

Tuesday, July 28, 2020, 6:00 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 28, 2020, Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Recommendation:

That the minutes of the following Council Meetings be adopted:

- *July 14, 2020*

4. DELEGATIONS

Ms. Andrews, New Westminster & District Labour Council (via Zoom)

Emergency Funding for Local Government Motion

5. NOTICE OF MOTION

Councillor McCurrach

BECAUSE our local city and town councils, big or small, rural or urban are on the front lines of some of the most pressing challenges facing Canada; and

BECAUSE municipal workers are on the front lines delivering the public services that keep us safe during the COVID-19 crisis; and

BECAUSE municipal revenues are collapsing and unanticipated costs are soaring; and

BECAUSE without financial help, cities and towns will be forced to cut vital local services our families and communities rely on; and

BECAUSE public transportation makes our communities more livable, accessible and fights climate change;

The City of Port Coquitlam strongly urges the federal and provincial governments to provide emergency operating funds to protect vital local services, including public transportation and emergency services.

6. PUBLIC INPUT OPPORTUNITY

6.1 Development Variance Permit for 2241-51 McAllister Avenue

1

Recommendation:

1. *That Council approve Development Variance Permit DVP00068 for 2241 and 2251 McAllister Avenue.*
2. *That Council approve Development Permit DP000413, to regulate a mixed-use commercial development at 2241 and 2251 McAllister Avenue (previously approved in principle).*

6.2 Development Variance Permit for 2232-2244 Welcher Avenue

64

Recommendation:

That Council approve Development Variance Permit DVP00052 for 2232-2244 Welcher Avenue.

7. BYLAWS

7.1 Business Improvement Association Renewal Bylaw

100

Recommendation:

That Council give Business Improvement Bylaw No. 4188 first three readings.

8. REPORTS

8.1 Development Variance Permit for 2241-51 McAllister Avenue - Issuance

See Item 6.1 for information.

8.2 Development Variance Permit for 2232-44 Welcher Avenue

See Item 6.2 for information.

9. NEW BUSINESS

10. OPEN QUESTION PERIOD

11. ADJOURNMENT

11.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, July 28, 2020, Council Meeting be adjourned.

12. MEETING NOTES

Development Variance Permit – 2241-51 McAllister Avenue

RECOMMENDATIONS:

- 1) That Council approve Development Variance Permit DVP00068 for 2241 and 2251 McAllister Avenue.
- 2) That Council approve Development Permit DP000413, to regulate a mixed-use commercial development at 2241 and 2251 McAllister Avenue (previously approved in principle).


PREVIOUS COUNCIL/COMMITTEE ACTION

July 14, 2020 – Committee of Council:

That the 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.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Variance Permit and Development Permit.
	2	Request further information.
	3	Deny Development Variance Permit and Development Permit.

Lead author(s): Carolyn Deakin

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.

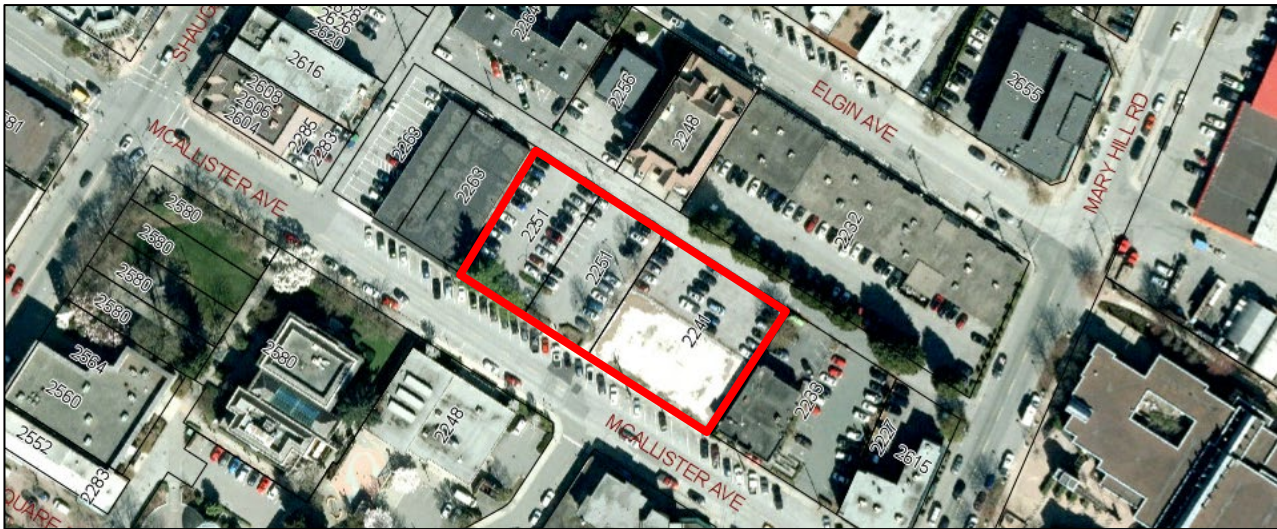
Staff recommends Committee provide approval in principle to the development permit, advise Council that Committee supports further consideration of the variances and authorize staff to provide public notification of the variances.

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

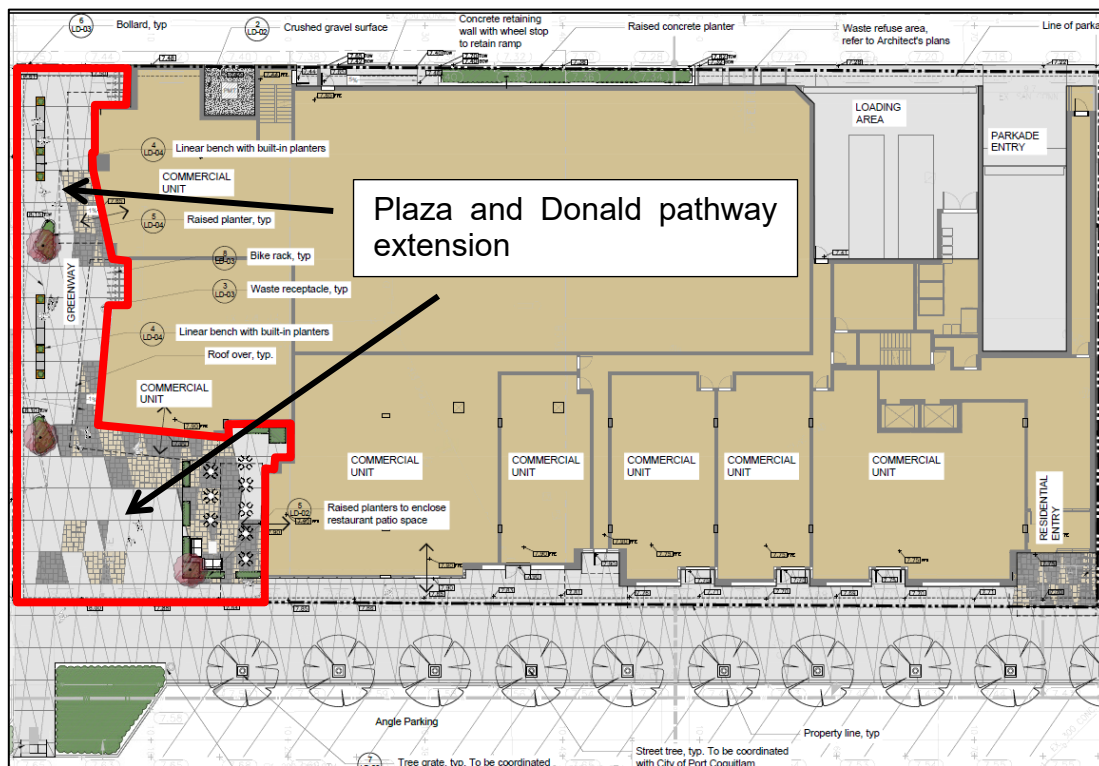
The ground floor commercial space consists of seven commercial units providing a combined commercial floor area of 1,814m² (19,530 ft²). Four of the commercial units will front McAllister Avenue, two will front the plaza/pathway and one will front both the plaza and McAllister Avenue. The residential 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.

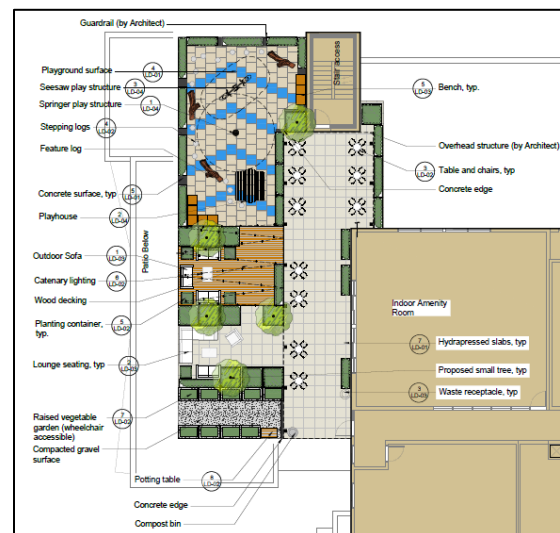


Example of imbedded LED lighting

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.

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.



Resident outdoor space

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

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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.

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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

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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.

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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):

55,258.3 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

AREA DISTRIBUTION

LEVEL	CATEGORY	AREA
LEVEL 1 (Commercial)	Net Commercial Floor Area	19,988.4 ft ² (1,855.1 m ²)
	Vertical Transportation	492.2 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 (147.6 m ²)
	Mechanical/Electrical	394.9 ft ² (36.7 m ²)
	Garbage/Loading	1,962.3 ft ² (182.8 m ²)
	SUBTOTAL:	24,982.0 ft ² (2,320.9 m ²)
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 ft ² (4,664.1 m ²)
	SUBTOTAL:	11,585.28 ft ² (1,078.3 m ²)
LEVEL 5 (Residential)	*Net Residential Floor Area	11,585.28 ft ² (1,078.3 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 ft ² (1,242.5 m ²)
	Outdoor Amenity	2,809.2 ft ² (261.0 m ²)
	SUBTOTAL:	16,182.9 ft ² (1,503.5 m ²)
*Floor Area Included in FAR Calculation		
TOTAL GROSS FLOOR AREA		88,558.0 ft ² (8,227.5 m ²)
*TOTAL FSR FLOOR AREA:	[14,557.0 ft ² (1,352.4 m ²) x 3] + 11,585.28 ft ² (1,078.3 m ²) = 54,925 ft ² (5,102.7 m ²)	55,258.3 ft ² (5,133.5 m ²)
ADAPTABLE UNIT ALLOWANCE:	19 x 2 m ² = 408.03 ft ² (38.0 m ²)	-409 ft ² (-38.0 m ²)
TOTAL:		54,847.28 ft ² (5,095.5 m ²)
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
CRU#1: 188.6 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)		
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)
TOTAL:	100 (99.7)	*3 STALL SHORTFALL
SMALL CAR (MAX 25%)	100 x 0.25 = 25	92 (2 B/F STALLS)
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	*8 STALL SHORTFALL

NOTES:

*VARIANCE REQUIRED

BICYCLE STORAGE REQUIREMENT

	REQUIRED/ALLOWED	PROPOSED
VISITOR	12	18
(6 + 6 SHORT TERM COMMERCIAL & RESIDENTIAL BICYCLE PARKING)		
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	
TOTAL	63	6.3%

NOTES:

30% 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 (32.8 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.

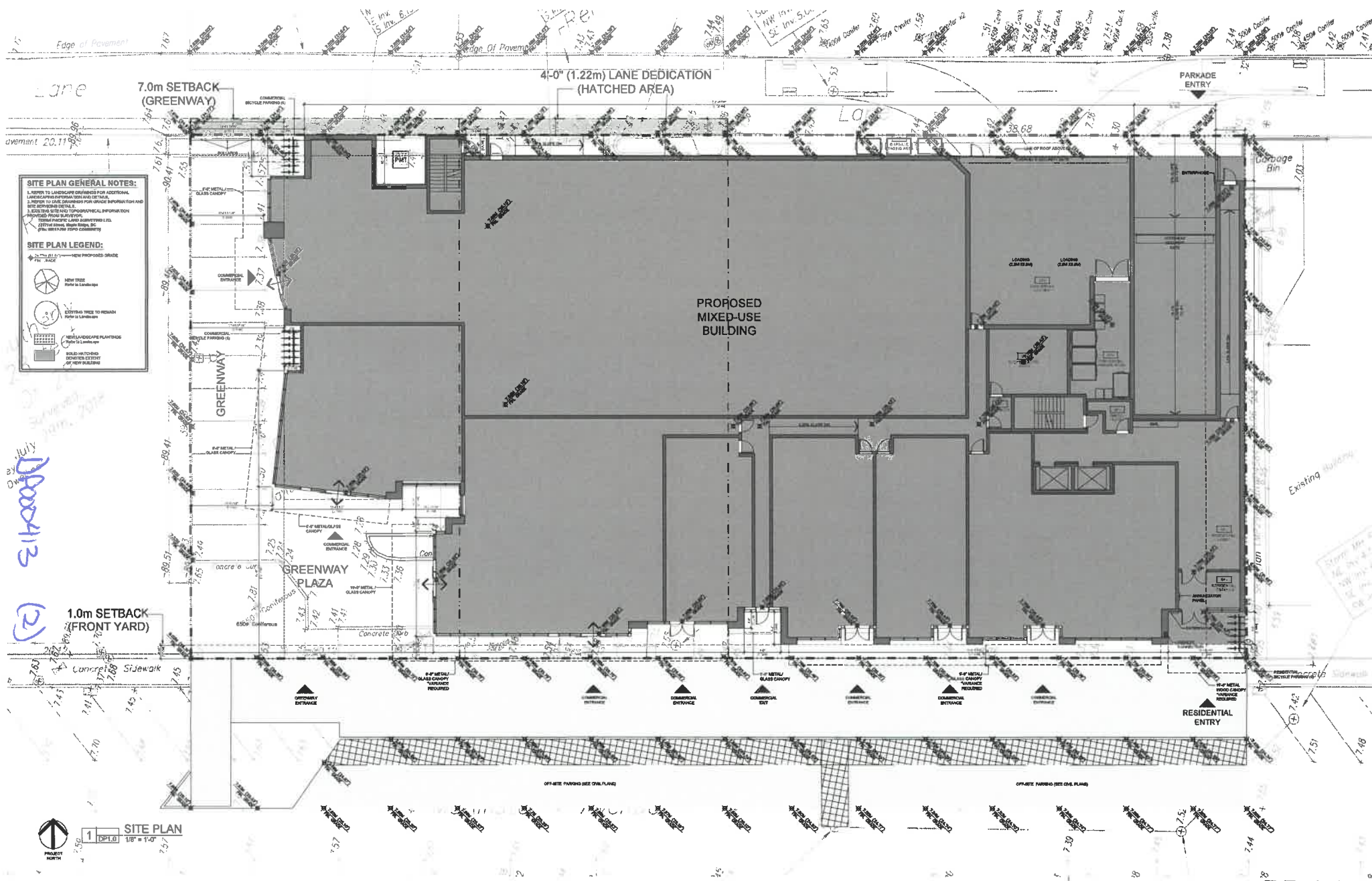
ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2016
REVISED FOR DP RESUBMISSION - JUNE 29, 2020



DP 0.6

PROJECT DATA

SCALE: N.T.S



SITE PLAN GENERAL NOTES:

1. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION AND DETAILS.
2. REFER TO CIVIL DRAWINGS FOR UTILITY INFORMATION AND DETAILS.
3. REFER TO SITE AND TOPOGRAPHICAL INFORMATION FOR EXISTING AND PROPOSED ELEVATIONS.
4. REFER TO STRUCTURAL DRAWINGS FOR EXISTING AND PROPOSED FOUNDATIONS.
5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DRAWINGS FOR EXISTING AND PROPOSED MEP SYSTEMS.
6. REFER TO INTERIOR FINISHES DRAWINGS FOR EXISTING AND PROPOSED FINISHES.
7. REFER TO EXTERIOR FINISHES DRAWINGS FOR EXISTING AND PROPOSED FINISHES.
8. REFER TO SPECIALTIES DRAWINGS FOR EXISTING AND PROPOSED SPECIALTIES.
9. REFER TO SCHEDULING DRAWINGS FOR EXISTING AND PROPOSED SCHEDULING.
10. REFER TO SPECIFICATIONS DRAWINGS FOR EXISTING AND PROPOSED SPECIFICATIONS.

SITE PLAN LEGEND:

- NEW TREE
- NEW LANDSCAPE PLANTING
- EXISTING TREE TO REMAIN
- EXISTING LANDSCAPE PLANTING
- EXISTING UTILITY
- EXISTING STRUCTURE
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING BIKEWAY
- EXISTING PARKING
- EXISTING GREENWAY
- EXISTING PLAZA
- EXISTING ENTRY
- EXISTING EXIT
- EXISTING STAIR
- EXISTING ELEVATOR
- EXISTING MECHANICAL
- EXISTING ELECTRICAL
- EXISTING PLUMBING
- EXISTING SPECIALTIES
- EXISTING SCHEDULING
- EXISTING SPECIFICATIONS

1 SITE PLAN
 1/8" = 1'-0"
 NORTH

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

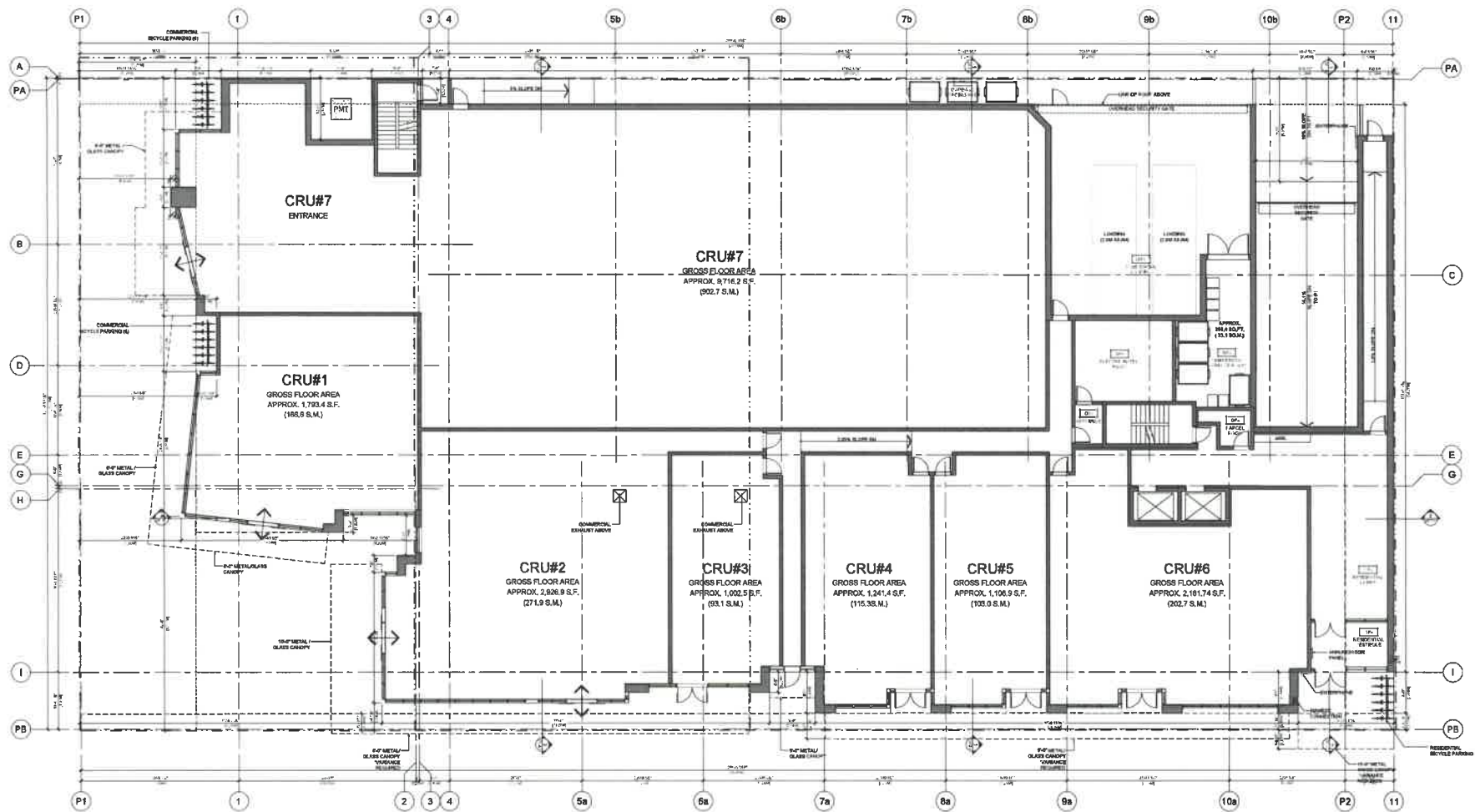


DP 1.0

SITE PLAN

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

DP000413 (4)



