



Committee of Council Agenda

Tuesday, January 12, 2021

2:00 p.m.

Virtual Meeting

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1. Adoption of the Agenda

Recommendation:

That the Tuesday, January 12, 2021, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

None.

4. DELEGATIONS

4.1. PoCo Arts Council (verbal report)

4.2. Articipate (verbal report)

5. REPORTS

5.1. Rezoning Application for 1340 Prairie Avenue

1

Recommendation:

That Committee of Council recommend to Council:

1. *The zoning of 1340 Prairie Avenue be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2).*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Installation of protective fencing for trees onsite and offsite on the*

adjacent lot prior to

issuance of a demolition permit;

- b. Completion of design and submission of securities and fees for off-site works and services;*
- c. Registration of a legal agreement to restrict any disturbance of lands within the critical root zone of the neighbouring property during construction; and*
- d. Registration of a legal agreement to ensure that the building design of each dwelling is substantially different in massing, location of windows, balconies and decks, façade materials and finishing.*

5.2. Development Variance Permit Application for 2331 and 2341 Mary Hill Road

34

Recommendation:

That the Committee of Council:

- 1. Authorize staff to provide notice of an application to vary underground servicing requirements for an apartment development at 2331-2341 Mary Hill Road, and*
- 2. Advise Council that it supports further consideration of Development Variance Permit DVP00049.*

5.3. Temporary Use Permit - 880 Loughheed Highway

38

Recommendation:

That Committee of Council authorize staff to provide notice of a temporary use application at 880 Loughheed Highway.

6. COUNCILLORS' UPDATE

7. MAYOR'S UPDATE

8. CAO UPDATE

9. RESOLUTION TO CLOSE

9.1. Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, January 12, 2021, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Item 5.2

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

Item 5.3

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

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

10. ADJOURNMENT

10.1. Adjournment of the Meeting

Recommendation:

That the Tuesday, January 12, 2021, Committee of Council Meeting be adjourned.

11. MEETING NOTES

RECOMMENDATION:

That Committee of Council recommend to Council:

1. The zoning of 1340 Prairie Avenue be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2).
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - (a) Installation of protective fencing for trees onsite and offsite on the adjacent lot prior to issuance of a demolition permit;
 - (b) Completion of design and submission of securities and fees for off-site works and services;
 - (c) Registration of a legal agreement to restrict any disturbance of lands within the critical root zone of the neighbouring property during construction; and
 - (d) Registration of a legal agreement to ensure that the building design of each dwelling is substantially different in massing, location of windows, balconies and decks, façade materials and finishing.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for consideration of a rezoning application to amend the zoning at 1340 Prairie Avenue from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2) to facilitate its subdivision into two lots. The proposal is in keeping with policy in the Official Community Plan to support a rezoning that would result in a public benefit of upgraded offsite road infrastructure and has been designed in a sensitive manner to retain mature trees on and off the property. The report recommends a set of conditions be met as part of the rezoning to achieve these objectives and approval is recommended.

BACKGROUND

Proposal: The applicant, JCJL Enterprises Inc., has proposed to rezone the property at 1340 Prairie to RS2 in order to subdivide the property into two lots.

Context: The 934 m² (10,053 ft²) site is currently developed with an older one storey single-residential home and located midblock along Prairie Avenue. Surrounding land uses are comprised of single-residential homes, duplexes and Birchland Elementary School to the south.

1340 Prairie Avenue – Rezoning Application



Location map

Policy and Regulations: The land use designation in the Official Community Plan for the site is Residential. The property is currently zoned RS1 – Residential Single Dwelling 1. OCP housing policy allows for consideration of rezoning from RS1 to RS2 to facilitate subdivision, if the rezoning would result in a public benefit.



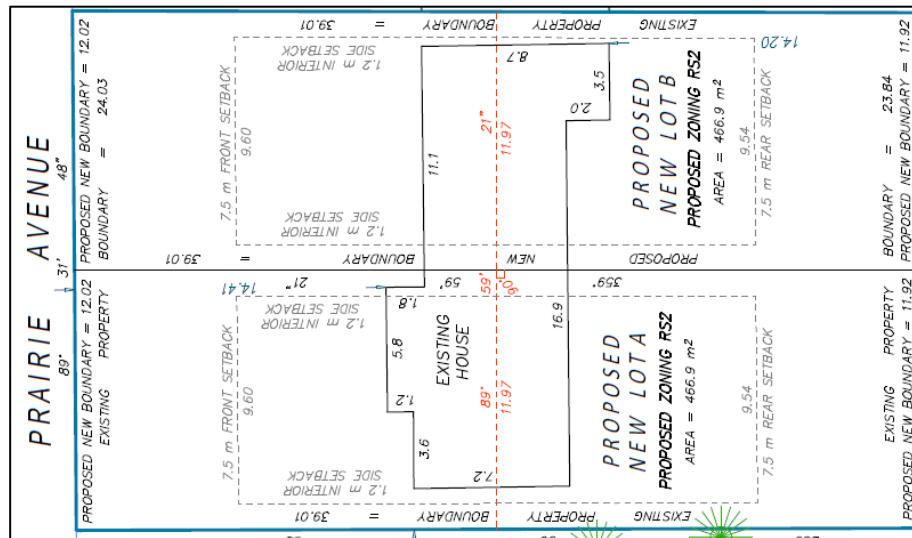
Current OCP Land Designation



Current Zoning

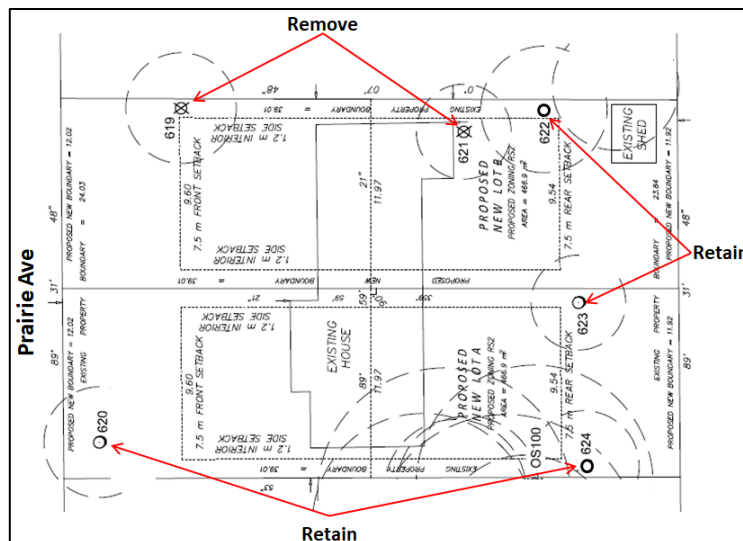
Proposed Subdivision: The applicant has provided a preliminary plan of subdivision to demonstrate the site would meet the minimum lot area and dimensions to comply with the subdivision regulations in the Zoning Bylaw for the proposed RS2 zone. The applicant has noted that it is anticipated a shared driveway would be constructed to limit further access off of Prairie Avenue.

