

Committee of Council Agenda

Tuesday, March 7, 2023

1:00 p.m.

Council Chambers

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

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, March 7, 2023, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

None.

4. REPORTS

4.1 RCMP Year in Review 2022

5

Recommendation:

None.

4.2 Rezoning Application for 1791 Langan Avenue

31

Recommendation:

That Committee of Council recommend to Council that:

1. *The zoning of 1791 Langan Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4); and*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Protective fencing for on-off-site trees to be installed and retained;*

- b. Demolition of existing structures; and*
- c. Completion of design and submission of fees and securities for off-site works and services.*

4.3 Rezoning Application for 1777 Jensen Avenue **37**

Recommendation:

That Committee of Council recommend to Council that:

- 1. The zoning of 1777 Jensen Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4); and*
- 2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. Demolition of existing structures; and*
 - b. Completion of design and submission of fees and securities for off-site works and services.*

4.4 Temporary Use Permit for 1710 Coast Meridian Road **42**

Recommendation:

That Committee of Council authorize staff to provide notice of a temporary use permit application at 1710 Coast Meridian Road.

4.5 Development Permit Application for 2270 Tyner Street **50**

Recommendation:

That Committee of Council approve Development Permit DP000521 to regulate an industrial development at 2270 Tyner Street.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, March 7, 2023, 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;

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].

Item 5.2

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 5.3

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 5.4

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 5.5

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;

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

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.

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, March 7, 2023, Committee of Council Meeting be adjourned.

RCMP Year in Review 2022: City of Port Coquitlam

RECOMMENDATION:

None.

REPORT SUMMARY

The purpose of this report is to provide an update to council on the Detachment's 2022 final quarter and year in review crime statistics and analysis.

BACKGROUND

The 2022 Year in Review Report provides Council with information on the progress made by RCMP municipal employees, members, and volunteers in support of the priorities, goals, and objectives of the Coquitlam RCMP Strategic Plan 2016-2020. During Quarter 4 (Q4), there were nearly 3,500 recorded police activities¹ in Port Coquitlam, accounting for 32% of total police activities in the Detachment's catchment area.

DISCUSSION

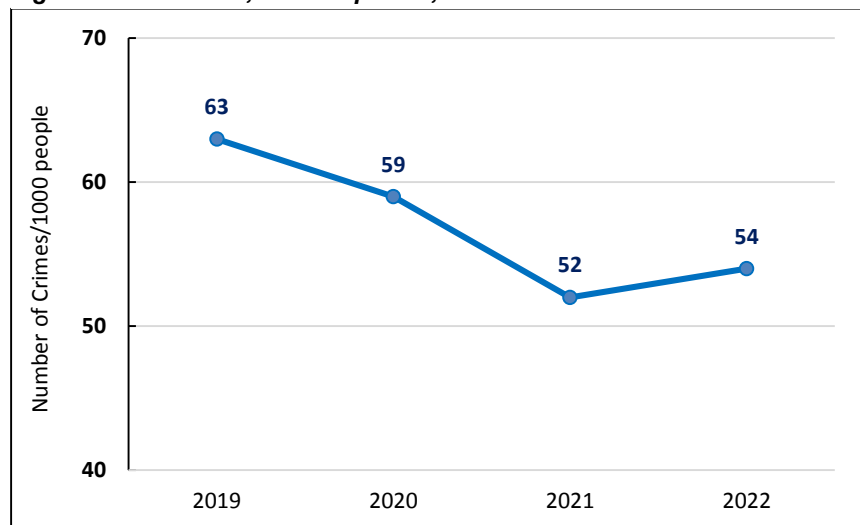
Year in Review 2022:

Attachment #2 provides crime statistics for the 2022-Q4 and yearly trends. The following observations were made for the City of Port Coquitlam:

Crime Rate:

The crime rate in Port Coquitlam for 2022 was 54 crimes per 1,000 people. This rate remains similar to the historic low observed in 2021 (see Figure 1), driven primarily by the reduction in property crime over the past few years. Calls for service in 2022 were also down nearly 12% (10,935) compared to the three-year average (12,396). These are both positive indicators of improving public safety.

Figure 1: Crime Rate, Port Coquitlam, 2019-22

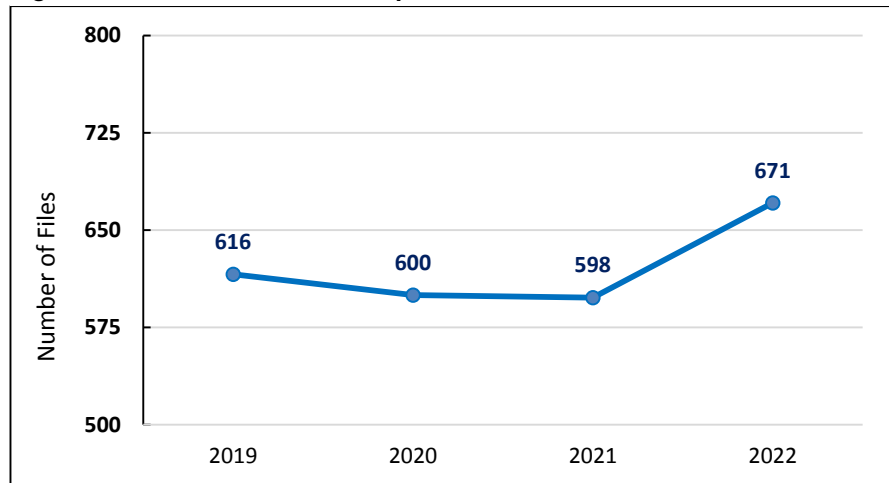


¹ Police activities include criminal and non-criminal code events occurring as part of police files

Persons Crimes:

Key metrics disseminated by the RCMP Crime Analysis Unit identified that the number of persons crimes have increased by approximately 11% in 2022 compared to the three-year average. This represents an additional 66 files (see Figure 2). Driving these increases are assaults, uttering threats, and harassment files, which represent the three most common persons crimes in 2022. Since a large proportion of these files occur between persons known to one another, for this reason it can be challenging for the RCMP to provide explanations for changes in frequency from year to year.

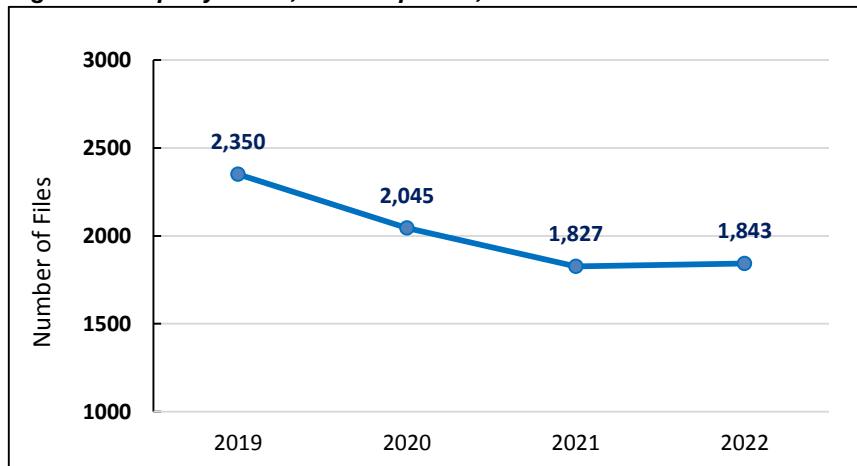
Figure 2: Persons Crime, Port Coquitlam, 2019-22



Property Crimes:

In terms of property crimes, the Detachment saw a slight increase in the number of files in 2022 compared to 2021; however, property crime in 2022 remains 11% lower than the three-year average (see Figure 3). Of these crimes, theft from vehicle, mischief to property, frauds, and other theft under \$5,000 are the most common.

Figure 3: Property Crime, Port Coquitlam, 2019-22



Mental Health:

Mental health related calls for service saw a decrease in 2022 compared to 2021 figures. That said, the volume of mental health files in 2022 remains higher than the three-year average.

Traffic:

Looking to traffic statistics, 2022 saw fewer violation tickets issued than 2021. This is largely due to the staffing shortages in the Traffic Unit created by secondments to General Duty and the COVID-19 pandemic. With that in mind, more than 2,100 tickets were issued in 2022 and more traffic enforcement is expected during 2023 with the usage of High Accident Zone Enforcement.

2022 Quarter 4 Update:

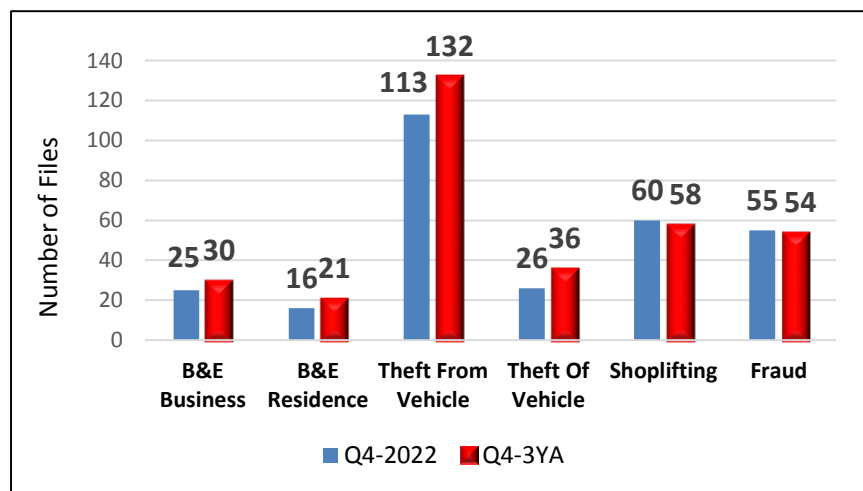
Persons Crimes:

As alluded to above, Q4 saw the number of persons crime files increase compared to the three-year average. Q4 represents a 26% increase in persons crimes, with the majority of that growth attributable to the rise in assault files (+20), robbery files (+6), and sex offence files (+7). While a majority of persons crimes are difficult to prevent given the often-personal nature of the incidents, the Detachment's response and dispatch time to priority files, such as persons crimes, remains extremely rapid. For instance, the average 9-1-1 call answer time is 5.5 seconds, whereas dispatch times for priority 1 and priority 2 files,² on average, was less than 1.4 minutes and 2.7 minutes, respectively.

Property Crimes:

Unlike persons crimes, property crimes decreased by 5% in Q4 compared to the three-year average. Decreases were observed in B&E Business (-17%), B&E Residence (-23%), Theft from Vehicle (-14%), Theft of Vehicle (-28%), whereas shoplifting and fraud increased by 3% and 2%, respectively (see Figure 4). To improve safety for Port Coquitlam residents, the Detachment has officially set up an exchange zone outside the Detachment. This zone is recorded 24/7 and will provide a safer place for individuals to complete business purchases and sale transactions that have been initiated through online marketplaces and other "buy & sell" websites.

Figure 4: Property Crime, Port Coquitlam, 2019-22



Mental Health-Related Police Files:

In terms of mental health-related statistics, Q4 decreased by 15% compared to the three-year average. There were notable decreases in average hospital waiting times (-15%) and files with wait times greater than 2 hours (-10%). These numbers are encouraging as Q4 represents the first quarter in the past 2 years where the number of mental health files decreased compared to the three-year average (see Figure 5).

Figure 5: Comparative Increases in Mental Health Files, Port Coquitlam, 2022

Q1	+44%
Q2	+14%
Q3	+12%
Q4	-15%

² Priority 1 and Priority 2 files are considered very urgent (a major incident or incident in progress dealing with real or potential loss of life) and urgent (police needed because there is a potential for escalation of violence).

Traffic:

Traffic continues to be a critical safety priority for the Detachment. In 2022-Q4, there were increases in the number of distracted driving (+7 tickets) and impaired drug/alcohol infractions (+2 tickets) cited compared to the three-year average. In this same time frame, there were decreases in speed related infractions (-5 tickets), seatbelt infractions (-8 tickets), and intersection infractions (-32 tickets).

Aside from reactive enforcement using violation tickets, our members began the new traffic enforcement strategy called HAZE (High Accident Zone Enforcement). Using publicly available crash data, the Detachment identifies high accident zones and targets them for enforcement. At this time, the Detachment is dedicating 25% of all traffic enforcement in Port Coquitlam along Highway 7B / Mary Hill Bypass and along Lougheed Highway.

2023 Priorities:

The Coquitlam RCMP Detachment's areas of focus for 2023 are aligned with the newly finalized strategic plan. They are: (1) partner with the community, (2) promote public safety, (3) target criminal activity, and (4) support our people. Initiatives that support these priorities will be brought forward for Council information in future reports; however, some examples include:

- Publishing a property crime dashboard
- Reorganizing the Detachment's units following the internal efficiency/operations review
- Conducting proactive foot patrols and High Accident Zone Enforcement
- Implementing Softphone technology for Next Generation 911 in the Operational Communication Centre
- Conducting a review of the current community policing model

Following the internal efficiency/operations review, the Detachment is conducting a unit reorganization to better meet the immediate and future policing needs of the community. Specifically, this reorganization will create a stronger investigative support structure, thereby reducing the overall time it takes to complete files. Officer time regained through this restructuring will be invested back into supporting other units and proactive policing initiatives.

FINANCIAL IMPLICATIONS

The costs associated with the Coquitlam RCMP Detachment are shared between the cities of Coquitlam and Port Coquitlam.

The 2022 year-end cost share was 69.14% Coquitlam & 30.86% Port Coquitlam (budgeted 68.5% & 31.5% respectively). The year-end cost share change from 2021 was 0.95% (an increase for Coquitlam and a decrease for Port Coquitlam).

ATTACHMENTS

Attachment 1 - Presentation Slides: RCMP Year in Review 2022 - City of Port Coquitlam

Attachment 2 - RCMP Year in Review 2022 Report: City of Port Coquitlam

Lead author(s): Ian Waters

Reviewed By: John Hill, Kim Singh



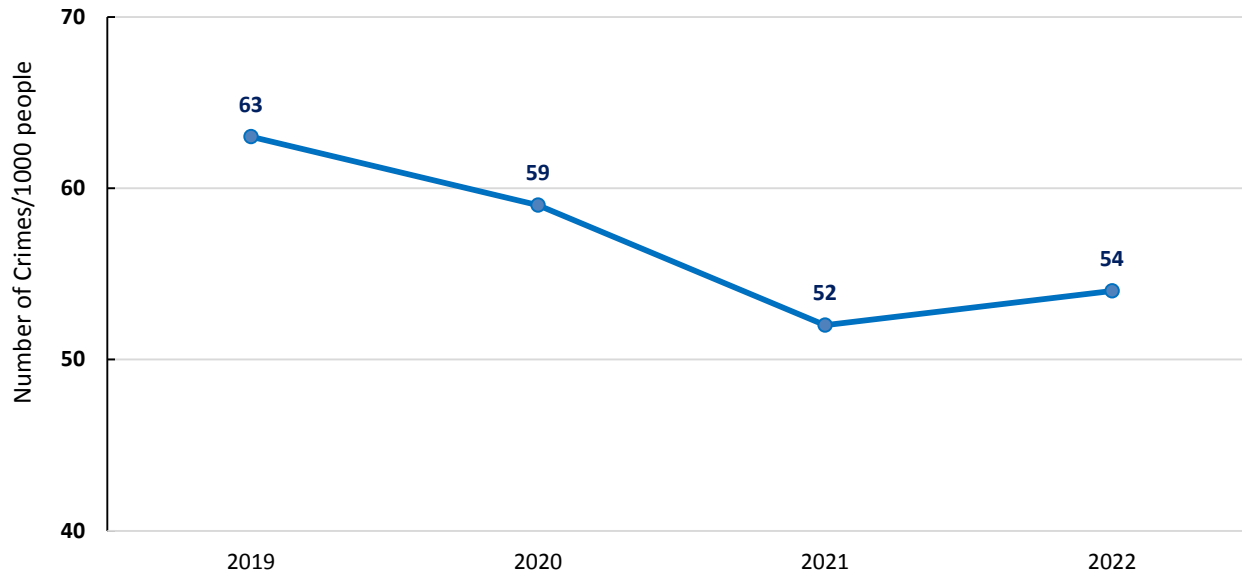
RCMP 2022 Year in Review Report: City of Port Coquitlam

