

Tuesday, February 11, 2020, 6:00 p.m.

Council Chambers

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, February 11, 2020, Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

1

Recommendation:

That the minutes of the following Council Meetings be adopted:

- *January 28, 2020.*

4. PROCLAMATIONS

4.1 Kin Canada Day - February 20, 2020 and Kin Canada Week - February 16-22, 2020

4

4.2 PoCo Heritage Week - February 17-23, 2020

5

4.3 Rotary Week - February 23-29, 2020

6

5. DELEGATIONS

None

6. PUBLIC INPUT OPPORTUNITY

6.1 Development Variance Permit - 1525 Kingsway Avenue

See Item 8.1 for information.

7. BYLAWS

7.1 Westwood/Woodland Frequent Transit Development Area - OCP & Zoning Amendment Bylaws - First Two Readings

7

Recommendation:

To be passed as separate motions:

1. That Council, having given consideration to s.475 of the Local Government Act, confirm the following public consultation information for the Official Community Plan amendment:

a) Letter dated September 18, 2019, sent to Westwood/Woodland area property owners advising of the September 17, 2019, Council resolution and,

b) Direction from Council and Committee of Council to proceed with drafting the bylaw amendments ; and

c) That Council give Official Community Plan Amendment Bylaw No. 4161 first two readings.

2. That Council give Zoning Amendment Bylaw No. 4162 first two readings.

3. That Council approve amending the Density Bonus Policy to provide for a payment of \$50 per square foot for all residential density in excess of the 1.5 Floor Area Ratio in an area designated for Frequent Transit Development.

7.2 2019-2023 Financial Plan Amendment Bylaw - Adoption

33

Recommendation:

That Council adopt 2019-2023 Financial Plan Amendment Bylaw No. 4160.

8. REPORTS

8.1 Development Variance Permit & Development Permit for 1525 Kingsway Avenue - Issuance

36

Recommendation:

That Council approve Development Variance Permit DVP00071 for 1525 Kingsway Avenue for issuance.

That Council approve Development Permit DP000416 for 1525 Kingsway Avenue for issuance.

8.2 Storm Update (verbal report)

Recommendation:

None

9. NEW BUSINESS

10. OPEN QUESTION PERIOD

11. ADJOURNMENT

11.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, February 11, 2020, Council Meeting be adjourned.

12. MEETING NOTES



Council Minutes

Tuesday, January 28, 2020

Council Chambers

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

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

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Moved-Seconded:

That the Tuesday, January 28, 2020, Council Meeting Agenda be adopted as circulated.

In Favour (5): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (2): Councillor Dupont, and Councillor Washington

Carried

3. CONFIRMATION OF MINUTES

3.1 Minutes of Council Meetings

Moved-Seconded:

That the minutes of the following Council Meetings be adopted:

- *January 7, 2020, Special Council*
- *January 14, 2020, Regular Council.*

In Favour (5): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (2): Councillor Dupont, and Councillor Washington

Carried

4. PRESENTATIONS

4.1 Port Coquitlam Saints Lacrosse - 2019 Canadian Minor Box Lacrosse National Champions

Mayor West presented a certificate of achievement to PoCo Saints Lacrosse team - 2019 Canadian Minor Box Lacrosse National Champions.

4.2 Riverside Secondary Junior Girls Volleyball - 2019 BC Provincial Volleyball Champions

Mayor West presented a certificate of achievement to Riverside Secondary Junior Girls Volleyball Team - 2019 BC Provincial Volleyball Champions.

5. DELEGATIONS

5.1 Anti-Human Trafficking Initiative

Ms. Cathy Peters, BC's anti-human trafficking educator, speaker and advocate gave a presentation related to human trafficking and sexual exploitation.

6. PUBLIC HEARINGS

None.

7. BYLAWS

7.1 2019 - 2023 Financial Plan Amendment Bylaw

Moved-Seconded:

That Council give 2019-2023 Financial Plan Amendment Bylaw No. 4160 first three readings.

In Favour (5): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (2): Councillor Dupont, and Councillor Washington

Carried

7.2 Waterworks & Sewer Regulation Amendment Bylaws

Moved-Seconded:

That Council adopt Waterworks Regulation Amendment Bylaw No. 4158 & Sewer Regulation Amendment Bylaw No. 4159.

In Favour (5): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (2): Councillor Dupont, and Councillor Washington

Carried

8. REPORTS

None.

9. NEW BUSINESS

Council provided updates related to community events.

10. OPEN QUESTION PERIOD

Three members of the public asked questions.

11. ADJOURNMENT

11.1 Adjournment of the Meeting

Moved-Seconded:

That the Tuesday, January 28, 2020, Council Meeting be adjourned at 7:21 p.m.

In Favour (5): Mayor West, Councillor Darling, Councillor McCurrach, Councillor Penner, and Councillor Pollock

Absent (2): Councillor Dupont, and Councillor Washington

Carried

12. MEETING NOTES

None.

Mayor

Corporate Officer

PROCLAMATION

WHEREAS: Kin Canada has been a vibrant, responsible, all-Canadian association of service clubs devoted to the concept of serving its communities throughout Canada since its founding in Hamilton, Ontario, on February 20, 1920; and

WHEREAS: Kin Canada has been dedicated to meeting the needs of our community and has diligently sought the development and completion of timely, relevant programs to meet the needs and challenges of our ever-evolving society;

WHEREAS: Kin Canada is celebrating its 100th anniversary on February 20, 2020, a celebration of Kinsmen, Kinettes, and Kin in Canada and urge all citizens to salute their local Kin members.

NOW THEREFORE: I, Brad West, Mayor of the Corporation of the City of Port Coquitlam,

DO HEREBY PROCLAIM

Thursday, February 20, 2020 as

“Kin Canada Day”

and declare the week of

February 16-22, 2020 as

“Kin Canada Week”

in the City of Port Coquitlam

Brad West
Mayor



PROCLAMATION

WHEREAS: It is deemed desirable to designate Heritage Week as a week set aside for citizens to give recognition and pay special tribute to the character and cultural diversity of their community; and

WHEREAS: The heritage of our community has attracted the attention of individuals, organizations and businesses who seek to preserve, restore and present this legacy for posterity; and

WHEREAS: Citizens should have the opportunity to explore and appreciate the civic heritage of their community, and to assist in the work of preserving the evidence of significant civic activity of their community; and

WHEREAS: It is believed that all residents of the City of Port Coquitlam would wish to celebrate their heritage by observing such a week in a manner which would enhance appreciation of the civic heritage of their community;

NOW THEREFORE: I, Brad West, Mayor of the Corporation of the City of Port Coquitlam,

DO HEREBY PROCLAIM
February 17 - 23, 2020 as
“Heritage Week”
in the City of Port Coquitlam

Brad West
Mayor



PROCLAMATION

WHEREAS: Rotary International was founded on February 23, 1905 in Chicago, Illinois, USA, and is the world's first and one of the largest non-profit service organizations; and the Rotary Club of Port Coquitlam Centennial was founded on February 23, 2005; and

WHEREAS: there are over 1.2 million Rotary club members, and over 33,000 clubs in 200 countries and geographic areas; and

WHEREAS: the Rotary motto "**Service Above Self**" inspires members to provide humanitarian service, encourage high ethical standards, and promote goodwill and peace in the world; and

WHEREAS: Rotary funds club projects and sponsors volunteers with community expertise to provide medical supplies, health care, food production, job training, and education to millions in need, particularly in developing countries; and

WHEREAS: thousands of students have been given the opportunity by Rotary to explore their career fields and life in other countries through the Youth Exchange, Group Study Exchange and the Ambassadorial Scholarship Programs; and

WHEREAS: the Rotary Club of Port Coquitlam Centennial continue to sponsor and support service projects in our community that address such critical issues as poverty, health, hunger, illiteracy and the environment.

NOW THEREFORE: I, Brad West, Mayor of the Corporation of the City of Port Coquitlam,

DO HEREBY PROCLAIM

FEBRUARY 23RD - 29TH AS

ROTARY WEEK

in the City of Port Coquitlam

Brad West
Mayor



RECOMMENDATION: (to be passed as separate motions)

1. That Council, having given consideration to *s.475 of the Local Government Act*, confirm the following public consultation information for the Official Community Plan amendment:
 - a) Letter dated September 18, 2019, sent to Westwood/Woodland area property owners advising of the September 17, 2019, Council resolution and,
 - b) Direction from Council and Committee of Council to proceed with drafting the bylaw amendments ; and
 - c) That Council give Official Community Plan Amendment Bylaw No. 4161 first two readings.
2. That Council give Zoning Amendment Bylaw No. 4162 first two readings.
3. That Council approve amending the Density Bonus Policy to provide for a payment of \$50 per square foot for all residential density in excess of the 1.5 Floor Area Ratio in an area designated for Frequent Transit Development.

PREVIOUS COUNCIL/COMMITTEE ACTION

September 17, 2019, Council made the following resolution:

That pursuant to *s.463 of the Local Government Act*, that staff be directed to bring forward area-specific amendments to the Zoning Bylaw for the 3500/3600 Westwood Street area to achieve the following intent:

- 1) that permitted uses within properties zoned Community Commercial be restricted to community commercial uses and the maximum height of a building be restricted to one storey, and;
- 2) that the number of dwelling units permitted for properties zoned Residential Single Family RS1 be restricted to one and the maximum height of a building be restricted to one storey;
unless the following conditions are met:
 - a) Provision of vehicle access between the street and the lane with a minimum width of 20m and in direct alignment with Anson Avenue;
 - b) A mix of community commercial and residential uses with a minimum building height of six storeys; and
 - c) If the floor area ratio exceeds 1.5, provision of a contribution in the amount of \$50 per square foot of additional floor area to City reserve funds for community amenities and social housing amenities.

May 11, 2017 Smart Growth Committee considered a report titled “Community Plan Update: Inclusion of Frequent Transit and Transportation Corridor Policies and Designations” and endorsed consideration of the Westwood/Woodland area as a Frequent Transit Development Area in the Official Community Plan updates process.

REPORT SUMMARY

The proximity of the Lincoln Avenue Skytrain Station creates opportunity to focus transit-oriented growth and allow for higher residential densities along the northern stretch of Westwood Street. This report recommends that consideration be given to amending the Official Community Plan and the Zoning Bylaw to facilitate this change.

BACKGROUND

The Westwood/Woodland area is a triangle shaped area consists of 19 individual lots with a combined land area of approximately 6.3 acres. The area is bound by Woodland Drive to the east, Kitchener Avenue to the south, Westwood Street to the west and the boundary with the City of Coquitlam to the north. The area is located within walking distance to the Lincoln Skytrain Station, as shown on the map below, is relatively flat and primarily developed with older single residential homes. Three properties in the south portion of the triangle contain modest commercial buildings.

The Metro Vancouver Regional Growth Strategy suggests locations within 800m of a rapid transit rail station have the potential to be identified as a Frequent Transit Development Area. The Regional Growth Strategy defines Frequent Transit Development Areas as “priority locations to accommodate concentrated growth in higher density forms of development. They are located at appropriate locations along TransLink’s Frequent Transit Network. Frequent Transit Development Areas complement the network of Urban Centres, and are characterized by higher density residential, commercial and mixed uses, and may contain community, cultural and institutional uses.

Urban design for these areas promotes transit-oriented communities where transit, cycling and walking are the preferred modes of transportation.

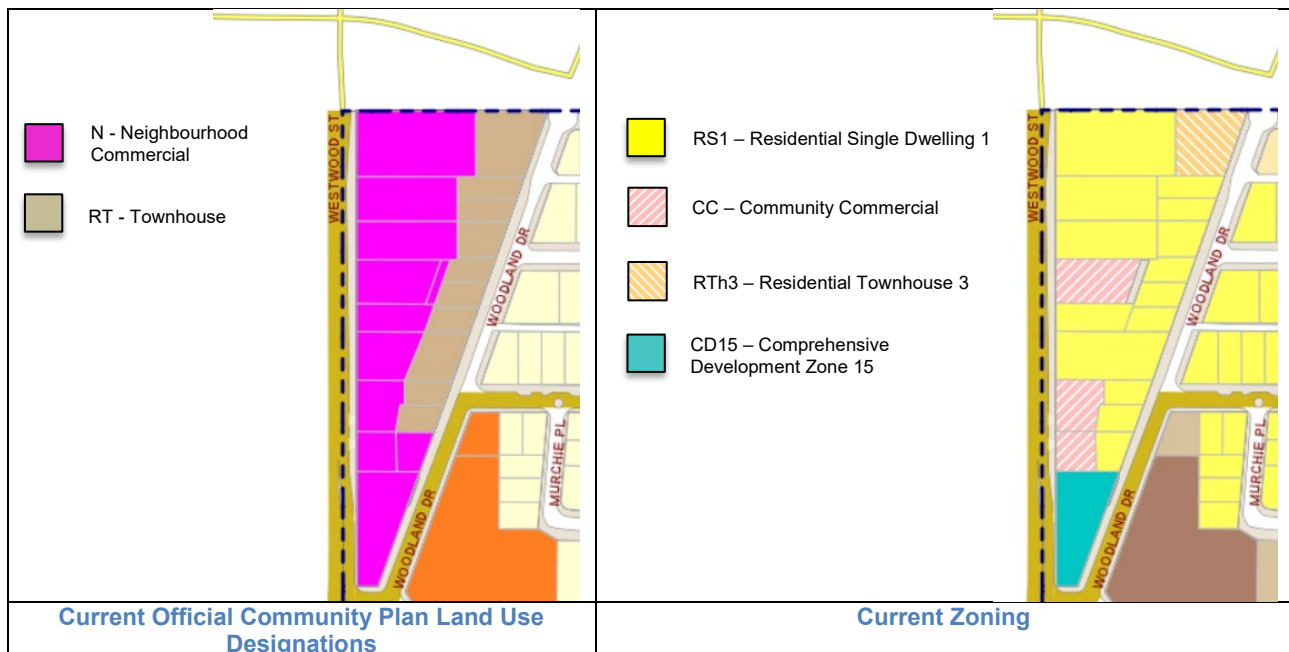


Westwood/Woodland Area

Westwood/Woodland Frequent Transit Development Area



400m Radius to Lincoln Station



The area is currently designated by the Official Community Plan (OCP) as N (Neighbourhood Commercial) along Westwood Street and RT (Townhouse) along Woodland Drive. The intent of the Neighbourhood Commercial OCP designation is to allow for commercial uses intended to serve

Westwood/Woodland Frequent Transit Development Area

the larger neighbourhood and include retail and office uses in a building up to four storeys with residential uses above the first storey. The Townhouse OCP designation is intended to allow for attached residential uses up to three storeys in height.

Current zoning is a mixture of mostly RS1 (Residential Single Dwelling 1) and a few CC (Community Commercial) zoned properties. 3685 Woodland Drive is zoned RTh3 (Residential Townhouse 3) and was developed with 9 townhouses in the mid-2000s and a property at 3540 Westwood Street is a Comprehensive Development zone (CD15) which permits limited commercial uses and a service station. The service station was decommissioned several years ago.

Following the arrival of the Evergreen Skytrain extension and construction of the Lincoln Avenue Station, the City identified an opportunity for the Westwood/Woodland area to be designated for transit oriented development in a future update to the Official Community Plan; the intent of this direction was to ensure that new development would be that of high density residential in keeping with the area's short walking distance to transit services. Council recently determined they wishes to see immediate changes to this areas zoning and OCP designation to ensure any new development in the area reflects the City's intent to see higher density, transit-oriented development in the area and to address traffic concerns.

