

# Committee of Council Agenda

Tuesday, June 24, 2025

1:00 p.m.

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

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Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

*That the Tuesday, June 24, 2025, Committee of Council Meeting Agenda be adopted as circulated.*

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

4

Recommendation:

*That the minutes of the following Committee of Council Meetings be adopted:*

- *June 10, 2025.*

4. REPORTS

4.1 Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue

7

Recommendation:

*That Committee of Council:*

1. *Authorize staff to provide notice of the DVP00107 application to vary off-street parking regulations of the Parking and Development Management Bylaw; and*
2. *Advise Council that issuance of Development Variance Permit DVP00107 and Development Permit DP000597 to facilitate construction of a non-market rental housing development at 2365 & 2371 Kelly Avenue is supported.*

5. COUNCILLORS' UPDATE
6. MAYOR'S UPDATE
7. CAO UPDATE
8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Recommendation:

*That the Committee of Council Meeting of Tuesday, June 24, 2025, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:*

Item 5.1

*k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Item 5.2

*l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

Item 5.3

*l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

Item 5.4

*l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

Item 5.5

*e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*

*k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*

*I. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

**9. ADJOURNMENT**

**9.1 Adjournment of the Meeting**

Recommendation:

*That the Tuesday, June 24, 2025, Committee of Council Meeting be adjourned.*



# Committee of Council Minutes

Tuesday, June 10, 2025

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Council Present: Chair - Mayor West  
Councillor Darling  
Councillor McCurrach  
Councillor Petriw  
Councillor Pollock  
Councillor Washington

Council Absent: Councillor Penner

Staff Present: K. Grommada, Deputy CAO  
B. Clarkson, Fire Chief  
C. Deakin, Corporate Officer  
J. Frederick, Director Engineering & Public Works  
B. Irvine, Director Development Services  
J. Lovell, Director Finance  
G. Mitzel, Director Recreation

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## 1. CALL TO ORDER

The meeting was called to order at 4:30 p.m.

## 2. ADOPTION OF THE AGENDA

### 2.1 Adoption of the Agenda

#### Moved-Seconded:

*That the Tuesday, June 10, 2025, Committee of Council Meeting Agenda be adopted as circulated.*

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

Carried

### **3. CONFIRMATION OF MINUTES**

#### **3.1 Minutes of Committee of Council**

Moved-Seconded:

*That the minutes of the following Committee of Council Meetings be adopted:*

- *May 6, 2025*
- *May 13, 2025*
- *May 20, 2025.*

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

Carried

### **4. REPORTS**

None.

### **5. COUNCILLORS' UPDATE**

No update.

### **6. MAYOR'S UPDATE**

No update.

### **7. CAO UPDATE**

No update.

### **8. RESOLUTION TO CLOSE**

#### **8.1 Resolution to Close**

Moved-Seconded:

*That the Committee of Council Meeting of Tuesday, June 10, 2025, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:*

*Item 5.1*

*k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*

*l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

**Item 5.2**

*c. labour relations or other employee relations;*

*e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*

*k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*

*l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].*

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

**Carried**

**9. ADJOURNMENT**

**9.1 Adjournment of the Meeting**

**Moved-Seconded:**

*That the Tuesday, June 10, 2025, Committee of Council Meeting be adjourned. (6:16 p.m.)*

In Favour (6): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Petriw, Councillor Pollock, and Councillor Washington

Absent (1): Councillor Penner

**Carried**

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Mayor

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Corporate Officer

# Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue

## RECOMMENDATION:

*That Committee of Council:*

- 1. Authorize staff to provide notice of the DVP00107 application to vary off-street parking regulations of the Parking and Development Management Bylaw; and*
- 2. Advise Council that issuance of Development Variance Permit DVP00107 and Development Permit DP000597 to facilitate construction of a non-market rental housing development at 2365 & 2371 Kelly Avenue is supported.*

## **REPORT SUMMARY**

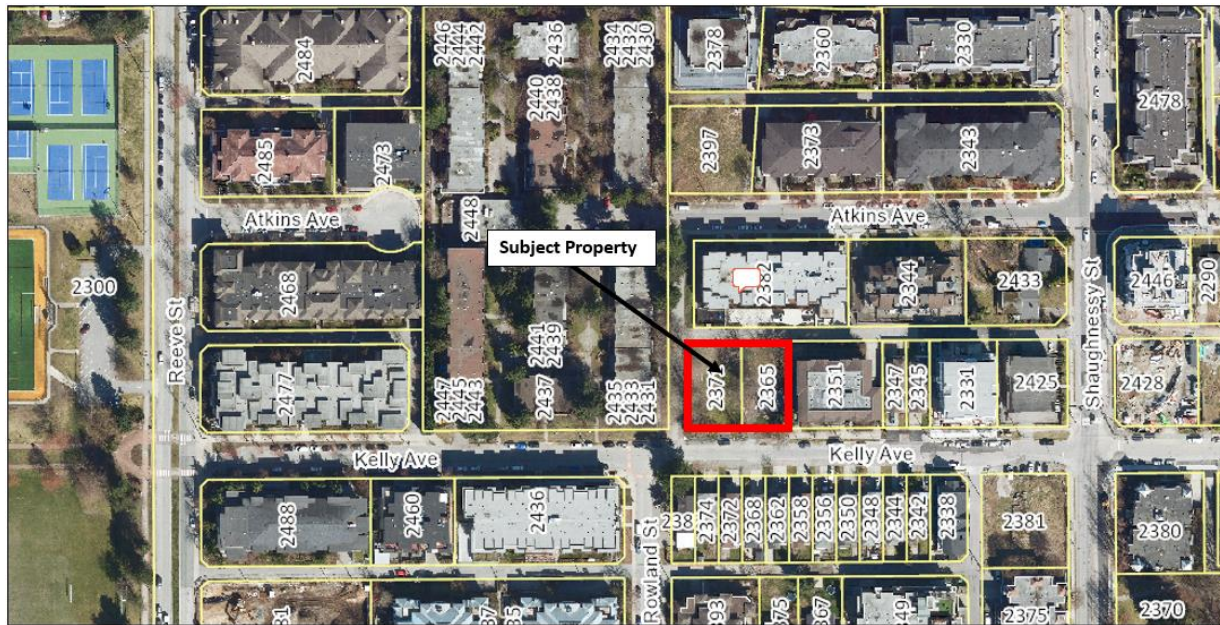
This report describes a proposal to construct a non-market rental apartment building 2365 & 2371 Kelly Avenue. The proposed development is the result of a partnership between BC Housing, as the property owner, and New View Society, as the housing operator, to construct a 74 unit, six-storey high performance building to provide independent living for individuals with some level of intellectual or developmental disability. The proposal includes requests to vary parking and family-housing requirements and provides for registration of a Housing Agreement to secure the affordability of the units and responsible management of the building, tenants and parking in perpetuity. Staff recommend Committee authorize staff to provide public notification of the variances and advise Council that Committee supports issuance of the development permit and the development variance permit.

## **BACKGROUND**

**Proposal:** The New View Society, in partnership with BC Housing (property owner), has applied for a development permit and development variance permit to facilitate construction of a 6-storey, 74-unit non-market rental development at 2365 & 2371 Kelly Ave.

**Context:** The 1,641 m<sup>2</sup> (17,663.56 ft<sup>2</sup>) site is located midblock along the north side of Kelly Avenue and is flanked with lanes to the west and north. The surrounding neighbourhood is already largely developed with apartment residential uses of various ages and densities. Gates Park and Riverside Secondary School are located to the west and the downtown commercial area is to the north. The site is comprised of two lots; the property is generally flat, is currently vacant of structures and fenced for security.

## Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue



Location Map

**Policy and Regulations:** The Official Community Plan designates the site as High-Density Apartment Residential and allows for higher profile attached residential uses. The property is zoned RA2 (Residential Apartment 2), which accommodates multi-family residential buildings with floor area ratios of up to 2.5 and heights up to 10 stories.

The objectives of the site's Downtown and Environmental Conservation development permit area designations are intended to:

- Create a sense of community in intensive residential areas by improving the relationship and connection between public and private space along intensive residential streets.
- Facilitate the orderly development of the area and to encourage coordination of the siting, form, and volume of intensive residential buildings and their areas for parking, storage, and landscaping
- Encourage sustainable development and building design, efficient use of energy, water and other resources, and the reduction of waste and pollution.

OCP policies and the Housing Needs Report support meeting housing affordability objectives and encourage the development of rental housing and options for households that do not want or cannot afford to own their home.

The City's Processing of Development Applications Policy provides for the City to fast-track public interest applications through the various application review processes and process the applications at the City's cost.



## Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue

**Project Description:** The proposed development is a 6-storey, non-market rental building with 74 apartment units ranging in size from 36m<sup>2</sup> (384 ft<sup>2</sup>) to 84m<sup>2</sup> (905 ft<sup>2</sup>). The applicants advise the intent of the building is to meet the special needs of individuals with some level of intellectual or developmental disability who are capable of independent living and access offsite supports; accordingly, the proposed unit sizes and mix reflect this intent with a higher number of smaller units including 59 studio units, five 1-bedroom units, and ten 2-bedroom units. All of the units have been designed to be inclusive to those with mobility challenges; five are accessible units and the rest will meet BC Building Code requirements for adaptable units.

### Project Profile:

	Bylaw Regulations <sup>1</sup>	Proposed <sup>2</sup>	Variance
Site area minimum	930 m <sup>2</sup>	1,641 m <sup>2</sup>	
Floor area ratio	Up to 2.5	2.1	
Dwelling units	n/a	74	
Accessible units	n/a	7% (5 units)	
Adaptable units	30% (22 units)	93% (69 units)	
Family-oriented units	25% (19 units)	3% (2)	17 units
Building lot coverage	60%	60%	
Building Setbacks:			
Front (Kelly Avenue)	4.0 m	4.0 m	
Interior side (east)	3.0 m	3.0 m	
Interior side (west - lane)	3.0 m	4.0 m	
Rear (lane)	7.5 m	7.5 m	
Building height	30 m	24.73 m	
Indoor amenity space	148 m <sup>2</sup> (2 m <sup>2</sup> per unit)	239 m <sup>2</sup>	
Outdoor amenity space	259 m <sup>2</sup> (3.5 m <sup>2</sup> per unit)	260 m <sup>2</sup>	
Parking (total)	74	18	56
Resident	74	12	
Visitor	-	6	
Small car	25% max (18)	3% (2)	
Accessible spaces	1	2	
Bicycle parking			
Long-term (bike room)	74 (1 per dwelling)	74	
Short-term (bike rack)	6	6	

<sup>1</sup> Refer to the Zoning, Parking and Development Management and Building and Plumbing bylaws for specific regulations

<sup>2</sup> Information provided by applicant

## Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue



Looking north along Kelly Ave



Looking northeast at the corner of Kelly Ave and the lane

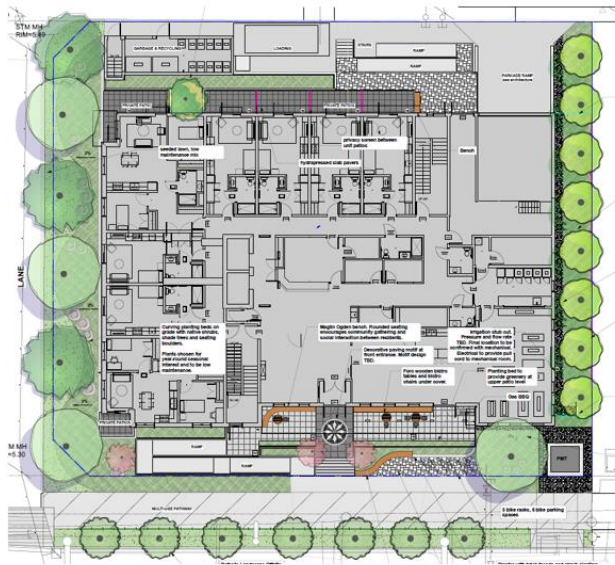
The applicant advises the design of the building and landscaping reflects development permit guidelines and has been heavily influenced by the intent to soften the height and massing of a taller building, reduce energy consumption by meeting BC Energy Step Code 4 requirements and the desire to promote community and facilitate residents' connections within the building design.

The building is oriented towards Kelly Avenue with a prominent, covered front pedestrian "porch" entrance that includes outdoor seating to encourage a sense of community. The overall character is reflective of the early 20th century time period with brick, horizontal lines and vertical windows; the overall massing and setbacks of upper floor is intended to reflect the 2-4 storey expressions of surrounding buildings, and to articulate and reduce the building's size from the street. The design also provides residents access to a south-facing rooftop deck on the 2<sup>nd</sup> storey to take advantage of the natural light. Brick masonry is used throughout, extending up to the fourth story and wrapping around the west façade. Hardie-shingle fibre-cement cladding is also provided with vertical spindle railings.

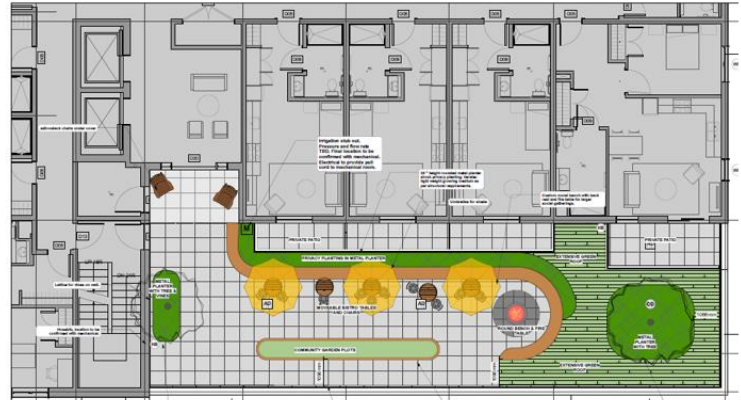
Vehicle access to the underground parking structure is to be located off the rear lane, with both visitor and residents' stalls along with a vehicle wash station. The underground structure will also include secured bike parking and a scooter parking room with short-term bike parking provided at the front of the building. The garbage and recycling facilities are located in a secured structure off the rear lane. There is also a dedicated parking space along the lane for a shuttle service, which will be provided to help meet transportation needs of residents.

The overall development is designed to encourage resident connections with ample communal spaces to gather, including a large entrance lobby and dedicated areas for seating on each upper floor, with attached balconies. The additional amenity space has been programmed with resident access to meeting rooms, a multi-purpose room, kitchen, gym and laundry facilities. The common outdoor spaces at the first and second storeys are surrounded with landscaping and a covered patio, programmed with a community garden, and additional space for residents to socialize.

## Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue



Proposed landscape at grade



Outdoor amenity space on second storey

In order to accommodate construction, fifteen trees will be removed; including one city-owned tree on the boulevard. The landscape plan proposes to plant 19 new trees, including Maples, Beeches, Snowbells and Lilacs, 1,231 native shrubs and 100 assorted perennials plants within concrete planters, evenly spaced around the edges of the site.

The project will meet environmental conservation area designation as it is being built to Step code 4 with the potentially to achieve a Net-Zero Energy performance). This designed energy performance includes ventilation using Energy Recovery Ventilators (ERVs), a high efficiency VRF-based heat pump system, high efficiency gas heaters activated during peak demand periods, plumbing fixtures with reduced flow rates to conserve potable water consumption, and a detention tank for storm collection, releasing rainwater at a controlled rate during significant rainfall events. A complete list of conservation measures is provided in Schedule A of the draft development permit.

**Offsite requirements:** The development requires typical off-site improvements including: upgrades to Kelly Avenue ( $\frac{1}{2}$  road plus one meter, curb and gutter, 3-meter wide concrete multi-use path, road drainage, landscaping and street lighting), upgrades to the lanes and 3m x 3m corner cuts to the west side of the property. Service upgrades will be required as necessary, and the undergrounding of all overhead utilities. Final off-site improvements would be determined at building permit stage.