Presented by: Acting OIC, Insp. Darren Carr

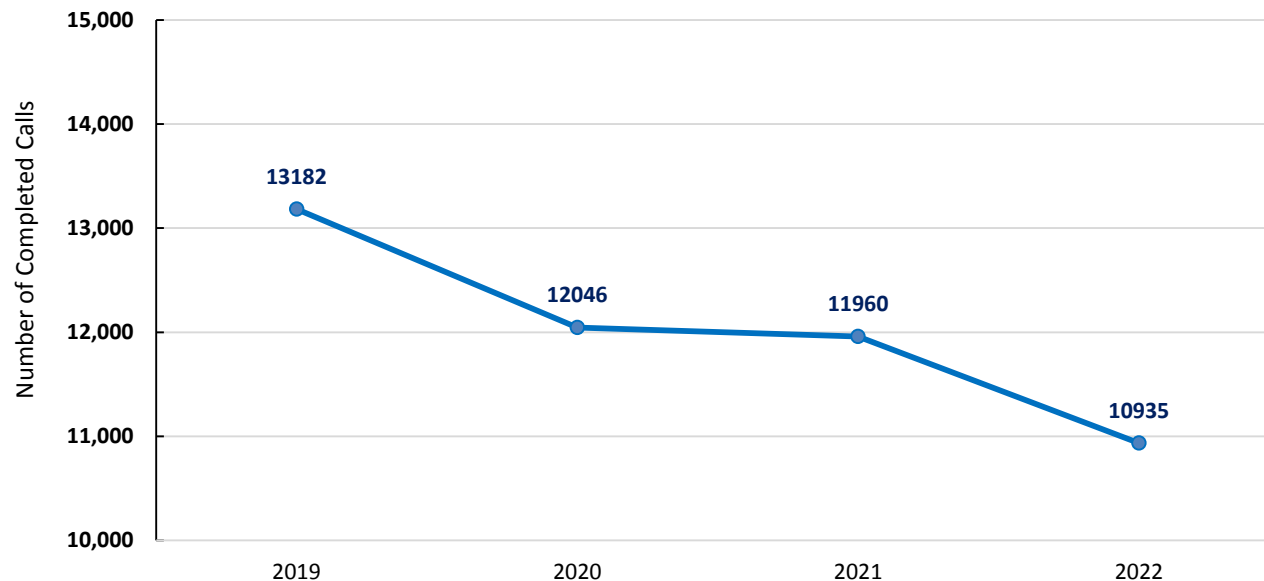
Presentation Date: March 7, 2023



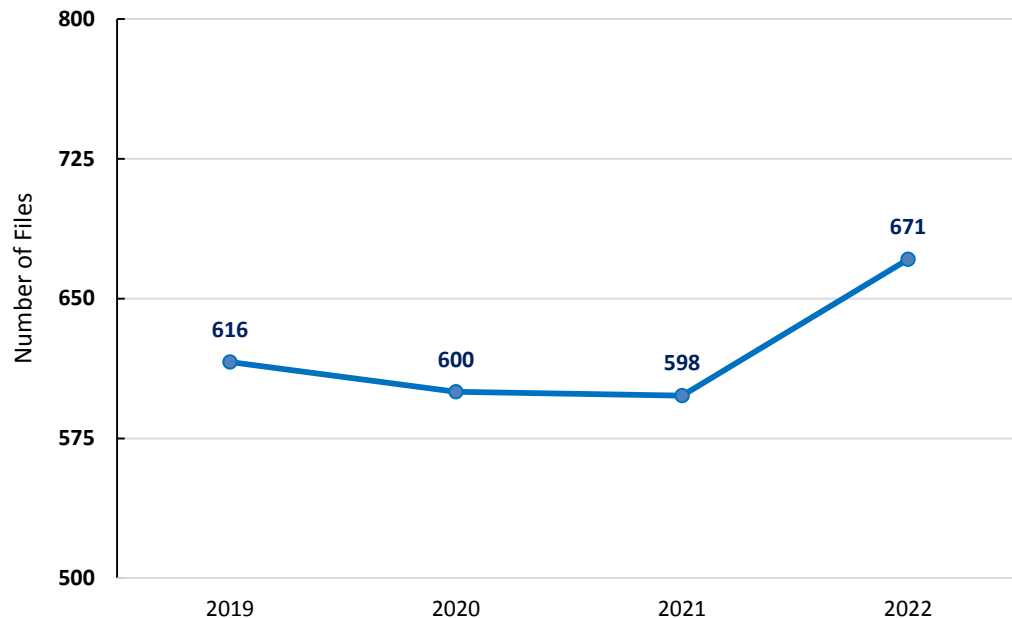
City of Port Coquitlam: Crime Rate



City of Port Coquitlam: Calls for Service



City of Port Coquitlam: Person Crimes

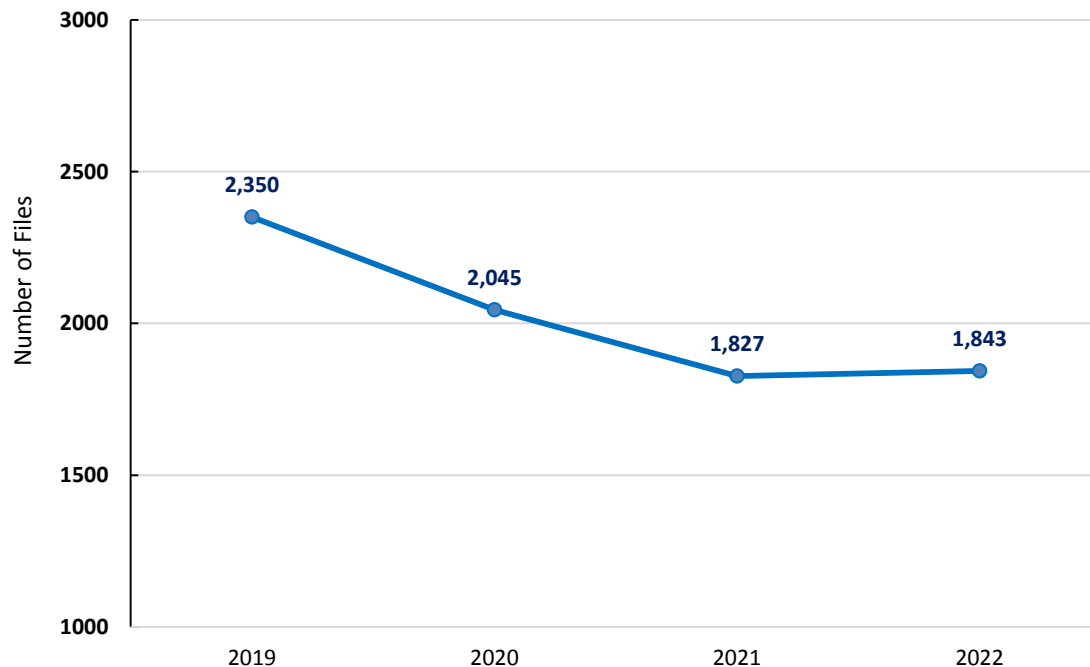


2022 Persons Crimes

CRIME CATEGORIES	Percent
ASSAULTS	44%
UTTER THREATS	20%
HARASSMENT	17%
SEX OFFENCES	7%
EXTORTION	4%
ROBBERY	4%
WEAPONS OFFENCES	2%
HOMICIDE	0%
INTIMIDATION	0%
KIDNAPPING	0%



City of Port Coquitlam: Property Crimes

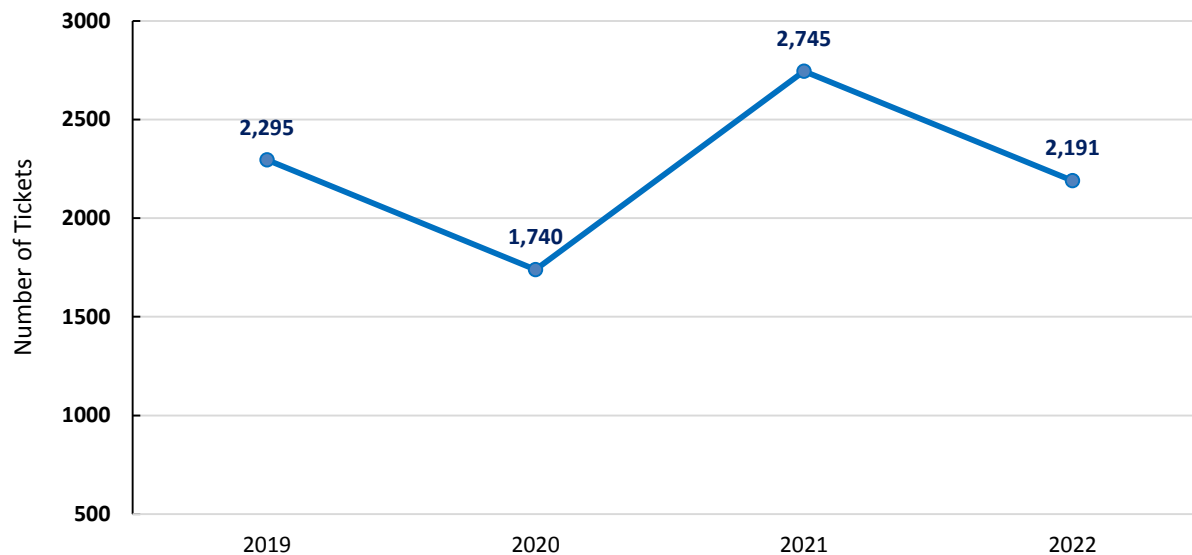


2022 Property Crimes

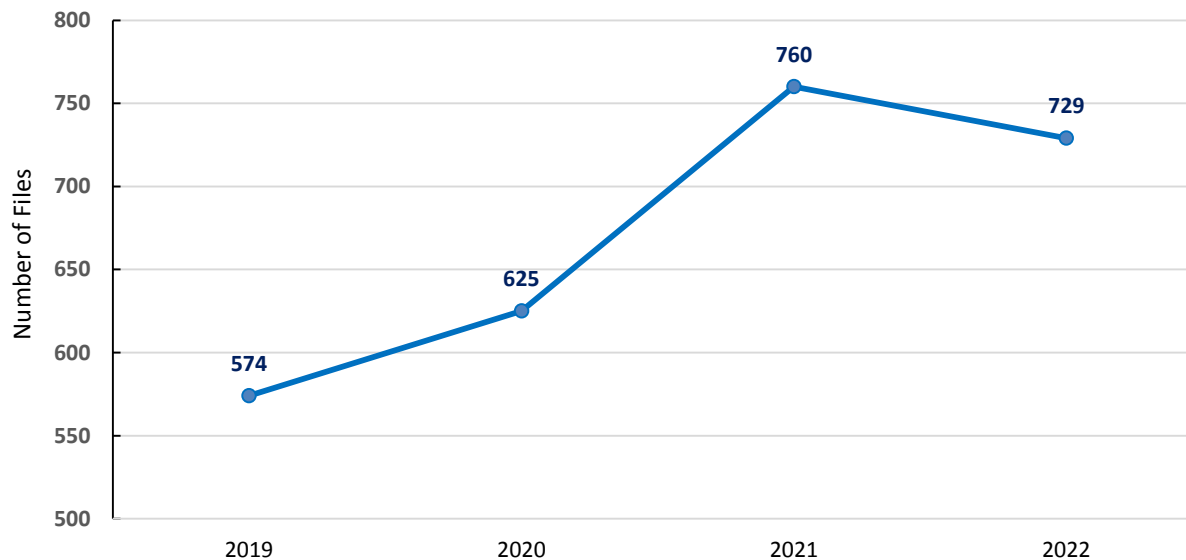
CRIME CATEGORIES	Percent
THEFT FROM VEHICLE	22%
MISCHIEF TO PROPERTY	22%
FRAUDS	12%
OTHER THEFT U/5000	12%
SHOPLIFTING	10%
AUTO THEFT	6%
BREAK & ENTER - BUS	5%
BREAK & ENTER - RES	3%
BIKE THEFT	1%
BREAK & ENTER - OTH	1%
OTHER	5%



City of Port Coquitlam: Violation Tickets



City of Port Coquitlam: Mental Health Related Calls for Service



2023-26 Police Priorities



**Partner with
the Community**



**Promote
Public Safety**



**Target
Criminal Activity**



**Support
Our People**



2023 Initiatives and Business Improvements

Detachment Initiatives

- Publishing a property crime dashboard
- Reorganizing the Detachment's units following the internal efficiency/operations review
- Conducting proactive foot patrols and High Accident Zone Enforcement (HAZE)
- Implementing softphone technology and monitors
- Conducting a review of the current community policing model



Questions?





RCMP 2022 Year in Review Report City of Port Coquitlam





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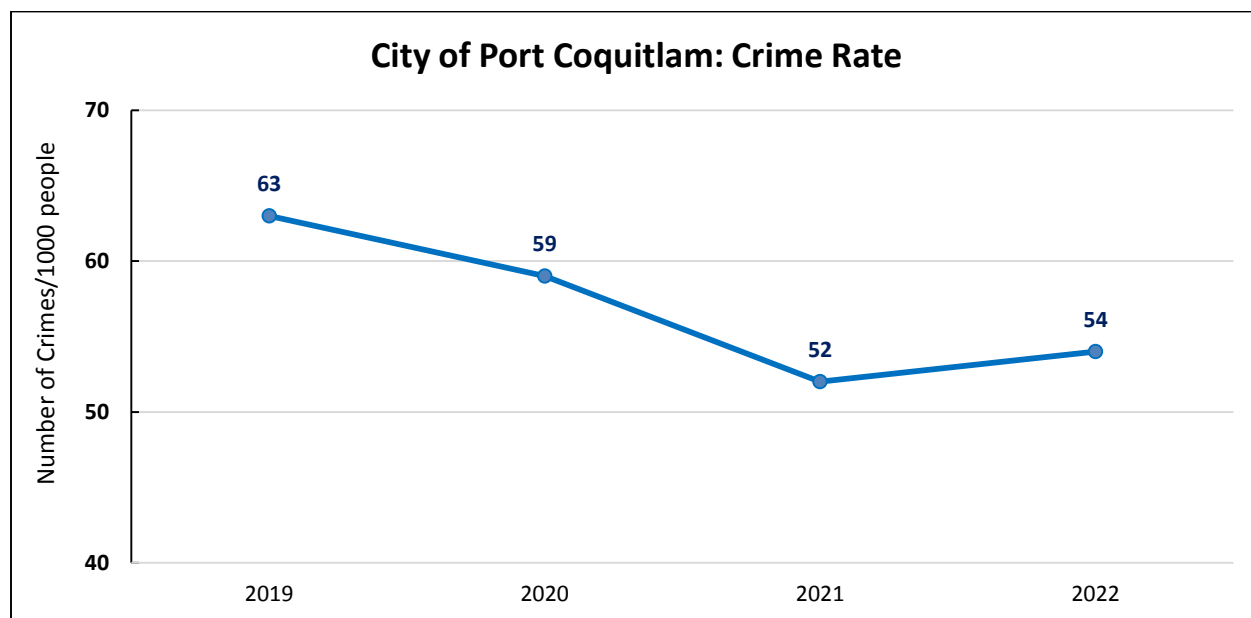


RCMP Year in Review Report: City of Port Coquitlam – 2022

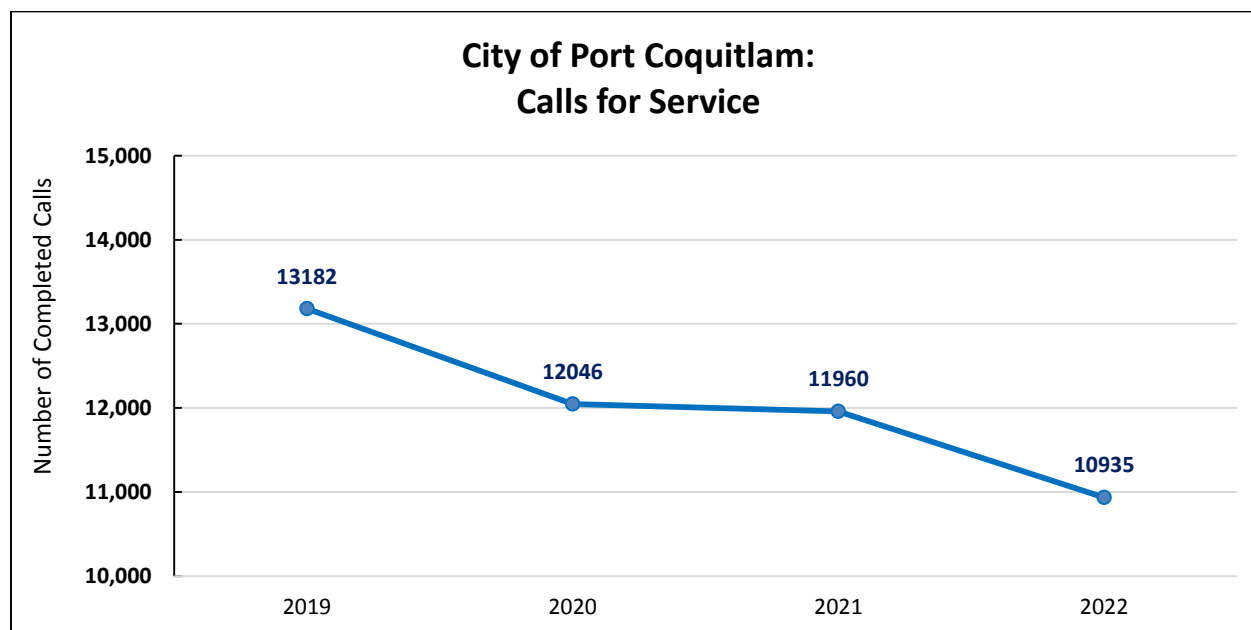
SUMMARY

Port Coquitlam Crime Rate for 2022 remains low and is largely influenced by a reduced number of property crimes in 2022. While the past 3 years saw persons offences remain stable, 2022 saw an increase in the number of persons offences committed. Oppositely, Mental Health Calls for Service, which were increasing for three years straight, decreased in 2022.

