

Committee of Council Agenda

Tuesday, December 17, 2019

2:00 p.m.

Heritage Room

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

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, December 17, 2019, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

1

Recommendation:

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

- *December 3, 2019.*

4. REPORTS

4.1 2020 Draft Utility Rates

4

Recommendation:

That Committee of Council direct staff to prepare the 2020 utility rate bylaws based on the draft budget as presented in the December 17, 2020, staff report, "2020 Draft Utility Rates".

4.2 Watercourse and Development Permits - 1528 Broadway Street

11

Recommendation:

That Committee of Council:

1. *Approve Watercourse Development Permit DP000387 to provide for watercourse protection and enhancement at 1528 Broadway Street.*
2. *Approve Development Permit DP000377, which regulates an*

industrial development at 1528 Broadway Street.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, December 17, 2019, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

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

Item 5.2

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

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

Item 5.3

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

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

Item 5.4

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

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

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, December 17, 2019, Committee of Council Meeting be adjourned.

10. MEETING NOTES

Committee of Council Minutes

Tuesday, December 3, 2019

Heritage Room

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

Present:	Chair - Mayor West	Councillor Penner
	Councillor Darling	Councillor Pollock
	Councillor Dupont	Councillor Washington
	Councillor McCurrach	

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, December 3, 2019, Committee of Council Meeting Agenda be adopted as circulated.

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

Moved-Seconded:

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

- *October 29, 2019*
- *November 5, 2019*
- *November 12, 2019.*

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

4. REPORTS

4.1 Green School Initiative - School District No. 43 (verbal report)

Representatives from School District No. 43 provided an update on the Green School Initiative project.

5. COUNCILLORS' UPDATE

Council provided updates on City business.

6. MAYOR'S UPDATE

None.

7. CAO UPDATE

None.

8. RESOLUTION TO CLOSE

8.1 Resolution to Close

Moved-Seconded:

That the Committee of Council Meeting of Tuesday, December 3, 2019, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

g. litigation or potential litigation affecting the municipality;

Item 5.2

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 5.3

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

Item 5.4

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 5.5

c. labour relations or other employee relations;

Item 5.6

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

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

9. ADJOURNMENT

9.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, December 3, 2019, Committee of Council Meeting be adjourned at 5:01 p.m.

In Favour (7): Mayor West, Councillor Darling, Councillor Dupont, Councillor McCurrach, Councillor Penner, Councillor Pollock, and Councillor Washington

Carried

10. MEETING NOTES

None.

Mayor

Corporate Officer

RECOMMENDATION:

That Committee of Council direct staff to prepare the 2020 utility rate bylaws based on the draft budget as presented in the December 17, 2020, staff report, "2020 Draft Utility Rates".

PREVIOUS COUNCIL/COMMITTEE ACTION

None

REPORT SUMMARY

The 2020 draft utility budgets represent a 3.78% increase in water and 2.00% in sewer rates over 2019. The principal factors driving this increase are an increase in Metro Vancouver charges for bulk water purchases and sanitary sewer discharge.

BACKGROUND

Annually the utilities section safely delivers approximately 9.2 million cubic meters of high quality potable water to its 25,418 serviced customers within the City. Employees operate, maintain and construct a city-wide transmission and distribution system that delivers safe and reliable drinking water and ensures adequate flows and pressures are maintained for the City's fire protection needs. The utilities section also provides an essential service for the collection and disposal of liquid wastewater. Employees in this section operate, maintain and construct collection infrastructure that mitigates environmental impact as a result of blockages and overflows, and transfer of wastewater to treatment facilities.

To pay for these services, the City charges utility rates on a user pay basis. Residential units pay a flat rate whereas commercial units are metered and pay based on usage. Water and sewer regulation bylaws are brought to Council in advance of the remainder of the City's budget in order to ensure that utility bills are mailed out to property owners by the second week of February, to be paid by March 31st. This results in funding for the year being available in advance of property tax collection in July.

Beyond funding the cost of annual operations, utility budgets also include contributions to water and sewer infrastructure reserves. These annual contributions of \$2.0 million and \$702 thousand respectively are to fund the replacement/enhancement of utility infrastructure (pipes, pumps, valves, etc.); major repairs and maintenance; studies; and other expenditures that are not part of regular operations. Contributions can either be spent in the year they are made, or used in a future year.

The City has also been setting aside an additional 1% of the prior year's utility levy revenue on a cumulative basis for long term infrastructure replacement (LTR). This funding is intended to help

2020 Draft Utility Rates

fund the anticipated replacement of aging infrastructure as major portions of the City's older infrastructure comes up for replacement.

Charges from Metro Vancouver for bulk water purchases and sanitary sewer discharge constitute the largest portion of the utility budgets (approximately 57%). For a number of years, Metro Vancouver has been forecasting increases to its rates to offset borrowing costs related to capital construction. Until recently, those increases hadn't come to fruition and accordingly for parts of the last 10 years the City's utility levies had been held flat or fairly low.

The following are the historical Port Coquitlam increases over the past 10 years:

Rate	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Water	8.90%	10.20%	6.33%	6.11%	2.4%	0%	0%	0.85%	0%	4.05%
Sewer	4.80%	-1.70%	6.33%	3.38%	0%	0%	0%	3.75%	3.86%	0.82%

In anticipation of future rate increases, the water and sewer budgets have also historically included \$80,000 annually for contributions to the water and sewer rate stabilization reserve. These reserves were established to potentially smooth the impact of future increases.

On January 8, 2019, Committee of Council adopted the following guidelines outlining the use of the rate stabilization reserves:

- Target utility rate: The city will target a utility rate increase between 2.0% to 4.5%.
- Use of rate stabilization reserve: The city will use the reserve to reduce the rate increase to 4.5% in years where it would otherwise exceed 4.5%. To smooth rate increases over a three year period, withdrawals from the reserve in a given year should not exceed 1/3 of the opening balance.
- Contribution to rate stabilization reserve: In years where the rate increase falls below 2.0% the city will make a contribution of up to \$80,000 to the reserve with a cap such that the rate increase does not exceed 2.0%. No contribution will be made in years where the rate increase exceeds 2.0%.

As a result of these guidelines, the City did not make a contribution to the water rate stabilization reserve in 2019 as the utility rate increase exceeded the 2% threshold in the adopted guidelines. The water rate stabilization reserve is projected to have a \$1.05 million balance at the end of 2019 and the sewer rate stabilization reserve is projected to have a \$417 thousand balance (the sewer reserve balance is lower as contributions did not start until 2015).

2020 Draft Utility Rates

DISCUSSION

The 2020 draft utility budget is based on maintaining 2019 service levels. As such, changes reflect inflation, other contractual increases and efficiencies, but do not contain any proposed enhancements or reductions to services.

Until the 10 year capital, financial and asset management plans are developed in 2020, it is proposed to keep the LTR reserve contributions at the 2019 levels (water LTR contribution of \$1,007,100, sewer LTR contribution of \$754,700). The additional 1% LTR contributions of \$121,200 for water and an additional 1% of \$89,900 for sewer are therefore not included in the proposed budget.

FINANCIAL IMPLICATIONS

Water Utility

The following table provides a breakdown of the 2020 draft water utility budget. Prior to consideration of the rate stabilization reserve, the required increase in rates was 3.78%. Based on the adopted rate stabilization guidelines, as the rate increase is above 2% but below 4.5% no contribution to the reserve is proposed.