DISCUSSION

Staff have prepared amendments to the Official Community Plan, the Zoning Bylaw and the Density Bonus Policy in order to implement Council's direction. In summary the changes include:

- Adding a new "Frequent Transit Development" land use designation in the Official Community Plan and amending the land use designation of the Westwood and Woodland area to this designation.
- Adding new policies to the OCP which specify the City's expectation for this area to include:
 - Consideration of transition and consolidation with adjacent lands and land uses through an area planning process and design of development, including consolidated vehicular access on Westwood Street aligned with the Anson Avenue intersection in Coquitlam.
 - A mix of commercial and multifamily residential uses; with the commercial use restricted to Westwood Street to ensure compatibility with residential development to the east.
 - Higher-density built form fronting Westwood Street, with a minimum overall height of 6 stories. This would allow for consideration of both mid-rise (woodframe) construction and high-rise (concrete) construction as appropriate to the context of the development, and provides for flexibility in building articulation.
 - Lower-density, ground oriented built form fronting Woodland Drive, to address the community's expectation for a modest form of multi-family development that is compatible with the existing single residential character of the community. This

Westwood/Woodland Frequent Transit Development Area

- would allow for consideration of built forms such as rowhomes or stacked townhomes.
- Provision of pedestrian and cycling friendly streets, amenities and connections through the area, to enhance neighbourhood connections to the Evergreen line, and
- Inclusion of housing type and tenure that will provide a public benefit, such as rental, non-market, family oriented or entry level ownership.
- An amendment to the City's Density Bonus policy to confirm a \$50 per square foot density bonus provision for all residential density in excess of the 1.5 FAR. This provides certainty to property owners about how the City expects to capture a portion of the increase in land value associated with a proposal to permit higher densities that which could be achieved by developing within the current neighbourhood commercial designation of the Official Community Plan. This bonus density amount is the same as that applied to RA1 (Residential Apartment 1) zoned properties.
- Amendments to the Zoning Bylaw to restrict the height of development within the existing zoning in the area to one story and one dwelling unit, in order to address issues of traffic management and the City's expectation for future development to be planned in an orderly, compatible manner in keeping with Council policies.

Staff do not recommend pursuing an amendment to the City's Regional Context Statement to formally designate this area as a regional Frequent Transit Development Area (FTDA) at this time. A comprehensive update to the both the City's Official Community Plan and Metro Vancouver's Regional Growth Strategy is underway and, through this process, staff will enter into dialogue with Metro Vancouver about the suitability of this area as a regional FTDA.

PUBLIC CONSULTATION

Letters were sent to property owners September 18th, 2019 advising of Council's resolution and inviting input. Staff have heard from four property owners seeking clarification of the resolution and wanting to discuss future potential of their lands and have discussed the proposed changes with a number of realtors and interested investors/developers.


Staff also met with City of Coquitlam staff to discuss land use planning for the area. Amendment of the Official Community Plan and the Zoning Bylaw requires an advertised Public Hearing and all owners of properties within the area would be informed of the Hearing. The City of Coquitlam will also be formally advised of the proposed change and their input sought.

FINANCIAL IMPLICATIONS

None

Westwood/Woodland Frequent Transit Development Area

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|---|---|--|
|  | 1 | Give first two readings to amending bylaws for the Official Community Plan and the Zoning Bylaw. |
| | 2 | Delay first two readings and request staff to provide additional information |
| | 3 | Take no action (deny first two readings of the bylaws). |

ATTACHMENTS

Attachment 1: September 18, 2019 letter to Westwood/Woodland property owners

Attachment 2: OCP Bylaw Amendment

Attachment 3: Zoning Bylaw Amendment

Attachment 4: Density Bonus Policy Amendment

Lead author(s): Jennifer Little and Bryan Sherrell

September 18, 2019

Dear Property Owner:

This letter informs you that the Council of the City of Port Coquitlam has directed staff to bring forward an amendment to the Zoning Bylaw for the Westwood/Woodland area. Please refer to the attached copy of the resolution adopted by Council at its meeting held September 17, 2019.

The City identified an opportunity for the Westwood/Woodland area to be designated as a Frequent Transit Development Area in a future update to the Official Community Plan following the arrival of the Evergreen Skytrain extension and construction of the Lincoln Avenue Station. In April 2012, the City sent letters to properties in the 3500/3600 block of Westwood Street and Woodland Drive to inform owners and residents that the City was considering undertaking a study of this area to evaluate this potential land use change. On May 11, 2017 the City determined that the Westwood/Woodland area should be considered for transit-oriented development as described in the attached report. The intent of this designation is to ensure that new development would be that of high density residential in keeping with the area's short walking distance to transit services. The resolution adopted by Council on September 17th is intended to implement this direction by providing clear direction and certainty to owners, residents, potential purchaser and developers of the City's expectations for development.

On September 17th, 2019 Committee of Council also approved a development permit for the vacant property located at 3646 Westwood Street that regulates the design of a four-storey building with commercial uses on the ground floor. This permit issuance is in keeping with the area's current Neighbourhood Commercial land use designation and the development permit objectives and guidelines set in the Official Community Plan. This proposal conforms to a site-specific community commercial zoning that applies to the site. If you wish to know more about this proposal, the report considered by Committee may be viewed on the City's website at <https://www.portcoquitlam.ca/wp-content/uploads/2019/09/2019-09-17-COC-Regular-Agenda-w-pg.pdf>.

S.463 of the *Local Government Act* allows for a city's Council to direct staff that it wishes to amend Zoning Bylaw to ensure that future development within an area would be in accordance with those land uses it considers to be appropriate. Council adopted the attached resolution following its consideration of the development permit application for 3646 Westwood Street as it brought to Council's attention the situation that the existing zoning does not reflect the City's intent to see higher density, transit-oriented development in the area.

Pursuant to Council's direction, staff will be drafting an amendment to the Official Community Plan to designate the Westwood/Woodland area as a Frequent Transit Development Area and set land use polices intended to achieve higher density redevelopment, promote consolidation of properties within the area and address traffic concerns. Staff will also be drafting an amendment to the Zoning Bylaw that will specifically apply to the area. These proposed

amendments would address concerns about access to properties within the area by requiring provision for access to properties to be in direct alignment with Anson Avenue in the City of Coquitlam. The amendments would also provide certainty to property owners about how the City expects to capture a portion of the increase in land value associated with rezoning to permit a higher density by setting a defined amount of \$50 per square foot of floor area that is additional to that which could be achieved by developing within the current neighbourhood commercial designation of the Official Community Plan, or the bonus density. This bonus density amount is the same as that applied to RA1 (Residential Apartment 1) zoned properties.

Staff anticipate bringing forward the OCP and zoning amendments to Committee of Council for its consideration in an open meeting this fall. If Committee determines it wishes to recommend to Council that the bylaw amendments as drafted be approved, then Council would be asked to proceed with the bylaw amendments. Council would hold an advertised Public Hearing and all owners of properties within the area would be informed of the Hearing. The City will also be informing the City of Coquitlam of the proposed change and seeking their input.

We would be happy to discuss Council's direction and the proposed amendments with you. Please contact Bryan Sherrell at sherrelb@portcoquitlam.ca or me at richardl@portcoquitlam.ca or give us a call at 604-927-5442.

Sincerely,

Laura Lee Richard
Director of Development Services

Attachments:

1. Westwood Woodland Area and Designations
2. Resolution adopted by Council September 17, 2019
3. Report considered by Smart Growth Committee May 11, 2017

- 3 -

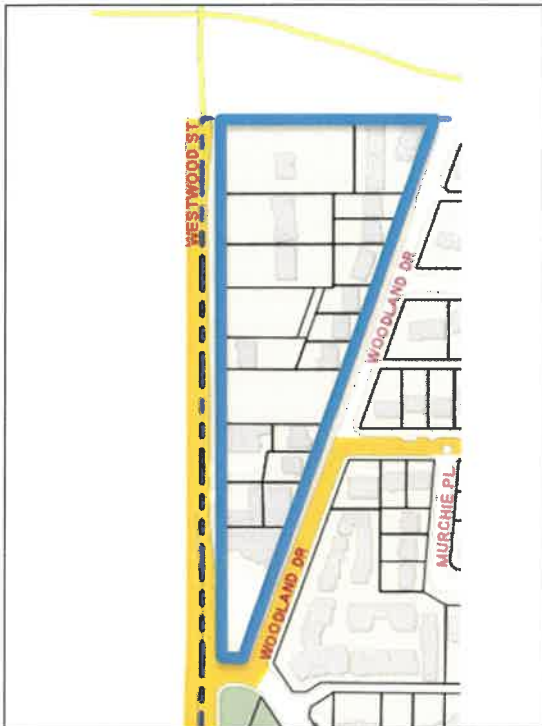


Figure 1: Westwood/Woodland Area (outlined in blue)



Figure 2: Aerial (Boundary between Coquitlam and Port Coquitlam shown by the dashed line)

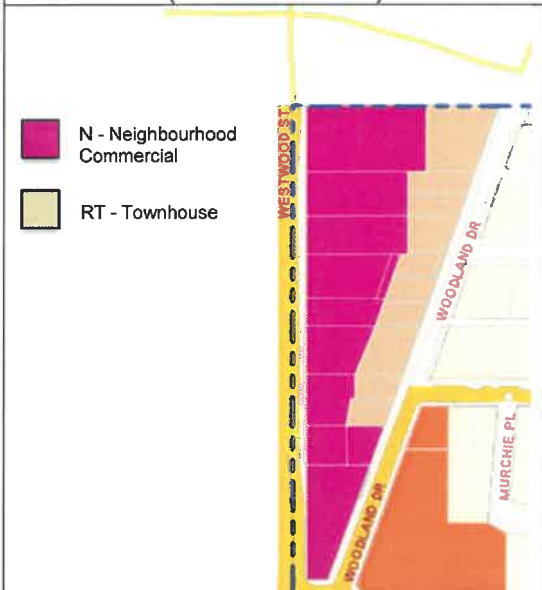


Figure 3: Current Official Community Plan Land Use Designations

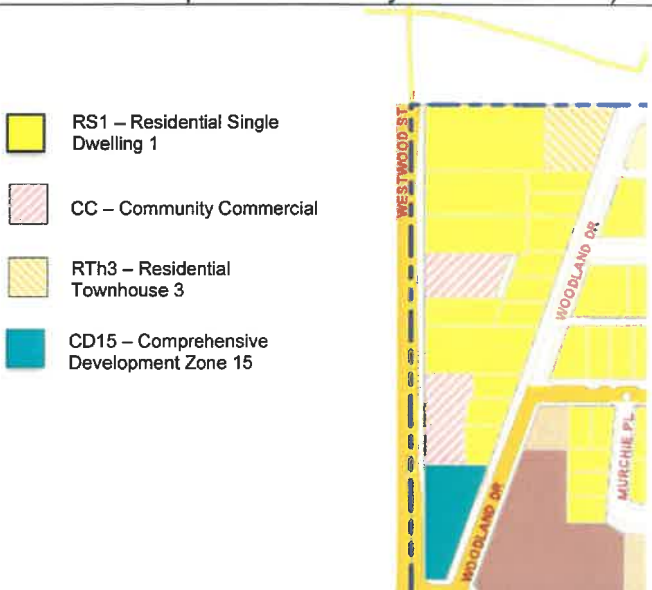


Figure 4: Current Zoning

Excerpt of the September 17, 2019 Council Minutes

Moved – Seconded:

That pursuant to s.463 of the Local Government Act, that staff be directed to bring forward area-specific amendments to the Zoning Bylaw for the 3500/3600 Westwood Street area to achieve the following intent:

- (1) that permitted uses within properties zoned Community Commercial be restricted to community commercial uses and the maximum height of a building be restricted to one storey, and;*
- (2) that the number of dwelling units permitted for properties zoned Residential Single Family RS1 be restricted to one and the maximum height of a building be restricted to one storey*
unless the following conditions are met:
 - 1. Provision of vehicle access between the street and the lane with a minimum width of 20m and in direct alignment with Anson Avenue;*
 - 2. A mix of community commercial and residential uses with a minimum building height of six storeys; and*
 - 3. If the floor area ratio exceeds 1.5, provision of a contribution in the amount of \$50 per square foot of additional floor area to City reserve funds for community amenities and social housing amenities.*

Carried



Report to Committee

DATE: May 4, 2017

TO: Smart Growth Committee (SGC)

FROM: Laura Lee Richard, Director of Development Services

SUBJECT: **Official Community Plan Update: Inclusion of Frequent Transit and Transportation Corridor Policies and Designations**

EXECUTIVE SUMMARY

One of the key elements of the OCP update is to identify where land use policies and designations should be changed due to changing modes of transportation and levels of service. Three areas have been identified where change is warranted: the Lougheed Corridor, the Westwood/Woodland area, and lands used for rail transportation purposes.

The Westwood/Woodland area is proposed to be designated as a Frequent Transit Development Area in the OCP. This area is within walking distance of the new Lincoln Station on the Evergreen extension. The designation would require that any new development be within the context of an area plan and would provide for a pedestrian-oriented development and consideration of a higher density than that contemplated by existing policy.

The current policy for the Lougheed Corridor area promotes uses which have a regional orientation and rely on high volumes of traffic, leading to the development of shopping centres and large format retail uses with large surface parking lots and automobile servicing uses. With the impending introduction of a rapid bus service along the Corridor, there is an opportunity to incorporate uses having a transit-orientation in their design. Therefore, a new land use policy is proposed to allow for areas located at rapid bus stations within this corridor to redevelop as transit-oriented development nodes offering a mix of uses, including higher density residential uses. Guidelines for rezoning applications at these nodes are also proposed to require that projects meet community housing needs, enhance the streetscape and connectivity, and are designed to mitigate the impacts of proximity to major transportation routes (Lougheed Highway and the CP Rail line).

It is important that the OCP update recognize the importance of lands used for rail transportation purposes. It is proposed that a new land use designation, Transportation, be included in the OCP and that lands used for this purpose be included within this designation.

RECOMMENDATION

That the Official Community Plan update include designation of the Westwood/Woodland area as a Frequent Transit Development Area, policies to permit and guide transit-oriented development of nodes at rapid bus stop locations along the Lougheed Highway, and application of a Transportation Corridor land use designation for the rail yards south of Lougheed Highway.

1. BACKGROUND

1.1 Regional Context

The Regional Context Statement included in the Official Community Plan (OCP) requires consideration be given to including lands within Frequent Transit Development Areas (FTDAs) as part of the OCP update. This requirement originates in Metro Vancouver's regional growth strategy, *Metro Vancouver 2040: Shaping Our Future*, which looks to the identification of FTDAs as a mechanism to encourage concentrated growth in appropriate areas along TransLink's Frequent Transit Network, and the City's response to this strategy in adopting its Regional Context Statement.

FTDAs are intended to complement the network of Urban Centres by providing for higher densities of residential, commercial and mixed use along with community and institutional uses. Municipalities are encouraged to identify FTDAs as a parcel-based overlay within their Regional Context Statements, and to include supportive policies and land use designations to encourage the creation of transit-oriented development on the designated properties.

The Regional Growth Strategy defines locations within 400m of TransLink's Frequent Transit Network (FTN) and 800m of a rapid transit rail station as having the potential to be identified as an FTDA. To date, only a handful of communities within the Region have designated FTDAs: locally, Coquitlam has designated Burquitlam and Port Moody has designated part of Moody Center.

1.2 Transportation Planning

TransLink identifies Lincoln Avenue at Pinetree Way as a Millennium Line rapid rail transit stop within the current FTN map, resulting in the surrounding area being identified as appropriate for consideration as an FTDA. It also identifies Lougheed Highway between Coquitlam Centre and Maple Ridge area as an appropriate area for such consideration in the future when transit improvements are in place. In 2016, TransLink launched a 10-year investment plan and Phase One of this plan provides for delivery of B-line or better (such as bus rapid transit) service along Lougheed Corridor by 2019. The service is intended to enhance connections to the Evergreen extension of the Millennium SkyTrain line. TransLink has advised it will be initiating a study this year to identify the location of bus stops. Stops will typically be 500m to 1.5km apart and criteria for stop locations is expected to include key intersections, proximity to trip-generating uses, and connections to other transit routes.