2019-2022: CRIME RATE



2019-2022: CALLS FOR SERVICE





2019-2022: PERSONS CRIMES

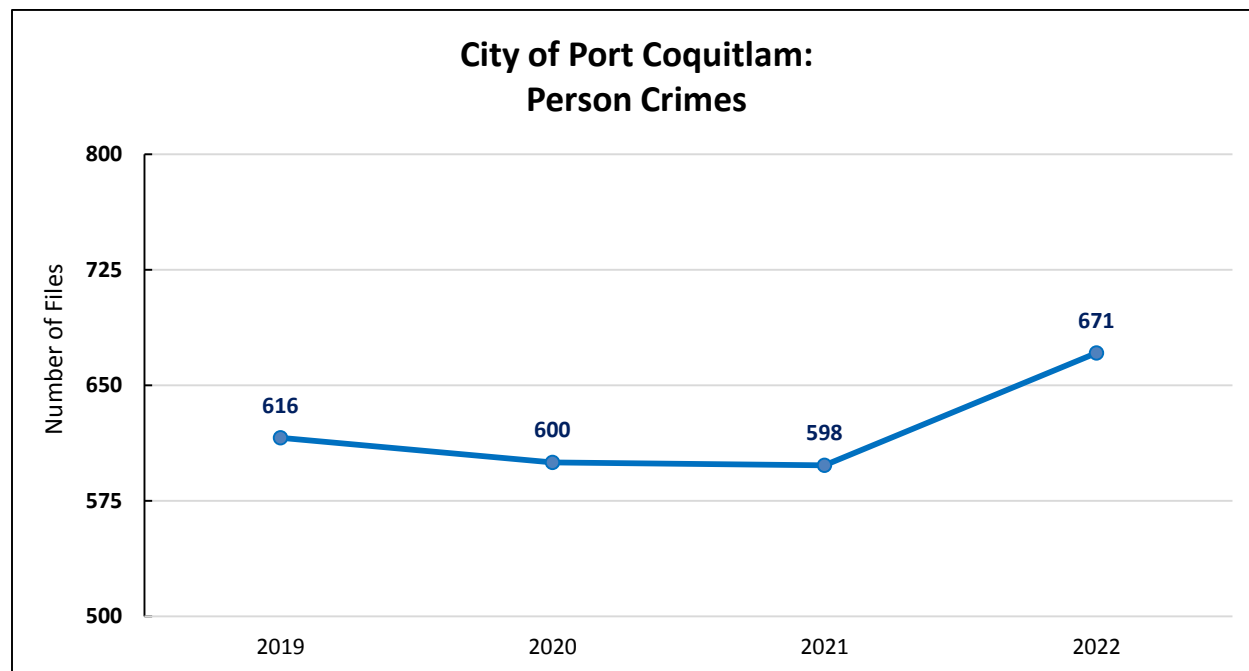


Table 1: Breakdown of Persons Crimes - 2022

CRIME CATEGORIES	Percent
ASSAULTS	44%
UTTER THREATS	20%
HARASSMENT	17%
SEX OFFENCES	7%
EXTORTION	4%
ROBBERY	4%
WEAPONS OFFENCES	2%
HOMICIDE	0%
INTIMIDATION	0%
KIDNAPPING	0%



2019-2022: PROPERTY CRIMES

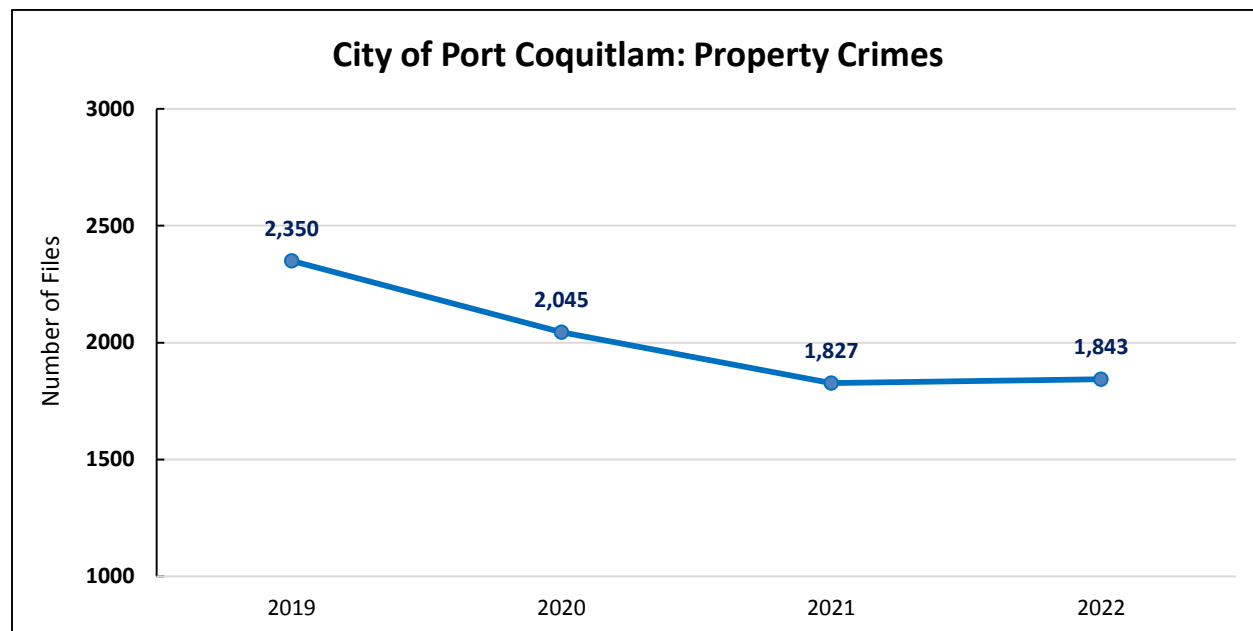
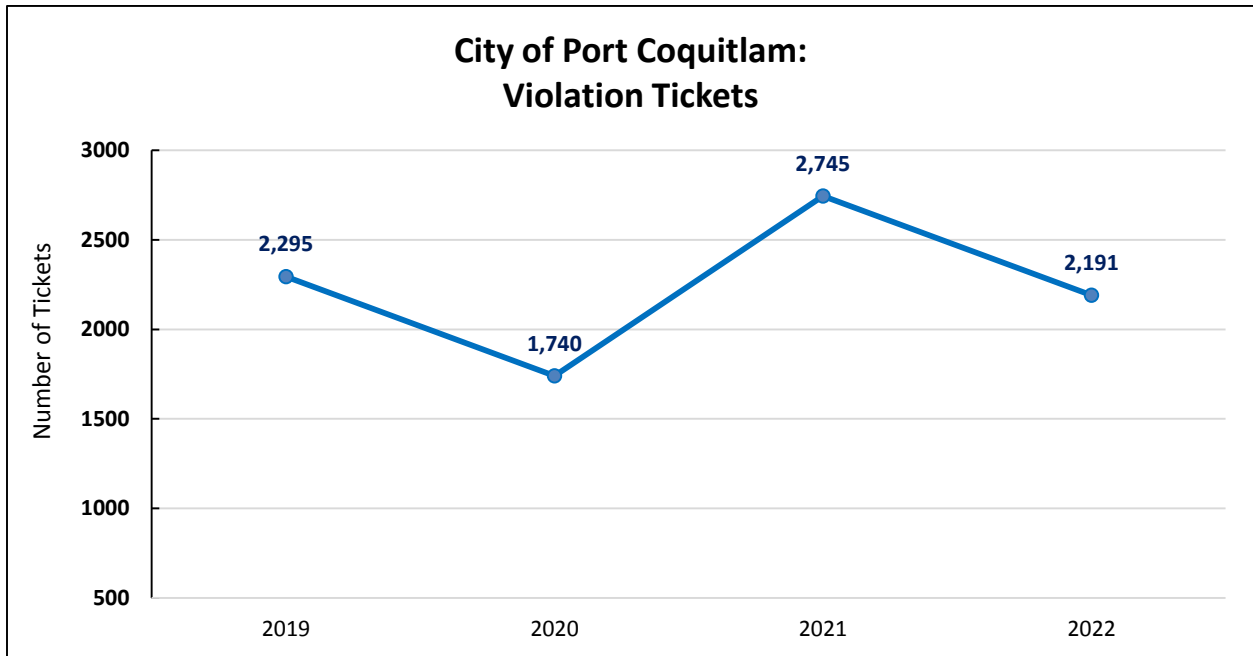


Table 2: Breakdown of Property Crimes - 2022

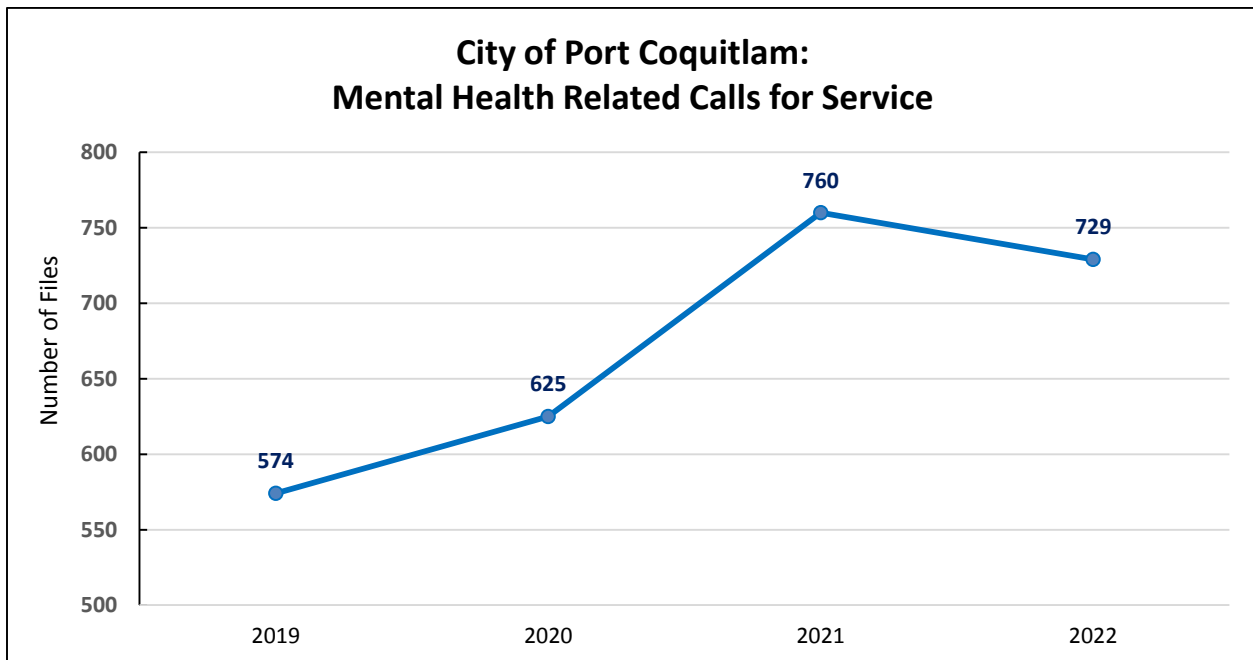
CRIME CATEGORIES	Percent
THEFT FROM VEHICLE	22%
MISCHIEF TO PROPERTY	22%
FRAUDS	12%
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SHOPLIFTING	10%
AUTO THEFT	6%
BREAK & ENTER - BUS	5%
BREAK & ENTER - RES	3%
BIKE THEFT	1%
BREAK & ENTER - OTH	1%
OTHER	5%



2019-2022: VIOLATION TICKETS



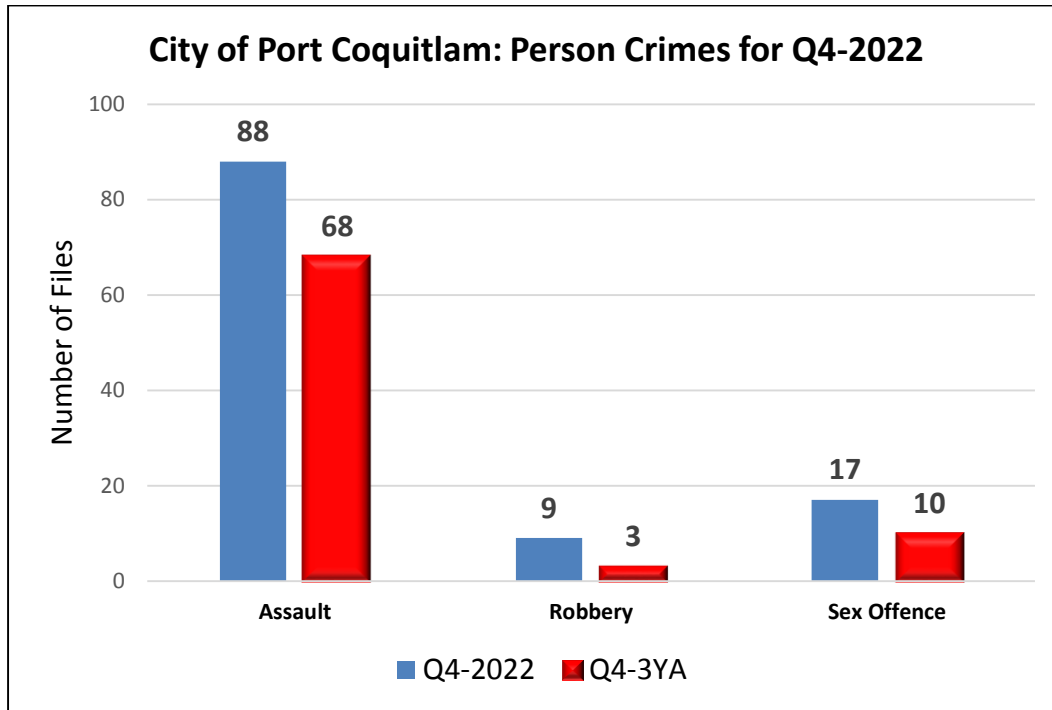
2019-2022: MENTAL HEALTH-RELATED CALLS FOR SERVICE





2022-Q4: PERSONS CRIMES – PORT COQUITLAM

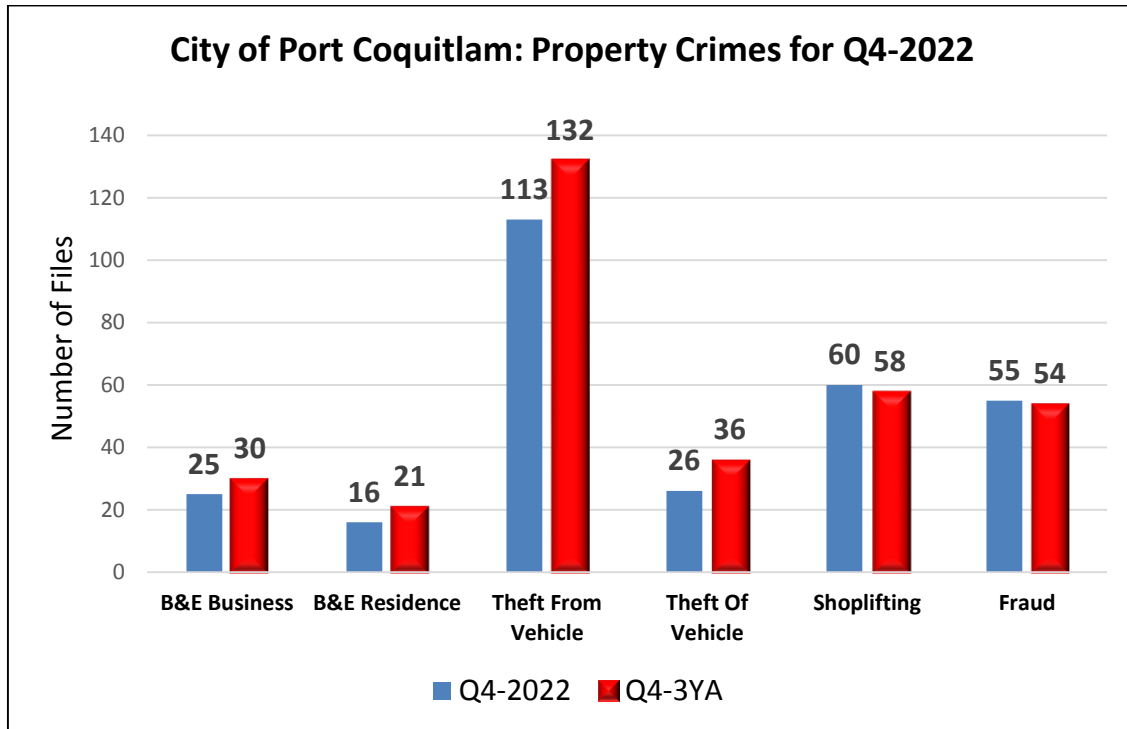
Chart 1: Persons crimes increased 26% in 2022-Q4 compared to the three-year average. Increases were observed across multiple categories, including assaults (+29%), robbery (+170%) and sex offenses (+7%).