1340 Prairie Avenue – Rezoning Application



	RS2 Zone Regulation	Proposed Lot A	Proposed Lot B
Minimum Lot Area	375m ² (4,036.6 sq.ft.)	466.9m ² (5,025 sq.ft.)	466.9 m ² (5,025 sq.ft.)
Lot Width	12m (39.4ft)	12.02m (39.4ft)	12.02m (39.4ft)
Lot Depth	28m (91.9ft)	39.01m (128ft)	39.01m (128ft)

Onsite Trees: The property contains six trees, shown in the image below. Four trees are proposed to be retained and protected during construction, including a River Birch, Pissard Plum, Japanese Maple and Mountain Ash. Two trees have been proposed to be removed from the site as they are within the building footprint; one would be considered a significant tree. Protection, removal and replacement of these trees would be in accordance with the City's Tree Bylaw.



Trees on neighbouring property: There is a cluster of seven trees located on the property to the west (1344 Prairie Avenue), of which, four are significant. Overtime the root system and canopies of these trees have grown over the property line and an arborist report has determined that the critical root zone of two cedar trees significantly encroaches onto the subject property, within the proposed building footprint on the proposed western lot. In order to minimize impact to these root systems, the arborist report recommends that development on the proposed western lot at 1340 Prairie Avenue employ a construction method using grade beams supported by piles (long cylinders of strong material pushed into the ground).

Offsite Infrastructure and Services

The additional lot will require off-site upgrades to meet the standards of the Subdivision Servicing Bylaw including provision of additional service connections, reconstruction of half the road plus 1 m fronting the site, curb and gutter, sidewalk and street lighting and the site is to be serviced with underground Hydro and telecommunication connections.

DISCUSSION

The proposed subdivision would meet the increasing demand for ground-oriented housing in the community and is in keeping with Council direction to consider a rezoning if it would result in a public benefit. To avoid the potential construction of identical dwelling units and promote a street-friendly design, it is recommended that a design covenant be registered on title to ensure the new houses are not identical in building massing, location of windows, balconies and decks, façade materials and finishing as a condition of bylaw adoption.

A submission of civil design and fees and securities for off-site works and services is recommended to be required as a condition of approval prior to adoption of the amending bylaw.

The proposal also meets the intent of OCP environmental policies to minimize the impact on trees and vegetation as much as possible both on and off the site. Staff also recommend a legal agreement be registered on the title of the property to ensure that no lands are disturbed within the critical root zone of the neighbouring trees and that future construction is done in consultation and under the supervision of a project arborist who has been certified by the International Society of Arboriculture and employ a construction method using grade beams supported by piles.

The proposed rezoning is in keeping with the land use policies of the Official Community Plan and recommended for approval.

PUBLIC CONSULTATION


A sign providing notification of the application is posted on site. To date, no comments have been received.

1340 Prairie Avenue – Rezoning Application

FINANCIAL IMPLICATIONS

The redevelopment will likely increase the assessed value of the property, resulting in increased property taxation for the City.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1340 Prairie Avenue be amended from RS1 to RS2 and that the specified conditions be met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
	3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS:

Attachment 1: Tree Assessment Report dated February 20th, 2019

Attachment 2: Tree Assessment Report dated August 12th, 2020

Lead author(s): Graeme Muir

**Tree Evaluation Report for:
1340 Prairie Avenue
Port Coquitlam, BC**

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302**



Date: February 20, 2019

1.0 INTRODUCTION

We attended the site on February 20, 2019 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 1340 Prairie Avenue, Port Coquitlam, BC. The property is located south of Prairie Avenue and east of Stratford Street. The application proposes subdividing to create two new residential lots and the construction of a new home on each. A plan showing the proposed lot lines, building envelopes and topographical survey was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.

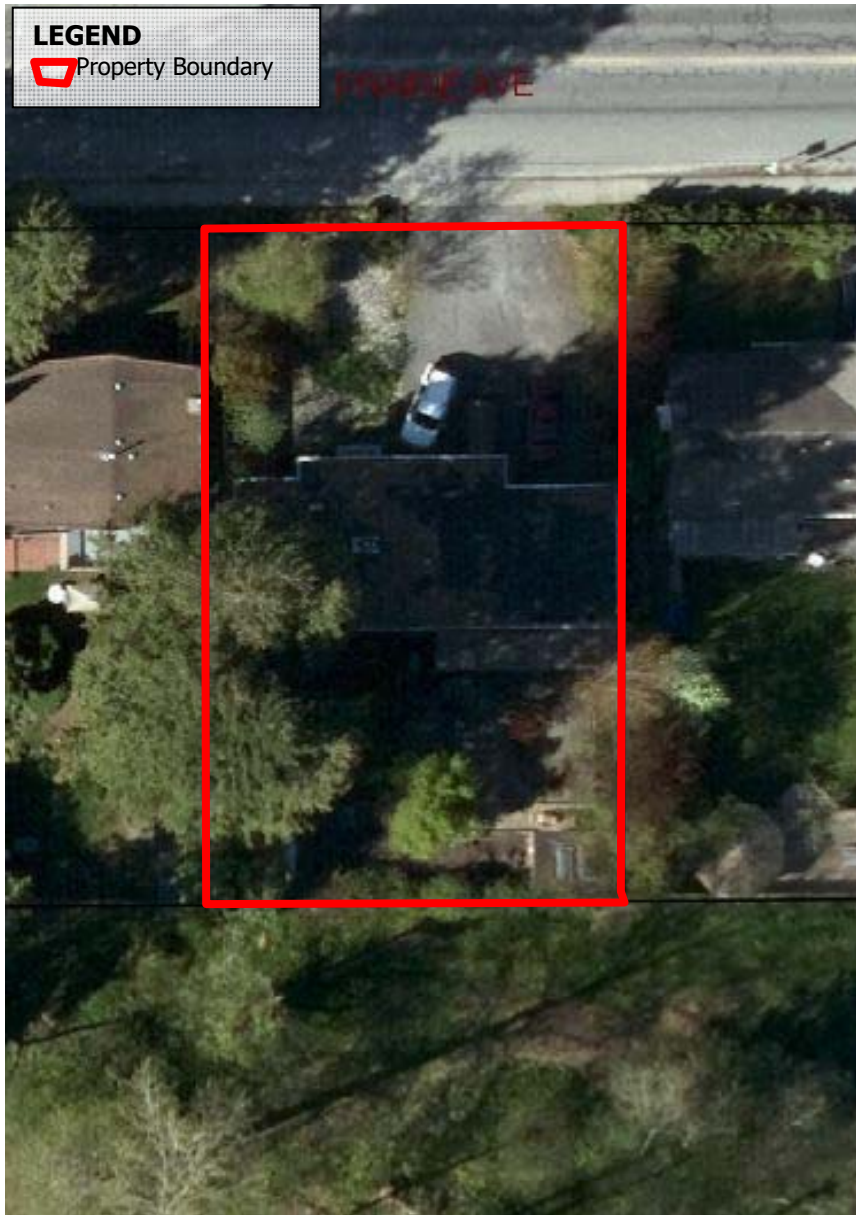


Figure 1. Aerial photograph of 1340 Prairie Avenue (PoCoMap, 2018).



