

Special Council Agenda

Tuesday, August 16, 2022, 9:00 a.m.

Virtual Meeting

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1. Adoption of the Agenda

Recommendation:

That the Tuesday, August 16, 2022 Special Council Meeting Agenda be adopted as circulated.

3. REPORTS

3.1. Zoning Amendment Bylaw No. 4247 for 1069 Nicola Avenue - Adoption

3

Recommendation:

That Council adopt "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4247".

3.2. Development Permit Application for 1069 Nicola Avenue

10

Recommendation:

That Council approve Development Permit DP000471 which regulates a commercial development at 1069 Nicola Avenue.

3.3. Zoning Amendment Bylaw No. 4283 for 2245 Wilson Avenue - First Two Readings

27

Recommendation:

That Council give first two readings to "Zoning Bylaw 2008, No. 3630, Amendment Bylaw, 2022, No. 4283" to provide for a site-specific provision for ground floor residential uses within a three-storey residential building at 2245 Wilson Avenue, in order to allow for the site to be repaired and reconstructed within its existing apartment form, density and uses.

4. RESOLUTION TO CLOSE

4.1. Resolution to Close

Recommendation:

That the Special Council Meeting of Tuesday, August 16, 2022, be closed to the public pursuant to the following subsection(s) of Section 90 of the *Community Charter*:

Item 4.1

(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Item 4.2

(1) (g) litigation or potential litigation affecting the municipality;

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

(2) (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

5. ADJOURNMENT

5.1. Adjournment of the Meeting

Recommendation:

That the Tuesday, August 16, 2022, Special Council Meeting be adjourned.

Adoption of Zoning Amendment Bylaw No. 4247 – 1069 Nicola Avenue

RECOMMENDATION:

That Council adopt “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4247”.

PREVIOUS COUNCIL/COMMITTEE ACTION

On **March 8, 2022**, Committee of Council directed:

That:

1. *Council give third reading to “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4247” to amend the zoning designation of a 3,891.8 m² portion of 1069 Nicola Avenue from CD29 (Comprehensive Development Zone 29) to DC (District Commercial); and*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Submission of plans, fees and securities of off-site works and services,*
 - b. *Submission of plans, fees and securities to relocate the east driveway at 2370 Ottawa Street to align with the southern driveway at 1069 Nicola Avenue and construct a 4-way stop intersection,*
 - c. *Submission of a plan of subdivision,*
 - d. *Submission of a landscape plan and securities for landscape works along Dominion Avenue, and*
 - e. *Registration of a legal agreement to provide cross access between the site and adjacent lands.*

On **October 19, 2021**, Committee of Council directed:

“That the rezoning application for 1069 Nicola Avenue be referred back to staff to provide further information.”

On **December 14, 2021**, Committee of Council approved:

“That Committee of Council recommend to Council that:

1. *The zoning of a 3,891.8 m² portion of 1069 Nicola Avenue be amended from Comprehensive Development Zone 29 (CD29) to District Commercial (DC); and,*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*

- a. *Submission of plans, fees and securities of off-site works and services,*
- b. *Submission of plans, fees and securities to relocate the east driveway at 2370 Ottawa Street to align with the southern driveway at 1069 Nicola Avenue,*
- c. *Submission of a plan of subdivision, and*
- d. *Submission of a landscape plan and securities for landscape works along Dominion Avenue.*
3. *Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary offsite infrastructure; and*
4. *Forward Development Variance Permit DVP00083 to Council with support for consideration subject to neighbourhood input.*
5. *Direct staff to bring forward a report outlining options for transportation network improvements in the Dominion Triangle area”.*

On **February 22, 2022** Council approved:

“That:

- 1) *Council give first two readings to “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4247” to amend the zoning designation a 3,891.8 m² portion of 1069 Nicola Avenue from CD29 (Comprehensive Development Zone 29) to DC (District Commercial); and*
- 2) *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Submission of plans, fees and securities of off-site works and services,*
 - b. *Submission of plans, fees and securities to relocate the east driveway at 2370 Ottawa Street to align with the southern driveway at 1069 Nicola Avenue and construct a 4-way stop intersection,*
 - c. *Submission of a plan of subdivision,*
 - d. *Submission of a landscape plan and securities for landscape works along Dominion Avenue, and*
 - e. *Registration of a legal agreement to provide cross access between the site and adjacent lands.”*

On **March 8, 2022** a **Public Hearing** was held in relation to the rezoning application. There were no public comments. One written submission was received from the developer (Kubic Developments Corp.) requesting that the condition pertaining to the need for them to obtain a cross access Legal Agreement be removed as a condition of fourth and final reading, stating it would be impossible for them to meet this requirement.

Adoption of Zoning Amendment Bylaw No. 4247 – 1069 Nicola Avenue

On **March 8, 2022**, subsequent to the Public Hearing, Council approved third reading of the Bylaw and resolved that prior to adoption, the following conditions be met to the satisfaction of the Director of Development Services:


- b. *Submission of plans, fees and securities of off-site works and services,*
- c. *Submission of plans, fees and securities to relocate the east driveway at 2370 Ottawa Street to align with the southern driveway at 1069 Nicola Avenue and construct a 4-way stop intersection,*
- d. *Submission of a plan of subdivision,*
- e. *Submission of a landscape plan and securities for landscape works along Dominion Avenue, and*

**Condition (e) - "Registration of a legal agreement to provide cross access between the site and adjacent lands" - was removed via an amendment to the main motion.*

MINISTRY OF TRANSPORTATION APPROVAL – received on August 5, 2022.

All conditions outlined in the March 8, 2022, report have been met.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Adopt Bylaw No. 4247.
	2	Defer adoption, and request further information.
	3	Decline to adopt the Bylaw (not approve the rezoning application).

Attachment 1 – Bylaw 4247

Attachment 2 – 2022-03-08 Report to Committee

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2021
Bylaw No. 4247

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

1. CITATION

This Bylaw may be cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4247”.

2. ADMINISTRATION

2.1 The Zoning Map of the "Zoning Bylaw, 2008, No. 3630" be amended to reflect the following rezoning:

Civic: 1069 Nicola Avenue (3,891.8 m² portion)

Legal: Lot 5, Section 8, Block 6 North, Range 1 East, New Westminster District, Plan LMP 14996

From: CD 29 (Comprehensive Development Zone 29)

To: DC (District Commercial)