### Requested Variances:

**Parking:** The application requires consideration of a variance which would provide for parking requirements to be reduced from 74 stalls to 18 stalls. The applicant advises the parking reflect the anticipated special needs of the intended tenants and was confirmed based on an assessment of historical parking data from existing New View Society residences/clients. The proposal provides 12

## Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue

spaces for tenants, and 6 visitor parking spaces, two of which are expected to be primarily used by staff (concierge/building manager and janitorial staff). The applicant has advised that all residents will have access to a shuttle service managed by New View Society and, along with bike parking, the building has a secure room with scooter parking and charging spaces.

In order to ensure the parking needs of residents do not exceed supply in perpetuity, the property owner, BC Housing, has proposed to register a Housing Agreement as a condition of DVP issuance which provides a commitment to responsible parking management for the site, including ensuring only 12 tenants are permitted to have a registered vehicle at any one time and providing confirmation and details of tenant vehicle registration to the City upon request.

Family Oriented Dwellings: The applicant has also requested to vary the City's requirement for family-oriented dwelling units. The applicant notes that the building provides for housing that is primarily designed to meet the needs of independent individuals with disabilities and the unit mix/configuration reflects this intent. The applicant further notes 10 of the units are two bedrooms with balconies, which does ensure availability of larger units. The proposed Housing Agreement would also secure housing affordability and detail management/operations of the building.

### **DISCUSSION**

The residential building is attractive, utilizing a variety of architectural approaches to ensure the design meets the intent of the development permit guidelines, incorporates quality materials such as brick, and integrates well into the existing neighbourhood character. The formal entrance and programmed common terrace, as well as indoor gathering spaces will provide for ample opportunities for building community and enhanced wellbeing of the intended tenants. The extraordinary energy performance measures will exceed standards and expectations of the environmental conservation development permit regulations.

The development also aligns with City OCP policies to encourage housing affordability and options to meet the needs of a diverse community, and the findings of the Housing Needs Report which identified the need for more for secure rental units at non-market rates and for varied individual needs. The requested variance to parking and family-friendly units are reasonable given the intended tenant mix of the building, and staff anticipate impacts will be mitigated through an ongoing commitment to responsible parking management and transportation support provided through shuttle services.

Approval of the development permit and requested variances is recommended. As a condition of DVP issuance, staff will finalize a Housing Agreement with the BC Housing to secure housing affordability, detail management/operations of the building and parking, and confirm City input into the selection of any future operator.



# Development Permit and Development Variance Permit Applications for 2365 and 2371 Kelly Avenue

## **FINANCIAL IMPLICATIONS**

In accordance with the Processing of Development Applications Policy, the City did not require Development Permit and Development Variance Permit application fees, which total \$13,000.

## **PUBLIC CONSULTATION**

A sign notifying residents of the development permit application was posted on the site November 29, 2024; Planning staff have not received any input specific to the building and landscaping design.

Staff conducted a site visit on June 5<sup>th</sup>, 2025, to ensure that the sign is in good standing on the subject property.



## **OPTIONS (✓ = Staff Recommendation)**

	#	Description
✓	1	Authorize notification of the development variance permit application, and recommend Council issuance of the development variance permit and development permit at a future Council meeting.
	2	Request additional information or amendments if Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designation or variances to regulations.
	3	Refuse the application(s) if the Committee is of the opinion the application does not conform to the design guidelines or does not support the variances to regulations.

## **ATTACHMENTS**

Attachment 1: Draft Development Permit

Attachment 2: Draft Development Variance Permit

**Lead author(s):** Graeme Muir and Jennifer Little

THE CORPORATION OF THE CITY OF PORT COQUITLAM  
“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000597

Issued to: Provincial Rental Housing Corporation, INC. NO. BC0052129  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the Permittee)

Address: 1701-4555 Kingsway, Burnaby, BC V5H 4V8

1. This Development 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 Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 2365 and 2371 Kelly Ave, Port Coquitlam

Legal Description: LOT K DISTRICT LOT 289 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 22141  
LOT L DISTRICT LOT 289 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 22141

P.I.D.: 009-154-833; 009-154-876

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2018, No. 4078” are varied, supplemented or both in accordance with the following:
  - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000597 (1) to DP000597 (29) which are attached hereto and form part of this permit.
  - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000597 (18) to DP000597 (28) and the following standards for landscaping are imposed:

- (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
  - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.
- c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

**5. Landscape Security**

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount \$324,096.00 for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping, and recoup additional costs from the Permittee if necessary. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.

7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE \_\_\_\_\_ DAY OF MARCH 2025.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
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)



## NEW VIEW SOCIETY 2371 KELLY AVE., PORT COQUITLAM

ISSUED FOR DP PRIOR TO REV. 1 - 2025-01-10



## HOUSING EFFICIENCY

Units:	3,208 m <sup>2</sup> (34,431 ft <sup>2</sup> )
Circulation:	1020 m <sup>2</sup> (10,959 ft <sup>2</sup> )
Indoor Amenity:	2,760 m <sup>2</sup> (29,571 ft <sup>2</sup> ) Includes 2,200 m <sup>2</sup> of Overhang Unit = 1,480 m <sup>2</sup>
Outdoor Amenity/ Landscape Open Space (Excluded):	2,050 m <sup>2</sup> (22,159 ft <sup>2</sup> ) Requires 2,500 m <sup>2</sup> per Dwelling Unit = 2,500 m <sup>2</sup>
Private Outdoor Amenity (Excluded):	100 m <sup>2</sup> (1,076 ft <sup>2</sup> )
Service Areas:	14 m <sup>2</sup> (151 ft <sup>2</sup> )
Admin Areas:	92 m <sup>2</sup> (991 ft <sup>2</sup> )
Total:	4,942 m <sup>2</sup> (53,273 ft <sup>2</sup> )
GFA:	4,440 m <sup>2</sup> (47,823 ft <sup>2</sup> ) Excludes Outdoor Amenity
Efficiency:	1.09 (84 m <sup>2</sup> / GFA)

## Unit Mix (Total):

2 Bed (Adaptable):	10 units (13.4%)
1 Bed (Adaptable):	6 units (8.2%)
Studio (Total):	60 units (76.7%)
Accessible:	10 units (12.5%)
A-Access:	50 units (64.2%)
Total:	74 units - (84.6% Access)
Units Per Acre:	14 units on 0.17 Acres = 192 U/LA

## PROJECT INFORMATION

SITE INFO		009-154-870 & 009-154-833																											
ADDRESS		2395-2371 KELLY AVE																											
LEGAL		LOT K-L, DL 259, NEW WEST DISTRICT, PLAN N1002141 (GROUP 1)																											
ZONING		RN-2																											
LOT AREA		15,641.00 sq m																											
BUILDING AREA		17,663.56 sq ft																											
LOT COVERAGE		10,607.45 sq ft In RAC zones the maximum lot coverage may be increased by 25% of the proportion of required off-street parking that is provided underground or within a structure, up to 63%. (See drawing 3/A101)																											
SETBACKS	<table><tr><th></th><th>PERMITTED (m)</th><th>PERMITTED (ft)</th><th>PROPOSED (m)</th><th>PROPOSED (ft)</th></tr><tr><td>FRONT</td><td>4.00 m</td><td>13.12 ft</td><td>4.00 m</td><td>13.12 ft</td></tr><tr><td>REAR</td><td>7.50 m</td><td>24.61 ft</td><td>7.50 m</td><td>24.61 ft</td></tr><tr><td>SIDE (WEST)</td><td>4.00 m</td><td>13.12 ft</td><td>4.00 m</td><td>13.12 ft</td></tr><tr><td>SIDE (EAST)</td><td>3.00 m</td><td>9.84 ft</td><td>3.00 m</td><td>9.84 ft</td></tr></table>		PERMITTED (m)	PERMITTED (ft)	PROPOSED (m)	PROPOSED (ft)	FRONT	4.00 m	13.12 ft	4.00 m	13.12 ft	REAR	7.50 m	24.61 ft	7.50 m	24.61 ft	SIDE (WEST)	4.00 m	13.12 ft	4.00 m	13.12 ft	SIDE (EAST)	3.00 m	9.84 ft	3.00 m	9.84 ft			
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DATUMS & HEIGHTS	<table><tr><th></th><th>METRIC</th><th>IMPERIAL</th></tr><tr><td>AVERAGE NATURAL GRADE</td><td>5.55 m</td><td>18.21 ft</td></tr></table>		METRIC	IMPERIAL	AVERAGE NATURAL GRADE	5.55 m	18.21 ft																						
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FLOOD CONSTRUCTION LEVEL	9.88 m	22.67 ft																											
ALLOWABLE HEIGHT	30.00 m	98.43 ft																											
PROPOSED HEIGHT	24.73 m	81.14 ft	SEE ELEVATIONS A300-001																										
GROSS FLOOR AREAS																													
PARKING GARAGE	963.67 sq m	1037.25 sq ft																											
FIRST FLOOR	925.14 sq m	9958.11 sq ft																											
SECOND FLOOR	712.51 sq m	8319.28 sq ft																											
THIRD FLOOR	712.51 sq m	8319.28 sq ft																											
FOURTH FLOOR	712.51 sq m	8319.28 sq ft																											
FIFTH FLOOR	674.53 sq m	7280.77 sq ft																											
SIXTH FLOOR	674.53 sq m	7280.77 sq ft																											
TOTAL (EXCLUDING PARKING GARAGE)	4562.80 sq m	49437.34 sq ft																											
FAR EXCLUSIONS	644.53 sq m	136.00 sq m	(Circulation, Elevator Shafts, Stairwells, Mechanical and Electrical Rooms) 2 m <sup>2</sup> of floor area in an adaptable dwelling unit (99 Adapters Units)																										
GFA - FAR EXCLUSIONS	3510.40 sq m																												
ALLOWABLE FAR	2.5	4102.5 sq m	44156.50 sq ft																										
PROPOSED FAR	2.1	3510.40 sq m	37765.58 sq ft																										
			In RAC zones the maximum floor area ratio may be increased by 150% of the proportion of required off-street parking other than visitor parking that is provided																										

OPEN SPACE	25.9 sq m	In RAC zones open space requirements to 0.3 m <sup>2</sup> / Dwelling Unit
REQUIRED OPEN (10% OF GFA)	250 sq m	
PROPOSED OPEN SPACE		
UNITS PER ACRE	N/A	
REQUIRED U/LA	162.5	
PROPOSED U/LA		
PARKING	REQUIRED	PROPOSED
One (1) parking space per dwelling unit	74	18
		(5.3:7) Variance Required, 2 small car spaces (11%)
One (1) bike space per dwelling unit	74	74
		(1:1)
Six (6) short-term bike spaces, minimum for a building containing more than 20 units	6	6

## SUITE SCHEDULE

UNIT TYPE	QUANTITY	AREA (m <sup>2</sup> ) / UNIT	AREA (m <sup>2</sup> ) / UNIT	SUITE NUMBERS
A STUDIO ADPT	50	35.7	383.0	1,62, 105, 106, 108, 107, 1,16, 222, 235, 236, 239, 207, 208, 230, 219, 213, 214, 302, 303, 305, 375, 307, 308, 309, 312, 313, 314, 402, 403, 405, 406, 407, 408, 409, 412, 413, 414, 604, 605, 606, 607, 610, 611, 612, 604, 605, 606, 607, 610, 611, 612
B STUDIO ADPT	5	15.4	467.0	210, 311, 416, 311, 416
C STUDIO ADPT	2	4.7	459.5	210, 311, 416, 311, 416
D STUDIO ADPT	5	37.4	401.0	501, 601
E 1-BED ADPT	5	39.5	390.0	111, 111, 411, 509, 111
F 2-BED ADPT	4	78.1	104.1	104, 104, 304, 404
G 3-BED ADPT	4	115.4	738.1	101, 101, 301, 401
H 2-BED ADPT	2	84.0	904.6	100, 000

## DRAWING SCHEDULE

A 000 COVER SHEET  
A 000B PERSPECTIVES  
A 101 SITE PLAN  
A 200 PARKING PLAN  
A 201 GROUND FLOOR PLAN  
A 202 2ND FLOOR PLAN  
A 203 3RD FLOOR PLAN  
A 204 4TH FLOOR PLAN  
A 205 5TH FLOOR PLAN  
A 206 6TH FLOOR PLAN  
A 207 ROOF LEVEL PLAN  
A 208 ROOF PLAN  
A 209 ELEVATION - SOUTH & WEST  
A 210 ELEVATION - NORTH & EAST  
A 400 SECTIONS  
A 401 SECTIONS  
A 600 PLASTER DETAIL

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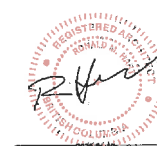
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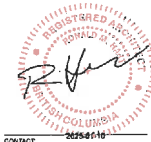
PROJECT NAME  
New View Society 2371 Kelly Ave.

DRAWING TITLE:  
COVER SHEET

DRAWING NUMBER  
**A 000**

SCALE: NTS  
DRAWN BY: GC

DPO00597(1)



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PROJECT NAME:  
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Ave.

DRAWING TITLE  
PERSPECTIVES

DRAWING NUMBER  
**A 000B**

SCALE: DRAWN BY:  
NTS GC

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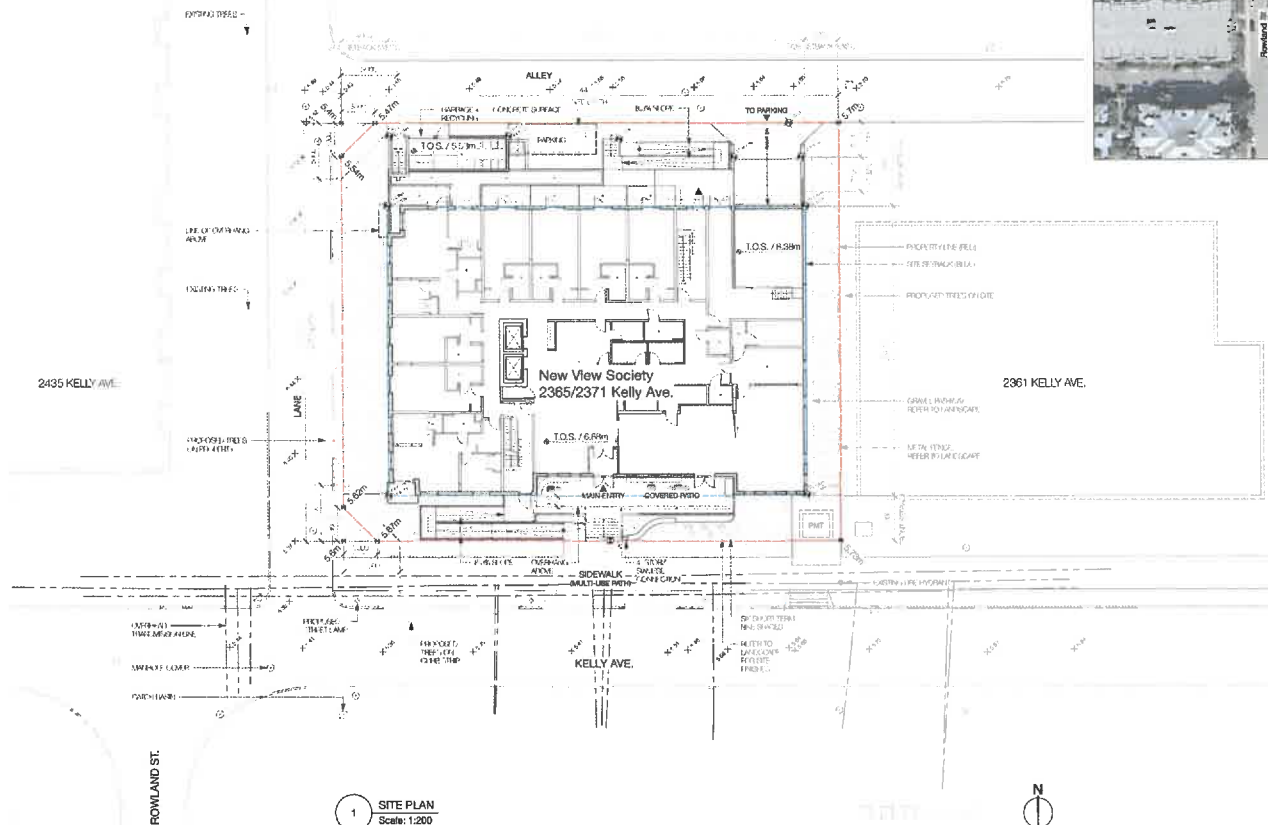


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2 LOCATION PLAN  
Scale: 1:1000



1 SITE PLAN  
Scale: 1:200



3 LOT COVERAGE  
Scale: 1:500

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PROJECT NAME:  
New View Society 2371 Kelly Ave.