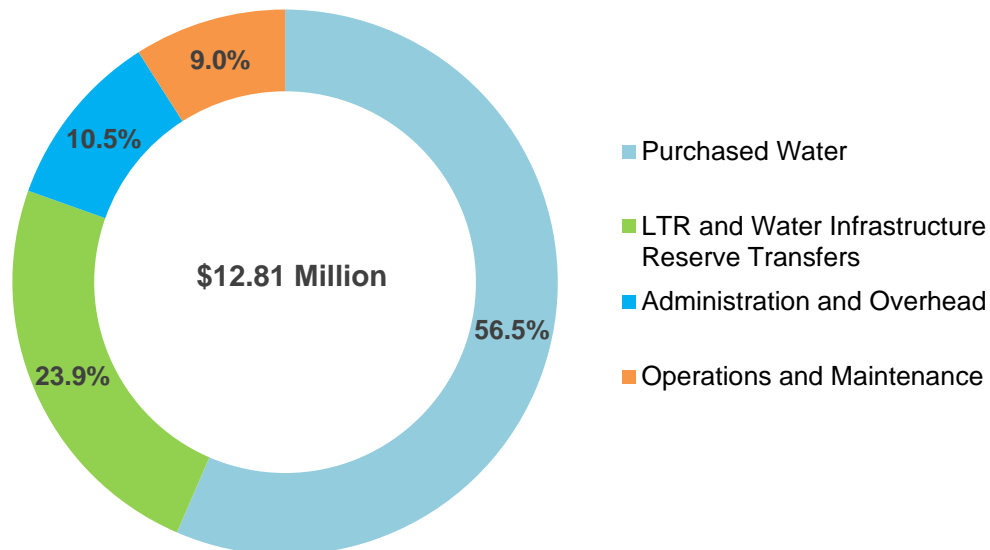
Figure 1: Water Utility Budget

	2019 Approved Budget	2020 Draft Budget	\$ Change	% Change
Revenues				
Utility charges	\$12,247,700	\$12,710,600	\$462,900	3.78%
Permits and licences	18,700	18,700	-	0.00%
Penalties and fines	80,000	80,000	-	0.00%
	\$ 12,346,400	\$ 12,809,300	\$ 462,900	3.75%
Expenses				
Payroll expense	\$773,600	\$786,000	\$12,400	1.60%
Contracted & other services	6,926,500	7,377,500	451,000	6.51%
Materials and supplies	127,900	124,400	(3,500)	-2.74%
Telephone, utilities and rent	47,600	42,400	(5,200)	-10.92%
Internal charges	1,403,200	1,411,400	8,200	0.58%
	\$ 9,260,100	\$ 9,741,700	\$462,500	4.99%
Net Reserve Transfers				
To LTR and Water Infrastructure	\$ 3,067,600	\$ 3,067,600	\$ -	-
To (From) Rate Stabilization	-	-	-	-
	\$ 3,067,600	\$ 3,067,600	\$ -	-
Net Water Budget	\$ -	\$ -	\$ -	- %

2020 Draft Utility Rates

The Community Charter requires that proposed expenditures and transfers to other funds must not exceed the total of the proposed funding sources and transfers from other funds for the year (i.e. the organization cannot budget for a surplus/deficit). As such, after factoring revenues, expenses and transfers to and from reserve, the net water budget balances to \$0.

Figure 2: 2020 Budgeted Water Expenditures



Payments to Metro Vancouver represent 56.5% of the expenses while transfers to the Water LTR & Infrastructure reserves make up a further 23.9% of the total. Operations and maintenance represent 9.0% of the total. Lastly, administration and overhead charges make up the remaining 10.5%. In 2015 the City undertook a utility benchmarking exercise where it was noted that the City's overhead was higher than comparative municipalities. Following an internal review in 2016 staff proposed a phased approach to realign the costs. The direction provided by Committee at the time was to avoid adjustments to overheads as those adjustments would have a corresponding impact on property taxation. Since that time, staff have not proposed any adjustments to shift a portion of overhead back to property taxes.

The draft 2020 water budget results in the following impact to residential and commercial properties.

Figure 3: Impact to Residential Properties

Rate Class	2019 Levy	2020 Proposed Levy	2020 \$ Increase	2020 % Increase
Single Family Dwelling	\$ 448.05	\$464.99	\$16.94	3.78%
Secondary Suite	\$ 448.05	\$340.94	\$16.94	3.78%
Townhouse	\$ 419.72	\$319.76	\$15.87	3.78%
Apartment	\$ 398.74	\$303.05	\$15.07	3.78%

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Figure 4: Impact to Commercial Properties

Rate Class	2019 Example Levy	2020 Estimated Levy	2020 \$ Increase	2020 % Increase
Low Volume Retail	\$ 2,032.24	\$2,109.06	\$76.82	3.78%
Medium Volume Retail	\$ 6,394.08	\$6,635.78	\$241.70	3.78%
High Volume Retail	\$ 23,554.76	\$24,445.13	\$890.37	3.78%
Large Industrial	\$ 378,107.36	\$392,399.82	\$14,292.46	3.78%

Sewer Utility

The following table provides a breakdown of the 2020 draft sewer utility budget. Prior to consideration of the rate stabilization reserve, the required increase in rates was 1.68%. Based on the adopted rate stabilization guidelines, as the rate increase is below 2% a contribution of \$28,600 to the rate stabilization reserve is proposed which would bring the levy increase to 2%.

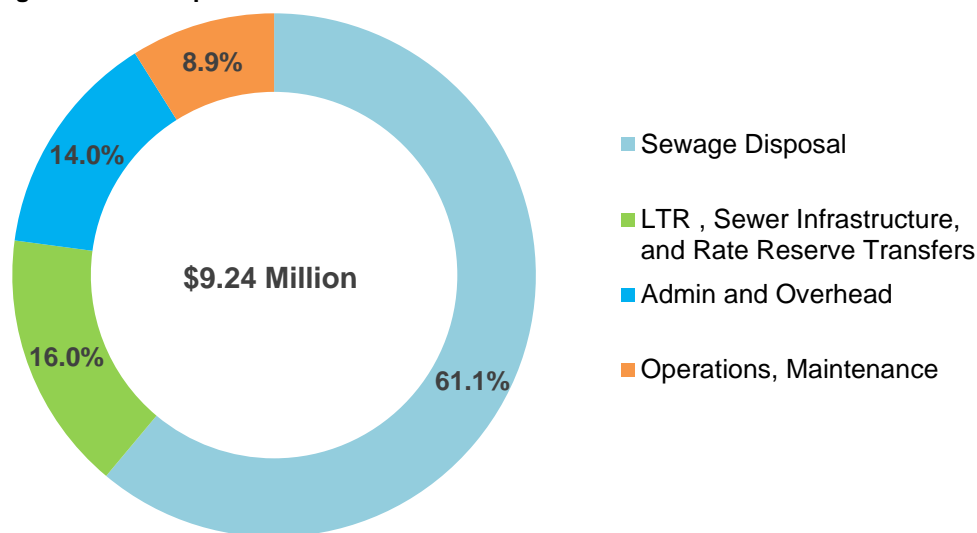
Figure 5: Sewer Utility Budget

	2019 Approved Budget	2020 Draft Budget	\$ Change	% Change
Revenues				
Utility charges	\$ 9,021,100	\$ 9,201,100	\$ 180,000	2.00%
Penalties and fines	63,000	63,000	-	0.00%
	\$ 9,084,100	\$ 9,264,100	\$ 180,000	1.98%
Expenses				
Payroll expense	\$ 351,200	\$ 353,700	\$ 10,100	0.71%
Contracted & other services	5,721,000	5,941,800	220,800	3.86%
Materials & supplies	74,000	76,800	2,800	3.78%
Telephone, utilities & rent	78,000	78,000	-	0.00%
Internal charges	1,323,200	1,328,500	5,300	0.40%
	\$ 7,547,400	\$ 7,778,800	\$ 231,400	3.07%
Net Reserve Transfers				
To LTR & Sewer Infrastructure	\$ 1,456,700	\$ 1,456,700	\$ -	-
To (From) Rate Stabilization	80,000	28,600	(51,400)	-64.25%
	\$ 1,536,700	\$ 1,485,300	\$ (51,400)	-3.34%
Net Sewer Budget	\$ -	\$ -	\$ -	- %

The Community Charter requires that proposed expenditures and transfers to other funds must not exceed the total of the proposed funding sources and transfers from other funds for the year (i.e. the organization cannot budget for a surplus). As such, after factoring revenues, expenses and transfers to and from reserve, the net sewer budget balances to \$0.