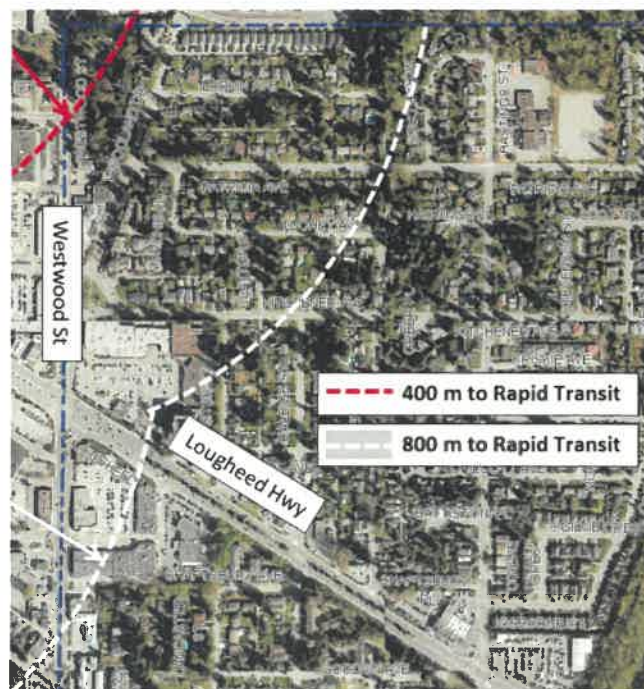
1.3 Port Coquitlam Context

The City's OCP generally encourages automobile-oriented commercial uses which serve a

regional population to be located along the Lougheed Corridor. It supports the regional concept for Urban Centres and transit-oriented development by encouraging mixed-use commercial and residential development along Westwood Street in proximity to the Coquitlam Town Centre. In addition, it recognizes the importance of the CP Rail lands and promotes retention of these lands for regional transportation purposes.

The City's Master Transportation Plan (MTP) recognises the importance of Lougheed Highway as a high traffic corridor, as it carries approximately 30,000 vehicles on a daily basis. The Highway is designated as part of TransLink's Major Road Network in recognition that it serves both a critical local link and function within the regional network. There are several bus routes along the Lougheed Highway providing regional connections as well as connections to and from Port Coquitlam's downtown and the Dominion Triangle. The MTP recommends consideration of road widening as part of the implementation of a rapid bus service with transit priority. The corner of Westwood Street and Lougheed Highway is just within 800 meters of the Coquitlam Central Station.

Figure 1: Proximity of areas in the City of Port Coquitlam to Rapid Transit Stations



2. PLANNING DIRECTIONS

2.1 Westwood/Woodland Area: This area is largely characterized by low-density commercial developments, and older single family homes despite the policy in the OCP supporting transit-oriented development and land uses. The current land use designation and policies for this area provides for smaller scale (3-4 storey) commercial/residential uses along Westwood Street and townhouse uses along Woodland Drive.

Figure 2: Westwood/Woodland Area



With its proximity to the Lincoln Station and Coquitlam City Centre, there is potential to focus transit-oriented growth and allow for higher residential densities along the northern stretch of Westwood Street. Building forms could include mid- to high-rise developments, depending on market and site context. Recognizing that low density residential uses between Woodland Drive and the Coquitlam River are likely to remain for the foreseeable future, high density development within the Westwood/Woodland area should be required to achieve a lower profile facing Woodland Drive and limit vehicular access to Westwood Street. An overall development plan for the area is needed to ensure appropriate access and guidelines for the form and character of higher density development. With abundant retail and office space in close proximity in the City of Coquitlam, consideration can also be given to determining if commercial uses are appropriate through a detailed planning process.

This report recommends that consideration be given to designating the Westwood/Woodland triangle as an FTDA in the updated OCP. This change would confirm the policy to support increased density in close proximity to a rapid transit station. In addition, the OCP update should include additional policies to require that any rezoning for development within this area be undertaken within the context of a Westwood/Woodland area plan, a plan that would be a requirement of any developer proposing to rezone lands within the area.

Proposed guidelines for development include:

- adequate access is provided to properties within and around the proposed development, focused on Westwood Street;
- designs and densities are sensitive to surrounding context including both Port Coquitlam and Coquitlam areas;
- pedestrian-oriented elements are incorporated;
- commercial uses will only be required if there is a demonstrated need.

2.2 Lougheed Corridor: There are a variety of commercial districts along Lougheed Highway which vary in their history of development, parcel sizes, surrounding land uses and vehicular access. Land uses along the corridor are generally in keeping with the current OCP direction to promote highway-oriented developments including auto dealerships and service centres, strip malls, drive-through restaurants and a hotel with surface parking. Sites next to both the Westwood Street intersections and Shaughnessy Street/Oxford Street area have developed with shopping centres having large surface parking lots; mixed residential/commercial developments have also been developed north of the highway at Shaughnessy Street and a larger new mixed-use development is about to start construction between Suffolk Avenue and the Lougheed Highway.

Figure 3: Lougheed Corridor



The Dominion Triangle area has developed as a regional commercial destination on the north side of the Lougheed Highway corridor at the eastern boundary of Port Coquitlam. It includes a collection of large format commercial buildings in both the older Ottawa Street area and newer Fremont Village area, along with several smaller strip malls with neighbourhood and community commercial uses. Two residential buildings within the Fremont Village commercial centre are now starting to be constructed after it was determined that high rise, high density residential development would not be feasible.

With the future selection of bus stops for frequent transit, some areas within the stretch of Lougheed Highway between Westwood and Oxford Street have the potential to be developed for transit-supportive and transit-oriented uses. For example, a large shopping centre could be redeveloped to include a mix of uses including higher density residential uses if the site is within walking distance of a rapid bus stop. It is proposed that the OCP update identify this section of the Lougheed Corridor to have potential as an FTDA in areas within 400 meters of a rapid bus stop. This proposal would signal a change in policy to allow for the corridor to transition to more intense residential and compatible commercial land uses. It is not possible to pre-determine the FTDA because this designation is parcel-based and would be subject to confirmation from TransLink of the rapid bus stop locations. In addition, it is proposed that the underlying OCP land use designations be amended to support applications for rezoning to allow for transit-oriented development without the need for an OCP amendment.

The following policies are proposed to be included in the OCP update to guide applications for rezoning in areas near rapid transit stops, once the stop locations are known:

- (1) a defined public benefit to meet housing needs, such as secured rental, special needs and family-oriented units;
- (2) an enhanced pedestrian- and cycling-oriented streetscape including wider sidewalks, lighting, and street trees as well as infrastructure such as bus shelters, cycling facilities and crosswalks to promote connectivity between the development site and the transit stop;
- (3) the design mitigates the impact of the highway location including noise and pollution mitigation features.

Most sites within the stretch of the Loughheed Corridor between Oxford Street and the Dominion Triangle are significantly impacted by access constraints, noise and reduced visibility if next to the Coast Meridian Overpass. Retention of the current highway-oriented policy is proposed for this corridor.

The Dominion Triangle area has been planned as a highway-oriented regional destination accommodating large format (“big-box”) developments and, in the Fremont Village portion, a “lifestyle” retail centre to be complemented by higher-density residential uses. In accordance with this direction, the parcel sizes and building designs accommodate substantial traffic volumes and include expansive parking lots. This area’s development remains in process and continued development in keeping with the vision for this area is foreseen. No changes in policy are proposed.

2.3 Rail Lands: The lands currently used by CP Rail for rail transportation purposes are expected to be required to serve a transportation function over the long term. The goods movement and transportation functions provide a significant contribution to the local economy, and the West Coast Express offers a highly valuable transit option to the region. To confirm that this area is intended to be used for transportation purposes, it is proposed that a new land use designation, Transportation Corridor be applied to the area in the updated OCP.

3. CONSULTATION

The proposed changes in land use policy outlined in this report will guide future development of areas impacted by changes in transportation services. It is proposed that discussion of these changes be included when we are reviewing the consolidated changes for the OCP Update as they will be of interest to the larger community.

OPTIONS

SGC may resolve to:

1. Endorse including the proposed land use directions for the Westwood/Woodland area, Loughheed Highway corridor and rail lands as part of the broader OCP update consultation to be undertaken later this year (*recommended*);

May 4, 2017

Proposed Frequent Transit and Transportation Corridor Policies & Designations

Page 7

2. Direct staff to undertake detailed consultation specifically on these proposals with property owners, businesses stakeholders and the community prior to their inclusion in the updated OCP;
3. Request further information prior to making a decision.

Laura Lee Richard

Director of Development Services

CITY OF PORT COQUITLAM

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2020

Bylaw No. 4161

Whereas an Official Community Plan was adopted by the "Official Community Plan Bylaw, 2013, No. 3838"

And whereas an amendment to the Official Community Plan has been prepared and after First Reading of this Bylaw the Council has:

- (a) considered the amendment to the plan in conjunction with the City's financial plan;*
- (b) determined that no applicable waste management plan exists for consideration;*
- (c) determined that sufficient opportunities for consultation on the amendment to the plan have been provided;*
- (d) determined that the amendment to the plan does not affect the City of Coquitlam, District of Pitt Meadows, School District No. 43, the Metro Vancouver Regional District, TransLink, the Kwikwetlem First Nation or the provincial or federal government or their agencies.*

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Official Community Plan Bylaw, 2013, No. 3838, Amendment Bylaw, 2020, No. 4161".

2. ADMINISTRATION

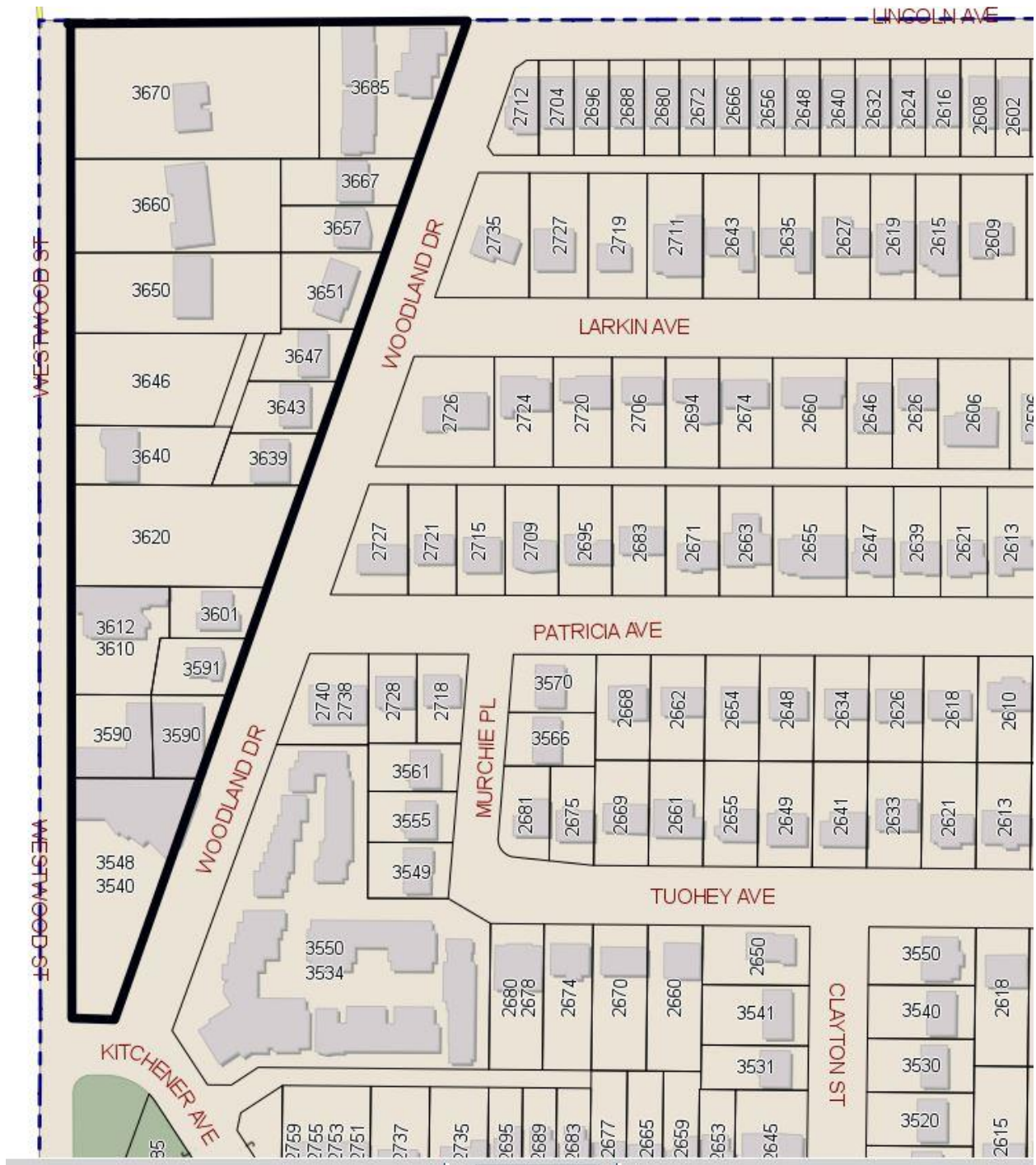
2.1 That Map 16 of the "Official Community Plan Bylaw, 2013, No. 3838" be amended by applying the land use designation Frequent Transit Development (FTD) to the area of land as shown on Schedule 1, attached to and forming part of this Bylaw.

2.2 That Section 7.6 of the "Official Community Plan Bylaw, 2013, No. 3838" be amended by adding the following section 13 under Policies for Design:

13. Ensure development in an area designated for Frequent Transit Development is transit-oriented and designed in a comprehensive manner through an area planning process to achieve the following:

- a) enhanced pedestrian and cycling oriented streetscape, public realm and connections;
- b) a mid to high-rise building form with a minimum overall building height of six storeys fronting arterial roads and low-rise, ground-oriented building forms fronting local roads;
- c) a mix of land uses including commercial uses fronting arterial roads and multi-family residential uses, including housing that will deliver defined public benefit and a variety of tenures;

SCHEDULE 1



CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2020
Bylaw No. 4162

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2020, No. 4162”.

2. ADMINISTRATION

- 2.1 In Section II Zones and Zone Regulations, Subsection 2 Residential Zones, 2.3 Permitted Uses, by replacing Notes 2 and 3 to Table 2.3 with the following new notes:

Notes to Table 2.3

“Note 2: At 3590, 3620, 3640, 3650, 3660 and 3670 Westwood Street and 3591, 3601, 3639, 3643, 3647, 3651, 3657 and 3667 Woodland Drive and in the Riverwood Neighbourhood outlined in the heavy black line on Schedule D, secondary suites are not permitted.

Note 3: Coach houses are only permitted on lands designated “Residential” or “Small Lot Residential” in the City’s Official Community Plan, as it may be amended or replaced from time to time. Coach houses are not permitted at 3620, 3640, 3650, 3660 and 3670 Westwood Street and 3590, 3591, 3601, 3639, 3643, 3647, 3651, 3657 and 3667 Woodland Drive. For information, coach houses are subject to the regulations of Section III, Supplementary Regulations.”

- 2.2 In Section II Zones and Zone Regulations, Subsection 2 Residential Zones, 2.4 Residential Zone Regulations, Table 2.3 by adding the following ‘Note 13’ under the RS1 Zoning for Building Height:

| Zone | Building Height | Lot Cover-age | Floor Area Ratio | Front Setback | Interior Side Setback | Exterior Side Setback | Rear Setback | Building Depth | Impervious Surface |
|------|---------------------------|---------------|------------------|--------------------------|-------------------------|-------------------------|----------------|----------------|--------------------|
| RS1 | 7.5m Note 1 Note 13 | 40% | .50 Note 2 | 7.5m Note 3 Note 5 | 10% Note 3 Note 6 | 20% Note 3 Note 6 | 7.5m Note 3 | 50% Note 4 | 65% |

Note 13. The building height at 3620, 3640, 3650, 3660, and 3670 Westwood Street and 3590, 3591, 3601, 3639, 3643, 3647, 3651, 3657 and 3667 Woodland Drive is restricted to one storey.

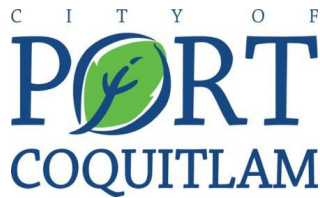
- “Note 7. The building height at 3590,3610,and 3646 Westwood Street and 2332 Marpole Avenue is restricted to one storey.”