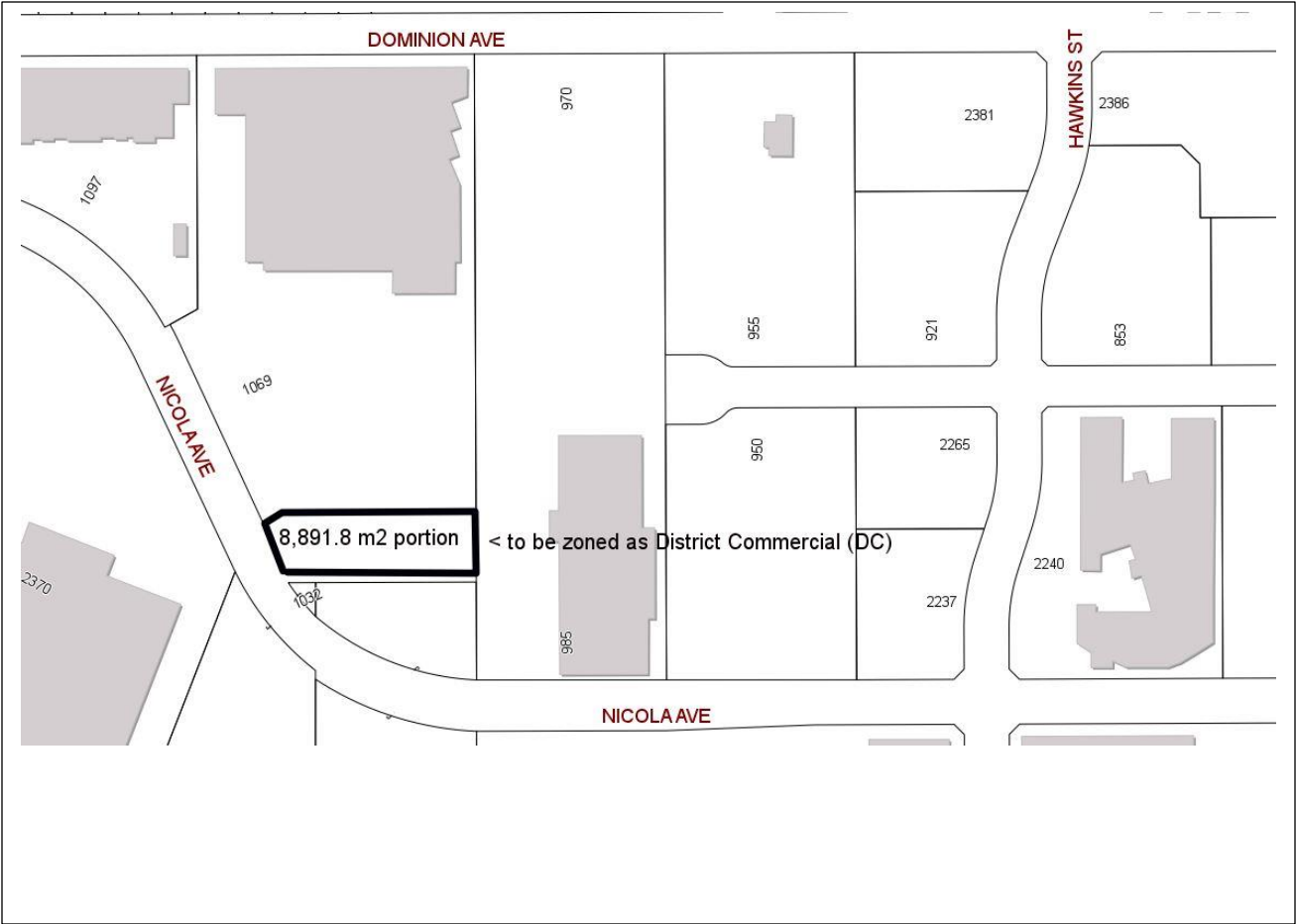
as shown on Schedule 1 attached to and forming part of this Bylaw.

READ A FIRST TIME this	22 nd day of	February, 2022
READ A SECOND TIME this	22 nd day of	February, 2022
PUBLIC HEARING held	8 th day of	March, 2022
READ A THIRD TIME this	8 th day of	March, 2022
ADOPTION TIME this	day of	, 2022

Mayor

Corporate Officer

SCHEDULE 1



Zoning Amendment Bylaw for 1069 Nicola Avenue - Third Reading

RECOMMENDATION:

That:

1. *Council give Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4247 third reading, including all conditions identified at second reading; and*
2. *the zoning of a 3,891.8 m² portion of 1069 Nicola Avenue be amended from Comprehensive Development Zone 29 (CD29) to District Commercial (DC); and,*
3. *prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Submission of plans, fees and securities of off-site works and services,*
 - b. *Submission of plans, fees and securities to relocate the east driveway at 2370 Ottawa Street to align with the southern driveway at 1069 Nicola Avenue,*
 - c. *Submission of a plan of subdivision, and*
 - d. *Submission of a landscape plan and securities for landscape works along Dominion Avenue.*

PREVIOUS COUNCIL/COMMITTEE ACTION


On February 22, 2022, Council approved:

“That the Committee of Council recommend to Council that:

1. The zoning of a 3,891.8 m² portion of 1069 Nicola Avenue be amended from Comprehensive Development Zone 29 (CD29) to District Commercial (DC); and,
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Submission of plans, fees and securities of off-site works and services,
 - b. Submission of plans, fees and securities to relocate the east driveway at 2370 Ottawa Street to align with the southern driveway at 1069 Nicola Avenue,
 - c. Submission of a plan of subdivision, and
 - d. Submission of a landscape plan and securities for landscape works along Dominion Avenue.
3. Pursuant to s. 498 of the *Local Government Act*, authorize staff to provide notice of an application to vary offsite infrastructure.”

Zoning Amendment Bylaw for 1069 Nicola Avenue - Third Reading

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give third reading to the bylaw.
	2	Request that additional information be received and determine next steps after receipt of that information.
	3	Fail third reading of the bylaw.

Development Permit Application for 1069 Nicola Avenue

RECOMMENDATION:

That Council approve Development Permit DP000471 which regulates a commercial development at 1069 Nicola Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

Council adoption of Zoning Amendment Bylaw, 2021, No.4247 which will rezone a 3,891.8 m² portion of 1069 Nicola Avenue to permit District Commercial uses is scheduled for the August 16, 2022 Council meeting, prior to consideration of this report.

REPORT SUMMARY

This report describes a development permit application to regulate the development of a new commercial building and associated landscaping on a 1-acre portion of 1069 Nicola Avenue. The proposed building and landscaping are designed to comply with the site's DC – District Commercial zoning and development permit designations. Approval is recommended.

BACKGROUND

Proposal: Kubik Development Corporation has proposed the development of a new multi-tenant commercial building on the southern portion of 1069 Nicola Avenue. The intended tenants of the new development are a tire service retailer and a sit-in restaurant.

Site Context: 1069 Nicola Avenue is a large 8-acre site located on the north side of Nicola Avenue and backing onto Dominion Avenue between Ottawa and Hawkins Streets. The irregular shaped site is currently developed with the Home Depot retailer and substantial surface parking. The applicant is in the process of subdividing the 1-acre portion from the larger parcel.



Location map

Development Permit Application for 1069 Nicola Avenue

Surrounding land uses include other commercial users such as Costco, Canadian Tire, H-Mart, BC Cannabis and Liquor Stores, and single residential uses north of Dominion Avenue. The lands directly south of the site are currently vacant.