2020 Draft Utility Rates

Figure 6: 2020 Budgeted Sewer Expenditures



Payments to Metro Vancouver represent 61.1% of the expenses while transfers to the Sewer LTR, Infrastructure and Stabilization reserves make up a further 16.0% of the total. Operations and maintenance represent 8.9% of the total. Lastly, administration and overhead charges make up the remaining 14.0%. Similarly to water, sewer overheads allocations have not been adjusted since the rate review in 2016.

The draft 2020 utility budget results in the following impact to residential and commercial properties.

Figure 7: Impact to Residential Properties

Rate Class	2019 Levy	2020 Proposed Levy	2020 \$ Increase	2020 % Increase
Single Family Dwelling	\$ 332.43	\$339.08	\$6.65	2.00%
Secondary Suite	\$ 332.43	\$340.94	\$6.65	2.00%
Townhouse	\$ 311.78	\$319.76	\$6.24	2.00%
Apartment	\$ 295.49	\$303.05	\$5.91	2.00%

Figure 8: Impact to Commercial Properties

Rate Class	2019 Example Levy	2020 Estimated Levy	2020 \$ Increase	2020 % Increase
Low Volume Retail	\$ 524.32	\$534.81	\$10.49	2.00%
Medium Volume Retail	\$ 4,520.28	\$4,610.69	\$90.41	2.00%
High Volume Retail	\$ 20,241.36	\$20,646.19	\$404.83	2.00%
Large Industrial	\$ 345,050.80	\$351,951.82	\$6,901.02	2.00%

2020 Draft Utility Rates

Seniors' Discount

In 2019 the seniors' discount was given to seniors whose income did not exceed \$25,217 or had a household income that did not exceed \$31,396. 2019 saw a 5% increase in the number of properties claiming the discount.

Figure 9: Senior's Discount - Five Year Trend

Rate Class	2015	2016	2017	2018	2019
# of Senior's Discounts	271	268	274	318	334
Total Cost	\$ 91,949	\$90,298	\$ 93,549	\$110,347	\$119,506

The 2020 seniors' waiver is based on the taxpayer's 2018 Revenue Canada Notice of Assessment, which will be the most recent information available in February and March when the discounts are being processed. Since Statistics Canada no longer publishes the low-income threshold, the annual threshold for the seniors' discount will be increased by the amount of the Statistics Canada CPI increase for Vancouver each year. In this case, the increase was 2.8% for 2018.

Future Impact of Metro Vancouver Rate Increases

Given that Metro Vancouver's charges are a significant portion of the City's utility expenses, their increases have a large impact on the City's rates. Metro Vancouver's five year financial plan for the Fraser Sewerage area includes the following projections for rate increases to water and sewer:

Figure 10: Metro Vancouver Five Year Forecast

Rate	2020	2021	2022	2023	2024
Water	6.0%	6.1%	8.8%	9.9%	10.1%
Sewer	4.0%	13.9%	15.6%	13.4%	8.1%

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Direct staff to prepare the utility rate bylaws for 2020 based on the draft budget.
	2	Direct staff to prepare the utility rate bylaws for 2020 based on an amended budget.
	3	Direct staff to bring back additional information to committee for consideration.

Lead authors: Karen Grommada and Farouk Zaba

1528 Broadway Street – Watercourse Development Permit and Development Permit Applications

RECOMMENDATIONS:

That Committee of Council:

1. Approve Watercourse Development Permit DP000387 to provide for watercourse protection and enhancement at 1528 Broadway Street.
2. Approve Development Permit DP000377, which regulates an industrial development at 1528 Broadway Street.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes applications for development permits to provide for watercourse protection and regulate an industrial development at 1528 Broadway Street. The project is designed to enhance watercourse protection, promote economic development and complies with the site's industrial zoning and development permit designations. Approval is recommended.

BACKGROUND

CTA Design Group proposes to redevelop an underutilized industrial property at 1528 Broadway Street with a tilt-up concrete industrial building. The new building will expand the production capacity of Nutri-Nation, a food manufacturer located on the adjacent property.

The land use designation in the Official Community Plan for the site is General Industrial; policies of the Plan promote economic development and job creation within this designation. The property is zoned M1 – General Industrial and the project is designed to comply with this zoning.

The objectives and guidelines of the site's industrial development permit area designation are intended to:

- guide the form and character of industrial developments,
- promote orderly development, and
- control the interface between industrial and other land uses.

The site's environmental conservation development permit area designation encourages:

- sustainable development and building design,
- efficient use of energy, water and other resources, and
- the reduction of waste and pollution.

1528 Broadway Street – Watercourse Development Permit and Development Permit Applications

The site is also designated as a watercourse protection development permit area for the purposes of protecting and enhancing the natural environment, ecosystems and the biological diversity of watercourse.

The development permit area designation encourages:

- considering watercourse areas in development design,
- encouraging development which supports the riparian function, and
- using innovative and flexible regulations to support compatible development.

Context:

1528 Broadway Street is a long panhandle property, with a narrow frontage along Broadway and a large rectangular piece at the rear. The site currently houses a small industrial building with the remainder of the site partially paved for parking and the remainder used for outdoor storage. The site is largely devoid of natural vegetation, with the exception of a row of mature trees along the driveway entrance. The applicant's intent is to retain the existing building and develop the remainder of the site. Surrounding land use consists primarily of industrial uses and a small highway oriented commercial development at 1502 Broadway Street.



Location map

The southeast corner of the property falls within a watercourse protection area due to its proximity to two offsite watercourses; the Mary Hill Bypass drainage watercourse, a class A(O) watercourse, and an unnamed class B tributary located on the property to the east. Both of these watercourses are manmade drainage channels originally designed to receive drainage from adjacent property and the Mary Hill Bypass road.

Class A (O) watercourses are fishbearing or potentially fishbearing; Class B watercourses are non-fishbearing but provide nutrients to fish habitat. The objectives and guidelines of this designation generally establish a 30-metre setback from the top of bank of a Class A(O) watercourse and a 15 meter setback from the top of bank of a Class B watercourse.

1528 Broadway Street – Watercourse Development Permit and Development Permit DP000377 Applications

In establishing required setbacks for a development, the guidelines provide for consideration of parcel size, existing development and impacts to permitted uses and support variable setbacks where there is potential to provide greater opportunity for watercourse protection through enhancement to the riparian area.

Watercourse Protection Development Permit:

The Class A(O) Mary Hill Bypass drainage watercourse flows southward towards Broadway Street where it is conveyed under that road in a 30m long culvert to Broadway Creek and ultimately to the Pitt River. The applicants environmental consultant, Envirowest, confirm that while fish have not been documented in the Mary Hill Bypass drainage there is potential for it to be inhabited seasonally by salmonids.

The unnamed drainage watercourse located on the property to the east is ephemeral, a stream that flows only briefly during and following a period of rainfall, and its outfall is perched above the water level of the Mary Hill Bypass drainage watercourses. Envirowest confirmed this watercourse provides intermittent food/nutrient value to the Mary Hill Bypass/Broadway Creek watercourse system but does not have potential for fish. No species at risk were identified at the property.



Approximate location of watercourses

As depicted below, adhering to the 15 and 30 meter setbacks would have significant impacts on the development feasibility of the parcel, particularly as the building needs to be of a minimum length to support the food manufacturing conveyance process and the site is an irregular shape.