2022-Q4: PROPERTY CRIMES – PORT COQUITLAM

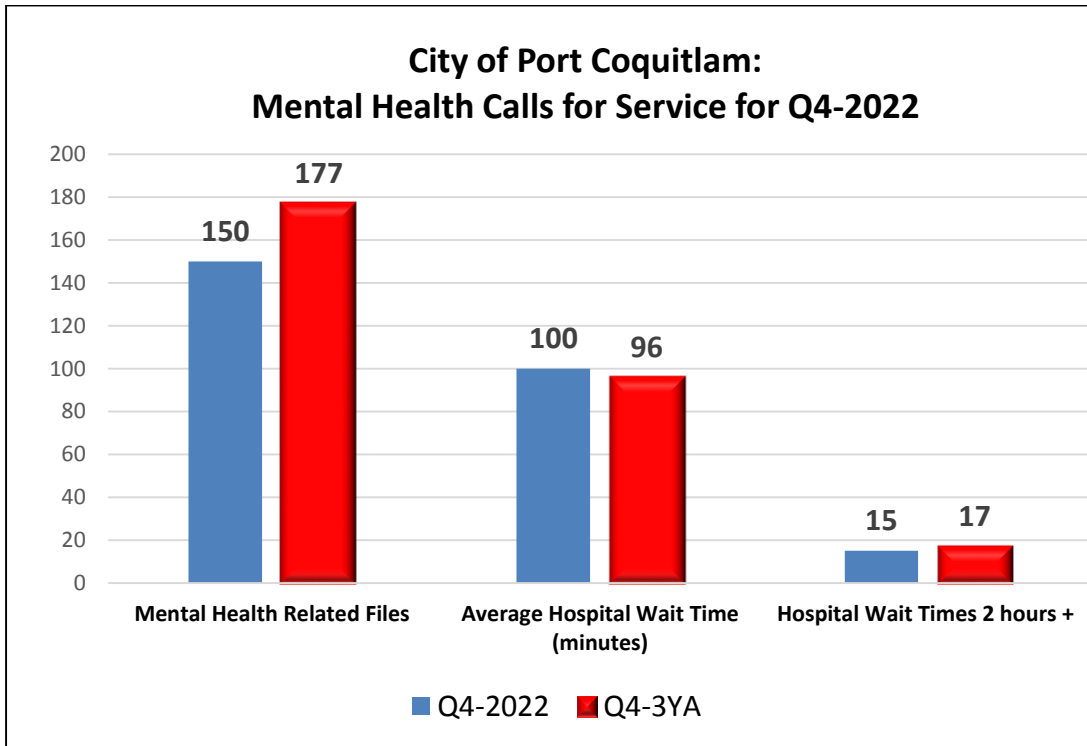
Chart 2: Property crimes in 2022-Q4 decreased by 5% in comparison to the three-year average. Decreases were observed in B&E Business (-17%), B&E Residence (-23%), Theft from Vehicle (-14%), Theft of Vehicle (-28%), whereas shoplifting and fraud increased by 3% and 2%, respectively.





2022-Q4: MENTAL HEALTH-RELATED CALLS FOR SERVICE – PORT COQUITLAM

Chart 3: Mental health-related files in 2022-Q4 decreased by 15% compared to the three-year average. There were notable decreases in average hospital waiting times (-15%) and files with wait times greater than 2 hours (-10%).





2022-Q4: VIOLATION TICKETS – PORT COQUITLAM

Chart 4: In 2022-Q4, there were increases in the number of distracted driving (+24%) and impaired drug/alcohol infractions (+24%) cited compared to the three-year average. In this same time frame there were decreases in speed related infractions (-2%), seatbelt infractions (-63%), and intersection infractions (-53%).

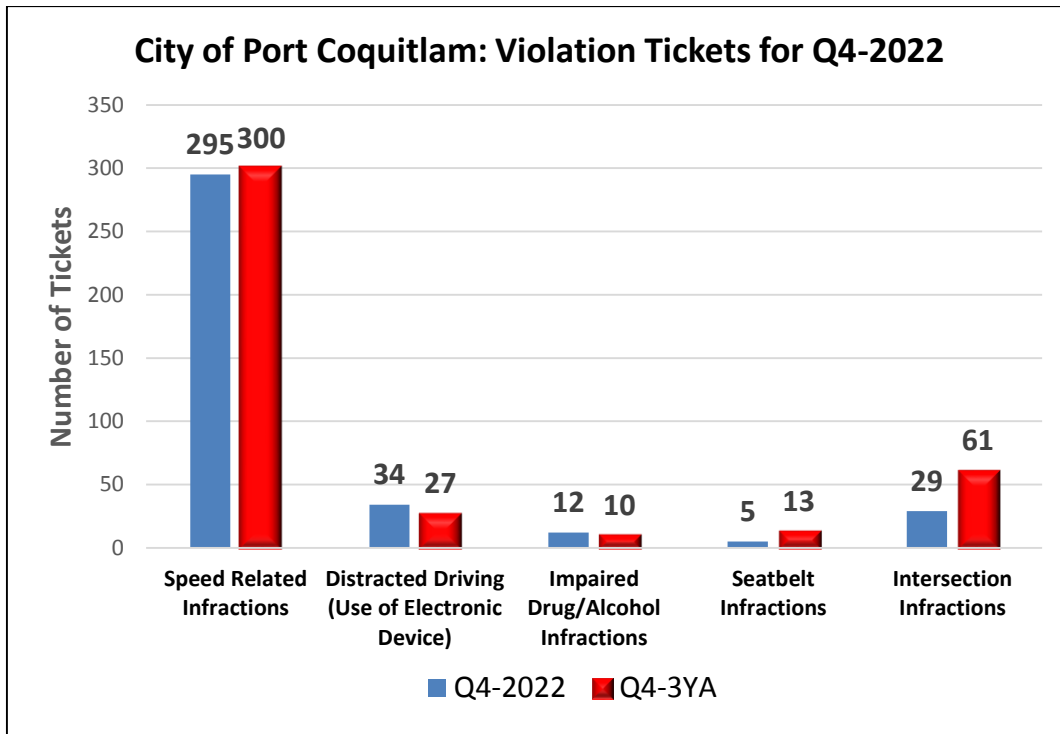




Table 1: Crime Statistics – Port Coquitlam

		Q1	Q2	Q3	Q4	3-year Q4 Average	% change
PERSONS	Assault	62	96	92	88	68	29%
	Robbery	3	7	6	9	3	170%
	Sex Offence	11	9	9	17	10	76%
	All Persons Crimes	145	192	186	177	140	26%
PROPERTY	B&E Business	31	18	23	25	30	-17%
	B&E Residence	10	10	22	16	21	-23%
	Theft From Vehicle	91	88	114	113	132	-14%
	Theft Of Vehicle	27	31	26	26	36	-28%
	Shoplifting	54	36	47	60	58	3%
	Fraud	58	55	58	55	54	2%
	All Property Crimes	423	430	486	486	511	5%

**Table 2: Mental Health Calls for Service – Port Coquitlam**

	Q1	Q2	Q3	Q4	3-year Q4 Average	% change
Mental Health Related Files	206	174	193	150	177	-15%
Average Hospital Wait Time (minutes)	79	99	114	100	96	-15%
Hospital Wait Times 2 hours +	12	21	24	15	17	-10%

Table 3: Traffic Statistics – Port Coquitlam

	Q1	Q2	Q3	Q4	3-year Q4 Average	% change
Speed Related Infractions	101	113	350	295	300	-2%
Distracted Driving (Use of Electronic Device)	55	51	97	34	27	24%
Impaired Drug/Alcohol Infractions	1	5	6	12	10	24%
Seatbelt Infractions	4	20	37	5	13	-63%
Intersection Infractions	22	15	49	29	61	-53%

Rezoning Application for 1791 Langan Avenue

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1) The zoning of 1791 Langan Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4); and*
- 2) Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) Protective fencing for on-off-site trees to be installed and retained;*
 - b) Demolition of existing structures; and*
 - c) Completion of design and submission of fees and securities for off-site works and services.*

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides for consideration of a rezoning application to amend the zoning of 1791 Langan Avenue from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to facilitate a two-lot subdivision. The proposal is in keeping with policy in the Official Community Plan and the Small Lot Residential land use designation. The lots would conform to the proposed Residential Single Dwelling 4 (RS4) zone, and future homes would be subject to Small Lot Development Permits for high quality design and landscaping; the report recommends approval.

BACKGROUND

Proposal: The applicant, GP Homes, has proposed to redevelop 1791 Langan Avenue into two smaller single residential lots.

Context: The property is located on the north west corner of Langan Avenue and Brown Street. The site is approximately 766 m² (8,245 ft²) in area and is currently developed with an older two-storey single-residential home. The surrounding lands are generally developed with older one and two-storey single residential homes and duplexes. Lands on the south side of Langan Avenue are zoned RS4 and some have been developed with newer two and a half storey homes in keeping with the current floodplain regulations. Two properties on this block (1777 and 1761 Langan Avenue) have also submitted rezoning applications to facilitate two-lot subdivisions.

There are two tree rows on the north and west sides of the subject property and an unopened rear lane. The site is located in the floodplain.

Rezoning Application for 1791 Langan Avenue



Policy and Regulations: The land use designation in the Official Community Plan for the site is Small Lot Residential. The property is zoned RS1 – Residential Single Dwelling 1. OCP Housing policies supports small lot RS4 zones in areas designated Small Lot Residential. The RS4 zone is a development permit area and the future development would need to meet the associated OCP design guidelines.



Current Zoning



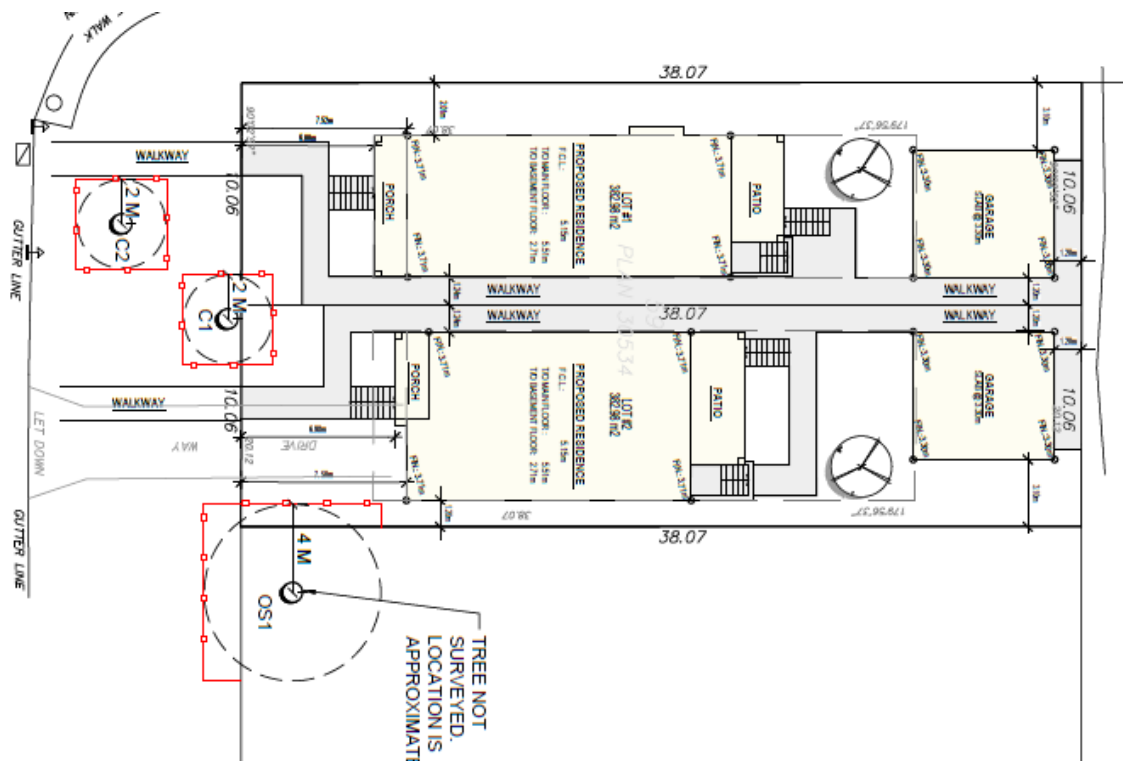
Current OCP Land Use Designation

Rezoning Application for 1791 Langan Avenue

Proposed Subdivision: The applicant has submitted a preliminary plan of subdivision to demonstrate that the site would meet the minimum lot area and dimensions in the Zoning Bylaw for the proposed RS4 zone. Vehicle access will be provided from the rear lane, which will be constructed as a condition of rezoning and subdivision.

	RS4 Zone Regulations	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	300 m ² (3,230 ft ²)	382.9 m ² (4,122 ft ²)	382.9 m ² (4,122 ft ²)
Lot Width	9.5 m (31.2 ft)	10.06 m (33 ft)	10.06 m (33 ft)
Lot Depth	28 m (91.9 ft)	38.07 m (124.9 ft)	38.07 m (124.9 ft)

Preliminary Subdivision Plan



Rezoning Application for 1791 Langan Avenue

The flood construction level (FCL) in the area is at 5.15 m geodetic elevation, which is approximately 2 m (6.5 ft) above the current ground elevation of the subject property. The design and siting of the buildings will need to respect the minimum flood construction level. Any crawl space will be limited in height to 1.5 meters without exterior doors and windows.

Trees: There are tree rows along the north and west sides of the property, as well as a few on-site trees throughout the property. The applicant has submitted an arborist report that recommends removal of the tree rows and the on-site trees, as the vast majority are in only marginal health and will be significantly impacted by removal of adjacent trees and the location of the proposed buildings. One large off-site tree on the neighbouring property to the east and two City trees are suitable for retention and will be protected throughout the development and construction process. A tree replacement plan will be approved through issuance of a Development Permit.

Offsite Infrastructure and Services: The additional lot will require off-site upgrades to meet the standards of the Subdivision Servicing Bylaw including:

- Upgrades to Langan Avenue, including landscaping, street lighting and a 3m wide multi-use path;
- Upgrades to the watermain on Brown Street and sanitary sewer main in the lane;
- Replacement services for the lots;
- Full-width construction of the lane along the rear frontage, including a new storm main and service connections;
- Reconstruction of half the road plus 1m along Brown Street, with curb and gutter, street trees, and street lighting; and
- Underground services for third party utilities.

Langan Avenue was recently repaved through a capital project, so reconstruction of the curb, gutter, and pavement is only required as needed.

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 rezoning if it would result in a public benefit such as off-site infrastructure improvements and design and landscaping that would achieve a superior quality of design to fit into the context of the established neighborhood character. In addition, vehicle access would be relocated to the lane.

Demolition of existing buildings, submission of design, fees and securities for off-site works and services and installation of protective fencing for off-site trees is a recommended condition of approval prior to adoption of the amending bylaw.

Rezoning Application for 1791 Langan Avenue

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

FINANCIAL IMPLICATIONS

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

PUBLIC CONSULTATION


The applicant has installed a development sign on the property and advised neighbouring property owners of the proposal. To date, staff have not received any comments associated with the rezoning application. If the application proceeds to Public Hearing, the city would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing in the newspaper.

Staff conducted a site visit on February 28 to ensure that the development sign is in good standing on the subject property.



Rezoning Application for 1791 Langan Avenue

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1791 Langan Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) subject to the specified conditions being met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application or recommended conditions to address specified issues prior to making a decision on the application.
	3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

None.

Lead authors: Kirsten Pichaloff and Jennifer Little

Rezoning Application for 1777 Jensen Avenue

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. The zoning of 1777 Jensen Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4); and*
- 2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) Demolition of existing structures; and*
 - b) Completion of design and submission of fees and securities for off-site works and services.*

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report provides consideration of a rezoning application to amend the zoning of 1777 Jensen Avenue from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to facilitate a two-lot subdivision. The proposal confirms with policy in the Official Community Plan, the Small Lot Residential land use designation, and RS4 lot dimensions. The report recommends approval.

BACKGROUND

Proposal: The applicants, Harjit Khangura and Jasvir Toor, propose to redevelop 1777 Jensen Avenue into two smaller single residential lots.

Context: The site is approximately 732.8 m² (7,888.1 ft²) in area and is currently developed with an older two-storey single residential home. The property is located on the north side of Jensen Street near York Street. Neighbouring lots are zoned RS1 and developed with one and two-storey single residential homes. The lot is located a block to the west of École des Pionniers and a block to the south of Wellington Park. The lot is not located within the flood plain.

Rezoning Application for 1777 Jensen Avenue

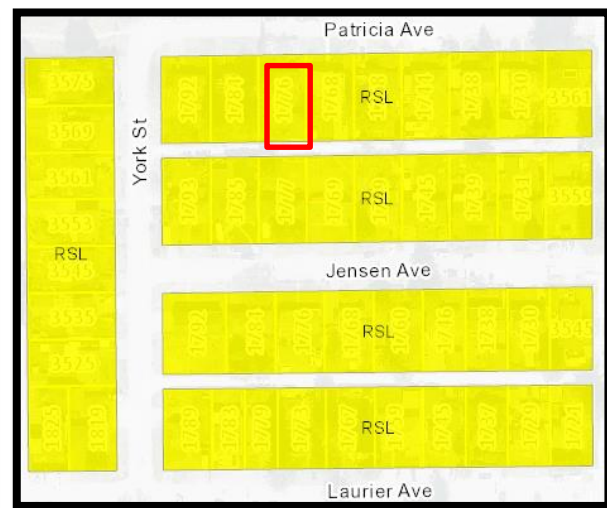


1777 Manning Avenue

Policy and Regulations: The land use designation in the Official Community (OCP) for the site is Small Lot Residential. The property is currently zoned RS1 – Residential Single Dwelling. OCP Housing Policy 3 supports small lot RS4 zones in areas designated Small Lot Residential. The RS4 zone is a development permit area and the future development would need to meet the associated OCP design guidelines.