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

QUARRY ROCK DEVELOPMENTS

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

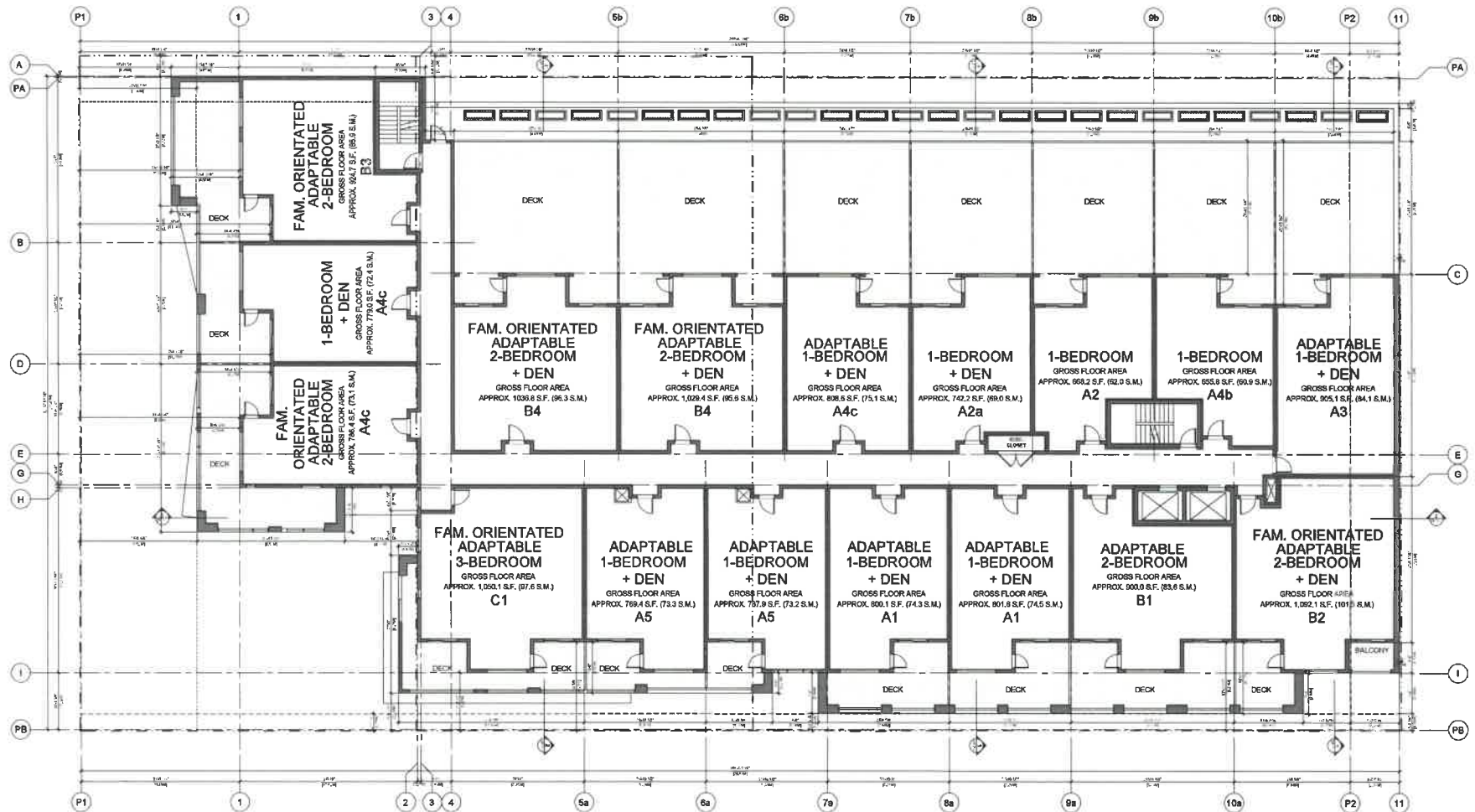
ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2018
REVISED FOR DP REGISTRATION: JUNE 28, 2020



DP 1.2

GROUND FLOOR
PLAN
LEVEL 1

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



DP000413 (5)



1 DP1.3 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

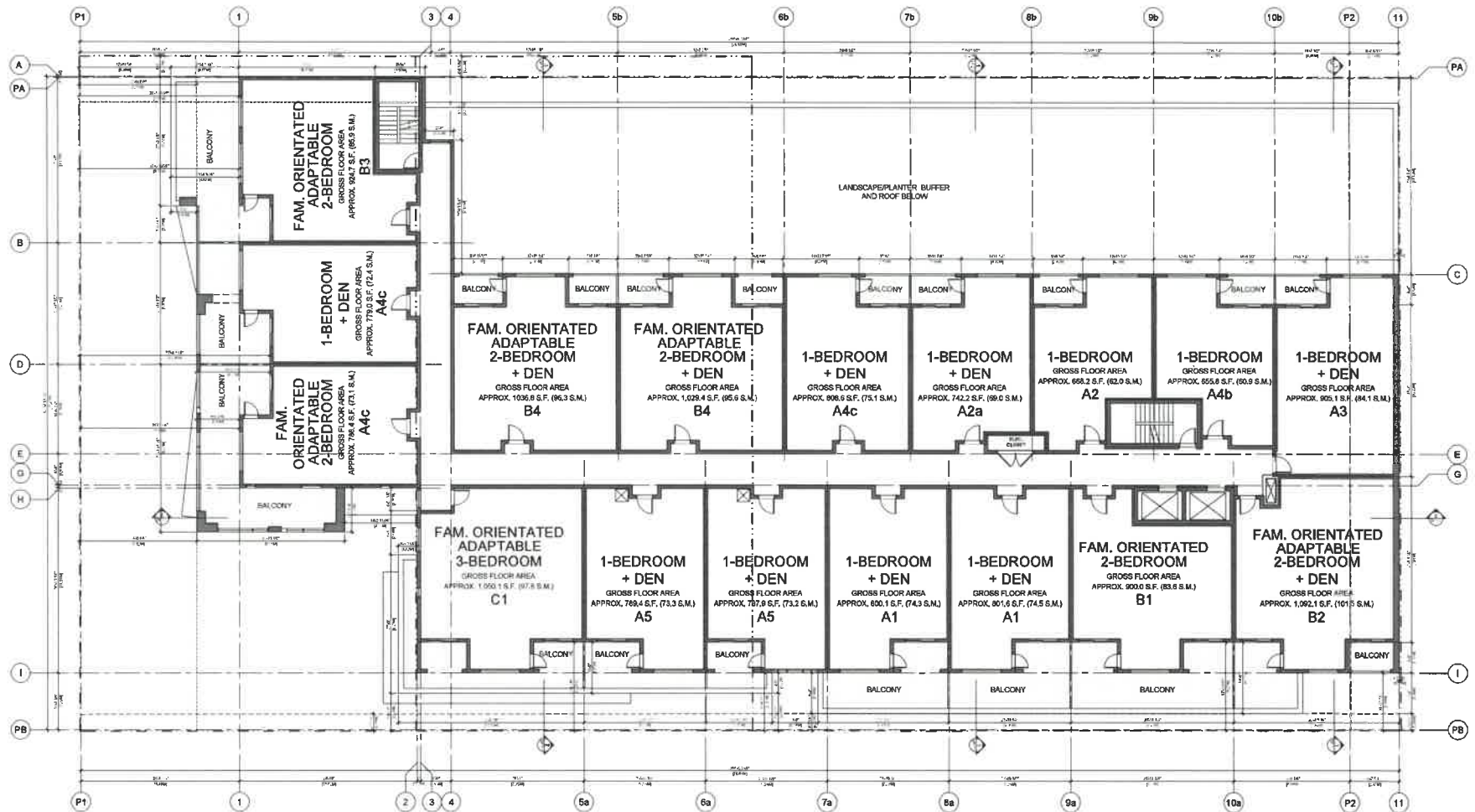


DP 1.3

FLOOR PLAN
LEVEL 2

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

DP000413 (6)



1 FLOOR PLAN - LEVEL 3
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

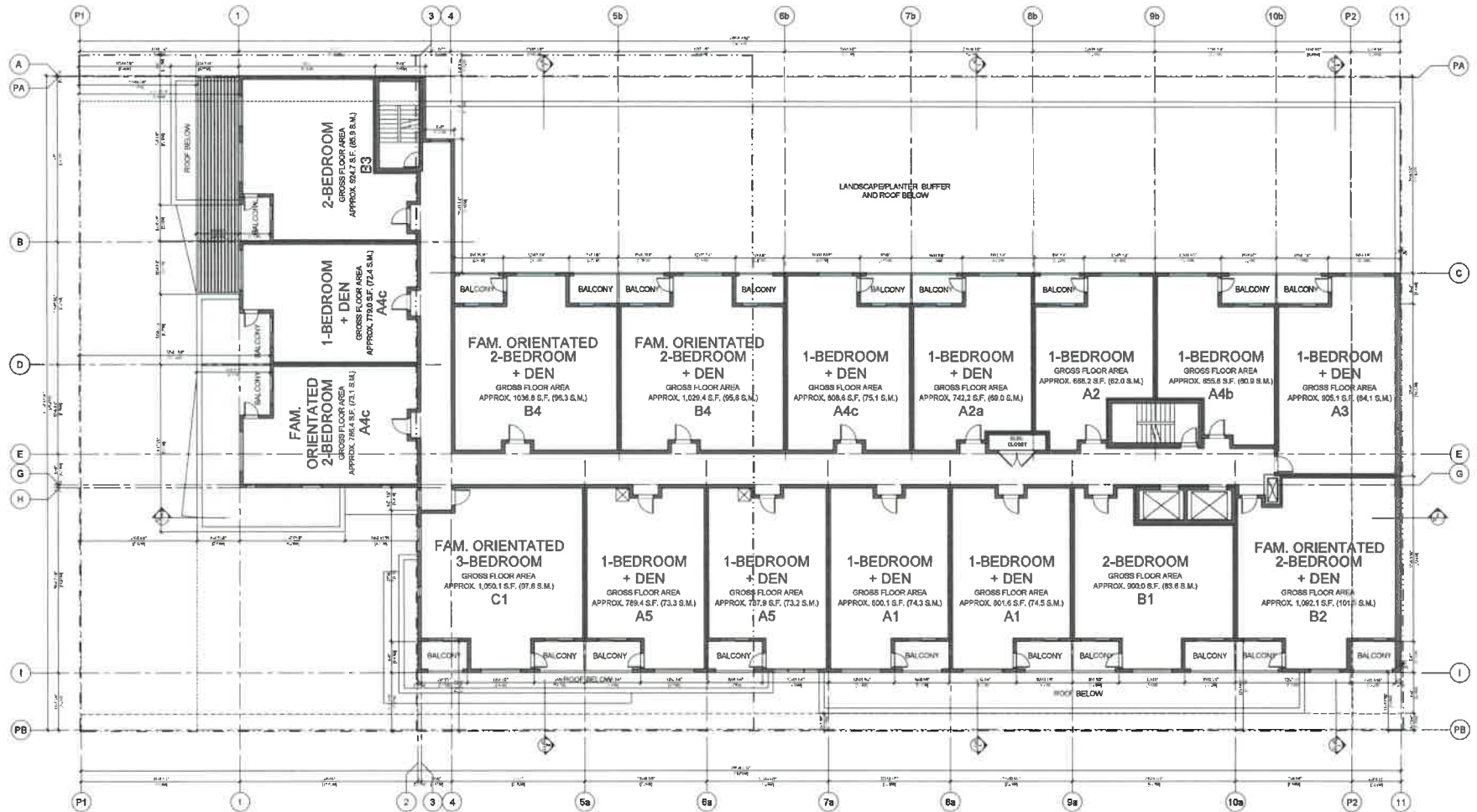


DP 1.4

FLOOR PLAN
LEVEL 3

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

DP00413 (7)



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

QUARRY ROCK DEVELOPMENTS

3251/2241 McAllister Ave., Port Coquitlam, B.C.

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

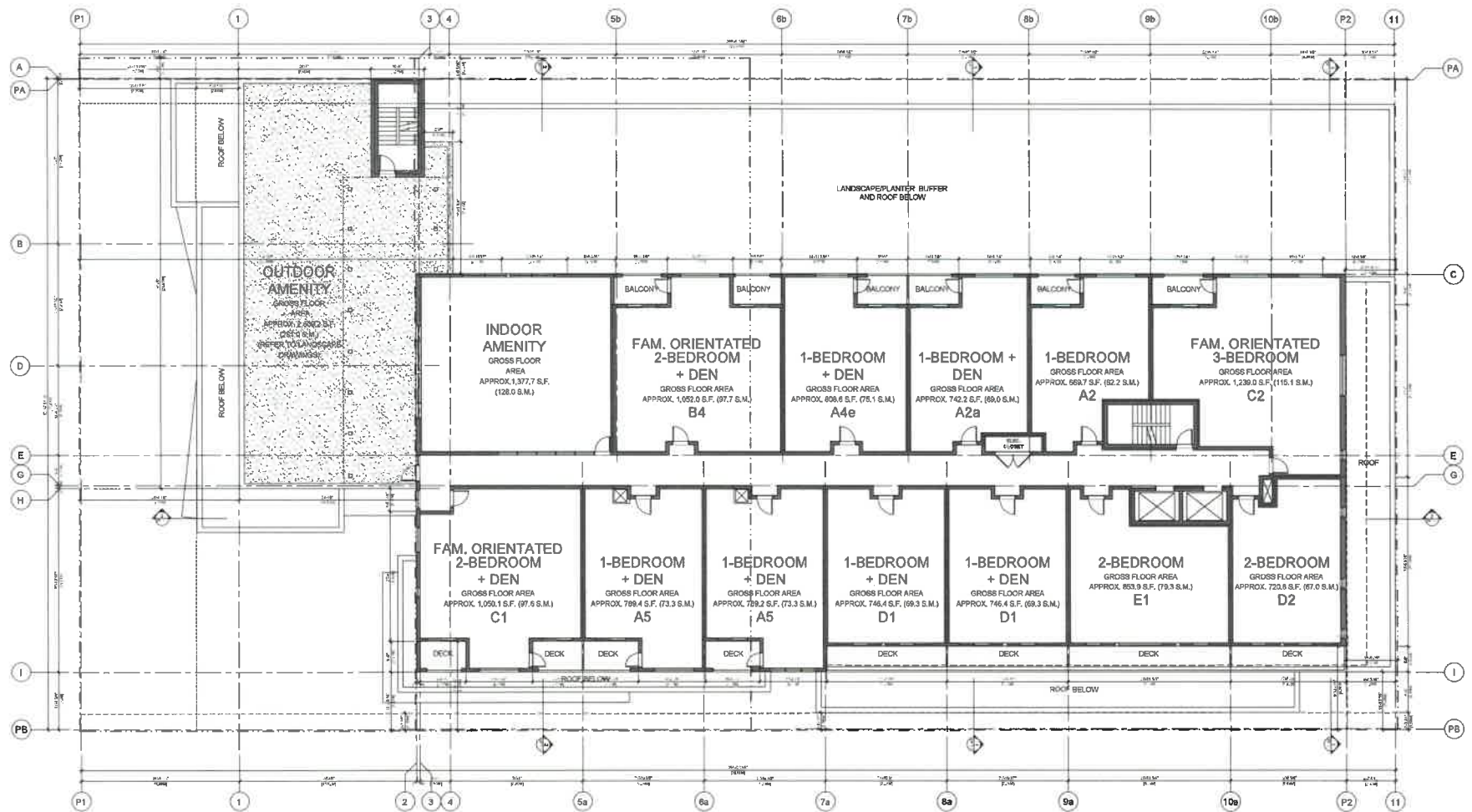


DP 1.5

FLOOR PLAN
LEVEL 4

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

DP000413 (8)



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

QUARRY ROCK DEVELOPMENTS

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

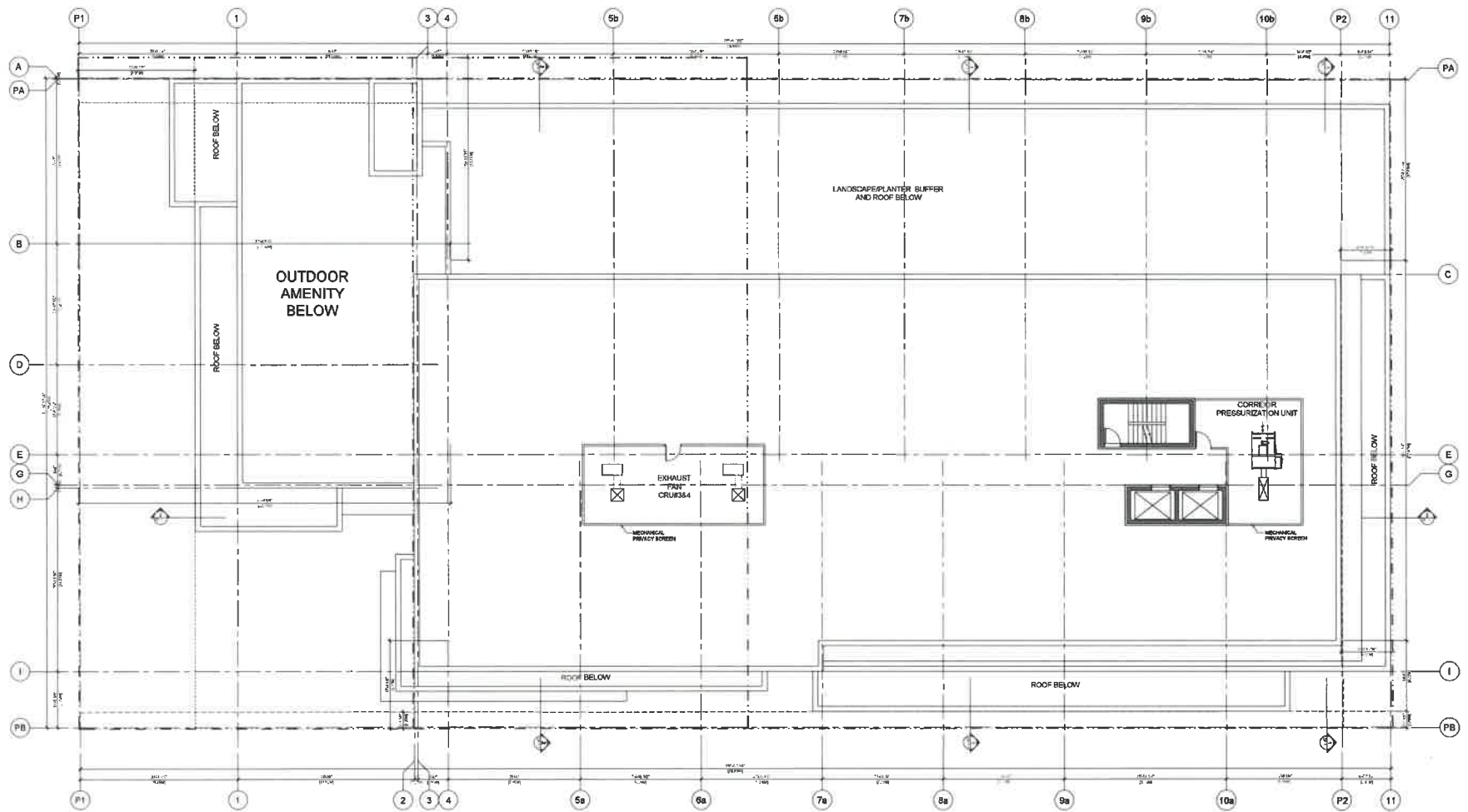
ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2019
REVISED FOR DP RESUBMISSION: JUNE 20, 2020



DP 1.6

**FLOOR PLAN
LEVEL 5**

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



DP00413
(g)



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



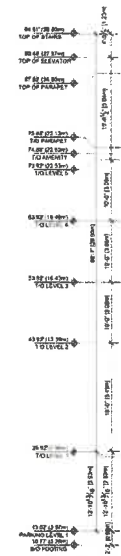
DP 1.7

ROOF FLOOR
PLAN

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

MATERIAL FINISHES LEGEND

1	BRICK VENEER	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
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 LOUVRE
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"



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

DP000413 (10)

QUARRY ROCK DEVELOPMENTS

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

ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2018
REVISED FOR DP RESUBMISSION: JUNE 20, 2020



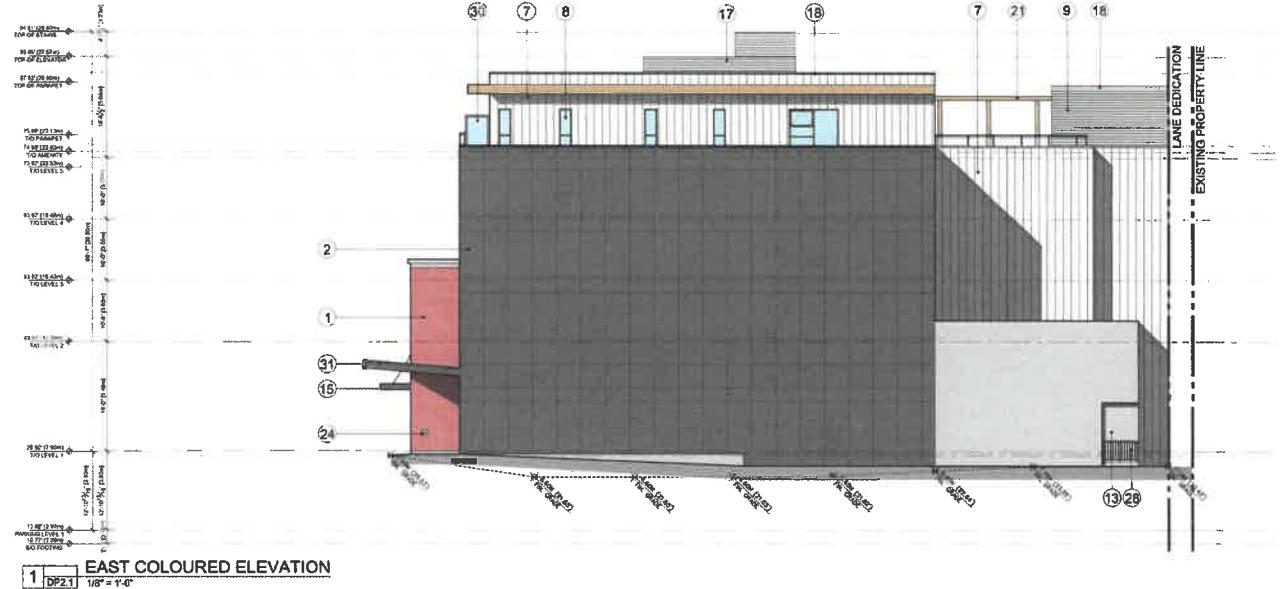
DP 2.0

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
6	CONCRETE COPING/INTELSILL	21	WOOD TONE METAL TRELLIS/OVERHANG
7	VERTICAL SEAM METAL CLADDING	22	OPERABLE BALCONY GLAZING
8	BLACK FRAMED WINDOW/DOOR	23	CHARCOAL GREY METAL LOUVRE
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



QUARRY ROCK DEVELOPMENTS

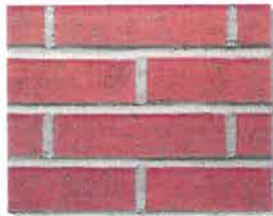
2261/2241 McAllister Ave., Port Coquitlam, B.C.

