

Development Variance Permit Application – 2331 Kelly Avenue

RECOMMENDATIONS:

That the Committee of Council:

1. Authorize staff to provide notice of an application to vary the underground servicing requirements for an apartment development at 2331 Kelly Avenue, and
2. Advise Council that it supports further consideration of Development Variance Permit DVP00082.

PREVIOUS COUNCIL/COMMITTEE ACTION

May 28, 2019, the Committee of Council approved Development Permit DP000366 to regulate an apartment development at 2331 Kelly Avenue.

REPORT SUMMARY

This report provides for Committee's consideration of a request to vary the requirement for undergrounding of overhead services along Kelly Avenue to facilitate the development of an apartment building. The recommended variance for the undergrounding would allow for the developer to install pre-ducting and provide funding that would facilitate these works to be implemented in the future.

BACKGROUND

The property owner, Vanstuction Properties Ltd, is building a 30-unit apartment building on the northside of Kelly Avenue. The offsite infrastructure works and services associated with this development include a requirement to underground overhead utilities along Kelly Avenue. However, BC Hydro has advised it is not feasible for the lines to be undergrounded at this time. The costs for the underground wiring is estimated to be \$72,075.

DISCUSSION

The requested variance would require the developer to install pre-ducting and provide funding to facilitate implementation of the undergrounding along Kelly Avenue in the future. Staff recommend approval of the variance.

FINANCIAL IMPLICATIONS

The \$72,075 would be deposited in the City's Future Works liability account and held for the future undergrounding.

PUBLIC CONSULTATION




Report To: Committee of Council
Department: Development Services
Approved by: L. Grant
Meeting Date: September 7, 2021

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An opportunity for public input would be provided as part of Council's consideration of the variance application.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of the application and advise Council that Committee supports the application.
	2	Request additional information or amendments to the application to address specified issues prior to making a determination; or
	3	Determine that it does not wish to authorize the notification. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment #1: Draft Development Variance Permit

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00082

Issued to: VANSTRUCTION KELLY (GP) LTD.
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 6244 - 131A ST SURREY BC V3X 1N9

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:

Address: 2331 KELLY AVENUE

Legal Description: LOT A, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP94892

P.I.D.: 030-920-612

3. The Parking and Development Management Bylaw, 2018 No. 4078 is varied as follows:
 - To vary the requirement to underground electrical, cable, and telephone wiring located along Kelly Avenue with a one-time payment of \$72,075.00.

For clarity, this variance applies to and only to the Parking and Development Management Bylaw requirement to underground overhead utilities associated with Development Permit Application DP000366.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

5. This permit shall lapse if the Permittee does not obtain a Building Permit within two years of the date of this permit.
6. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE _____ DAY OF _____, 2021.

SIGNED THIS _____ DAY OF _____, 2021.

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)