- ### 6.15.3 Regulations

READ A FIRST TIME this _____th day of _____, 2020

READ A SECOND TIME this _____th day of _____, 2020

Corporate Officer



POLICY

| | | | |
|----------------------|--|-----------------------|--|
| Subject Area: | Planning | Policy # | 5.01.02 |
| Policy Title: | Density Bonus Policy | | |
| Authority: | Legislative | X | Effective Date: 2020-02-25 2018-10-09 |
| | Administrative | | Review Date: 2023-10 |
| Issued By: | Lisa Grant Laura Lee Richard, Director of Development Services | | Issue Date: 2020-02-25 2018-10-09 |
| | | Manner Issued: | Planning and in Resources |

Purpose:

To define the City's policy with respect to developments utilizing density bonus provisions of the Official Community Plan and Zoning Bylaw and amenities to be obtained from such developments.

Associated Policy Documents:


Official Community Plan, 2013, Bylaw No. 3838

Affordable and Family Friendly Housing Policy 5.05

Policy:

- Where the Zoning Bylaw permits density bonuses within a residential zone and provides for acquisition of additional density in exchange for cash in lieu of amenities, the amount of cash in lieu shall be determined by the increase in land value attributable to the additional density. The increase in land value attributable to the additional density will vary over time and shall be reviewed on an annual basis or more frequently if, upon the advice of the Director of Development Services, needed to respond to significant market fluctuations.
- For large or complex development sites involving rezoning and which:
 - call for a density exceeding the density contemplated in the Official Community Plan land use designation for the site or
 - call for land uses with a higher value than the uses contemplated in the Official Community Plan

Council may consider adoption of a zone with density bonus requirements determined on a site-by-site basis to require either cash in lieu of amenities or the provision of amenities as determined appropriate for the specific development in Council's consideration of the application. The amount of cash in lieu or the value of the amenities shall be based on a calculation of the increase in land value attributable to the additional density or the change in land use. The community benefit of the project, as defined in the Affordable and Family Friendly Housing Policy, shall be factored in this calculation.

 **Formatted:** Normal, No bullets or numbering

3. In areas designated for Frequent Transit Development in the Official Community Plan, Council may provide for consideration of residential density in excess of 1.5 FAR through adoption of a Comprehensive Development Zone with a density bonus requirement of \$50 per square foot.

3.4. Allocation of the cash in lieu funds acquired by developments utilizing the bonus density shall be as follows:

- i. 50% of the amount shall be deposited in the Community Amenities Reserve Fund for the following purposes:
 - improvements to parks, fields, trails and other open spaces including environmental enhancements;
 - creation or enhancement of facilities used for community purposes including day cares, spaces for recreation or social purposes, recreation, heritage recognition and display purposes; and,
 - acquisition and installation of public art.
- ii. 50% of the amount shall be deposited in the City's Special Needs Housing Reserve Fund for special needs housing purposes.

4.5. Allocation of funds provided by developments providing cash in lieu of secured non-market rental units shall be deposited in the Special Needs Housing Reserve.

5.6. The expenditure of funds in the Community Amenities Reserve Fund obtained for the purposes outlined in (3) shall be determined by Council from time to time. In making this determination, the following criteria shall be applied:

- contribution to meeting the City's strategic goals, objectives and plans
- benefit to the community as a whole
- benefit in off-setting the impacts of additional density within the neighbourhood absorbing the density
- the capital cost of the selected amenity relative to the available funds
- on-going operating and maintenance costs
- availability of other means to fund the amenity.

6.7. The expenditure of funds in the Special Needs Housing Reserve Fund to support building construction, alterations or additions for a special needs housing development may be determined by Council from time to time in response to application from an eligible proponent. For clarification, the term "special needs housing" includes housing meeting the needs of people with disabilities or health-related needs, shelters, refuges, and secured non-market rental housing or other housing restricted to meeting affordability criteria.

Responsibility:

In the application of density bonus provisions associated with rezoning, the Director of Development Services shall bring forward a recommendation and proposed bylaw to Council giving consideration to the criteria outlined in this policy.

In the review of funds obtained through application of cash in lieu provisions, the Director of Development Services shall bring forward a recommendation for expenditure to the Department Head Team for its recommendation to Council.

Policy Title: Density Bonus Policy

Policy # 5.01

Page 3

END OF POLICY

Policy Title: Density Bonus Policy

Policy # 5.01

Page 4

Record of Amendments:

| Policy | Issue date | Reviewed | Replaced | Re-issue Date |
|-------------|------------|----------|----------|---------------|
| 5.01 | 2009-11-20 | 2018-10 | Yes | 2018-10 |
| 5.01.02 | 2018-10-09 | | | |
| <u>5.01</u> | | | | |

CITY OF PORT COQUITLAM

2019-2023 FINANCIAL PLAN AMENDMENT BYLAW, 2020

Bylaw No. 4160

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw is cited as “2019-2023 Financial Plan Bylaw, 2019, No. 4124, Amendment Bylaw, 2020, No. 4160”.

2. ADMINISTRATION

That “2019-2023 Financial Plan Bylaw, 2019, No. 4124”, is amended by removing Schedule “A” and Schedule “B” and replacing them with the following Schedule “A” and Schedule “B” pages attached hereto and forming part of this Bylaw.

| | | |
|-------------------------|-------------------------|---------------|
| READ A FIRST TIME this | 28 th day of | January, 2020 |
| READ A SECOND TIME this | 28 th day of | January, 2020 |
| READ A THIRD TIME this | 28 th day of | January, 2020 |
| ADOPTED this | | |

Mayor

Corporate Officer

SCHEDULE "A"
Proposed Funding Sources and Expenditures

| | 2019 | 2020 | 2021 | 2022 | 2023 |
|-------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | Budget | Budget | Budget | Budget | Budget |
| Revenues | | | | | |
| Taxation & Other Levies | \$ 68,731,200 | \$ 70,734,800 | \$ 71,737,650 | \$ 74,376,300 | \$ 76,553,600 |
| Utility Charges | 24,206,700 | 25,101,500 | 26,030,900 | 26,996,400 | 27,999,300 |
| Sale of Services | 7,175,600 | 6,596,600 | 6,470,300 | 6,470,300 | 6,470,300 |
| Contributions | 4,364,700 | 3,117,600 | 3,390,300 | 3,065,300 | 3,076,300 |
| Permits & Licences | 2,812,600 | 2,812,600 | 2,812,600 | 2,752,600 | 2,752,600 |
| Investment Income | 2,039,900 | 2,039,900 | 2,039,900 | 2,039,900 | 2,039,900 |
| Penalties & Fines | 429,500 | 429,500 | 429,500 | 429,500 | 429,500 |
| Other Revenues | 62,500 | 62,500 | 62,500 | 62,500 | 62,500 |
| Total Revenues | \$ 109,822,700 | \$ 110,895,000 | \$ 112,973,650 | \$ 116,192,800 | \$ 119,384,000 |
| Expenditures | | | | | |
| City Operating Expenditures | \$ 85,803,400 | \$ 85,359,200 | \$ 87,597,500 | \$ 90,275,000 | \$ 92,266,600 |
| External Debt Interest Expense | 1,032,500 | 2,307,500 | 2,982,500 | 2,982,500 | 2,982,500 |
| Amortization | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 |
| Total Operating Expenditures | \$ 98,835,900 | \$ 99,666,700 | \$ 102,580,000 | \$ 105,257,500 | \$ 107,249,100 |
| Net Revenue (Expenditure) | \$ 10,986,800 | \$ 11,228,300 | \$ 10,393,650 | \$ 10,935,300 | \$ 12,134,900 |
| Allocations | | | | | |
| Net Transfers from (to) Reserves | \$ 42,869,700 | \$ (258,000) | \$ (8,692,850) | \$ (9,559,500) | \$ (8,009,100) |
| Capital Expenditures | (80,410,700) | (57,184,500) | (11,155,000) | (10,830,000) | (13,580,000) |
| Capital Contributed by Developers | (1,000,000) | (1,000,000) | (1,000,000) | (1,000,000) | (1,000,000) |
| Unfunded Amortization | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 | 12,000,000 |
| Proceeds from External Borrowing | 16,000,000 | 36,000,000 | - | - | - |
| External Debt Principal Repayment | (445,800) | (785,800) | (1,545,800) | (1,545,800) | (1,545,800) |
| Total Allocations | \$ (10,986,800) | \$ (11,228,300) | \$ (10,393,650) | \$ (10,935,300) | \$ (12,134,900) |
| Financial Plan Balance | \$ - | \$ - | \$ - | \$ - | \$ - |

SCHEDULE "B"
Transfers from (to) Reserves

| | 2019 | 2020 | 2021 | 2022 | 2023 |
|--|----------------------|----------------------|-----------------------|-----------------------|-----------------------|
| | Budget | Budget | Budget | Budget | Budget |
| <u>Transfers from Reserve Funds</u> | | | | | |
| General Capital | \$ 17,520,500 | \$ 8,720,000 | \$ 4,478,000 | \$ 4,478,000 | \$ 4,478,000 |
| Community Recreation Complex | 17,506,200 | 1,000,000 | - | - | - |
| Land Sale | 12,438,200 | 2,000,000 | 2,000,000 | 2,000,000 | 2,000,000 |
| Water Infrastructure | 4,467,100 | 1,345,000 | 2,000,000 | 2,000,000 | 2,000,000 |
| Vehicles & Equipment | 3,003,700 | 4,680,500 | 1,500,000 | 1,500,000 | 1,500,000 |
| Sewer Infrastructure | 2,604,300 | 455,000 | 750,000 | 750,000 | 750,000 |
| Long Term General Infrastructure | 1,053,200 | - | - | - | - |
| Information Systems | 1,051,100 | - | - | - | - |
| Parking | 1,020,000 | - | - | - | - |
| RCMP | 600,000 | 600,000 | 300,000 | 200,000 | 95,000 |
| Building Maintenance | 596,700 | 35,000 | - | - | - |
| Special Needs Housing | 41,000 | - | - | - | - |
| Roads & Drainage | 679,400 | - | - | - | - |
| Roads (MRN) | 124,700 | 1,210,000 | - | - | - |
| Public Safety Building | 120,900 | - | - | - | - |
| Parks & Recreation | 111,700 | - | - | - | - |
| Arts & Culture | 247,600 | 95,000 | - | - | - |
| Cemetery | 61,700 | - | - | - | - |
| Cart Replacement | 50,000 | 50,000 | - | - | 2,750,000 |
| Transit Shelters | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Downtown Projects | 13,500 | - | - | - | - |
| Election | - | - | - | 100,000 | - |
| Allocated Accumulated Surplus - General | 3,676,600 | 231,000 | 15,000 | - | - |
| Allocated Accumulated Surplus - Water | 144,100 | - | - | - | - |
| Allocated Accumulated Surplus - Sewer | 75,000 | - | - | - | - |
| Total Transfers from Reserves | \$ 67,257,200 | \$ 20,471,500 | \$ 11,093,000 | \$ 11,078,000 | \$ 13,623,000 |
| <u>Transfers to Reserve Funds</u> | | | | | |
| General Capital | \$ 9,433,400 | \$ 9,222,500 | \$ 4,845,400 | \$ 4,845,400 | \$ 4,845,400 |
| Community Recreation Complex | 4,868,300 | 2,053,300 | 93,550 | - | - |
| Water Infrastructure | 2,960,500 | 2,960,500 | 2,067,900 | 2,067,900 | 2,067,900 |
| Sewer Infrastructure | 2,720,300 | 1,431,300 | 762,200 | 762,200 | 762,200 |
| Vehicle & Equipment | 1,338,500 | 1,338,500 | 1,338,500 | 1,338,500 | 1,338,500 |
| Federal Gas Tax | 451,600 | 230,500 | 241,200 | 241,200 | 252,200 |
| Land Sale | 317,400 | 317,400 | 317,400 | 317,400 | 317,400 |
| Downtown Projects | 304,800 | 304,800 | 304,800 | 304,800 | 304,800 |
| Roads (MRN) | 492,500 | 492,500 | 492,500 | 492,500 | 492,500 |
| Cart Replacement | 248,800 | 248,800 | 248,800 | 248,800 | 248,800 |
| Sewer Rate Stabilization | 85,900 | 85,900 | 85,900 | 85,900 | 85,900 |
| Parking | 64,800 | 64,800 | 64,800 | 64,800 | 64,800 |
| Transit Shelters | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| RCMP | 24,400 | 24,400 | 24,400 | 24,400 | 24,400 |
| Water Rate Stabilization | 17,000 | 17,000 | 17,000 | 17,000 | 17,000 |
| Election | - | - | 21,400 | 21,400 | 21,400 |
| Long Term General Infrastructure | 708,100 | 1,377,300 | 6,521,900 | 7,241,500 | 7,990,300 |
| Long Term Water Infrastructure | 175,600 | 294,000 | 1,308,100 | 1,433,500 | 1,562,700 |
| Long Term Sewer Infrastructure | 125,600 | 216,000 | 980,100 | 1,080,300 | 1,185,900 |
| Total Transfers to Reserve Funds | \$ 24,387,500 | \$ 20,729,500 | \$ 19,785,850 | \$ 20,637,500 | \$ 21,632,100 |
| Total Transfers from (to) Reserve Funds | \$ 42,869,700 | \$ (258,000) | \$ (8,692,850) | \$ (9,559,500) | \$ (8,009,100) |

Development Variance Permit and Development Permit for 1525 Kingsway Avenue

RECOMMENDATIONS:


That Council approve Development Variance Permit DVP00071 for 1525 Kingsway Avenue for issuance.

That Council approve Development Permit DP000416 for 1525 Kingsway Avenue for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for February 11, 2020, the Development Variance Permit for 1525 Kingsway Avenue will be available for Council to give approval for issuance. Once the Development Variance Permit is issued, the Development Permit may be approved as well.

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|---|---|--|
|  | 1 | That Development Variance Permit DVP00071 and Development Permit DP000416 for 1525 Kingsway Avenue be approved for issuance. |
| | 2 | Request that additional information be received prior to the issuance of the Development Variance Permit and Development Permit. |
| | 3 | Deny the approval of the Development Variance Permit and/or the Development Permit. |

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications

RECOMMENDATIONS:

That Committee of Council:

1. Approve in principle Development Permit DP000416, regulating an industrial development at 1525 Kingsway Avenue.
2. Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary parking requirements, and
3. Forward Development Variance Permit DVP00071 to Council with support for consideration, subject to comments from neighbourhood input.

PREVIOUS COUNCIL/COMMITTEE ACTION

March 5, 2019 – Committee approved Watercourse Development Permit DP000332 to provide for watercourse protection and enhancement at 1579 and 1525 Kingsway Avenue.

REPORT SUMMARY

This report describes applications for a development permit to regulate a large format industrial development and a development variance permit to reduce required parking at 1525 Kingsway Avenue. The site is being developed by the Conwest Group of Companies to accommodate a head office, warehouse and distribution facility for a large auto parts distributor. The project is designed to comply with the site's heavy industrial zoning and development permit designations, but it does not comply with parking regulations. Information has been provided to show how the proposed parking would exceed the occupant needs. Staff recommends Committee provide approval in principle to the development permit, and advise Council that Committee supports consideration of the parking variance and authorize staff to provide public notification of the parking variance.

BACKGROUND

The site is located on the north side of Kingsway Avenue adjacent to the Canadian Pacific rail yard and the North Fraser Pretrial Centre.



Location map

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications

Surrounding land uses, other than the pretrial centre, are industrial. The site was recently consolidated from three into one parcel and the remaining structures on the property are scheduled for demolition early in 2020.

The land use designation in the Official Community Plan for the site is Heavy Industrial; policies of the Plan promote economic development and job creation within this designation. The property is zoned M2 – Heavy 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 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.

Development Proposal

The Conwest Group proposes to construct a large tilt-up concrete industrial building with parking/loading bays and landscaping to accommodate a single occupant. The 35,032m² (377,000 ft²) building will include space for a head office, warehouse and distribution facility for a large auto parts distributor. The façades along Kingsway Avenue will have subtle elements of wall articulation, varying height, portions of glazing, reveal lines and recesses of varied width and a colour palette of white, blue, light and dark gray tones. The building design and color has been coordinated to create a uniform and clean look and focuses the accessory offices uses to the southeast corner of the site fronting Kingsway Avenue.