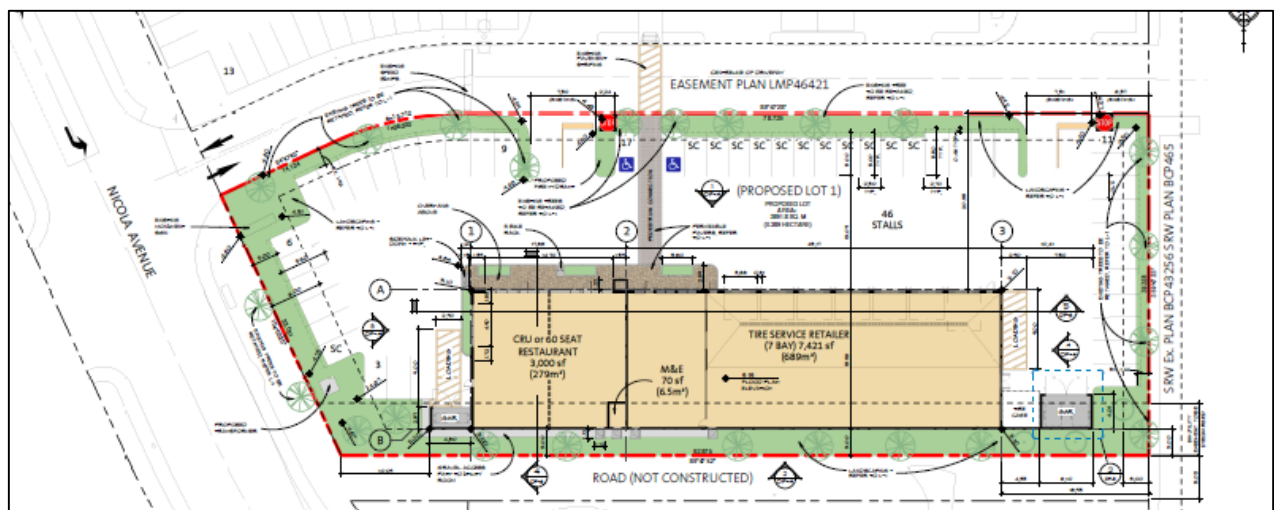
Policy and Regulations: The site's Official Community Plan (OCP) land use designation is Highway Commercial which is intended to provide for auto-oriented commercial uses that attract a regional market and require more parking than local commercial uses.

The Property is zoned DC – District Commercial which permits a variety of commercial uses including the intended automobile servicing, repairs, part sales and restaurants.

The following OCP development permit areas apply to development of the site:

- Commercial:** The objectives and guidelines of the site's Commercial development permit area designation are intended to guide the form and character of commercial developments, promote orderly development, and control the interface between commercial and other land uses.
- Environmental Conservation:** The site's 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.

Proposed development: The proposed new commercial development would be sited on a new subdivided parcel at the south of the existing parcel. The development would consist of a single-storey building with landscaping and grade level customer parking. Vehicle access to the site would be from the existing shared driveway currently providing secondary access to the Home Depot site and access to the adjacent commercial development at 985 Nicola Avenue. The site plan provides for 46 parking spaces which will accommodate staff and visitors needs and significantly exceeds the 27 required parking spaces.



Site plan

Development Permit Application for 1069 Nicola Avenue

The proposed single-storey building is 974.5m² (10,491 ft²) in size and has been designed to accommodate tire service retailer Kal Tire with service bay doors along the north side of the building. The remainder of the building is intended to accommodate a retailer or sit-in restaurant use (drive-through is not permitted).



Building facade (northwest corner)

The proposed commercial building is designed with a contemporary architectural style that includes a mix of cladding materials in varying colours (white, silver, charcoal, orange and concrete grey). The building has also been designed with variable roofline and articulation to create architectural interest.

Project Profile:

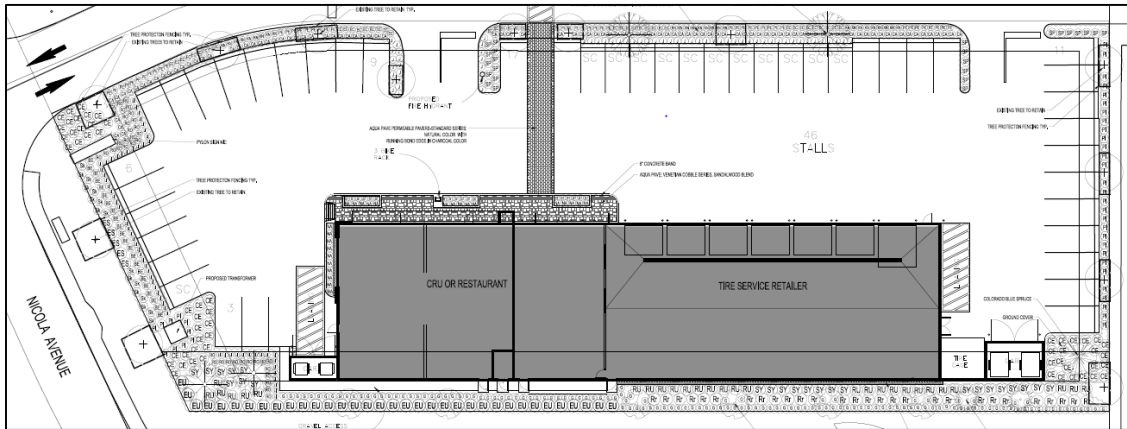
	Bylaw Regulations ¹	Proposed ²
Site Area	1,000 m ² min'm	3,891.8 m ²
Total Building Area	n/a	974.5 m ² (10,491 ft ²)
Building Lot Coverage	50%	25.2%
Setbacks:		
Front Setback (Nicola)	6 m	10 m
Rear Setback (east)	6 m	16.9 m
Interior Side Setback (north)	3 m	20.3 m
Interior Side Setback (south)	3 m	3 m
Building Height	12 m	8.6 m
Parking (total)	27	46
Loading bays	2 min'm	2

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

² Information provided by applicant based on subdivided parcel.

Development Permit Application for 1069 Nicola Avenue

The proposed landscape plan retains 13 existing trees and provides for 13 new trees along with a mixture of 283 shrubs, 115 perennials, 182 grasses and 248 ground cover plants located to the periphery of the site, in landscape fingers in the parking field, and planters by the building entrances to soften the street edge, provide shade and architectural interest.



Landscape plan

The proposed development, in accordance with the Building and Plumbing Bylaw, will also be constructed to meet the BC Energy Step Code which will reduce energy consumption compared to a typical commercial building. The applicant has indicated the development will also include the following environmental conservation measures; low-E glazing, energy efficient lighting, photocell controlled exterior lighting, insulated overhead doors with sealed glazing panels, low-flow toilets, bicycle parking, light coloured roofing materials to reduce heat island effect and thermal loading, and a high-efficiency irrigation system. A complete list of environmental conservation measures is outlined in Schedule A of the draft development permit.

DISCUSSION

The commercial building and landscaping comply with the regulations of the zoning bylaw and meets the intent of the commercial and environmental conservation development permit area objectives and guidelines. Staff recommend approval.

FINANCIAL IMPLICATIONS

It is anticipated that there will be an increase in property tax with the addition of the new commercial building.

PUBLIC CONSULTATION

A development sign was posted on the site facing Nicola Avenue to provide notification of the rezoning and development permit applications since April 2021. A public hearing was held for the rezoning March 8, 2022. To date, no comments from the public related to the development permit

Development Permit Application for 1069 Nicola Avenue

have been received and staff confirmed the development sign remains in good condition on July 28, 2022.



