

## **2270 LOUGHEED PROPERTY EXPLANATION**

- Civic Address: 2270 Lougheed Highway
- Legal Description: Lot 95, District Lot 464, New West District, Plan NWP59218, Group 1
- Zoning and Official Community Plan (OCP): Community Commercial (CC) and designated D – Downtown Commercial, re-development potential to be determined for short-term and long-term possibilities
- The Downtown Dissemination Area has consistently had the highest population growth in Port Coquitlam since 2006
- Land size: 9353 square feet, 869 square meters
- 172 feet; 52.5 meters of Lougheed Highway frontage
- At the main gateway to Port Coquitlam (south side of Lougheed Highway at the intersection of Shaughnessy Street), very high visibility – daily traffic counts in excess of 45,000 vehicles
- Vehicle access from the south via Lions Way
- Located behind any commercial development, there are adequate provisions for 12 parking spaces, at street level. Individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles
- Commercial Zone Regulations: no front setback because Lougheed Highway is a Port Coquitlam truck route (not a provincial truck route) adjacent to the subject property
- Stage 1 and Stage 2 Preliminary Site Investigations (PSI) completed by NEXT Environmental Inc. (no contaminants found, no further investigation necessary)
- Stage 1 PSI identified the former presence of a service station on the Site in the 1960s and 1970s that was subsequently decommissioned and the Site was then redeveloped for other commercial uses
- GeoScan Subsurface Surveys have ruled out the presence of Underground Oil Storage Tanks (UST)

- NEXT Environmental Inc. has developed a Remediation Plan for development with a series of triggers and actions
- The Ministry of Environment supports the Release Request, allowing the City of Port Coquitlam to proceed with permit application, because the Director has received and accepted a notice of independent remediation
- All trees in the Development Permit Area were removed due to Property Development
- Tree-cutting Permit - Obtained
- Soil Removal and Deposit Permit – Obtained
- Development Permit – Obtained
- Watercourse Development Permit – Not required
- Potential Flood Area (Flood Plain) - No
- 2019 Property Taxes: \$13,263.08

**DEVELOPMENT / BUILDING PERMIT RE-INSTATEMENT PROCEDURES:**

Development permit DP000312 was approved September 14th, 2017 for a commercial building at the site and was later amended September 20, 2019 to extend the date of expiry to September 14, 2020. The permit was further amended October 20, 2021 to enable minor changes to the approved building and landscape design and further extend the permit expiry to October 20, 2023. The permit has now expired.

If the owners wish to request a 3<sup>rd</sup> amendment to extend the date of expiry they will need to submit another development permit amendment application for consideration by the Director of Development Services.

I have attached the DP amendment application form for convenience and the application fee for a minor DP amendment is \$200.00.

Please submit a complete DP amendment application form with the application fee and following application checklist items:

- Current title search to confirm ownership
- Letter of authorization if you are to act on behalf of the owners
- Written submission that includes:
  - - an explanation of why the development has been delayed, and
    - an expected timeline as to when the development will be substantially under construction.
- Architectural and landscape plans are not required unless you are proposing changes to the building or landscaping.