



Committee of Council Agenda

Tuesday, July 14, 2020

2:00 p.m.

Council Chambers

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, July 14, 2020, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

1

Recommendation:

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

- *June 23, 2020.*

4. REPORTS

4.1 Development Permit Application for 2117 Prairie Avenue - Issuance

4

Recommendation:

That Committee of Council approve Development Permit DP000361, regulating the development of a mixed-use, non-market housing development at 2117 Prairie Avenue.

4.2 Development Permit and Development Variance Permit Applications for 2241 and 2251 McAllister Avenue

37

Recommendation:

That Committee of Council:

1. *Approve in principle Development Permit DP000413, regulating a*

mixed-use commercial development at 2241 and 2251 McAllister Avenue.

2. *Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary parking, floor area regulations and street design, and*
3. *Forward Development Variance Permit DVP00068 to Council with support for consideration, subject to comments from neighbourhood input.*

4.3 Zoning Amendment Bylaw - Extension - 1840 Broadway Street

99

Recommendation:

That Committee of Council extend the date of expiry for adoption of Zoning Amendment Bylaw No. 4140 to December 31st 2020.

4.4 Development Variance Permit Application for 2232 - 2244 Welcher Avenue

101

Recommendation:

That the Committee of Council:

1. *Authorize staff to provide notice of an application to vary underground servicing requirements for a proposed 26-unit, five-storey apartment building at 2232-2244 Welcher Avenue and the construction of a portion of road along Donald Street, and*
2. *Advise Council that it supports approval of Development Variance Permit DVP00052.*

4.5 Renewal of the Port Coquitlam Business Improvement Association Area Service

135

Recommendation:

That Committee of Council recommend Council approve:

1. *The endorsement of the proposed downtown business improvement area boundaries, business promotion scheme and association.*
2. *The endorsement of the following funding terms for Port Coquitlam Business Improvement Association:*
 - *In 2021 \$186,089 of which \$167,480 is recovered from property owners within the Business Improvement Association Area;*
 - *In 2022 \$186,089 of which \$167,480 is recovered from property owners within the Business Improvement Association Area;*
 - *In 2023 \$186,089 of which \$167,480 is recovered from property owners within the Business Improvement Association Area;*
 - *In 2024 \$186,089 of which \$167,480 is recovered from property*

owners within the Business Improvement Association Area;

- In 2025 \$189,811 of which 170,830 is recovered from property owners within the Business Improvement Association Area.*

- 1. A bylaw establishing the Downtown Improvement Area service from January 1, 2021 to December 31, 2025 be initiated.*

4.6 2022 Capital Plan Methodology 153

Recommendation:

That Committee of Council approve reallocating a portion of the LTR (approximately \$4.45M general, \$890K water, \$670K sanitary) in 2022 to the respective capital reserves for funding the capital plan, and

That the 2022 capital plan be prepared consistent with the 2017-2021 capital plans, utilizing the three categories of neighbourhood rehabilitation, other rehabilitation and new projects.

4.7 RCMP 2020-T1 Trimester Report - City of Port Coquitlam 159

Recommendation:

None.

4.8 2020 Mid-Year Workplan Updates 175

Recommendation:

None.

4.9 2021 Operating Budget 184

Recommendation:

None.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, July 14, 2020, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the

Community Charter:

Item 5.1

c. labour relations or employee negotiations;

g. litigation or potential litigation affecting the municipality.

Item 5.2

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

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

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, July 14, 2020, Committee of Council Meeting be adjourned.

10. MEETING NOTES



Committee of Council Minutes

Tuesday, June 23, 2020

Council Chambers

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

Present: Chair - Mayor West
Councillor Darling
Councillor Dupont
Councillor McCurrach
Councillor Penner
Councillor Pollock
Councillor Washington

1. CALL TO ORDER

The meeting was called to order at 3:01 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, June 23, 2020, Committee of Council Meeting Agenda be adopted as circulated.

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Moved-Seconded:

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

- *June 9, 2020.*

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

4. REPORTS

4.1 Development Permit Issuance - 1161 Kingsway Avenue

Moved-Seconded:

That Committee of Council approve Development Permit DP000276 to regulate an industrial development at 1161 Kingsway Avenue.

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

4.2 Development Permit Amendment - 1940 Oxford Connector

Moved-Seconded:

That Committee of Council approve an amendment to Development Permit DP000221 to allow changes to the building façade and landscaping for the existing commercial development at 1940 Oxford Connector.

In Favour (6): Mayor West, Councillor Darling, Councillor Dupont, Councillor Penner, Councillor Pollock, and Councillor Washington

Opposed (1): Councillor McCurrach

Carried

4.3 Delay 2020 Tax Sale until 2021

Moved-Seconded:

That Committee of Council direct staff to prepare a bylaw to delay the statutory date of property tax sale by one year.

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

4.4 April - May 2020 Community Centre Update

Staff provided an update.

5. COUNCILLORS' UPDATE

Council provided updates on City business.

6. MAYOR'S UPDATE

Mayor West provided an update on City business.

7. CAO UPDATE

No update.

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, June 23, 2020, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

a. personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, June 23, 2020, Committee of Council Meeting be adjourned at 4:37 p.m.

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

10. MEETING NOTES

None.

Mayor

Corporate Officer

2117 Prairie Avenue – Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000361, regulating the development of a mixed-use, non-market housing development at 2117 Prairie Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

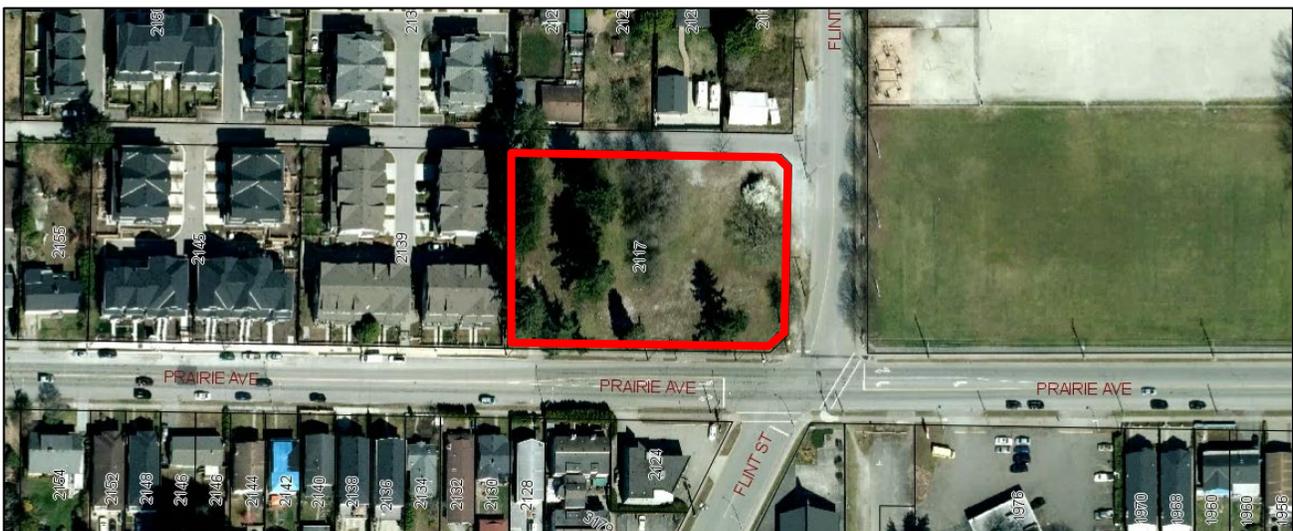
June 23, 2020 – Council approved amendment of the Official Community Plan and Zoning to permit a mixed-use development with site-specific provisions to enable an affordable housing development to be operated by a non-profit society with childcare and health clinic facilities.

REPORT SUMMARY

This report describes a development permit application to regulate an affordable housing complex. The proposed design includes a 5-storey, mixed-use building with ground level childcare and health clinic facilities and apartment units, 3-storey townhouses, one level of underground parking, and landscaping including a small garden. The proposal is designed to comply with the regulations of the site's comprehensive development zoning (CD36) and the objectives and guidelines of its intensive residential and environmental conservation development permit designations. Approval of the development permit is recommended.

BACKGROUND

The site is located at the corner of Prairie Avenue and Flint Street. The 4,586m² (1.1 acres) site is relatively flat, vacant and a number of trees have recently been removed or protected to facilitate this development.



Site Map

2117 Prairie Avenue – Development Permit Application

Council has recently approved amendment of the Official Community Plan (OCP) and Zoning Bylaw to facilitate development of the site owned by Metro Vancouver for a purpose-built social housing development. The property is zoned CD36 (Comprehensive Development zone 36) which permits rental apartment and townhouse residential uses, a child care facility, health services, offices for the management of the rental housing and accessory home businesses.

The site is subject to the following location specific Intensive Residential development permit area design guidelines:

- A mixed-use building with a height of up to 5 storeys may be located on the east part of the site and townhouse buildings having a height of up to 3 storeys located within the west part of the site, subject to all required on-site parking being located under the buildings and accessed from the lane.
- The mixed-use building should be articulated but recessed upper floors and increased building setbacks from the corner are not required.
- Ground floor commercial uses shall be designed to minimize potential impacts on adjacent residential areas by providing a high level of pedestrian accessibility connecting the commercial entries to the streets, being oriented to the street, and limiting exterior lighting and signage.
- Substantial landscaping and screening along the west and north (lane) property lines shall be provided to maximize privacy.
- Free standing signs and neon signage are discouraged.

The environmental conservation development permit area designation encourages:

- sustainable development and building design,
- efficient use of energy, water and other resources, and
- the reduction of waste and pollution.

Development Proposal

TL Housing in partnership with Atira Women's Resource Society has submitted a development permit application to regulate the proposed design of the development. The proposed development is comprised of 72 apartment and 11 townhouse dwelling units, a 45-child daycare and a 680m² (7,333 ft²) health clinic. The dwelling units include 12 studio, 16 one-bedroom, 24 two-bedroom, 12 three-bedroom and 8 four-bedroom apartments and 6 three-bedroom, 4 four-bedroom and 1 five-bedroom townhouse units, all ranging in size between 41m² (445 ft²) to and 154m² (1,654 ft²) and each having a small private yard or balcony. A common indoor amenity room is to be located at the southeast corner of the apartment building main floor with access to a common patio.

The buildings have been designed to feature prominent front entrances for the health clinic, residential apartment and childcare uses; front entrances to the townhouses will be accessed from an internal walkway with access from Prairie Avenue. Building articulation is to be achieved

2117 Prairie Avenue – Development Permit Application

through varied setbacks and roof lines and through the use of cladding material, colour and the projection of balconies and architectural elements. The buildings will be clad in a generous amount of ledgerstone, and high-quality fibre-cement board in a mixture of cobblestone, chestnut and white colour with timber accents.



Prairie Avenue and Flint Street façades

Parking is to be located below the building and accessed from the lane and there is a loading bay at the rear of the building. This bay is also equipped with a water spigot and drainage to serve as an onsite car wash station. The garbage and recycling room is located by the loading bay where it can be directly accessed by residents and service vehicles for ease of pick-up on collection days.

All trees except for the large false cypress tree adjacent to Prairie Avenue have recently been removed from the site. The row of mature trees on the adjacent townhouse site at 2139 Prairie Avenue will be protected by siting the underground parking structure 5m from the western property line and protective fencing has been installed to define the critical root zone during construction.



False cypress to be retained

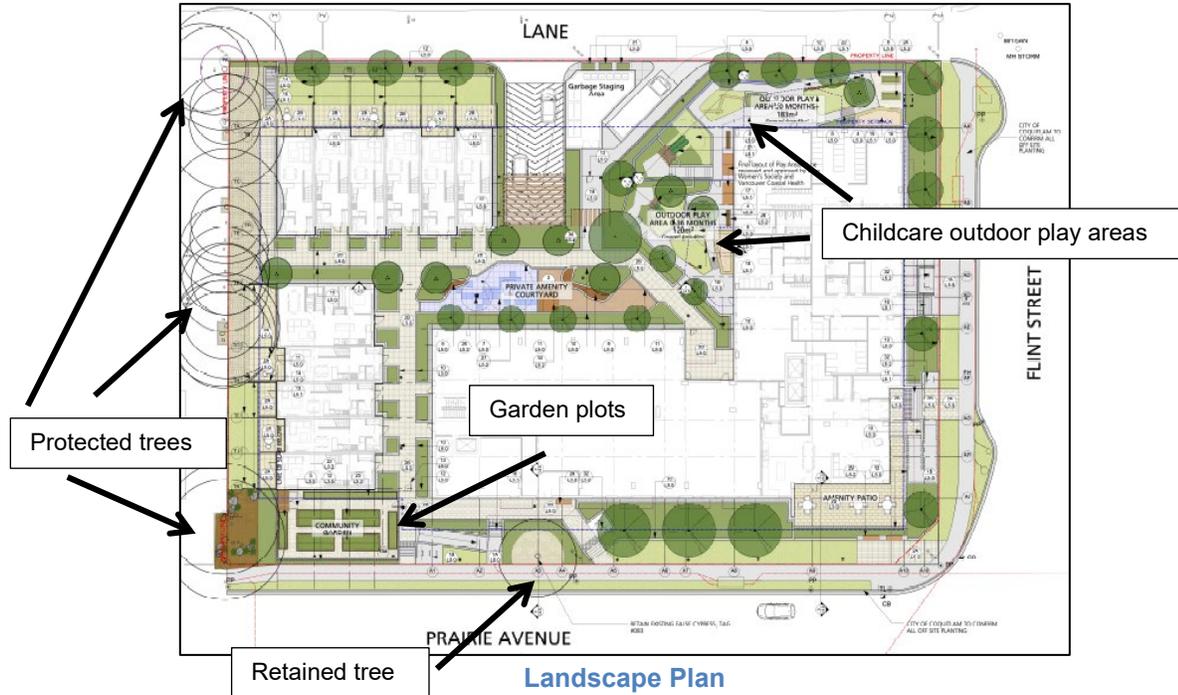
The proposed landscape plan includes a mixture of trees, shrubs, perennials and groundcover plants replacing the cut trees in accordance with the regulations of the Tree Bylaw. A total of 34 trees and shrubs are proposed to be planted on-site, including vine maple, japanese maple, saskatoon, magnolia and tall stewartias.

Street trees are also proposed along Flint Street and their species and number will be determined in consultation with staff.

An area near the southwest corner of the site has been designed to include raised garden beds, a spigot for watering and a storage shed for gardening tools. The landscape design, shown below, includes a 300m² (3,260 ft²) of outdoor play area for the childcare. This area will be divided into

2117 Prairie Avenue – Development Permit Application

two yards, gated and include safety tile surfacing and landscaping around the periphery. Detailed design of the outdoor play areas would be completed at a later date and subject to health approval.



Project Profile

	Bylaw Regulations ¹	Proposed ²	Proposed Variance
Site area minimum	n/a	4,586 m ²	
Floor area ratio	n/a	1.64	
Dwelling units	83 max'm	83	
Adaptable units	30%	33% (24 units)	
Accessible units	n/a	5% (4 units)	
Building lot coverage	n/a	42%	
Setbacks (apartment):			
Front (Prairie Avenue)	7.5 m	7.5 m	
Exterior side (Flint Street)	4 m	4 m	
Setbacks (townhouse)			
Front (Prairie Avenue)	6 m	7.5 m	
Rear (north lane)	6 m	7.5 m	
Interior side (west)	1.8/3.5 m ³	5.4 m	
Building height			
Apartment	5 storeys	5 storeys	

¹ Refer to the Zoning, Parking and Development Management and Building and Plumbing bylaws for specific regulations

² Information provided by applicant

³ Setback is 1.8m or 3.5m in the case of a building wall having a window to a habitable room.

2117 Prairie Avenue – Development Permit Application

	Bylaw Regulations¹	Proposed²	Proposed Variance
Townhouse	3 storeys	3 storeys	
Parking: Total	112	110	2
Resident	83	82	
Commercial and Visitor	29	28	
Small car	28 (25% max)	25 (22%)	
Loading space	1	1	
Indoor and outdoor recreation area (combined)	90 m ²	156 m ²	
Garbage and recycling storage	29 m ² min'm	50 m ²	
Bicycle parking			
Long-term (bike room)	n/a	85	
Short-term (bike rack)	n/a	12	

Parking

The City established site specific parking regulations in the CD36 zone, which were based on the proposed development as presented at rezoning stage. The applicants advised that as the project design progressed, it was determined that the project would benefit from the provision of additional accessible parking spaces to meet the needs of tenants, visitors and clients. As the 4 accessible spaces are significantly wider (4m wide versus 2.7m wide) than a regular car parking space, the increase resulted in a loss of two regular parking spaces (one resident and one commercial/visitor). The applicant has requested a variance to accommodate this change, noting that the parking study provided during consideration of the rezoning stage indicates the parking would exceed demand.

Offsite Infrastructure and Services

Offsite infrastructure including road works, intersection improvements, curbs and gutters, street lighting, sidewalks and boulevard landscaping were determined and secured through the zoning bylaw amendment.

Environmental Conservation

As a BC Housing funded project the building must be designed to meet or exceed step 3 of the British Columbia Energy Step Code. A step 3 wood framed apartment building is designed to be 40% more energy efficient than a standard building. This efficiency reduces energy consumption, improves comfort and durability of buildings.

Additional conservation measures include use of overhangs and shading devices to shelter peak summer exposure while enabling light penetration during the winter months, use of operable windows for natural ventilation, use of high performance glazing, use of light coloured roofing materials for the flat roofs to minimize heat gain, consideration of trees and other landscaping to maximize shading, use of energy star rated appliances and low-flow plumbing fixtures, use of high-

2117 Prairie Avenue – Development Permit Application

efficiency irrigation system with rain sensors, sufficient depth of topsoil for well rooted planting, and use of products with low volatile organic compounds (VOC) off-gassing potential.

DISCUSSION

The development is attractive and generally consistent with the design presented through the rezoning process. The requested parking variance will allow for an increase from 2 to 4 accessible parking spaces (2 for visitors and 2 for residents) which will benefit the development and is not expected to result in a parking deficiency.

The design of the proposed development and landscaping meets the intent of the location specific Intensive Residential design guidelines and the proposed environmental conservation measures exceed the environmental conservation development permit area objectives and guidelines through achieving Step 3 of the BC Energy Step Code.

Staff recommend support of the variance and approval of the development permit.

FINANCIAL IMPLICATIONS

The processing of the development permit application proposed by a non-profit social housing provider is at the City's cost, in keeping with Council's Processing of Development Applications Policy 5.02.02.

PUBLIC CONSULTATION

The applicant hosted two open houses at which the general character of the building was displayed and the plans were included in information at the public hearing. Concerns specific to the future design (e.g., limited exterior lighting and extensive landscaping) were included in the OCP design guidelines and have been adhered to in the proposed development permit design. No additional comments specific to the development permit submission have been received.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000361.
	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 or regulations.
	3	Refuse the application if the Committee is of the opinion the application does not conform to the design guidelines or regulations.

ATTACHMENTS

Attachment 1: Draft Development Permit DP000361

Lead author(s): Bryan Sherrell

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

DEVELOPMENT PERMIT

NO. DP000361

Issued to: METRO VANCOUVER (REGIONAL DISTRICT)
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: C/O PROPERTY DIVISION METROTOWER III 4730 KINGSWAY FLR 11
BURNABY BC V5H 0C6

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: 2117 PRAIRIE AVENUE

Legal Description: LOT A, DISTRICT LOT 465, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN EPP93689

P.I.D.: 031-030-874

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 DP000361(1) to DP000361 (22) 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 DP000361 (15) and DP000361 (22) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.

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

5. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount \$270,333.00 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 ___ DAY OF _____, 2020.

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)

2115-2127 Prairie Avenue

Site Area	49,371	sqf	4586.7	sqm	
FSR	1.64				
Lot Coverage	41.9%				
Building Height (Apartment Building)	55	ft	16.6	m	(5 storey)
Building Height (Town Houses)	33	ft	10.1	m	(3 storey)
Residential Amenity Area(indoor+outdoor)	1676	sqf	155.7	sqm	

Area Calculations

Level	Residential		Daycare		Healthcare		Gross Area	
	sqf	sqm	sqf	sqm	sqf	sqm	sqf	sqm
5	15347	1426					15347	1426
4	15347	1426					15347	1426
3	19129	1777					19129	1777
2	21092	1960					21092	1960
1	7779	723	5696	529	7216	670	20709	1924
Total	78694	7311	5696	529	7216	670	91624	8512

Common Area Exclusions

Level	Stairwells & Elevator shafts		Lobby / Corridors		Mechanical		TOTAL		FAR Area	
	sqf	sqm	sqf	sqm	sqf	sqm	sqf	sqm	sqf	sqm
5	480	45	1089	101	50	5	1619	150	13728	1275
4	480	45	1089	101	50	5	1619	150	13728	1275
3	834	77	1089	101	50	5	1973	183	17156	1594
2	907	84	1089	101	50	5	2046	190	19046	1769
1	1295	120	2225	207	38	4	3558	331	17151	1593
Total	3996	371	6581	611	238	22	10815	1005	80809	7507

Parking Required

Residential	82
Commercial+Visitors	28
TOTAL PARKING PROVIDED	112

Parking Provided

Residential				
Regular	Small	H/C	Total	
73	5	7	23	82

Healthcare/Daycare/Visitors				
Reg	Small	H/C	Total	
8	10	18	23	28

TOTAL PARKING PROVIDED	112
Small car %	23 20%

Bicycle Parking Provided	
Long Term	85
Short Term	12

Recycling Area

	Required		Provided	
	sqm	sqf	sqm	sqf
Residential & Healthcare Centre and Daycare	29.0	312.2	50.7	546

Setbacks NORTH SOUTH WEST EAST

Building setbacks	24'7" (7.5m)	24'7" (7.5m)	18' (5.5m)	13'9" (4m)
Under ground parkade	0	0	17'6"	0

UNIT NUMBERS AND MIX

	Townhouses			Mid-rise Units				NO OF ADAPT. UNITS	NO OF ACCESSIBLE UNITS	
	3BR	4BR	5BR	studio	1BR	2BR	3BR			4BR
LEVEL 5				3	4	6	3	2	6	1
LEVEL 4				3	4	6	3	2	6	1
LEVEL 3				3	4	6	3	2	6	1
LEVEL 2				3	4	6	3	2	6	1
LEVEL 1	6	4	1						-	-
Total	11	11	11	12	16	24	12	8	24	4
Total	72									

%	33.3%	5.6%
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CITY OF PORT COQUITLAM
RECEIVED - PLANNING

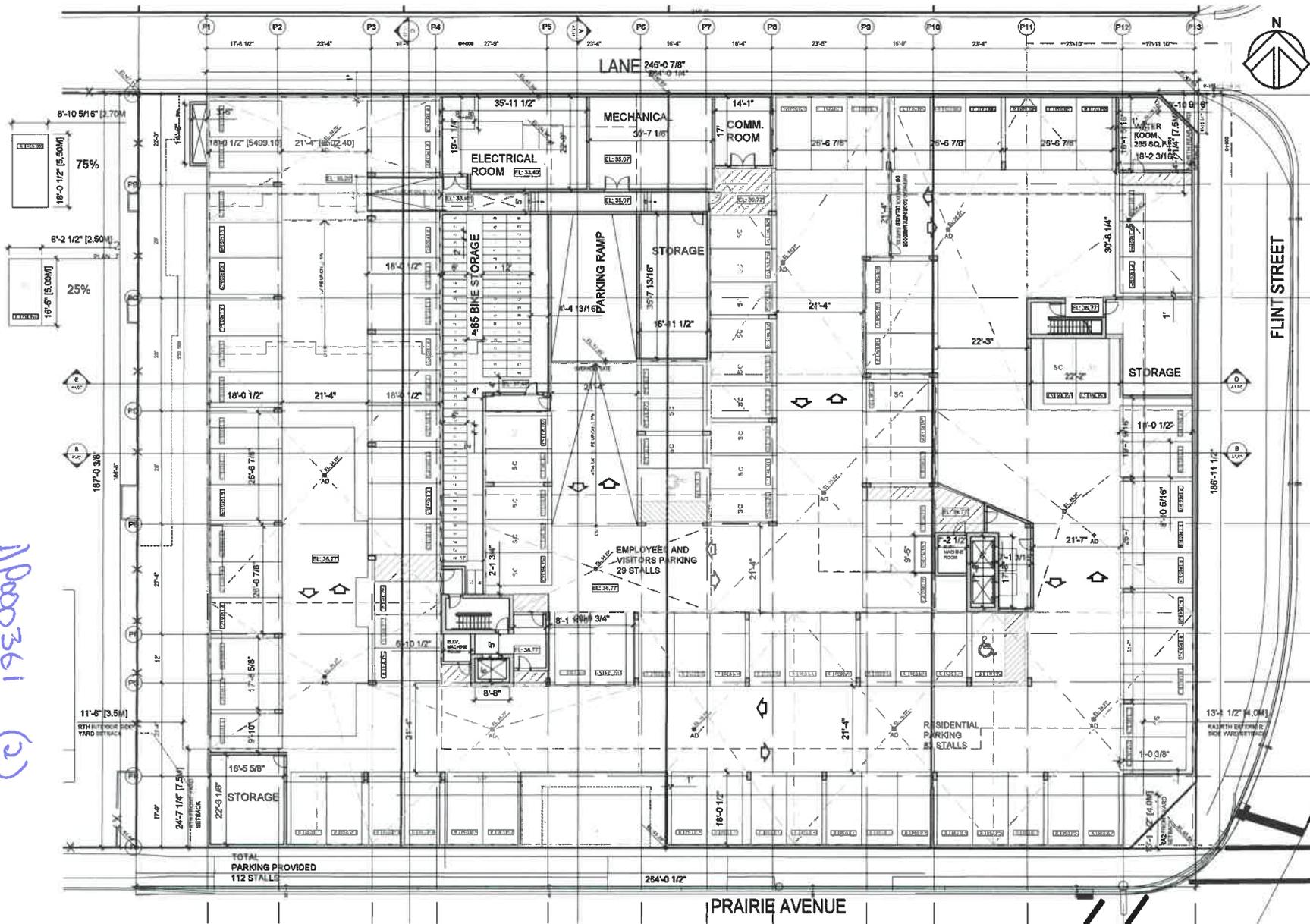
OCT 10 2019

FILE: 19000361

19000361 (1)

CLIENT	
Atria 101 East Cordova St., Vancouver BC	
	
<small>COPYRIGHT: The design of this project is the property of the architect. It is not to be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any delays or interruptions in the construction of the project. The architect shall not be responsible for any damages or injuries to persons or property. The architect shall not be responsible for any costs or expenses incurred by the client. The architect shall not be responsible for any taxes or fees. The architect shall not be responsible for any penalties or fines. The architect shall not be responsible for any interest or charges. The architect shall not be responsible for any legal or other costs. The architect shall not be responsible for any other matters.</small>	
<small>101 STREET (RESIDENTIAL) (COMMERCIAL) (INDUSTRIAL) (OFFICE) (RETAIL) (HOTEL) (MIXED USE) (MULTI-FAMILY) (SCHOOL) (UNIVERSITY) (GOVERNMENT) (CULTURAL) (RECREATION) (TRANSPORTATION) (UTILITIES) (INDUSTRIAL) (AGRICULTURE) (FORESTRY) (MINING) (ENERGY) (WATER) (SEWER) (GAS) (ELECTRICITY) (TELECOMMUNICATIONS) (TRANSPORTATION) (AIRPORT) (PORT) (RAILROAD) (HIGHWAY) (BRIDGE) (TUNNEL) (CANAL) (DAM) (WATER TREATMENT PLANT) (SEWER TREATMENT PLANT) (WASTE TREATMENT PLANT) (LANDFILL) (INCINERATOR) (RECYCLING PLANT) (BIOMASS PLANT) (SOLAR PLANT) (WIND PLANT) (HYDRO PLANT) (GEOTHERMAL PLANT) (NUCLEAR PLANT) (OTHER)</small>	
1	2019/07/02
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100	2019/07/02

D/P000361 (2)



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NO.	DATE	DESCRIPTION
1	2016/07/13	DR #2 SUBMISSION
1	2016/06/23	DR #1 SUBMISSION
1	2016/06/23	PERMISSION APPLICATION

NO.	DATE	DESCRIPTION
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1	2016/06/23	DR #1 SUBMISSION
1	2016/06/23	PERMISSION APPLICATION

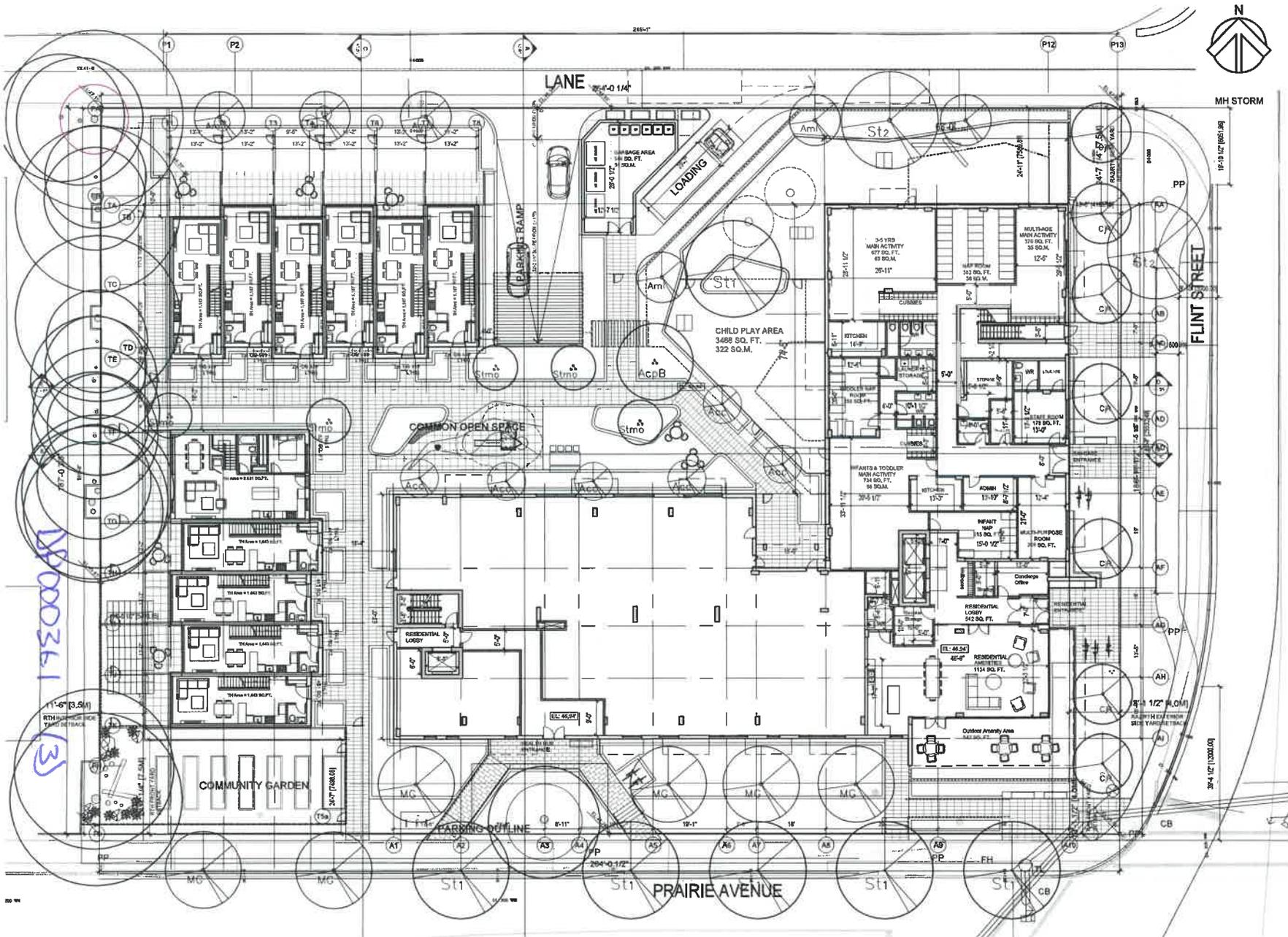
PROJECT CONSULTANT:
BI GROUP
 700 - 1285 West Pender Street
 Vancouver BC V6E 4E4 Canada
 Tel: 604 681 8777 Fax: 604 681 8822
 bi@biwg.com

PROJECT TITLE:
 2115 - 2127 Prairie Avenue

PROJECT NO.:
 U001
DESIGN BY: U001
CHECK BY: U001
SCALE: 3/32" = 1'-0"
DATE: 17/10/02

SHEET TITLE:
LEVEL P1

SHEET NUMBER:
A1.03



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NO.	DATE	DESCRIPTION
1	2011/02/02	ISSUE FOR PERMIT
2	2011/02/02	ISSUE FOR PERMIT
3	2011/02/02	ISSUE FOR PERMIT

NO.	DATE	DESCRIPTION
1	2011/02/02	ISSUE FOR PERMIT
2	2011/02/02	ISSUE FOR PERMIT
3	2011/02/02	ISSUE FOR PERMIT

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3	2011/02/02	ISSUE FOR PERMIT

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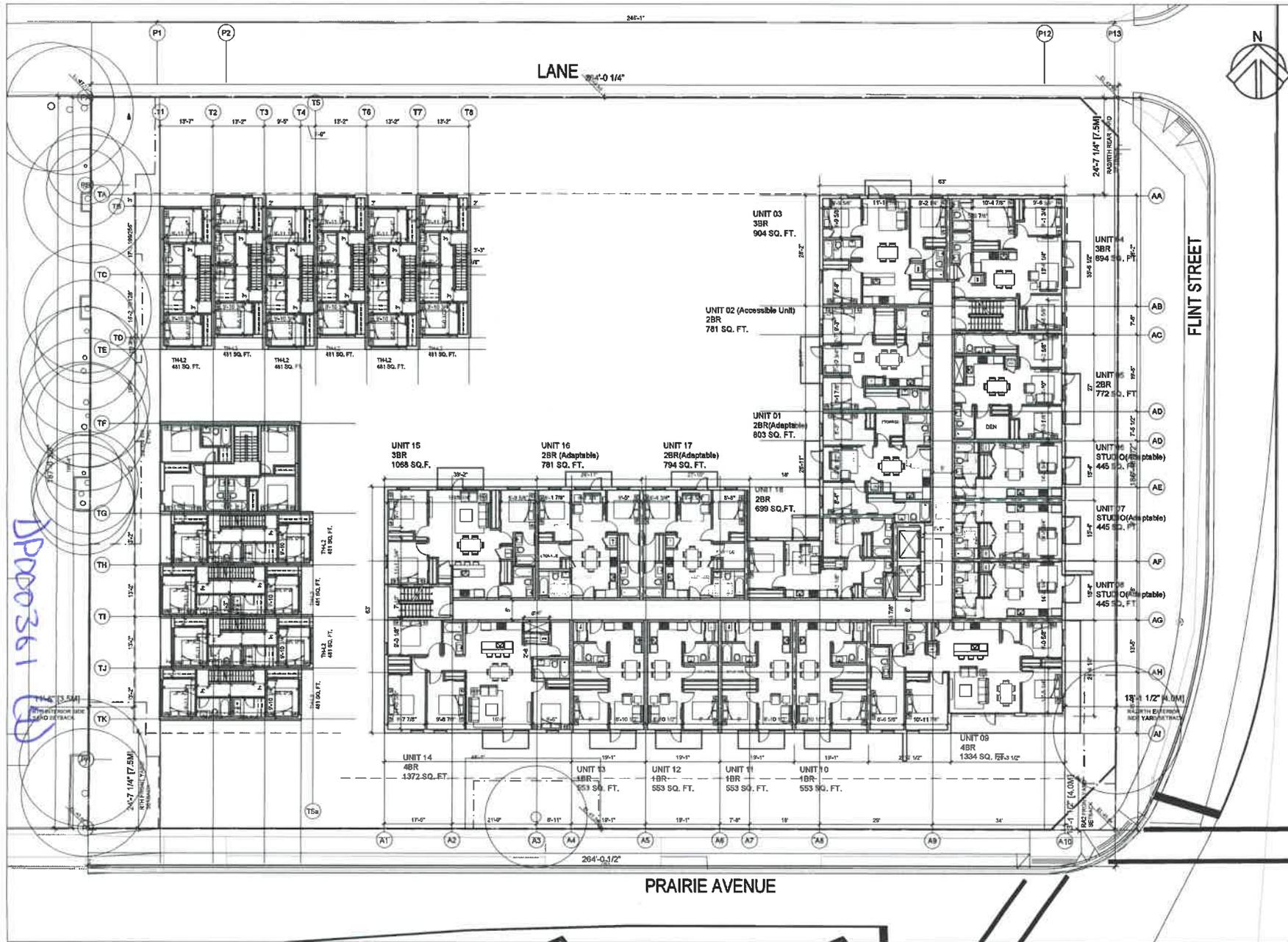
PROJECT TITLE
2115-2127 Prairie Avenue

PROJECT NO.
 DRAWN BY: User
 CHECKED BY: User
 SCALE: 1/8" = 1'-0"
 DATE: 11/10/02

SHEET TITLE
LEVEL 1

SHEET NUMBER	REV.
A1.04	1 OF 1

18000361
 (3)



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 101 EAST CORDOVA STREET, VANCOUVER BC, V6C 0G7
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 www.tlgroup.com

NO.	DATE	DESCRIPTION
1	11/10/02	ISSUED FOR PERMIT
2	11/10/02	ISSUED FOR PERMIT
3	11/10/02	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	11/10/02	ISSUED FOR PERMIT
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3	11/10/02	ISSUED FOR PERMIT

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3	11/10/02	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
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2	11/10/02	ISSUED FOR PERMIT
3	11/10/02	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	11/10/02	ISSUED FOR PERMIT
2	11/10/02	ISSUED FOR PERMIT
3	11/10/02	ISSUED FOR PERMIT

PROJECT TITLE
2115-2127 Prairie Avenue

PROJECT NO.:
 DRAWN BY: USM
 CHECKED BY: Usp
 SCALE: 1/8" = 1'-0"
 DATE: 11/10/02
LEVEL 2

SHEET NUMBER
A1.05
 1 OF 1

DP000361





DPO00361 (5)

Atira
101 East Cordova St, Vancouver BC

TL192662

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NO.	DATE	DESCRIPTION
1	2019-07-15	FOR SUBMISSION
2	2019-07-15	FOR SUBMISSION
3	2019-07-15	FOR SUBMISSION
4	2019-07-15	FOR SUBMISSION

PREPARED BY:
 IBI GROUP ARCHITECTURE & PLANNING INC.
 700-1180 West Pender Street
 Vancouver BC V6E 4R1 Canada
 Tel: 604 455 5777 Fax: 604 451 5900
 ibigroup.com

PROJECT TITLE:
2115 - 2127 Prairie Avenue

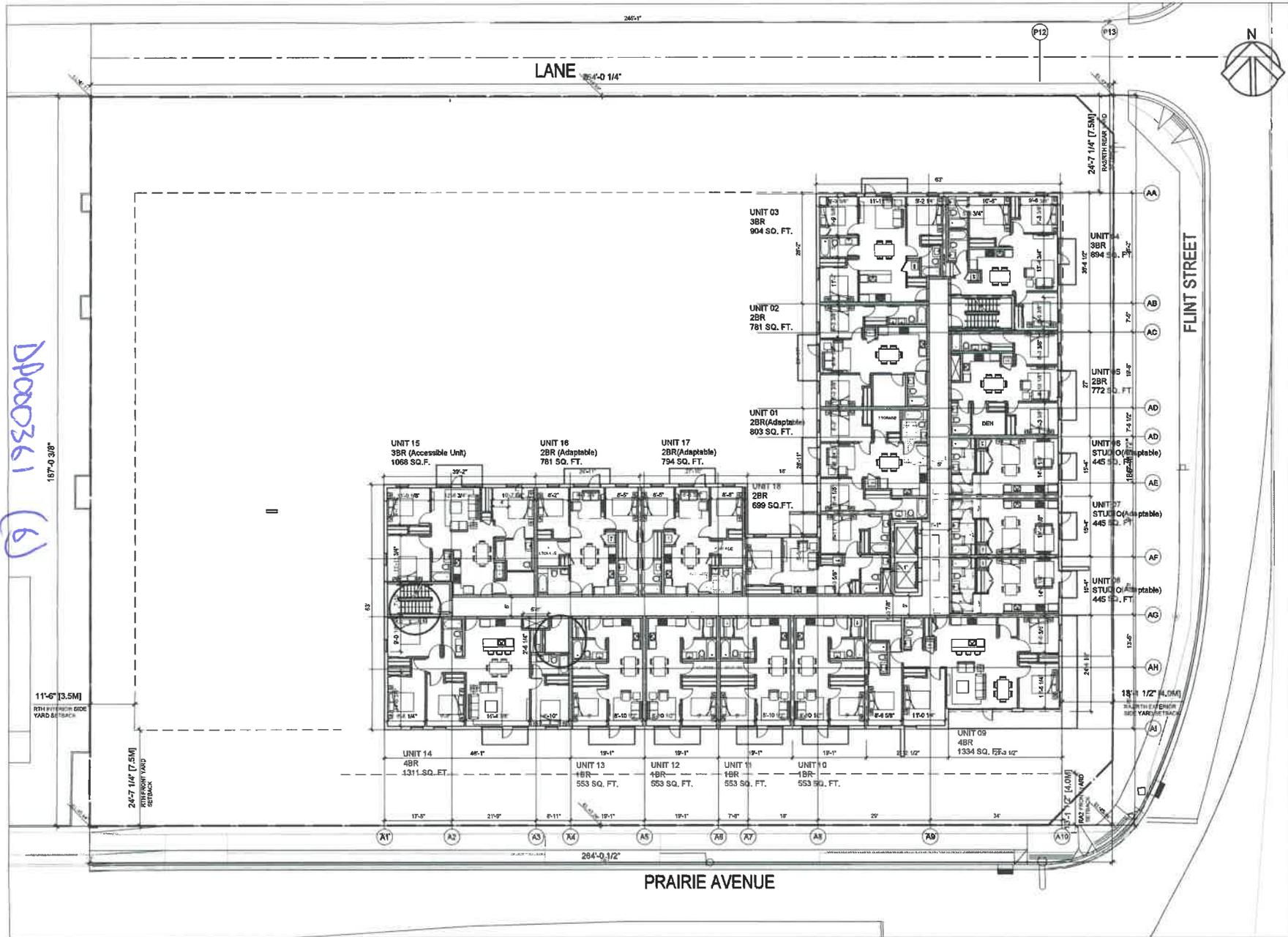
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DRAWN BY: User
CHECKED BY: User
SCALE: 3/8" = 1'-0"
DATE: 11/10/20

SHEET TITLE:
LEVEL 3

SHEET NUMBER: A1.05	REV: —
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1 OF 1



DP000361 (6)

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 101 East Cordova St, Vancouver BC

atira **TL**

COMPONENT
 This plan is a part of a project for the construction of a new building at 2115-2127 Prairie Avenue, Vancouver BC. The project is a multi-unit residential building. The plan shows the layout of the units and the common areas. The plan is for Level 4. The units are 3BR (904 sq. ft.), 2BR (781 sq. ft.), 2BR (Adaptable) (803 sq. ft.), 3BR (Accessible Unit) (1068 sq. ft.), 2BR (Adaptable) (794 sq. ft.), 2BR (689 sq. ft.), 2BR (Adaptable) (445 sq. ft.), 4BR (1334 sq. ft.), 4BR (1311 sq. ft.), 1BR (553 sq. ft.), 1BR (553 sq. ft.), 1BR (553 sq. ft.), and 1BR (553 sq. ft.).

1	ISSUED	NO. 1	NO. 1
2	ISSUED	NO. 2	NO. 2
3	ISSUED	NO. 3	NO. 3
NO.	DATE	NO.	DESCRIPTION
ISSUED	DATE	NO.	DESCRIPTION

PROJECT TITLE
 2115 - 2127 Prairie Avenue

PROJECT NO.
 —

DRAWN BY: User

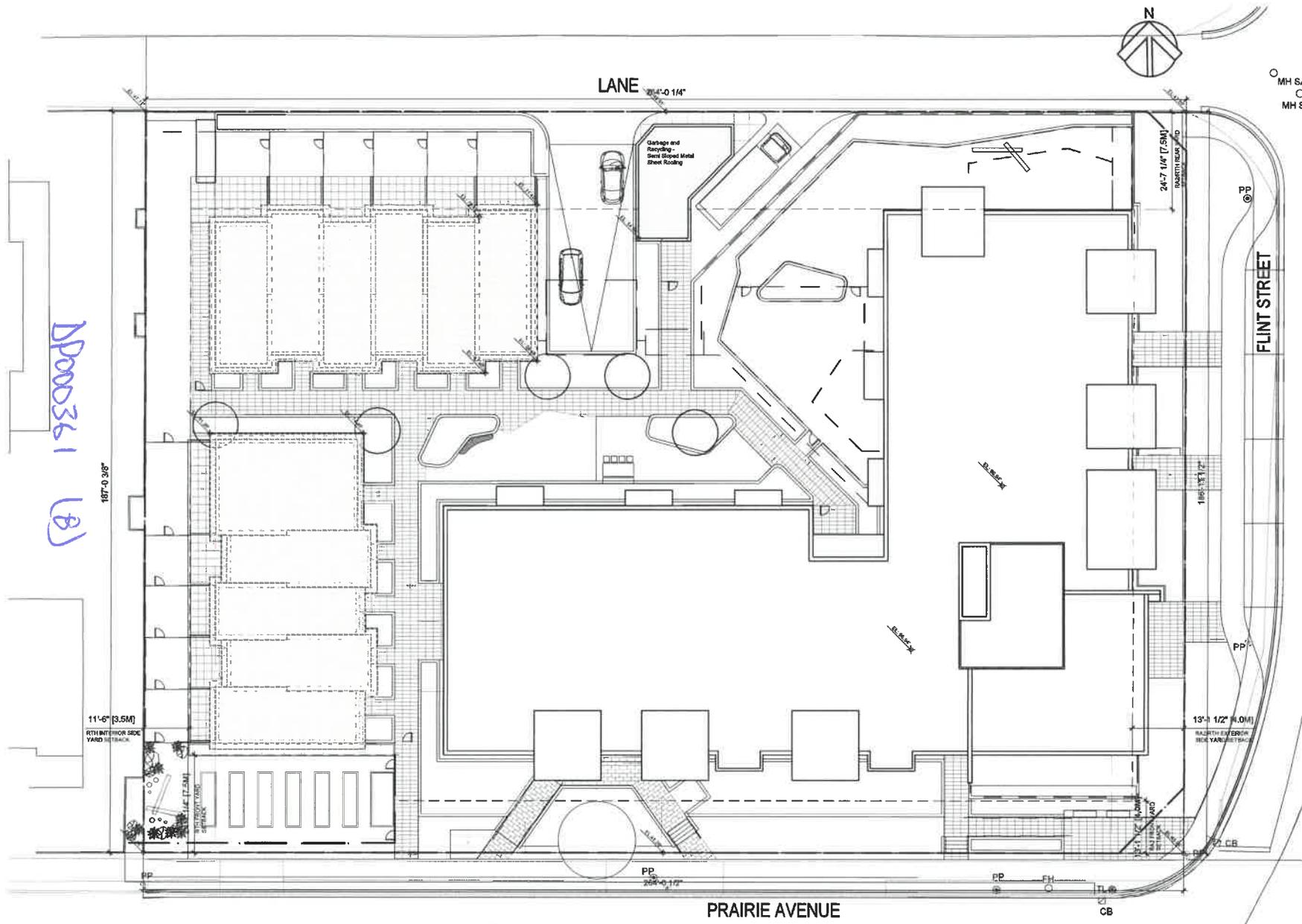
CHECKED BY: User

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

DATE: 11/11/22

SHEET TITLE
A1.06 LEVEL 4 - A1.06 LEVEL 4

SHEET NUMBER	REV.
1 OF 1	



DP00361 (B)

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NO.	DATE	DESCRIPTION
1		ISSUED

IBI GROUP ARCHITECTS (CANADA) INC.
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 Vancouver BC V6E 1B1 Canada
 Tel: 604 681 9777 Fax: 604 681 0422
 ibigroup.com

PROJECT TITLE
2115-2127 Prairie Avenue

PROJECT NO.:
 DRAWN BY: User
 CHECK BY: User
 SCALE: 3/32" = 1'-0"
 DATE: 17/10/02

SHEET TITLE
ROOF PLAN

SHEET NUMBER	REV.
A1.08	—

MATERIAL LEGEND

1	Hardie plank siding - Chestnut Brown
2	Hardie plank siding - Cobble Stone
3	Stone Veneer
4	Glazing
5	Wood Timber
6	Glass Guard rail
7	Hardy plank - White
8	Spendrel Glass
9	Hardie plank siding - White
10	Metal Louver



DP000361 (G)

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ISSUED FOR:
 001 00001 000001 (000001) 000001

1	2015/10/02	CP APPROVAL
2	2015/10/02	CP APPROVAL
1	2014/05/01	PERMISSION APPLICATION

NO.	DATE	DESCRIPTION

PROJECT CONSULTANT
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 900 ORCHARD
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 VANCOUVER BC V3J 0K1 Canada
 TEL 604 633 8797 FAX 604 633 5422
 ibi@ibi.com

PROJECT TITLE
 2115-2127 Prairie Avenue

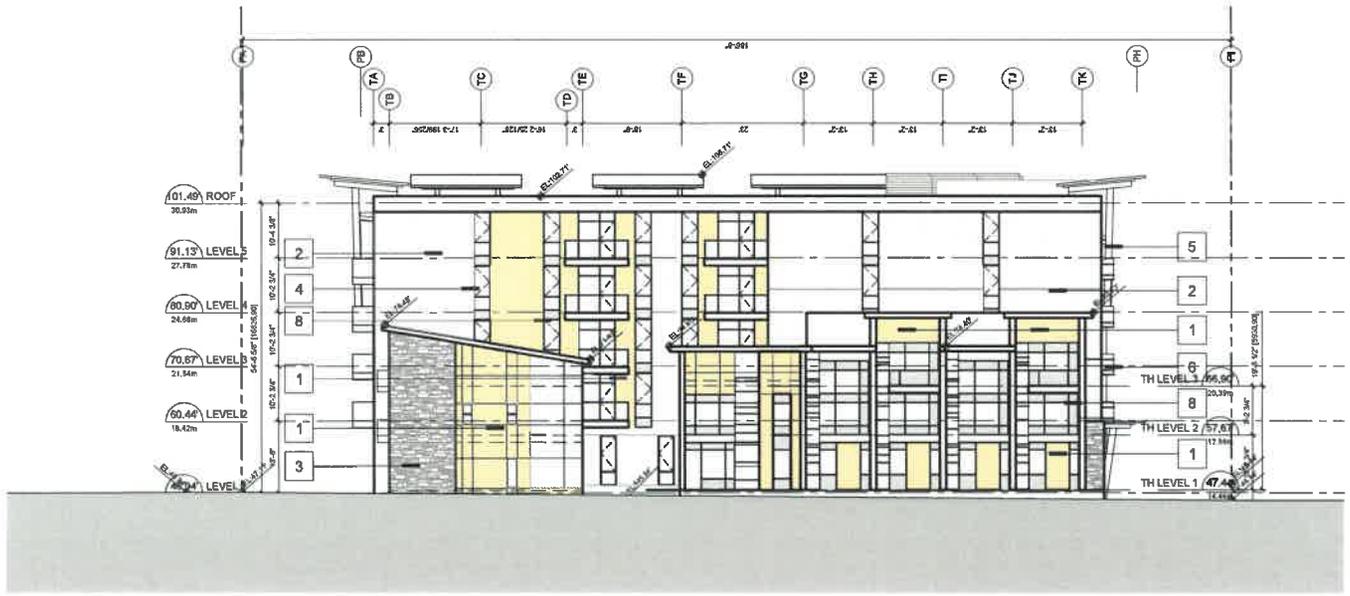
PROJECT NO.: _____
DRAWN BY: User
CHECKED BY: User
SCALE: 3/32" = 1'-0"
DATE: 11/20/02

SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER	REV.
A2.01	1 OF 1

MATERIAL LEGEND

1	Hardie plank siding - Chestnut Brown
2	Hardie plank siding - Cobble Stone
3	Stone Veneer
4	Glazing
5	Wood Timber
6	Glass Guard rail
7	Hardy plank - White
8	Spandrel Glass
9	Hardie plank siding - White
10	Metal Louver



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Akira
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1	2018/05/03	BY REVISION	BY REVISION
2	2018/05/03	BY REVISION	BY REVISION
3	2018/05/03	BY REVISION	BY REVISION
NO.	DATE	DESCRIPTION	DESCRIPTION

ISSUES

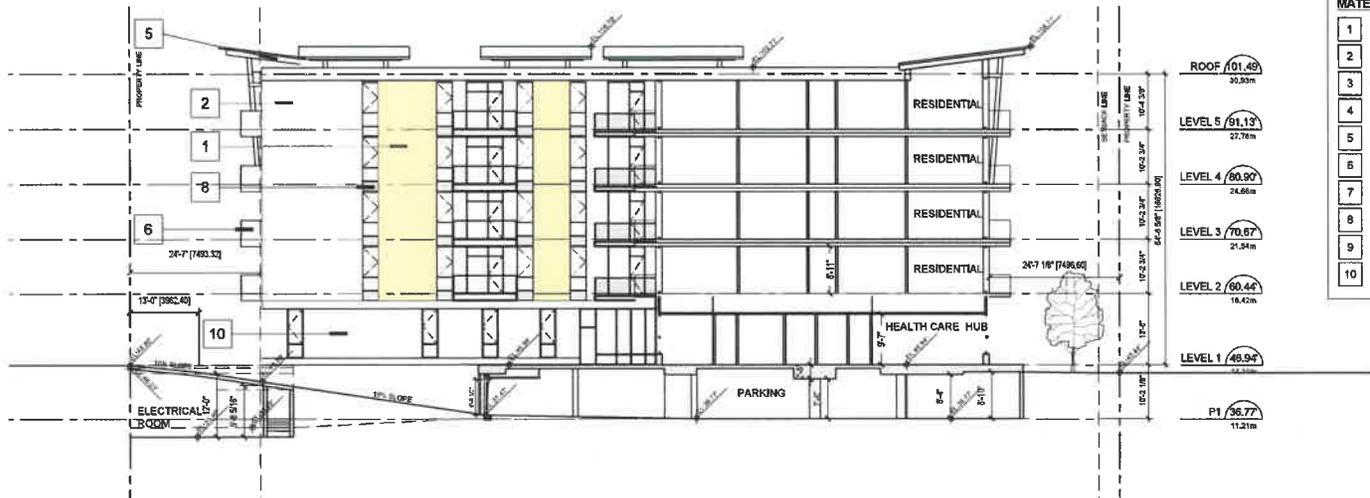
PROJECT CONSULTANT
IBI GROUP ARCHITECTS (CANADA) INC.
 700 - 130 West Pender Street
 Vancouver BC V6R 4T1 Canada
 604 681 8111 Fax 604 681 8122
 ibigroup.com

PROJECT TITLE
 2115 - 2127 Prairie Avenue

PROJECT NO.: ---
DRAWN BY: User
CHECKED BY: User
SCALE: 1/8" = 1'-0"
DATE: 1/1/2022

SHEET TITLE
WEST ELEVATION

SHEET NUMBER	REV.
A2.04	---
1 OF 1	



MATERIAL LEGEND

- 1 Hardie plank siding - Chestnut Brown
- 2 Hardie plank siding - Cobble Stone
- 3 Stone Veneer
- 4 Glazing
- 5 Wood Timber
- 6 Glass Guard rail
- 7 Hardie plank - White
- 8 Spandrel Glass
- 9 Hardie plank siding - White
- 10 Metal Louver

1 SECTION A
3/32" = 1'-0"



2 SECTION B
3/32" = 1'-0"

DP000361
(13)

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NO.	DATE	DESCRIPTION
1	2018/08/08	REV 01 - SUBMISSION
2	2018/08/08	REV 02 - SUBMISSION
3	2018/08/08	REV 03 - SUBMISSION
4	2018/08/08	REV 04 - SUBMISSION
5	2018/08/08	REV 05 - SUBMISSION
6	2018/08/08	REV 06 - SUBMISSION
7	2018/08/08	REV 07 - SUBMISSION
8	2018/08/08	REV 08 - SUBMISSION
9	2018/08/08	REV 09 - SUBMISSION
10	2018/08/08	REV 10 - SUBMISSION