2.0 FINDINGS

The onsite tree resource consists of Pissard Plums (*Prunus cerasifera* 'Pissardii'), a river birch (*Betula nigra*), a pacific dogwood (*Cornus nuttallii*), a Japanese maple (*Acer palmatum* cv.), a mountain ash (*Sorbus aucuparia*), and a Western Redcedar (*Thuja plicata*). The tree structure is moderate to good and the health is moderate to good. Photographs are provided in Appendix A.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended root protection zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the root protection zone. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.



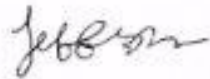
5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.



Jeff Ross BA

ISA Certified Arborist #PN-7991A

TRAQ

Horticulture Diploma-Landscape Installation and Design with Distinction



Table 1- Tree Evaluation: 1340-Prairie Avenue, Port Coquitlam, BC

Tree #	Common Name (Botanical Name)	DBH (cm)	Canopy (m)	LCR (%)	Condition (Structure, Health)	Comments	Retain/ Remove	TPZ (m)
619	Pissard Plum (<i>Prunus cerasifera</i> 'Pissardii')	~12/11/ 10	~3.4	NA	MG, M	Tree not surveyed. One additional stem (~10cm). Minor infestation of black knot (<i>Dibotryon morbosum</i>). Tree is expected to be significantly impacted by excavation for building construction.	Remove	3.5
620	River Birch (<i>Betula nigra</i>)	22	~3.1	NA	G, G	Tree not surveyed. Typical of species. Full crown. Codominant stems starting at ~3.5m.	Retain. Reassess with final development and construction plans.	3.5
621	Pacific Dogwood (<i>Cornus nuttallii</i>)	23/16	~3.0	NA	M, G	Tree not surveyed. Codominant stems at ~1.2m. Vertical growth form. Growing close to the house. Tree conflicts with building construction.	Remove	3.0
622	Pissard Plum (<i>Prunus cerasifera</i> 'Pissardii')	16/15/11	~3.9	NA	M, G	Tree not surveyed. Two additional stems (~5cm). Attachment near the base. Ivy starting to grow up the trunk. Vertical growth form. Tree is expected to be significantly impacted by excavation for building construction.	Remove	4.0

Table 1- Tree Evaluation: 1340-Prairie Avenue, Port Coquitlam, BC

Tree #	Common Name (Botanical Name)	DBH (cm)	Canopy (m)	LCR (%)	Condition (Structure, Health)	Comments	Retain/ Remove	TPZ (m)
623	Japanese Maple (<i>Acer palmatum</i> cv.)	11/10/9	~2.8	NA	MG, MG	Tree not surveyed. Three additional stems (<9cm). Codominant stems starting at ~1m. Symmetrical crown. Typical of species. Rubbing against a stone wall.	Retain. Reassess with final development and construction plans.	3.0
624	Mountain Ash (<i>Sorbus aucuparia</i>)	11/10/9	~3.5	NA	M, MG	Tree not surveyed. Six additional stems (<9cm). Suppressed by the offsite trees. Vertical growth form. Tightly spaced laterals near the base. Tree is expected to be impacted by proposed construction – services.	Remove.	3.5
OS1	Common Hazel (<i>Corylus avellana</i>)	8/6/6	~3.6	NA	MG, MG	Tree not surveyed. Multiple additional stems. Typical of species.	Retain. Reassess with final development and construction plans.	4.0
OS2	Western Redcedar (<i>Thuja plicata</i>)	~80	~3.0	80	M, M	Good trunk flare. Asymmetrical crown to the southwest. Heavy cone production. Tree is expected to be significantly impacted by excavation for building construction.	Remove	5.5
OS3	Western Redcedar (<i>Thuja plicata</i>)	~130	~4.3	75	M, M	Asymmetrical crown to the southwest. Good trunk flare. Heavy cone production. Tree is expected to be significantly impacted by excavation for building construction.	Remove	8.5

Table 1- Tree Evaluation: 1340-Prairie Avenue, Port Coquitlam, BC

Tree #	Common Name (Botanical Name)	DBH (cm)	Canopy (m)	LCR (%)	Condition (Structure, Health)	Comments	Retain/ Remove	TPZ (m)
OS4	Western Redcedar (<i>Thuja plicata</i>)	~120	~7.9	75	M, M	Asymmetrical crown to the northeast. Good trunk flare. Heavy cone production. Partially growing on a mound of soil. Tree is expected to be significantly impacted by excavation for building construction.	Remove	8.0
OS5	Western Redcedar (<i>Thuja plicata</i>)	~70/70	~2.0	75	M, M	Asymmetrical crown to the northwest. Growing on a mound of soil (~1m in height). Tree is expected to be significantly impacted by excavation for building construction.	Remove	7.0
OS6	Western Hemlock (<i>Tsuga heterophylla</i>)	~30	~4.2	75	M, MG	Tree not surveyed. Asymmetrical crown to the east, west, and south. Shaded by the mature cedars. Tree is expected to be significantly impacted by excavation for building construction.	Remove.	4.5
OS7	Western Hemlock (<i>Tsuga heterophylla</i>)	~30	~4.2	75	M, MG	Tree not surveyed. Asymmetrical crown to the east and west. Shaded by the mature cedars. Tree is expected to be significantly impacted by excavation for building construction.	Remove.	4.5

Table 1- Tree Evaluation: 1340-Prairie Avenue, Port Coquitlam, BC

Tree #	Common Name (Botanical Name)	DBH (cm)	Canopy (m)	LCR (%)	Condition (Structure, Health)	Comments	Retain/ Remove	TPZ (m)
OS100	Western Redcedar (<i>Thuja plicata</i>)	~110	~5.5	95	M, M	Shared with the neighbour. Asymmetrical crown to the southeast. Growing on a mound of soil. Hollow cavity under the buttress. Ivy growing 1/3 up the trunk. Heavy cone production. Good trunk flare. Tree is expected to be significantly impacted by excavation for building construction.	Remove	7.5
ADDITIONAL RECOMMENDATIONS <ul style="list-style-type: none"> In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. Permission from the registered owner(s)/city is required prior to the removal of all city, offsite, and shared trees regardless of their size. 								

Note: Location is approximate for all non-surveyed trees. 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary.



Figure 1. Tree #619.



Figure 2. Signs of black knot on tree #619.





Figure 3. Tree #620.



Figure 4. Trees #621-622 (left-right).





Figure 5. Tree #OS1.



Figure 6. Tree #623.





Figure 7. Trees #OS2, OS100, and OS4 (left-right).