DRAWING TITLE:  
SITE PLAN

DRAWING NUMBER:  
**A 101**

SCALE: DRAWN BY:  
GC

D8000597(3)



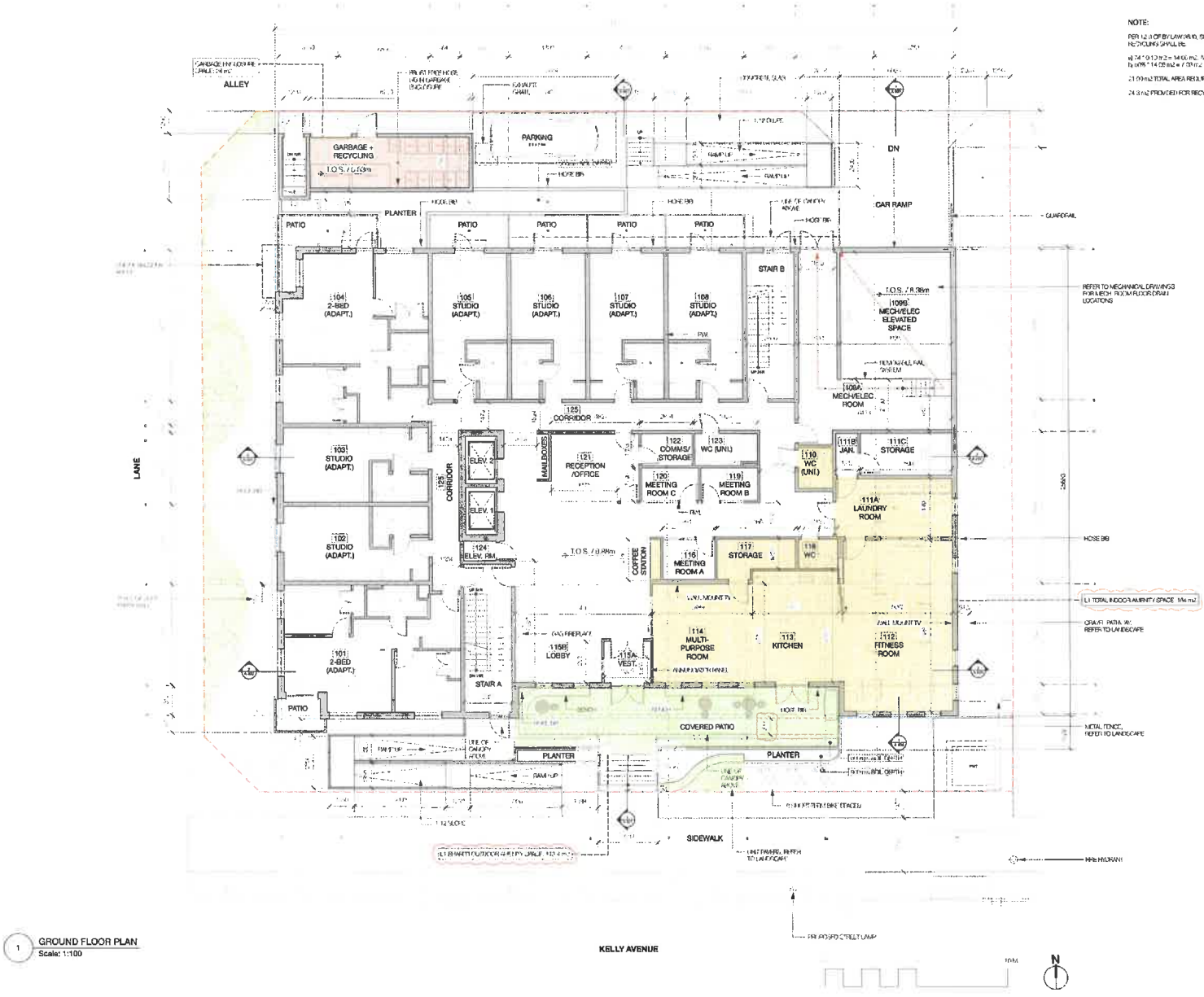




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**NOTE:**  
 PER 12.0 OF BY-LAW 146, SPACE ALLOCATION FOR THE STORAGE OF RECYCLING MATERIAL:  
 4.14 TO 12.12 = 14.00 m<sup>2</sup> (150)  
 12.13 TO 14.00 = 7.00 m<sup>2</sup> (75)  
 21.00 m<sup>2</sup> TOTAL AREA REQUIRED FOR RECYCLING STORAGE  
 24.3 m<sup>2</sup> PROVIDED FOR RECYCLING AND GARBAGE

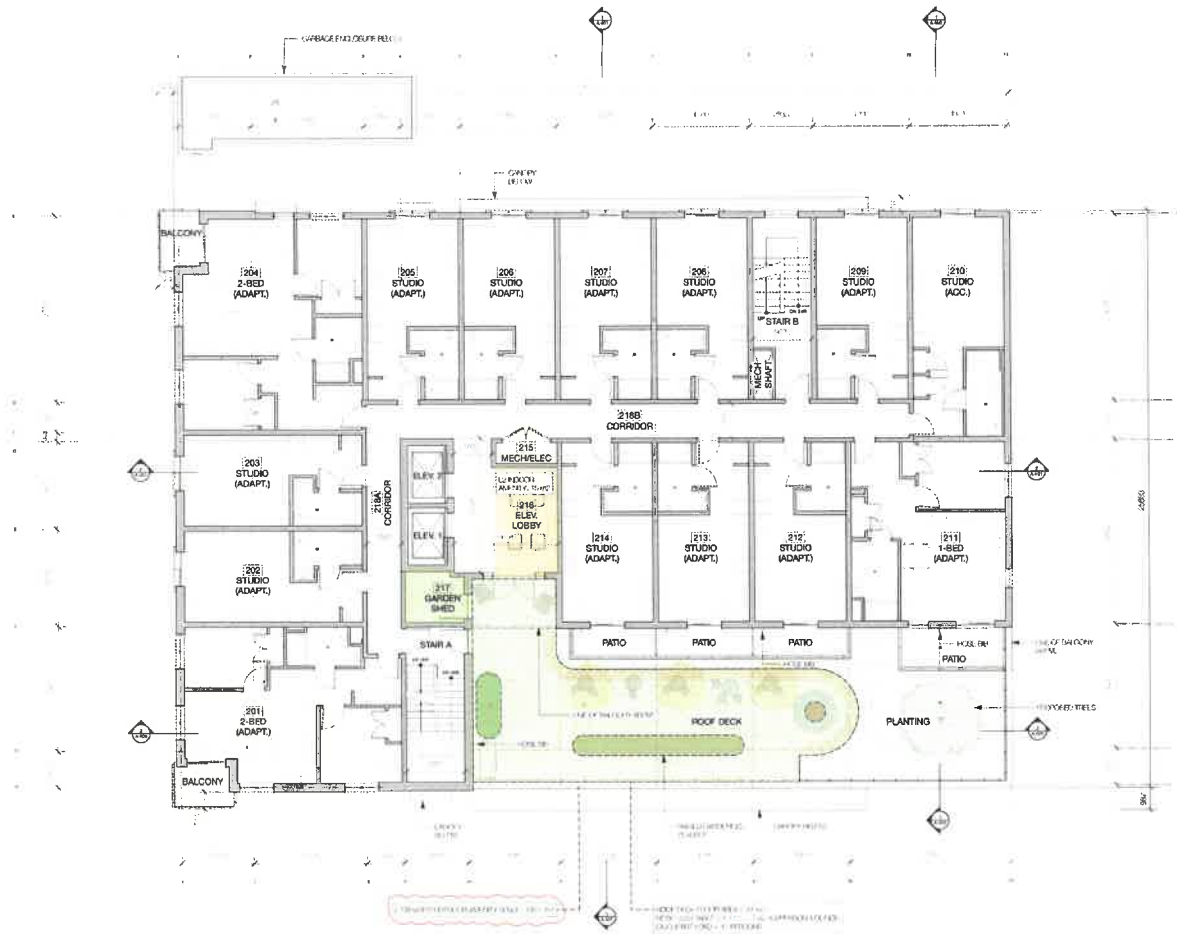


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1 2ND FLOOR PLAN  
Scale: 1:100

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PROJECT NAME:  
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Ave.

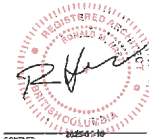
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2ND FLOOR PLAN

DRAWING NUMBER:  
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SCALE:  
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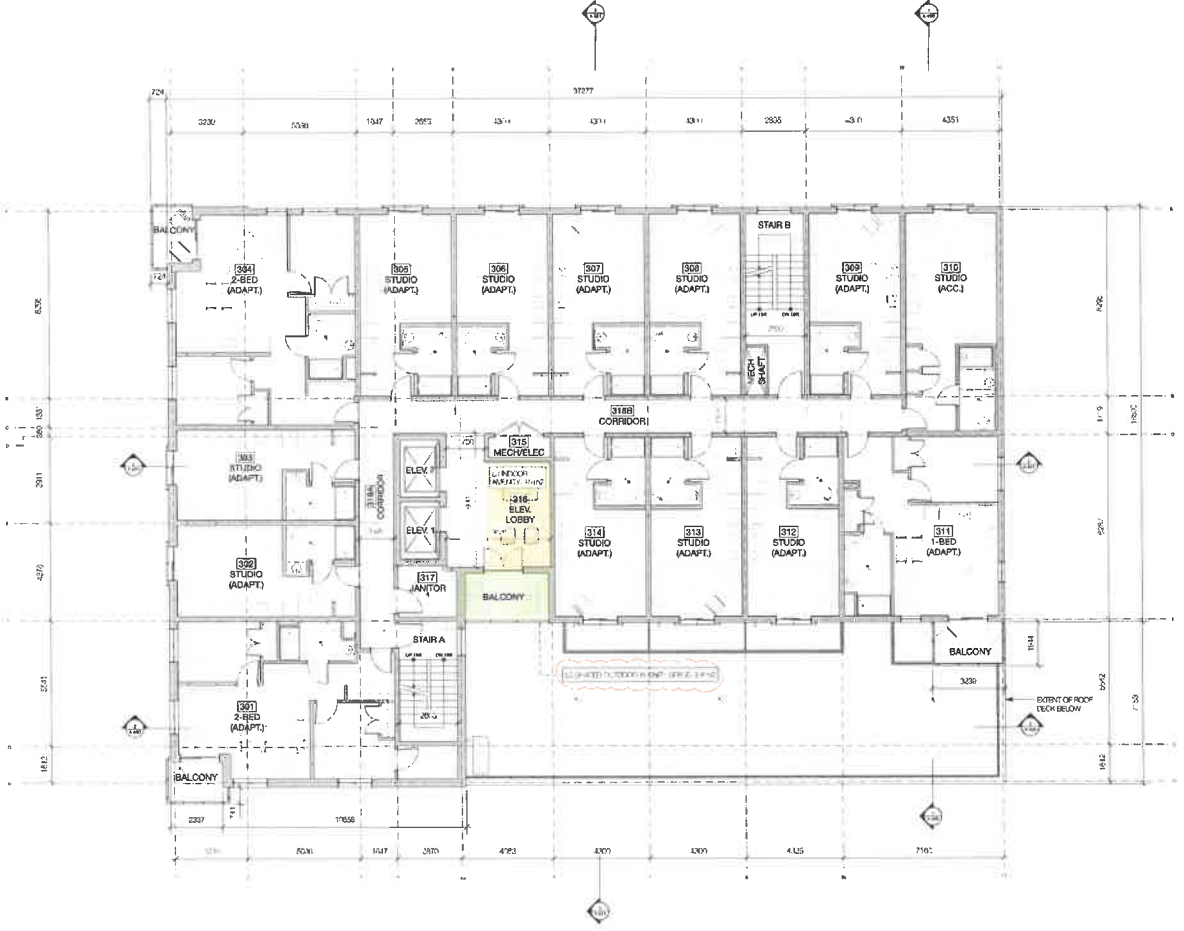
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GC

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1 3RD FLOOR PLAN  
Scale: 1:100



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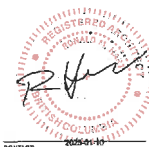
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DRAWING TITLE  
3RD FLOOR PLAN

DRAWING NUMBER:  
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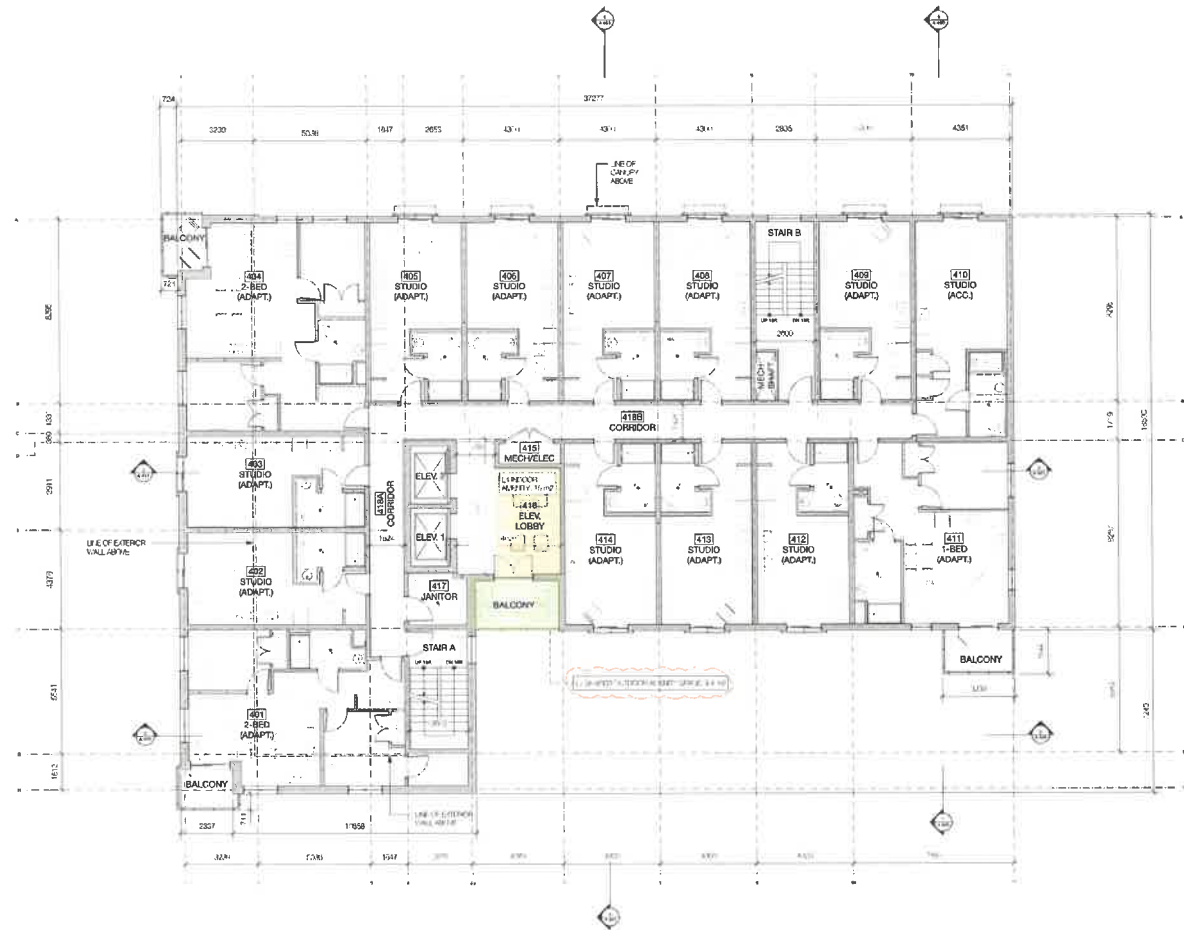
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1 4TH FLOOR PLAN  
Scale: 1:100