Sign photo

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Approve Development Permit DP000471.
	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 proposals comply with the development permit area objectives and guidelines.
	3	Recommend rejection of the application(s) if the Committee is of the opinion that it does not conform to the development permit area guidelines. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment 1: Draft development permit

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000471

Issued to: Kubik Development Corp
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: «MailingAddress»

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: Portion of 1069 Nicola Avenue (new address pending subdivision)

Legal Description: «LongLegals»

P.I.D.: «PIDs»

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 DP000471 (1) to DP000471 (8) 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 DP000471 (7) and DP000471 (8) 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 \$74,160.00 for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping, and recoup additional costs from the Permittee if necessary. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
- 6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
- 7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.

8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE _____ DAY OF _____[MONTH] 2022.

SIGNED THIS _____ DAY OF _____[MONTH] 2022.

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)



REZONE/DEVELOPMENT PERMIT APPLICATION FOR PROPOSED OUTPARCEL DEVELOPMENT

Portion of 1069 Nicola Ave, Port Coquitlam, BC V3B 8B2

PROJECT TEAM

APPLICANT

AJAY SHAH
KUBIK DEVELOPMENTS CORPORATION
16-103 PARKSIDE DR.,
PORT MOODY, BC V3H 4Y8
TEL: 604-240-6705

PROPERTY OWNER

HOME DEPOT HOLDINGS INC.
426 ELLESMERE ROAD
SCARBOROUGH, ON M1R 4E7
TEL: 416-412-6827

CIVIL

MICHAEL OWEN
ASSOCIATED ENGINEERING (B.C.) LTD.
SUITE 610 - 1632 DICKSON AVE.,
KELOWNA, BC V1Y 7T2
TEL: 250-763-3638

LANDSCAPE

BLAIR ARBUTHNOT
R.F. BINNIE & ASSOCIATES LTD.
300 - 4940 CANADA WAY,
BURNABY, BC V5G 4K6
TEL: 604-420-1721

SURVEYOR

KYLE PHILLIPS
LYON, FLYNN & COLLINS B.C. LAND SURVEYORS
102-1537 WEST 8TH AVENUE,
VANCOUVER, B.C.
TEL: 604-737-8777

TRAFFIC CONSULTANT

BRENT DOZZI
CTS TRAFFIC ENGINEERING SPECIALISTS
101A, 1952 KINGSWAY AVE.,
PORT COQUITLAM, BC V3C 6C2
TEL: 604-936-6190

DRAWING LIST

ARCHITECTURAL

DP-1 COVER SHEET
DP-2 OVERALL SITE PLAN
DP-3 OUTPARCEL SITE PLAN
DP-4 BUILDING ELEVATIONS
DP-5 DETAILS
DP-6 PERSPECTIVE VIEWS & BUILDING SECTIONS
DP-7 SITE CONTEXT PHOTOS

SURVEY

TOPOGRAPHIC PLAN

CIVIL

C-101 CIVIL SITE GRADING PLAN
C-102 CIVIL SITE SERVICING PLAN

LANDSCAPING

L-1 LANDSCAPE PLAN
L-2 DETAILS

PROPOSED OUTPARCEL
DEVELOPMENT
Portion of 1069 Nicola Ave, Port Coquitlam BC V3B 8B2



KUBIK

KUBIK DEVELOPMENTS CORP.
16-103 Parkside Dr.
Port Moody, BC V3H 4Y8
604.240.6705

COVER SHEET

Drawn: JH
Designed: AS
Checked: AJ

Project No. 2016-026

DP-1

PROPOSED OUTPARCEL SYNOPSIS:

ZONING (BYLAW 3630):
 EXISTING: CD29 (COMPREHENSIVE DEVELOPMENT ZONE 29)
 PROPOSED: DC (DISTRICT COMMERCIAL)

LEGAL ADDRESS:
 PART OF LOT 5, EXCEPT, PART ON PLAN LMP46496 SECTION 8 BLOCK 6
 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN LMP14966

CIVIC ADDRESS:
 PORTION OF 1069 NICOLA AVE, PORT COQUITLAM, BC

LOT AREA:
 PROPOSED SITE: 3,891.8 SQMTRS. 0.889 HECTARES

BUILDING HEIGHT:
 PERMITTED: 12M
 ACTUAL: 8.53M

LOT COVERAGE:
 PERMITTED: 50%
 ACTUAL: 25.2% (974.55M/3,891.8M)

SETBACKS:
 FRONT (WEST): 6M
 REAR (EAST): 3M
 SIDE 1 (SOUTH): 3M
 SIDE 2 (NORTH): 3M

FLOOR AREA/USES:
 TIRE SERVICE RETAILER: 699 SQMTRS. 7,421 SQFT.
 RESTAURANT: 279 SQMTRS. 3,000 SQFT.
 UTILITY: 6.5 SQMTRS. 70 SQFT.
 TOTAL: 974.5 SQMTRS. 10,491 SQFT.

OFF-STREET PARKING (BYLAW 4078):
 STALLS: REQUIRED / PERMITTED PROVIDED
 TIRE SERVICE RETAILER: 15 (1/475M OF GFA) 46
 RESTAURANT: 12 (1/5 SEATS = 60/%) 12
 TOTAL: 27 46
 ACCESSIBLE: 1 (1/200 STALLS) 2
 SMALL CAR: 12 (UP TO 25%) 12
 LOADING: 2 (4605M TO 29005M GFA) 2
 BICYCLE: 3

PARKING STANDARDS (BYLAW 4078):
 STANDARD STALL: 5.5M LENGTH 2.7M WIDTH 2.1M HEIGHT
 SMALL CAR STALL: 5M LENGTH 2.5M WIDTH 2.1M HEIGHT
 ACCESSIBLE STALL: 5M LENGTH 2.5M WIDTH 2.1M HEIGHT
 LOADING: 5M LENGTH 2.6M WIDTH 3.6M HEIGHT
 AISLES: 7.5M

PROPOSED HOME DEPOT SYNOPSIS (AFTER OUTPARCEL CARVEOUT):

ZONING (BYLAW 3630):
 EXISTING: CD29 (COMPREHENSIVE DEVELOPMENT ZONE 29)
 PROPOSED: NO CHANGE

LEGAL ADDRESS:
 LT 5, BLK 6N, SEC 8, RGE 1E, NWD, PL LMP14966

CIVIC ADDRESS:
 1069 NICOLA AVE, PORT COQUITLAM, BC V3B 8B2

LOT AREA:
 EXISTING: ±32,564 SM 3.26 Ha
 AFTER DEVELOPMENT CARVEOUT: ±28,702 SM 2.87 Ha

BUILDING HEIGHT:
 NO PROPOSED CHANGES

LOT COVERAGE:
 PERMITTED: 50%
 AFTER DEVELOPMENT CARVEOUT: 40.3% (11,580SM/28,702SM)

SETBACKS:
 NO PROPOSED CHANGES

FLOOR AREA PER APPROVED DP (NO PROPOSED CHANGES):

RETAIL SALES AREA: 92,422 SQFT.
 AUXILIARY AREA: 1,249 SQFT.
 GARDEN CENTRE: 1,745 SQFT.
 GROSS FLOOR AREA: 11,580 SQFT. 124,647 SQFT.

