

Notice of Public Hearing

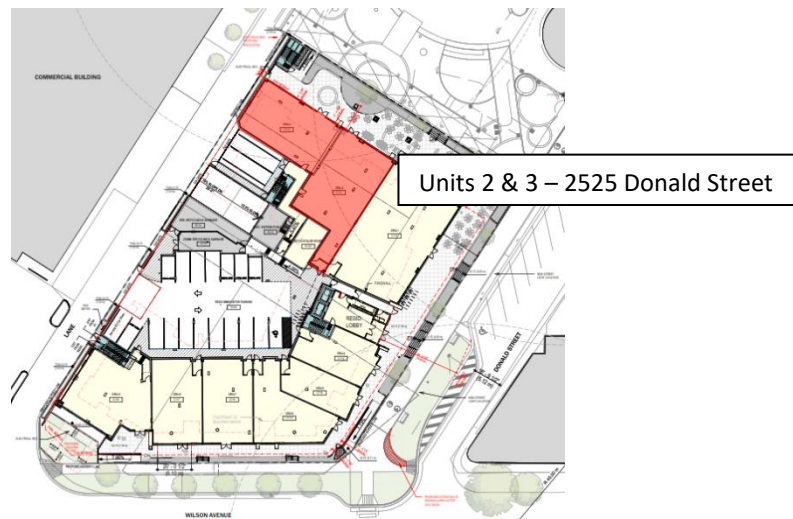
Zoning Amendment Bylaw No. 4454 for Units 2 & 3 - 2525 Donald Street

Notice (s. 466 of the *Local Government Act*) is given the City of Port Coquitlam will be holding a Public Hearing on **Tuesday, October 6, 2026, at 2:00 p.m.** in the **Council Chambers at Port Coquitlam City Hall** (2580 Shaughnessy Street) to receive input from all persons and interested parties who wish to address Council regarding the proposed bylaw.

Purpose of the Proposed Bylaw

The intent of **Bylaw No. 4454**, is to amend Zoning Bylaw, 2008, No. 3630, to enable a business to obtain a liquor primary license from the Provincial Liquor and Cannabis Regulation Branch within commercial units #2 and #3 at 2525 Donald Street.

The subject properties are outlined in the map below.



If approved, the application will allow for additional flexibility for future tenants to secure the appropriate Provincial liquor license and Cannabis Regulation Branch.

The Council meeting is open to the public and anyone wishing to attend may do so in person by attending Council Chambers. The meeting will also be broadcast live on the City's website and can be viewed by going to portcoquitlam.ca/council.

A copy of the proposed bylaw and other relevant documents, may be inspected online at portcoquitlam.ca/publicnotices or in-person from **September 25, 2026, to October 5, 2026**, between 8:30 a.m. to 4:30 p.m., Monday to Friday at Port Coquitlam City Hall, 2nd floor, 2580 Shaughnessy Street, Port Coquitlam, BC, except holidays. You may also request a copy of the Bylaw by emailing legislativeservices@portcoquitlam.ca.

How to Provide Input

Any persons or interested parties who believe their interests may be affected by the proposed bylaw will have an opportunity to make representations to Council at the Public Hearing, or by providing a written submission in advance of the Public Hearing.

Submit Written Comments:



In order to afford Council the opportunity to review your comments in advance of the Public Hearing please forward your submission prior to noon on the day of the Public Hearing by:

Email: publichearings@portcoquitlam.ca

Mail or Drop Off*: Corporate Office, City of Port Coquitlam
2580 Shaughnessy Street, Port Coquitlam, BC V3C 2A8

**Written submissions, including names and addresses (Street and City only) will become part of the public record and will be published on the City's website and available at the Corporate Office for public inspection.*

Speak at the Public Hearing:



Participate in person at the Public Hearing on the date, time, and location noted above.

**Video recordings of Public Hearings are streamed live and archived on the City's website at portcoquitlam.ca/council*

Please note that Council may not receive further submissions from the public or interested parties after the conclusion of the Public Hearing.

For further information on the Public Hearing process please visit portcoquitlam.ca/publichearings or email legislativeservices@portcoquitlam.ca.

Immediately following adjournment of the Public Hearing, the Regular Council Meeting will reconvene and Council may give consideration to the bylaw.