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PROJECT NAME  
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DRAWING TITLE  
4TH FLOOR PLAN

DRAWING NUMBER  
**A 204**

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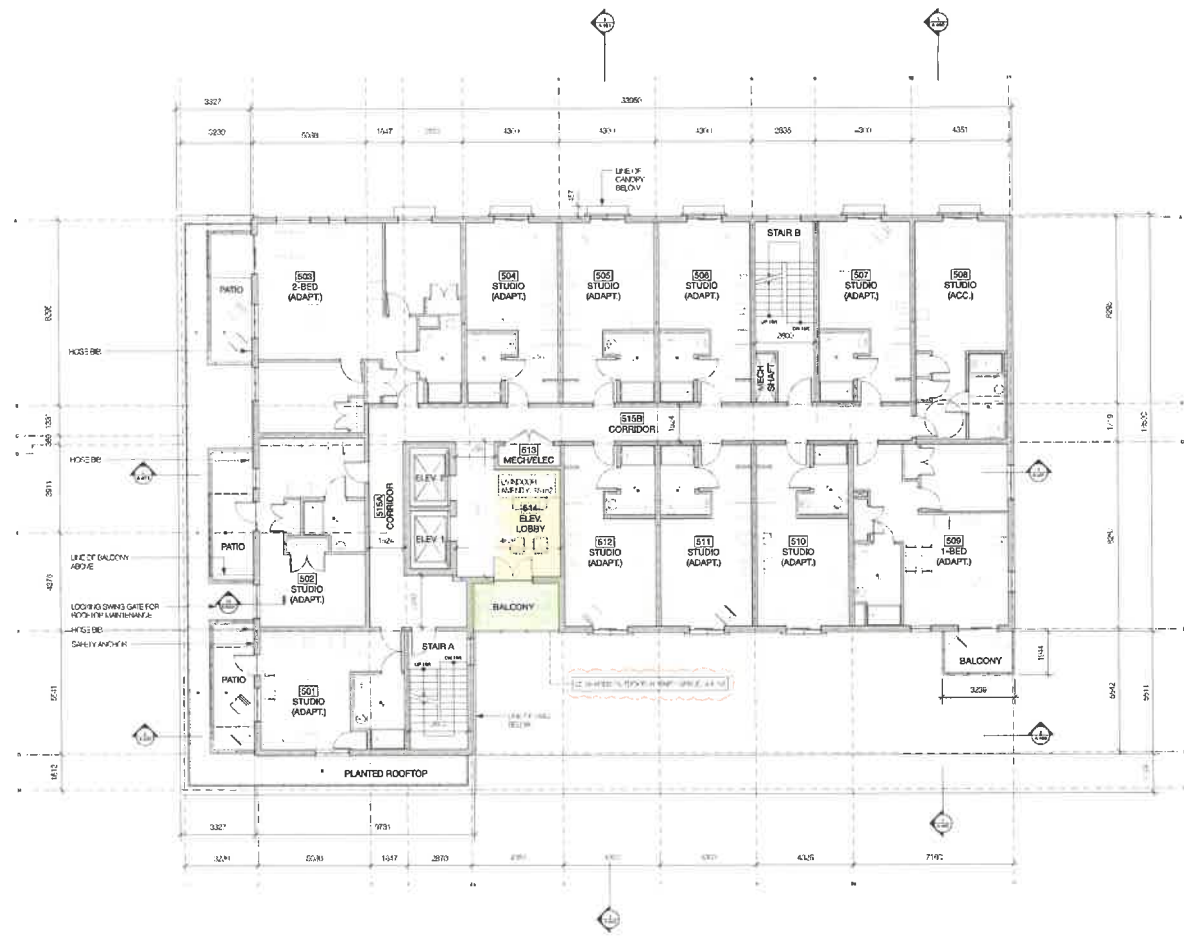
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**1 6TH FLOOR PLAN**  
 Scale: 1:100



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**PROJECT NAME:**  
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**DRAWING TITLE:**  
 6TH FLOOR PLAN

**DRAWING NUMBER:**  
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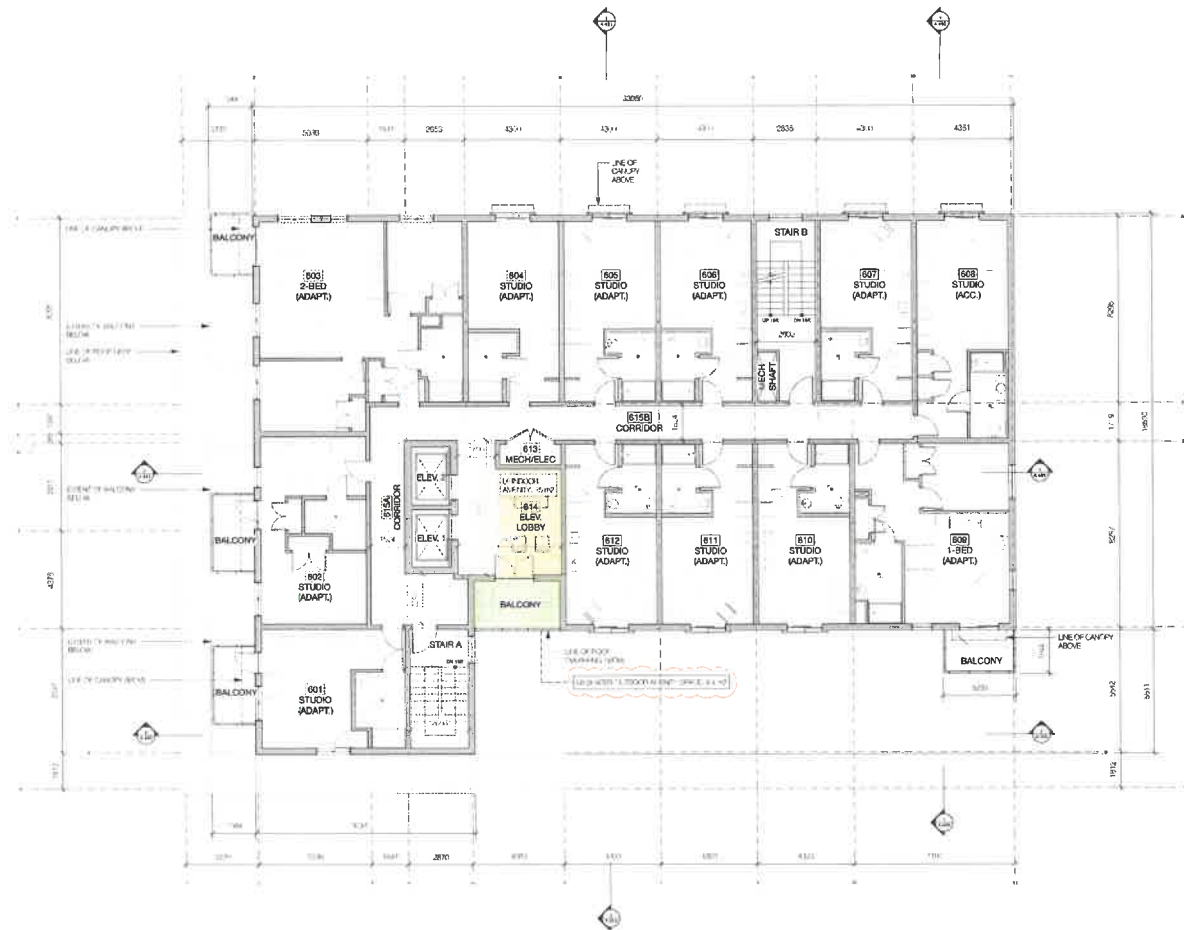
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1 6TH FLOOR PLAN  
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6TH FLOOR PLAN

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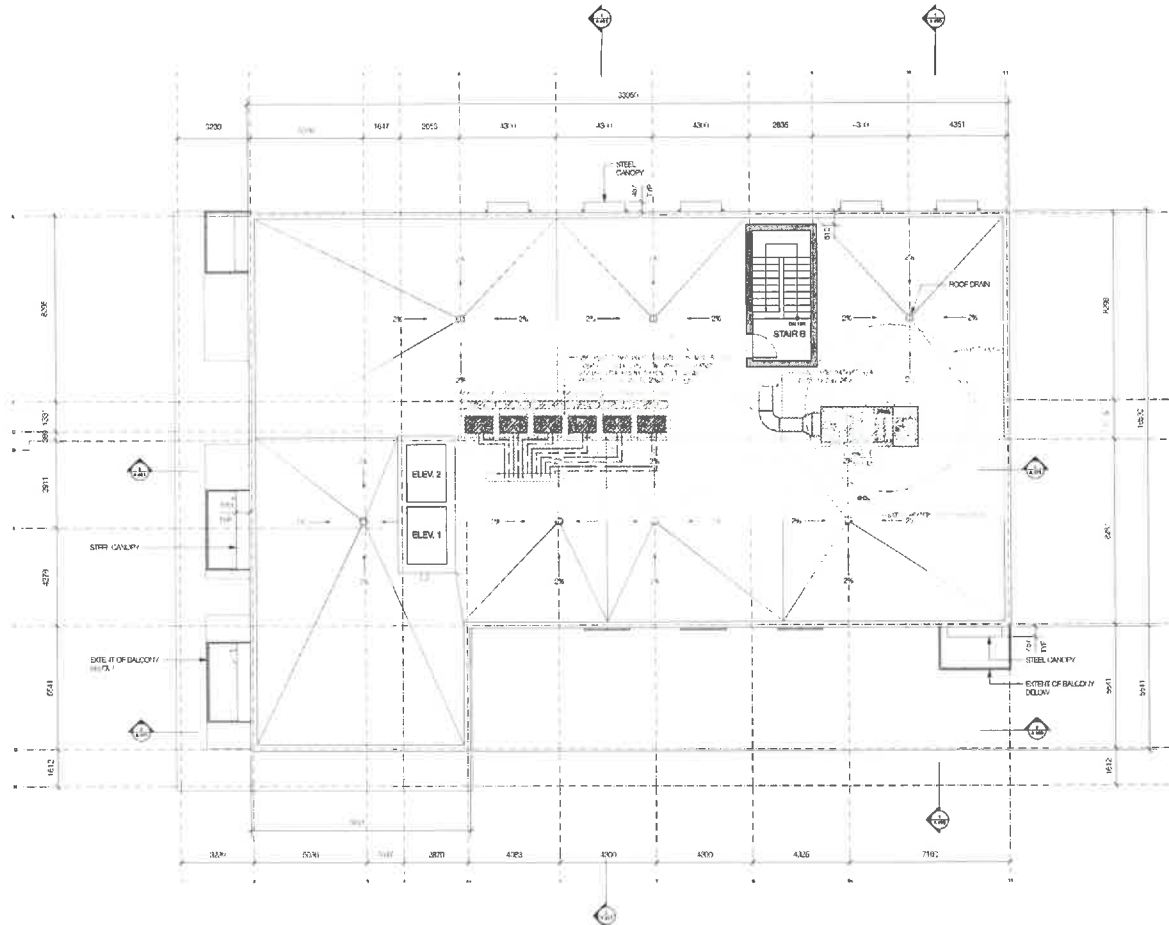
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1 ROOF LEVEL PLAN  
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DRAWING TITLE  
ROOF LEVEL PLAN

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ROOF PLAN

A 208

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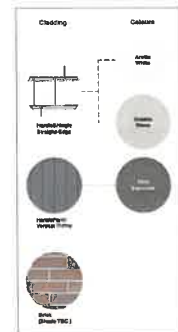
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1. HATCHES/SHADE  
STRAIGHT EDGE  
FINE CONCRETE BROWN ANTRIC  
WHITE
  2. HATCHES/SHADE  
STRAIGHT EDGE  
FINE CONCRETE BROWN  
(CONCRETE FLOOR)
  3. HATCHES/SHADE  
V-GROOVE FINE CONCRETE  
BROWN FINE CONCRETE
  4. FINE CONCRETE FLOOR
  5. ARCHITECTURAL CONCRETE  
FINISH
  6. STEEL FRAMED GLASS PANELS
  7. PAINTED STEEL DARK BROWN  
TO MATCH WINDOW FRAMES
  8. STEEL CHIMNEY TO ROOFLINE
  9. LIGHT SCENES
  10. VINYL WINDOWS AND DOORS  
DARK BROWN
  11. ALUMINUM WINDOWS AND  
DOORS DARK BROWN
  12. SOFT LUX WALL SYSTEM ON  
BULKHEAD WOODGRAIN FINISH
  13. SOFT LUX VINYL - WHITE
  14. METAL FRAMED CAP  
FINISH
  15. CONCRETE BLOCK PAINT  
FINISH



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DRAWING TITLE:  
ELEVATIONS - SOUTH & WEST

DRAWING NUMBER:  
**A 300**

SCALE: 1:100 GRAPHIC SCALE: GC

1 SOUTH ELEVATION  
Scale: 1:100

2 WEST ELEVATION  
Scale: 1:100

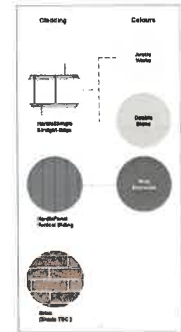
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STRAIGHT EDGE  
FIBRE CEMENT BOARD/ACRIFIC  
(SHEET)
  2. HATCHES/INSET  
STRAIGHT EDGE  
FIBRE CEMENT BOARD  
(DOUBLE SIDED)
  3. HATCHES/INSET/VERTICAL  
FIBRE CEMENT BOARD/ACRIFIC  
(DOUBLE SIDED)
  4. BRICK/CONCRETE/STUCCO  
(DOUBLE SIDED)
  5. ARCHITECTURAL CONCRETE  
FINISH
  6. STEEL FRAMED GLASS/PANELS  
TO MATCH WINDOW FRAMES
  7. PAINTED STEEL DARK BROWN  
TO MATCH WINDOW FRAMES
  8. STEEL CHAIR/STAIR/ROCKERS
  9. LIGHT SCENES
  10. VINYL WINDOWS AND DOORS  
DARK BROWN
  11. ALUMINUM WINDOWS AND  
DOORS DARK BROWN
  12. CORTEX GLASS PANEL SYSTEM FOR  
SUNSHINE - WOODGRAIN FINISH
  13. SCOTT (VINYL - WHITE)
  14. METAL WAREHOUSE  
FLUORINE
  15. CONCRETE BLOCK/PAINT  
FINISH



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15 2025-01-10 Issued for DP  
Prior To Rev. 1

PROJECT NUMBER: PROJECT START DATE:

PROJECT ADDRESS:  
2371 Kelly Ave.  
Port Coquitlam BC V3C 1Y3

PROJECT NAME:  
New View Society 2371 Kelly  
Ave.