(AUXILIARY AREA INCLUDES STORAGE, WASHROOMS, STAFF BREAK ROOMS AND OFFICES, RECEIVING AND LOADING, CART VESTIBULES AND OTHER NON-RETAIL AREAS)

OFF-STREET PARKING (BYLAW 4078):
 REQUIRED STALLS:
 (GREATER OF 1/475M OF GFA OR 1/305M OF RETAIL AREA)

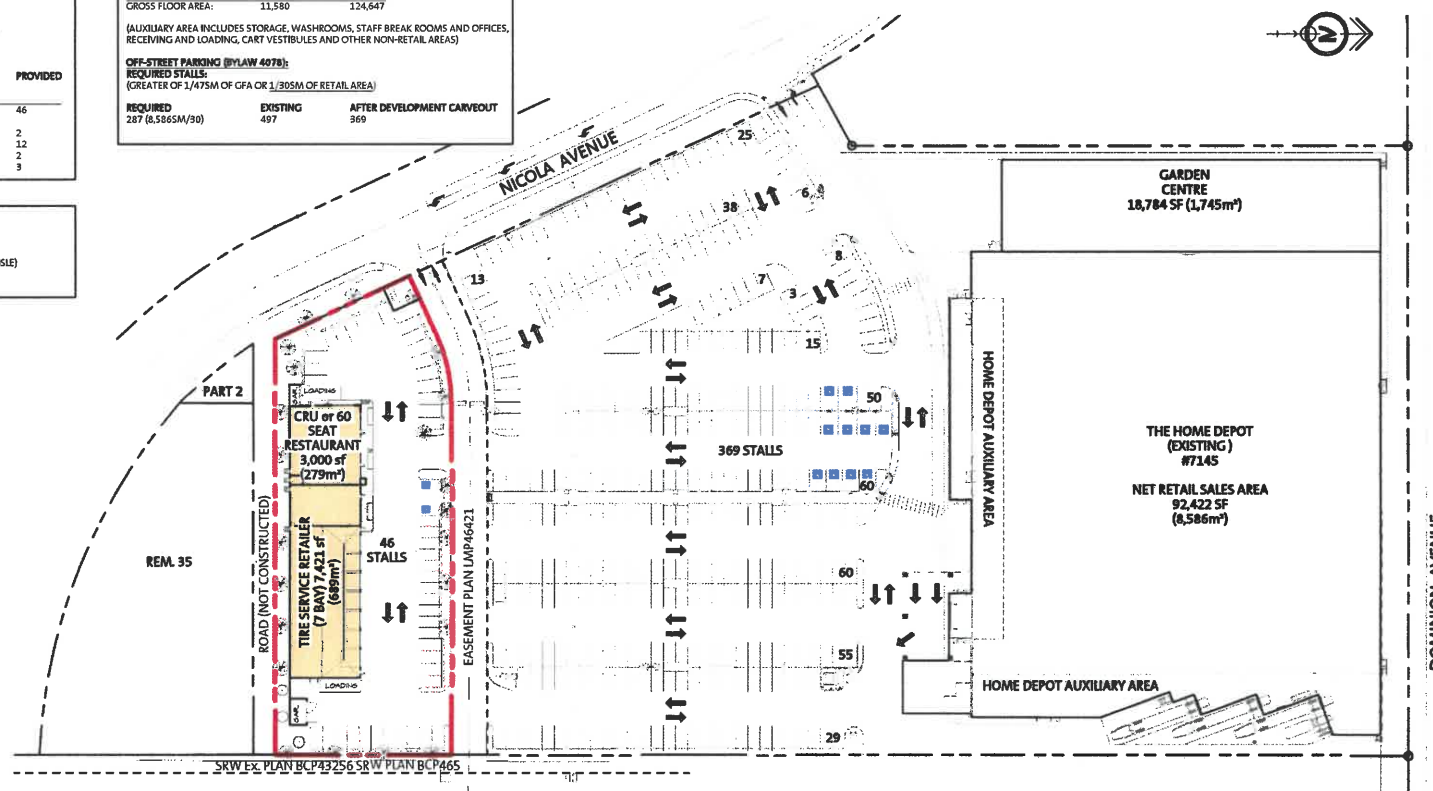
REQUIRED: 287 (8,586SM/30)
 EXISTING: 497
 AFTER DEVELOPMENT CARVEOUT: 369



SITE CONTEXT MAP

SCALE: 1/10

SUBJECT
PROPERTY



OVERALL SITE PLAN
 SCALE: 1/500

DP00411 (2)

PROPOSED OUTPARCEL
DEVELOPMENT

Portion of 1069 Nicola Ave, Port Coquitlam, BC V3B 8B2



KUBIK

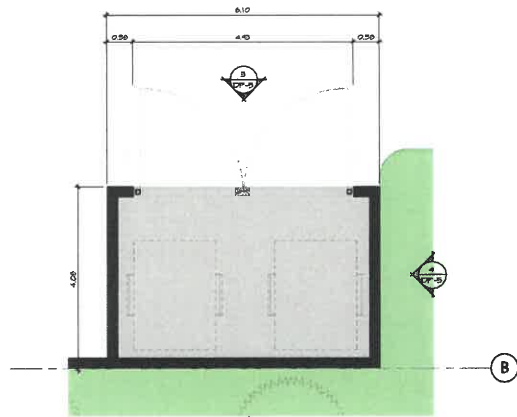
KUBIK DEVELOPMENTS CORP.
 16-103 Parkside Dr.
 Port Moody, BC V3H 4Y8
 604.240.6705

OVERALL SITE
PLAN

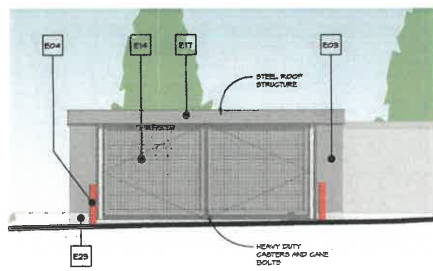
Drawn: JH
 Designed: AB
 Checked: AB

Project No: 2016-026

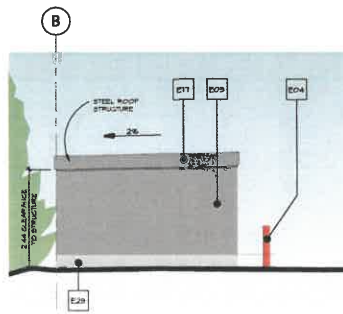
DP-2



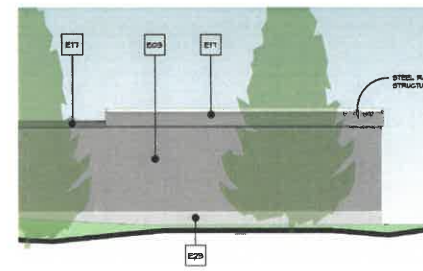
2 GARBAGE ENCLOSURE PLAN
SCALE: 1:50



3 GARBAGE ENCLOSURE FRONT ELEVATION
SCALE: 1:50



4 GARBAGE ENCLOSURE SIDE ELEVATION
SCALE: 1:50



5 GARBAGE ENCLOSURE REAR ELEVATION
SCALE: 1:50

EXTERIOR ELEVATION KEYNOTES:

