



# Committee of Council Regular Agenda

Council Chambers, 3<sup>rd</sup> Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Tuesday, May 21, 2019

Time: 2:00 p.m.

## 1. CALL TO ORDER

## 2. ADOPTION OF THE AGENDA

### 2.1 Adoption of the Agenda

#### Recommendation:

*That the May 21, 2019, Regular Committee of Council Meeting Agenda be adopted with the following changes:*

- Deletion of item 3.3*
- Addition to item 7.1 (item 4.4)*

## 3. REPORTS

### 3.1 Gates Park Softball Field Fencing

#### Recommendation:

That Committee of Council:

Direct staff to proceed with option 5 as identified in the report:

- The construction of a covered walkway, protecting the pathway;
- The construction of protective netting along the East side of the practice field; and
- The planting of 5-6 trees along the parking lot interface.

At a cost of \$75,000 from accumulated surplus, and that the financial plan be amended as required.

### 3.2 Development Permit – 4054 & 4056 Dunphy Street

#### Recommendation:

*That Committee of Council approve Development Permit DP000355 to regulate a duplex development at 4054 & 4056 Dunphy Street.*

### ~~3.3 930 Dominion Avenue – Amendment to the Official Community Plan (Watercourse) and Rezoning Application~~

#### Recommendation:

~~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,~~

~~That Committee of Council recommend 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 \$1,254,144 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.~~

**4. COUNCILLORS' UPDATE**

**5. MAYOR'S UPDATE**

**6. CAO UPDATE**

**7. RESOLUTION TO CLOSE**

**7.1 Resolution to Close the May 21, 2019, Regular Committee of Council Meeting to the Public**

Recommendation:

*That the Regular Committee of Council Meeting of May 21, 2019, be closed to the public pursuant to the following subsection(s) of Section 90(1) of the Community Charter:*

Item 4.1

*g) litigation or potential litigation affecting the municipality.*

Item 4.2

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

Item 4.3

*g) litigation or potential litigation affecting the municipality;*

*i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*

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

Item 4.4

*m) a matter that, under another enactment, is such that the public may be excluded from the meeting.*

### RECOMMENDATION:

That Committee of Council:

Direct staff to proceed with option 5 as identified in the report:

- The construction of a covered walkway, protecting the pathway; AND
- The construction of protective netting along the East side of the practice field; AND
- The planting of 5-6 trees along the parking lot interface.

At a cost of \$75,000 from accumulated surplus, and that the financial plan be amended as required.

### **REPORT SUMMARY**

This report provides Council with additional safety fencing options for the protection of walkway users between Gates Park fields #1 and #2.

### **BACKGROUND**

In 2017 the City requested the Municipal Insurance Association of British Columbia (MIABC) conduct a risk control survey of Gates Park regarding on-going concerns of balls leaving fields # 1 and #2 during games and practices potentially impacting park walkway users or vehicles in the adjacent parking lot. The MIABC risk control survey for Gates Park dated October 2017 made two recommendations related to the safety of park users from balls leaving the field of play including;

1. *(2017-01) It is recommended that all baseball User Groups be informed or sign a waiver that instructs teams to not move up in the field area (closer to the fence) for batting practice. This will help reduce the number of balls leaving the field. In addition, all User Groups doing pop fly practice should move this practice to across the field (From LF to CF or RF to CF) in order to reduce balls from leaving the field.*
2. *(2017-02) It is recommended that additional signage be placed around the field warning the public that "Baseballs may leave the field of play. Please be alert at all times."*

Staff implemented these recommendations in 2018, effectively addressing the risks identified by our insurer.

Subsequently, as a result of continued safety concerns from user groups, Public Works retained R.F. Binnie Sports & Recreation Group (Binnie) to provide additional options for consideration to further mitigate safety concerns identified at Fields #1 & #2.

## Gates Park Softball Field Fencing

At the March 5, 2019 Committee of Council meeting, Council considered the following two options for safety fencing at Gates park including:

Option 1: the addition of safety netting on poles at the outfield fence line mounted on 55' high engineered poles. The cost for this option was estimated at \$625,000.

Option 2 (recommended at the time): decommission the existing pathway between the fields, adding fencing and landscaping in addition, adding 85 lineal meters of safety netting on 40' high engineered poles along the edge of the parking lot to protect vehicles as well as along the edge of the practise field to protect field users. The cost for this option was estimated at \$200,000.

After discussing these options, Council referred the item back to staff to provide additional safety fencing options.

At the March 26, 2019 Committee of Council meeting, Council considered the following two additional options:

Option 3 (recommended at the time): The creation of a covered walkway incorporating approximately 2,400 square feet (223 square meters) of custom safety netting, protecting the pathway. The estimated cost for this option was \$40,000.

Option 4: The creation of a covered walkway, approximately 240' long, 8' 6" wide, with custom chain link overhangs, essentially establishing a chain link tunnel. The estimated cost for this option was \$52,000. The addition of a custom metal roof (matching the dugout design) in place of the chain link overhangs would be an additional \$48,000 for an estimated total of \$100,000.

In addition, Staff explored an option for chain link overhangs cantilevered from the existing outfield fencing, however this option was not recommended given the structural limitations of the existing chain link fence. In discussions with our fencing contractor it was determined that the cost of structural improvements to accommodate this approach would drive costs greater than the options presented.

### **DISCUSSION**

Given Council's direction, staff have reviewed additional options for consideration to protect park users on the pathway between fields 1 and 2, and prepared a 5<sup>th</sup> option as follows:

- The creation of 98' long of safety netting on 30' high engineered poles along the east edge of the practice field to protect field users, at a cost of \$30,000

## Gates Park Softball Field Fencing

- Plant 5-6 trees along the parking lot to provide protection from balls leaving the field, at a cost of \$5,000
- The creation of a covered walkway incorporating approximately 2,400 square feet (223 square meters) of custom safety netting, protecting the pathway (the previous Option 3), at a cost of \$40,000

The total cost to implement Option 5 is \$75,000, and is illustrated on the image below.



### **FINANCIAL IMPLICATION**

The cost for the recommended approach is estimated at \$75,000, and could be funded from accumulated surplus.

### **ENVIRONMENTAL IMPLICATIONS**


## Gates Park Softball Field Fencing

The additional trees planted alongside the parking lot will contribute to an increased tree canopy. A sizeable species would be planted with appropriate spacing to allow for greater coverage.

### **OPTIONS**

(Check = Staff Recommendation)

In consideration of the options it is important to consider that the proposed improvements are above and beyond our municipal insurer's minimum safety requirements. Staff addressed the identified deficiencies in 2018.

#	Description
1 	Proceed with option 5.
2	Take no action.
3	Defer improvements to a future year.

### **ATTACHMENTS**

None.

**Lead author(s):**, Mitchell Guest, Doug Rose



## Development Permit DP000355 – 4054 & 4056 Dunphy Street

### **RECOMMENDATION:**

That Committee of Council approve Development Permit DP000355 to regulate a duplex development at 4054 & 4056 Dunphy Street.

### **PREVIOUS COUNCIL/COMMITTEE ACTION**

None.

### **REPORT SUMMARY**

This report provides for consideration of a development permit that would regulate the design and landscaping of a duplex to be built midblock on Dunphy Street (replacing an older duplex that has been demolished). The project, which conforms to the City's design objectives and guidelines and complies with zoning regulations, is recommended for approval.

### **BACKGROUND**

The property is zoned RD (Residential Duplex) and subject to the Intensive Residential and Environmental Conservation development permit area objectives and guidelines of the Official Community Plan. The applicants propose to construct a new, two-storey duplex to replace an older duplex which was recently demolished. The configuration of the wide, rectangular lot shown in the image below facilitates a side-by-side design for units within the new building in keeping with the surrounding neighbourhood context of older, two-storey single-family dwellings. The owners of the property have consulted with adjacent neighbours about the development and advise that their intention is to live within one of the new units.



Aerial view

## Development Permit DP000355 – 4054 & 4056 Dunphy Street

### Project Profile:

	RD Bylaw Regulations <sup>1</sup>	Proposed <sup>2</sup>
<b>Lot Area</b>	500 m <sup>2</sup>	785 m <sup>2</sup>
<b>Floor Area Ratio</b>	0.55	0.55
<b>Floor Area</b>		431 m <sup>2</sup> .
<b>Lot Coverage</b>	40%	31%
<b>Impervious surfaces</b>	65%	42%
<b>Setbacks</b>		
<b>Front (Dunphy Street)</b>	7.5 m.	7.5 m.
<b>Rear (East)</b>	7.5 m.	7.5 m.
<b>Interior side (North)</b>	1.8 m.	1.8 m.
<b>Interior side (South)</b>	1.8 m.	3.1 m.
<b>Building Height</b>	7.5 m.	7.5 m.
<b>Parking Spaces - total</b>	4 (2/unit)	4

The building is designed to have a modern West Coast design with high-quality exterior materials including horizontal fiber cement hardie board siding (hazelnut and night grey), cultured stone veneer, and glass panel railings. From the front of the property, the building appears to have a two-storey height, but the lot slopes to the rear of the property allowing for a third lower storey that opens up to the natural grade.



Artistic rendering

The second storey has been stepped back with slight variations in roofline height to reduce visual impacts. Each unit is developed with an attached garage that varies in size and is separated by

<sup>1</sup> Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

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



landscaping to increase the distinction between units. Permeable pavers have been proposed in the driveway to maximize pervious surfaces. The landscape plan provides for three additional trees and a variation of new hedging and shrubs to be planted both in the front and rear of the property. The large hedge that is shared between properties on the southwest corner of the site will be retained. Protective fencing will also be provided around all trees that straddle the property line, in accordance with the requirements of the City's Tree Bylaw. Cedar fencing is proposed to provide privacy between units at the rear of the property.