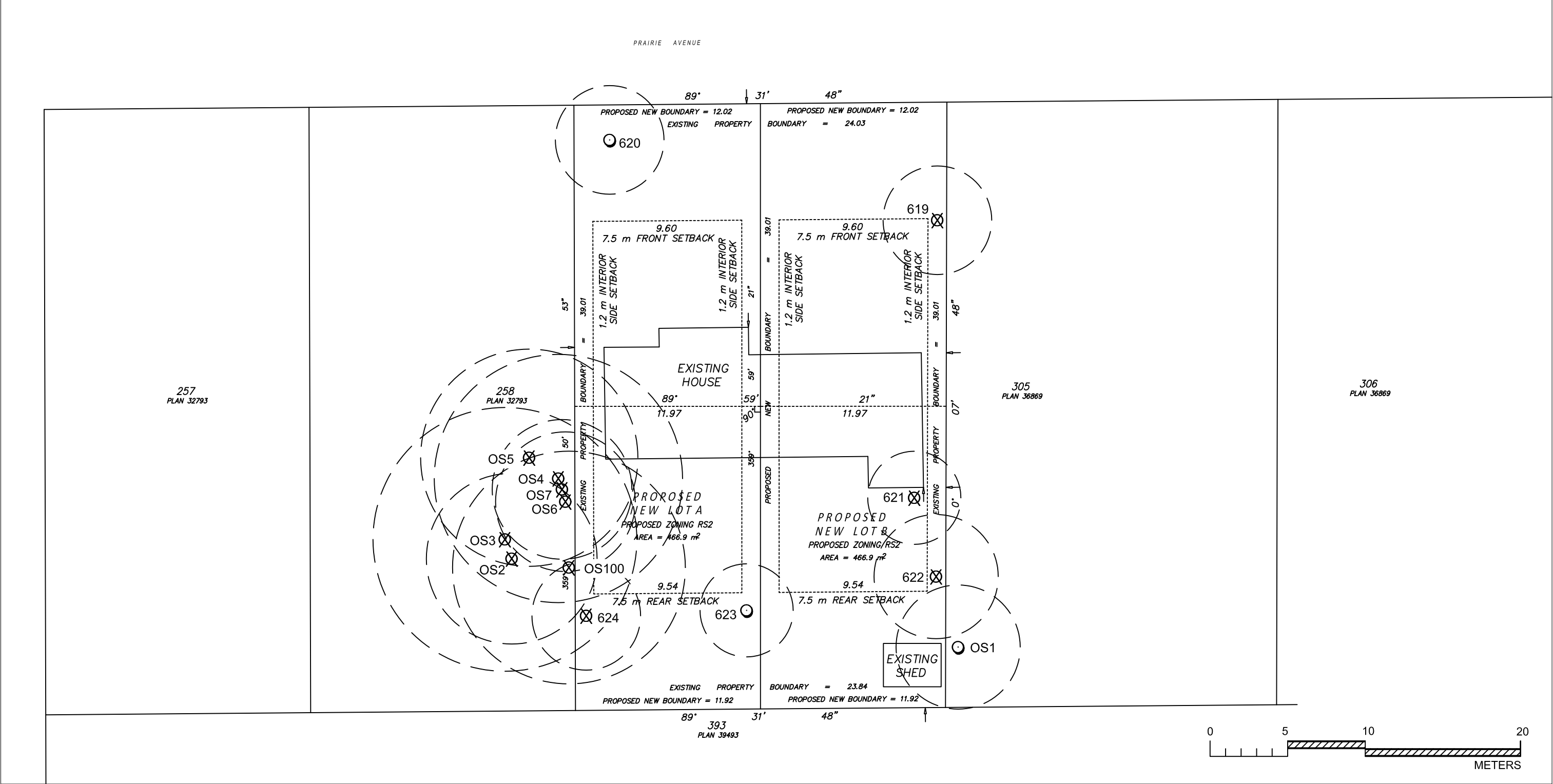


Figure 8. Hollow cavity in tree #OS100.



Figure 9. Trees #OS6-OS7 (left-right).





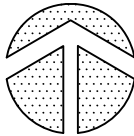
LEGEND

TREE TO BE RETAINED

TREE TO BE REMOVED

MINIMUM NO DISTURBANCE ZONE

NOTE: REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the
property of Mike Fadum and
Associates Ltd. and may not be
reproduced or used for other
projects without their permission.

PROJECT TITLE
1340 PRAIRIE AVENUE
PORT COQUITLAM, B.C.

SHEET TITLE
**T1 - TREE REMOVAL AND
PRESERVATION PLAN**

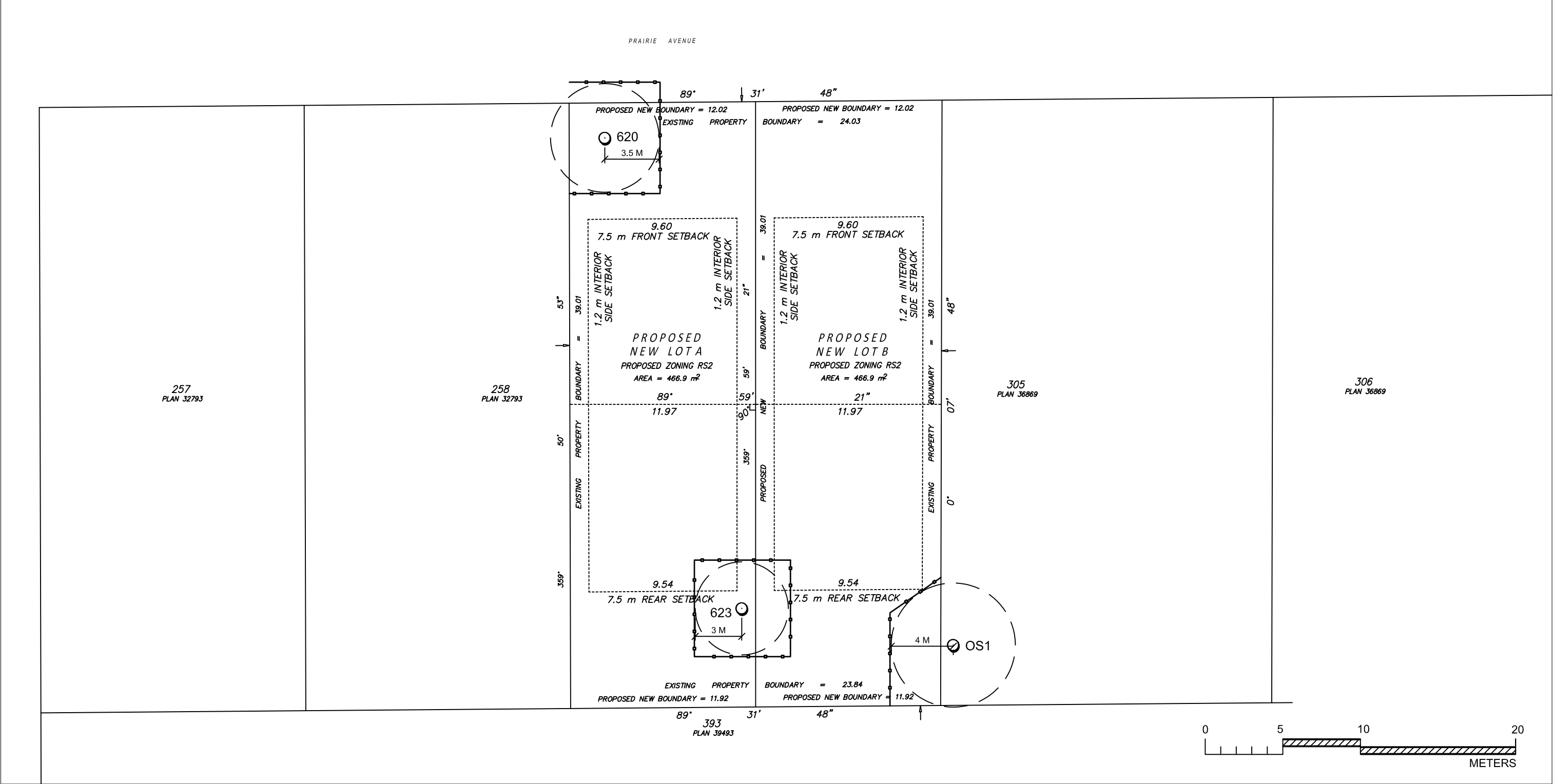
CLIENT

DRAWN
MK

SCALE
AS SHOWN

DATE
FEBRUARY 21, 2019

T-1
SHEET 1 OF 2



LEGEND

TREE TO BE RETAINED

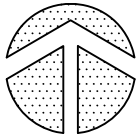
MINIMUM NO DISTURBANCE ZONE

TREE PROTECTION FENCING

NOTE: REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS.
SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.

VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
1340 PRAIRIE AVENUE
PORT COQUITLAM, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN
CLIENT

DRAWN
MK
SCALE
AS SHOWN
DATE
FEBRUARY 21, 2019

T-2
SHEET 2 OF 2

WYATT EARTH

TREES & GARDENS

604-833-5155

Wyatt.the.arborist@gmail.com



August 12, 2020

ARBORIST REPORT

1340 Prairie Avenue, Port Coquitlam - RZ000164

Evaluation of Critical Root Zones of Neighbouring Trees

Prepared for: Mr. Maninder Singh Sekhon
604-825-7677; msekhon72@gmail.com

Prepared by: Wyatt Earth Trees & Gardens
2653 Wildwood Drive, Langley BC V2Y 1G2

Wyatt Sjodin
ISA #PN-0430-A
TRAQ #341



Contents

Report 3 - 4

Site Plan 5

Photographs 7 - 11

Qualifications of Author 12

Disclaimer 13

Summary

This lot is proposed for development; the owner would like to subdivide into two lots. It is currently zoned RS1, "Residential Single Dwelling 1." It is anticipated that the zoning will be changed to RS2.

Of the two proposed lots, the building on the east parcel will not impact any neighbouring trees. The proposed new building on the west lot (new lot 'A'), however, would significantly impact the existing neighbouring trees to the west, if the method of construction included excavating for the foundation. The critical root zones (CRZ) of many neighbouring trees encroach the subject property, and excavating them to such a degree as would be required for the proposed new building on the west lot would cause the neighbouring trees severe harm.

For new building construction on the proposed west lot, it would be necessary to employ a method using grade beams supported by piles (long cylinders of strong material pushed into the ground) to minimize impact to the roots of the neighbouring trees. This should be done with the consultation and supervision of a project arborist who has been certified by the International Society of Arboriculture (ISA). Although some piles may necessarily be located within the CRZ of some trees, in my opinion the damage to the root systems would be within tolerable levels and not cause the neighbouring trees to decline in health or be rendered structurally unstable as a result.

Background

Wyatt Earth was contracted by Mr. Maninder Sekhon in July 2020 to evaluate any potential impact that the proposed development may impose on the off-site trees. The City of Port Coquitlam has requested an assessment of the site in relation to the neighbouring trees, including the consideration of which method of construction would be best suited to minimize damage to the roots of the off-site trees. In January 2019 an arborist report for inventory purposes was completed.

I attended the site on July 29, 2020 to view the properties and gather information about the trees.

Methods/Limitations

While on site, I went into the back yard of the subject property to get a close look at the neighbouring trees at 1344 Prairie Avenue. Most are on or near the property line. I measured the extent of the drip lines encroaching the subject lot (the drip line is the outermost circumference of the tree's canopy – basically, the ends of the longest branches; it is the area under this that contains the critical root zone). I took photographs to help document the inspection.

A survey showing proposed new lots with buildings was provided by Mr. Sekhon.

I did not assess any of the trees, on the subject property or off-site, for hazard potential; that was not part of the scope of this project. I did not trespass into the neighbouring property – I estimated the diameters at breast height (DBH) of the trees.

Observations/Recommendations

There is a multi-stemmed hazelnut tree on the property at 1310 Prairie Avenue that has a root system growing into the subject property. It is unlikely that this tree will be negatively impacted by the development at 1340 Prairie Avenue, especially with the installation of tree protection barrier (TPB) around its CRZ, as recommended in the January 2019 report.

The cottonwood trees on the property of 1331 Fraser Avenue, Birchland Elementary, are far back enough from the subject property to not be affected at all.

It would not be possible to install TPB around all of the off-site trees to the west. The existing house is well within the CRZ's of the trees. I recommend that an ISA-certified arborist be present for the demolition of the house, as well as for the construction of the foundation, which should be elevated on piles as previously mentioned.

The drip line of the large cedar, OS 1, extends 5.6m into the subject property. The cedar that is nearest the existing house, OS 7, has a drip line growing 5.2m into the subject lot, over the existing building. The proposed new house for lot 'A' is set to be 9.6m wide; including the required setback from the west property line of 1.2m, this gives a distance from the property line to the east wall of the proposed building of 10.8m. So, if the owner wanted to excavate to create a new foundation while respecting the CRZ's of trees OS 1 and OS 7, then the breadth of the new building at that point would have to be no more than 5.2m wide ($10.8\text{m} - 5.6\text{m}$). The practical solution is to construct with piles to preserve the majority of the CRZ's of the neighbouring trees.

During the removal of the existing house, any broken roots or roots requiring removal for the piles should be manually pruned flush to help prevent the spread of internal decay. A tree will be better able to compartmentalize against infection with a flush cut, rather than a jagged tear. The project arborist will also be able to advise work crews in the avoidance of trunk and branch damage by any machinery.

If there are any questions regarding these trees or this report, please do not hesitate to contact the undersigned.