DRAWING TITLE:  
ELEVATIONS - NORTH & EAST

DRAWING NUMBER:  
**A 301**

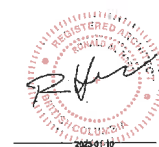
SCALE: 1:100 DRAWN BY: GC

1 NORTH ELEVATION  
Scale: 1:100

2 EAST ELEVATION  
Scale: 1:100

DR000597 (14)





2025-01-10  
 CONTRACT  
 Ron Hart Architects Ltd. 454-123 Street & Ave  
 778 333 7341  
 Vancouver, B.C.  
 V6T 1A6

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REVISIONS

ISSUES	DATE	ISSUED FOR
12	2024-10-18	Issued for 25% CD
13	2024-11-27	Issued for 50% CD Review
14	2024-12-12	Issued for DP Prior To
15	2025-01-10	Issued for DP Prior To Rev.1

PROJECT NUMBER: PROJECT START DATE:

PROJECT ADDRESS  
 2371 Kelly Ave.  
 Port Coquitlam BC V3C 1Y3

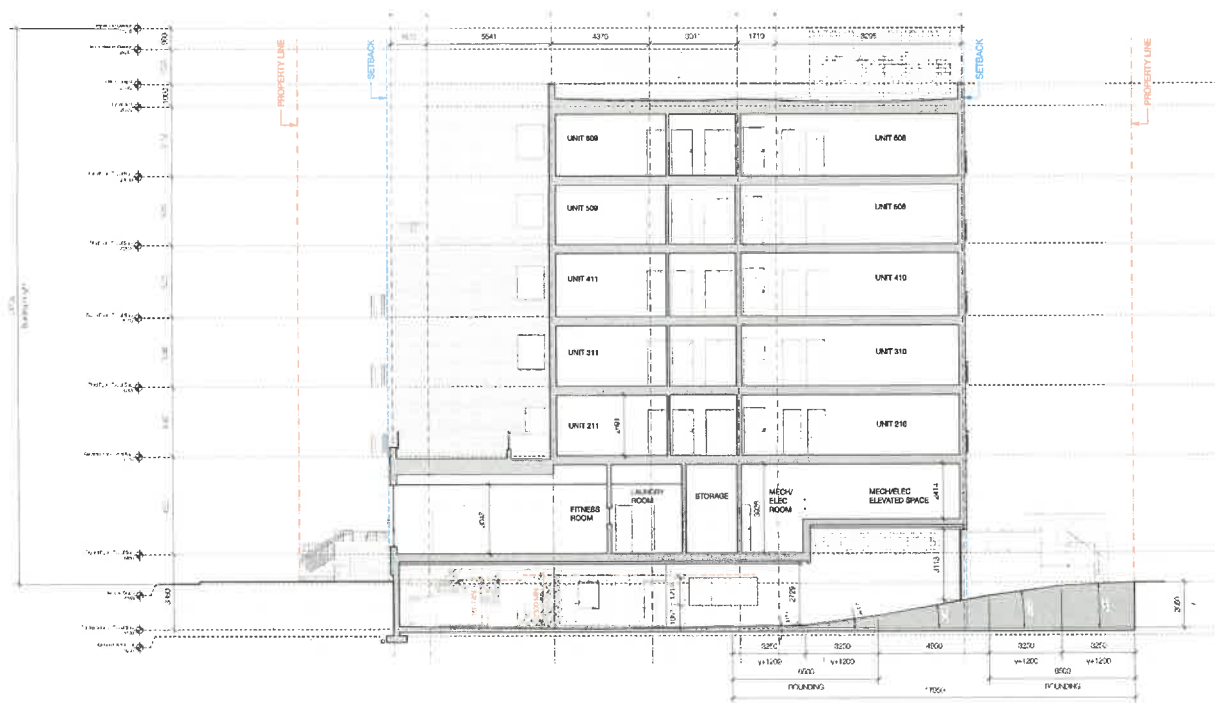
PROJECT NAME  
 New View Society 2371 Kelly Ave.

DRAWING TITLE  
 SECTIONS

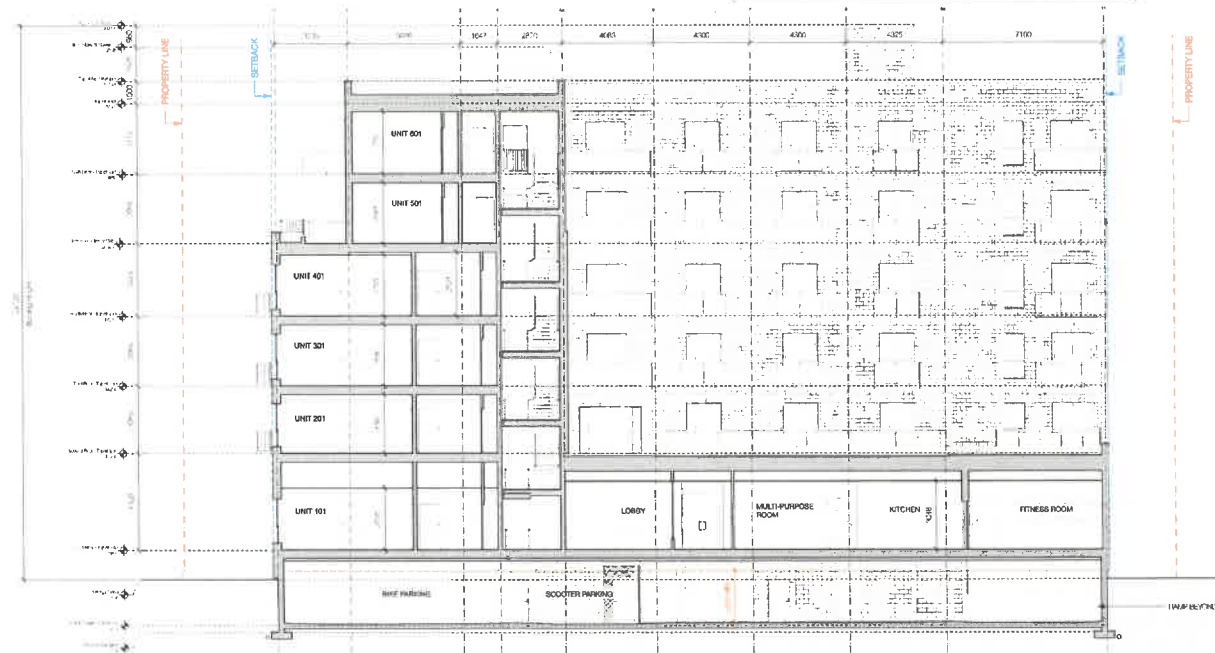
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SCALE  
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 DRAWN BY  
 GC

1 N-S SECTION A  
 Scale: 1:100



2 E-W SECTION A  
 Scale: 1:100

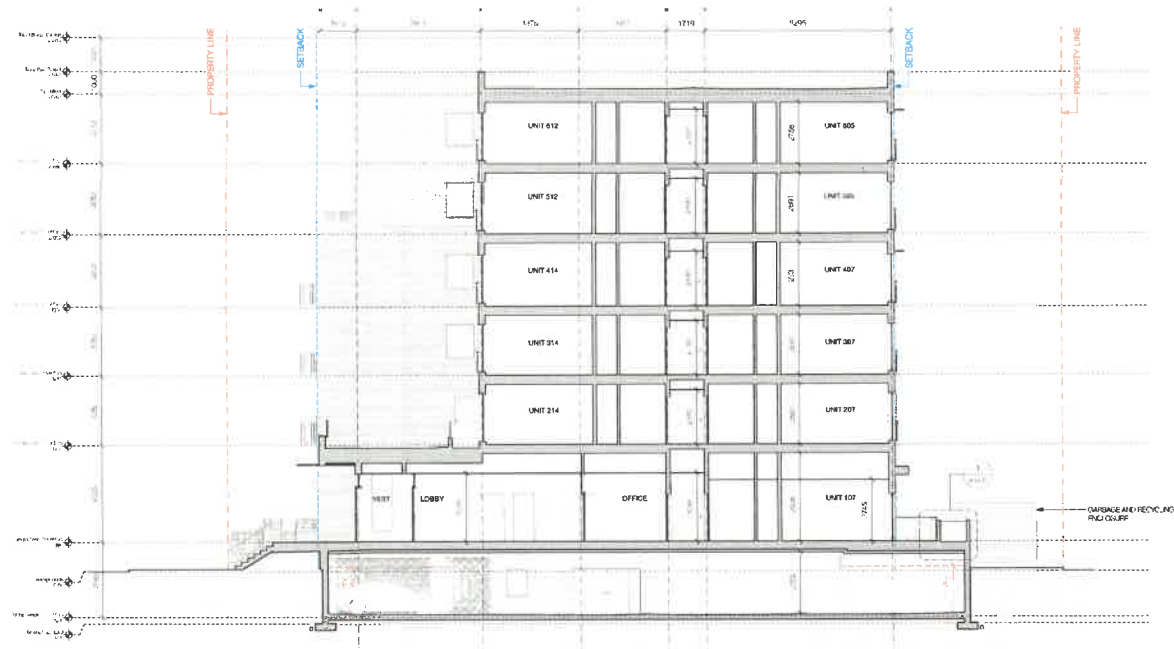


Doc 597 (15)

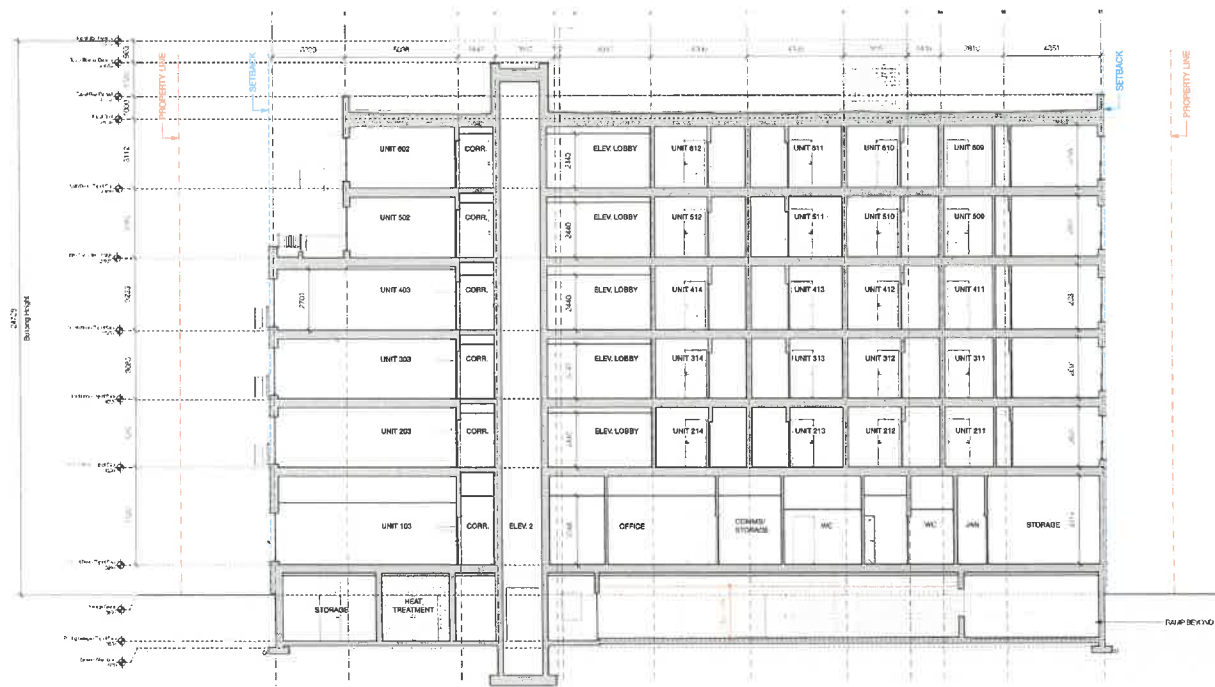


CONTACT:  
Ron Hart Architect Ltd. 404-128 West 8 Ave.  
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1 N-S SECTION B  
Scale: 1:100



2 E-W SECTION B  
Scale: 1:100

REVISIONS

ISSUES:  
12 2024-10-18 Issued for 25%  
CD  
13 2024-11-27 Issued for 50%  
CD Review  
14 2024-12-12 Issued for DP  
Prior To  
15 2025-01-10 Issued for DP  
Prior To Rev.1

PROJECT NUMBER: PROJECT START DATE:

PROJECT ADDRESS:  
2371 Kelly Ave.  
Port Coquitlam BC V3C 1Y3

PROJECT NAME:  
New View Society 2371 Kelly  
Ave.

DRAWING TITLE:  
SECTIONS

DRAWING NUMBER:  
**A 401**

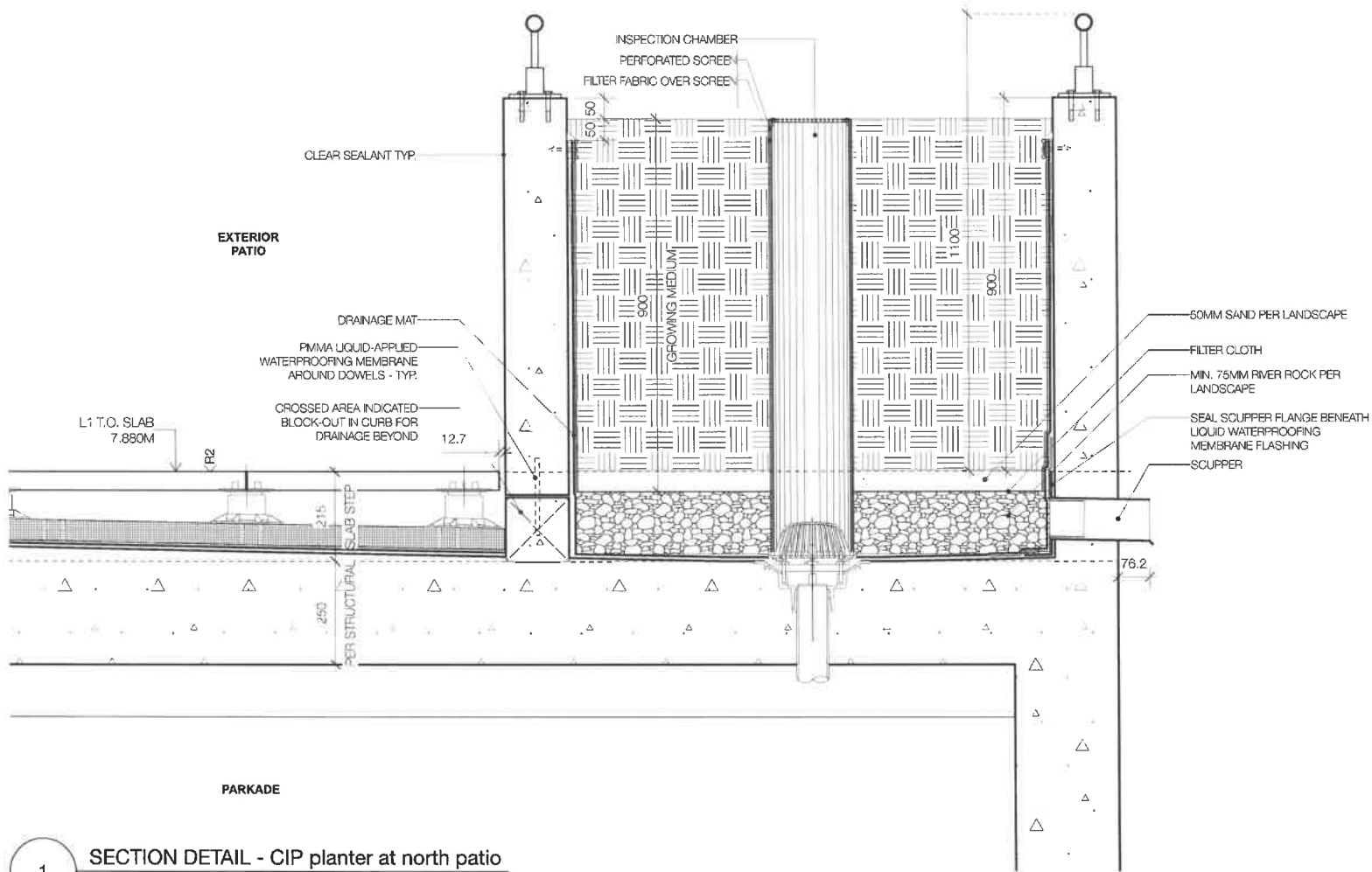
SCALE: 1:100 DRAWN BY: GC

DP000597 (16)