For information, the frontage of the property at Dunphy Street includes a curb and grassed boulevard, but there is no sidewalk. The Subdivision Servicing Bylaw does not impose offsite improvements for reconstruction of a duplex at this location.

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. Measures incorporated into the proposal design include EnergyStar® rated appliances and the installation of electric vehicle charging infrastructure. The applicant advises that high performance double glaze windows and thermal breaks in windows, doors, and frames will be used. Whenever possible, materials that are locally or regionally-sourced during construction.

### **DISCUSSION**

The design of the proposed building and landscaping meets the intent of both the intensive residential and environmental conservation objectives and guidelines of the Official Community Plan. The building's design, massing and character would be in keeping with dwellings in the immediate vicinity and the development an attractive addition. Approval is recommended.

### **FINANCIAL IMPLICATIONS**

None.

### **ENVIRONMENTAL IMPLICATIONS**


The project is designed to comply with the Environmental Conservation Area objectives and guidelines.

### **PUBLIC CONSULTATION**

The owner advises that contact has been made with neighbours to provide information on the design. A sign notifying residents of the application is posted on the site and, to date, no comments have been received.

## Development Permit DP000355 – 4054 & 4056 Dunphy Street

### OPTIONS

#	Description
1 	Approve Development Permit DP000355
2	Request amendments to the application or additional information prior to making a decision
3	Recommend refusal of Development Permit DP000355, if the Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council.

### ATTACHMENTS

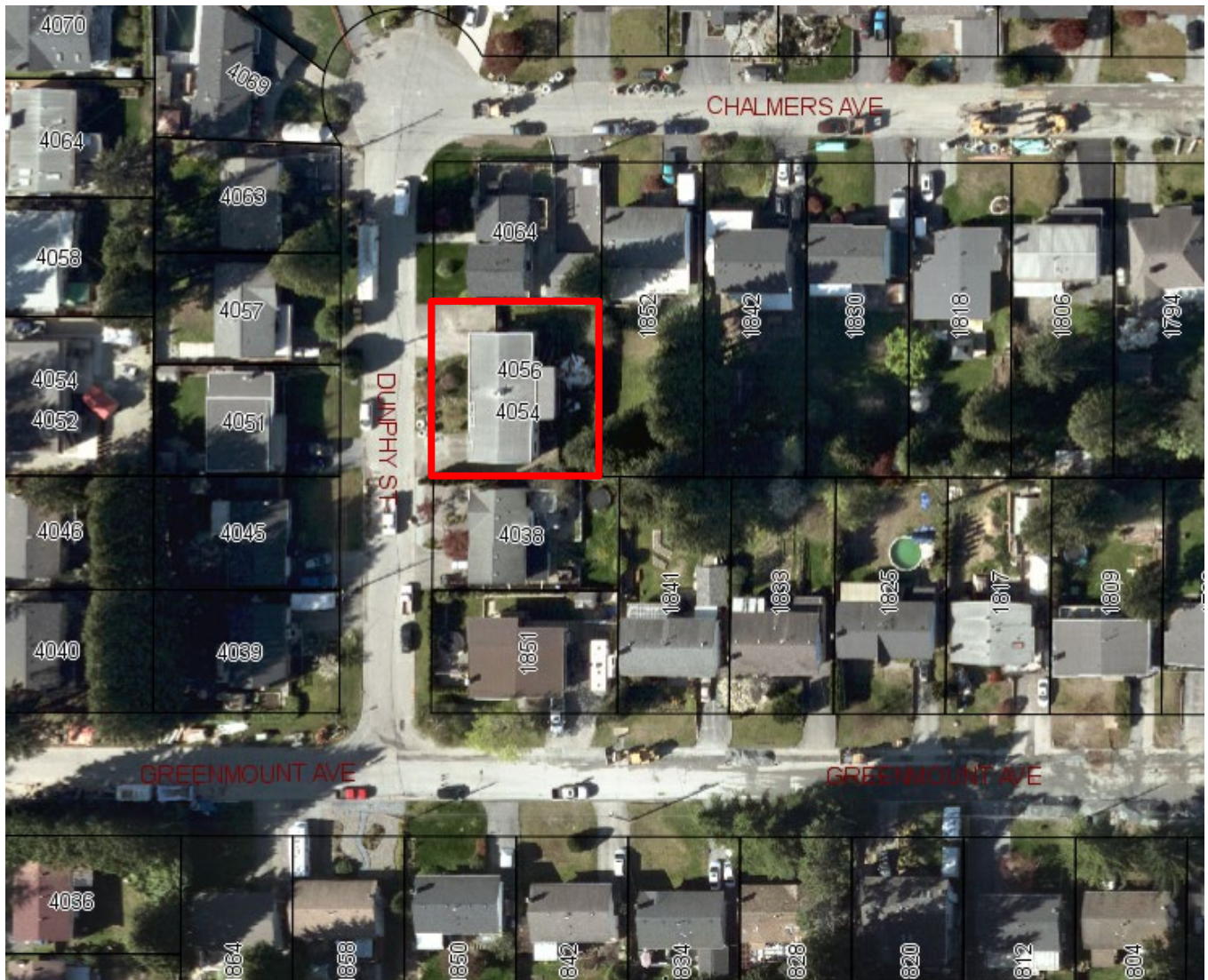
Attachment #1: Location Map

Attachment #2: Draft Development Permit

CITY OF PORT COQUITLAM  
DEVELOPMENT APPLICATION LOCATION

PROJECT ADDRESS: 4054 & 4056 Dunphy Street

FILE NO: DP000355



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

DEVELOPMENT PERMIT

NO. DP000355

Issued to: Frank Papaiani & Christina Papaiani

Address: 3261 Mason Avenue,  
Coquitlam, BC  
V3B 2X5

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: 4054 Dunphy Street  
Legal Description: LOT 319 SECTION 12 TOWNSHIP 39 NEW  
WESTMINSTER DISTRICT PLAN 36046  
P.I.D.: 007-258-828

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2018, No.4078” are varied, supplemented or both in accordance with the following:
  - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000355(1) to DP000355(12) 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 DP000355(10) to DP000355(11) 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 **\$5,000** 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 building permit.

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

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

\_\_\_\_\_  
Mayor

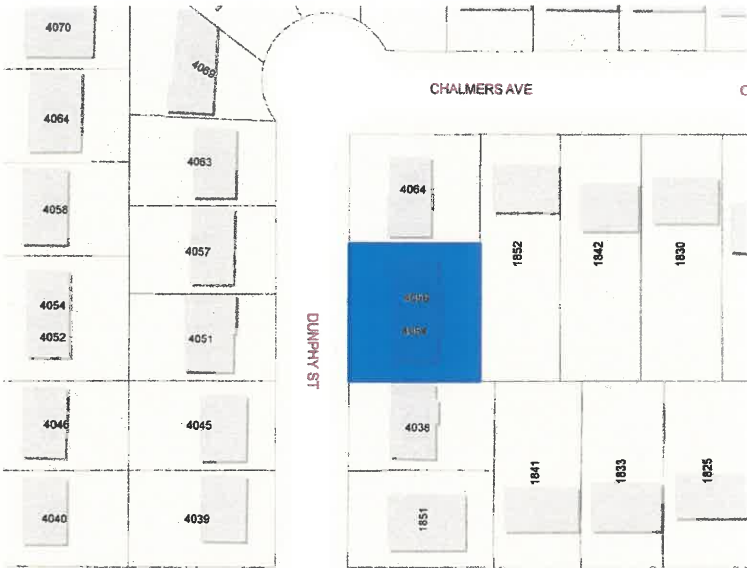
\_\_\_\_\_  
Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND  
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

\_\_\_\_\_  
Applicant (or Authorized Agent or  
Representative of Applicant)



DUPLEX DWELLING  
4056 DUNPHY STREET, PORT COQUITLAM



SITE LOCATION



PROJECT DATA:		
CIVIC ADDRESS:	4056 DUNPHY STREET, PORT COQUITLAM	LOT: 319
APPLICATION DESCRIPTION:	DUPLEX	SECTION: 12
		TOWNSHIP: 39
LOT AREA:	8449.67 SF (785 SM)	PLAN: NWP36046
	EXISTING	PROPOSED
ZONING:	RD (RESIDENTIAL DUPLEX))	RD (RESIDENTIAL DUPLEX)
OCP DESIGNATION:	RESIDENTIAL	RESIDENTIAL
	ALLOWED (.55)	PROPOSED (.55)
FLOOR AREA RATIO :	4647.31 Ft² (.55) (431.74 m²)	4642 Ft² (431.3 m²)
EXEMPTION	46 m (495 Ft) OF FLOOR AREA FOR A GARAGE OR CARPORT ANY FLOOR AREA COMPRISING A BASEMENT	46 m (495 Ft) OF FLOOR AREA FOR A GARAGE OR CARPORT ANY FLOOR AREA COMPRISING A BASEMENT
LOT COVERAGE (ALLOWED LOT COVERAGE 40% LOT AREA)	1283.30 Ft² (119.22 m²) (Existing Building)	2670 Ft² (248 m²)
IMPERMEABLE SURFACE	65% - 5492.5 Ft² (510 m²)	42% - 3540 Ft² (329 m²)
HEIGHT	24'- 8" (7.5m)	24'- 6" (7.5 m)
SETBACKS FROM	INTERIOR SIDE SETBACK	5'-11" (1.8 m)
	INTERIOR SIDE SETBACK	7.9' - 11.5' (2.4 - 3.5 m)
	FRONT SETBACK	24'- 8" (7.5 m)
	REAR SETBACK	24'-8" (7.5 m)
VEHICLE PARKING	2.0 PER DWELLING	2.0 PER DWELLING