The applicant has therefore proposed:

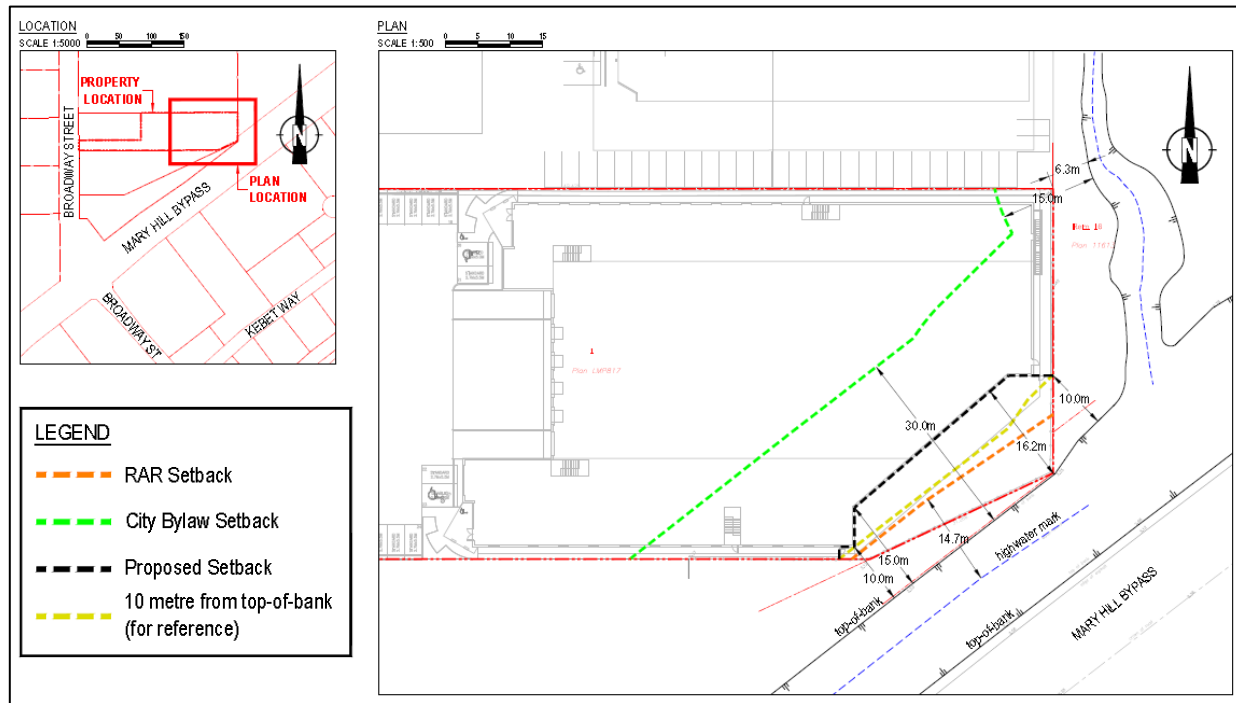
- an average 15m setback from the Mary Hill Bypass drainage watercourse,
- an average 9M (TBD) setback from the unnamed Class B drainage watercourse, and
- 445m² (4,800 ft²) of on-site riparian enhancements.

Proposed onsite riparian improvements would include:

- restoration of a native plant community to provide habitats for wildlife and improve upland influence to the watercourses,
- 23 trees (broadleaf maple, sitka spruce, western red cedar and red alder),
- 369 riparian shrubs and plants, snags and woody debris, and
- the riparian area to be fenced and access limited primarily to maintenance.

1528 Broadway Street – Watercourse Development Permit and Development Permit Applications

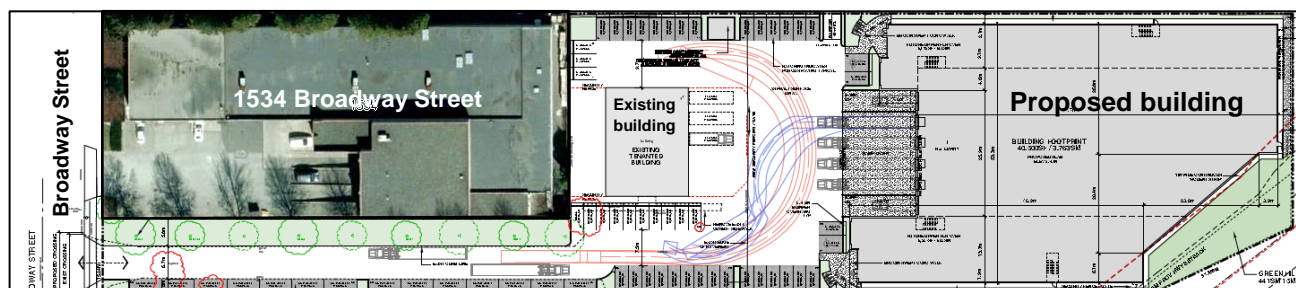
The proposed setbacks exceed the Provincial RAR setback requirements (under 10 meters for the Mary Hill Bypass watercourse and 2 meters for the Class B) and will allow for enhanced protection of the watercourse and significant onsite riparian improvements.



Drawing showing watercourse protection area setback

Form and Character of the Industrial Development:

The proposed development consists of a large, tilt-up concrete industrial building with parking/loading bays and landscaping. The building is situated at the rear of the property and designed to retain an existing small industrial building and a row of mature trees along the entry driveway as shown on the site plan below.



Site plan

1528 Broadway Street – Watercourse Development Permit and Development Permit Applications

Project Profile

	Bylaw Regulations ¹	Proposed ²
Site Area	1,200 m ² min'm	9,836 m ² (2.4 acre)
Total Building Area	n/a	4,244 m ² (45,682 ft ²)
Building Lot Coverage	n/a	42 %
Impervious Surface	80% max'm	80%
Setbacks:		
Front Setback (Broadway)	6 m	157 m
Rear Setback (east)	3 m	3 m
Interior Side Setback (north)	0 m	2.1 m
Interior Side Setback (south)	0 m	1.9 m
Provincial Highway setback (Mary Hill Bypass)	9m	10 m
Building Height	n/a	13.1 m
Parking (total)	57	60
Small car parking spaces	25% max'm (15 spaces)	15 (25%)
Loading bays	3 min'm	6
Bicycle Parking	Space for 6 bikes	Space for 6 bikes

The 4,244m² (45,682ft²) building has been designed specifically to accommodate a food production facility for Nutri-Nation. The irregular shape of the building footprint is designed specifically to allow for required length of production line machinery while striving to provide appropriate watercourse protection and meet staff parking and industrial loading needs. The site plan also provides for a driveway connection to Nutri-Nations existing production facility next door at 1560 Broadway Street. This driveway is intended to allow movement between the two properties while limiting vehicular impact to Broadway Street.

The concrete building will have a two-storey appearance, substantial glazing, wall articulation, a varied roof line and window shades. Due to the pan-handled nature of the property, the building will be relatively hidden from view along Broadway Street. The southeast corner however will be visible from the Mary Hill Bypass and effort has been made to ensure this portion of the building, in combination with the riparian landscaping, will be attractive. The colour palette consists of light, dark and charcoal grays with forest green accents.

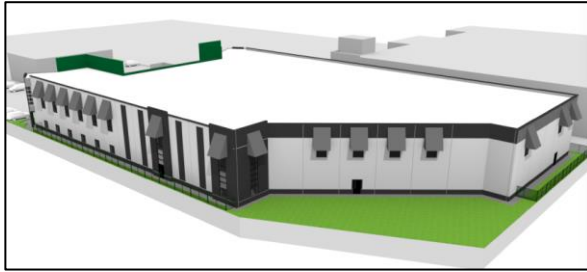
¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525 for specific regulations.

² Information provided by applicant.

1528 Broadway Street – Watercourse Development Permit and Development Permit Applications



Building façade (northwest corner)



Building façade (southeast corner)

The onsite (non-riparian) landscape plan calls for retention of a row of nine mature liquid amber trees along the entry driveway. The plan also includes the addition of:

- ten new trees (red maple, himilaya cedar, Japanese maple and dawyck beech),
- a mixture of shrubs and ground cover plants located around the periphery of the site, and
- landscape strips within parking areas.

A significant portion of the site area will be used for required parking, traffic circulation, and transport vehicle loading areas typical of an industrial development.

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:

- high-performance glazing,
- permeable paving for parking areas,
- use of drought-resistant plant species,
- high-efficiency irrigation system with rain sensors,
- bike racks, and
- 445m² of riparian improvements.

A complete list of environmental conservation measures is included as Schedule A of the attached draft development permit.

DISCUSSION

The design of the proposed industrial building and landscaping meet the intent of watercourse, industrial and environmental conservation development permit area objectives and guidelines. The development would be attractive and consistent with the expected high quality of character of the city's industrial areas. The proposed enhancements to the watercourse protection area will improve the watercourses through an increase in planting, habitat and overall protected area. Approval of both development permits are recommended.