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

DP 2.1

NORTH & EAST
COLOURED
ELEVATION

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



1 BRICK VENEER



2 CHARCOAL GREY METAL PANEL



3 WOOD TONE METAL PANEL



4 NATURAL METAL PANEL



5 'CONCRETE' COLOURED CEMENTITIOUS PANEL



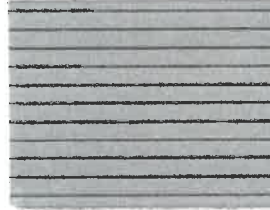
7 VERTICAL SEAM METAL CLADDING



8 BLACK FRAMED WINDOWS/DOORS

10 STEEL AND GLASS GUARD

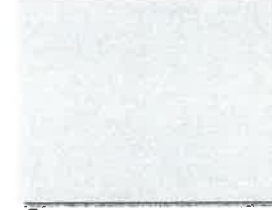
15 STEEL AND GLASS CANOPY



9 PAINTED MEDIUM GREY CEMENTITIOUS SIDING



25 LIGHT GREY METAL PANEL



27 COLOURED SPANDREL GLASS

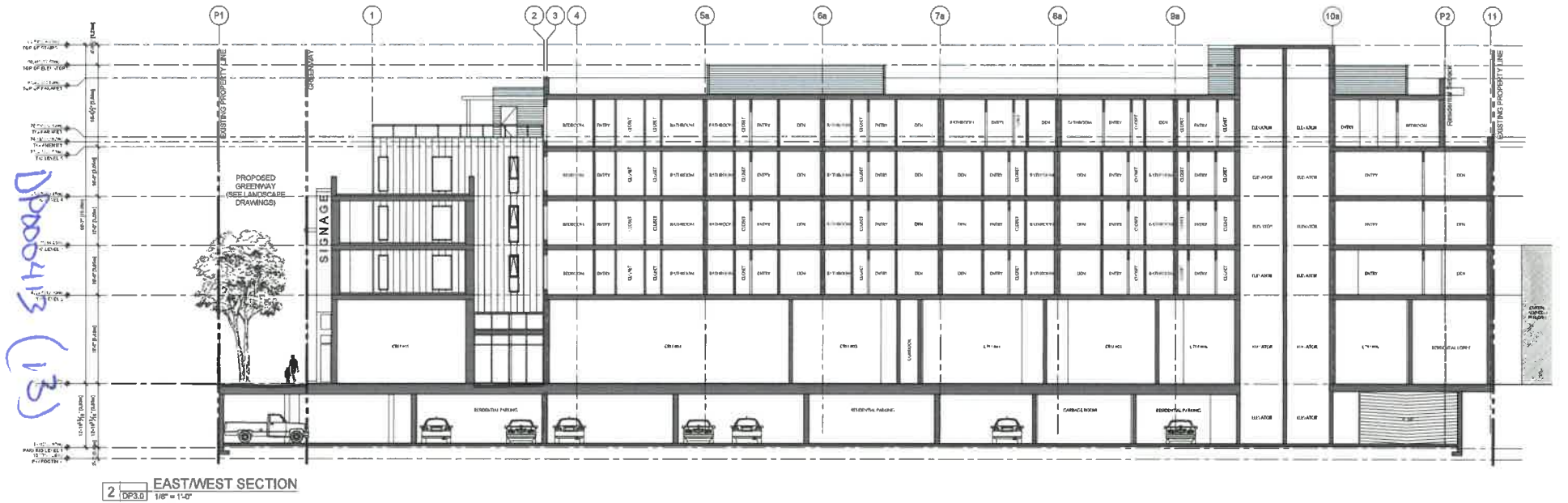
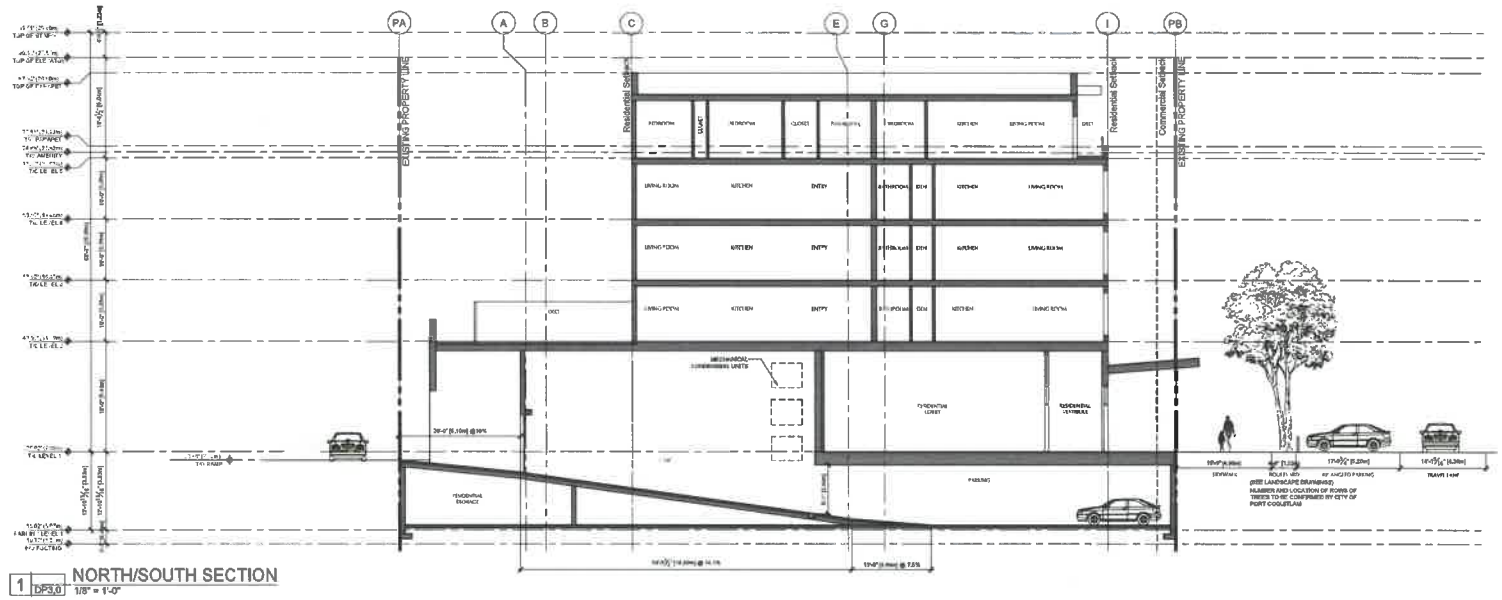
DP000413 (12)

QUARRY ROCK DEVELOPMENTS

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

ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 11, 2019
REVISED FOR DP RESUBMISSION: JUNE 20, 2020





QUARRY ROCK DEVELOPMENTS

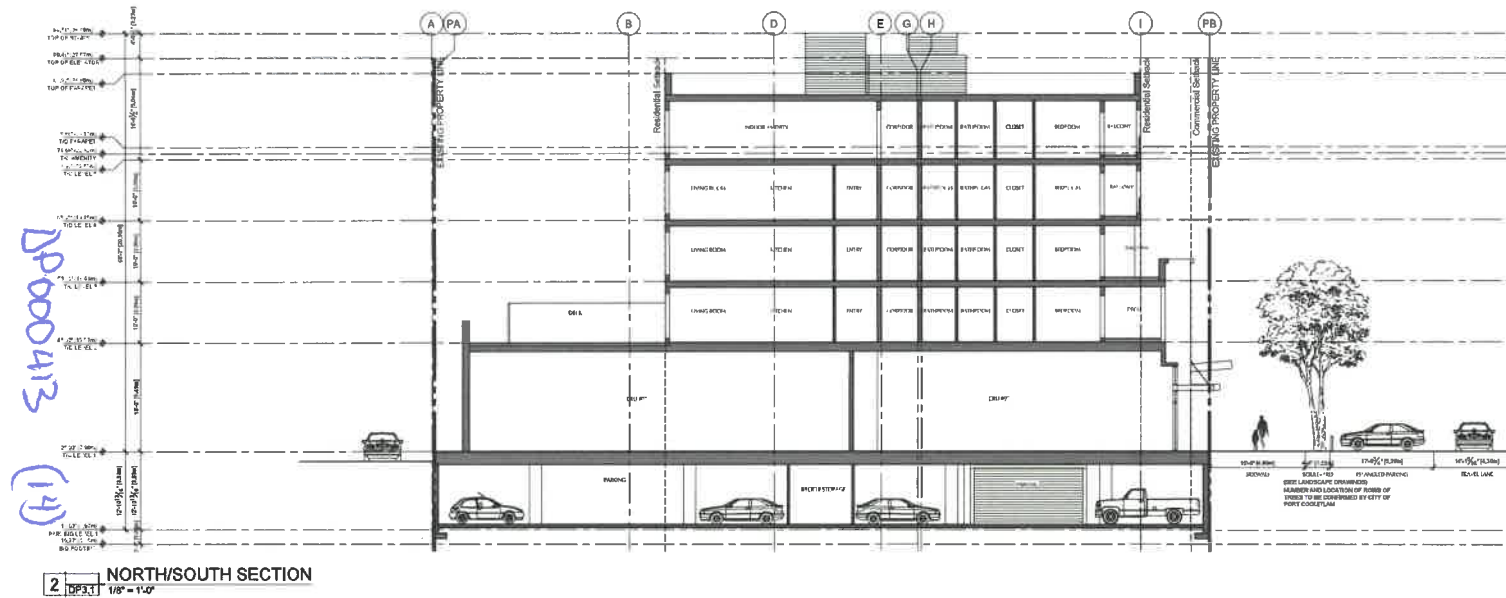
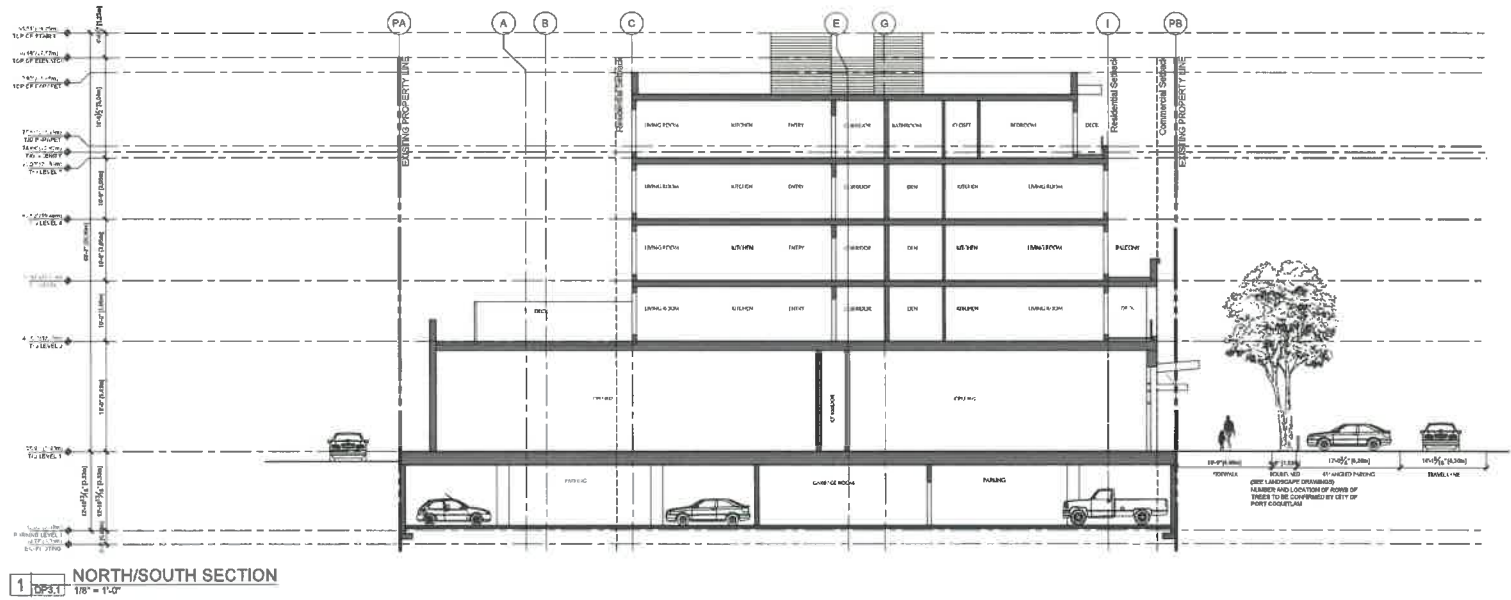
2281/2261 McAllister Ave., Port Coquitlam, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
DECEMBER 17, 2019
REVISED FOR DP RESUBMISSION: JUNE 26, 2020

DP 3.0

SECTIONS

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



QUARRY ROCK DEVELOPMENTS

2284/2261 McAllister Ave., Port Coquitlam, B.C.

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

DP 3.1

SECTIONS

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

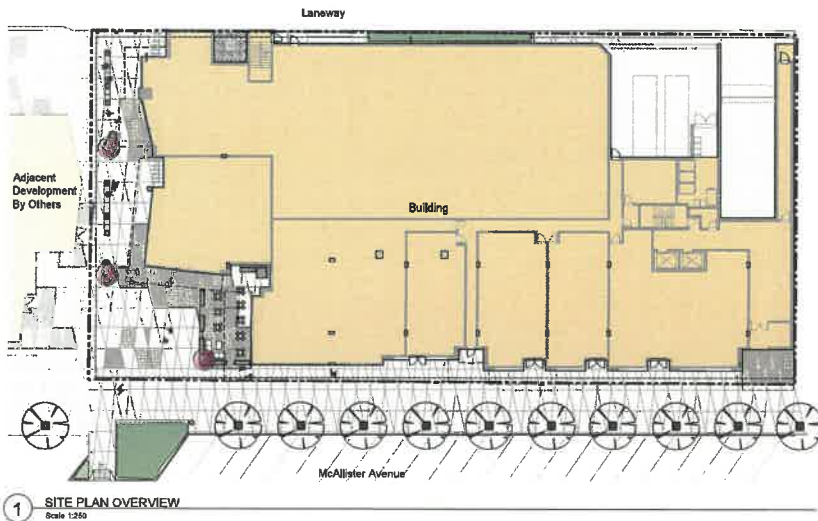
2251/2241 McAllister Ave

Issued for Rezoning and Development Permit

Contact Information	Other Key Contacts:	
VDZ+A 100-555 Highway Port Langley Studio 102 - 9191 Church Street Port Langley, British Columbia, V1M 2R6 Mount Pleasant Studio 102-555 Highway Vancouver, British Columbia, V5T 3J7 Primary project contact: Nicole Wu nicole@vdz.ca o. 604 546 0920 Alternate contacts (please email): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	THE CONCASTS GROUP 202-5489 Bryne Road Burnaby, BC, V5U 3J1	ATELIER PACIFIC ARCHITECTURE INC. Project: 1 - 100-555 Highway #111 - 3823 Hanning Drive Burnaby, B.C. V5C 6P3 (604) 682-8888
Legal Address and Description: 2251 / 2241 McAllister Ave Port Coquitlam, BC		

Landscape Sheets

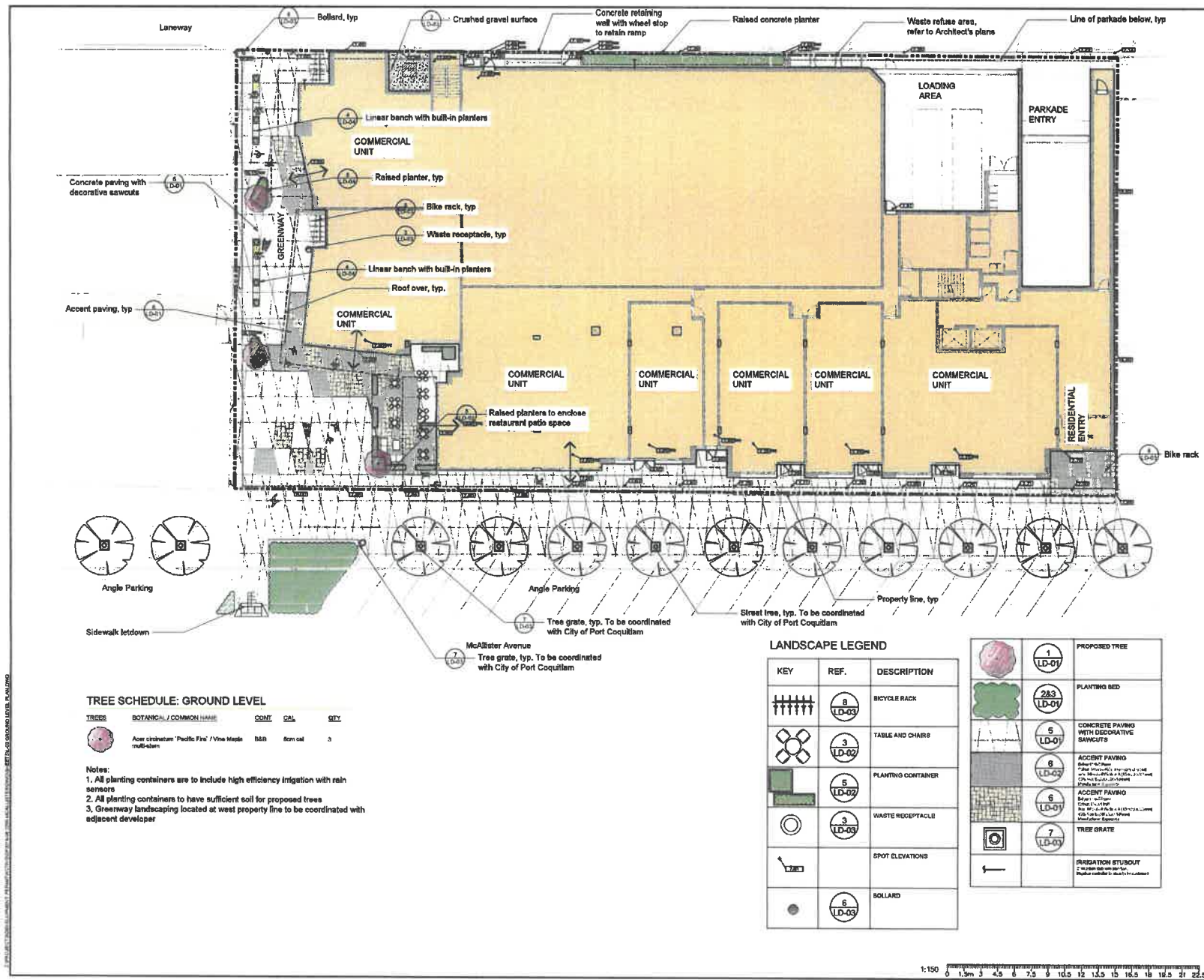
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE MANAGEMENT PLAN
L-03	GROUND LEVEL LANDSCAPE PLAN
L-04	LEVEL 2 LANDSCAPE PLAN
L-05	LEVEL 5 LANDSCAPE PLAN
L-06	GROUND LEVEL PLANTING PLAN
L-07	LEVEL 2 PLANTING PLAN
L-08	LEVEL 5 PLANTING PLAN
L-09	LIGHTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS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



2	MM	Issued for Rezoning & DP	June 28, 2018
1	MM	Revised for Rezoning	August 28, 2018
No.	By	Checked	Date
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:			
OR			
Checked:			
MW			
Approved:		Original Sheet Size:	
MW		24"x36"	
Scale:		As Shown	
NOTES: THIS IS A PRELIMINARY DESIGN. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.			

Drawing Title: COVER SHEET
 Drawing #: L-01
 Project #: DP2018-06
 North Arrow

DP200413 (16)



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	8 LD-03	BICYCLE RACK
	3 LD-02	TABLE AND CHAIRS
	5 LD-02	PLANTING CONTAINER
	3 LD-03	WASTE RECEPTACLE
		SPOT ELEVATIONS
	6 LD-03	BOLLARD

	1 LD-01	PROPOSED TREE
	2&3 LD-01	PLANTING BED
	5 LD-01	CONCRETE PAVING WITH DECORATIVE SAWCUTS
	6 LD-03	ACCENT PAVING
	6 LD-01	ACCENT PAVING
	7 LD-03	TREE GRATE
		IRRIGATION STUBOUT

VDZ+A
 PORT LANSLEY STUDIO / MOUNT PLEASANT STUDIO
 105-6510 Church St. #205-555 Highway
 Port Langley, BC V3A 4K6
 VISA 1-844-VIS-517 604-882-0024
 www.vdz.ca

No.	By	Description	Date
2	MW	Issued for Planning & DP	June 29, 2020
1	MW	Issued for Planning	August 20, 2019

No.	By	Description	Date

Project:
 McAllister Mixed Use Development
 Quarry Rock Developments
 Location:
 2251 / 2241 McAllister Ave
 Port Coquitlam, BC

Drawn: DR	Stamp
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"

Scale:
 1:150
 CENTER LINE OF ROAD OR RAILROAD OR OTHER LINE OF DIVISION OF PROPERTY TO BE SHOWN BY A CENTER LINE. THE CENTER LINE SHALL BE SHOWN BY A CENTER LINE. THE CENTER LINE SHALL BE SHOWN BY A CENTER LINE. THE CENTER LINE SHALL BE SHOWN BY A CENTER LINE.