Area Schedule (Gross Building)		
Level	Area	Area(m)
Unit 1 (North)		
LEVEL_2	544 SF	50.5 m²
BASEMENT	447 SF	41.6 m²
LEVEL_1	676 SF	62.8 m²
SPLIT LEVEL	274 SF	25.5 m²
	1942 SF	180.4 m²
Unit 2 (South)		
LEVEL_2	718 SF	66.7 m²
BASEMENT	656 SF	60.9 m²
LEVEL_1	910 SF	84.6 m²
SPLIT LEVEL	417 SF	38.7 m²
	2701 SF	250.9 m²
Grand Total: 8	4642 SF	431.3 m²

FINISHED AVERAGE GRADE CALCULATIONS (m)

	ELEV	ELEV	DISTANCE	
A-B	56.09	56.39	2.37	133.29
B-C	56.39	56.14	1.82	102.40
C-D	56.14	54.21	9.98	550.65
D-E	54.21	54.21	22.76	1233.82
E-G	54.21	55.67	9.98	548.30
G-H	55.67	55.67	3.07	170.91
H-K	55.67	55.72	2.37	132.00
K-A	55.72	56.09	17.91	1001.26
Total			70.26	3872.62
				55.12
				180.8'
				AVER. HEIGHT

EXPOSING BUILDING FACE & UNPROTECTED WINDOWS CALCULATIONS:

CODE REFERENCE: BC BUILDING CODE 2012- TABLE 9.10.14.1 & TABLE 9.10.14.4.A & TABLE 9.10.14.5.A

	AREA OF EXPOSED BUILDING FACE	LIMITING DISTANCE	OPENING % PERMITTED	AREA OF UNPROTECTED OPENING	OPENING % PROPOSED	CONSTRUCTION OF EBF		
						FRR	CONSTRUCTION	CLADDING
NORTH	83.1 SM	1.8 M	12 %	6.6 SM	8 %	1HR	C OR N/C	N/C
SOUTH	96.6 SM	3.5 M	39 %	9.8 SM	10 %	3/4HR	C OR N/C	N/C
EAST	210.3 SM	7.5 M	100 %	47.3 SM	22 %	3/4HR	C OR N/C	N/C
WEST	150 SM	7.5 M	100 %	50 SM	33 %	3/4HR	C OR N/C	N/C

2	9/08	REVISION TO	CP	RS
1	8/06	REVISION TO	SD	RS
REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

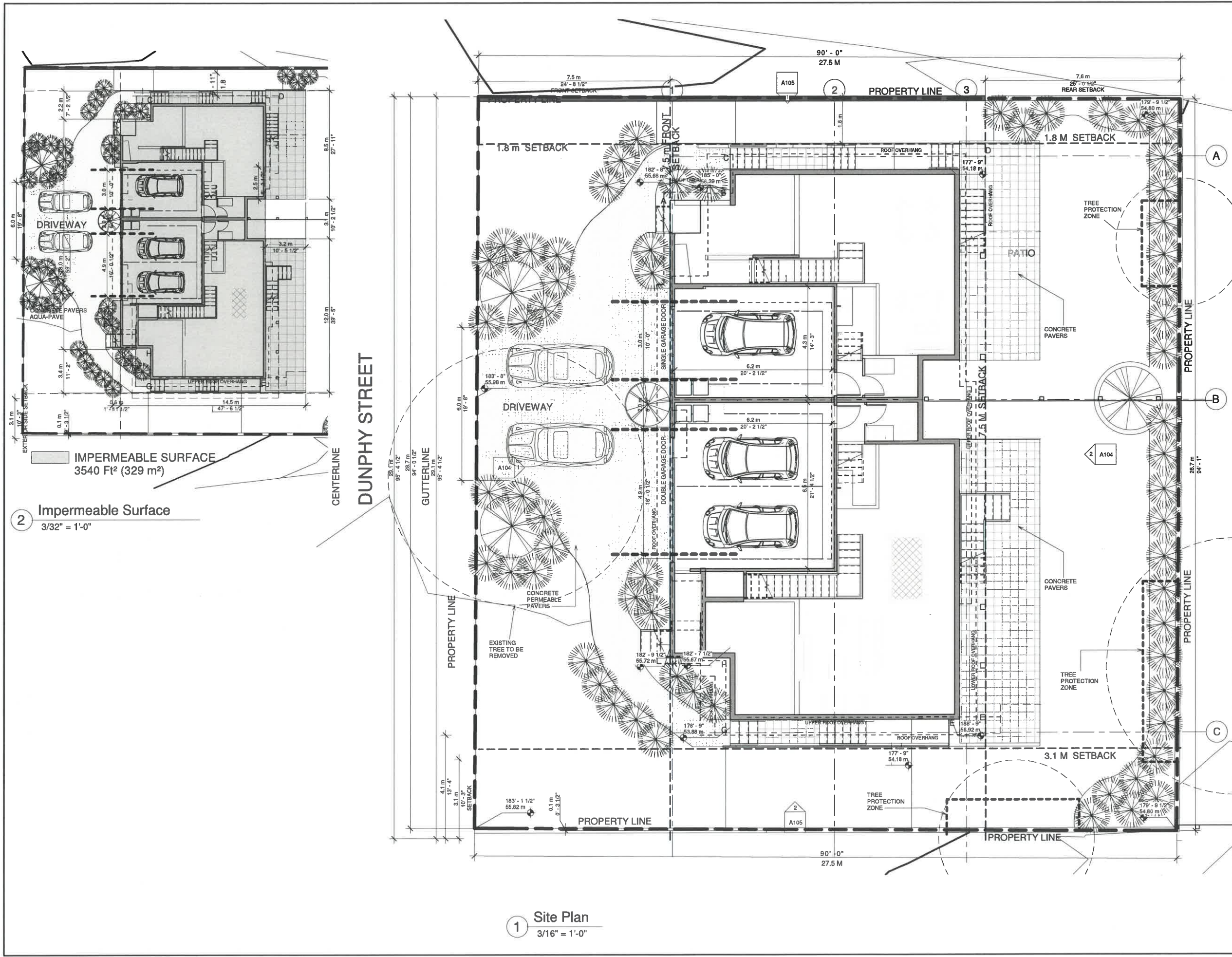
PROJECT  
Duplex Dwelling  
4054 Dunphy Street  
Port Coquitlam  
ARCHITECTURAL  
COVER PAGE

DESIGNED	RS	SEAL
DRAWN	SD	
SCALE	As Indicated	
DATE	07/08/18	

PROJECT NO.	DRAWING NO.	REV
1749_DUN	A100	1

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER





UNIT 1141-11871 Horseshoe Way  
Richmond, BC V7E 1Z9  
Tel: 778.389.4904  
www.VividGreenArchitecture.com

2	19-09	RLVISION IC	CP	RS
REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
Duplex Dwelling  
4054 Dunphy Street  
Port Coquitlam

