

# Committee of Council Regular Agenda

Council Chambers, 3<sup>rd</sup> Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC **Tuesday**, **June 18**, **2019** 

Time: 2:00 p.m.

#### 1. CALL TO ORDER

#### 2. ADOPTION OF THE AGENDA

## 2.1 Adoption of the Agenda

## Recommendation:

That the June 18, 2019, Regular Committee of Council Meeting Agenda be adopted with the following changes:

- Addition of item 3.6 Building Permit Resolution.
- Addition of item 3.7 UBCM resolution Emergency Health Services

#### 3. REPORTS

# 3.1 Development Permit Application 2387/2399 Atkins Avenue

#### Recommendation:

That Committee of Council approve Development Permit DP000371 to regulate an apartment building at 2387/2399 Atkins Avenue.

# 3.2 Development Permit Application 921 Seaborne Avenue

# Recommendation:

That Committee of Council approve Development Permit DP000367 to regulate an industrial development at 921 Seaborne Avenue.

# 3.3 Development Permit (Environmental Conservation) Application - 3862 Wellington Street Recommendation:

That Committee of Council approve Development Permit DP000392 to regulate the development of a new school in accordance with the site's environmental conservation area designation.

# 3.4 Amendment to the Official Community Plan (Watercourse) and Rezoning Application – 930 Dominion Avenue

### Recommendation:

- 1. That Committee of Council confirm the consultation required for an amendment to the Official Community Plan is met by the posting of a sign at 930 Dominion Avenue and the consideration of the proposed revision to Map 22 at an open Committee meeting; and,
- 2. That as described in the report dated June 18, 2019, Committee of Council recommend to Council that:
  - a. Map 22 of the Official Community Plan be amended to remove its identification of watercourses from 930 Dominion Avenue;
  - b. The zoning of 930 Dominion Avenue be amended from Agriculture (A) to Light Industrial (M3); and,
  - c. Prior to adoption of the amending bylaws, the following conditions be met:
    - i. Completion of a subdivision plan to the satisfaction of the Approving Officer to achieve:
    - ii. an extension of Seaborne Avenue including a cul-de-sac, and
    - iii. widening of Nicola Avenue; and,
  - d. Completion of the following to the satisfaction of the Director of Development Services:
    - i. submission of securities and fees for the off-site works;

- ii. registration of a legal agreement to apply specific building, parking, loading and landscape design requirements for appropriate treatment between non-industrial sites to the east and north of Dominion Avenue and the industrial site;
- iii. submission of \$1,052,306 cash-in-lieu for watercourse compensation to be transferred to the General Capital Reserve for future use; and,
- iv. submission of design and securities to provide for construction of bio-swale riparian enhancements along the north and west property lines.
- 3. That Committee of Council direct staff to identify options to use the compensation funds for watercourse and riparian projects for its future capital works plan approval.

# 3.5 Municipal Security Issuing Resolution

# Recommendation:

That Committee of Council recommend Council approves borrowing of \$16 million from the Municipal Finance Authority of British Columbia, as part of the 2019 Fall Borrowing Session, as authorized through "Port Coquitlam Community Recreation Complex Loan Authorization Bylaw, 2017, No. 4004", and that the Metro Vancouver Regional District be requested to consent to the city's borrowing over a thirty (30) year term and include the borrowing in their Security Issuing Bylaw.

# 3.6 Building Permit Resolution

# **Recommendation:**

Pursuant to s.463 of the Local Government Act, that Committee of Council:

- (1) Has identified a conflict between a development proposed in the following building permit applications and Zoning Bylaw amendment and that the applications be withheld for a period of 30 days:
  - a. 3338 Glasgow Street Application BP012782
  - b. 3332 Glasgow Street Application BP012784; and
- (2) Direct that building permit applications BP012782 and BP012784 be withheld for a further 60 days during which period staff will bring forward a report that will provide for consider the application for the permits.

# 3.7 **UBCM** Resolution Emergency Health Services

## Recommendation:

That the Committee of Council approve the draft resolution for access to Emergency Health Services.

- 4. COUNCILLORS' UPDATE
- 5. MAYOR'S UPDATE
- 6. CAO UPDATE

## 7. RESOLUTION TO CLOSE

# 7.1 Resolution to Close the June 18, 2019, Regular Committee of Council Meeting to the Public

#### Recommendation:

That the Regular Committee of Council Meeting of June 18, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter: Item 3.1

c) labour relations or other employee relations;

## **RECOMMENDATION:**

That Committee of Council approve Development Permit DP000371 to regulate an apartment building at 2387/2399 Atkins Avenue.

# PREVIOUS COUNCIL/COMMITTEE ACTION

None

# **REPORT SUMMARY**

This report brings forward a development permit application for a proposed 33-unit, sixstorey apartment building with two levels of parking. The proposal is designed to comply with the Zoning Bylaw's regulations for apartments in the Residential Apartment RA1 zone as well as the Official Community Plan's Downtown residential and environmental conservation development permit designations as applicable to the building and landscaping. The development permit is recommended for approval.

# **BACKGROUND**

George (Guangping) Du proposes to develop a 33-unit apartment building with underground parking and landscaping for a site located west of Shaughnessy Street and on the north side of Atkins Avenue. The relatively flat property is zoned RA2 – Residential Apartment 2 and currently contains two older single family houses that will soon be cleared in anticipation of development.





Report To: Department: Approved by: Meeting Date: Committee of Council Development Services L.L. Richard

June 18, 2018

# **Project Profile**

	Bylaw Regulations <sup>1</sup>	Proposed <sup>2</sup>
Site area minimum	1,000 m <sup>2</sup>	1,346.5 m <sup>2</sup>
Floor area ratio	2.5	2.03
Dwelling units	n/a	33
Adaptable units	30% (10 units)	30% (10 units)
Family Friendly units	25% (8 units)	36% (12 units)
Building lot coverage	50%	46%
Setbacks:		
Front (Atkins Avenue)	4.0 m	4.0 m
Rear (south lane)	7.5 m	7.52 m
Interior side (east)	3.0 m	3.05 m
Interior side (west)	3.0 m	4.42 m
Underground Setbacks:		
Front (Atkins)	1.2 m	1.66 m
Rear (lane)	1.2 m	1.22 m
Interior side (east)	1.2 m	1.22 m
Interior side (west)	1.2 m	1.52 m
Resident Parking	49	43
Visitor Parking	6 (1 per 5 d.u.)	6
Small car	13 (25% max)	13
Cash-in-lieu	6 max	6
Indoor recreation area	66 m <sup>2</sup>	112 m <sup>2</sup>
Outdoor recreation area	115 m <sup>2</sup>	136 m <sup>2</sup>
Bicycle parking		
Long-term (bike room)	33 (1 per d.u.)	33
Short-term (bike rack)	6	6

The proposed six-storey building is comprised of 13 one-bedroom and one-bedroom plus den units, 17 two-bedroom and two-bedroom plus den units and 3 three-bedroom and three bedroom plus den units; units vary in size from 64.6m² (695 ft²) to 98.6m² (1,062 ft²). The building is constructed over one and half storey of covered parking. The lower level of parking will be accessed off Atkins Avenue and the upper level of parking including the visitor parking will be accessed off the rear lane. The parking enclosure is clad with two types of stone veneer to delineate the mass while providing a strong base to the residential development. Each of the residential parking spaces will have access to rough-in electoral service for electric vehicle charging, and one exterior visitor space will be equipped with a

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



L.L. Richard June 18, 2018

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

water spigot and drainage to serve as an onsite car/bike/dog wash station. A garbage and recycling room is located within the underground where it can be directly accessed by residents and a temporary staging area has been located along the lane for ease of pick-up on collection days.



**Atkins Avenue Elevation** 



**Rear Lane Elevation** 

The site is subject to the Downtown and Environmental Conservation development permit area designations of the OCP. The intensive residential design guidelines promote coordination of siting and building design; use of high quality cladding materials; consideration of the relationship between buildings and open areas; and, consideration of the overall visual impact of buildings and landscaping. The environmental conservation

objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

The building's simple modern design meets the intent of the design guidelines by featuring a prominent front entrance along Atkins Avenue, the inclusion of brick as a cladding material for the first 3 floors of the building to help break up the vertical mass of the building, the stepping back of the top storey to further reduce the appearance of the building mass and the use of natural earth tones in the colour palette. Building articulation is to be achieved through varied setbacks and the inclusion of unit balconies, and through the use of cladding materials and colour. The building will be clad in a generous amount of brick, and high-quality fibre-cement board and panels in either a lapped or board and baton arrangement.

The project incorporates two separate indoor amenity rooms and both have access to a large outdoor common patio. The landscape plan includes a mixture of trees, shrubs, perennials and groundcover plants. A total of 4 off site trees are proposed to replace the 2 trees removed from the site, with four oak trees. Each new tree is to be more than 3 metres in height at time of planting.

The project is designed to comply with the environmental conservation area designation. A complete list of conservation measures is provided in Schedule A of the draft development permit.

This project requires several off-site upgrades, including paving and installation of new curb and gutter along Atkins Avenue; street lighting, street trees, and sidewalks for the site frontage on Atkins Avenue; and, construction/paving of the lane from the site eastward to Shaughnessy Street. Undergrounding of the shallow utilities is also required.

# **DISCUSSION**

This application was in process prior to the introduction of the zoning bylaw amendments to require family-friendly units. However, the project meets these standards voluntarily by providing 12 units that meet the requirements. The design of the proposed apartment and landscaping meets the intent of the Downtown area Development Permit design guidelines. Overall, the scale and massing of the building addresses the design guidelines appropriately and staff recommend approval.

# **FINANCIAL IMPLICATIONS**

The developer is proposing that 6 parking stalls be provided for by paying a cash-in-lieu fee of \$15,000 per parking stall. This amounts to a cash-in-lieu fee of \$90,000 which will be deposited to the Parking Reserve at the time of building permit issuance.

# **PUBLIC CONSULTATION**

A sign has been posted on site to inform area residents of the application. To date, one comment has been received indicating concern about the 6-storey building height given the surrounding context of 4-storey buildings.

# **OPTIONS**

(Check = Staff Recommendation)

#	Description
1	
<b>✓</b>	Approve Development Permit DP000371.
	Request additional information or amendments if the Committee is of the opinion
2	that such information or amendment would assist in its evaluation of how the
	design complies with the development permit area designation.
	Recommend rejection of the application if the Committee is of the opinion the
3	application does not conform to the design guidelines. Pursuant to the delegated
	authority, the applicant may then request the application be forwarded to Council
	for consideration.

# **ATTACHMENTS**

Attachment #1: Location Map

Attachment #2: Draft Development Permit

Lead author(s): Chris Laing

June 18, 2018

# **ATTACHMENT 1**

# CITY OF PORT COUITLAM DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 2387/2399 Atkins Avenue FILE NO: DP000371



## THE CORPORATION OF THE CITY OF PORT COQUITLAM

### "DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

#### DEVELOPMENT PERMIT

NO. DP000371

Issued to: George (Guangping) Du

Address: 3682 East 48<sup>th</sup> Avenue

Vancouver, BC V5S 1H9

- 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: 2387/2399 Atkins Avenue

Legal Description: Lot B District Lot 289 Group 1 NWD Plan 20715

Lot A District Lot 289 Group 1 NWD Plan 20715

P.I.D.: 009-469-982

007-441-754

- 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, 2005, No.3525" 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 DP000371 (1) to DP000371 (18) 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 DP000371 (19) to DP000371 (23) 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 \$182,000 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	a buildi	ng permit.					
	APPROVED	BY	THE	COMMITTEE	OF	COUNCIL	THE	 DAY	OF

SIGNED THIS	DAY OF
	Mayor
	Corporate Officer
I ACKNOWLEDGE THAT I HAVE R	EAD AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS	PERMIT IS ISSUED.
	Analisant (an Authorized Agent on
	Applicant (or Authorized Agent or Representative of Applicant)
	Topiocontativo or reprisantly

# **DEVELOPMENT PERMIT APPLICATION**

# **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

2387 & 2399 Atkins Avenue, Port Coquitlam, BC



7					
-			B	RE-ISSUED FOR DP SUBMISSION	2019-03-26
				ISSUED FOR DP SUBMISSION	2018-08-21
2	Çearryden	Y/M/D		Description	Y/M/D



300 - 7337 137 Street, T: 604 594 4787

Ations Avenue Multi-Family 2387 & 2399 Atkins Ave Port Coquitism, BC

COVER

	of COVERED PARKING		PROPOSED							
SITE AREA ROAD R.O.W (DEDICATION) NET SITE AREA			14493.59 SF 269 SF 14499.59 SF		1346.50 SQ 24.99 SQ 1346.50 SQ	M.	5m x 5m RD1	N for Ve	hicle Turnaround	
TTE COVERAGE			24498238 36		234620 50	.001.				
PTE COVERAGE (PROPOSED) Condo Only			45%						Allowable 35% + 15%	(Covered Parking) = 50%
PAPETTY (upa)										
JPA PROPUSED FSR PROPUSED			33.0 Ur 2.03 SA		99 UP. UREA DNLY	A			RAZ Zone - 2.5 FSR aff	क्ला <del>र</del> ी
HENSHT										
PROPOSED BUILDING HEIGHT	69.00 1	т.	21.03 M					·	RAZ Zone - Height per	mitted - 98.4 Ft
PRONT	Required				Proposed					
RESIDENTIAL (GROUND & UPPER FLOORS) PARKING GARAGE REAN	13.12 F 4.00 F		4.00 M 1.22 M		13.12 FT. 5.45 FT.		4.00 M 1.66 M			
RESIDENTIAL (UPPER FLOORS) PARKING GABAGE (BASEMENT & GROUND FLOOR) SIDE - WEST	24.60 F 4.00 F		7.50 M 1.22 M		24.55 FT. 4.00 FT.		7.52 M 3.22 M			
RESIDENTIAL (GROUND & UPPER PLOORS) PARKING GARAGE SIBE - EAST	13.12 F 4.00 F		4.00 M 1.22 M		14.50 FT. 5.00 FT.		4.42 M 1.52 M			
SME - EMST Residéntial (Ground & Upper Floors) Parking Garage	1 88.6 1 00.0		3.01 M 1.22 M		10.00 FT. 4.00 FT.		9.05 M 1.22 M			
UNIT STATISTICS UNIT TYPE	UNIT SIZE	R.OOR								
	UNIT SIZE SQ FT 695	157	2 ND	3 RD	47H	5 TH	6 TH	ROOF	TOTAL	FLOOR LEVI
UNIT TYPE A, 1 BEDROOM UNIT TYPE A1, 1 BEDROOM	695 760	0	1	1	1	1	0		4	2,3,4,5 2,3,4,5
UNIT TYPE 8, 1 BEDROOM / DEN	789	1	0	0	0	0	0		1	1
UNIT TYPE B1, 1 BEDROOM / DEN	785	0	1	1	1	1	0		4	2,3,4,5
UNIT TYPE C, 2 BEDROOM UNIT TYPE C1, 2 BEDROOM / DEN	676 639	0	1	1	1	1	0		4	2,3,4,5 2,3,4,5
UNIT TYPE C1, 2 BEDROOM / DEN	673		0	1	1	1			3	3,4,5
UNIT TYPE D, 2 BEDROOM	992	1	0	ö			ō		1	1
UNIT TYPE D1, 2 BEDROOM / DEN	982		1	1	1	1	0		4	2,3,4,5
UNIT TYPE DZ, Z BEDROOM / DEN UNIT TYPE DB, II BEDROOM / DEN	997 1331	0	9	0	0	0	1		1	6
UNIT TYPE D4, 3 SEDROOM	1074		0	0	6	0	1		1	6
UNIT TYPE DS, 3 BEDROOM	1062	0 2	6	0 7	0 7	0 7	1 4	0	1 23 UNITS	6
SALEABLE FLOOR AREA	SQFT	1781	4937	5810	5810	5610	4464	o	28612 SQ FT	2658.14 SQ.M.
DROULATION / CORE	SQ.FT	1574	793	793	793	793	704		5450 SQ FT	506.32 SQ.M.
RÉSIDENTIAL GROSS FLOOR AREA	SQ FT	3155	5730	6603	6603	6603	516B	0	34062 SQ FT	3384.46 SQ,M.
NET TO GROSS RATIO INDOOR AMENITY AREA		338	872					0	84% 1318 SQ FT	112.41 SO.M.
TOTAL FLOOR AREA		138	672	0	0	0	0	0	85272 SQ FT	3276.89 SQ.M.
AMENTY AREA REQUIREMENTS										
AMENTY AREA REQUIRED (Indoor) AMENTY AREA REQUIRED (Outdoor)	2.0m2 PER UNIT 3.3m2 PER UNIT								710 SQ.FT 1243 SQ.FT	85.98 SQ,M. 115.49 SQ,M.
AMENITY AREA PROVIDED GROUND FLOOR (Indoor)									338 SO.FT.	31.40 SQ.M.
SECOND FLOOR (Indoor)									872 SQ.FT.	81.40 SQ.M. 81.01 SQ.M.
TOTAL AREA									1210 SQ.FT.	112.41 SQ.M.
GROUND FLOOR (Outdoor) SECOND FLOOR (Outdoor)									403 SQ.FT.	37.44 SQ.M.
								-	1488 SQ.FT.	136.38 SQ, M.
Total Area  Parking requirements  Required parking										
rotal area Parking requirements Required Parking Bachelon (Studio)	1		/UNIT						0.0 STALLS	
TOTAL AREA  PARKING REQUIREMENTS  REQUIRED PARKING  BACHELDIN (STUDIO)  ONE BEDROOM / DEN	1.3		/UNIT						16.9 STALLS	
Total area Parking Requirements Required Parking Bachelon (Studio)										
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SOUTHEAST AERIAL VIEW

NORTHWEST AERIAL VIEW

F RE-ISSUED FOR DP SUBMISSION TS19-03-15.  E ISSUED FOR DP SUBMISSION 2016-04-21.		1		Atkins Avenue Multi-Family	PAPER PARA AN	3D MASSING	
D ISSUED FOR CLIENT REVIEW 3/11/16/06/3/11 C ISSUED FOR CLIENT REVIEW 2/11/16/06-10/19 D ISSUED FOR CLIENT REVIEW 2/11/16/06-10/19 D ISSUED FOR CLIENT REVIEW 2/11/16/06-10/19	N/	BOLDWING	300 - 7337 137 Street, Surrey, BC V3W 1A4	2387 & 2399 Atkins Avenue Port Cogulitam, BC			
A ISSUED FOR GEOTROPHICAL REPORT 2016-07-03  \$ Description YM/D    Description   YM/D	AA	ARCHITECTS INC.	T: 604 594 4787 E: office@boldwing-continuum.com		21803	CITY RUENO. DP9000371  A.B., S.B. BCA1  INFLET  BILE PLEE Crown School School School School	ACOO2



PEDESTRIAN VIEW FROM SOUTHWEST CORNER (ATKINS AVENUE)

	T F			,		Atkins Avenue Multi-Family	Start W. S. S. S. Assets	STREET VIEW - SOUTHWEST CORNER
# Description	Y/M/D	RE-ISSUED FOR DP SUBMISSION A ISSUED FOR DP SUBMISSION Description	2019-03-26 2018-08-21 YMMD	BOLDWING CONTINUUM ARCHITECTS INC.	300 - 7337 137 Street, Surrey, BC V3W 1A4 T: 604 594 4787 E: office@boldwing-continuum.com	2397 & 2399 Atkins Avenue Port Coquitiam, BC	21803	CITY FLEND. DP000371 1:5 AB, S.B. BCA AC003



PEDESTRIAN VIEW FROM SOUTHEAST CORNER ATKINS AVENUE

		F		
			RE-ISSUED FOR DP SUBMISSION	2019-03-28
Description	Y/M/D	A	ISSUED FOR DP SUBMISSION	2018-08-21



300 - 7337 137 Street, Surrey, BC V3W 1A4 T: 604 594 4787 E: affice@boldwing-continuum.com Atkins Avenue Multi-Family
2387 8, 2389 Atkins Avenue
Port Coquitam, BC

STREET VIEW - SOUTHEAST CORNER

T15 AB. S.B. B

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AB., S.B. BCAI ACD04



PEDESTRIAN VIEW FROM NORTHWEST CORNER (LANE)

1					
				RE-ISSUED FOR DP SUBMISSION	2019-03-26
2	Description	Y/M/D	A g	ISSUED FOR DP SUBMISSION Description	2018-08-21 Y/M/D



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Atkins Avenue Multi-Family

2387 & 2399 Atkins Avenue Port Coquitiam, BC

STREET VIEW - NORTHWEST CORNER



PEDESTRIAN VIEW FROM NORTHEAST CORNER (LANE)

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+			1		
		_		RE-ISSUED FOR DP SUBMISSION	2019-03-26
_			A	ISSUED FOR DP SUBMISSION	2015-03-20
#	Description	Y/M/D	#	Description	Y/M/D



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2387 & 2399 Atkins Avenue
Port Coquittam, BC

STREET VI

STREET VIEW - NORTHEAST CORNER

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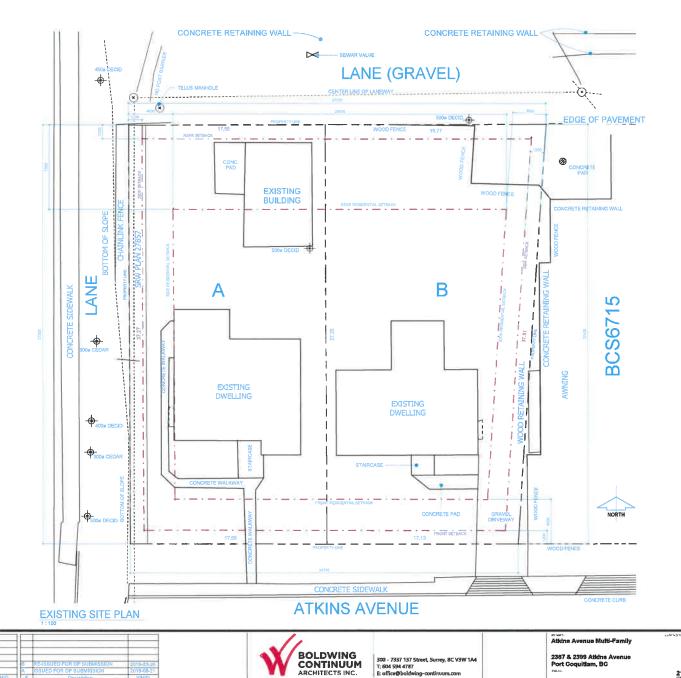






# COLOURS AND MATERIALS

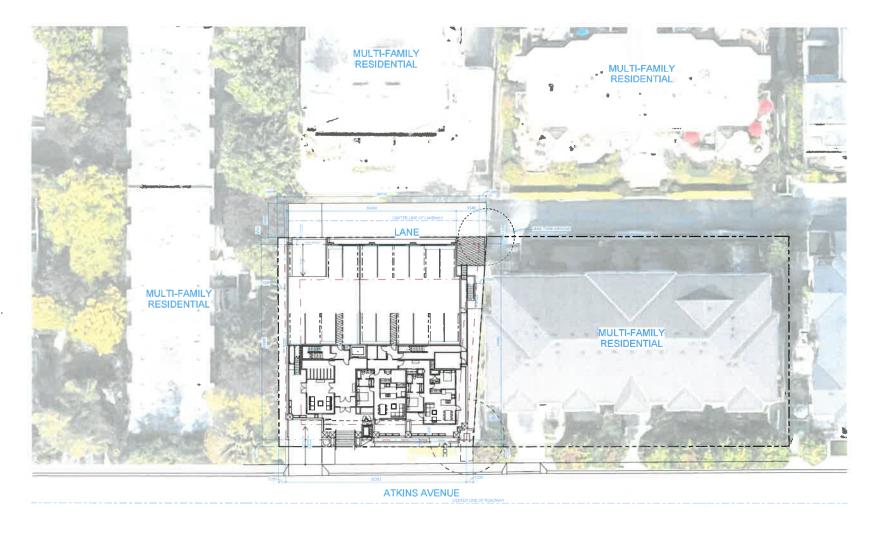
						-//			Atkins Avenue Multi-Family	COLOURS AND MATERIALS	
Ė			B RE	E-ISSUED FOR DP SUBMISSION	2019-03-26	VV CON	TINUUM	300 - 7337 137 Street, Surrey, BC V3W 1A4 T: 604 594 4787	2387 & 2399 Atkins Avenue Port Coquittam, BC	CITY FILE NO DP000071	^
	Description	Y/M/D	8	Description	Y/M/D	■ W ARCHI	TECTS INC.	E: office@boldwing-continuum.com	21803 Protest St		AC007



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EXISTING SITE PLAN

AB., S.B. BCAI

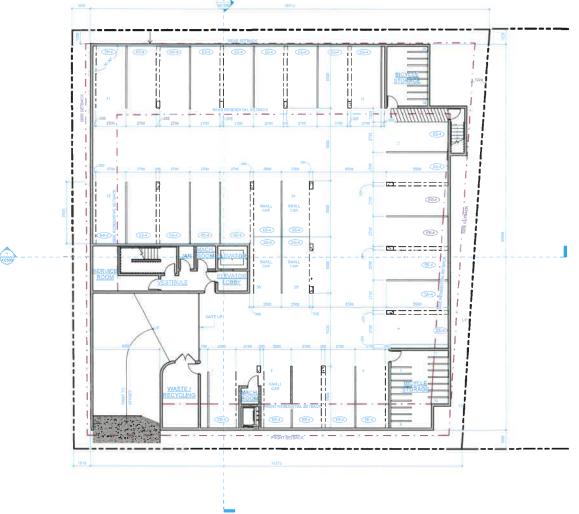




# CONTEXT SITE PLAN

						1.		ntan. Atkins Avenue Multi-Family	24405011 pd5888	SITE PLAN - CONTEXT	
			E RE-ISSUED FOR UP SUB	MISSION				, mano , mana , anna,			
			D ISSUED FOR DP SUBMIS	ISION 2018-08-21	•						
			C ISSUED FOR CLIENT REV	VIEW 2018-08-28		/ BOLDWING	300 - 7337 137 Street, Surrey, BC V3W 1A4	2387 & 2399 Atkins Avenue			
			B ISSUED FOR CLIENT REV	VIEW 2018-08-07	1	CONTINUUM	T: 604 594 4787	Port Coquitiam, BC		CITY FILE NO: 0P600371	
ISSUED FOR GE	EOTECHNICAL REPORT	2018-07-03			The state of the s	ARCHITECTS INC.	E office@boldwing-continuum.com	PILLS E.	24903	1:200 A.B., S.B. BCAI	AC404
D	Description	Y/M/D	# Description	Y/M/D	No. of Asia	Antenti Ecto inte.	C office@boldwing-containau/rccons		21803	THE PURPOSE SECTION OF	MARING BY

KEYNOTES DESCRIPTION EE-4 ALL VISITOR & RESIDENT PARKING STALLS WILL BE PROVIDED WITH A ROUGHAN FOR FUTURE ELECTRIC VEHICLE CHARGING STATION



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#### UNDERGROUND PARKING PLAN NORTH

			1	RE-ISSUED FOR DP SUBMISSION	2018-05-26
			H	ISSUED FOR DP SUBMISSION	2016-06-21
			G	ISSUED FOR CLIENT REVIEW	20)0-05-28
			F	ISSUED FOR CLIENT REVIEW	2018-08-01
E	ISSUED FOR CLIENT REVIEW	2018-08-02			
D	ISSUED FOR CLIENT REVIEW	2018-07-25			
#	Description	Y/M/D	2	Description	Y/M/D



300 - 7337 137 Street, Surrey, 8C V3W 1A4 1: 504 594 4787 E: office@boldwing-continuum.com

nses. Atkins Avenue Multi-Family 2387 & 2399 Atkins Avenue Port Coquitiam, BC 21803

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KEYNOTES DESCRIPTION

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000	OUTDOOR STREET OF THE STREET O
CONCRETE PACE FOR WASTE RECYCLING BWG ON COLLECTION DAY ONLY	
EL PLAN	ATKINS AVENUE

SITE PLAN AND MAIN LEVEL PLAN

-			Н	RE-ISSUED FOR DP SUBMISSION	2019-05-26
			G	ISSUED FOR DP SUBMISSION	2015-00-21
			F	ISSUED FOR CLIENT REVIEW	2018-08-28
			E	ISSUED FOR CLIENT REVIEW	2018-08-07
D	ISSUED FOR CLIENT REVIEW	2018-08-02	1		
С	ISSUED FOR CLIENT REVIEW	2018-07-25			
. #	Description	Y/M/D	. #	Description	Y/M/D



300 - 7337 137 Street, Surrey, BC V3W 1A4 T: 604 594 4787 E: office@boldwing-continuum.com Atkins Avenue Multi-Family

2387 & 2389 Atkins Avenue
Port Coquittam, BC

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SITE PLAN AND MAIN FLOOR PLAN

CITY FILE NO. DPOSETTI

1. 100 BBS. B.B. BCA AC201

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AREA SCHEDULE - SECOND FLOOR									
Name	Comments	Area							
AMENITY ROOM	COMMON	81.08 m <sup>a</sup>							
CORE	COMMON	73,66 m²							
DUTDOOR AMENITY #2	COMMON	89.56 m <sup>3</sup>							
JNIT A	1 BEDROOM - ADAPTABLE	64.53 m <sup>3</sup>							
JNIT A1	1 BEDROOM	70.85 hr							
JNIT B1	) BEDROOM / DEN	72.97 m <sup>3</sup>							
UNITC	2 BEDROOM	81,37 m²							
JNIT C1	2 BEDROOM	77.83 m²							
UNIT D1	2 SEDROOM / DEN - FAMILY ORIENTED	91,19 m <sup>2</sup>							

# SECOND FLOOR PLAN (INCLUDING AMENITY)

			F	RE-ISSUED FOR DP SUBMISSION	2019-03-26
-			E	ISSUED FOR DP SUBMISSION	2018-08-21
			D	ISSUED FOR CLIENT REVIEW	2018-09-29
			C	ISSUED FOR CLIENT REVIEW	2018-08-07
B	SSUED FOR CLIENT REVIEW	2018-08-02			
A.	ISSUED FOR CLIENT REVIEW	2018-07-25			
4	Description	G/M/Y	2	Description	Y/M/D



300 - 7337 137 Street, Surrey, 8C V3W 1A4 T: 604 594 4787 E: office@boldwing-continuum.com Atkins Avenue Multi-Family

2367 & 2399 Atkins Avenue
Port Coquitiam, BC

SECOND FLOOR PLAN

21803 1:100 AB S.B. BCA AC202
FOREY AND FOREST BOUNDARY 1: 100 AB S.B. S.B. BCA AC202
FOREST AND FOREST BOUNDARY 1: 100 ACCORD



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# THIRD FLOOR PLAN (4TH & 5TH SIMILAR)

			1	RE-ISSUED FOR DP SUBMISSION	2319-03-28
			H	ISSUED FOR DP SUBMISSION	2018-08-21
			G	ISSUED FOR CLIENT REVIEW	2018-08-28
		E Co-no	F	ISSUED FOR CLIENT REVIEW	2018-08-07
Ε	ISSUED FOR CLIENT REVIEW	2016-08-03			
D	ISSUED FOR CLERT MEVILW	2016-07-25			
#	Destronen	YMM/D	#	Description	Y/M/D



300 - 7337 137 Street, Surrey, BC V3W 1A4 T: 604 594 4787 E: office@boldwing-continuum.com Atkins Avenue Multi-Family
2387 & 2399 Atkins Avenue
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THIRD TO FIFTH FLOORS - UNIT PLANS

21803 1,100 AB S.B. BCAI AC203 AC203



# 6TH FLOOR PLAN

			J	RE-ISSUED FOR DP SUBMISSION	2019-03-78
				ISSUED FOR DP SUBMISSION	2018-08-21
			н	ISSUED FOR CLIENT REVIEW	1016-56-26
			G	ISSUED FOR CLIENT REVIEW	2018-08-07
F	ISSUED FOR CLIENT REVIEW	2018-08-02			
E	ISSUED FOR CLIENT REVIEW	2018-07-25			
.8	Description	Y/M/D	#	Description	Y/M/D

BOLDWING CONTINUUM ARCHITECTS INC.