Wyatt Sjodin

Arborist; ISA Certified #PN-0430

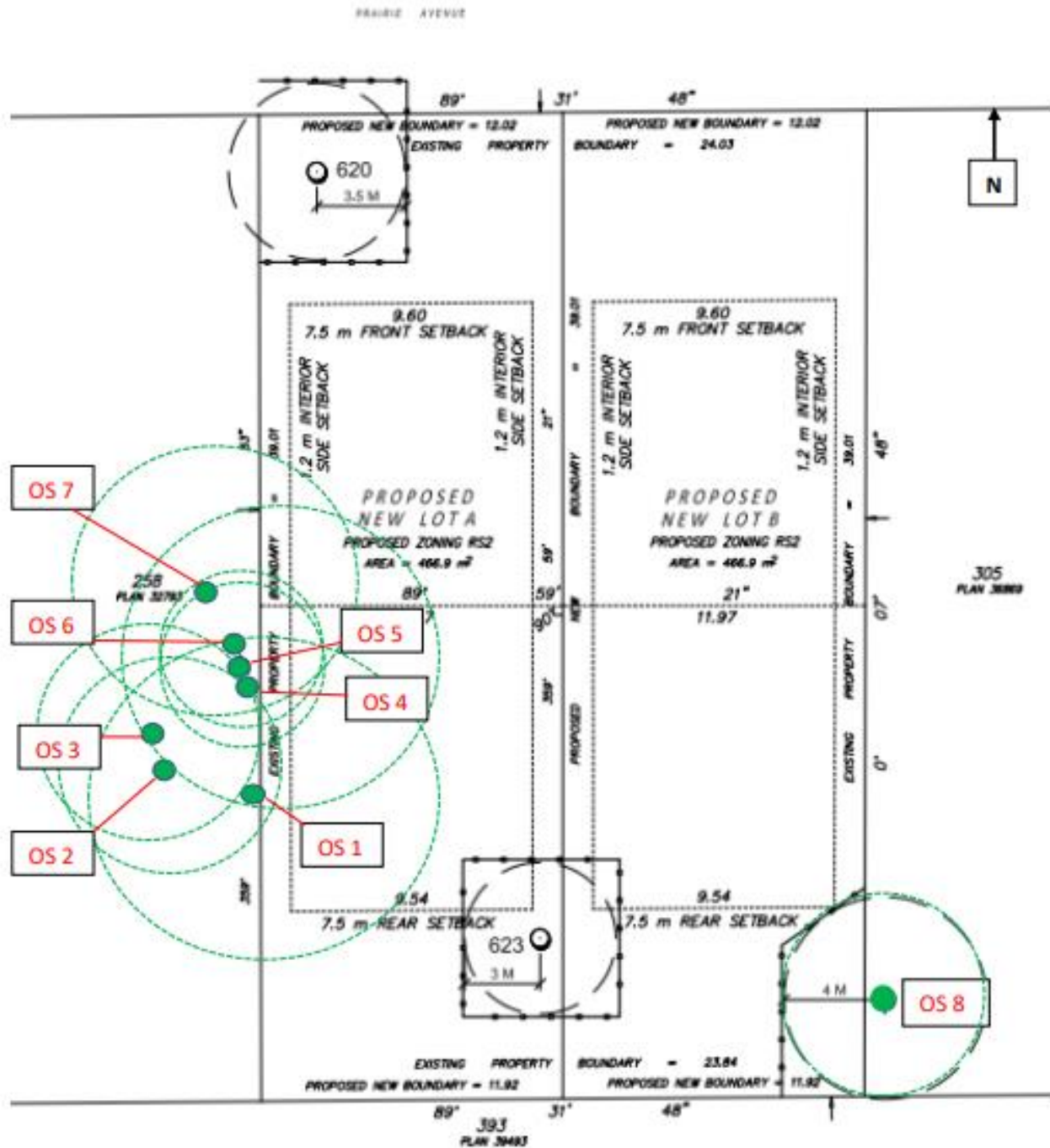
Certified Tree Risk Assessor #0341

Certified Pesticide Applicator #191294 and #190700

Certified Utility Arborist #0025-TT-95

Certified Arborist Technician ITA# 00007-TA-12

Site Plan – 1340 Prairie Avenue



site plan provided by Mr. Sekhon; tree locations and drip lines added by report author

Tree Evaluation Summary Table

ID #	species	DBH (cm)	TPB min (DBH x 6)	condition, TRAQ rating	comments	recommendation
OS 1	western red cedar, <i>Thuja plicata</i>	~100	6m	normal, healthy – not assessed for risk potential	will be impacted by proposed development	build with piles rather than excavate; have arborist on site
OS 2	western red cedar, <i>Thuja plicata</i>	~80	4.8m	normal, healthy – not assessed for risk potential	will be impacted by proposed development	build with piles rather than excavate; have arborist on site
OS 3	western red cedar, <i>Thuja plicata</i>	~100	6m	normal, healthy – not assessed for risk potential	will be impacted by proposed development	build with piles rather than excavate; have arborist on site
OS 4	western hemlock, <i>Tsuga heterophylla</i>	~25	1.5m	normal, healthy – not assessed for risk potential	will be impacted by proposed development	build with piles rather than excavate; have arborist on site
OS 5	western hemlock, <i>Tsuga heterophylla</i>	~30	1.8m	normal, healthy – not assessed for risk potential	will be impacted by proposed development	build with piles rather than excavate; have arborist on site
OS 6	western red cedar, <i>Thuja plicata</i>	~100	6m	normal, healthy – not assessed for risk potential	will be impacted by proposed development	build with piles rather than excavate; have arborist on site
OS 7	western red cedar, <i>Thuja plicata</i>	~50, ~70	7.2m	co-dominant trunks; healthy – not assessed for risk potential	will be impacted by proposed development	build with piles rather than excavate; have arborist on site
OS 8	hazelnut, <i>Corylus avellana</i>	~8, ~8, ~10	1.56m	normal, healthy – not assessed for risk potential	not likely to be impacted by proposed development	install TPB at drip line

Photographs

Photo 1



aerial photo of subject property; taken from City of Port Coquitlam's PoCoMap

Photo 2



close-up aerial photo from PoCoMap, showing off-site trees to the west

Photo 3



front view of the properties; large evergreens to the right

Photos 4 & 5



drip lines of neighbouring cedars encroaching subject property



Photo 6



some of the off-site trees

Qualifications of Author

- 30 years of experience in the field of arboriculture
- Sole proprietor, Wyatt Earth Trees & Gardens
- Professional Member, International Society of Arboriculture (ISA)
- Arborist; ISA Certified #PN-0430
- Certified Tree Risk Assessor #0341
- Certified Pesticide Applicator #191294 and #190700
- Certified Utility Arborist #0025-TT-95
- Certified Arborist Technician ITA# 00007-TA-12
- Davey Institute of Tree Sciences graduate, 2000
- Guest speaker:
 - British Columbia Recreation and Parks Association conference, February 2019;
 - Mt Lehman Garden Club, 2019;
 - Abbotsford Garden Club, 2020
- For his opinion on tree-related matters:
 - Interviewed by Global TV news and CTV four times
 - Interviewed by CBC radio twice
 - Interviewed by Business in Vancouver newspaper once

Disclaimer

The conclusions and recommendations in this report refer to the condition of the tree(s) on the day of inspection only. The report should be read and considered in its entirety. All care has been taken to use the most current arboricultural information in the preparation of this report.

The report is based on visual inspection only. No guarantee can be given nor can it be predicted that branch failure or uprooting (windthrow) would not occur as a result of extreme weather events. Tree health and environmental conditions can change at any time due to unforeseen circumstances.

Development Variance Permit Application - 2331-2341 Mary Hill Road

RECOMMENDATIONS:

That the Committee of Council:

1. Authorize staff to provide notice of an application to vary underground servicing requirements for an apartment development at 2331-2341 Mary Hill Road, and
2. Advise Council that it supports further consideration of Development Variance Permit DVP00049.

PREVIOUS COUNCIL/COMMITTEE ACTION

On January 8, 2019 the following motion was passed:

That Committee of Council approve Development Permit DP000334 to regulate an apartment development at 2331 and 2341 Mary Hill Road.

REPORT SUMMARY

This report provides for Committee's consideration of a request to vary the requirement for undergrounding of overhead services along Mary Hill Road to facilitate the development of a 26-unit apartment building. The recommended variance for the undergrounding would allow for the developer to install pre-ducting and provide funding that would facilitate these works to be implemented in the future.

BACKGROUND

The applicant David J. Ho Architects Inc wishes to build a 26-unit apartment building on the southwest corner of Mary Hill Road and Welcher Avenue. In January 8, 2019, the owner was issued a development permit to regulate the form and character of the apartment development. A building permit was submitted in February 2020.