1528 Broadway Street – Watercourse Development Permit and Development Permit Applications

FINANCIAL IMPLICATIONS


None associated with issuance of the Development Permit.

CONSULTATION

A development sign has been posted near the Broadway Street entry for a number of months to provide notification of the development permit application. Staff received input from a local business wanting to ensure the row of liquid amber trees along the entry driveway are retained. To date, staff have not received any further input from the community.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Watercourse Development Permit DP000387 and Development Permit DP000377.
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 proposals comply with the development permit area objectives and guidelines.
3	Recommend rejection of the application(s) if the Committee is of the opinion that it does not conform to the development permit area guidelines. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

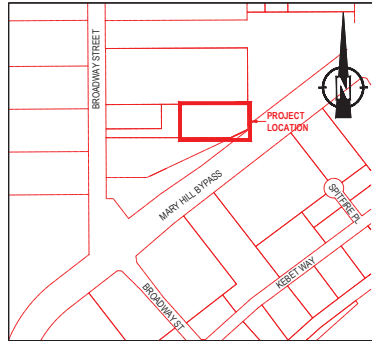
Attachment 1: Riparian Planting Plan

Attachment 2: Draft Watercourse Development Permit DP000387

Attachment 3: Draft Development Permit DP000377

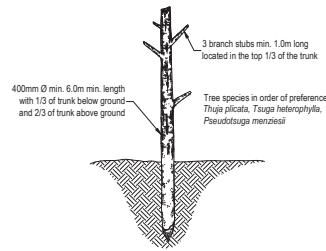
LOCATION

SCALE 1:4000



TYPICAL SNAG PLACEMENT DETAIL

N.T.S.

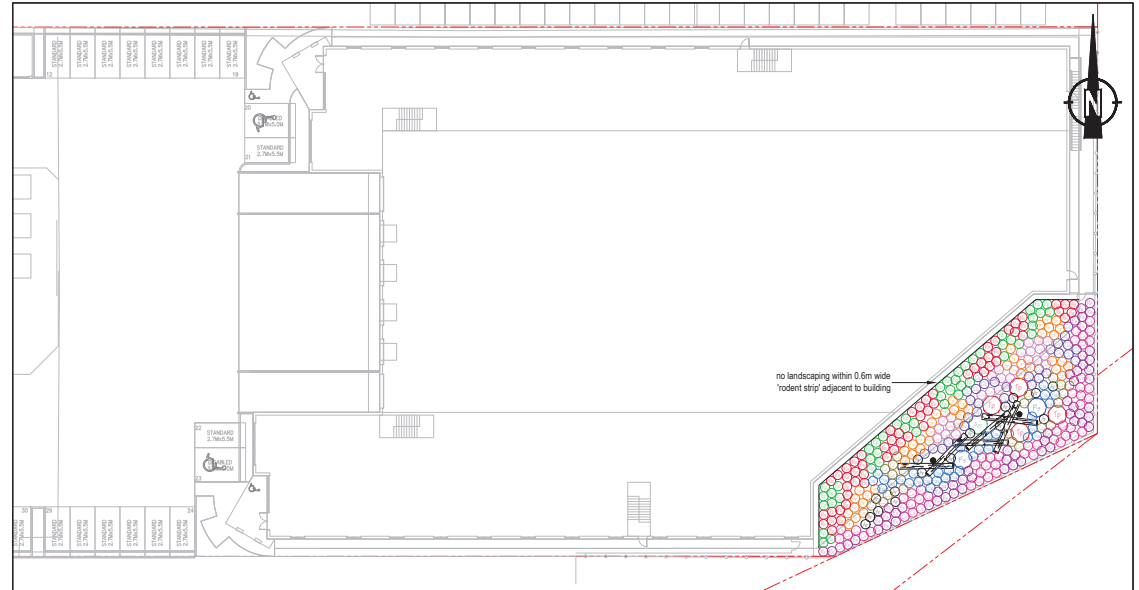


PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	broadleaf maple	<i>Acer macrophyllum</i>	1	2.0m container grown (min. no. 7 pot); densely branched; well established
	Sitka spruce	<i>Picea sitchensis</i>	2	2.0m container grown (min. no. 7 pot); densely branched; well established
	western redcedar	<i>Thuja plicata</i>	4	2.0m container grown (min. no. 7 pot); densely branched; well established
	red alder	<i>Alnus rubra</i>	16	no. 2 pot; densely branched; well established
	beaked hazelnut	<i>Corylus cornuta</i>	21	no. 2 pot; densely branched; well established
	Indian plum	<i>Osmaronia cerasuiformis</i>	30	no. 2 pot; densely branched; well established
	Nootka rose	<i>Rosa nutkana</i>	59	no. 2 pot; multi-stemmed; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	45	no. 2 pot; densely branched; well established
	red-osier dogwood	<i>Cornus stolonifera</i>	53	no. 2 pot; densely branched; well established
	salal	<i>Gaultheria shallon</i>	25	no. 2 pot; multi-branched; well established
	salmonberry	<i>Rubus spectabilis</i>	56	no. 2 pot; multi-stemmed; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	32	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	48	no. 2 pot; multi-stemmed; densely branched; well established
	snag	Min. 15% composition of the following:	2	400mm Ø min; 6.0m min. in length; 1/3 below ground; 2/3 above ground
	woody debris	<i>Pseudotsuga menziesii</i> <i>Acer macrophyllum</i>	6	3.0m - 5.0m in length; 300mm Ø min.

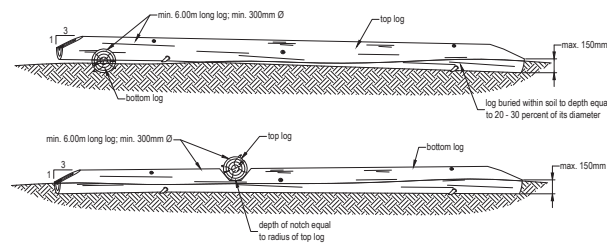
PLAN

SCALE 1:250



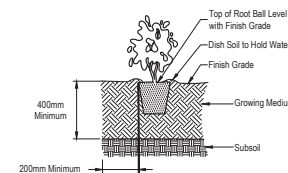
TYPICAL LOG ON LOG DETAIL

N.T.S.



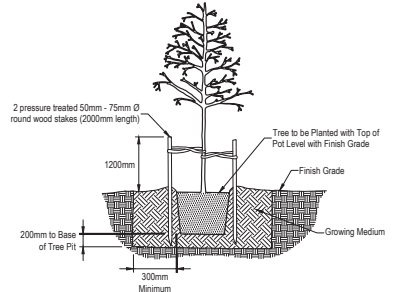
TYPICAL CONTAINER SHRUB AND NO. 2 POT TREE PLANTING DETAIL

N.T.S.



TYPICAL CONTAINER (No. 7 POT) TREE PLANTING DETAIL

N.T.S.



GENERAL LANDSCAPE SPECIFICATIONS

- 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.
- 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 Envirowest prior to installation.
- 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.
- All blackberry (*Rubus* sp.) and *R. laciniatus* is to be cleared and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- 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.
- All plants must be of native stock; any cultivars are not to be planted.
- 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

- Email: 1. site plan 1 rev per 15m setback july04.19.dwg. Received July 05, 2019; Wales McLelland Construction.
- Email: Legal.dwg. Received November 22, 2004; Clitwest Consultant Ltd.

WALES MCLELLAND CONSTRUCTION

1560 BROADWAY STREET
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

LANDSCAPE PLAN LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN: IWW	DRAWN: CEV	CHECKED: RWS	REVISION: 01	REVISION DATE: July 16, 2019
SCALE: As Shown	DATE: October 10, 2018	DRAWING NUMBER: 1278-05-01		

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

WATERCOURSE DEVELOPMENT PERMIT

NO. DP000387

Issued to: 1528 BROADWAY HOLDINGS LTD
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1239 BURKE MOUNTAIN ST COQUITLAM BC V3B 3H6

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: 1528 BROADWAY STREET

Legal Description: LOT 1, DISTRICT LOT 231, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN LMP817.