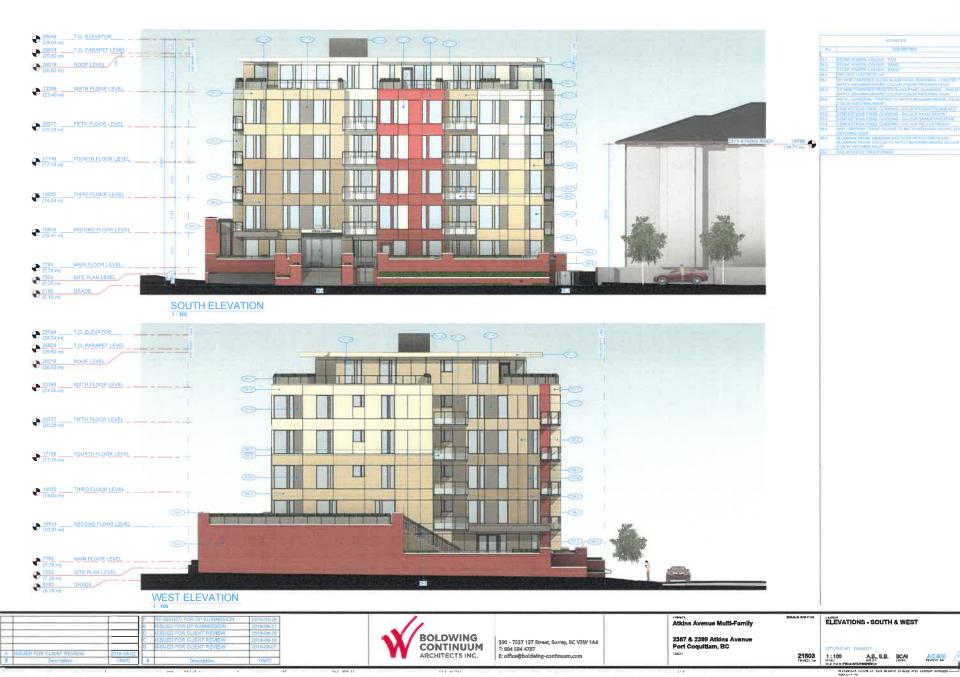
300 - 7337 137 Street, Surrey, 8C V3W 1A4 T: 604 594 4767 E: office@boldwing-continuum.com

Atkins Avenue Multi-Family 2387 & 2399 Atkins Avenue Port Coquitiam, BC

SIXTH FLOOR - UNIT PLANS

21803 A.B., S.B. BCAI

AREA SCHEDULE - SIXTH FLOOR





BOLDWING CONTINUUM ARCHITECTS INC.

300 - 7337 137 Street, Surrey, 8C V3W 1A4 T: 604 594 4787 E: office@boldwing-continuum.com

at-life res filo en mass	ELEVATIONS - NORTH & EAST
21803 PRODE SE	CITYPLENO DROOSSY!  1:100 ABN. S.B. BCAI AC401  HILL FILL CHACKFORNOBORNI  1:100 ABN. S.B. BCAI AC401  HILL FILL CHACKFORNOBORNI  1:100 ABN. S.B. BCAI AC401  1:100 ABN. S.B. BCAI AC401  1:100 ABN. S.B. BCAI AC401
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Atkins Avenue Multi-Family

2387 & 2399 Atldns Avenue Port Coquitism, BC





1 EAST - WEST SECTION

NORTH - SOUTH SECTION

		=			-//		Atkins Avenue Multi-Family	SECTIONS
			B RE-ISSUED FOR DP SUBMISSION	2019-03-26	BOLDWING	300 - 7337 137 Street, Surrey, BC V3W 1A4 T: 604 594 4787	2387 & 2399 Atkins Avenue Port Coquitiam, BC	CITY PLE NO: DP000371
4	Description	Y/M/D	A ISSUED FOR DP SUBMISSION  * Description	2018-08-21 Y/M/D	ARCHITECTS INC.	E: office@boldwing-continuum.com	(MS). 21	



QUERCUS FRAINETTO 'FOREST GREEN'

PLANT SCHEDULE-OFFSITE STREET TREE
KEY OTY BOTANICAL NAME COMMON NAME M2 JOB NUMBER: 18037 PLANTED SIZE / REMARKS QUERCUS FRAINETTO FOREST GREEN' FOREST GREEN OAK TCM CAL; B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CATTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW! MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY ANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN MRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST,

#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 V3M 3L/ Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

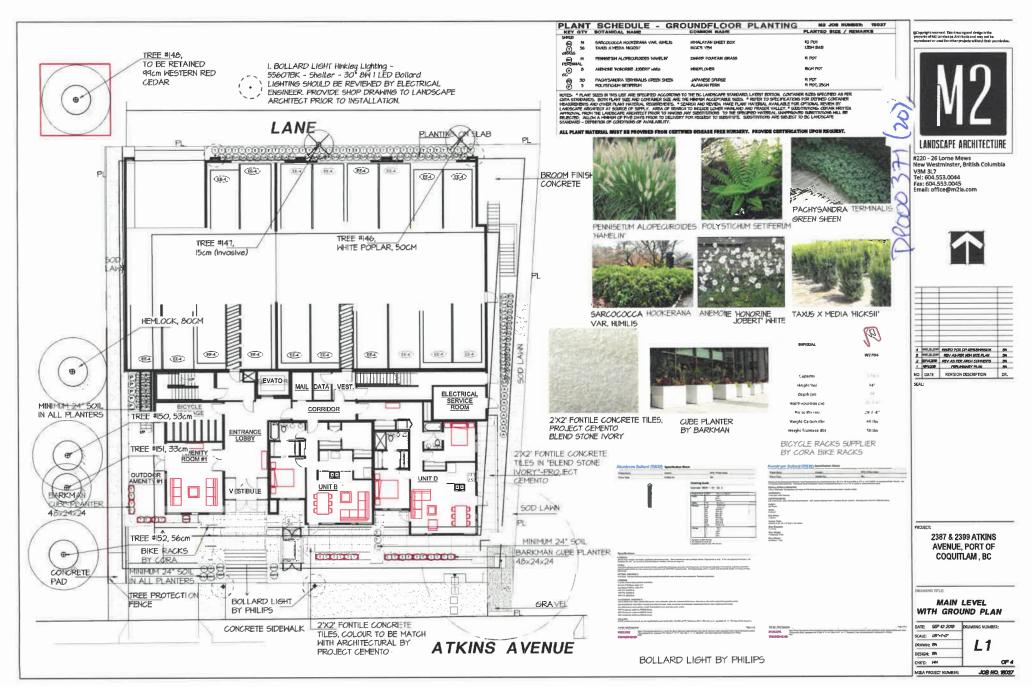
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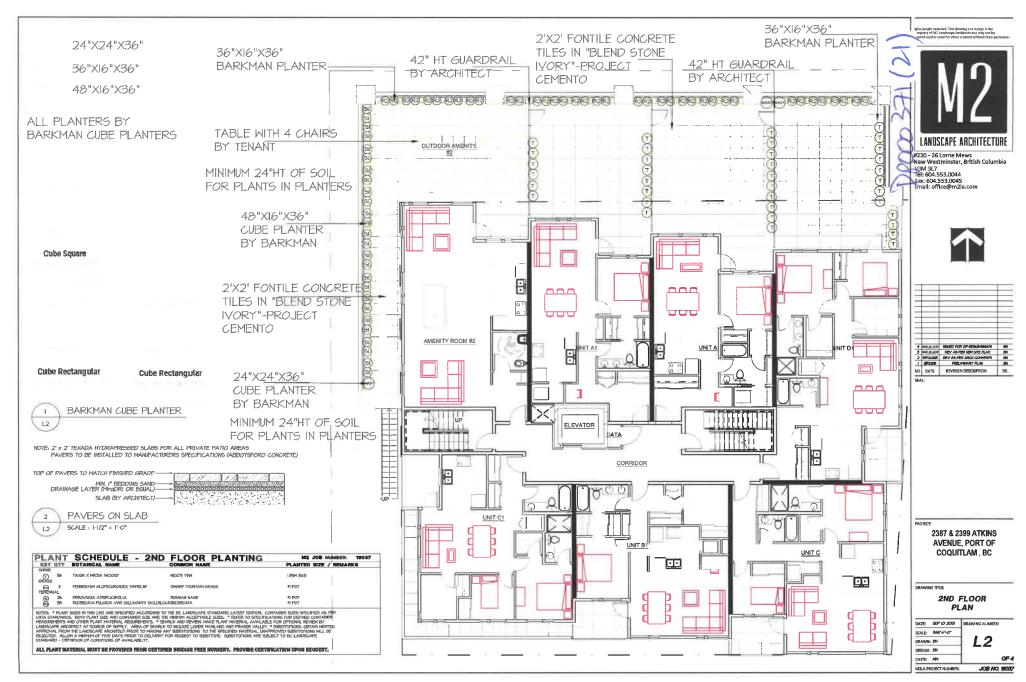
2387 & 2399 ATKINS AVENUE, PORT OF COQUITLAM, BC

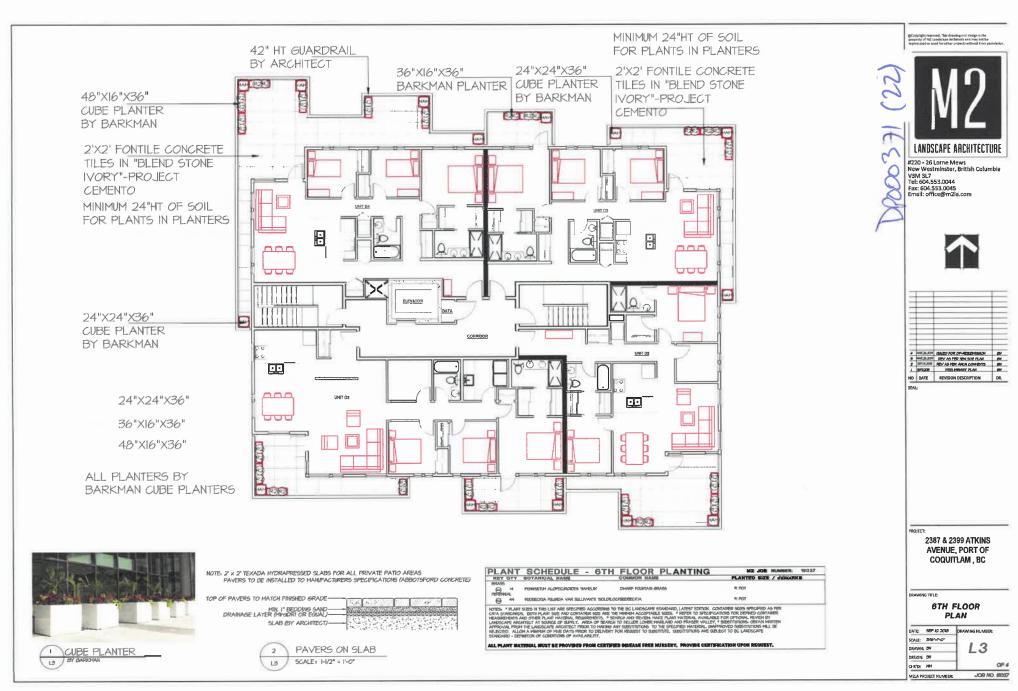
OFFSITE STREET TREE PLAN

DATE: 589 10 2018 DRAWING NUMBER: SCALE: 3/16"+1"+0" LO DRAWN: EN DESIGN: DN CHIC'D: MH

JOB NO. 18037 MZLA PROJECT NUMBER:







#### Let III GEVEN. If the Control of th 3. Description is proposed to conform to depths specified in Section 35, Secretary Medium Supply, below. After a planting in indicated class will debt planting products for and point medical at our literature size. Show colors into desirable from supplying and conform to the other. 7 On shapes in excepts of 31 from b subgress surves slape to Silves (\$7) minimum of 15m (\$10) informals minimum. 3 Secrity the entire subgrade immediately prior to pluring growing medium. Re-cultivate where vehicular hraffic recults in compaction during faculty that the properties in a faculty control of the compaction of the control of the c Eliminate standing notes from all libitions grades. Provide a smooth, from and even surface and conform to grades about on the Lundscore straines and minimum products for found by the EC. Lundscope Standard. 5. Construct coales true to line and grads, amount and tree of says or high points. Minimum place 7%, machina side slopes 80%. Assure po A Slope and the extend like following survisorum Bloogh Grace 34, Laws 4.1, Lawshorne plantings 24. Ciffeeness or compared specimens control or control of the control o Informit and cope And Machine for completion of Birksh grade prior to placement of seed, sed, plants or well do. JACCELAPC DRUBBLIZ I Rearnel Yorks. Growing Acobus and Fritsh Groding, Grass areas. Trees. Shrubs and disendencests. Rearists, Cob Holis. J. Daless attenting the house of the Contract December, the programme of the entry six shall be the responsibility of the Contract of Contract or Contract on Contract or C 2 their incided. Shy fields gradient for devision, hashed their of any drompt graders decided on backcopp glass their (of child contribution with, under source of our layer for heir. 2.1 incident of all decided participates with with red of the drompt, have be responsing drowing and qualification for committees and a committee of the committees of an analysis of their committees of 2 All was and expendendment shall be performed by personnel shall retail teachtrape controlling. In addition, all personnel applying bertailers and for personnel label a cornel lawes issued by the appropriate adheritor. A A March & Property in Section (Address of the Association Andrew Address Add A. Continu incultin of all sarying jetters proceeding with yog wark. Extracrism On remoting method/disign in accordance with registerable sited specific trimes. On remoting method/disign in accordance with registerable sited specific trimes. Lay draw on proposed long. Line in this and grate with inverts meaning of long at large, or high gainers. Extract proposed long. The second secon .311 Accure positive de arraya .317 Bajá fili renabder at franch as hide ploé. .317 Probet subárana from floriabon de inginalaffation. A control of the cont 2 Befor to indicate parties, for smaller convention. PART TWO SCOPE OF WORK 21 SCOPE OF WISH 3 With includes supply of all related densit and performing all operations ascertainly to complete the surface or executance with the drawings and aposition remote in the fallowing. 3.1 Interface of the finity larves observe shown an absolute. 3.2 Interface of the finity larves observe shown an absolute. 3.2 Interface of the finity larves observe shown. 5.3 Engling of specific proposed models. 5.3 Engling of specific proposed models. 5.4 Engling of specific proposed models. 6.5 Engling of specific proposed models. 6.6 Engling of specific proposed models. 6.6 Engling of specific proposed models. 6.7 Engling of specific proposed models. 6.8 Engling of specific proposed models. 6.9 Engling of specific proposed models. 6.1 Engling of specific proposed models. 6.1 Engling of specific proposed models. 6.2 Engling of specific proposed models. 6.3 Engling of specific proposed models. 6.4 Engling of specific proposed models. 6.5 Engling of specific proposed models. 6.6 Engling of specific proposed models. 6.6 Engling of specific proposed models. 6.6 Engling of specific proposed models. 6.7 Engling of specific proposed mode 2 Supply of graving medium scholarus an expelentity the soil first. Assessed growing medium must meet the s values also. 2. Tecrnophy nic required exceedments lets the full depict of the graving medium. 2. Special stace was be expected for earline situations. But or to drowing sales for instructions. 3 Mare the amended proving medium in all years and planting areas. Expende greening medium in safety A Theorem Spring of Commiss relating to all and request of in SE. A Description of Commiss relating to all and request of in SE. A Description of Commiss relating to the Commiss of Comm Growing Flecham Continue in BC Lumincage Standard for definitions of Imported and on-site tapons. Refer to Taple the below. TABLE THE PROPERTIES OF GROUND NEWANT FOR LEVEL 2 SPOCKED AND LEVEL 3 PROPERTY AMERIC CANADOS System of Sof Classification Testural Class: "Leany Sout" to "Sandy Lean". Les Traife Areas. Trees and Higo Strubs Growing Medium Types Percent DI Dry Weight of Ented Screening 5 Remarkly spread growing angless/planting self-arrand existing trace, shrute and eterlades 0-36 J. Taisled grades shall conform to the electricist, shown as becomes and the glass. i BOUGH GANSS ATTA I - SESSING J. Gentris Bough prices area at halled as the drawlegs on Timagh Sents", Three all arrow destrod as much grace between all properly lies before the time of reach, wall area. Sand larger flag & Hom smaller than 2 flam 50 - 6050 70 - R2K Larger (Sp. 640)ms analor (Sp. 620)ms p-24 0 - 8× 9-8x .3. The of Seeding Seed from early spring Springsity April Intitio Labe Last Suprimer State of each year. Further or Analysis Clay and SIP Contined 9 - EX 2 - T.K. 1 - 75K Bryank (orbest (cont) Bryank Contest (bioris 45-45 See (Mintry All contains that he refer in siving performen in the Profit Pertitivent and an adojust its closed approved The Country for Mintel See A A Facilitate: Machanical enoding Apply a complete spot but's show-reviews furthers with neurons 75% water adults not regen and a formula subject was soulted, 10 high and Missisteral using a machanical spreader. A Grapic Additive Connectial compact product to the requirements of the EC Lancaupe Standard, LASEST Element and pre-approved by the Landacape Architecture Solic & Pilers, Stream Crumes Humanused. 2. Swedeng: Apply speel of a rule of 10% A 4000s. Japon will a markenical corrector. Incorporate specials for tax VC\* Stand of and and tax A Acceptance Provide adequate protection of this constant arrays until complement, of acceptance have begin unit, Comply with Section 3.7 Hydro 5 Composited Burn Mattle Have CAPT misses in Missesical bank Cities and there, three of charles and pilitins, durb brown in softer and free of all sed, alteres, reads or after another most law, Fresh or samp in softer bank will be rejected. reproseptions 3. Mars be used as an allemente ha mechanical saeding in reagh grass prees. 3. Herbiddes and Profitibles: If exal, and confunds all federal, provincial and head statutes. 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.Il. Plant Hahelia To the requirements of the E.C. Landscope Standard. Enter to \$3, Plants and Planting. All plant extends must be provided tree a contilled discous ten nessery. Provide provid of continuous.

33 Suggiller and brilliation of superand of block valle to provide outproved drawings for all valles injuried and control for all valles, included, in courses of 12th, an individually in courses of 12th, and individually in courses of 12th, and individually include could be appreciated to the control of the control of the course of 12th individual individual

No. Miscellaneous dry other makenul necessary to complete the project as cheen so the drawings and described barries.

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PART ONE GENERAL PEGLIREMENTS.

5. HAMEPIN, BYE HAS AND ENCACEDING SPECIFICATIONS WHERE HEIGHT

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3 MASTER MINIOP AL SPECIFICATIONS & STANDARD DETAIL E, LATISE EXCERT, propered by the Consulting Engineers of Brillian Columbia Association, and the Hankhad Engineers Striking

SEARCHED FOR LANGE AND ADDRESSED IN LATES CONTROL Proposed by the brightness industry Association of British Columbia

2 Over receives the right to fact or to-Lock septistic. (authorize responding to our for hardward authorized and seed specification. 3 Any Alexandr products differing from that contract in the contract parameter, and the ann-accurated in the Landscom Architect.

2 B.C. Liabbi tips Elevitins LATICE ECTION, prepared by the E.C. Saciety of Landruspe Britisheria and the D. Landruspe Billymany Assanderian, pinelly All work and superior shall made introduced by this specification or an invariant be Landruspe Architect with surface has businesses.

3. A convent best sear that one health has it growing redoor he be used on this sale is respired. Provide and pay for healthy by an independent has implied to implicate the implication of the contract of the index and the provider part is placement. Before it section 3.4 limited. In 1991, to expend you be presented. Before it section 3.4 limited.

PART THREE SOFT LANDSCAPE DEVELOPMENT	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT 3. For it get a few in the sample obtain more in agil in claim for claimle's requested you with a group sense it. In it ados in the deviation of the claim is a sense in the claim in the deviation of the claim is a sense in the claim in the claim is a sense in the claim is a sense in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim is a sense in the claim in the claim in the claim is a sense in the claim in the claim in the claim is a sense in the claim in the claim in the claim in the claim is a sense in the claim is a sense in the claim in the cl TO RESTRUCTOR'S LANGESCAPE ON STREET HARTS NeWy that at season and production destroys a complainty reduced and accept take before beginning work. Contact Lundwage Architect for instruction. 2. Exertisate verh with construction of plantiers and plantier drawage.
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#220 - 26 Lorne Mews New Westminster, British Columbia Fax: 604.553.0045 Ernall: office@m2la.com

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PROJECT

2387 & 2399 ATKINS AVENUE, PORT OF COQUITLAM, BC

DRAWING TITLE:

MZLA PROJECT NUMBER:

LANDSCAPE SPECIFICATION

DATE: SEP 10 2018 DRAWING NUMBER SCALE: L4 DRAWN: EN DESIGN: BH CHK'D: MM

JOB NO. 19037

# Schedule A

# **Energy Conservation:**

Conservation Measure	Verification Method
The project's roofing material will be made of 2-ply	BP stage; refer to architectural drawings
sbs roof membrane in Light Gray (material with a high albedo).	Construction; refer to shop drawings or product order
The pavers used in the hardscape will also be made of material with a high albedo.	BP stage; refer to landscape drawings, written confirmation by Landscape Architect Construction; refer to shop drawings or product order
Existing trees along the west side of the building will provide shading from the westerly sun.	BP stage; refer to landscape drawings Construction; Tree Protection provided
There will be planters provided on patios that will help reduce the heat island effect.	BP stage; refer to landscape drawings Construction; refer to shop drawings or product order
All windows will be thermally broken, and continuous insulation on the exterior of the building will be provided to reduce thermal bridging in the wall assemblies, increasing the overall wall effective R value.	BP stage; refer to architectural drawings, written confirmation by Architect Construction; refer to shop drawings or product order
Suite space heating will be provided by electric baseboards which have a steady state efficiency of 100%.	BP stage; refer to mechanical drawings Construction; refer to shop drawings or product order
There will be lighting occupancy sensor controls in the parkade.	BP stage; refer to electrical drawings Construction; refer to shop drawings or product order
E3 Eco Group Inc. recommends the use of at least 75% LED lighting throughout the building.	BP stage; refer to electrical drawings written confirmation by Developer Construction; refer to shop drawings or product order
E3 Eco Group Inc. recommends the use of Energy Star rated appliances in the suites.	BP stage; written confirmation by Developer incorporated into interior design specs Construction; refer to shop drawings or product order

# **GHG Reduction:**

Conservation Measure	Verification Method
The developer will opt to purchase products with	BP stage; written confirmation by Developer
recycled content, examples include:	Construction; refer to shop drawings or product order
- Drywall	
- Manufactured wood products	
- MDF products (baseboards)	
- Insulation	
- Carpet underlay	
- Steel products	
- Interior doors	
The developer will opt to purchase products that are	BP stage; written confirmation by Developer
locally sourced or manufactured, examples include:	Construction; refer to shop drawings or product order
- Lumber	
<ul> <li>Aggregate and stone</li> </ul>	
- Windows	

	y
- Roofing	
- Interior doors	
- Siding	
The developer will opt to purchase products that are	BP stage; written confirmation by Developer
low VOC, examples include:	Construction; refer to shop drawings or product order
- Insulation	
- MDF products	
- Adhesives	
Interior paints	
There is a Waste/Recycling room on site, and the	BP stage; refer to architectural drawings, written
floor area of that room exceeds the Metro Vancouver	confirmation by Architect
minimum requirement.	Construction; Visual inspection
Each suite has an associated bicycle stall, and there	BP stage; refer to architectural drawings
are additional visitor bike stalls available for use.	Construction; Visual inspection
There is a wash bay on site that can be used to clean	
up bicycles as needed.	
The project will also provide Electric Vehicle (EV)	BP stage; refer to architectural and electrical
charging rough-ins for 100% of parking stalls to future	drawings
proof this project for a transition to fully electric	Construction; Visual inspection
transportation.	,
·	

per OCP Sec. 9.11 Environmental Conservation DPA designation

## Schedule A

# **Energy Conservation:**

Conservation Measure	Verification Method
The project's roofing material will be made of 2-ply	BP stage; refer to architectural drawings
sbs roof membrane in Light Gray (material with a high albedo).	Construction; refer to shop drawings or product order
The pavers used in the hardscape will also be made of	BP stage; refer to landscape drawings, written
material with a high albedo.	confirmation by Landscape Architect
	Construction; refer to shop drawings or product order
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provide shading from the westerly sun.	Construction; Tree Protection provided
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help reduce the heat island effect.	Construction; refer to shop drawings or product order
All windows will be thermally broken, and continuous	BP stage; refer to architectural drawings, written
insulation on the exterior of the building will be	confirmation by Architect
provided to reduce thermal bridging in the wall	Construction; refer to shop drawings or product
assemblies, increasing the overall wall effective R	order
value.	
Suite space heating will be provided by electric	BP stage; refer to mechanical drawings
baseboards which have a steady state efficiency of 100%.	Construction; refer to shop drawings or product order
There will be lighting occupancy sensor controls in	BP stage; refer to electrical drawings
the parkade.	Construction; refer to shop drawings or product order
E3 Eco Group Inc. recommends the use of at least	BP stage; refer to electrical drawings written
75% LED lighting throughout the building.	confirmation by Developer
	Construction; refer to shop drawings or product
	order
E3 Eco Group Inc. recommends the use of Energy Star	BP stage; written confirmation by Developer
rated appliances in the suites.	incorporated into interior design specs
	Construction; refer to shop drawings or product
	order

# **GHG Reduction:**

Conservation Measure	Verification Method
The developer will opt to purchase products with	BP stage; written confirmation by Developer
recycled content, examples include:	Construction; refer to shop drawings or product order
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<ul> <li>Manufactured wood products</li> </ul>	
<ul> <li>MDF products (baseboards)</li> </ul>	
- Insulation	
- Carpet underlay	
- Steel products	
- Interior doors	
The developer will opt to purchase products that are	BP stage; written confirmation by Developer
locally sourced or manufactured, examples include:	Construction; refer to shop drawings or product order
- Lumber	
<ul> <li>Aggregate and stone</li> </ul>	
- Windows	

- Roofing		
- Interior doors		
- Siding		
The developer will opt to purchase products that are	BP stage; written confirmation by Developer	
low VOC, examples include:	Construction; refer to shop drawings or product order	
- Insulation		
- MDF products		
- Adhesives		
Interior paints		
There is a Waste/Recycling room on site, and the	BP stage; refer to architectural drawings, written	
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Each suite has an associated bicycle stall, and there	BP stage; refer to architectural drawings	
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up bicycles as needed.		
The project will also provide Electric Vehicle (EV)	BP stage; refer to architectural and electrical	
charging rough-ins for 100% of parking stalls to future	drawings	
proof this project for a transition to fully electric	Construction; Visual inspection	
transportation.		

per OCP Sec. 9.11 Environmental Conservation DPA designation

### RECOMMENDATION:

That Committee of Council approve Development Permit DP000367 to regulate an industrial development at 921 Seaborne Avenue.

## PREVIOUS COUNCIL/COMMITTEE ACTION

None.

## **REPORT SUMMARY**

This report describes an application for a development permit to regulate an industrial development at the corner of Hawkins Street and Seaborne Avenue in the Dominion Triangle. The 3-unit, two-storey building proposal and site landscaping are designed to comply with the site's M3 Light Industrial zoning, development permit designation and registered design covenant. As such, the development permit is recommended for approval.

## **BACKGROUND**

Meishan Liu M&J SPS Holdings Ltd. has proposed the development of a two-storey industrial building with onparking, loading bays site One of the building's landscaping. three units is being proposed as a commercial indoor recreation facility containing six badminton courts, an area that can accommodate up to 18 table tennis tables, a multi-purpose room and shower/change rooms. The other two units are not yet leased and are unimproved spaces. There will be a single driveway providing access at the western end of Seaborne Avenue. The



Site Plan

6,231m<sup>2</sup> site is relatively flat and has been cleared in anticipation of development.

The development is designed to comply with the regulations of the M3 (Light Industrial) zone. It is also designed to fit with objectives and guidelines of its industrial development permit area designation as well as the environmental conservation development permit

area designation, which encourages sustainable development, efficient use of energy, water and other resources and reduced waste and pollution. In addition, it is subject to site-specific design control measures intended to mitigate potential impacts of light industrial uses on non-industrial uses located to the south east of Seaborne Avenue.

## **Project Profile**

	T i	r
	Bylaw Regulations <sup>1</sup>	Proposed <sup>2</sup>
Site Area	930m <sup>2</sup>	6,231m <sup>2</sup>
Total Building Area	n/a	3,724m <sup>2</sup>
Building Lot Coverage	n/a	42.5%
Setbacks:		
Front Setback (Hawkins)	6 m	6 m
Rear Setback (North)	3 m	16.1 m
Exterior Side Setback (Seaborne)	6 m	6 m
Interior Side Setback (East)	0 m	0 m
Building Height	12 m	10.75 m
Parking (total)	54	55
Small car parking spaces	25% max (14 spaces)	14 spaces
Loading bays	3 minimum	3
Bicycle Parking	6 short term spaces	14 short term spaces

The building will be constructed of tilt-up concrete panels with a varied roofline. The design of the development allows the building to address the street, provides internal circulation systems for both pedestrians and vehicles, and landscaped areas both within the development site and fronting onto streets, incorporating trees wherever possible.

The building design meets the intent of the design guidelines by addressing both fronting streets by incorporating articulation with in the building, glazing, street front entrances, and a variety of colours and forms to help break up a large building mass. The corners of the building are punctuated with extruded elements that add visual interest and depth to the elevations. Building articulation is to be achieved through varied roof lines and through the use of a variety of earth tone colours and differing materials in select locations. The exterior of the building is painted concrete in a variety of colours. Decorative elements include a combination of steel canopies, extruded aluminum fins and corrugated steel siding in select locations within the façade. The main building establishes a repeating pattern of reveals and colored panels evoking the shape of badminton racquets and table tennis paddles. In addition to breaking up the façade they reference the activity within. Glazed entrance canopies, protected by brightly covered woven metal mesh overlay,

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



Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525 for specific regulations.

identify warehouse entrances on Seaborne Avenue and provide weather protection and additional variation to the elevation.



Rendering of Elevation Facing Hawkins Street

Each of the three units will have direct access to the adjacent street via walkways. The landscape plan includes 45 new trees consisting of 14 Coliseum Maple, 17 Pacific Sunset Maple, 2 Katsura Tree, 3 Serbian Spruce, 5 Vanderwolf's Pyramidal Limber Pine and 4 Chanticleer Pear. The onsite trees at maturity will range between 15 to 50ft. in height and have a crown width of 10 to 25ft. The landscape plan also calls for a variety of shrubs, grasses and perennials in landscape planters along street frontages and within the parking areas.

Measures to comply with the environmental conservation objectives and guidelines include building practices and products to reduce energy consumption, promote stormwater management and reduce greenhouse gas emissions. Proposed elements for this purpose include a cool roof, Low-E glazing, permeable pavers for parking areas, a selection of native and drought-resistant plant species, bike racks and one electric vehicle charging station with the capacity to service two vehicles with another four rough-ins for additional electric vehicle charging stations.