Building façade (southeast corner)

1525 Kingsway Avenue – Development Permit and Development Variance Permit DVP00071 Applications

Project Profile

| | Bylaw Regulations ¹ | Proposed ² | Variance Request |
|-------------------------------------|--------------------------------|--|------------------|
| Site Area | 3,000 m ² min'm | 56,659 m ² (14 acre) | - |
| Total Building Area | n/a | 35,032 m ² (377,081 ft ²) | n/a |
| Building Lot Coverage | 60% | 56 % | - |
| Setbacks: | | | |
| Front Setback (Kingsway) | 6 m | 42 m | - |
| Rear Setback (north) | 3 m | 15 m | - |
| Interior Side Setback (west) | 3 m | 7.5 m | - |
| Interior Side Setback (east) | 3 m | 35 m | - |
| Building Height | n/a | 16.2 m | n/a |
| Parking (total) | 369 | 300 | 69 |
| Small car parking spaces | 25% (75 spaces) | 1% (1 spaces) | - |
| Loading bays | 10 minimum | 20 | - |
| Bicycle Parking | Space for 6 bikes | Space for 9 bikes outdoors | - |

The landscape plan calls for a mixture of trees, shrubs, groundcover plants and lawn. 70 new trees, including a mixture of conifer and deciduous species, will be planted on the southern portion of the site in landscape areas and strips within the parking areas. The previously approved watercourse development permit will also provide for 190 trees and 7,244 riparian plants along the north and east edges of the site. The watercourse protection area also provides substantial landscape screening between the site and the adjacent pretrial centre. A significant portion of the site area will be used for required parking, vehicle circulation, and transport vehicle loading areas which is typical of industrial development.

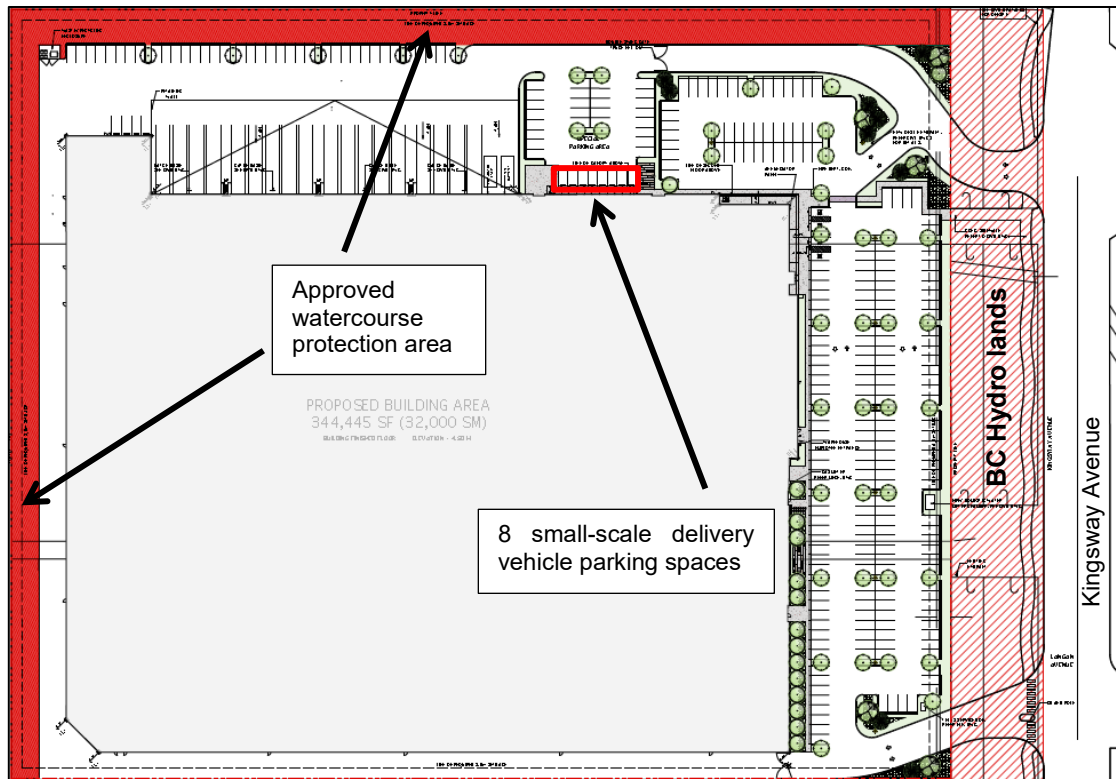
As shown in the drawing below, the building frontage and most of the parking is oriented to Kingsway Avenue and loading spaces are oriented to the east side yard. There will be two driveways which connect across BC Hydro's narrow utility lot to Kingsway Avenue. These driveways have been aligned with Langan Avenue and Coast Meridian Road intersections with Kingsway Avenue to facilitate safe turning movements.

The site circulation plan indicates industrial vehicles would enter the western driveway and exit the from the east driveway. Passenger vehicles will be able to use either driveway to enter and exit the staff parking areas. A transportation impact assessment prepared by Bunt and Associates Engineering Ltd has been reviewed by City Engineering staff and confirms the site is designed to meet access and circulation requirements for passenger and transport vehicles.

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 4078 for specific regulations.

² Information provided by applicant.

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications



Site plan showing landscape areas, parking and driveway access

Offsite Infrastructure and Services

The City is currently working on a corridor study to assess and improve transportation and vehicle turning movements along Kingsway Avenue. It is anticipated that the results of this study will be presented to Committee in February. Staff however anticipates road widening will be required along this segment of Kingsway Avenue and have conveyed this information to Conwest. The City also has plans to construct a multi-use pathway along the north side of Kingsway Avenue to improve pedestrian and cycling routes. Accordingly, offsite requirements will include road width widening (to align with corridor study), provision of a multi-use path within the Hydro corridor, construction of new curb and gutter, sidewalk, pavement rehabilitation of half road plus 1 metre, installation of street lights and services (water, sewer, sanitary) as necessary. Further assessment will be provided at building permit stage to determine if underground utility infrastructure upgrades are required.

Furthermore, Staff anticipate there may be potential for future installation of a traffic signal at the intersection of Kingsway Avenue and Coast Meridian Road. Conwest have agreed to install electrical ducting to support a future signal. The attached draft development variance permit, described below, requires submission of design, securities and fees for offsite works and services including electrical ducting for the signal and the pathway prior to issuance of a building permit in order to ensure this work is completed.

1525 Kingsway Avenue – Development Permit and Development Variance Permit DVP00071 Applications

Onsite Parking

The applicant has requested to vary the onsite parking requirement by 69 spaces from the required 369 spaces. The Parking and Development Management Bylaw requires one parking space per 95m² (1,022 ft²) of gross floor area for industrial or warehouse uses. That would require the provision of 369 parking spaces for the proposed development. The occupant anticipates opening the building with 150 staff with room for expansion up to 237 staff. The site would also need to accommodate 8 short-term parking spaces for small-scale delivery vehicles with direct access to the warehouse. The applicant has provided information from the occupant showing the proposed 300 parking spaces will exceed current need and future growth. The applicant has also indicated the development will include a secure room to accommodate 24 bicycles and end of trip facilities including lockers and showers to promote alternative transportation.

In support of the parking variance, Conwest has offered to provide for the installation of the 3m wide mixed-use pathway with pedestrian lighting to extend the pathway of Kingsway Avenue in front of its property. This is a significant portion, approximately 200 meters, of the pathway and will improve options for alternate transportation along Kingsway Avenue.

Environmental Conservation

Measures to comply with the environmental conservation objectives and guidelines include building practices and products to reduce energy and water consumption, promote stormwater management, and reduce greenhouse gas emissions. Proposed elements include high efficiency windows and selection of native and drought-resistant plant species, use of low volatile organic compound materials, LED lighting, high efficiency irrigation system, low flow plumbing fixtures, bicycle parking and end of trip facilities for staff. A complete list of conservation measures is included in Schedule A of the development permit.

DISCUSSION

The design of the proposed industrial building and landscaping meets the intent of both the industrial design guidelines and environmental conservation designation. The proposed parking variance is in keeping with OCP design policy which suggests development should provide sufficient on-site parking to meet the specific requirements of the development. The applicant has demonstrated the proposed parking supply will exceed the needs of the warehouse user. Experience with other large single occupant warehouse users such as the Brewers Distribution warehouse at 1731 Kingsway Avenue has shown that required parking can exceed need. The inset aerial photo which was taken during business hours on a weekday shows



Parking lot at 1731 Kingsway

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications

approximately half of the staff parking at the Brewers Distribution warehouse is empty.

Staff recommend Committee provide approval in principle of the development permit (consideration of approval would then be timed with the development variance permit at Council) and recommend approval of the development variance permit to Council.


PUBLIC CONSULTATION

A sign providing notification of the application is posted on site. To date, no comments have been received.

FINANCIAL IMPLICATIONS

The construction of the Kingsway multi use pathway and roadwork by the developer provides a financial benefit to the City.

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|---|---|---|
|  | 1 | Approve Development Permit DP000416 in principle and authorize notification of the Development Variance Permit DVP00071 application, and recommend Council consider approval of the development variance permit and development permit at a future Council Meeting. |
| | 2 | Request additional information or amendments if Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designation or variances to regulations. |
| | 3 | Refuse the applications if the Committee is of the opinion the application does not conform to the design guidelines or does not support the variances to regulations. |

ATTACHMENTS

Attachment 1: Draft Development Permit DP000416

Attachment 2: Draft Development Variance Permit DVP00071

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000416

Issued to: LWEST HOLDINGS LP
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 205-1311 KOOTENAY STREET, VANCOUVER, BC, V5K 4Y3

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: 1525 KINGSWAY AVENUE

Legal Description: LOT 1 DISTRICT LOT 288 GROUP 1 AND SECTIONS 7 AND 18
BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER
DISTRICT PLAN EPP96965

P.I.D.: 030-942-683

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 DP000416 (1) to DP000416 (16) 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 DP000416 (10) and DP000416 (16) 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 **\$345,726.00** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

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

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

APPROVED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF _____, 2019.

SIGNED THIS ____ DAY OF _____, 2019.

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)



KINGSWAY AVENUE PH-2

1525 KINGSWAY AVE,
PORT COQUITLAM, BC

DESIGNED FOR DP BY SUBMISSION
ISSUE DATE: DECEMBER 04, 2019

WHISKEY LIST

© ADAMSTO-JOHN

| ITEM | DATE | DESCRIPTION |
|-------|------------|-------------------------|
| 1.01 | 01/01/2019 | ISSUE 01 - PRELIMINARY |
| 1.02 | 01/01/2019 | ISSUE 02 - PRELIMINARY |
| 1.03 | 01/01/2019 | ISSUE 03 - PRELIMINARY |
| 1.04 | 01/01/2019 | ISSUE 04 - PRELIMINARY |
| 1.05 | 01/01/2019 | ISSUE 05 - PRELIMINARY |
| 1.06 | 01/01/2019 | ISSUE 06 - PRELIMINARY |
| 1.07 | 01/01/2019 | ISSUE 07 - PRELIMINARY |
| 1.08 | 01/01/2019 | ISSUE 08 - PRELIMINARY |
| 1.09 | 01/01/2019 | ISSUE 09 - PRELIMINARY |
| 1.10 | 01/01/2019 | ISSUE 10 - PRELIMINARY |
| 1.11 | 01/01/2019 | ISSUE 11 - PRELIMINARY |
| 1.12 | 01/01/2019 | ISSUE 12 - PRELIMINARY |
| 1.13 | 01/01/2019 | ISSUE 13 - PRELIMINARY |
| 1.14 | 01/01/2019 | ISSUE 14 - PRELIMINARY |
| 1.15 | 01/01/2019 | ISSUE 15 - PRELIMINARY |
| 1.16 | 01/01/2019 | ISSUE 16 - PRELIMINARY |
| 1.17 | 01/01/2019 | ISSUE 17 - PRELIMINARY |
| 1.18 | 01/01/2019 | ISSUE 18 - PRELIMINARY |
| 1.19 | 01/01/2019 | ISSUE 19 - PRELIMINARY |
| 1.20 | 01/01/2019 | ISSUE 20 - PRELIMINARY |
| 1.21 | 01/01/2019 | ISSUE 21 - PRELIMINARY |
| 1.22 | 01/01/2019 | ISSUE 22 - PRELIMINARY |
| 1.23 | 01/01/2019 | ISSUE 23 - PRELIMINARY |
| 1.24 | 01/01/2019 | ISSUE 24 - PRELIMINARY |
| 1.25 | 01/01/2019 | ISSUE 25 - PRELIMINARY |
| 1.26 | 01/01/2019 | ISSUE 26 - PRELIMINARY |
| 1.27 | 01/01/2019 | ISSUE 27 - PRELIMINARY |
| 1.28 | 01/01/2019 | ISSUE 28 - PRELIMINARY |
| 1.29 | 01/01/2019 | ISSUE 29 - PRELIMINARY |
| 1.30 | 01/01/2019 | ISSUE 30 - PRELIMINARY |
| 1.31 | 01/01/2019 | ISSUE 31 - PRELIMINARY |
| 1.32 | 01/01/2019 | ISSUE 32 - PRELIMINARY |
| 1.33 | 01/01/2019 | ISSUE 33 - PRELIMINARY |
| 1.34 | 01/01/2019 | ISSUE 34 - PRELIMINARY |
| 1.35 | 01/01/2019 | ISSUE 35 - PRELIMINARY |
| 1.36 | 01/01/2019 | ISSUE 36 - PRELIMINARY |
| 1.37 | 01/01/2019 | ISSUE 37 - PRELIMINARY |
| 1.38 | 01/01/2019 | ISSUE 38 - PRELIMINARY |
| 1.39 | 01/01/2019 | ISSUE 39 - PRELIMINARY |
| 1.40 | 01/01/2019 | ISSUE 40 - PRELIMINARY |
| 1.41 | 01/01/2019 | ISSUE 41 - PRELIMINARY |
| 1.42 | 01/01/2019 | ISSUE 42 - PRELIMINARY |
| 1.43 | 01/01/2019 | ISSUE 43 - PRELIMINARY |
| 1.44 | 01/01/2019 | ISSUE 44 - PRELIMINARY |
| 1.45 | 01/01/2019 | ISSUE 45 - PRELIMINARY |
| 1.46 | 01/01/2019 | ISSUE 46 - PRELIMINARY |
| 1.47 | 01/01/2019 | ISSUE 47 - PRELIMINARY |
| 1.48 | 01/01/2019 | ISSUE 48 - PRELIMINARY |
| 1.49 | 01/01/2019 | ISSUE 49 - PRELIMINARY |
| 1.50 | 01/01/2019 | ISSUE 50 - PRELIMINARY |
| 1.51 | 01/01/2019 | ISSUE 51 - PRELIMINARY |
| 1.52 | 01/01/2019 | ISSUE 52 - PRELIMINARY |
| 1.53 | 01/01/2019 | ISSUE 53 - PRELIMINARY |
| 1.54 | 01/01/2019 | ISSUE 54 - PRELIMINARY |
| 1.55 | 01/01/2019 | ISSUE 55 - PRELIMINARY |
| 1.56 | 01/01/2019 | ISSUE 56 - PRELIMINARY |
| 1.57 | 01/01/2019 | ISSUE 57 - PRELIMINARY |
| 1.58 | 01/01/2019 | ISSUE 58 - PRELIMINARY |
| 1.59 | 01/01/2019 | ISSUE 59 - PRELIMINARY |
| 1.60 | 01/01/2019 | ISSUE 60 - PRELIMINARY |
| 1.61 | 01/01/2019 | ISSUE 61 - PRELIMINARY |
| 1.62 | 01/01/2019 | ISSUE 62 - PRELIMINARY |
| 1.63 | 01/01/2019 | ISSUE 63 - PRELIMINARY |
| 1.64 | 01/01/2019 | ISSUE 64 - PRELIMINARY |
| 1.65 | 01/01/2019 | ISSUE 65 - PRELIMINARY |
| 1.66 | 01/01/2019 | ISSUE 66 - PRELIMINARY |
| 1.67 | 01/01/2019 | ISSUE 67 - PRELIMINARY |
| 1.68 | 01/01/2019 | ISSUE 68 - PRELIMINARY |
| 1.69 | 01/01/2019 | ISSUE 69 - PRELIMINARY |
| 1.70 | 01/01/2019 | ISSUE 70 - PRELIMINARY |
| 1.71 | 01/01/2019 | ISSUE 71 - PRELIMINARY |
| 1.72 | 01/01/2019 | ISSUE 72 - PRELIMINARY |
| 1.73 | 01/01/2019 | ISSUE 73 - PRELIMINARY |
| 1.74 | 01/01/2019 | ISSUE 74 - PRELIMINARY |
| 1.75 | 01/01/2019 | ISSUE 75 - PRELIMINARY |
| 1.76 | 01/01/2019 | ISSUE 76 - PRELIMINARY |
| 1.77 | 01/01/2019 | ISSUE 77 - PRELIMINARY |
| 1.78 | 01/01/2019 | ISSUE 78 - PRELIMINARY |
| 1.79 | 01/01/2019 | ISSUE 79 - PRELIMINARY |
| 1.80 | 01/01/2019 | ISSUE 80 - PRELIMINARY |
| 1.81 | 01/01/2019 | ISSUE 81 - PRELIMINARY |
| 1.82 | 01/01/2019 | ISSUE 82 - PRELIMINARY |
| 1.83 | 01/01/2019 | ISSUE 83 - PRELIMINARY |
| 1.84 | 01/01/2019 | ISSUE 84 - PRELIMINARY |
| 1.85 | 01/01/2019 | ISSUE 85 - PRELIMINARY |
| 1.86 | 01/01/2019 | ISSUE 86 - PRELIMINARY |
| 1.87 | 01/01/2019 | ISSUE 87 - PRELIMINARY |
| 1.88 | 01/01/2019 | ISSUE 88 - PRELIMINARY |
| 1.89 | 01/01/2019 | ISSUE 89 - PRELIMINARY |
| 1.90 | 01/01/2019 | ISSUE 90 - PRELIMINARY |
| 1.91 | 01/01/2019 | ISSUE 91 - PRELIMINARY |
| 1.92 | 01/01/2019 | ISSUE 92 - PRELIMINARY |
| 1.93 | 01/01/2019 | ISSUE 93 - PRELIMINARY |
| 1.94 | 01/01/2019 | ISSUE 94 - PRELIMINARY |
| 1.95 | 01/01/2019 | ISSUE 95 - PRELIMINARY |
| 1.96 | 01/01/2019 | ISSUE 96 - PRELIMINARY |
| 1.97 | 01/01/2019 | ISSUE 97 - PRELIMINARY |
| 1.98 | 01/01/2019 | ISSUE 98 - PRELIMINARY |
| 1.99 | 01/01/2019 | ISSUE 99 - PRELIMINARY |
| 1.100 | 01/01/2019 | ISSUE 100 - PRELIMINARY |