ARCHITECTURAL  
SITE PLAN

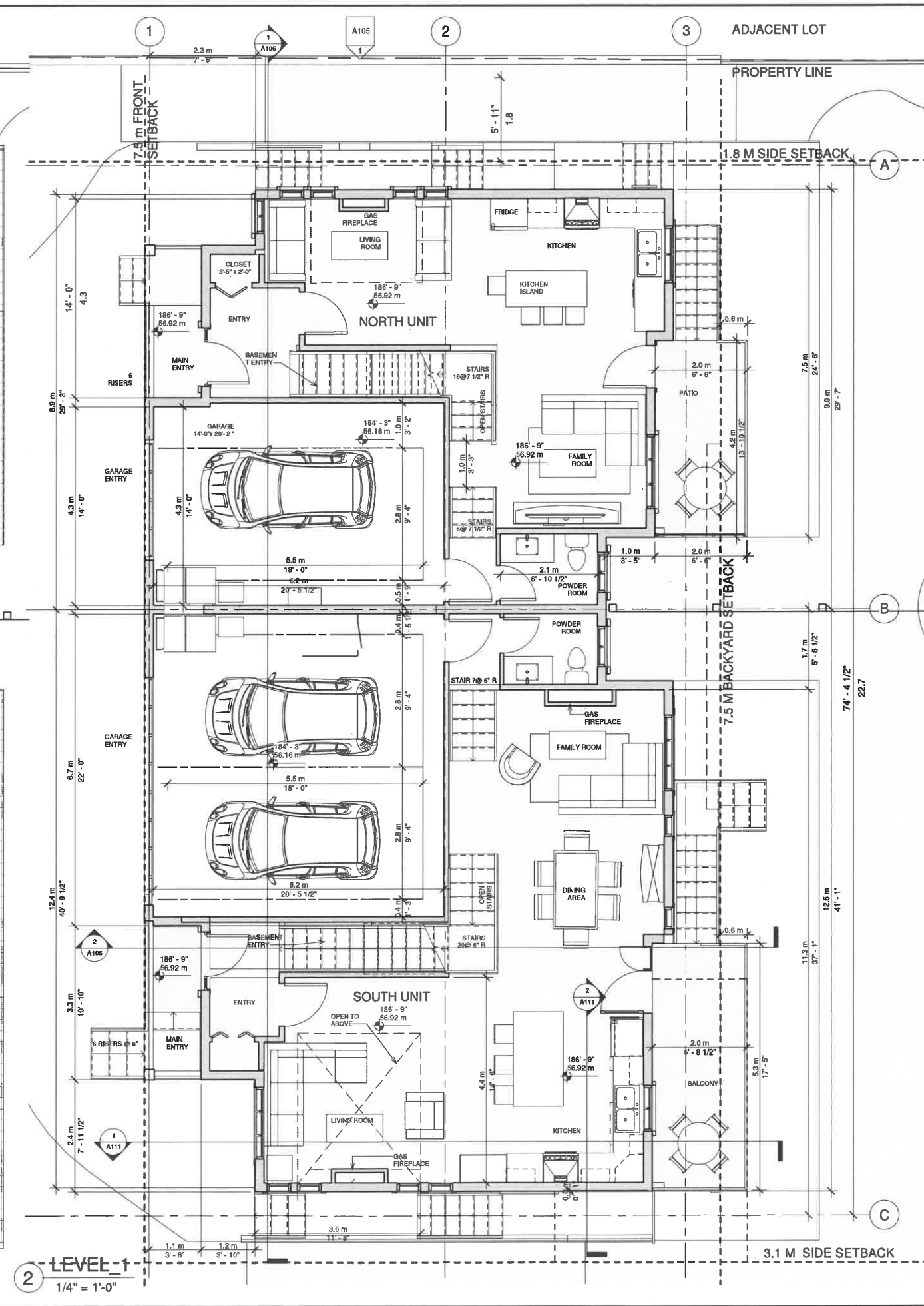
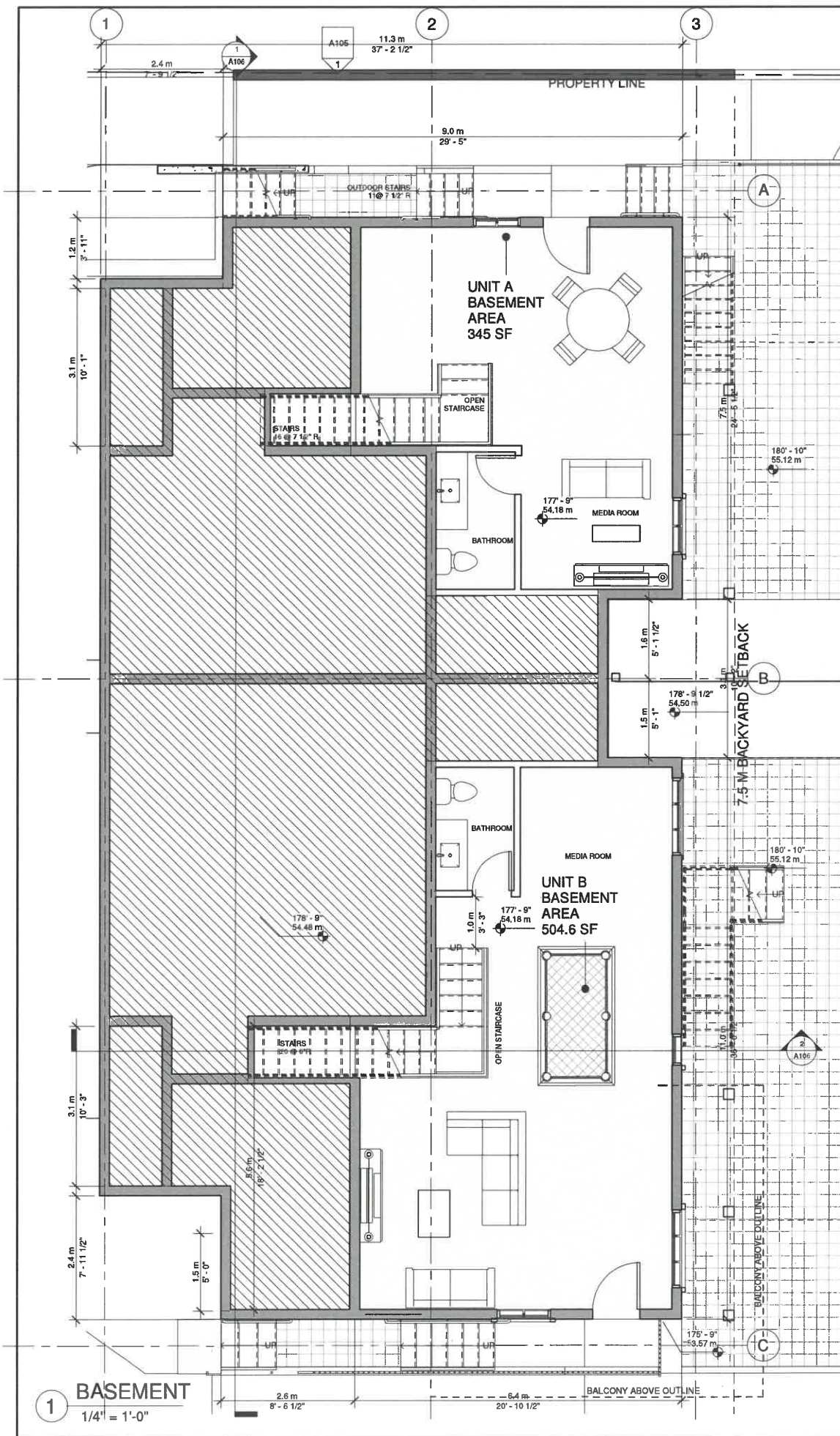
DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	As indicated	
DATE	04/27/18	

PROJECT NO. 1749_DUN	DRAWING NO. A101	REV 16
-------------------------	---------------------	-----------

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

2018-04-28 3:53:42 PM SHAWN  
C:\Users\jlopez\Documents\1749\_DUN\_4056 Dunphy St., Port Coq\_180313\_Flat roof\_Control Plan.dwg





UNIT 1141-11871 Horseshoe  
Richmond, BC V7E 1Z9  
tel: 778.389.4904  
www.VividGreenArchitecture.com

Area Schedule (Gross Building)		
Level	Area	Area(m)
Unit 1 (North)		
LEVEL 2	544 SF	50.5 m <sup>2</sup>
BASEMENT	447 SF	41.6 m <sup>2</sup>
LEVEL 1	676 SF	62.8 m <sup>2</sup>
SPLIT LEVEL	274 SF	25.5 m <sup>2</sup>
	1942 SF	180.4 m <sup>2</sup>
Unit 2 (South)		
LEVEL 2	718 SF	66.7 m <sup>2</sup>
BASEMENT	656 SF	60.9 m <sup>2</sup>
LEVEL 1	910 SF	84.6 m <sup>2</sup>
SPLIT LEVEL	417 SF	38.7 m <sup>2</sup>
	2701 SF	250.9 m <sup>2</sup>
Grand Total: 8	4642 SF	431.3 m <sup>2</sup>

2	19-05	REVISION TO PERMIT	CP	RS
REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
Duplex Dwelling

4054 Dunphy Street  
Port Coquitlam

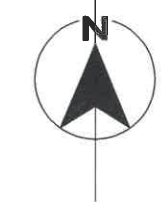
ARCHITECTURAL  
BASEMENT & LEVEL 1 PLANS

DESIGNED	Designer	SEAL
DRAWN	SD	
SCALE	1/4" = 1'-0"	
DATE	11/10/17	

PROJECT NO.	DRAWING NO.	REV
1749_DUN	A102	

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER





REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
2	11-10-17	RLVISION TO PERMIT	CP	RS

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
**Duplex Dwelling**  
  
4054 Dunphy Street  
Port Coquitlam

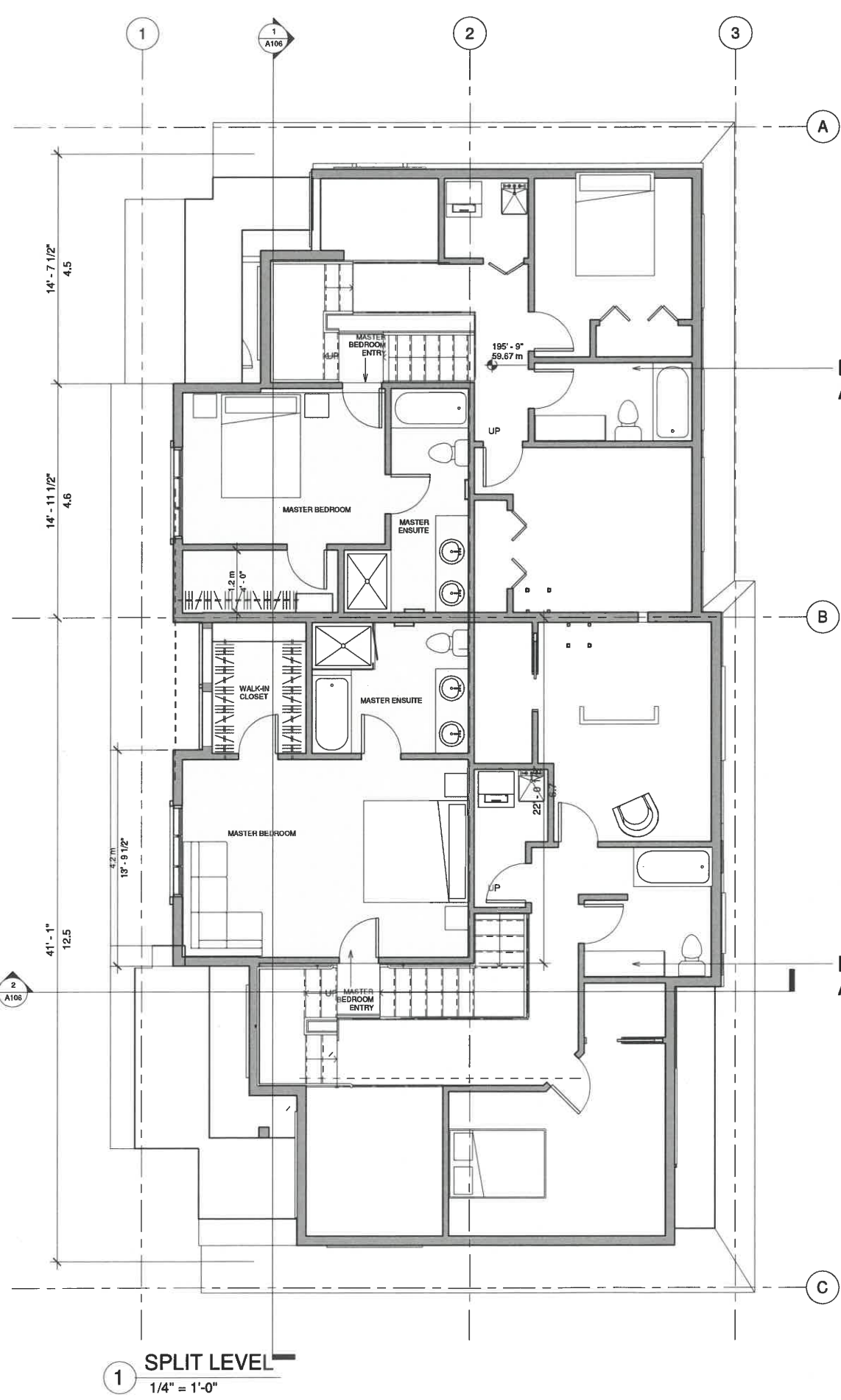
ARCHITECTURAL  
**SPLIT & LEVEL 2 PLANS**