CONTACT:  
Ron Hart Architect Ltd.  
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ron@ronhart.ca  
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V5Y 1K6

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1 SECTION DETAIL - CIP planter at north patio  
Scale: 1:10

PROJECT No: START DATE:

PROJECT ADDRESS:  
2371 Kelly Ave.  
Port Coquitlam BC V3C 1Y3

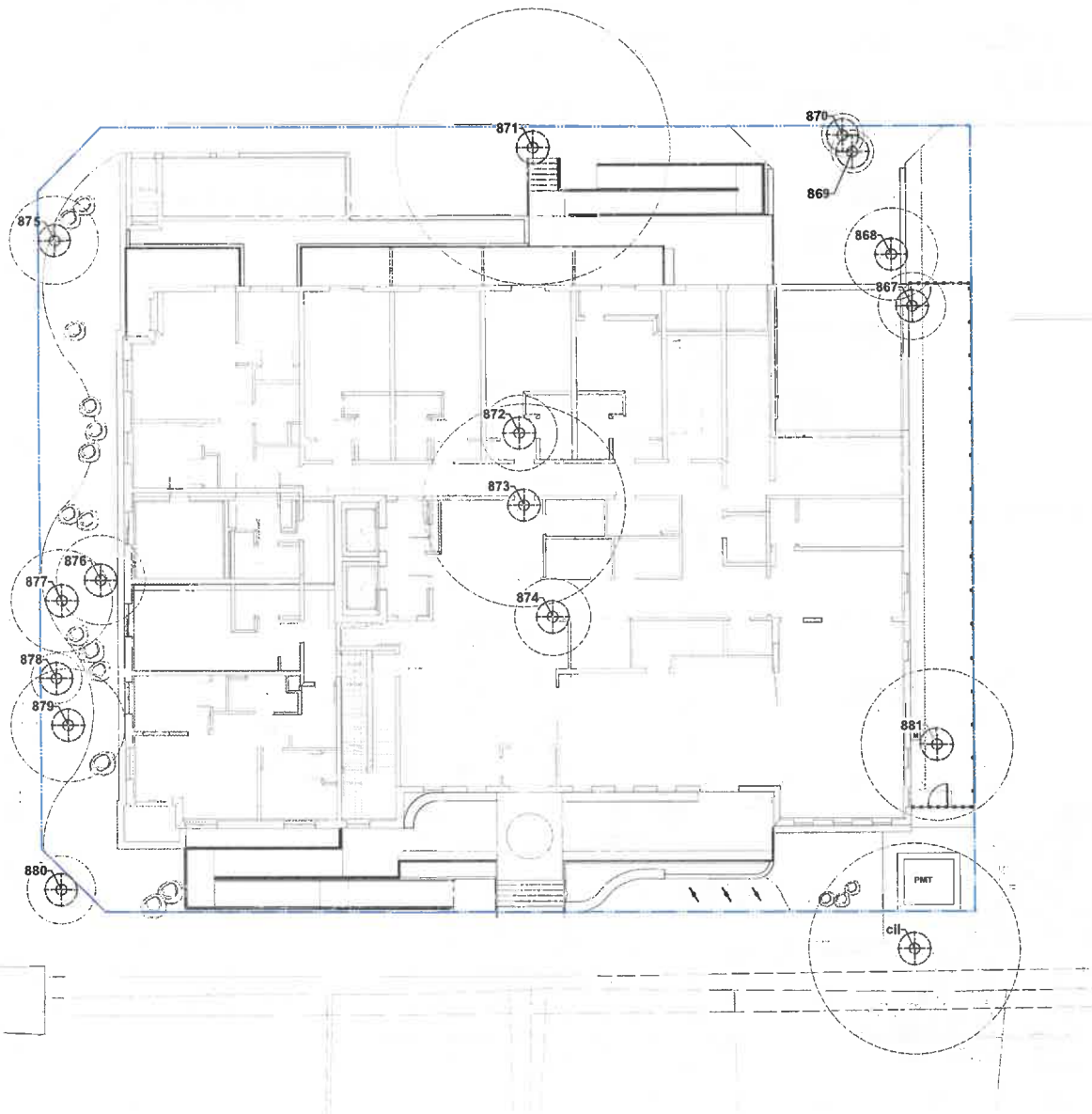
PROJECT NAME:  
New View Society 2371 Kelly Ave.

DRAWING TITLE:  
PLANTER DETAIL

DRAWING NUMBER:  
**A 600**

SCALE: 1:10 DRAWN BY: ND

Dood Sit (17)



#### LANDSCAPE TREE NOTES

1. All landscape construction activities have a high potential for causing damage to trees, roots and soil. The Landscape Contractor shall coordinate with the project Architect prior to the start of landscape operations to avoid tree protection non-compliance and bylaw issues.
2. Install temporary tree protection fencing as per arborist report or tree protection plan, stabilize the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction.
3. Removal of the tree barriers requires advance coordination and approval by the project arborist.

#### LEGEND

- Property Line
- Tree protection fence
- Existing Tree TO BE RETAINED
- Existing Tree TO BE REMOVED  
Confirm that trees are free of nesting birds prior to removal or wait until the later nesting season is over.

NOTE: The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at least monthly and request a tree barrier inspection at least 48 hours in advance of the building permit.

2024-12-12	Issue for DP Prior To
2024-11-21	Issue for 50%
2024-10-16	Coordination
2024-09-13	Issue for DP
Date	Issue Notes



**Prospect & Refuge**  
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Project Title and Location  
**New View Society**  
2371 Kelly Ave Port Coquitlam BC V3C 1Y3

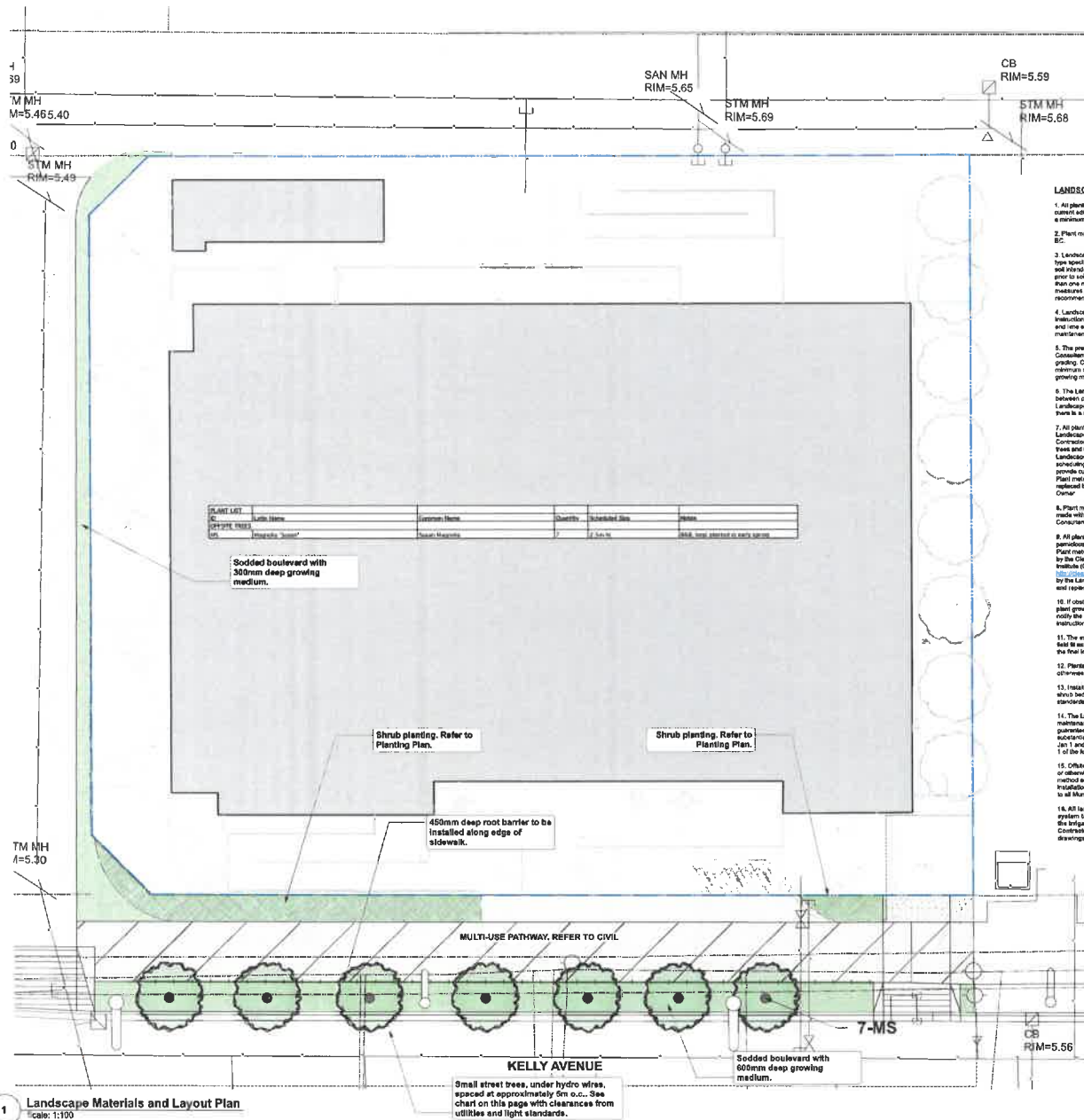
Particulars Survey  
traditional, ancestral and unceded territory of the Kwikwaka'wakw (Kwakwaka'wakw First Nation)

Sheet Title  
**Tree Management Plan**

Project No.	Sheet	as noted
2023-34		
Project Manager	Drawn by	
SHW		
Reviewed by		<b>L1.0</b>
SHW		

1 **Tree Management Plan**  
Scale: 1:100

DPO00597(18)



1 Landscape Materials and Layout Plan  
Scale: 1:100

#### LANDSCAPE PLANTING NOTES

1. All planting materials and execution shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.
2. Plant material shall be sourced from Washington State and B.C.
3. Landscape Contractor shall submit a soil report for each site type specified on site (including all imported soil and existing soil) and the report shall be submitted to the Landscape Consultant prior to soil delivery to site. Soil report shall be dated no more than one month before installation. Soil report shall include CLS measures of soil quality per specified soil type and recommendations for remediation.
4. Landscape Contractor shall submit approval letter per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.
5. The prepared sub-grade shall be approved by the Landscape Consultant prior to application of top soil mixture and final grading. Compacted subgrade shall be a minimum depth of 8" (150mm) immediately before placing growing medium.
6. The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to delivery of plant material. Where there is a discrepancy the plan shall supersede the list.
7. All plant material, soil and seeds shall be approved by the Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and installed information for container stock to the Landscape Consultant prior to the Landscape Consultant receiving a final inspection. The Landscape Contractor shall provide cuttings or samples of soil and seeds for approval. Plant material, soil and seeds related on site shall be retained by the Landscape Contractor at no cost to the owner.
8. Plant material, soil and seed substitutions shall not be made without the written approval of the Landscape Consultant.
9. All plant material (including root balls) shall be free of parasites, weeds, soil, disease, infection and infestation. Plant material shall be supplied by nurseries who are certified by the Clean Plants Program, Canadian Nursery Certification Institute (CNCI), current certification standard (2019/2020). Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.
10. If obstructions or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.
11. The exact location of trees shall be determined on site and field as required. The Landscape Consultant shall approve the final location of trees prior to planting.
12. Plants shall not be planted prior to delivery unless otherwise noted by the Landscape Consultant.
13. Install composted organic mulch to CLS standard on all shrub beds after planting and tree mounds. Follow CLS standards for depth and material.
14. The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for all plant material for 1 year after the date of installation. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until June 1 of the following year.
15. Offsite planting shall have landscape approval (municipal or otherwise) prior to installation. Size, species, installation method and location require landscape approval at the time of installation. Offsite plant material and installation shall conform to all Municipal requirements.
16. All landscaping shall have a high efficiency irrigation system to RABC standards. Unless otherwise specified, the irrigation system shall be designed by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

#### PROPOSED STREET TREES

- Street tree criteria:
- o Correct species
  - o 2.5 metres height or greater
  - o free of pest and disease
  - o free of injury, or other defects
  - o free of pruning roots
  - o straight upright planting
  - o of good health and vigor
  - o stem base free of twists or binding
  - o plastic tree trunk guards (grass boulevard only)
  - o mulch (grass boulevard only)
  - o one year after planting, any installed tree stakes must be removed
- If a planting does not meet these criteria the plant must be corrected or replaced. Plantings are to be maintained in good health and vigor for one year following planting.

#### Please ensure the Landscape Contractor is aware of the following:

- Planting in a grass boulevard:
- o A wide hole is dug (2-3 times the width of the root ball whenever possible) with sides gradually sloping down to the root ball depth.
  - o The sides of the hole are scarified.
  - o Native soil is used for backfilling (unless specified otherwise).
  - o Install trunk guards in place for protection from string trimmers and landscape maintenance.
  - o Wood chips or mulch be applied immediately around the tree.
  - o Mulch and soil must not be in contact with the tree stem.
  - o Remove the top 1/3 of the wire basket, tarp, and all nylon and binding material. Cut the basket or tarp. Do not fold into hole.
  - o Root barriers must be installed along edge of hardscape
  - o Water tree immediately after planting.

#### 9.3.3.3 CLEARANCES

Table 9-3 lists the preferred minimum clearance (measured from outer edge of infrastructure) of trees from:

Infrastructure	Minimum Clearance
Landscape Standards	1.5m - 4.5m
Electrical / Communications / Trolley Poles	1.5m
Driveways / Crossings	1.8m
Signalized Intersection from stop bar	6.0m
Or from traffic signal pole	1.5m
Fire Hydrants	2.0m
Water Meters	2.0m
Service Connections	2.0m
Catchbasins / Valve Boxes	1.5m
Corner Clearances (From Extended Property Line)	3m
Stop Signs	6m
Parking Meters	Clear of Tree Pit / Surround
Buildings (Overhanging Trees)	3m
Buildings (Columnar Trees)	2m

- Trees shall not be planted in the following locations:
- o Over building encroachments under the sidewalk (areaways).
  - o Under canopies or overhead signs.