Drawing Title: **GROUND LEVEL PLAN**
 Drawing #: **L-03**
 Project #: **DP2018-06**
 Drawing Title: **DP2018-06**

This architectural floor plan shows a building layout with a central maintenance corridor. The plan includes several rooms, some of which are highlighted in yellow. A maintenance corridor runs along the top of the building, featuring a series of outdoor furniture (tables and chairs) and a privacy fence. The plan also shows a guardrail (by Architect) and a crushed gravel area. The building has a complex footprint with multiple rooms and corridors. The plan is labeled with various materials and furniture types, such as 'Crushed gravel, typ', 'Aluminum planter, typ', 'Hydrapressed slabs, typ', 'Privacy fence (by Architect)', 'Guardrail (by Architect)', 'Outdoor furniture, typ (by Homeowner)', and 'Maintenance Corridor'. The plan also includes a 'Guardrail (by Architect)' label on the left side. The plan is a detailed architectural drawing showing the layout of a building, including rooms, corridors, and outdoor furniture. The plan is labeled with various materials and furniture types, such as 'Crushed gravel, typ', 'Aluminum planter, typ', 'Hydrapressed slabs, typ', 'Privacy fence (by Architect)', 'Guardrail (by Architect)', 'Outdoor furniture, typ (by Homeowner)', and 'Maintenance Corridor'. The plan also includes a 'Guardrail (by Architect)' label on the left side.

2	MMW	Issued for Reopening & DP	June 29, 2020
1	MMW	Issued for Reopening	August 20, 2019
No.	By:	Description	Date
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

[illegible]

Drawing #:

DP2018-06


Drawing Title:

LEVEL 2 LANDSCAPE PLAN





Project #:

DP2018-06

North Arrow:



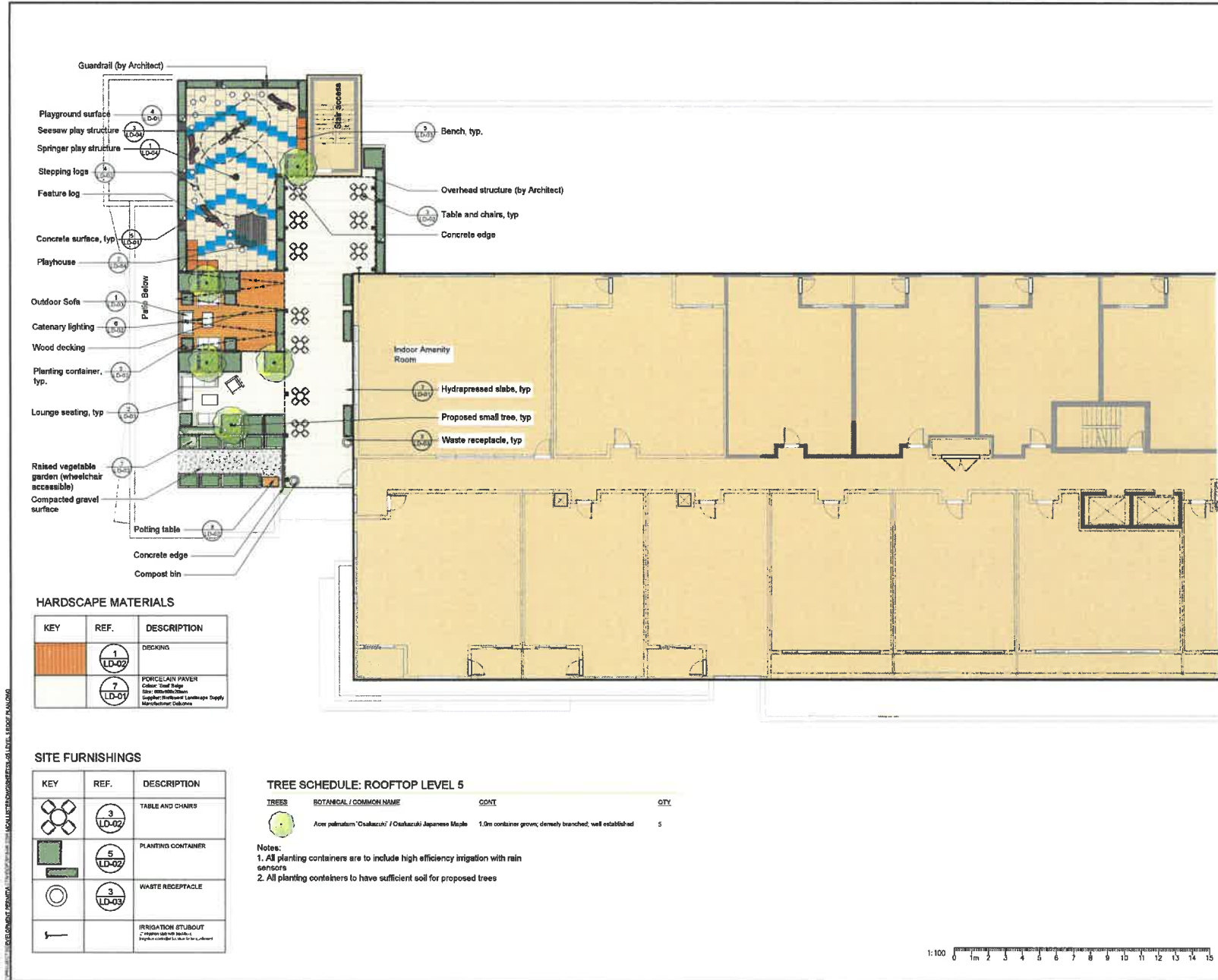
LEGEND

KEY	REF.	DESCRIPTION
	7 LD-01	HYDRO-PRESSED SLAB Color: Terra (Slab is Dressed with Base Material) Supplier: Hyman Landscape Supply Manufacturer: Hyman
	2 LD-02	CRUSHED GRAVEL
	5 LD-02	PLANTING CONTAINER
		IRRIGATION STUBOUT Construction: 1/2" x 1/2" x 1/2" x 1/2" Supplier: LAMAR PIPING & SUPPLY

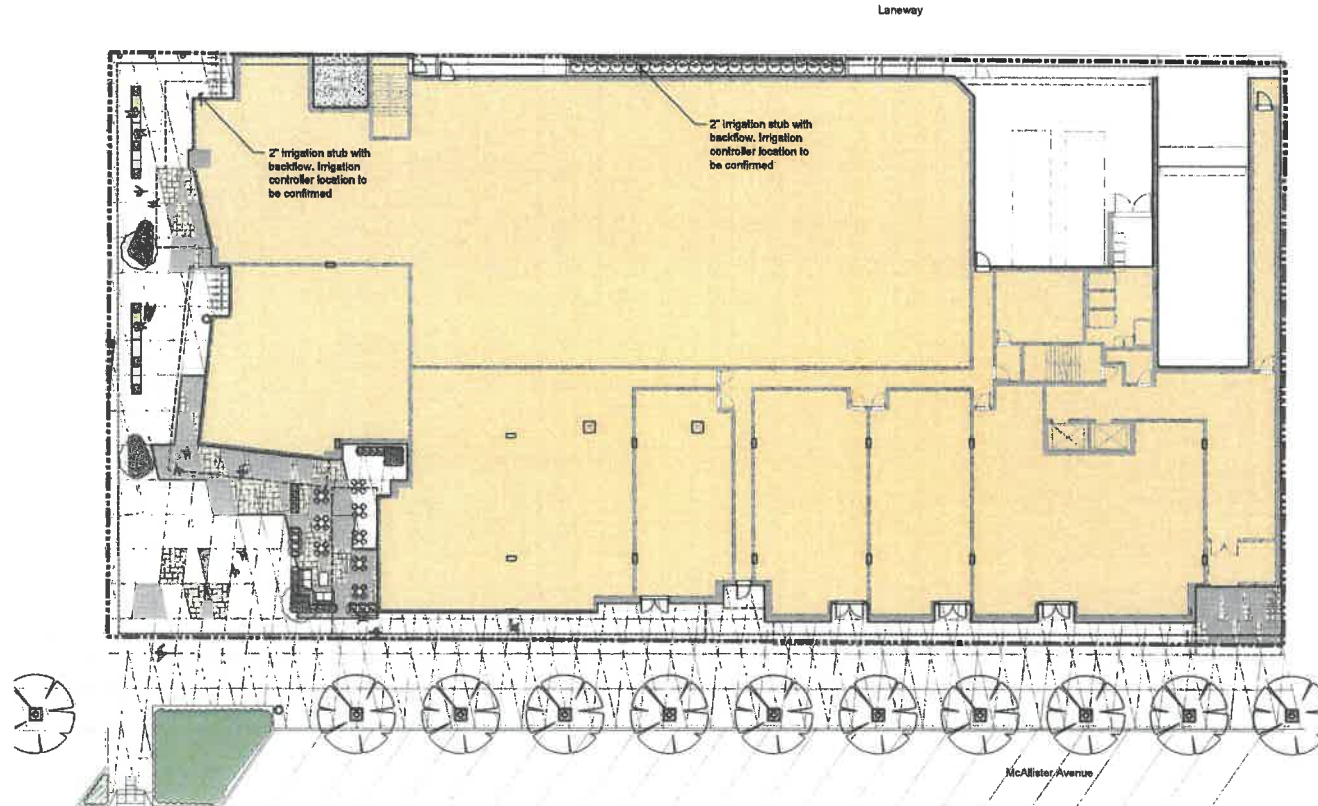
Note: All planting containers are to include high efficiency irrigation with rain sensors



DP000413 (18)



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PLANT SCHEDULE GROUND LEVEL

SHRUB	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Asiatic x Emerald / Emerald Vase / Emerald Vase Asiatic Nursery grown, well established	#1	0.45m	22
AZ	Asiatic x Emerald / Emerald Vase / Emerald Vase 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	0.60m	6
H	Hedera x 'Berry Smoothie' / Berry Smoothie Coral Bell Nursery grown, well established	#1	0.50m	18
R	Liriodendron 'Royal Purple' / Royal Purple Liriodendron Nursery grown, well established	#1	0.50m	44
SK	Silene japonica 'Rubra' / Silene Full, Nursery grown, well established	#1	0.90m	21

TREE SCHEDULE: GROUND LEVEL

TREE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer chinensis 'Pacific Fire' / Vine Maple multi-stem	DBS	6cm cal	3

PLANTING NOTES:

- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CANALAN) 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 CANALAN 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 IASBC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.

1:50 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

2	MW	Issued for Bidding & CP	June 29, 2020
1	MW	Issued for Bidding	August 26, 2019
No.	Ry	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	Ry	Description	Date
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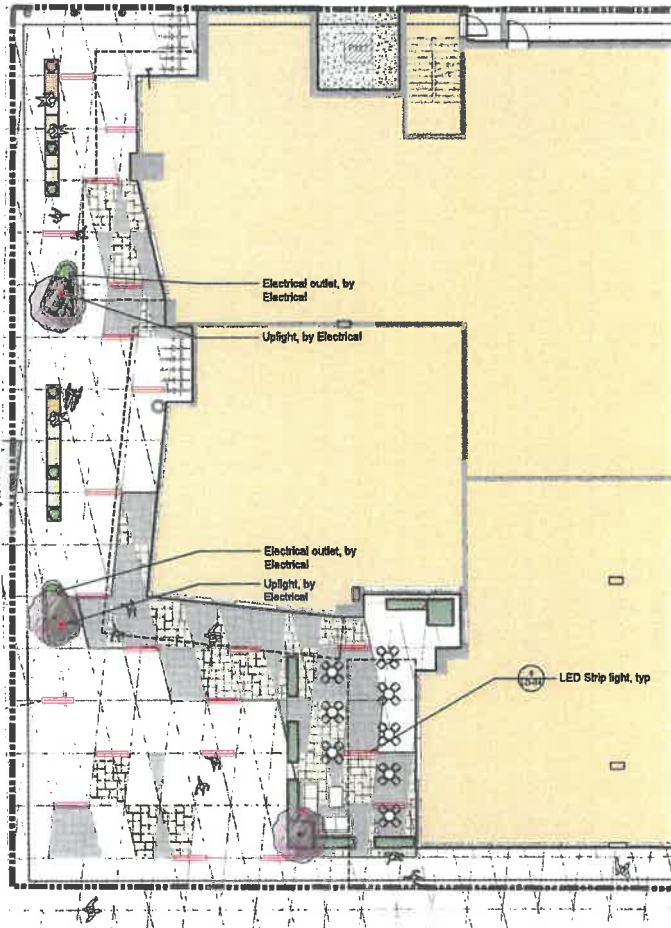
REVISIONS TABLE FOR SHEET

Project:
McAllister Mixed Use Development
Quarry Rock Developments
Location:
2251 / 2241 McAllister Ave
Port Coquitlam, BC

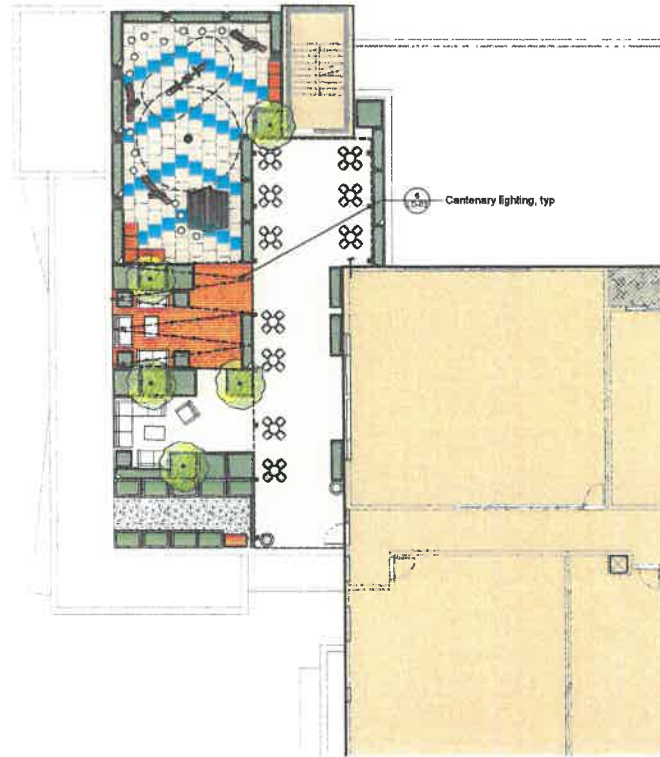
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Checked: KM	
Approved: MW	Original Sheet Size: 24"x36"

Scale:
1:150
COUNT OF PLANTING CHECK ALL
ON SITE. IN ORDER TO VERIFY
ALL PLANTING TO THE LANDSCAPE
ARCHITECT'S DESIGN. ALL PLANTING
MATERIAL SHALL BE INSTALLED
IN ACCORDANCE WITH THE BC
LANDSCAPE STANDARD. THE
LANDSCAPE ARCHITECT SHALL
BE RESPONSIBLE FOR THE
INSTALLATION OF THE PLANTING
MATERIAL. THE LANDSCAPE
ARCHITECT SHALL BE RESPONSIBLE
FOR THE INSTALLATION OF THE
PLANTING MATERIAL.

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
	8 LD-02	CANTENARY LIGHTING
		ELECTRICAL OUTLET By Electrical

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

VDZ+A
LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING + INTERIOR DESIGN
PORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
150-9552 Church Rd | #20-438 Mapleway
Port Langley, BC | Vancouver, BC
(604) 240-7577
www.vdz.ca 604-682-0021

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

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
McAlister Mixed Use Development
Quarry Rock Developments
Location:
2251 / 2241 McAlister Ave
Port Coquitlam, BC

Drawn: DR	Stamp:
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"
Scale: 1:100	DATE: 06/28/2020 COURTESY OF THE CITY OF PORT COQUITLAM, BC. THIS DRAWING IS THE PROPERTY OF VDZ+A AND MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT PERMISSION.

Drawing Title: LIGHTING PLAN

VDZ Project #: DP2018-06

Drawing #: L-09



SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
TM	Taxus x media 'Hicksii' / Hicks Yew	#2	0,60m	78

PLANTING NOTES:

1. 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.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY THE BC LANDSCAPE ASSOCIATION OR SCALA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY THE ARCHITECT MUST BE DELIVERED TO THE SITE.
3. 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.
4. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPERS EXPENSE.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. SHRUBS: 450MM
 - B. SOIL: 150MM
 - C. TREE TYPE: 1000MM WITH 300MM (BELOW ROOT BALL)
6. 2" MINUS CROWN MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

IRRIGATION NOTE:

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

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

Project:
McAllister Mixed Use Development
Quarry Rock Developments

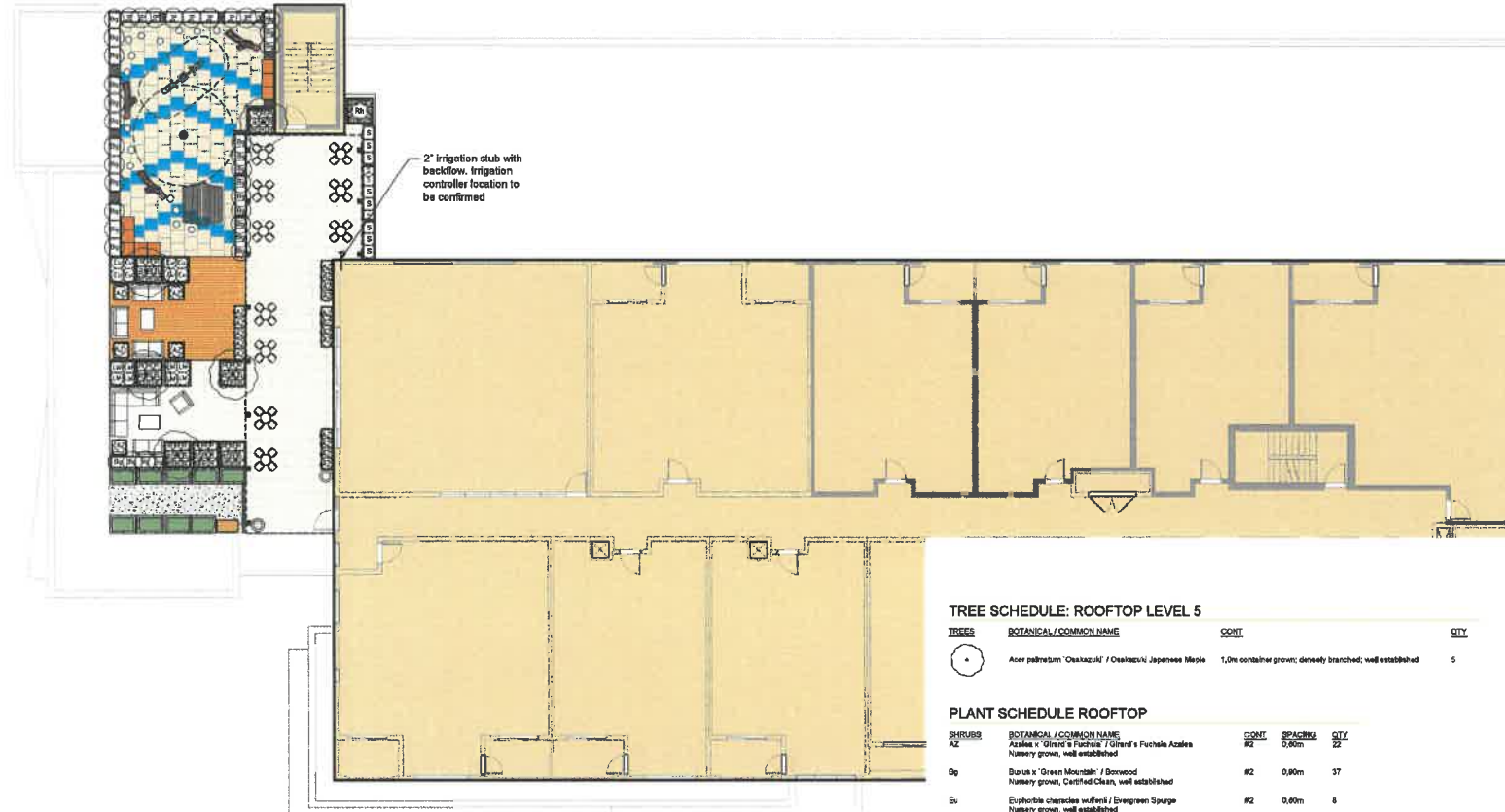
Location:
2251 / 2241 McAllister Ave
Port Coquitlam, BC

[illegible]

Drawing Title:
LEVEL 2 PLANTING PLAN

VDZ Project #:
CP2018-06

Drawing #: **-07**



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	0.60m	37
Ev	Euphorbia characias wulfenii / Evergreen Spurge Nursery grown, well established	#2	0.60m	8
G	Galearum x 'Johnson's Blue' / Johnson's Blue Galearum	#2	0.30m	12
LM	Lavandula angustifolia 'Monstead' / Monstead English Lavender Nursery grown, well established	#2	0.60m	8
R	Lilops muscarif 'Royal Purple' / Royal Purple Lilops	#1	0.60m	63
Rh	Rhododendron x 'Tulm' / Tulm 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:

1. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK AND SECTION 13, CONTAINER GROWN PLANTS OF THE IBC LANDSCAPE STANDARD, CURRENT EDITION.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA OR BCCLA GUIDELINES. PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
3. 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.
4. 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.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 A. SHRUBS: 450MM
 B. SOIL: 150MM
 C. TREE PITS: 1000MM WITH 100MM (BELOW ROOT BALL)
6. 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 IABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW IRRIGATION PLANS.