The offsite works associated with this development included a requirement to underground overhead utilities along Mary Hill Road and Welcher Avenue. However, BC Hydro has advised it is not feasible for the lines along Mary Hill Road to be undergrounded at this time. The costs for the underground wiring along Mary Hill Road is estimated to be \$92,500.



Location map

Development Variance Permit Application - 2331-2341 Mary Hill Road

DISCUSSION

The requested variance would provide for the developer to install pre-ducting and provide funding to facilitate implementation of the undergrounding along Mary Hill Road in the future. Staff recommend approval of the variance.


FINANCIAL IMPLICATIONS

The \$92,500 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: Draft Development Variance Permit

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00049

Issued to: 1097764 BC LTD
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 110-1700 NO.6 ROAD RICHMOND BC V6V 1W3

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: 2331 & 2341 MARY HILL ROAD

Legal Description: LOT O, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 18010 & LOT P, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 18010.

P.I.D.: 010-344-951 & 004-369-165

3. The Parking and Development Management Bylaw, 2018 No. 4078 is varied as follows:
 - To vary the requirement to underground electrical, cable, and telephone wiring located along Mary Hill Road with a one-time payment of \$92,500.00.

For clarity, this variance applies to and only to the Parking and Development Management Bylaw requirement to underground overhead utilities associated with Development Permit Application DP000334. This variance does not apply to the requirement to underground electrical, cable, and telephone wiring located along Welcher Avenue.

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 two years of the date of this permit.
5. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE _____ DAY OF _____, 2021.

ISSUED THIS _____ DAY OF _____, 2021.

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)

Temporary Use Permit - 880 Lougheed Highway

RECOMMENDATION:

That Committee of Council authorize staff to provide notice of a temporary use application at 880 Lougheed Highway.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

AGF – Reinforcing BC Inc. wishes to provide for outdoor storage, distribution and manufacturing of rebar and use of a large modular office on a 2.5 acres portion of 880 Lougheed Highway. Outdoor manufacturing and an office building larger than 60m² is not permitted by the site's heavy industrial zoning and issuance of a temporary use permit is required to allow for the mix of proposed uses. Staff recommend approval.

BACKGROUND

Proposal: AGF–Reinforcing BC Inc. wishes to locate their rebar storage and distribution business on a 2.5 acres portion of 880 Lougheed Highway. The business provides rebar for the construction industry. In order to support their business operations in the short term, the company has requested a temporary use permit to provide for manufacturing and processing (the cutting and bending of rebar) and a large modular office building.



Location Map

Temporary Use Permit - 880 Lougheed Highway

Site Context: 880 Lougheed Highway is comprised of 5 parcels and located at the intersection of Lougheed Highway and the Mary Hill Bypass. Surrounding uses include the Canadian Pacific Railway lands to the south and west, Fremont Village to the north and industrial uses to the east. The property contains one older metal clad industrial building which is occupied. The remainder of the property is leased to a variety of tenants for outdoor storage uses.

The area proposed to be utilized by AGF-Reinforcing BC Inc. is at the north-east corner of the site adjacent to Lougheed Highway.

Policy and Regulations: The sites zoning is M2 - Heavy Industrial which provides for intensive industrial uses including unrestricted outdoor storage and distribution uses. Manufacturing and processing uses are permitted when sited indoors and stand alone accessory office buildings to support an outdoor storage use are permitted to a maximum size of 60m² (645 ft²).

The policies of the Official Community Plan (OCP) encourage employment growth and new business ventures.

The authority to issue temporary use permits is set out in S.493 of the *Local Government Act*. A permit may be valid for up to three years, be renewed for an additional three years, and may specify conditions under which the temporary use is carried out. The legislation also requires public notification of the proposed issuance of a permit.

The OCP exempts temporary building or structures which will comply with the siting regulations of the Zoning Bylaw for development permit requirements.

Project description: AGF-Reinforcing BC Inc. has begun site preparations at the site to start storing and shipping rebar products in accordance with the permitted uses in the M2 zone. This work will include installation of a large gantry crane (approx. 158m long, 25m wide and 11m tall) and a tower crane (approx. 30m tall with a 45.4m boom radius) to unload, store and reload rebar products for construction projects throughout the region. The requested outdoor manufacturing use would provide for AGF-Reinforcing BC Inc. to bend and cut rebar on site and the large modular office building would provide for 12 individual offices, a boardroom, washrooms and a staff room to support 25 employees.