Current Zoning (RS1)

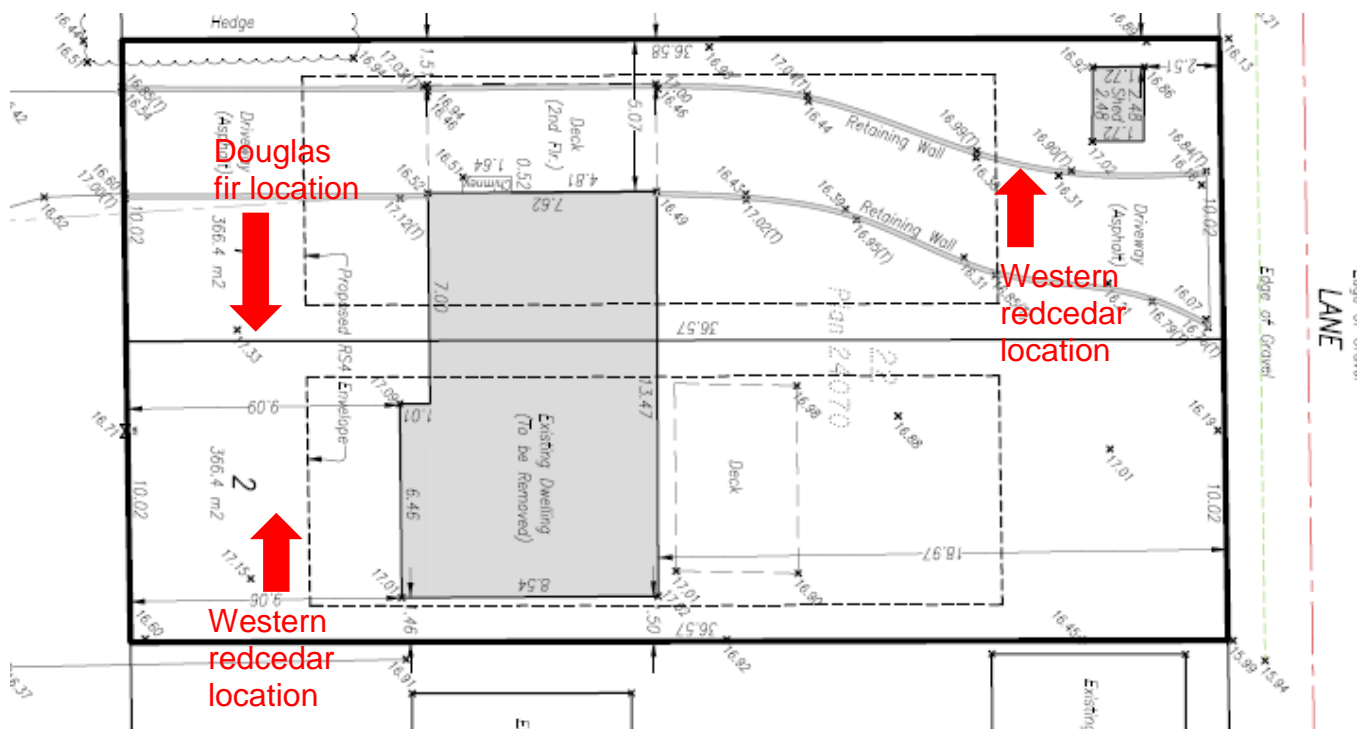


Current OCP Designation (RSL)

Rezoning Application for 1777 Jensen Avenue

Proposed Subdivision: The applicant has submitted a preliminary plan of subdivision to demonstrate the proposed parcels will meet minimum lot areas and dimensions in the Zoning Bylaw for the proposed RS4 zone. Vehicle access will be relocated to the rear lane.

	RS4 Zone Regulations	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	300 m ² (3,229 ft ²)	366.4 m ² (3,944.0 ft ²)	366.4 m ² (3,944.0 ft ²)
Lot Width	9.5 m (31.2 ft)	10.0 m (32.8 ft)	10.0 m (32.8 ft)
Lot Frontage	9.5 m (31.2 ft)	10.0 m (32.8 ft)	10.0 m (32.8 ft)
Lot Depth	28 m (91.9 ft)	36.6 m (120.1 ft)	36.6 m (120.1 ft)



Preliminary Subdivision Plan

Trees: There were previously two Western redcedars and one Douglas fir on the lot. The Western redcedars were approved for removal as part of a tree cutting permit (TP002638), however, all three trees were removed. In accordance with the Tree Bylaw, the applicants were fined and are required to provide three additional replacement trees (in addition to the three trees required to replace the Western redcedars). The tree replacement plan will be approved through issuance of a Development Permit. The applicants have paid the fine and apologized for the mistake.

Rezoning Application for 1777 Jensen Avenue

Offsite Infrastructure and Services: The proposed subdivision would be subject off-site works in keeping with the standards of the Subdivision Servicing Bylaw. This includes upgrades along the Jensen Avenue frontage, including the curb and gutter and sidewalk; and upgrades to the lane.

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 rezoning if it would result in a public benefit such as off-site infrastructure improvements and design and landscaping that would achieve a superior quality of design to fit into the context of the established neighbourhood character. Additionally, vehicle access for both lots will be relocated from Jensen Avenue to the rear lane.

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

FINANCIAL IMPLICATIONS

The subdivision and construction of new dwellings is anticipated to increase the assessed value of the lands, resulting in increased property tax revenue for the City.

PUBLIC CONSULTATION

The applicant has installed a development sign on the property. To date, staff have not received any comments associated with the rezoning application.




Development Sign

Staff conducted a site visit on February 6, 2023 to ensure that the development sign is in good standing on the subject property.

Rezoning Application for 1777 Jensen Avenue

If the application proceeds to Public Hearing, the city would provide notification by mail to residents located within 120 m of the site and advertise the Public Hearing in the newspaper.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1631 Manning Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) subject to the specified conditions being met prior to adoption of the rezoning bylaw.
	2	Request additional information or amendments to the application or recommended conditions to address specified issues prior to making a decision on the application.
	3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

None.

Lead author(s): Paul Cloutier

Contributing author(s): First Name Last Name (no titles or credentials), First Name Last Name (no titles or credentials)

Temporary Use Permit for 1710 Coast Meridian Road

RECOMMENDATION:

That Committee of Council authorize staff to provide notice of a temporary use permit application at 1710 Coast Meridian Road.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

FedEx Express wishes to establish a temporary storage and distribution facility with accessory office uses at 1710 Coast Meridian Road. A temporary use permit has been requested to allow for three stand alone modular office buildings to support the storage and distribution facility. Staff recommend approval.

BACKGROUND

Proposal: Stantec Consultants on behalf of FedEx Express proposes to locate a temporary storage and distribution facility at 1710 Coast Meridian Road. In order to support their business operations, they have requested a temporary use permit to allow for a number of prefabricated buildings to be used at the site for a small office, staff room/lockers and washroom facilities.

Site Context: 1710 Coast Meridian Road is a vacant 1.75 acre industrial property located on the east side of Coast Meridian Road between the Mary Hill Bypass and Kingsway Avenue. The site is surrounded by industrial uses including Meridian RV to the south and Sysco Foods to the east. The property was previously used for recreation vehicle storage and is currently vacant and unimproved with no buildings or substantive landscaping.



Location map

Temporary Use Permit for 1710 Coast Meridian Road

DISCUSSION

The M2 zone permits storage and transshipment of goods and products which would permit the proposed principle industrial use; the temporary use permit would permit the three premanufactured accessory office buildings. Staff do not anticipate any negative impacts associated with this proposal and note it helps support business and employment opportunities. Given FedEx Express's desire for short-term occupancy of the site, approval of the permit is recommended.

In order to ensure the prefabricated office buildings are removed upon expiry of the permit, staff further recommend a \$5,000 security be required as a condition of the temporary use permit.


FINANCIAL IMPLICATIONS

None.

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

Attachment 1: Draft Temporary Use Permit

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

TEMPORARY USE PERMIT

NO. TU000022

Issued to: Stantec Consulting Ltd.
Address: 1100 – 111 Dunsmuir Street, Vancouver, BC, V6B 6A3

1. This Temporary Use Permit is issued to permit FedEx Express to have three temporary office buildings accessory to its storage and distribution use with a maximum combined floor area of 110m².
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: 1710 Coast Meridian Road
Legal Description: Lot 3 Section 18 Block 6 North Range 1 East New Westminster
District Plan BCP7085
P.I.D.: 025-730-941

3. As a condition of the issuance of this permit, the following conditions are imposed:
 - a. The siting of the temporary office buildings is to be in general compliance with drawing numbered TU000022(A).
 - b. Landscaping shall be planted and maintained as generally shown on drawing numbered TU000022(B).
 - c. The office buildings are to be removed upon expiry of this permit.
4. As set forth in clause 3(c) above, the Municipality is holding the security set out below to ensure the temporary office buildings 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 **\$5,000** 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.

APPROVED BY THE COUNCIL THE ____ DAY OF _____, 2023.

SIGNED THIS ____ DAY OF _____, 2023.

Mayor

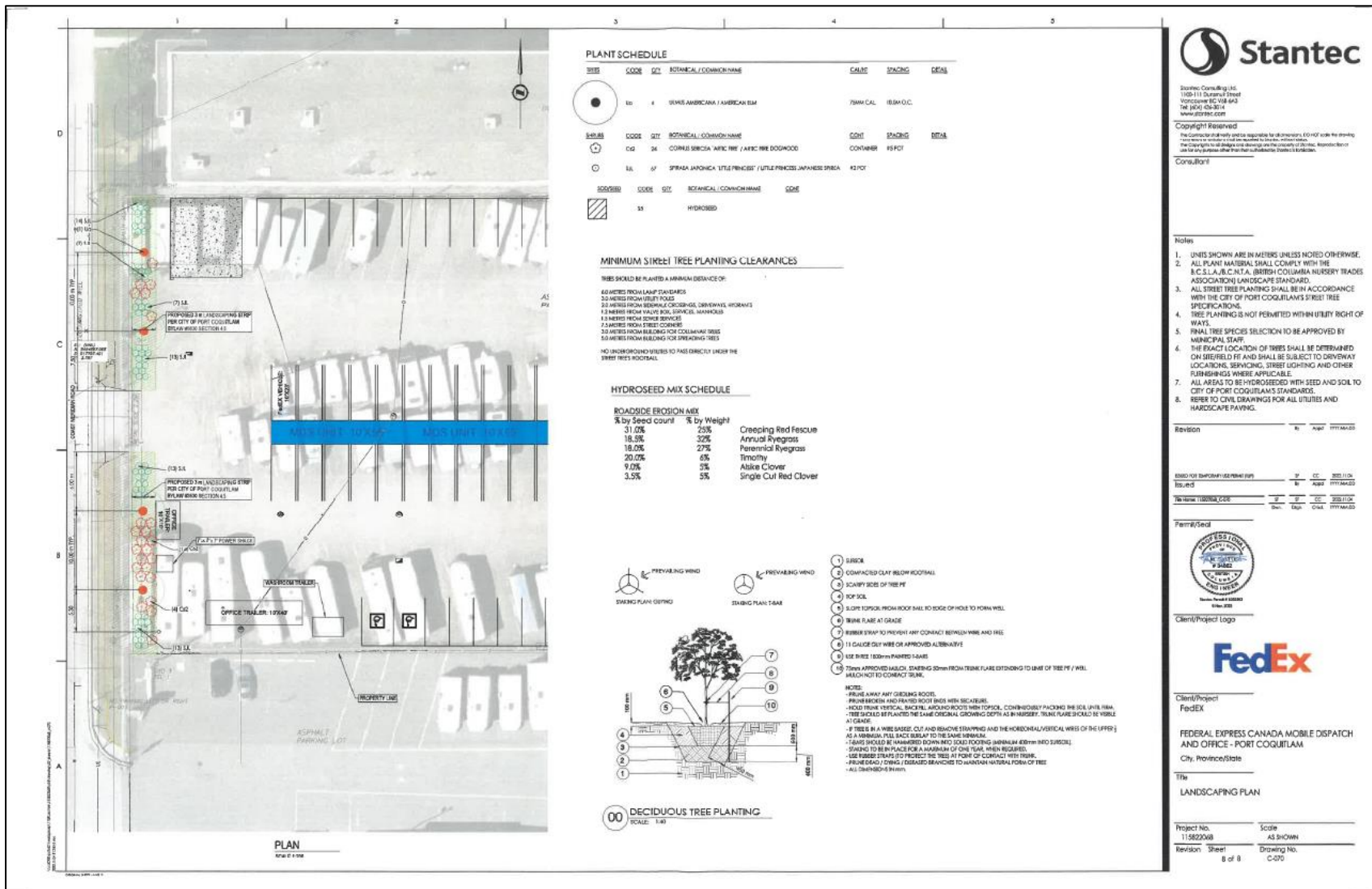
Corporate Officer

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)



TU000022(A)



Development Permit Application for 2270 Tyner Street

RECOMMENDATION:

That Committee of Council approve Development Permit DP000521 to regulate an industrial development at 2270 Tyner Street.

REPORT SUMMARY

This report describes a development permit application which will regulate the development of an industrial building and landscaping at 2270 Tyner Street. The proposal generally conforms to the Zoning Bylaw with a requested minor variance to the percentage of small car parking. The building design and landscaping complies with the intent of the Industrial development permit area guidelines and staff recommend the application be approved.

BACKGROUND

Proposal: The applicant, Lou Smith, has proposed the development of two, two-storey industrial buildings with on-site parking and landscaping at 2270 Tyner Street.

Site Context: The 1.9-acre site is located mid-block along Tyner Street and is currently developed with an older single storey industrial building, limited landscaping, and no trees. Surrounding land uses include general industrial to the south, north and east. Across the street to the west are single residential homes, including an institutional use, Hawthorne Seniors Care Community at the corner of Hawthorne Ave and Tyner Street. The site is relatively flat and is located within the floodplain.



Location map

Development Permit Application for 2270 Tyner Street

Policy and Regulations: The land use designation in the Official Community Plan for the site is General Industrial; policies of the Plan promote economic development and job creation within this designation. The property is zoned M1 – General Industrial which permits a wide variety of indoor industrial uses. The objectives and guidelines of the site's industrial development permit area designation are intended to guide the form and character of industrial developments, promote orderly development, and control the interface between industrial and other land uses. The environmental conservation development permit area designation encourages sustainable development and building design, efficient use of energy, water and other resources, and the reduction of waste and pollution.

Project Profile

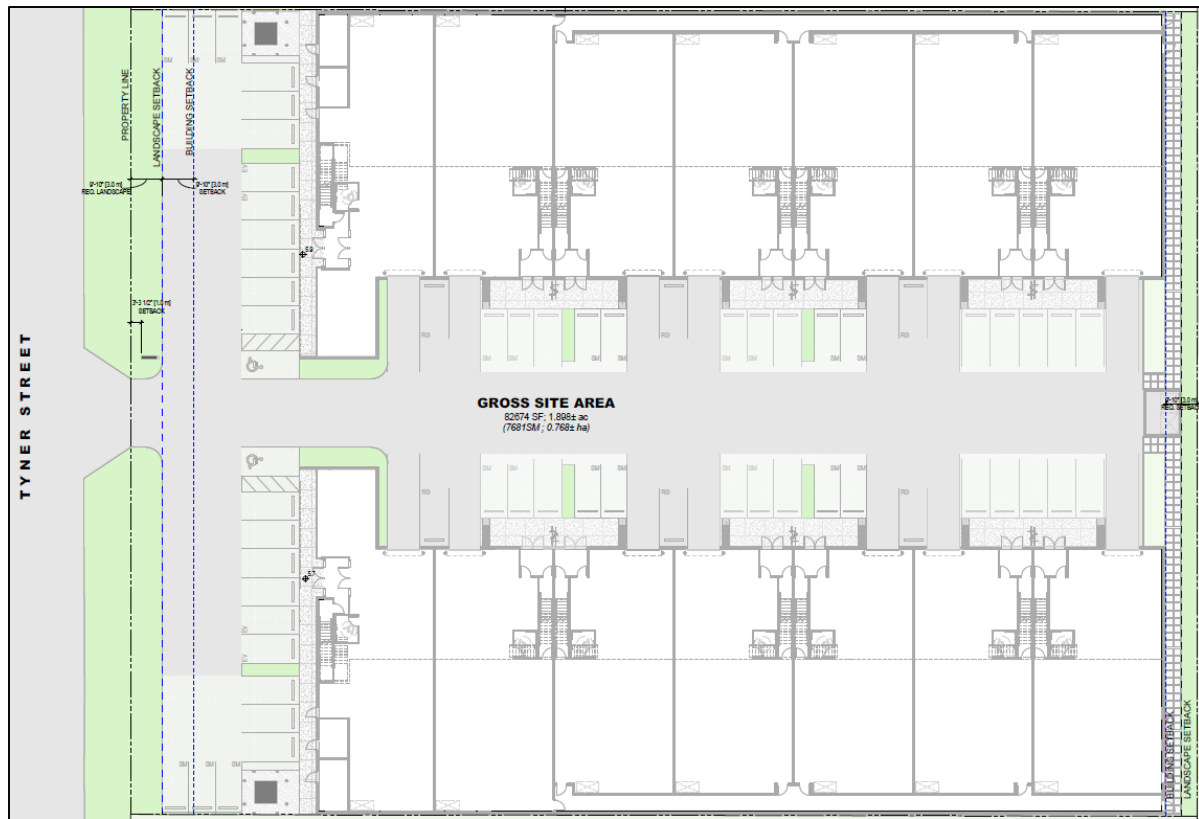
	Bylaw Regulations ¹	Proposed ²	Variances
Site Area	1200 m ² min'm	7,681 m ² (1.90 acres)	
Total Building Area	n/a	5,877 m ² (63,260 ft ²)	
Building Lot Coverage	n/a	54%	
Setbacks:			
Front Setback (Tyner)	6 m	17.5 m	
Rear Setback (east)	3 m	6 m	
Interior Side Setback (north)	0 m	0 m	
Interior Side Setback (south)	0 m	0 m	
Building Height	n/a	10.2 m	
Impervious surface	80%	80%	
Parking (total)	62	62	
Parking (small car)	15 (25%)	22 (35%)	7 stalls
Loading bays	4 min'm	14	
Bicycle Parking	Space for 6 bikes	Space for 12 bikes	

Project Description: The site is proposed to be developed with two buildings oriented towards Tyner Street, with shared common access, parking and substantial landscaping. The proposed 5,877 m² (63,260 ft²) multi-tenant buildings would be constructed of durable tilt-up concrete and provide industrial space and accessory offices suitable for a wide variety of industrial users. Each building is approximately 2,900 m² (31,215 ft²) in size and will contain 7 units of various sizes (with mezzanines).