### **DISCUSSION**

The design of the proposed industrial building and landscaping meets the intent of established guidelines for industrial developments along Seaborne Avenue. The development is attractive and consistent with the expected high quality of character of the city's industrial area.

### FINANCIAL IMPLICATIONS

None associated with issuance of the Development Permit.

### **PUBLIC CONSULTATION**



June 18, 2019

A sign has been posted on site to inform area residents of the application and, to date, no comments have been received.

# **OPTIONS**

#	Description
1	Approve Development Permit DP000367.
2	Request additional information or amendments if the 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 designations.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the design guidelines. Pursuant to the delegated authority, the applicant may then request the application be forwarded to Council for consideration.

# **ATTACHMENTS**

Attachment #1: Location Map

Attachment #2: Draft Development Permit

Lead author(s): Chris Laing

June 18, 2019

### **ATTACHMENT 1**

# CITY OF PORT COUITLAM DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 921 Seaborne Avenue FILE NO: DP000367



#### THE CORPORATION OF THE CITY OF PORT COQUITLAM

### "DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

### **DEVELOPMENT PERMIT**

NO. DP000367

Issued to: Meishan Liu M&J SPS Holdings Ltd.

Address: 11746 Chateau Wynd

Delta, B.C. V4E 3E1

- 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: 921 Seaborne Avenue

Legal Description: Lot 1 Section 8 Block 6 North Range 1 East New Westminster

District Plan EPP43835 Except Plans EPP68053 and EPP69093

P.I.D.: 029-390-796

- 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, 2005, No.3525" 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 DP000367 (1) to (10) which are attached hereto and form part of this permit.
  - b. The form and character of on-site landscaping shall be as shown on drawing numbered DP000367(11) to DP000367(12) 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 \$170,000 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. 1	his	permit	is	not a	building	permit.
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APPROVED	BY	THE	COMMITTEE	OF	COUNCIL	THE	DAY	OF
SIGNED THIS	s			DAY	OF			

Mayor
Corporate Officer
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)

3 46

# 921 SEABORNE AVENUE, PORT COQUITLAM

A100	SITE SURVEY	2019/05/27
A201	GROUND FLOOR / SITE PLAN	2018/05/27
A202	GROUND FLOOR DETAIL PLAN	2019/05/27
A203	SECOND FLOOR DETAIL PLAN	2019/05/27
A301	BUILDING ELEVATIONS	2019/05/27
A302	BUILDING ELEVATIONS	2019/05/27
A401	BUILDING SECTIONS	2019/05/27
A501	3D VIEWS & LIGHTING FIXTURES	2019/05/27
A502	3D VIEWS	2019/05/27
A401 A501	BUILDING SECTIONS 3D VIEWS & LIGHTING FIXTURES	2019/05/27 2019/05/27



921 Seaborne Avenue
PROVENSE SHEET AND DRAWING
LIST

A000

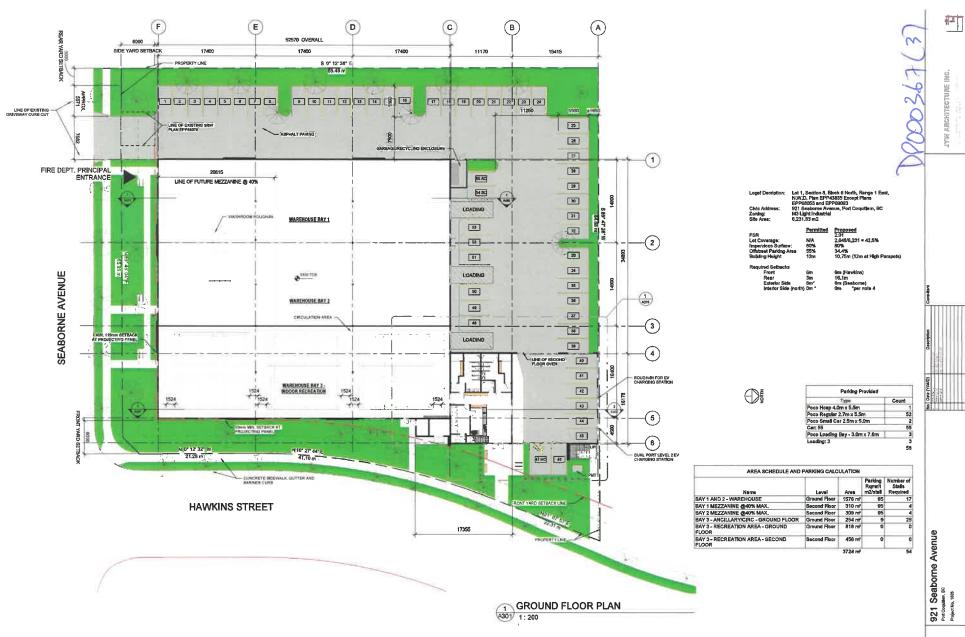
TOPOGRAPHIC AND TREE SURVEY PLAN OF LOT 1, SECTION 8, BLOCK 6 NORTH, RANGE 1 EAST, N.W.D. PLAN EPP43835 EXCEPT PLANS EPP68053 AND EPP69093 SCALE 1:500 SURVEY LEGEND CATCH BASIN - TOP ENTRY & SIDE ENTRY DATCH BASIN - ROUND STREET LIGHT - DAVIT STREET SIGN PLAN EPP69093 WATER VALVE JUNCTION BOX GAS MARKER 1 PLAN EPP68053 TELUS MANHOLE DRIVEWAY LETDOWN
5cm DIAMETRE DECIDUOUS TREE 37 REM. 1 PLAN EPP43835 PLAN EPP69093 PLAN 27244 SEABORNE AVENUE SEABORNE AVENUE 2 Α NOTES: Three are no trees on ferm. 1 Pen EPP4333.
7 PLot dimensions are defined for pina EPP64335.
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B.C. Leand Surveyors
plot - 5630 176 'A' Street
Cloverdale, B.C.
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921 Seaborne Avenue
Part Occupation, ISC
Project No. 1803
SITE SURVEY



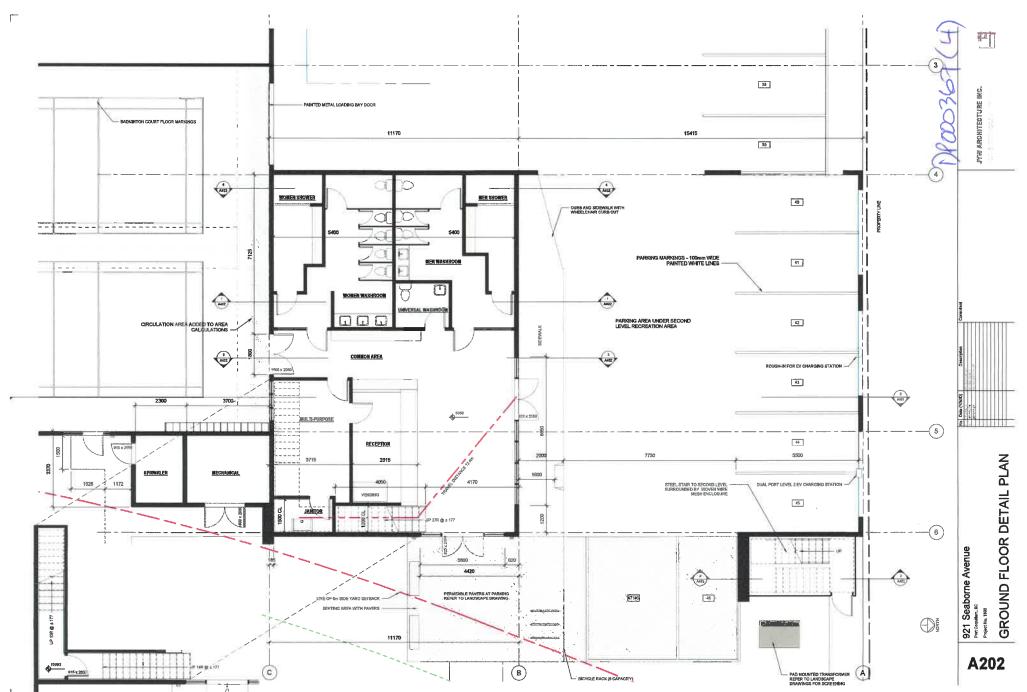
JYW ARCHITECTURE INC.

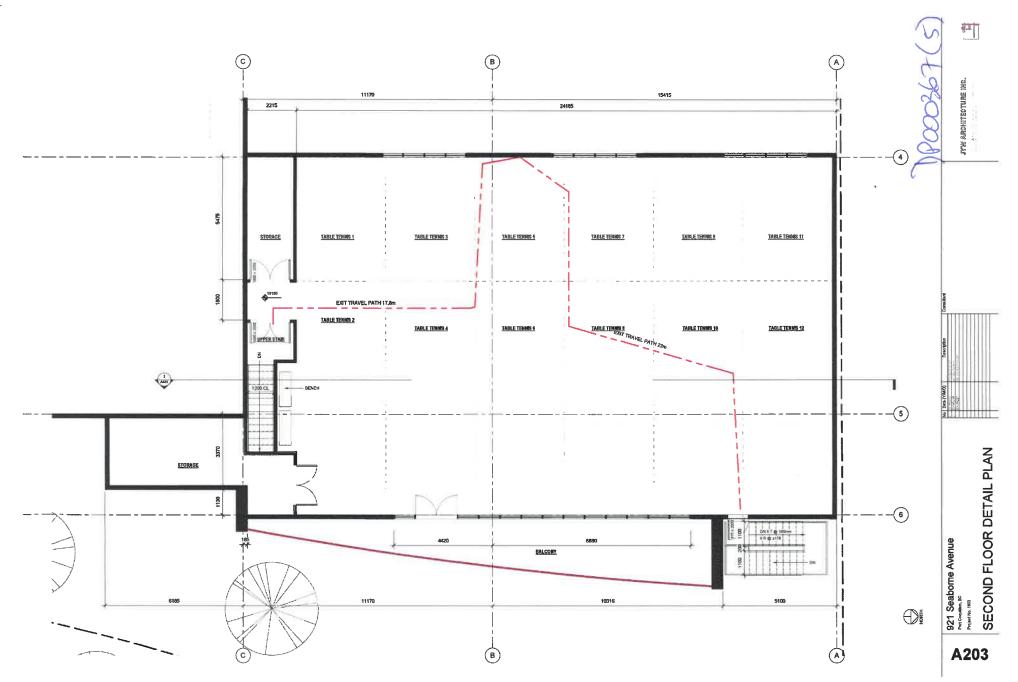


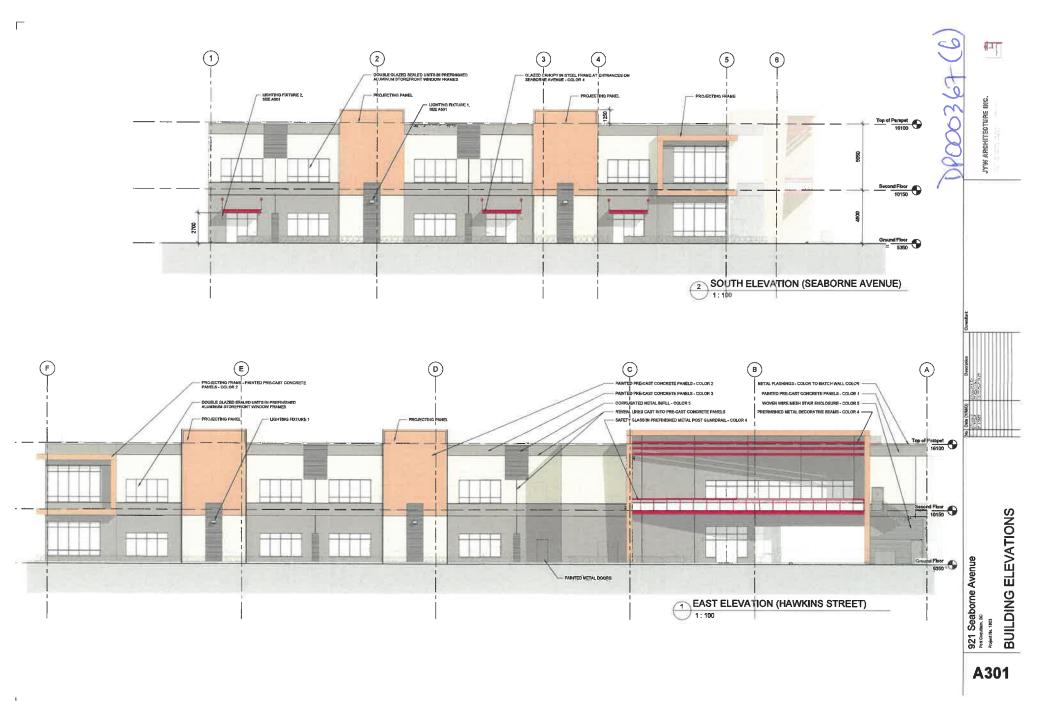


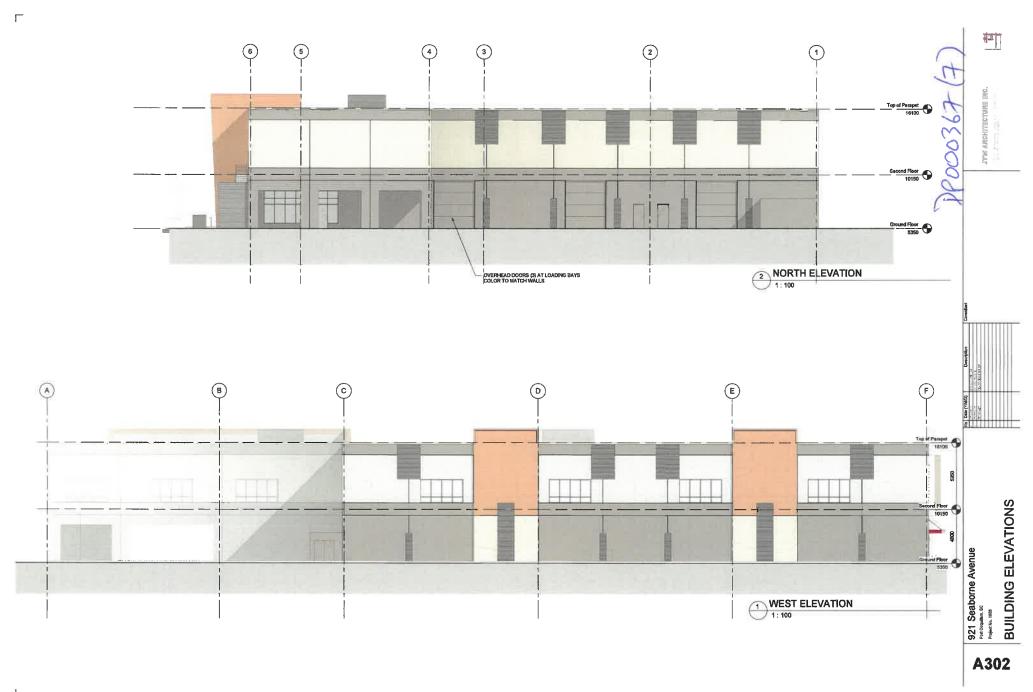
PLAN GROUND FLOOR / SITE

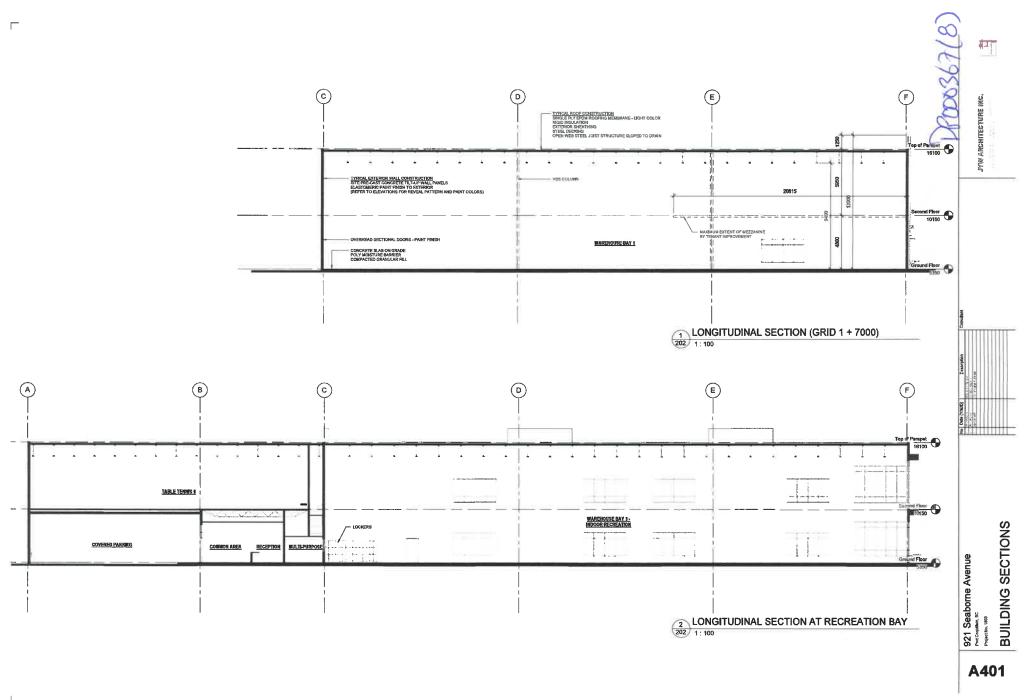
A201















ROOFTOP UNIT ENCLOSURE - REFER TO DETAIL 2 THIS SHEET

Aerial 3D View from Southeast







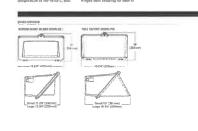


LIGHTING FIXTURE 1

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27, 32 and 46W LED 250 - 400W a Start Metal Holido 250 - 400W gh Pressure Gallery

SHIPPING DATA Apperture for Video SNO Se (15-15 bgs.)

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PREFINISHED METAL CAP FLASHING - COLOR 1 TOP OF FINISHED ROOF SURFACE

Rooftop Mechanical Unit Screening Detail

921 Seabome Avenue
POLITION R. S. LIGHTING
TIXTURES

A501



921 Seaborne Avenue
Pottogram, EC
Projectiv, 100
3D VIEWS

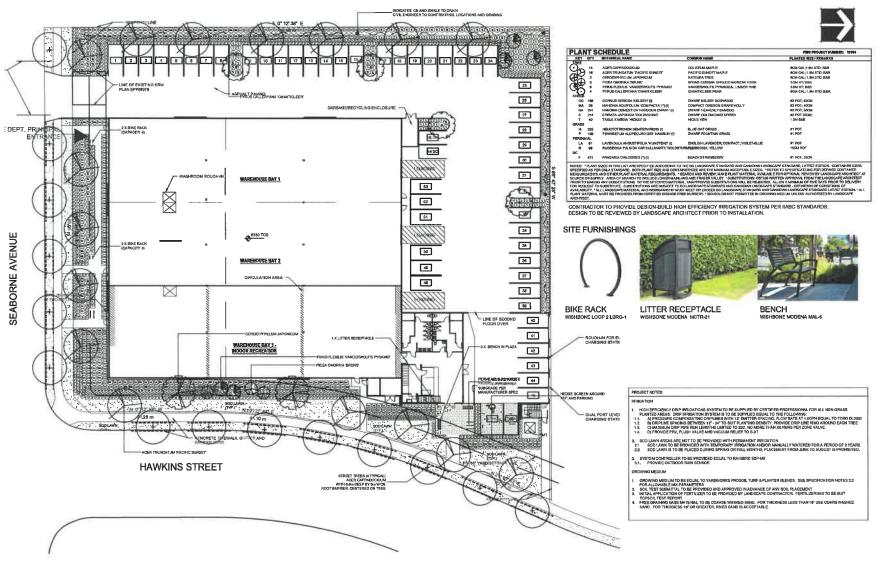
A502



Street View from Southeast Corner of Hawkins and Seaborne



Street View from Northeast



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LANDSCAPE ARCHITECTS Suite C100 - 4185 Stiff Greek Drive Burnety, British Columbia, VSC 669 pr. 604 294-0022

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PROJEC

**COMMERCIAL BUILDING** 

921 SEABORNE AVENUE PORT COQUITLAM, BC

DRAWING TITLE

LANDSCAPE PLAN

DATE 18.AUG.22 DRAWING MARKE SCALE: 1200 DRAWIN: BA DESIGN: BA CHICD: OF

1164-3.2IP PM

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PART THREE SOFT LANDSCAPE DEVELOPMENT

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PART THREE SOFT LANDSCAPE BEVELOPMENT - CONT

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LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Driv

SEAL:

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**COMMERCIAL BUILDING** 

921 SEABORNE AVENUE PORT COQUITLAM, BC

DRAWING TITLE:

LANDSCAPE **SPECIFICATIONS** 

DATE 18.AUG.22 DRAWING NUMBER: SCALE: NTS DRAWN: BA DESIGN: BA CHKD

18-164

# 921 Seaborne Avenue, City of Port Coquitlam, B.C.

# **Updated May 27, 2019**

# Schedule A

# **Energy Conservation:**

Conservation Measure	Verification Method		
All roofs are to be cool-roof, as per ASHRAE 90.1-2007 5.5.3.1 Exception 'A': 17 psf rock ballast to minimize solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission.  Will provide 17 PSF rock ballast at BP submission.		
Landscaping throughout the site to provide shelter for pedestrians and to maximize shading of parking space pavement	DP stage; staff review of landscape plan. Landscaping is proposed throughout the site for shading. Steel and glass canopies provided for pedestrian shelter.		
Window placement to provide opportunities for natural light	DP and BP stage; staff review of building plans. Windows are provided in all areas where natural light is required for TI offices and activities.		
Windows and skylights are to be high efficiency Low-E glazing to reduce solar heat gain and provide natural lighting	BP stage; written confirmation by Architect along with staff review of BP submission The proposed window system will comply with the latest energy utilisation requirements. This will be confirmed at the BP stage.		
Lighting that is downward casting full cut-off fixtures to reduce glare and spill-over to adjacent areas.	BP stage; written confirmation by developer. All exterior wall-mounted fixtures will be compliant 'dark sky' dark sky fixtures to be confirmed at BP stage. They will be controlled by photocell to only turn on when dark outside.		

## Water conservation:

Conservation Measure  Native and drought tolerant plant selections are to be used for the majority of the project to reduce water consumption	Verification Method  DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist  Proposed landscaping utilises native and drought-tolerant plants to reduce water consumption.
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  The stormwater management system will drain into a bioswales which will reuse onsite water to water plan. A landscape irrigation system will be installed.
Stormceptors and oil interceptors will be installed to improve stormwater quality	BP stage; staff review of building plans and inspections Stormceptors and oil interceptors will be installed to good engineering standards, to be confirmed at BP.

age; staff review of landscape plan		
While 5% of the lot is required to be soft		
caping, 19.9% is proposed; 20.9% of the permeable.		

## **GHG Reduction:**

Conservation Measure	Verification Method
Provision of bicycle racks to promote alternative transportation	DP and BP stage; staff review of building plans Bicycle racks are provided throughout the site at all entrances.
Provision of Electrical Vehicles charging station	A charging station is provided for two electrical vehicles.

Per OCP Sec. 9.11 Environmental Conservation DPA designation

# 3862 Wellington Street – Environmental Conservation Development Permit Application DP000392

#### RECOMMENDATION:

That Committee of Council approve Development Permit DP000392 to regulate the development of a new school in accordance with the site's environmental conservation area designation.

### PREVIOUS COUNCIL/COMMITTEE ACTION

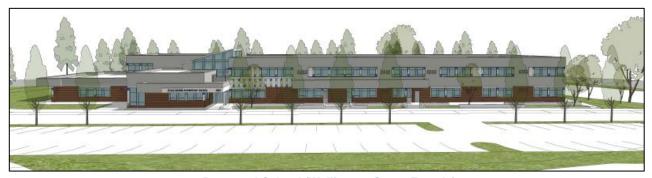
None.

### **REPORT SUMMARY**

School District No.43 has submitted a building permit application to replace Irvine Elementary School with a new building to be constructed to the south of the existing school. As the school is being designed to meet a Leadership in Energy and Environmental Design (LEED®) for schools gold standard, it complies with the City's environmental conservation designation of the site and approval of the development permit is recommended.

### **BACKGROUND**

School District No.43 proposes to replace Irvine Elementary School with a new building that will meet current seismic requirements and provincial requirements for high environmental performance. The new two-storey school is expected to slightly increase in capacity to accommodate 455 students (current enrollment is 430) and add additional childcare space for 44 children. Two existing childcare portables accommodating 65 children in care will be retained. The new building will be constructed to the southeast of the existing structure to enable continued use of the school during the construction phase.

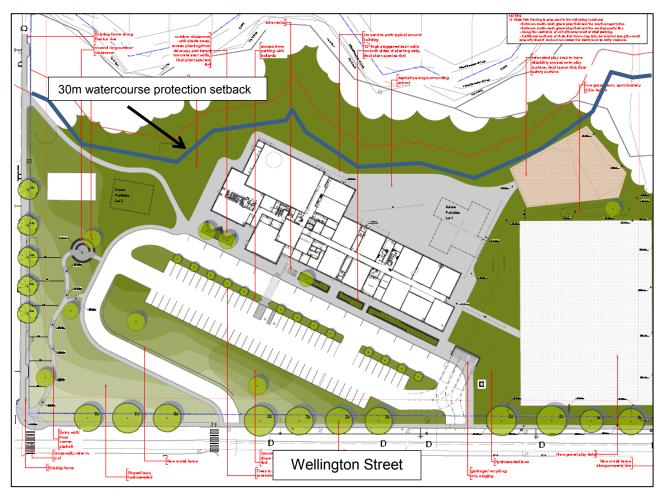


**Proposed School (Wellington Street Façade)** 

The school has been designed to meet a high environmental performance standard through the application of LEED® green building program for schools to a gold standard. Conservation measures of the LEED® program will include: reduced energy consumption through the use of passive and mechanical approaches to achieve energy efficiency; enhanced water efficiency to be achieved through the use of drought tolerant landscaping and low flow indoor water fixtures; onsite stormwater management to be aided through infiltration and detention of stormwater via landscaping; and, the design of mechanical detention systems. The project will target use of construction materials that are sustainably sourced or have recycled content and use low volatile

# 3862 Wellington Street – Environmental Conservation Development Permit Application DP000392

organic compound paints, adhesives and finishes. A construction waste management plan will minimize waste through the construction period and once operational, the facility will include a recycling programs and storage areas.



**Proposed New School - Site Plan** 

### **DISCUSSION**

The proposed development is subject to compliance with the objectives and guidelines of the environmental conservation development permit designation, which encourages sustainable development and building designs which make efficient use of energy, water and other resources and reduce waste, pollution and environmental degradation (refer to Attachment #3, Excerpt from the Official Community Plan Environmental Conservation Area designation). The proposed construction of the building to a LEED<sup>®</sup> gold standard is considered to ensure compliance with this designation and approval of the development permit is recommended.

Hyde Creek, a Class A watercourse, flows along the eastern edge of the property. The proposed siting for the new building is outside of the City's 30m watercourse protection area and no works are proposed that require the School District to obtain a watercourse development permit. As the

June 18, 2019

# 3862 Wellington Street – Environmental Conservation Development Permit Application DP000392

Local Government Act does not give the City authority to regulate the form and character of institutional buildings or landscaping of institutional sites, only the environmental conservation development permit is required. The School District is currently developing its landscape plans and any trees which may be impacted by the construction would be replaced pursuant to the regulations of the Tree Bylaw.

Separate from the environmental conservation permit requirements, the City has had a number of discussions with the School District to address concerns related to traffic flows, parking and drop-off at the school and to review off-site requirements. The proposed site design includes a one-way driveway, a large drop-off area (15 spaces) and a parking area (67 spaces) to minimize neighbourhood impacts. The vehicular entry is from the south access from Wellington Street and the exit is back onto Wellington Street at the intersection with Myrtle Way, as shown on the site plan and Wellington Street will be improved per the requirements of the Subdivision Servicing Bylaw. The front door of the school is located near to the end of the drop-off area so parents will naturally want to proceed forward as far as possible and this design is anticipated to help mitigate congestion near the driveway entrance. The proposed total of 82 parking and drop-off spaces exceeds the parking bylaw's requirements by 26 spaces.

### FINANCIAL IMPLICATIONS

None associated with issuance of the development permit.

### **OPTIONS**

(Check = Staff Recommendation)

#	Description
1	Approve Development Permit DP000392 to regulate the development of a new school in accordance with the site's environmental conservation area designation.
2	Request additional information or amendments if the Committee is of the opinion that such information or amendment would assist in its evaluation of how the proposal complies with the environmental conservation development permit area designation.
3	Recommend rejection of the application if the Committee is of the opinion the application does not conform to the environmental conservation designation. Pursuant to the delegated authority, the School District may then request the application be forwarded to Council for consideration.

### **ATTACHMENTS**

Attachment #1: Location Map

Attachment #2: Draft Development Permit

Attachment #3: Environmental Conservation Area designation (excerpt from the Official Community

Plan)

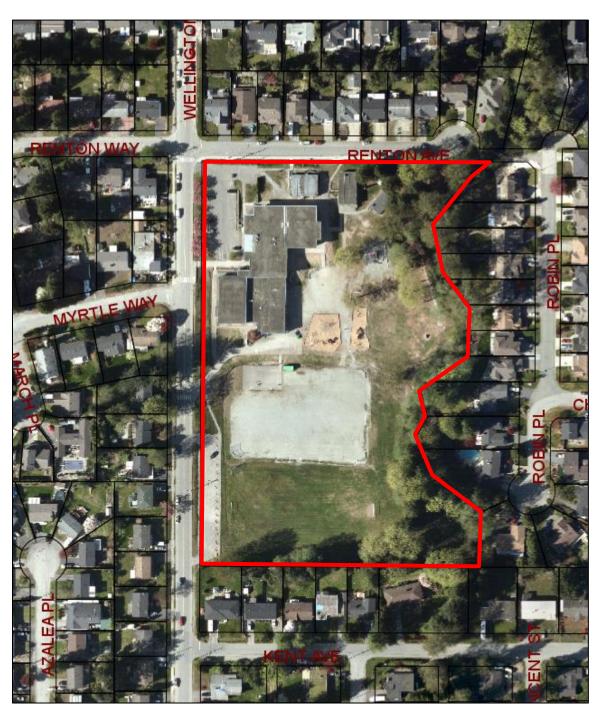
Lead author(s): Bryan Sherrell



Report To: Committee of Council
Department: Development Services
Approved by: L.L. Richard
Meeting Date: June 18, 2019

# CITY OF PORT COQUITLAM DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: <u>3862 Wellington Street</u> FILE NO: <u>DP000392</u>



#### THE CORPORATION OF THE CITY OF PORT COQUITLAM

### "DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

#### DEVELOPMENT PERMIT

NO. DP000392

Issued to: The Board of School Trustees School District No. 43

(Owner as defined in the Local Government Act, hereinafter referred to as the

Permittee)

Address: 550 Poirier Street, Coquitlam, BC, V3J 6A7

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: 3862 Wellington Street

Legal Description: LOT 194, SECTION 12, TOWNSHIP 39, NEW WESTMINSTER

DISTRICT, PLAN 33986

P.I.D.: 006-926-240

- 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. To provide energy conservation, water conservation and GHG emission reduction the building and landscaping shall be designed and constructed to meet or exceed Leadership in Energy and Environmental Design (LEED) v4 for BD + C: Schools certification system to a gold standard.
- 5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.
- 6. 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.
- 7. 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.

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8. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE \_\_\_ DAY OF [CLICK HERE - ENTER THE MONTH, YEAR].