DESIGNED	Designer	SEAL
DRAWN	SD	
SCALE	1/4" = 1'-0"	
DATE	11/10/17	

PROJECT NO. <b>1749_DUN</b>	DRAWING NO. <b>A103</b>	REV <b>2</b>
--------------------------------	----------------------------	-----------------

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER

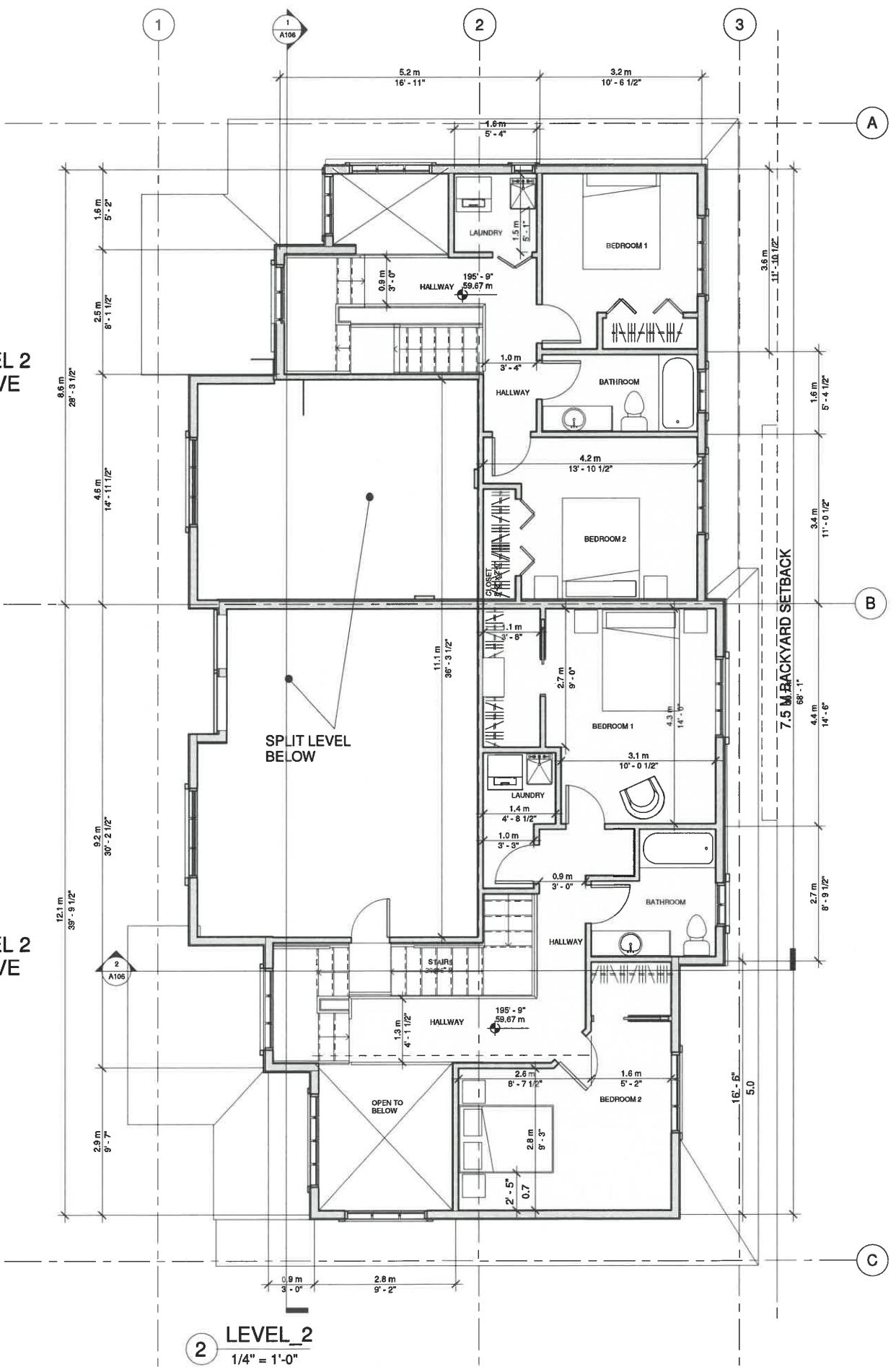
2019-04-17 3:01:23 PM STATION: C:\Users\Gopal\Documents\1749\_DUN\4056 Dunphy St., Port Coq\_190313\_Flat roof\_Corridor Floor.dgn.rvt