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

² Information provided by applicant.

Development Permit Application for 2270 Tyner Street

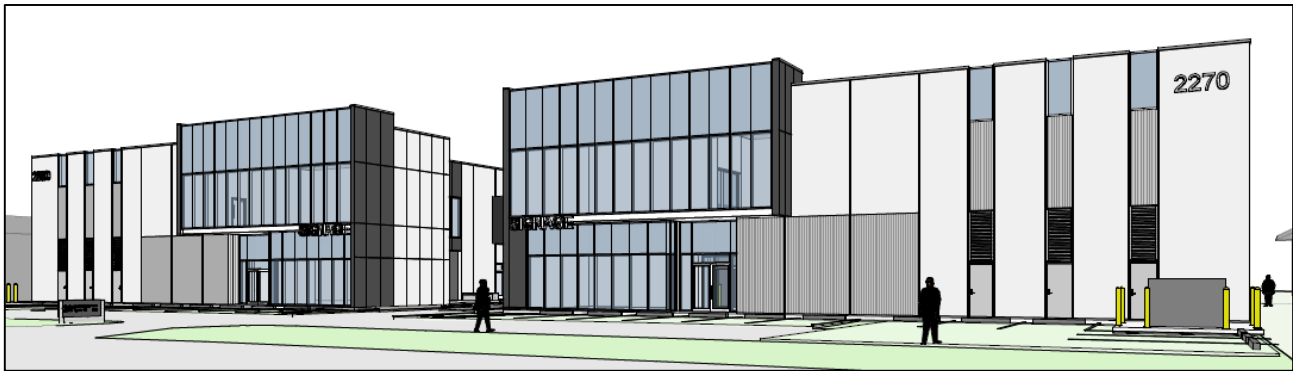


Site plan

The proposed building design provides for attractive facades and includes extensive glazing, vertical wall articulation, projections around unit entrances and a varying colour palette of light and dark accents of painted concrete tilt-up. The exterior walls to the north and south of the building, adjacent to existing industrial buildings, have been designed to preserve privacy and mitigate noise and light impacts of the industrial activities. The front façade also provides for a quality interface to the residential properties across the street; dark sky lighting has also been proposed to limit light pollution outside the site boundary. The design of the development gives consideration to the relationship between the building and the street, efficiency of circulation systems and landscaped areas fronting onto streets using trees wherever possible.

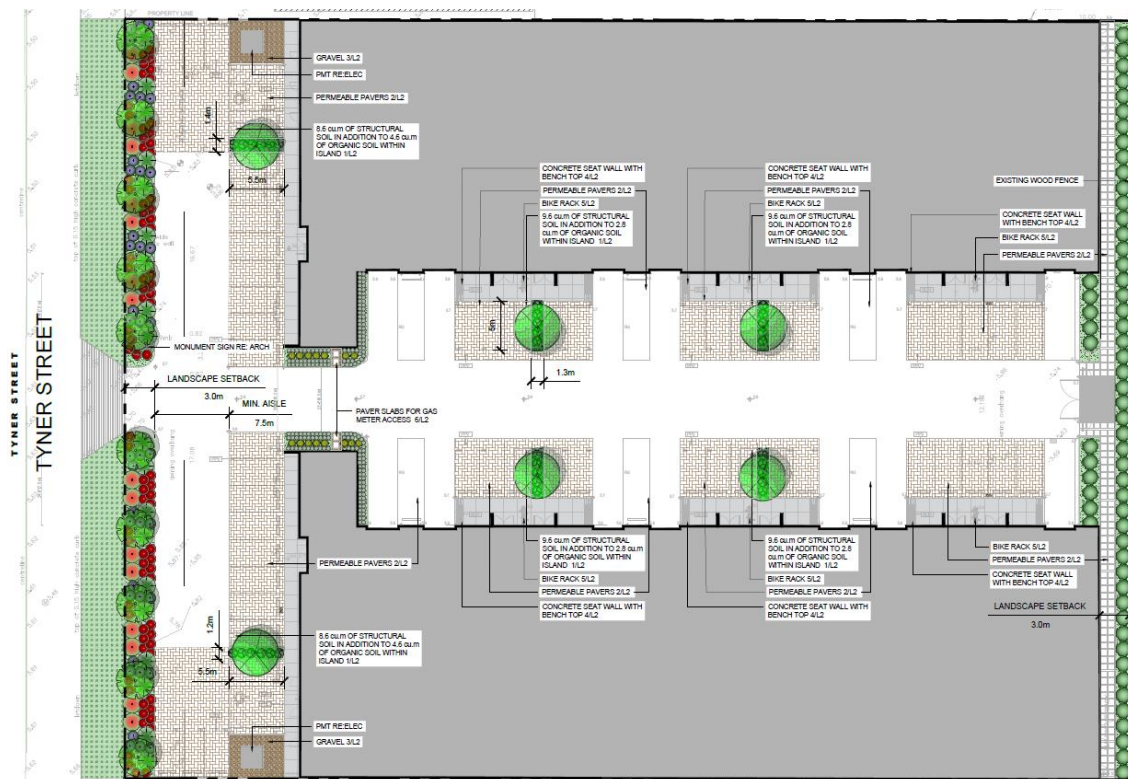
Access to the site is to be provided by one main interior driveway for both passenger and transport vehicles, accessed off of Tyner Street. Parking is provided in front of the buildings along Tyner Street with additional parking and loading spaces located on the interior of the site.

Development Permit Application for 2270 Tyner Street



Proposed rendering along Tyner Street

In addition to street trees, the onsite landscape plan calls for a mixture of trees, shrubs, perennials, groundcover plants and ornamental grasses along Tyner Street. 18 new trees, including Maple and Katsura species will be planted at the front of the site in landscaped areas and strips within the internal parking areas. Permeable pavers have been proposed within the parking areas to increase the pervious surface of the site. Typical of an industrial development, a significant portion of the site area will be used for parking, traffic circulation and transport vehicle loading areas. Garbage and recycling have been provided at the rear of the property, located within an enclosed structure.



Landscape plan

Development Permit Application for 2270 Tyner Street

Environmental Conservation: Measures to comply with the environmental conservation objectives and guidelines include building practices and products to reduce energy and water consumption, promote stormwater management, and reduce greenhouse gas emissions. Proposed elements include light coloured roofing materials to minimize solar heat gain, pervious surface areas, high efficiency irrigation system, bicycle parking, and two EV parking stalls per building. A complete list of conservation measures is included in Schedule A of the development permit.

Variance Request: The applicant has proposed a minor variance to the small car stall percentage. The City's Parking and Development Management Bylaw permits up to a maximum of 25% of the total required parking on-site to be small car stalls. While the current proposal includes a total of 62 required parking stalls, the applicant is requesting a percentage of 35% of these to be small car stalls (7 additional stalls). The applicant advises that the parking will be used mostly by employees, who will stay on-site throughout regular business hours with low vehicle turnover.

Offsite Infrastructure and Services: Offsite infrastructure including road works, curbs and gutters, sidewalks, ½ road plus one metre, boulevard landscaping street lights and street trees along Tyner Street and associated service upgrades (water, sanitary and storm sewers). The undergrounding of overhead wiring for Hydro and telecommunications will also be required. Offsites and development cost charges will be applicable at building permit stage.

DISCUSSION

The proposed industrial buildings and landscaping provides a quality of character that will be an attractive compliment to the existing industrial developments in the area and provide opportunities for new industrial businesses to locate in the community. The design meets the intent of the industrial design guidelines, environmental conservation designation and the site-specific design guidelines. The proposal generally complies with applicable zoning and parking regulations. The proposed variance to the small car parking percentage is unlikely to impact the ability of the site to meet parking demand.

Staff recommend approval.

PUBLIC CONSULTATION

A sign providing notification of the application was posted on site August 15 2022. To date, no comments have been received by staff.

Staff confirmed the signs continues to be posted at the site and in good order on February 17th, 2023.




Development Permit Application for 2270 Tyner Street

FINANCIAL IMPLICATIONS

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

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000521.
	2	Request additional information or amendments if Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designation, site specific design guidelines or regulations.
	3	Refuse the application if the Committee is of the opinion the application does not conform to the design guidelines or regulations.

ATTACHMENTS

Attachment 1: Draft Development Permit

Lead author(s): Graeme Muir

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000521

Issued to: Tyner Street Holdings Ltd, Inc.No.646408
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: Suite 1010-510 Seymour Street
Vancouver, BC
V6B 3J5

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

Address: 2270 Tyner Street
Legal Description: LOT 49 DISTRICT LOTS 382 AND 463 GROUP 1 NEW
WESTMINSTER DISTRICT PLAN 52501
P.I.D.: 005-037-361

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 DP000521 (1) to DP000521 (17) 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 DP000521 (15) to DP000521 (16) and the following standards for landscaping are imposed:

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

5. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount \$192,650.00 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 _____ 2023.

SIGNED THIS _____ DAY OF _____ 2023.

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



Tyner Street Multi-Tenant Buildings

NONNI
PROPERTY GROUP

TKA+D ARCHITECTURE + DESIGN INC.

2475 2280 Tyner Street
Port Coquitlam BC

DP000521(1)

Tyner Street

Nonni Property Group Ltd.

2270 2280 Tyner Street

Port Coquitlam BC

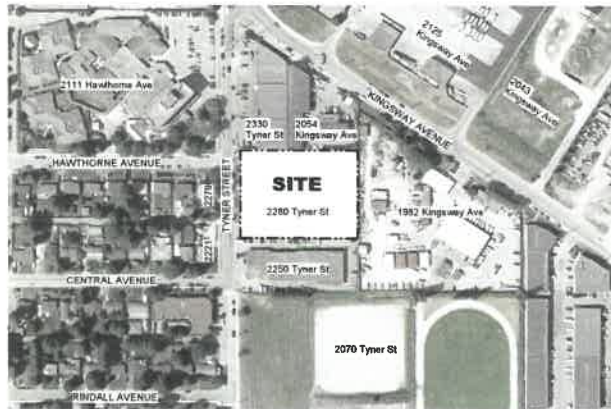
Re-Issued for Development Permit 3
Jan 16, 2023

PROJECT TEAM:

DEVELOPMENT MANAGER	Nonni Property Group 1010-010 Seymour St, Vancouver, BC P. 604.983.0056 Leo Smith
ARCHITECTS	TKA+D Architecture + Design Inc. 305-1030 Pender Street, Vancouver BC P. 604.683.3489 Craig Taylor, Architect ABCD Patrick Murphy
STRUCTURAL	WHM Structural Engineers Ltd. 215-2550 Boundary Road, Burnaby, BC P. 604.696.8959 William Schabert
CIVIL ENGINEER	KM Civil Consultants Ltd. 450-34077 Gladys Avenue, Abbotsford, BC P. 604.853.5071 David McCreary
LANDSCAPE	KD Planning & Design Ltd. 450-38277 Gladys Avenue, Abbotsford, BC P. 604.853.8951 Jessica Thiesen
MECHANICAL	Byear Engineering Ltd. 7808 132 Street, Surrey, BC P. 604.591.3766 Deryl Robinson
ELECTRICAL	RVR Electrical Consultants Ltd. 11332 Blaney Crescent, Pitt Meadows, BC P. 604.462.4004 Rodrigue Rochette
GEOTECH	Geopacific Consultants Ltd. 1779 W 10 Ave, Vancouver, BC P. 604.693.5522 Wynell Johnson
FIRE PROTECTION	Escape Fire Protection Ltd. 1-26405 Progressive Way, Abbotsford, BC P. 604.864.0076 Nolan Bell, Inc.



LOCATION PLAN:

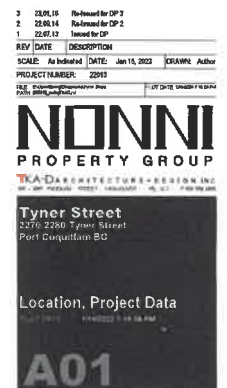


GRAPHIC & SYMBOL LEGEND

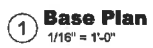
Existing construction: to be retained		Detail Reference	
Existing construction: to be demolished		Wall / Detail Section Reference	
New stud wall; construction as indicated		Building Section Reference	
New insulated stud wall; construction as indicated		Interior Elevation Reference	
Demolition Tag		Matchline	
Room Tag		View Reference	
Door / Window Tag		Reference	
Wall / Floor / Roof Type Tag		Level Reference	
Material / Finish Keynote Tag		Spot Elevation (Relative to Topographical)	
Network Tag		Spot Elevation (Survey) (Relative to Project Base)	
Specialty Equipment Tag		North Arrow	
Centre Line		Colling Type Tag	
Property Line			
Fire Hydrant			
Manhole Cover			
Catch Basin			

DRAWING INDEX:

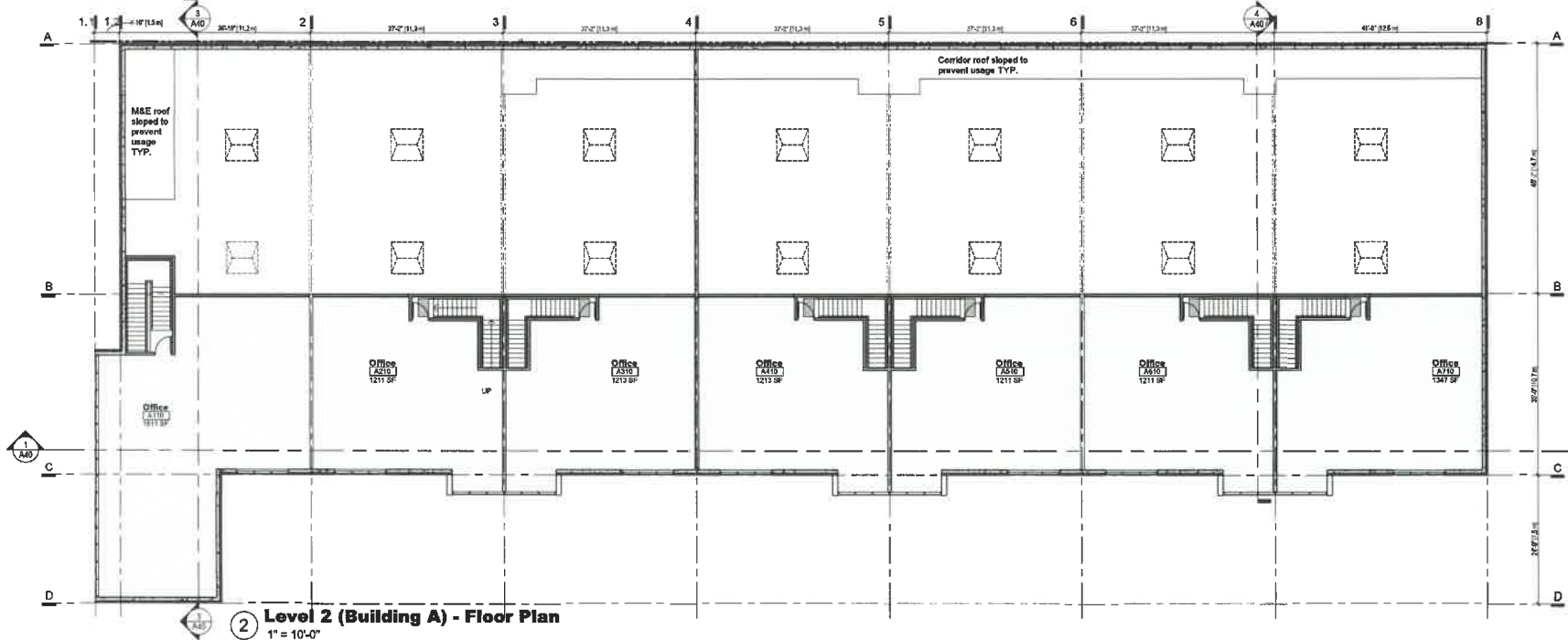
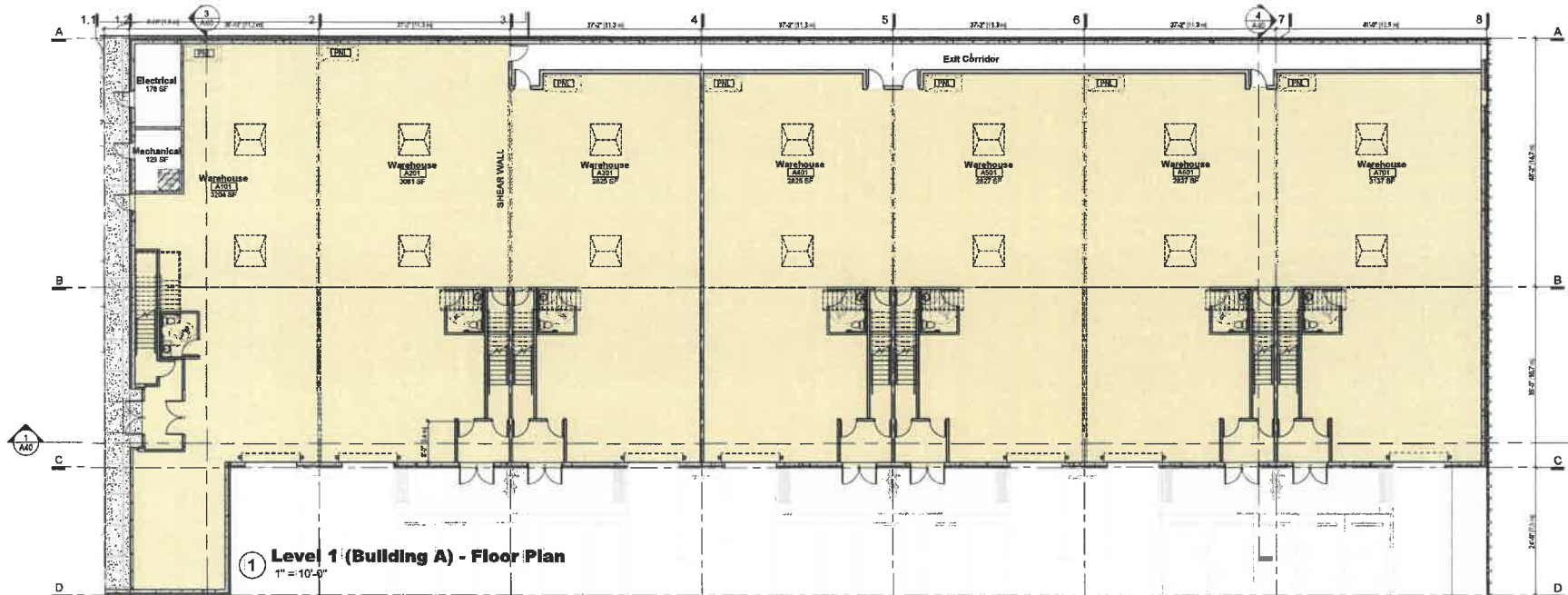
ARCHITECTURAL
A00 Cover
A01 Location, Project Data
A02 Property, Setbacks
A10 Site Plan
A11 Floor Plan (Building A)
A12 Floor Plan (Building B)
A13 Roof Plan
A30 Elevations
A31 Elevations
A40 Sections
A41 Rooftop Unit Visibility
A50 3D Views
A60 Refuse Enclosure
A70 Exterior Signage