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100 - 1015 West Pender Street
Vancouver BC V6E 0G1 Canada
tel 604.683.8700 fax 604.683.8800
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PROJECT TITLE
2115 - 2127 Pratlle Avenue

PROJECT NO. —

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

DATE: Y20180808

SHEET TITLE
SECTION A-B

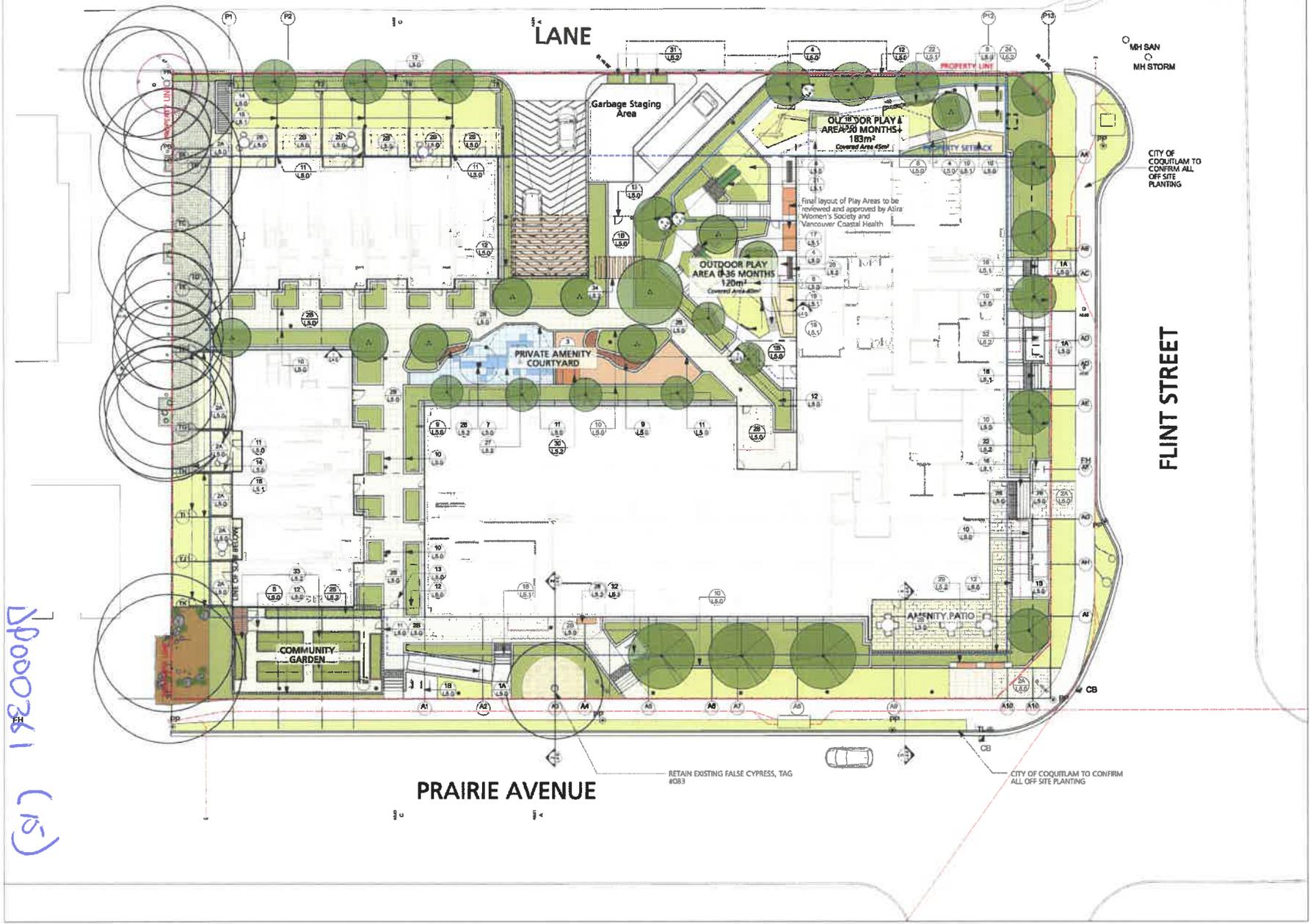
SHEET NUMBER A3.01	REV: —
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1 OF 1

KEY LEGEND

On-Grade Concrete	Compacted Granular Fines	Concrete Curb	7" Side	Storage Sheds	Modular Planters
On-Slab Concrete	Granular Base Course	Manal Fence	Crusher Run	Deck & Play	2" x 4" Posts
On-Grade Hydroponic Sub	Play Fall Tiles	Manal Gate	Leaf Play	Block & Play	2" x 4" Posts
On-Slab Hydroponic Sub	SoftPlay Synthetic Lawn	Wooden Fence and Screen	4" Side	Wood Mounted Bench	Planter Bed
Wood Decking	Custom Benches	Wooden Fence and Screen	Works Log Border Wall	Wood Mounted Bench	Landscape Table
Textile Concrete Paving	Concrete Planer Wall	CP Concrete Rise and Handrail	Children's Garden Bed	Planter Table and Benches	

P.A.
 Landscape Architecture
 8, Blue Jay & Hamilton Inc.
 112 East Broadway
 Vancouver, BC V6T 1W6
 604 253 4155
 604 253 6152
 www.palandscape.com



- 4. Issued for Building Permit 2019/1312
- 3. Re-issued for Development Permit 2019/1003
- 2. Re-issued for DP 2019/0823
- 1. Issued for DP 2019/05/17

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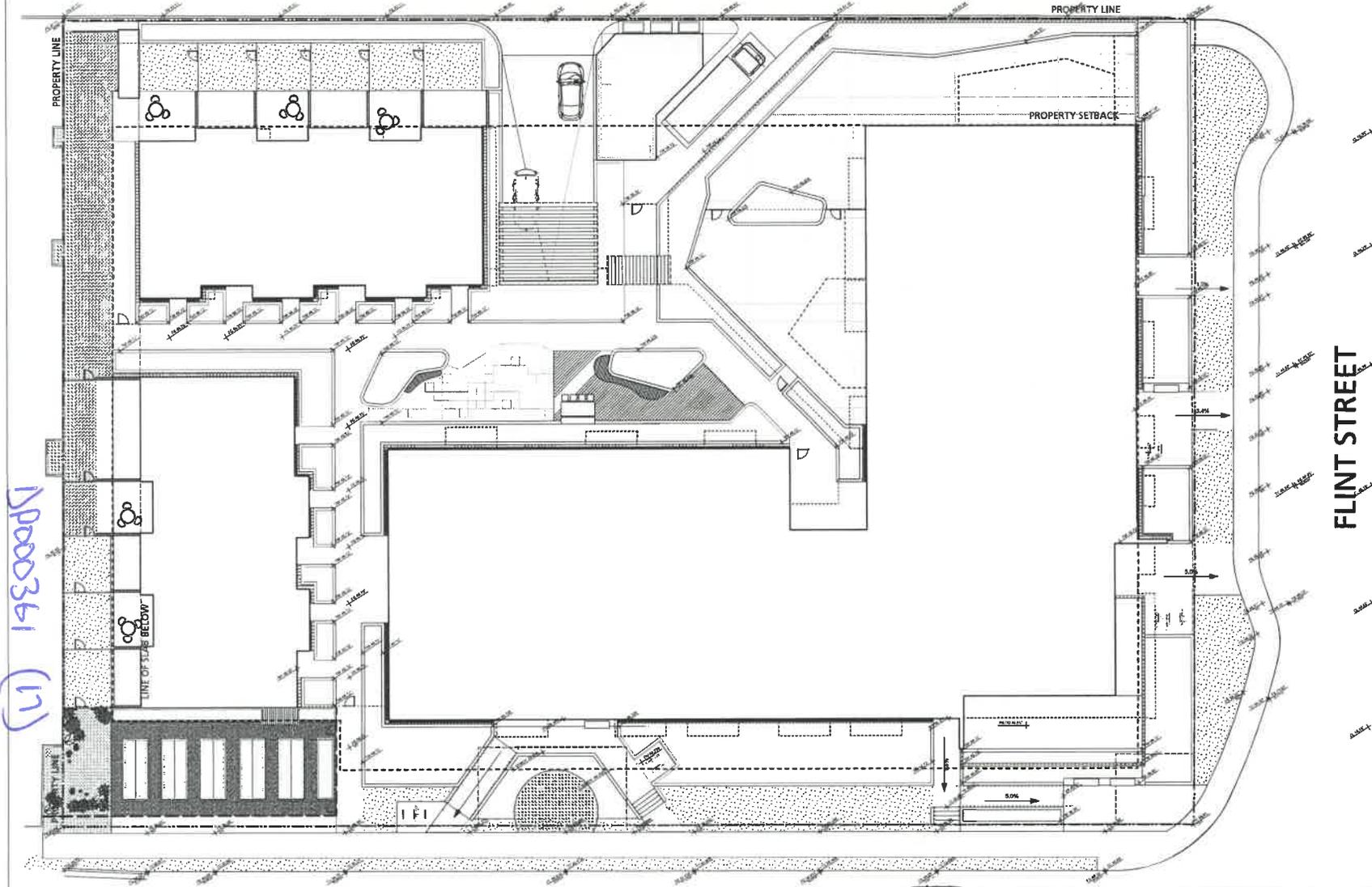
The Alex,
 2115-2127 Prairie Ave,
 Port Coquitlam, BC

Landscape Key Plan

Project Name:	Drawn By:	KS
Client:	Checked By:	MP
Scale:	Job No.:	18-006
Sheet No.:		

L 1.0

LANE



13000361 (17)

GRADING LEGEND	
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
FG	FINISHED GRADE
INT	INTERPOLATED GRADE
EX	EXISTING GRADE
FFE	FINISHED FLOOR ELEVATION
	AREA DRAIN
	S-LEVEL AREA DRAIN
	PLANTER DRAIN
	LAWN BASIN

- GRADING NOTES**
- Contractor to ensure all paving slopes to drain away from building.
 - Contractor to ensure topsoil slopes and drains away from all buildings.
 - Soft landscape finished grade to be min 200 mm below any finished building clearance.
 - Contractor to report any discrepancies in grade.
 - Slope all surfaces to drains as shown.

3 Re-issued for Development Permit	2018/10/03
2 Re-issued for DP	2018/06/22
1 Issue for DP	2018/05/17
Revision No.	Date

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 Client:



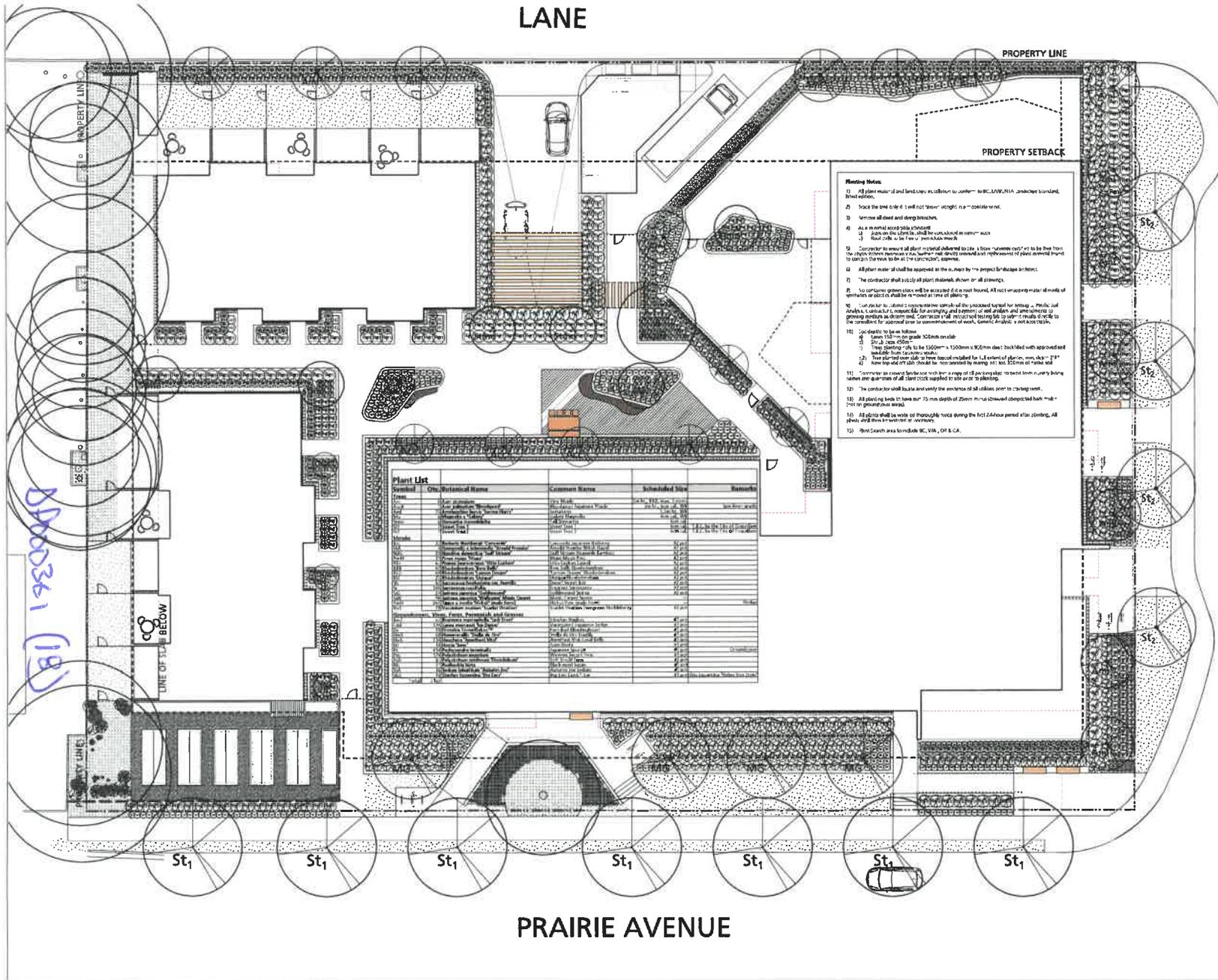
Project Title:
**The Alex
 2115-2127 Prairie Ave
 Port Coquitlam, BC**

Drawing Title:
Grading Plan

Project No.:	Drawn By:	ks
	Checked By:	mmp
Scale:	Job No.:	18-006
Sheet No.:		

L2.0

LANE



- Planting Notes:**
- 1) All plant material and landscape installation to conform to B.C.L.A.P.A. Landscape Standard, 3rd Edition.
 - 2) Face the back edge of a wall not "lower" (height) in a "cave" void.
 - 3) Remove all dead and dying branches.
 - 4) As an ornamental shrub or tree is installed:
 - a) Stake on the plant is shall be unattached in summer.
 - b) Stake 2/3" in for a 1/2 inch hole.
 - 5) Contractor to ensure all plant material delivered to site is from "runners out" or to be free from the origin through inspection for quality and density. Material requirements of plant material must be set on the back side of the contractor's expense.
 - 6) All plant material shall be accepted at the site by the project manager on-site.
 - 7) The contractor shall supply all plant material shown on all drawings.
 - 8) No container green stock will be accepted at the site. All root wrapping material made of vermiculite or perlite shall be removed at time of delivery.
 - 9) Contractor to submit a representative sample of the proposed topsoil for testing - pH, field and bulk density, and a recommendation for amending and placement of all organic and amendments or growing medium as determined. Contractor shall record soil testing lab to submit results directly to the contractor for approval prior to commencement of work. General Analysis is not acceptable.
 - 10) Soil specific to be as follows:
 - a) Layer 150mm on grade 350mm outside of 1/2" x 1/2" mesh.
 - b) Top planting soil to be 1000mm x 1000mm x 90mm deep: back filled with approved landscape soil to 1/2" mesh.
 - c) Topsoil must be at least 100mm deep, 1/2" mesh, 1/2" x 1/2" mesh.
 - d) New top soil (1/2" mesh) should be incorporated by mixing in 1/2" x 1/2" mesh soil.
 - 11) Contractor to ensure topsoil is not a layer of 1/2" on any slope to avoid erosion being unless the approval of all client work supplied to site prior to planting.
 - 12) The contractor shall ensure and verify the existence of all utilities prior to planting work.
 - 13) All planting beds to have a 75 mm depth of 20mm minimum diameter compacted back material or granular material.
 - 14) All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants are to be watered or sprayed.
 - 15) Final Search area to include BC, WA, OR & CA.

Symbol	Botanical Name	Common Name	Scheduled Size	Remarks
St1	Stipa sp.	Stipa	100mm	Planting
St2	Stipa sp.	Stipa	150mm	Planting
St3	Stipa sp.	Stipa	200mm	Planting
St4	Stipa sp.	Stipa	250mm	Planting
St5	Stipa sp.	Stipa	300mm	Planting
St6	Stipa sp.	Stipa	350mm	Planting
St7	Stipa sp.	Stipa	400mm	Planting
St8	Stipa sp.	Stipa	450mm	Planting
St9	Stipa sp.	Stipa	500mm	Planting
St10	Stipa sp.	Stipa	550mm	Planting
St11	Stipa sp.	Stipa	600mm	Planting
St12	Stipa sp.	Stipa	650mm	Planting
St13	Stipa sp.	Stipa	700mm	Planting
St14	Stipa sp.	Stipa	750mm	Planting
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St16	Stipa sp.	Stipa	850mm	Planting
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St19	Stipa sp.	Stipa	1000mm	Planting
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St51	Stipa sp.	Stipa	2600mm	Planting
St52	Stipa sp.	Stipa	2650mm	Planting
St53	Stipa sp.	Stipa	2700mm	Planting
St54	Stipa sp.	Stipa	2750mm	Planting
St55	Stipa sp.	Stipa	2800mm	Planting
St56	Stipa sp.	Stipa	2850mm	Planting
St57	Stipa sp.	Stipa	2900mm	Planting
St58	Stipa sp.	Stipa	2950mm	Planting
St59	Stipa sp.	Stipa	3000mm	Planting
St60	Stipa sp.	Stipa	3050mm	Planting
St61	Stipa sp.	Stipa	3100mm	Planting
St62	Stipa sp.	Stipa	3150mm	Planting
St63	Stipa sp.	Stipa	3200mm	Planting
St64	Stipa sp.	Stipa	3250mm	Planting
St65	Stipa sp.	Stipa	3300mm	Planting
St66	Stipa sp.	Stipa	3350mm	Planting
St67	Stipa sp.	Stipa	3400mm	Planting
St68	Stipa sp.	Stipa	3450mm	Planting
St69	Stipa sp.	Stipa	3500mm	Planting
St70	Stipa sp.	Stipa	3550mm	Planting
St71	Stipa sp.	Stipa	3600mm	Planting
St72	Stipa sp.	Stipa	3650mm	Planting
St73	Stipa sp.	Stipa	3700mm	Planting
St74	Stipa sp.	Stipa	3750mm	Planting
St75	Stipa sp.	Stipa	3800mm	Planting
St76	Stipa sp.	Stipa	3850mm	Planting
St77	Stipa sp.	Stipa	3900mm	Planting
St78	Stipa sp.	Stipa	3950mm	Planting
St79	Stipa sp.	Stipa	4000mm	Planting
St80	Stipa sp.	Stipa	4050mm	Planting
St81	Stipa sp.	Stipa	4100mm	Planting
St82	Stipa sp.	Stipa	4150mm	Planting
St83	Stipa sp.	Stipa	4200mm	Planting
St84	Stipa sp.	Stipa	4250mm	Planting
St85	Stipa sp.	Stipa	4300mm	Planting
St86	Stipa sp.	Stipa	4350mm	Planting
St87	Stipa sp.	Stipa	4400mm	Planting
St88	Stipa sp.	Stipa	4450mm	Planting
St89	Stipa sp.	Stipa	4500mm	Planting
St90	Stipa sp.	Stipa	4550mm	Planting
St91	Stipa sp.	Stipa	4600mm	Planting
St92	Stipa sp.	Stipa	4650mm	Planting
St93	Stipa sp.	Stipa	4700mm	Planting
St94	Stipa sp.	Stipa	4750mm	Planting
St95	Stipa sp.	Stipa	4800mm	Planting
St96	Stipa sp.	Stipa	4850mm	Planting
St97	Stipa sp.	Stipa	4900mm	Planting
St98	Stipa sp.	Stipa	4950mm	Planting
St99	Stipa sp.	Stipa	5000mm	Planting
St100	Stipa sp.	Stipa	5050mm	Planting

FLINT STREET

3 Re-issued for Development Permit 2018/1003
2 Re-issued for DP 2018/0623
1 Issue for DP 2018/0517
Revision No. Date

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Client:



Project Title: **The Alex
2115-2127 Prairie Ave
Port Coquitlam, BC**

Drawing Title: **Planting Plan**

Project No: _____ Drawn By: **kof/w**
Checked By: **m/p**

Scale: **3/32" = 1'-0"** Job No.: **18-006**

Sheet No.: **L3.0**

LANE

MH SAN
 MH STORM

PROPERTY LINE

PROPERTY SETBACK

FLINT STREET

- General Notes:**
1. The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system to meet 50% potable water reductions.
 2. The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
 3. The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
 4. The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
 5. Provide rain sensor on system. Location to be determined.
 6. Flow thru all piping not to exceed 5ft/sec.
 7. Irrigation contractor to ensure all sleeves, couplings, and location of the rain sensor are coordinated with general contractor.
 8. The irrigation drawings shall be read in conjunction with the landscape architect's specifications and BIMC standards or better.
 9. The irrigation system shall be installed as per the landscape architect's specifications and BIMC standards or better.
 10. The mechanical contractor shall install the double check valve and a bypass connection in the water entry room and run supply lines to all stub-out locations. See plans.
 11. City of Coquitlam Engineering to confirm requirements for off-site irrigation.
 12. The irrigation contractor to submit shop drawings for approval prior to installation.
 13. The irrigation contractor to provide as-built drawings following construction.

IRRIGATION LEGEND

	HOSE BIB
	STUBOUT LOCATION 1 1/2" ball valve & #30C in 1415 box, 70 PSI @ 35 US GPM
	SHRUB ZONE Use Rainbird Sprayheads, Valves and Oriflows. See Notes
	LAWN ZONE Use Rainbird Sprayheads and Valves. See Notes
	SLEEVE LOCATION 2" Diameter Sleeve

11000361 (10)

Irrigation in City right of way to be confirmed by City of Coquitlam Engineering Department

Irrigation in City right of way to be confirmed by City of Coquitlam Engineering Department

3 Re-issued for Development Permit	2018/10/03
2 Re-issued for DP	2018/06/23
1 Issue for DP	2018/05/17
Revision No.	Date

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 Client:

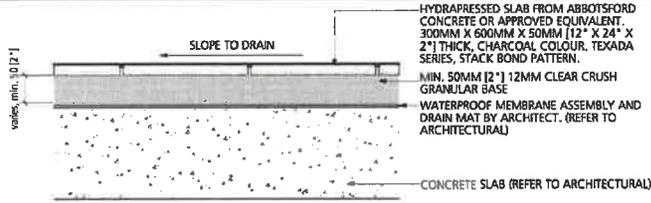


Project Title: **The Alex
 2115-2127 Prairie Ave
 Port Coquitlam, BC**

Drawing Title: **Irrigation Plan**

Project No:	Drawn By: ksjw
	Checked By: mmp
Scale: 3/32" = 1'-0"	Job No: 18-006
Sheet No:	

L3.1



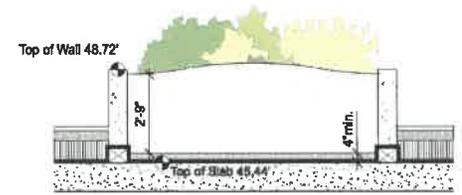
3, 3, 4 Hydrapressed Slab Pavers



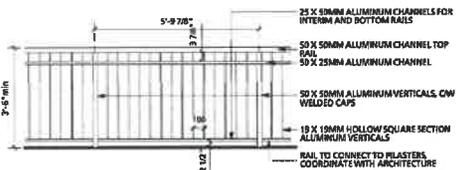
SECURED BY TRIM OR APPROVED EQUIVALENT

COLOUR, TRIM, BURNING RESISTANCE, SURVEYAL TRIM, BACKOUT LOWER BURNING RES. SUBJECT TO CONTRACTOR

5 Trex Decking

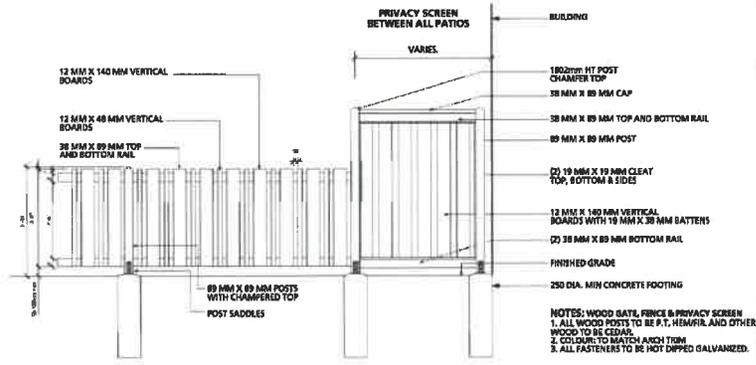
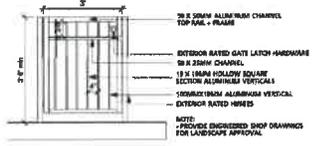


6 Typical Planter Bed DETAIL 1/2" = 1' 0"



NOTE: ALL METAL TO HAVE WHITE POWDER COAT FINISH TO MATCH ARCHITECTURAL. ALL WELDS TO BE GRIND SMOOTH. SHOP DRAWINGS REQUIRED FOR ALL FINISHES CONNECTIONS AND HARDWARE. SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL.

9 Metal Fence and Gate



10 Wood Fence and Privacy Screen

DP000361 (20)

PlayTiles®

10 YEAR LIMITED WARRANTY

11 Safety Tile Surfacing

KOMPANI BLOCK 1

Product Size: 400x400mm

Product Weight: 11.12

Max. Use Speed: 200

Max. Impact: 100

12 Play Equipment

KOMPANI Splice 2

Product Size: 100x100mm

Product Weight: 0.12

Max. Use Speed: 200

Max. Impact: 100

14 Bench

MAGRIN MLR728-W 720 SERIES

Product Size: 720x280x100mm

Product Weight: 12.5kg

Max. Use Speed: 200

Max. Impact: 100

3	Re-issued for Development Permit	2019/10/03
2	Re-issued for DP	2019/08/23
1	Issue for DP	2019/05/17
	Revision No.	Date

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Project Title: **The Alex 2115-2127 Prairie Ave Port Coquitlam, BC**

Drawing Title: **Landscape Details**

Project No:	Drawn By: KS
Checked By: MP	
Date: NTS	Job No: 18-006
Sheet No: 18-006	

L 5.0

Equiparc



EP 1021 **700**

SPECIFICATIONS

Finish: Grey
 Material: Polypropylene
 Weight: 1.2 kg
 Dimensions: 1000 x 1000 x 100 mm

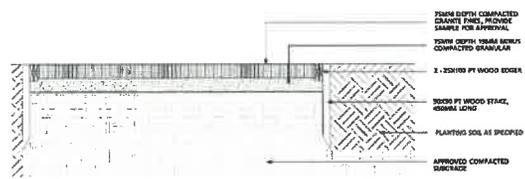
CONCRETE SLAB AND FINISHES

1. 150MM MIN. DEPTH 18MPA MINUS CURBED GRANULAR
 APPROVED COMPACTED SUBGRADE

2. 200MM MIN. DEPTH 18MPA MINUS CURBED GRANULAR
 APPROVED COMPACTED SUBGRADE

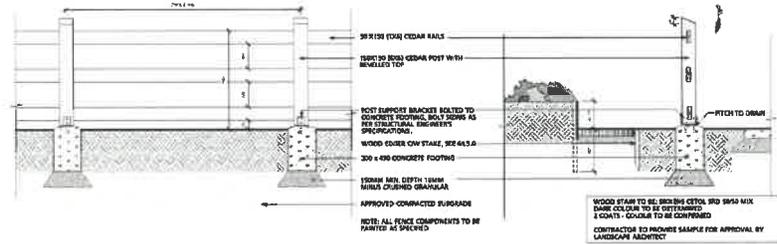
3. 100MM MIN. DEPTH 18MPA MINUS CURBED GRANULAR
 APPROVED COMPACTED SUBGRADE

4. 100MM MIN. DEPTH 18MPA MINUS CURBED GRANULAR
 APPROVED COMPACTED SUBGRADE



18 Seating at Harvest Table

23 Crushed Stone Paving

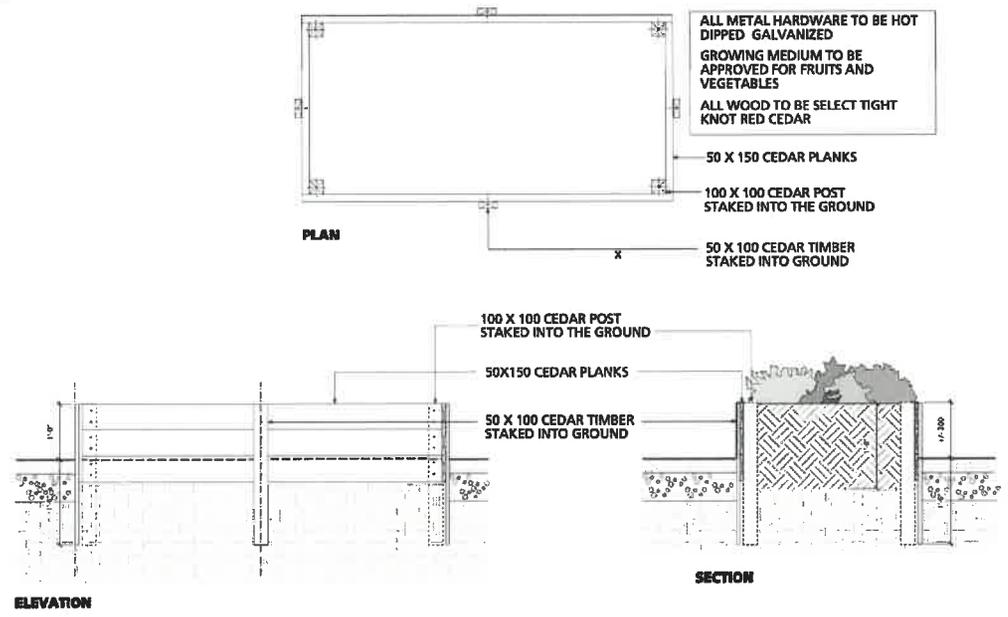


23 Crushed Stone Paving



Spica Saver Double Door Lean to Shed | 8x4
 Supplied by: Sunbury Fencing and Decking, 604-288-1900

25 Storage Shed



24 Raised Planting Beds

1 Re-issued for Development Permit 2019/10/03
 Revision No. Date

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Project Title: **The Alex
 2115-2127 Prairie Ave
 Port Coquitlam, BC**

Drawing Title: **Landscape Details**

Project Name: **atira**

Project Number: **18-006**

Scale: **As Shown**

Sheet No.: **18-006**

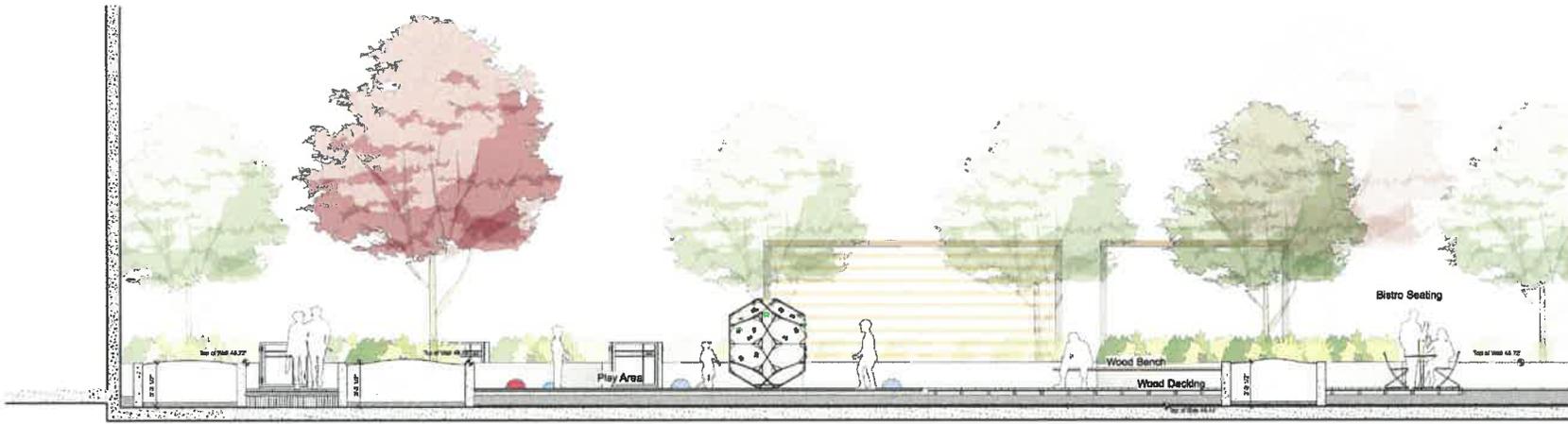
Project Name: **atira**

Project Number: **18-006**

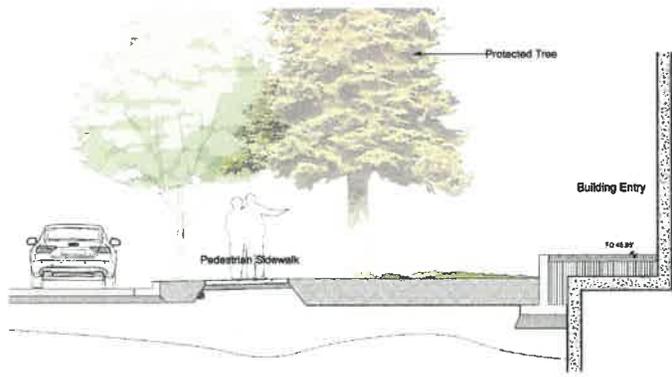
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Sheet No.: **18-006**

L 5.1

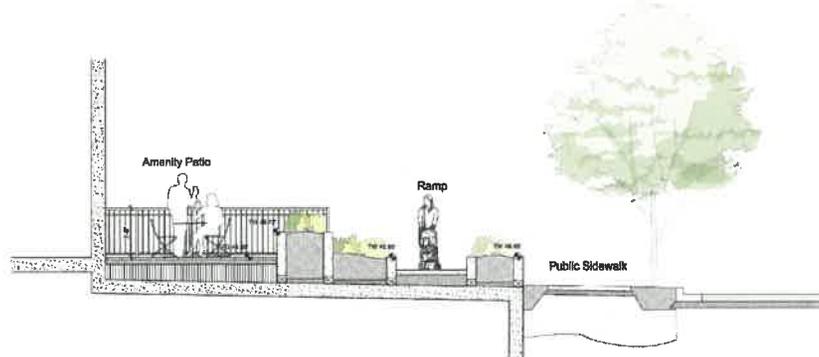


1 Courtyard SECTION
 1/4" = 1' 0"



DP00361 (22)

Health Hub Entry SECTION
 1/4" = 1' 0"



3 Amenity Patio SECTION
 1/4" = 1' 0"

3 Re-issued for Development Permit	2019/10/05
2 Re-issued for DP	2019/08/23
1 Issue for DP	2019/05/17
Revision No.	Date

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 Client:



Project Title:
**The Alex
 2115-2127 Prairie Ave
 Port Coquitlam, BC**

Drawing Title:
Illustrative Sections

Project No.:	Drawn By:	KS
	Checked By:	MP
Scale:	Job No.:	18-005
Sheet No.:	As Shown	18-005

L 4.0

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Buildings designed to meet step 3 of the BC Energy Step Code	BP stage; staff review of BP submission
Flat roofs are to have a high solar reflectance to reduce heat absorption and heat build-up	BP stage; staff review of BP submission
Windows will be operable, sized and located to increase opportunities for natural ventilation	DP and BP stage; staff review of building plans
Windows are to be high performance glazing	BP stage; written confirmation by Developer along with staff review of BP submission
Locate trees and other landscaping to maximize shading	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Use of energy star rated appliances	BP stage; written confirmation by Developer

Water conservation:

Conservation Measure	Verification Method
High-efficiency irrigation system with rain sensors will be installed	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Minimum depth of soil for planting areas will be 30cm	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Use of low-flow plumbing fixtures	BP stage; written confirmation by Developer

GHG Reduction:

Conservation Measure	Verification Method
A waste management plan will be followed during construction to divert materials for the landfill	BP stage; written confirmation by Developer
Adequate storage space for garbage, recycling and organic materials shall be provided in easily accessible, secure locations	DP and BP stage; staff review of building plans
Rough-in to facilitate EV charging for all parking spaces	BP stage; written confirmation by Developer along with staff review of BP submission
Building will utilize materials with low volatile organic compound (VOC) off-gassing potential	BP stage; written confirmation by Developer along with staff review of BP submission
Installation of bike racks (exterior) and bike storage (interior) to promote alternative transportation	DP and BP stage; staff review of landscape drawing

per OCP Sec. 9.11 Environmental Conservation DPA designation

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

RECOMMENDATION:

That Committee of Council:

1. Approve in principle Development Permit DP000413, regulating a mixed-use commercial development at 2241 and 2251 McAllister Avenue.
2. Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary parking, floor area regulations and street design, and
3. Forward Development Variance Permit DVP00068 to Council with support for consideration, subject to comments from neighbourhood input.

PREVIOUS COUNCIL/COMMITTEE ACTION

April 14, 2020, Committee of Council directed staff to proceed with detailed design of the McAllister Streetscape Improvements.

REPORT SUMMARY

This report describes applications for a development permit to regulate a mixed commercial/residential building and a development variance permit to reduce required parking and increase permitted floor area at 2241 and 2251 McAllister Avenue. This site is being developed by Quarry Rock Developments with a five-storey building with underground parking, ground floor commercial uses and 63 apartment residential units on the upper floors. The project is designed to generally comply with the site's commercial zoning and development permit designations and support Official Community Plan policies to create a vibrant downtown reflecting the area's heritage. The applicants have asked for consideration of a variance to the parking bylaw to allow for a greater percentage of payment in lieu of parking and to vary the required parking for a portion of the commercial floor space, as well as a variance to the zoning bylaw to allow for additional floor area. Staff are also recommending a variance to the Subdivision Servicing Bylaw to provide enhanced street improvements on McAllister Avenue in accordance with the new McAllister Streetscape design.

Staff recommends Committee provide approval in principle to the development permit, advise Council that Committee supports further consideration of the variances and authorize staff to provide public notification of the variances.

BACKGROUND

The applicant, Quarry Rock Development, has entered into an agreement with the City of Port Coquitlam to redevelop a city-owned parking lot and the site of a former commercial building at 2241 and 2251 McAllister Avenue with a mixed use five-storey building. The agreement provides for the City to retain ownership of a portion of the street level commercial space once the building is constructed, along with provision of a public plaza and extension of the Donald Street Pathway.

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

The 3,077m² (33,130 ft²) site is located mid-block on the north side of McAllister Avenue. The western portion of the site (2251 McAllister) is currently used as a public parking lot. The eastern portion of the site (2241 McAllister) has been vacant for several years following a fire that destroyed the previous single-storey commercial building. Surrounding land uses are comprised of commercial, commercial mixed-use, institutional and apartment. Adjacent development includes the Me and Ed's restaurant building directly to the east, the PoCo Bowl bowling alley directly to the west, City Hall and the Outlet community building to the south of McAllister Avenue and a number of small scale commercial buildings north of the rear lane.



Location map

There are seven trees currently on the site including three white ash, two Japanese maple, one hornbeam and one deodar cedar. There are three public art installations on or adjacent to the site; two salmon benches and two pebble mosaics fronting the street and a pavement mural incorporated into the walkway running along the eastern edge of the parking lot. These artworks were commissioned in the early 2000s by the City to enhance the McAllister parking lot.

The Official Community Plan designates the site as Downtown Commercial; policies of the Plan promote a higher density of development appropriate to the Downtown, including residential uses above the first storey. The property is zoned CC – Community Commercial which permits a wide variety of commercial uses and apartments above the first floor.

The objectives of the site's Downtown development permit area designation are intended to:

- promote the development of a “High Street” along the commercial segments of Shaughnessy Street that concentrates retail, office, and residential activity into an attractive, pedestrian oriented environment.
- ensure consistency and coordination of architectural form, massing, and siting of new commercial, mixed-use and residential development.

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

- reinforce the role of the Downtown as the economic and cultural centre of the community through the creation of a distinctive office, shopping and residential precinct.

The environmental conservation development permit area designation encourages:

- sustainable development and building design,
- efficient use of energy, water and other resources, and
- the reduction of waste and pollution.

In addition to the Policies of Official Community Plan, in 2017 the City endorsed implementation of the Recommendations for a Downtown Action Plan which built upon the existing vision and strength of the downtown to reinforce the importance of Shaughnessy Street as the high street and the civic/arts precinct and McAllister Street as a critical mixed use spine.

Proposed Development

Building and Landscape Design

Quarry Rock Developments proposes to construct a five-storey building with ground floor commercial space, apartments on the upper floors with parking in an underground parkade. The project has been designed to include a 233m² (2,509 ft²) plaza located near the southwest corner of the site and an extension to the Donald Street Pathway between McAllister Avenue and the rear lane.



McAllister Avenue Streetscape

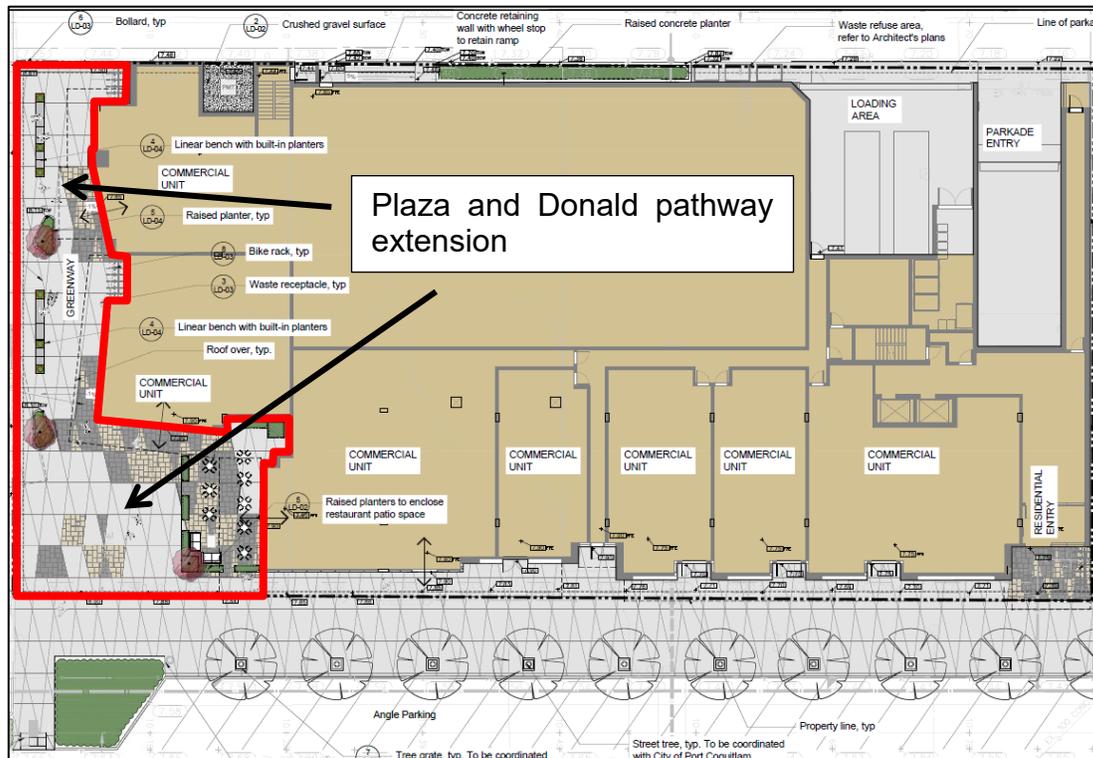
The ground floor commercial space consists of seven commercial units providing a combined commercial floor area of 1,814m² (19,530 ft²). Four of the commercial units will front McAllister Avenue, two will front the plaza/pathway and one will front both the plaza and McAllister Avenue. The residential portion includes 63 apartments consisting of 7 one-bedroom, 30 one-bedroom plus dens, 11 two-bedroom, 11 two-bedroom plus den and 4 three-bedroom. The units will range in size from 60m² (646 ft²) to 115m² (1,237 ft²) and each will have a balcony or patio. All Access for the underground parking is to be located off the rear lane along with two commercial loading bays which are recessed into the rear of the building and secured with an overhead gate.

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

The project Architect describes the building design as an expression of the city of Port Coquitlam, mixing traditional building features with a contemporary twist taking architecture cues from the early 20th century industrial brick buildings while also blending modern forms and materials. An excerpt of the Architects description of the development character is included as an attachment to this report.

The building has been designed with a high quality of architectural character and includes a generous amount of brick and high-quality metal panel and fibre-cement board in a mixture of colours and textures with substantial glazing for high exposure of the commercial retail units. Steel and glass canopies are proposed along the street, plaza and pathway frontages to provide architectural interest and weather protection. Building articulation is to be achieved through varied setbacks, stepping back upper floors, varied roof lines and through the use of cladding material, colour and architectural elements.

The applicants advise that the proposed plaza and Donald pathway extension is designed to invite pedestrian access while allowing opportunities for outdoor seating and gathering. The south entry to the plaza is aligned with the proposed mid-block crosswalk and the majority of the plaza is to be an open space to allow for ease of movement and flexibility of use while the east portion of the plaza will include modular raised planters to define space for a restaurant patio.



Ground level landscaping

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

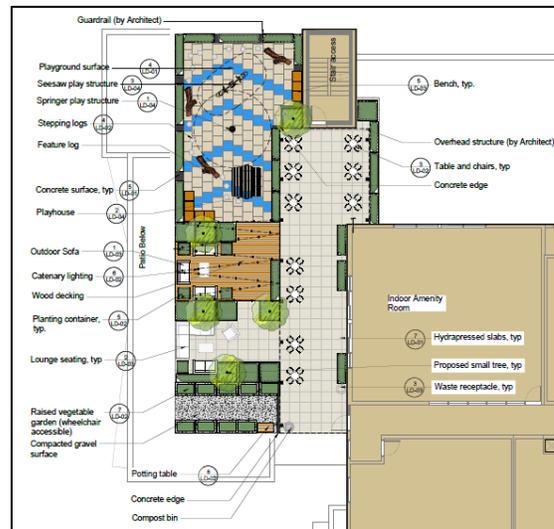
The pathway extension north of the plaza will include two concrete cast-in-place planters with trees and shrubs and two 6.7m (22 ft.) long modular benches with built-in planters to add additional landscaping and opportunities for seating. The ground level landscaping will include three onsite trees, 139 shrubs and approximately 10 street trees. The plaza, parkway and entries to the commercial units and residential entry will be surfaced with a mixture of concrete with decorative saw cuts and coloured pavers with a mixed decorative pattern. The plaza and parkway surface will also include imbedded LED light strips to provide low-level lighting and architectural interest. To ensure coordination, City staff will continue to work with the developer to coordinate the design details of the development with the City's McAllister Streetscape and Donald pathway design process.



Example of imbedded LED lighting

Parking for 12 bicycles in two bike racks is proposed in building recesses along the pathway to provide transportation alternatives for patrons to the commercial spaces. A third bike rack for 6 bicycles is also provided outside the residential entry for residents and their visitors.

Common outdoor space is provided for the apartment residents on the west side of the fifth floor adjacent to an indoor amenity room. The outdoor space includes a generous amount of seating in three distinct areas (two lounge areas and a covered area with tables and chairs to seat 40) and a children's play area. These areas are punctuated with landscaping including 5 Japanese maple trees and 140 shrubs and an area with raised planting beds for rooftop vegetable gardening.



Resident outdoor space

The proposed landscape plan provides 8 new trees in replacement of the cut trees. However, only 3 of the trees qualify as replacement trees due to their modest size. In accordance with the regulations of the Tree Bylaw, a contribution of \$500 in lieu of each tree not replanted will be required prior to issuance of a tree cutting permit.

Two Commercial loading spaces at rear of the building will have direct access to the majority of the commercial units to limit the impact of deliveries on street parking. Garbage and recycling facilities are to be provided for both the commercial and residential uses. These are located in separate locations with the residential facility located in the underground parkade and the commercial facility

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

located on the ground floor adjacent to the loading area. Residential garbage will utilise a compactor system for efficient use of space and ease of pickup from the parkade.

Project Profile

	Bylaw Regulations ¹	Proposed ²	Proposed Variance
Site area minimum	500 m ²	3,126 m ²	-
Floor area ratio	1.5	1.66	0.16
Commercial floor area	Ground floor	1,855 m ²	-
Dwelling units (total)	-	63	-
Adaptable units	19	19	-
Family-oriented units	n/a	20	-
Three-bedroom units	n/a	4	-
Building lot coverage	90%	80.3%	-
Setbacks:			
Front (McAllister)	-	1 m	-
Rear (lane)	-	0 m	-
Interior side (east)	0 m	0 m	-
Interior side (west)	0 m	5.48 to 18.15 m	-
Building height	n/a	20.9 m	-
Parking			
Commercial (private)	9	9 payment in lieu	
Commercial (City owned)	30	0	30
Residents	87	82 plus 5 payment in lieu	-
Visitor	13	10 plus 3 payment in lieu	-
Small car	23 (25% max)	10 (11%)	-
Payment in lieu of parking	14 (10% max'm)	17 (12.3%) (excludes City portion)	3 (2.3%)
Loading	2	2	-
Bicycle parking			
Long-term	63 (1 per res unit)	63	-
Short-term	12	18	-
Indoor recreation area	124 m ²	128 m ²	-
Outdoor recreation area	217 m ²	261 m ²	-

¹ Refer to Zoning Bylaw No. 3630, Parking and Development Management Bylaw No. 4078 and Building and Plumbing Bylaw No. 3710 for specific regulations.

² Information provided by applicant.

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

Offsite Infrastructure and Services

This project requires extensive off-site infrastructure upgrades, including: road, curb, gutter and sidewalk, street lighting and street trees along McAllister Avenue; reconstruction of the lane; upgrades to storm, sanitary and water mains and the undergrounding of the overhead wiring.

In keeping with the land sale agreement, work along McAllister Avenue is to be in accordance with the McAllister Streetscape Design which will be designed to have a level cross section (a shared street) to enable flexible use of the roadway for festivals and events. This includes locating drainage infrastructure below the road surface and delineating travel lanes with material variations and physical barriers such as concrete banding and removable bollards or planters. The street will also include a multi-use pathway on the south side and a wider than typical sidewalk on the north side, a raised mid-block crosswalk, angled parking, street trees, bollards, planting pockets and furnishings in the boulevard spaces.

Environmental Conservation

The project is designed to comply with the environmental conservation area designation. A complete list of conservation measures is provided in Schedule A of the draft development permit and include meeting the City standard for the BC Energy Step Code, roofing materials for the flat roofs having a high solar reflectance, high efficiency windows, energy star rated appliances, programmable thermostats, energy efficient LED lighting, timer/sensor operated exterior lighting, dual flush toilets and low flow plumbing fixtures, high efficient irrigation system with rain sensors, use of low volatile organic compound (VOC) products, and electric vehicle rough-in.

Requested Variances to Parking and Floor Area:

- a. Parking: The applicant has requested a variance to the Parking and Development Management Bylaw to allow additional parking stalls to be provided as cash-in-lieu and to vary the required parking for the commercial space which will be owned and managed by the City.

The bylaw currently permits a maximum of 10% of the required parking to be provided as cash in lieu; which amounts to 14 spaces for this development. The applicant has requested to increase this cash-in-lieu provision to 12.3%, which would amount to 17 spaces. This cash in lieu provision is for 5 residential spaces, 3 visitor spaces and 9 commercial parking spaces.

The project also proposes to vary the parking requirements for the commercial units which will be owned and operated by the City, as the City currently provides public parking on municipally owned surface lots and streets and intends to construct a public parkade for use by downtown customers in the future.

- b. Floor Area: The CC – Community Commercial zone permits a maximum floor area ratio (FAR) of 1.5 for the residential portion of the development. The applicants have requested to construct an additional 487m² (5,250 ft²) of residential floor area for the development (a 1.66

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

FAR) which supports a higher quality design and character of the development, public plaza and streetscape.

DISCUSSION

The design of the proposed mixed-use commercial building and landscaping is attractive and meets the intent of both the downtown design guidelines and environmental conservation designation. The development also aligns with a number of the implementation actions of the Downtown Action Plan including:

- Starts the creation of the mid-block pedestrian promenade/connection between McAllister and Elgin.
- Contributes to streetscape improvements along McAllister Avenue including wider sidewalks, a mid-block crossing, upgrades to services and undergrounding of overhead wiring.
- Promoting pedestrian activity and sidewalk patios.
- Adding 63 new households to bolster the retail/commercial environment of the downtown.

The public art located on or adjacent to the City's parking lot will need to be removed to accommodate the site development. It is anticipated the Salmon Benches can be relocated to another location; the pavement mural and pebble mosaics will need to be decommissioned given they are incorporated into concrete pavement. Staff will assess the installations and determine a course of action prior to issuance of a building permit.

The proposed parking variances are in keeping with the objectives of the Downtown Action Plan which suggests greater flexibility should be given to cash in-lieu provisions of the parking bylaw to induce downtown development while generating funds for a future parking structure to service the downtown. The additional floor area supports the substantial public infrastructure improvements, the design and construction of the public plaza and extension to the Donald Street Pathway.

The McAllister Streetscape Design will diverge from the standard road infrastructure as required by the Subdivision Servicing Bylaw. Staff recommend a variance be granted to align the development requirements with the enhanced design.

Staff recommend Committee provide approval in principle of the development permit (consideration of approval would then be timed with the development variance permit at Council) and recommend approval of the development variance permit to Council.

FINANCIAL IMPLICATIONS

The proposed utilization of the City's parking cash-in-lieu provision would result in a payment of \$680,000 which would be transferred to the parking reserve for future use.

2241 and 2251 McAllister Avenue – Development Permit and Development Variance Permit Applications

PUBLIC CONSULTATION

A sign has been posted on site to inform area residents of the application. To date, no comments about the design have been received. Staff have received a few comments from local businesses concerned about the potential impact of construction (e.g. noise, dust, reduction of on-street parking during construction). The Building Division have been made aware of these concerns and will work with the developer through the construction phase to mitigate these impacts as best as possible.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000413 in principle and authorize notification of Development Variance Permit application DVP00068, and recommend Council consider approval of the development variance permit and development permit at a future Council meeting.
	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 or variances to regulations.
	3	Refuse the applications if the Committee is of the opinion the application does not conform to the design guidelines or does not support the variances to regulations.

ATTACHMENTS

Attachment 1: Excerpt of Architects description of development character

Attachment 2: Draft Development Permit

Attachment 3: Draft Development Variance Permit

Attachment 4: Arborist report

Lead author(s): Bryan Sherrell

Architects Description of Architectural Character (excerpt)

The building design is an expression of the burgeoning city of Port Coquitlam, mixing traditional building features with a contemporary twist. Its architecture takes cues from the early 20th century industrial brick buildings while also blending modern forms and materials. The upper residential levels facing McAllister Avenue are clad in contemporary metal panels with warm charcoal greys, light off-whites and wood tones complimenting the commercial base. Portions of the top residential floor facing McAllister is set back and clad with off-white vertical seam metal panels to reduce the building's massing. The southwest corner of the building, facing the greenway plaza, is finished with brushed metal panel drawing pedestrians into the plaza and greenway spaces below. The commercial podium is clad in noble finishes sympathetic to the early 20th century featuring brick veneer, black steel, and glass which exudes an industrial aesthetic. A vertical glazing element breaks up the building's mass, separating the building into eastern and western sides. The brick elements on the eastern side are a nod to the historical aesthetic of the city, employing a more traditional use of vertical brick elements in a structured rhythm. As we move across the western side, the brick elements take off from the traditional organization, displaying a modern approach to form and proportion.