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

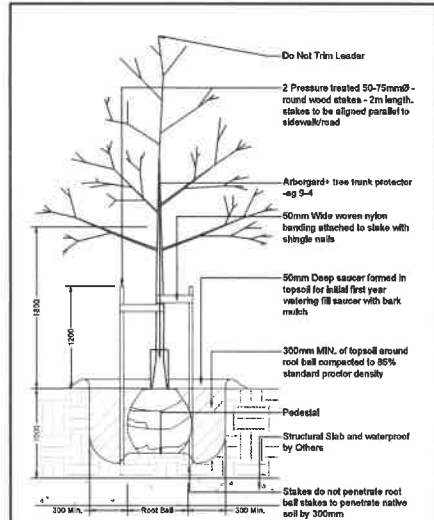
2	MRW	Issued for Reviewing & CIP	June 28, 2020
1	MRW	Issued for Reviewing	August 20, 2010
No. By:	Description		Date
REVISIONS TABLE FOR DRAWINGS			
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No. By:	Description		Date
REVISIONS TABLE FOR SHEET			
Project:			
McAlister Mixed Use Development Quarry Rock Developments			
Location: 2251 / 2241 McAlister Ave Port Coquitlam, BC			
Drawn:		Stamp:	
DR			
Checked:			
MRW			
Approved:		Original Sheet Size: 24"x36"	
Scale:		POWER/SEWER SHALL CHECK ALL OR SHALL BE PROVIDED BY THE PROPERTY ALL CONCEPTS TO THE USER SHALL BE PROVIDED BY THE USER AND MUST BE AND MUST BE PROVIDED BY THE USER AND MUST BE RETURNED TO THE USER AND MUST BE	

Drawing Title:
LEVEL 5 PLANTING PLAN

VDZ Project #:
DP2018-06

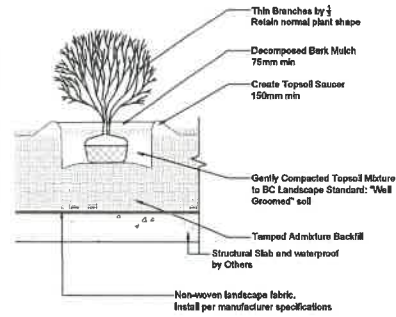
Drawing #:
L-08

DP000413 (23)

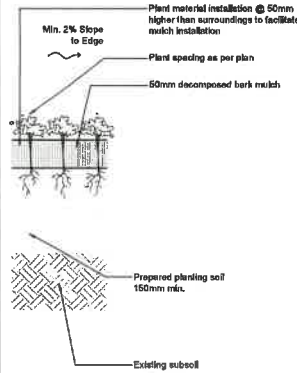


- NOTES:
1. Slacking/burlep to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem.

1 DECIDUOUS TREE ON SLAB
Scale 1:25



2 SHRUB ON SLAB
Scale 1:25

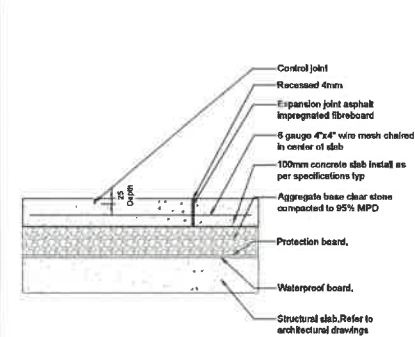


3 GROUND COVER PLANTING
Scale 1:10

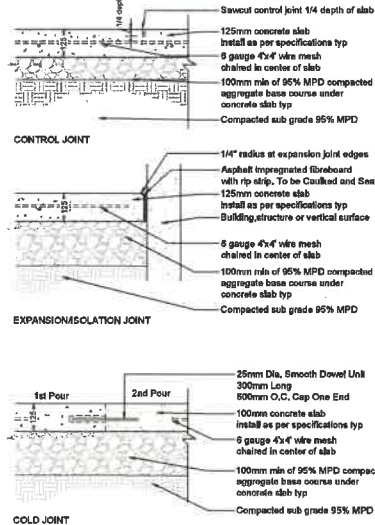


RUBBER TILE SURFACING
Model: PlayTies
Size: 24"x24"
Colour: Stone Beige and Blue Ember
Manufacturer: DingoFlex or approved equal
Installation: Install as per manufacturers specifications.

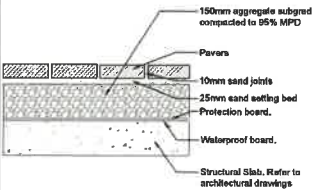
4 PLAYGROUND SURFACE
Scale 1:10



5 CONCRETE ON SLAB
Scale 1:10



ACCENT PAVING
Product: Exprocrete VS-5
Manufacturer: Arbogard or approved equal.
Colour: Refer to Landscape Legend on L-03
Pattern: Refer to Site Plan



- Notes:
1. Contractor to provide shop drawings
 2. Install all components as per manufacturer's specifications

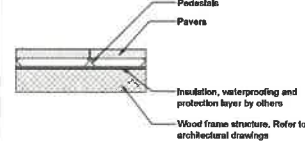
6 PAVERS ON SLAB
Scale 1:10



HYDRAPRESSED SLAB
Pattern: Desert Sand
Type: Tensile Slab in Desert Sand
Size: 600x600x20mm
Supplier: Northwest Landscape Supply
Manufacturer: Albionford



PORCELAIN PAVER
Pattern: Desert Sand
Colour: Sand Beige
Size: 600x600x20mm
Supplier: Northwest Landscape Supply
Manufacturer: Delconco



- Notes:
1. Contractor to provide shop drawings
 2. Install all components as per manufacturer's specifications

7 PAVERS ON PEDESTALS
Scale 1:10

2	MM	Issued for Reviewing & DP	June 26, 2018
1	MM	Issued for Reviewing	August 20, 2018
No.	By	Description	Date

No.	By	Description	Date
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Project:
 McAllister Mixed Use Development
 Quarry Rock Developments
 Location:
 2251 / 2241 McAllister Ave
 Port Coquitlam, BC

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

[illegible]

Project:
McAllister Mixed Use Development
Quarry Rock Developments

Location:
2251 / 2241 McAllister Ave
Port Coquitlam, BC





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 8-Piece 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: 188 Gal. Stationary Composter
Manufacturer: Terra Garden
Supplier: RecTec
www.livinggarden.com
(800) 992-1220
or approved equal

4 COMPOST BIN
Scale NTS

VDZ+A
PORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
100-2001 Church St. 100-2001 Highway
Port Langley, BC Vancouver, BC
V3A 2M6 V7Y 3J7
www.vdz.ca 604-482-0014

No.	By	Description	Date
2	MW	Issued for Marketing & OP	June 20, 2020
1	MW	Issued for Marketing	August 20, 2019

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: DR	Stamp:
Checked: MW	
Approved:	Original Sheet Size: 34"x50"
Scale: AS SHOWN	



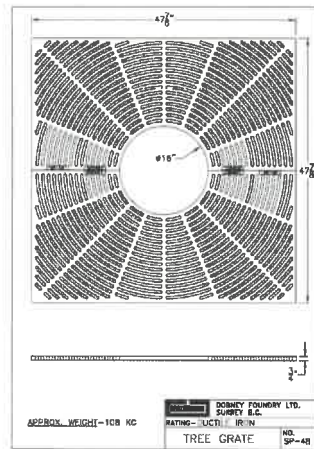
MODULAR BENCH WITH BACKREST
Type: Pirel Collection
Manufacturer: Maglin
www.maglin.com
1 600 716 5509
or approved equal

5 BENCH WITH BACKREST
Scale NTS

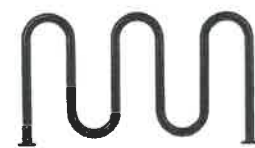


BOLLARD
Model: R-8610
Manufacturer: Reliance Foundry
Colour: Black with wood insert
Mount: Embedded. Refer to manufacturer's specifications
Supplier: Reliance Foundry or approved equal

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

DP000413 (25)

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



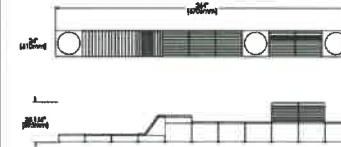
1 **SPRINGER**
Scale NTS



2 **PLAY HOUSE**
Scale NTS



3 SEESAW



MODULAR BENCH WITH PLANTERS
Type: Pixel Collection
Manufacturer: Maglin
www.maglin.com
1 800 716 5508
or approved equal



5 RAISED PLANTER ON SLAB
Scale 1:20



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)

ARBORIST REPORT

**16 August
2019**

PROJECT:	McAllister Avenue
VDZ PROJECT#	AR2018-06
SITE ADDRESS:	2241/2251 /2263 McAllister Avenue Port Coquitlam, BC, V3C 2A9
PREPARED FOR:	The Concots 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**



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**BACKGROUND**

VDZ + A Consulting Inc. was contracted by The Concots 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 BOTANICAL NAME	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 BOTANICAL NAME	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 BOTANICAL NAME	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.

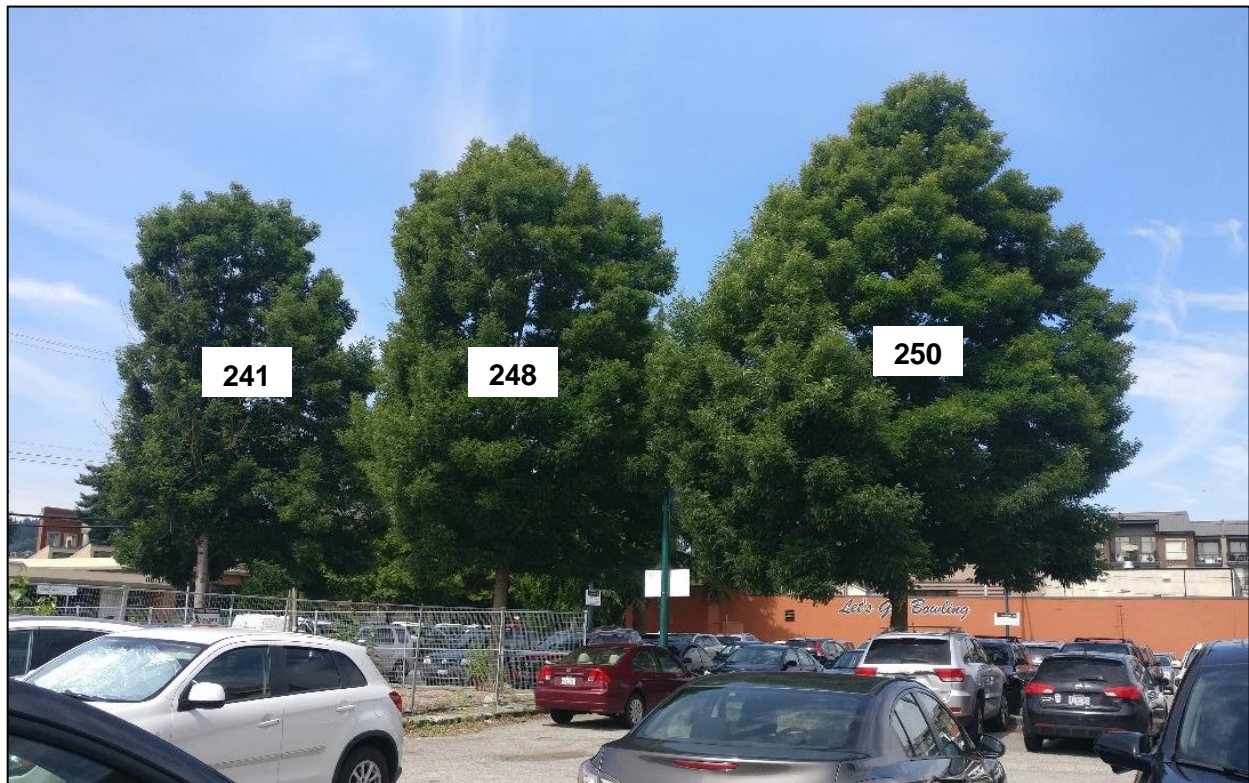


Fig. 3 – View of onsite Trees 241, 248 and 250.



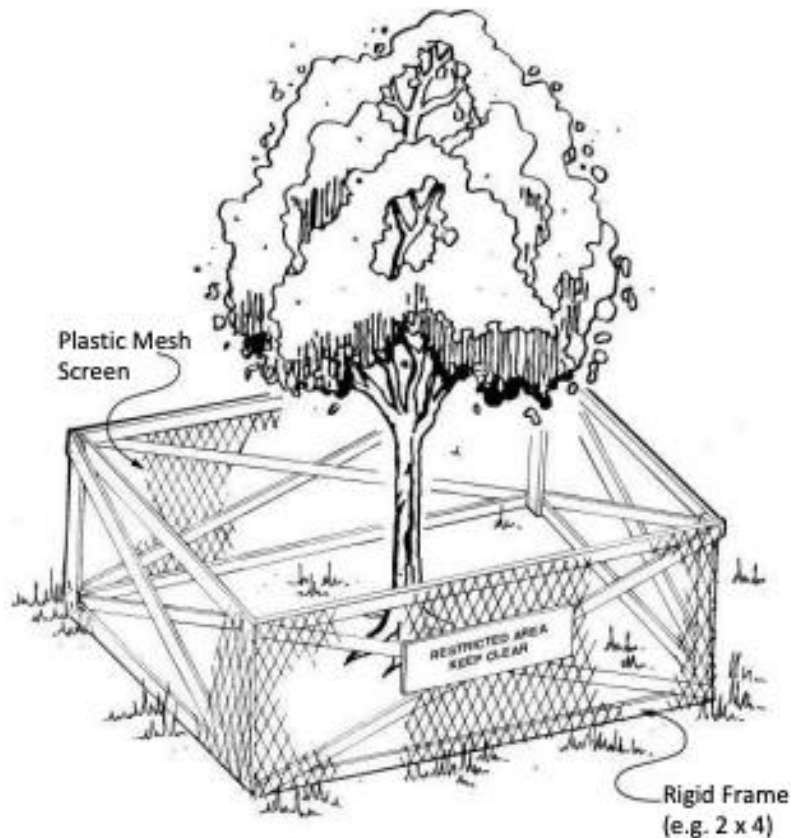
Fig. 4 – View of offsite Trees 242, 247, 389, 388, 387, 386, 385, 384, 383 and 382.

TREE PROTECTION FOR ALL PROTECTED TREES EXCEPT GROUP #OS1

SCHEDULE "B"

BYLAW 4108

PROTECTIVE BARRIER



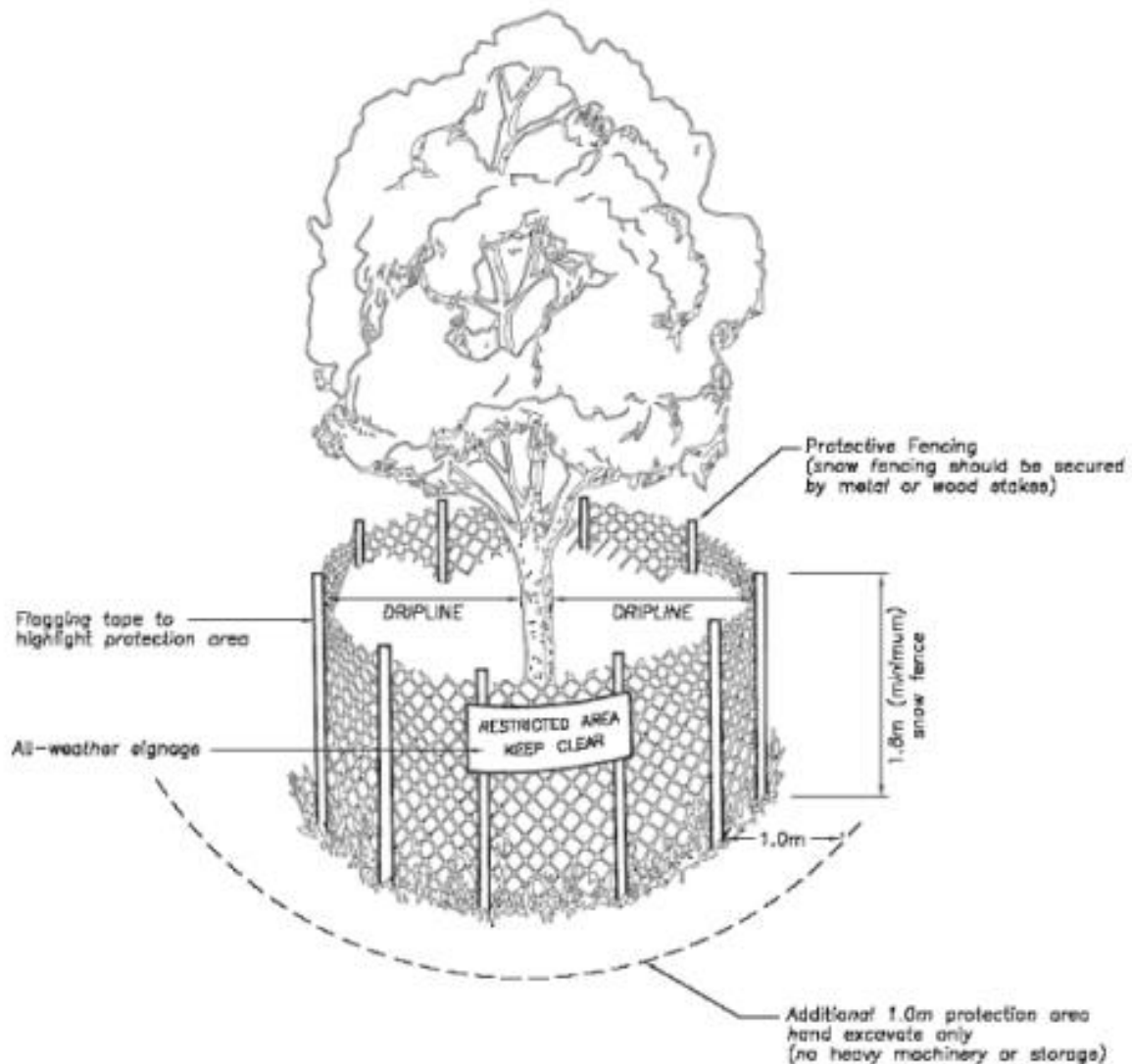
Tree Diameter (cm)	20	25	30	35	40	45	50	55	60	75	90	100
Minimum Distance from tree to Protective Barrier (m)	1.2	1.5	1.8	2.1	2.4	2.7	3.0	3.3	3.6	4.5	5.4	6.0

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.

Development Variance Permit – 2232-44 Welcher Avenue

RECOMMENDATION:

That Council approve Development Variance Permit DVP00052 for 2232-44 Welcher Avenue.


PREVIOUS COUNCIL/COMMITTEE ACTION

July 14, 2020 – Committee of Council:

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 2232-44 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.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Variance Permit.
	2	Request further information.
	3	Deny Development Variance Permit.

Lead author(s): Carolyn Deakin

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.

