

Zoning Amendment Bylaw for Commercial Uses at City Recreational Facilities - Third Reading and Adoption

RECOMMENDATION:


That Council give Zoning Amendment Bylaw No. 4165 third reading and adoption.

REPORT SUMMARY

Upon conclusion of a public input period from February 27, 2020 to March 10, 2020, Zoning Amendment Bylaw No. 4165 will be available for Council to give third reading and adoption.

Note: Section 480 of the *Local Government Act* permits Council to adopt a zoning bylaw at the same meeting at which the bylaw received third reading.

OPTIONS (✓ = Staff Recommendation)

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

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2020

Bylaw No. 4165

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, 2020, No. 4165”.

2. ADMINISTRATION

2.1 In Section 5 Institutional and Park Zones, 5.3 Permitted Uses the table be amended by including the following underlined uses and notes and renaming ‘Accessory commercial’ to ‘Accessory retail’:

5.3 PERMITTED USES

Table 5.3: Institutional and Park Zones Permitted Uses

Use	Zone				
	P1	P2	P3	P4	P5
Assembly uses		■ Note 2			
Cemeteries and mausoleums, chapels			■		
Child care facilities	■	■ Note 6			
Civic uses	■	■ Note 6			■
Community care		■ Note 6			
Detention facilities					■ Note 5
Farmers market	■		■		
Retail sales	S Note 12				
Office	■ Note 9, S Note 12				
Packaged liquor sales	■ Note 10		■ Note 10		
Restaurant	S Note 12				
Parks and playgrounds	■	■ Note 6	■	■	■
Parking lots and structures	■ Note 3		■ Note 3		
Personal services	S Note 12				
Residential	S Note 8				
Temporary Shelter	S Note 7				
Theatres	■				
Utilities	■ Note 4	■ Note 6		■	
Accessory caretaker	■	■ Note 6	■		■
Accessory retail	■				
Accessory liquor lounge	S Note 11				
Accessory restaurant	■		■		
Accessory vending cart			■		
Golf Course			■		

2.2 In Section 5 Institutional and Park Zones, 5.3 Permitted Uses, under Notes to Table 5.3, add the following notes:

Note 11. An accessory liquor lounge in the P1 zone is permitted when combined with a restaurant use at Lot 1, District Lot 289, New West District, Plan EPP73859, Group 1 (2150 Wilson Avenue).

Note 12. Retail sales, restaurant, offices, personal services in the P1 zone are permitted at the following locations:

- a. Lot 1, District Lot 289, New West District, Plan EPP73859, Group 1 (2150 Wilson Avenue).
- b. Lot B, District Lot 379, New West District, Plan BCP20052, Group 1 (2248 McAllister Avenue).
- c. Lot 156, Section 6, Township 40, New West District, Plan NWP46650 (1379 Laurier Avenue).

READ A FIRST TIME this	25 th day of	February, 2020
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READ A SECOND TIME this	25 th day of	February, 2020
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PUBLIC HEARING WAIVED

Mayor


Corporate Officer

Zoning Amendment Bylaw for Commercial Uses in City Recreational Facilities – First Two Readings

RECOMMENDATION:

That Council give Zoning Amendment Bylaw No. 4165 for first two readings.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first two readings to the bylaw.
	2	Delay first two readings and request staff to provide additional information.
	3	Deny first two readings of the bylaw.

Amendments to the P1 zone for City recreation facilities

RECOMMENDATION:

That Committee of Council recommend to Council that the Zoning Bylaw be amended to allow for additional commercial uses at City recreation, arts and culture facilities.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report recommends Council introduce an amendment to the Zoning Bylaw that would allow for complementary commercial uses to be offered at the Port Coquitlam Community Recreation Center, the Hyde Creek Recreation Center, the Outlet and the Gathering Place.

BACKGROUND

The Community Recreation Center, the Hyde Creek Recreation Center, the Outlet and the Gathering Place are community arts, culture and recreation facilities owned and operated by the City of Port Coquitlam and zoned P1 (Civic Institutional).

The P1 zone is generally intended to regulate public services uses, including municipal government facilities and schools through the provision of “civic use”. The P1 zone also allows for a limited number of additional uses such as child care facilities, offices for non-profit societies, and accessory commercial uses.

DISCUSSION

The Community Recreation Center, the Hyde Creek Recreation Center, the Outlet and the Gathering Place deliver public recreation, arts and culture services to the community. These facilities also currently offer limited accessory commercial uses, such as concessions stands.

In keeping with community demand, the City has identified a future opportunity to house additional supportive and complementary uses at its facilities; these uses could include health related offices and personal services, retail sales of sporting or art supplies, restaurants and cafes. These uses could be delivered by the municipality as part of facility operations or space leased to a private operator as a stand-alone use.

The proposed amendment will clarify the full range of complementary uses that could be established at these facilities. The amendment would also allow the concession at the Community Recreation Center to serve alcoholic beverages to patrons watching sporting events (within


Amendments to the P1 zone for City recreation facilities

designated areas) and includes several minor housekeeping changes that do not change the intent of the P1 provisions.

FINANCIAL IMPLICATIONS

None

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend that Council amend the Zoning Bylaw to allow for additional commercial uses at City recreation, arts and culture facilities.
	2	Request amendment of the draft bylaw amendments prior to their consideration.
	3	Determine that no changes will be made to existing regulations at this time.

Attachment 1: Proposed Bylaw Amendments

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