The use of brick in the commercial base delivers a strong presence which anchors the building to the site. Its form undulates from the second to third storeys animating and emphasizing the greenway/greenway plaza. Clean cornice lines with subtle concrete sill and lintel elements further reinforces the historical ambiance at street level. Black steel detailing in the canopies, aluminum storefronts and guard rails adorns the podium mimicking wrought iron. The commercial units are heavily glazed and visually connects the commercial units to the street.

A residential entry on the east side of the building, facing McAllister Avenue, is juxtaposed from the adjacent commercial units with complementary form and materials reflecting the upper residential levels. The upper levels are clad in sharp charcoal metal panels and extruded wood tone metal planks producing a contemporary aesthetic and bring warmth to the building. These materials, along with steel and glass guard rail, produce a clean aesthetic simplifying the form. The top residential floor facing McAllister and the residential floors facing the proposed greenway are clad in white vertical seam metal cladding reducing the mass of the building and bringing light into the greenway. The standing seam creates shadow lines which further animates the building facades.

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000413

Issued to: QUARRY ROCK DEVELOPMENTS (MCALLISTER) INC
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 203-5489 BYRNE RD BURNABY BC V5J 3J1

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: 2241 and 2251 McAllister Avenue

Legal Description: LOT 1, DISTRICT LOT 379, NEW WESTMINSTER DISTRICT, PLAN EPP84488, GROUP 1; LOT 30, BLOCK 1, DISTRICT LOT 379, NEW WESTMINSTER DISTRICT, PLAN NWP1213, GROUP 1, EXC N 4'; LOT 29, BLOCK 1, DISTRICT LOT 379, NEW WEST DISTRICT, PLAN NWP1213, GROUP 1, EXC N 4'

P.I.D.: 030-607-281; 012-028-614; 012-028-606

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 DP000413 (1) to (26) 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 DP000413 (15) to (26) and the following standards for landscaping are imposed:

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

5. **Landscape Security**

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount \$393,221.00 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 COUNCIL THE _____ DAY OF _____ MONTH 20____.

SIGNED THIS _____ DAY OF _____ MONTH 20____.

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)

Project Data Sheet

CIVIC ADDRESS

2251/2241 McALLISTER AVE., PORT COQUITLAM, BC

LEGAL DESCRIPTION

2251: LOT 30, BLOCK 1, DISTRICT LOT 379, NEW WEST DISTRICT, PLAN NWP1213 GROUP 1, EXC N 4;
LOT 29, BLOCK 1, PLAN NWP1213, DISTRICT LOT 379, GROUP 1, NEW WESTMINSTER LAND DISTRICT

2241: LOT 1, PLAN EPP84488, DISTRICT LOT 379, GROUP 1, NEW WESTMINSTER LAND DISTRICT

EXISTING ZONING:

CC

PROPOSED ZONING:

CC

PROPOSED LAND USE:

MIXED-USE (COMMERCIAL/RESIDENTIAL)

GROSS SITE AREA:

33,857.81 ft² or 3,126.89m² or 0.773 acre
(INCLUDES CONSOLIDATED LOTS: 2251/2239)

NET SITE AREA:

33,128.80 ft² or 3,077.8m² or 0.761 acre

(NOT including North (Lane) Road dedication)

NORTH (Lane) ROAD DEDICATION:

527.81 ft² or 49.0 m²

UNIT YIELD

7 COMMERCIAL UNITS (GROUND FLOOR)
63 RESIDENTIAL UNITS (LEVEL 2-5)

NET RESIDENTIAL AREA (L2-5):

55,256.3 ft² (5,133.5 m²)

(NOT including entrances, elevator shafts, stairwells and hallways common to two or more dwelling or commercial units, electrical rooms and mechanical rooms, exterior balconies/decks, floor area at ground level or within a basement or underground structure, floor area within the building used for required off-street parking.

FAR:

1.656

BUILDING HEIGHT

	ALLOWED	PROPOSED
	CC (N/A)	20.9M

SITE COVERAGE

	ALLOWED	PROPOSED
	CC (90%)	80.3%

REQUIRED BUILDING SETBACKS

Commercial (Based on CC)	REQUIRED	PROPOSED
FRONT (South - McAllister Avenue)	0.0M	1.0 M
REAR (North - Lane)	0.0M	0.0 M
SIDE (West - Greenway)	0.0M	*Approx. 7.0 M
SIDE (East)	0.0M	0.0 M

*Varies from 7.0M - 5.48M

1) P000413

(1)

AREA DISTRIBUTION

LEVEL	CATEGORY	AREA
LEVEL 1 (Commercial)	Net Commercial Floor Area	19,968.4 ft ² (1,855.1 m ²)
	Vertical Transportation	462.2 ft ² (45.7 m ²)
	Commercial Corridor	573.6 ft ² (53.3 m ²)
	Residential Common Area/Corridor	1,590.5 ft ² (147.8 m ²)
	Mechanical/Electrical	394.9 ft ² (36.7 m ²)
	Garbage/Loading	1,962.3 ft ² (182.9 m ²)
SUBTOTAL:		24,982.0 ft² (2,320.9 m²)
LEVEL 2-4 (Residential)	*Net Residential Floor Area	14,557.0 ft ² (1,352.4 m ²)
	Vertical Transportation	504 ft ² (46.8 m ²)
	Residential Corridor	1,583.2 ft ² (147.1 m ²)
	Mechanical/Electrical	89.7 ft ² (8.3 m ²)
	PER FLOOR TOTAL:	16,734.1 ft ² (1,554.7 m ²)
	SUBTOTAL:	50,202.3 ft² (4,664.1 m²)
LEVEL 5 (Residential)	*Net Residential Floor Area	11,585.28 ft ² (1,076.3 m ²)
	Vertical Transportation	527.2 ft ² (49.0 m ²)
	Residential Corridor	1,171.2 ft ² (108.8 m ²)
	Mechanical/Electrical	89.7 ft ² (8.3 m ²)
	SUBTOTAL:	13,373.7 ft² (1,242.5 m²)
	Outdoor Amenity	2,809.2 ft ² (261.0 m ²)
*Floor Area Included in FAR Calculation		
TOTAL GROSS FLOOR AREA		88,558.0 ft² (8,227.5 m²)
*TOTAL FSR FLOOR AREA: [14,557.0 ft ² (1,352.4 m ²) x 3] + 11,585.28 ft ² (1,076.3 m ²) = 54,925 ft ² (5,102.7 m ²)		55,256.3 ft ² (5,133.5 m ²)
ADAPTABLE UNIT ALLOWANCE: 19 x 2 m ² = 409.03 ft ² (38.0 m ²)		-409 ft ² (-38.0 m ²)
TOTAL:		54,847.28 ft² (5,095.5 m²)
FSR 54,516 ft ² (5,084.7 m ²)/33,129.80 ft ² (3,077.9 m ²)		1.656

PARKING REQUIREMENT

	REQUIRED/ALLOWED	PROPOSED
COMMERCIAL: CRU #1-7 (1 per 47m ² of gross floor area for unknown tenant)	CRU#1: 168.6 m ² / 47 m ² = 3.54 CRU#2: 271.9 m ² / 47 m ² = 5.79 CRU#3: 93.1 m ² / 47 m ² = 1.98 CRU#4: 115.3 m ² / 47 m ² = 2.45 CRU#5: 103.0 m ² / 47 m ² = 2.19 CRU#6: 202.7 m ² / 47 m ² = 4.31 CRU#7: 902.7 m ² / 47 m ² = 19.21 Total = 39 (39.47)	0
TOTAL:	39	*0
RESIDENTIAL ONE BEDROOM (1.3 SPACE PER EACH UNIT)	37 x 1.3 = 48 (48.1)	82 (18/F STALL)
RESIDENTIAL TWO OR MORE BEDROOM (1.5 SPACE PER EACH UNIT)	26 x 1.5 = 39	* 5 STALL SHORTFALL
VISITOR (1 PER 5 UNIT)	63 UNITS / 5 = 13 (12.6)	10 (1 B/F STALL) *3 STALL SHORTFALL
TOTAL:	100 (99.7)	92 (2 B/F STALLS) *8 STALL SHORTFALL
SMALL CAR (MAX 25%)	100 x 0.25 = 25	10
LOADING (2 SPACES FOR COMMERCIAL BUILDINGS WITH 460 m ² (4,951.39 ft ²) TO 2,300 m ² (24,756.97 ft ²))	2	2

NOTES:

*VARIANCE REQUIRED

BICYCLE STORAGE REQUIREMENT

	REQUIRED/ALLOWED	PROPOSED
VISITOR (6 + 6 SHORT TERM COMMERCIAL & RESIDENTIAL BICYCLE PARKING)	12	18
RESIDENTIAL (1.0 SPACES PER DWELLING)	63	63
VERTICAL BICYCLE STALL (MAX 40%)	25 (25.2)	25

RESIDENTIAL UNIT DISTRIBUTION

UNIT TYPE	NUMBER OF UNITS	RATIO
ONE BED	7	
ONE BED + DEN	30	58.7%
TWO BED	11	
TWO BED + DEN	11	35.0%
THREE BED	4	6.3%
TOTAL	63	

NOTES:

90% of the 63 units will be adaptable = 19 (18.9) units

GARBAGE/RECYCLING ROOM

	REQUIRED/ALLOWED	PROPOSED
COMMERCIAL	MAX. 30 m ² (Restaurant Uses)	351.0 ft ² (32.6 m ²)
RESIDENTIAL	63 UNITS X (0.19 m ² /UNIT) X 50% = 193.8 ft ² (18.0 m ²)	544.8 ft ² (50.8 m ²)

AMENITIES

	REQUIRED/ALLOWED	PROPOSED
INDOOR AMENITIES	63 UNITS X (2.0 m ² /UNIT) = 1,135.3 ft ² (128 m ²)	1,377.7 ft ² (128.0 m ²)
OUTDOOR AMENITIES	63 UNITS X (3.5 m ² /UNIT) = 2,373.4 ft ² (220.5 m ²)	2,809.2 ft ² (261.0 m ²)

FAMILY-ORIENTED DWELLING UNITS

TOTAL 2 & 3 BEDROOM UNITS	PROPOSED FAMILY ORIENTED DWELLING UNITS
26	20

Note: Family Orientated Dwelling Units not required under CC Zoning

QUARRY ROCK DEVELOPMENTS

2251/2241 McAllister Ave., Port Coquitlam, B.C.

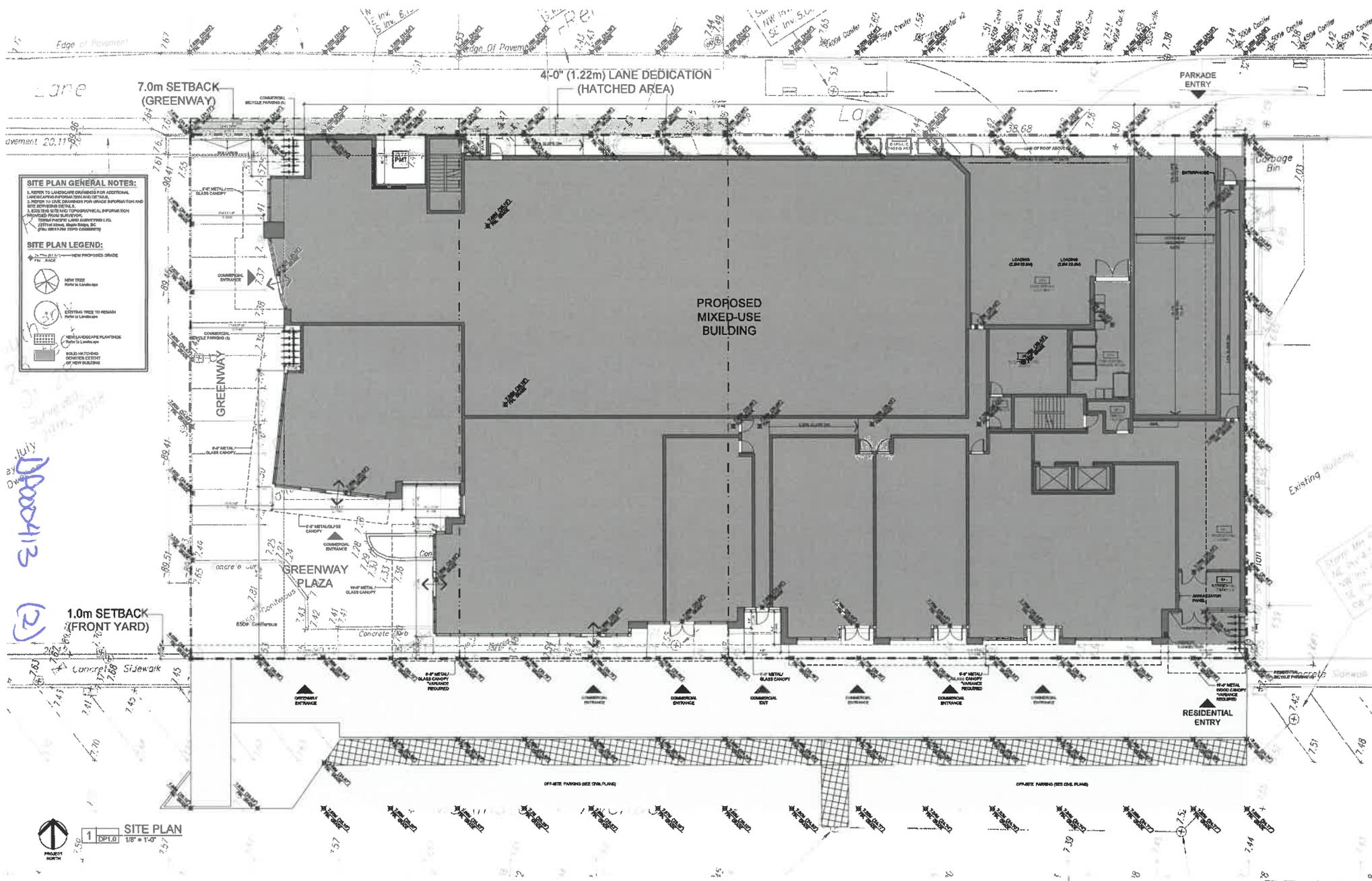
ATELIER PACIFIC ARCHITECTURE INC
DECEMBER 17, 2016
REVISED FOR DP RESUBMISSION, JUNE 29, 2020



DP 0.6

PROJECT DATA

SCALE: N.T.S



SITE PLAN GENERAL NOTES:

1. REFER TO LANDSCAPE CONDITIONS FOR ADDITIONAL LANDSCAPE INFORMATION AND DETAILS.
2. REFER TO CIVIL DRAWINGS FOR GRADE INFORMATION AND SITE ELEVATION DETAILS.
3. REFER TO SITE AND TOPOGRAPHICAL INFORMATION FOR ADDITIONAL INFORMATION.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

SITE PLAN LEGEND:

- NEW PROPOSED GRADE
- NEW TREE
- EXISTING TREE TO REMAIN
- LANDSCAPE PLANTING
- BUILDING TO BE DEMOLISHED

July
DPO02413
12

1 SITE PLAN
DP1.0
1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2281/2241 McAllister Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2018
REVISED FOR DP RESUBMISSION, JUNE 29, 2020

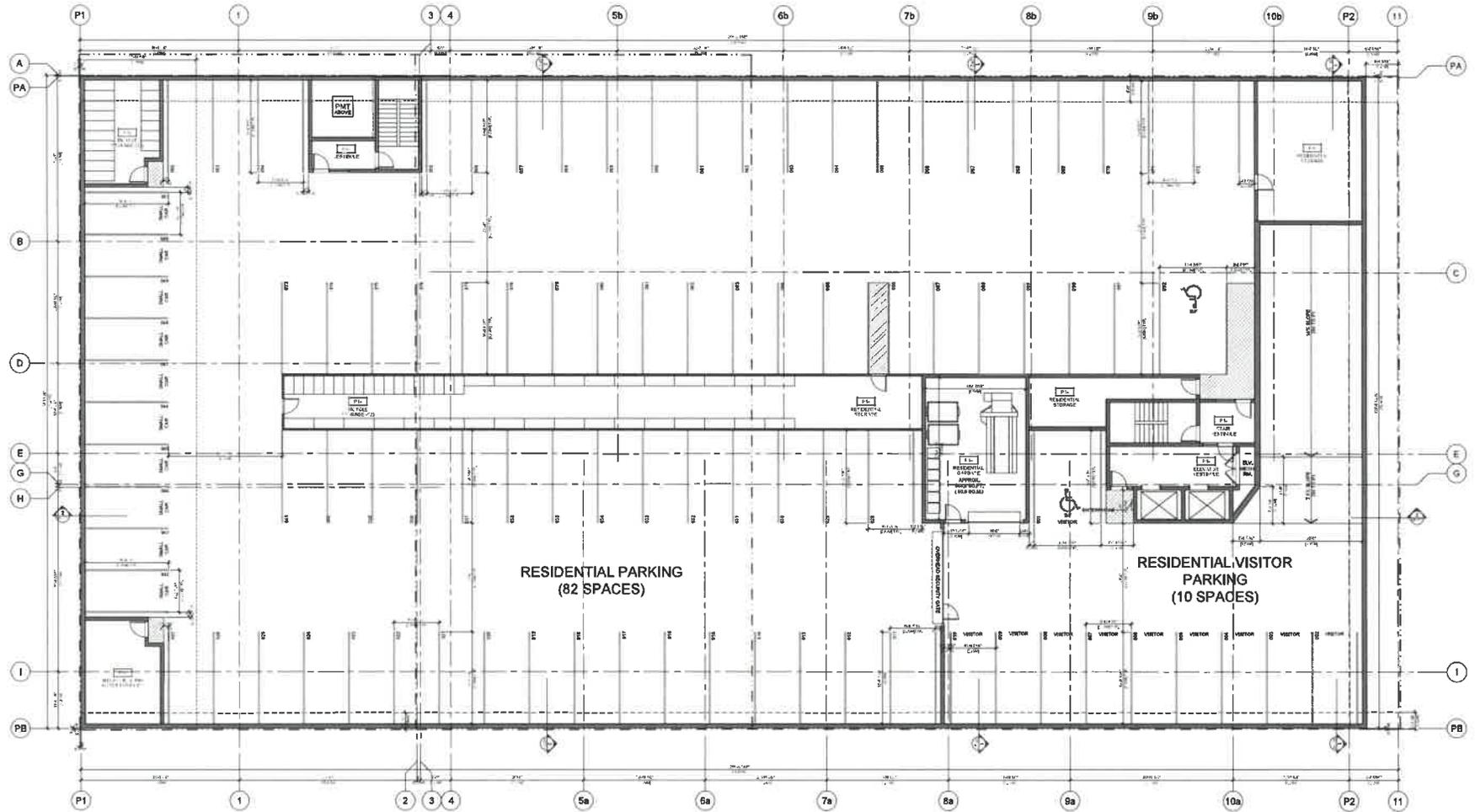


DP 1.0

SITE PLAN

SCALE: 1/8"=1'0"

D/000413 (3)



1 PARKING FLOOR PLAN
DP.1.1
1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2281/2241 McAllister Ave. Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC
DECEMBER 17, 2019
REVISED FOR DP RESUBMISSION: JUNE 28, 2020

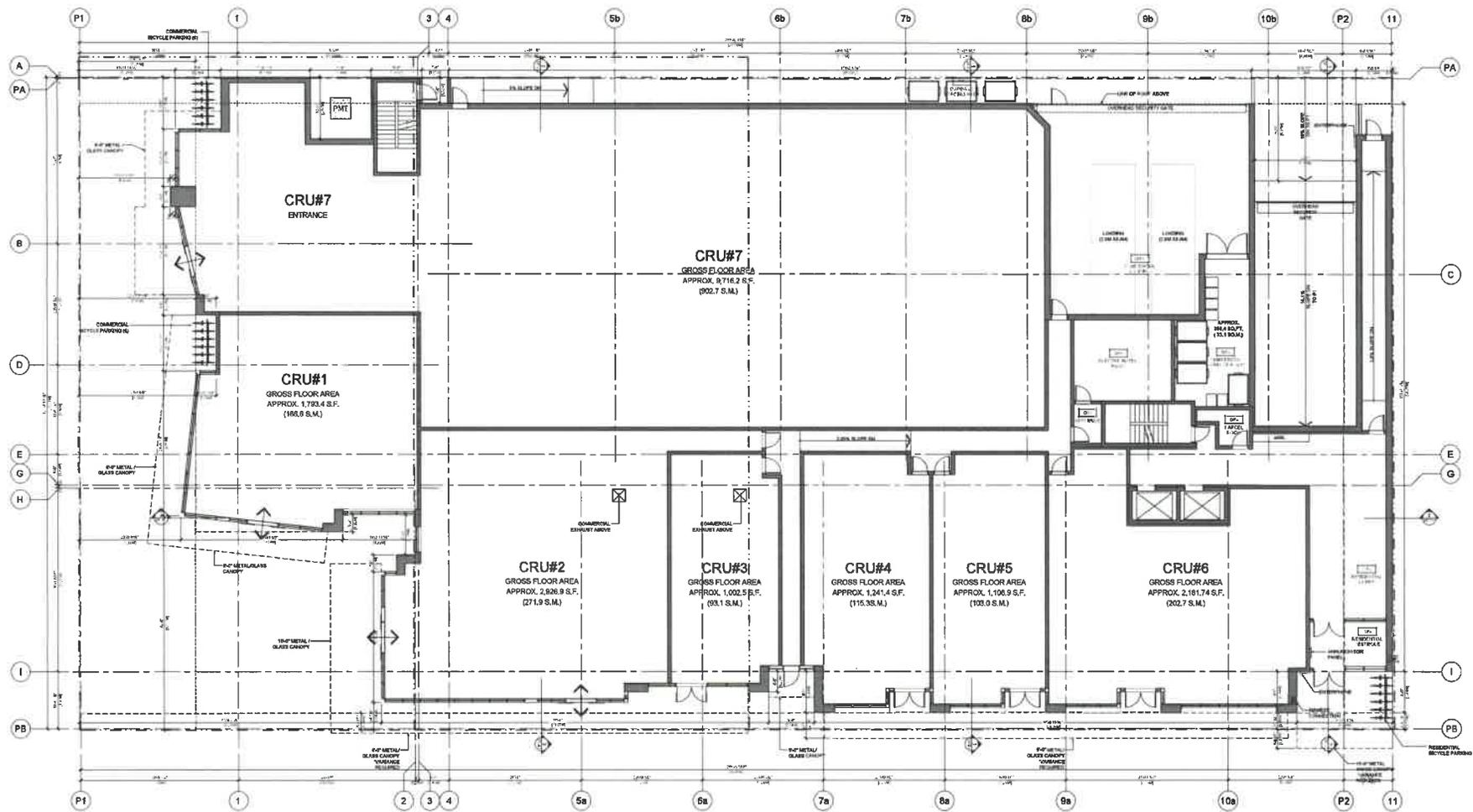


DP 1.1

PARKING FLOOR PLAN

SCALE: 1/8"=1'0"

DP000413 (4)



1 GROUND FLOOR PLAN - LEVEL 1
 DP12 1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2287/2241 McAllister Ave., Port Coquitlam, B.C.

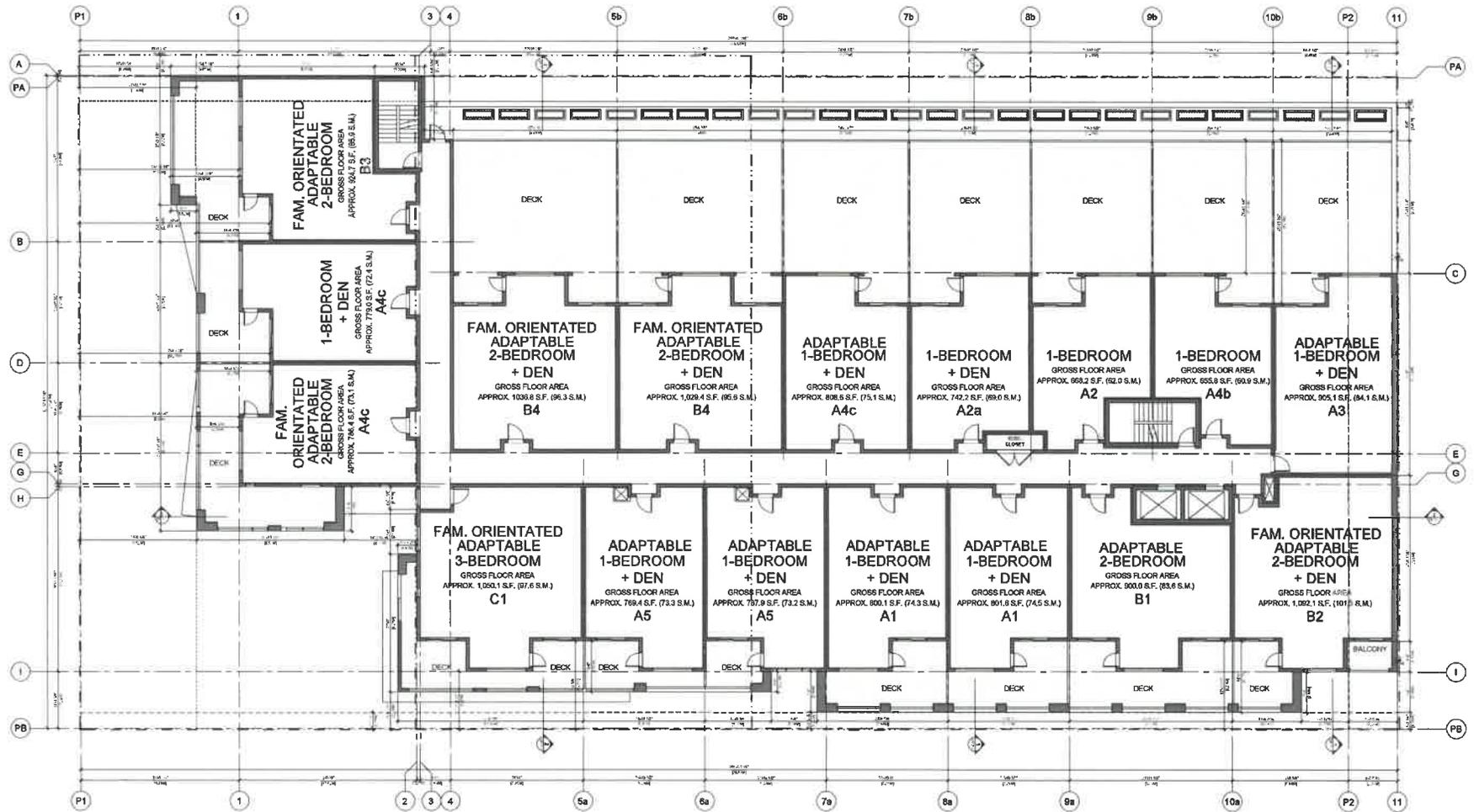
ATELIER PACIFIC ARCHITECTURE INC
 DECEMBER 17, 2016
 REVISED FOR DP REVISION: JUNE 28, 2020



DP 1.2

GROUND FLOOR
 PLAN
 LEVEL 1

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



DP000413 (5)

1 FLOOR PLAN - LEVEL 2
 DP1.3 1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2281/2241 McAllister Ave., Port Coquitlam, B.C.

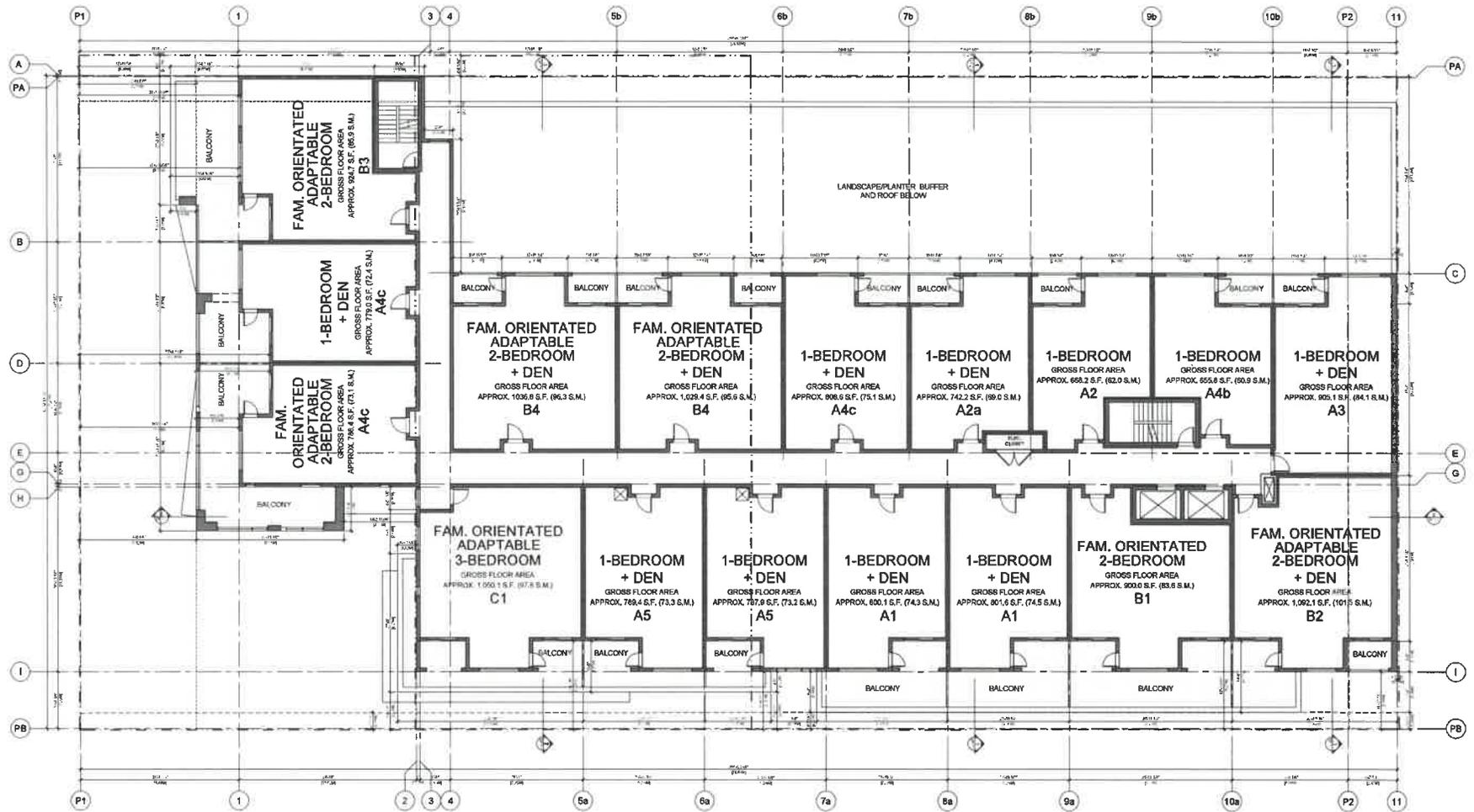
ATELIER PACIFIC ARCHITECTURE INC.
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 REVISED FOR DP RESUBMISSION: JUNE 29, 2020



DP 1.3

FLOOR PLAN
 LEVEL 2

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



DP000113
(6)



1 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

9251/2241 McAllister Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2019
REVISED FOR DP RESUBMISSION, JUNE 29, 2020

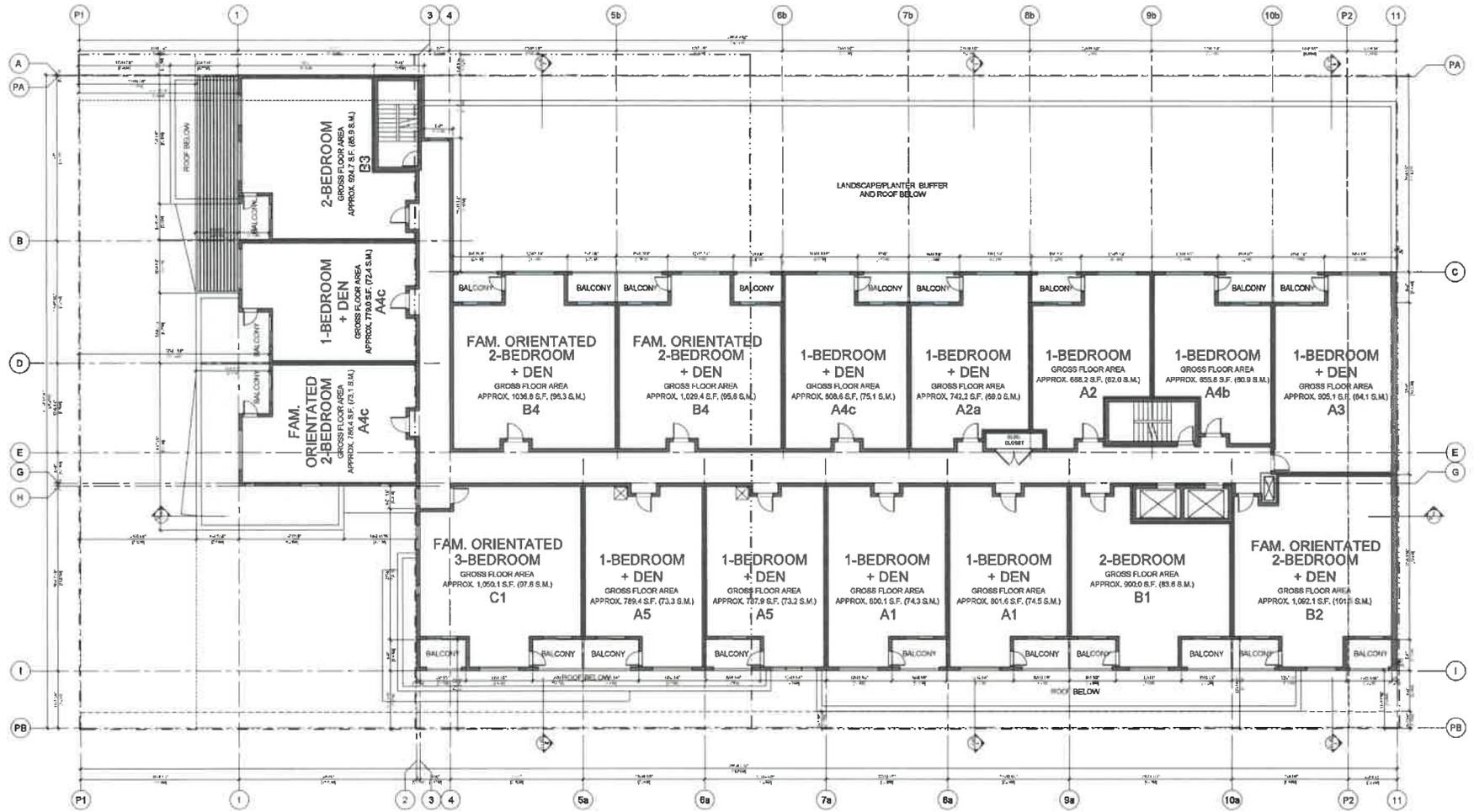


DP 1.4

FLOOR PLAN
LEVEL 3

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

DP00413 (7)



 **1** FLOOR PLAN - LEVEL 4
 DP1.5 1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2251/2241 McAllister Ave., Port Coquitlam, B.C.

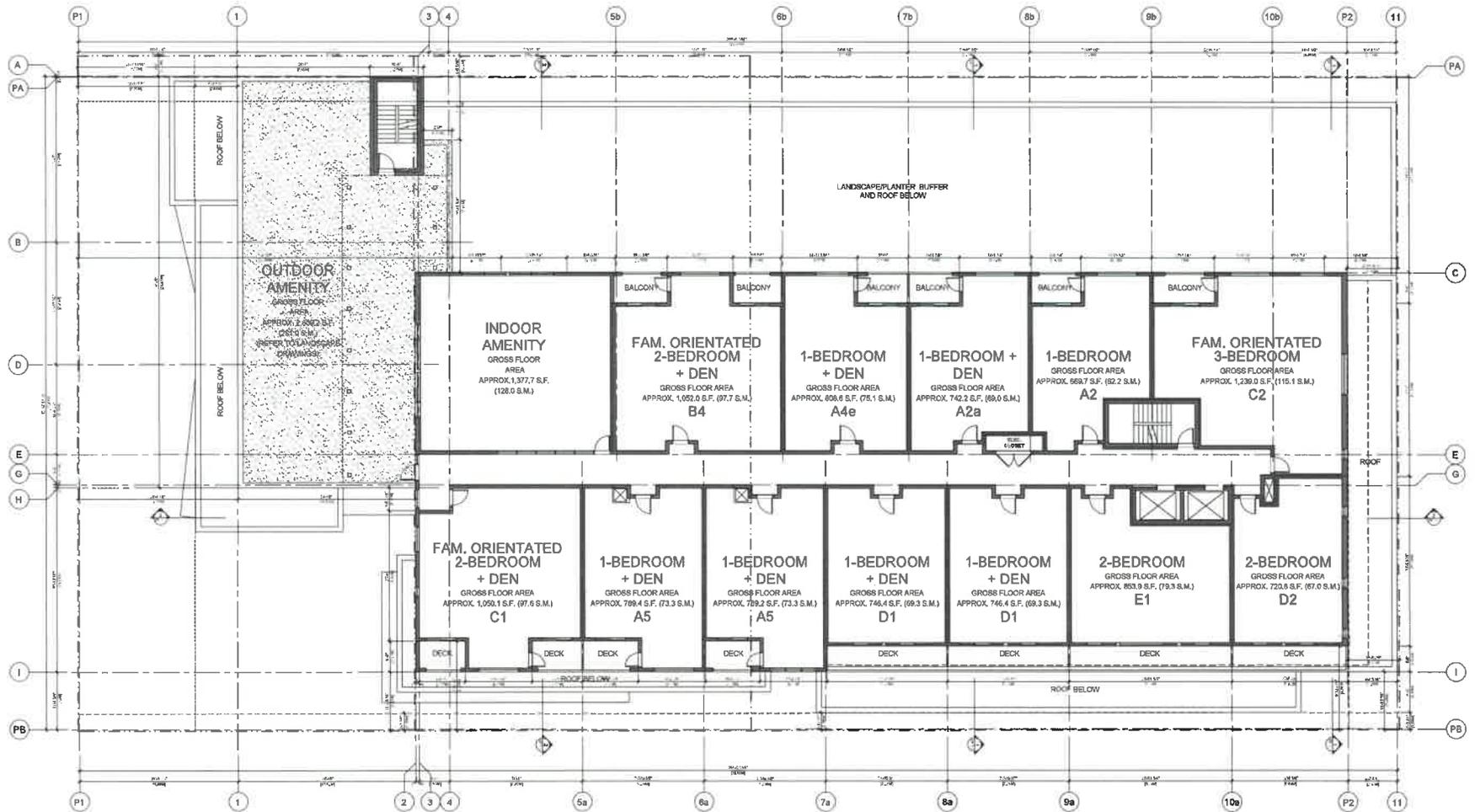
ATELER PACIFIC ARCHITECTURE INC.
 DECEMBER 17, 2018
 REVISED FOR DP RESUBMISSION JUNE 26, 2020



DP 1.5

FLOOR PLAN
 LEVEL 4

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



Dp000413 (85)



1 DP1.6 FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2251/2241 McAllister Ave., Port Coquitlam, B.C.

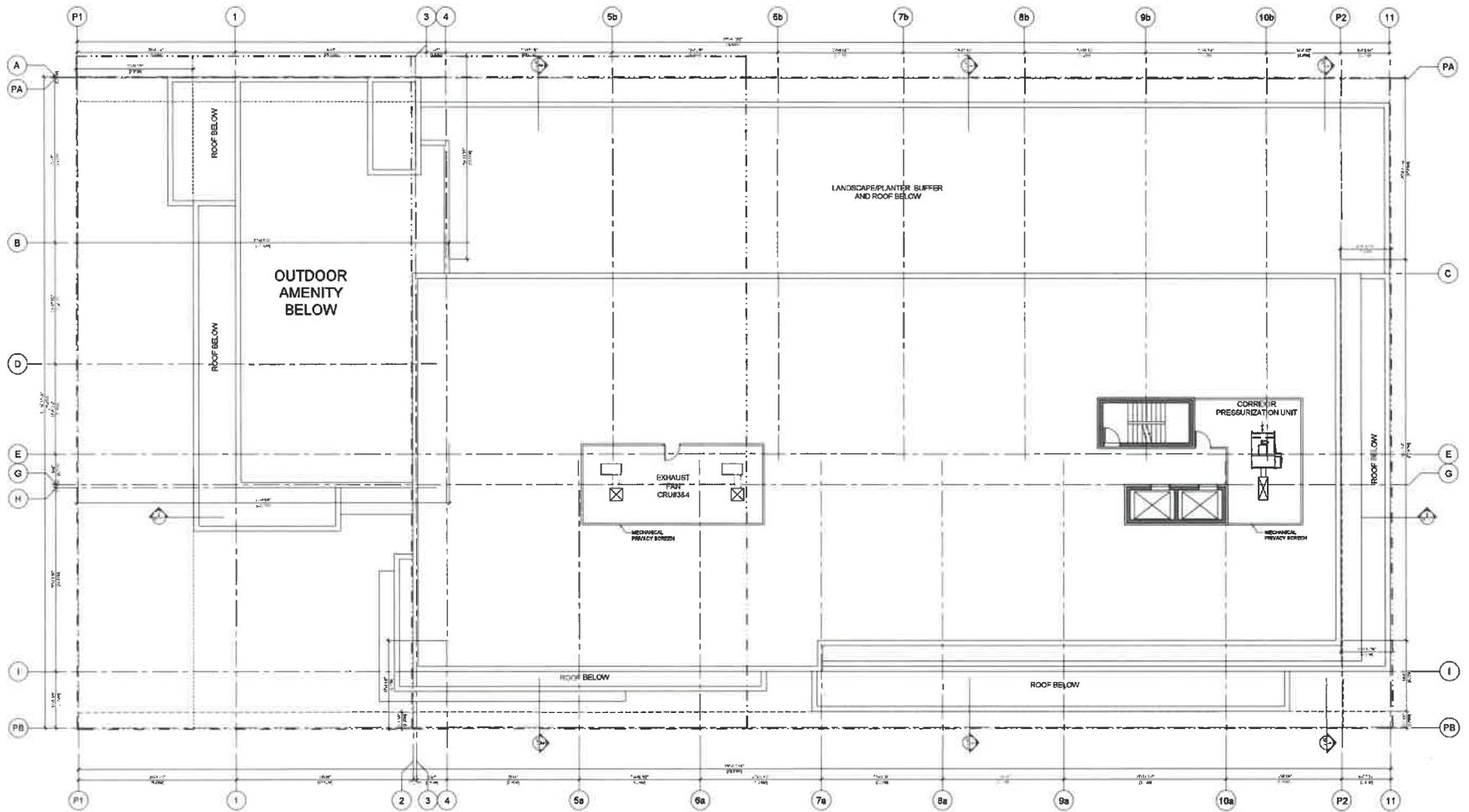
ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2019
REVISED FOR DP RESUBMISSION: JUNE 29, 2020



DP 1.6

FLOOR PLAN
LEVEL 5

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



DP000413
(a)

1 ROOF FLOOR PLAN
1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2281/2241 McAllister Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2019
REVISED FOR DP RESUBMISSION: JUNE 29, 2020



DP 1.7

ROOF FLOOR PLAN

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

MATERIAL FINISHES LEGEND

1	BRICK VENEER	18	PAINTED METAL DOOR
2	CHARCOAL GREY METAL PANEL	17	PAINTED METAL MECHANICAL PRIVACY SCREEN
3	WOOD TONE EXTRUDED METAL PANEL	16	PRE-FINISHED METAL FLASHING
4	NATURAL METAL PANEL	19	PAD-MOUNTED TRANSFORMER
5	'CONCRETE' COLOURED CEMENTITIOUS PANEL	20	ENTERPHONE
6	CONCRETE COPING/LINTEL/SILL	21	WOOD TONE METAL TRELLIS/OVERHANG
7	VERTICAL SEAM METAL CLADDING	22	OPERABLE BALCONY GLAZING
8	BLACK FRAMED WINDOW/DOOR	23	CHARCOAL GREY METAL LOUVER
9	PAINTED MEDIUM GREY CEMENTITIOUS SIDING	24	SIAMESE WATER CONNECTION
10	STEEL AND GLASS GUARD	25	LIGHT GREY METAL PANEL
11	EXTERIOR BLACK METAL UP/DOWN LIGHT	26	WALL MOUNTED PREFINISHED METAL SIGNAGE
12	UNDERCANOPY PREFINISHED METAL SIGNAGE ON METAL SUPPORT	27	COLOURED SPANDREL GLASS
13	PAINTED/SEALED CONCRETE	28	PAINTED METAL GUARD
14	PREFINISHED MECHANICAL METAL GRILLE	29	OVERHEAD METAL GATE
15	STEEL AND GLASS CANOPY	30	METAL AND GLASS PRIVACY SCREEN
		31	RESIDENTIAL STEEL CANOPY



1 WEST COLOURED ELEVATION
1/8" = 1'-0"

DP000413 (10)



2 SOUTH COLOURED ELEVATION
1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

2281/2281 McAllister Ave., Port Coquitlam, B.C.

ATLIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2018
REVISED FOR DP RESUBMISSION: JUNE 29, 2020



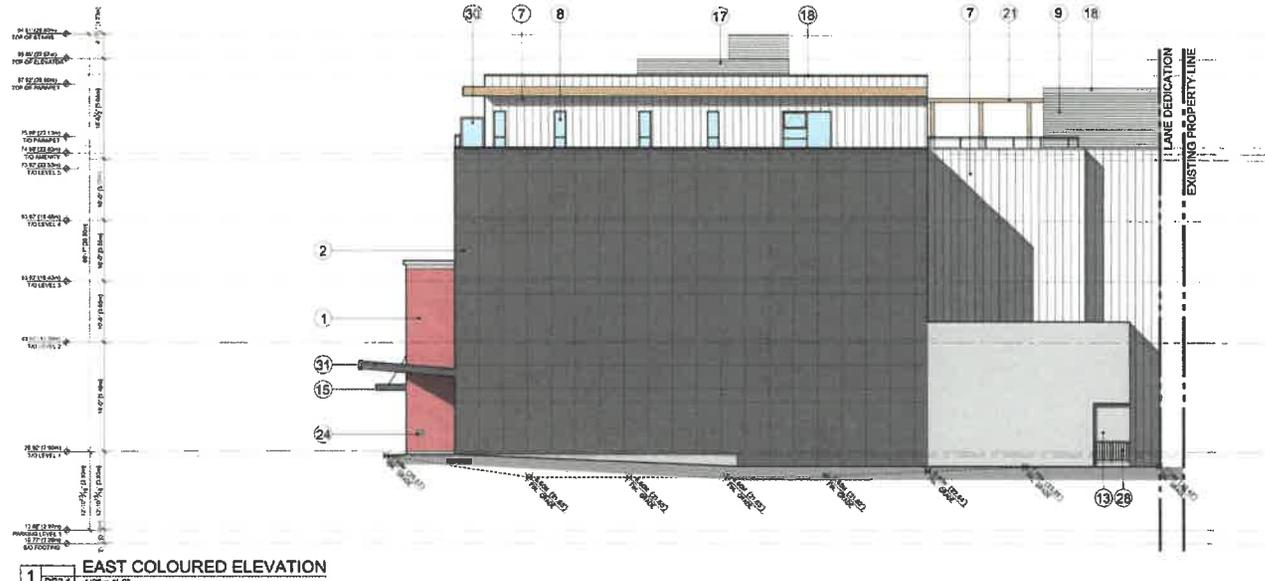
DP 2.0

SOUTH & WEST COLOURED ELEVATIONS

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

MATERIAL FINISHES LEGEND

1	BRICK VENEER	16	PAINTED METAL DOOR
2	CHARCOAL GREY METAL PANEL	17	PAINTED METAL MECHANICAL PRIVACY SCREEN
3	WOOD TONE EXTRUDED METAL PANEL	18	PRE-FINISHED METAL FLASHING
4	NATURAL METAL PANEL	19	PAD-MOUNTED TRANSFORMER
5	'CONCRETE' COLOURED CEMENTITIOUS PANEL	20	ENTERPHONE
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9	PAINTED MEDIUM GREY CEMENTITIOUS SIDING	24	SIAMESE WATER CONNECTION
10	STEEL AND GLASS GUARD	25	LIGHT GREY METAL PANEL
11	EXTERIOR BLACK METAL UP/DOWN LIGHT	26	WALL MOUNTED PREFINISHED METAL SIGNAGE
12	UNDERCANOPY PREFINISHED METAL SIGNAGE ON METAL SUPPORT	27	COLOURED SPANDREL GLASS
13	PAINTED/SEALED CONCRETE	28	PAINTED METAL GUARD
14	PREFINISHED MECHANICAL METAL GRILLE	29	OVERHEAD METAL GATE
15	STEEL AND GLASS CANOPY	30	METAL AND GLASS PRIVACY SCREEN
		31	RESIDENTIAL STEEL CANOPY



1 DP2.1 EAST COLOURED ELEVATION
1/8" = 1'-0"



2 DP2.1 NORTH COLOURED ELEVATION
1/8" = 1'-0"

DP000413
(11)

QUARRY ROCK DEVELOPMENTS

2281/2241 McAllister Ave., Port Coquitlam, B.C.

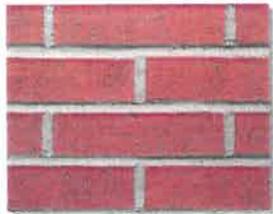
ATELIER PACIFIC ARCHITECTURE INC
DECEMBER 17, 2019
REVISED FOR DP RESUBMISSION: JUNE 28, 2020



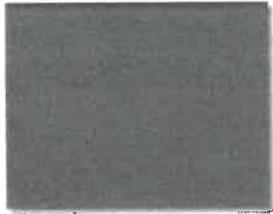
DP 2.1

NORTH & EAST
COLOURED
ELEVATION

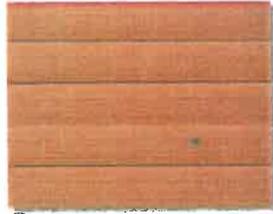
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1 BRICK VENEER



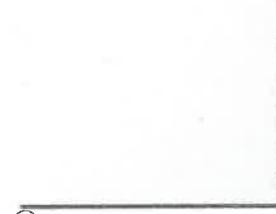
2 CHARCOAL GREY METAL PANEL



3 WOOD TONE METAL PANEL



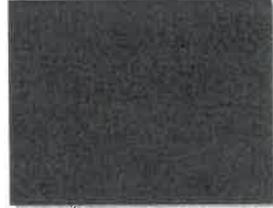
4 NATURAL METAL PANEL



5 'CONCRETE' COLOURED CEMENTITIOUS PANEL



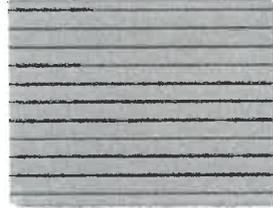
7 VERTICAL SEAM METAL CLADDING



8 BLACK FRAMED WINDOWS/DOORS

10 STEEL AND GLASS GUARD

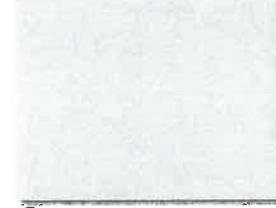
15 STEEL AND GLASS CANOPY



9 PAINTED MEDIUM GREY CEMENTITIOUS SIDING



25 LIGHT GREY METAL PANEL



27 COLOURED SPANDREL GLASS

DP000413

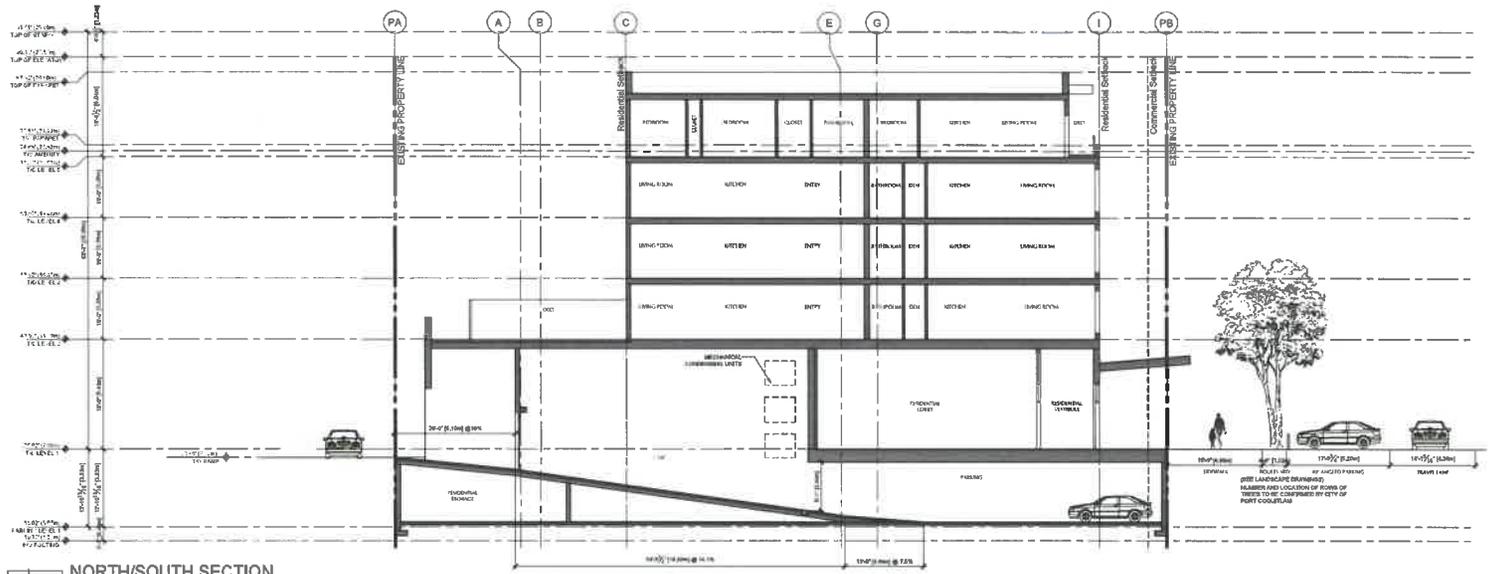
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QUARRY ROCK DEVELOPMENTS

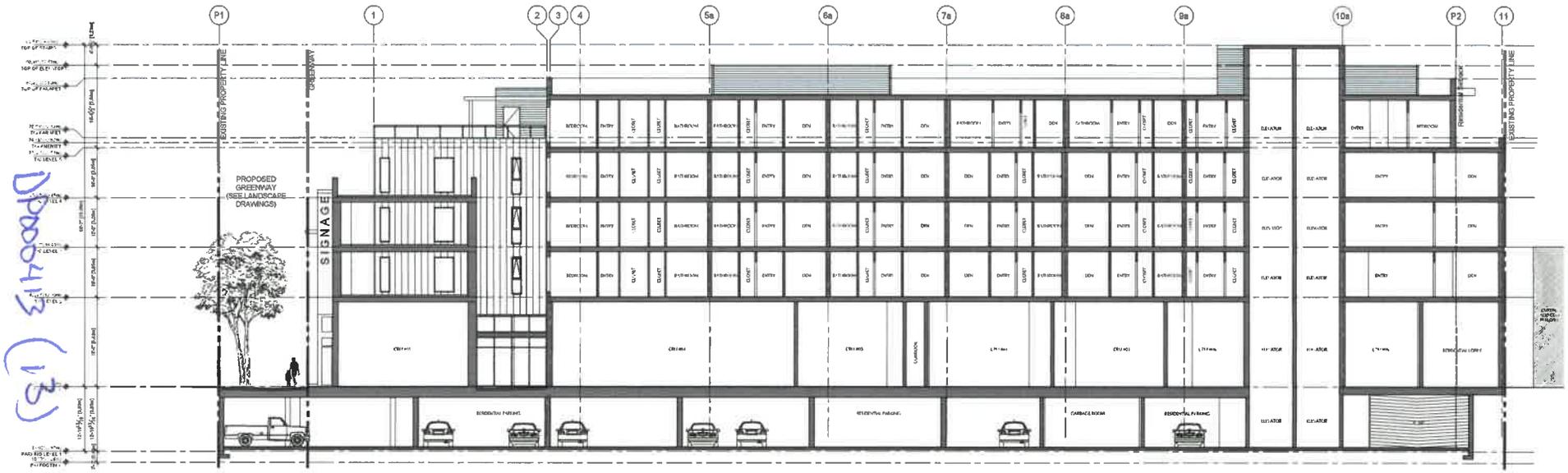
2281/2281 McAllister Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 11, 2018
REVISED FOR DP RESUBMISSION- JUNE 20, 2020





1 DP3.0 NORTH/SOUTH SECTION
1/8" = 1'-0"



2 DP3.0 EASTWEST SECTION
1/8" = 1'-0"

QUARRY ROCK DEVELOPMENTS

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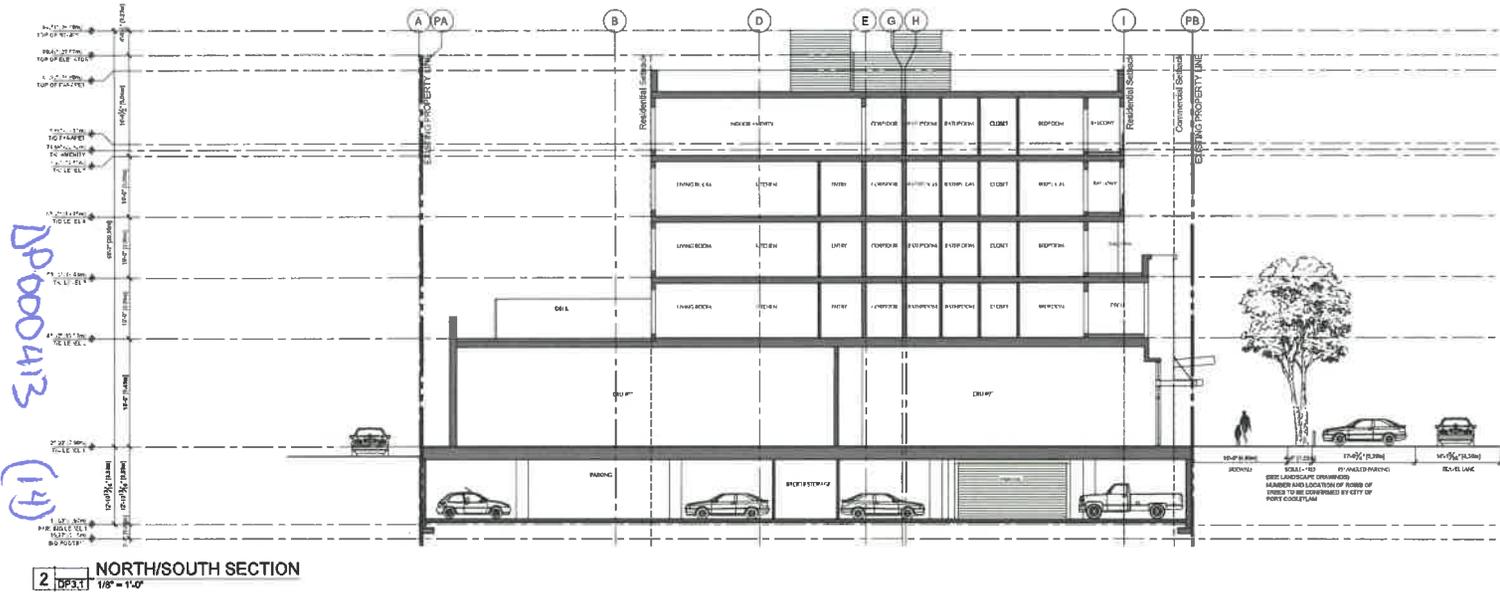
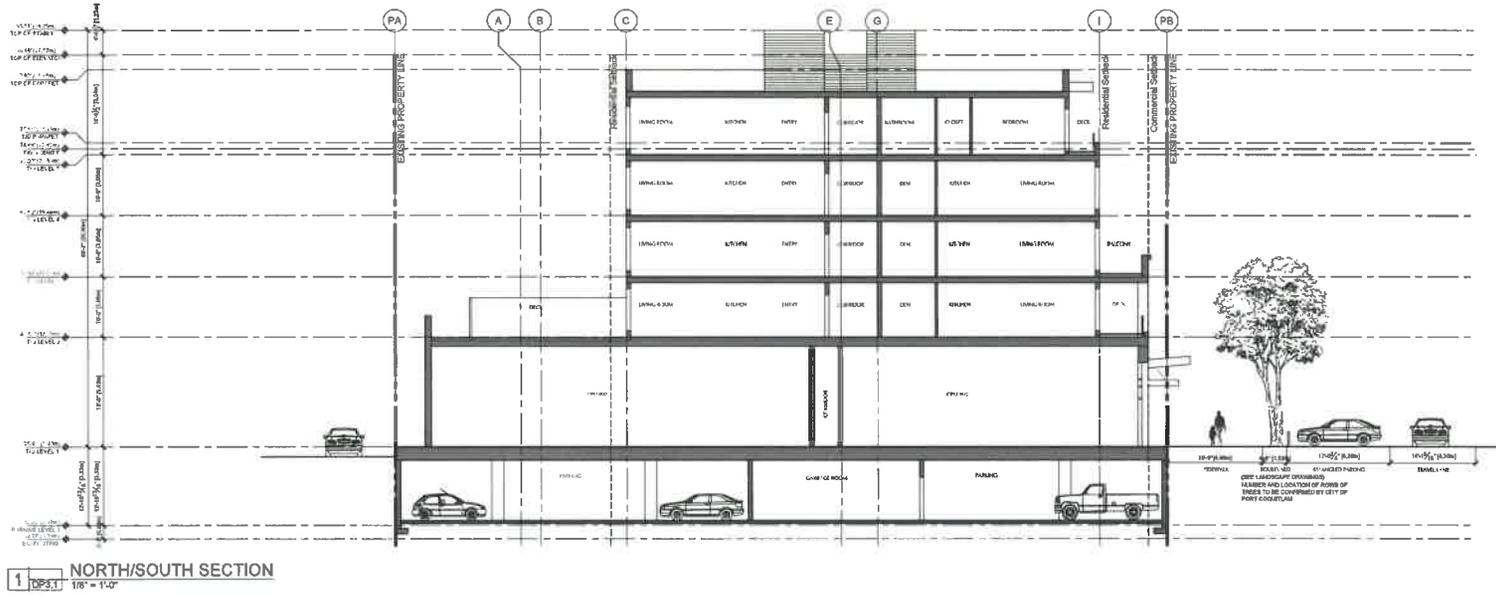
ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2018
REVISED FOR DP RESUBMISSION: JUNE 28, 2020



DP 3.0

SECTIONS

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



DP000413
(17)

QUARRY ROCK DEVELOPMENTS

2281/2241 McAllister Ave., Port Coquitlam, B.C.