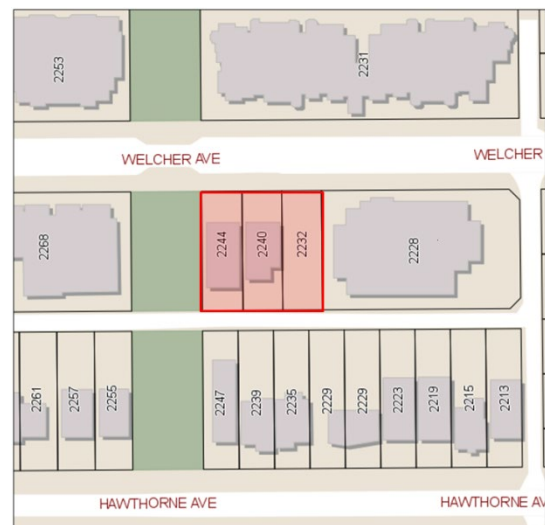
REPORT SUMMARY

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

Development Permit Application DP000336 - 2232-2244 Welcher Avenue

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

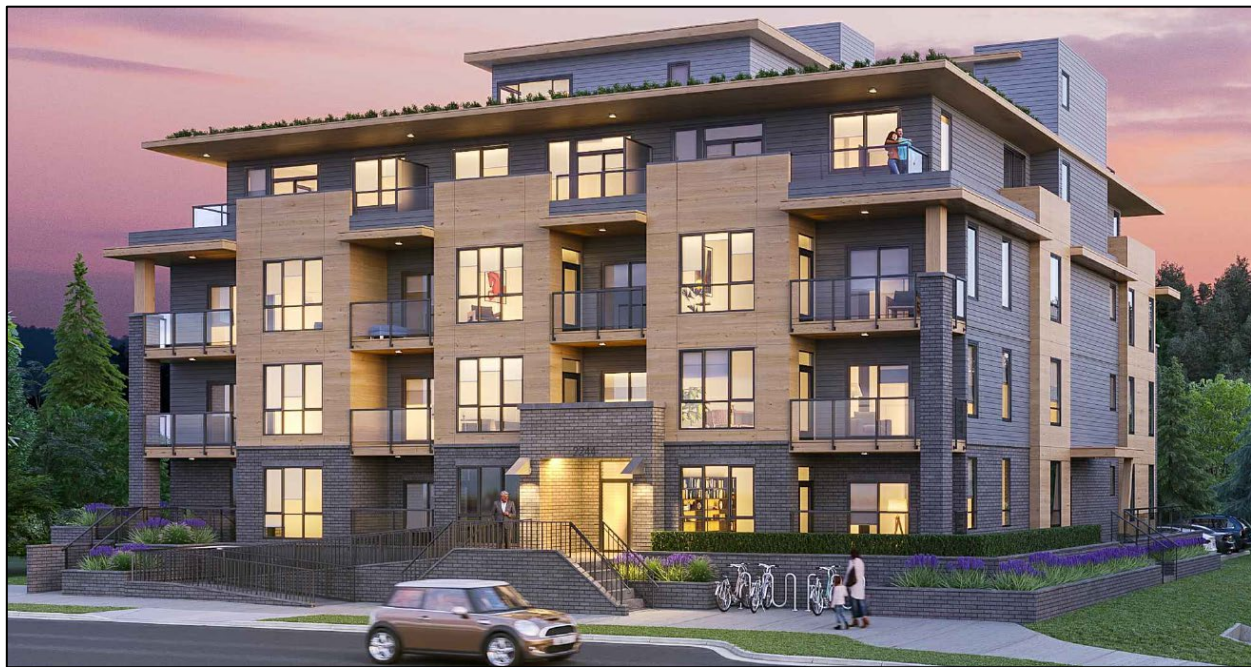
The applicant, Atti Group, proposes to construct a 26-unit, five-storey apartment building on Welcher Avenue. The soon-to-be vacant 1,154m² (12,422ft²) site is located at the corner of Welcher Avenue and the newly constructed portion of Donald Street Pathway and in close proximity to Gates Park, the 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

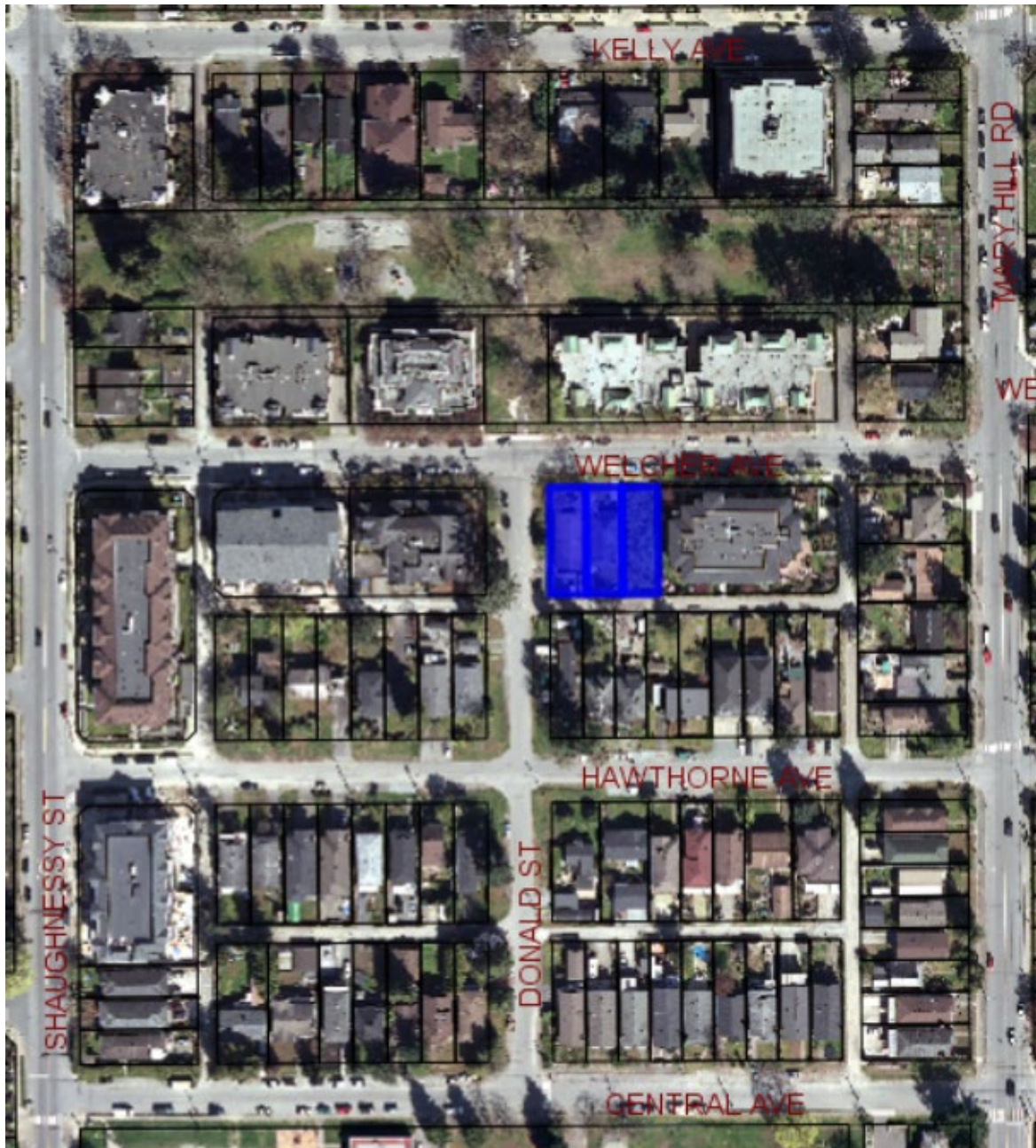
Attachment #2: Development Permit

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

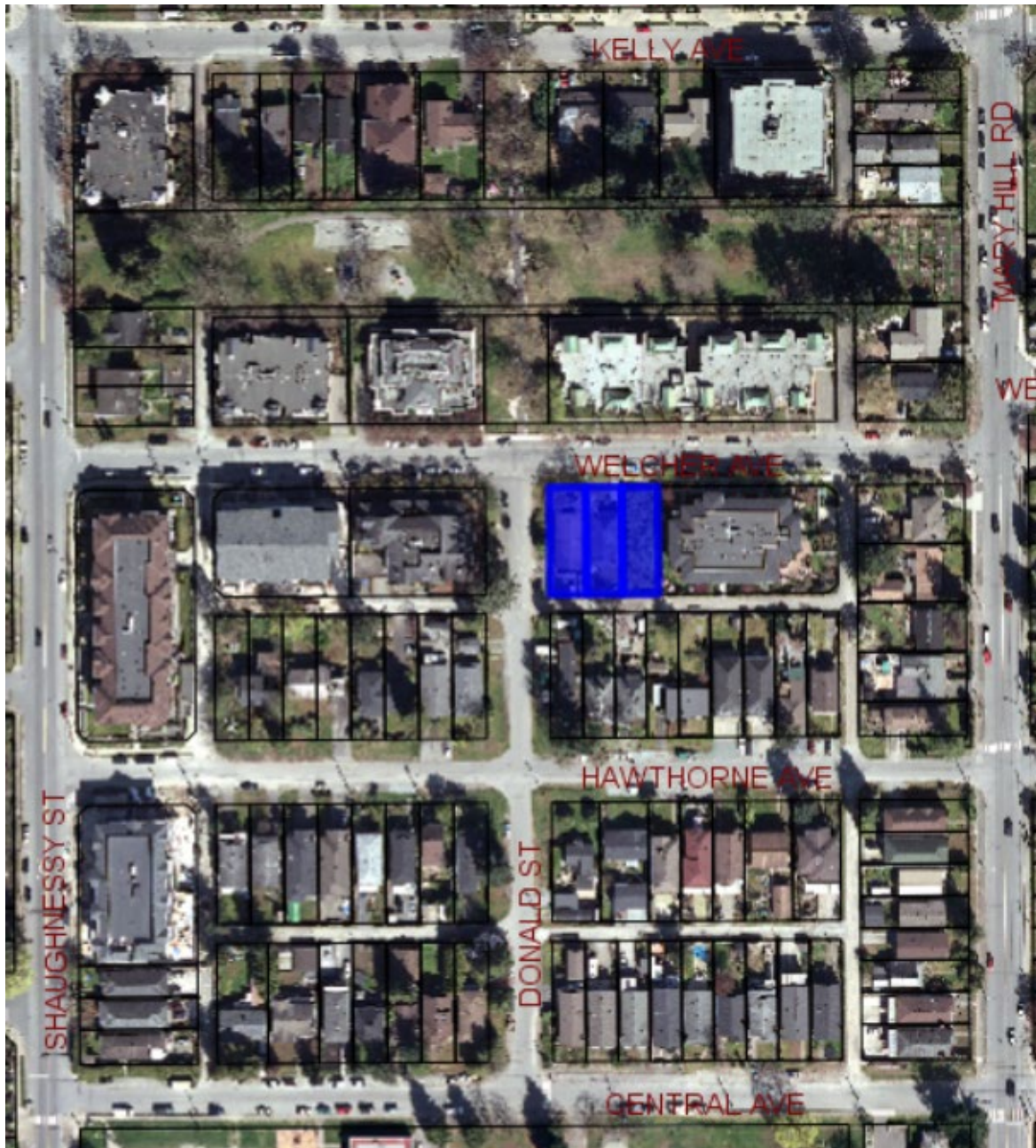
I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

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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 - (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



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. 604.952.8888 F. 604.952.8855

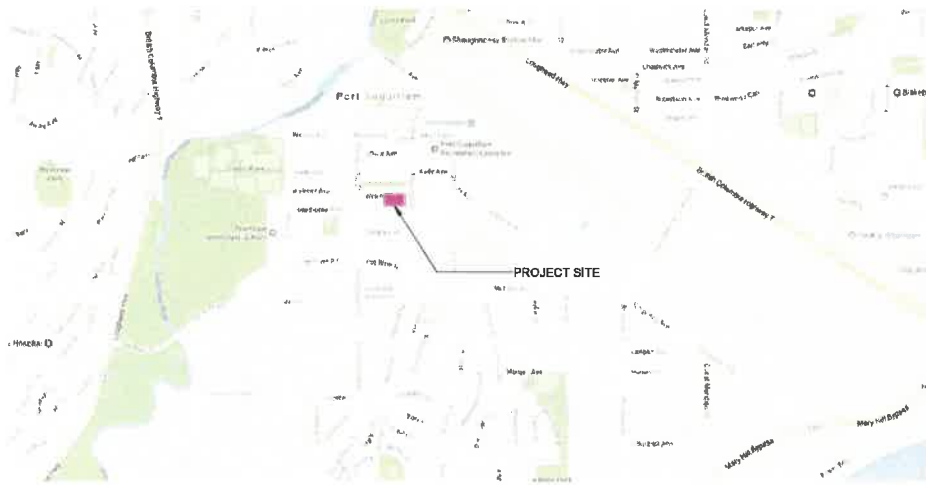
LANDSCAPE ARCHITECT
PD GROUP LANDSCAPE ARCHITECTURE LTD.
SUITE 209 - 980 WEST 1ST STREET,
NORTH VANCOUVER, B.C. V7P 3N4
T. 604.564.9803

CIVIL ENGINEER
CREUS ENGINEERING LTD.
SUITE 510, EAST TOWER
221 ESPLANADE 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. V3B 7Y5
T. 604.942.9818 F. 604.464.5509



**atelier pacific
architecture inc.**
2116/2120 Henning Drive, Suite 111, Burnaby, BC
V5G 8P3
T. 604.952.8888 F. 604.952.8855



1 VICINITY MAP
A1.1 SCALE: N.T.S.



2 CONTEXT PLAN
A1.1 SCALE: 1/8"=1'-0"

1 REFERENCE NO. FOR CONTEXT PHOTOS B BUS STOP



1



2



3



4



5

3 CONTEXT PHOTOS
A1.1 SCALE: N.T.S.

DP000336 (a)



PROJECT NORTH

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 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 = 12,421.55 s.f. x 0.5 = 6,210.78 s.f.
TOTAL: 12,421.55 + 6,210.78 = 18,632.33 s.f. (FAR 1.5)

FAR PROPOSED:

AREA BREAKDOWN

FLOOR:	GROSS AREA:	EXCLUSIONS: (CIRCLED)	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. (475.87 M2)
LEVEL 3	5,827.66 s.f. (541.41 M2)	707.58 s.f. (65.74 M2)	5,120.08 s.f. (475.87 M2)
LEVEL 4	4,811.27 s.f. (448.40 M2)	888.38 s.f. (84.88 M2)	3,912.91 s.f. (363.52 M2)
AMENITY ROOM	890.58 s.f. (82.74 M2)	98.33 s.f. (9.14 M2)	792.25 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 s.f. / 0.8575 = 21,728.86 s.f.
22,528.32 s.f. - 21,728.86 s.f. = 799.46 s.f.

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 (11.80)*	3.03 M (9.96)

*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 4	LEVEL 3	LEVEL 2	LEVEL 1		
2	1	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 BEDROOM+DEN	30.78%
1	1	1	1	1 BEDROOM+DEN (ADAPTABLE)	3.84%
2	1	1	1	2 BEDROOM	7.69%
3	1	1	1	2 BEDROOM (ADAPTABLE)	11.54%
3	1	1	1	2 BEDROOM+DEN	11.54%
2	1	1	1	2 BEDROOM+DEN (ADAPTABLE)	7.69%
26	5	7	7		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): 980.20 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 (26 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
REQUEST: 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

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 panels" 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 NABF 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 GSB roofing is specified for the building roof
- Green roofs are provided on top of south stairways and garage/ 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.

Residential Apartment Building

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

ATELIER PACIFIC ARCHITECTURE INC.

OCTOBER 29, 2018



DP 1.1b
DESIGN RATIONALE

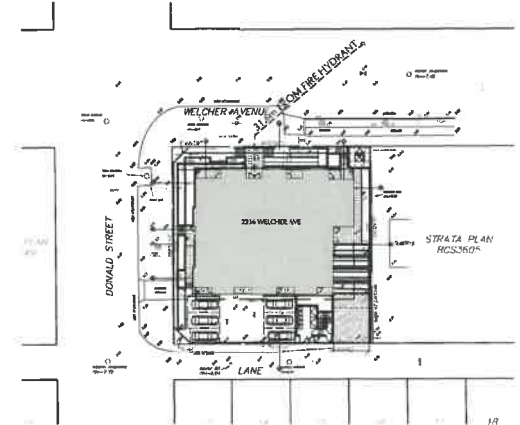
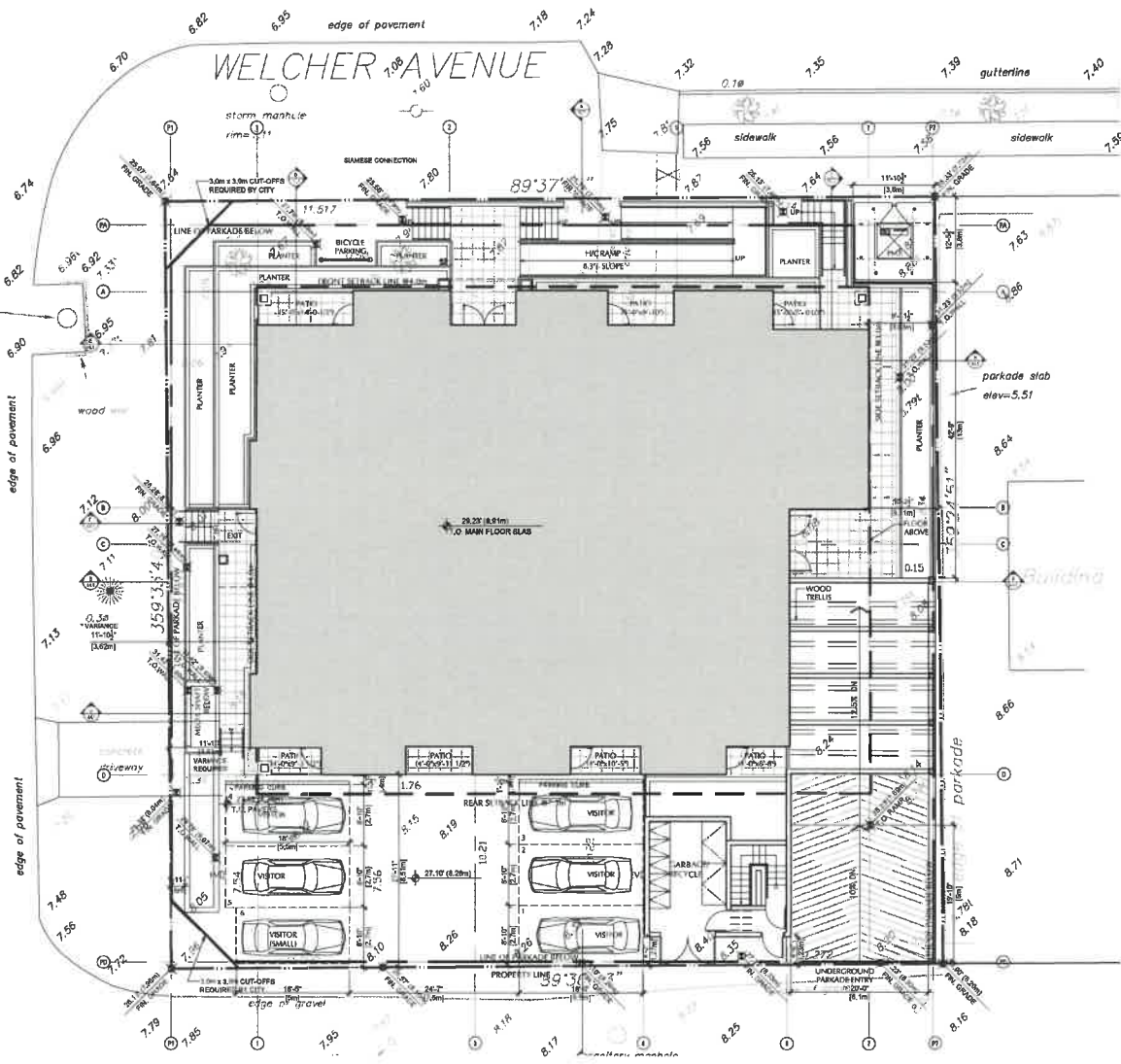
SCALE: N.T.S

DP000336

(6)