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SIGNED THIS DAY O	OF <u>[CLICK HERE - ENTER THE MONTH, YEAR]</u> .
	Mayor
	Corporate Officer
I ACKNOWLEDGE THAT I HAVE R	EAD AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS	PERMIT IS ISSUED.
	Applicant (or Authorized Agent or Representative of Applicant)

2 66

# 9.11

### **Environmental Conservation**

These areas are designated as DPAs under Sections 919.1(h), (i) and (j) of the *Local Government Act* for the establishment of objectives to promote energy conservation, water conservation, and reduction of greenhouse gas emissions (GHGs).

### 1. Location and Boundaries

The Environmental Conservation Development Permit Area includes the Downtown, Northside Centre, Intensive Residential, Commercial and Industrial Development Permit Areas and lands within the Institutional Zones P1 and P2.

## 1. Objectives

The objectives of this DPA designation are:

- 1) to encourage sustainable development and building design;
- 2) to make efficient use of energy, water and other resources; and
- 3) to reduce waste, pollution and environmental degradation.

### 3. Guidelines

- a. Energy Conservation
  - A combination of passive design strategies shall be considered in the design of development proposals including:
    - massing and orientation of buildings to take advantage of site-specific climate conditions such as solar access and wind;
    - cool roof designs to reduce heat absorption and heat build-up and improve energy efficiency, such as green roofs or materials with a high solar reflectance;
    - shading devices, overhangs, and landscaping to shelter peak summer exposure while enabling light penetration during winter months;
    - location and size of windows to increase opportunities for natural ventilation and distribute natural daylight into interior spaces; and
    - high performance glazing or thermal breaks in windows, doors, and frames.
  - ii. Surface parking areas shall incorporate:
    - light-coloured, reflective paving materials; and
    - trees and other landscaping to maximize shading.
  - iii. Use of on-site or locally-shared alternative or renewable energy systems is encouraged.
  - iv. Installation of energy-efficient machinery, equipment and systems shall be considered in the design of buildings and landscaping, including:
    - timer and/or sensor control systems to deliver light only when required;

- use of renewable energy sources for lighting and mechanical systems; and,
- Energy Star rated appliances.

### b. Water Conservation

- i. An integrated stormwater management plan shall be provided that will treat and retain storm water and reduce irrigation needs. The following elements shall be considered in the design:
  - pervious surface areas and permeable or porous paving materials in ongrade parking areas;
  - bio-swales and rain gardens;
  - stormwater capture, treatment and storage for landscape irrigation or other purposes;
  - retention or restoration of forest, wetland, and other high-value vegetation;
  - automated, high-efficiency mechanical irrigation systems;
  - sufficient depth of topsoil or composted materials for well-rooted plantings; and
  - drought-tolerant and indigenous tree, shrub, and plant species and other xeriscaping techniques.

### c. GHG Emission Reduction

- i. Developments shall be designed to utilize building materials that include:
  - recycled and renewable products, and
  - locally or regionally-sourced products with low volatile organic compound off-gassing potential.
- ii. Adequate storage space for garbage, recycling and organic materials shall be provided in easily accessible, secure locations.
- iii. The recycling and reuse of demolition, building and landscape waste materials is encouraged.
- iv. The following elements are encouraged:
  - end-of-trip facilities for cyclists including lockers, showers, wash basins and change rooms
  - alternatives to garbage disposal units such as compost bins and provision for green waste collection
  - garden plots and complementary facilities (e.g., tool sheds, composting facilities, source of water)
  - electric vehicle charging stations and pre-wired infrastructure.

### d. Implementation

i. To facilitate implementation of these guidelines, any development permit issued for properties within this Development Permit Area may, subject to the restrictions of the *Local Government Act*, and unless otherwise specified in the guidelines, vary or supplement any provision of the bylaws regulating zoning,

- parking, works and services, drainage, signage, screening, landscaping and subdivision.
- ii. Minor alterations to an approved development permit which do not change the intent of the guidelines may be permitted without an amendment of the development permit, subject to the approval of the Director of Development Services.

# 930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

#### **RECOMMENDATIONS:**

- 1. That Committee of Council confirm the consultation required for an amendment to the Official Community Plan is met by the posting of a sign at 930 Dominion Avenue and the consideration of the proposed revision to Map 22 at an open Committee meeting; and,
- 2. That as described in the report dated June 18, 2019, Committee of Council recommend to Council that:
  - a. Map 22 of the Official Community Plan be amended to remove its identification of watercourses from 930 Dominion Avenue:
  - b. The zoning of 930 Dominion Avenue be amended from Agriculture (A) to Light Industrial (M3); and,
  - c. Prior to adoption of the amending bylaws, the following conditions be met:
    - i. Completion of a subdivision plan to the satisfaction of the Approving Officer to achieve:
    - ii. an extension of Seaborne Avenue including a cul-de-sac, and
    - iii. widening of Nicola Avenue; and,
  - d. Completion of the following to the satisfaction of the Director of Development Services:
    - i. submission of securities and fees for the off-site works;
    - ii. registration of a legal agreement to apply specific building, parking, loading and landscape design requirements for appropriate treatment between non-industrial sites to the east and north of Dominion Avenue and the industrial site:
    - iii. submission of \$1,052,306 cash-in-lieu for watercourse compensation to be transferred to the General Capital Reserve for future use; and,
    - iv. submission of design and securities to provide for construction of bio-swale riparian enhancements along the north and west property lines.
- 3. That Committee of Council direct staff to identify options to use the compensation funds for watercourse and riparian projects for its future capital works plan approval.

# PREVIOUS COUNCIL/COMMITTEE ACTION

At the May 28, 2019, Committee of Council meeting, Committee directed staff to prepare a report with additional options for cash-in-lieu for watercourse compensation.

### REPORT SUMMARY

This report brings forward an updated report with a recommended environmental compensation amount that is supported by both staff and the applicant, responding to Committee's direction at its May 28<sup>th</sup> meeting. In addition, it proposes that the funding be used for habitat improvements in the Maple Creek watershed as determined through capital works planning. To facilitate moving forward through the public hearing processes, the attached report conveys the updated proposal and is recommended to be forwarded to Council for its consideration of the amending bylaws.

June 18, 2019

# 930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

### **BACKGROUND & DISCUSSION**

- (1) Consultation for an Official Community Plan Amendment: Section 475 (1) of the Local Government Act requires that the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected during the development of an official community plan, including an amendment to an official community plan. The onsite signage and consideration of the amendment applications in open meetings is considered to be sufficient consultation for the application.
- (2) Applications to amend the Official Community Plan and Zoning Bylaw: Please refer to the attached staff report that staff recommend to Committee be forwarded to Council for its consideration of the application.
- (3) Direction re use of Cash-in-Lieu funds: As 930 Dominion Avenue has limited connectivity to a fish-bearing channel, it is recommended that the funds may be better directed to an area where substantial improvements can be realized, such as the Maple Creek watershed. Staff support directing the funds to an environmental project related to a watercourse, as would be determined in future review and approval of capital projects.

### **OPTIONS**

## (Check = staff recommendation)

#	Description
1	Confirm the required consultation for is met by posting a sign and consideration of the proposed revision to Map 22 at an open Committee meeting; and, Recommend to Council that (in summary):  • Map 22 of the OCP be amended to remove its identification of watercourses;  • The zoning of 930 Dominion Avenue be amended to Light Industrial (M3)  • The following conditions of adoption be set:  • Completion of a subdivision plan, including road works  • Submission of securities and fees for the off-site works  • Registration of a legal agreement to apply design requirements;  • Submission of \$1,052,306 cash-in-lieu for watercourse compensation and a security for bio-swale riparian enhancements.  Direct staff to identify options to use the compensation funds for watercourse and riparian projects for its future capital works plan approval.
2	Request additional information or consultation prior to making a decision on the proposed amendments, or set different conditions of adoption
3	Recommend to Council the OCP amendment and rezoning be refused.

#### Attachments:

(1) Staff report dated June 18, 2019, 930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application



Report To: Committee of Council
Department: Development Services
Approved by: L.L. Richard
Meeting Date: June 18, 2019

# 930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application

#### **RECOMMENDATIONS:**

Committee of Council recommends to Council that:

- 1. Map 22 of the Official Community Plan be amended to remove its identification of watercourses from 930 Dominion Avenue;
- 2. The zoning of 930 Dominion Avenue be amended from Agriculture (A) to Light Industrial (M3); and,
- 3. Prior to adoption of the amending bylaws, the following conditions be met:
  - a. Completion of a subdivision plan to the satisfaction of the Approving Officer to achieve:
    - i. an extension of Seaborne Avenue including a cul-de-sac, and
    - ii. widening of Nicola Avenue; and,
  - b. Completion of the following to the satisfaction of the Director of Development Services:
    - i. submission of securities and fees for the off-site works;
    - ii. registration of a legal agreement to apply specific building, parking, loading and landscape design requirements for appropriate treatment between non-industrial sites to the east and north of Dominion Avenue and the industrial site:
    - iii. submission of \$1,052,306 cash-in-lieu for watercourse compensation to be transferred to the General Capital Reserve for future use; and,
    - iv. submission of design and securities to provide for construction of bio-swale riparian enhancements along the north and west property lines.

### PREVIOUS COUNCIL/COMMITTEE ACTION

At the May 28, 2019, Committee of Council meeting, Committee directed staff to prepare a report with additional options for cash-in-lieu for watercourse compensation.

### **REPORT SUMMARY**

This report updates information provided in the staff report considered by Committee at its May 28<sup>th</sup> Committee meeting and is intended to be forwarded to Council for its consideration of the Official Community Plan and Zoning Bylaw amendment applications. The report recommends that: (1) the Official Community Plan be amended to delete its current designation of two watercourses and obtain \$1,052,306 as cash-in-lieu of compensation; and, (2) the Zoning Bylaw be amended to rezone the site to the M3 Light Industrial zone in accordance with the Official Community Plan's land use designation for the site. The recommended conditions of approval are intended to provide for completion of required roads and services at the time of subdivision and mitigate potential impacts of future industrial uses, in addition to requiring on-site environmental enhancements and the cash-in-lieu payment.

### **BACKGROUND**

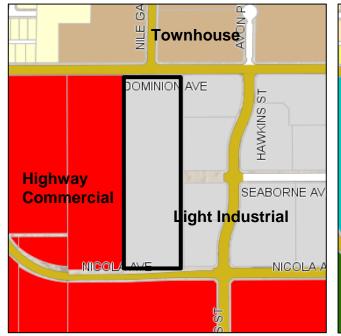
#### **Proposed Development:**

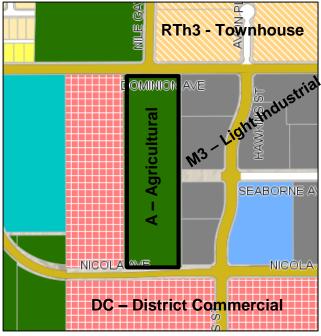
The Conwest Group of Companies proposes to rezone a 7-acre site west of Hawkins Street between Nicola Avenue and Dominion Avenue for a light industrial development. The site's land



June 18, 2019

use designation in the Official Community Plan is Light Industrial and its current zoning is Agriculture. The proposed M3 Light Industrial zone would permit light industrial uses such as warehousing, trade contractors, manufacturers and producers and indoor commercial recreation; it would also require businesses to operate fully within a building, not produce excessive noise, odour or other disturbances and not have outdoor storage.

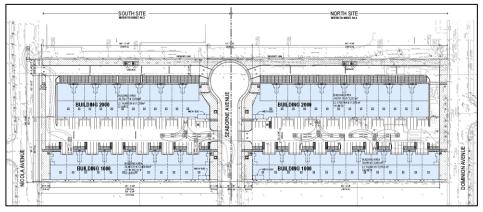




**Official Community Plan Designations** 

**Current Zoning** 

The applicant has also submitted a subdivision application to subdivide the parcel to create a 3-acre lot to the south and 3.5-acre lot to the north as well as a development permit application to regulate a proposed development consisting of four multi-tenant industrial buildings. The project is expected to be similar to other industrial developments recently constructed within the Dominion Triangle.



Report To: Department: Approved by: Meeting Date: Committee of Council Development Services L.L. Richard June 18, 2019

The tilt-up concrete buildings would have a total floor area of 16,138m<sup>2</sup> (173,708 ft<sup>2</sup>) and a contemporary architectural design. Landscaping is to be located along the street frontages and western property line and interspersed in parking and loading areas.



**Building Façade** 

Further details and an analysis of the proposal's compliance with zoning and parking regulations, development permit area designation and design requirements would be provided in a separate report in consideration of the development permit application.

# Official Community Plan Amendment to the Watercourse Designation:

Two class B watercourses formerly flowed through the site as part of a network of watercourses in the eastern portion of Dominion Triangle. Historical documents show that the edges of the watercourses contained shrubs or trees and the area between the watercourses was vegetated.

About a decade ago, the previous property owner substantially filled these watercourses without obtaining authorization or permission. As the Official Community Plan continues to establish 15m setbacks measured from top of bank, the Plan must be amended in order for the proposed development to proceed. The total area subject to the City's watercourse protection area requirements is 14,889 m<sup>2</sup>.

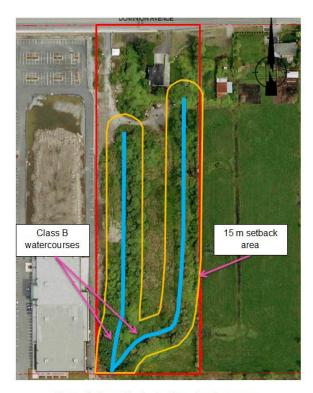
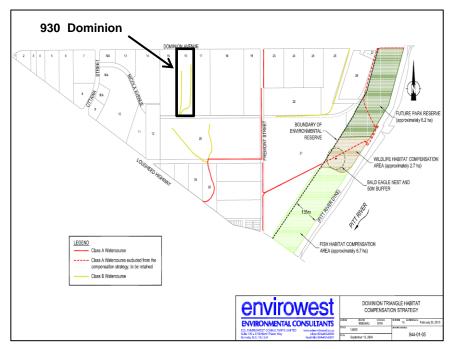


Figure 1: Approximate location of watercourses



In 2010, the previous property owners were offered an opportunity to be included in the Pitt River

Intertidal Habitat project, comprehensive habitat compensation proposal being proposed to provide for future development of the properties located in Dominion Triangle. This project, designed and constructed in partnership by the City and Conwest, the facilitated future development of properties in the Dominion Triangle by compensating for the loss of watercourses and associated habitat area. Each participating owner to contribute was



proportionate amount of the project costs, including design, construction and land purchase. The cost for the previous owners of 930 Dominion Avenue to participate in the project was determined to be \$1,113,379. However, the owners opted out of participating in this project and did not provide any funding for the compensation proposal, although the design work had incorporated their site and the compensation works were constructed in accordance with that design. Consequently, the inter-tidal compensation project does not compensate for the removal of the watercourses at 930 Dominion Avenue and the Official Community Plan was not amended at that time for this property.

Conwest, the new owner of the property, proposes to compensate for removal of the watercourses by creating an onsite riparian habitat area of approximately 1,656m² and paying cash-in-lieu for the remainder area of approximately 12,833m². The proposed onsite improvements include developing a bio-swale along the north and west property lines of the site to be planted with native plants and shrubs and protected by a post and rail fencing. While the bio-swales are unlikely to meet the characteristics of a class B watercourse due to their distance from downstream open channels, they would be in keeping with environmental objectives to retain stormwater.

The remaining compensation is proposed to be in the form of cash that would provide sufficient funding to the City for a project such as to increase the habitat value of one of the City's watercourses. The City does not generally consider proposals to eliminate watercourses in lieu of riparian compensation but staff are recommending this option due to exceptional circumstances, i.e. the limited connectivity of this property to a fish-bearing channel and the limited options to otherwise develop the property for its intended industrial uses.

For the purposes of determining an appropriate amount of funding, a high level assessment of enhancing a portion of Fox Creek was provided by the applicant's environmental consultant. This work, identified as a possible project by the draft Maple Creek Integrated Watershed Plan would involve the enhancement of 5,645 m<sup>2</sup> of a class A(O) watercourse and adjacent habitat area. The consultant's construction cost estimates ranged from \$98 to \$150 per m<sup>2</sup>, depending on the extent of fish passage improvements included in the scope of work. The estimates did not include land acquisition costs due to the assumption that riparian enhancements would be on public lands. The applicant's consultant further noted that a project to construct a base class B drainage channel on farmland would cost approximately \$63 per sq.m<sup>2</sup>. A compensation value of \$1,052,306, based on a construction cost of \$82 per m<sup>2</sup>, has been proposed by the applicant in the attached letter and is supported by staff. This value represents a balance between the subject property's context of a class B watercourse and the anticipated construction costs for a municipal riparian enhancement project on public lands within our existing watersheds. Staff note the potential for enhancement works within the Maple Creek watershed to be identified during review of the draft Maple Creek Integrated Watershed Plan that is scheduled for completion this fall. These potential projects would then be brought forward for Council's consideration through future capital budget planning processes.

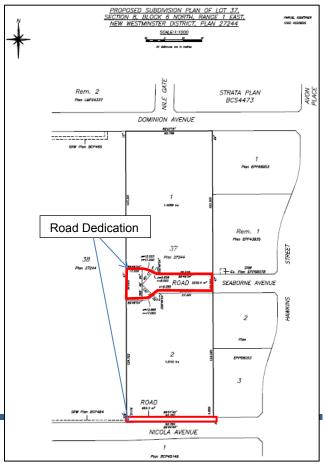
#### **Proposed Conditions of Rezoning Approval:**

The Approving Officer advises that conditions of subdivision approval would include road dedication to extend Seaborne Avenue through the site, including provision for a cul-de-sac to

allow for future access to the site to the west and dedication of sufficient road width along Nicola Avenue to meet future requirements. The associated offsite infrastructure to be required includes curb and gutters, sidewalks, street lights, street trees and boulevard landscaping. The recommendation to require the submission of fees and securities as conditions of rezoning will ensure completion of these works to the City's satisfaction.

The applicant submitted a transportation impact assessment which confirms that the Seaborne Avenue extension and road network would have the capacity to support the additional traffic from this development. No additional traffic measures are proposed as conditions of approval.

A covenant to require specific design requirements is recommended as a condition of rezoning to ensure that the future industrial developments are compatible with the residential





Report To: Department: Approved by: Meeting Date: Committee of Council Development Services L.L. Richard June 18, 2019

uses to the north and commercial uses to the west, similar to other developments on the south side of Dominion Avenue. These requirements include:

- a 6m wide landscape strip along the north property line adjacent to Dominion Avenue to soften the appearance of industrial building façades and screen any open parking spaces;
- a restriction to prohibit fencing or walls with an industrial character, such as chain link, barbed wire, or lock-block walls;
- a restriction to not allow loading bays or access in yards that face Dominion Avenue;
- a requirement that garbage and recycling storage areas be included within a building and a restriction that access to these area not be allowed in yards that face Dominion Avenue;
- a restriction on the illumination of yards along Dominion Avenue to ensure lighting does not shine directly into residences, control glare and that the lighting adheres to dark sky principles;
- a restriction that all roof top units and equipment must be screened and consistent with the overall design vocabulary and materials of the building;
- a requirement that buildings on corner lots be designed to face the adjoining streets; and,
- a design requirement for building articulation, glazing, varied roofline heights and architectural details to mitigate the box-like massing typical of industrial buildings by adding visual interest.

### **DISCUSSION**

The proposed rezoning adheres to policy objectives of the Official Community Plan for industrial areas and the proposed development reflects the Plan's design guidelines and contribute to substantial completion of the ultimate road network for the Dominion Triangle. The recommended cash payment would address watercourse compensation requirements for this site and provide funding future watercourse and riparian enhancement works, as would be determined by Council through future processes. Approval is recommended.

#### **FINANCIAL IMPLICATIONS**

A cash-in-lieu payment for on-site environmental compensation would allow for the site's development and provide general funding which may be used for works such as a future watercourse compensation project. It is recommended that the funds be transferred to the General Capital Reserve for a project to be determined by Council in the future. The City would obtain the benefits associated with the site's industrial development, including one-time payments of DCCs and offsite improvements as well as ongoing industrial property taxes.

#### **PUBLIC CONSULTATION**

Development signs have been posted to face both Nicola Avenue and Dominion Avenue and provide notification of the applications. To date no comments from the public have been received. The public hearing would provide a formal opportunity for Council to hear comment on the amendments.

## **OPTIONS**:

# (1) Official Community Plan (watercourse designation removal)

#	Description						
1	Recommend to Council that the Official Community Plan and Zoning Bylaw be amended, including the recommended conditions of approval for offsite improvements and design						
<b>✓</b>	requirements be amended, including the recommended conditions of approval for onsite enhancements and payment of a cash-in-lieu amount of \$1,052,306.						
2	Request additional information, amendments to either application, changes to recommended conditions of approval or a different cash-in-lieu amount prior to forwarding the application to Council.						
3	Recommend to Council that the application be refused.						

## **ATTACHMENTS**

Attachment #1: Location Map

Attachment #2: Applicant letter & Environmental Report

Lead author(s): Bryan Sherrell, Jennifer Little

L.L. Richard June 18, 2019

# CITY OF PORT COQUITLAM DEVELOPMENT APPLICATION LOCATION MAP

PROJECT ADDRESS: 930 Dominion Avenue. FILE No: <u>DP000365/ RZ000168</u>





Thursday, April 11, 2019

City of Port Coquitlam 200 - 2564 Shaughnessy Street Port Coquitlam, BC V3C 2A8

Attn. Jennifer Little / Neil MacEachern

RE: 930 Dominion Ave. / Watercourse Development Permit (DP000365)

The property located at 930 Dominion Avenue is located within the Dominion Triangle area of Port Coquitlam and is situated north of Lougheed Highway and west of the Fremont Connector. The 7.1 acre property is currently zoned Agricultural (A) however is identified as Industrial (IL) in the Official Community Plan (OCP).

As per information obtained from the City's Watercourse Protection Official Community Plan bylaw dated November 25, 2013 and together with City Planning staff, it was confirmed that the above property is identified as having a historical Class B Watercourse within its boundaries as shown on the Watercourse Development Protection Area Map (Map 22) of the OCP.

Definition: A Class B Watercourse is defined as providing valuable food and nutrients to

downstream fisheries watercourses, but does not support salmon or regionally

significant fish species.

# PITT RIVER INTER-TIDAL HABITAT PROJECT - HISTORICAL CONTEXT

In 2010, The City of Port Coquitlam and Dominion Triangle Limited Partnership (DTLP); a Conwest Group of Companies, entered into a Land Purchase and Sale Agreement as well as a Construction Agreement for the purchase of lands and the construction of compensatory habitat works associated with the Pitt River Inter-Tidal Habitat Project. The habitat compensation project provided for the compensation of Class A, Class A(O) and Class B Water courses identified across (10) ten privately owned properties as well as (2) two City owned lands located within the Dominion Triangle. The property located at 930 Dominion Ave, was responsible for 12.2% or \$1,113,379 of the total project cost. The total habitat area associated with this property was 14,489m² or 3.6 acres. The property itself is only 7.1 acres in size.

Despite lengthy negotiations by the City, the previous Owners of this property chose not to participate in the Pitt River Inter-Tidal Habitat Project and to have their lands included within the Ministry of Environment (MOE) and the Department of Fisheries and Oceans

(DFO) approvals for the watercourse compensation works. These approvals were obtained in 2010. Had the Owners chosen to participate, this property would have been included in the MOE & DFO approvals and the Class B Watercourse requirements would have been removed from the OCP along with the other properties. The property would then have had no further habitat requirements associated with it.

Based on the overall need of the Dominion Triangle redevelopment and associated infrastructure and drainage requirements, the City as well as DTLP chose to proceed with the approved habitat works which still included the 930 Dominion Avenue habitat requirements even without financial participation from the previous Owners. While the physical habitat requirements for this property have been fully compensated for as part of the Pitt River Inter-Tidal Habitat Project, is important to note that this property was not included within the original MOE & DFO approvals as the Owners chose not to participate.

In 2012, the 23 acre Pitt River Inter-Tidal Habitat Project was completed on a cost sharing basis between the City of Port Coquitlam and DTLP splitting the costs 66.6 % and 34.4% respectively. The City's specific costs directly associated with the 930 Dominion Avenue property was approximately \$741,844.00 and included both attributable land costs as well as habitat construction costs. Despite the non-participation of 930 Dominion Avenue owners, the overall Pitt River Inter-Tidal Habitat Project was successfully completed creating sustainable habitat for fish, birds and other wildlife and has become a focal point for the community.

# 930 DOMINION AVENUE REDEVELOPMENT CONTEXT

The Conwest Group of Companies acquired 930 Dominion Avenue property in 2018 and was made aware by City staff of the remaining watercourse requirements associated with this property. Staff advised that the previous Owner had ignored all watercourse requirements and had erroneously infilled the property thereby eliminating the preexisting Class B Watercourse identified in the OCP. These works were completed without City approvals nor MOE & DFO sign off. We were advised by Staff, that any future application would need to resolve the outstanding watercourse requirements as per City development procedures and the OCP Watercourse Protection Bylaws.

As part of the overall redevelopment of this property, the Conwest Group of Companies has submitted Rezoning (RZ000168), Subdivision (SUB00162), Development Permit (DP000368) as well as Watercourse Development Permit (DP000365) applications that are currently under review by City staff.

The proposed redevelopment is seeking a M3 – Light Industrial zoning and is compliant with the OCP and Regional Growth Strategy. The redevelopment requires a road dedication to accommodate the extension of Seaborne Avenue terminating within a newly constructed cul-de-sac to the west as well as an additional road widening dedication along the Nicola Avenue frontage. The extension of Seaborne Avenue and the construction of a new cul-de-sac to accommodate a future connection to the adjacent property to the west, effectively dissects the 7.1 acre site into (2) two parcels while the dedication requirements reduces the total developable area by 1.6 acres or 22% of the total site area. The proposed development concept will facilitate the construction of (4) four industrial tilt-up

warehouses totaling 121,000 sqft of prime industrial warehousing conforming to the M3 – Light Industrial Zoning and will significantly contribute to local businesses & continued economic growth within the Dominion Triangle and the City of Port Coquitlam.

#### **COMPENSATION CONSIDERATIONS**

To address the existing Class B Watercourse, the Watercourse Development Permit application proposes to partially reconstruct the abandoned Class B Watercourse as drainage bio-swales located along the western and northern property boundaries. Refer to Watercourse Development Permit application, Envirowest Consultants Ltd dated August 27, 2018. Of the required 14,489m² of habitat compensation required, 1,656m² will be reconstructed onsite as an enhanced bio-filtration drainage feature. Refer to Watercourse Analysis, Drawing 1712-06-07, Envirowest Consultants Ltd revision date October 17, 2018. The proposed drainage feature will be extensively landscaped with native trees and shrubbery and will provide habitat for small birds and some amphibians while providing bio filtration and nutrient enhancement to the downstream waters. The watercourse will be protected onsite with the registration of an easement. This proposed onsite habitat area of 1,656 m² would leave a 12,833m² habitat compensation deficit associated with this property.

In conjunction with City staff, possible suitable offsite compensation projects were investigated. An area located within the Fox Creek area was identified as a possible beneficiary of habitat compensation monies. To assist in establishing a comparable offsite compensation unit rate, a habitat construction cost estimate was prepared by Envirowest Consultants Ltd. for the Fox Creek works as per preliminary design sketches dated June 2012 prepared by Kerr Wood Leidel provided by City staff and drawings prepared by Envirowest Consultants Ltd. dated 1998. These habitat enhancement works encompass an area of 5,645m² and incorporated the daylighting of an existing channel, installing fish ways and attributable culvert works. Additional improvements were also allowed for to the areas south of the existing Canadian Pacific Railway rail tracks. These waters are classified as Class A(O) Watercourse. Refer to Fox Creek Estimate, Envirowest Consultants Ltd. Dated February 27, 2019.

Definition: A Class

A Class A(0) Watercourse is defined as a watercourse in which fish are present or potentially present if introduced barriers or obstructions are either removed or made passable for fish.

While the Fox Creek habitat works will significantly improve an existing fish bearing Class A(O) Watercourse, the scope of this habitat improvement project includes significant additional costs that would not otherwise be associated with the Class B compensation requirements of 930 Dominion Avenue when trying to establish an appropriate compensation unit rate value. After analyzing the original \$847,000.00 construction estimate for the total Fox Creek works, and eliminating the non-applicable culvert, fish way and rail way requirements, a comparable estimate of \$550,000.00 or \$98/m² was establish

to construct a Class A(0) Watercourse. This unit rate was generally supported by City Staff in email dated March 14, 2019.

However, the estimated \$550,000.00 Fox Creek habitat improvement budget is applicable to a fish bearing, Class A(0) Watercourse that would directly benefit species of significance such as Coho Salmon and Cutthroat Trout. The original Class B Watercourse located on 930 Dominion Avenue would have provide only marginal functionality for any fish and may have only been inhabited by Threespine Stickleback.

After analyzing the historical Class B Watercourse located at 930 Dominion Ave and identifying its original attributes, Envirowest Consultants Ltd. estimates that an applicable unit rate to establish an offsite compensation unit rate for a similar Class B Watercourse of this nature to be  $66/m^2$  or approximately \$846,000.00. Refer to Envirowest Consultants Ltd. Letter dated April 11, 2019.

In order to confirm that DFO had no further concerns relating to this property, a Self-Assessment letter was completed by Envirowest Consultants Ltd. and submitted to DFO as per current DFO protocol. As the remnant waterbodies located on 930 Dominion Ave do not contain fish at any time of the year and are not connected to a waterbody that contain fish at any time of the year, DFO review is not required and a Letter of Self-Assessment completed by a Qualified Environmental Professional (QEP) was submitted with no further response from DFO. See letter dated August 9, 2018 attached.

As a result of additional City servicing requirements for roadworks at Seaborne Avenue and the Nicola Avenue frontage dedications as well as the disproportionate onsite Class B Watercourse compensation requirements, the burdens imposed upon this property equate to a loss of approximately 60% or 4.2 acres of the total 7.1 acres of developable site area. After incorporating the above requirements, this would leave a developable area of just under 2.9 acres or 11,627 m². This would equate to an approximate 50,000 sqft building @ 40% site coverage down from the contemplated 121,000sqft currently proposed.

See table below:

Total Lot Area	28,813 m <sup>2</sup>	
Less: Class B Watercourse Compensation	14,489 m <sup>2</sup>	
Less: Servicing Requirements; Roads, Dedications	2,697 m <sup>2</sup>	
Total Lost Developable Area	17,186 m²	or 60% of Total Lot Area
Remaining Developable Area	11,627 m <sup>2</sup>	2.9 acres

As the onsite compensation would have very little aquatic benefit, we feel as though the combination of providing offsite compensation monies along with the construction of the onsite bio filtration drainage swales provides an advantageous solution and achieves the intent of the Watercourse Protection bylaws by providing the best habitat potential for local species of significance that are already inhabiting compromised watercourses.

Therefore, in addition to the construction of the onsite drainage swale, Conwest Group of Companies is proposing to make a payment to the City in the amount of \$846,978.00 for offsite Watercourse compensation requirements associated with the Class B Watercourse located at 930 Dominion Avenue. These monies are to be allocated by the City towards future watercourse habitat improvement projects in consideration of the remaining compensation deficit at 930 Dominion Avenue.

See calculation below:

Class B Watercourse Compensation Required	14,489 m²
Less: Onsite Compensation Proposed	1,656 m <sup>2</sup>
Total Lost Developable Area	12,833 m <sup>2</sup>
Multiply: Comparable Offsite Compensation Rate	\$66/ m <sup>2</sup>
Proposed Offsite Class B Compensation Value	\$846,978.00

Please consider this variation offsite compensation approach as part of Watercourse Development Permit D0000336 for 930 Dominion Ave.