D000521 (2)



A02



3 25.01.16 Reviewed for CP 3
2 22.08.14 Reviewed for CP 2
1 22.05.13 Issued for CP

REV DATE DESCRIPTION
SCALE: 1" = 10'-0" DATE: Jan 14, 2023 DRAWN: Author
PROJECT NUMBER: 22011
FILE: Nonni-2200-Tyner-Street.dwg DATE: 2023-01-14
22-01-2023

NONNI
PROPERTY GROUP
TKA+D ARCHITECTURE + DESIGN INC.
800-448-7765 / 250-1000-1100 / 100-1000-1100

Tyner Street
2270-2280 Tyner Street
Port Courtenay BC

Floor Plan (Building A)
1" = 10'-0" 1/4" = 10'-0" 1/8" = 10'-0"

A11

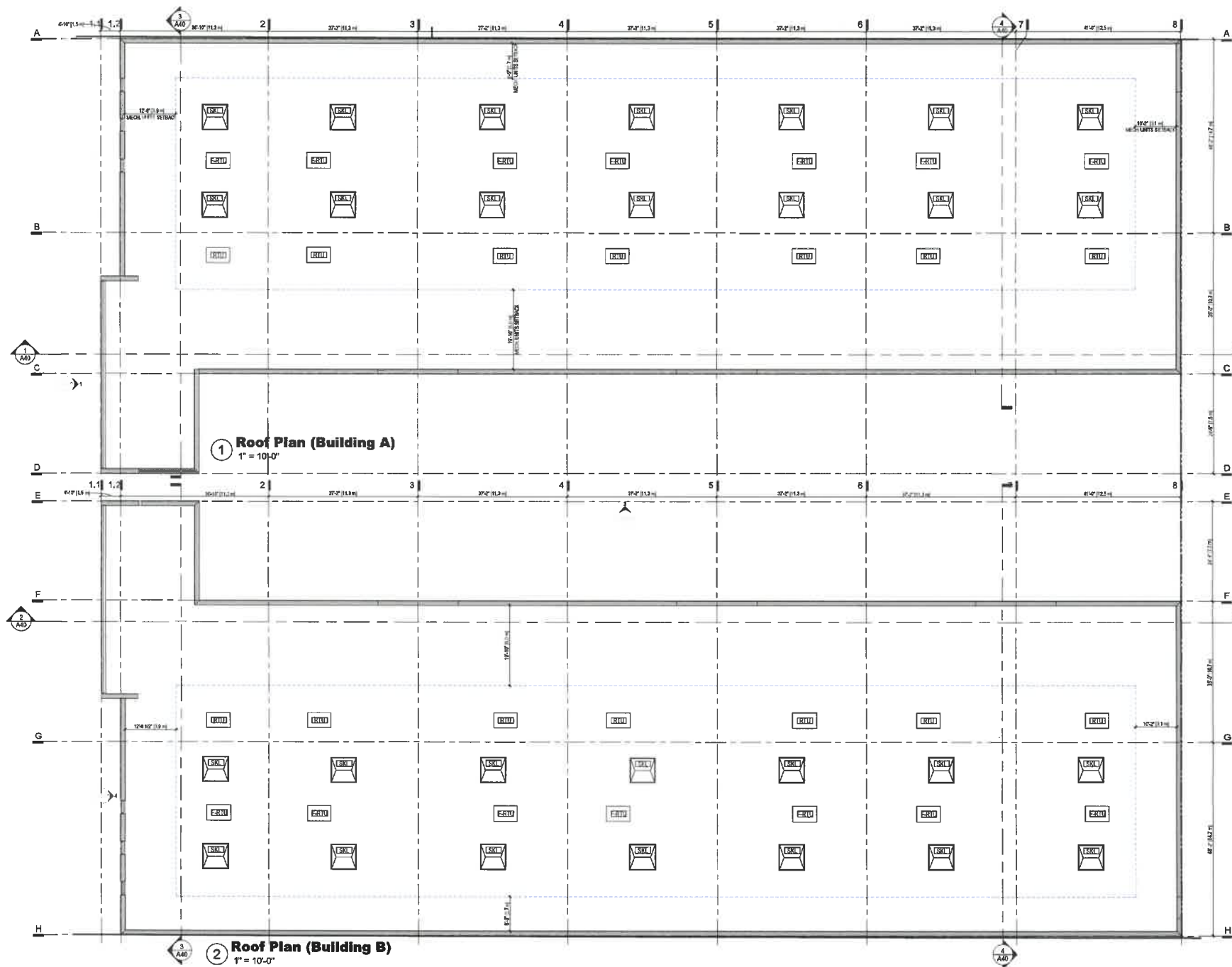
Doc00521 (5)

Level 2 (Building B) - Floor Plan
1" = 10'-0"

A12

KEYNOTE LEGEND

TAG	DESCRIPTION
F-RTU	PROVISION FOR FUTURE RTU, SEE MECH. DWGS
RTU	ROOFTOP MECHANICAL UNIT, SEE MECH. DWGS
SKL	SKYLIGHT



3	22.01.14	Revised for DP 3
2	22.08.14	Revised for DP 2
1	22.01.13	Revised for DP
REV	DATE	DESCRIPTION
SCALE:	1" = 10'-0"	DATE: Jan 14, 2023
PROJECT NUMBER:	23915	DRAWN: Author
FILE:	23915 - Roof Plan (Building A) - 10.000	CD 10, 10.000

NONNI
PROPERTY GROUP

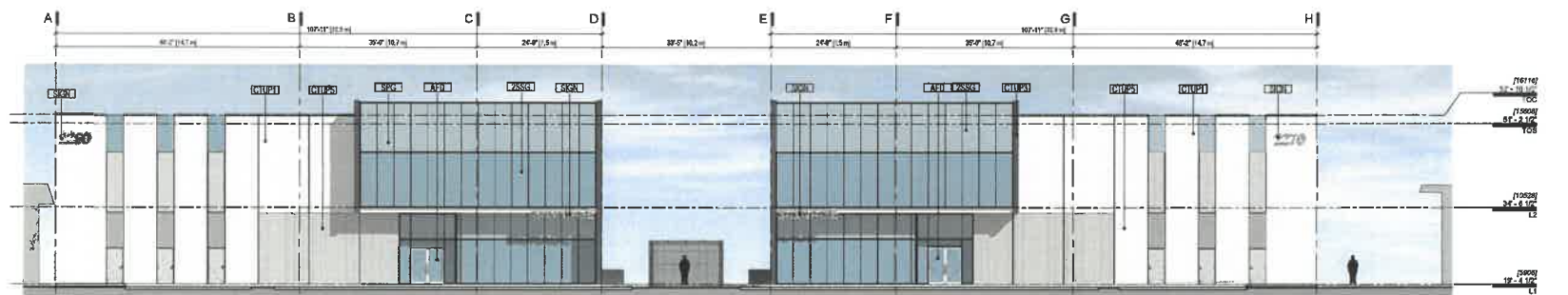
TKA+D ARCHITECTURE-DESIGN INC.

Tyner Street
2275 2250 Tyner Street
Port Coquitlam BC

Roof Plan

1/11/23 10:00 AM

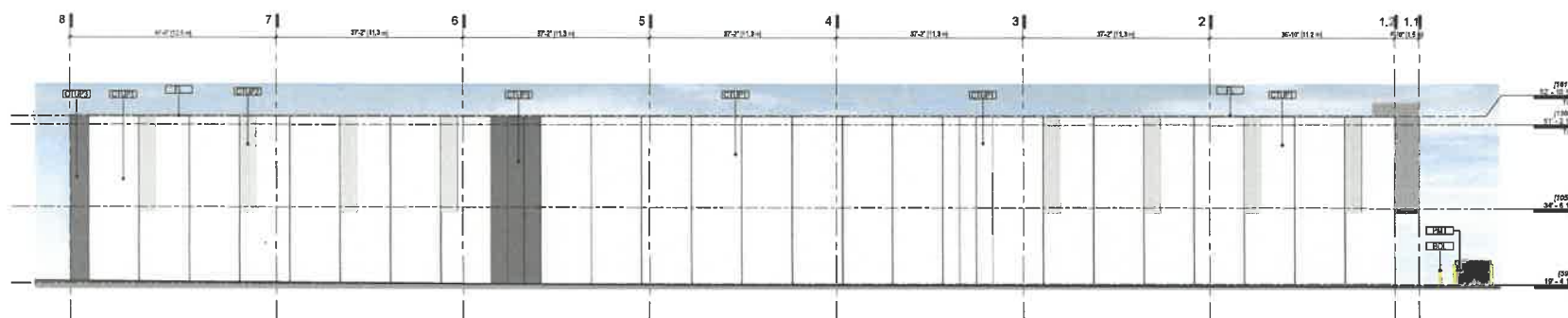
A13



① **West End**
3/32" = 1'-0"



② **Building**
3/32" = 1'-0"



3 BUILDING
3/32" = 1'-0"

8 21.55.15 Released for CP 3
1 22.06.14 Released for CP 2
1 22.06.13 Released for CP

NOV DATE 1 NOV DATE 1 NOV DATE 1

SIGLE: 107-1-10 DATE: Jun 16, 2013 (PUBLIC: Author)

PROJECT NUMBER: 12015

REF: *Black and White Photographs of the* [REDACTED] *of the* [REDACTED]

NONNI
PROPERTY GROUP

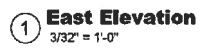
KA-D&C H E T U R E - D E S I G N I N C
1000 PAVAN ROAD VANDERBILT, ALA 35894-0001

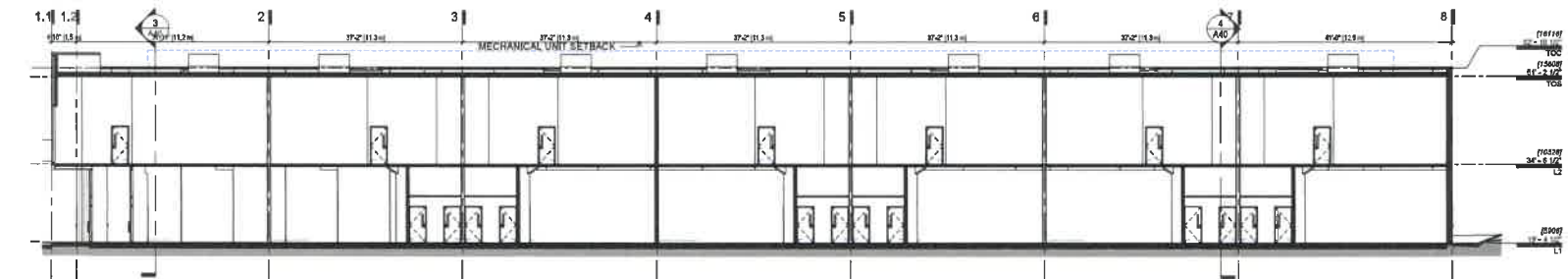
Tyner Street
2250 Tyner Street
Port Courtenay BC

Elevations

10/07/2013 10:00:22 10.00.00 PM

A30

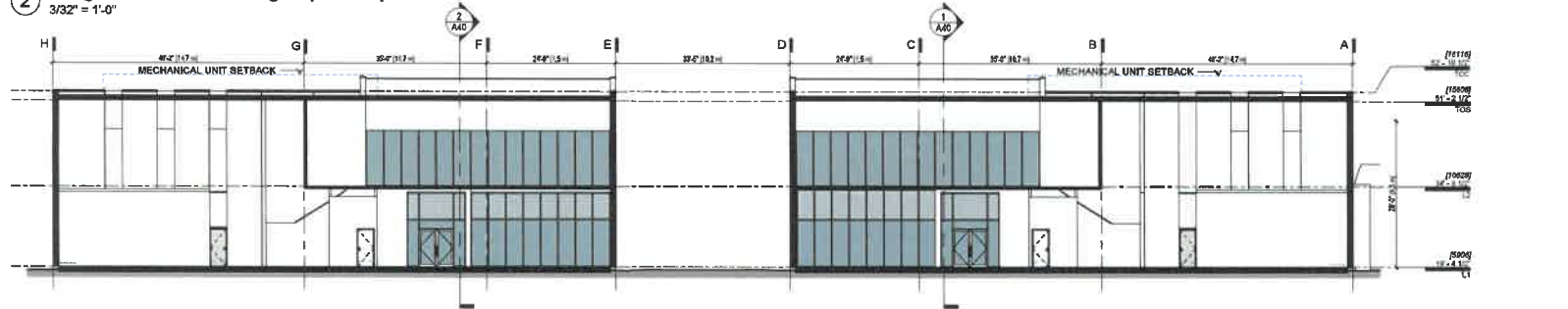




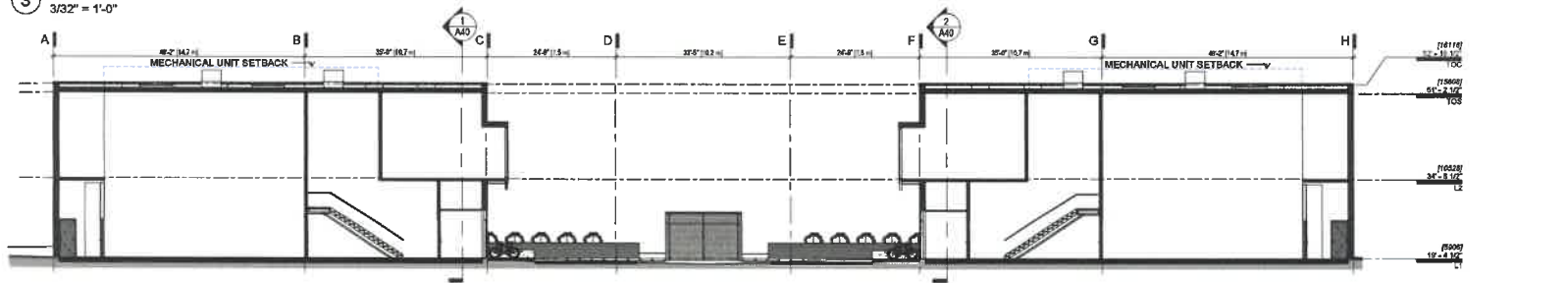
① Long Section - Building A (B Sim.)



② Long Section - Building B (A Sim.)