DONALD STREET

1 SITE PLAN
A1.3 SCALE: 1/8"=1'-0"



Residential Apartment Building

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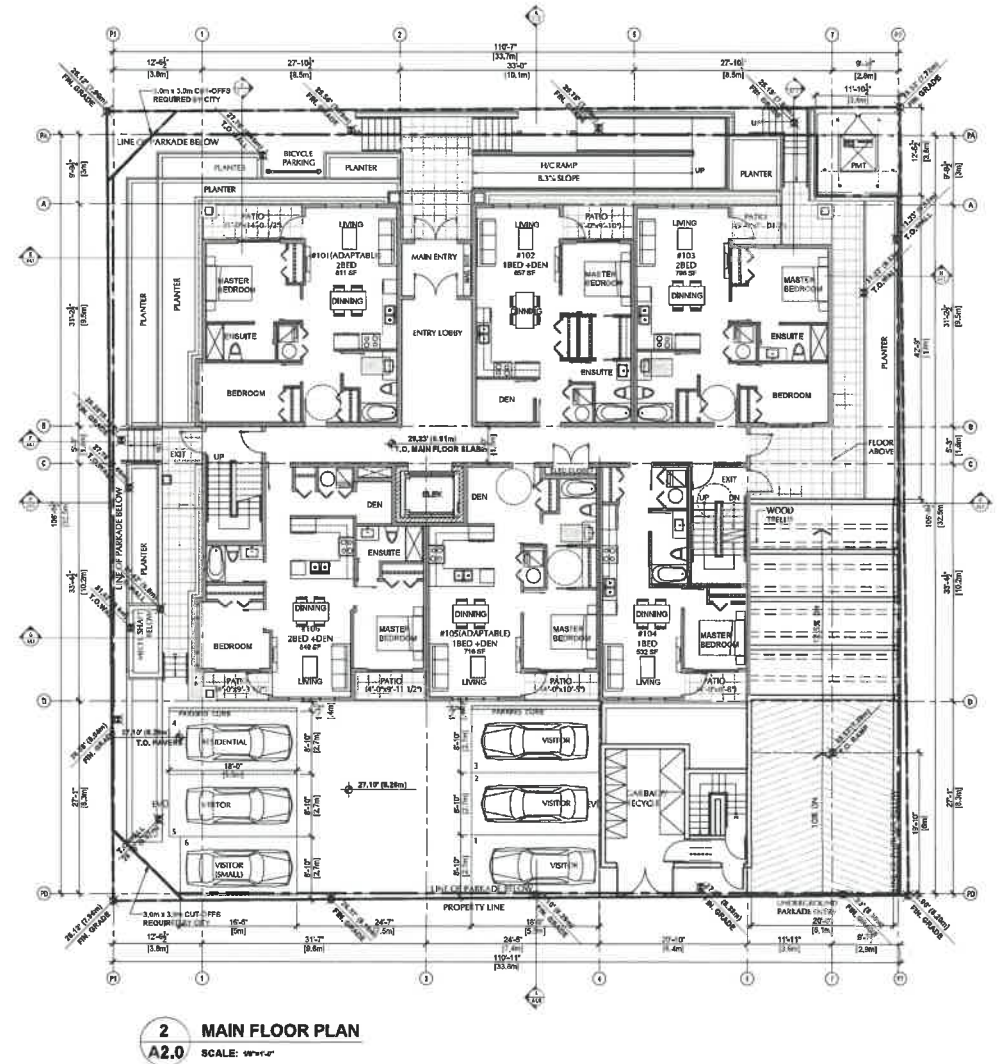
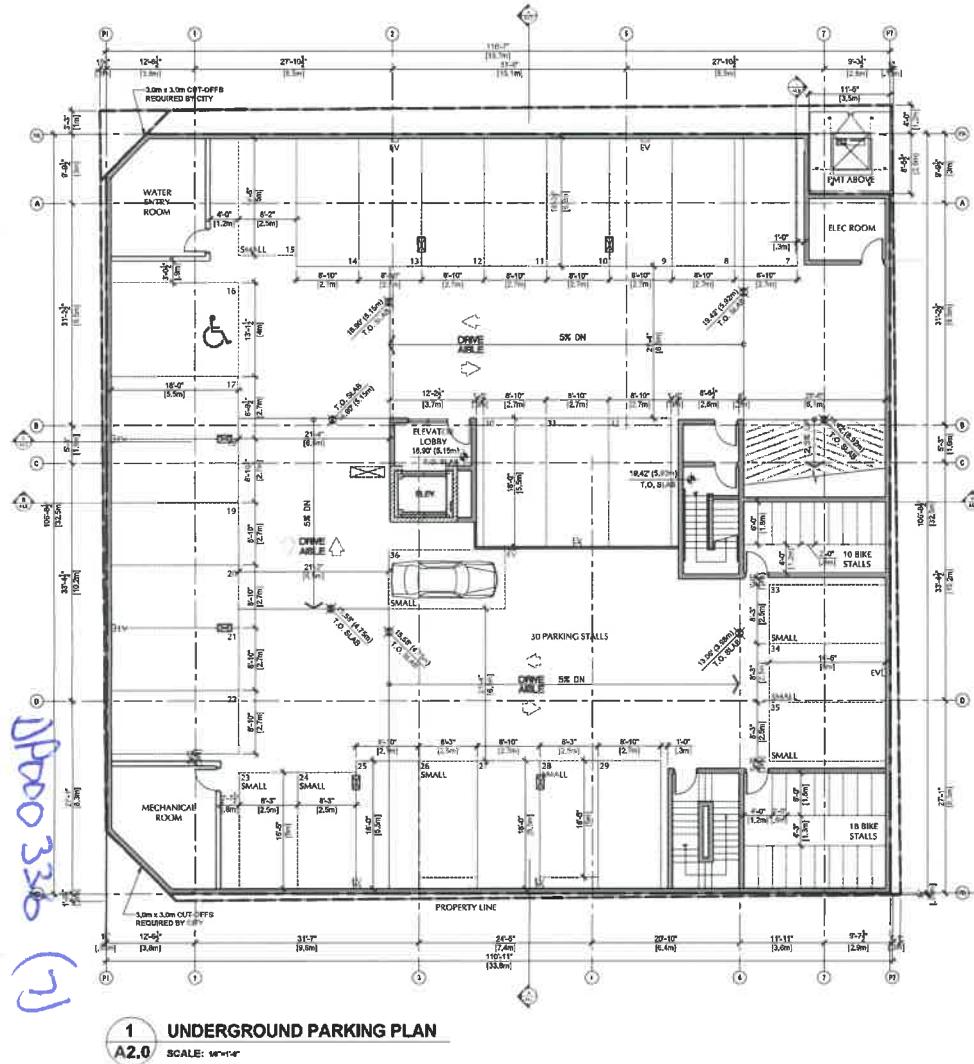
OCTOBER 2, 2018



DP 1.3

SITE PLAN

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



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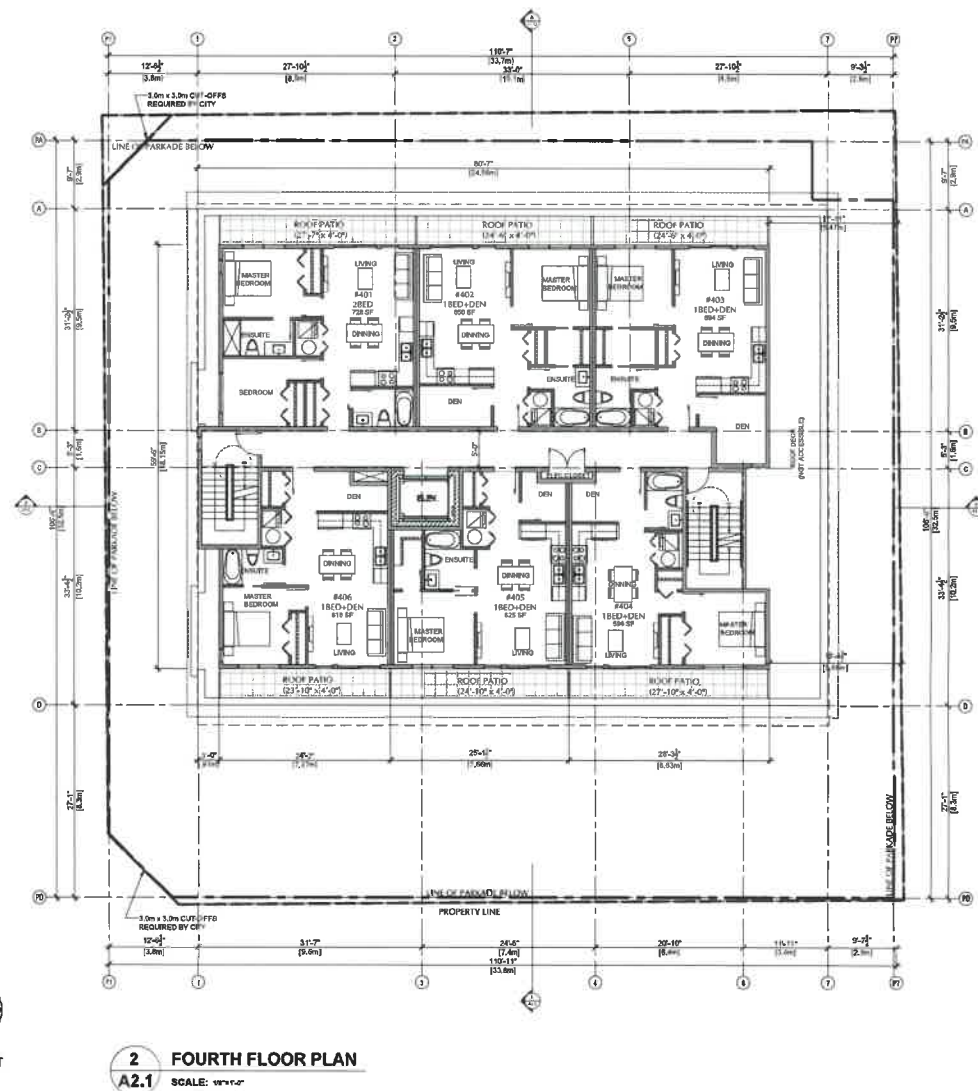
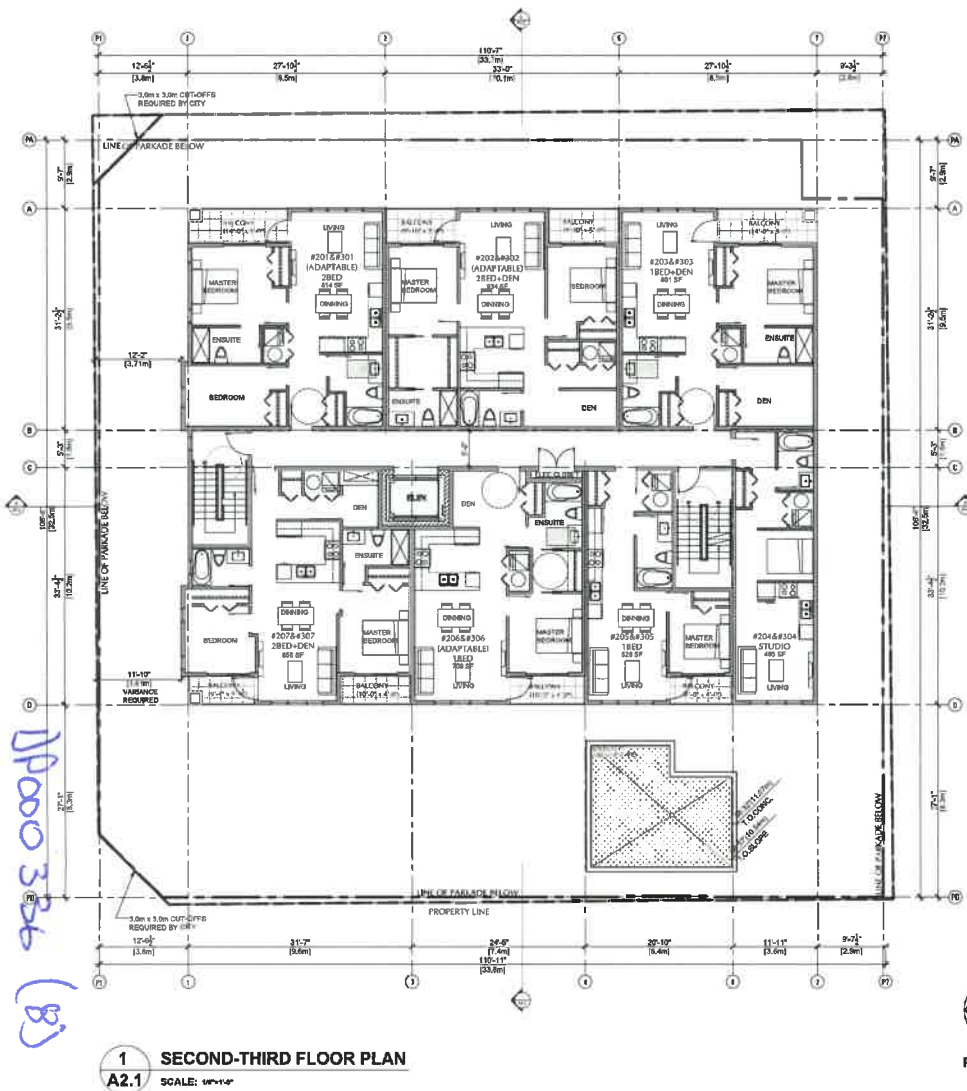
DP 2.0

PARKING & MAIN
FLOOR PLANS

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



PROJECT
NORTH



Residential Apartment Building

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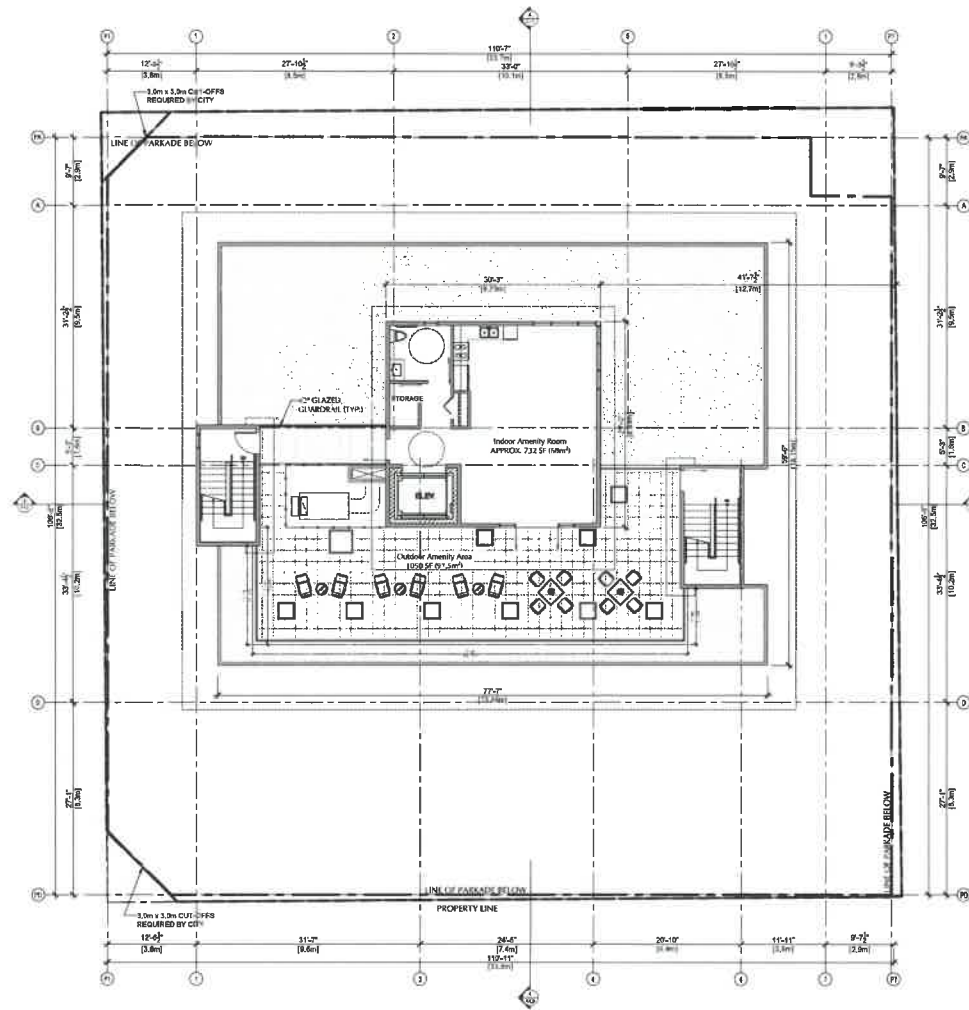
OCTOBER 2, 2018



DP 2.1
SECOND, THIRD &
FOURTH FLOOR PLANS

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

DP000336 (5)



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

Residential Apartment Building

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

ATELIER PACIFIC ARCHITECTURE INC.

JULY 09, 2018



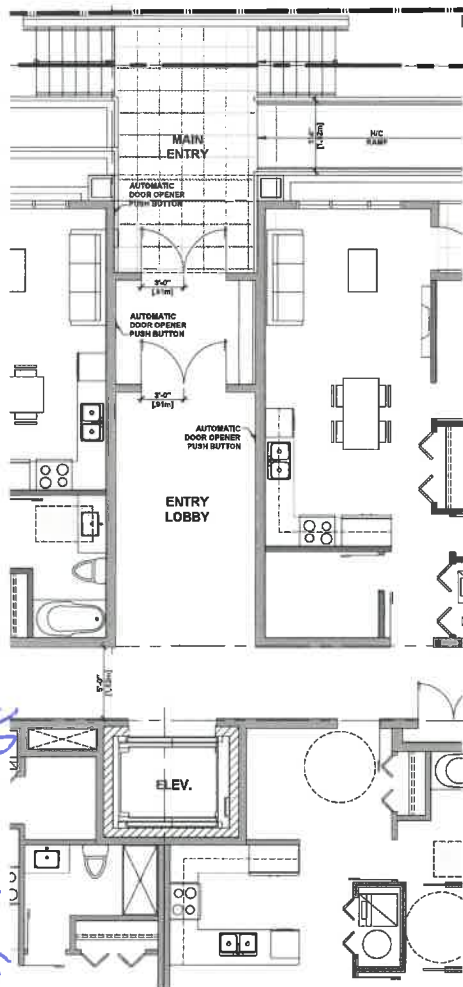
DP 2.2

ROOF PLAN

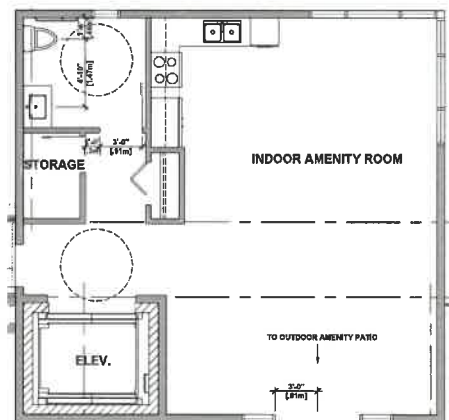
SCALE: 1/8"=1'-0"



PROJECT
NORTH



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

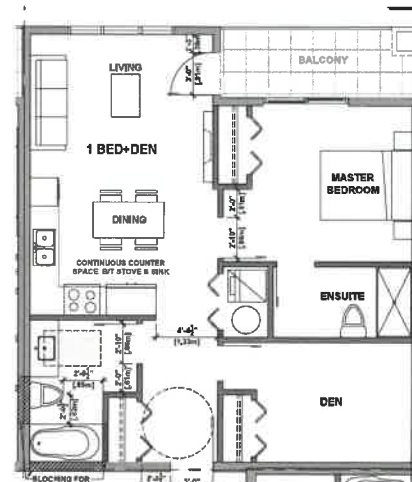


2 AMENITY SPACE
A2.3
SCALE: 1/4"=1'-0"

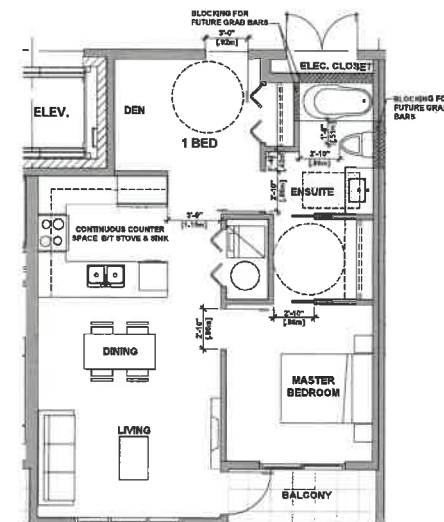


3 ADAPTABLE UNIT PLANS
A2.3
SCALE: 1/4"=1'-0"

- 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.



UNIT #203 & #303



UNIT #105, #205 & #305



PROJECT
NORTH

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
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 SAUVAGE"
- (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 VENTOR 1 - DECORATIVE WALL MOUNTED-IDA APPROVED- FULL CUTOFF LIGHT FIXTURE
- (17) BACKLIT - ADDRESS NUMBER SKIN
- (18) ALUMINUM FRAME (BLACK), TEMPERED/CLAMINATED FROSTED/OBSCURE GLASS PRIVACY SCREEN
- (19) BRICK - WHITE



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

Residential Apartment Building

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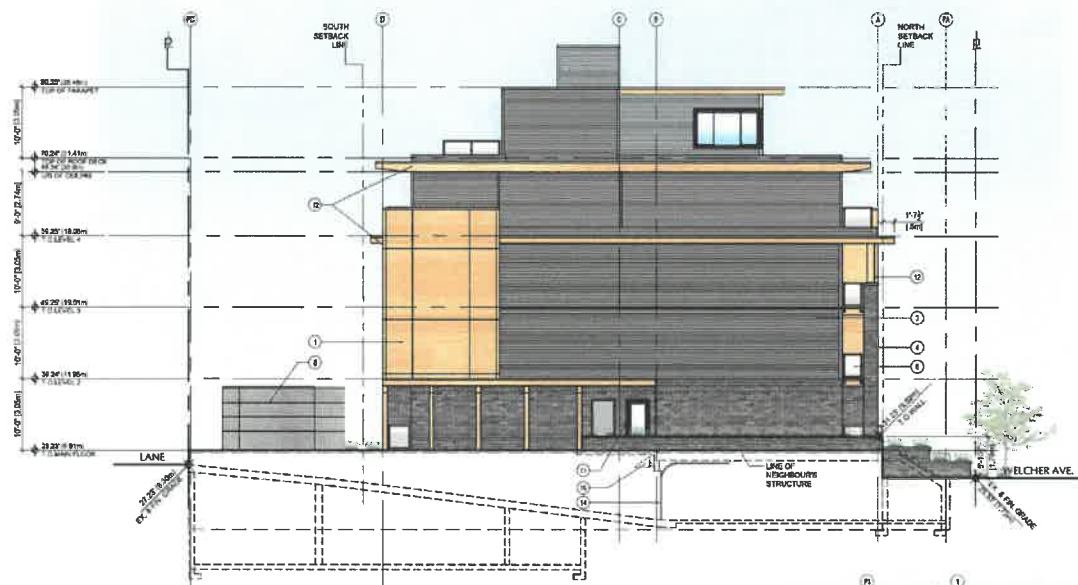
OCTOBER 2, 2018



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 SAUVAGE"
- 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 SELLUX Vektor 1 - DECORATIVE WALL MOUNTED - ICA APPROVED - FULL CUTOFF LIGHT FIXTURE
- ⑰ BACKLIT - ADDRESS NUMBER SIGN
- ⑱ ALUMINUM FRAME (BLACK), TEMPERED/ILLUMINATED FROSTED/OPACQUE GLASS PRIVACY SCREEN
- ⑲ BRICK - WHITE