LEVEL 2  
ABOVE

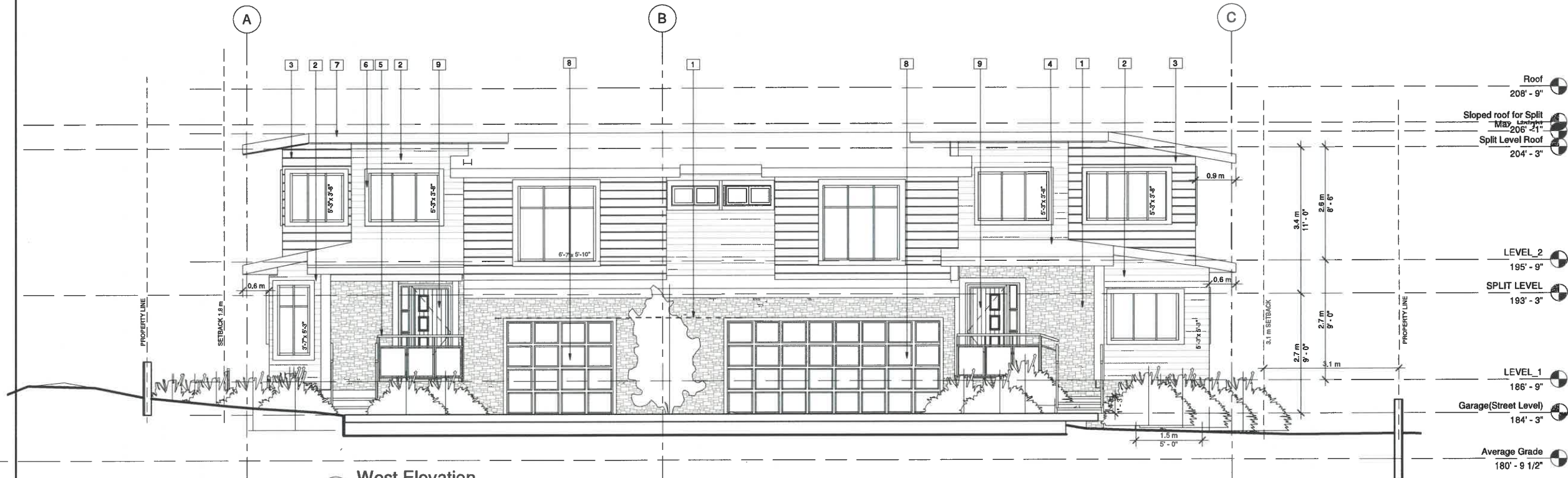
LEVEL 2  
ABOVE

1  
SPLIT LEVEL  
1/4" = 1'-0"



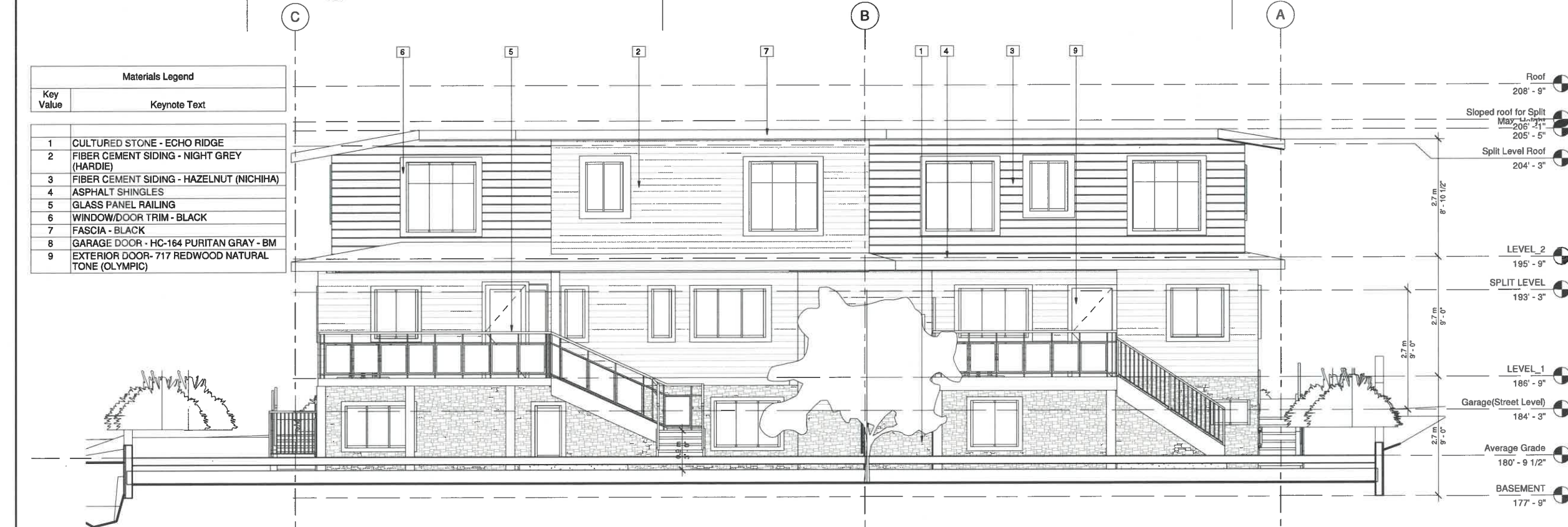
2  
LEVEL 2  
1/4" = 1'-0"

SPLIT LEVEL  
BELOW



1 West Elevation  
1/4" = 1'-0"

Materials Legend	
Key Value	Keynote Text
1	CULTURED STONE - ECHO RIDGE
2	FIBER CEMENT SIDING - NIGHT GREY (HARDIE)
3	FIBER CEMENT SIDING - HAZELNUT (NICHIA)
4	ASPHALT SHINGLES
5	GLASS PANEL RAILING
6	WINDOW/DOOR TRIM - BLACK
7	FASCIA - BLACK
8	GARAGE DOOR - HC-164 PURITAN GRAY - BM
9	EXTERIOR DOOR- 717 REDWOOD NATURAL TONE (OLYMPIC)



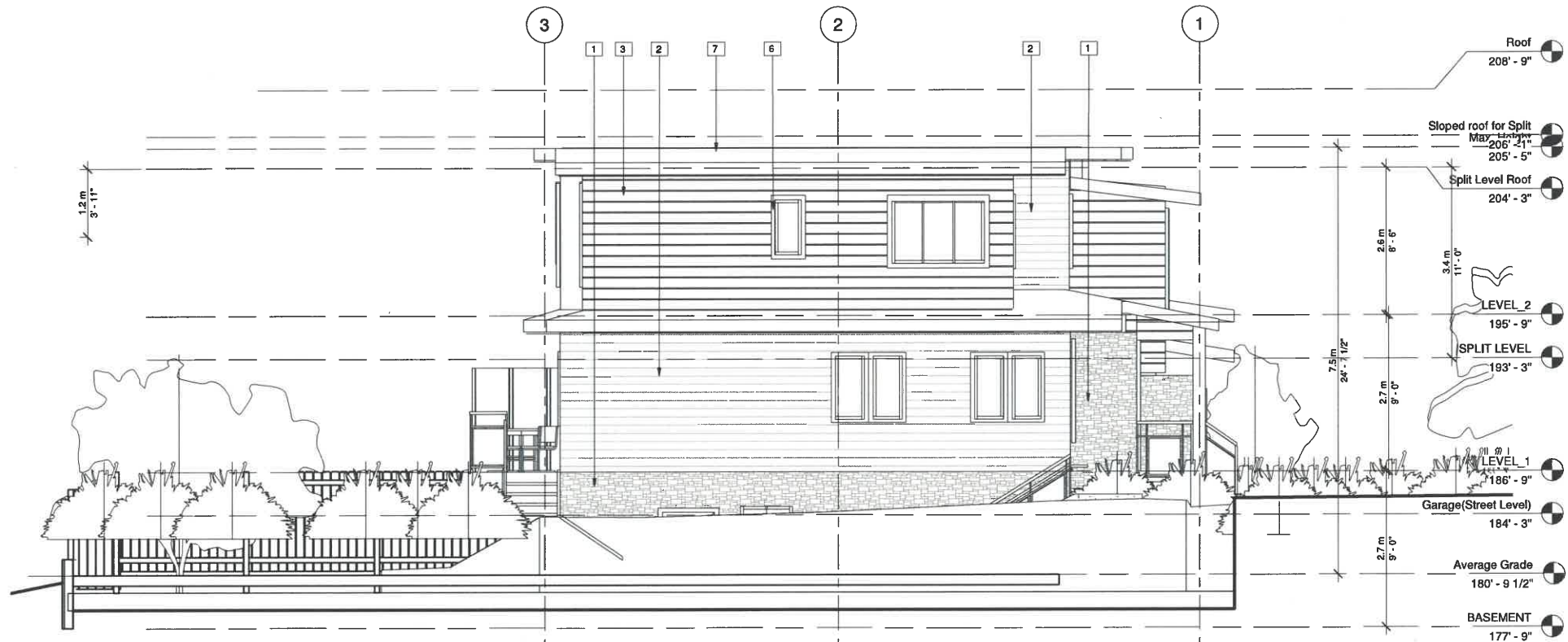
2 East Elevation  
1/4" = 1'-0"

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
2	12-14-17	REVISED TO PERMIT	CP	RS

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

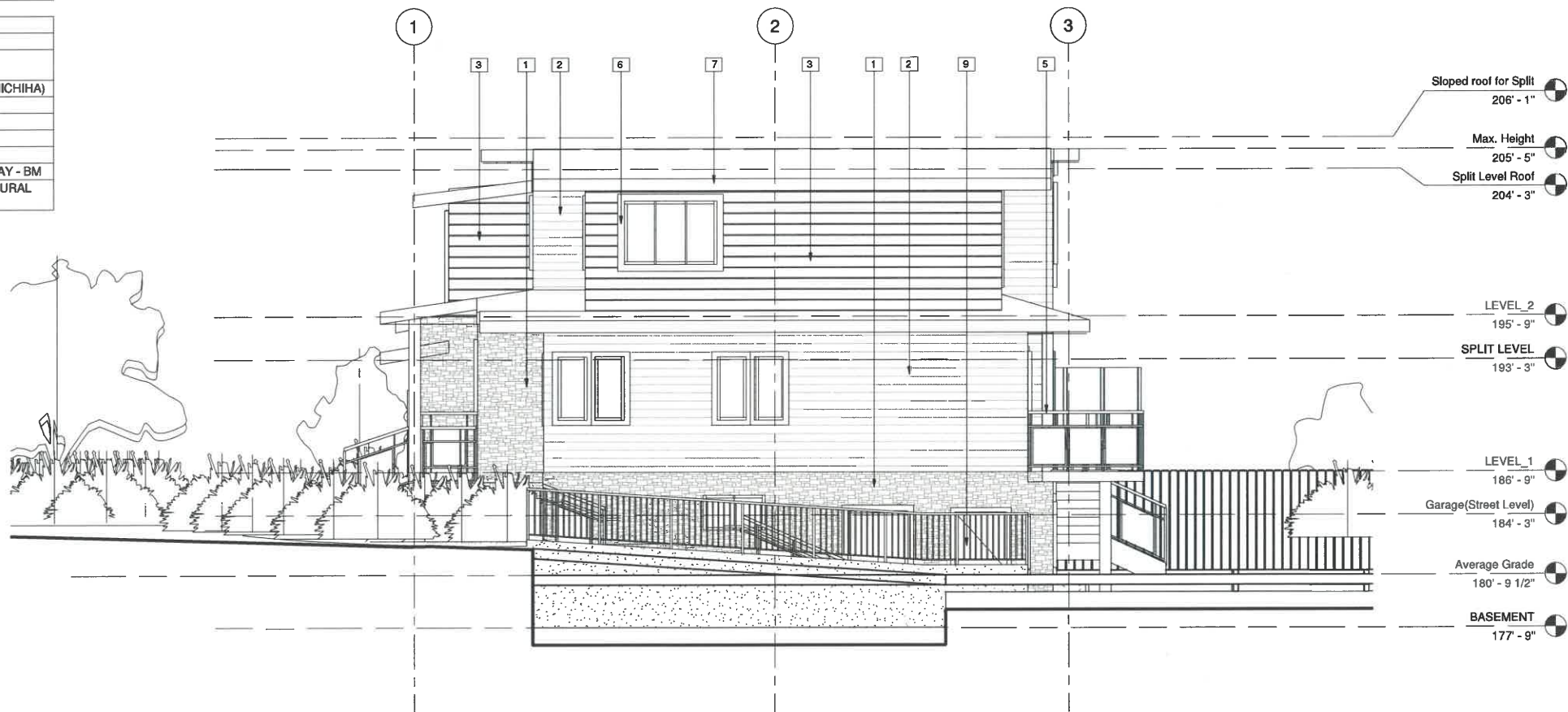
PROJECT Duplex Dwelling 4054 Dunphy Street Port Coquitlam ARCHITECTURAL EAST AND WEST ELEVATION		
DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/4" = 1'-0"	
DATE	12/14/17	
PROJECT NO. 1749_DUN		DRAWING NO. A104