P.I.D.: 017-406-544

3. The above property has been designated as Development Permit Area under Section 9.8 – Watercourse Protection in the "Official Community Plan Bylaw, 2013, No. 3838".
4. Riparian preservation zones, sediment control measures and habitat enhancement works are to conform to the plans numbered DP000387 (1) to DP000387 (3) which are attached hereto and form part of this Permit.
 - a. All landscaping works, sediment control measures and planting materials shall be provided in accordance with plans numbered DP000387 (1) to DP000387 (3) and specifications thereon which are attached hereto and form part of this permit.
 - b. All on-site planting materials shall be able to survive for a period of five years from the date of site landscape approval by the Municipality.

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 of **\$41,096.00** for the purpose of landscaping the habitat enhancement area.
- 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 of a building on the site. Within the six month period, the required landscaping must be installed by the permittee, and inspected and approved by the Municipality.

If the on-site landscaping is not approved within a 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, provided that a sum of ten percent 10% of the original landscaping security stated in Clause 5(a)(i) above may be withheld by the Municipality for an additional year. At year-end, or upon re-inspection at the request of the Permittee, if the Municipality deems the landscaping to be completed, the 10% hold back will be released. Should the Permittee fail to remedy any aspect of the landscaping not in accordance with the approved plan, the Municipality may deduct the cost of remedying the defect from the said deposit and recoup additional costs from the Permittee if necessary.

- 7. 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.
- 8. This permit shall lapse if the permittee does not obtain all required development permits or a building permit within two years of the (issuance) date of this permit.
- 9. 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.
- 10. This Permit is not a Building Permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF _____, YEAR
SIGNED THIS ____ DAY OF _____, YEAR

Mayor

Clerk

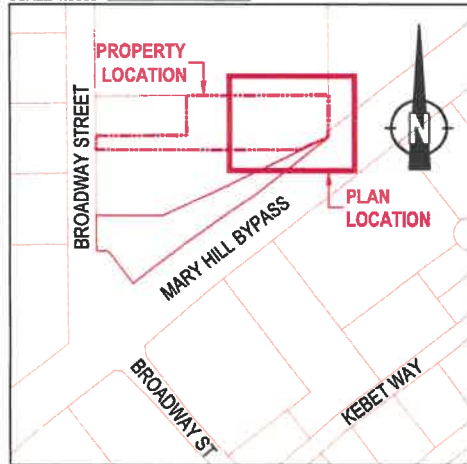
I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

DATE: 2019-07-16 - 12:17pm
 PATH: \\ENV\Servers\Projects\Envirowest\1278-05\PortCoquitlam\1278-05-04\01 Watercourse Setbacks.dwg
 LAYOUT: 1278-05-04

DP000387 (1)

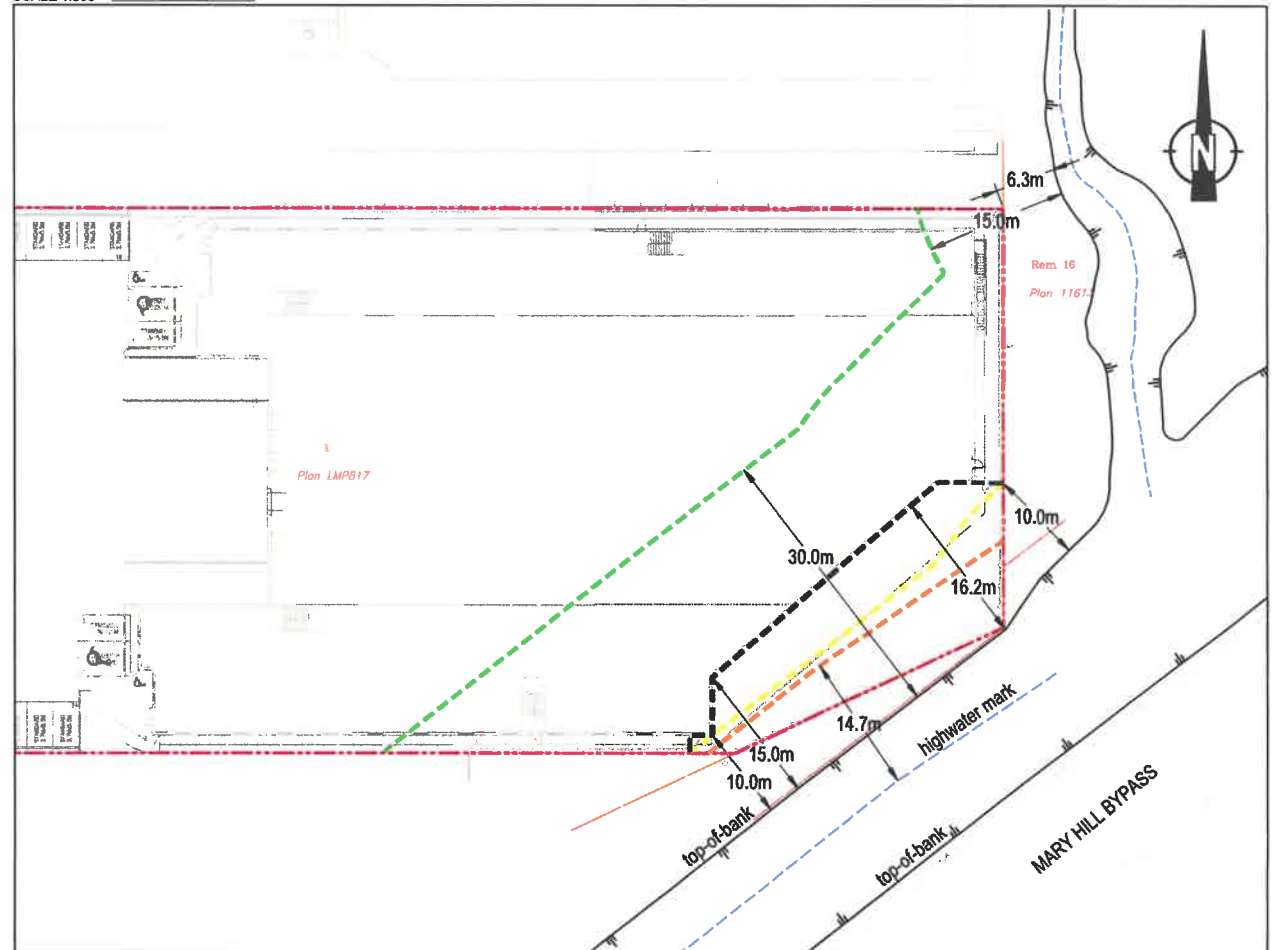
LOCATION
 SCALE 1:5000



LEGEND

- RAR Setback
- City Bylaw Setback
- Proposed Setback
- 10 metre from top-of-bank (for reference)

PLAN
 SCALE 1:500



REFERENCE DRAWINGS

1. Email: 1. site plan 1 rev per 15m setback July 04.19.dwg. Received July 05, 2019; Wales McLelland Construction.
2. File No. 6700 - TP. Topographic Plan of Lot 1 District Lot 231 Group 1 New Westminster District Plan LMP817. May 03, 2018. Cameron Land Surveying Ltd.
3. Drawing No. 1539-01-01. "Riparian Area Regulation Zones of Sensitivity and Streamside Protection and Enhancement Area". August 03, 2011. Envirowest Consultants Inc.
4. Email: Legal.dwg. Received November 22, 2004; Cliffwest Consultant Ltd.

WALES McLELLAND CONSTRUCTION

1560 BROADWAY STREET
 Port Coquitlam, BC



envirowest consultants inc.

