-\$22,000
<b>Total Funding Available for the 2019 CCD Grant Fall Intake</b>	<b>\$23,000</b>

### **OPTIONS**

(Check = Staff Recommendation)

#	Description
1 	Fund each Community Cultural Development application as recommended by the Evaluation Committee.
2	Fund each organization at a level determined by the Committee of Council
3	Do not fund any of the organizations that requested financial support.

**Contributing author(s):** Carrie Nimmo