TOTAL IN, 1000000 IN THE SET

CONWEST (1575 POCO) GP,
250 - 1311 KOOTENAY STREET
VANCOUVER, BC V5K 4Y3

KRAHN PROJECT No. 15-0000

PROJECT TEAM

ARCHITECT OF RECORD
CONWEST (1575 POCO) GP,
250 - 1311 KOOTENAY STREET
VANCOUVER, BC V5K 4Y3
PHONE: 604.681.1111
EMAIL: info@conwest.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

BUILDING DESIGN
KRAHN GROUP OF COMPANIES LTD.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@krahn.ca
PROJECT MANAGER: SCOTT DEL DATTI

STRUCTURAL
KRAHN GROUP OF COMPANIES LTD.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@krahn.ca
ENGINEER IN CHARGE: CRAIG MITCHELL

MECHANICAL
BVAH ENGINEERING
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@bvahe.com
PRINCIPAL IN CHARGE: CRAIG MITCHELL

ELECTRICAL
BVAH ENGINEERING
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@bvahe.com
PRINCIPAL IN CHARGE: CRAIG MITCHELL

INTERIOR DESIGN
OFFICE OF MICHAEL BROWN ARCHITECTS - DESIGNER
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@mba.ca
PRINCIPAL IN CHARGE: MICHAEL BROWN

CIVIL
KRAHN GROUP OF COMPANIES LTD.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@krahn.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

SURVEY
KRAHN GROUP OF COMPANIES LTD.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@krahn.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

LANDSCAPE
KRAHN GROUP OF COMPANIES LTD.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@krahn.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

BUILDING CODE
KRAHN GROUP OF COMPANIES LTD.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@krahn.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

FIRE PROTECTION
KRAHN GROUP OF COMPANIES LTD.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@krahn.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

CONWEST

1575 POCO GP,
250 - 1311 KOOTENAY STREET
VANCOUVER, BC V5K 4Y3
PHONE: 604.681.1111
EMAIL: info@conwest.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

CMA-D
Craig Michael Architecture, Design, Inc.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
PHONE: 604.681.1111
EMAIL: info@cma-d.ca
PRINCIPAL IN CHARGE: CRAIG MITCHELL

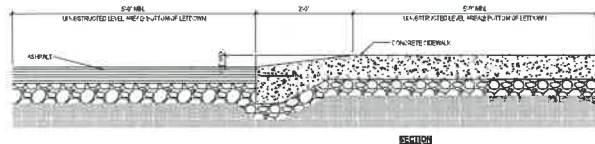
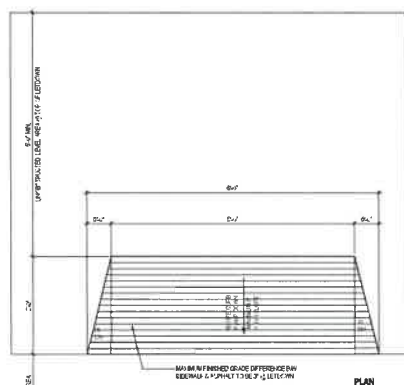
KINGSWAY AVENUE PH-2

1525 KINGSWAY AVE,
PORT COQUITLAM, BC

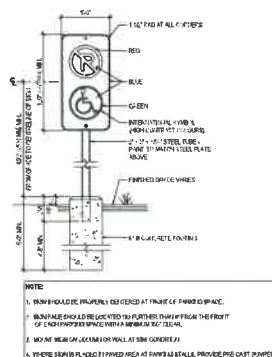
COVER

1525 KINGSWAY AVE,
PORT COQUITLAM, BC

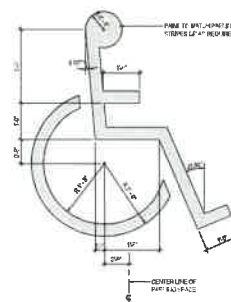
A00



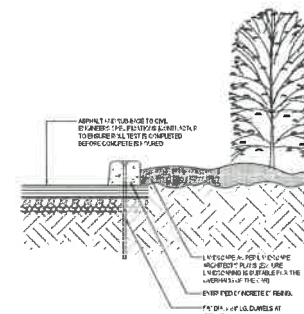
1 HC LETDOWN CURB RAMP
SCALE 1" = 1'-0"



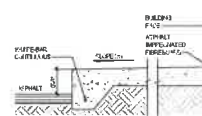
2 ACCESSIBLE POST MOUNTED SIGN
SCALE 1" = 1'-0"



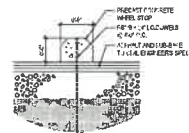
3 ACCESSIBLE PAINTED SYMBOL
SCALE 1" = 1'-0"



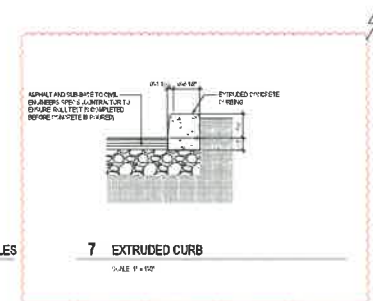
4 CONC. CURB
SCALE 1" = 1'-0"



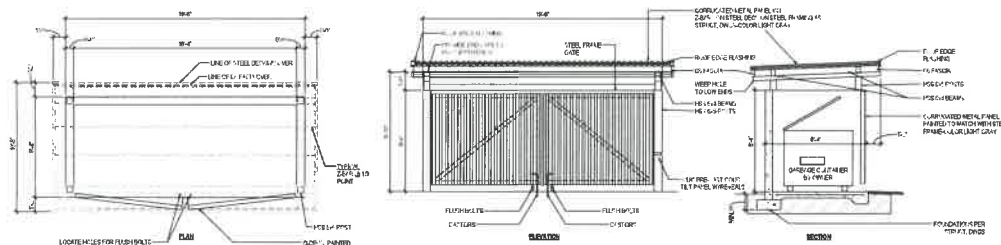
5 SIDEWALK EDGE DETAIL
SCALE 1" = 1'-0"



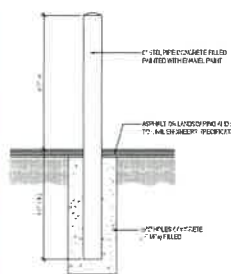
6 CONCRETE WHEEL STOP FOR PASSENGER VEHICLES
SCALE 1" = 1'-0"



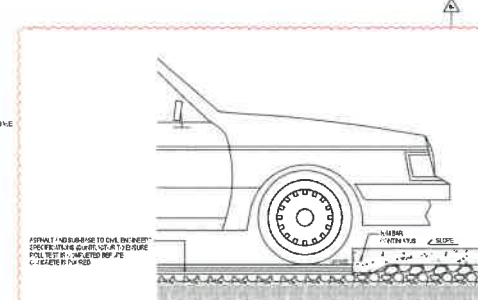
7 EXTRUDED CURB
SCALE 1" = 1'-0"



8 WASTE-RECYCLING ENCLOSURE
A1.01 SCALE 1" = 1'-0"



9 EXTERIOR BOLLARD
A1.10 SCALE 1" = 1'-0"



10 VEH. CAR OVERHANG SIDEWALK
SCALE 1" = 1'-0"



CMAA
Craig Mitchell Architecture Design Inc.
11111 Kingsway Avenue PH-2
Van Nuys, CA 91411
Tel: 818.709.1234
Fax: 818.709.1235
www.cmaa.com

SECOND FLOOR

A2.02





174 中国农村合作化运动中的农民合作化运动
175 中国农村合作化运动中的农民合作化运动
176 中国农村合作化运动中的农民合作化运动
177 中国农村合作化运动中的农民合作化运动
178 中国农村合作化运动中的农民合作化运动
179 中国农村合作化运动中的农民合作化运动
180 中国农村合作化运动中的农民合作化运动

1525 KINGWAY AVE,
PORT COQUITLAM BC

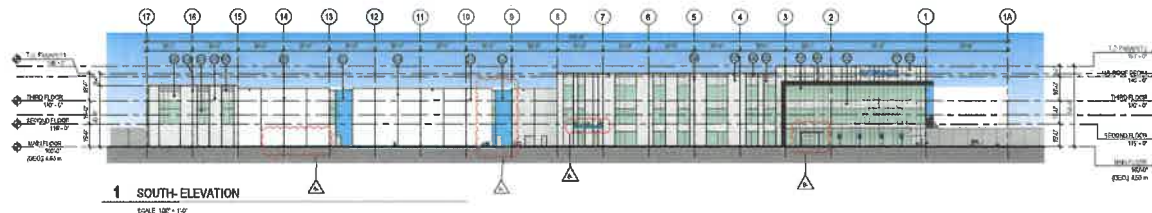
同第 14 题

A2.03



MATERIAL LEGEND

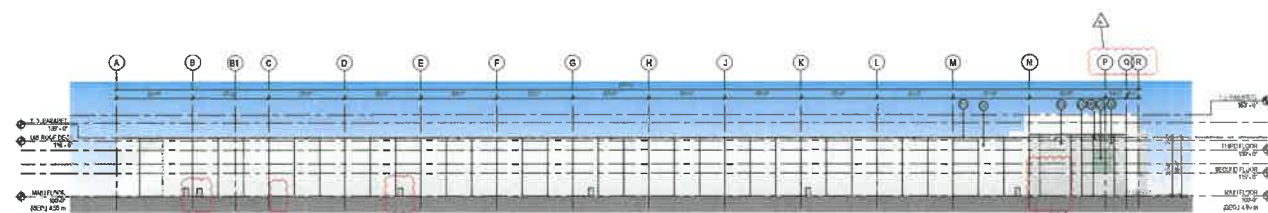
| ITEM | DESCRIPTION |
|------|------------------------------------|
| C1 | ALUMINUM TITANIUM PANEL - COLOURED |
| C2 | ALUMINUM TITANIUM PANEL - COLOURED |
| C3 | ALUMINUM TITANIUM PANEL - COLOURED |
| C4 | ALUMINUM TITANIUM PANEL - COLOURED |
| C5 | ALUMINUM TITANIUM PANEL - COLOURED |
| C6 | ALUMINUM TITANIUM PANEL - COLOURED |
| C7 | ALUMINUM TITANIUM PANEL - COLOURED |
| C8 | ALUMINUM TITANIUM PANEL - COLOURED |
| C9 | ALUMINUM TITANIUM PANEL - COLOURED |
| C10 | ALUMINUM TITANIUM PANEL - COLOURED |
| C11 | ALUMINUM TITANIUM PANEL - COLOURED |
| C12 | ALUMINUM TITANIUM PANEL - COLOURED |
| C13 | ALUMINUM TITANIUM PANEL - COLOURED |
| C14 | ALUMINUM TITANIUM PANEL - COLOURED |
| C15 | ALUMINUM TITANIUM PANEL - COLOURED |
| C16 | ALUMINUM TITANIUM PANEL - COLOURED |
| C17 | ALUMINUM TITANIUM PANEL - COLOURED |
| C18 | ALUMINUM TITANIUM PANEL - COLOURED |
| C19 | ALUMINUM TITANIUM PANEL - COLOURED |
| C20 | ALUMINUM TITANIUM PANEL - COLOURED |
| C21 | ALUMINUM TITANIUM PANEL - COLOURED |
| C22 | ALUMINUM TITANIUM PANEL - COLOURED |
| C23 | ALUMINUM TITANIUM PANEL - COLOURED |
| C24 | ALUMINUM TITANIUM PANEL - COLOURED |
| C25 | ALUMINUM TITANIUM PANEL - COLOURED |
| C26 | ALUMINUM TITANIUM PANEL - COLOURED |
| C27 | ALUMINUM TITANIUM PANEL - COLOURED |
| C28 | ALUMINUM TITANIUM PANEL - COLOURED |
| C29 | ALUMINUM TITANIUM PANEL - COLOURED |
| C30 | ALUMINUM TITANIUM PANEL - COLOURED |
| C31 | ALUMINUM TITANIUM PANEL - COLOURED |
| C32 | ALUMINUM TITANIUM PANEL - COLOURED |
| C33 | ALUMINUM TITANIUM PANEL - COLOURED |
| C34 | ALUMINUM TITANIUM PANEL - COLOURED |
| C35 | ALUMINUM TITANIUM PANEL - COLOURED |
| C36 | ALUMINUM TITANIUM PANEL - COLOURED |
| C37 | ALUMINUM TITANIUM PANEL - COLOURED |
| C38 | ALUMINUM TITANIUM PANEL - COLOURED |
| C39 | ALUMINUM TITANIUM PANEL - COLOURED |
| C40 | ALUMINUM TITANIUM PANEL - COLOURED |
| C41 | ALUMINUM TITANIUM PANEL - COLOURED |
| C42 | ALUMINUM TITANIUM PANEL - COLOURED |
| C43 | ALUMINUM TITANIUM PANEL - COLOURED |
| C44 | ALUMINUM TITANIUM PANEL - COLOURED |
| C45 | ALUMINUM TITANIUM PANEL - COLOURED |
| C46 | ALUMINUM TITANIUM PANEL - COLOURED |
| C47 | ALUMINUM TITANIUM PANEL - COLOURED |
| C48 | ALUMINUM TITANIUM PANEL - COLOURED |
| C49 | ALUMINUM TITANIUM PANEL - COLOURED |
| C50 | ALUMINUM TITANIUM PANEL - COLOURED |
| C51 | ALUMINUM TITANIUM PANEL - COLOURED |
| C52 | ALUMINUM TITANIUM PANEL - COLOURED |
| C53 | ALUMINUM TITANIUM PANEL - COLOURED |
| C54 | ALUMINUM TITANIUM PANEL - COLOURED |
| C55 | ALUMINUM TITANIUM PANEL - COLOURED |
| C56 | ALUMINUM TITANIUM PANEL - COLOURED |
| C57 | ALUMINUM TITANIUM PANEL - COLOURED |
| C58 | ALUMINUM TITANIUM PANEL - COLOURED |
| C59 | ALUMINUM TITANIUM PANEL - COLOURED |
| C60 | ALUMINUM TITANIUM PANEL - COLOURED |
| C61 | ALUMINUM TITANIUM PANEL - COLOURED |
| C62 | ALUMINUM TITANIUM PANEL - COLOURED |
| C63 | ALUMINUM TITANIUM PANEL - COLOURED |
| C64 | ALUMINUM TITANIUM PANEL - COLOURED |
| C65 | ALUMINUM TITANIUM PANEL - COLOURED |
| C66 | ALUMINUM TITANIUM PANEL - COLOURED |
| C67 | ALUMINUM TITANIUM PANEL - COLOURED |
| C68 | ALUMINUM TITANIUM PANEL - COLOURED |
| C69 | ALUMINUM TITANIUM PANEL - COLOURED |
| C70 | ALUMINUM TITANIUM PANEL - COLOURED |
| C71 | ALUMINUM TITANIUM PANEL - COLOURED |
| C72 | ALUMINUM TITANIUM PANEL - COLOURED |
| C73 | ALUMINUM TITANIUM PANEL - COLOURED |
| C74 | ALUMINUM TITANIUM PANEL - COLOURED |
| C75 | ALUMINUM TITANIUM PANEL - COLOURED |
| C76 | ALUMINUM TITANIUM PANEL - COLOURED |
| C77 | ALUMINUM TITANIUM PANEL - COLOURED |
| C78 | ALUMINUM TITANIUM PANEL - COLOURED |
| C79 | ALUMINUM TITANIUM PANEL - COLOURED |
| C80 | ALUMINUM TITANIUM PANEL - COLOURED |
| C81 | ALUMINUM TITANIUM PANEL - COLOURED |
| C82 | ALUMINUM TITANIUM PANEL - COLOURED |
| C83 | ALUMINUM TITANIUM PANEL - COLOURED |
| C84 | ALUMINUM TITANIUM PANEL - COLOURED |
| C85 | ALUMINUM TITANIUM PANEL - COLOURED |
| C86 | ALUMINUM TITANIUM PANEL - COLOURED |
| C87 | ALUMINUM TITANIUM PANEL - COLOURED |
| C88 | ALUMINUM TITANIUM PANEL - COLOURED |
| C89 | ALUMINUM TITANIUM PANEL - COLOURED |
| C90 | ALUMINUM TITANIUM PANEL - COLOURED |
| C91 | ALUMINUM TITANIUM PANEL - COLOURED |
| C92 | ALUMINUM TITANIUM PANEL - COLOURED |
| C93 | ALUMINUM TITANIUM PANEL - COLOURED |
| C94 | ALUMINUM TITANIUM PANEL - COLOURED |
| C95 | ALUMINUM TITANIUM PANEL - COLOURED |
| C96 | ALUMINUM TITANIUM PANEL - COLOURED |
| C97 | ALUMINUM TITANIUM PANEL - COLOURED |
| C98 | ALUMINUM TITANIUM PANEL - COLOURED |
| C99 | ALUMINUM TITANIUM PANEL - COLOURED |
| C100 | ALUMINUM TITANIUM PANEL - COLOURED |