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

Residential Apartment Building

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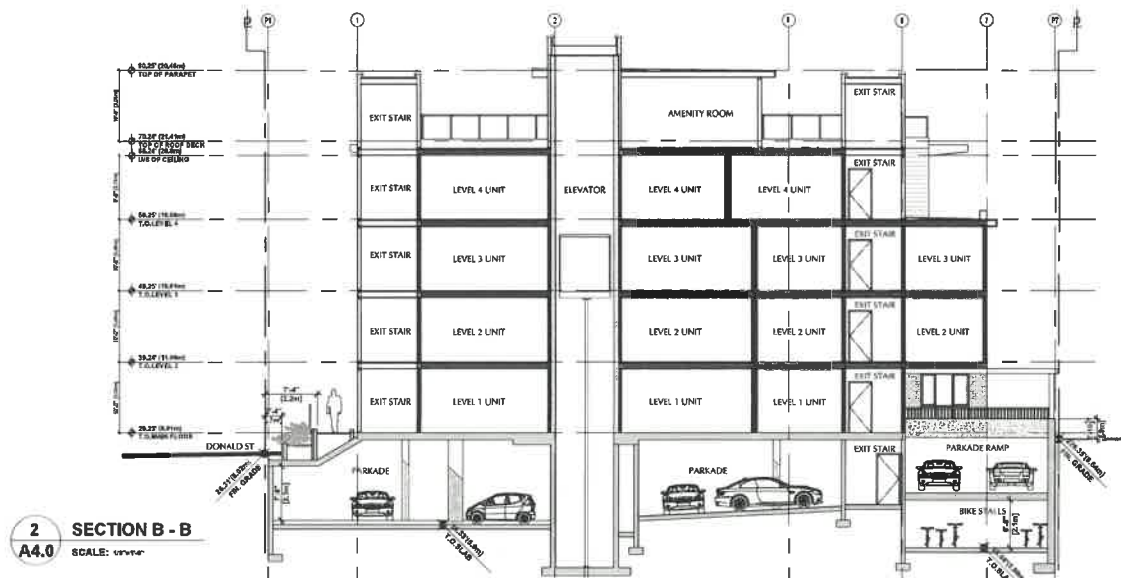
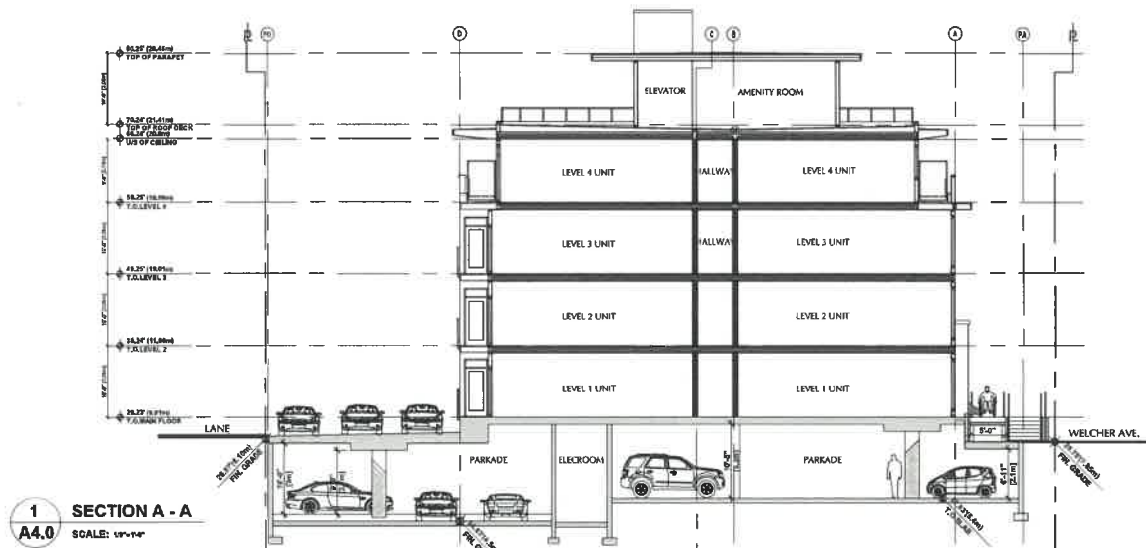
JULY 21, 2018



DP 3.1

EAST & SOUTH ELEVATIONS

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



Residential Apartment Building

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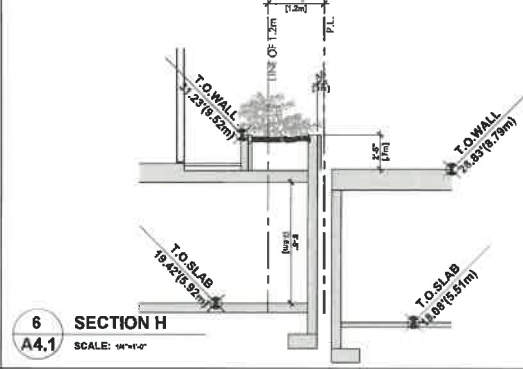
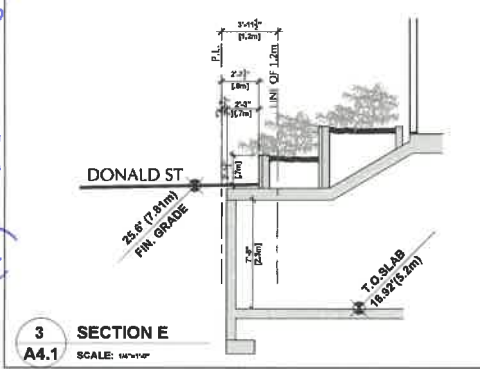
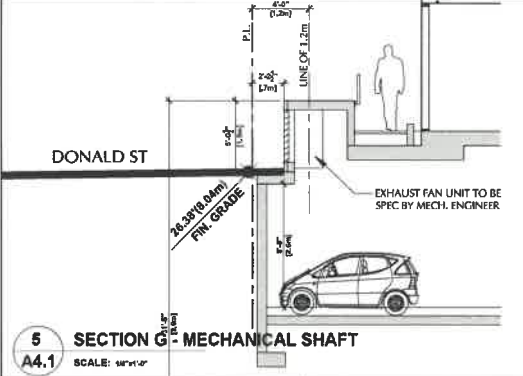
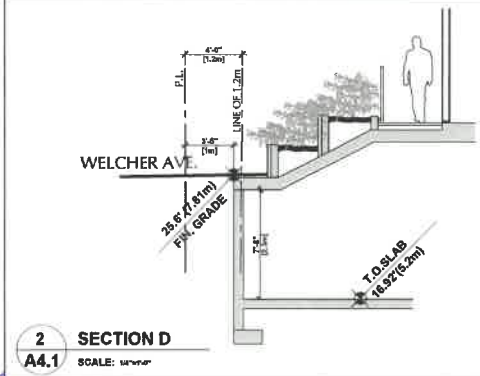
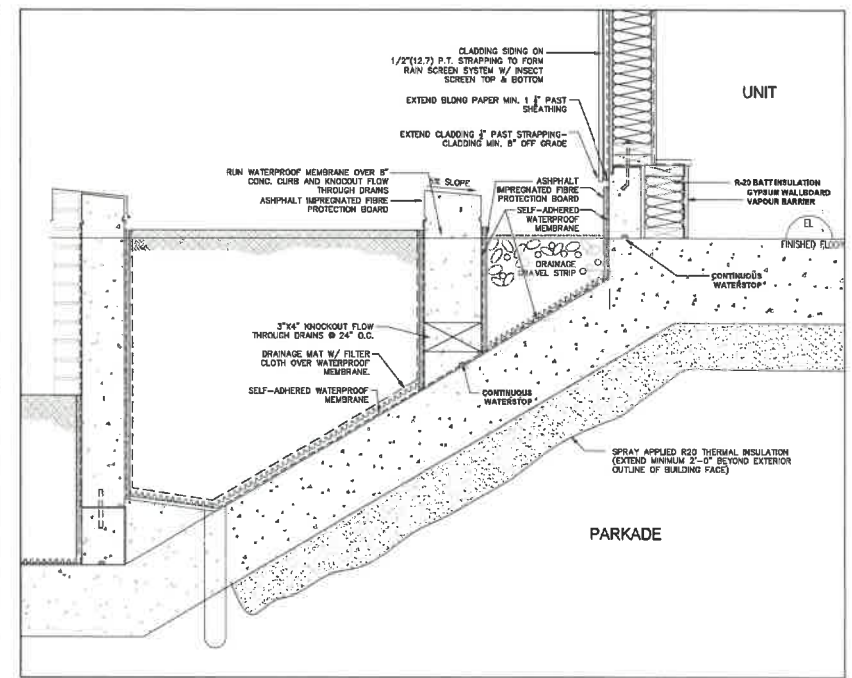
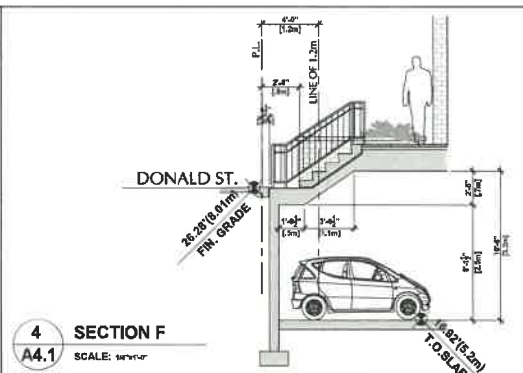
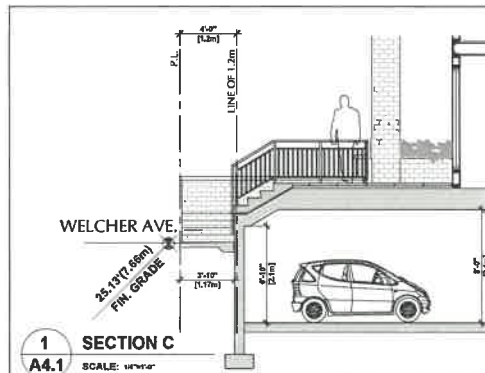
OCTOBER 2, 2018



DP 4.0

BUILDING SECTIONS

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



DP000 336 (14)

Residential Apartment Building

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ATELIER PACIFIC ARCHITECTURE INC.

OCTOBER 29, 2018



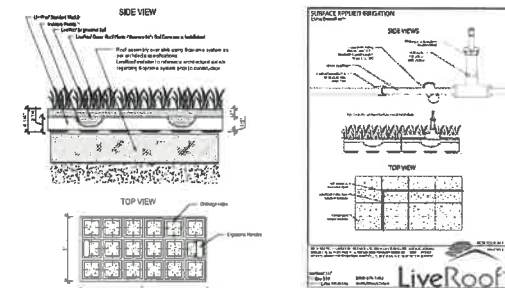
DP 4.1

ENLARGED SECTIONS
& DETAILS

SCALE: AS SHOWN

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CSLA/CNTA 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:
Shrub Area - 150 mm (6")
Shrub, Groundcover, Vines & Perennials - 450 mm (18")
Trees - Minimum 300 mm (12") of topsoil around the rootball surrounded by 60% 3/4" Regular Gravel.

[illegible]

4 "GEORGE CUBE" FIBREGLASS PLANTERS (28" & 36")
1-2 SCALE: NTS

REVISED	
NO.	DESCRIPTION
1	REVISION CHANGES
2	REVISION CHANGES
3	REVISION CHANGES
4	REVISION CHANGES
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201-990-4471 (U.S. Steel)
 North America: U.S., Canada, Mexico
 Tel. 404-904-4471

Attli Group
#100-2240 Chippendale Rd
WEST VANCOUVER, BC

DWG TITLE
**Roof Landscape Plan
and Landscape Details**

DESIGNED	DR	
DRAWN	SK	
CHECKED	DR	
SCALE	1/8" = 1'-0"	
DATE	17 Nov 2017	
PROJECT No	DWG No	REV
1728	L-2	3

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)

Carolyn Deakin

From:
Sent: Wednesday, July 22, 2020 11:32 AM
To: Public Hearings;
Subject: variance permit re 2232-2244 Welcher

I have several concerns about this variance.

1. Parking during construction. Parking for residents on Welcher Ave is at this time scarce. Currently construction workers from the nearby recreation center and apartments are consuming any parking spaces which are normally utilized by the residence of the 2200 block of Welcher Ave.
2. As this project begins they will have employees parking in our residential streets causing more stress for potential accidents on nearby streets. For example :The parking of vehicles on Maryhill Road west side southbound, at he northwest corner of Welcher is causing a great potential for a serious motor vehicle incident as they totally block the view for vehicles attempting to turn left blindly. **I strongly request a no parking area be erected at that corner to prevent accidents from occurring.**
3. Parking is severely stressed most of the day by construction workers and residents, to avoid future conflicts and arguments, it is strongly suggested that construction employees be instructed to park in the city lot on Wilson. That the contractor at their expense hire a security guard to monitor the workers vehicles while parked in the lot at Wilosn.

Port Coquitlam


Sent from [Mail](#) for Windows

Business Improvement Bylaw – First Three Readings

RECOMMENDATION:

That Council give Business Improvement Bylaw No. 4188 first three readings.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first three readings to the bylaw.
	2	Delay first three readings and request staff to provide additional information.
	3	Deny first three readings of the bylaw.

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.

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
	1	Recommend the request to renew the Port Coquitlam Downtown Business Improvement Area service to Council for consideration.
	2	Request changes to the proposed service or renewal process.
	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

CITY OF PORT COQUITLAM
BUSINESS IMPROVEMENT ASSOCIATION BYLAW
Bylaw No. 4188

Whereas Council may by majority vote, grant money to an applicant for the purpose of the planning and implementation of a Business Promotion Scheme;

And whereas before Council grants money for a Business Promotion Scheme, the Council shall pass a bylaw as required by the Community Charter;

And whereas Council has had an application for a grant of money under Section 215 of the Community Charter;

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

1. CITATION

This Bylaw may be cited as the “Downtown Business Improvement Area Bylaw, 2020, No. 4188”.

2. DEFINITIONS

1. For the purpose of this Bylaw:

Association means the Port Coquitlam Business Improvement Association, or any other name that the members of the Association may approve.

Downtown Business Improvement Area means the area of the City designated by Section 3 of this Bylaw.

Business Promotion Scheme means:

- a) carrying out studies or making reports respecting one or more areas in the municipality where business or commerce is carried on,
- b) improving, beautifying and maintaining streets, sidewalks or municipally owned land, buildings or other structures in one or more business improvement areas,
- c) the removal of graffiti from buildings and other structures in one or more business improvement areas,
- d) conserving heritage property in one or more business improvement areas, and
- e) encouraging business in one or more business improvement areas.

3. ADMINISTRATION

1. Council hereby designates those lands shown in Schedule “A” attached to and forming part of this Bylaw, as the Port Coquitlam Business Improvement Area.
2. Council hereby approves to grant to the Association an amount not exceeding \$934,167.00, broken down into annual amounts as follows:

Year	Budget
a. 2021	\$186,089.00
b. 2022	\$186,089.00
c. 2023	\$186,089.00
d. 2024	\$186,089.00
e. 2025	\$189,811.00
TOTAL (Years One to Five)	<u>\$934,167.00</u>

3. All of the money granted to the Association pursuant to this Bylaw shall be recovered within the Downtown Business Improvement Area from the owners of land within that area.
4. For the purpose of recovering the monies granted to the applicant under this Bylaw, the Council shall levy annually on all land and improvements that fall into Class 5 or 6 of Section 216 of the Community Charter within the designated Business Improvement Area, rates sufficient to raise the following sums:

Year	Budget
a. 2021	\$167,480.00
b. 2022	\$167,480.00
c. 2023	\$167,480.00
d. 2024	\$167,480.00
e. 2025	\$170,830.00

5. The Association shall submit to the City, on or before May 1, a budget for the purpose of the business promotion scheme and payment schedule set out in Schedule “B” and Schedule “C”.
6. The Association shall provide the City with audited financial statements for the year 2024 by May 1 of the following year. The Association will provide the City with an annual review engagement of the annual financial statements in the years between audits by May 1 of the following year. The Director of Finance will assess the need for an audit in the review engagement years based on a risk assessment including, but not limited to changes in personnel, systems or processes, and will notify the BIA President of any change in requirements prior to January 31 of the following year. Four years of review engagements will follow the year when additional audits are required subject to the risk assessment process outlined above.
7. The association shall not incur any indebtedness or other obligations beyond each budget year.

9. This Bylaw shall be in effect from January 1, 2021 until December 31, 2025.

If any section, subsection or clause of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the decision will not affect the validity of the remaining portions of this Bylaw.

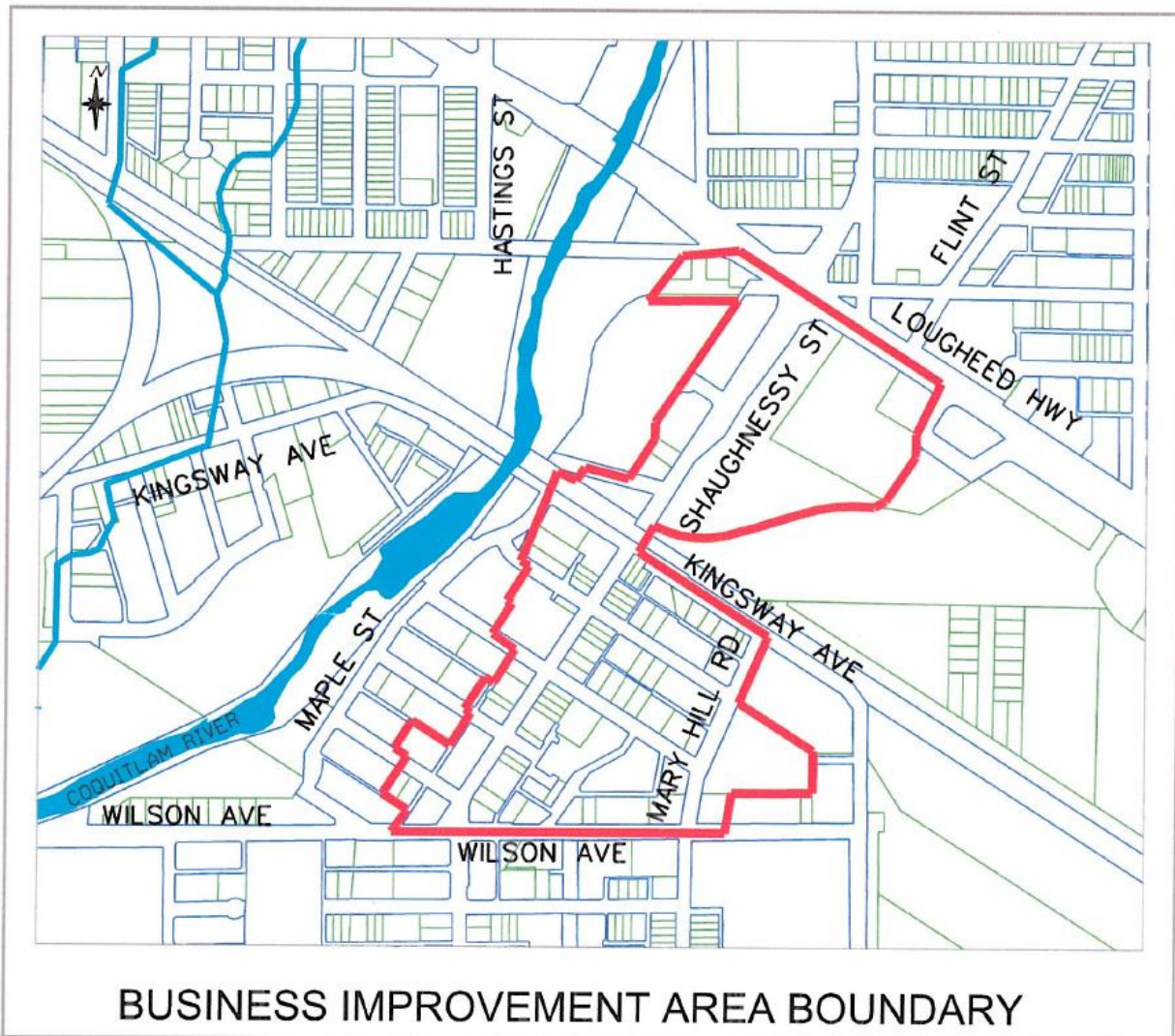
READ A THIRD TIME this _____ day of _____, 2020

Corporate Officer

SCHEDULE "A"

Boundaries of the Downtown Port Coquitlam Business Improvement Area

The boundaries of the Downtown Port Coquitlam Business Improvement Area (BIA) are shown in heavy outline on the map below, and are described as *"both sides of Shaughnessy St from Lougheed Hwy to Wilson Ave, extending further to the northwest at Marpole Ave, Elgin Ave, Kingsway Ave and Lougheed Hwy; and the area bounded by Shaughnessy St, Kingsway Ave, Mary Hill Rd and Wilson Ave"*.



SCHEDULE “B”

Business Promotion Scheme

Business Promotion Scheme

The Business Promotion Scheme for Downtown Port Coquitlam and the mandate of the Downtown Port Coquitlam Business Improvement Area (BIA) are as follows:

- 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,
- 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.

SCHEDULE “C”

Schedule of Payments

Schedule of Payments

Annual funding will be remitted in two installments: 50% before January 15th and 50% before July 15.

SCHEDULE “D”

Insurance Specifications

1. The applicant shall provide and maintain Comprehensive General Liability Insurance acceptable to the City and subject to limits of not less than **THREE MILLION DOLLARS (\$3,000,000.00)** inclusive per occurrence for bodily injury, death and damage to property, including loss of use thereof. The insurance shall cover anyone employed directly or indirectly by the applicant as well as any contractor or subcontractor hired by the applicant.
2. The City shall be added as an additionally named insured under the Comprehensive General Liability Policy and the Policy shall contain a Cross Liability Clause.
3. The applicant shall provide the City (by delivery to the Purchasing Manager) with a copy of its Comprehensive General Liability Insurance Policy prior to the City providing funding under Section 4 of this Bylaw.
4. The applicant's Comprehensive General Liability Policy shall contain an endorsement to provide that the policy shall not be cancelled, lapsed, or materially altered, without giving thirty (30) days notice in writing to the City.