ATELER PACIFIC ARCHITECTURE INC
DECEMBER 17, 2018
REVISED FOR DP RESUBMISSION: JUNE 28, 2020



DP 3.1

SECTIONS

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

2251/2241 McAllister Ave

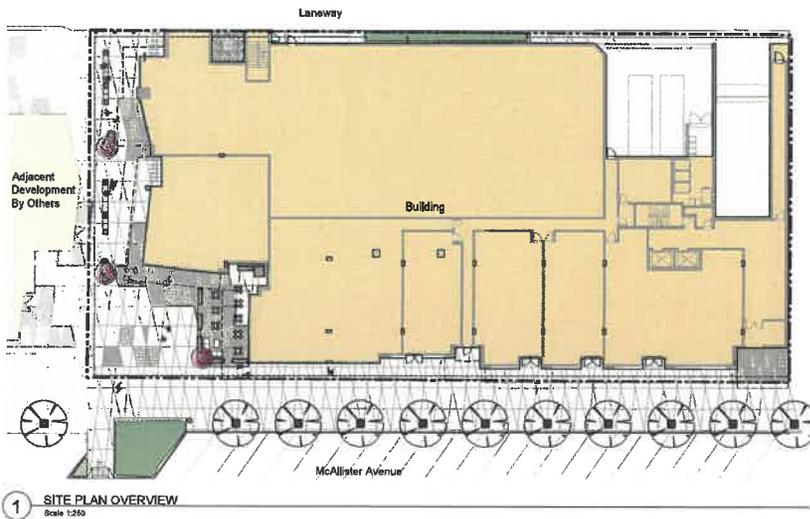
Issued for Rezoning and Development Permit



Contact Information	Other Key Contacts:	
VDZ+A 102-555 Hastings Avenue Fort Langley Studio 102-8181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-555 Hastings Vancouver, British Columbia, V5T 3J7 Primary project contact: Nicole Wu nicole@vdz.ca o. 604 546 0920 Alternate contacts (please advise): Mark van der Zeln Principal Landscape Architect mark@vdz.ca o. 604 546 0920	THE CONCASTS GROUP Project Architect 202-5489 Bryne Road Burnaby, BC, V5J 3J1	ATELIER PACIFIC ARCHITECTURE INC. Project Landscape Architect #111 - 3823 Hastings Drive Burnaby, B.C. V5C 6P3 (604) 492 8888
Legal Address and Description: 2251 / 2241 McAllister Ave Port Coquitlam, BC		

Landscape Sheets

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE MANAGEMENT PLAN
L-03	GROUND LEVEL LANDSCAPE PLAN
L-04	LEVEL 2 LANDSCAPE PLAN
L-05	LEVEL 5 LANDSCAPE PLAN
L-06	GROUND LEVEL PLANTING PLAN
L-07	LEVEL 2 PLANTING PLAN
L-08	LEVEL 5 PLANTING PLAN
L-09	LIGHTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS



No.	By	Description	Date
2	MW	Issued for Rezoning & DP	June 28, 2018
1	MW	Issued for Rezoning	August 28, 2018

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 OR

Checked:
 MW

Approved:
 MW

Original Sheet Size:
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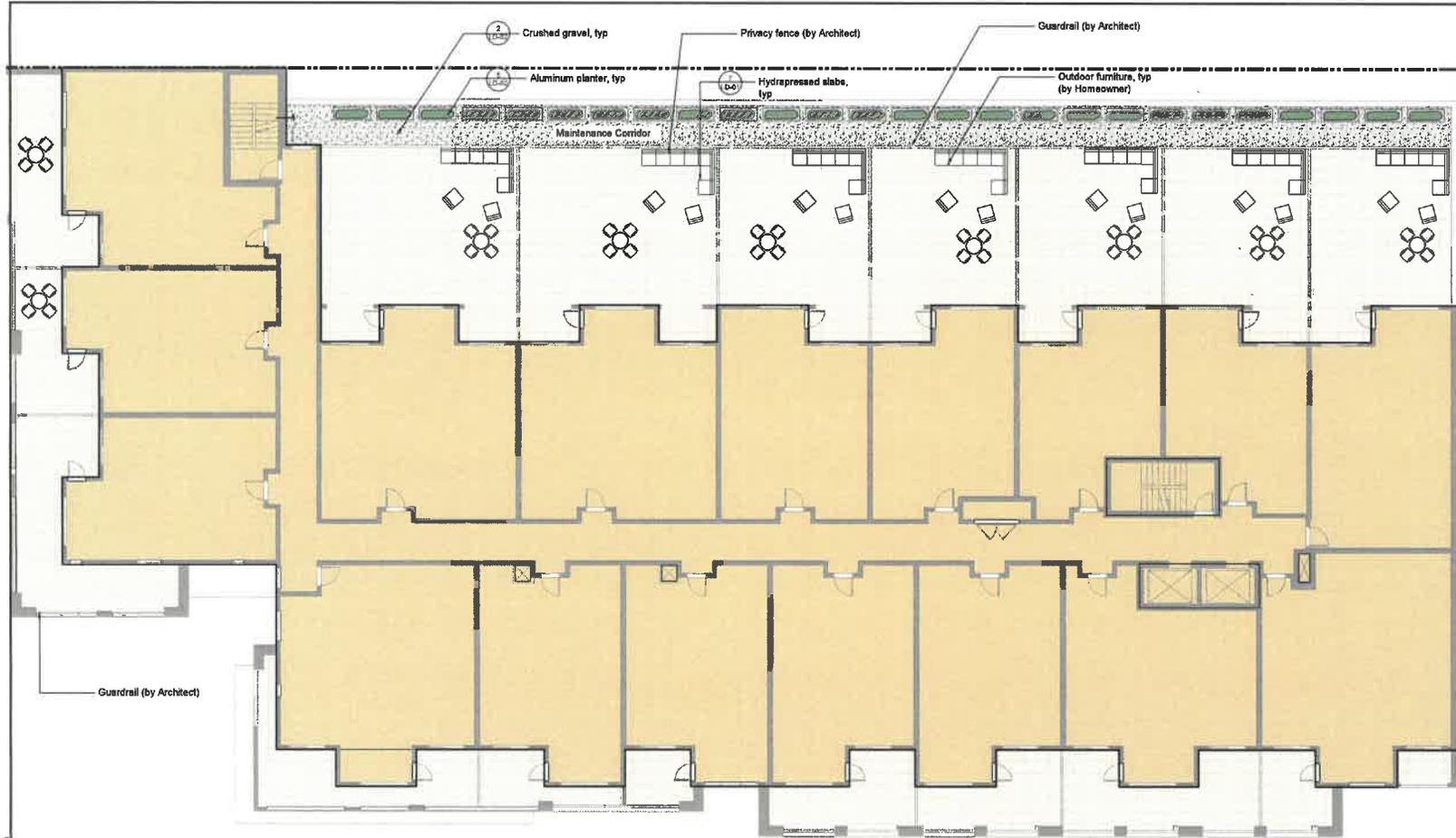
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DP000413 (15)

Drawing Title: COVER SHEET
 Drawing #: L-01
 Project #: DP2018-06
 Designer: NICHELLE

DP2018-06 (17)



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 Fort Langley, BC Vancouver, BC
 www.vdz.ca 604-882-0014

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2	MW	Issued for Reviewing & DP	June 29, 2020
1	MW	Issued for Reviewing	August 20, 2019

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Approved: MW	Original Sheet Size: 24"x36"
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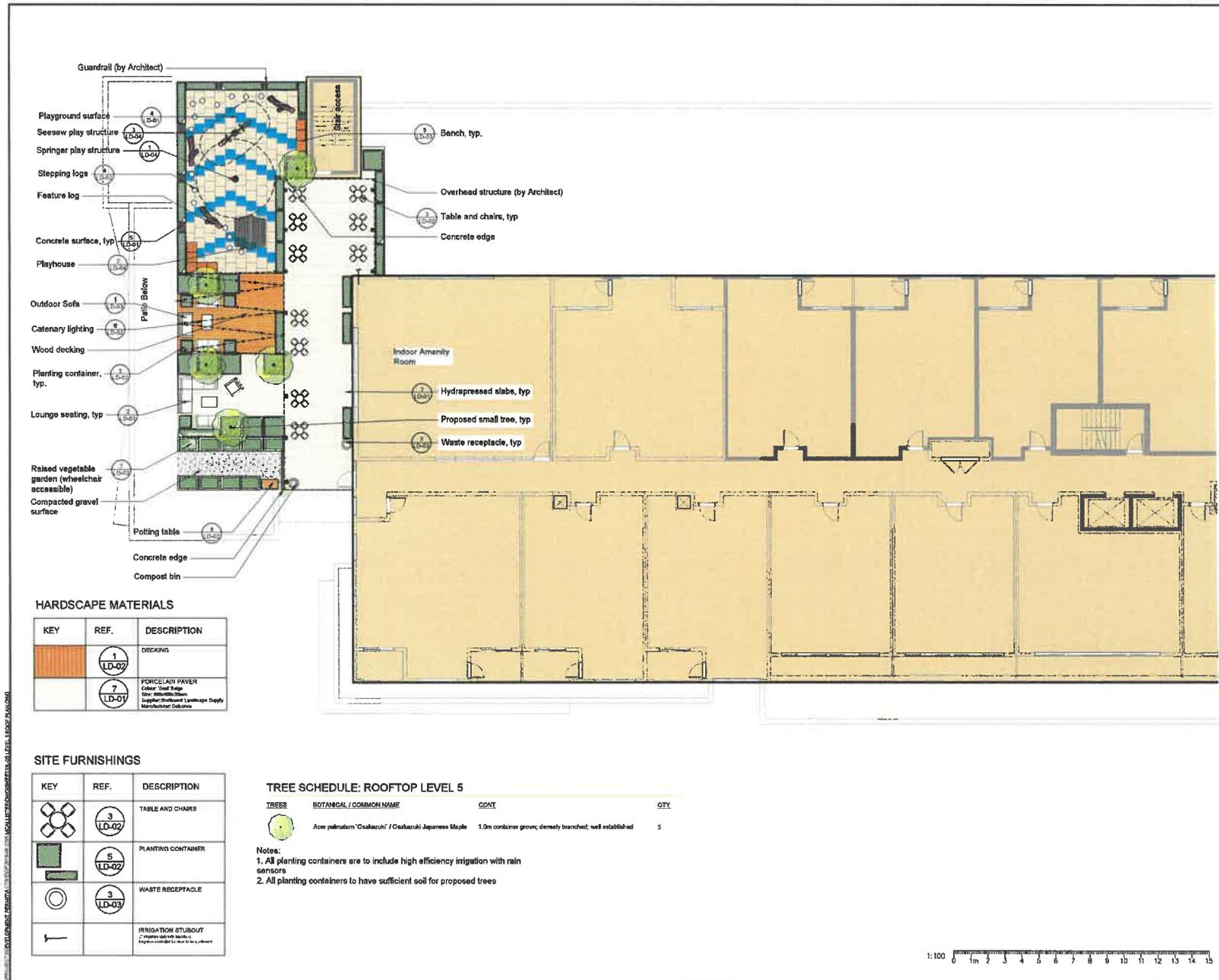
LEGEND

KEY	REF.	DESCRIPTION
	7 LD-01	HYDRAPRESSED SLAB Color: Terra Red II Street Sand Size: 60x60x20mm Supplier: Northwest Landscape Supply Manufacturer: Astablast
	2 LD-02	CRUSHED GRAVEL
	5 LD-02	PLANTING CONTAINER
		IRRIGATION STUBOUT To be installed with the 150mm PVC pipe, 150mm x 150mm x 150mm

Note: All planting containers are to include high efficiency irrigation with rain sensors



Drawing Title: **LEVEL 2 LANDSCAPE PLAN**
 Drawing #: **L-04**
 Project #: **DP2018-06**



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	DECKING
	7 LD-01	PORCELAIN PAVES Color: Steel Ridge Size: 600x600mm Supplier: Northwest Landscape Supply Manufacturer: Calmar

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	3 LD-02	TABLE AND CHAIRS
	5 LD-02	PLANTING CONTAINER
	3 LD-03	WASTE RECEPTACLE
		IRRIGATION STUBOUT 2" copper mesh back 1" copper mesh back

TREE SCHEDULE: ROOFTOP LEVEL 5

TREES	BOTANICAL / COMMON NAME	COAT	QTY
	<i>Acacia palmatum</i> 'Chakazuki' / Chakazuki Japanese Maple	1.0m container grown; densely branched, well established	5

- Notes:
 1. All planting containers are to include high efficiency irrigation with rain sensors
 2. All planting containers to have sufficient soil for proposed trees

No.	By	Description	Date
2	MW	Revised for Revisions 6-10	July 28, 2022
1	MW	Revised for Revisions	August 20, 2019
	By	Description	Date

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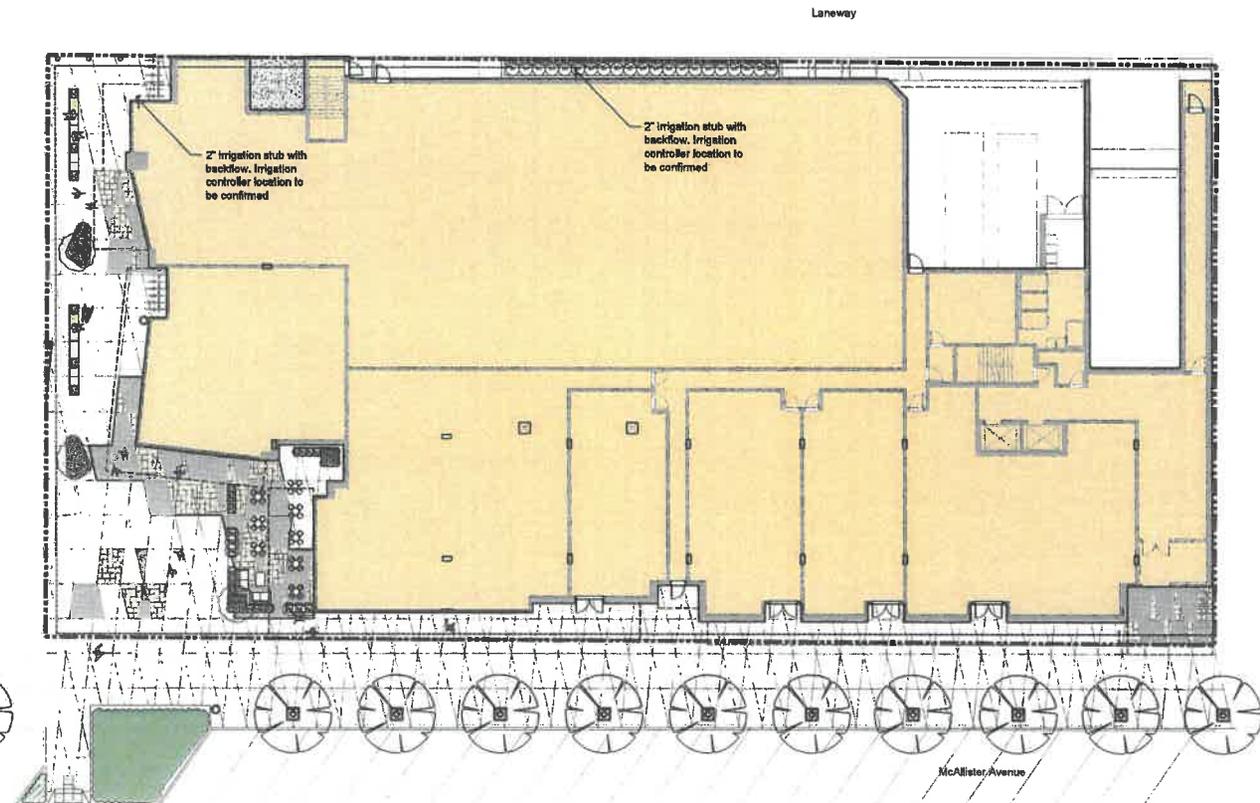
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Location:
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Checked: MW	
Approved:	Original Sheet Size: 24"x36"
Scale: 1:100	

DP000413 (18)

Drawing Title: **LEVEL 5 LANDSCAPE PLAN**
 Drawing #: **L-05**
 Project #: **DP2018-06**



Drawing Title: **GROUND LEVEL PLANTING PLAN**

No.	By	Description	Date
2	MW	Issued for Planning & CP	June 29, 2018
1	MW	Issued for Planning	August 26, 2018

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:
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Location:
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VDZ Project #: **DP2018-06**
 Drawing #: **L-06**

PLANT SCHEDULE GROUND LEVEL

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Asiatic x Emerald / Emerald Veil / Emerald Veil Asiatic Nursery grown, well established	#1	0.45m	22
AZ	Asiatic x Emerald x Fuchsia / Emerald x Fuchsia Asiatic Nursery grown, well established	#2	0.90m	22
Bg	Bacopa x Green Mountain / Bacopa Nursery grown, Certified Clean, well established	#2	0.90m	6
HS	Hemerocallis x Happy Returns / Daylily Nursery grown, well established	#2	0.90m	6
H	Heuchera x Berry Smoothie / Berry Smoothie Coral Bell Nursery grown, well established	#1	0.50m	18
R	Lilippe muscari / Royal Purple / Royal Purple Lilippe	#1	0.50m	44
SK	Skimmia japonica / Rubella / Skimmia Full, Nursery grown, well established	#1	0.90m	21

TREE SCHEDULE: GROUND LEVEL

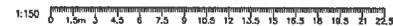
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer glaberrimum / Pacific Elm / Vine Maple multi-stem	DBB	6cm cal	3

PLANTING NOTES:

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLMA OR BCSLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 A. SHRUBS: 400MM
 B. SOIL: 100MM
 C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
- 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

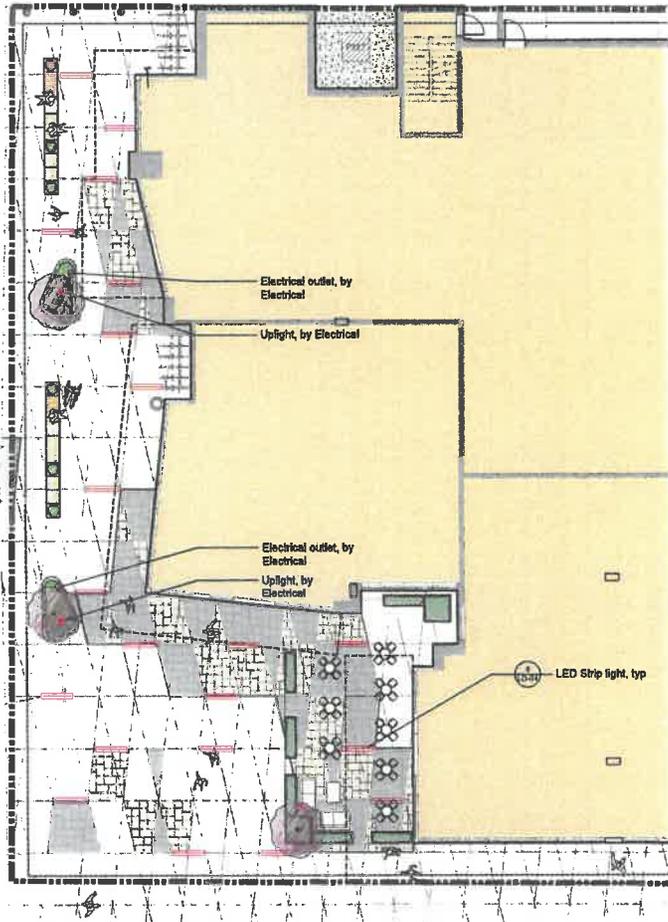
IRRIGATION NOTE:

- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED RABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.



17/0004113 (19)

DP000413 (20)



1 GROUND LEVEL: LIGHTING PLAN
Scale 1:100



2 LEVEL 5: LIGHTING PLAN
Scale 1:100

LIGHTING LEGEND

KEY	REF.	DESCRIPTION
	6 LD-04	LINEAR LED STRIP LIGHT (Recessed into paving)
		UPLIGHT By Electrical
	6 LD-02	CANTENARY LIGHTING
		ELECTRICAL OUTLET By Electrical



No.	By	Description	Date
2	MW	Issued for Reviewing & DP	June 28, 2020
4	MW	Issued for Reviewing	August 20, 2019

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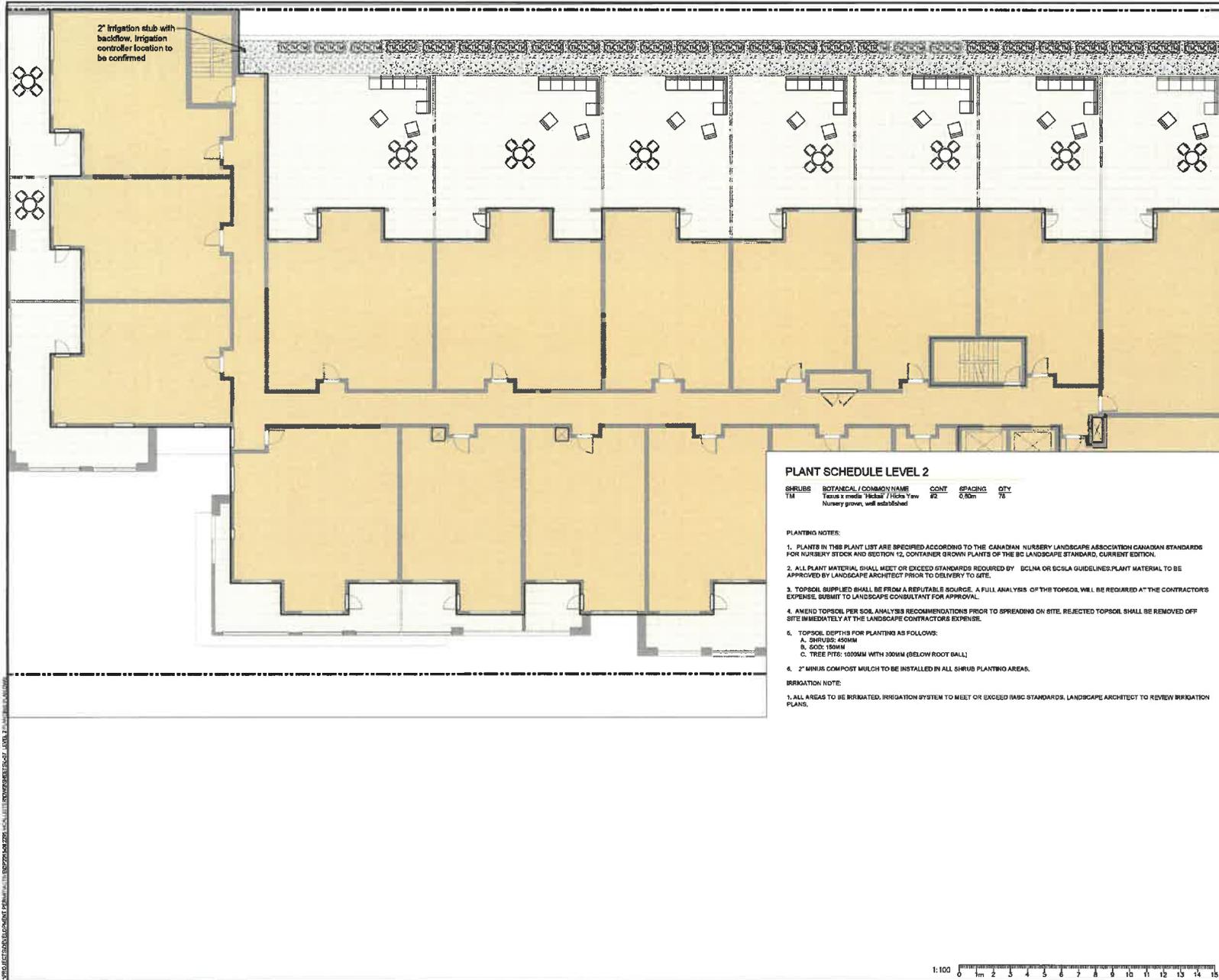
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Drawing Title: LIGHTING PLAN

VDZ Project #: DP2018-06

Drawing #: L-09

DD000413 (21)



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 100 86th Street, Suite 101 855 Highway
 Fort Langley, BC Vancouver, BC
 www.vdz.ca 604-203-7737 604-482-0024

PLANT SCHEDULE LEVEL 2

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
114	Ficus s. media 'Tiki-tiki' / Ficus Tree	12	0.9m	74

- PLANTING NOTES:**
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS OF THE BC LANDSCAPE STANDARD, CURRENT EDITION.
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 - AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 - TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 A. SHRUBS: 450MM
 B. SOIL: 150MM
 C. TREE PITS: 1000MM WITH 300MM (BELOW ROOT BALL)
 - 2" MIXED COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION NOTE:**
- ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IRASC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.

No.	By:	Description	Date
2	MW	Issued for Review & DP	June 20, 2020
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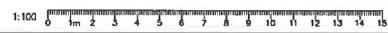
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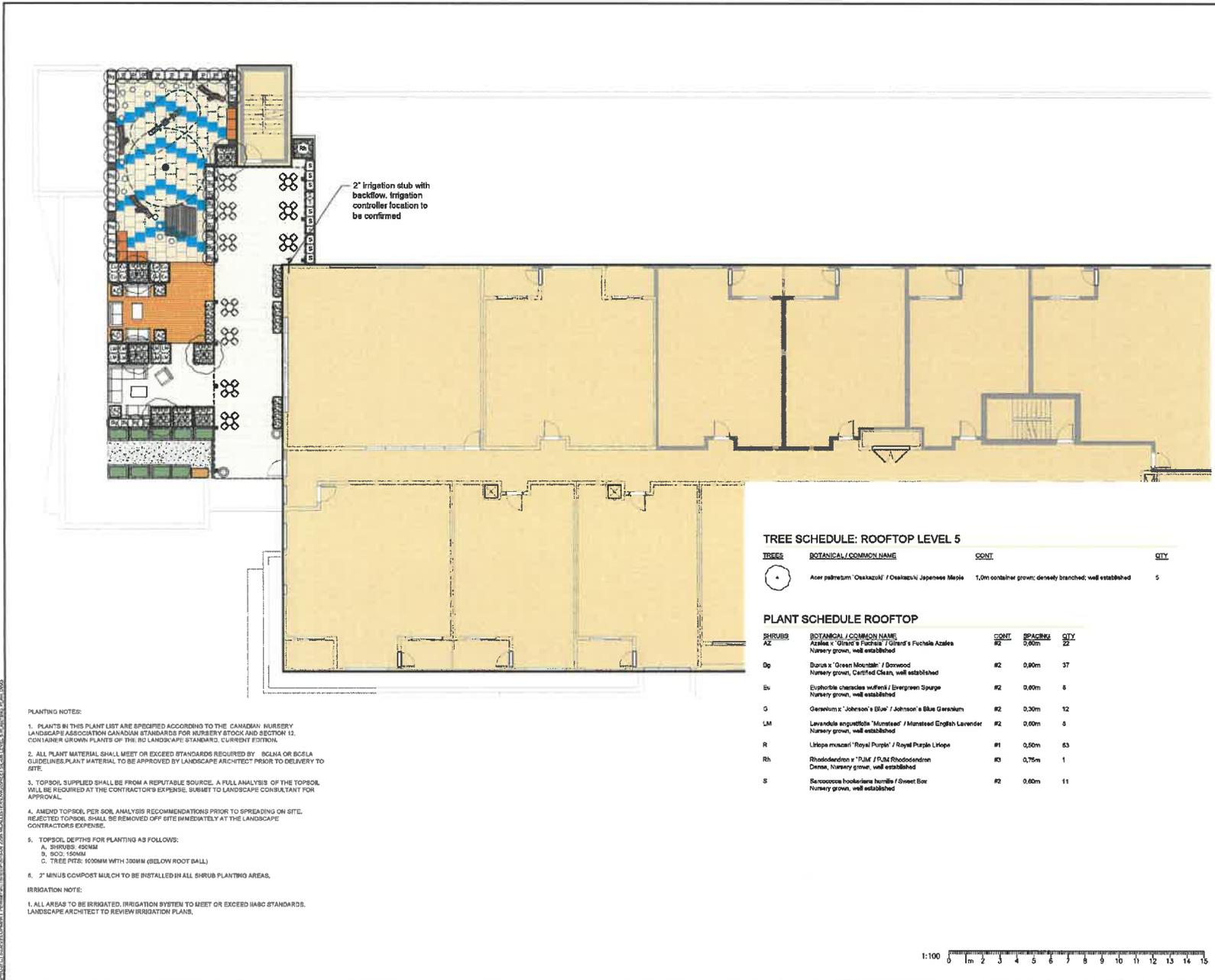
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Drawing Title: **LEVEL 2 PLANTING PLAN**
 Drawing #: **L-07**
 V.D.Z. Project #: **DP2018-06**



2' irrigation stub with backflow. Irrigation controller location to be confirmed

TREE SCHEDULE: ROOFTOP LEVEL 5

TREES	BOTANICAL / COMMON NAME	CONT.	QTY
	Acer palmatum 'Osakazuki' / Osakazuki Japanese Maple	1.0m container grown, densely branched, well established	5

PLANT SCHEDULE ROOFTOP

SHRUBS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
AZ	Azalea x 'Girard's Fuchsia' / Girard's Fuchsia Azalea Nursery grown, well established	#2	0.60m	22
Dp	Buxus x 'Green Mountain' / Boxwood Nursery grown, Certified Clean, well established	#2	0.90m	37
Ev	Euphorbia characias wulfenii / Evertgreen Spurge Nursery grown, well established	#2	0.60m	6
G	Geranium x 'Johnson's Blue' / Johnson's Blue Geranium Nursery grown, well established	#2	0.30m	12
LM	Lavandula angustifolia 'Monstead' / Monstead English Lavender Nursery grown, well established	#2	0.60m	6
R	Lilops muscarif 'Royal Purple' / Royal Purple Lilops	#1	0.50m	63
Rh	Rhododendron x 'Tulip' / Rose Rhododendron Dense, Nursery grown, well established	#3	0.75m	1
S	Sarcococca hookeriana humilis / Sweet Box Nursery grown, well established	#2	0.60m	11

- PLANTING NOTES:**
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARD STANDARDS FOR NURSERY STOCK AND SECTION 13. CONTAINER GROWN PLANTS OF THE IBC LANDSCAPE STANDARD, CURRENT EDITION.
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 - 2" MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION NOTE:**
1. ALL AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET OR EXCEED IASBC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.

No.	By:	Description	Date
2	RAW	Issued for Reviewing & CP	June 26, 2020
1	RAW	Issued for Reviewing	August 20, 2010

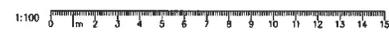
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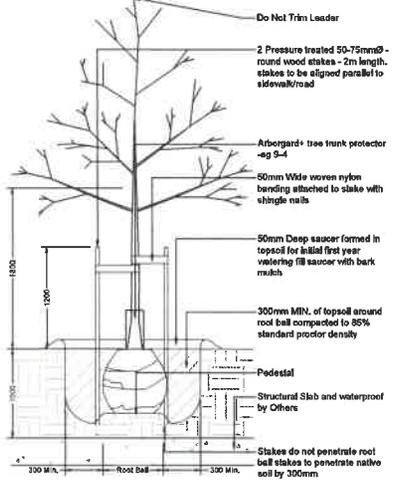
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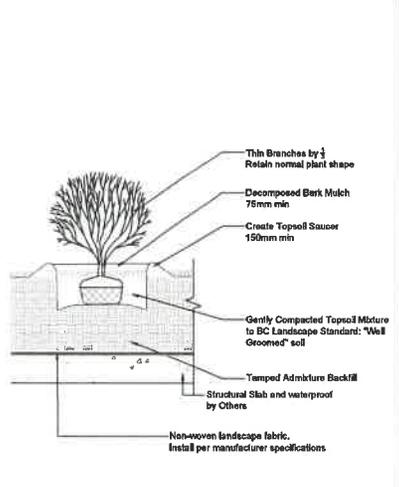
DP2018-06 (22)

Drawing Title: LEVEL 5 PLANTING PLAN
 Drawing #: L-08
 Project #: DP2018-06

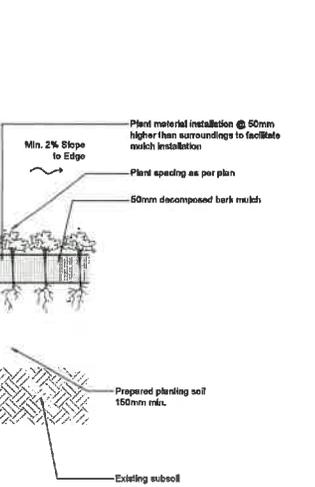


- NOTES:**
- Stacking/bark to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
 - All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 - All trees shall be single stem.

1 DECIDUOUS TREE ON SLAB
 Scale 1:25



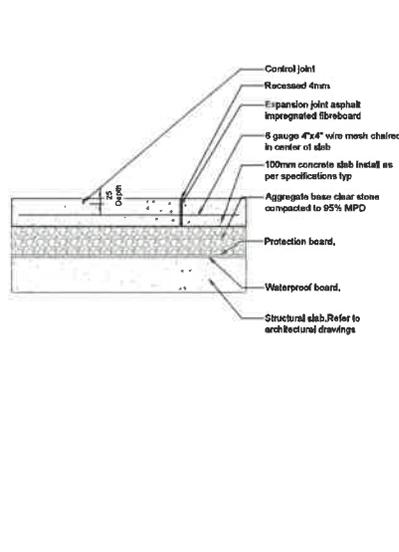
2 SHRUB ON SLAB
 Scale 1:25



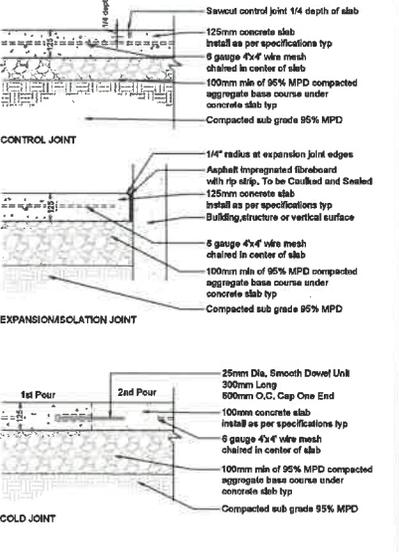
3 GROUND COVER PLANTING
 Scale 1:10

RUBBER TILE SURFACING
 Model: PlayTies
 Size: 24"x24"
 Colour: Stone Belge and Blue Ember
 Manufacturer: DingoFlex or approved equal
 Installation: Install as per manufacturer's specifications.

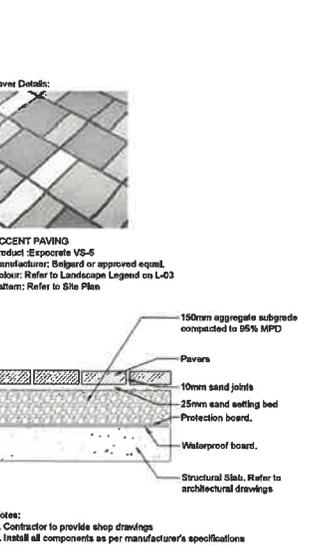
4 PLAYGROUND SURFACE
 Scale 1:10



5 CONCRETE ON SLAB
 Scale 1:10



6 PAVERS ON SLAB
 Scale 1:10



7 PAVERS ON PEDESTALS
 Scale 1:10

Paver Details:

HYDRAPRESSED SLAB
 Pattern: Desert Sand
 Type: Tactile Slab in 'Desert Sand'
 Size: 600x600x20mm
 Supplier: Northwest Landscape Supply
 Manufacturer: Albatard

PORCELAIN PAVER
 Pattern: Desert Sand
 Colour: Stone Belge
 Size: 600x600x20mm
 Supplier: Northwest Landscape Supply
 Manufacturer: Delonca

Notes:

- Contractor to provide shop drawings
- Install all components as per manufacturer's specifications

7 PAVERS ON PEDESTALS
 Scale 1:10

DP000413 (23)

No.	By	Description	Date
1	MW	Issued for Reviewing & DP	June 28, 2018
2	MW	Issued for Reviewing	August 20, 2018
3	By	Revisions	None

REVISIONS TABLE FOR DRAWINGS
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 McAllister Mixed Use Development
 Quarry Rock Developments

Location:
 2251 / 2241 McAllister Ave
 Port Coquitlam, BC

Drawn:	Stamp:
DR	
Checked:	
MW	
Approved:	Original Sheet Size:
APPROVED	24"x36"
Scale:	
AS SHOWN	

Drawing Title: **DETAILS**
 VDZ Project #: **DP2018-06**
 Drawing #: **LD-01**



OUTDOOR SOFA SET
 Type: Outsumy 4-Piece Cushioned Outdoor Rattan Wicker Sofa Set
 Components: Loveseat Sofa, Table, Chairs, Cushions
 Colour: Brown Rattan, Cream Cushions
 Manufacturer: Outsumy or approved equal

1 **OUTDOOR SOFA**
 Scale NTS



LOUNGE SEATING
 Type: Outsumy 9pc Rattan Furniture Lounger Set
 Components: Sectional Sofa, Table, Chairs, Cushions
 Colour: Brown Rattan, Cream Cushions
 Manufacturer: Outsumy or approved equal

2 **LOUNGE SEATING**
 Scale NTS



WASTE RECEPTACLE
 Type: Chase Park Litter Receptacle
 Slide Opening
 Size: 24"x30"
 Colour: Silver
 Manufacturer: Landscape Forms
 www.landscapeforms.com
 1-800-430-8209
 or approved equal

3 **WASTE RECEPTACLE**
 Scale NTS



COMPOST BIN
 Type: 168 Gal. Stationary Composter
 Manufacturer: Terra Garden
 Supplier: RecTec
 www.livinggarden.com
 (800) 962-1220
 or approved equal

4 **COMPOST BIN**
 Scale NTS



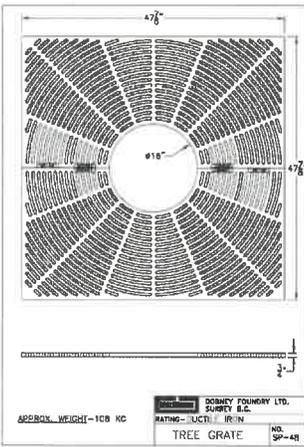
MODULAR BENCH WITH BACKREST
 Type: Pirel Collection
 Manufacturer: Maglin
 www.maglin.com
 1 800 716 5309
 or approved equal

5 **BENCH WITH BACKREST**
 Scale NTS

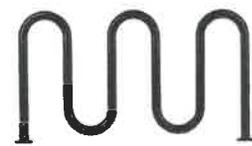


BOLLARD
 Model: R-8610
 Manufacturer: Reliance Foundry
 Colour: Black with wood insert
 Mount: Embedded. Refer to manufacturer's specifications
 Supplier: Reliance Foundry or approved equal

6 **BOLLARD**
 Scale NTS



7 **TREE GRATE**
 Scale NTS



BIKE RACK
 Model: R-8240 XL Wave Bike Rack
 Mount: Surface mount
 Manufacturer: Reliance Foundry
 Colour: Powder coated black
 Supplier: Reliance Foundry or approved equal

8 **BIKE RACK**
 Scale NTS

2	MW	Issued for Marketing & OP	June 20, 2020
1	MW	Issued for Marketing	August 20, 2019

No.	By	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 McAllister Fibred Usa Development
 Quarry Rock Developments

Location:
 2251 / 2241 McAllister Ave
 Port Coquitlam, BC

Drawn:	Stamp:
DR	
Checked:	
MW	
Approved:	Original Sheet Size: 24"x36"
Scale:	REFER TO THE GENERAL NOTES FOR SCALE INFORMATION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR AT THE TIME OF INSTALLATION. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR AT THE TIME OF INSTALLATION.
AS SHOWN	

DP000413 (25)

Drawing Title: DETAILS
 DP2018-06
 Drawing #: LD-03

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Project will meet City requirements for BC Energy Step Code.	BP stage; staff review of BP submission
Flat roofs are to have a high solar reflectance to reduce heat absorption and heat build-up	BP stage; staff review of BP submission
Windows will be sized and located to increase opportunities for natural ventilation and distribute natural daylight into interior spaces	DP and BP stage; staff review of building plans
Building will use: <ul style="list-style-type: none"> • Energy Star rated appliances, • Programmable thermostats, • Fluorescent and LED light fixtures, and • Timer/sensor operated exterior lighting 	BP stage; written confirmation by Architect along with staff review of BP submission
Windows are to be Low E2 glazing with thermally broken frames	BP stage; written confirmation by Architect along with staff review of BP submission

Water conservation:

Conservation Measure	Verification Method
Drought resistant planting will be used to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by City Arbourist
High-efficiency irrigation system with rain sensors will be installed	DP and BP stage; staff review of landscape drawing, site inspection by Landscape architect and City Arbourist
Low flow plumbing fixtures and dual flush toilets will be used	BP stage; staff review of BP submission

GHG Reduction:

Conservation Measure	Verification Method
Products with low volatile organic compound off-gassing potential will be used where possible	BP stage; written confirmation by Architect
A waste management plan will be followed during construction to divert materials for the landfill	BP stage; written confirmation by Architect
Adequate storage space for garbage, recycling and organic materials shall be provided in easily accessible, secure locations	DP and BP stage; staff review of building plans
Rough-in to facilitate EV charging for all parking spaces.	BP stage; written confirmation by Architect along with staff review of BP submission

per OCP Sec. 9.11 Environmental Conservation DPA designation

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00068

Issued to: QUARRY ROCK DEVELOPMENTS (MCALLISTER) INC
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 203-5489 BYRNE RD BURNABY BC V5J 3J1

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structure and other development thereon:

Address: 2241 and 2251 McAllister Avenue

Legal Description: LOT 1, DISTRICT LOT 379, NEW WESTMINSTER DISTRICT, PLAN EPP84488, GROUP 1; LOT 30, BLOCK 1, DISTRICT LOT 379, NEW WESTMINSTER DISTRICT, PLAN NWP1213, GROUP 1, EXC N 4'; LOT 29, BLOCK 1, DISTRICT LOT 379, NEW WEST DISTRICT, PLAN NWP1213, GROUP 1, EXC N 4'

P.I.D.: 030-607-281; 012-028-614; 012-028-606

3. The Zoning Bylaw, 2008, No. 3630 is varied as follows:
 - Table 3.4: Commercial Zones Regulations is varied to permit a maximum Floor Area Ratio of 1.66.
4. The Parking and Development Management Bylaw, 2018, No. 4078 is varied as follows:
 - Section 9. Payment In Lieu of Parking Spaces is varied to permit payment in lieu of parking to a maximum of 12.3% of the total number of required off-street parking spaces.
 - Section 4. Development Requirements is varied to eliminate off-street parking requirements for commercial floor area owned by the City of Port Coquitlam.

5. The Subdivision Servicing Bylaw, 1987, No.2241 sec. 401 is varied to:
 - Allow for works and services for McAllister Avenue to be accordance with the McAllister Street Design.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two (2) years of the date of this permit.
8. This permit is not a building permit.

APPROVED BY COUNCIL THE ____ DAY OF _____ MONTH 20 ____.

SIGNED THIS _____ DAY OF _____ MONTH 20 ____.

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)

PROJECT: **McAllister Avenue**
VDZ PROJECT# AR2018-06

SITE ADDRESS: 2241/2251 /2263
McAllister Avenue
Port Coquitlam, BC, V3C 2A9

PREPARED FOR: **The Concoasts Group**
#202 5489 Byrne Rd
Burnaby, BC, V5J 3J1

SITE REVIEW DATE(s): July 9, 2019

PROJECT ARBORIST: **Kelly Koome**
ISA Certified Arborist PN 5962A
ISA Tree Risk Assessment
Qualified

ORIGINAL REPORT – SB August 16th, 2019



INTRODUCTION..... 3

 BACKGROUND 3

 ASSIGNMENT 3

 LIMITATIONS OF ASSIGNMENT 3

 TESTING & ANALYSIS 3

 PURPOSE & USE OF REPORT 3

SITE DESCRIPTION 4-5

 SITE REVIEW 4

 PROPOSED DEVELOPMENT 4

 ENVIRONMENTAL DESCRIPTION 5

 TREE PRESERVATION SUMMARY 5

TREE ASSESSMENT 6-9

REPLACEMENT TREE REQUIRMENTS 10

APPENDICES

 APPENDIX A – TREE MANAGEMENT PLAN 11

 APPENDIX B – PHOTOS 12-13

 APPENDIX C – TREE PROTECTION 13-14

 APPENDIX D – GLOSSARY 15-17

 APPENDIX E – REFERENCES AND LIMITATIONS..... 20



BACKGROUND

VDZ + A Consulting Inc. was contracted by The Concosts Group to prepare an ISA Certified Arborist Tree Report for the properties at 2241/2251/2263 McAllister Avenue, Port Coquitlam, BC, V3C 2A9.

ASSIGNMENT

VDZ + A Consulting Inc. have been retained by the client to prepare a report to assess the tree(s) located at 2241/2251/2263 McAllister Avenue, Port Coquitlam, BC, V3C 2A9. The Project Arborist, Kelly Koome, performed a site review entailing identification and visual assessment of the tree(s) on site. A tree survey of all off-site trees was completed by the client or representative(s).

The Project Arborist will provide recommendations for the retention or removal of tree(s) on this site based on the existing site conditions and the proposed use of the site. Mitigation of development impact on the tree(s) has been considered as part of the tree assessment process.

LIMITS OF THE ASSIGNMENT

Kelly Koome's observations were limited to one site visit on July 9, 2019. No tissue or soil samples were sent to a lab for identification or analysis. VDZ + A Consulting Inc. located the trees using existing landmarks and onsite navigation.

TESTING AND ANALYSIS

Kelly Koome used visual tree assessment and mallet sounding to test the trees' health, condition and risk level.

PURPOSE AND USE OF REPORT

The purpose of this report is to assist the property owner in compliance with the City of Port Coquitlam Tree Bylaw, 2019, No. 4108.



SITE REVIEW



Fig. 1 – Aerial view of property (PoCoMAP)

PROPOSED SITE DEVELOPMENT

The development of a new subdivision, greenway, greenway plaza, and bowling alley.

ENVIRONMENTAL DESCRIPTION

ISA Certified Arborist Kelly Koome of VDZ + A Consulting Inc. conducted a site review and evaluation of the trees located at the above referenced property on July 9, 2019.

The site consists of three lots. The westernmost lot is a commercial building with parking lot. The easternmost lot previously held a commercial building that has since been demolished. To the east are two commercial properties, each with their own parking lots. Behind the empty lot is a lane with commercial and residential properties north of it.

There are no seasonal creeks that transect the property.



There is no evidence of raptors nests, osprey nests or heron colonies on the site. Removal of trees however between March 15 – August 15 (date subject to change depending on seasonal nesting behavior and therefore must be confirmed with City of Port Coquitlam) will require a bird nesting survey. This is as prescribed by the federal Migratory Birds Convention Act (MBCA), 1994 and Section 34 of the BC Wildlife Act. It is the responsibility of the owner/developer to ensure they are in compliance with the Port of Coquitlam regulations governing nesting birds on sites where development is occurring.

Off-site Trees – There are private off-site trees associated with this project.

Municipal Trees – There are no Port of Coquitlam trees associated with this project.

Trees Straddling the Property Line – There are no trees straddling the property line associated with this project

TREE PRESERVATION SUMMARY

All the Trees identified on the Tree Retention/Removal Plan and within the Tree Assessment Data Table have been given their Retention/Removal recommendation on a preliminary basis. Final recommendations will be based upon design/construction and grading details.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction and post construction activities. Best efforts must be made to ensure the Tree Protection Zone remains undisturbed.

Ongoing monitoring of retained trees through the development process and implementation of mitigating works (watering, mulching, etc.) is essential for success.