If you have any further question, please don't hastate to contact me at Phone (604) 293-

2477.

Regards,

Peter Woerler,

Director, Construction & Asset Management

# WATERCOURSE DEVELOPMENT PERMIT APPLICATION

930 DOMINION AVENUE, PORT COQUITLAM, BC

CONWEST (SEABORNE) LP SUITE 250 – 1311 KOOTENAY STREET Vancouver, BC V5K 4Y3

August 27, 2018

ENVIROWEST CONSULTANTS INC. Suite 101 - 1515 Broadway Street Port Coquitlam, BC V3C 6M2

office: 604-944-0502 facsimile: 604-944-0507

www.envirowest.ca



#### INTRODUCTION

A development permit application will be submitted by Conwest (Seaborne) LP (the Applicant) for the property located at civic address 930 Dominion Avenue, Port Coquitlam, BC (the Property). The Applicant will dedicate and construct a section of Seaborne Avenue through the middle of the Property, creating separate lots to the north and south, both for light industrial uses. This report addresses both development permits

The proposed development will entail impacts within 50 metres (m) of the top-of-bank of watercourses listed in Schedule A of the Watercourse Protection Development Permit Area (Official Community Plan (OCP) Section 9.8). The following report has been prepared in support of the rezoning and development permit applications.

#### SITE DESCRIPTION

### **General Site Description**

The Property is rectangular, oriented north-south, and is approximately 2.9 hectares (ha) in size. It is bounded by adjacent industrial lots to the east and west, Dominion Avenue to the north and Nicola Avenue to the south. The industrial lot on the east side has recently been subdivided and rezoned. As part of the subdivision of the lot to the east lot, a new road (Seaborne Avenue) has been extended to the west property line of the site.

According to the OCP, Map 22: Development Permit Area – Watercourse Protection, a Class B watercourse is located on the industrial property to the west and a Class A(O) watercourse is located adjacent to Dominion Ave. The mapping is known to be incorrectly offset, as the Class B stream was actually located along the west side of the Property. Neither watercourse exists as depicted, or as intended to be depicted, by the OCP map.

Remnant drainage features remain following development of the adjacent properties and off-site habitat compensation, as described below. The Property currently has an existing single-family dwelling (boarded-up and soon to be demolished). The site is disturbed with little natural vegetation.

## **Legal Description**

930 Dominion Avenue PID 002-238-233 Lot 37, Block 6N, Sec 8, Range 1E, NWD, Plan NWP27244

A survey plan (Attachment A) provides dimensions for the Property.

WATERCOURSE DEVELOPMENT PERMIT CONWEST (SEABORNE) LP 930 DOMINION AVENUE, PORT COQUITLAM AUGUST 24, 2018

#### **Topographic Data**

The Property is situated in the original floodplain of the Pitt River and would have had elevations in the order of 1 to 2 metres above sea level. Historical filling and drainage works have altered the site topography such that elevations now range between approximately 1 and 6 metres geodetic. The site is relatively flat. A topographic plan is included as Attachment B.

#### Watercourses

As depicted on the OCP map, a Class A(O) stream is aligned along the north boundary of the site, along the south side of Dominion Avenue. This watercourse no longer exists and was likely eliminated in conjunction with Dominion Avenue upgrading. As depicted on the OCP map, a Class B watercourse is aligned along the northern half of the west boundary of the Property. A remnant channel of this watercourse remains but receives no flow, and is not connected to the storm sewer in Dominion Avenue.

Both the Class A(O) and Class B streams were compensated for in accordance with a Fisheries and Oceans Canada (DFO) agreement that includes a number of other private properties and two City of Port Coquitlam projects. The project, the Dominion Triangle Habitat Compensation Strategy, resulted in the successful creation of a large intertidal wetland at the Pitt River, north of the Lougheed Highway.

### **Other Biophysical Features**

Photographs characterizing the current condition of the Property are included as Attachment C.

## **Habitat Linkages**

The Property is surrounded by developed, partially developed, or soon-to-be-developed lands. No off-site habitat linkages exist.

#### Soils and Terrains

Soils at the subject property were historically medium- to fine-textured Fraser River floodplain deposits which tend to be poorly drained and feature a high groundwater table (Luttmerding 1980<sup>1</sup>). Natural surface soils (topsoils) would have been stripped and replaced with a layer of

<sup>&</sup>lt;sup>1</sup> **Luttmerding, H.A. 1980.** RAB Bulletin 18 Soils of the Langley-Vancouver Map Area Report No. 15 British Columbia Soil Survey Volume 1. BC Ministry of Environment Assessment and Planning Division. 47p.

structural soil (gravel) during the initial site preparation. The subject site is generally flat with manipulated slopes towards the onsite ditches or storm sewer catch-basins.

## Potential Hazards

Evidence of potential hazards including land-slides, bank erosion, flooding or drainage blockage were not observed.

## Significant Trees

The Property includes limited natural vegetation. The only significant trees are one Douglas fir and two western redcedars near the north end of the Property, adjacent to Dominion Avenue. These will be removed to accommodate site development.

#### Major Vegetation

There is virtually no natural vegetation on the Property. Small diameter black cottonwood and red alder trees are common across the Property.

### Wildlife – Species at Risk

The following species were identified in the public access section of the BC Conservation Data Centre (CDC), to occur and/or to have critical habitat mapped within 2 kilometres of the Property:

- blue vervain (Verbena hastate var. scabra)
- false-pimpernel (*Lindernia dubia* var. *anagallidea*)
- three-flowered waterwort (Elatine rubella) and

No occurrences were mapped on the Property. Information provided by the CDC is included as Attachment D.

The CDC was further searched to identify species-at-risk that occur within Metro Vancouver and the Coastal Western Hemlock biogeoclimatic zone (BC Conservation Data Centre 2018). This search identified 124 species for consideration; however, none were considered to have habitat suitable to support critical life history functions sustained within the Property. Wildlife use of the Property is presently extremely limited. Wildlife use following completion of the proposed development would be improved.

#### PROJECT DESCRIPTION

The Applicant is proposing to subdivide the property and change the zoning from agriculture to light industrial. This change is consistent with the local area plan and the zoning and subdivision approvals granted immediately east of the property. Two new lots each with two new buildings are proposed with associated parking and loading areas. Between the two new lots a road (Seaborne Avenue) will be dedicated and constructed.

The following information generally summarizes the nature of the proposed development:

- purpose subdivide to create Seaborne Avenue and two industrial plots, each with two buildings. (see Site Plan prepared by Krahn Group of Companies, included as Attachment D).
- excavation area following demolition of the existing residential buildings, the site will be filled to establish the minimum building elevations at a flood protected elevation. Most development will occur above existing elevations. Excavation will be required only for utility installations;
- the footprints for the four new buildings are depicted on the proposed site plan (Attachment E). Impervious surfaces will also include driveways and the parking lot area, encompassing all of the Property except for bio-swale and landscape areas;

#### **The Watercourse Protection Areas**

The Class A(O) and Class B watercourses have been eliminated as part of the Dominion Triangle Habitat Compensation Strategy. There are no remaining watercourses on or near the property to protect.

#### Approval to Eliminate Class A(O) and Class B Watercourses

In anticipation of development of an area north of Lougheed Hwy, south of Dominion Ave and west of Pitt River, an agreement was made between the Department of Fisheries and Oceans (DFO) and the City of Port Coquitlam. The agreement included eliminating a network of drainage ditches (watercourses). Ten properties including the subject property were affected.

The Dominion Triangle Habitat Compensation Strategy was approved by DFO and the intertidal habitat has been completed and considered successful.

In order to confirm that DFO has no further interest in the Property, a self-assessment of impacts to fish habitat was prepared (Attachment F). DFO is not obligated to review or comment on self-assessments. DFO was sent a copy of the self-assessment and confirmed its receipt.

#### **Habitat Compensation**

Notwithstanding the completion of habitat compensation works that addressed the elimination of all watercourses on the Property, the Applicant will also provide an on-site habitat feature. This feature involves a drainage swale that receives runoff from adjacent parking/driving surfaces and/or from rooftops. The swales will be landscaped exclusively with native trees and shrubs and will provide habitat for small birds and potential some amphibians. The swales will be 6.0 metres wide along the north boundary of the northern lot and will be 5.0 metres wide along the west side of both the north and south lots. Details are provided in Attachment G.

## **Stormwater Management Plan**

A stormwater management plan has been developed by Krahn Engineering Ltd. The plan addresses the delivery of water to the bio-swales, and otherwise meets City of Port Coquitlam standards for detention and water treatment (inclusion of an oil-water interceptor).

#### CONSTRUCTION AND EROSION CONTROL

## **Impact Mitigation Guidelines**

An erosion and sediment control (ESC) plan will be designed and implemented prior to site construction.

#### **Instream Works**

The proposed works are not considered to be works affecting a stream or fish habitat. There, no instream works are proposed.

#### **Work Schedules**

Construction of the bio-swales would be timed to coincide with favourable weather but would not be restricted to the standard instream work window (given that the ditches are not inhabited by fish). Landscaping would be performed either in spring or fall.

#### **Monitoring and Compliance**

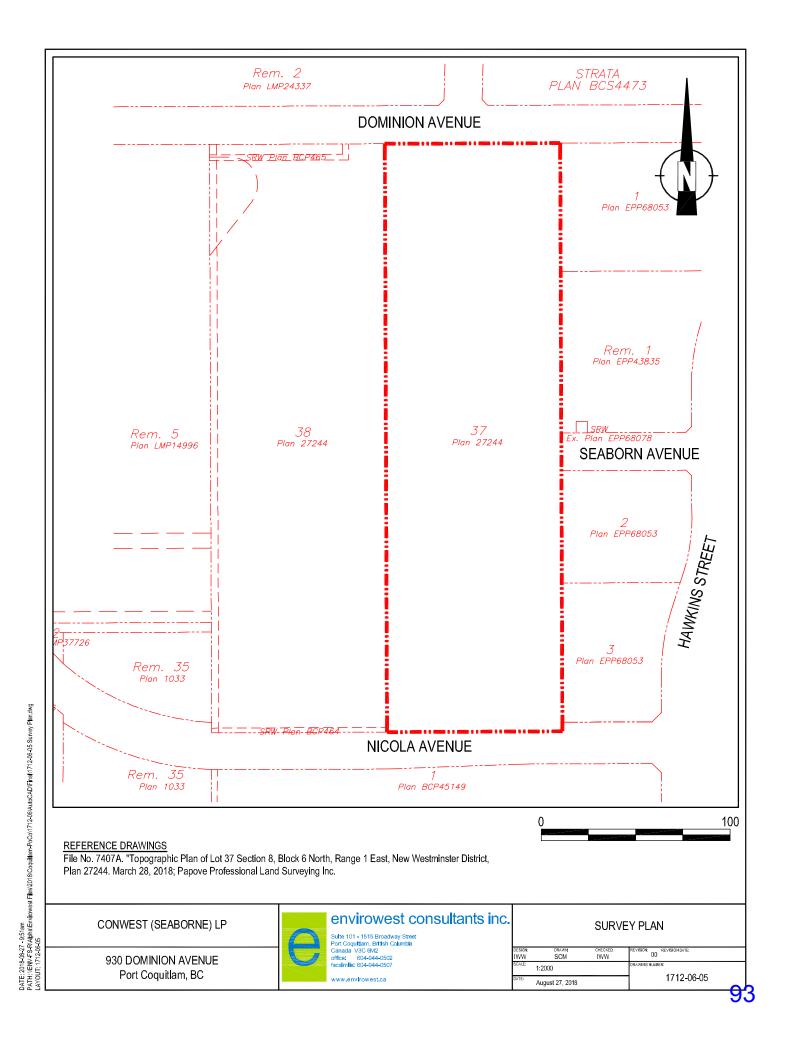
Periodic site inspections would be undertaken by an environmental consultant during the construction period, with particular emphasis on monitoring at the project start-up and during wet weather. Site runoff will need to be monitored to ensure that turbidity is not elevated by runoff from fill material. If water appears visually turbid, water samples would be collected.

The objective would be to ensure that suspended sediment in the discharge water does not exceed 25 mg/L during dry weather and 75 mg/L during wet weather. Regular reports of observations and recommendations, if required, would be made available to the City.

## WATERCOURSE PROTECTION AREA (WPA) MANAGEMENT PLAN

The proposed bio-swales are not considered to constitute a WPA. Notwithstanding, the Applicant' landscaping contractor will be retained to maintain the site for at least two years postplanting, including irrigation and replacement of any dead or dying plant material. A report would be provided by an environmental consultant to the City at the end of each growing season for at least two years post-planting to ensure that the performance objectives of the plantings has been achieved. A bond provided to the City with respect to landscape works will include all of the maintenance and reporting items described above.

# ATTACHMENT A SITE SURVEY PLAN



# ATTACHMENT B TOPOGRAPHIC PLAN

# ATTACHMENT C PHOTOGRAPHS



Photograph 1. Looking southwest across the Property, with remaining residential structure (soon to be removed) (August 24, 2018)



Photograph 2. Typical view of the southern portion of the Property, seen from the western terminus of Seaborne Avenue along the east side of the Property (August 24, 2018).



Photograph 3. Looking eastward across the north end of the Property. One Douglas fir and two western redcedar are the only significant vegetation on the Property (August 24, 2018).



Photograph 4. Looking southwest across remnant drainage feature near the Property's northwest corner (August 24, 2018).

# ATTACHMENT D SPECIES AT RISK INFORMATION

ATTACHMENT D Species-at-risk within Metro Vancouver and the Coastal Western Hemlock biogeoclimatic zone Status

Scientific Name	Englis h Name	Provin cia	BC List	COSEWIC	SARA	Global	CF P rio rit y
Acipenser medirostris	Green Sturgeon	S1N (2004)	Red	SC (2013)	1-SC (2006)	G3 (2004)	2
Acipenser transmontanus	White Sturgeon	S2 (2004)	No Status	E (2003)	1-E (2006)	G4 (2002)	2
Acipenser transmontanus pop. 4	White Sturgeon (Lower Fraser River population)	S2 (2010)	Red	T (2012)		G4T2 (2002)	1
Actinemys marmorata	Western Pond Turtle	SX (2012)	Red	XT (2012)	1-XX (2005)	G3G4 (2013)	2
Allogona townsendiana	Oregon Forestsnail	S2 (2015)	Red	E (2013)	1-E (2005)	G3G4 (2010)	1
Alopecurus carolinianus	Carolina meadow-foxtail	S2 (2015)	Red			G5 (1986)	3
Alsia californica		S3 (2015)	Blue			G4(199	2) 3
Anagallis minima	chaffweed	S3 (2015)	Blue			G5 (1984)	2
Anaxyrus boreas	Western Toad	S4 (2016)	Yellow	SC (2012)	1-SC (2005)	G4 (2008)	2
Andreaea sinuosa		S1S2 (2011)	Red			G2(200	9) 1
Antigone canadensis	Sandhill Crane	S4B (2015)	Yellow	NAR (1979)		G5 (1996)	5
Aplodontia rufa	Mountain Beaver	S4 (2015)	Yellow	SC (2012)	1-SC (2003)	G5 (2015)	4
Ardea herodias fannini	Great Blue Heron, fannini subspecies	S2S3B,S4N (2009)	Blue	SC (2008)	1-SC (2010)	G5T4 (1997)	1
Argia emma	Emma's Dancer	S3S4 (2015)	Blue			G5 (1990)	4
Ascaphus truei	Coastal Tailed Frog	S4 (2016)	Yellow	SC (2011)	1-SC (2003)	G4 (2016)	1
Asio flammeus	Short-eared Owl	S3B,S2N (2015)	Blue	SC (2008)	1-SC (2012)	G5 (2014)	2
Bidens amplissima	Vancouver Island beggarticks	S3 (2015)	Blue	SC (2001)	1-SC (2003)	G3 (1988)	1
Botaurus lentiginosus	American Bittern	S3B (2015)	Blue			G5 (2016)	2
Brachyramphus marmoratus	Marbled Murrelet	S3B,S3N (2015)	Blue	T (2012)	1-T (2003)	G3 (2013)	1

Brachythecium holzingeri		S2S3 (2011)	Blue			GU (2000)	2
Brotherella roellii	Roell's brotherella	S1S2 (2011)	Red	E (2010)		G3 (2004)	2
Bryum schleicheri		S2S3 (2015)	Blue			G5? (2000)	3
Buteo lagopus	Rough-legged Hawk	S3N (2015)	Blue	NAR (1995)		G5 (1996)	2
Butorides virescens	Green Heron	S3S4B (2015)	Blue			G5 (2014)	4
Callicladium haldanianum		S3 (2015)	Blue			G5(1991)	3
Callitriche heterophylla var. heterophylla	two-edged water-starwort	S2S3 (2000)	Blue			G5T5 (1998)	3
Callophrys eryphon sheltonensis	Western Pine Elfin, sheltonensis subspecies	S3 (2013)	Blue			G5TNR	4
Callophrys johnsoni	Johnson's Hairstreak	S1S2 (2013)	Red			G3G4 (2004)	2
Carex comosa	bearded sedge	S3 (2016)	Blue			G5 (1998)	3
Carex feta	green-sheathed sedge	S3 (2015)	Blue			G5 (1990)	2
Carex interrupta	green-fruited sedge	S2S3 (2015)	Blue			G4 (2006)	2
Carychium occidentale	Western Thorn	S3 (2015)	Blue			G3G4 (2002)	2
Catostomus sp. 4	Salish Sucker	S1 (2010)	Red	T (2012)	1-E (2005)	G1 (2011)	1
Charina bottae	Northern Rubber Boa	S4 (2012)	Yellow	SC (2016)	1-SC (2005)	G5 (2016)	1
Chordeiles minor	Common Nighthawk	S4B (2015)	Yellow	T (2007)	1-T (2010)	G5 (2014)	2
Chrysemys picta	Painted Turtle	S3 (2012)	No Status	E/SC (2006)	1-E/SC (2007)	G5 (2016)	2
Chrysemys picta pop. 1	Painted Turtle - Pacific Coast Population	S2 (2012)	Red	T (2016)	1-E (2007)	G5T2 (2007)	2
Claytonia washingtoniana	Washington springbeauty	S2 (2017)	Red			G2G4 (2001)	3
Coccothraustes vespertinus	Evening Grosbeak	S5 (2015)	Yellow	SC (2016)		G5 (1996)	2
Contopus cooperi	Olive-sided Flycatcher	S3S4B (2015)	Blue	T (2007)	1-T (2010)	G4 (2008)	2
Corynorhinus townsendii	Townsend's Big-eared Bat	S3S4 (2015)	Blue			G4 (2015)	2
Cryptomastix devia	Puget Oregonian	SX (2015)	Red	XT (2013)	1-XX (2005)	G3 (2005)	1
Cypseloides niger	Black Swift	S2S3B (2015)	Blue	E (2015)		G4 (2015)	2
Danaus plexippus	Monarch	S3B (2013)	Blue	E (2016)	1-SC (2003)	G4 (2015)	2
Diphyscium foliosum		S2S3 (2015)	Blue			G5 (1991)	3
Discelium nudum		S1 (2015)	Red			G3G4 (1999)	1
Elatine rubella	three-flowered waterwort	S3 (2015)	Blue			G5 (1988)	<sup>2</sup> 101

Epargyreus clarus	Silver-spotted Skipper	S3 (2013)	Blue			G5 (2009)	4
Epargyreus clarus californicus	Silver-spotted Skipper, californicus subspecies	S1 (2016)	Red			G5TNR	
Erigeron philadelphicus var. glaber	salt marsh Philadelphia daisy	S1 (2013)	Red			G5T1 (2015)	
Euphyes vestris	Dun Skipper	S2 (2013)	Red	T (2013)	1-T (2003)	G5 (2016)	2
Falco peregrinus	Peregrine Falcon	S3B (2015)	No Status	SC (2007)	1-SC	G4 (2000)	2
Falco peregrinus anatum	Peregrine Falcon, anatum subspecies	S2?B (2010)	Red	NAR (2017)	1-SC (2012)	G4T4 (2006)	2
Fissidens pauperculus	poor pocket moss	S1 (2015)	Red	E (2011)	1-E (2003)	G3? (2012)	2
Fissidens ventricosus		S2S3 (2015)	Blue			GU (2000)	2
Galba bulimoides	Prairie Fossaria	S3? (2015)	Blue			G5 (1999)	4
Galba dalli	Dusky Fossaria	S3S4 (2015)	Blue			G5 (1999)	
Glyceria leptostachya	slender-spiked mannagrass	S3 (2015)	Blue			G3 (1991)	2
Gulo gulo	Wolverine	S3 (2015)	No Status	SC (2014)		G4 (2005)	2
Gulo gulo luscus	Wolverine, luscus subspecies	S3 (2010)	Blue	SC (2014)		G4T4 (1996)	2
Haliotis kamtschatkana	Northern Abalone	S2 (2002)	Red	E (2009)	1-E	G3G4 (2010)	2
Hirundo rustica	Barn Swallow	S3S4B (2015)	Blue	T (2011)	1-T (2017)	G5 (2014)	2
Hydroprogne caspia	Caspian Tern	S3B (2015)	Blue	NAR (1999)		G5 (1996)	2
Hygrohypnum alpinum		S3 (2015)	Blue			G4G5 (2007)	3
Isoetes nuttallii	Nuttall's quillwort	S3 (2015)	Blue			G4? (2011)	2
Juncus brevicaudatus	short-tailed rush	S1S3 (2015)	Red			G5 (1998)	6
Juncus oxymeris	pointed rush	S3? (2015)	Blue			G5 (1993)	3
Lepus americanus washingtonii	Snowshoe Hare, washingtonii subspecies	S1 (2011)	Red			G5T3T5 (1996)	1
Lilaea scilloides	flowering quillwort	S2S3 (2015)	Blue			G5? (1998)	3
Lindernia dubia var. anagallidea	false-pimpernel	S2S3 (2001)	Blue			G5T4 (1997)	2
Lindernia dubia var. dubia	yellowseed false pimpernel	S2 (2017)	Red			G5T5 (2000)	1
Lobaria retigera	smoker's lung	S3 (2010)	Blue			GNR	4
Lupinus rivularis	streambank lupine	S1 (2009)	Red	E (2002)	1-E (2005)	G2G4 (2009)	1
Megascops kennicottii	Western Screech-Owl	S4 (2015)	No Status	T (2012)	1-T	G4G5 (2016)	2
Megascops kennicottii kennicottii	Western Screech-Owl, kennicottii subspecies	S2S3 (2017)	Blue	T (2012)	1-T	G5T4 (2003)	1 <b>1</b>

	Mustela frenata altifrontalis	Long-tailed weasel, altifrontalis subspecies	SH (2011)	Red		G5TNR	Not Assessed
Myolis luciflugus			S1 (2006)	Red			1
Myriophyllum pinnatum         groon parrot's-feathor         \$2\$3 (2015)         Bluc         C014         (2015)           Navarretia intertexta         needle-leaved navarretia         \$2\$3 (2015)         Red         C5TNR         2           Nephroma occultum         cryptic paw         \$2\$3 (2007)         Bluo         \$C (2006)         1.5C         6           Nycitiorax nycitocrax         Black-crowned Night-horon         \$1 (2015)         Red         -         65         3           Octogemphus specularis         Grappletall         \$2 (2015)         Red         T (2013)         65         3           Octogemphus specularis         Grappletall         \$2 (2015)         Red         T (2013)         66         1           Omus audouini         Audouin's Night-stalking Tiper Bottl         \$1 (2017)         Red         T (2013)         66         1           Oncorhynchus clarkii         Gutthroat Trout, clarkii         \$3\$4 (2004)         Bluc         6414         2           Ophilogomphus occidentis         Sinuous Snaketall         \$3 (2015)         Blue         65         2           Orsamnos americanus         Mountain Goat         \$3 (2015)         Blue         65         2           Partystipiax longipennal         Blue Dasher	Myotis keenii	Keen's Myotis	S3? (2015)	Blue	DD (2003)		1
Navarretia intertexta   needle-leaved navarretia   S2 (2015)   Red   G5TNR   2	Myotis lucifugus	Little Brown Myotis	S4 (2015)	Yellow	E (2013)		5
Nephroma occultum	Myriophyllum pinnatum	green parrot's-feather	S2S3 (2015)	Blue			2
Nycticorax nycticorax   Black-crowned Night-heron   S1 (2015)   Red   G5 (51996)   3 (1996)	Navarretia intertexta	needle-leaved navarretia	S2 (2015)	Red		G5TNR	2
Cottogomphus specularis   Grappietali   S2 (2015)   Red   C4 (1990)   C1 (1996)	Nephroma occultum	cryptic paw	S2S3 (2007)	Blue	SC (2006)		2
Omus audouini         Audouin's Night-stalking Tiger         S1 (2017)         Red         T (2013)         G6 (2006)         1           Oncorrhynchus clarkil clarkil         Cutthroat Trout, clarkil subspecies         \$3\$4 (2004)         Blue         64TA 2 (1997)         2           Ophiogomphus occidentis         Sinuous Snaketalil         \$3\$ (2015)         Blue         65 (2015)         2           Orcamnos americanus         Mountain Goat         \$3\$ (2015)         Blue         65 (2015)         4           Pachydiplax longipennis         Blue Dasher         \$3\$4 (2013)         Blue         65 (2015)         4           Parnassius clodius cladidanus         Cladius Parnassian, claudianus subspecies         \$3\$4 (2013)         Blue         65 (2015)         4           Patagioenas fasciata         Band-tailed Pigeon         \$3\$48 (2015)         Blue         \$C (2008)         1-50 (2004)         2           Phaeophyscia kairamoi         five o'clock shadow         \$3\$ (2010)         Blue         NAR (1978)         65 (2011)         2           Physcomitrium Immorsum         \$1 (2015)         Red         \$65 (2015)         2         2           Physella propinqua         Rocky Mountain Physa         \$3\$4 (2015)         Blue         \$65 (2005)         625 (2005)         6	Nycticorax nycticorax	Black-crowned Night-heron	S1 (2015)	Red			3
Beetle	Octogomphus specularis	Grappletail	S2 (2015)	Red			2
Calarkii	Omus audouini	0 0	S1 (2017)	Red	T (2013)		1
Common samericanus		•	S3S4 (2004)	Blue			2
Pachydiplax longipennis   Blue Dasher   S3S4 (2015)   Blue   G5	Ophiogomphus occidentis	Sinuous Snaketail	S3 (2015)	Blue			2
Parnassius clodius claudianus claudianus         Clodius Parnassian, claudianus subspecies         S354 (2013)         Blue         G5TNR         6           Patagloenas fasciata         Band-talled Pigeon         \$354B (2015)         Blue         \$C (2008)         1.5C (2000)         2           Phaeophyscia kairamoi         five o'clock shadow         \$3 (2010)         Blue         NAR (1978)         G3G4 (2000)         3           Phalacrocorax auritus         Double-crested Cormorant         \$354B (2015)         Blue         NAR (1978)         G55 (1999)         2           Physcemitrium immersum         \$1 (2015)         Red         G4 (2004)         2         2           Physella propinqua         Rocky Mountain Physa         \$354 (2015)         Blue         G50 (2015)         6           Physella virginea         Sunset Physa         \$355 (2015)         Blue         G50 (2015)         Unable to Determine           Planorbula campestris         Meadow Rams-horn         \$354 (2015)         Blue         G465 (2015)         6           Plebejus saepiolus insulanus subspecies         \$37 (2011)         Blue         G65 (2004)         1           Pohlia cardotti         \$3 (2015)         Blue         G55 (2015)         3           Rana aurora         Northern Red-legged Fro	Oreamnos americanus	Mountain Goat	S3 (2015)	Blue			1
Patagloenas fasciata   Band-tailed Pigeon   S3S4B (2015)   Blue   SC (2008)   1-SC (2000)   C (2001) (2000)	Pachydiplax longipennis	Blue Dasher	S3S4 (2015)	Blue			4
Phaeophyscia kairamoi   five o'clock shadow   S3 (2010)   Blue   C3G4 (1999)   S3S4B (2015)   Blue   NAR (1978)   C3G5 (1999)   Phalacrocorax auritus   Double-crested Cormorant   S3S4B (2015)   Blue   NAR (1978)   C3G5 (1999)   Physcomitrium immersum   S1 (2015)   Red   Red (2004)   Physella propinqua   Rocky Mountain Physa   S3S4 (2015)   Blue   C3G5 (2015)   C3C15   Physella virginea   Sunset Physa   S3S5 (2015)   Blue   C3G5 (2015)   Determine   C3C15   Determine   C3C15   C3C			S3S4 (2013)	Blue		G5TNR	6
Phalacrocorax auritus   Double-crested Cormorant   S3S4B (2015)   Blue   NAR (1978)   G5 (1999)   2	Patagioenas fasciata	Band-tailed Pigeon	S3S4B (2015)	Blue	SC (2008)		2
Physcomitrium immersum         S1 (2015)         Red         G4 (2004)         2           Physella propinqua         Rocky Mountain Physa         S3S4 (2015)         Blue         G5Q (2015)         6           Physella virginea         Sunset Physa         S3S5 (2015)         Blue         G5Q (2015)         Unable to Determine           Planorbula campestris         Meadow Rams-horn         S3S4 (2015)         Blue         G4G5 (2015)         6           Platyhypnidium riparioides         S3? (2011)         Blue         G4G5 (2004)         2           Plebejus saepiolus insulanus insulanus         Greenish Blue, insulanus         SH (2013)         Red         E (2012)         1-E (55TH (2003))         1           Pohlia cardotii         S3 (2015)         Blue         G2G3 (2003)         1           Progne subis         Purple Martin         S3B (2015)         Blue         G65 (2014)         3           Rana aurora         Northern Red-legged Frog         S3 (2016)         Blue         SC (2015)         1-SC (2005)         G4 (2005)         2015)           Rana pretiosa         Oregon Spotted Frog         S1 (2016)         Red         E (2011)         1-E G2         1	Phaeophyscia kairamoi	five o'clock shadow	S3 (2010)	Blue			3
Physella propinqua         Rocky Mountain Physa         S3S4 (2015)         Blue         G5Q (2015)         6           Physella virginea         Sunset Physa         S3S5 (2015)         Blue         G5Q (2015)         Unable to (2015)           Planorbula campestris         Meadow Rams-horn         S3S4 (2015)         Blue         G4G5 (2015)         6           Platyhypnidium riparioides         S3? (2011)         Blue         G4 (2004)         2           Plebejus saepiolus insulanus subspecies         SH (2013)         Red         E (2012)         1-E (35TH (2003)         65TH (2003)         1           Pohlia cardotii         S3 (2015)         Blue         G2G3 (2007)         1           Progne subis         Purple Martin         S3B (2015)         Blue         G5 (2014)         3           Rana aurora         Northern Red-legged Frog         S3 (2016)         Blue         SC (2015)         1-SC (2005)         G4 (2015)         1           Rana pretiosa         Oregon Spotted Frog         S1 (2016)         Red         E (2011)         1-E G2         1	Phalacrocorax auritus	Double-crested Cormorant	S3S4B (2015)	Blue	NAR (1978)		2
Physella virginea   Sunset Physa   S3S5 (2015)   Blue   G5C (2015)   Determine	Physcomitrium immersum		S1 (2015)	Red			2
Planorbula campestris   Meadow Rams-horn   S3S4 (2015)   Blue   G4G5 (2015)   6	Physella propinqua	Rocky Mountain Physa	S3S4 (2015)	Blue			6
Platyhypnidium riparioides   S3? (2011)   Blue   G4 (2004)   2	Physella virginea	Sunset Physa	S3S5 (2015)	Blue			
Plebejus saepiolus   Greenish Blue, insulanus   SH (2013)   Red   E (2012)   1-E   G5TH   1     (2003)   (2003)	Planorbula campestris	Meadow Rams-horn	S3S4 (2015)	Blue			6
Insulanus   Subspecies   (2003) (2003)	Platyhypnidium riparioides		S3? (2011)	Blue			2
Progne subis   Purple Martin   S3B (2015)   Blue   G5 (2014)			SH (2013)	Red	E (2012)		1
Rana aurora   Northern Red-legged Frog   S3 (2016)   Blue   SC (2015)   1-SC   G4   1   (2005)   (2015)	Pohlia cardotii		S3 (2015)	Blue			1
(2005) (2015)  Rana pretiosa Oregon Spotted Frog S1 (2016) Red E (2011) 1-E G2 1	Progne subis	Purple Martin	S3B (2015)	Blue			3
	Rana aurora	Northern Red-legged Frog	S3 (2016)	Blue	SC (2015)		1
	Rana pretiosa	Oregon Spotted Frog	S1 (2016)	Red	E (2011)		103

Rhinichthys cataractae - Chehalis lineage	Nooksack Dace	S1 (2010)	Red	E (2007)	1-E (2003)	G3 (1996)	1
Rubus nivalis	snow bramble	S3? (2015)	Blue			G4? (1990)	2
Rupertia physodes	California-tea	S3 (2015)	Blue			G4 (1985)	2
Salvelinus confluentus	Bull Trout	S3S4 (2011)	Blue	SC (2012)		G4 (2011)	2
Salvelinus confluentus - coastal lineage	Bull Trout - Coastal Lineage	S3 (2011)	Blue	SC (2012)		G4T3T4 (2011)	
Sidalcea hendersonii	Henderson's checker-mallow	S3 (2015)	Blue			G3 (2004)	2
Sorex bendirii	Pacific Water Shrew	S2? (2015)	Red	E (2016)	1-E (2003)	G4 (2011)	1
Sorex rohweri	Olympic Shrew	S2? (2015)	Red			G4G5 (2007)	1
Sorex trowbridgii	Trowbridge's Shrew	S3 (2015)	Blue			G5 (1996)	2
Speyeria zerene bremnerii	Zerene Fritillary, bremnerii subspecies	S2 (2013)	Red			G5T3T4 (1998)	2
Sphaerium patella	Rocky Mountain Fingernailclam	SH (2015)	Red			G2G3 (2015)	2
Sphaerium striatinum	Striated Fingernailclam	S3S4 (2015)	Blue			G5 (2015)	Not Assessed
Sphagnum contortum		S3 (2015)	Blue			G5 (1990)	3
Spirinchus sp. 1	Pygmy Longfin Smelt	S1S2 (2013)	Red	DD (2004)		G1G2Q (2015)	1
Strix occidentalis	Spotted Owl	S1 (2015)	Red	E (2008)	1-E (2003)	G3G4 (2013)	2
Sympetrum vicinum	Autumn Meadowhawk	S3S4 (2015)	Blue			G5 (2015)	4
Tanypteryx hageni	Black Petaltail	S3 (2015)	Blue			G4 (2000)	4
Thaleichthys pacificus	Eulachon	S2S3 (2004)	Blue	E/T (2011)		G5 (2005)	2
Tyto alba	Barn Owl	S2? (2015)	Red	T (2010)	1-SC (2003)	G5 (1996)	2
Ursus arctos	Grizzly Bear	S3? (2015)	Blue	SC (2002)		G4 (2000)	2
Verbena hastata var. scabra	blue vervain	S2S3 (2012)	Blue			G5T5 (2002)	2

#### Search Summary

Time Performed Tue Feb 20 14:19:34 PST 2018

Results 124 records.

