

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00107

Issued to: Provincial Rental Housing Corporation, INC.NO. BC0052129
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1701-4555 Kingsway, Burnaby, BC V5H 4V8

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

Address: 2365 and 2371 Kelly Ave, Port Coquitlam

Legal Description: LOT K DISTRICT LOT 289 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 22141

LOT L DISTRICT LOT 289 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN 22141

P.I.D.: 009-154-833; 009-154-876

3. The Zoning Bylaw, 2008, No. 3630 is varied as follows:
 - Section 2.5, Additional Regulations, Family-oriented dwelling units, is varied to allow the development to provide 2 family-friendly dwelling units.
4. The Parking and Development Management Bylaw, 2018, No.4078 is varied as follows:
 - Section 8, Required Off-Street Parking Spaces, be varied to allow the building to provide 12 resident parking spaces and 6 visitor parking spaces.
5. These variances are provided subject to:
 - The form and character of the building, including the siting, height and general design as shown on drawings attached to DP000597.
 - Registration of a Housing Agreement in perpetuity for the building prior to issuance of a Building Permit and to the satisfaction of the Director of

Development Services which: secures levels of housing affordability; details management/operations of the building and parking; limits the number of vehicles which can be registered at the building; and confirm City input into the selection of any future operator.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two (2) years of the date of this permit.
8. This permit is not a building permit.

APPROVED BY COUNCIL THE _____ DAY OF _____, 2025.

SIGNED THIS _____ DAY OF _____, 2025.

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)