C. Deakin, Corporate Officer
Legislative Services
604-927-5212

Zoning Amendment Bylaw for Units 2 and 3 - 2525 Donald Street

RECOMMENDATION:

That Committee of Council:

- 1. recommend Council support an amendment to Comprehensive Development Zone 43 (CD43) within the Zoning Bylaw to permit a liquor lounge use within commercial units #2 and #3, at 2525 Donald Street; and*
- 2. delegate Staff the authority to provide comment to the Liquor and Cannabis Regulation Branch on application(s) for a Liquor Primary License at this location.*

PREVIOUS COUNCIL/COMMITTEE ACTION

December 12, 2023 – Council amended the zoning of 2525 Donald Street to Comprehensive Development Zone 43 to permit the development of a mixed-use building.

REPORT SUMMARY

As part of the land sale and development agreement for the Porthaven Development at 2525 Donald Street, the City has acquired commercial space it intends to lease out to a food and beverage tenant. Staff recommend a site-specific zoning bylaw amendment be approved to allow additional flexibility for future tenants to secure the appropriate liquor licenses from the Provincial Liquor and Cannabis Regulation Branch. As the City maintains control of the space through ownership, the amendment would support the City's goal of downtown vitalization without risk of unintended outcomes.

BACKGROUND

The City will have ownership of several commercial units at the Porthaven Development, currently under construction at 2525 Donald Street. These units were acquired through the original land sale and development agreement and are strategically located on the north side of the building, adjacent to Leigh Square and the municipal civic plaza. The units have been designed to accommodate a food and beverage establishment with a suitable layout and a large outdoor patio; the intent is to lease spaces to a vibrant restaurant tenant that will help support a lively and energetic atmosphere for this key community asset.

The City is in process of identifying potential tenants for the space and wishes to ensure adequate flexibility to accommodate the needs of different establishments, and to support the processing of liquor license applications to the Provincial Liquor and Cannabis Regulation Branch



Zoning Amendment Bylaw for Units 2 and 3 - 2525 Donald Street

(LCRB). While the current CD zone permits a wide range of commercial uses, including a restaurant operating with a Provincial food primary liquor license, a site-specific bylaw provision is required in order to provide for tenants who operate a portion or all of their establishment with a Provincial liquor primary license.

A bylaw amendment is recommended to provide flexibility for a future tenant to obtain the appropriate Provincial liquor license which meets their business needs. Staff note that while a liquor primary licensed establishment (defined as a “liquor lounge” in the zoning bylaw) provides for a wide range of entertainment establishments, the City retains decision making control over the nature of the establishment through its lease agreement.

DISCUSSION

The policies of the Official Community Plan (OCP) look to reinforce the Downtown as the primary city centre with a vibrant commercial core, encourage a wide range of commercial businesses, and establish a “complete community” in which residents can live, work, and play without having to leave the City. The Liquor Establishment Policy provides guidance on decisions related to licensed establishments, supporting consideration of liquor primary licenses in appropriate locations that support community goals and mitigate impacts.

The Porthaven Development represents one of several significant investments by the City to support efforts to vitalize the downtown, and securing the right tenant fit for this commercial space is a critical element to ensure success in meeting the intent of this initiative. The proposed bylaw amendment would provide additional operational flexibility to future tenants, and as the unit owner, the City would retain ultimate control over the nature and activities of a tenant to ensure the right fit with the location and goals of the community. Staff recommend approval.

Staff note that the future operator would also need to apply to the LCRB for the appropriate liquor licenses to meet their operational needs and, depending on the nature of this application, the City may be required to comment on this application. Staff further recommend that should the proposed Zoning Bylaw amendment be approved, staff be delegated the authority to comment on future LCRB applications, keeping with the intent of the Liquor Establishment Policy.

FINANCIAL IMPLICATIONS

None.

Zoning Amendment Bylaw for Units 2 and 3 - 2525 Donald Street

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend that the Zoning Bylaw be amended to allow for a liquor primary licensed establishment to be located in Unit #2 and #3, 2525 Donald Street.
	2	Request additional information prior to making a decision.
	3	Recommend to Council that the Zoning Bylaw amendment not be supported.

ATTACHMENTS

Attachment 1 - Draft Zoning Amendment Bylaw

Lead author(s): Andrew Battle, Jennifer Little