Search Type: Plants & Animals

Criteria AND Regional Districts: Metro Vancouver (MVRD) ( Restricted to Red, Blue, and Legally designated species )

AND BGC Zone: CWH

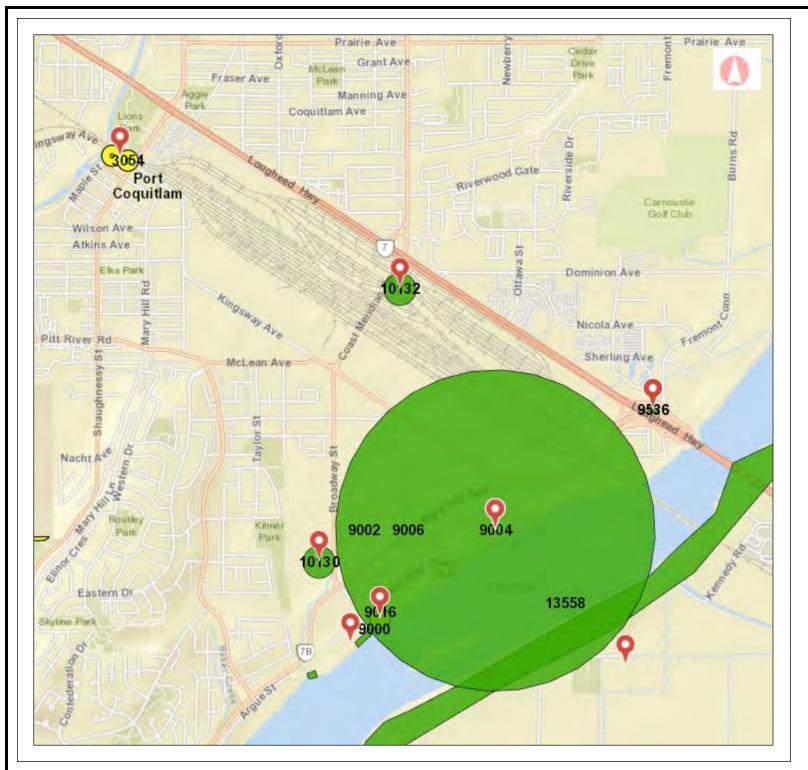
Sort Order: Scientific Name Ascending

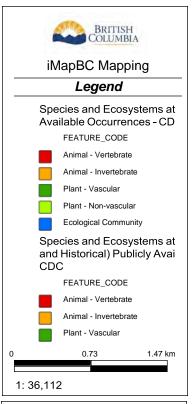
Notes

1. Citation: B.C. Conservation Data Centre. 2018. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <a href="http://a100.gov.bc.ca/pub/eswp/">http://a100.gov.bc.ca/pub/eswp/</a> (accessed Feb 20, 2018).

2. Forest District, MoE Region, Regional District and habitat lists are restricted to species that breed in the Forest District, MoE Region, Regional District or habitat (i.e., species will not be placed on lists where they occur only as migrants).

3. The data contained in the Results Export in BCSEE are provided under the Open Government License - BC.





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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

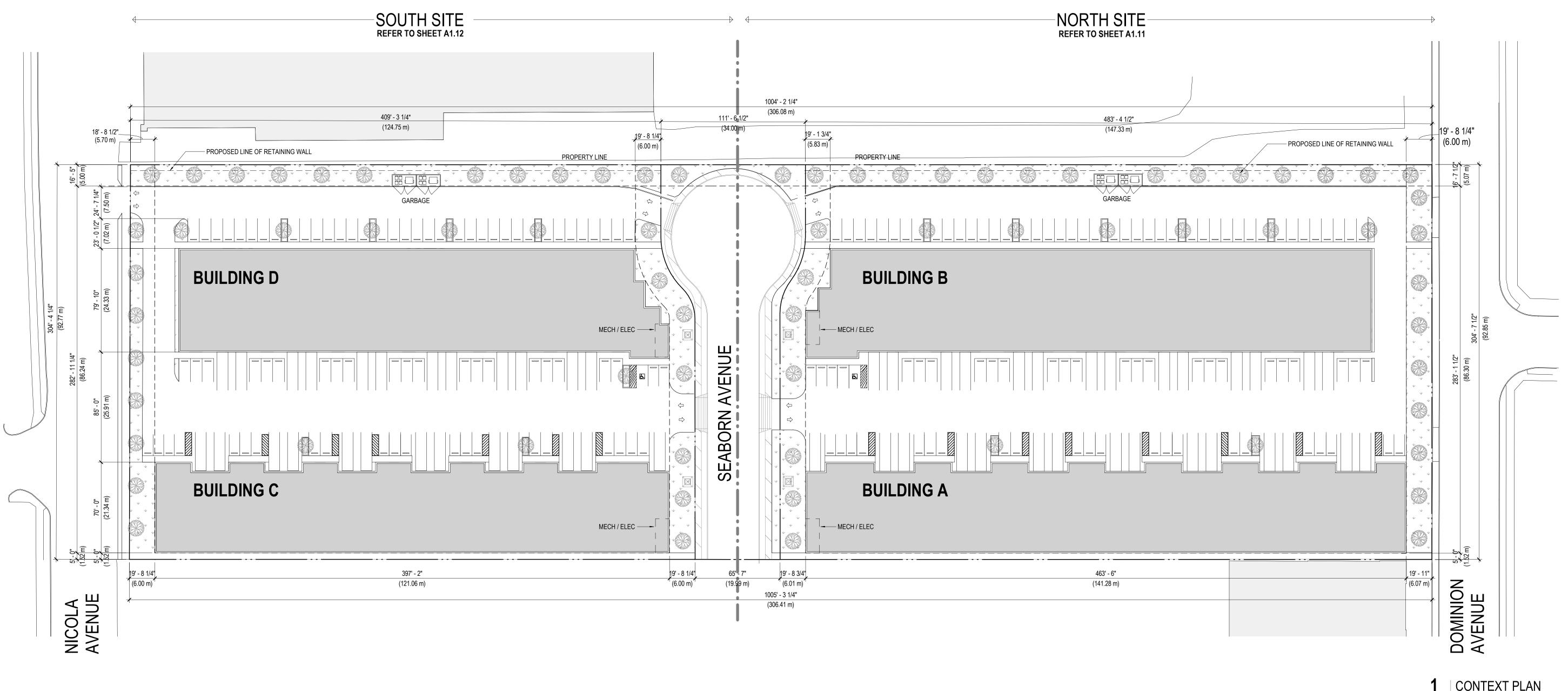
NAD83 Datum:

Projection: WGS\_1984\_Web\_Mercator\_Auxiliary \_Sphere

#### Key Map of British Columbia



# ATTACHMENT E DEVELOPMENT PLANS



CONTEXT PLAN SCALE: 1" = 40'-0"

SOUTH SITE

CIVIC ADDRESS 930 DOMINION AVENUE

LEGAL ADDRESS LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WESTMINSTER DISTRICT, PLAN NW P27244.

**EXISTING ZONING** A **PROPOSED ZONING** M3 **BUILDING USE** LIGHT INDUSTRIAL

SITE AREA 12,109.0m<sup>2</sup> (130,340sf) 1.211 ha NORTH SITE

CIVIC ADDRESS 930 DOMINION AVENUE

LOT 37, BLOCK 6N, SECTION 8, RANGE 1E, NEW WESTMINSTER DISTRICT, PLAN NW P27244.

EXISTING ZONING A PROPOSED ZONING M3 **BUILDING USE** LIGHT INDUSTRIAL

SITE AREA 14,076.8m<sup>2</sup> (151,522sf) 1.408 ha

CMA+D

Craig Mitchell Architecture+Design Inc. 327 Keary Street, New Westminster, BC V3L 3L2 Phone: 778.772.8332 email: craig@cmad.ca

This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made

ARCHITECT has not entered into a contract. This drawing shall not be used for construction purposes until it is issued

by THE ARCHITECT to any party with whom THE

NO. DATE Y/M/D DESCRIPTION

ISSUES AND REVISIONS

SEAL

for the purpose.

ABBOTSFORD • EDMONTON • VANCOUVER

#110 - 2920 VIRTUAL WAY VANCOUVER BC V5R 4Y3 T 604.294.6662 F 604.850.1580 WWW.KRAHN.COM

VANCOUVER OFFICE

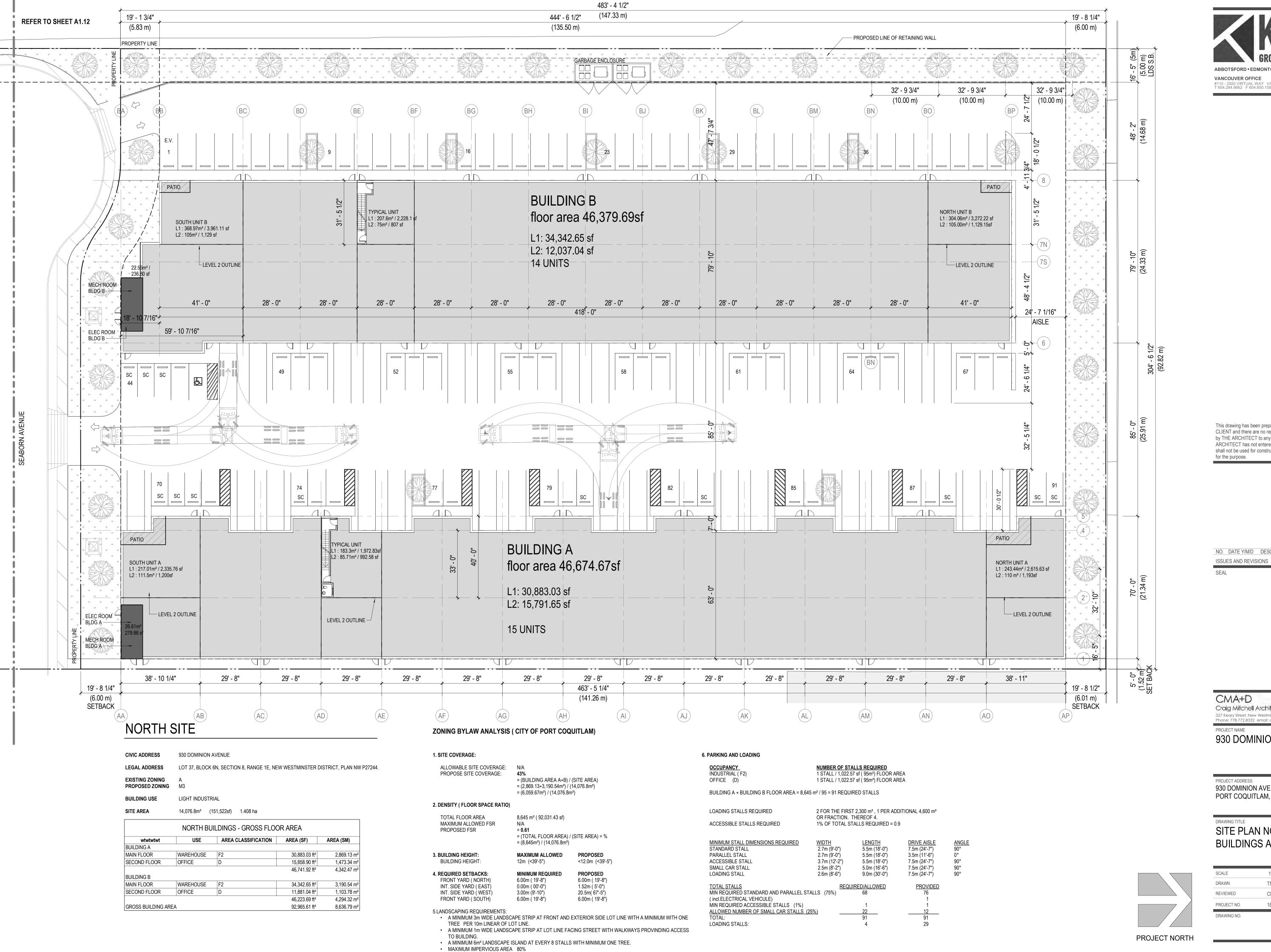
PROJECT NAME 930 DOMINION AVE

PROJECT ADDRESS 930 DOMINION AVE PORT COQUITLAM, BC V3B 8G8

DRAWING TITLE CONTEXT PLAN

SCALE As indicated DRAWN REVIEWED CM 180221 PROJECT NO. DRAWING NO.





(IMPERVIOUS AREA) / (SITE AREA)= TBD

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NO. DATE Y/M/D DESCRIPTION

CMA+D

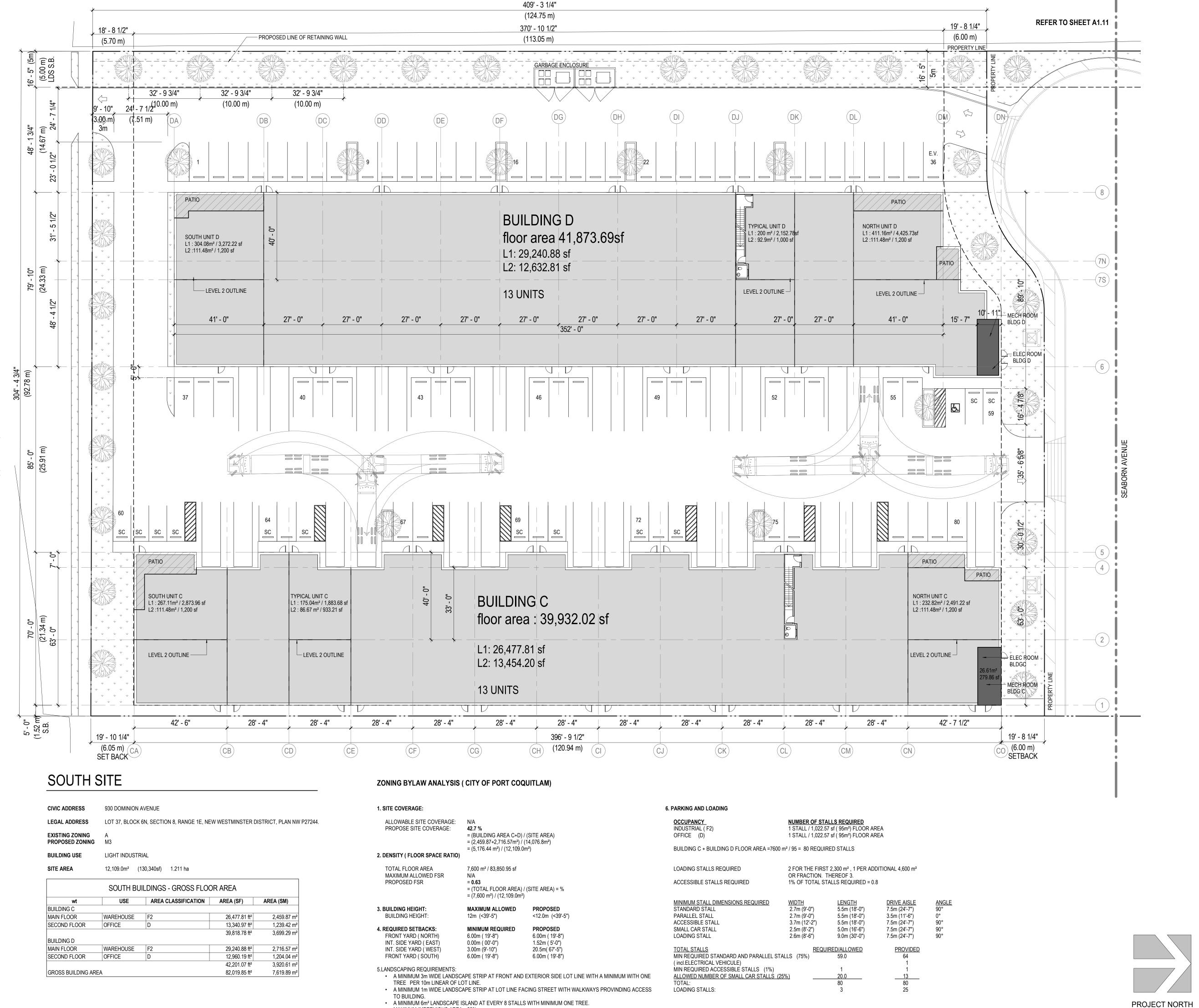
Craig Mitchell Architecture+Design Inc. 327 Keary Street, New Westminster, BC V3L 3L2 Phone: 778.772.8332 email: craig@cmad.ca

PROJECT NAME 930 DOMINION AVE

PROJECT ADDRESS 930 DOMINION AVE PORT COQUITLAM, BC V3B 8G8

SITE PLAN NORTH BUILDINGS A AND B

1" = 20'-0" SCALE DRAWN TM REVIEWED CM PROJECT NO. 180221 DRAWING NO.



MAXIMUM IMPERVIOUS AREA 80%

PROPOSED

(IMPERVIOUS AREA) / (SITE AREA)= TBD

ABBOTSFORD • EDMONTON • VANCOUVER VANCOUVER OFFICE #110 - 2920 VIRTUAL WAY VANCOUVER BC V5R 4Y3 T 604.294.6662 F 604.850.1580 WWW.KRAHN.COM

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NO. DATE Y/M/D DESCRIPTION

ISSUES AND REVISIONS

SEAL

CMA+D Craig Mitchell Architecture+Design Inc. 327 Keary Street, New Westminster, BC V3L 3L2 Phone: 778.772.8332 email: craig@cmad.ca

PROJECT NAME 930 DOMINION AVE

PROJECT ADDRESS 930 DOMINION AVE PORT COQUITLAM, BC V3B 8G8

DRAWING TITLE

SITE PLAN SOUTH BUILDINGS C AND D

SCALE 1" = 20'-0" DRAWN TM REVIEWED CM PROJECT NO. 180221 DRAWING NO.

### ATTACHMENT F DFO SELF-ASSESSMENT



August 9, 2018

Fisheries and Oceans Canada Ecosystem Management Branch / Fisheries Protection Program 200 – 401 Burrard Street, Vancouver, BC V6C 3S4

**Attention:** Mr. Brian G. Naito

**Senior Fisheries Protection Biologist** 

Dear Mr. Naito,

RE: 930 DOMINION AVENUE, PORT COQUITLAM
ELIMINATION OF REMNANT DRAINAGE FEATURES
SELF ASSESSMENT

In or about 2010 an agreement was made between Fisheries and Oceans Canada (DFO) and the City of Port Coquitlam to eliminate a network of drainage ditches in the Dominion Triangle area and replace the habitat with an intertidal wetland adjacent to the Pitt River. The agreement addressed the habitat losses associated with development of ten private properties and two City projects. The intertidal habitat has since been completed and deemed fully functional for several years. An overview of the Dominion Triangle Habitat Compensation Strategy and plan is included as Attachment A.

While all habitat losses have been fully compensated for, the owner of one of private properties did not contribute financially to the project. Costs associated with that property (930 Dominion Avenue; the Property) were borne by the other participants of the project. The Property is currently the subject of a development application and the City of Port Coquitlam requires confirmation that DFO has no further interest in the Property or, alternatively, that DFO does have an interest and that an Authorization or alternate form of approval is forthcoming. It is in this regard that you have suggested that I address this matter through the self-assessment approach.

The self-assessment approach is described on the DFO web-site viewed on this date (which indicates the site was last modified on May 16, 2018). The web-site describes types of waterbodies and types of activities/criteria where DFO review is not required (i.e. self-assessment is appropriate). The remnant waterbodies on the Property do not contain fish at any

time of the year and are not connected to a waterbody that contains fish at any time of the year; DFO review is not required for these waterbodies.

Notwithstanding the fulfilment of a habitat replacement project that accounted for the elimination of all drainage features on the Property, we propose that additional works be implemented in conjunction with development of the Property. These works would include a linear bio-swale that would extend along the west and north boundaries of the site. The bio-swale would include a drainage feature to filter and detain site runoff, and native landscaping to provide habitat for wildlife such as passerine birds. The swale would be a minimum of 6 metres in width and would occupy approximately 2,340 m² of the Property. The bio-swale area is generally depicted (red-shaded area) on the attached site plan (Attachment B).

It is the opinion of the undersigned that development of the Property that includes the bio-swale, and recognizes the previous completion of compensation habitat, will result in no serious harm to fish. The development would, therefore, be compliant with the *Fisheries Act*.

We would appreciate your acknowledgement of receipt of this self-assessment.

Please contact me at 604-944-0502 or whyte@envirowest.ca should you have any questions or require further information.

Yours truly,

ENVIROWEST CONSULTANTS INC.

Ian Whyte, P.Ag.

Senior Project Manager

IWW attach.

### ATTACHMENT A

**Dominion Triangle Habitat Compensation Strategy** 

### A CHRONOLOGY OF THE DOMINION TRIANGLE HABITAT COMPENSATION STRATEGY

March 2, 2010 Page 1

In the late 1990s the City of Port Coquitlam (the City) recognized the development potential of lands within the Dominion Triangle, bounded by the Lougheed Highway, Dominion Avenue and the Pitt River. New East Consulting Services Ltd. were retained by the City to assess drainage options for the area, including development of conceptual plans that would result in the majority of watercourses being replaced by a single enhanced channel adjacent to the Pitt River. The need to obtain an Authorization from Fisheries and Oceans Canada (DFO) for such works was noted.

In 2000, in conjunction with a comprehensive development application for a project in the Dominion Triangle, more thorough assessments of existing habitats were initiated. Concurrently, discussions regarding habitat compensation commenced with DFO, the BC Ministry of Environment (MoE) and the City. A July 4, 2001 letter from Mr. Bruce Reid of DFO (copy included as Attachment A) summarized the terms and conditions by which watercourses in the Dominion Triangle could be replaced by intertidal habitat adjacent to the Pitt River, between Dominion and Prairie avenues. Habitat losses included the wetted and riparian habitat components of every watercourse within the Dominion Triangle. Riparian habitat was defined as all vegetated land (including agricultural fields) within 15 metres of the wetted edge of any watercourse. Compensation would be based on replacement of wetted habitat with new wetted (intertidal) habitat at a rate of 1-for-1, and replacement of riparian habitat with either new riparian habitat at a rate of 1-for-1 or with new wetted (intertidal) habitat a rate of 0.5-for-1. Twenty-eight properties were included in the conceptual plan. In a letter dated January 30, 2002 (copy included as Attachment B), Mr. Brad Fanos of DFO accepted the concept of developing the proposed intertidal habitat further upstream, adjacent to DeBoville Slough.

In the spring of 2004, in consultation with DFO (Mr. Mike Engelsjord), agreement was reached with respect to a revised definition for the amount of riparian habitat requiring compensation. The term functional habitat was adopted and applied to lands within 15 metres of the wetted edge of any watercourse. Functional habitat was defined as any area vegetated with native plant species (i.e. agricultural areas were excluded). Also, the watercourse along the Lougheed Highway was excluded from the calculation of habitat compensation. These revisions reduced the number of properties requiring compensation habitat to eighteen.

In the fall of 2004, further revisions to the conceptual plan were made following a meeting and site tour with the City of Port Coquitlam (Mr. Allen Jensen) and Fisheries and Oceans Canada (Mr. Mike Engelsjord). Changes include the addition and deletion of some watercourse reaches, and redefinition of watercourse setbacks to be consistent with the City's Watercourse Protection Bylaw and associated Watercourse Classification Map. This change resulted in the exclusion of numerous Class C watercourses (insignificant habitat value), predominantly within agricultural fields south of Dominion Avenue. It also resulted in the widening of setbacks to 30 metres for several watercourse sections. The term functional habitat was retained to define riparian areas requiring compensation. These revisions reduced the number of properties requiring compensation habitat to eight.

In February 2005, in response to direction from City staff (supported by Mr. Mike Engelsjord of DFO), the definition of functional riparian was modified to include a minimum width of 7.5

### A CHRONOLOGY OF THE DOMINION TRIANGLE HABITAT COMPENSATION STRATEGY

March 2, 2010 Page 2

metres. Additional minor modifications were made, with the number of properties requiring compensation increased to nine.

In May of 2005, at the request of the City staff, modifications were made (primarily with respect to inclusion of watercourse reaches) that resulted in an increase in the number of properties requiring compensation to nineteen. Based on a meeting in June 2005 between City staff and two of the area's primary landowners, the number of properties requiring compensation increased to twenty. In September 2005, at the request of the City, all properties adjacent to Lougheed Highway, west of the Nicola Avenue R/W, were excluded from the strategy. The number of properties requiring compensation decreased to nine.

In 2006, a Letter of Advice was issued by DFO (refer to October 30, 2006 letter from Mr. Brad Fanos, included as Attachment C) to the owners of one of the properties, allowing for the elimination of two watercourses. The Letter of Advice acknowledged that the watercourse eliminations were part of a broader integrated development plan for the Dominion Triangle area, with compensation to be provided as part of the Dominion Triangle Habitat Compensation Strategy.

In the spring of 2007 revisions were made to reflect the Gateway Project, and to include two City projects (Dominion Avenue widening and Broadway Street widening) in the accounting of habitat impacts. Although near completion at that time, the DFO Authorization agreement for the Dominion Avenue road project (copy included as Attachment D) identified an obligation to provide additional compensation in conjunction with the Pitt River intertidal project. Another revision was made in order to reconcile the City's Watercourse Protection Bylaw, requiring the determination of total areas encompassed by setbacks as prescribed by the bylaw. The portion not attributed to "riparian" habitat was deemed to be "wildlife" habitat, requiring replacement at a 1-for-1 ratio. The number of properties requiring compensation increased to twelve. Detailed habitat compensation plans, including engineering plans for a new dyke adjacent to the Pitt River north of Lougheed Highway, were completed.

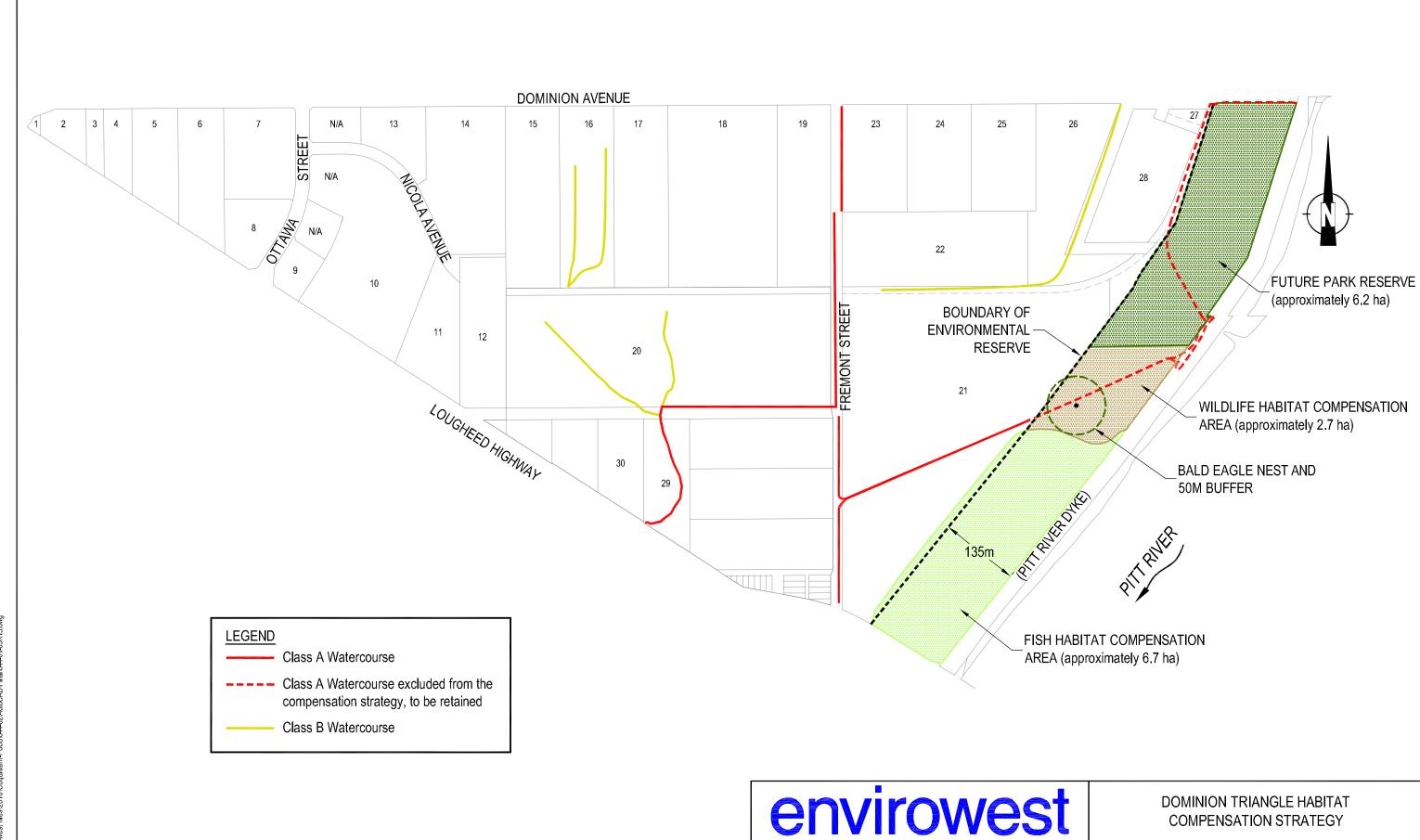
As a result of complications related to the tenure of the land on which the compensation habitat was to be constructed, a revised plan was developed that would address only the habitat requirements of the City of Port Coquitlam and Townline Ventures. That plan involved the development of intertidal and riparian habitat on an agricultural property west of the Pitt River dyke, immediately north of Prairie Avenue. The proposed habitats were approved by the environmental agencies, but was not approved by the Agricultural Land Commission.