TABLE 1

TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (M.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE
The following trees are located on-site.								
1	241	White ash <i>Fraxinus americana</i>	Yes	0.32	6.0	80	GOOD CROWN – Majority of canopy on west side. Water sprouts on east side. Dead wood from suckling. TRUNK – No signs of Emerald ash borer. ROOTS – High compaction on east side. Girdling root. WITHIN THE PROPOSED DEVELOPMENT ENVELOPE	REMOVE
2	248	White ash <i>Fraxinus americana</i>	Yes	0.34	6.0	90	GOOD TRUNK – West side sufficient healed wound wood. No signs of Emerald ash borer. WITHIN THE PROPOSED DEVELOPMENT ENVELOPE	REMOVE
3	250	White ash <i>Fraxinus americana</i>	Yes	0.34	6.0	100	GOOD TRUNK – Superficial mechanical damage to side of trunk. No signs of Emerald ash borer. ROOTS – Flatten south side with new asphalt laid – roots may be impacted. WITHIN THE PROPOSED DEVELOPMENT ENVELOPE	REMOVE
4	366	Deodar cedar <i>Cedrus deodara</i>	Yes	0.72	9.2	90	GOOD Mature open grown tree. CROWN – Primary and secondary wires close to south side of tree. Broken top became co-dominant. TRUNK – Slight lean towards the south, then self corrects. SPECIMEN TREE WITHIN THE PROPOSED DEVELOPMENT ENVELOPE – OVER TOP OF A PROPOSED UNDERGROUND PARKADE	REMOVE
5	249	Japanese maple <i>Acer palmatum</i>	Yes	0.22	5.2	90	GOOD TRUNK – Burrow on north side. Minor frost cankers. WITHIN THE PROPOSED DEVELOPMENT ENVELOPE – OVER TOP OF A PROPOSED UNDERGROUND PARKADE	REMOVE



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (M.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE
6	451	Japanese maple <i>Acer palmatum</i>	Yes	0.20	5.2	90	GOOD WITHIN THE PROPOSED DEVELOPMENT ENVELOPE	REMOVE
7	452	<i>Carpinus</i> spp.	No	0.11 0.03 0.05 0.03 0.03	1.5	100	GOOD TRUNK – Multi-stem. HANDPLOTTED WITHIN THE PROPOSED DEVELOPMENT ENVELOPE	REMOVE
The following trees are located offsite.								
8	242	Western redcedar <i>Thuja plicata</i>	Yes	0.46	4.6	70	FAIR CROWN – Hydro line going through canopy. Previously topped. ROOTS – Exposed and damaged structural roots.	RETAIN
9	247	False cypress <i>Chamaecyparis</i>	Yes	0.49 0.23	4.3	40	FAIR CROWN – Topped multiple times for hydro line. Lots of dead wood. Signs of drought stress. TRUNK – Multi-stem but co-dominate at base. Smaller stem leans 15% east.	RETAIN
10	389	False cypress <i>Chamaecyparis</i>	Yes	0.32 0.24	4.3	30	FAIR CROWN – Topped multiple times for hydro line on south site. TRUNK – Multi-stem but co-dominate near base.	RETAIN
11	388	Western redcedar <i>Thuja plicata</i>	Yes	0.23 0.24	4.6	60	FAIR CROWN – Topped multiple times for hydro line on south site. TRUNK – Co-dominate at 1.0 meters.	RETAIN
12	387	Western redcedar <i>Thuja plicata</i>	Yes	0.22	4.3	60	FAIR CROWN – Topped multiple times for hydro line on south site. Lots of dead wood. TRUNK – Mechanical damage on south side.	RETAIN
13	386	Western redcedar <i>Thuja plicata</i>	Yes	0.08 0.15	4.3	70	FAIR CROWN – Topped multiple times for hydro line on south site. TRUNK – Co-dominant at base. Included bark for 1.0 meters. Mechanical damage on south side.	RETAIN



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (M.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE
14	385	Western redcedar <i>Thuja plicata</i>	Yes	0.17	4.0	70	POOR CROWN – Topped multiple times for hydro line on south site. TRUNK – Co-dominant at 2.0 meters. Multiple hits on trunk by vehicles. Bark sloughing off. Signs of insect boring. Included bark at 0.5 meters. Vertical crack forming on trunk.	RETAIN
15	384	Sawara cypress <i>Chamaecyparis pisifera</i>	No	0.14 0.20 0.18	4.0	25	POOR CROWN – Topped multiple times for hydro line on south site. Lots of dead wood. TRUNK – Multi-stem at base. HANDPLOTTED	RETAIN
16	383	<i>Cupresses</i> spp.	Yes	0.03 0.03 0.03 0.05 0.05 0.10 0.10 0.10	4.0	25	POOR CROWN – Topped multiple times for hydro line on south site. TRUNK – Multi-stem at base.	RETAIN
17	382	<i>Cupresses</i> spp.	Yes	0.22 0.05 0.05 0.18 0.26	4.0	25	POOR CROWN – Topped multiple times for hydro line on south site. TRUNK – Multi-stem at base. Growing on a mound.	RETAIN



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (M.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE
18	381	Trident maple <i>Acer buergerianum</i>	Yes	0.33	6.2	70	GOOD CROWN – Having troubles with aphids. Black spot mold from aphid honeydew. Topped multiple times. TRUNK – Mechanical damage to trunk. Large cavity from improperly healed prune cut found on south-east side of trunk. ROOTS – Exposed surface and structural roots NOT SUITABLE FOR LONG-TERM RETENTION due to close proximity to the proposed foundation, the over-dig would result in more than half of the roots being severed.	REMOVE
19	367	Western juniper <i>Juniperus occidentalis</i>	Yes	0.23 0.23 0.72	4.6	70	GOOD CROWN – Topped multiple times. Hydro line running on south side. TRUNK – Group of 7 Western junipers. Multi-stem at base.	RETAIN
20	OS1	Western redcedar <i>Thuja plicata</i>	No	0.41 – 0.59	3.5	70 – 80	GOOD CROWN – Topped 4.0 meters with Hydro on south side. Deadwood in lower crown south side from vehicles without enough clearance. TRUNK – Group of 5 Western redcedars. HANDPLOTTED	RETAIN



REPLACEMENT TREE SUMMARY

	On-site	Off-site	Shared	City	Total
Total # of trees to be protected	0	12	0	0	12
Total # of protected trees to be removed	7	1	0	0	8
Trees for 1:1 replacement	6	1	0	0	7
Significant trees for 2:1 replacement	1	0	0	0	1
Total replacement trees	8	0	0	0	9

PORT OF COQUILTAM SPECIFICATIONS FROM TREE BYLAW, 2019, NO. 4128

7. TREE REPLACEMENT

- 7.1 Every applicant for a tree cutting permit shall provide a tree replacement plan acceptable to the Parks Section Manager.
- 7.2 A tree replacement plan shall provide for one replacement tree to be planted for each tree proposed to be cut, except as provided in sections 7.3 and 7.4.
- 7.3 A tree replacement plan shall provide for two replacement trees to be planted for each significant tree proposed to be cut.
- 7.4 No replacement tree shall be required where the largest stem of the tree to be replaced is within a 5 metre radius of the largest stem of another tree.
- 7.5 Every owner who is issued a tree cutting permit shall plant replacement trees in accordance with the associated tree replacement plan.
- 7.6 Where an owner submits an arborist report that indicates that the subject lot cannot accommodate a replacement tree or replacement trees, the Parks Section Manager may permit the owner to contribute \$500 in lieu of each replacement tree not planted.
- 7.7 Every owner shall maintain in good health in accordance with sound arboricultural practice every replacement tree planted pursuant to a tree replacement plan for a period of 1 year after planting.
- 7.8 Where a replacement tree does not survive for 1 year after planting, the owner shall, within 6 months, remove the deceased tree and provide a new replacement tree in a location satisfactory to the Parks Section Manager. The owner shall thereafter maintain the new replacement tree in accordance with section 7.7.



PHOTOS



Fig. 1 – Tree 366 is onsite.



Fig. 2 – View of onsite Trees 451, 249, 366 and 452.

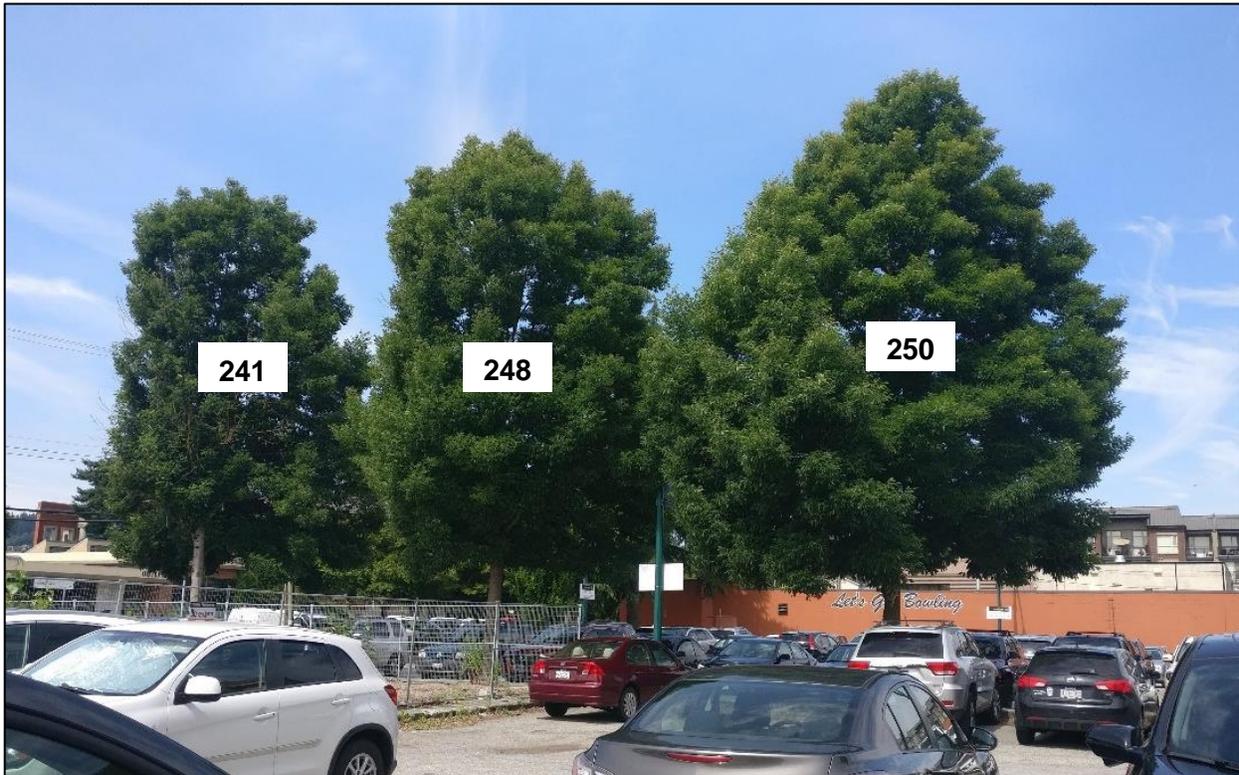


Fig. 3 – View of onsite Trees 241, 248 and 250.



Fig. 4 – View of offsite Trees 242, 247, 389, 388, 387, 386, 385, 384, 383 and 382.

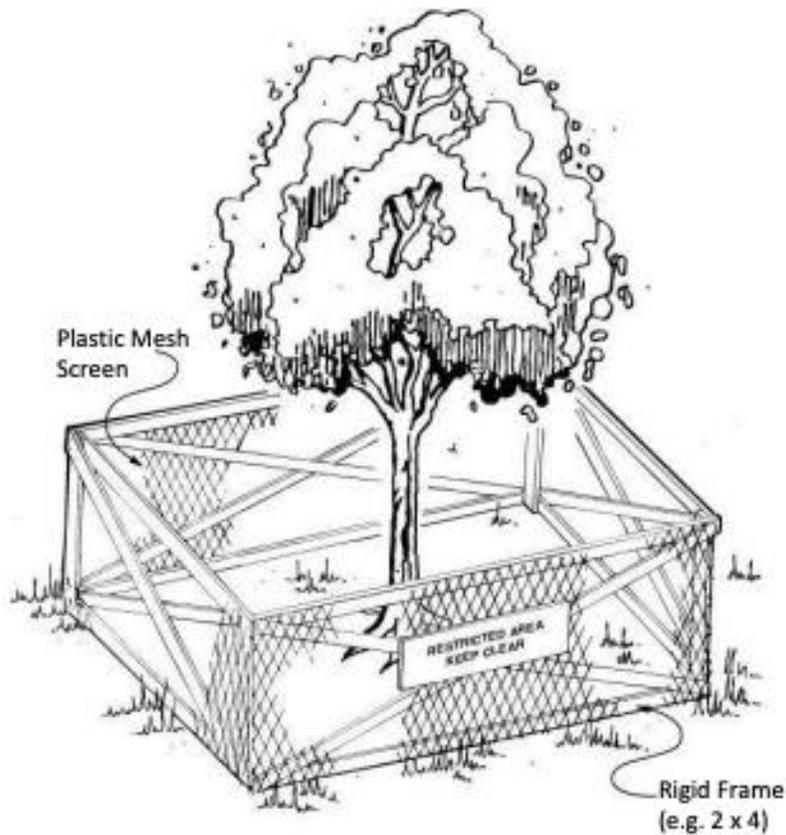


TREE PROTECTION FOR ALL PROTECTED TREES EXCEPT GROUP #OS1

SCHEDULE "B"

BYLAW 4108

PROTECTIVE BARRIER



Tree Diameter (cm)	20	25	30	35	40	45	50	55	60	75	90	100
Minimum Distance from tree to Protective Barrier (m)	1.2	1.5	1.8	2.1	2.4	2.7	3.0	3.3	3.6	4.5	5.4	6.0

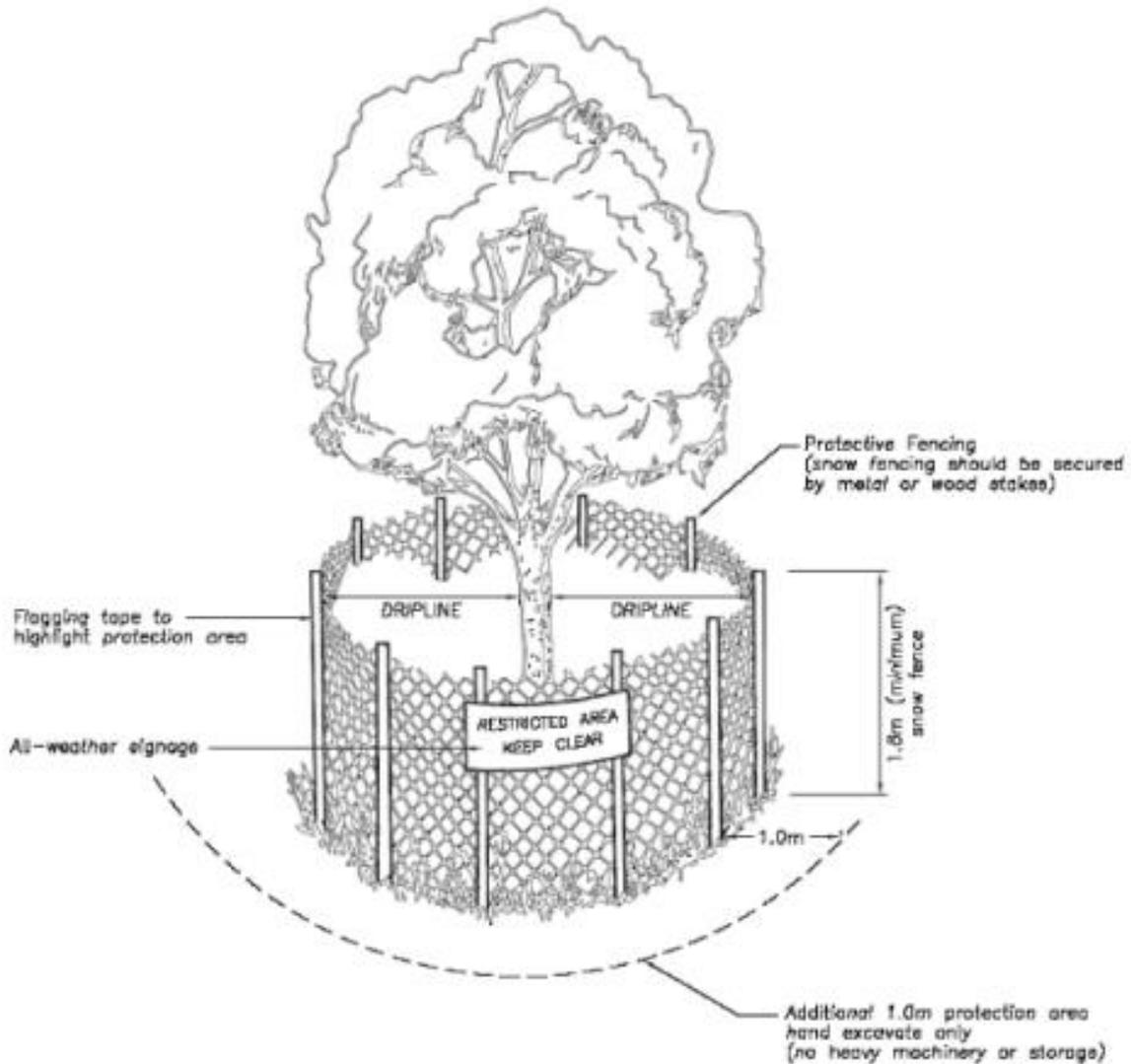


TREE PROTECTION FOR TREES IN GROUP #OS1

TREE PROTECTION

How do I safely retain trees on, or adjacent to, the property?

Prior to construction activity you should erect temporary fencing at the dripline of the tree to protect the roots and canopy.





GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE PROTECTION ZONE

- The Contractor shall not engage in any construction activity within the Tree Protection Zone (TPZ) without the approval of the Project Arborist including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Zone maybe indicated on the drawings along with any required remedial activity as listed below.
- In the event that construction activity is unavoidable within the Tree Protection Zone, notify the Project Arborist and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree Protection Zone from the activity. Remedial actions shall include but shall not be limited to the following:
 - In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and/or Air Spade. If any excavation work is required within the Tree Protection Zone (TPZ), the Project Arborist must be present during excavation, and a trench should be 'hand dug' to a depth of 60 cm outside the Drip Line, to uncover any potential roots. The Project Arborist should cleanly prune roots and recommend the appropriate treatment for any structural roots encountered.
 - Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots soil.
 - When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut without the approval of the Project Arborist. Excavation shall be tunnelled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
 - Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be RETAINED when specifically indicated by the Project Arborist. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboriculture practices (ANSI A300, part 8) and be performed under supervision of the Project Arborist.
- Do not permit foot traffic, scaffolding or the storage of materials within the Tree Protection Zone.
- Protect the Tree Protection Zone at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Project Arborist of any spills, compaction or damage and take corrective action immediately using methods approved by the Project Arborist



GLOSSARY OF KEY TERMS

Abutment: A structure built to support the lateral pressure of an arch or span, e.g., at the ends of a bridge.

Adapted Trunk Diameter Method: This method uses the trees age and tolerance to construction damage to determine the factor that will be multiplied by the diameter to provide a sufficient tree protection zone given these factors.

Age: The relative age (young, intermediate, mature) within the particular stand of trees or forest.

Algae: Is a simple, nonflowering plant (includes seaweeds and many single-celled forms). They do contain chlorophyll (but lack true stems, roots, and vascular tissue)

ALR: The Agricultural Land Reserve in which agriculture is recognized as the priority.

Bole: The stem or trunk of a tree.

Chlorotic: Yellowing of plant tissues caused by nutrient deficiency &/or pathogen.

Co-dominant Leaders: Forked dominant stems nearly the same size in diameter, arising from a common junction.

Co-dominant Within Stand: Individual tree whose height is generally equal to trees (regardless of species) within the same stand.

Compaction: Compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space, especially macropore space.

Conk: A fungal fruiting structure typically found on trunks and indicating internal decay.

Dead Standing: A tree that has died but is still standing erect.

DBH: The Diameter of the tree at 1.40 meters above the ground.

Dominant Within Stand: Individual tree whose height is significantly greater than adjacent trees (regardless of species) within the same stand.

C-rad: Crown radius, is the dripline measured from the edge of the trunk to the outermost branches of the crown.

CRT: Critical Root Zone

CRZ: Critical Root Zone - The area between the trunk and to the end of the Drip Line.

Fair: Healthy but has some defects such as co-dominant trunk, dead branches.

Feeder Roots: The smaller roots responsible for water and nutrient absorption and gas exchange. These roots can extend far beyond the Drip Line (or outer canopy) of the tree.



Fungus (singular) / Fungi (plural): Unicellular, multicellular or syncytial spore-producing organisms that feed on organic matter (including molds, yeast, mushrooms and toadstools)

Girdling Root: Root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water.

Good: Good form and structure, healthy with no defects.

Hazardous: Significant hazard exists with a high risk of immediate failure; which could result in serious damage to property or person(s).

Height: Height of tree is approximate.

LCR: Live Crown Ratio – The ratio of crown length to total tree length.

Level 1 Limited Visual Assessment: Limited visual assessment looking for obvious defects such as, but not limited to dead trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large cracks, and severe leans.

Level 2 Basic Visual Assessment: Detailed visual inspection (aboveground roots, trunk, canopy) of tree(s) may include the use of simple tools to perform assessment (i.e. sounding mallet, trowel, measuring tape, binoculars). The assessment does not include advanced resistance drilling of trunk.

Level 3 Advanced Assessment: To provide detailed information about specific tree parts, defects, targets, or side conditions. May included aerial inspection, resistance drilling of tree parts, laboratory diagnosis of fungal or plant tissue.

Mildew: Is a minute powdery or web-like fungi (of different colours) that is found on diseased or decaying substances.

Moss: A small, green, seedless plant that grows on stones, trees or ground.

No Disturbance Zone: $(\text{Trunk Diameter} \times 6) + \text{Trunk Radius} + (60 \text{ cm excavation zone})$. For example, a 50-cm diameter tree would have a No Disturbance Zone = 3.85 meters measured from the edge of the trunk.

Poor: multiple defects, disease, poor structure and or form, root and or canopy damage.

Phloem: Plant vascular tissue that transports sugar and growth regulators. Situated on the inside of the bark, just outside the cambium. Is bidirectional (transports up and down). Contrast with xylem.

Phototropic: Growth toward light source or stimulant.

Retain & Monitor: Monitor health and condition of tree every 12 months for signs of deterioration.



Root Crown: Also, called the root collar, it includes the flare at the base of the trunk and the initial roots that develop below the trunk. These roots generally taper and subdivide rapidly to form the root system of the tree.

SPEA: Streamside Protection and Enhancement Area

Spiral Decline: The health and condition of the tree is deteriorating.

Sub-dominant Within Stand: Individual tree whose height is significantly less than adjacent trees (regardless of species) within the same stand.

Suppressed: Individual tree whose growth, health and condition is negatively impacted by adjacent tree(s).

TPZ: Tree Protection Zone - The area between the trunk and the Tree Protection Barrier.

Wildlife Tree: A tree or a group of trees that are identified to be retained to provide future wildlife habitat. Wildlife habitat can exist in tree risks (cavities, dead snags, broken tops). Often times the tree risk to potential targets (people & property) is reduced by removing that part of the tree posing the risk of failure, but the tree (or portion of) is retained to provide future habitat.

Witches Broom: A dense mass of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest.

Xylem: Thin overlapping cells that helps provide support and that conducts water and nutrients upward from the roots all the way to the leaves.



LIMITATIONS

This report is valid for the day the trees were reviewed. This report is not to be re-printed, copied, published or distributed without prior approval by VDZ + A Consulting Inc.

Sketches, diagrams and photographs contained in this report being intended as visual aids, should not be construed as engineering reports or legal surveys.

Only the subject tree(s) was inspected and no others. This report does not imply or in any other way infer that other trees on this site or near this site are sound and healthy.

The tendency of trees or parts of trees to fall due to environmental 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 and inspect the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

REFERENCES

Bond, Jerry & Buchanan, Beth (2006) *Best Management Practices: Tree Inventories*, International Society of Arboriculture, Champaign, IL.

Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA

Dunster, Dr. Julian & Edmonds, Dr. R. (2014) *Common Fungi Affecting Pacific Northwest Trees*, ISA Pacific Northwest Chapter, Silverton, OR, USA

Fite, Kelby & Smiley, E. Thomas (2016) *Best Management Practices: Managing Trees During Construction*, International Society of Arboriculture, Champaign, IL.

Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY

Smiley, E.T., Matheny, N., Lilly, S. (2011) *Best Management Practises: Tree Risk Assessment*. International Society of Arboriculture, Champaign, IL.

1840 Broadway Street – Extension of bylaw expiry date

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of Zoning Amendment Bylaw No. 4140 to December 31st 2020.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the July 23, 2019 meeting, Council gave 3rd reading to Zoning Amendment Bylaw No. 4140 for 1840 Broadway Street.

Prior to adoption of the bylaw amendments, Council requires the following conditions be met to the satisfaction of the Director of Development Services (in summary):

- a) Completion of a detailed building design from a qualified energy professional and mechanical engineer providing for elimination of potential odours emanating from the building, and reduced energy consumption
- b) Registration of a legal agreement to ensure installation of equipment specified to eliminate odour and maintenance of the equipment.
- c) Submission of a final landscape plan and securities and fees for on-site landscaping.
- d) Completion of detailed design and submission of securities and fees for offsite works and services including dedication of corner cut-offs, directional signage and barriers to restrict turning movements.

REPORT SUMMARY

This report describes a request to extend the expiry date of a Zoning Amendment Bylaw to permit a cannabis production facility use in Building B at 1840 Broadway Street. Staff have been working with the applicant to achieve compliance with the conditions of bylaw adoption and a 6 month approval period is recommended.

BACKGROUND

The owner of the property located at the corner of Broadway Street and Langan Avenue, Lucava Farms, wishes to re-use an older industrial building for a cannabis production facility as previously described to Council and considered at the Public Hearing held on July 23, 2019. The applicant has met several of the required conditions before the bylaws can be adopted and staff has been working with the applicant to achieve adherence to Council's conditions pertaining to odour mitigation, reduced energy consumption and dedication of corner cut offs.

The Development Procedures Bylaw requires adoption of an amending bylaw within one year; the Delegation of Authority Bylaw provides the Committee of Council with authority to issue time extensions for Council consideration of adoption of bylaw amendments for a period of up to one year from the initial one-year period.

DISCUSSION

The Director of Development Services has confirmed the applicant has met requirements for landscaping, directional signage and barriers to restrict turning movements and access. The applicant has recently completed a preliminary survey to provide for the required corner cut and staff expect finalization of this condition should be achieved shortly.

The applicant has submitted information pertaining to odour mitigation and energy consumption; staff have retained a consultant to review this submission to ensure the proposed building design meets Council's condition that the building design provide for elimination of potential odours emanating from the building and reduced energy consumption.

Staff have worked with municipal solicitor to provide guidance to the applicant on the form and wording of a legal agreement to ensure installation of equipment specified to eliminate odour and maintenance of the equipment. The applicant's current submission does not meet this direction and needs to be revised.

Staff recommend a 6 month extension should be sufficient for these matters to be addressed.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve the time extension.
	2	Not approve the extension. If this decision is made, then the applicant may request that Council consider the requested extension.

Lead author(s): Jennifer Little

Development Variance Permit Application – 2232-2244 Welcher Avenue

RECOMMENDATION:

That the Committee of Council:

1. Authorize staff to provide notice of an application to vary underground servicing requirements for a proposed 26-unit, five-storey apartment building at 2232-2244 Welcher Avenue and the construction of a portion of road along Donald Street, and
2. Advise Council that it supports approval of Development Variance Permit DVP00052.

PREVIOUS COUNCIL/COMMITTEE ACTION

On December 4, 2019 the following motion was passed:

That the Committee of Council approve Development Permit DP000336 to regulate an apartment development at 2232-2244 Welcher Avenue.

REPORT SUMMARY

This report provides for Committee's consideration of a request to vary the City's requirements for undergrounding of overhead services on Welcher Avenue, as well as construction of a portion of unopened road adjacent the property along the Donald Street Pathway. The requested variances were previously described to Committee in association with its consideration of a development permit to regulate the form and character of a 26-unit apartment building on Welcher Avenue.

BACKGROUND

Proposal: The property owner, Otivo Development Group, wishes to construct a 26-unit apartment building, mid-block, on Welcher Avenue and has been issued a development permit to regulate the form and character of the proposed development.

In considering the development permit, Committee was advised that a separate development variance permit application would be brought forward to vary provisions of the Subdivision Servicing Bylaw that require construction of the road adjacent the property, as this section of road had already been constructed as the Donald Street Pathway.



Location Map

Committee was further advised that the offsite works included a requirement to underground the overhead utilities along Welcher Avenue and the applicant was awaiting information from BC

Development Variance Permit Application – 2232-2244 Welcher Avenue

Hydro on the feasibility of implementing this requirement. BC Hydro has now confirmed it will not allow undergrounding of the overhead lines along Welcher Avenue at this time, as there are several existing developments that rely on the overhead infrastructure. The estimated cost for this work is a total of \$75,337 for the frontage along Welcher Avenue and the applicant has proposed to provide these funds as payment-in-lieu.

DISCUSSION

Donald Street has been converted into a pedestrian pathway by the City, and therefore, additional road improvement works are not required. The requested undergrounding variance would provide for the developer to install pre-ducting and provide funding to facilitate implementation of these works in the future. Staff recommend approval.

Staff recommend approval of the variances.

FINANCIAL IMPLICATIONS

The \$75,337 would be deposited in the city's Future Works liability account and held for the future undergrounding.

PUBLIC CONSULTATION

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

OPTIONS

#	Description
1 	Authorize notification of the application and advise Council that Committee supports the application.
2	Request additional information or amendments to the application to address specified issues prior to making a determination; or
3	Determine that it does not wish to authorize the notification. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Development Permit Report 2232-2244 Welcher Avenue

Attachment #2: Draft Development Variance Permit

RECOMMENDATION:

That the Committee of Council approve Development Permit DP000336 to regulate an apartment development at 2232-2244 Welcher Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application for the proposed development of a 26-unit, five-storey apartment building with one level of parking to be located at a consolidated property on Welcher Avenue (2232-2244 Welcher Avenue) next to the Donald Street Pathway (as extended). The Zoning Bylaw permits the use and the proposed designs of the building and landscaping generally comply with the site's development permit area designations. Minor variances to siting and height regulations enhance the building's design and the development permit is recommended for approval.

BACKGROUND

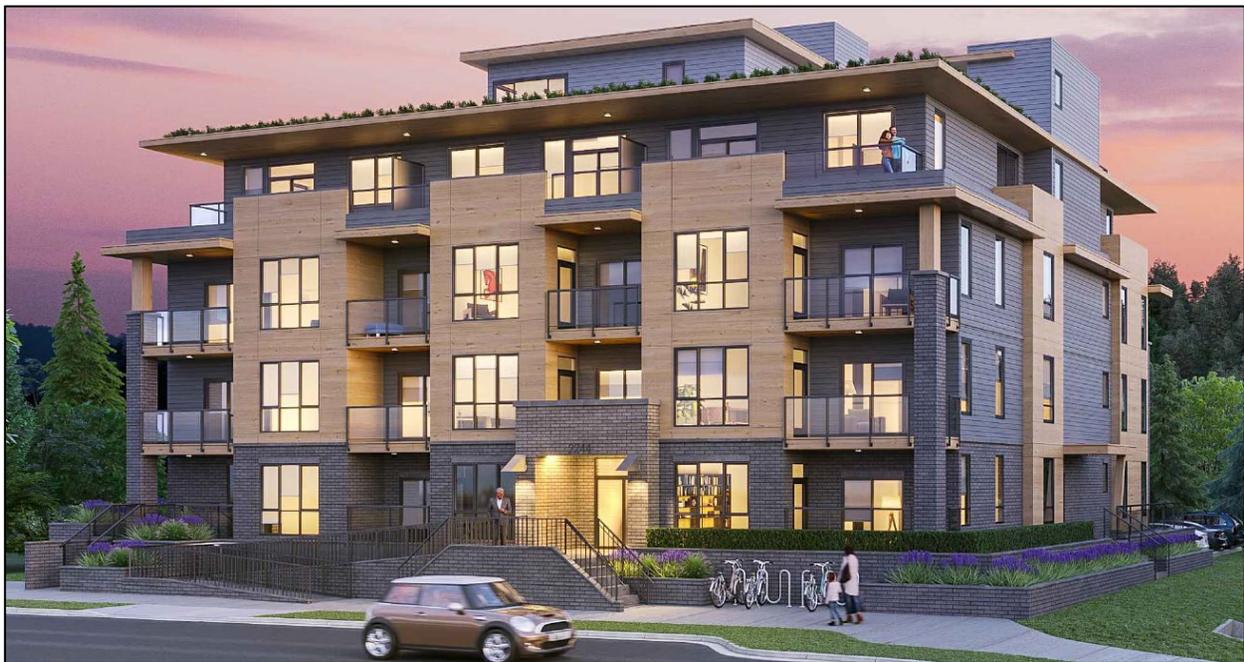
The applicant, Atti Group, proposes to construct a 26-unit, five-storey apartment building on Welcher Avenue. The soon-to-be vacant 1,154m² (12,422ft²) site is located at the corner of Welcher Avenue and the newly constructed portion of Donald Street Pathway and in close proximity to Gates Park, the downtown, schools, and transit. The surrounding land uses include apartment buildings along Welcher Avenue and single family homes at the rear on Hawthorne Avenue.

The Official Community Plan (OCP) designates the site as Apartment Residential. The OCP encourages multiple-family developments within this designation to be low to mid-rise in format with a design consistent with the form and character of surrounding development. The property is zoned RA1 (Residential Apartment 1). The site is included within the Downtown and Environmental Conservation development permit area designations of the OCP. The intensive residential design guidelines promote coordination of siting and building design; use of high quality cladding materials; consideration of the relationship between buildings and open areas; and, the overall visual impact of buildings and landscaping. The environmental conservation objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

Development Permit Application DP000336 - 2232-2244 Welcher Avenue



Location Map



Artistic Rendering, Welcher Avenue Elevation

Project Profile

	Bylaw Regulations ¹	Proposed ²	Requested Variances
Site Area minimum	1,000 m ²	1,154 m ²	n/a
Floor Area Ratio	up to 2.0 ³	1.56	
Dwelling Units	n/a	26	-
Adaptable units	30%	30% (8 units)	
Building Lot Coverage	50%	53%	3%
Setbacks:			
Front (Welcher)	4 m	4 m	-
Rear (lane)	7.5 m	8.5 m	-
Interior side (east)	3 m	3.03 m	-
Exterior side (Donald)	4 m	3.6 m	0.4m
Underground setbacks:			
Front (Welcher)	1.2 m	3.0 m	-
Rear (lane)	1.2 m	1.23 m	-
Interior side (east)	1.2 m	0.1 m	1.1 m
Exterior side (Donald)	1.2 m	0.6 m	0.6
Building Height	15 m	16.67 m	1.67 m
Parking: - Total	40	40	-
Resident	35	31	-
Visitor	5	5	-
Small car	10 (25% max)	10 (25%)	-
Cash-in-lieu	4 (10% max)	4	-
Indoor recreation area (minimum)	52 m ²	68 m ²	-
Outdoor recreation area (minimum)	91 m ²	97.5 m ²	-

Project Description and Compliance with Development Permit Area Guidelines: The proposed apartment building includes 2 studio units, 5 one-bedroom units, 9 one-bedroom plus

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

² Information provided by applicant

³ The RA1 zone permits bonus density for \$50 per square foot above 1.5 FAR up to a 2.0 FAR. As per the density bonus policy, any instream applications at the time of adoption are not subject to the new \$50/psf rate and instead use the original \$25 psf rate. This application was received December 5, 2017.

den units, 5 two-bedroom units and 5 two-bedroom plus den units, varying in size from 43m² (465 ft²) to 87m² (934 ft²)⁴.

The building design features the use of cladding materials that are consistent with cladding materials in the area, e.g., bricks, as well as fiber reinforced cement paneling. The base is clad with dark bricks visually anchoring the building. The vertical members of the façade are wood toned panel while the recessed planes are a light grey colour to provide differentiation and to pronounce the articulation of the building's façade. The building is well articulated as the bays express the verticality and balconies recessed from the otherwise flat plane. The fourth floor is setback from the lower floors to reduce the overall massing of the building, and the fifth (top) floor is significantly set back due to the lower floor area than the four storeys below. Overall, the scale and massing of the building relates well to the neighbourhood context.

The design of the building features a strong entrance statement with a wood-clad arch complete with a great stair. On the south side of building on the ground, six parking stalls are provided for visitors. The building is terraced down to the sidewalk by rows of planters mitigating the impact of the building which needs to be approximately 1.5 metres out of the ground due to the flood construction level and the existing water table. The Donald Street Pathway elevation has been treated with equal care, with large windows being provided wherever possible for natural light. The wood-clad vertical bays on the western elevation emphasize articulation to the facade.

To accommodate the development, site clearing results in the loss of 3 trees. The landscape plan attached to the draft development permit includes 9 new trees (7 on site deciduous trees and 2 off site deciduous street trees) as well as a variety of shrubs, grasses and perennials in tiered landscape planters along street frontages and over the parking level. Landscaping and an outdoor amenity area on the building's rooftop provide green space for the residents.

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

Variances to Zoning Bylaw Regulations

- a) Underground structure setback: The Zoning Bylaw requires portions of underground structures which protrude above grade to be set back 1.2m from a property boundary. A reduction in the required setback along the west and east property boundary is proposed to allow for an efficient parking configuration. To mitigate this impact, the above grade walls will be clad with brick and a narrow strip of landscaping will be provided to screen the portion along the rear lane.
- b) Lot coverage: the proposal requires a small variance to the site coverage, as it is proposed at 53% vs the permitted 50%. The overall massing of the building has been developed to reduce the impact of the larger site coverage, through stepping back the top floor, providing a building that visually appears as a three storey building mass, the inclusion of distinctive vertical elements and a building articulation achieved by both structure and

⁴ This application was instream prior to adoption of the family-friendly Zoning Bylaw amendments and new Affordable and Family Friendly Housing Policy.

materials/colours. Combined, these elements serve to reduce the visual impact of the requested small increase in site coverage.

- c) Side yard setback: A 0.4m protrusion provides articulation to the building mass. It also continues the wood-clad bay expression throughout the building façade.
- d) Building height: The request for a height variance of 1.67m (approximately 5 feet), is related to the inclusion of an amenity room on the apartment roof deck. To mitigate this extra height, the portions of structure that are above the maximum height have been stepped back from the building edge, thereby reducing or eliminating the visual impact of this portion of the building from the street below. The inclusion of this structure also allows previously unused space to be turned into usable amenity space for the residents of the building, for both indoor and outdoor amenity space.

Offsite Improvements: This project requires off-site upgrades due to the site's corner lot location and proximity to the newly constructed Donald Street Pathway. The improvements include reconstruction of the rear lane with a tie into the existing lane that crosses the greenway, paving and installation of new curb and gutter on the Welcher frontage, street trees, and sidewalks along Welcher Avenue.

Variance to Required Off-Site Works: The applicant is requesting two variances to the off-site requirements: As Donald Street has been converted into a pedestrian pathway, the developer would like to vary the requirement to construct the road and for the undergrounding overhead utilities. A separate Development Variance Permit application will be presented to Committee of Council at a later date, in conjunction with a Building Permit application, to review the proposed variance requests.

DISCUSSION

The design of the proposed apartment and landscaping meets the intent of both the downtown design guidelines and environmental conservation designation. The minor variances are mitigated by a building design that is attractive and consistent with the expected high quality of character. Staff recommend approval.

FINANCIAL IMPLICATIONS

The proposed density purchase is estimated to be \$18,632 of which 50% will be deposited to the city's Community Amenities Reserve and 50% will be deposited to the Special Needs Housing Reserve. The payment-in-lieu of parking is \$60,000 which will be deposited to the city's Parking Reserve.

PUBLIC CONSULTATION

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

Development Permit Application DP000336 - 2232-2244 Welcher Avenue

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000336.
2	Request additional information or amendments if the Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designation or variances to regulations.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines or the variances to regulations. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Location Map

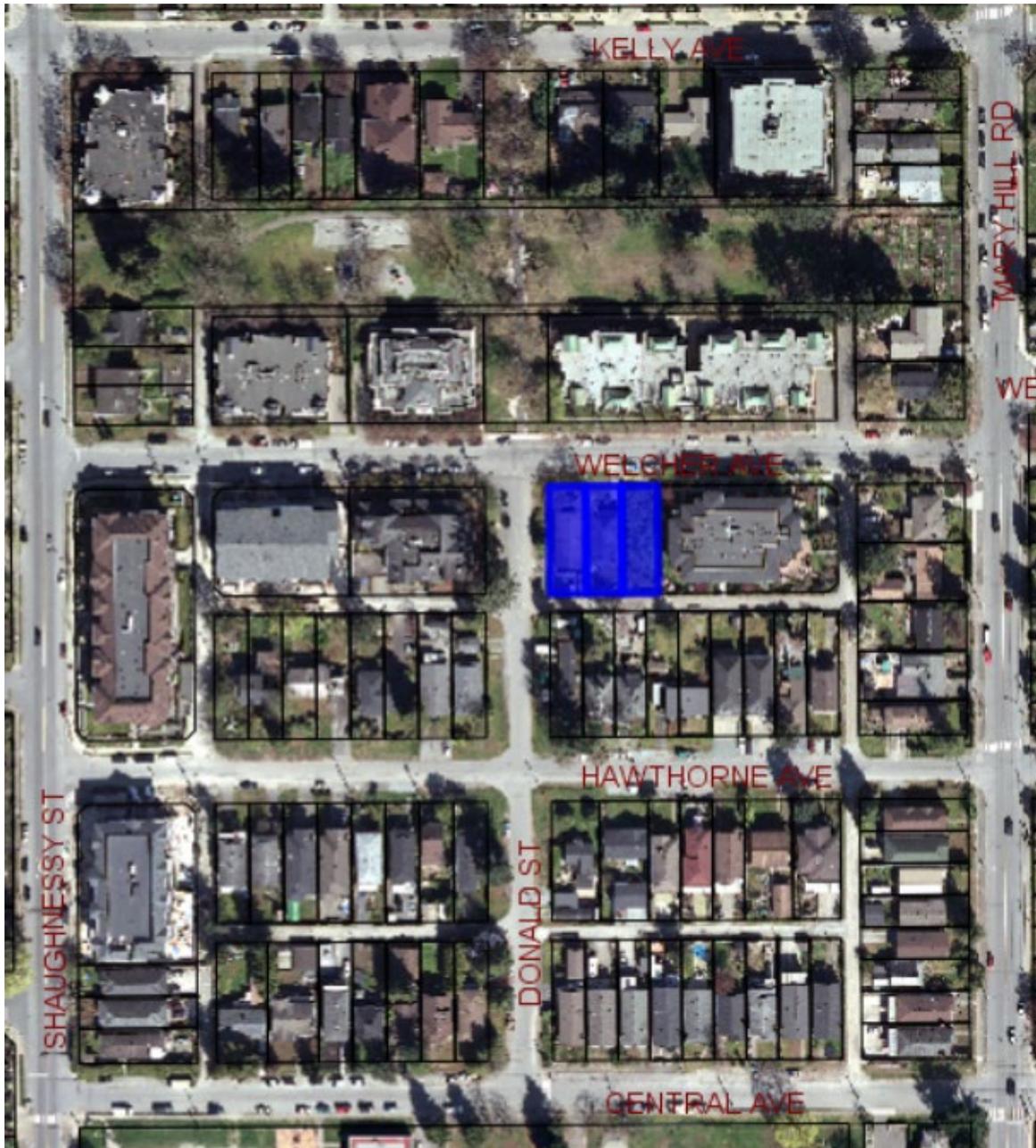
Attachment #2: Development Permit

Lead author(s): Chris Laing

CITY OF PORT COUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 2232, 2240, 2244 Welcher Avenue

FILE NO: DP000336



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

DEVELOPMENT PERMIT

NO. DP000336

Issued to: Atti Group

Address: 100-2240 Chippendale Road
West Vancouver BC
V7S 3J5

- 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: 2232, 2240, 2244 Welcher Avenue

Legal Description: Lot 1 Section 8 Block 6 North Range 1 East New Westminster District Plan EPP68053

P.I.D.: 030-042-682

- 3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
- 4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2005, No.3525” are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000336 (1) to DP000336 (14) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000336 (15) and DP000336 (16) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.

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

5. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$75,611** 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 SMART GROWTH COMMITTEE THE _____ DAY OF
_____.

SIGNED THIS _____ DAY OF _____.

Mayor

Corporate Officer

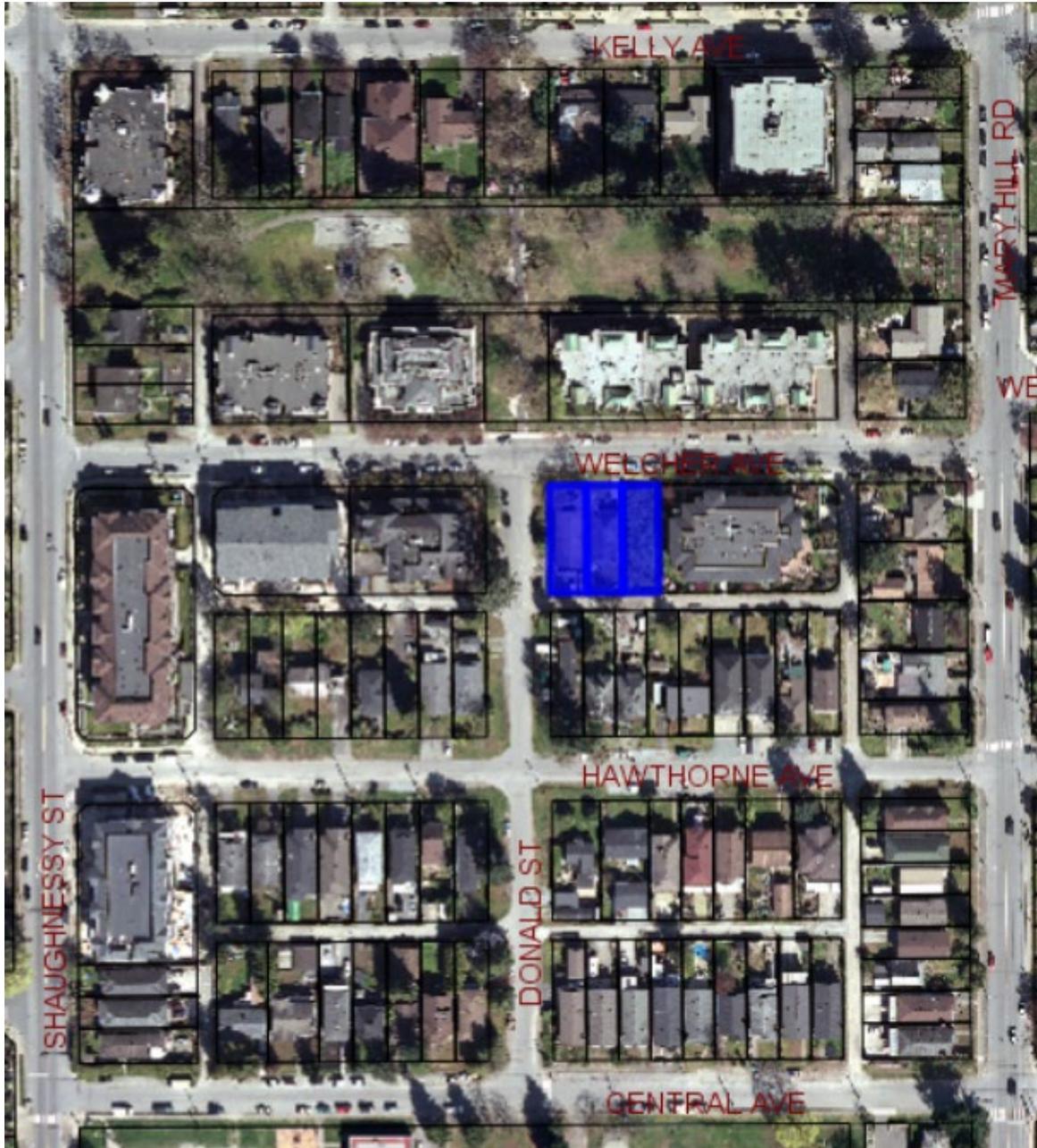
I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

CITY OF PORT COUITLAM
DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 2232, 2240, 2244 Welcher Avenue

FILE NO: DP000336



THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000336

Issued to: Atti Group

Address: 100-2240 Chippendale Road
West Vancouver BC
V7S 3J5

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- 4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2005, No.3525” are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000336 (1) to DP000336 (14) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000336 (15) and DP000336 (16) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.

APPROVED BY THE SMART GROWTH COMMITTEE THE _____ DAY OF _____.

SIGNED THIS _____ DAY OF _____.

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or Representative of Applicant)

DRAWING LIST

ARCHITECTURAL DRAWINGS

- A1.0 VICINITY MAP, CONTEXT PLAN & PHOTOS
- A1.1 PROJECT DATA
- A1.2 SURVEY PLAN
- A1.3 SITE PLAN
- A2.0 PARKING & MAIN FLOOR PLANS
- A2.1 SECOND, THIRD & FOURTH FLOOR PLANS
- A2.2 ROOF FLOOR PLAN
- A2.3 ADAPTABLE PLANS
- A3.0 WEST & NORTH ELEVATIONS
- A3.1 EAST & SOUTH ELEVATIONS
- A4.0 BUILDING SECTIONS



170000336 (1)

DEVELOPMENT PERMIT APPLICATION REVISION
OCTOBER 2, 2018

Proposed 26 Unit Multi-Family Residential Development

2236 Welcher Avenue, Port Coquitlam, BC

CLIENT
AZI HOLDING INC.
SUITE 3401 - 1239 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 4R6
T. 604.257.2712 F. 604.257.3784

ARCHITECT
ATELIER PACIFIC ARCHITECTURE INC.
SUITE 111 - 3823 HENNING DRIVE
BURNABY, B.C. V5G 8P3
T. 604.852.8888 F. 604.852.8855

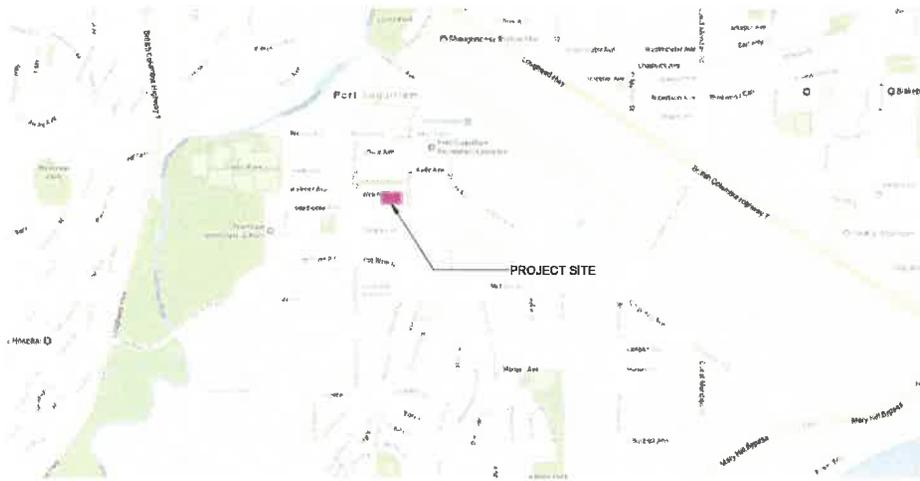
LANDSCAPE ARCHITECT
PD GROUP LANDSCAPE ARCHITECTURE LTD.
SUITE 209 - 980 WEST 1ST STREET,
NORTH VANCOUVER, B.C. V7P 3M4
T. 604.564.9803

CIVIL ENGINEER
CREUS ENGINEERING LTD.
SUITE 816, EAST TOWER
221 ESPLANDE WEST
NORTH VANCOUVER, B.C. V7M 3J3
T. 604.987.9070

LAND SURVEYOR
VERNON C. GOUDAL & ASSOCIATES
A DIVISION OF PAPOVE PROFESSIONAL LAND SURVEYING INC.
SUITE 202 - 1120 WESTWOOD STREET
COQUITLAM, B.C. V8B 7Y8
T. 604.942.9618 F. 604.464.6509

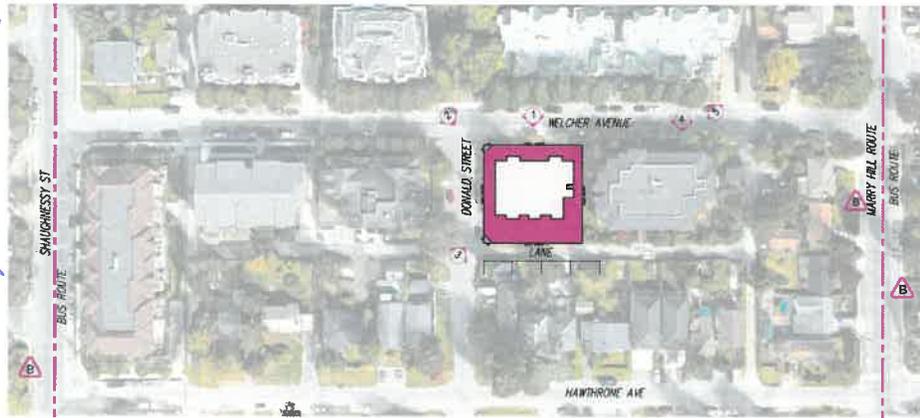


**atelier pacific
architecture inc.**
4116 172nd Avenue Drive, Suite 202 Unit
Coquitlam, BC V8B 7Y8
604.942.9618



1 VICINITY MAP
A1.1 SCALE: N7.5

DP000336 (a)



2 CONTEXT PLAN
A1.1 SCALE: 1/8"=10'

1 REFERENCE NO. FOR CONTEXT PHOTOS B BUS STOP



1



2



3



4



5

3 CONTEXT PHOTOS
A1.1 SCALE: N7.5

Residential Apartment Building

2232 2240 2244 Weicher Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

OCTOBER 2, 2018



DP 1.0

VICINITY MAP
CONTEXT PLAN
& PHOTOS

SCALE: AS SHOWN



PROJECT
NORTH

PROJECT DATA - 2232, 2240, & 2244 WELCHER AVENUE, PORT COQUITLAM, B.C.

LEGAL DESCRIPTION: LOT 30, DISTRICT LOT 289, NEW WEST DISTRICT, PLAN NWP2076 GROUP 1,
LOT 31, DISTRICT LOT 289, NEW WEST DISTRICT, PLAN NWP2076
LOT 32, BLOCK J, DISTRICT LOT 289, NEW WEST DISTRICT, PLAN NWP2076

EXISTING ZONING: RA-1
PROPOSED ZONING: RA-1 (RESIDENTIAL APARTMENT 1)

SITE AREA: 12,421.55 s.f. (1,154 s.m.) - FROM THE LATEST SURVEY PLAN
ALLOWABLE F.A.R.: 2.0 (INCLUDING 0.5 FAR INCREASE
FOR COVERED PARKING AND 0.5 F.A.R.(MAX) PURCHASE)

TOTAL BUILDABLE FAR ALLOWED: 18,632.33 s.f. (1,731 M2.) FAR 1.50

FAR 1.0 = 12,421.55 s.f.
ALLOWABLE FAR FOR U/G PARKING = 12,421.55s.f. x 0.5 = 6,210.78 s.f.
TOTAL: 12,421.55 + 6210.78 = 18,632.33 s.f. (FAR 1.5)

FAR PROPOSED:

AREA BREAKDOWN

FLOOR:	GROSS AREA:	EXCLUSIONS: (DROEDED)	NET AREA: (INCLUDES AMENITY RM.)
LEVEL 1	5,371.17 s.f. (499.00 M2)	998.37 s.f. (92.75 M2)	4,372.80 s.f. (406.25 M2)
LEVEL 2	5,827.66 s.f. (541.41 M2)	707.58 s.f. (65.74 M2)	5,120.08 s.f. (475.67 M2)
LEVEL 3	5,827.66 s.f. (541.41 M2)	707.58 s.f. (65.74 M2)	5,120.08 s.f. (475.67 M2)
LEVEL 4	4,811.27 s.f. (428.40 M2)	688.38 s.f. (64.68 M2)	3,912.91 s.f. (363.52 M2)
AMENITY ROOM	850.59 s.f. (82.74 M2)	98.33 s.f. (9.14 M2)	792.29 s.f. (73.60 M2)
TOTAL AREA:	22,528.32 s.f. (2,092.87 M2)	3210.22 s.f. (298.24 M2)	19,318.10 s.f. (1,794.71 M2)

TOTAL GROSS FLOOR AREA RATIO 1.81
TOTAL NET FLOOR AREA RATIO 1.58

NET / GROSS RATIO = 19,318.10 / 22,528.32 = 0.8575
GROSS FLOOR AREA / (NET / GROSS RATIO) = 18,632.33 sf / 0.8575 = 21,728.66 sf
22,528.32sf - 21,728.66sf = 799.66 sf

TOTAL PURCHASE : 799.66 s.f. (74.29 M2)

BUILDING SETBACKS:

SETBACKS:	FRONT (NORTH)	REAR (SOUTH)	EXTERIOR SIDE SETBACK (WEST)	INTERIOR SIDE SETBACK (EAST)
REQUIRED	4.0 M (13.12)	7.5 M (24.60)	4.0 M (13.12)	3.0 M (9.84)
PROPOSED	4.0 M (13.12)	8.5 M (27.92)	3.8 M (11.89)	3.03 M (9.95)

*REQUIRES VARIANCE

REQUIRED BIKE STORAGE : 26 (1 PER UNIT / LONG TERM) + 6 (SHORT-TERM)
PROVIDED BIKE STORAGE: 34

HEIGHT ALLOWED PER ZONING 15.0m (49.21)
HEIGHT PROPOSED (VARIANCE) 16.67m (54.69) - TO TOP OF AMENITY PARAPET

NUM. OF STOREYS: 4 RESIDENTIAL STOREYS + 1 AMENITY STOREY
+ 1 RECESSED PARKADE STOREY

NUM. OF UNITS: 26
UNIT DISTRIBUTION CHART

LEVEL	LEVEL 4	LEVEL 3	LEVEL 2	LEVEL 1		
2	1	1			STUDIO	7.69%
3	1	1	1		1 BEDROOM	11.54%
2	1	1	1		1 BEDROOM (ADAPTABLE)	7.69%
8	5	1	1	1	1 BEDROOM+DEN	30.78%
1				1	1 BEDROOM+DEN(ADAPTABLE)	3.84%
2	1			1	2 BEDROOM	7.69%
3	1	1	1	1	2 BEDROOM (ADAPTABLE)	11.54%
3	1	1	1	1	2 BEDROOM+DEN	11.54%
2	1	1	1	1	2 BEDROOM+DEN (ADAPTABLE)	7.69%
26	6	7	7	6		100.00%

NOTE
* A TOTAL OF 6 (30.8%) ADAPTABLE UNITS ARE PROVIDED ON LEVELS 1, 2 & 3

SITE COVERAGE: PERMITTED/REQUIRED 50%* PROVIDED 53%**
*INCLUDING 15% INCREASE BY COVERED PARKING
**REQUIRES VARIANCE

COMMON OUTDOOR AMENITY AREA(3.5 m2/Unit): 990.20 s.f. (91 m2) 1,050.00 s.f. (97.50 m2)
COMMON INDOOR AMENITY AREA(2.0 m2./Unit): 559.00 s.f. (52 m2) 732.00 s.f. (68.00 m2)

PARKING CALCULATIONS:

STUDIO: 2 X 1 = 2.0 STALLS
1 BEDROOM & 1 BEDROOM+DEN: 14 X 1.3 = 18.2 STALLS
2 BEDROOM & 2 BEDROOM+DEN: 10 X 1.5 = 15.0 STALLS

RESIDENTIAL PARKING REQ'D: 35.2 STALLS

PERCENTAGE OF SMALL STALLS PERMITTED 25% (10 STALLS)
PERCENTAGE OF SMALL STALLS PROVIDED 25% (10 STALLS)

PARKING SPACES:	REQUIRED	PROPOSED
RESIDENTIAL PARKING	35	31
VISITOR PARKING (1 SPACE PER 5 UNITS)	5 (28 UNITS / 5)	5
SUB TOTAL	40	36
PAYMENT IN LIEU OF PARKING		4 (10% OF THE TOTAL SPACES)
TOTAL:	40	40

CASH IN LIEU OF 4 STALLS: \$15,000 X 4 = \$60,000

VARIANCES REQUIRED:

SITE COVERAGE : INCREASE BY 3% OVER THE ALLOWED 50% RESULTING FROM F.A.R. PURCHASE
WEST SETBACK : PERMITTED MIN. 4.0 m REQUESTED 3.6 m
PARKADE SETBACK : PERMITTED MIN. 1.2 m REQUIRE: NORTH: 1.17m WEST: 0.6m EAST: 0.1m
HEIGHT : PERMITTED MAX. 15.0 METRES REQUESTED 16.7 METRES
INTRUSION INTO SETBACK BY ROOF EYEBROW : REQUESTED 0.6 METRE

DP000336 (3)

Residential Apartment Building

2232 2240 2244 Welcher Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

OCTOBER 29, 2018



DP 1.1a

PROJECT DATA

SCALE: N.T.S



DESIGN RATIONALE - 2232, 2240, & 2244 WELCHER AVENUE, PORT COQUITLAM, B.C.