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

www.envirowest.ca

WATERCOURSE SETBACKS

DESIGNED IWW	DRAWN RKUCEV	CHECKED IWW	REVISION 01	RELEASE DATE July 16, 2019
SCALE As Shown	DRAWING NUMBER 1278-05-04			
DATE October 10, 2018				

Riparian Area Improvements

The Watercourse area will be enhanced by removing the compact parking and storage surface, removing any invasive vegetation encountered and by adding new soil and riparian vegetation in accordance with the attached landscape plan. The landscaping contractor will be retained to maintain the site for five years post-planting, 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 five 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.

The area will be protected by a fence with a gate to restrict general access to the area from the property. Access is required for new plant maintenance and removal of recurring invasive vegetation.

Existing off- site trees and vegetation are not proposed to be disturbed.

CONSTRUCTION AND EROSION CONTROL

Impact Mitigation Guidelines

Silt fences will be installed around the perimeter of the work area prior to clearing. Within the setback area the silt fence will be installed adjacent to the existing chain-link fence which will be retained. Sediment and erosion control (ESC) measures will be implemented according to the Erosion and Sediment Control plan being developed by the project's civil engineer. To the greatest extent feasible, preliminary work (filling, grading, etc.) will be planned to coincide with the dry season.

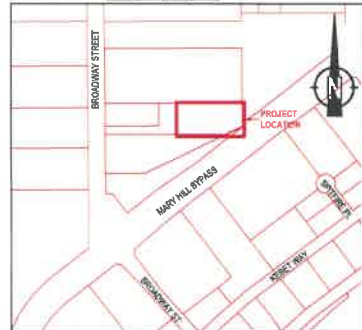
Monitoring and Compliance

Periodic site inspections would be undertaken by an environmental consultant during the construction period, with 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.

DA000387 (2)

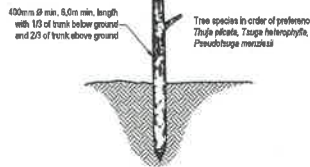
LOCATION

SCALE 1:4000



TYPICAL SNAG PLACEMENT DETAIL

N.T.S.



PLAN

SCALE 1:250

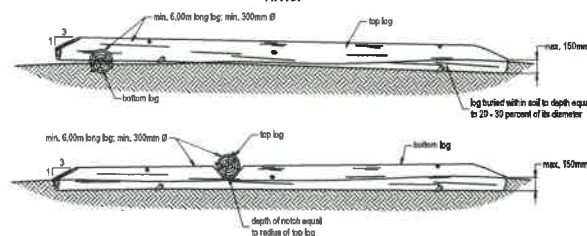


PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	broadleaf maple	<i>Acer macrophyllum</i>	1	2.0m container grown (min. no. 7 pot); densely branched; well established
	Sitka spruce	<i>Picea sitchensis</i>	2	2.0m container grown (min. no. 7 pot); densely branched; well established
	western redcedar	<i>Thuja plicata</i>	4	2.0m container grown (min. no. 7 pot); densely branched; well established
	red alder	<i>Alnus rubra</i>	16	no. 2 pot; densely branched; well established
	beaked hazelnut	<i>Corylus cornuta</i>	21	no. 2 pot; densely branched; well established
	Indian plum	<i>Osmorhiza cinnamomifolia</i>	30	no. 2 pot; densely branched; well established
	Huckleberry	<i>Rosa nutkana</i>	39	no. 2 pot; multi-stemmed; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	45	no. 2 pot; densely branched; well established
	red-osier dogwood	<i>Cornus alba</i>	53	no. 2 pot; densely branched; well established
	salal	<i>Gaultheria shallon</i>	25	no. 2 pot; multi-stemmed; well established
	salmonberry	<i>Rubus spectabilis</i>	56	no. 2 pot; multi-stemmed; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	32	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	48	no. 2 pot; multi-stemmed; densely branched; well established
	woody debris	Min. 15% composition of the following: <i>Taxus heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Populus trichocarpa</i> <i>Acer macrophyllum</i>	2 6	400mm Ø min., 1.5m min. in length; 1/3 below ground, 2/3 above ground 3.0m - 5.0m in length; 200mm Ø min.

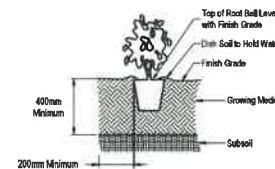
TYPICAL LOG ON LOG DETAIL

N.T.S.



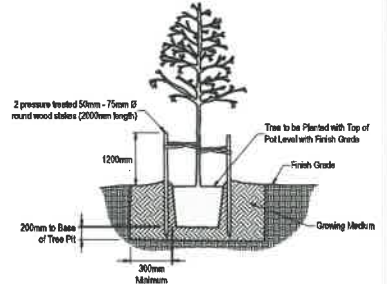
TYPICAL CONTAINER SHRUB AND No. 2 POT TREE PLANTING DETAIL

N.T.S.



TYPICAL CONTAINER (No. 7 POT) TREE PLANTING DETAIL

N.T.S.



GENERAL LANDSCAPE SPECIFICATIONS

- 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.
- 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 to installation.
- Growing medium is to be free of any substrate, roots, rocks, grass, weeds, twigs, mulch, etc. and is to be placed in a clean container, and passes an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Environment prior to placement.
- All blackberry (*Rubus discolor* and *R. hirtellus*) is to be cleared and grubbed from project site.
- All debris and excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- 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 Environment.
- All plants must be of native stock; any outfalls are not to be planted.
- The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species maintenance is to equal one-handred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfil this specification. Replacement stock is also subject to one-handred (100) percent survival three (3) years from planting.

REFERENCE DRAWINGS

- Email: 1. site plan 1 rev per 15m setback July 04, 18.dwg. Received July 05, 2019; Wales McLelland Construction.
- Email: Legal.dwg. Received November 22, 2004; Clivest Consultant Ltd.

WALES McLELLAND CONSTRUCTION

1560 BROADWAY STREET
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

LANDSCAPE PLAN LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN INW	DRAWN CEV	CHECKED RWS	REVISION 01	REVISION DATE July 16, 2019
SCALE As Shown	DRAWING NUMBER 1278-05-01			
DATE October 10, 2018				

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000377

Issued to: 1528 BROADWAY HOLDINGS LTD
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1239 BURKE MOUNTAIN ST COQUITLAM BC V3B 3H6

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: 1528 BROADWAY STREET

Legal Description: LOT 1, DISTRICT LOT 231, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN LMP817.

P.I.D.: 017-406-544

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 DP000377 (1) to DP000377 (4) 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 DP000377 (4) 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 **\$30,525.00** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

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

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE
[CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

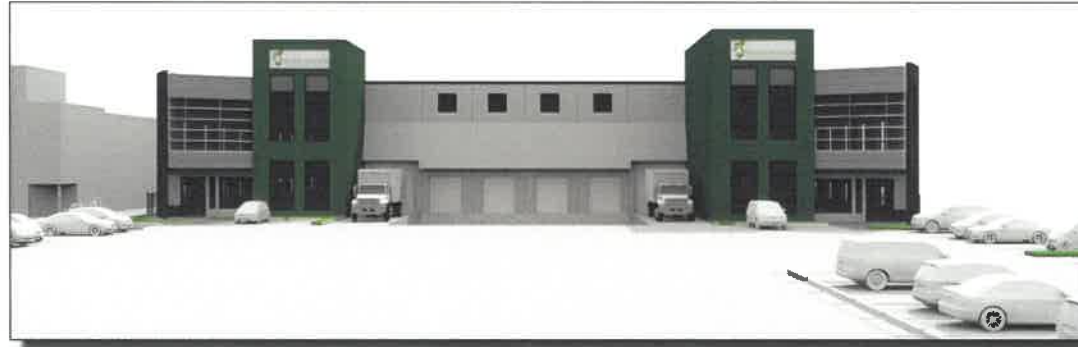
SIGNED THIS [CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or
Representative of Applicant)



NEW FACILITY FOR NUTRINATION

28000377 (1)

ARCHITECTURAL RENDERING
NOT TO SCALE
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