Ownership of the lands adjacent to the river, north of Lougheed Highway, has recently changed. The City of Port Coquitlam has negotiated with the new owners and an agreement has been reached that will allow the originally designed Pitt River Intertidal Habitat Project to be completed. This project will fulfill the habitat compensation requirements of ten properties and the two City road projects (Dominion Avenue and Broadway Street). In total, fisheries habitat that will be eliminated includes 12,554 m² of wetted habitat and 82,311 m² of riparian habitat; wildlife habitat totals an additional 27,210 m². A summary table of habitat compensation requirements is provided in Attachment E. Compensation for the fisheries habitat will occur

### A CHRONOLOGY OF THE DOMINION TRIANGLE HABITAT COMPENSATION STRATEGY

March 2, 2010 Page 3

within the Pitt River Intertidal project site, approximately 6.6 ha in area. A habitat balance is achieved based on replacement ratios of 1-for-1 for wetted habitat replaced by intertidal habitat, 1-for-1 for riparian habitat replaced by riparian habitat, and 0.5-for-1 for riparian habitat replaced by intertidal habitat. Compensation for wildlife habitat will occur immediately north of the fisheries habitat area, and is based on a 1-for-1 replacement ratio. Envirowest Drawing No. 844-01-05 (Rev. 15), included as Attachment F, identifies the watercourses to be eliminated, and the proposed habitat compensation areas.



ECL ENVIROWEST CONSULTANTS LIMITED Suite 130 - 3700 North Fraser Way Burnaby, B.C. V5J 5J4

**ENVIRONMENTAL CONSULTANTS** 

voice: 604-451-0505 facsimile: 604-451-0557

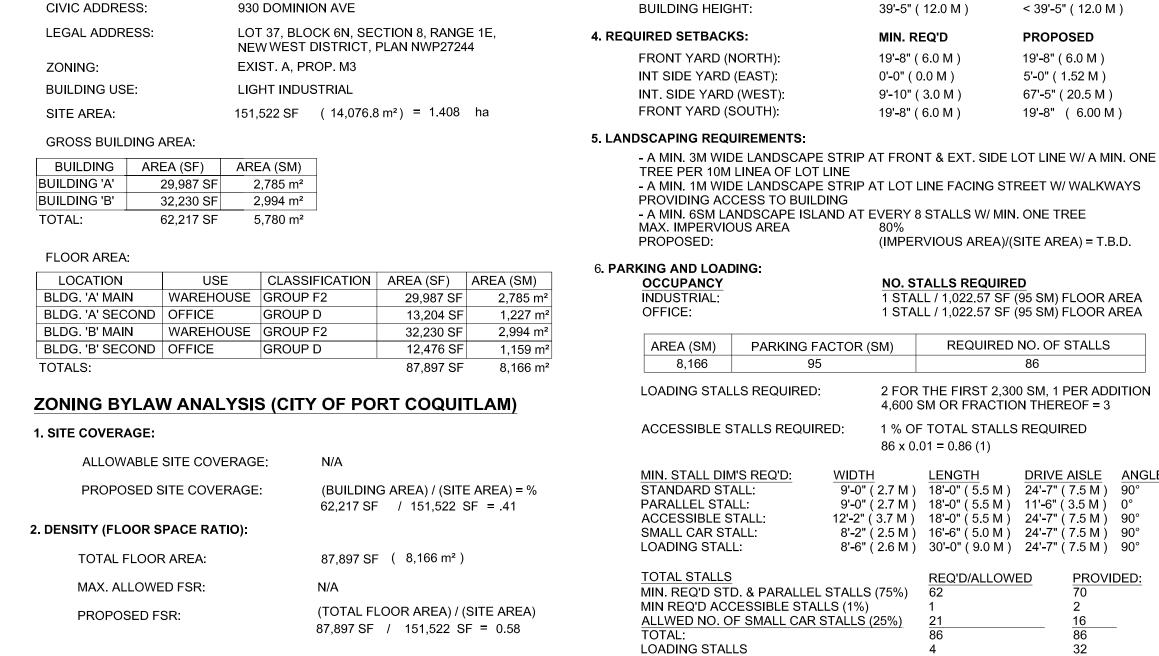
### **COMPENSATION STRATEGY**

SIGN:	drawn: NMG/ARJ	CHECKED:	REVISION:	15	REVISION DATE:	Februa	ry 25, 2010
ALE:	1:6000		DRAWING N	NUMBE		4 05	4.4.0
TE:	September 10, 2004				844-0	1-05	118

### ATTACHMENT B

Site Plan





19'-8" ( 6.0 M )

5'-0" ( 1.52 M )

67'-5" ( 20.5 M )

(IMPERVIOUS AREA)/(SITE AREA) = T.B.D.

NO. STALLS REQUIRED

1 STALL / 1,022.57 SF (95 SM) FLOOR AREA

1 STALL / 1,022.57 SF (95 SM) FLOOR AREA

2 FOR THE FIRST 2,300 SM, 1 PER ADDITION

4,600 SM OR FRACTION THEREOF = 3

1 % OF TOTAL STALLS REQUIRED

 $86 \times 0.01 = 0.86 (1)$ 

REQUIRED NO. OF STALLS

DRIVE AISLE ANGLE

19'-8" ( 6.00 M )

19'-8" ( 6.0 M )

0'-0" ( 0.0 M )

9'-10" ( 3.0 M )

19'-8" ( 6.0 M )

CIVIC ADDRESS:	930	DOMINION AVE		BUILDING HEIGHT: 39	9'-5" ( 12.0
LEGAL ADDRESS:	10	T 37 BLOCK AN SE	CTION 8, RANGE 1E,	4. REQUIRED SETBACKS:	IN. REQ'I
LEGAL ADDINESS.		W WEST DISTRICT,			'-8" ( 6.0
ZONING:		ST. A, PROP. M3			.00 ( 0.0 N
20111110.	LXI	IST. A, FROF. WIS			10" ( 3.0
BUILDING USE:	LIG	HT INDUSTRIAL		FRONT YARD (SOUTH):	)'-8" ( 6.0
SITE AREA:	130	,340 SF ( 12,109.0	) m² ) = 1.211 ha	5. LANDSCAPING REQUIREMENTS:	
GROSS BUILDING	AREA:			- A MIN. 3M WIDE LANDSCAPE STRIP AT	FRONT 8
BUILDING AR	EA (SF) ARI	EA (SM)		TREE PER 10M LINEAR OF LOT LINE - A MIN. 1M WIDE LANDSCAPE STRIP AT	OT LINE
	25,654 SF	2,383 m <sup>2</sup>		PROVIDING ACCESS TO BUILDING	
	27,618 SF	2,565 m <sup>2</sup>		- A MIN. 6SM LANDSCAPE ISLAND AT EVE MAX. IMPERVIOUS AREA 80	
TOTAL:	53,272 SF	4,949 m²			)% MPERVIC
FLOOR AREA:				6. PARKING AND LOADING:	
LOCATION	USE	CLASSIFICATION	AREA (SF) AREA (SM)		O. STAL
BLDG. 'C' MAIN		GROUP F2	25,654 SF 2,383 m <sup>2</sup>		STALL /
BLDG. 'C' SECOND		GROUP D	11,348 SF 1,054 m <sup>2</sup>		0.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
BLDG. 'D' MAIN	WAREHOUSE	GROUP F2	27,618 SF 2,565 m <sup>2</sup>	AREA (SM) PARKING FACTOR (SM	)
BLDG. 'D' SECOND		GROUP D	12,381 SF 1,150 m <sup>2</sup>	7,148 95	
TOTALS:			76,938 SF 7,148 m²	LOADING STALLS REQUIRED: 2	FOR THI
					600 SM
ZONING BYLA	W ANALYSI	S (CITY OF PO	RT COQUITLAM)	ACCESSIBLE STALLS REQUIRED: 1	% OF TO
I. SITE COVERAGE:				1	13 x 0.01
ALLOWABLE	SITE COVERAG	E: N/A		MIN. STALL DIM'S REQ'D: WIDTH	<u>LE</u>
				STANDARD STALL: 9'-0" ( 2.	
PROPOSED:	SITE COVERAGE		G AREA) / (SITE AREA) = %	PARALLEL STALL: 9'-0" ( 2.	
PROPOSED S	SITE COVERAGE		G AREA) / (SITE AREA) = % F / 130,340 SF = 40.9	ACCESSIBLE STALL: 12'-2" (3.7	'M ) 18
				ACCESSIBLE STALL: 12'-2" (3.7	′M ) 18 5 M ) 16
	SPACE RATIO):	53,272 SI		ACCESSIBLE STALL: 12'-2" ( 3.7 SMALL CAR STALL: 8'-2" ( 2.1 LOADING STALL: 8'-6" ( 2.1 TOTAL STALLS	′ M ) 18 5 M ) 16 6 M ) 30 RE
. DENSITY (FLOOR S	BPACE RATIO): R AREA:	53,272 SI 76,938 SF	F / 130,340 SF = 40.9	ACCESSIBLE STALL: 12'-2" ( 3.7 SMALL CAR STALL: 8'-2" ( 2.1 LOADING STALL: 8'-6" ( 2.1 TOTAL STALLS  MIN. REQ'D STD. & PARALLEL STALLS (75	'M ) 18 5 M ) 16 6 M ) 30 RE 5%) 55
. DENSITY (FLOOR S	BPACE RATIO): R AREA:	53,272 SI 76,938 SF N/A	F / 130,340 SF = 40.9 F ( 7,148 m <sup>2</sup> )	ACCESSIBLE STALL: 12'-2" ( 3.7 SMALL CAR STALL: 8'-2" ( 2.7 LOADING STALL: 8'-6" ( 2.7 MIN. REQ'D STD. & PARALLEL STALLS (78 MIN REQ'D ACCESSIBLE STALLS (1%)	7 M ) 18 5 M ) 16 6 M ) 30 <u>RE</u> 5%) 55
2. DENSITY (FLOOR S	SPACE RATIO): R AREA: ED FSR:	53,272 SI 76,938 SF N/A (TOTAL FI	F / 130,340 SF = 40.9	ACCESSIBLE STALL: 12'-2" ( 3.7 SMALL CAR STALL: 8'-2" ( 2.1 LOADING STALL: 8'-6" ( 2.1 TOTAL STALLS  MIN. REQ'D STD. & PARALLEL STALLS (75	7 M ) 18 5 M ) 16 6 M ) 30 <u>RE</u> 5%) 55

. BUILD	ING HEIGHT:					
E	BUILDING HEIGI	HT:		<b>ALLOWED</b> ( 12.0 M )	PROPOSED < 39'-5" ( 12.0 M )	
				( ,	33 G ( 1 <u>2</u> 13 III )	
. REQU	IRED SETBACK	(S:	MIN. R	EQ'D	PROPOSED	
F	FRONT YARD (N	IORTH):		(6.0 M)	19'-8" ( 6.0 M )	
J	NT SIDE YARD	(EAST):	0'-0" (	0.0 M )	5'-0"(1.52 M)	
I	NT. SIDE YARD	(WEST):	9'-10" (	(3.0 M)	67'-5" ( 20.5 M )	
F	FRONT YARD (S	OUTH):	19'-8" (	(6.0 M)	19'-8"(6.0 M)	
. LAND	SCAPING REQU	JIREMENTS:		,	, ,	
_	- Δ MINI 3M W/ID	E LANDSCAPE :	STRIP AT FROI	NT & FXT SIDE	LOT LINE W/ A MIN. ON	IE
		LINEAR OF LOT		INT & EXT. SIDE	LOT LINE W/ A WIIN. ON	<b>1</b> L
-	- A MIN. 1M WID	E LANDSCAPE	STRIP AT LOT	LINE FACING S	TREET W/ WALKWAYS	
		CESS TO BUILDI				
		NDSCAPE ISLAI		8 STALLS W/ MII	N. ONE TREE	
	MAX. IMPERVIO PROPOSED:	US AREA	80% (IMPE)	RVIOUS ARFA)/	(SITE AREA) = T.B.D.	
		INC.	( Li		()	
	ING AND LOAD OCCUPANCY	ING:	NO 6	TALLS REQUIR		
	COUCH MINU!				<b>⊢</b> ∣)	
	INDUSTRIAL:					
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	OFFICE:  AREA (SM) 7,148  LOADING STALI  ACCESSIBLE S	95 LS REQUIRED: TALLS REQUIRE	1 STA 1 STA CTOR (SM) 2 FOR 4,600 ED: 1 % O	LL / 1,022.57 SF LL / 1,022.57 SF REQUIRED R THE FIRST 2,3 SM OR FRACTI F TOTAL STALL 0.01 = 1.13 (2)	(95 SM) FLOOR AREA (95 SM) FLOOR AREA (95 SM) FLOOR AREA (10 SM, 00 SM, 1 PER ADDITION (10 SM, 1 PER ADDITION (10 SM) SREQUIRED	
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CONWEST

2 31-07-2018 ISSUED FOR CLIENT REVIEW 1 27-07-2018 ISSUED FOR CLIENT REVIEW NO: DATE: (d/m/y) DESCRIPTION:

CMA+D Craig Mitchell Architecture+Design Inc. 327 Keary Street, New Westminster, BC V3L 3L2 Phone: 778.772.8332 email: craig@cmad.ca

**MULTI TENANT** BUILDINGS FOR CONWEST DEV.

ISSUES & REVISIONS:

PROJECT ADDRESS: 930 DOMINION AVENUE ( ?? / ?? SEABORNE AVE )

PORT COQUITLAM, B.C.

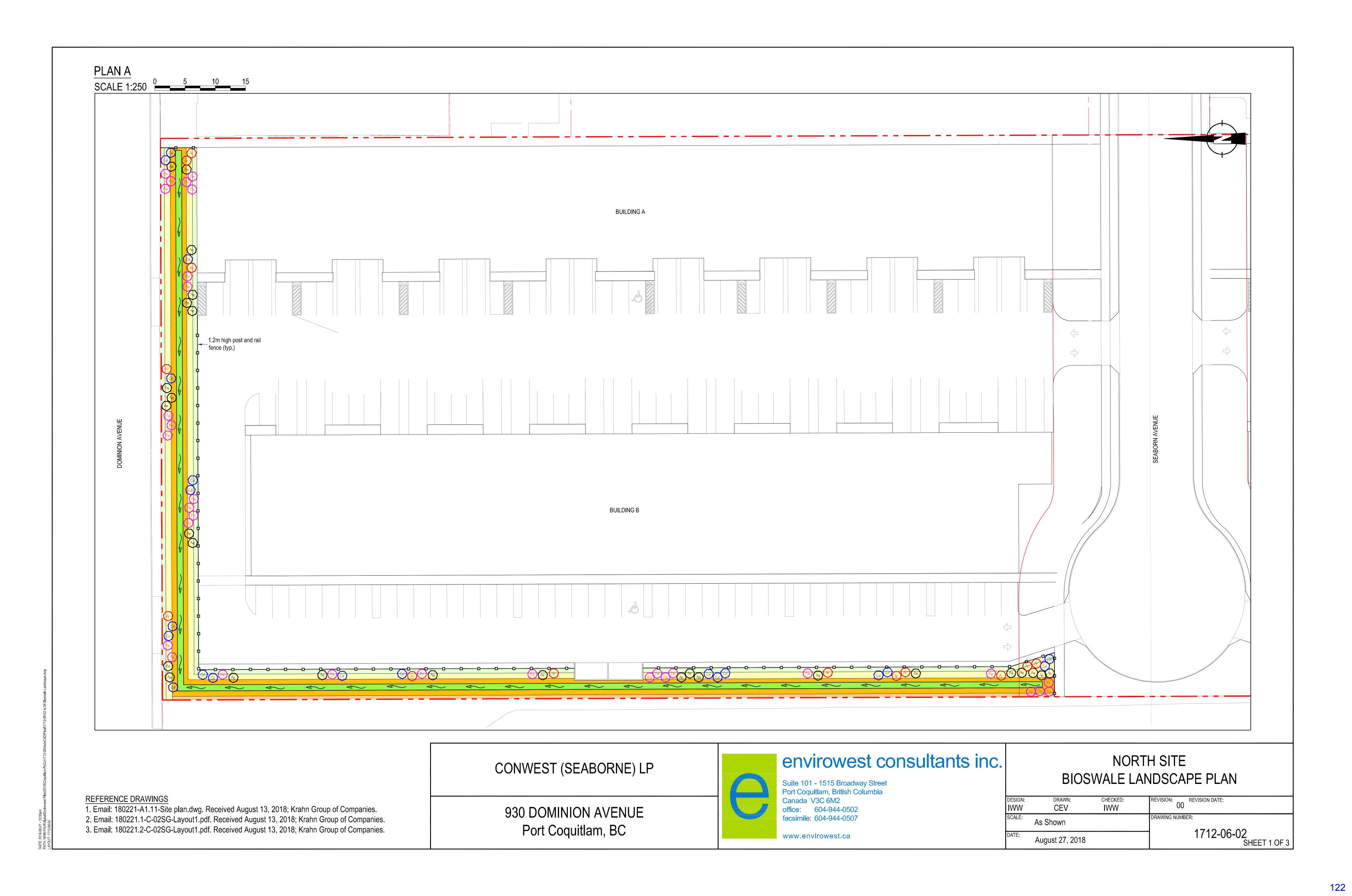
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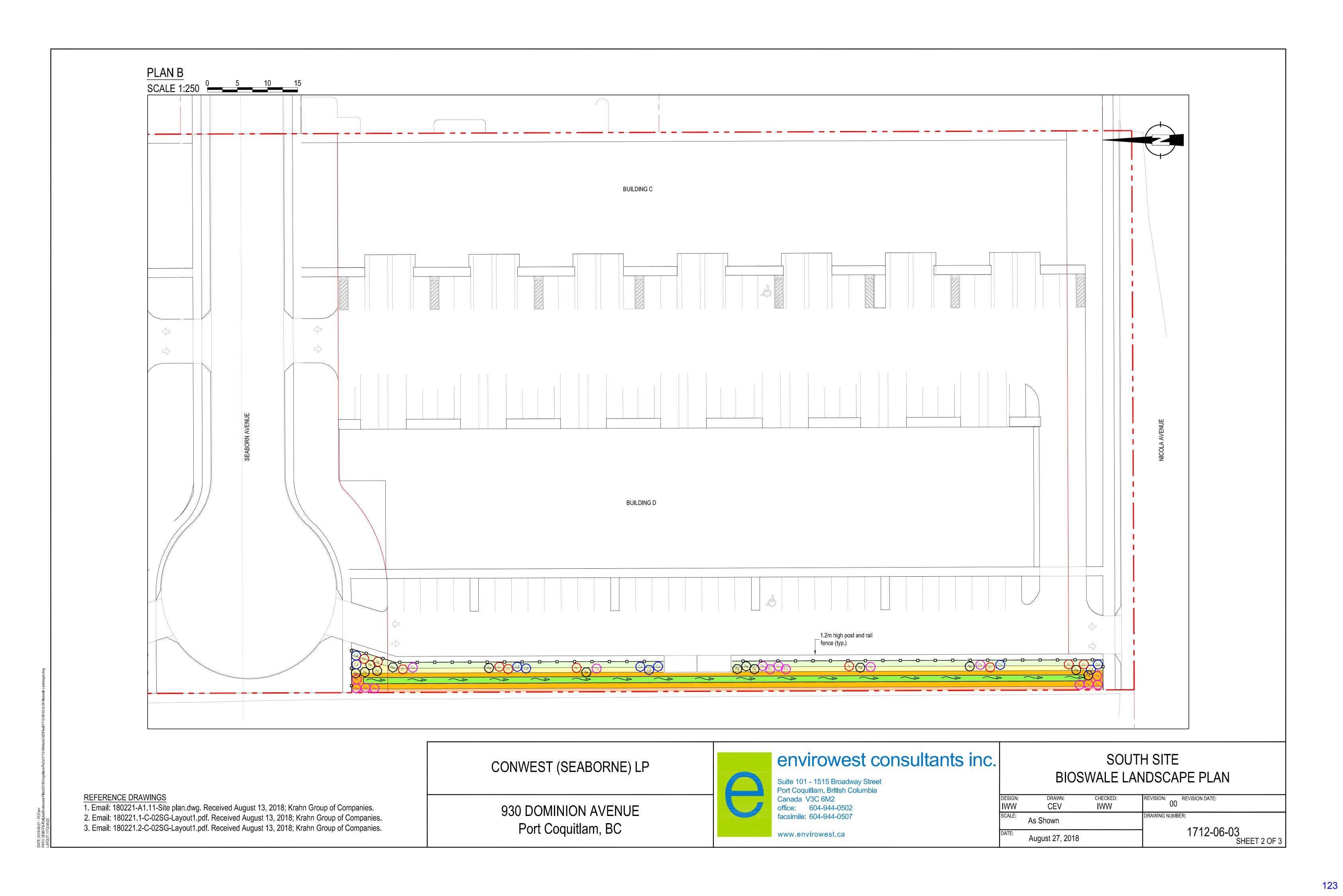
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> THIS DRAWING IS PROPERTY OF KRAHN GROUP CF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT

### ATTACHMENT G BIO-SWALE LANDSCAPE PLANS

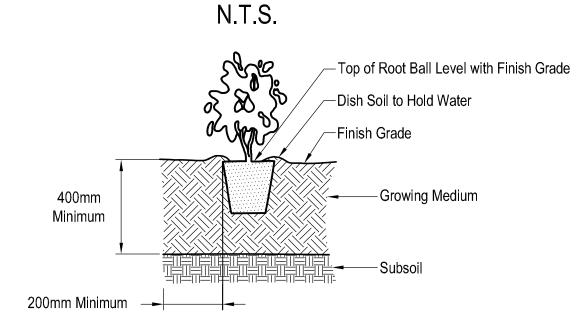




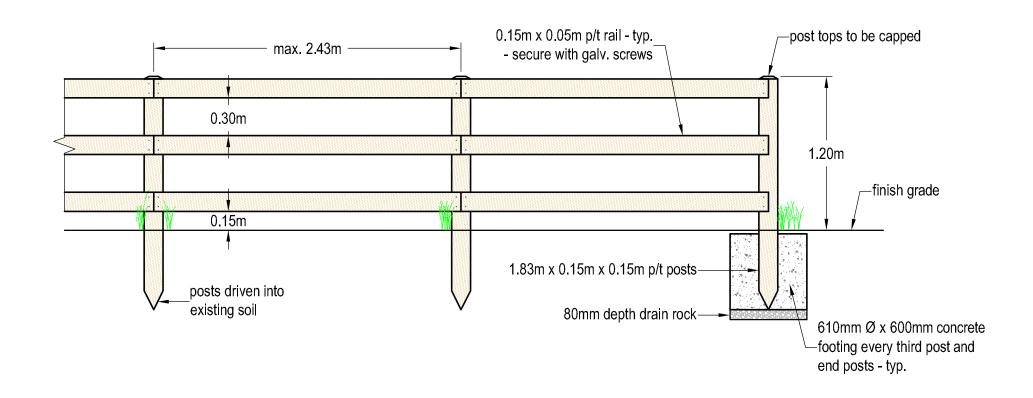
PLANT SPECIES LIST AND SPECIFICATIONS						
SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS		
Ag	grand fir	Abies grandis	41	no. 5 pot; 1.5m min.; densely branched; well established		
Pm	Douglas-fir	Pseudotsuga menziesii	47	no. 5 pot; 1.5m min.; densely branched; well established		
Cd	black hawthorn	Crataegus douglasii	30	no. 5 pot; 1.5m min.; densely branched; well established		
Ar	red alder	Alnus rubra	23	no. 5 pot; 1.5m min.; densely branched; well established		
	Saskatoon	Amelanchier alnifolia	592	no. 3 pot; 750mm spacing centre-to-centre		
	Nootka rose	Rosa nutkana	1000	no. 2 pot; 650mm spacing centre-to-centre		
	red fescue	Festuca rubra	1771	no. 1 pot; 300 spacing centre-to-centre		
	soft-stem bulrush	Scirpus validus	6523	no. 1 pot; 300mm spacing centre-to-centre		
	broad-leaved cattail	Typha latifolia	3872	no. 1 pot; 300mm spacing centre-to-centre		

# TYPICAL CONTAINER (No. 5 POT) TREE PLANTING DETAIL N.T.S. 2 pressure treated 50mm - 75mm Ø round wood stakes (2000mm length) Tree to be Planted with Top of Pot Level with Finish Grade Finish Grade 200mm to Base of Tree Pit

### TYPICAL CONTAINER SHRUB AND No. 3, 2 AND 1 POT TREE PLANTING DETAIL



### POST AND RAIL WOOD FENCE DETAIL SCALE 1:30



### GENERAL LANDSCAPE SPECIFICATIONS

- 1. Plant materials and the planting of such materials are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- 2. All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for
- Instream Works" (Ministry of Water, Land & Air Protection, 2004).

  All plant materials are to be inspected and approved by Environment prior
- 3. All plant materials are to be inspected and approved by Envirowest prior to installation.4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign
- objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- 5. All blackberry (*Rubus discolor* and *R. laciniatus*) to be cleared and grubbed from project site.
- 6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- 7. Disturbed areas to be seeded with red fescue (Festuca rubra) augmented with fireweed (Epilobium angustifolium) and goldenrod (Solidago canadensis) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
- 8. All plants must be of native stock; any cultivars are not to be planted.
- 9. The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship three (3) years from planting.

### REFERENCE DRAWINGS

- 1. Email: 180221-A1.11-Site plan.dwg. Received August 13, 2018; Krahn Group of Companies.
- 2. Email: 180221.1-C-02SG-Layout1.pdf. Received August 13, 2018; Krahn Group of Companies.
- 3. Email: 180221.2-C-02SG-Layout1.pdf. Received August 13, 2018; Krahn Group of Companies.

### CONWEST (SEABORNE) LP

930 DOMINION AVENUE Port Coquitlam, BC



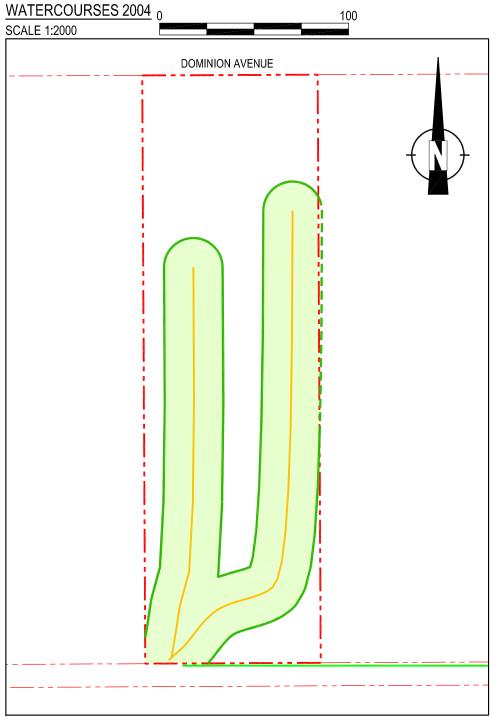
### envirowest consultants inc.

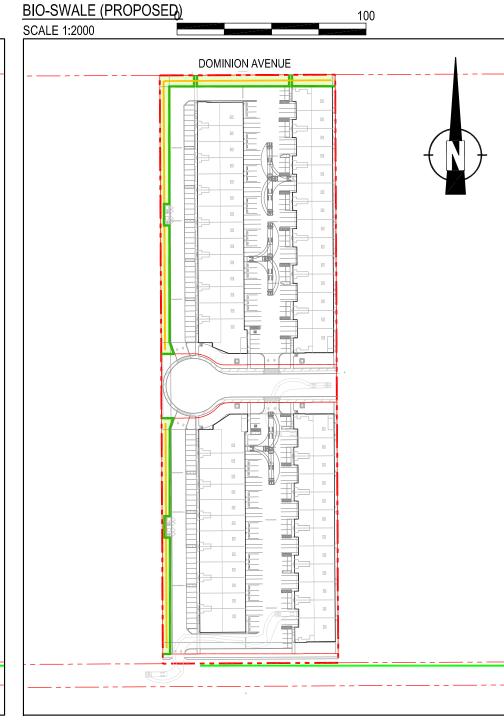
Suite 101 - 1515 Broadway Street Port Coquitlam, British Columbia Canada V3C 6M2 office: 604-944-0502 facsimile: 604-944-0507

www.envirowest.ca

### BIOSWALE LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN:	DRAWN: CEV	CHECKED:	REVISION: REVISION DATE:
SCALE:	As Shown		DRAWING NUMBER:
DATE:	August 27, 2018		1712-06-04 SHEET 3 OF 3





### HABITAT AREAS Project Boundary Setback Boundary Pre-Development Area - 14,489 m² Bio-Swale Setback Area - 1,656 m<sup>2</sup> Deficit (Proposed Off-Site) - 12,833 m<sup>2</sup>

- Drawing No. 844-01-02. "Watercourses and Setbacks". April 12, 2004; Envirowest Consultants Inc.
   Drawing No. 844-01-05. Rev. 07. "Dominion Triangle Habitat Compensation Strategy Watercourses and Setbacks". December 02, 2005; Envirowest Consultants Inc.
- 3. Drawing Nos. 1712-06-02 and 1712-06-03. Rev. 01. "North and South Bio-Swale Landscape Plan". October 17, 2018. Envirowest Consultants Inc.

CONWEST (SEABORNE) LP

930 DOMINION AVENUE Port Coquitlam, BC



### envirowest consultants inc.

Suite 101 - 1515 Broadway Street Port Coquitlam, British Columbia Canada V3C 6M2 office: 604-944-0502 facsimile: 604-944-0507

### WATERCOURSE ANALYSIS

November 27, 2018 SCM IWW As Shown 1712-06-07 125 November 05, 2018



February 27, 2019

### **CONWEST GROUP OF COMPANIES**

Suite 250, 1311 Kootenay Street Vancouver, BC, V5K 4Y3

**Attention:** Mr. Peter Woerler

**Director, Construction and Asset Management** 

Dear Mr. Woerler,

#### RE: COST ESTIMATE – FOX CREEK HABITAT ENHANCEMENTS

Summarized below are the approximate costs associated with the proposed off-site habitat enhancements at Fox Creek in Port Coquitlam.