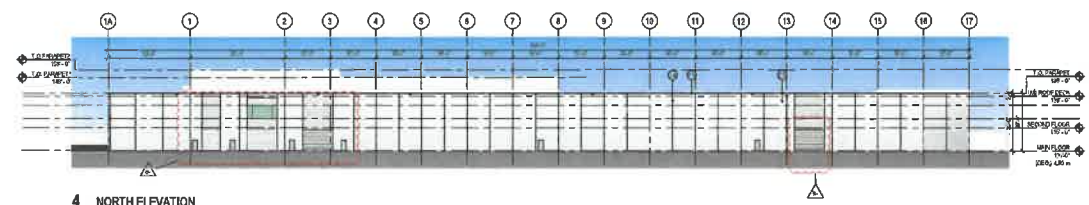
1 SOUTH-ELEVATION
SCALE 1/8" = 1'-0"



2 EAST-ELEVATION
SCALE 1/8" = 1'-0"



3 WEST-ELEVATION
SCALE 1/8" = 1'-0"



4 NORTH-ELEVATION
SCALE 1/8" = 1'-0"

17P000416 (B)

CONWEST
LIFE OF COMMERCE

1. THIS DRAWING IS THE PROPERTY OF CRAHN GROUP OF COMPANIES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAHN GROUP OF COMPANIES.

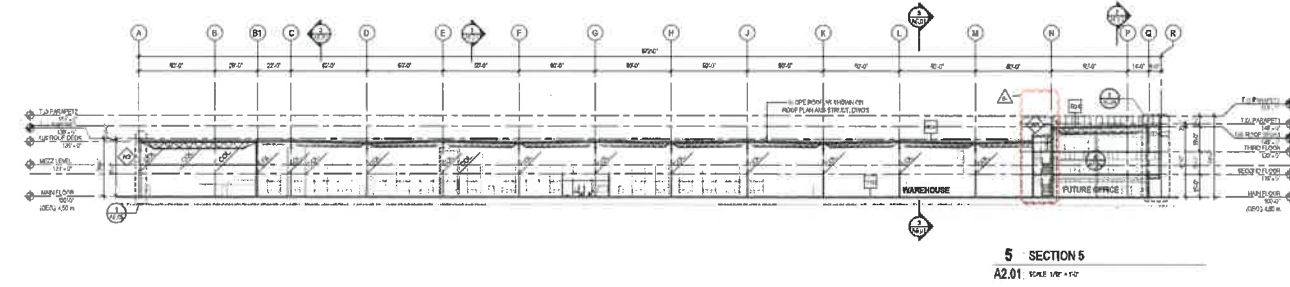
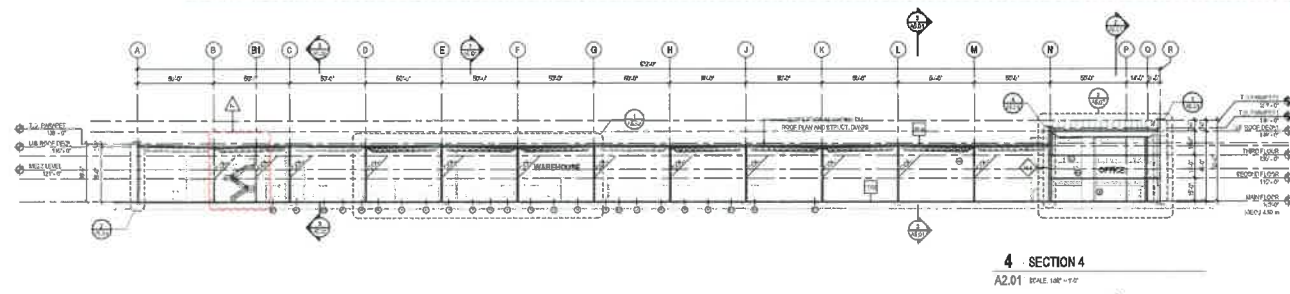
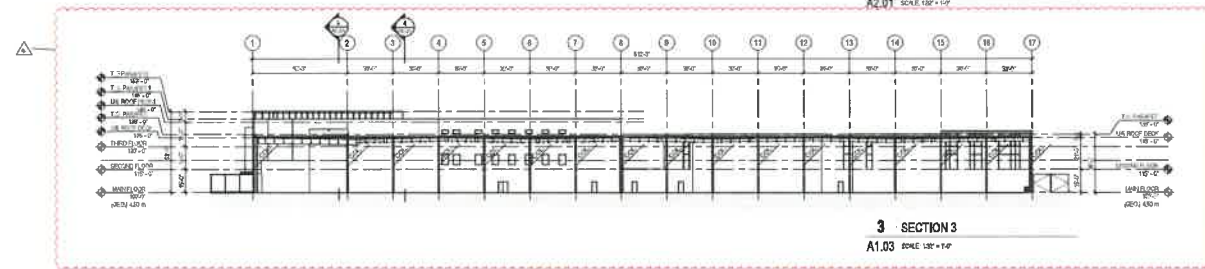
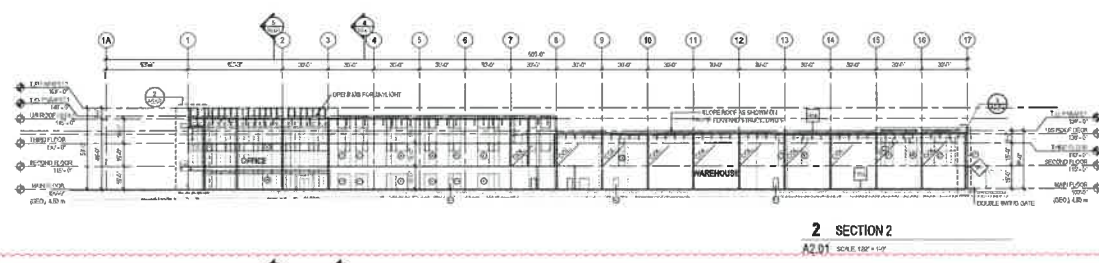
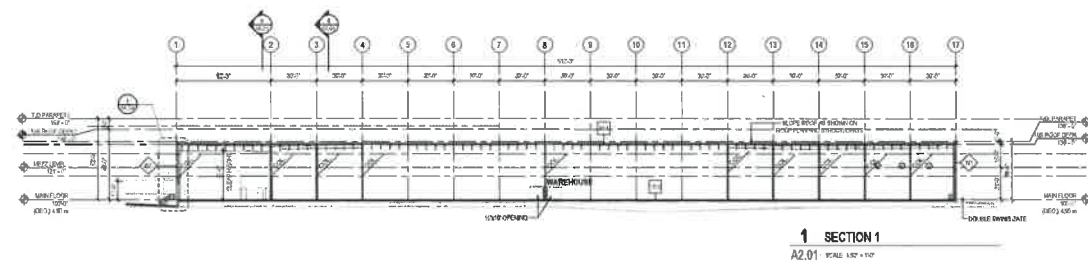
CMA-D
Cragin Architects Inc.
1100 KINGSWAY AVENUE PH-2
PORT COQUITLAM BC

1100 KINGSWAY AVENUE
PORT COQUITLAM BC

BUILDING COLOURED ELEVATIONS

DATE: 11/11/2017
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

A4.11



DPO0416 (3)

CONWEST
IRON OIL LOGGING

1. CONWEST IRON OIL LOGGING
2. 1000 WEST 10TH AVENUE, SUITE 200
3. VANCOUVER, BC V6H 3A7
4. TEL: 604-271-1111
5. FAX: 604-271-1112
6. WWW.CONWESTIRON.COM

CMA-D
CMA-D Architectural Design Inc.
1000 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 3A7
TEL: 604-271-1111
FAX: 604-271-1112
WWW.CMA-D.COM

BUILDING SECTIONS

1. 1000 WEST 10TH AVENUE, SUITE 200
2. VANCOUVER, BC V6H 3A7
3. TEL: 604-271-1111
4. FAX: 604-271-1112
5. WWW.CMA-D.COM

A5.01

General Notes

Planting Notes

1. All plants / planting to be per BCNTA and BCCLA standards.
2. Plant selection subject to availability at the time of planting.
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
4. All trees to be staked in accordance with BCNTA Standards.
5. All plants to be sourced from nurseries certified free of P. ramorum.
6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller plant sizes shall be as shown in the plant list and the standard for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
7. All trees to have minimum 10 cubic metres of growing medium unless otherwise specified.
8. Lay soil smooth and flush with adjoining grass areas and paving and top surface of curbs unless shown otherwise on drawings. Ensure there is a full roll width between the new sod and adjoining surfaces. Small cut pieces from a full roll will not be accepted.


Soil Preparation and Placement Notes

1. All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.
2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 The phytol sample.
3. Submittals shall be made at least seven (7) days prior placement.
4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any weather which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
5. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

Irrigation Notes:

1. The irrigation system is to be design build process. Provide shop drawings for review.
2. All on-site landscape planting areas are to be irrigated with high efficiency spray heads (to BCNTA Standards). Refer to the Specifications.
3. Smart controller and rain sensor(s) technology is required.

On-Site Plant List

| Sym | Qty | Botanical Name | Common Name | Size /Spacing / Comments |
|--|------|--|------------------------------|--------------------------------------|
| Trees | | | | |
|  | 15 | Magnolia grandiflora | Southern Magnolia | 2.5m ht. / B+B, single stem, uniform |
| | 9 | Picea omorika | Serbian Spruce | 2.5m ht. / B+B |
| | 5 | Quercus palustris | Pin Oak | 7cm cal. / B+B |
| | 41 | Quercus robur 'Crimson Spire' | Red oak | 7cm cal. / B+B |
| Shrubs | | | | |
| Bt | 179 | Berberis thunbergii 'Atropurpurea' | Red Leaf Japanese barberry | #2 pot / 36" o.c. |
| Co | 199 | Cornus sericea 'Kelsey' | Dwarf Red-osier dogwood | #2 pot / 30" o.c. |
| Lp | 542 | Lonicera pileata | Box-leaved honeysuckle | #2 pot / 30" o.c. |
| Rn | 451 | Rosa multiflora | Noelke rose | #2 pot / 30" o.c. |
| L7 | 104 | Taxus x media 'Hicksii' | Hick's yew hedge (male only) | 1.5m ht WB/RB to RB |
| Perennials, Grasses, and Groundcovers | | | | |
| Ca | 284 | Calamagrostis x acutiflora 'Karl Foerster' | Karl F. Feather Reed Grass | #2 pot / 24" o.c. |
| Cd | 1610 | Cotoneaster dammeri | Bearberry | #1 pot / 24" o.c. |
| ● | 536 | Lavandula angustifolia 'Elegance' | Elegance English lavender | #1 pot / 18" o.c. |

Landscape Drawing List

- L-1.0 KEY PLAN
- L-2.0 OVERALL PLAN
- L-3.0 EAST - MATERIALS + PLANTING PLAN
- L-4.0 SOUTH - MATERIALS + PLANTING PLAN
- L-5.0 WEST - MATERIALS + PLANTING PLAN
- L-6.0 SECTIONS + DETAILS
- L-7.0 DETAILS

Irrigation Legend















- ◆ Irrigation Stub Out
50 PSI / 50 GPM

Lighting Legend









- ☀ Light Pole
Refer to Electrical for specifications.

Note: Lighting shown for reference only. Refer to Electrical drawings for final placement and lighting specifications.