- E01 3' FID, 26 GA. PRE-FINISHED METAL PANELS, COLOUR: INTERNATIONAL ORANGE CC-8254
- E02 ACRYLIC STUCCO, COLOUR: SHERWIN WILLIAMS, CUSTOM COLOUR BMT00304 (100% GLOSS)
- E03 ACRYLIC STUCCO, COLOUR: SHERWIN WILLIAMS, CUSTOM COLOUR BMT00304 (100% GLOSS)
- E04 CONCRETE FILLED STEEL PIPE BOLLARD, PAINTED SHERWIN WILLIAMS, CUSTOM COLOUR BMT00304 (100% GLOSS)

- E05 MAIN DOOR AND FRAME, PAINTED SHERWIN WILLIAMS, CUSTOM COLOUR BMT00304 (100% GLOSS)
- E06 48" CHANNEL LETTER SIGNAGE
- E07 DOUBLE-GLAZED UNITS IN CLEAR ANODIZED ALUMINUM FRAMES, PROVIDE LOW E" COATING ON WEST SIDE
- E08 LIGHT BROOM FINISHED CONCRETE SIDEWALK

- E09 REVEAL LINE
- E10 PRE-FINISHED WHITE OVERHEAD ROLL-UP DOORS
- E11 WALL MOUNTED LIGHT FIXTURE
- E12 PRE-FINISHED METAL GAP FLASHING, COLOUR: TO MATCH CASCADIA METALS SLATE GREY

- E13 TRASH / RECYCLING ENCLOSURE
- E14 ENCLOSURE GATES 2" X 2" WELDED MRE MESH 6/8" STEEL FRAME, COLOUR: SHERWIN WILLIAMS, CUSTOM COLOUR BMT00304 (100% GLOSS)
- E15 PRE-FINISHED HORIZONTAL METAL GLAZING PANELS, 18" EXPOSURE, COLOUR: TO MATCH CASCADIA METALS SLATE GREY
- E16 PRE-FINISHED VERTICAL METAL GLAZING PANELS, 18" EXPOSURE, COLOUR: TO MATCH CASCADIA METALS SLATE GREY

- E17 PRE-FINISHED METAL GAP FLASHING, COLOUR: TO MATCH E09
- E18 PRE-FINISHED METAL GAP FLASHING, COLOUR: TO MATCH CASCADIA METALS SLATE GREY
- E19 18" CHANNEL LETTER ADDRESS SIGNAGE, COLOUR: INTERNATIONAL ORANGE CC-8254
- E20 CHANNEL LETTER TENANT SIGNAGE

- E21 BIKE RACK, 6 BIKES
- E22 RTU POSITIONED BEHIND HIGH PARAPETS WHERE POSSIBLE TO REDUCE VISUAL IMPACT
- E23 CONCRETE FOUNDATION WALL

PROPOSED OUTPARCEL DEVELOPMENT

Portion of 1069 Nicola Ave, Port Coquitlam, BC V3B 8B2



KUBIK

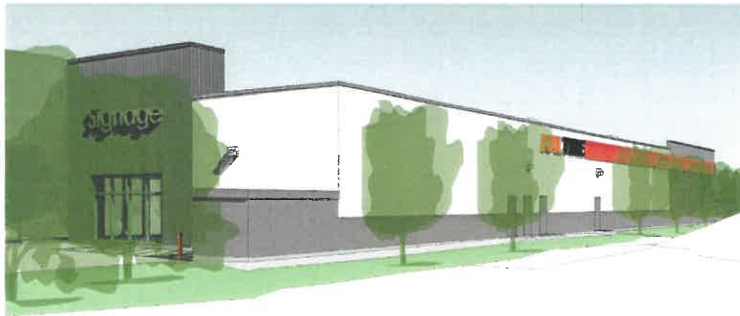
KUBIK DEVELOPMENTS CORP.
16-103 Parkside Dr.
Port Moody, BC V3H 4Y8
604.240.6705