Project 1A – North of Davies Avenue (per original designs, attached)

Item	Quantity	Unit Cost	Total Cost
Survey/layout	L/S	\$5,000.00	\$5,000.00
Fox St. channel	90 m	\$700.00	\$63,000.00
Culvert at Davies Avenue	30 m	\$2,000.00	\$60,000.00
Driveway culvert	L/S	\$10,000.00	\$10,000.00
Fishway	L/S	\$25,000.00	\$25,000.00
Fox Park channel	60 m	\$500.00	\$30,000.00
Pond/wetland grading	$250 \text{ m}^2$	\$200.00	\$50,000.00
Soil	$250 \text{ m}^3$	\$35.00	\$8,750.00
Trees – No.5	39	\$100.00	\$3,900.00
Shrubs – No. 2	549	\$20.00	\$10,980.00
Groundcover/wetland – No. 1	1,203	\$15.00	\$18,045.00
Fencing	200	\$75.00	\$15,000.00
Temp. Irrigation System	L/S	5,000.00	\$5,000.00
Maintenance (general)	3	\$6,000.00	\$18,000.00
Maintenance (invasives)	5	\$5,000.00	\$25,000.00
Monitoring	5	\$2,000.00	\$10,000.00
Total (not incl. tax)			\$357,675.00

### Project 1B – North of Davies Avenue (expanded landscape area within City-owned lots)

Total (not incl. tax)			\$457,675.00
Additional landscaping	L/S	\$100,000.00	\$100,000.00
As above	L/S	\$339,675.00	\$357,675.00

**Project 2 – South of Davies Avenue** 

<u>Item</u>	Quantity	Unit Cost	Total Cost
Survey/layout	L/S	\$5,000.00	\$5,000.00
Culvert under RR tracks	30 m	\$5,000.00	\$150,000.00
Railway closure costs	L/S	\$50,000.00	\$50,000.00
New channel (incl. landscaping)	150 m	\$1000,00	\$150,000.00
Maintenance (general)	3	\$3,000.00	\$9,000.00
Maintenance (invasives)	5	\$3,000.00	\$15,000.00
Monitoring	5	\$2,000.00	\$10,000.00
Total (not incl. tax)			<u>\$389,000.00</u>

Combined, the estimated costs of these projects are \$846,675.00

Completion of these enhancement works would provide significant improvements to fish habitat at sites where utilization by species such as coho salmon and cutthroat trout could be expected. These projects would provide a reasonable replacement for the habitat proposed to be eliminated at 930 Dominion Avenue. The Dominion Avenue habitat has never been inhabited by salmonids. Based on the cost estimates provided above, enhancement costs of approximately \$66/m² would be attributed to the net habitat loss (12,833 m²) at the Dominion Avenue site.

Please contact me at 604-944-0502 or <a href="whyte@envirowest.ca">whyte@envirowest.ca</a> should you have any questions.

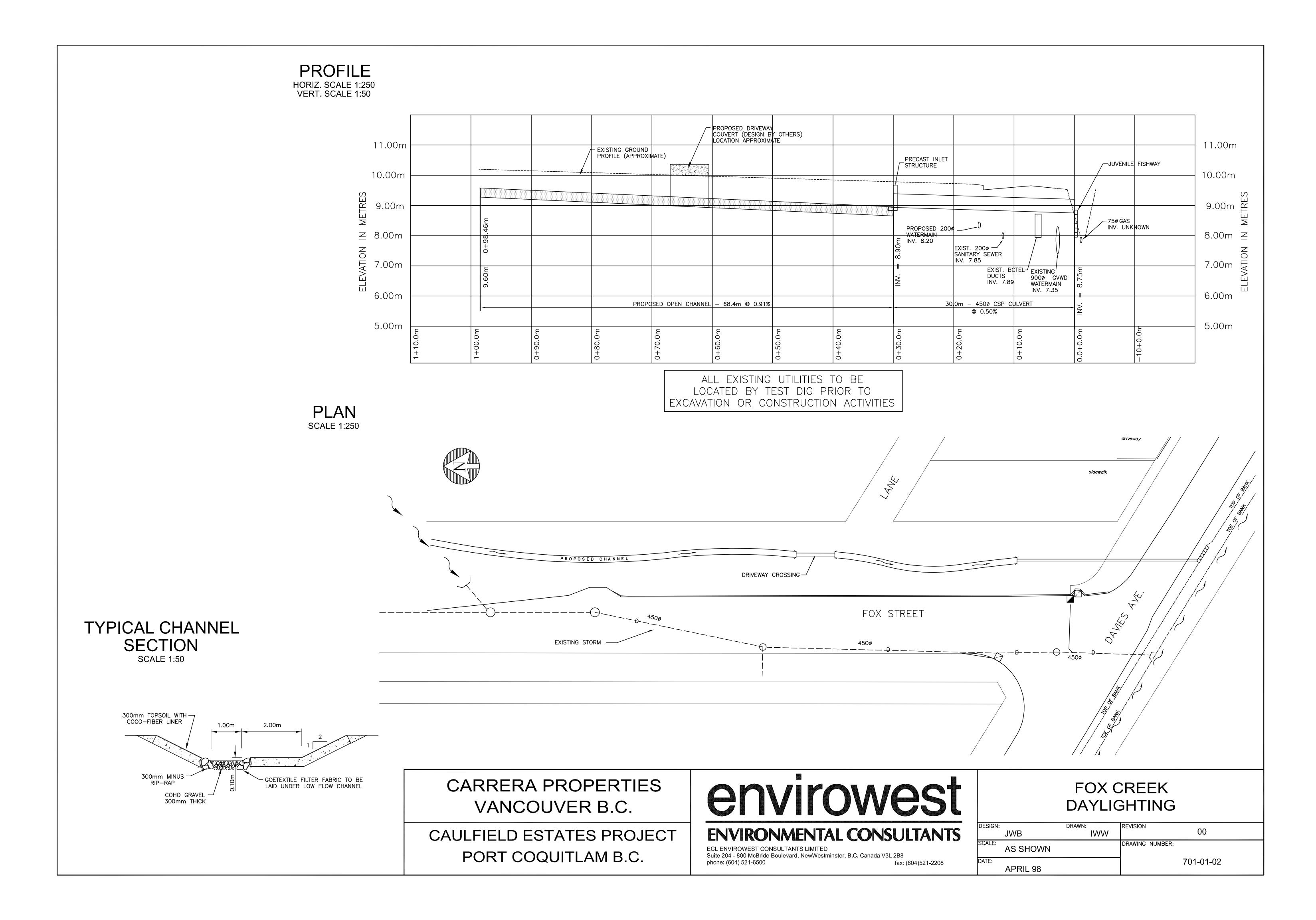
Sincerely,

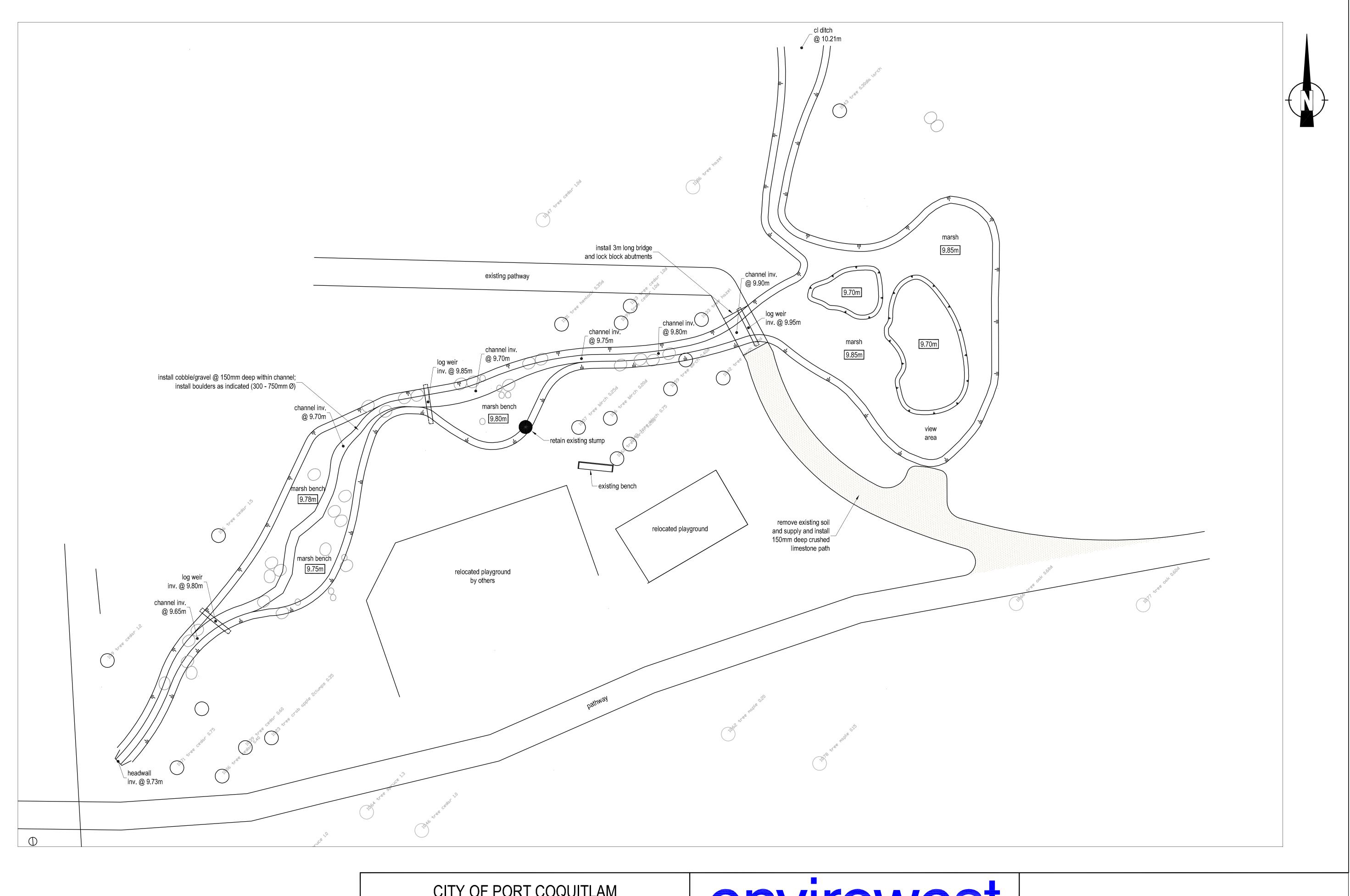
ENVIROWEST CONSULTANTS INC.

Ian Whyte, P.Ag.

Senior Project Manager

IWW attach.





CITY OF PORT COQUITLAM
Port Coquitlam, BC

FOX PARK WETLANDS Port Coquitlam, BC

# envirowest

### **ENVIRONMENTAL CONSULTANTS**

ECL ENVIROWEST CONSULTANTS LIMITED Suite 130 - 3700 North Fraser Way Burnaby, B.C. V5J 5J4 www.ecl-envirowest.bc.ca voice: 604-451-0505 facsimile: 604-451-0557

### PLAN

DESIGN: DRAWN: CHECKED: REVISION: 00 REVISION DATE:

PJW NMG

SCALE: 1:125

DATE: DRAWING NUMBER: 109-21-01

SHEET 1 of 3



CITY OF PORT COQUITLAM
Port Coquitlam, BC

FOX PARK WETLANDS Port Coquitlam, BC

# ENVIRONMENTAL CONSULTANTS

ECL ENVIROWEST CONSULTANTS LIMITED
Suite 130 - 3700 North Fraser Way
Burnaby, B.C. V5J 5J4

www.ecl-envirowest.bc.ca
voice: 604-451-0505
facsimile: 604-451-0557

LANDSCAPE PLAN

DRAWN:
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REVISION DATE:

DESIGN: DRAWN:
PJW NMG

SCALE:
1:125

DATE: September 02, 2003

CHECKED:

REVISION: REVISION DATE:

DRAWING NUMBER:

109-21-02

SHEET 2 of 3

### PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
Th	western hemlock	Tsuga heterophylla	3	1.2m container grown (min. no. 5 pot); densely branched; well established
(P <sub>5</sub> )	Sitka spruce	Picea sitchensis	2	1.2m container grown (min. no. 5 pot); densely branched; well established
(Tp)	western redcedar	Thuja plicata	16	2.0m container grown (min. no. 7 pot); densely branched; well established
Ac	vine maple	Acer circinatum	5	1.2m container grown (min. no. 5 pot); densely branched; well established
Pm	Douglas fir	Pseudotsuga menziesii	2	2.0m container grown (min. no. 7 pot); densely branched; well established
Am	broadleaf maple	Acer macrophyllum	1	2.0m container grown (min. no. 7 pot); densely branched; well established
(Rh)	cascara	Rhamnus purshiana	2	2.0m container grown (min. no. 7 pot); densely branched; well established
Cn	Pacific dogwood	Cornus nuttallii	1	2.0m container grown (min. no. 7 pot); densely branched; well established
(Pe)	bitter cherry	Prunus emarginata	2	2.0m container grown (min. no. 7 pot); densely branched; well established
Pn	shore pine	Pinus contorta var. contorta	2	2.0m container grown (min. no. 7 pot); densely branched; well established
Po	western white pine	Pinus monticola	3	2.0m container grown (min. no. 7 pot); densely branched; well established
P	mock orange	Philadelphus lewisii	1	no. 2 pot; densely branched; well established
0	Indian plum	Osmaronia cerasiformis	30	no. 2 pot; densely branched; well established
Li	black twinberry	Lonicera involucrata	36	no. 2 pot; densely branched; well established
(9)	Pacific willow	Salix lasiandra	30	no. 2 pot; densely branched; well established

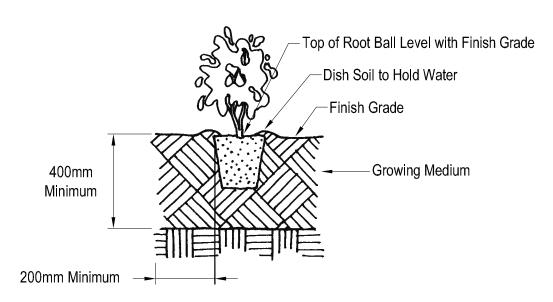
### PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
<u>Sa</u>	snowberry	Symphoricarpos albus	67	no. 2 pot; densely branched; well established
Mf	Pacific crab apple	Malus fusca	4	no. 2 pot; densely branched; well established
Rd	wild gooseberry	Ribes divaricatum	11	no. 2 pot; densely branched; well established
(Sp)	red elderberry	Sambucus racemosa	3	no. 2 pot; densely branched; well established
Ve	high bush cranberry	Viburnum edule	13	no. 2 pot; densely branched; well established
(P)	red huckleberry	Vaccinium parvifolium	22	no. 2 pot; densely branched; well established
R <sub>5</sub>	salmonberry	Rubus spectabilis	90	no. 2 pot; multi-stemmed; densely branched; well establishe
Ra	red flowering currant	Ribes sanguineum	16	no. 2 pot; densely branched; well established
R	black gooseberry	Ribes lacustre	19	no. 2 pot; multi-stemmed; densely branched; well establishe
Rb	stink currant	Ribes bracteosum	11	no. 2 pot; densely branched; well established
Oh	devil's club	Oplopanax horridum	3	no. 2 pot; densely branched; well established
Po	Pacific ninebark	Physocarpus capitatus	31	no. 2 pot; densely branched; well established
	black hawthorn	Crataegus douglasii	15	no. 2 pot; densely branched; well established
R	thimbleberry	Rubus parviflorus	22	no. 2 pot; multi-stemmed; densely branched; well establishe
(s)	red-osier dogwood	Cornus stolonifera	33	no. 2 pot; densely branched; well established
Rn	Nootka rose	Rosa nutkana	32	no. 2 pot; multi-stemmed; densely branched; well establishe
A	Saskatoon	Amelanchier alnifolia	6	no. 2 pot; densely branched; well established
Hd	oceanspray	Holodiscus discolor	35	no. 2 pot; densely branched; well established
Ma	sweet gale	Myrica gale	5	no. 2 pot; densely branched; well established
<b>(</b> 55)	Sitka mountain ash	Sorbus sitchensis	1	no. 5 pot; densely branched; well established
(Co	beaked hazelnut	Corylus cornuta	7	no. 2 pot; densely branched; well established

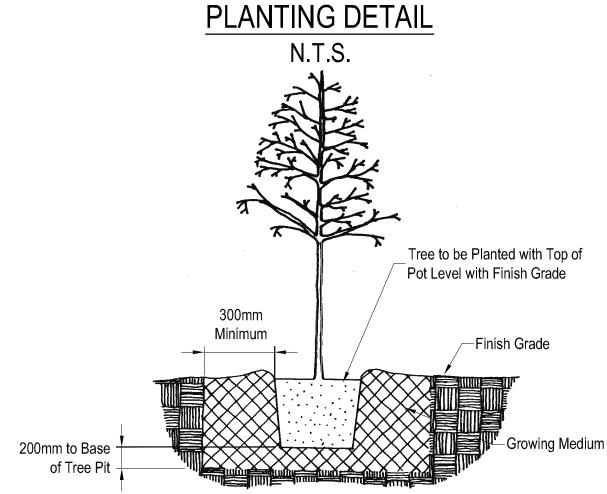
### PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
B	baldhip rose	Rosa gymnocarpa	2	no. 2 pot; densely branched; well established
Ri	clustered rose	Rosa pisocarpa	4	no. 2 pot; densely branched; well established
<b>(</b> 3)	deer fern	Blechnum spicant	47	no. 1 pot; well established
<b>©</b>	salal	Gaultheria shallon	55	no. 1 pot; multi-branched; well established
(1)	dull Oregon-grape	Mahonia nervosa	21	no. 1 pot; well established
<b>(a)</b>	trailing blackberry	Rubus ursinus	37	no. 1 pot; well established
0	sword fern	Polystichum munitum	132	no. 1 pot; well established
<b>©</b>	spiny wood fern	Dryopteris expansa	34	no. 1 pot; well established
<b>6</b> 9	lady fern	Athyrium filix-femina	123	no. 1 pot; well established
<b>©</b>	reed mannagrass	Glyceria grandis	36	no. 1 pot; well established
	skunk cabbage	Lysichiton americanum	19	no. 1 pot; well established
<b>©</b>	woolly bulrush	Scirpus cyperinus	21	no. 1 pot; well established
<b>©</b>	soft-stemmed bulrush	Scirpus validus	90	no. 1 pot; well established
<b>©</b>	sawbeak sedge	Carex stipata	116	no. 1 pot; well established
1	cattail	Typha latifolia	70	no. 1 pot; well established
<b>③</b>	waterplantain/ arrowhead	Alisma Plantago-Aquatica/ Sagittaria latifolia	30	no. 1 pot; well established
<b>©</b>	false lily of the valley	Maianthemum dilatatum	37	no. 1 pot; well established
	small-fruited bulrush	Scirpus microcarpus	329	4 per m²; no. 1 pot; well established
	woody debris P	lin. 15% composition of the following: suga heterophylla seudotsuga menziesii	8 46	min. stump Ø 400mm; min. root Ø 3.0m; Type 2 3.0m - 5.0m in length; 300mm Ø min.;
		opulus trichocarpa cer macrophyllum		min. 50% buried in ground

### TYPICAL CONTAINER SHRUB AND No. 2 POT TREE PLANTING DETAIL N.T.S.



### TYPICAL CONTAINER (No. 5 AND 7 POT) TREE



### GENERAL LANDSCAPE SPECIFICATIONS

- 1. All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by the provincial Ministry of Water, Land and Air Protection and the federal Department of Fisheries and Oceans.
- 2. All plant material is to be inspected and approved by Envirowest prior to installation.
- 3. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium to be inspected by Envirowest prior to placement.
- 4. All blackberry (*Rubus discolor* and *R. laciniatus*) to be cleared and grubbed from project site.
- 5. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- 6. Disturbed areas to be seeded with red fescue (Festuca rubra) augmented with fireweed (Epilobium angustifolium) and goldenrod (Solidago canadensis) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
- 7. All western redcedar (*Thuja plicata*) must be of native stock; any cultivars, such as *T. plicata* var. excelsa, are not to be planted.
- 8. The contractor is to provide one (1) year of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent one (1) year from planting. Replacement of dead stock may be required to fulfill this specification.

CITY OF PORT COQUITLAM
Port Coquitlam, BC

FOX PARK WETLANDS
Port Coquitlam, BC

## envirowest

### **ENVIRONMENTAL CONSULTANTS**

ECL ENVIROWEST CONSULTANTS LIMITED Suite 130 - 3700 North Fraser Way Burnaby, B.C. V5J 5J4 www.ecl-envirowest.bc.ca voice: 604-451-0505 facsimile: 604-451-0557

### LANDSCAPE SPECIFICATIONS AND DETAILS

DESIGN: DRAWN: PJW NMG

SCALE: As Shown

DATE: September 02, 2003

CHECKED: REVISION: 00 REVISION DATE: 109-21-03

SHEET 3 of 3



April 11, 2019

#### **CONWEST GROUP OF COMPANIES**

Suite 250, 1311 Kootenay Street Vancouver, BC, V5K 4Y3

**Attention:** Mr. Peter Woerler

**Director, Construction and Asset Management** 

Dear Mr. Woerler,

#### **RE:** HABITAT COMPENSATION COSTS

In my letter to you dated February 27, 2019 I estimated the costs associated with habitat enhancement works at Fox Creek. That project would have created Class A habitat (accessible to salmonids), and involved a significant component of channel/wetland construction and engineered fish passage structures such as culverts and a fishway. The costs per unit area of created Class A habitat were relatively high given these factors. In my letter I also asserted that the net habitat losses associated with the property at 930 Dominion Avenue would, from a habitat productivity perspective, be adequately offset by the works at a project such as Fox Creek, given the historic lack of fish (i.e. Class B habitat) at the Dominion Avenue site. The total estimated cost of the Fox Creek works divided by the net habitat loss at the Dominion Avenue site equated to a unit cost of approximately \$66 per square metre.

In order to substantiate the unit cost of compensation habitat I have provided the following estimate of costs based on development of a more comparable habitat replacement project. The displaced Class B habitats were generally characterized as manmade ditches through farmland. Habitats included approximately 480 linear metres of channel (say 960 m²) within a total habitat area of 12,883 m². The riparian area would, therefore, have been 11,923 m². An estimate of costs to construct equivalent habitats is provided below. The estimate is based on a channel 1.0 m deep with 3:1 side-slopes. Land cost is not included.

Item	Quantity	Unit Cost	Total Cost
Excavation/disposal	$3,060 \text{ m}^3$	\$20	\$61,200.00
Rock/gravel placement	$480 \text{ m}^3$	\$50	\$24,000.00
Topsoil	$1,150 \text{ m}^3$	\$40	\$46,000.00
Soil prep./amend.	$8,560 \text{ m}^2$	\$10	\$85,600.00
Landscaping	$11,924 \text{ m}^2$	\$37	\$441,188.00
Monitoring (5 years)	5	\$2,500.00	\$12,500.00
Temp. Irrigation system	1	\$10,000	\$10,000.00
Maintenance incl. watering (	5 years) 5	\$10,000	\$50,000.00
10% contingency	•		\$73,049.00
TOTAL			<u>\$803,537.00</u>

The unit cost based on this total estimate is approximately \$63 per square metre.

Please contact me at 604-944-0502 or whyte@envirowest.ca should you have any questions.

Sincerely,

ENVIROWEST CONSULTANTS INC.

Ian Whyte, P.Ag.

Senior Project Manager

IWW

### **Municipal Security Issuing Resolution**

#### **RECOMMENDATION:**

That Committee of Council recommend Council approves borrowing of \$16 million from the Municipal Finance Authority of British Columbia, as part of the 2019 Fall Borrowing Session, as authorized through "Port Coquitlam Community Recreation Complex Loan Authorization Bylaw, 2017, No. 4004", and that the Metro Vancouver Regional District be requested to consent to the city's borrowing over a thirty (30) year term and include the borrowing in their Security Issuing Bylaw.

### PREVIOUS COUNCIL/COMMITTEE ACTION

At the July 11<sup>th</sup>, 2017, meeting Council adopted the Port Coquitlam Community Recreation Complex Loan Authorization Bylaw, 2017, No. 4004.

At the May 14, 2019, meeting Council adopted the 2019-2023 Financial Plan Bylaw No. 4124.

### **REPORT SUMMARY**

In accordance with its 2019-2023 financial plan, the City is requesting to borrow \$16 million through the Municipal Finance Authority. This amount is part of the \$52 million of long term debt authorized under Loan Authorization Bylaw No 4004 and forms part of the funding for the Port Coquitlam Community Centre project construction budget.

### **BACKGROUND**

The \$132 million construction budget for the Port Coquitlam Community Centre is funded through a balance of reserves, grants and borrowing. The approved mix of funding sources provides the City with flexibility by ensuring that no one source of funds is depleted to the extent that the City is no longer able to pursue future opportunities. The approved budget for the project includes \$52 million in long term debt to be amortized over a thirty year term. Based on the most recent cash flow projections, staff estimate \$16 million in borrowed funds will be required for 2019.

Under the Community Charter, municipal borrowing requests for long term debt must be approved by the respective council by way of Loan Authorization Bylaw and Security Issuing Resolution. The Loan Authorization Bylaw was approved in 2017 at the time of the project approval. The Security Issuing Resolution is required at the time the borrowing is required. Once the City approves the Security Issuing Resolution the borrowing must then be approved by the Metro Vancouver Board and included in a Metro Vancouver Security Issuing Bylaw. Upon approval by the Metro Vancouver Board, the request is then considered by the Municipal Finance Authority (MFA). Metro Vancouver has outlined that the required paperwork must be submitted before the end of June in order to meet their agenda deadlines to participate in the MFA's fall 2019 Debt Issue.

### **Municipal Security Issuing Resolution CRCP**

#### **FINANCIAL IMPLICATIONS**

Debt servicing (repayment) costs include principle and interest payments and are based on a combination of the amount borrowed (impacts principal repayments), interest rates in place at the time the debt is issued (impacts interest payments), and the term over which the debt is repaid (impacts principal). From the point the debt is issued until its maturity, interest is payable every six months and principal is payable every year.

As of June 6, 2019 the MFA indicative rate is 2.48%, which is less than the 3.75% originally forecasted when the project budget was approved. Current forecasts also suggest the rate for the fall issuance will remain below 3.75%. However, as rates are based on market conditions at the time the debt is issued, until the debt is issued, there continues to be the risk that interest rates could rise higher than the original forecast of 3.75% translating in to higher interest payments over the term of the loan or the possibility of lower rates which would result in a savings.

The financial plan calls for borrowing of \$16 million in 2019 and additional borrowing of \$36 million for the spring of 2020. Staff are continuously monitoring cash flow requirements, and interest rates to determine the optimal time and amounts to borrow. Accordingly, the amount to be borrowed in the fall ensures that:

- 1) The overall amount borrowed and the related tax impact don't exceed the amounts previously approved; and
- 2) That the amount and timing of borrowing is structured to minimize the tax impact.

#### **OPTIONS**

(Check = Staff Recommendation)

#	Description
1	Request borrowing of \$16 million in long term debt through MFA.
Y	

Lead author(s): Farouk Zaba

### **LATE ITEMS**

These items were added to the agenda after it was published.

Please see the additional information attached for the following:

- Item 3.6 Building Permit Resolution
- Item 3.7 UBCM Resolution Emergency Health Services

### **Building Permit Resolution**

#### **RECOMMENDATION:**

Pursuant to s.463 of the Local Government Act, that Committee of Council:

- (1) Has identified a conflict between a development proposed in the following building permit applications and Zoning Bylaw Amendment Bylaw No.4132:
  - a. 3338 Glasgow Street Application BP012782
  - b. 3332 Glasgow Street Application BP012784;

and that the applications be withheld for a period of 30 days;

(2) Direct that building permit applications BP012782 and BP012784 be withheld for a further 60 days during which period staff will bring forward a report that will provide for consideration of the building permit applications.

#### PREVIOUS COUNCIL/COMMITTEE ACTION

At the Council meeting of March 26, 2019, the following motion was passed:

That Council direct staff to prepare a bylaw that would:

- Restrict exclusions for basements and areas below the floodplain in Floor Area Ratio calculations for single residential and duplex uses; and
- Limit the number and locations of kitchens, three-piece bathrooms and laundry facilities in single residential and duplex homes.

#### **BACKGROUND & DISCUSSION**

Pursuant to s.463 of the *Local Government Act, "a* local government may direct that a building permit be withheld for a period of 30 days, beginning on the day the application for the permit was made, if it passes a resolution identifying what it considers to be a conflict between a development proposed in the application for a building permit and ...a Zoning Bylaw...." During the 30-day period, the local government must then consider the application for the permit and may direct the permit be withheld for a further 60 days or grant the permit, but impose conditions in it that would be in the public interest, having regard to the plan or bylaw that is under preparation.

Building permit applications were submitted May 22, 2019 for the properties at 3332 and 3338 Glasgow Avenue and staff recently identified a conflict with the permit applications and Bylaw 4132. As the initial 30 day timeframe is not sufficient to adequately review and make a recommendation on the permit application, it is recommended that the permit applications also be withheld for a further 60 days, during which time staff would bring forward a report for Committee of Council's further consideration.

#### **FINANCIAL IMPLICATIONS**

None

#### **OPTIONS**



Report To: Choose an item.

Department: Choose an item.

Approved by: Choose an item.

Meeting Date: Click here to enter a date.

### **Building Permit Resolution**

(Check = Staff Recommendation)

#	Description	
1	Direct that the building permit applications be withheld	
2	Not direct that the building permit applications be withheld. The permit applications would be processed in accordance with the current Zoning Bylaw regulations.	



Report To: Choose an item.

Department: Choose an item.

Approved by: Choose an item.

Meeting Date: Click here to enter a date.



### **DRAFT RESOLUTION**

#### ACCESS TO EMERGENCY HEALTH SERVICES

Whereas the February 2019 Auditor-General's Report "Access to Emergency Health Services" recommended that "the Ministry of Health work with local governments and British Columbia Emergency Health Services (BCEHS) to ensure that BCEHS can implement a co-ordinated approach to pre-hospital care that results in:

- medical oversight, to the extent appropriate, across agencies to ensure that patient care meets acceptable medical standards
- data-sharing between agencies to better understand whether patients are getting the right medical interventions at the right time
- signed agreements outlining the roles and responsibilities of fire departments, including the level of care provided
- confirmation that first responders are being notified of events where they can best contribute to patient care."

And whereas urban fire departments continue to receive fewer calls to attend to provide emergency medical assistance and the public must wait for BCEHS, unnecessarily, despite the ability of fire departments to provide faster medical assistance;

And whereas local governments and BCEHS have been meeting for several years and have failed to enter into agreements for the fire service personnel to provide emergency medical assistance to the level of their training;

And whereas some local governments want the ability to respond to more calls and provide a wider range of emergency medical assistance;

And whereas despite the fact that fire services personnel may provide *ancillary health services* pursuant to the *Health Emergency Services Act* without an agreement with the BCEHS, the BCEHS controls all calls, through the Critical Response Model, and does not dispatch such calls;

THEREFORE BE IT RESOLVED that, at their discretion, local governments maintain complete authority over the level of emergency medical assistant training their respective fire departments and personnel will attain, consistent with the level of service each deems appropriate to their communities;

AND FURTHER that, at their discretion, local governments have the authority to determine the appropriate response level, of their fire departments, including call type based on the needs of their respective community.

236