Location

The proposed project is located on the 2200 block of Welcher Avenue at Donald Street in Port Coquitlam in an area of rapid change that is predominantly four storey medium density multi-family and single family use. The project is located at a walking distance between Shaughnessy street and Mary Hill road with easy access to public transit and a sports park. Bus stops for lines 159, 170, and 188 are 250 metres away from the main entrance to the building on both Shaughnessy and Mary Hill Road. Shaughnessy Avenue is the busiest shopping artery in the city.

Intent

The intent is to respond to the rapid population growth of the Greater Vancouver Regional District which has outpaced the national trend by eco-densifying Port Coquitlam's downtown core and providing affordable units in a suburban environment, close to public transit, park amenities, schools, community services and retail.

Character

The building design is innovative, elegant and contemporary, its architecture features the use of cladding materials that are both consistent with cladding materials in the area, i.e. bricks, as well as also unique to its environment like fiber reinforced cement panelling found in low and midrise buildings in Vancouver. These materials enhance the durability and longevity of the life of the building. The palette chosen is warm, rich and modern. The base is clad with dark bricks visually anchoring the building. Two kinds of cladding profiles with very distinct but complementary shades of colour have been chosen to emphasize the verticality of the building. The vertical members of the facade are "wood toned panel" while the recessed planes are a "light grey colour". The two shades of colour are juxtaposed and play with the rich darkness of the stone. Whenever possible, warm wood cladding has been used in balcony soffits, fascias and posts. While this building does not intend to meet LEED requirements, some elements have been incorporated for the improvement of the building such full cutoff IDA approved surface mounted light fixtures and solar eyebrows to mitigate heat gain. Taking in consideration the demographics and the trend in population growth of senior citizens and people with disabilities five units have been designed to be accommodate people with disabilities. They are located on Levels 1, 2 and 3 on the west wing of the building. The amenity room is located on the top floor with outdoor amenity space at the roof deck. faces south and opens up to a large patio with access to the lane, sitting areas are covered with arbour trellises. To capitalize on the orientation, large planting and green amenity areas have been incorporated as well.

Massing

The scale and the massing of the building relate to the neighbourhood context. The building is very well articulated as the bays express the verticality and balconies recessed from the otherwise flat plane. The fourth floor is setback from the lower floors to reduce the overall massing of the building. Landscaping and outdoor amenity provides green space on the top of the building. The design of the building features a strong entrance statement by featuring a wood clad arch complete with a great stair. The same verticality provides a cadence and rhythm to the facade. On the south side of building on the ground, the six parking stalls are provided for visitors and car share users. The building is terraced down to the sidewalk by rows of planters mitigating the impact of the building which needs to be approximately 1.5 metres out of the ground due to the existing water table. The bays are "tied" to each other by means of balconies that stretch between them.

The Donald Street elevation has been treated with equal care. Fenestration is provided wherever possible for natural light. The wood clad vertical bays to provide articulation to the facade. The side entry is covered with large heavy timber overhang supported by slanted column.

Crime Prevention Through Environmental Design

The project has been designed with the utmost concern to prevent crime, by gating all patios to the front entrances. The design of the building makes it virtually impossible for anyone to lurk and hide to commit a felony against the residents. The fact that the building is raised makes access to ground floor units more difficult.

Sustainable Approaches

- The project is oriented north-south direction.
- The building's west elevation has minimal windows, to reduce summer solar heat gain.
- Each unit has large windows with high performance glazing that meet NAFB with operable panes for natural ventilation and light penetration while all the sliding doors are recessed to be sheltered from peak summer sun exposure. Furthermore, the building has 4' overhang over the top floor windows to provide shading.
- To reduce heat absorption and to improve energy efficiency, light coloured/reflective SBS roofing is specified for the building roof
- Green roofs are provided on top of south stairways and garbage/recycle enclosures.
- An automatic high- efficient mechanical irrigation system has been specified to reduce water wastage.
- To reduce greenhouse gas emissions, the development will use materials and products wherever possible that are recycled and renewable, locally or regionally-sourced and low VOC content.
- There will be a construction site recycling program for waste materials.
- Each residential unit will be equipped with energy star appliances.
- Within the parkade, a sensor control (occupancy sensor) system will be used for the lights as per ASHRAE 90.1.
- Electrical Vehicle rough in to all parking stalls.

Features

All units have 9 foot (2.74 m) ceilings.

Requested Variances

1. Lot Coverage. Requested to be increased by 3% over the allowed 50%:
RA-1 Zoning permits an increase to 1.5 F.A.R by way of a financial contribution per additional square foot of Gross Floor Area paid to the City. Because the project complies with the required setbacks and no further area can be added above the 4th floor, the only other possible way is by increasing the floor plate area and hence producing an increase in Lot Coverage.
2. Permit 3.6m setback on the west side:
The 0.4m protrusion provides articulation to the building mass. It also continues the wood-clad bay expression through out the building facade.
3. Increase height restriction from 15m to 16.7m:
The additional height request is to provide common indoor and outdoor amenity.
4. To allow parking structure extending above ground within 1.2m of the property lines:
Where parking structure is extended above ground within 1.2m of the property lines, brick clad planters are proposed to mitigate the exposure of the parkade structure.

DP000 336 (4)

Residential Apartment Building

2232 2240 2244 Welcher Ave., Port Coquitlam, B.C.

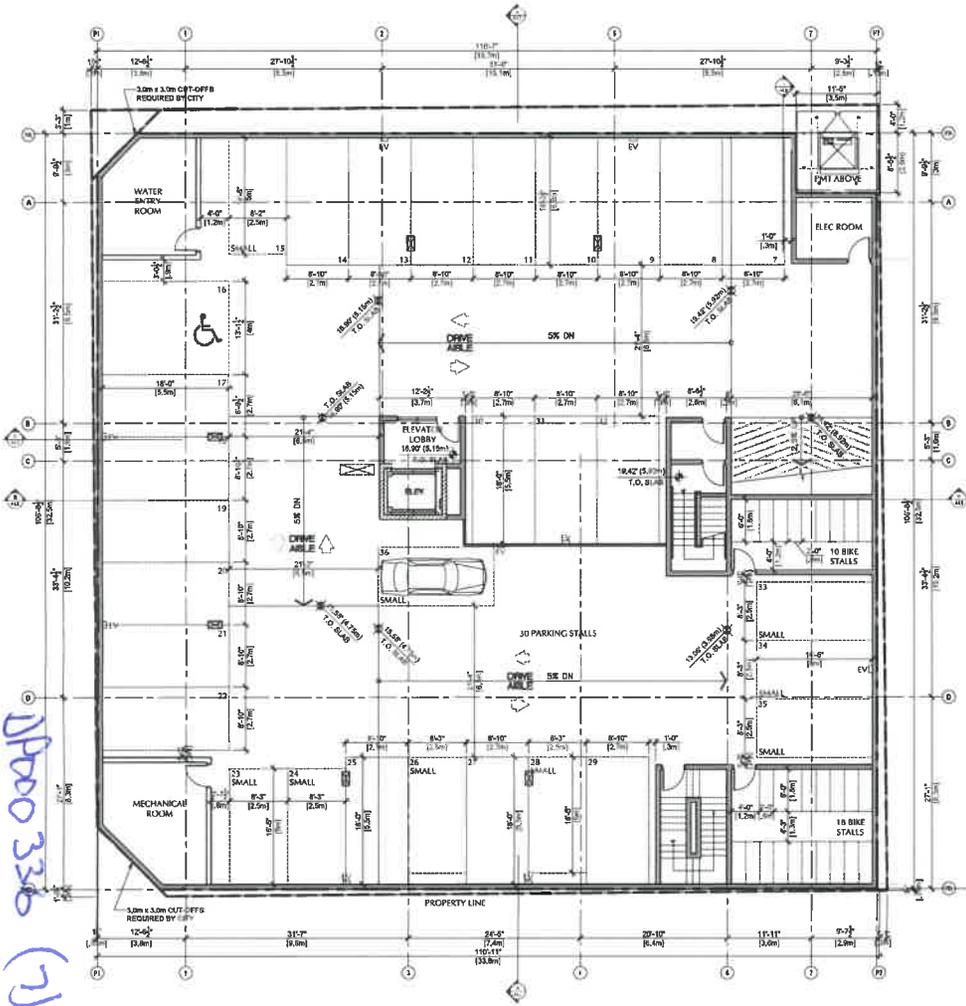
ATELIER PACIFICO ARCHITECTURE INC.

OCTOBER 29, 2018

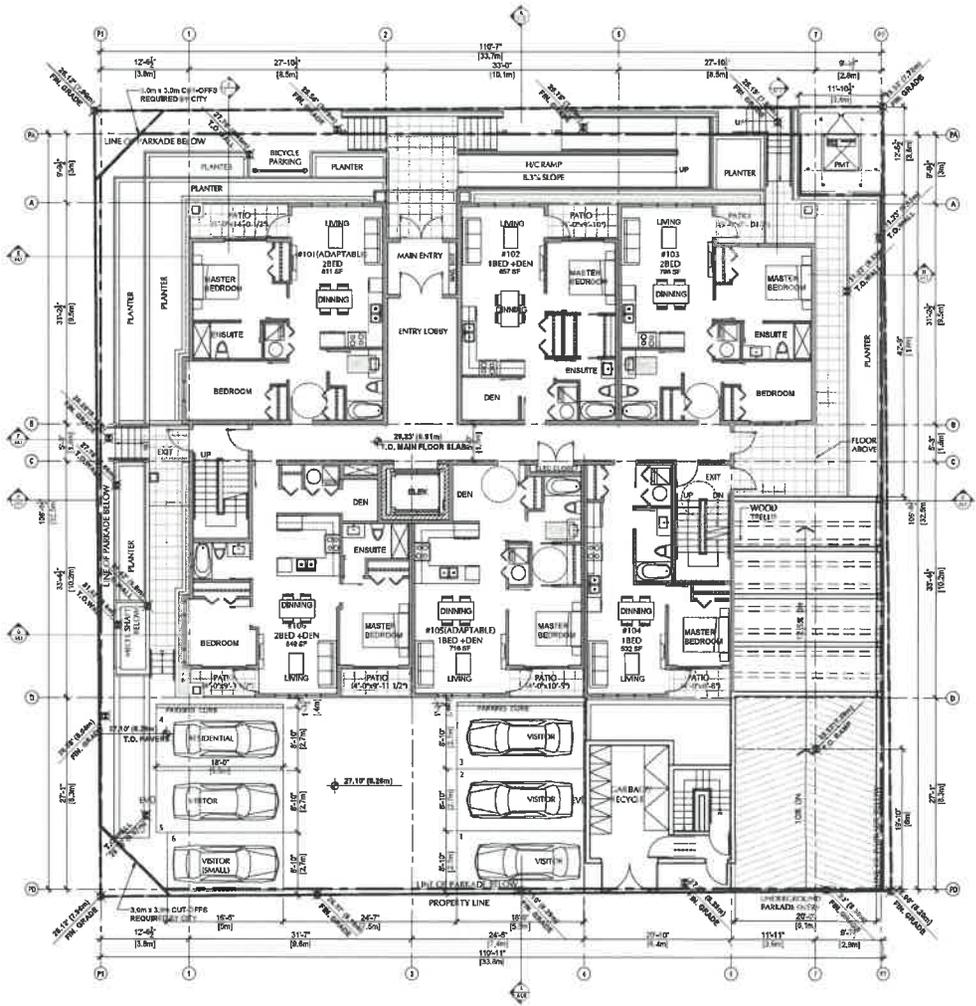


DP 1.1b
DESIGN RATIONALE

SCALE: N.T.S



1 UNDERGROUND PARKING PLAN
A2.0 SCALE: 1/8"=1'-0"



2 MAIN FLOOR PLAN
A2.0 SCALE: 1/8"=1'-0"

Residential Apartment Building
 2232 2240 2244 Weicher Ave., Port Coquitlam, B.C.

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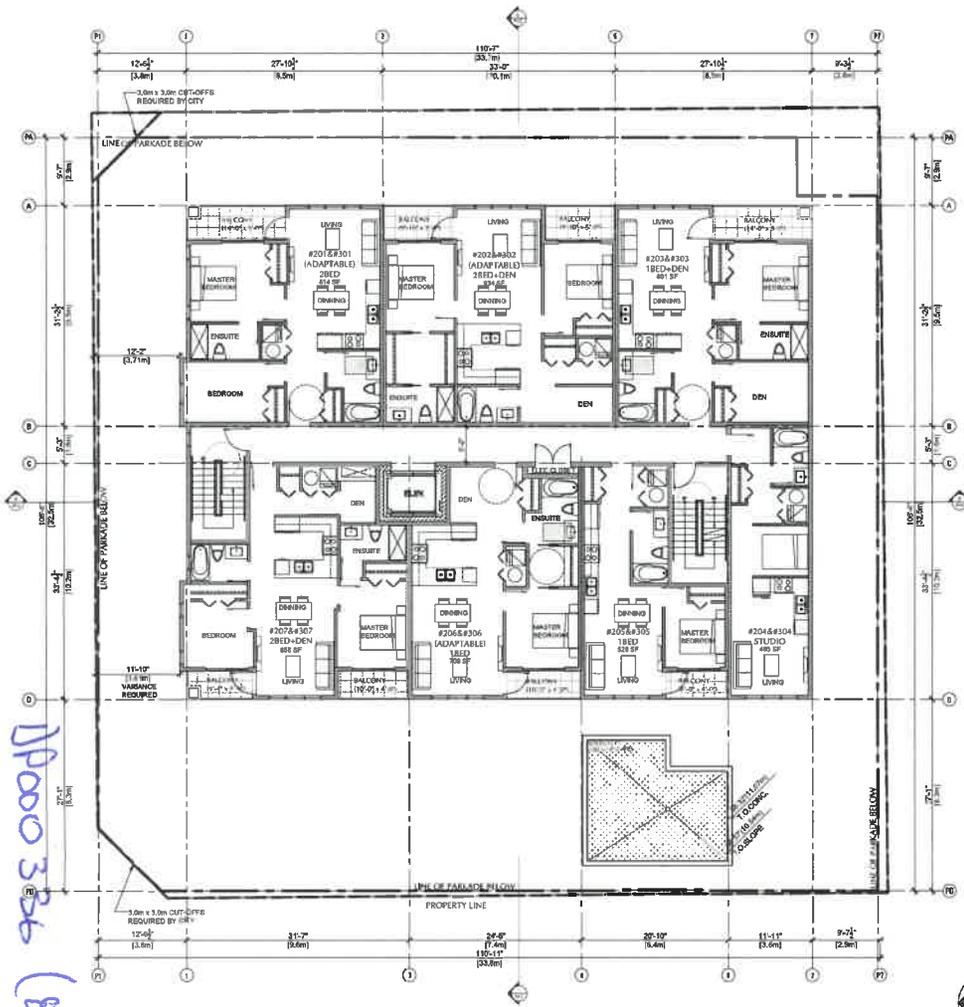


DP 2.0
 PARKING & MAIN
 FLOOR PLANS

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

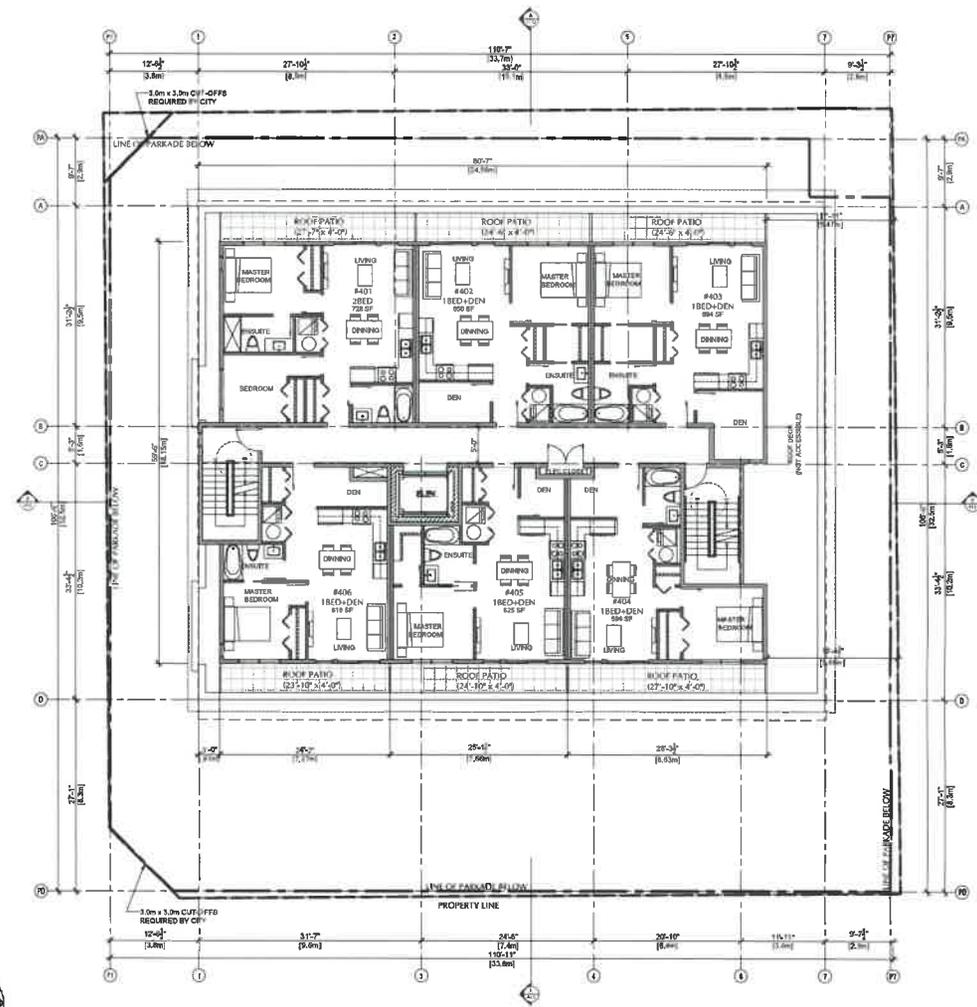


PROJECT
 NORTH



DPOO 3.06 (B)

1 SECOND-THIRD FLOOR PLAN
A2.1 SCALE: 1/8"=1'-0"



2 FOURTH FLOOR PLAN
A2.1 SCALE: 1/8"=1'-0"

Residential Apartment Building
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OCTOBER 2, 2018

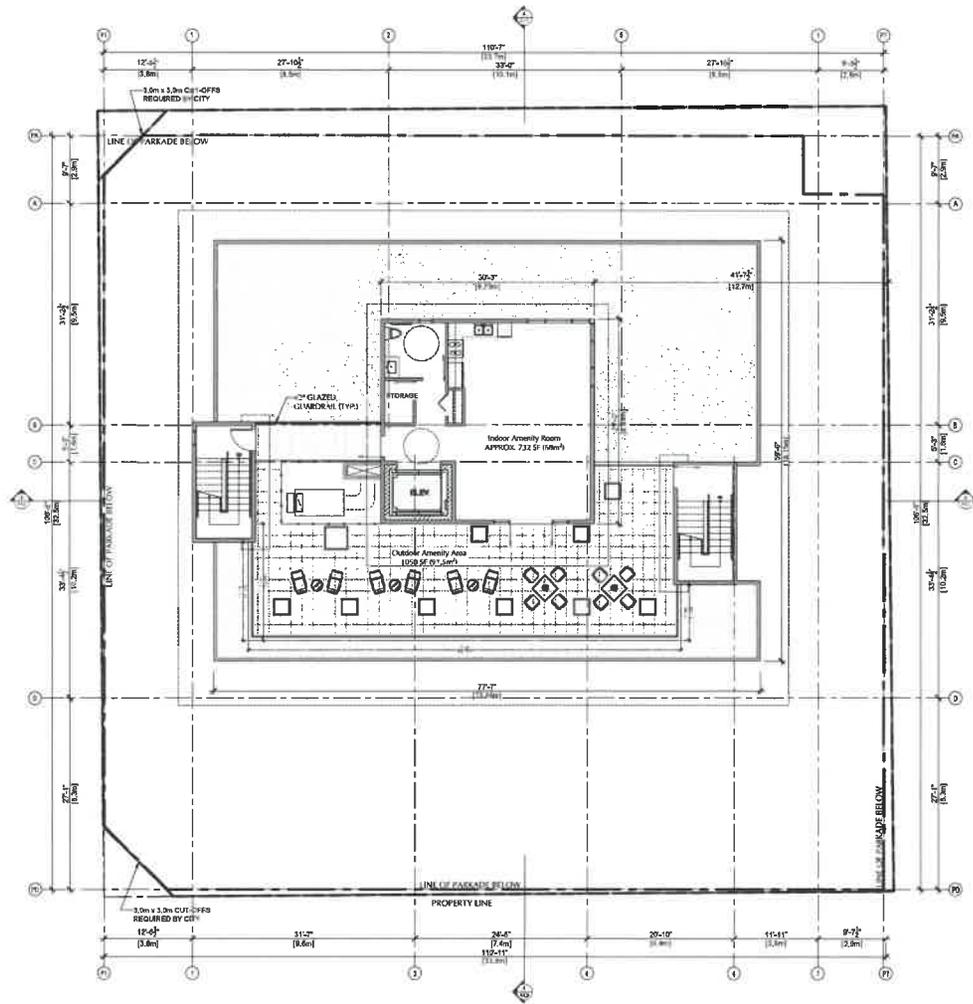


DP 2.1
SECOND, THIRD & FOURTH FLOORS

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



DP000336 (9)



1 ROOF PLAN
A2.2 SCALE: 1/8"=1'-0"

Residential Apartment Building

2232 2240 2244 Weicher Ave., Port Coquitlam, B.C.

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JULY 09, 2018



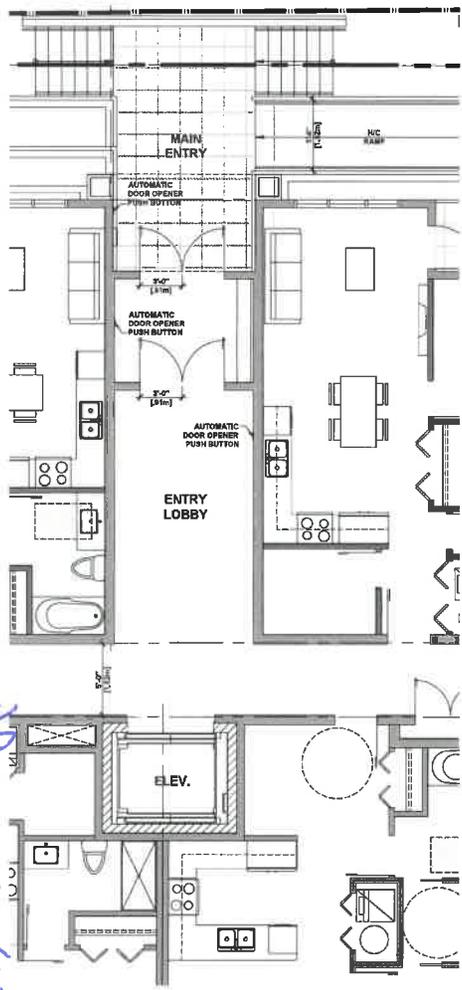
DP 2.2

ROOF PLAN

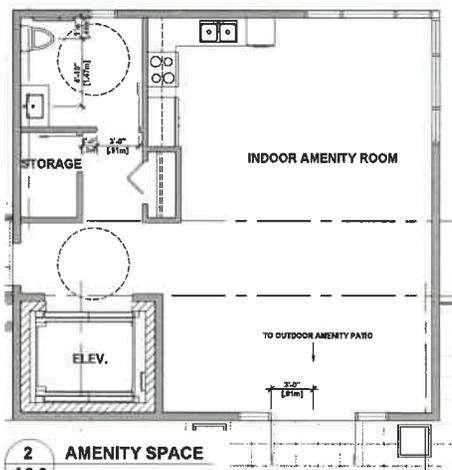
SCALE: 1/8"=1'-0"



PROJECT NORTH

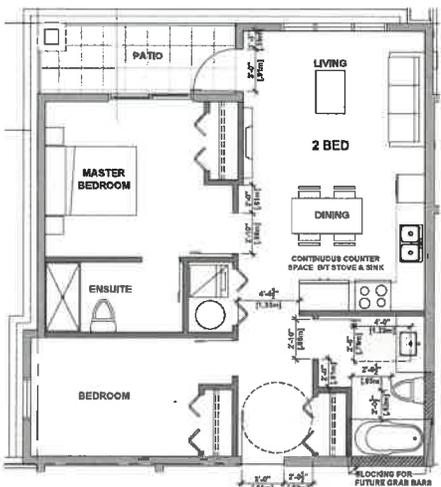


1
A2.3 ENTRY SPACE
SCALE: 1/4"=1'-0"

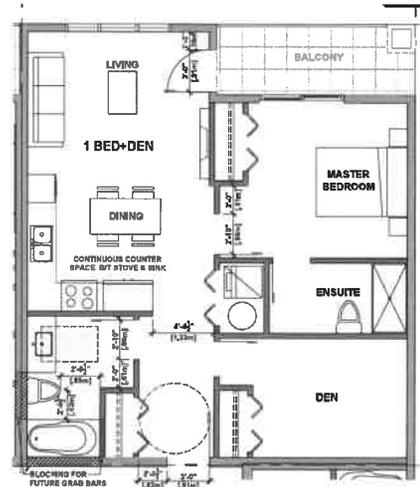


2
A2.3 AMENITY SPACE
SCALE: 1/4"=1'-0"

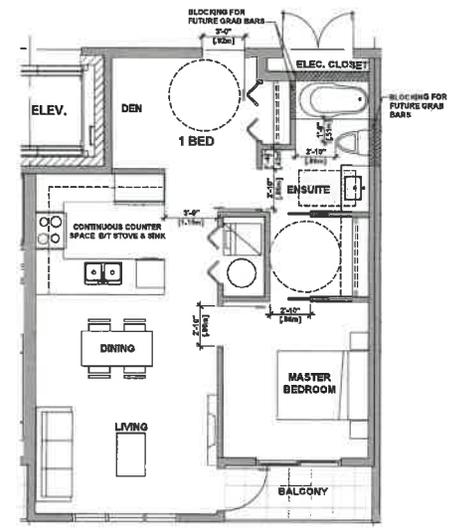
- ALL DOORS HANDLES SHALL BE LEVER HANDLES
- DOORWAY THRESHOLDS SHALL NOT BE MORE THAN 13mm DIFFERENCE AND SHALL BE BEVELLED.
- ALL FAUCETS IN KITCHEN AND BATHROOM SHALL BE LEVER STYLE
- ALL CONTROL SWITCHES INCLUDING ELECTRICAL, THERMOSTATS AND INTERCOM SWITCHES IN ACCESSIBLE PATH OF TRAVEL AND ACCESSIBLE SUITE
- SHALL BE ACCESSIBLE TO A PERSON IN A WHEELCHAIR, AND SHALL NOT BE NO HIGHER THAN 1200mm (4'-0") ABOVE THE FLOOR.
- ELEVATOR CONTROL SHALL BE ACCESSIBLE.
- ELECTRICAL, CABLE AND OUTLETS IN ACCESSIBLE PATH OF TRAVEL AND ACCESSIBLE SUITE SHALL NOT BE LOWER THAN 450mm (18") ABOVE THE FLOOR
- TELEPHONE JACKS SHALL BE NO FARTHER THAN 200mm (7 1/2") FROM AN ELECTRICAL OUTLET IN THE BEDROOM
- ALL SWITCH TYPES SHALL BE ROCKER SWITCHES
- WIRING FOR A VISUAL ALARM SHALL BE TIED INTO THE FIRE ALARM SYSTEM FOR THE FUTURE INSTALLATION OF SUCH IN THE LIVING ROOM AND THE BEDROOM.



3
A2.3 ADAPTABLE UNIT PLANS
SCALE: 1/4"=1'-0"



UNIT #203 & #303



UNIT #105, #205 & #305

DP000335 (10)

Residential Apartment Building
2232 2240 2244 Welcher Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

JULY 09, 2018



DP 2.3
ADAPTABLE PLANS

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





1 WEST ELEVATION
A3.0 SCALE: 1/8"=1'-0"

MATERIAL & COLOUR LEGEND

- ① FIBER REINFORCED CEMENT PANEL, VINTAGE WOOD - CEDAR
- ② CEMENTITIOUS PANEL PAINTED - COLOUR: BENJAMIN MOORE PAINTS 2128-50 "GRAY TIMBER WOLF LOUP SAUSAGE"
- ③ CEMENTITIOUS PANEL PAINTED - COLOUR: BENJAMIN MOORE PAINTS 2120-50 "SILVER SPRING"
- ④ BRICK - COLOUR: LIGHT GREY
- ⑤ VINYL WINDOW FRAMES - BLACK
- ⑥ ALUMINUM FRAME - TEMPERED GLASS GLAZED GUARDS - BLACK
- ⑦ ALUMINUM PICKET HANDRAILS & GUARDS - BLACK
- ⑧ EXPOSED CONCRETE - BENJAMIN MOORE PAINTS HC-167
- ⑨ PRE-FINISHED METAL FLASHING TO MATCH FIELD
- ⑩ GLAZED DOORS - COLOUR: BLACK
- ⑪ ALUMINUM STOREFRONT - COLOUR: BLACK
- ⑫ CEMENTITIOUS PANEL, FASCIAS & POST CLADDING, VINTAGE WOOD - CEDAR
- ⑬ CEDAR SOFFITS - STAINED: CLEAR
- ⑭ METAL OVERHEAD DOOR - COLOUR: GREY
- ⑮ STEEL DOOR - COLOUR: GREY
- ⑯ SELUX Vektor 1 - DECORATIVE WALL MOUNTED ADA APPROVED - FULL CUTOFF LIGHT FIXTURE
- ⑰ BACKLIT - ADDRESS NUMBER SKIN
- ⑱ ALUMINUM FRAME (BLACK), TEMPERED LAMINATED FROSTED/OBSCURE GLASS PRIVACY SCREEN
- ⑲ BRICK - WHITE

DP000336 (11)



2 NORTH ELEVATION
A3.0 SCALE: 1/8"=1'-0"

Residential Apartment Building

2232 2240 2244 Welch Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

OCTOBER 2, 2018



DP 3.0

WEST & NORTH ELEVATIONS

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



1 EAST ELEVATION
A3.1 SCALE: 1/8"=1'-0"

MATERIAL & COLOUR LEGEND

- ① FIBER REINFORCED CEMENT PANEL, VINTAGE WOOD - CEDAR
- ② CEMENTITIOUS PANEL PAINTED - COLOUR : BENJAMIN MOORE PAINTS 2128-50 "GRAY TIMBER WOLF LOUP SALVAGE"
- ③ CEMENTITIOUS PANEL PAINTED - COLOUR : BENJAMIN MOORE PAINTS 2120-50 "SILVER SPRING"
- ④ BRICK - COLOUR: LIGHT GREY
- ⑤ VINYL WINDOW FRAMES - BLACK
- ⑥ ALUMINUM FRAME - TEMPERED GLASS GLAZED GUARDS - BLACK
- ⑦ ALUMINUM PICKET HANDRAILS & GUARDS - BLACK
- ⑧ EXPOSED CONCRETE - BENJAMIN MOORE PAINTS HC-167
- ⑨ PRE-FINISHED METAL FLASHING TO MATCH FIELD
- ⑩ GLAZED DOORS - COLOUR: BLACK
- ⑪ ALUMINUM STOREFRONT - COLOUR: BLACK
- ⑫ CEMENTITIOUS PANEL, FASCIA & POST CLADDING, VINTAGE WOOD - CEDAR
- ⑬ CEDAR SOFFITS - STAINED; CLEAR
- ⑭ METAL OVERHEAD DOOR - COLOUR: GREY
- ⑮ STEEL DOOR - COLOUR: GREY
- ⑯ SELUX VEKTOR 1 - DECORATIVE WALL MOUNTED-IDA APPROVED- FULL CUTOFF-LIGHT FIXTURE
- ⑰ BACKLIT - ADDRESS NUMBER SIGN
- ⑱ ALUMINUM FRAME (BLACK), TEMPERED/LAMINATED FROSTED/OBSOURE GLASS PRIVACY SCREEN
- ⑲ BRICK - WHITE

DP000336 (12)



2 SOUTH ELEVATION
A3.1 SCALE: 1/8"=1'-0"

Residential Apartment Building

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ATELIER PACIFIC ARCHITECTURE INC.

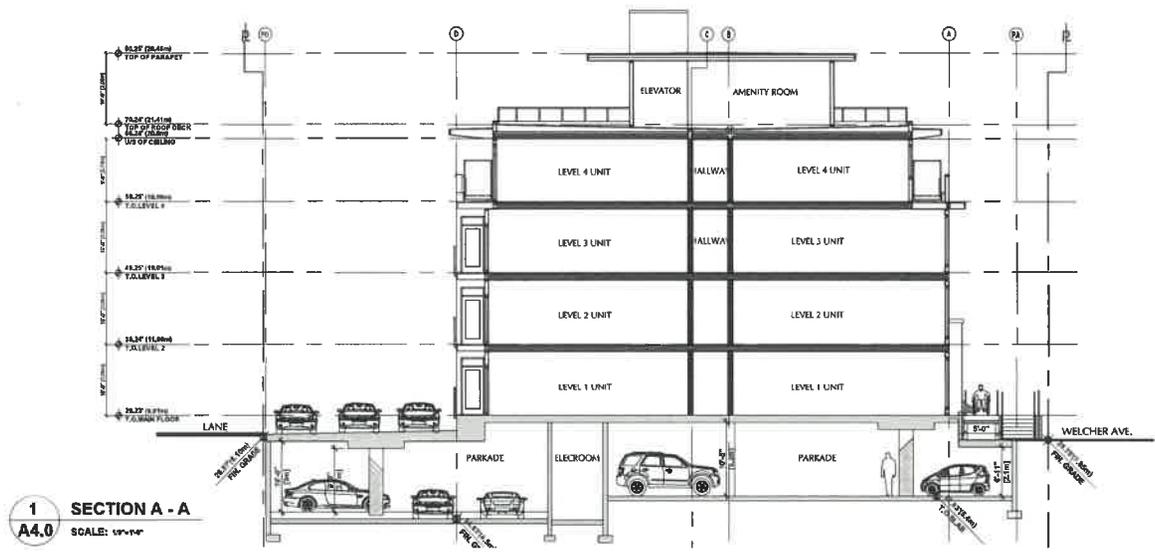
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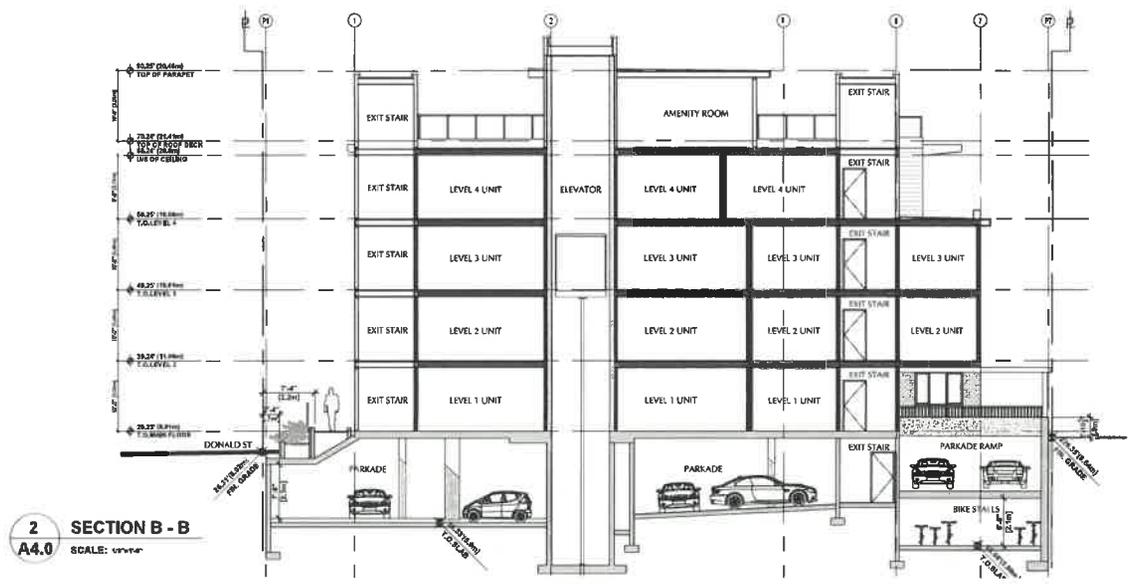
DP 3.1

EAST & SOUTH ELEVATIONS

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



1 SECTION A - A
A4.0 SCALE: 1/8"=1'-0"



2 SECTION B - B
A4.0 SCALE: 1/8"=1'-0"

DP000-336 (13)

Residential Apartment Building

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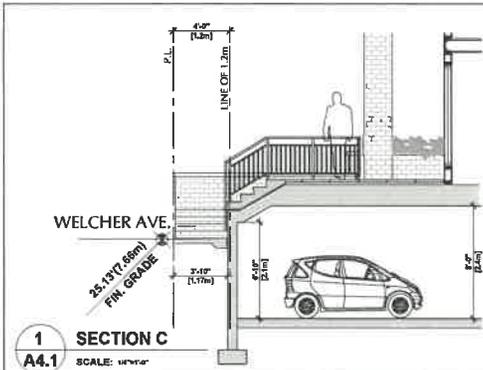
ATYELIER PACIFIC ARCHITECTURE INC.

OCTOBER 2, 2018

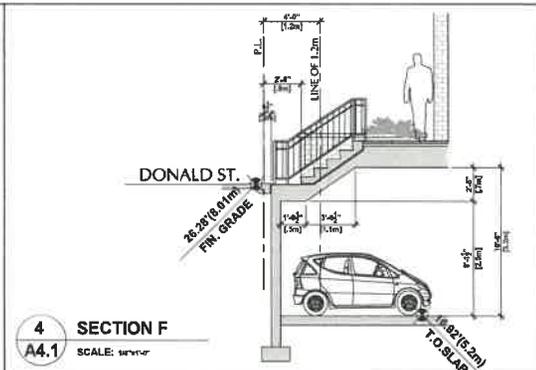


DP 4.0
 BUILDING SECTIONS

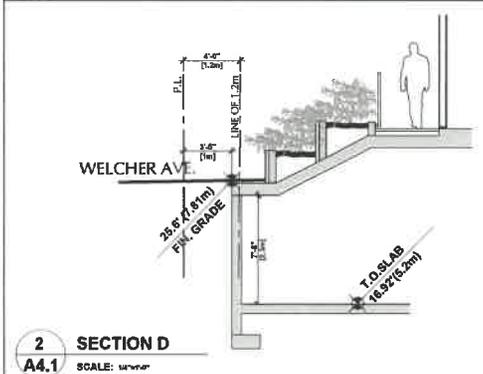
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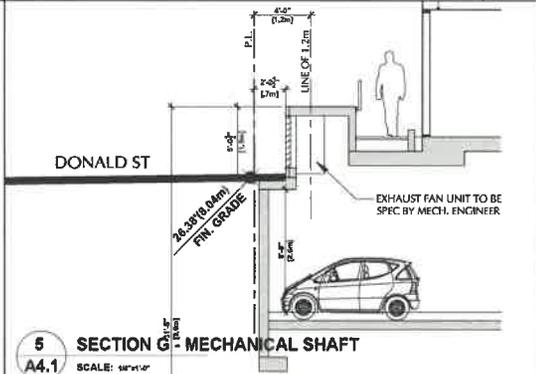
1 SECTION C
A4.1 SCALE: vertical



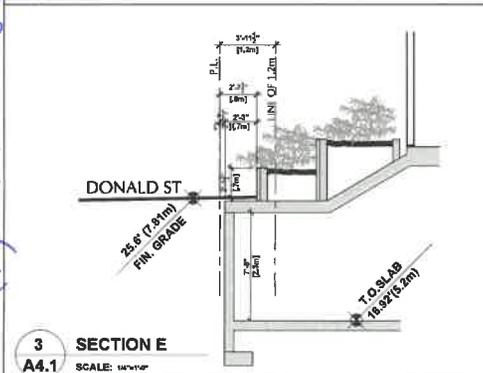
4 SECTION F
A4.1 SCALE: vertical



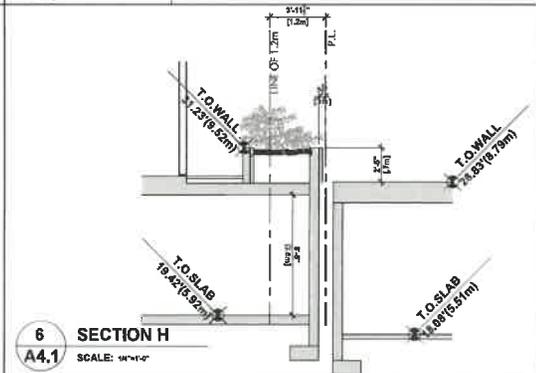
2 SECTION D
A4.1 SCALE: vertical



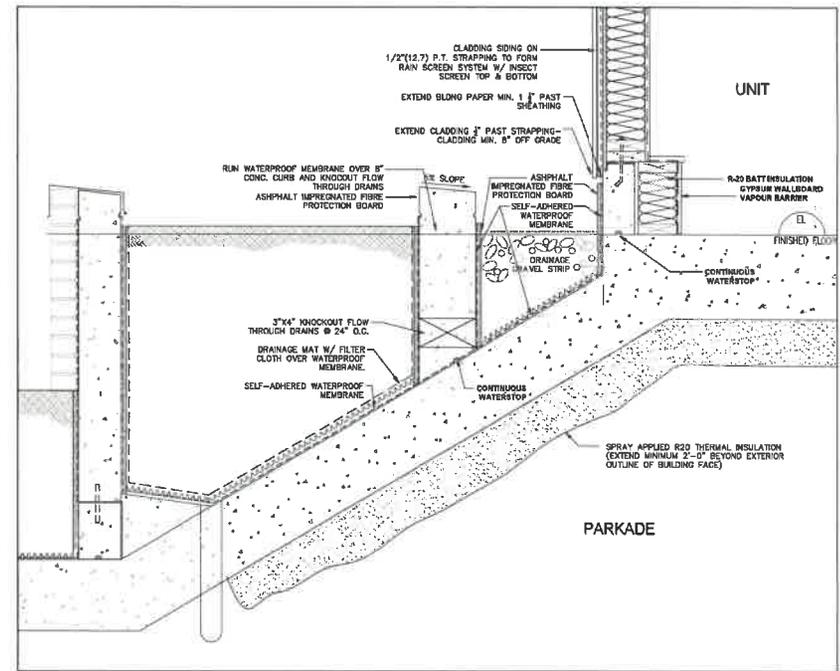
5 SECTION G - MECHANICAL SHAFT
A4.1 SCALE: vertical



3 SECTION E
A4.1 SCALE: vertical



6 SECTION H
A4.1 SCALE: vertical



7 PLANTER DETAIL
A4.1 SCALE: vertical

DP000 336 (14)

Residential Apartment Building

2232 2240 2244 Welcher Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

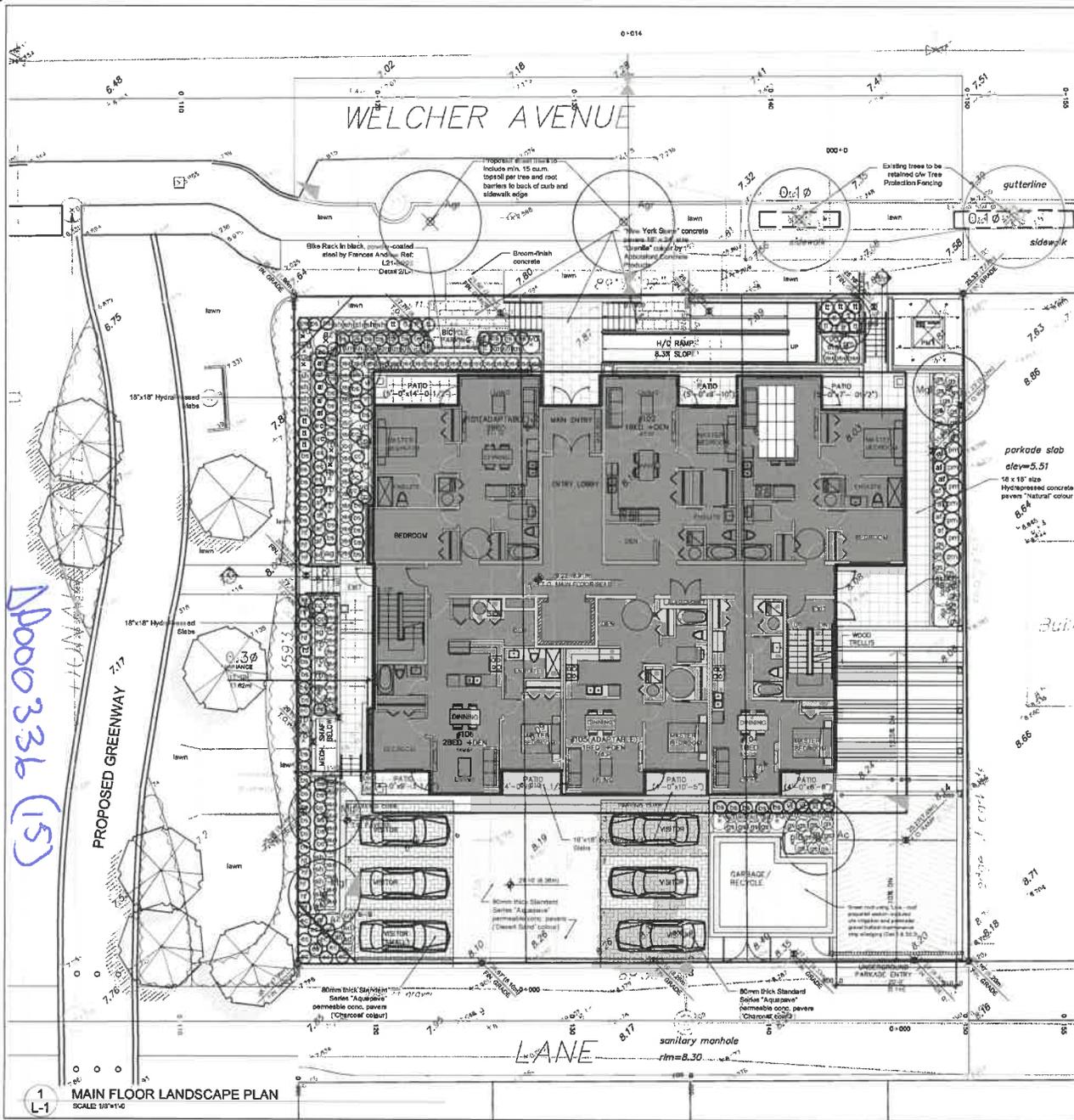
OCTOBER 29, 2018



DP 4.1

ENLARGED SECTIONS & DETAILS

SCALE: AS SHOWN



LEGEND

- Existing trees to be removed / retained
- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Evergreen Hedge
- Old Country Stone concrete pavers with soldier course edge by Abbotford Concrete Products (Desert Sand Colour)
- 15"x18" Hydrated Stone by Abbotford Concrete Products (Desert sand colour)
- 80mm thick Standard Series 'Aquevera' permeable conc. pavers with soldier course edge by Abbotford Conc.

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CSLA/CHTA and the contract specification.
2. Growing medium in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum depth/dimensions: Grass Areas - 150 mm (6") Shrub, Groundcover, Vines & Perennials - 250 mm (10") Trees - Minimum 500 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
3. Ensure excavation or fill adjacent to existing trees does not exceed 0" (15cm) depth.
4. Tree protection fence shall be installed prior to construction and maintained until project completion.

Frances Andrew Site Furnishings Ltd

Concrete Baseboards

Dimensions:

Options:

BIKE RACK DETAIL

SCALE: NTS

2238, 2240, 2244 Welcher Ave. Plant List

CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NOTES
1	1	Acacia greggii 'Red November'	Red flowering acacia	200 x 150	100'	tree	native
2	1	Acacia pycnantha 'Desert Sunset'	Red flowering acacia	200 x 150	100'	tree	native
3	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
4	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
5	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
6	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
7	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
8	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
9	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
10	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
11	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
12	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
13	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
14	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
15	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
16	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
17	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
18	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
19	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
20	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
21	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
22	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
23	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
24	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
25	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
26	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
27	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
28	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
29	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native
30	1	Acacia saligna 'Black Knight'	Black flowering acacia	200 x 150	100'	tree	native

REVISIONS

No.	DATE	DESCRIPTION
1	11/11/21	REVISED PER ARCH. CHANGES
2	11/11/21	REVISED BASE RACK
3	11/11/21	OR ROOF TO GARAGE DETAIL

ISSUE

No.	DATE	DESCRIPTION
1	11/11/21	ISSUED FOR 3D RENDERING
2	11/11/21	FOR 3D RENDERING
3	11/11/21	FOR 3D RENDERING



PD Group
Landscape Architecture Ltd

22-100 St. N. Unit 111
Fort Worth, TX 76104
Tel: 817.781.1111

Client: **Abler Pacific Architecture**
#111-3823 Henning Drive
Beverly, BC

Client: **Abler Group**
#100-2240 Chippendale Rd
West Vancouver, BC

PROJECT:
2238-2240-2244 Welcher Ave.

