

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

**DEVELOPMENT VARIANCE PERMIT**

NO. DVP00071

Issued to: LWEST HOLDINGS LP  
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 205-1311 KOOTENAY STREET, VANCOUVER, BC, V5K 4Y3

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: 1525 KINGSWAY AVENUE

Legal Description: LOT 1 DISTRICT LOT 288 GROUP 1 AND SECTIONS 7  
AND 18 BLOCK 6 NORTH RANGE 1 EAST NEW  
WESTMINSTER DISTRICT PLAN EPP96965

P.I.D.: 030-942-683

3. The Parking and Development Management Bylaw, 2018, No.4078 Sec. 8 is varied to reduce required off-street parking spaces from 369 to 300 spaces.

For clarity, this variance applies to and only to off-street parking space requirements for the industrial development regulated by Development Permit DP000416.

4. Prior to issuance of a building permit, the following condition must be met:
  - Submission of design, securities and fees for offsite works and services, including electrical ducting to support installation of a future traffic signal at the intersection of Kingsway Avenue and Coast Meridian Road, and a mixed-use pathway with a minimum width of 3 metres, landscaping and pedestrian scale lighting located on the BC Hydro lands fronting 1525 Kingsway Avenue.
5. This permit is not a building permit.

APPROVED BY COUNCIL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
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)