③ Cross Section 1



④ Cross Section 2

3 22.01.18 - Redlined for DP 1
2 22.01.18 - Redlined for DP 2
1 22.01.18 - Redlined for DP 3

REV DATE DESCRIPTION
SCALE: 3/32" = 1'-0" DATE: Jun 11, 2023 DRAWN: Author
PROJECT NUMBER: 22015

FILE: NONNI-Property-Group-And-Associates-2023-06-11-17-18-PM.dwg
PROJECT: NONNI-Property-Group-And-Associates-2023-06-11-17-18-PM.dwg

NONNI
PROPERTY GROUP

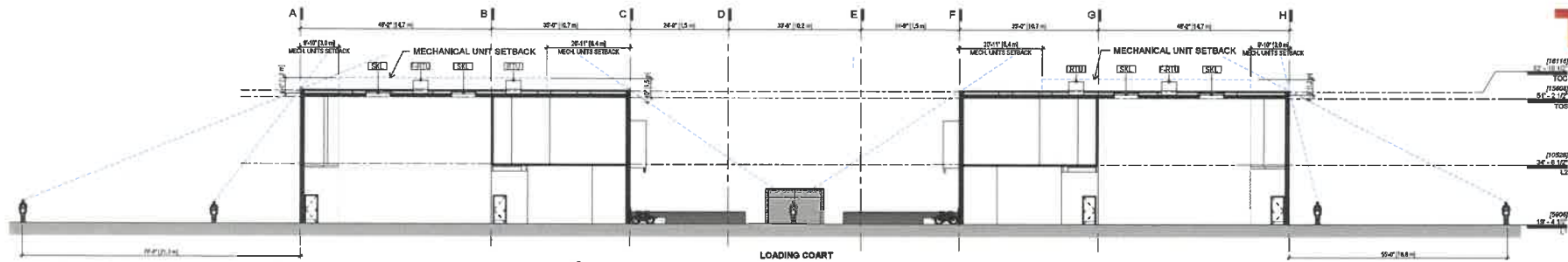
TKA+D ARCHITECTURE + DESIGN INC
127-2200 Tyner Street
Port Coquitlam BC

Tyner Street
127-2200 Tyner Street
Port Coquitlam BC

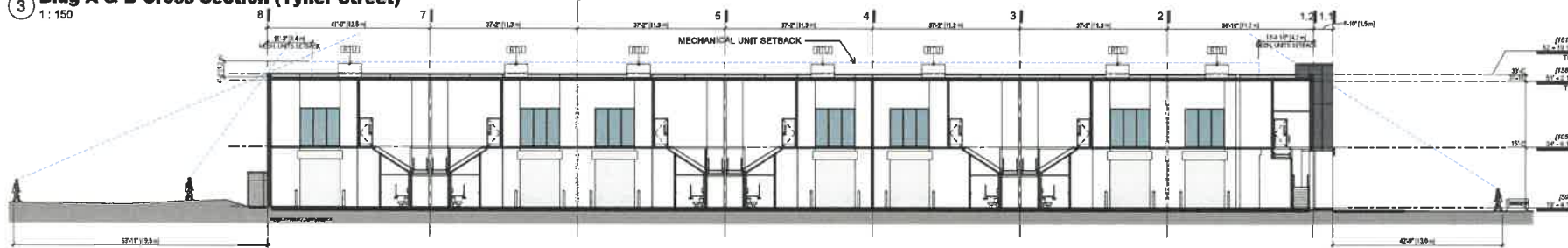
Sections
17-18 PM
A40

DP000521(10)

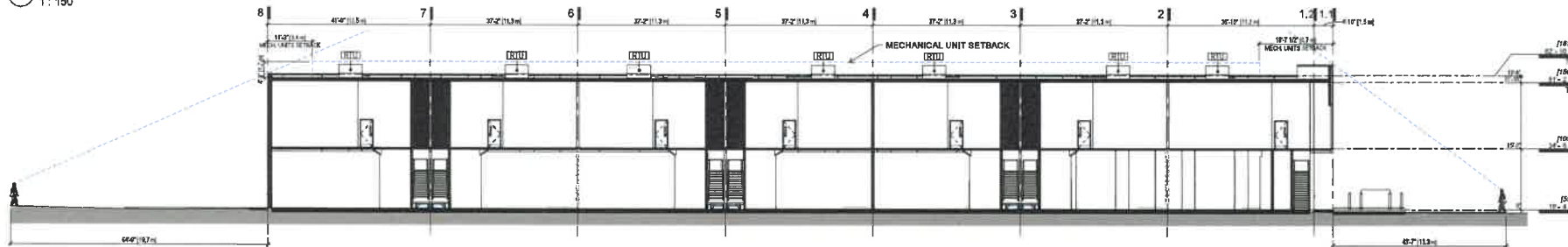
KEYNOTE LEGEND	
TAG	DESCRIPTION
F-RTU	PROVISION FOR FUTURE RTU, SEE MECH. DWGS
RTU	ROOFTOP MECHANICAL UNIT, SEE MECH. DWGS
SKL	SKYLIGHT



③ Bldg A & B Cross Section (Tyner Street)



④ Long Section - Building A (Loading Court)



⑤ Long Section - Building B (Loading Court)



Viewing Rooftop from Across Tyner Street



Viewing Rooftop from the Loading Court

1: 200/100 Reduced to 1/2"

REV DATE DESCRIPTION

SCALE: 1:150 DATE: Jan 18, 2023 DRAWN: AUB

PROJECT NUMBER: 22011

FILE: \\nonni\projects\22011\22011_01.dwg

DATE: 1/18/2023

NONNI
PROPERTY GROUP

TKA+D ARCHITECTURE + DESIGN INC.
1000 PINEVIEW AVENUE, SUITE 100, VANCOUVER, BC V6A 4K4

Tyner Street
2270, 2280 Tyner Street
Port Coquitlam BC

Rooftop Unit Visibility
1/18/2023 1:17:23 PM

A41

DR000521(11)



3D View - Loading Court Looking West



3D View - Loading Court Looking East



3D View - Tyner St N Neighbouring Context



3D View - Tyner St S Neighbouring Context

1	22.01.18	Released for DP 3
2	22.05.18	Released for DP 2
3	22.07.18	Released for DP 1
REV	DATE	DESCRIPTION
SCALE:	DATE: Jun 14, 2023	DRAWN: Author
PROJECT NUMBER:	22015	
REV	DATE	DESCRIPTION
1	22.07.18	Released for DP 1
2	22.05.18	Released for DP 2
3	22.01.18	Released for DP 3
NONNI PROPERTY GROUP TKA+D ARCHITECTURE + DESIGN INC 2270-2280 Tyner Street Port Coquitlam BC		
Tyner Street 2270-2280 Tyner Street Port Coquitlam BC		
3D Views 1/11/2023 11:17:10 AM 1/11/2023 11:17:10 AM		
A50		

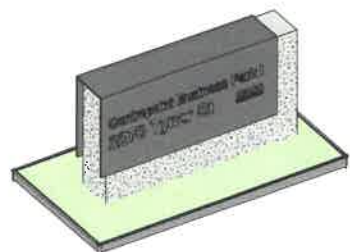
Figure 1 is a schematic diagram of the experimental setup. It depicts a rectangular container with a perforated metal screen at the bottom. A sheet metal roof with a 2% slope is positioned above the screen. A scale bar at the bottom right indicates 5000 mm, 10 m, and 1 km.

Steel metal roof w/ 2% slope

Perforated metal screen door

19' x 4 1/2'

71



A diagram showing a door with a width of 300 mm. A dimension line above the door indicates a 500 mm offset from the wall to the center of the door.

14" DIA.

FOUNDATION, REFER TO STRUCTURAL

PROPOSED SETBACK: 1 m

100

LEGEND

- | | |
|---|-------------------|
|  | CONCRETE WALK |
|  | PAVERS |
|  | GRAVEL |
|  | OFFSITE LANDSCAPE |
|  | LANDSCAPE |

- | | |
|------------------|----------------------------|
| 1641/23 | ISSUED FOR DP R-EVALUATION |
| 2841/23 | ISSUED FOR COORDINATION |
| 3140/23 | ISSUED FOR DP R-EVALUATION |
| 3140/23 | ISSUED FOR COORDINATION |
| 1340/22 | ISSUED FOR DP |
| 0840/23 | ISSUED FOR REVIEW |
| 2740/22 | ISSUED FOR COORDINATION |
| 1140/22 | ISSUED FOR REVIEW |
| DATE: 06-08-2024 | |



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Tyner Street

**2270 & 2280 Tyner St
Port Coquitlam BC**

LANDSCAPE PLAN



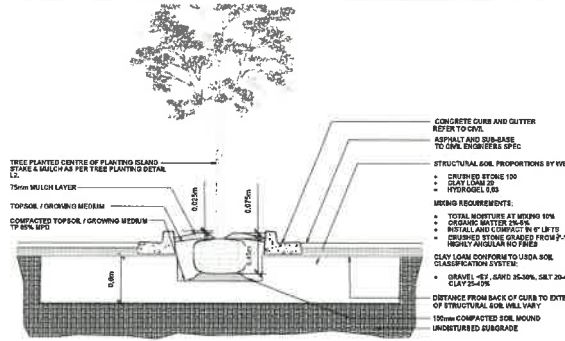
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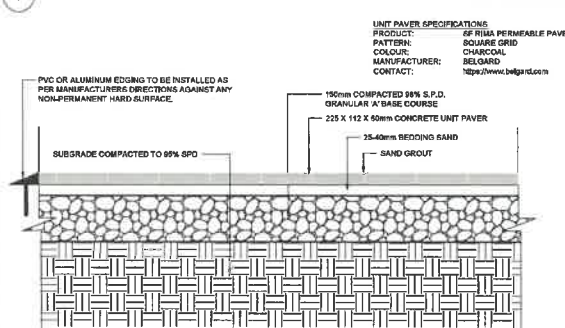
PLANT LIST						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	CODITION
DECIDUOUS TREES						
	6	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME FANTASY MAPLE	6m CAL	PER PLAN	100%
	1	CERCIDIPHYLLUM ALPICORNUM	DOGWOOD	6m CAL	PER PLAN	100%
SHRUBS						
	22	VIBURNUM DAWSON	SAUCERS VIBURNUM	6-8m HT.	1m O.C.	60 POT
	20	YALEG BACCATA 'PASTORIN'	IRISH YEW	1.5m HT.	1m O.C.	60 POT
	15	ADLER A SPANISH ROSE	GRANDIS ROSE EVERGREEN ADLER	6-8m HT.	0.75m O.C.	60 POT
	15	HYDRANGEA ALTA 'VICTORIANA'	GRAND HYDRANGEA ALBERTA	3.5m HT.	0.75m O.C.	60 POT
	10	CORNUS SERICEA 'SARVA'	RED DOGWOOD	6-8m HT.	PER PLAN	60 POT
	7	LOQUATUS CHINA	DOGWOOD	5-6m HT.	0.75m O.C.	60 POT
	10	HYDRANGEA PANDORA	HYDRANGEA PANDORA	1.5m HT.	1m O.C.	60 POT
PERENNIALS, GROUND COVERS, AND GRASSES						
	175	LIPOPSY MUSEUM	NO BLUE LILY	1 CAL	PER PLAN	60 POT
	15	ELIUM ELIUM 'ELIUM'	ELIUM	1 CAL	PER PLAN	60 POT

SITE PERMEABILITY REQUIREMENTS

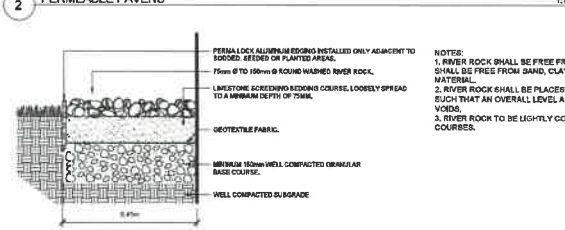
SITE AREA: 7681m²
PERMEABLE AREA: 1544m²
PERMEABLE PERCENT: 20.4%



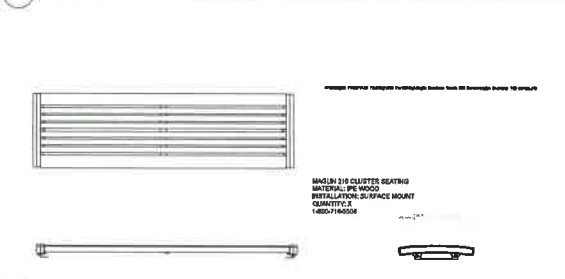
1 STRUCTURAL SOIL



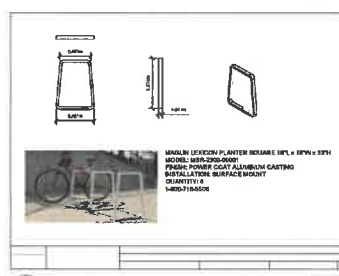
2 PERMEABLE PAVERS



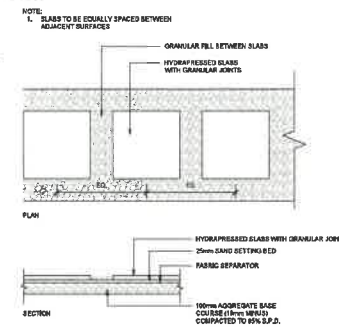
3 GRAVEL



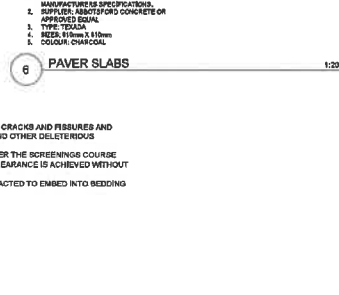
4 CONCRETE SEAT WALL WITH BENCH TOP



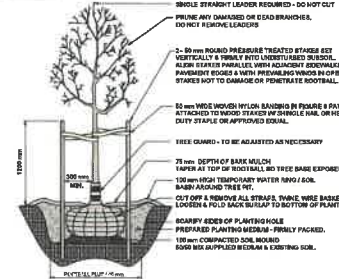
5 BIKE RACK



6 PAVER SLABS



7 DECIDUOUS TREE



8 CONIFEROUS TREE

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE, DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING UTILITIES THAT REMAIN ON SITE. ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKMANLIKE MANNER ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWIFT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL, IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm.
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH, REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
9. ALL PLANTING BEDS WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARDS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES, ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORIST (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 12.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of delivery and by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the final Contract Price or holdback and otherwise recovered from the Contractor.
 - 12.2 Maintenance and additional installation of mulch
 - 12.3 Weed removal
 - 12.4 Disease control

SEEDING NOTES

1. SEEDING AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOIL WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF 10 VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SEEDING SHALL HAVE A MINIMUM 100mm TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SEEDING. ELIMINATE BUMPES AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SEEDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOIL TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOIL FROM DRYING, AND WATER SOIL AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOIL WILL BE REJECTED.
6. LAY SOIL DURING GROWING SEASON. LAY SOIL IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOIL IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150mm OF TOPSOIL. MAINTAIN MOISTURE AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL "SOFT LANDSCAPE AREAS" SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STATUS OF THE PROJECT. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE MONTH PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION SOCIETY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

SEEDING NOTES

1. AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
2. REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCOURIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
3. TO PREPARE AREAS FOR SEEDING, SPREAD AND FINE GRADE TOPSOIL, GRADE FOR POSITIVE DRAINAGE, DEPTH OF TOPSOIL TO BE MIN. 150mm.
4. TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADE.
5. SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THRU AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.
6. SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.
7. CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDED AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.
8. MAINTENANCE FOR SEEDING AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.

SEED MIX TO BE AS FOLLOWS:

PREMIER PACIFIC SEEDING COASTAL REVEGETATION MIX AT A SEEDING RATE OF 100 KG/HECTARE OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HECTARE.	
BROADCAST SOIL SPECIFICATION	
COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-0%
SAND:	70-80%
Larger than 3.00mm	
Smaller than 2mm	
SILT:	5-15%
Larger than 0.002mm	
Smaller than 0.005mm	
CLAY:	10-20%
CLAY AND SILT COMBINED:	MAX 25%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste (CITY OF VICTORIA)	0.04-5

BOULDER NOTES

1. BOULDERS vary average of 0.15-0.25m below surface, size at minimum:

00 L = LARGE AT 1m L x 1m W x 1m H, 0.75m showing above surface, 2 tone each	
00 M = MEDIUM AT 0.75m L x 0.75m W x 0.75m H, 0.50m showing above surface, 1.2 tone each	
00 S = SMALL AT 0.5m L x 0.5m W x 0.5m H, 0.40-0.45m above surface, 0.8 tone each	

CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASE AND INSTALLATION



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Schedule A

Energy Conservation:

Conservation Measure	Verification Method
cool roof designs to reduce heat absorption and heat build-up and improve energy efficiency, such as green roofs or materials with a high solar reflectance	DP and BP stage; staff review of building plans
location and size of windows to increase opportunities for natural ventilation and distribute natural daylight into interior spaces	DP and BP stage; staff review of building plans

Water conservation:

Conservation Measure	Verification Method
Permeable or porous paving materials in ongrade parking areas	DP and BP stage; written confirmation by developer along with staff review of BP submission
sufficient depth of topsoil or composted materials for well-rooted plantings	BP stage; written confirmation by developer
automated, high-efficiency mechanical irrigation systems	DP and BP stage; written confirmation by developer along with staff review of BP submission

GHG Reduction:

Conservation Measure	Verification Method
Installation of electric vehicle charging stations and pre-wired infrastructure	BP stage; written confirmation by consultant along with staff review of building plans
Adequate storage space for garbage, recycling and organic materials shall be provided in easily accessible, secure locations	DP stage; written confirmation by developer along with staff review of BP submission

per OCP Sec. 9.11 Environmental Conservation DPA designation

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