DWG TITLE:
Landscape Plan

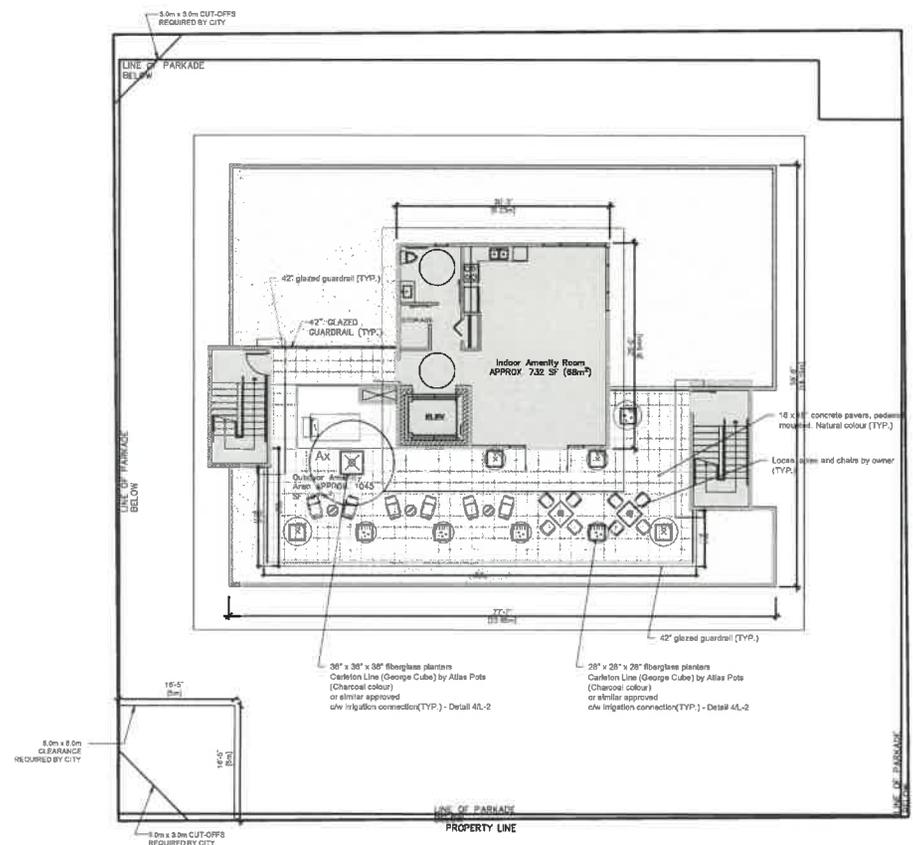
DESIGNED	DR
CHECKED	DR
DATE	11/11/21

PROJECT NO	DWG NO	REV
1728	L-1	3

CODE	QTY	SYMBOL	QUANTITY	SIZE	SPACING	TYP.	NOTES
AR	1	Area pavilion	1	8' x 8' x 8'	8' x 8'	AR	as shown
CR	1	Concrete	1	8' x 8' x 8'	8' x 8'	CR	as shown
GL	1	Glazed	1	8' x 8' x 8'	8' x 8'	GL	as shown
GR	1	Green	1	8' x 8' x 8'	8' x 8'	GR	as shown
IR	1	Indoor	1	8' x 8' x 8'	8' x 8'	IR	as shown
OR	1	Outdoor	1	8' x 8' x 8'	8' x 8'	OR	as shown
PL	1	Planter	1	8' x 8' x 8'	8' x 8'	PL	as shown
ST	1	Stair	1	8' x 8' x 8'	8' x 8'	ST	as shown
TR	1	Tray	1	8' x 8' x 8'	8' x 8'	TR	as shown
UR	1	Urinal	1	8' x 8' x 8'	8' x 8'	UR	as shown
WC	1	W.C.	1	8' x 8' x 8'	8' x 8'	WC	as shown
YR	1	Yard	1	8' x 8' x 8'	8' x 8'	YR	as shown
ZR	1	Zone	1	8' x 8' x 8'	8' x 8'	ZR	as shown

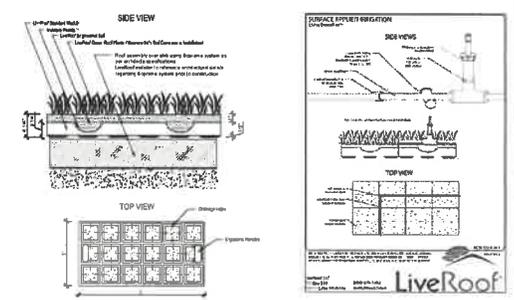
NOTES:

- All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CMLAC/NTA and the contract specifications.
- Green roof system in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum specifications:
 - Drain Area - 150 mm (6")
 - Storage Drainage - 100 mm (4")
 - Time - Minimum 300 mm (12") of topsoil around the roofed perimeter to 80% 20% Permeability

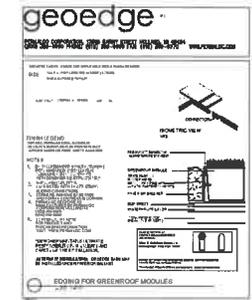


1 ROOF DECK PLAN
SCALE 1/8"=1'-0"

LiveRoof Standard System



2 GREEN ROOF SYSTEM
SCALE NTS



3 GREEN ROOF MODULE EDGING DETAIL
SCALE NTS



4 "GEORGE CUBE" FIBREGLASS PLANTERS (28" & 36")
SCALE NTS

NO.	DATE	DESCRIPTION
1	2018-11-13	REVISION CHANGES
2	2018-11-13	GENERAL PLAN
3	2018-11-13	PLAN DETAILS

NO.	DATE	DESCRIPTION
1	2018-11-13	ISSUED FOR SUBMISSION
2	2018-11-13	FOR SUBMISSION
3	2018-11-13	FOR SUBMISSION
4	2018-11-13	FOR SUBMISSION



PD Group
Landscape Architecture Ltd

20-188, 101-113 Street
West Vancouver, B.C. Canada V7V 1Y4
604.941.1111

CLIENT
Atelier Pacific Architecture
#111-3823 Henning Drive
Burnaby, BC

CLIENT
Atli Group
#100-2240 Chippendale Rd
West Vancouver, BC

PROJECT
2238-2240-2244 Welcher Ave.
PORT COQUITLAM, BC

DWG TITLE
Roof Landscape Plan
and Landscape Details

DESIGNED DR
DRAWN BK
CHECKED DB

SCALE 1/8" = 1'-0"
DATE 1/20/2017

PROJECT No	DWG No	REV
1728	L-2	3

Dpoo 336 (1b)

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Light coloured/ reflective SBS roofing to be specified as per ASHRAE 90.1-2007 5.5.3.1 to reduce heat absorption	BP stage; written confirmation by Architect along with staff review of BP submission
Minimize window openings on the west elevation to reduce summer solar heat gain	DP and BP stage; staff review of building plans
Large windows are provided with operable panes for natural ventilation and light penetration.	DP and BP stage; staff review of building plans
Windows to be high efficiency Low-E glazing to reduce solar heat gain and provide natural lighting	BP stage; written confirmation by Architect along with staff review of BP submission
All sliding doors are recessed to be sheltered from peak summer sun exposure. 4' overhangs are provided over the top floor windows	DP and BP stage; staff review of building plans
Electrical Vehicle rough in to all parking stalls	DP and BP stage; staff review of building plans
Lighting that is downward casting full cut-off fixtures to reduce glare and spill-over to adjacent areas	BP stage; written confirmation by electrical engineer
Selection of efficient light fixture (LED). Sensor and control systems to be installed for all common indoor and outdoor lights as per ASHRAE 90.1	BP stage; written confirmation by electrical engineer

Water conservation:

Conservation Measure	Verification Method
Native and drought tolerant plant selections are to be used to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
High efficiency landscape irrigation system to be installed to reduce water wastage	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Green roof and soft landscaping area to reduce and slow down stormwater flows	DP stage; staff review of landscape plan
On-Site detention tank	DP stage; staff review of landscape plan
Install low flow toilets	BP stage; staff review of building plans and inspection

GHG Reduction:

Conservation Measure	Verification Method
Provision of bicycle racks to promote alternative transportation	DP and BP stage; staff review of building plans
Locally or regionally sourced, low VOC content and recycle and renewable materials are to be used where possible	BP stage; written confirmation by Architect
Energy star appliances to be specified for each residential unit	BP stage; written confirmation by Developer
Diverting construction waster from the landfill and recycle waste materials	BP stage; written confirmation by Developer

per OCP Sec. 9.11 Environmental Conservation DPA designation

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

DEVELOPMENT VARIANCE PERMIT

NO. DVP00052

Issued to: Otivo Developments (Welcher) Ltd.
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 205-3815 Sunset Street
Burnaby, BC V5G 1T4

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below:

Address:

Legal Description: Lot 30, District Lot 289, New West District, Plan NWP2076
GROUP 1

Lot 31, District Lot 289, New West District, Plan NWP2076
GROUP 1

Lot 32, Block J, District Lot 289, New West District, Plan
NWP2076

P.I.D.: 001-958-313, 001-445-227, 001-445-235

3. The Parking and Development Management Bylaw, 2005 No. 3525 is varied as follows:
 - To vary the requirement to underground electrical, cable, and telephone wiring with a one-time payment of \$75,337.
 - To vary the offsite requirements associated with constructing the road adjacent to the property along the Donald Street Pathway.

For clarity, this variance applies to and only to the Parking and Development Management Bylaw and Subdivision Servicing Bylaw requirements to construct a road adjacent the property and to underground overhead utilities associated with Development Permit Application DP000052.

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

4. This permit shall lapse if the Permittee does not obtain a Building Permit within one year of the date of this permit.
5. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE 23RD DAY OF July, 2019.

ISSUED THIS _____ DAY OF _____.

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or Representative of Applicant)

RECOMMENDATION:

That Committee of Council recommend Council approve:

1. The endorsement of the proposed downtown business improvement area boundaries, business promotion scheme and association.
2. The endorsement of the following funding terms for Port Coquitlam Business Improvement Association:
 - In 2021 \$186,089 of which \$167,480 is recovered from property owners within the Business Improvement Association Area;
 - In 2022 \$186,089 of which \$167,480 is recovered from property owners within the Business Improvement Association Area;
 - In 2023 \$186,089 of which \$167,480 is recovered from property owners within the Business Improvement Association Area;
 - In 2024 \$186,089 of which \$167,480 is recovered from property owners within the Business Improvement Association Area;
 - In 2025 \$189,811 of which 170,830 is recovered from property owners within the Business Improvement Association Area.
3. A bylaw establishing the Downtown Improvement Area service from January 1, 2021 to December 31, 2025 be initiated.

REPORT SUMMARY

The Port Coquitlam Downtown Business Improvement Association (BIA) has requested that the City initiate the process to renew the BIA service for another 5-year term. No changes to the area are proposed. The organization has provided valuable service to the Downtown through this term and previous terms. Having recently undertaken a strategic planning exercise, the BIA is well positioned to continue to serve its business community.

BACKGROUND

Proposal: The Port Coquitlam Downtown Business Improvement Association (BIA) has requested the City initiate a process to renew the Business Improvement Area service for another five-year term between 2021 and 2025.

The BIA was first formed in 1994 and its bylaw has been renewed every 5 years since. The BIA currently has over 300 members and has been a valuable partner to the City over the years, supporting numerous City events, programs and planning processes including the 1998 Downtown Plan and Street Beautification Plan and the more recent Downtown Action Plan and Concept Plan processes.

Renewal of the Port Coquitlam Business Improvement Area Service

The BIA currently partners with the City on a number of programs and provides sponsorships to events such as May Day, Farmers Market, Car Show, Christmas in Leigh Square, Hyde Creek Salmon Festival and the PoCo Grand Prix. The BIA has also supported recent economic development activities such as the PoCo Best Biz Awards, Biz Alley and sponsored the Shaughnessy Pop-Up Park. The BIA undertakes a number of its own activities such as a Christmas decoration and promotion program, Shop Local Campaign and graffiti removal in partnership with the Community Policing Station. In 2019, the BIA brought back Harvest Festival, which included a number of events and activities over the course of a week.

A Business Improvement Area service must be approved by Council through adoption of an enacting bylaw. Division 5 (Sections 210-219) of the *Community Charter* provides for the establishment of a Business Improvement Area as a local area service, and allows Council to recover all or part of the costs of this service through a local service tax on Class 5 (Light Industry) and Class 6 (Business and other) properties. As required by this Division, a bylaw establishing a Business Improvement Area service must include a business promotion scheme, define which properties are included within the service area, stipulate the term of the service, and specify the amount, schedule and conditions of monies granted to an association in order to carry out the business promotion scheme. The process to renew the term of a Business Improvement Area service is the same as that required to establish a new local area service. The Charter specifies three methods:

1. Owners in a local area petition for the service;
2. Council initiates the local service area, subject to a petition against it being received from the owners; or
3. Council initiates the local service on the basis the assent of the electors must be obtained

Project Description:

The BIA has requested a 5-year renewal and plans to continue its current activities and undertake new projects and events. As detailed in the new Strategic Plan 2021-2025 (Attachment 1), the proposal includes the following:

1. **Boundary:** The boundary for the BIA is proposed to remain the same, as depicted on the attached map.
2. **Term:** The *Community Charter* provides that the term for a BIA service may be between one and twenty years. The BIA has proposed a 5-year term, which is consistent with the last renewal.
3. **Funding:** The BIA is proposing a similar funding structure to previous terms which includes yearly funding at \$186,089 from 2020-2024 and increasing by 2% in 2025

to \$189,811. The BIA board crafted the next 5-year budget to be a similar structure to the last 5-year period by only increasing the budget on the final year in attempts to limiting the increase in financial burden for BIA members. The total levy amount which would be collected over the 5-year term is \$934,167 of which \$840,750 is to be recovered from the private property owners and \$93,417 (approximately 10% of the total) is to be contributed by the City.

4. **Auditing:** The BIA presents an annual budget and work plan to their membership for approval. Financial statements undergo a review engagement annually and a formal audit every 5 years. The City would retain the ability to request an audit in the review engagement years based on a risk assessment.
5. **Business Promotion Scheme:** Similar to previous years, the proposed promotion scheme is:
 - Serving as a voice for downtown businesses and an advocate for their collective needs;
 - Keeping members updated on initiatives and issues that affect them;
 - Providing members with opportunities to network and collaborate;
 - Promoting downtown Port Coquitlam and its businesses;
 - Leading or sponsoring events designed to attract people to downtown Port Coquitlam; and
 - Leading or sponsoring initiatives designed to keep the downtown beautiful and safe.
6. **BIA Structure and Strategic Plan:** The BIA has not proposed any changes to the existing structure of its non-profit organization (as regulated under the Society Act of British Columbia). Its operations are directed by a Board of Directors and day-to-day functions are carried out by an Executive Director. The new Strategic Plan for the organization includes: promotions and events, five-year goals and funding, strategic priorities, and community highlights.

As in previous renewals, the BIA is requesting the City initiate approval of the Business Improvement Area Bylaw subject to a petition against the service being received from the affected owners. Notice of the works to be undertaken (the BIA) and the costs of the service (in this case, the financial levy) would be provided to affected property owners who would then have 30 days to petition against the works or cost of service.

The Official Community Plan contains numerous policies which reinforce the Downtown as the City's primary center and encourage opportunities to increase commercial activity, viability and vibrancy. The OCP also encourages the City to partner with and support local organizations providing services to community members.

Renewal of the Port Coquitlam Business Improvement Area Service

The BIA was a key partner in developing the recommendation for a Downtown Strategic Plan, which was endorsed by Council in 2017. This plan calls for a number of projects to be undertaken in partnership with the BIA including marketing, branding, wayfinding, and beautification, and noted the important role of the BIA to act as a common voice and advocate in supporting revitalization for the enhancement of downtown businesses.

DISCUSSION

The focus of the BIA includes advocacy for business related issues, support for revitalization activities, partnerships on community programs, promotion of special events and activities intended to raise the profile of its members and bring customers into the downtown. The BIA is not requesting significant changes to its mandate, funding, or structure over the proposed 5-year term, but staff anticipate that the recent strategic planning exercise will help refocus the core mandate of the organization. Priorities identified in the new Strategic Plan include encouraging and supporting downtown revitalization and beautification, being an effective advocate and voice for its members, fostering interest in the downtown through community engagement, and ongoing marketing and branding through partnerships, sponsorships and collaboration. The Strategic Plan recognizes the impact of COVID-19 and notes the critical role the BIA will play in helping the recovery and resiliency of downtown businesses.

All of the renewal information will be available to the community on the BIA's webpage in order to reinforce the goals and objectives to the businesses within the downtown.

The BIA provides a valuable service to the Downtown business community and provides crucial support, financial grants and partnership for numerous City-led initiatives which support the vibrancy and viability of the downtown for business, residents and visitors. The BIA will be an important partner and resource in the next few years as the City works to implement the Downtown Action and Concept Plans, bringing more businesses, visitors and residents to the downtown.

Staff support the renewal process and recommend proceeding with a bylaw for a BIA service for the Downtown based on the outlined proposal.

FINANCIAL IMPLICATIONS

The following funding terms for Port Coquitlam Business Improvement Association have been proposed:

- In 2021 \$182,440;
- In 2022 \$182,440;

Renewal of the Port Coquitlam Business Improvement Area Service

- In 2023 \$182,440;
- In 2024 \$182,440; and
- In 2025 \$186,089.

A total City contribution will be provided in the amount of \$93,417 (approximately 10% of the total 5-year term budget): \$18,609 for the years 2021 through 2024 and \$18,981 for 2025, which is a \$365 increase from 2020.

PUBLIC CONSULTATION

The renewal process was discussed at the Annual General Meeting held May 27th, 2020 and members indicated support to continue the Association. The feedback from the Annual General Meeting has informed the draft renewal bylaw. The BIA proposes circulating a letter to its members regarding the renewal process, outlining past achievements, current activities, annual special events, future plans, and the proposed budget.

OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Recommend the request to renew the Port Coquitlam Downtown Business Improvement Area service to Council for consideration.
<input type="checkbox"/>	2	Request changes to the proposed service or renewal process.
<input type="checkbox"/>	3	Reject the application if it does not support continuing with the service.

ATTACHMENTS

Attachment 1: Strategic Plan 2021-2025

Attachment 2: Map of BIA Area



DOWNTOWN

STRATEGIC PLAN

2021 - 2025

MESSAGE FROM THE BOARD

It brings me great pride in presenting the downtown Port Coquitlam Business Improvement Associations new strategic plan, which will guide us into the next 5 years. In the months and years to come, this plan will serve as framework for short term and long term actions to be taken, as support is needed by our members.

Throughout our engagement and planning process, the board of directors and staff worked collectively in reviewing our direction and attention for the greater interest of our downtown district.

Given our commitment to clarity, we further refined our vision and mission. The aim for these changes is to help businesses, government, staff and the public to have a better understanding of our value and purpose.

You will see how we are drawing upon our commitment to engagement, leadership, and community to empower our association to be ambassadors of this plan, strengthening our partnerships with stakeholders, community groups, residents and families – all to continue earning the complete confidence of those we serve.

Lisa Nadalin
President
Port Coquitlam Business Improvement Association

Contents

- 3 About Us
- 5 Financing
- 6 2011-2015 Highlights
- 8 Plan at a Glance
- 9 Strategic Plan Details



ABOUT US

The Port Coquitlam Business Improvement Association (BIA), a non-profit society dedicated to promoting the interests of downtown property owners and licensed business operators, was formed in 1994 by area merchants. We are proud to have over 300 current members who are the heart and soul of the downtown core.

Port Coquitlam is perfectly balanced with small town feel living and easy access to downtown Vancouver; local transit is just

steps away. Affordable new construction for commercial activities and multi-family residential living provide opportunities for positive growth and change. The local farmer's market, independent bakeries, unique shops, eateries and parks attract people from all over to visit, explore and enjoy all that the downtown has to offer. The BIA receives its authority from the City of Port Coquitlam Bylaw No. 3736 and its five-year contract is due for renewal on December 31, 2020.

VISION

Our downtown core represents an engaged and prosperous business district. With all the charm and contributions of a connected community, people come from all over to shop, dine and indulge in what Downtown Port Coquitlam has to offer.

MISSION

To strengthen member relationships, engage the community and provide excellence in support and advocacy for our businesses. To revitalize the downtown Port Coquitlam core; leading every member to effectiveness and success.

VALUES

The Port Coquitlam BIA will hold itself to the highest standards and uphold these three core values in all it does.

LEADERSHIP

Passionate and committed, we lead change by providing expertise and advocacy for our members' business needs.

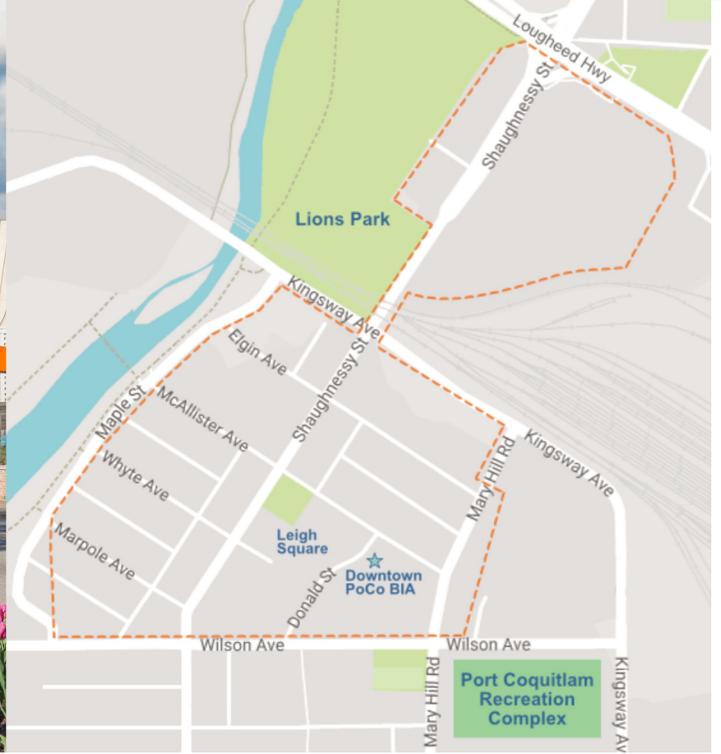
ENGAGEMENT

Connecting with every business member, we are able to support their growth and success

COMMUNITY

Collaborating with stakeholders to ensure a positive, safe and welcoming community to work, live and play.

WHAT WE DO



From our office at E-2232 McAllister Avenue, we provide the following services to our members:

- Serving as a voice for downtown businesses and an advocate for their collective needs.
- Keeping members updated on initiatives and issues that affect them.
- Providing members with opportunities to network and collaborate.
- Promoting downtown Port Coquitlam and its businesses.
- Leading or sponsoring events designed to attract people to downtown Port Coquitlam.
- Leading or sponsoring initiatives designed to keep the downtown beautiful and safe.

OUR PEOPLE

The board of the BIA is elected from among our membership at each year's Annual General Meeting in May. The board meets to guide the BIA and work to promote the interests of our members.

Our programs are executed by a part-time executive director and a contracted marketing consultant, who work together with the board to fulfill the strategic direction of the organization.

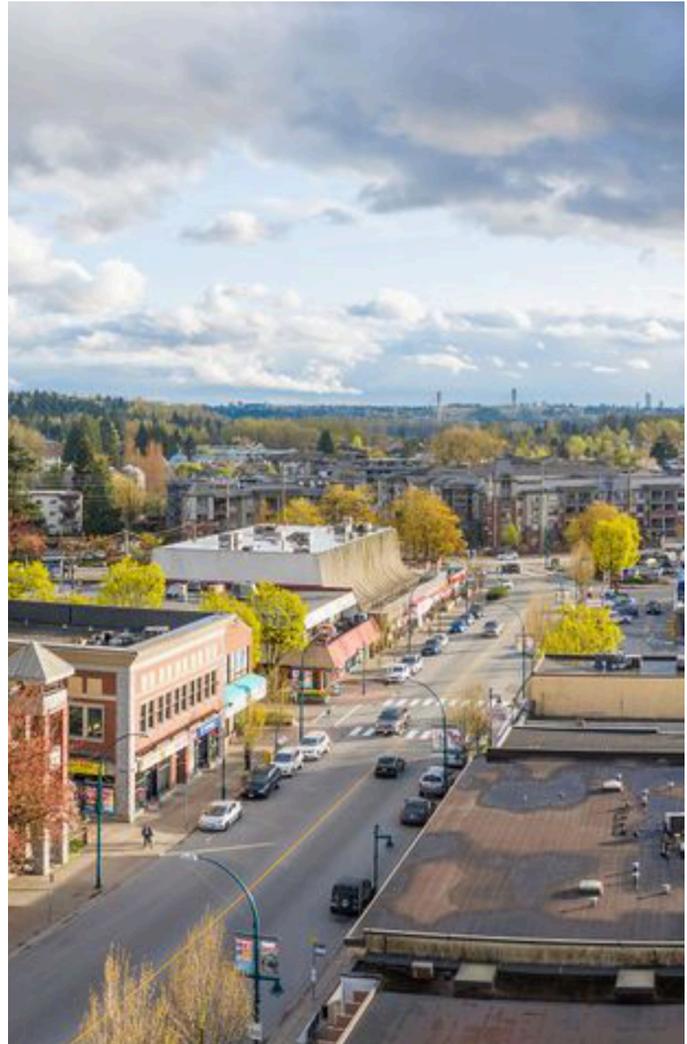
FINANCING

The BIA's funding comes primarily from the levy applied to all properties in the Business Improvement Area through Bylaw No. 3736.

The rate is set for five years at a time. The proposed levy for 2021-2025 includes a 2% increase for inflation and development support purposes.

The proposed levy needs to be approved not only at the BIA's AGM, but by the City and business owners through the renewal process. If approved, the levy would provide the BIA with the following annual budgets:

- 2021: \$186,089
- 2022: \$186,089
- 2023: \$186,089
- 2024: \$186,089
- 2025: \$189,811 (2% increase from 2024)



The BIA presents an annual budget to Council. Financial statements undergo a review engagement annually and a formal audit every 5 years.

Sponsorships provide some additional funding for BIA activities such as the Harvest Festival, but also to support the city's improvements to the downtown, their events and the downtown action plan.

HIGHLIGHTS

PROMOTIONS AND EVENTS

- Updated the downtownpocobia.com website and directory.
- Conducted seasonal and special advertising campaigns with local media: Tri-City News, What's On PoCo and Experience Tri Cities.
- Distributed Downtown PoCo shopping bags to encourage reusable bags and shopping within the downtown.
- Created marketing materials such as brochures, pens, umbrellas, and hats.
- Offered a weekly booth at the Port Coquitlam Farmers Market to be available to members.
- Utilized the Shaughnessy Pop-Up Park for community events including: Pancake Breakfast supporting SHARE, Yoga in the Pop-Up Park, and the weekly music series: Pop-Up Parkapalooza.
- Brought back the Harvest Festival with week long events including: on location giveaways, animal costume contest, wreath making, pumpkin decorating, long table dinner, and an autumn market.



BEAUTIFICATION AND SAFETY

- Sponsored the ongoing street banner program in the downtown.
- Sponsored the purchase and installation of the Christmas decorations on Shaughnessy Street and Leigh Square.
- Orchestrated a cohesive window-painting program during the fall, winter and for special events.
- Worked with the Coquitlam RCMP and Downtown Community Police Station to promote pedestrian safety and ongoing initiatives.
- Hosted the Homelessness: A Primer for Business seminar to help businesses learn best practices and give insight on the homeless community.

HIGHLIGHTS



COMMUNITY INVOLVEMENT

Sponsored and/or participated in organizing committees for:

- City of Port Coquitlam
- May Days
- Canada Day
- PoCo Grand Prix
- Remembrance Day
- PoCo Best Biz Awards
- Christmas in Leigh Square
- PoCo Heritage
- SHARE Family and Community Services
- Rotary Club of Port Coquitlam
- Charlene Reaveley Children's Charity
- Hyde Creek Salmon Festival
- Port Coquitlam Farmers Market
- Port Coquitlam Sports Alliance
- Downtown PoCo Car Show
- Terry Fox Foundation
- Port Coquitlam Community Foundation
- BIABC - Coquitlam conference
- Tri Cities Stay at Home Gala
- Shaughnessy Pop-Up Park

ADVOCACY

We advocate on behalf of our members about collective concerns and have a seat on the Transportation and Public Works committee.

MEMBERSHIP

- Distributed newsletters on news and initiatives of concern to members, delivered by hand.
- Had an open-door policy to hear member concerns.
- Provided networking opportunities and board member meet-and-greets at the Annual General Meeting.
- Offered volunteering/sponsorship opportunities.

PLAN AT A GLANCE

FIVE YEAR GOALS: 2021 - 2025

Encourage and Support Downtown Revitalization and Beautification	Member Support, Advocacy and Engagement	Community Engagement	Marketing and Branding
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OBJECTIVES

<p>Improve communication and collaboration with the City of Port Coquitlam regarding the proposed delivery of the revitalization/ beautification plan</p> <p>Continue with downtown beautification strategies</p>	<p>Provide updates on initiatives and issues and other pertinent information to members on a timely and regular basis</p> <p>Serve as a voice for downtown businesses and advocate for their collective needs</p> <p>Provide opportunities to network and collaborate</p> <p>Work with members and other stakeholders to maintain downtown PoCo as the thriving, lively heart of our community</p> <p>Develop a crisis communication plan</p> <p>Increase member collaboration through operational committees where appropriate</p> <p>Promotions, Community Events</p>	<p>Lead or sponsor promotions designed to attract people to downtown PoCo</p> <p>Promote downtown PoCo</p> <p>Events creation and participation</p>	<p>City of PoCo supports and promotes the BIA to businesses and the community</p> <p>To be acknowledged as a valued partner to stakeholders</p> <p>Use current technology to promote BIA programs and services.</p> <p>Explore BIA specific app</p> <p>Develop a marketing and branding strategy</p> <p>Newsletter</p> <p>Board ambassador outreach</p>
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STRATEGIC PLAN DETAILS

The 2021-2025 BIA Strategic Plan was created during the time of the Global COVID-19 pandemic. This unique time in history had a dynamic impact on the lives of the downtown Port Coquitlam business owners, members, and community at large by shuttering businesses to close and limiting face to face contact. New realities are being faced daily. This ever-changing landscape impacting businesses may require flexibility, adaptability and modification to the current strategic plan.



Sandra Horton Inc. was hired as Strategic Planning Consultant to facilitate the workshops required to develop this strategic plan. A Board of Directors' survey informed the planning process along with a roadmap to guide discussions. The roadmap itself entailed a comprehensive review of relevant sources of information which included: the BIA past strategic plan, and a review of City of Port Coquitlam's publications, projects, plans, and initiatives. A SWOT analysis and confrontation matrix were completed. These combined actions led to the identification and selection of four strategic priorities for the 2021- 2025 plan.

Two facilitated Board of Director's planning sessions and one Values workshop sessions were held. The situation required that the 2021- 2025 planning sessions be conducted online.

PLAN ORGANIZATION AND COMMUNICATION

Four Strategic Priorities were identified:

- 1) Encourage & Support Downtown Revitalization and Beautification
- 2) Member Support, Advocacy and Engagement
- 3) Community Engagement
- 4) Marketing and Branding

COMMUNICATION STRATEGY

The 2021- 2025 will be shared with the members, community and the City of Port Coquitlam. Each year the strategic plan will be shared with Members prior to the upcoming AGM via email. A hard copy can be requested. The plan will be visible on the Port Coquitlam Business Improvement website at downtownpocobia.com

STRATEGIC PRIORITIES

STRATEGIC PRIORITY 1

Encourage and Support Downtown Revitalization and Beautification

The BIA will ensure continued collaboration with the City of Port Coquitlam to deliver on the proposed beautification plans for the downtown core.

The BIA will take a leadership role in communicating changes and impacts to its members as a result of the beautification plans.

We will continue to encourage its stakeholders to be engaged contributors in the downtown core beautification plans.

We will continue to collaborate with stakeholders to ensure that the downtown core has a pleasant and welcoming atmosphere.

We will continue to explore existing cost-effective beautification and streetscape improvements as well as invite its members to share new innovative ideas.

STRATEGIC PRIORITY 2

Member Support, Advocacy and Engagement

Advocacy for our members is a core focus. BIA members will attend City of PoCo meetings and participate on committees to support the members.

We will continue to be a resource for businesses providing relevant information on a timely and regular basis.

We will develop a crisis communication plan that will guide the BIA actions during a crisis.

Our initial focus will be on the recovery of the businesses in the downtown core post the pandemic. We'll meet our members face to face to determine how we can support them in their recovery and in building their footprint in the community.

We'll provide opportunities to network and collaborate with one another and within the community. We'll also create committees to help with promotions and community events.

STRATEGIC PRIORITIES

STRATEGIC PRIORITY 3 Community Engagement

The BIA will continue to collaborate with stakeholders to promote and host events that bring people to downtown POCO. We will continue to look for new ways to attract the community to participate in all that the downtown core has to offer.

We will explore new ways to engage, attract and retain volunteers at member and community led events.

We will continue to focus on our relationships with our valued community partners to promote a vibrant, safe, thriving and connected downtown core.

STRATEGIC PRIORITY 4 Marketing and Branding

We will develop a Marketing and Branding strategy that supports the strategies of the BIA over the next 5 years.

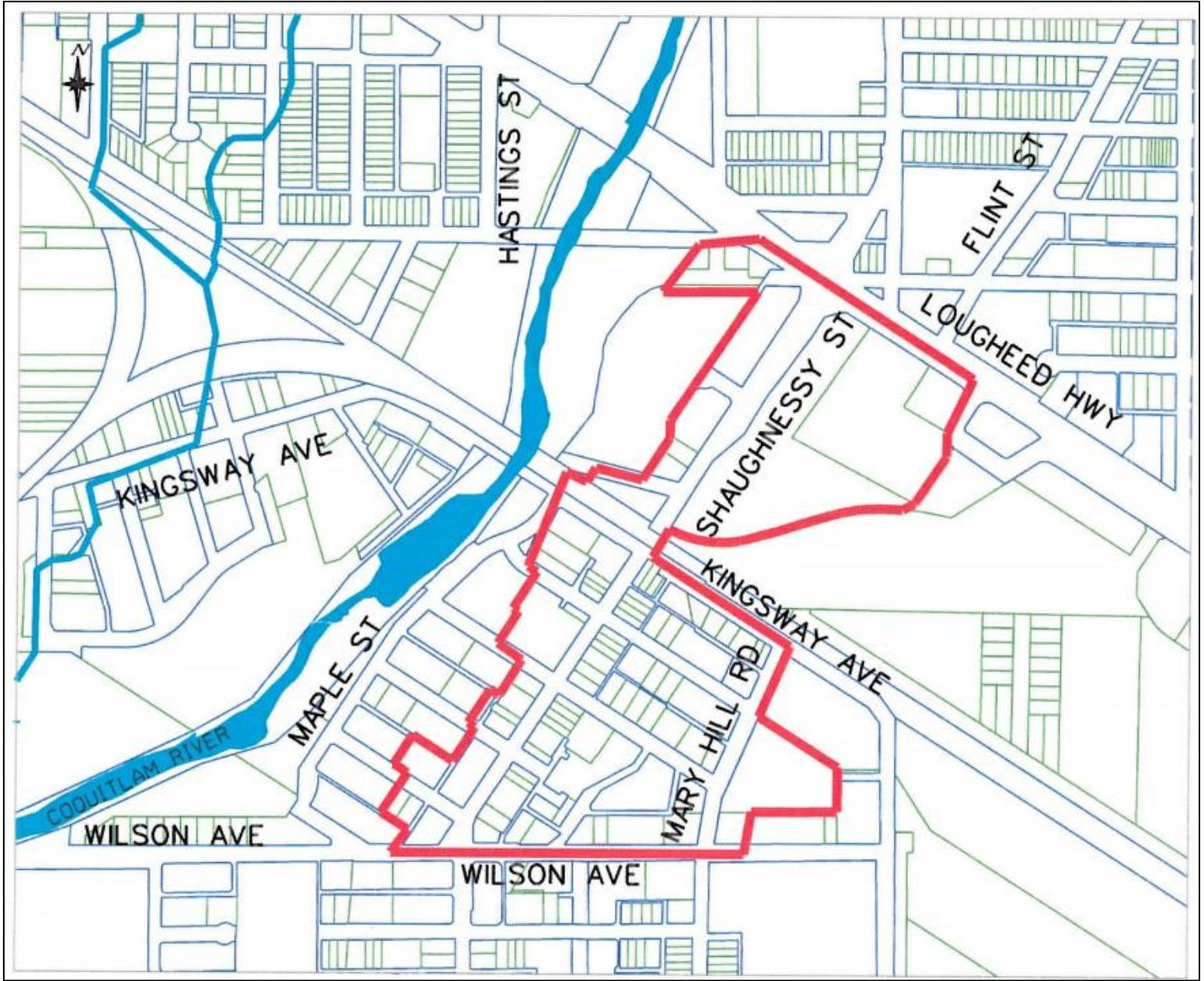
The BIA will continue to build on their relationship with the City of PoCo encouraging the promotion of the BIA to businesses and the community as a “valued partner”.

We’ll continue with our newsletter and research the best methodologies for communicating with our members and to support the programs and services provided.

The BIA will initiate a board ambassador outreach.



BUSINESS IMPROVEMENT AREA BOUNDARY



RECOMMENDATION:

That Committee of Council approve reallocating a portion of the LTR (approximately \$4.45M general, \$890K water, \$670K sanitary) in 2022 to the respective capital reserves for funding the capital plan, and

That the 2022 capital plan be prepared consistent with the 2017-2021 capital plans, utilizing the three categories of neighbourhood rehabilitation, other rehabilitation and new projects.

PREVIOUS COUNCIL/COMMITTEE ACTION

On September 17, 2019 the Finance and Budget Committee passed the following resolution:

2021 Capital Program Methodology

That the Committee of Council approve the 2018 cumulative annual LTR contribution amount (approximately \$4.4M general, \$890K water, \$670K sanitary) be allocated in 2021 to the respective capital reserves for funding the capital plan, and

That the 2021 capital plan be prepared consistent with the 2017-2020 capital plans utilizing the three project categories of: neighbourhood rehabilitation, other rehabilitation, and new.

REPORT SUMMARY

This report seeks approval from Committee to prepare the 2022 Capital Plan with the same methodology as the past few years, including re-purposing a portion of the annual Long Term Reserve (LTR) contributions, and funding projects in three categories; neighbourhood rehabilitation, other rehabilitation, and new.

The recommended LTR reallocations are as follows: \$4,452,000 for 2022 General LTR contributions, \$892,200 for 2022 Water LTR contributions and \$669,000 for 2022 Sewer LTR contributions be transferred to the general, water and sewer capital reserves to fund the 2022 Capital Program.

Assuming that a further 1% continues to be added to the LTR in 2021 and 2022, the 2022 contributions to LTR after the proposed reallocations would be \$2,649,800 for General, \$368,000 for Water, and \$269,700 for Sewer. The estimated balances after the 2022 contributions and interest would be \$9,550,021 for General, \$4,892,837 for Water and \$3,396,782 for Sewer.

Overall, this approach allows for the larger capital plan that has been successful in beginning to address the backlog of infrastructure projects, but also ensures the LTR reserves continue to grow to fund future capital needs. This year however, with the challenges associated with COVID-19, it is recommended that the City's financial situation be monitored through 2021, including consideration if the City wishes to proceed with this type of aggressive capital plan for 2022.

BACKGROUND

Capital projects in the 2017-2018, 2018-2019, 2019-2020, and 2020-2021 capital plans were consolidated and sorted in to three main categories:

1. **Neighbourhood Infrastructure Rehabilitation** – to fund the replacement or renewal of existing civil infrastructure, including roads, water, sewer, storm, and associated pump stations and culverts.
2. **Other Rehabilitation** – to fund all other capital renewal and replacement, prioritized corporately (such as facilities, parks, recreation, software etc).
3. **New** – to fund new assets, and in the long term will include the previously unfunded capital projects.

This format was introduced to focus on existing assets and reduce the city's infrastructure backlog (categories 1 and 2), compared to new initiatives (category 3). Prioritization of categories 1 and 2 is consistent with the policies in the city's Official Community Plan.

In order to prepare the 2022 capital plan, staff needs to confirm now how much project funding is available. Many of the City's assets have reached or surpassed the end of their service lives and require replacement or rehabilitation. To address the backlog, capital plans since 2017 have re-purposed a portion of the annual LTR contributions to the annual capital program, which significantly increased the amount of work that could be funded. This funding was further supported through the depletion of reserve balances which had built up over time as a result of completing minimal capital work in previous years.

Draft Asset Management Plans (AMP) are anticipated to be complete by early 2021, at which point the intent is to align annual reserve contributions with the capital expenditure requirements in the short and long term. However, in consideration of timing for the 2022 Capital budget preparation and approvals, staff is seeking approval from Committee to continue to re-purpose the LTR contributions to fund a larger capital program in order to continue to address the outstanding backlog of rehabilitation projects.

2022 Capital Methodology

Since 2010, when contributions to the LTR's were started, each year the annual contribution has been based on the prior year amount plus an additional 1% of the prior year's taxation or utility levy. Since 2017, in order to achieve a higher volume of work, Council has approved a portion of the cumulative LTR contributions be repurposed to the Capital Reserves for immediate use.

The 2020 cumulative LTR contribution (prior to any re-allocations) is approximately \$5.8M. The 2021 cumulative LTR contribution is estimated at approximately \$6.5M, which is made up of the cumulative amount as of 2020 of \$5.8M, and well as the proposed 2021 1% infrastructure levy of approximately \$683K. Of these cumulative contributions, \$4.5M has been re-allocated in each of 2020 and 2021 to fund the capital plan. The additional 1% increase to LTR contributions for 2021 has not yet been approved by Council, and will be considered as part of the 2021 operating budget deliberations.

DISCUSSION

The recommended LTR reallocations are as follows: \$4,452,000 for 2022 General LTR contributions, \$892,200 for 2022 Water LTR contributions and \$669,000 for 2022 Sewer LTR contributions be transferred to the general, water and sewer capital reserves to fund the 2022 Capital Program. The reallocations are equivalent to the 2018 cumulative LTR contribution amounts and were set as such to allow the City to tackle the current infrastructure spike while still growing the LTR reserves to prepare for future spikes.

Assuming that a further 1% continues to be added to the LTR in 2021 and 2022, the 2022 contributions to LTR after proposed reallocations would be \$2,649,800 for General, \$368,000 for Water, and \$269,700 for Sewer. The estimated balances after the 2022 contributions and interest would be \$9,550,021 for General, \$4,892,837 for Water and \$3,396,782 for Sewer.

Table 1: LTR Reserves

	Dec 31, 2019 Ending Balance	2020 Int, Cont & Trsfr	2020 Projects & 2019 Carry Forward	Dec 31, 2020 Estimated Ending Balance	2021 Int, Cont & Trsfr	Dec 31, 2021 Estimated Ending Balance	2022 Int, Cont & Trsfr	Dec 31, 2022 Estimated Ending Balance
RESERVE:								
General Long Term Reserve	5,772,439	469,300	(1,033,017)	5,208,721	1,483,100	6,691,821	2,858,200	9,550,021
Water Long Term Reserve	3,840,137	215,000	-	4,055,137	350,400	4,405,537	487,300	4,892,837
Sewer Long Term Reserve	2,637,182	154,600	-	2,791,782	252,600	3,044,382	352,400	3,396,782
Total	\$12,249,757	\$838,900	(\$1,033,017)	\$12,055,640	\$2,086,100	\$14,141,740	\$3,697,900	\$17,839,640

2022 Capital Methodology

The intent of the LTR is to save funds to address future funding gaps correlating to big infrastructure replacement years. Through preliminary development of the City's asset management plan, staff have identified that significant infrastructure investment spikes are on the horizon. The City is in the midst of the first investment spike for replacement of infrastructure constructed in the 1960's with the next major investment spike occurring in 15 - 20 years to replace infrastructure constructed in the 1980's. As was recognized in recent years, there is a need to replace infrastructure that has already exceeded its service life now, and to stop the gap from growing. Additional funds will also need to be set aside in the LTR reserves for the next investment spike.

The asset management plans currently under development will help to better understand if the combined amount of annual capital funding and long term reserve contributions will be sufficient to address the existing backlog and maintain the City's infrastructure moving forward. Regardless, the asset management plans will provide further clarity concerning how much to spend on rehabilitation now and how much to save for later, as well as what to spend on new assets versus rehabilitation.

Table 2 below shows the value invested in each category in 2020 and 2021 which demonstrates significant infrastructure renewal in the City and was only possible by redirecting significant funds from the LTR to the capital reserves.

Table 2 – 2020 and 2021 Capital Investments

Category	2020	2021
Neighbourhood Rehabilitation	\$ 12,421,900	\$13,605,000
Other Rehabilitation	6,486,150	3,593,200
New	7,206,500	10,380,000
Total	\$26,114,550	\$22,578,200

If Committee does not wish to repurpose the portion of the contribution as recommended, the general capital funding available would be reduced by \$4.5M and would mean significant cuts to the typical capital program that has been delivered since 2017. Reduced funding for the neighbourhood rehabilitation program would result in several roads and utilities in very poor condition not being replaced along with other rehabilitation projects like park playground replacements. Additionally, new infrastructure such as sidewalks, streetlights, traffic calming, pedestrian safety, and lane paving will be significantly limited or unfunded. Lastly, larger road projects such as Prairie Avenue, Kingsway Avenue and McAllister Street represent large expenditures and would consume a considerable portion of a reduced budget.

Therefore, it is recommended that the approach outlined in this report be approved for development of the 2022 capital plan. This methodology will be reconsidered prior to preparation of the 2023 capital plan, informed by completion of the City's asset management plans. With regards to the format of the capital plan and the three categories, no changes are being recommended at this time.

Neighbourhood Rehabilitation Methodology:

The neighbourhood rehabilitation projects are primarily driven by roads that are prioritized for paving, with underground utility works completed in conjunction to achieve cost savings, reduce construction disruptions, and avoid cutting up new pavement. However, to mitigate risk, utilities which have reached critical capacity or critical condition are also identified for replacement to avoid failures that may result in expensive emergency repairs. As with other neighbourhood rehabilitation projects, other infrastructure improvements are reviewed and included with the scope of work to achieve efficiencies.

In response to council and resident feedback regarding new infrastructure, a refined approach was adopted last year for the consideration of new infrastructure in the neighbourhood rehabilitation program. The addition of new infrastructure must be considered carefully, as expenditures on new assets can quickly deplete the rehabilitation budget, thus reducing the amount of that work that can be completed throughout a neighbourhood in any given year. New assets represent both an upfront capital cost and costs to maintain and replace over time. That said, some consideration should be given to where it makes sense to add new infrastructure as the City moves through neighbourhoods with the rehabilitation program.

As per the previously approved approach for sidewalks, any infrastructure upgrades which have been identified as a priority project in another approved capital program will be included in the scope (e.g. sidewalks, traffic calming, pedestrian safety, streetlights). All existing curbs (extruded asphalt or concrete) will be upgraded to concrete curb and gutter. New curbs will be added to a street if there is an existing storm sewer system in place to provide road drainage, as they can be added for an incremental cost (~\$90/m). Storm sewer upgrades represent substantial additional costs (~\$1,650/m) and will typically be evaluated independently with respect to service levels and outstanding issues. Where drainage service is currently being provided satisfactorily, storm sewer upgrades will be deferred for future consideration. Exceptions for new storm sewers will be considered for consistency within a neighbourhood, or where there are existing drainage issues such as flooding, road width constraints, safety concerns or resident complaints.

FINANCIAL IMPLICATIONS

The proposed methodology will increase the amount of funding available to fund the 2022 capital plan, but will result in the LTR reserves growing at a slower pace. Although, not transferring the funds will significantly reduce the funding available for the 2022 capital plan. A capital program with reduced funding at this time will result in a larger volume of infrastructure which has exceeded its service life and increases the risks of: failure (e.g. water main breaks), service level reductions (e.g. flooding), reactive and costly emergency repairs (e.g. culvert failures) and higher maintenance costs (e.g. pavement patching) while accumulating debt associated with outstanding infrastructure replacements which will still need to be addressed at a future date.

The current COVID-19 pandemic and its financial implications to the city needs to be considered as well. It is therefore recommended that the proposed methodology be approved as an interim approach to allow the city to move forward with the 2021 design and planning work. In 2021, as the future financial implications of COVID-19 become more clear, the capital construction plan will be revisited prior to awarding any contracts to consider the City's financial position. At that time, staff will be better able to determine if some capital funding may be required to be repurposed for the city's operations.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve reallocation of a portion of the LTR (approximately \$4.45M general, \$890K water, \$670K sanitary) in 2022 to the respective capital reserves for funding the capital plan, and direct staff to prepare the 2022 capital plan consistent with the 2017-2021 capital plans utilizing the three project categories of neighbourhood rehabilitation, other rehabilitation, and new.
	2	Approve a reduced portion of the LTR contributions as directed, and direct staff to prepare the plan utilizing the three project categories of neighbourhood rehabilitation, other rehabilitation, and new.
	3	Do not approve any allocation of the LTR contributions, and direct staff to prepare the plan utilizing the three project categories of neighbourhood rehabilitation, other rehabilitation, and new.

Lead author(s): Forrest Smith

Contributing author(s): Melony Burton, Farouk Zaba, Karen Grommada

RECOMMENDATION:

None.

REPORT SUMMARY

The purpose of this report is to provide an update on the Detachment's 2020 first trimester crime statistics and analysis.

BACKGROUND

The objective of the trimester report is to ensure that Council understands the progress made by RCMP municipal employees, members, and volunteers in support of the priorities, goals, and objectives laid out in the Coquitlam RCMP 2016-2020 Strategic Plan.

DISCUSSION

2020-T1 Trimester Update

Attachment #2 provides the 2020-T1 Trimester Update which includes the crime statistics from January 1 to April 30, 2020. The following observations were made for the City of Port Coquitlam:

- Person crimes were decreased in 2020-T1 (182) compared to the three-year average (217) with an observed 16% reduction (page 5). Decreases were observed in assaults (-3%), family violence (-24%), and robbery (-31%) whereas an increase was observed for sex offenses (+26%). Fortunately, there did not appear to be any correlation of the onset of the pandemic with assault and family violence files. The two additional members of the Sex Crimes Unit and Domestic Violence Unit approved by Council in 2019 have enabled these units to take over files from general duty members so that they are able to respond to other calls for service.
- Property crimes in 2020-T1 (707) increased in comparison to the three-year average (688) with an observed 3% growth (page 5). Increases were observed in B&E Residence (40%), shoplifting (21%), and fraud (4%). Decreases were observed in B&E Business (-23%), theft from vehicle (-7%), and theft of vehicle (-33%). There did not appear to be any correlation of the onset of the pandemic (March/April 2020) with the incidence of property crime files. The Detachment has increased the regular patrols of local businesses as a priority during the pandemic to protect those that are closed for service.

- The management of mental health calls continues to be a priority for the Detachment. There was a small decrease in mental health calls for service in 2020-T1 (172) compared to the three-year average (182) with an observed 5% reduction (page 6). There were marked decreases in average hospital waiting time (-24%) and files with wait times greater than 2 hours (-52%).

Fortunately, thus far, we have not observed a large increase in mental health calls for service during the pandemic. Reductions in emergency room attendance by the public as well as policy changes at Royal Columbian Hospital may have helped to reduce hospital waiting times.

- Road safety is a main focus for the Detachment. There were decreases in traffic speeding (-20%), distracted driving (-40%), seatbelt (-60%), and intersection infractions (-41%) in 2020-T1 compared to the three-year average. A small increase in impaired drug/alcohol infractions was observed (+3%).
- As pandemic restrictions on community events remain in place, the Detachment will be using alternative ways of engaging the community through various mediums including social media channels.

FINANCIAL IMPLICATIONS

None.