2024-10-12	Issue for DP Prior To
2024-11-21	Issue for 50%
2024-10-16	Coordination
2024-09-13	Issue for 10%
2024-06-07	Initial Concept for Review
Date	Issue Notes



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Working in and 25 years of history in Vancouver, British Columbia

Project Name:  
**New View Society**  
2371 Kelly Ave Port Coquitlam BC V3C 1Y3

Project History:  
traditional, ancestral and unceded territory of the ɪm-wá-yán (Dunbarman First Nation)

Client Name:  
**Landscape Offsite Plan**

Project No.	2023-24	Date	as noted
Project Manager	SHW	Drawn by	SHW
Checked by	SHW	Scale	L1.1

Df000597 (19)







Metal Planter and Green Roof



Privacy planting at private patio



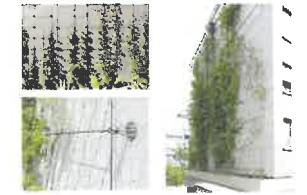
Round Bench with fire table



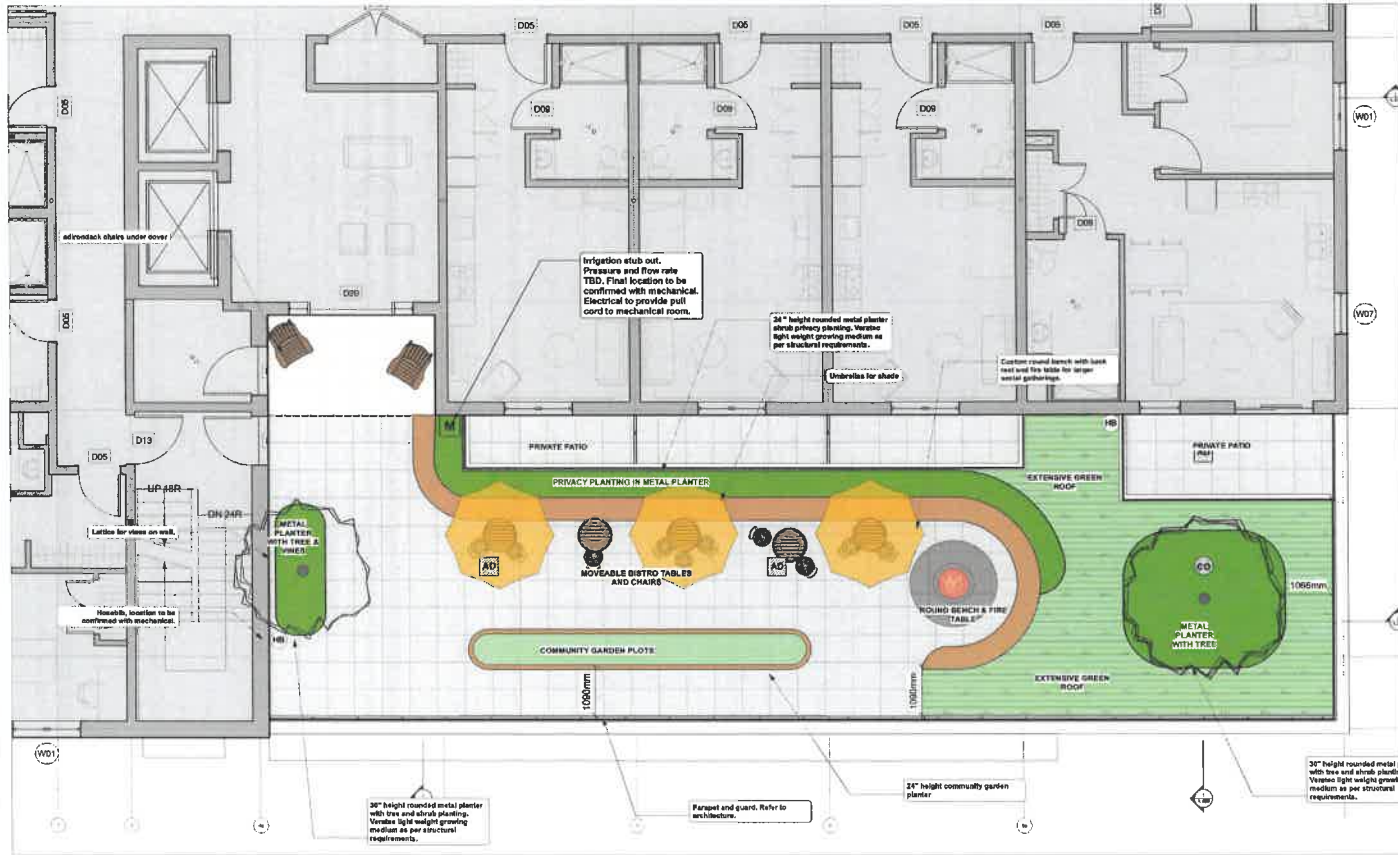
Rounded planter shapes



Metal lattice system for vines to grow up building face



Maglin Foro round wood top bistro tables



1 Landscape Materials Plan - Level 2  
Scale: 1:50

LEGEND	
	Property Line
HARDSCAPE MATERIALS:	
	Hydropressed Blab Pavers
	Hydropressed Blab Pavers
SOFTSCAPE MATERIALS:	
	Extensive Green Roof
	Metal Planter
LINES & SYMBOLS	
	Building roof overhang
	Bench
	Adirondack Chair
	Community Garden Plaster
	Maglin Foro Wooden Bistro Table and Bistro Chairs
	Irrigation Stub Out
	Hardscape

2024-12-12	Issue for DP Prior To
2024-11-21	Issue for 80%
2024-10-16	Coordination
2024-09-13	Issue for DP
2024-08-07	Initial Concept for Review
Date	Issue Notes



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Project Name and Address  
**New View Society**  
2371 Kelly Ave Port Coquitlam BC V3C 1Y3

Project Name and Address  
Landscape Materials Plan - Level 2

Project No. 2023-34  
Sheet No. SHW  
Project Manager SHW  
Reviewed by SHW

Project No. 2023-34  
Sheet No. SHW  
Project Manager SHW  
Reviewed by SHW

Project No. 2023-34  
Sheet No. SHW  
Project Manager SHW  
Reviewed by SHW

Project No. 2023-34  
Sheet No. SHW  
Project Manager SHW  
Reviewed by SHW

Project No. 2023-34  
Sheet No. SHW  
Project Manager SHW  
Reviewed by SHW

Project No. 2023-34  
Sheet No. SHW  
Project Manager SHW  
Reviewed by SHW

Drawn by (21)





Extensive Green Roof

LEGEND	
	Property Line
HARDSCAPE MATERIALS:	
	Hydrpressed Blab Pavers
SOFTSCAPE MATERIALS:	
	Extensive Green Roof
LINES & SYMBOLS	
	Irrigation Stub Out
	Hosebib
	Building envelope

DETAIL
1 L.A.T.
2 L.A.T.

LANDSCAPE GENERAL NOTES

1. All Landscape material and execution shall conform to the Canadian Landscape Standards; all applicable and noted codes, bylaws and specifications; and the safety requirements.
2. Do not construct from these drawings unless marked "Revised For Construction".
3. The Landscape Contractor shall submit all questions, reports, inquiries and requests pertaining to these drawings or their execution in writing to the Landscape Consultant.
4. Existing condition plans were prepared by others and actual conditions may vary from those shown. The Landscape Contractor shall conduct a site visit to review existing conditions and report all discrepancies between the plans and actual site to the Landscape Consultant prior to construction. The Landscape Contractor shall assume responsibility for actual site conditions (including subsurface).
5. The Landscape Contractor shall conduct a site visit and review to determine the extent of work required (including but not limited to demolition, preparation and removals). Landscape Contractor shall report any discrepancies between the proposed and existing work, to the Landscape Architect prior to construction.
6. The Landscape Contractor shall verify all noted and written dimensions in the contract drawings and on site prior to construction. The Landscape Contractor shall report any discrepancies or inconsistencies to the Landscape Architect prior to construction.
7. Provide positive grades away from buildings and towards lawn areas and match levels. Slope away from building at a minimum of 2%.
8. All landscaping shall have a high efficiency irrigation system to SBC standards. Unless otherwise specified, the irrigation system shall be designed by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.
9. All substitutions shall be approved by the Landscape Consultant.
10. The Landscape Contractor shall repair any damage resulting from work on site.
11. The Landscape Contractor shall provide 1 year of OLS level 1 maintenance (including watering) after the date of substantial completion.
12. All walls 7' or taller, all gates, all concrete footings and all new shall be designed by structural engineer. All walls shall be inspected and approved by geotechnical and structural engineer. Ensure positive drainage behind all walls.

2024-12-12	Issue for DP Prelim To
2024-11-21	Issue for 50%
2024-10-16	Coordination
2024-09-13	Issue for DP
2024-05-07	Initial Concept for Review
Date	Issue Notes



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Phone: 604-683-1000 Fax: 604-683-1001  
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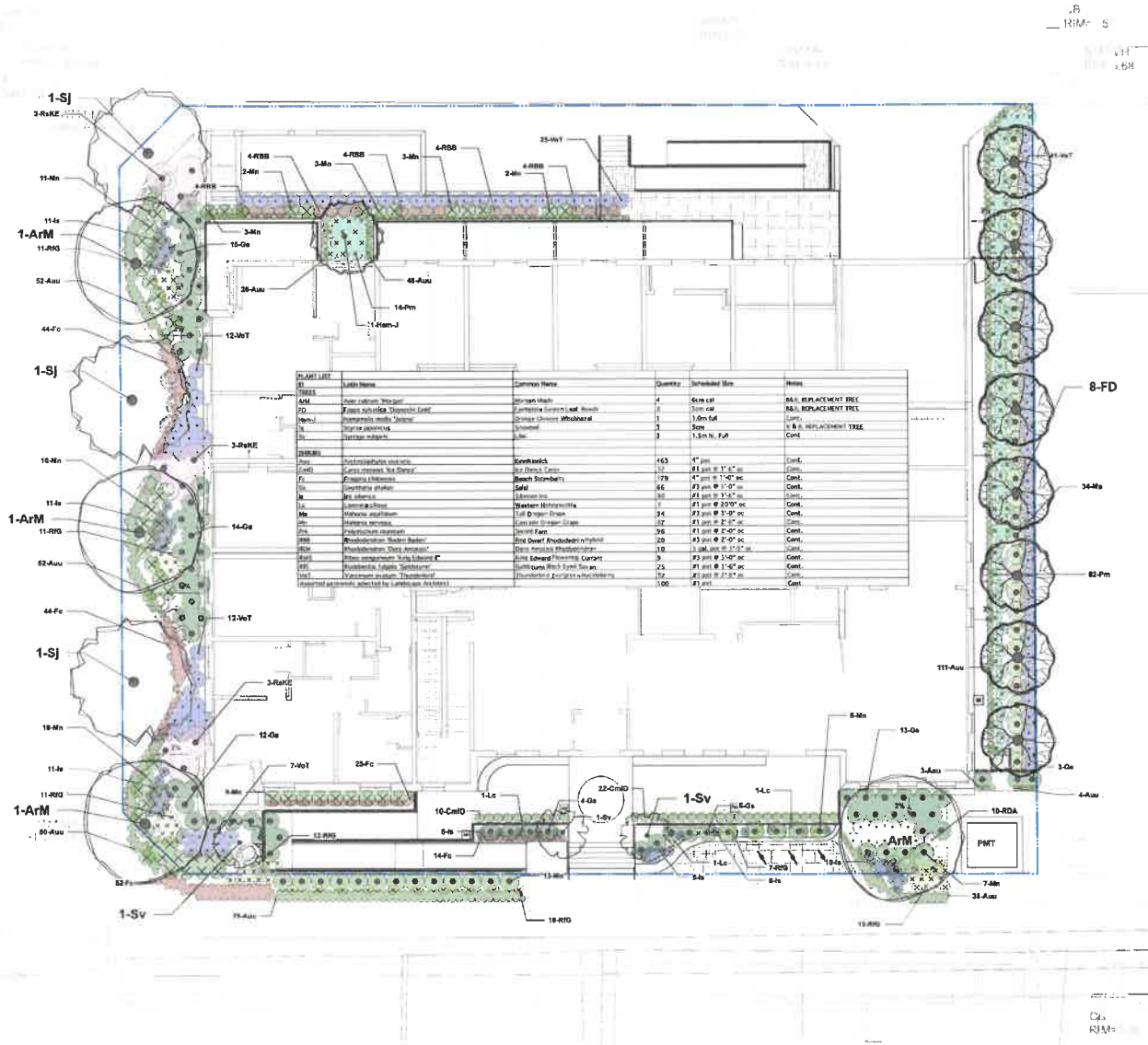
Project Name:  
**New View Society**  
2371 Kelly Ave. Port Coquitlam BC V3C 1Y3

Project Title:  
**Landscape Materials Plan - Level 5**

Project No.	2023-34	Sheet No.	as noted
Project Manager	SHW	Drawn By	SHW
Reviewed By	SHW	Checked By	SHW
		L2.2	

1 Landscape Materials Plan - Level 5  
Scale: 1:96

DR000597(22)



- LANDSCAPE PLANTING NOTES**
- All planting materials and quantities shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard.
  - Plant material shall be sourced from Washington State and BC.
  - Landscape Contractor shall submit a soil report for each site type specified on site (including all imported soil and existing soil) prior to installation. The report shall be dated no more than 180 days before installation. The report shall include CLS measures of soil quality per specified soil type and recommendations for amendment.
  - Landscape Contractor shall amend imported soils per instruction of soil report. Provide documentation of fertilizer and lime applications and rates during the installation and maintenance periods.
  - The prepared sub-grade shall be approved by the Consultant prior to application of top soil and seeding and grading. Compacted subgrade shall be specified to a minimum depth of 150mm immediately before planting growing medium.
  - The Landscape Contractor shall report discrepancies between plant quantities in the plant list and plan to the Landscape Consultant prior to installing plant material. Where there is a discrepancy the plan shall supersede the list.
  - All plant material, soil and seed shall be approved by the Landscape Consultant prior to delivery on site. The Landscape Contractor shall provide photographs with scale reference for trees and location information for container stock to the Landscape Consultant prior to the Landscape Consultant scheduling a field inspection. The Landscape Contractor shall provide a list of plant material and seed for approval. Plant material and seed shall be specified on site and shall be replaced by the Landscape Contractor at no cost to the Owner.
  - Plant material, soil and seed substitutions shall not be made without the written approval of the Landscape Consultant.
  - All plant material (including root balls) shall be free of pest/disease, rot, decay, infestation and infection. Plant material shall be supplied by nurseries who are certified by the Clean Plants Program, Canadian Nursery Certification Institute (CNCCI), current certification standard (<https://www.cncci.ca/>).
  - Non-conforming plant material provided by the Landscape Contractor shall be removed, disposed of and replaced at the Landscape Contractor's expense.
  - If observations or other conditions detrimental to healthy plant growth are encountered, the Landscape Contractor shall notify the Landscape Consultant and request additional instructions.
  - The exact location of trees shall be determined on site and field notes provided. The Landscape Consultant shall approve the final location of trees prior to planting.
  - There shall not be planted prior to delivery unless otherwise noted by the Landscape Consultant.
  - Install composted organic mulch in CLS standard on all shrub beds after planting and new smooth. Follow CLS standards for depth and installation.
  - The Landscape Contractor shall provide level 1 maintenance per CLS standard for landscape type and a guarantee for plant material, for 1 year after the date of substantial completion. Plants installed prior to July (between Jan 1 and June 1) shall be under automatic warranty until June 1 of the following year.
  - Off-site planting shall have landscape approval (provided or otherwise) prior to installation. Site, species, installation method and location require landscape approval at the time of installation. Off-site plant material and installation shall conform to all Municipal requirements.
  - All landscaping shall have a high efficiency irrigation system to IASBC standards, unless otherwise specified. The irrigation system shall be designed by the Irrigation Contractor. The Irrigation Contractor shall provide shop drawings for Landscape Consultant approval.

