

## **Developers line up against green roof bylaw**

By Jennifer Saltman - Staff Reporter

Members of the development community used a public hearing to vent their concerns about Port Coquitlam's proposed green roof bylaw.

At Monday night's council meeting, two letters were presented - one from the Urban Development Institute and one on behalf of Townline Ventures.

The letters concerned a zoning bylaw amendment which proposes green roofs, engineered roof systems planted with vegetation, as a requirement for all buildings with a footprint larger than 5,000 square metres.

"... there are industry-wide ramifications of the proposed green roofs bylaw, which we feel are in need of address in advance of proceeding," wrote Jeff Fisher, director of municipal affairs and research for the Urban Development Institute.

Robert Barrs of Holland Barrs Planning Group Inc. wrote a letter on behalf of Townline Ventures, which has plans to build a mixed-use development in the Dominion Triangle.

He outlined concerns about cost, benefits, maintenance and how onerous green roofs will be for large, single-storey buildings.

Barrs wrote that the same benefits can be achieved with a flexible approach, and asked that the amendment be delayed while Townline works with the city on an alternative approach.

A third letter came in from the Burke Mountain Naturalists, written by conservation chair Elaine Golds, stating that the group is pleased to see Port Coquitlam considering green roofs.

They have, however, one concern.

"We fear that the city will receive many proposals for buildings just under the 5,000 square metre limit," Golds wrote. She suggested that all industrial buildings be required to incorporate some green roof features.

During council debate prior to third reading of the bylaw, councillors showed their support for green roof technology and the bylaw itself.

Coun. Darrell Penner said he wasn't surprised to get the comments from the building industry. He said a developer's goal is to get in, get it built and get out, leaving the community to live with what's been built.

"That's why it's important that we're moving in this direction," Penner said.

Council went on to unanimously pass third reading of the bylaw.