ATTACHMENTS

Attachment #1: RCMP 2020-T1 Trimester Report: City of Port Coquitlam Presentation Slides

Attachment #2: RCMP 2020-T1 Trimester Report: City of Port Coquitlam

Lead author(s): Darryl Lal, John Hill

RCMP



ROYAL CANADIAN MOUNTED POLICE

LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – ***CONNECTED TO OUR COMMUNITIES***

RCMP 2020 First Trimester Report: City of Port Coquitlam

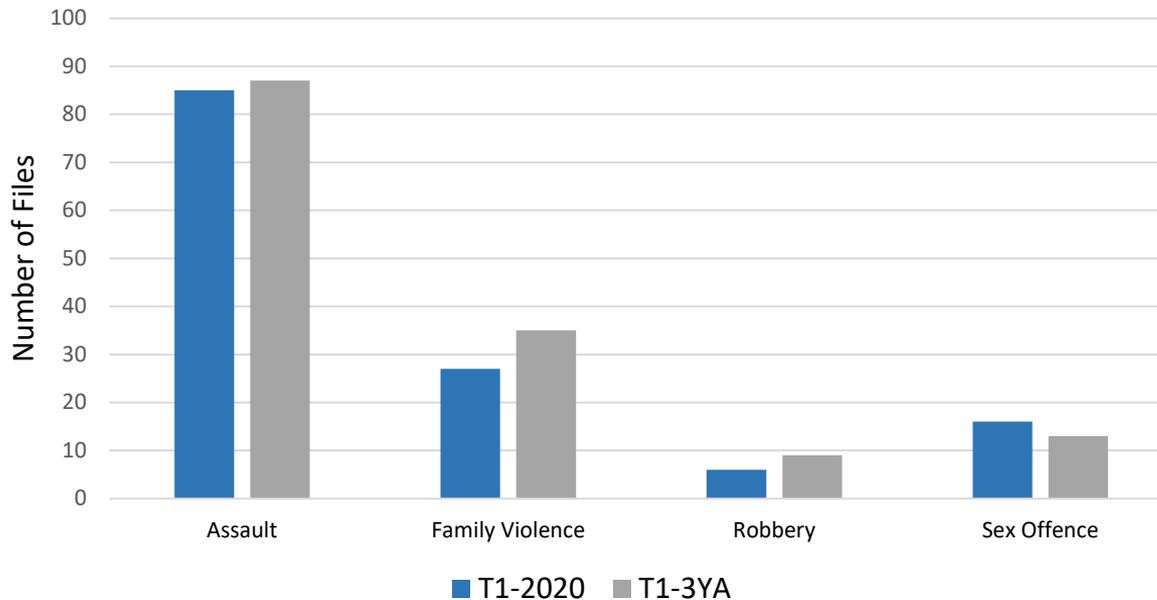
July 14, 2020



Royal Canadian Mounted Police Gendarmerie royale du Canada

Canada 161

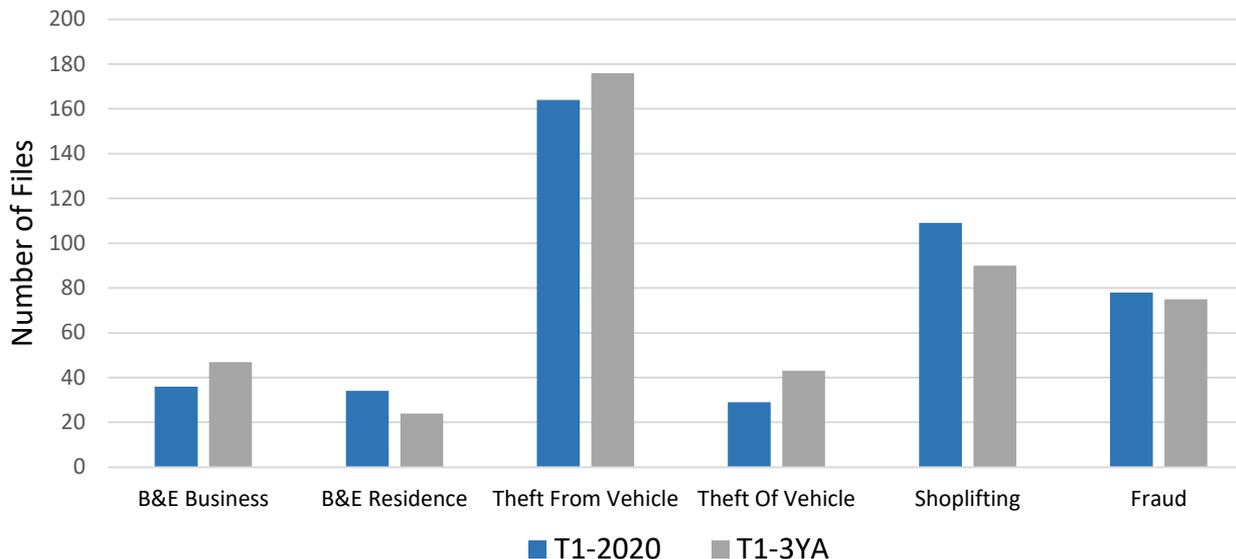
City of Port Coquitlam: Persons Crimes for T1-2020



2020-T1	85 (↓2)	27 (↓8)	6(↓3)	16 (↑3)
T1-3YA	87	35	9	13



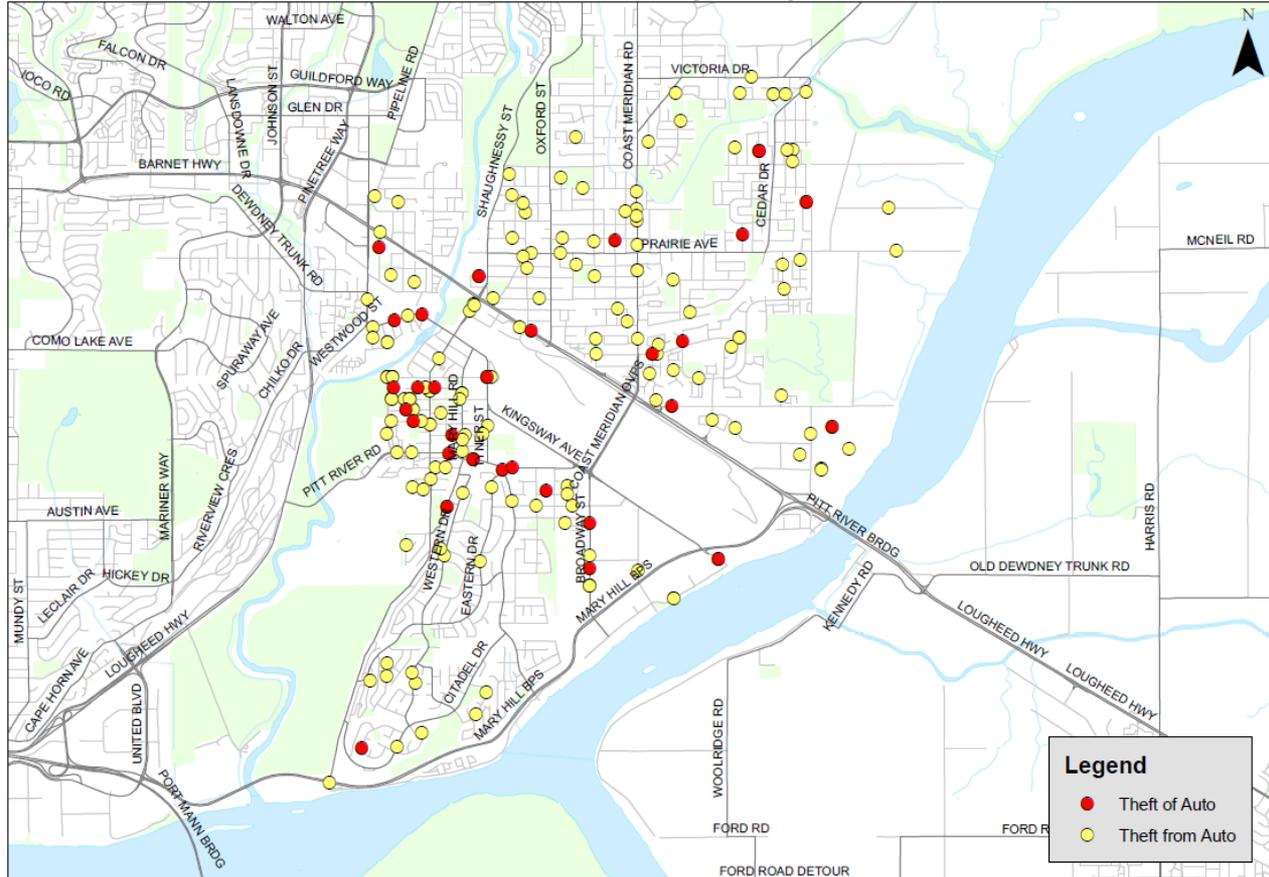
City of Port Coquitlam: Property Crimes for T1-2020



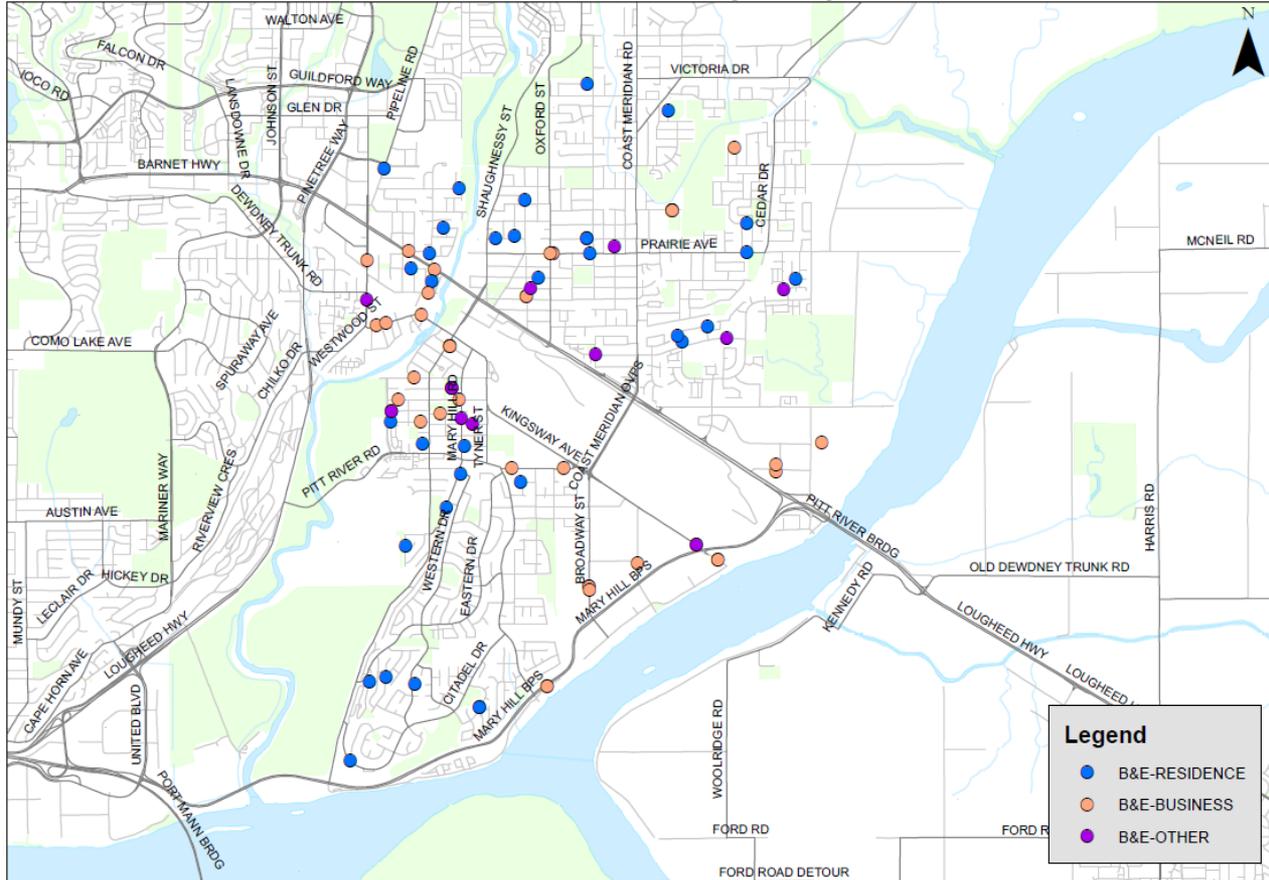
2020-T1	36 (↓11)	34(↑10)	164(↓12)	29(↓14)	109(↑19))	78(↑3)
T1-3YA	47	24	176	43	90	75



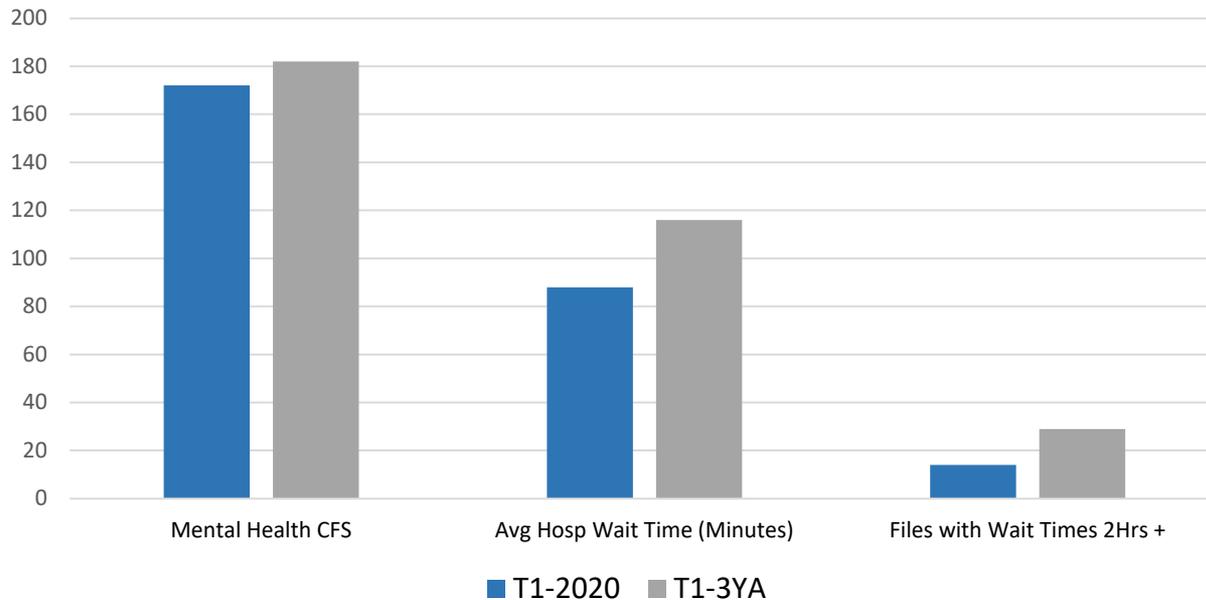
City of Port Coquitlam: Auto Crime – January to April 2020



City of Port Coquitlam: Break and Enter – January to April 2020



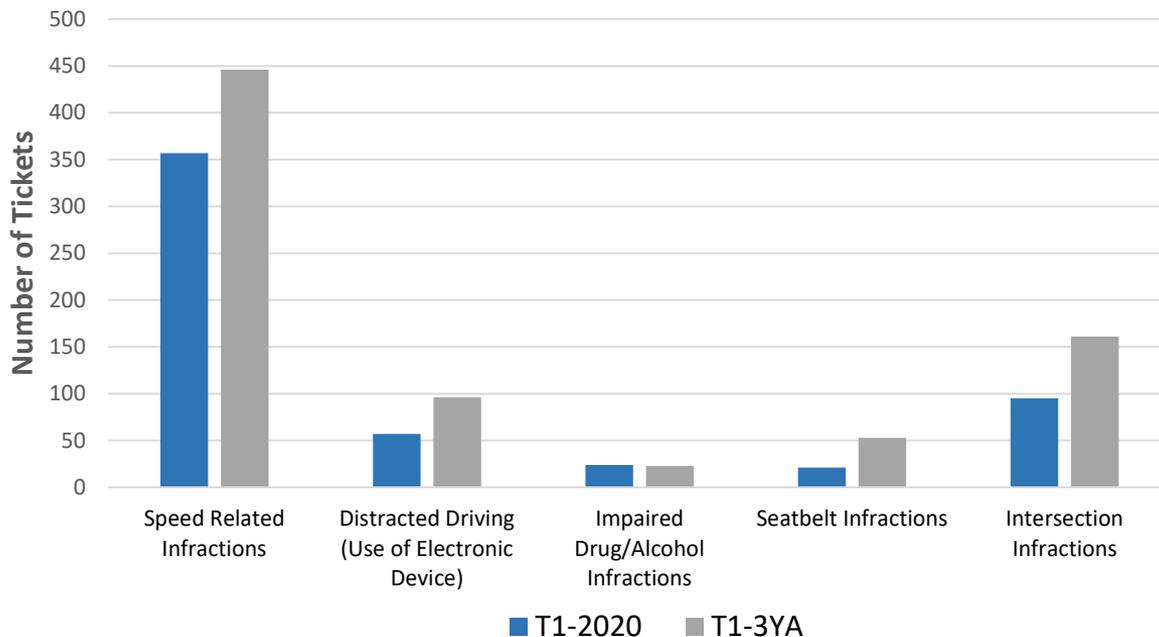
City of Port Coquitlam: Mental Health Calls for Service for T1-2020



2020-T1	172(↓10)	88(↓28)	14(↓15)
T1-3YA	182	116	29



City of Port Coquitlam: Violation Tickets for T1-2020



2020-T1	357(↓89)	57(↓39)	24(↑1)	21(↓32)	95(↓66)
T1-3YA	446	96	23	53	161



Questions?

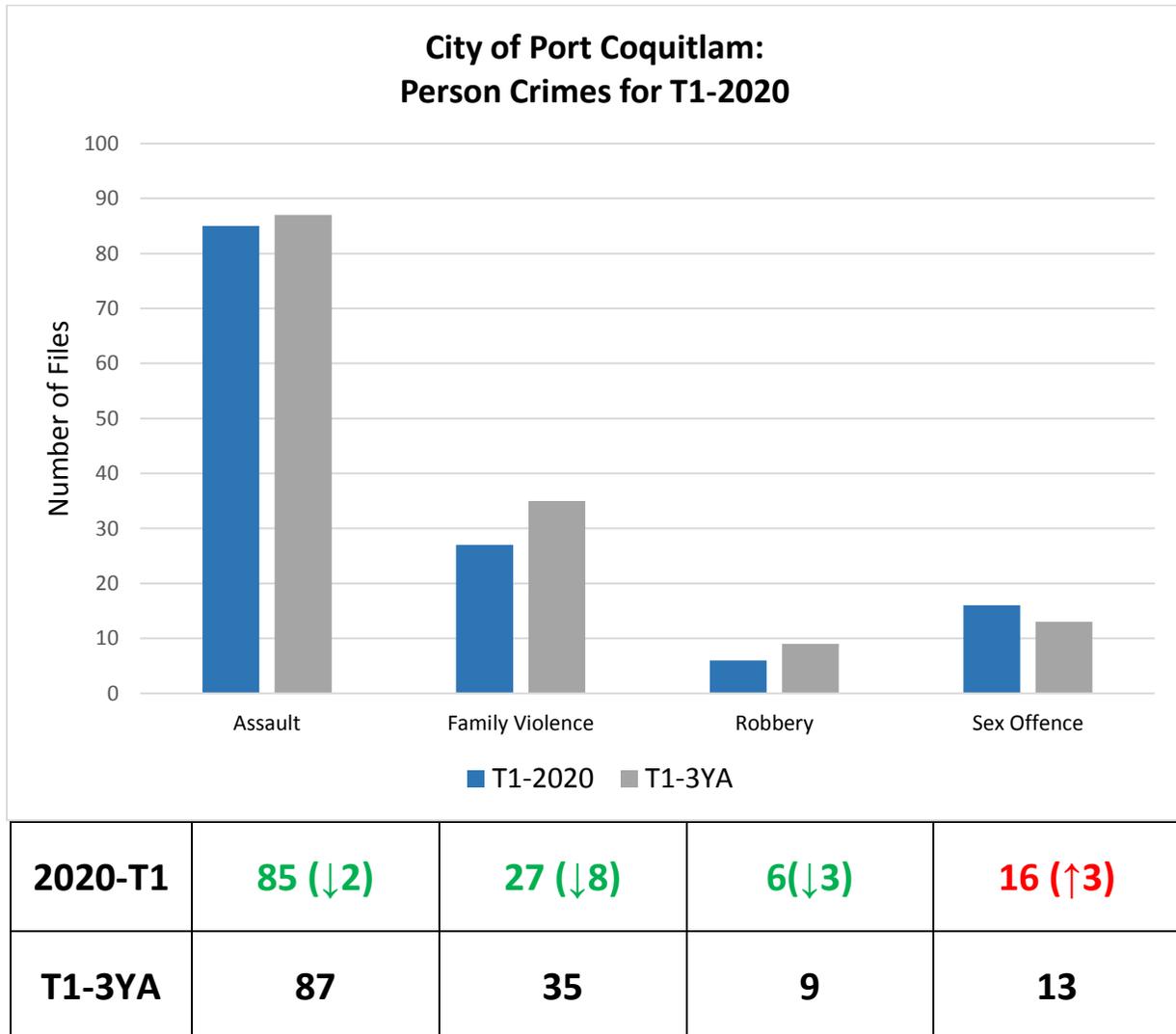


RCMP Trimester Report for City of Port Coquitlam: 2020-T1 (Jan 1 – Apr 30)

2020-T1: PERSON CRIMES

Appendix 1: Person crimes were decreased in 2020-T1 compared to the three-year average with an observed 16% reduction. Decreases were observed in assaults (-3%), family violence (-24%), and robbery (-31%) whereas an increase was observed for sex offenses (+26%).

Fortunately, there did not appear to be any correlation of the onset of the pandemic with assault and family violence files.

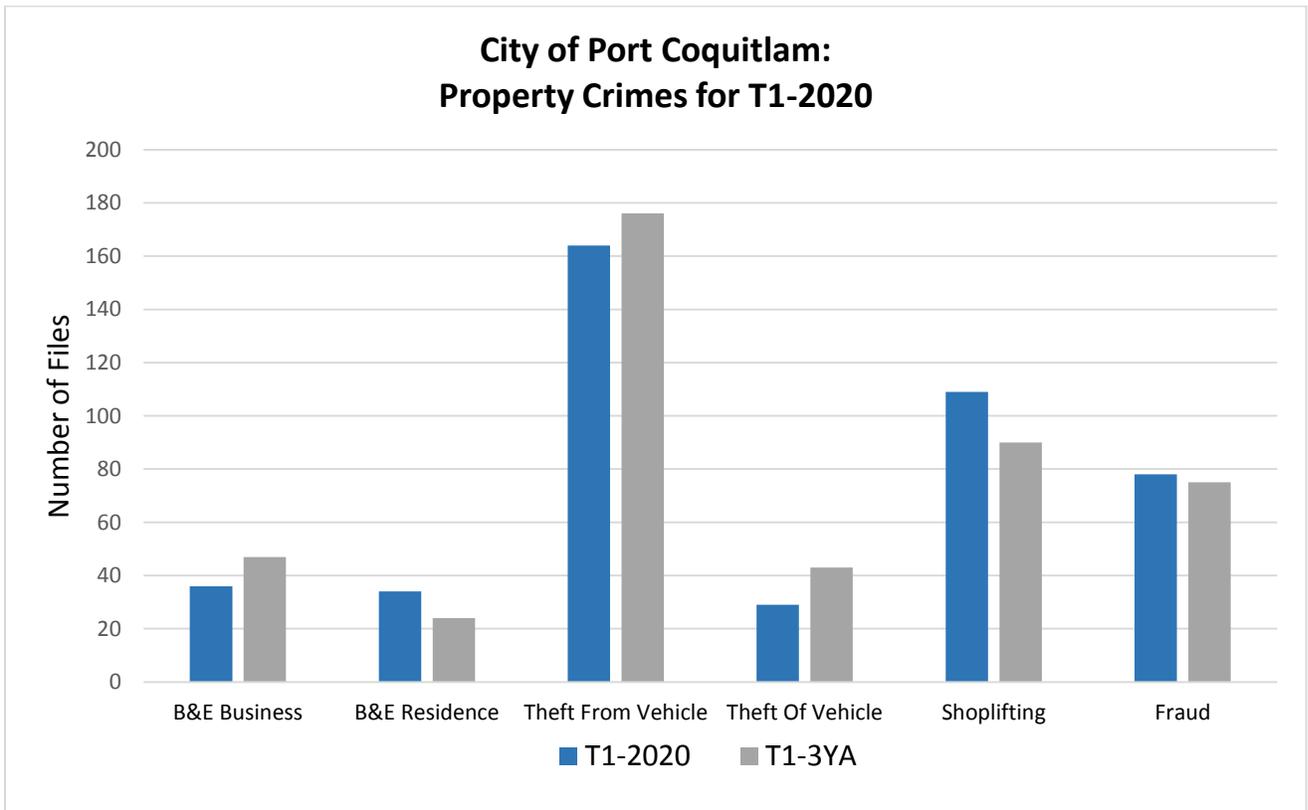


RCMP Trimester Report for City of Port Coquitlam: 2020-T1 (Jan 1 – Apr 30)

2020-T1: PROPERTY CRIMES

Appendix 1: Property crimes in 2020-T1 were increased in comparison to the three-year average with an observed 3% growth. Increases were observed in B&E Residence (40%), shoplifting (21%), and fraud (4%). Decreases were observed in B&E Business (-23%), theft from vehicle (-7%), and theft of vehicle (-33%).

There did not appear to be any correlation of the onset of the pandemic with the incidence of property crime files.

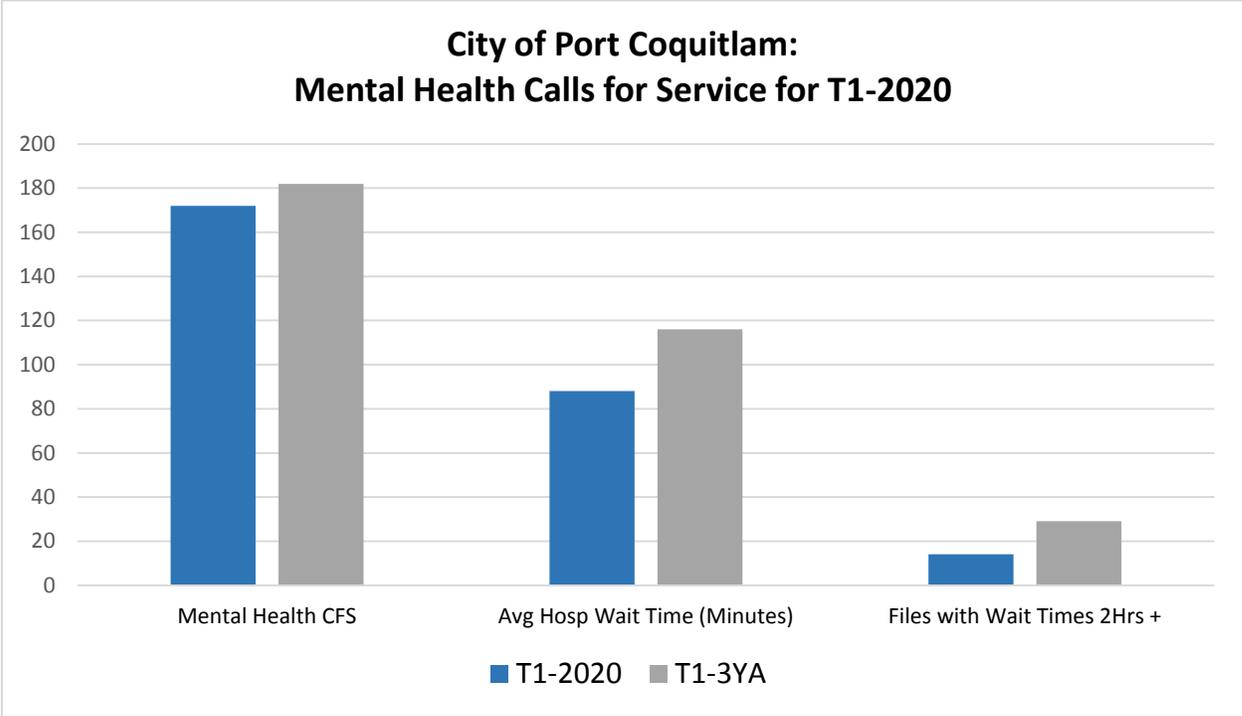


2020-T1	36 (↓11)	34 (↑10)	164 (↓12)	29 (↓14)	109 (↑19)	78 (↑3)
T1-3YA	47	24	176	43	90	75

2020-T1: MENTAL HEALTH-RELATED CALLS FOR SERVICE

Appendix 2: There was a small decrease in mental health calls for service in 2020-T1 compared to the three-year average with an observed 5% reduction. There were marked decreases in average hospital waiting time (-24%) and files with wait times greater than 2 hours (-52%).

Fortunately, we have not yet observed a large increase in mental health calls for service during the pandemic. Also, it appears that a policy change at Royal Columbian Hospital has reduced hospital waiting times.



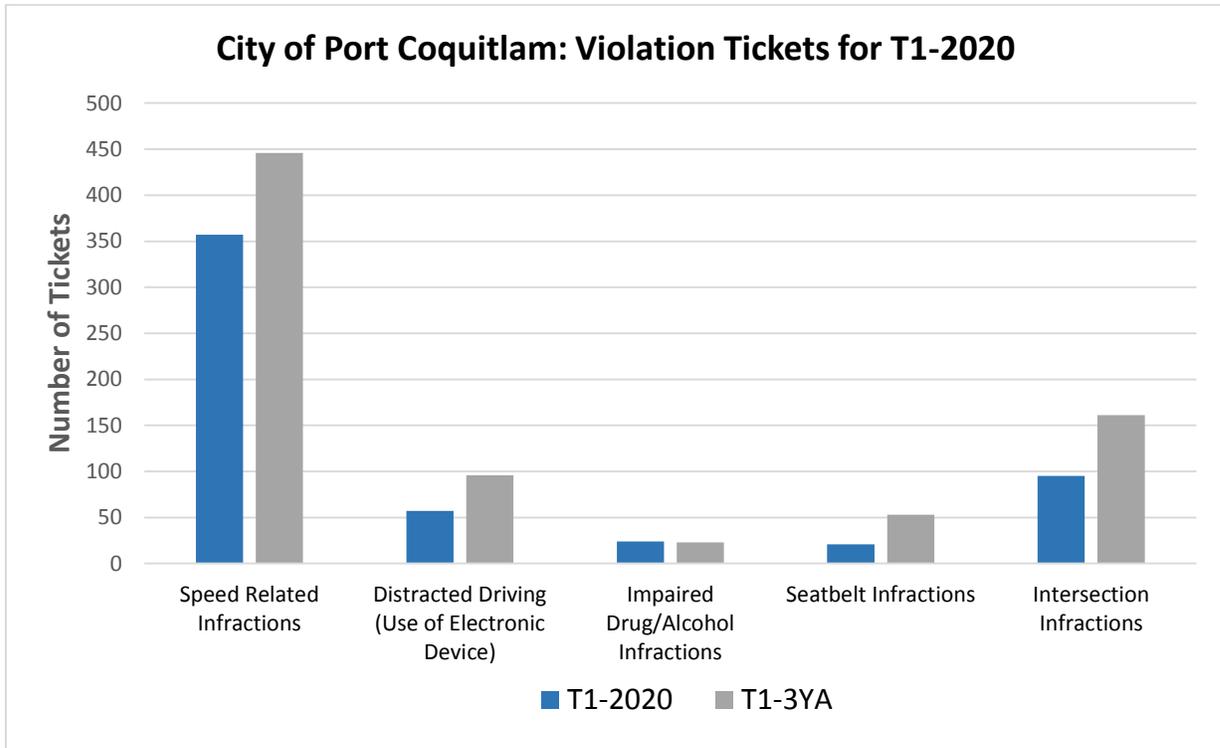
2019-T1	172(↓10)	88(↓28)	14(↓15)
T1-3YA	182	116	29

RCMP Trimester Report for City of Port Coquitlam: 2020-T1 (Jan 1 – Apr 30)

2020-T1 VIOLATION TICKETS

Appendix 3: There were decreases in traffic speeding (-20%), distracted driving (-40%), seatbelt (-60%), and intersection infractions (-41%) in 2020-T1 compared to the three-year average. A small increase in impaired drug/alcohol infractions was observed (+3%).

A hold on the issuing of distracted driving and seatbelt infractions was initiated following the onset of the pandemic resulting in a reduced number of tickets in 2020-T1.



2020-T1	357(↓89)	57(↓39)	24(↑1)	21(↓32)	95(↓66)
T1-3YA	446	96	23	53	161

RCMP Trimester Report for City of Port Coquitlam: 2020-T1 (Jan 1 – Apr 30)

Appendix 1: Crime Statistics

		T1	3-year T1 Average	% change
PERSONS	Assault	85	87	-3%
	Family Violence	27	35	-24%
	Robbery	6	9	-31%
	Sex Offence	16	13	26%
	All Persons Crimes (1000 Series)	182	217	-16%
PROPERTY	B&E Business	36	47	-23%
	B&E Residence	34	24	40%
	Theft From Vehicle	164	176	-7%
	Theft Of Vehicle	29	43	-33%
	Shoplifting	109	90	21%
	Fraud	78	75	4%
	All Property Crimes (2000 Series)	707	688	3%

RCMP Trimester Report for City of Port Coquitlam: 2020-T1 (Jan 1 – Apr 30)

Appendix 2: Mental Health Calls for Service

	T1	3-year T1 Average	% change
Mental Health Related Files	172	182	-5%
Average Hospital Wait Time (minutes)	88	116	-24%
Hospital Wait Times 2 hours +	14	29	-52%

Appendix 3: Traffic Statistics

	T1	3-year T1 Average	% change
Speed Related Infractions	357	446	-20%
Distracted Driving (Use of Electronic Device)	57	96	-40%
Impaired Drug/Alcohol Infractions	24	23	3%
Seatbelt Infractions	21	53	-60%
Intersection Infractions	95	161	-41%

RECOMMENDATION:

None

PREVIOUS COUNCIL/COMMITTEE ACTION

In 2019, Council adopted the 2020-2022 Action Plan, which is guiding the department work plans for the next few years.

REPORT SUMMARY

The budget variance report and work plan updates are brought forward to provide Committee with a comprehensive understanding of the status of annual budget, and the progress on Council's Action Plan. The 1st quarter budget variance and forecast was presented to Committee in May 2020. This report represents the progress on the work plans that was made in the first half of 2020, including those items which were carried forward from 2019.

BACKGROUND

In 2019, Council adopted the 2020-2022 Action Plan, which is guiding the department work plans for the next few years.

DISCUSSION

Overall, many of the items planned to be completed in 2020 are on track, but there is no doubt that COVID-19 has impacted the City's ability to deliver on all of the planned items. Many of the items in the Recreation Department relating to the operation of the PCCC are on hold pending the impacts of COVID-19, and their timing will be updated with future work plan updates. Some items planned for 2020 have been deferred to either later in the year, or potentially to 2021, also dependent on factors relating to COVID-19 impacts. In addition, a number of items remain outstanding from previous years' work plans, such as the north side commercial area study, updating the purchasing policy, and a variety of other department specific projects.

Having said that, despite COVID-19, good progress has been made on some of the longer term initiatives, such as the construction of the Community Centre, the Downtown Action Plan, items relating to infrastructure and capital planning, and completion of the bylaw service level review. A copy of the approved work plan, with the status of each item and the department lead, is provided in attachment 1.

2020 Mid Year Work plan Updates

A number of items reference work underway as part of the City's 2020 or 2021 capital plan. A capital plan update will be brought forward to the next meeting, which will provide additional details on the status of these projects.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

Attachment #1: Work Plan Updates

WORKPLAN

COUNCIL PRIORITIES

In 2019, Council set three strategic priorities to focus discretionary resources in order to more quickly advance those objectives. Clarity around priorities and commitment to them allow staff and Council to focus on these items and screen out requests that might divert energy and resources from the “plan”. These three priorities are:

- Improving customer service
- Investing in our infrastructure
- Enhancing community safety

COUNCIL’S ACTION PLAN

In addition, Council adopted an Action Plan, which clearly sets out specific actions they wish to achieve from 2020-2022 (the remainder of the term). These items are categorized in to six key focus areas as follows:

- Managing City Finances and Assets Responsibly
- Planning for the Future
- Creating a Vibrant Downtown
- Focusing on Safety
- Improving Transportation and Mobility
- Enhancing our Environment

Each of the specific projects in these focus areas has been operationalized and will be brought forward to Council, as follows:

Managing City Finances and Assets Responsibly	Start	Finish	Dept. Lead	Status
<ul style="list-style-type: none"> ▪ Complete annual review of core service levels as part of operating budget 	Q2 2020	Annually	EPW	Reviewed by Committee June 9, 2020
<ul style="list-style-type: none"> ▪ Create neighborhood road rehabilitation standards 	Q1 2020	Q2 2020	EPW	Included in July 14 Report to CoC
<ul style="list-style-type: none"> ▪ Complete asset management plans 	Q2 2019	Q4 2020	EPW	Amended to Q1 2021
<ul style="list-style-type: none"> ▪ Develop 10-year capital and financial plans 	Q3 2020	Q4 2020	EPW/Finance	Q3 2020 start
<ul style="list-style-type: none"> ▪ Update servicing regulations <ul style="list-style-type: none"> ○ Confirmation of design guidelines ○ Workshop on subdivision procedure and requirements ○ Revised Bylaw 	Q1 2020 Q2 2020 Q3 2020	Q1 2020 Q3 2020 Q4 2020	EPW	Ongoing
<ul style="list-style-type: none"> ▪ Review development cost charges <ul style="list-style-type: none"> ○ Project launch ○ Review of growth projections and related infrastructure projects 	Q3 2020 Q1 2021	Q3 2020 Q1 2021	EPW	Q3 2020 start

<ul style="list-style-type: none"> ○ Consideration of Bylaw ○ Minister approval ○ Adoption of the Bylaw 	Q3 2021	Q3 2021		
	Q4 2021	Q1 2022		
	Q2 2022	Q2 2022		
<ul style="list-style-type: none"> ▪ Land management <ul style="list-style-type: none"> ○ Report to Council on current and future inventory, and ownership/management models Review existing inventory and centralize management ○ Council workshop to determine areas or key parcels to monitor for future acquisition 	Q2 2020	Q2 2020	CAO	Delayed to Q3 2020
	Q2 2020	Q2 2020		
<ul style="list-style-type: none"> ▪ Evaluate management of cash, investments, debts, land and use of reserves <ul style="list-style-type: none"> ○ Report to Committee on current practices and options ○ Implementation plan for any changes to current practices 			Finance	Q3 2020 start
	Q3 2020	Q3 2020		
	Q4 2020	Q4 2020		

Planning for the Future	Start	Finish	Dept. Lead	Status
<ul style="list-style-type: none"> ▪ Complete the Port Coquitlam Community Centre <ul style="list-style-type: none"> ○ Aquatic Area update (procurement, staffing, operational systems, marketing & promotion) ○ RFP Leased spaces (sports/rehab clinic and lobby café) ○ Phase 2 amenity update (procurement, staffing, operational systems, marketing & promotion) 	Q1 2020	Q2 2020	Recreation	Deferred pending COVID
	Q3 2020	Q4 2020		
	Q1 2021	Q4 2021		
<ul style="list-style-type: none"> ▪ Invest in parks, field, trail and playground improvements <ul style="list-style-type: none"> ○ 2020 Capital Projects (Fortress & Settlers Park playground improvements) ○ 2021 Capital Projects (Chelsea, Elks, Imperial, Pinemont & Wellington playground improvements) 	Q2 2020	Q3 2020	EPW	Complete
	Q2 2021	Q3 2021		Q2 2021 start
<ul style="list-style-type: none"> ▪ Update the Official Community Plan <ul style="list-style-type: none"> ○ Scoping Report will identify the focus areas to be updated, engagement and timelines. ○ Engagement feedback and workshops – staff will present the results of engagement as it relates to specific topic areas in the OCP update and will conduct workshops with Council on potential policy direction. ○ Official Community Plan Amendment Bylaws is the legislative process to incorporate changes into the OCP. This will include a public hearing and Bylaw readings. 	Q2 2020	Q2 2020	DS	Complete
	Q3 2020	Q4 2021		Q3 2020 Start
	Q1 2021	Q4 2022		Q1 2021 Start
<ul style="list-style-type: none"> ▪ Improve development application turnaround times <ul style="list-style-type: none"> ○ Report of findings and recommendations on current application wait times, on customer service review, and status of the Province’s review on streamlining development applications. 	Q4 2020	Q4 2020	DS	On-going

Creating a Vibrant Downtown	Start	Finish	Dept. Lead	Status
<ul style="list-style-type: none"> ▪ Implement actions in the Downtown Concept Plan <ul style="list-style-type: none"> ○ Evaluate and support land development applications as proposed by the Land and Development Facilitator 	Q1 2020	Q4 2022	CAO	Ongoing
<ul style="list-style-type: none"> ▪ Enhance the delivery of arts and culture activities and festivals <ul style="list-style-type: none"> ○ Council workshop regarding City's role in event delivery ○ Update on work being done in collaboration with the PoCo Events Society to create a three year event calendar and deliver a variety of community events and festivals 2020-2022 ○ Establish clear guidelines for the various City funding opportunities for community groups which includes application criteria and requirements for final reports 	Q1 2020	Q2 2020	Recreation	Q3 2020
	Q1 2020	Q2 2022		Q3 2020
	Q1 2020	Q1 2020		Complete
<ul style="list-style-type: none"> ▪ Construct supporting infrastructure (road, streetscape and pedestrian improvements) <ul style="list-style-type: none"> ○ Review Donald Street Pathway Extension design ○ Donald Street Pathway Extension Construction ○ Review McAllister Avenue Traffic Analysis ○ Review McAllister Avenue Conceptual Design ○ McAllister Avenue Construction ○ Review Veterans Park re-design ○ Veterans Park rehabilitation construction 	Q1 2020	Q1 2020	EPW	Ongoing
	Q2 2021	Q4 2021		Work Complete
	Q1 2020	Q1 2020		Work Complete
	Q1 2020	Q1 2020		Work Complete
	Q2 2021	Q4 2021		Work Complete
	Q2 2020	Q4 2020		Ongoing
	Q2 2021	Q4 2021		Ongoing

Focusing on Safety	Start	Finish	Dept. Lead	Status
<ul style="list-style-type: none"> ▪ Address speeding and school zone safety <ul style="list-style-type: none"> ○ 2020 Capital Projects ○ 2021 Capital Projects 	Q2 2020	Q3 2020	EPW	Work ongoing
	Q2 2021	Q3 2021		Work ongoing
<ul style="list-style-type: none"> ▪ Invest in pedestrian and cycling safety <ul style="list-style-type: none"> ○ 2020 Capital Projects ○ 2021 Capital Projects 	Q2 2020	Q3 2020	EPW	Work ongoing
	Q2 2021	Q3 2021		Work ongoing
<ul style="list-style-type: none"> ▪ Review options for delivery of police services <ul style="list-style-type: none"> ○ Approve Scope of study ○ Council Workshop ○ Consider Draft Report ○ Approve Final Report 	Q1 2020	Q1 2020	CAO	Approved by Committee March 3, 2020
	Q3 2020	Q3 2020		Interviews completed in June 2020
	Q4 2020	Q4 2020		Consultation in progress
	Q4 2020	Q4 2020		Consultation in progress

▪ Evaluate regulations and service levels for bylaw enforcement	Q4 2019	Q2 2021	Corp Support	Reviewed by Committee April 7, 2020
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Improving Transportation and Mobility	Start	Finish	Dept. Lead	Status
<ul style="list-style-type: none"> ▪ Invest in neighbourhood rehabilitation <ul style="list-style-type: none"> ○ 2020 Capital Projects ○ 2021 Capital Projects 	Q2 2020 Q2 2021	Q3 2020 Q3 2021	EPW	Work ongoing
<ul style="list-style-type: none"> ▪ Advocate and plan for SkyTrain <ul style="list-style-type: none"> ○ Approve scope of RFP ○ Council workshop ○ Consider Draft Report ○ Approve Final Report 	Q1 2020 Q2 2020 Q3 2020 Q4 2020	Q1 2020 Q2 2020 Q3 2020 Q4 2020	DS	RFP, workshop anticipated in Q3 of 2020
▪ Support railway separation projects on Kingsway/Westwood and Pitt River Road	Q1 2020	Ongoing	EPW	Work ongoing
<ul style="list-style-type: none"> ▪ Update the Master Transportation Plan <ul style="list-style-type: none"> ○ Council workshop ○ Consider Draft Report ○ Approve Final Report 	Q2 2020 Q4 2020 Q2 2021	Q2 2020 Q4 2020 Q2 2021		RFP review, workshop anticipated in Q3 2020

Enhancing our Environment	Start	Finish	Dept. Lead	Status
<ul style="list-style-type: none"> ▪ Create a climate change mitigation/adaptation plan <ul style="list-style-type: none"> ○ Approve scope of RFP ○ Council workshop ○ Consider Draft Report ○ Approve Final Report 	Q3 2020 Q1 2021 Q3 2021 Q4 2021	Q4 2020 Q1 2021 Q3 2021 Q4 2021	EPW	Q3 2020 start
<ul style="list-style-type: none"> ▪ Develop a forest management plan and tree canopy target and strategy <ul style="list-style-type: none"> ○ Council workshop ○ Consider Draft Report ○ Approve Final Report 	Q1 2021 Q3 2021 Q4 2021	Q1 2021 Q3 2021 Q4 2021	EPW	Q1 2021 start
<ul style="list-style-type: none"> ▪ Assess and improve watercourse health <ul style="list-style-type: none"> ○ Council workshop ○ Consider Draft Report ○ Approve Final Report 	Q1 2021 Q3 2021 Q4 2021	Q1 2021 Q3 2021 Q4 2021	EPW	Q1 2021 start
▪ Update greenhouse gas targets; reduce emissions			DS & EPW	

○ Council workshop	Q2 2020	Q3 2020		Targeting July 28
○ Consider Draft Report	Q4 2020	Q4 2020		
○ OCP Update	Q1 2021	Q1 2021		

Workplan items carried forward from 2019

COUNCIL PRIORITY: LIVABLE COMMUNITY PROJECTS

Item	Start	Finish	Dept. Lead	Status
▪ Undertake Northside commercial area study	Q4 2019	Q1 2020	DS	Carried forward to Q4 2020
▪ Develop a comprehensive policy and management plan related to a street tree plan, tree replacement regulations and tree inventories and develop community education	2017	Q4 2019	EPW	Carried forward to Q4 2020
▪ Update subdivision servicing bylaw	Q1 2019	Q4 2019	DS	Carried forward to Q4 2020

ENGINEERING & PUBLIC WORKS

Section	Item	Start	Finish	Status
Infrastructure Planning	▪ Formalize Traffic Impact Assessment guidelines	2019 Q4	2019 Q4	Carried forward to Q4 2020
Parks	▪ Update City pesticide bylaw in accordance with Ministry of Environment Pest Management regulation changes	2019 Q3	2019 Q4	Carried forward to Q3 2020

FIRE & EMERGENCY SERVICES

Section	Item	Start	Finish	Status
	▪ Develop a strategy to ensure the orderly and functional replacement of senior staff to minimize disruption to departmental operations	2019 Q2	2019 Q3	Carried to Q4-2020
	▪ Procure Rescue Truck	2019 Q3	2020 Q3	Carried to Q3-2020
Fire Protective Services	▪ Work to address the new 2018 Fire and Building code changes	2019 Q1	2019 Q4	Carried to Q2-2020
	▪ Work with local businesses to develop their awareness of business continuity planning and continue work on building the Critical Infrastructure focused directory of businesses for recovery efforts	2019 Q2	2019 Q4	Carried to Q4-2020
EP Officer	▪ Work with Communications to develop Emergency Preparedness Communications Plan	2019 Q1	2019 Q4	On hold

	<ul style="list-style-type: none"> Identify key activities throughout the year Work on the development of a dedicated video to address public communication requirements 			
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RECREATION

Section	Item	Start	Finish	Status
Cultural Development & Community Services	<ul style="list-style-type: none"> Award and complete pride public art project, support the planning and design for the whimsical garden project 	2019 Q1	2019 Q3	Pride art – complete Whimsical Garden Q3 2020
Facility Services	<ul style="list-style-type: none"> Complete facility enhancement projects <ul style="list-style-type: none"> Hyde Creek air quality Re-opening of Centennial Pool Accessibility grant improvements (Gathering Place, Outlet, City Hall and Hyde Creek) 	2019 Q1	2019 Q4	Complete – Hyde Creek & Centennial Accessibility enhancements 2020 Q4
	<ul style="list-style-type: none"> Create summary to reflect energy savings and cost reductions to support key energy savings initiatives 	2019 Q1	2019 Q4	Q3 2020

CORPORATE SUPPORT

Section	Item	Start	Finish	Status
Bylaw Enforcement	<ul style="list-style-type: none"> Review and amend property maintenance and noise bylaws 	2019 Q1	2019 Q4	2021 Q2
Information Services	<ul style="list-style-type: none"> Upgrade servers to Windows 2016 	2019 Q1	2020 Q2	2020 Q4
	<ul style="list-style-type: none"> Upgrade Microsoft Office version 	2019 Q3	2020 Q1	2020 Q4
Legislative & Administrative Services	<ul style="list-style-type: none"> Update agenda management software 	2019 Q2	2019 Q4	2020 Q4

DEVELOPMENT SERVICES

Section	Item	Start	Finish	Status
Building	<ul style="list-style-type: none"> Review regulations for development within the floodplain 	2019 Q2	2019 Q4	Deferred to 2021
	<ul style="list-style-type: none"> Convert existing microfilm records to digital format 	2018	2021	
	<ul style="list-style-type: none"> Review watercourse health and implement measures to enhance and protect riparian areas 	2019 Q1	2020 Q4	Deferred to 2021
	<ul style="list-style-type: none"> Review single residential house size 	2019 Q1	2019 Q4	

FINANCE

Section	Item	Start	Finish	Status
Payroll	<ul style="list-style-type: none"> Rollout emailed payroll forms as a paper reduction and efficiency initiative Office first to go live in January 2019, with other locations to be determined 	2019 Q1	2019 Q4	Complete Q2 2020
	<ul style="list-style-type: none"> Rollout employee self-service timesheet entry to provide greater accuracy, and reduce data entry time by payroll staff which could be used in reporting and analysis 	2019 Q2	2020 Q4	2020 Q4 for internal office staff
Revenue & Taxation	<ul style="list-style-type: none"> Review and report on the possibilities of expanding the services provided at the front counter of community facilities (dog licences, property taxes, etc.) 	2019 Q1	2019 Q4	Pilot project in 2020 Q2 for Hyde Creek to accept Utility Payments. Training complete but implementation delayed due to COVID-19 closures
Purchasing	<ul style="list-style-type: none"> Complete revisions to purchasing policy 	2019 Q2	2019 Q4	2020 Q3 –Q4
Financial Planning & Systems	<ul style="list-style-type: none"> Complete fraud risk assessment 	2018	2019 Q2	2020 Q3 completion
	<ul style="list-style-type: none"> Implement internal audit program 	2019 Q3	Ongoing	2020 Q4

HUMAN RESOURCES

Section	Item	Start	Finish	Status
Human Resources	<ul style="list-style-type: none"> Build and enhance functionality within Human Resources Information System 	2019 Q1	2020 Q1	Q2 2022
	<ul style="list-style-type: none"> Enhance employee onboarding offerings to create a stronger connection to the City 	2019 Q3	2020 Q1	Q2 2020

RECOMMENDATION:

None

REPORT SUMMARY

This report summarizes the methodology and schedule for the 2021 operating budget. In addition it provides a list of Council workplan and budget requests. Staff is seeking direction on which items Council wishes staff to work with the initiating member of Council to draft a decision package or capital budget submission, for Council to consider in the context of the fulsome budget process in the fall.

BACKGROUND

The *Community Charter* requires local governments to prepare a five-year financial plan each year. These plans must be adopted by City Councils before May 15th and they are required to identify the proposed expenditures, funding sources, and transfers to or between funds. The *Community Charter* also directs City Council to engage the public in a consultation process prior to the adoption of the proposed financial plan.

The City's Financial Management Policy provides the framework for developing the financial plan. In broad terms, the policy speaks to the role Committee plays in establishing guidelines for the budget through the establishment of service levels and Council priorities. These guidelines in turn drive the City's planned expenditures and workplans.

Council's focus has been on delivering core municipal services while seeking efficiencies and savings wherever possible to address the public's appetite for lower municipal taxes. Historically this has resulted in low tax increases. In 2020 there was a zero tax increase for the average Port Coquitlam home.

The COVID-19 pandemic has had a significant impact on the 2020 Financial Plan. The impacts include the loss of revenues, such as recreation fees, Translink revenues, as well as a reduction in expenses for services not being delivered. The City has taken cost mitigation steps to minimize the overall impact including staff layoffs and elimination of non-essential expenses. The cost impacts of reintroducing services to the community under the required restrictions continue to be evaluated by staff. It is expected that the fiscal hardship caused by the COVID-19 pandemic will continue into 2021 and potentially future years.

DISCUSSION

The 2021-2025 Financial Plan will be developed based on the following considerations:

Council Priorities

In June 2019, Council got together to determine what it wanted to accomplish this term. Every Councillor was asked to bring forward ideas and initiatives and to agree to specific outcomes that could be accomplished. Flowing from that discussion, Council agreed on three strategic priorities to focus discretionary resources toward in order to advance their objectives more quickly. Clarity around priorities and commitment to those priorities allow staff and Council to focus on these items and screen out requests that might divert energy and resources from the “plan”. These three priorities are:

- Improving customer service
- Investing in our infrastructure
- Enhancing community safety

In addition, Council adopted an Action Plan, which clearly sets out specific actions they wish to achieve from 2020-2022 (the remainder of the term).

These priorities and action items have been incorporated into the budget through workplans and decision packages. An update on the progress of the workplans has been provided in a separate report.

Council Requests

Although Council set their priorities and approved the action plan in 2019 for 2020 – 2022, there are unexpected situations and new emerging opportunities that Council may want to respond to. Prior to preparing the 2021 budget and 2022 capital plan, Council was asked to submit any requests for the upcoming budget cycle which may meet the criteria of being an unexpected situation or a new emerging opportunity.

The requests that were submitted by members of Council are identified below, with staff’s comments on how they may impact the already approved workplan and/or budget. At this point, staff has not prepared detailed decision packages or capital packages to inform Council’s decision making. Staff is seeking direction for which of these items Council as a whole may wish staff to work with the initiating member of Council to draft a decision package or capital budget submission, for Council to consider in the context of the fulsome budget process in the fall.

2021 Operating Budget

Requestor	Description	Staff Comments
Mayor West	Potentially add another spray park	This would be a capital budget request
Mayor West	Increase tree planting program	This could be either a capital program for a specific year (or number of years) or an operating item for a ongoing increase.
Councillor Darling	Lease a vehicle for 2 years with city logo and branding for Community Police to attend events and have a presence around town.	This would have a one-time funding requirement for a two-year pilot project.
Councillor Dupont	A comprehensive Code of Conduct Policy for Mayor and Council , CAO and Department Heads, with a clear, fair, equitable and democratic framework/process to deal with problems/conflicts, etc.	There is no budget implication to this request. This would require a workplan amendment.
Councillor Dupont	A Universal Design Policy that would require the city to follow best practices for accessibility in everything else the city builds going forward, so that the city can be more inclusive and accessible.	Although there is not current City Policy, the City has accessibility design guidelines for playgrounds, a comprehensive review was done for PCCC, as well as a study undertaken for all existing City facilities to guide future renovations or upgrades. This would require a workplan amendment.
Councillor Dupont	A Tourism Strategy Report, to stimulate the local economy and share the natural beauty of our community that has the potential to be a tourist destination for people to enjoy our rivers/trails/downtown.	This is a new service and a significant workplan and budget item that is not included in the current Action Plan.
Councillor Dupont	A report and policy to make our elections (all 3 orders of government) more democratic, accessible, and have an outreach mandate to get engage youth In our democratic system. Increase the budget to engage the community to vote with the goal of increasing voter turnout and educating the community on what local governments are all about, including	This would be an additional workplan and budget request, and staff would require clear direction on the desired outcomes.

2021 Operating Budget

	a social media campaign to target youth.	
Councillor Dupont	A Mental Health Strategy for our community that is based on a prevention and treatment of mental health and addictions, and tackles breaking down the stigma and barriers. An example is www.bloomberg.com/News/articles/2016-04-09/programs-like-thriveYYC-show-what-roles-cities-and-local-governments-can-play-in-addressing-the-global-mental-health-crisis	This item would require both a workplan and budget amendment. It is also outside the municipal jurisdiction, and would require partnership with Fraser Health and likely other stakeholders governed under provincial jurisdiction.
Councillor Dupont	A pump for the Blakeburn Lagoons to circulate water (when there is water), to contribute to and increase the functionality of the ecosystem services there in and ideally increase the biodiversity of the area.	An operations maintenance report could be prepared for Blakeburn Lagoons to determine what value a pump may add in regards to ecosystem services. This would have a one-time budget and workplan impact.
Councillors Dupont and McCurrach	In addition to the PCCC garden, more pollinator gardens, including somewhere central in the community. With the bee population on the decline, pollinator gardens would be a good thing.	Depending on the scope and size, additional pollinator gardens can likely be accommodated within existing budgets and workplans.
Councillor McCurrach	Up to five more picnic tables in select City parks - encouraging more people to enjoy the outdoors and in keeping with the new drinking in specific parks pilot.	Temporary picnic tables are being introduced in the pilot project locations. Upon evaluation of the pilot project, staff can include options to provide permanent picnic facilities.
Councillor McCurrach	More dog poop garbage receptacles around the city at select locations. Reinstate the one back in the park where it was removed. Perhaps recheck in the budget ask and see if certain areas had more complaints than others for this issue. (I noticed that Blakeburn had what appeared to be sponsored doggie bags not city purchased - this helps cut costs).	A report on usage and potential cost will be brought forward. At that time, Council can determine if it wishes to consider a service level adjustment.
Councillor McCurrach	Convert to ongoing the "artist in residence" at Lions Park	Pilot project is not yet complete, at which time staff would evaluate and advise on the recommendation

2021 Operating Budget

		<p>to convert to ongoing.</p> <p>Alternatively, this would require a budget request be prepared without the benefit of the pilot project.</p>
Councillor McCurrach	If the city doesn't have a flat bottom boat, provide the cost to purchase/rent one to be used for access to the islands and shoreline at Blakeburn Lagoons to help with vegetation maintenance.	An operations maintenance report could be prepared for Blakeburn Lagoons to determine appropriate vegetation management, including the islands and required access. This would have a one-time budget and workplan impact.
Councillor McCurrach	Develop a maintenance plan for management of the parks' vegetation at Blakeburn Lagoons of the natural resources.	An operations maintenance report could be provided on Blakeburn Lagoons. This would have a one-time budget and workplan impact.
Councillor McCurrach	Selective and careful pruning/plant removal/replacement to restore specific ecological zones to original design at Blakeburn Lagoons.	An operations maintenance report could be provided on Blakeburn Lagoons. This would have a one-time budget and workplan impact.
Councillor McCurrach	Retain an environmental consultant to do an assessment and the creation of vegetation and species management plan for Blakeburn Lagoons.	An operations maintenance report could be provided on Blakeburn Lagoons. This would have a one-time budget and workplan impact.
Councillor Penner	Formalizing the trails on the north and south sides of the Mary Hill Bypass between Shaughnessy and the Coquitlam River	<p>Trail opportunities, including these locations, will be explored through the Master Transportation Plan review (scheduled to complete in Q1 2021)</p> <p>Alternatively, if Council wished to consider this as part of the 2022 capital budget process, this work would need to be advanced. Of note, these locations are within the jurisdiction of the province.</p> <p>An additional option would be to advocate for the province and</p>

2021 Operating Budget

		Metro Vancouver to initiate the work.
Councillor Washington	Update on Continuous Improvement Implementations	Staff can provide an update as part of current workplans.

Service Levels

The base operating budget is established based on the anticipated cost of providing Council approved service levels. The prior year's approved operating budget is used as a starting point for determining costs and then adjusted for the following in order to develop an estimate of the amount of funding required to provide the service in the current year:

- Labour contract increases
 - CUPE, IAFF based on collective agreements;
 - Exempt and Council based on Council Policy;
 - Employer benefit rates provided by Canada Revenue Agency (CPP, EI), Worksafe, Municipal Pension Plan, employee benefit providers (Extended Health, Dental, etc).
- Inflationary increases
 - Fuel and natural gas based on energy price forecasts;
 - Electricity based on provincial budget and BC Utility Commission Report;
 - Liability, property, vehicle insurance based on brokerage estimate;
 - Contracted services based on Vancouver CPI forecasts;
- External Service Delivery Partner contract increases
 - RCMP
 - Fraser Valley Regional Library
- Operating costs of capital demonstrated by need in the year following the capital asset is put into service
- Staff identified savings and efficiencies

At the June 09, 2020 meeting, Closed Committee of Council reviewed current service levels and approved adjustments for the following service levels:

- Snow and Ice Removal increased service level to allow for overtime for priority 2 routes;
- Litter Collection and Disposal increased service level to incorporate 2020 pilot project into the operating budget;
- Parks Services Grass Cutting change in service level adjusting (increases and decreases) service levels in identified parks;
- Parks Services Perennial Beds decreased service level in identified locations;
- Parks Services Graffiti removal increased service level for identified parks;
- Parks Services Litter and Garbage Collection decreased service level for identified schools;
- Parks Services Park Inspections increased service level for Donald Pathway and Blakeburn Lagoons;

2021 Operating Budget

- Parks Services Sport Court Maintenance increased service level for litter collection at sport courts;
- Parks Services Sport Field Maintenance increased service level for Thompson Park and Aggie Park;
- Parks Services Invasive Removals increased service level to allow for flexible applications;
- Parks Services Tree Maintenance and Pruning increased service level to include pruning and mulching.

The cost of these adjustments will be incorporated in to the 2021 financial plan.

COVID-19

In 2020 the city has taken short term and temporary measures to mitigate the financial impact on the city due to the COVID-19 pandemic for the current year. Should COVID continue through 2021 and beyond, the ability to achieve normal revenues for City services will be challenging, especially since the cost to deliver any reintroduced services may be higher as required by the province's restart plans (PPE, cleaning, signage, enforcement, etc). It is also anticipated that the taxpayers' ability to pay may continue to decrease in future years as the economy recovers and temporary supports are phased out. It is therefore essential that the city considers these potential impacts in its financial planning for the next few years. Although there is potential for other revenues, such as development services revenues, to be impacted, it is for certain that recreation revenues will be reduced. The total recreation revenues pre-COVID was approximately \$4 Million. The options for making up lost revenue include reduced or eliminated recreation services, utilizing one-time reserves, redirecting capital contributions temporarily to operating funds, increasing taxes, or reducing other city services. All of these considerations will be evaluated when preparing the draft budgets for Council deliberations.

Public Feedback

In addition to the annual budget survey that is mailed to every Port Coquitlam residence and business, feedback on city services is received all year long. Staff considers this public feedback when reviewing service levels and preparing base budgets.

Budget Schedule

Although the Community Charter does not require the City to adopt a Financial Plan bylaw until May 15 each year, in order for staff to be clear on their budgets and service delivery goals, it is desirable to have the budget approved as early in the year as possible.

2021 Operating Budget

The following table shows the estimated timeframe for the 2021 budget cycle:

Item	Timeframe
Service Level Adjustments	Beginning of June
Council Budget Asks	End of June
Utility Rate Model	End of July
Capital Binders Provided to Committee	End of September
Capital Budget Deliberations	Mid October
Operating Binders Provided to Committee	End of October
Operating Budget Deliberations	Mid November
Public Consultation	Early January
Finalized Budget	Late March

FINANCIAL IMPLICATIONS

The financial implications of the 2021 budget will be presented in the operating binders presented to Committee at the end of October.

LEGAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	That Committee provide feedback on any workplan changes and budget requests to be included in 2021 budget deliberations.

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