DETAILS

Drawn	JW
Designed	JW
Checked	AS

Project No. 2016-026

DP-5



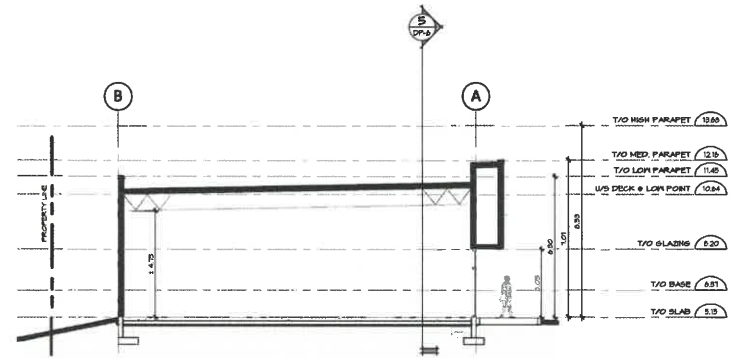
1 VIEW FROM SOUTH-WEST
SCALE: NTS



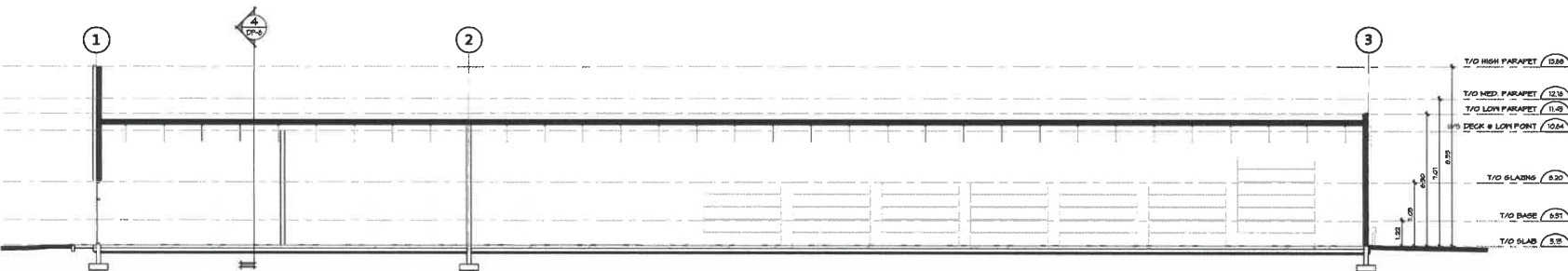
2 VIEW FROM NORTH-EAST
SCALE: NTS



3 BIRD'S EYE VIEW FROM NORTH-WEST
SCALE: NTS



4 CROSS SECTION
SCALE: 1:100



5 LONGITUDINAL SECTION
SCALE: 1:100

PROPOSED OUTPARCEL
DEVELOPMENT

Portion of 1065 Nicola Ave, Port Coquitlam, BC V3B 8B2



KUBIK

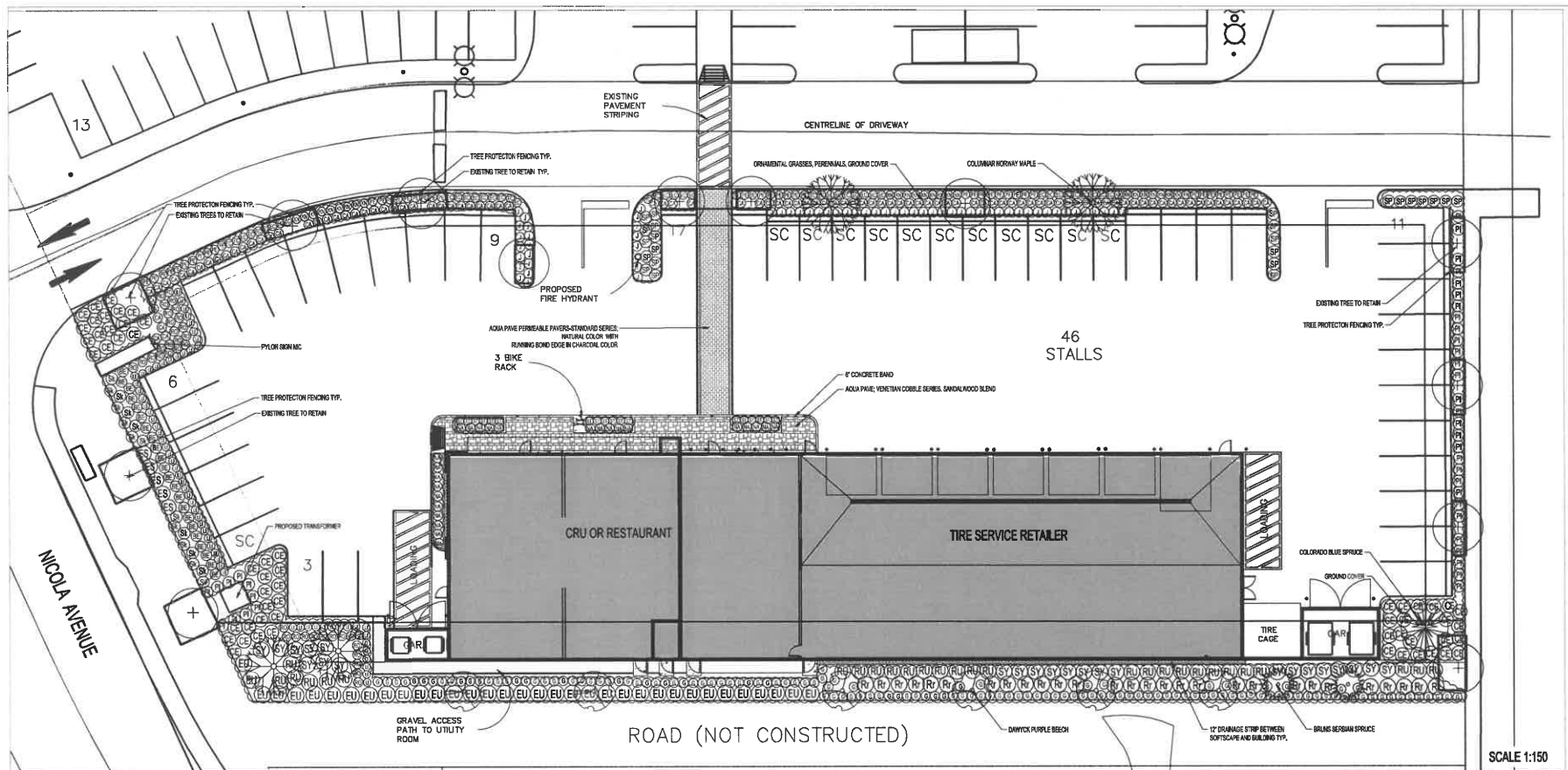
KUBIK DEVELOPMENTS CORP.
16-103 Parkside Dr.
Port Moody, BC V3H 4Y8
604.240.6775

PERSPECTIVE
VIEWS &
BUILDING
SECTIONS

Drawn: JN
Designed: AS
Checked: AS

Project No. 2016-026

DP-6



NOTE: THE LANDSCAPE CONTRACTOR IS INSTRUCTED TO SEPARATE AND MAINTAIN THE EXISTING HD SYSTEM FROM THE SUBJECT PROPERTY, WHICH WILL RECEIVE ITS OWN IRRIGATION, IF/AS REQUIRED.

NOTE: DESIGN BUILD HIGH-EFFICIENCY IRRIGATION SYSTEM WITH RAIN SENSORS TO BE INSTALLED FOR ALL SOFTSCAPE AREAS.

PLANT LIST

REV	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE / REMARKS	SPACING
13	1	EXISTING TREES TO BE RETAINED	VARIABLES	VARIABLES	SEE PLAN
4	1	ACER PLATANOIDES 'COLONNARE'	COLUMNAR HORNY MAPLE	8cm CAL / 880	SEE PLAN
2	2	PICEA OMORICA 'BRUNS'	BRUNS SPERMATOPHYTES	2.5M HT. / 880	SEE PLAN
6	1	FAGUS SYLVATICA 'DANWICK PURPLE'	DANWICK PURPLE BEECH (2.5M DIAMETER SPREAD AT MATURITY)	8cm CAL / 880	SEE PLAN
1	1	PICEA PRAENSIS VARI. GLAUCA	COLORADO BLUE SPRUCE	2.5M HT. / 880	SEE PLAN

GENERAL NOTES:
 1. ALL WORK, PLANT SIZES, AND LANDSCAPE MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE ICLANDSCAPE STANDARD, LATEST EDITION - ICLANDSCAPE.
 2. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
 3. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS.
 4. PLANT MATERIAL TO BE PROVIDED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY.
 5. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.
 6. ADJUSTMENTS LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DESIGN INTENT TO SUIT SITE CONDITIONS, AND MUST BE APPROVED PRIOR TO PLANT INSTALLATION.

PLANT LIST CONTINUED

32	BERBERIS UNICOLOR 'MINI SALK'	MINI UNICOLOR BERBERIS	#2 POT	700mm
5	ERICALONIA LAEVIS GOLD DRINK	GOLD DRINK ERICALONIA	#3 POT	1200mm
35	LEONARDO LARUS COMPACTUS	COMPACT LARUS	#2 POT	1200mm
25	WAXONIA LAMAE 'VIB' STREAM	WAXONIA LAMAE 'VIB' STREAM	#2 POT	700mm
36	PRINUS MEXICO 'AUREA'	AUREA MEXICO PRINUS	#5 POT	800mm
38	ROSA GOSWORTHY 'HOT PINK'	HOT PINK ROSA GOSWORTHY	#3 POT	600mm
28	ROSA 'RUGOSA'	RUGOSA ROSA	#3 POT	1200mm
29	ROSA 'SPECTABILIS'	SPECTABILIS ROSA	#2 POT	1200mm
17	SHIBUBA JAPONICA 'TOMIYAS DANCE'	TOMIYAS DANCE SHIBUBA	#2 POT	800mm
24	STYCHOCARPUS ALBUS	COMMON SACHERRY	#2 POT	1200mm
24	PRESIDENT BRUNIA	PRESIDENT BRUNIA	#2 POT	800mm
122	GAULTHERIA SHALLOON	SHALLOON GAULTHERIA	#1 POT	600mm
56	CEANOTHUS THYRSIFLORUS VARI. REPENS	REPENS CEANOTHUS	#2 POT	900mm
65	JUNIPERUS COMMUNIS 'ALPINE CARPET'	ALPINE CARPET JUNIPER	#1 POT	700mm
102	CALLUNA VULGARIS 'KARL FORSTER'	KARL FORSTER CALLUNA	#2 POT	700mm
62	LYRICHIA MUSCATA	MUSCATA LYRICHIA	#1 POT	800mm
18	STYPA TENACISSIMA	TENACISSIMA STYPA	#1 POT	800mm
42	ECHECHIA 'SUMMERIN YELLOW'	SUMMERIN YELLOW ECHECHIA	#1 POT	600mm
27	IMPATIENS 'EMERALD GLOW'	EMERALD GLOW IMPATIENS	#1 POT	600mm
46	PEROVSKIA LITTLE SPINE	LITTLE SPINE PEROVSKIA	#2 POT	300mm

CLIENT
KUBIK DEVELOPMENTS CORP.