2024-12-12  
2024-11-21  
2024-10-15  
2024-09-13  
2024-08-07

Issue for DP Prior To  
Issue for 50%  
Continuation  
Issue for DP  
Initial Concept for Review

Date  
Issue Notes

Prospect & Refuge  
LANDSCAPE ARCHITECTS  
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Fax: 250-335-1235  
Email: info@prospectandrefuge.ca  
Website: www.prospectandrefuge.ca

Project Title and Address  
New View Society  
2371 Kelly Ave Port Courtenay BC V9C 1Y3

Project Notes Summary  
Traditional, ancestral and unceded territory of the Kwakwaka'wakw (First Nations)

Project Title  
Planting Plan - Level 1

Project No.  
2023-34

Project Designer  
SRW

Project Reviewer  
SRW

Project Date  
2023-34

Project Status  
as noted

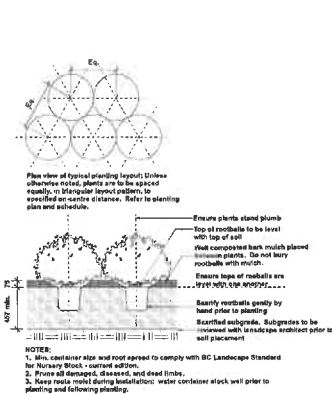
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DR000597(23)

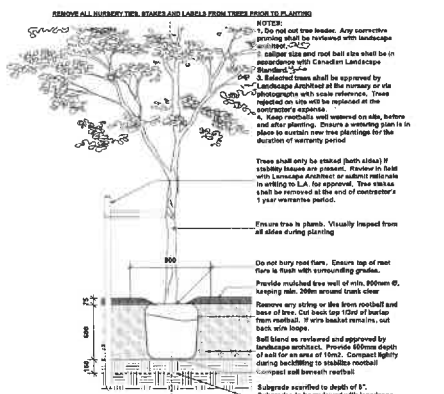
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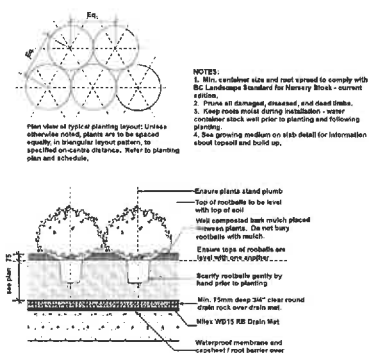




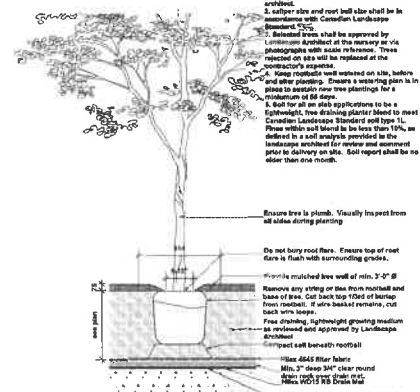
**1 Shrub and Perennial Planting on Grade**  
Scale: 1:25



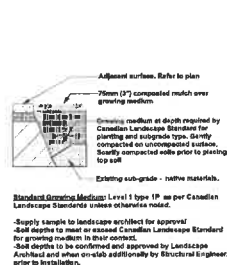
**2 Tree Planting on Grade**  
Scale: 1:25



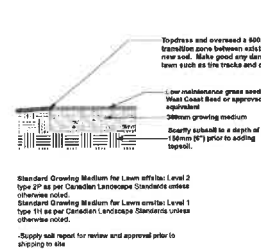
**3 Shrub and Perennial Planting on Slab**  
Scale: 1:25



**4 Tree Planting on Slab**  
Scale: 1:25

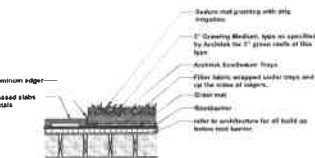


**5 Top Soil**  
Scale: 1:25

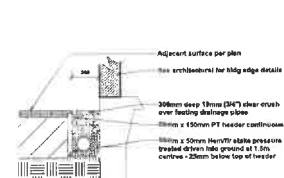


**6 Sodded Lawn**  
Scale: 1:25

**NOTE:**  
1. Submit the following to the Landscape Consultant for approval prior to delivery to site:  
- Soil report for each component  
- Soil report for growing medium  
- Slope drawings of irrigation indicating if the drip irrigation will be installed below or above the sodded mat



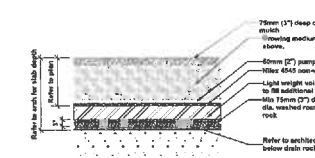
**7 Green Roof**  
Scale: 1:25



**8 Gravel Strip**  
Scale: 1:25

**NOTE:**  
1. Supply soil report to Landscape Consultant for approval prior to shipment to site.  
Soil report shall be dated no more than six months prior to delivery to site, and it to be submitted to Landscape Consultant min. 1 week before installation.  
2. Based on the Fraser River Paving sand - max 2% fines (10% - 15%) with 60-70% medium coarse sand and 10-20% coarse and 10-20% fine sand content, free of soluble salts. Submit analysis to Landscape Consultant for verification prior to shipment to site.

**Growing Medium:**  
Verify: TAYLOR LITE Light Weight growing medium. Any substitution requires advanced approval by Landscape Architect and Structural Engineer.

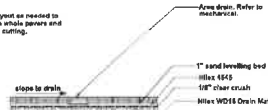


**9 Growing Medium on Slab**  
Scale: 1:25

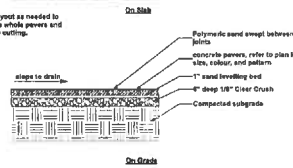
2024-12-12	Issue for DP Prior To
2024-11-21	Issue for 60%
2024-10-16	Coordination
2024-09-13	Issue for DP
Date	Issue Notes
<b>Prospect &amp; Refuge</b> LANDSCAPE ARCHITECTS 2371 Kelly Ave Port Coquitlam BC V3C 1Y3 (604) 681-1100	
Project Title and Location <b>New View Society</b> 2371 Kelly Ave Port Coquitlam BC V3C 1Y3	
Project Address Traditional, ancestral and unceded territory of the Kwikwakaikwakw (Coquitlam First Nation)	
Project Title <b>Landscape Details - Planting</b>	
Project No.	2923-34
Revision	as noted
Prepared by	SHW
Reviewed by	SHW
Scale	L4.0

PRO000597 (25)

NOTES:  
Adjust layout as needed to maximize whole pavers and minimize cutting.

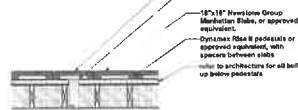


NOTES:  
Adjust layout as needed to maximize whole pavers and minimize cutting.



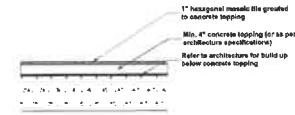
Notes:

1. Adjust layout as needed to maximize whole pavers and minimize cutting.



NOTE:

1. Submit product information, tile sample, and colour samples of all colour options to Landscape Consultant for approval prior to ordering.  
2. Tile to be rated for exterior commercial use and have an anti-slip rating of R11.  
3. Refer to best practice for stone/mosaic design. Final colour, pattern and design to be confirmed by Landscape Consultant and Landmark prior to construction.

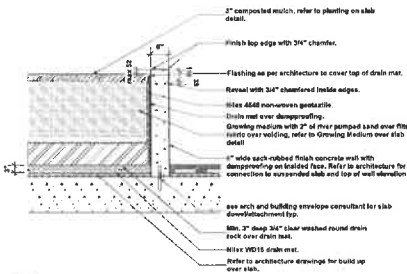


### 1 Concrete Unit Pavers Scale: 1:25

### 2 Hydrapressed Slabs on Upper Floors Scale: 1:25

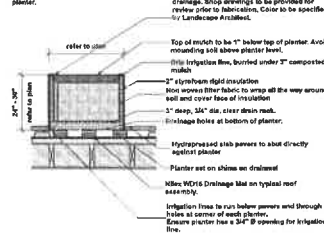
### 3 Mosaic Tiles Feature Paving Scale: 1:25

Notes:  
Use light weight voiding to fill all sufficient depth.  
Note any potential ground/air circulation issues to the Landscape Architect.



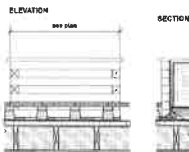
Notes:

1. Refer to Grounding Medium area slab detail for more information regarding match and grounding medium.  
2. Do not assume or create planter, final top of match level to be approximately level at 1\"/>



### 5 CIP Concrete Planter Scale: 1:25

### 6 Metal Planter Scale: 1:25



Light weight soil mix, provide soil analysis for approval, see myx 4343 four slash on 3/4\"/>

### 7 Community Garden Plots Scale: 1:25

2024-12-12	Issue for DP Prior To
2024-11-21	Issue for 50% Coordination
2024-10-16	Issue for DP
2024-09-13	Issue for DP
2024-12-12	Issue Notes
<b>Prospect &amp; Refuge</b> LANDSCAPE ARCHITECTS 2371 Kelly Ave Port Coquitlam BC V3C 1Y3 604-696-1023 info@prospectandrefuge.ca Building on over 25 years of history as prospectandrefuge.ca Ltd.	
Project File path: <b>Now View Society</b> 2371 Kelly Ave Port Coquitlam BC V3C 1Y3 Project location: Traditional, ancestral and unceded territory of the Kwikwaka'wakw (Kwakwaka'wakw First Nation) About the <b>Landscape Details - Surfaces and Structures</b>	
Project No. 2023-34	Issue as noted
Project Manager SHW	Drawn by SHW
Reviewed by SHW	<b>L4.1</b>

DR000597 (26)

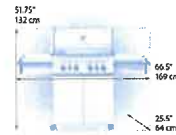
43

## THE PRESTIGE PRO™ SERIES FOR THE ULTIMATE GRILLING EXPERIENCE



### SPECIFICATIONS

<b>WARRANTY</b>	Lifetime Bumper to Bumper*
<b>FUEL TYPE</b>	Natural Gas
<b>HEAT OUTPUT</b>	80,000 BTU (25.70 kW)
<b>MAIN COOKING AREA</b>	28 x 17.75 in (71 x 45 cm)   31 burgers
<b>TOTAL COOKING AREA</b>	500 sq. in (5,770 cm²)
<b>ROTISERIE INCLUDES</b>	Yes
<b>SIDE BURNER</b>	Infrared SIZZLE ZONE™ Side Burner
<b>HEIGHT</b>	51.75 in (132 cm)   56.75 in (144 cm) with lid open
<b>WIDTH</b>	66.50 in (169 cm)
<b>DEPTH</b>	25.59 in (64 cm)
<b>PACKAGING HEIGHT</b>	32 in (81.28 cm)
<b>PACKAGING WIDTH</b>	31 in (78.74 cm)
<b>PACKAGING DEPTH</b>	41 in (104.14 cm)
<b>PACKAGING WEIGHT</b>	254 lbs. (115.15 kg)



### 1 BBQ Scale: NTS



1.8m ht. Aluminum Privacy Fence with wood grain style powder coating  
Sleek Fence or approved equivalent  
wood grain colour TBD  
w: sleekfence.com

### 3 Aluminum Privacy Fence Scale: NTS



Dreamcast Aura 36 Fire Table  
Finish/Colour TBD  
w: dreamcastdesign.com  
c: 604 332 4930

### 4 Fire Table Scale: NTS

#### 4 slat adirondack

### 2 Adirondack Chairs Scale: NTS

## tierraLITE Lightweight Growing Media

### Product Description

tierraLITE is a lightweight growing media designed for use in containers, raised beds, and vertical gardens. It is made from a combination of perlite, vermiculite, and peat moss, providing a balanced mix of aeration and water retention. The media is sterile and free of pathogens, making it ideal for indoor and outdoor growing.

### Product Features

- Lightweight and easy to handle
- Provides excellent aeration and water retention
- Sterile and free of pathogens
- Ideal for indoor and outdoor growing
- Available in various sizes and quantities

### Product Guidelines

- Use in containers, raised beds, and vertical gardens
- Mix with soil for outdoor growing
- Water thoroughly after installation
- Monitor moisture levels regularly

### Installation Tips and Recommendations

- Mix thoroughly before use
- Water thoroughly after installation
- Monitor moisture levels regularly

### Light Weight Growing Medium

tierraLITE is a lightweight growing media designed for use in containers, raised beds, and vertical gardens. It is made from a combination of perlite, vermiculite, and peat moss, providing a balanced mix of aeration and water retention. The media is sterile and free of pathogens, making it ideal for indoor and outdoor growing.

### 5 Light Weight Growing Medium Scale: NTS

2024-12-12 Issue for DP Prior To

2024-11-21 Issue for 50%

2024-10-16 Coordination

2024-09-13 Issue for DP

Date

Issue Notes

### Prospect & Refuge

LANDSCAPE ARCHITECTS

2371 Kelly Ave, Port Coquitlam BC V3C 1Y3

Project Title and Location

New View Society

2371 Kelly Ave, Port Coquitlam BC V3C 1Y3

Project Name

Badenhorst, a residential and unincorporated territory of the Inuit Nation

Project Title

Landscape Cut Sheets 2

Project No.

2023-04

Scale

AS NOTED

Project Designer

SHW

Project No.

SHW

L4.3

DR000597(28)

## Schedule A

### Energy Conservation:

Conservation Measure	Verification Method
Energy Star rated appliances to be used	BP stage; written confirmation by Architect along with staff review of BP submission
Step 4 of the Energy Step Code	DP and BP stage; staff review of BP submission
Window placement to provide opportunities for natural light and ventilation	DP and BP stage; staff review of building plans
High Efficiency (COP) mechanical systems with heat recovery	DP and BP stage; staff review of BP submission

### Water conservation:

Conservation Measure	Verification Method
High efficiency landscape irrigation system with rain sensors is to be installed	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist
Installation of a stormwater detention tank to slow stormwater flows	BP stage; staff review of building plans
Use of efficient/low-flow plumbing fixtures	DP and BP stage; written confirmation by Architect along with staff review of BP submission
Drought-tolerant and indigenous tree, shrub and plant species.	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist

### GHG Reduction:

Conservation Measure	Verification Method
Provision of bicycle racks and secure bike storage to promote alternative transportation	DP and BP stage; staff review of building plans
All parking spaces are to have access to roughed-in for EV charging	DP and BP stage; written confirmation by developer
Provision of space for recycling facilities to promote waste diversion	DP and BP stage; staff review of building plans

per OCP Sec. 9.11 Environmental Conservation DPA designation

D8000547(29)

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

**DEVELOPMENT VARIANCE PERMIT**

NO. DVP00107

Issued to: Provincial Rental Housing Corporation, INC.NO. BC0052129  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the Permittee)

Address: 1701-4555 Kingsway, Burnaby, BC V5H 4V8

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, and any and all buildings, structure and other development thereon:

Address: 2365 and 2371 Kelly Ave, Port Coquitlam

Legal Description: LOT K DISTRICT LOT 289 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 22141

LOT L DISTRICT LOT 289 GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN 22141

P.I.D.: 009-154-833; 009-154-876

3. The Zoning Bylaw, 2008, No. 3630 is varied as follows:
  - Section 2.5, Additional Regulations, Family-oriented dwelling units, is varied to allow the development to provide 2 family-friendly dwelling units.
4. The Parking and Development Management Bylaw, 2018, No.4078 is varied as follows:
  - Section 8, Required Off-Street Parking Spaces, be varied to allow the building to provide 12 resident parking spaces and 6 visitor parking spaces.
5. These variances are provided subject to:
  - The form and character of the building, including the siting, height and general design as shown on drawings attached to DP000597.
  - Registration of a Housing Agreement in perpetuity for the building prior to issuance of a Building Permit and to the satisfaction of the Director of

Development Services which: secures levels of housing affordability; details management/operations of the building and parking; limits the number of vehicles which can be registered at the building; and confirm City input into the selection of any future operator.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two (2) years of the date of this permit.
8. This permit is not a building permit.

APPROVED BY COUNCIL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
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)