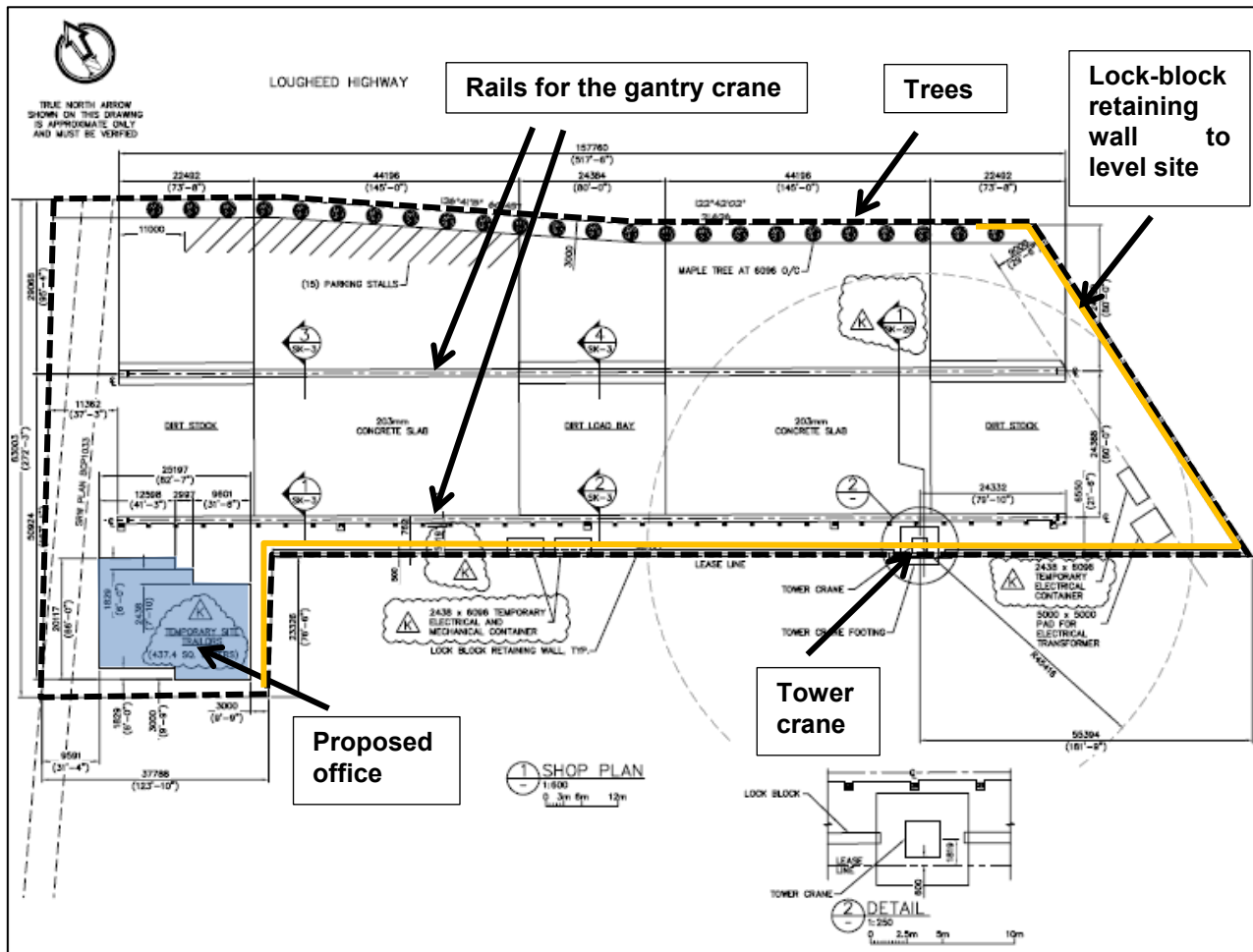
Photo of a similar gantry crane

Temporary Use Permit - 880 Lougheed Highway



Photo of similar modular office building

Intended site works will also include levelling the site, adding staff parking and concrete surfacing to portions of the site. The proposed planting of 24 maple trees along the edge of the site adjacent to Lougheed Highway will help screen the site as shown on the site plan below.



Site plan

Temporary Use Permit - 880 Lougheed Highway

AGF – Reinforcing BC Inc. has advised the current site is a short term fit, however they intend to remain in Port Coquitlam due to its central location and will be working towards finding a permanent site to accommodate their needs. The applicant has requested the temporary uses be permitted for the maximum three year period and has advised they expect to request an additional three year renewal.

DISCUSSION

The zoning bylaw restricts manufacturing and processing to being located indoors as a mechanism to minimize potential impacts such as noise, light, dust and other nuisances to neighbouring businesses and nearby residents. The subject property is primarily used for outdoor storage and separated from other property by the CPR lands and highways with the closest residential at the Fremont Village north of Lougheed Highway. The proposed outdoor manufacturing is not expected to have a significant impact on neighboring businesses and residents given this context and staff recommend support.

The applicant has confirmed the hours of operation will be between 7am to 7pm Monday to Friday and occasionally on Saturday; these hours can be restricted through issuance of a Business Licence should an issue arise.

The accessory office building is 511m² (5,500ft²) which is significantly larger than the 60 m² permitted in the M2 zone. The 60 m² size restriction is generally appropriate for smaller scale outdoor storage and distribution operations. The applicant has noted the size of the proposed office building is due to the larger scale outdoor operation and it is intended to provide space for both administrative employees and facilities to support outside workers. There are no other opportunities on the site to accommodate the applicant's office needs and permitting the larger office building is supported.

In keeping with the terms of the Temporary Use Permit, a \$10,000 security would be provided to ensure that the modular office is removed upon expiry of the permit and/or when the business relocates.

Staff do not anticipate any negative impacts associated with this proposal and note it helps support business and employment opportunities. Approval is recommended.

FINANCIAL IMPLICATIONS


None.

Temporary Use Permit - 880 Lougheed Highway

PUBLIC CONSULTATION

A public input opportunity is required and will be scheduled prior to Council's consideration of the temporary use permit.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of the temporary use permit application
	2	Request staff provide additional information or an amended proposal prior to making a decision on whether or not to proceed with the application; or
	3	Not authorize notification of the temporary use permit if Committee does not support the requested use. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Att#1: Draft Temporary Use Permit

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

TEMPORARY USE PERMIT

NO. TU000019

Issued to: Giesbrecht and Company.
Address: #353 - PO Box 8000, Abbotsford BC

1. This Temporary Use Permit is issued to permit AGF – Reinforcing BC Inc.:
 - a. To conduct outdoor manufacturing and processing consisting of cutting and bending of rebar on a 2.5 acres portion of 880 Lougheed Highway.
 - b. To permit a stand-alone office building containing an office accessory to the AGF – Reinforcing BC Inc. outdoor storage, manufacturing and processing use with a maximum floor area of 511m².
2. This Temporary Use Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 880 Lougheed Highway

Legal Description: Lot 1, Section 8, Block 6, North Range 1 East, New Westminster District, Plan LMP10693 Except Plans LMP10713 and EPP14189; Lot 3, Except Part In Plan LMP10713, Section 8, Block 6, North Range 1 East, New Westminster District, Plan LMP10693; Lot 1, Section 17, Block 6, North Range 1 East, New Westminster District, Plan BCP50394; Lot 2, Except Part In Plan LMP10713, Section 8, Block 6, North Range 1 East, New Westminster District, Plan LMP10693.

P.I.D.: 018-280-889; 018-280-901; 028-818-202; 018-280-897.

3. As a condition of the issuance of this permit, the following conditions are imposed:
 - a. The temporary outdoor manufacturing and processing use shall be restricted to the portion of 880 Lougheed Highway as shown on drawing numbered TU000019(A).
 - b. The siting of the temporary office building is to be in general compliance with drawing numbered TU000019(A).
 - c. 24 maple trees, minimum 6cm caliper, to be planted and maintained as generally shown on drawing numbered TU000019(A).
 - d. The office building is to be removed upon expiry of this permit.
4. As set forth in clause 3(b) above, the Municipality is holding the security set out below to ensure the temporary office building on the subject lands are removed following the expiry of this permit. There is filed accordingly:
 - a. An Irrevocable Letter of Credit in the amount **\$10,000** for the purpose of removal.

- 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 posing of the security is that should the Permittee fail to carry out the works 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 by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
5. The lands described herein shall be used strictly in accordance with the terms and conditions and provisions of this permit.
6. This permit shall expire three years from the issuance date of this permit. The permit may be renewed only once in accordance with Section 497 of the Local Government Act.
7. The terms of this permit are binding on all persons who acquire an interest in the land affected by this permit.
8. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COMMITTEE OF COUNCIL THE
____ DAY OF _____, 2021.

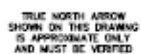
SIGNED THIS ____ DAY OF _____ 2021.

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)



LOUGHEED HIGHWAY

Location map
Trees

Temporary use
area

Temporary office location

1 SITE PLAN
1:1000
0 10m 20m 40m

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM DRAWINGS PREPARED BY DHALIWAL & ASSOCIATES (LAND SURVEYING INC. DATED JULY 12, 2010).
2. CONTRACTOR TO SITE VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.

1	ISSUED OR REVIEW	RM	NOV 18/2
0	ISSUED FOR REVIEW	RM	OCT 30/2
REV.	DESCRIPTION	BY	DATE

CLIENT:



TRK

HANGAR 9 5225 215 ST.
LANLEY, BC V2Y 2N3
TEL: (804) 574-8432
FAX: (804) 574-8431
EMAIL: me@trkeng.com
WEB: www.trkeng.com

PROJECT:

AGF REINFORCING INC.
TEMPORARY FACILITY
880 LOUGHEED HWY

PORT COQUITLAM BRITISH COLUMBIA

DRAWING TITLE:

SITE PLAN

SCALE:	AS NOTED
CHECK BY:	F.M.
DRAWN BY:	K.G.
DATE:	OCT 30/20
CAD FILE:	22001A3
PROJECT NUMBER:	22001

DRAWING NO.

A-3

TU000019(A)