WM WALES
McLELLAND
CONSTRUCTION

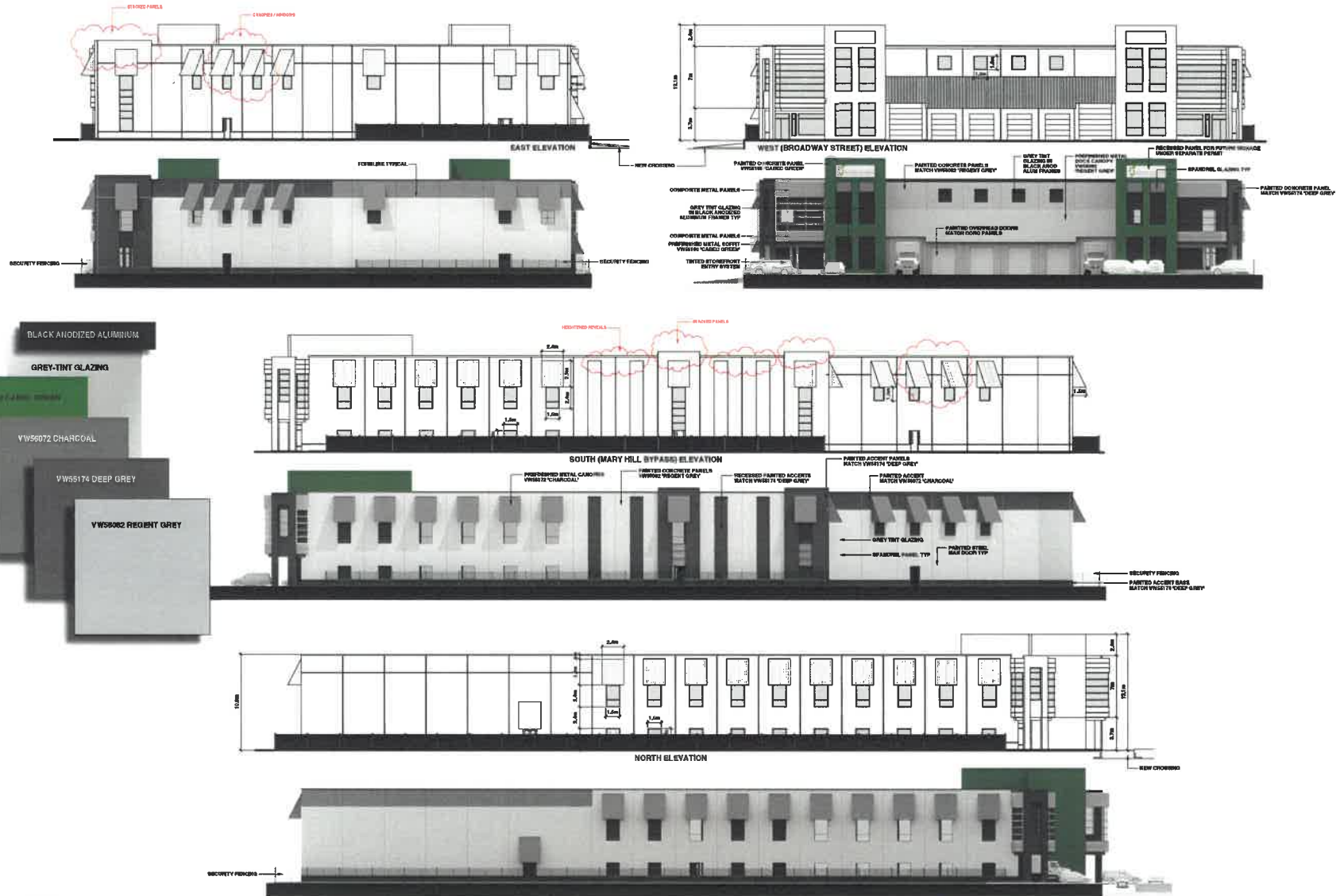
NUTRI-NATION
FUNCTIONAL FOODS

1528 BROADWAY STREET PORT COQUITLAM BC
DP RESUBMISSION OCT30, 2019

[illegible]

17000377 (2)





DPO0377 (3)

#	DATE	REVISION
1	NOV 11/13	DP SUBMISSION
2	AUG 28/19	DP RESUBMISSION
3	OCT 18/19	DP RESUBMISSION
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: CTA
 DRAWN BY: CTA
 CHECKED BY: CTA
 PROJECT NO: 1528 BROADWAY ST
 PROJECT NAME: PROPOSED NEW DEVELOPMENT FOR NUTRI-NATION FUNCTIONAL FOODS


NUTRI-NATION
 FUNCTIONAL FOODS

WMALES
McLELLAND
 CONSTRUCTION

PROPOSED NEW DEVELOPMENT FOR NUTRI-NATION FUNCTIONAL FOODS

1528 BROADWAY ST
 PCO2

ELEVATIONS - EXTERIOR FINISHES			
DATE:	JK	DESIGNED:	JK
SCALE:	1:250	FILE:	
DRAWING NUMBER:	A3	VERSION:	C



2 ADVANTAGE BIKE RACKS - 6 BIKES TOTAL
'Ribbon Series' for 3 Bikes Ea.
Stainless Steel Fin. / Bolt To Conc Surface



FILE #	DATE	REMARKS
1	1 OCT 1978	ISSUE FOR CP
2	1 JUL 1979	ISSUE FOR CP
3	1 MAR 79	ISSUE FOR CP
4	1 MAY 79	ISSUE FOR CP
5		
6		
7		
8		

	incorporated & dated 01-01-2018 (see below) Incorporated as Public Company 01-01-2018 to 20 01-01-2018 to 20	 NUTRI-NATION NUTRITIONAL FOODS	PROPOSES NEW DEVELOPMENT FOR NUTRI-NATION	LANDSCAPE PLAN
	cta CONSULTING ENGINEERS 10000 Highway 100, Suite 100 Dallas, Texas 75243 Phone: (214) 343-1000 Fax: (214) 343-1001 Email: info@cta-engineers.com Website: www.cta-engineers.com			DRAWING NO. 1250
Please describe the project and the proposed new development. The proposed new development is a new building for Nutri-Nation, located at 1628 Broadway St, POCO, WALES, MD 21150. The building is a new building for Nutri-Nation, located at 1628 Broadway St, POCO, WALES, MD 21150. The building is a new building for Nutri-Nation, located at 1628 Broadway St, POCO, WALES, MD 21150.			DATE: 1250	
The proposed new development is a new building for Nutri-Nation, located at 1628 Broadway St, POCO, WALES, MD 21150. The building is a new building for Nutri-Nation, located at 1628 Broadway St, POCO, WALES, MD 21150. The building is a new building for Nutri-Nation, located at 1628 Broadway St, POCO, WALES, MD 21150.			SCALE: L-1	

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Windows will be sized and located to increase opportunities to distribute natural daylight into interior spaces	DP and BP stage; staff review of building plans
Building will use: <ul style="list-style-type: none"> high-efficiency LED lighting for all interior and exterior applications Interior lighting will include photoelectric controls with manual and time clock overrides to minimize energy usage 	BP stage; written confirmation by Architect along with staff review of BP submission
Windows are to be high performance with thermally broken frames	BP stage; written confirmation by Architect along with staff review of BP submission

Water conservation:

Conservation Measure	Verification Method
A selection of drought resistant planting will be used to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by City Arbourist
High-efficiency irrigation system with rain sensors will be installed	DP and BP stage; staff review of landscape drawing, site inspection by Landscape architect and City Arbourist
Toilets will be dual flush	BP stage; staff review of BP submission
Sink fixtures will be low-flow	BP stage; staff review of BP submission
Use of permeable paving for parking spaces to promote stormwater management	BP stage; written confirmation by Architect along with staff review of BP submission

GHG Reduction:

Conservation Measure	Verification Method
Products with low volatile organic compound off-gassing potential will be used where possible.	BP stage; written confirmation by Architect
A waste management plan will be followed during construction to divert materials for the landfill	BP stage; written confirmation by Architect
Adequate storage space for garbage, recycling and organic materials shall be provided in easily accessible, secure locations	DP and BP stage; staff review of building plans

per OCP Sec. 9.11 Environmental Conservation DPA designation