1 North Elevation  
1/4" = 1'-0"

Materials Legend	
Key Value	Keynote Text
1	CULTURED STONE - ECHO RIDGE
2	FIBER CEMENT SIDING - NIGHT GREY (HARDIE)
3	FIBER CEMENT SIDING - HAZELNUT (NICHHA)
4	ASPHALT SHINGLES
5	GLASS PANEL RAILING
6	WINDOW/DOOR TRIM - BLACK
7	FASCIA - BLACK
8	GARAGE DOOR - HC-164 PURITAN GRAY - BM
9	EXTERIOR DOOR- 717 REDWOOD NATURAL TONE (OLYMPIC)



2 South Elevation  
1/4" = 1'-0"

2	19-05	REVISION TO PERMIT	CP	RS
REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

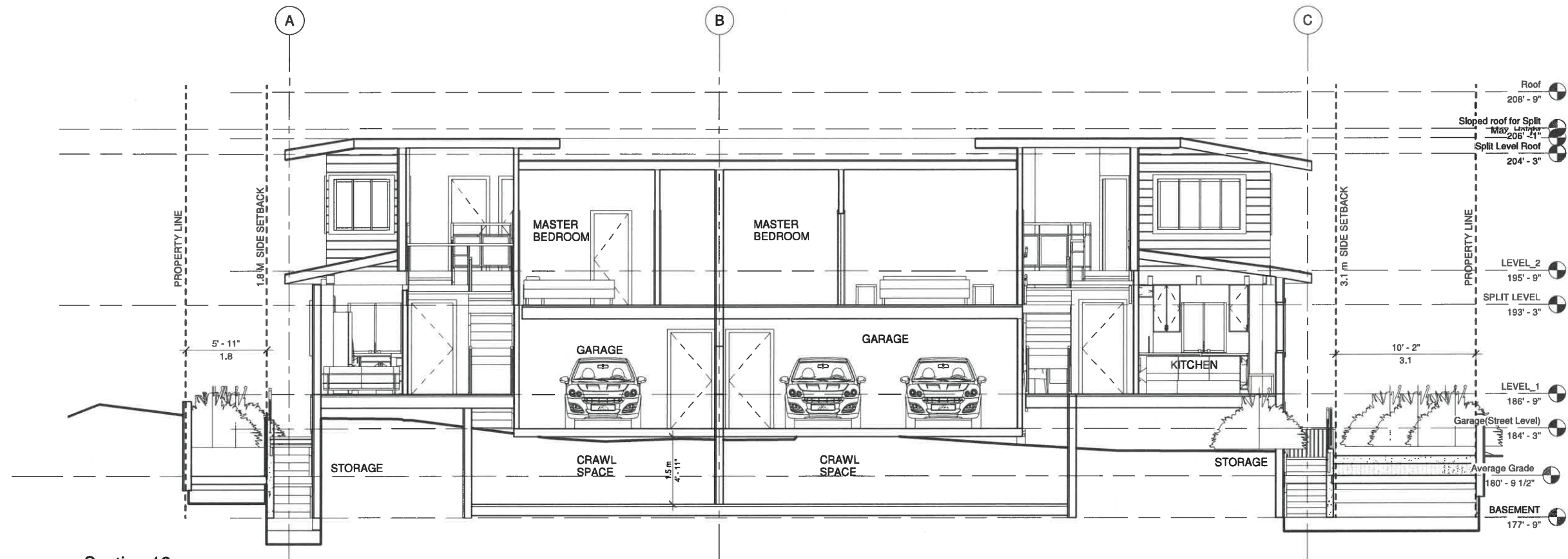
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT	
Duplex Dwelling	
4054 Dunphy Street Port Coquitlam	
ARCHITECTURAL	
NORTH AND SOUTH ELEVATION	
DESIGNED	Designer
DRAWN	Author
SCALE	1/4" = 1'-0"
DATE	02/14/18

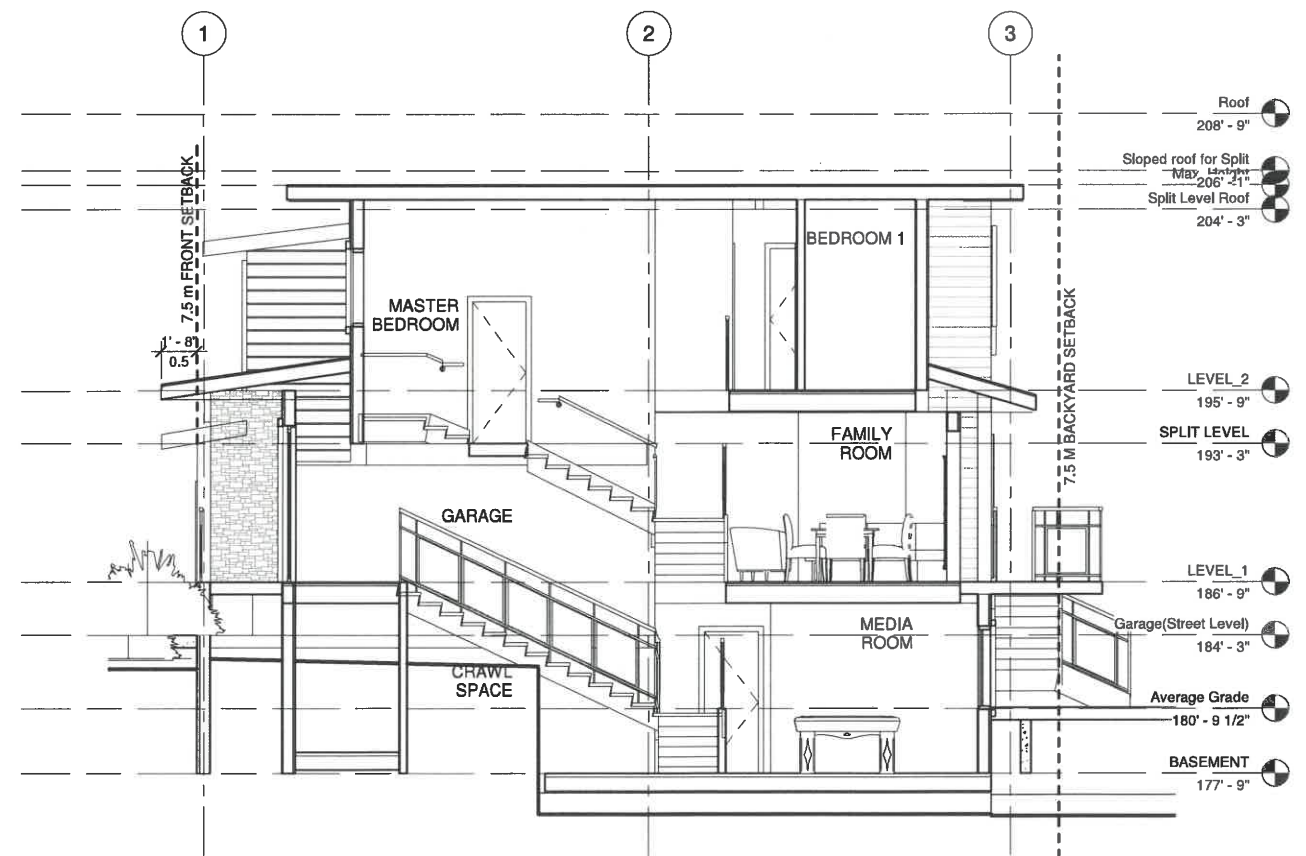
PROJECT NO.	DRAWING NO.	REV
1749_DUN	A105	1

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER





1 Section 12  
1/4" = 1'-0"



2 Section 11  
1/4" = 1'-0"

2	19-09	REVISION TO PERMIT	CP	RS
REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
Duplex Dwelling

4054 Dunphy Street  
Port Coquitlam

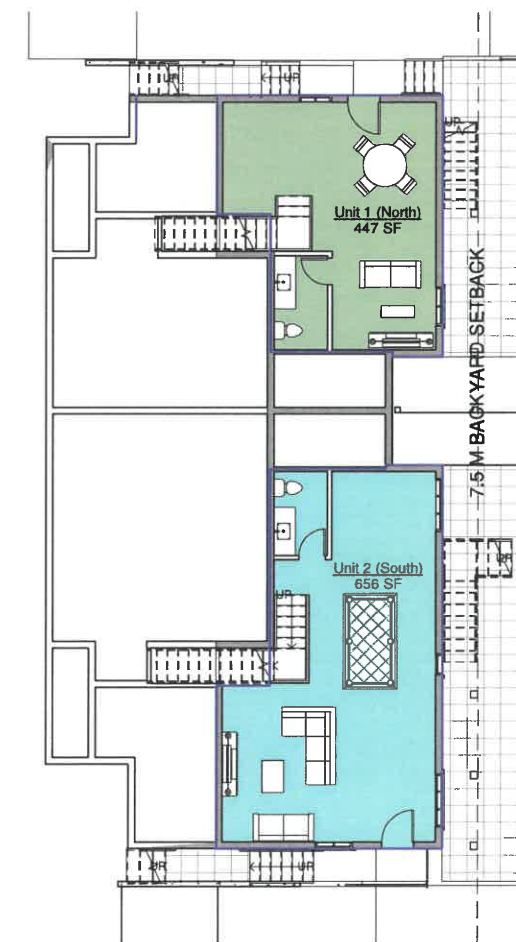
ARCHITECTURAL

SECTIONS

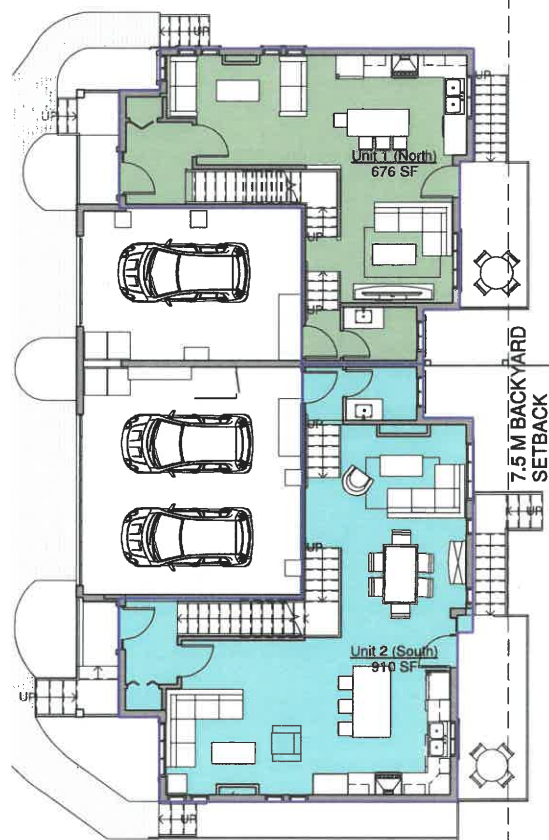
DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/4" = 1'-0"	
DATE	04/30/18	