PROJECT
TIRE SERVICE
RETAILER
1069 NICOLA AVE.
PORT COQUITLAM

5	REVISED SITE PLAN	SEP 7, 2021	RH
4	DP APPROVALS	AUGUST 28, 2021	RH
3	RE-DESIGNED FOR DP	MARCH 30, 2021	RH
2	REVISED UP	MARCH 15, 2021	RH
1	ISSUED FOR DP	MARCH 12, 2021	RH

No.	DESCRIPTION	DATE	BY
Rev	A		

DESIGN	CREW	SEAL
survived by		
drawn by	RH	
designed by	RH	
checked by	BA	

SCALE 1:150

BINNIE
Landscape Architects, Sports Facility Designers
B.P. BINNIE & ASSOCIATES LTD.
100 - 4940 Canada Way,
Burnaby, BC V5G 4K6
TEL 604-429-1731
BINNIE.COM

DRAWING TITLE
LANDSCAPE PLAN

AS SHOWN

project: 2021-0236
date: September 7, 2021
scale: AS SHOWN

L1/2
ISSUED FOR DP

**TIRE SERVICE
RETAILER**
1069 NICOLA AVE.
PORT COQUITLAM



- [illegible]

No.	DESCRIPTION	DATE	BY
	<p>DESIGNER WILL PRINTED BEARING PREVIOUS No. Drawings and not for reworking unless of the written permission of RULF, Ruffy & Associates Ltd. This drawing is not to be used for construction unless approved for CONSTRUCTION and signed by RULF, Ruffy & Associates Ltd. It is the contractor's responsibility to ensure that they are in compliance with the latest revision.</p>		<p>REV / A</p>

DESIGN CREW SIZE

surveyed by _____

drawn by RH _____

designed by RH _____

checked by BA _____

BINNIE
Landscape Architects, Sports Facility Designers
R.F. BINNIE & ASSOCIATES LTD.
300 - 4940 Canada Way,
Burnaby, BC V5G 4X6
TEL 604 430 1721
BINNIE.com

DETAILS

AS SHOWN

project no. 21-0236
date September 7, 2021
scale AS SHOWN

L2/2

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Building to be constructed to meet City requirement for BC Energy Step Code.	BP stage; written confirmation by Architect along with staff review of BP submission
All roofs are to be a light colour to minimize solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Use of LED lighting	BP stage; written confirmation by Architect along with staff review of BP submission
Photocell controlled exterior lighting	BP stage; written confirmation by Architect along with staff review of BP submission
Windows to be Low-E glazing to reduce solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Service bays to include insulated overhead doors with sealed glazing panels	BP stage; written confirmation by Architect along with staff review of BP submission

Water conservation:

Conservation Measure	Verification Method
Use of low-flow toilets and bathroom fixtures	BP stage; written confirmation by Architect along with staff review of BP submission
Irrigation system to be high-efficiency with rain sensors	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist

GHG Reduction:

Conservation Measure	Verification Method
Bicycle parking to promote alternate transportation	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City inspector
Paints to be low or no volatile organic compound (VOC) paints	BP stage; written confirmation by Architect along with staff review of BP submission
Provision of storage space for garbage and recycling	DP and BP stage; staff review of architectural drawings and site inspection

per OCP Sec. 9.11 Environmental Conservation DPA designation

Zoning Amendment Bylaw for 2245 Wilson Avenue

RECOMMENDATION:

That Council give first two readings to “Zoning Bylaw 2008, No. 3630, Amendment Bylaw, 2022, No. 4283” to provide for a site-specific provision for ground floor residential uses within a three-storey residential building at 2245 Wilson Avenue, in order to allow for the site to be repaired and reconstructed within its existing apartment form, density and uses.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

A text amendment to the Zoning Bylaw is recommended in order to ensure the existing apartment land uses at 2245 Wilson Avenue are in keeping with Zoning Bylaw land use provisions. The intent of this change is to assist in facilitating an expeditious repair process to the fire damaged portion of the building.

BACKGROUND

2245 Wilson Avenue is an existing 41 unit residential apartment building located on Wilson Avenue mid-block between Donald Street and Mary Hill Road. The building is developed with three storeys of residential apartment uses above an underground parking structure. On June 15th, 2022, the building was significantly damaged by fire and now requires extensive reconstruction and repair.

The site is zoned Community Commercial (CC) which is intended “*To accommodate and regulate a wide range of general commercial and personal service uses in commercial centres having a pedestrian orientation and accommodates residential uses above ground floor commercial uses*”. In order to encourage a mixed use building with ground floor commercial, the Zoning Bylaw prohibits residential uses on the ground floor. This is consistent with the site’s Downtown Commercial designation in the Official Community Plan (OCP), and corresponding OCP policies which encourage a vibrant mixed-use downtown core.

When the site was developed in 1981, the Community Commercial zoning regulations allowed for an outright residential apartment use (no commercial uses required) including ground floor residential uses. This provision is now inconsistent with current bylaw regulations and the residential building is considered an existing non-conforming use.

Division 14 of the *Local Government Act* provides for the continuation of existing uses that are no longer in conformance with current bylaw provisions, within limitations. Of particular relevance to this situation, the *Act* does not allow for structural alterations to a building with a non-conforming use

Zoning Amendment Bylaw for 2245 Wilson Avenue

(unless authorized by the Board of Variance) and does not allow for repair or reconstruction of a building containing a non-conforming use where the damage exceeds 75% of the value of the existing structure above its foundations. At this time, staff does not have confirmation as to if the value of the damage will exceed this threshold.

DISCUSSION


To avoid any unnecessary delays, approvals or complexities in the rebuilding process, staff recommend amending the Zoning Bylaw to permit the existing ground floor residential uses at this location. The proposed bylaw amendment would retain the Community Commercial zoning, but provide for a site-specific provision for ground floor residential uses within a three-storey residential building. This would provide for the site to be repaired and reconstructed within its existing apartment form, density and uses.

Should the site be redeveloped in the future, the property's zoning and OCP designation would still provide for and encourage a higher intensity of development including commercial uses at grade and four to five storeys of residential above.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first and second reading to Zoning Bylaw 2008, No. 3630, Amendment Bylaw, 2022, No. 4283.
	2	Request additional information or changes to the proposed Bylaw amendment.
	3	Decline to proceed with the Bylaw amendment at this time.

ATTACHMENTS

Attachment 1: Zoning Bylaw 2008, No. 3630, Amendment Bylaw, 2022, No. 4283.

Bylaw No. 4283

29