



Committee of Council Agenda - Revised

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 with the following changes:

- *Deletion of item 5.1.*

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 (Item deleted)

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

1

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 Lougheed Highway

5

Recommendation:

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

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.



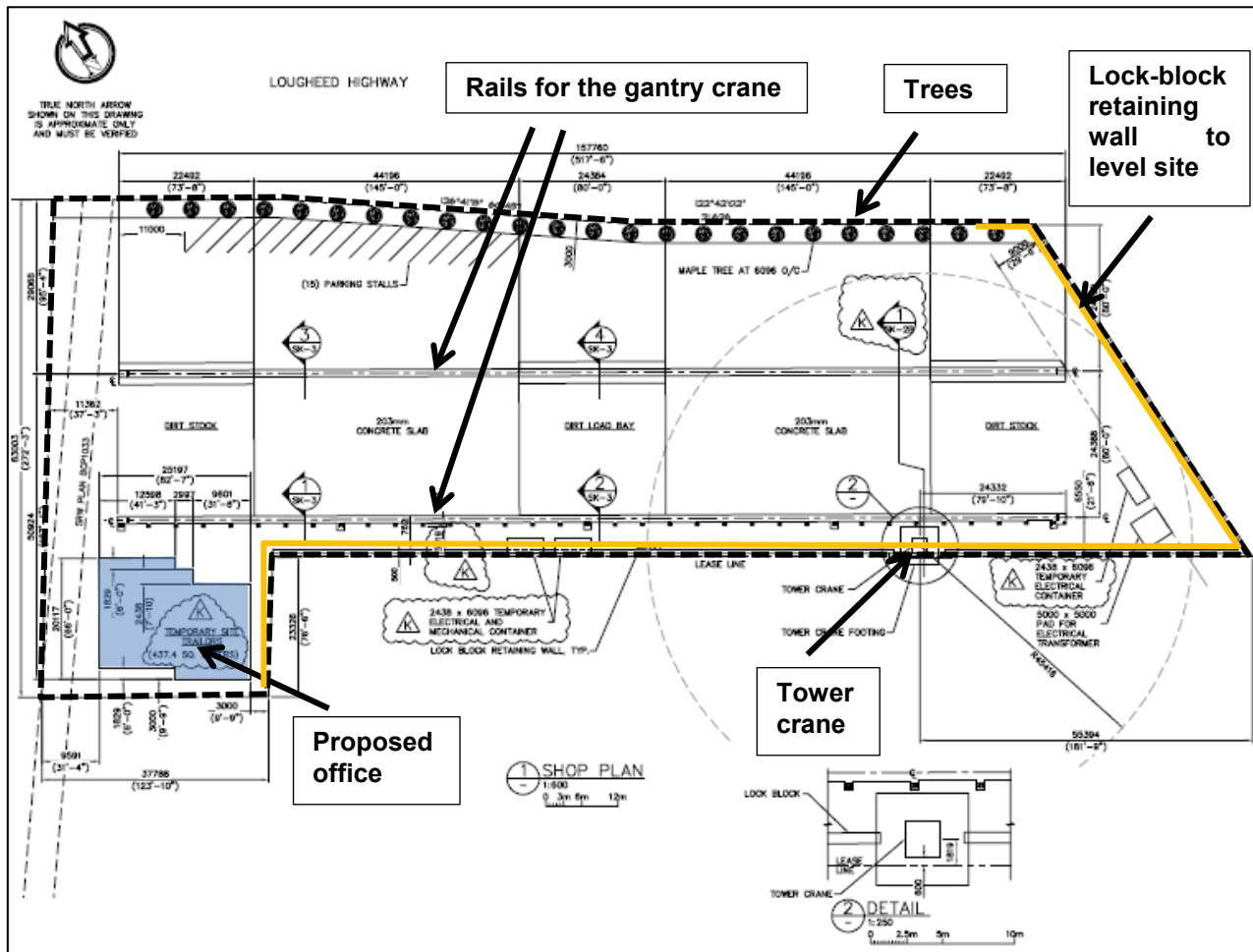
Photo of a similar gantry crane

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.

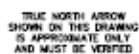
SIGNED THIS ____ DAY OF _____ 2021.

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)

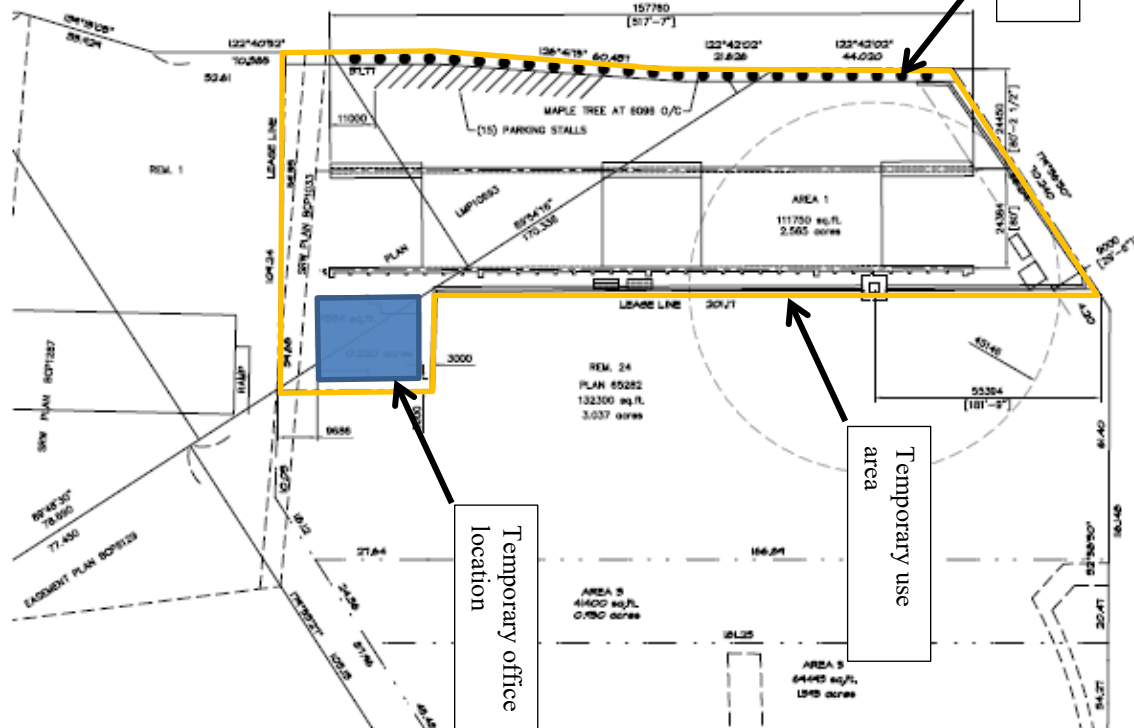


LOUGHEED HIGHWAY

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

CLIENT:



HANGAR 9 5225 216 ST.
LANGLEY, BC V2Y 2M3
TEL: (604) 574-8432
FAX: (604) 574-8431
EMAIL: info@trkang.com
WEB: www.trkang.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)