PROJECT NO.	DRAWING NO.	REV
1749_DUN	A106	

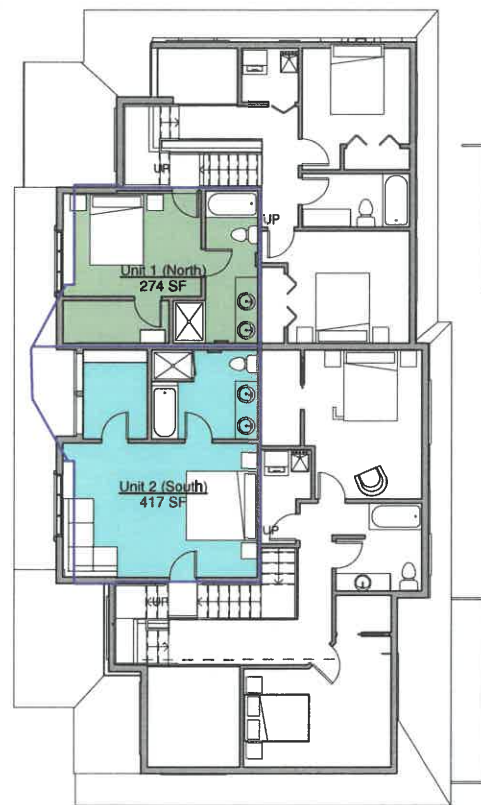
THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER



1 BASEMENT  
1/8" = 1'-0"



2 LEVEL\_1  
1/8" = 1'-0"



4 SPLIT LEVEL  
1/8" = 1'-0"



3 LEVEL\_2  
1/8" = 1'-0"

Area Schedule (Gross Building)		
Level	Area	Area(m)
Unit 1 (North)		
LEVEL_2	544 SF	50.5 m²
BASEMENT	447 SF	41.6 m²
LEVEL_1	676 SF	62.8 m²
SPLIT LEVEL	274 SF	25.5 m²
	1942 SF	180.4 m²
Unit 2 (South)		
LEVEL_2	718 SF	66.7 m²
BASEMENT	656 SF	60.9 m²
LEVEL_1	910 SF	84.6 m²
SPLIT LEVEL	417 SF	38.7 m²
	2701 SF	250.9 m²
Grand Total: 8	4642 SF	431.3 m²

ISSUED  
FOR BUILDING  
PERMIT

2	19-09	REVISION TO PERMIT	OP	RS
REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
Duplex Dwelling  
  
4054 Dunphy Street  
Port Coquitlam

ARCHITECTURAL  
Units overlay

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/8" = 1'-0"	
DATE	01/09/19	

PROJECT NO.	DRAWING NO.	REV
1749_DUN	A107	

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER



EXISTING STREET VIEW



PROPOSED VIEW



REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
-----	----------	-------------------	-------	----------

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
Duplex Dwelling

4054 Dunphy Street  
Port Coquitlam

ARCHITECTURAL  
Streetscape & 3D Views

DESIGNED	RS	SEAL
DRAWN	SD	
SCALE		
DATE	07/06/18	

PROJECT NO.	DRAWING NO.	REV
1749_DUN	A108	1

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER

2019-04-17 3:01:58 PM STATION: C:\Users\Olga\Documents\1749\_DUN\_4056 Dunphy St., Port Coq\_190313\_Flat roof\_Central\_Floor\_Laiga.rvt






PERMEABLE PAVERS:  
AQUA PAVERS, ABBOTSFORD CONCRETE



PATIO, CONCRETE PAVERS:  
CLASSIC STANDARD SERIES, ABBOTSFORD CONCRETE





ROYAL PACIFIC LANDING LTD.  
太平洋皇家园林设计有限公司  
www.royalpl.com  
604-338-5035  
lu@royalpl.com

N

SCALE 3 / 16" = 1'-0"

REVISIONS	
1	

ISSUES	DATE
8	
7	
6	
5	
4	
3	ISSUED FOR DB R2
2	ISSUED FOR DB R1
1	ISSUED FOR DB

PROJECT	
PROJECT NUMBER	LD37
DRAWN BY	LX
CHECKED BY	LX
DATE CHECKED	
CONSULTANT	

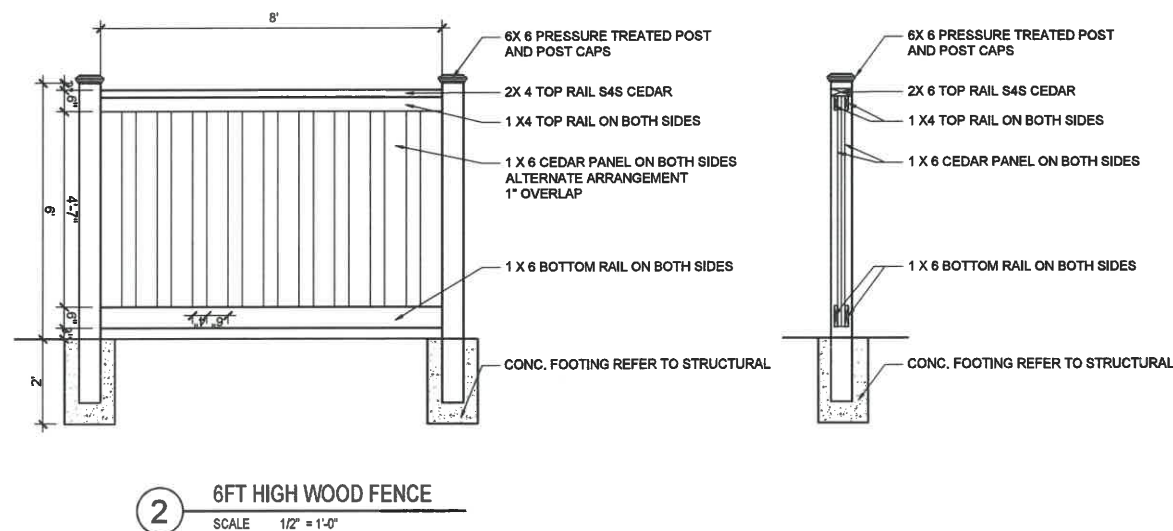
DRAWING TITLE	
4056 DUNPHY ST Port Coquitlam, BC	
LANDSCAPE SITE PLAN	

DRAWING No.	
L1	

1 LANDSCAPE PLANTING PLAN  
SCALE 3 / 16" = 1'-0"



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
		<b>TREES</b>		
CKD	1	CORNUS KOUSA "SATOMI"	PINK DOGWOOD	6CM CAL. B & B
AKD	1	ACER PALMATUM "BLOODGOOD"	RED JAPANESE MAPLE	2.5M HT. B & B
MSD	1	MAGNOLIA X. SOULANGEANA	SAUCER MAGNOLIA	6CM CAL. B & B
		<b>HEDGE</b>		
TOC	15	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	6FT HT. 20" O.C. B&B
		<b>SHRUBS &amp; GROUNDCOVERS</b>		
CT	14	CHOISYA TERNATA SUNDANCE	MEXICAN MOCK ORANGE	#2 @ 4' O.C.
la	16	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 18" O.C.
HY2	17	HYDRANGEA MACROPHYLLA "MONMAR"	ENCHANTRESS HYDRANGEA (BLUE)	#2 POT @ 3'-6" O.C.
ER	32	ERICA X DARLEYENSIS	WINTER HEATHER (PURPLE)	#2 POT @ 1' O.C.
AZ2	10	GIRAD'S PURPLE AZALEA	AZALEA (PURPLE)	#2 @ 3' O.C.
RC	21	RHODODENDRON "CHRISTMAS CHEER"	CHEER RHODO.(WHITE PINK)	#2 POT B&B @ 3'-6" O.C.
		<b>PERENNIALS, GRASS</b>		
he	31	HELICTRICHON SEMPERVIRONS	BLUE OAT GRASS	#2
Ex	13	ECHINACEA SPS	CONE FLOWER	#2 POT # 60CM O.C.
hl	2	HOSTA HALCYON	PLANTAIN LILY BLUE	#2 POT @ 18" O.C.



1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
  - A. GRASSED AREAS: 150MM (6")
  - B. GROUND COVERS: 300MM (12")
  - C. SHRUBS: 450MM (18")
  - D. TREE PITS: 1000MM (40") WITH 300MM(12") (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
7. 1"MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