Material Legend

| Detail | Key | Material | Size | Colour/Finish |
|---|--|--|---------------------------|---|
|  |  | Stonewalk - by others | | Refer to Civil |
|  |  | Stamped Concrete | | Pattern TBD |
|  |  | 1" - 2" decorative granular CIP Concrete - Light sandblast CIP Concrete - Medium sandblast | 2'-0" wide x lengths vary | As Shown |
|  |  | Structural Soil Extent | | Refer to notes for Offsite Structural/Root Barrier for Corporation of Delta |
|  |  | Refer to Environment Drawings | | |
|  |  | Work by others | | |
|  |  | Sodded Lawn | | |

Furniture Legend

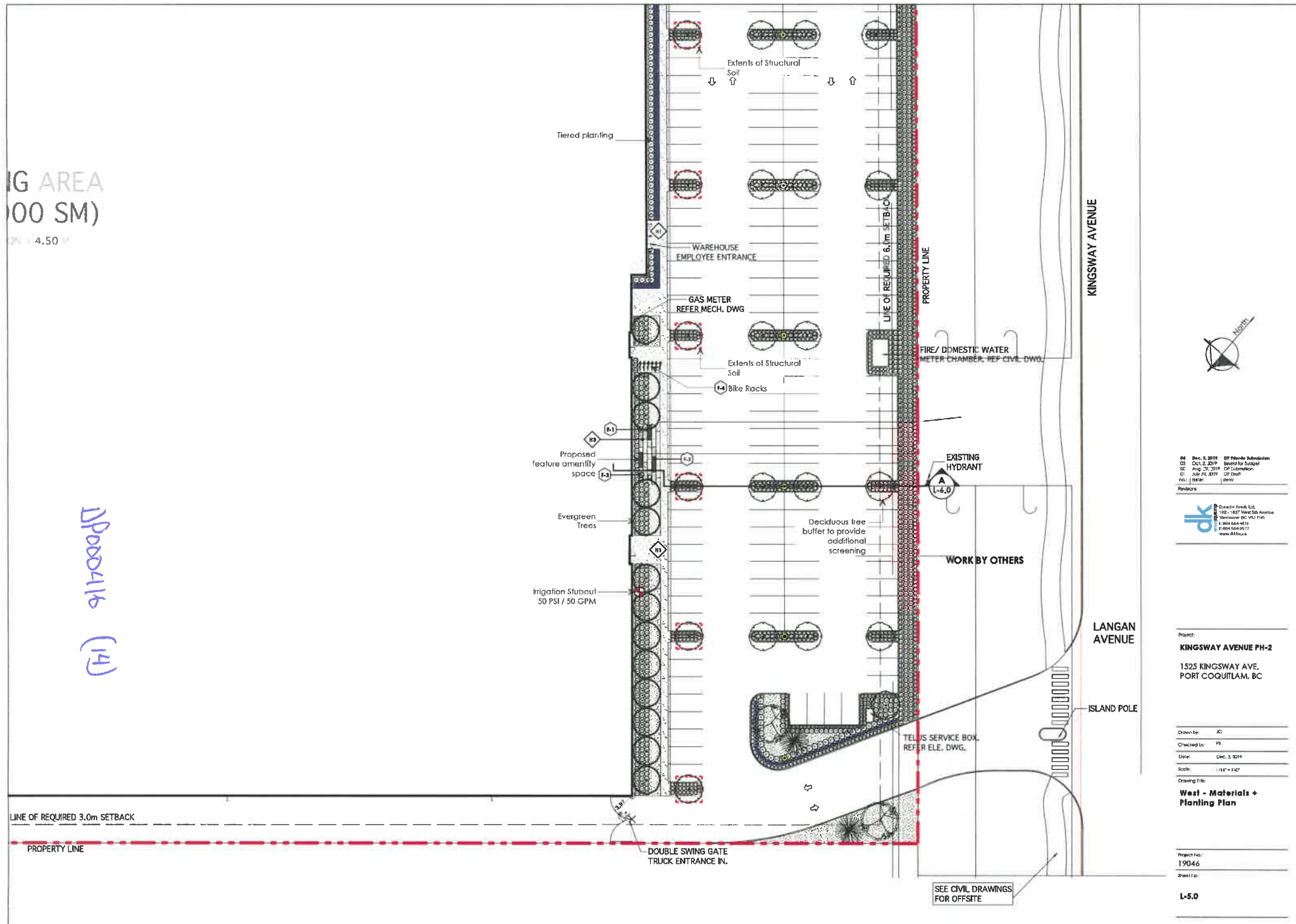
| Detail | Key | Material | Manufactured by | Size | Colour/Finish |
|---|--|---|----------------------------|------------------|---|
|  |  | Landscape boulders | Northwest Landscape Supply | 20" - 24" | Basalt |
|  |  | Seating: Universe System | Landscape Forms | 71" backless | Mounted on CIP wall |
|  |  | Ultrar/Recycling: Generation 50 Litter | Landscape Forms | TBD | Metab Powdercoated (Onyx) Mount: Surface mount |
|  |  | Bike Rack: Ride | Landscape Forms | 3.3' x 28" x 26" | Metab Powdercoated (Onyx) Mount: Surface mount |

Rev. 01
01: 01-01-2019
02: 02-01-2019
03: 03-01-2019
04: 04-01-2019
05: 05-01-2019
06: 06-01-2019
07: 07-01-2019
08: 08-01-2019
09: 09-01-2019
10: 10-01-2019
11: 11-01-2019
12: 12-01-2019
13: 13-01-2019
14: 14-01-2019
15: 15-01-2019
16: 16-01-2019
17: 17-01-2019
18: 18-01-2019
19: 19-01-2019
20: 20-01-2019
21: 21-01-2019
22: 22-01-2019
23: 23-01-2019
24: 24-01-2019
25: 25-01-2019
26: 26-01-2019
27: 27-01-2019
28: 28-01-2019
29: 29-01-2019
30: 30-01-2019
31: 31-01-2019
32: 32-01-2019
33: 33-01-2019
34: 34-01-2019
35: 35-01-2019
36: 36-01-2019
37: 37-01-2019
38: 38-01-2019
39: 39-01-2019
40: 40-01-2019
41: 41-01-2019
42: 42-01-2019
43: 43-01-2019
44: 44-01-2019
45: 45-01-2019
46: 46-01-2019
47: 47-01-2019
48: 48-01-2019
49: 49-01-2019
50: 50-01-2019
51: 51-01-2019
52: 52-01-2019
53: 53-01-2019
54: 54-01-2019
55: 55-01-2019
56: 56-01-2019
57: 57-01-2019
58: 58-01-2019
59: 59-01-2019
60: 60-01-2019
61: 61-01-2019
62: 62-01-2019
63: 63-01-2019
64: 64-01-2019
65: 65-01-2019
66: 66-01-2019
67: 67-01-2019
68: 68-01-2019
69: 69-01-2019
70: 70-01-2019
71: 71-01-2019
72: 72-01-2019
73: 73-01-2019
74: 74-01-2019
75: 75-01-2019
76: 76-01-2019
77: 77-01-2019
78: 78-01-2019
79: 79-01-2019
80: 80-01-2019
81: 81-01-2019
82: 82-01-2019
83: 83-01-2019
84: 84-01-2019
85: 85-01-2019
86: 86-01-2019
87: 87-01-2019
88: 88-01-2019
89: 89-01-2019
90: 90-01-2019
91: 91-01-2019
92: 92-01-2019
93: 93-01-2019
94: 94-01-2019
95: 95-01-2019
96: 96-01-2019
97: 97-01-2019
98: 98-01-2019
99: 99-01-2019
100: 100-01-2019
101: 101-01-2019
102: 102-01-2019
103: 103-01-2019
104: 104-01-2019
105: 105-01-2019
106: 106-01-2019
107: 107-01-2019
108: 108-01-2019
109: 109-01-2019
110: 110-01-2019
111: 111-01-2019
112: 112-01-2019
113: 113-01-2019
114: 114-01-2019
115: 115-01-2019
116: 116-01-2019
117: 117-01-2019
118: 118-01-2019
119: 119-01-2019
120: 120-01-2019
121: 121-01-2019
122: 122-01-2019
123: 123-01-2019
124: 124-01-2019
125: 125-01-2019
126: 126-01-2019
127: 127-01-2019
128: 128-01-2019
129: 129-01-2019
130: 130-01-2019
131: 131-01-2019
132: 132-01-2019
133: 133-01-2019
134: 134-01-2019
135: 135-01-2019
136: 136-01-2019
137: 137-01-2019
138: 138-01-2019
139: 139-01-2019
140: 140-01-2019
141: 141-01-2019
142: 142-01-2019
143: 143-01-2019
144: 144-01-2019
145: 145-01-2019
146: 146-01-2019
147: 147-01-2019
148: 148-01-2019
149: 149-01-2019
150: 150-01-2019
151: 151-01-2019
152: 152-01-2019
153: 153-01-2019
154: 154-01-2019
155: 155-01-2019
156: 156-01-2019
157: 157-01-2019
158: 158-01-2019
159: 159-01-2019
160: 160-01-2019
161: 161-01-2019
162: 162-01-2019
163: 163-01-2019
164: 164-01-2019
165: 165-01-2019
166: 166-01-2019
167: 167-01-2019
168: 168-01-2019
169: 169-01-2019
170: 170-01-2019
171: 171-01-2019
172: 172-01-2019
173: 173-01-2019
174: 174-01-2019
175: 175-01-2019
176: 176-01-2019
177: 177-01-2019
178: 178-01-2019
179: 179-01-2019
180: 180-01-2019
181: 181-01-2019
182: 182-01-2019
183: 183-01-2019
184: 184-01-2019
185: 185-01-2019
186: 186-01-2019
187: 187-01-2019
188: 188-01-2019
189: 189-01-2019
190: 190-01-2019
191: 191-01-2019
192: 192-01-2019
193: 193-01-2019
194: 194-01-2019
195: 195-01-2019
196: 196-01-2019
197: 197-01-2019
198: 198-01-2019
199: 199-01-2019
200: 200-01-2019
201: 201-01-2019
202: 202-01-2019
203: 203-01-2019
204: 204-01-2019
205: 205-01-2019
206: 206-01-2019
207: 207-01-2019
208: 208-01-2019
209: 209-01-2019
210: 210-01-2019
211: 211-01-2019
212: 212-01-2019
213: 213-01-2019
214: 214-01-2019
215: 215-01-2019
216: 216-01-2019
217: 217-01-2019
218: 218-01-2019
219: 219-01-2019
220: 220-01-2019
221: 221-01-2019
222: 222-01-2019
223: 223-01-2019
224: 224-01-2019
225: 225-01-2019
226: 226-01-2019
227: 227-01-2019
228: 228-01-2019
229: 229-01-2019
230: 230-01-2019
231: 231-01-2019
232: 232-01-2019
233: 233-01-2019
234: 234-01-2019
235: 235-01-2019
236: 236-01-2019
237: 237-01-2019
238: 238-01-2019
239: 239-01-2019
240: 240-01-2019
241: 241-01-2019
242: 242-01-2019
243: 243-01-2019
244: 244-01-2019
245: 245-01-2019
246: 246-01-2019
247: 247-01-2019
248: 248-01-2019
249: 249-01-2019
250: 250-01-2019
251: 251-01-2019
252: 252-01-2019
253: 253-01-2019
254: 254-01-2019
255: 255-01-2019
256: 256-01-2019
257: 257-01-2019
258: 258-01-2019
259: 259-01-2019
260: 260-01-2019
261: 261-01-2019
262: 262-01-2019
263: 263-01-2019
264: 264-01-2019
265: 265-01-2019
266: 266-01-2019
267: 267-01-2019
268: 268-01-2019
269: 269-01-2019
270: 270-01-2019
271: 271-01-2019
272: 272-01-2019
273: 273-01-2019
274: 274-01-2019
275: 275-01-2019
276: 276-01-2019
277: 277-01-2019
278: 278-01-2019
279: 279-01-2019
280: 280-01-2019
281: 281-01-2019
282: 282-01-2019
283: 283-01-2019
284: 284-01-2019
285: 285-01-2019
286: 286-01-2019
287: 287-01-2019
288: 288-01-2019
289: 289-01-2019
290: 290-01-2019
291: 291-01-2019
292: 292-01-2019
293: 293-01-2019
294: 294-01-2019
295: 295-01-2019
296: 296-01-2019
297: 297-01-2019
298: 298-01-2019
299: 299-01-2019
300: 300-01-2019
301: 301-01-2019
302: 302-01-2019
303: 303-01-2019
304: 304-01-2019
305: 305-01-2019
306: 306-01-2019
307: 307-01-2019
308: 308-01-2019
309: 309-01-2019
310: 310-01-2019
311: 311-01-2019
312: 312-01-2019
313: 313-01-2019
314: 314-01-2019
315: 315-01-2019
316: 316-01-2019
317: 317-01-2019
318: 318-01-2019
319: 319-01-2019
320: 320-01-2019
321: 321-01-2019
322: 322-01-2019
323: 323-01-2019
324: 324-01-2019
325: 325-01-2019
326: 326-01-2019
327: 327-01-2019
328: 328-01-2019
329: 329-01-2019
330: 330-01-2019
331: 331-01-2019
332: 332-01-2019
333: 333-01-2019
334: 334-01-2019
335: 335-01-2019
336: 336-01-2019
337: 337-01-2019
338: 338-01-2019
339: 339-01-2019
340: 340-01-2019
341: 341-01-2019
342: 342-01-2019
343: 343-01-2019
344: 344-01-2019
345: 345-01-2019
346: 346-01-2019
347: 347-01-2019
348: 348-01-2019
349: 349-01-2019
350: 350-01-2019
351: 351-01-2019
352: 352-01-2019
353: 353-01-2019
354: 354-01-2019
355: 355-01-2019
356: 356-01-2019
357: 357-01-2019
358: 358-01-2019
359: 359-01-2019
360: 360-01-2019
361: 361-01-2019
362: 362-01-2019
363: 363-01-2019
364: 364-01-2019
365: 365-01-2019
366: 366-01-2019
367: 367-01-2019
368: 368-01-2019
369: 369-01-2019
370: 370-01-2019
371: 371-01-2019
372: 372-01-2019
373: 373-01-2019
374: 374-01-2019
375: 375-01-2019
376: 376-01-2019
377: 377-01-2019
378: 378-01-2019
379: 379-01-2019
380: 380-01-2019
381: 381-01-2019
382: 382-01-2019
383: 383-01-2019
384: 384-01-2019
385: 385-01-2019
386: 386-01-2019
387: 387-01-2019
388: 388-01-2019
389: 389-01-2019
390: 390-01-2019
391: 391-01-2019
392: 392-01-2019
393: 393-01-2019
394: 394-01-2019
395: 395-01-2019
396: 396-01-2019
397: 397-01-2019
398: 398-01-2019
399: 399-01-2019
400: 400-01-2019
401: 401-01-2019
402: 402-01-2019
403: 403-01-2019
404: 404-01-2019
405: 405-01-2019
406: 406-01-2019
407: 407-01-2019
408: 408-01-2019
409: 409-01-2019
410: 410-01-2019
411: 411-01-2019
412: 412-01-2019
413: 413-01-2019
414: 414-01-2019
415: 415-01-2019
416: 416-01-2019
417: 417-01-2019
418: 418-01-2019
419: 419-01-2019
420: 420-01-2019
421: 421-01-2019
422: 422-01-2019
423: 423-01-2019
424: 424-01-2019
425: 425-01-2019
426: 426-01-2019
427: 427-01-2019
428: 428-01-2019
429: 429-01-2019
430: 430-01-2019
431: 431-01-2019
432: 432-01-2019
433: 433-01-2019
434: 434-01-2019
435: 435-01-2019
436: 436-01-2019
437: 437-01-2019
438: 438-01-2019
439: 439-01-2019
440: 440-01-2019
441: 441-01-2019
442: 442-01-2019
443: 443-01-2019
444: 444-01-2019
445: 445-01-2019
446: 446-01-2019
447: 447-01-2019
448: 448-01-2019
449: 449-01-2019
450: 450-01-2019
451: 451-01-2019
452: 452-01-2019
453: 453-01-2019
454: 454-01-2019
455: 455-01-2019
456: 456-01-2019
457: 457-01-2019
458: 458-01-2019
459: 459-01-2019
460: 460-01-2019
461: 461-01-2019
462: 462-01-2019
463: 463-01-2019
464: 464-01-2019
465: 465-01-2019
466: 466-01-2019
467: 467-01-2019
468: 468-01-2019
469: 469-01-2019
470: 470-01-2019
471: 471-01-2019
472: 472-01-2019
473: 473-01-2019
474: 474-01-2019
475: 475-01-2019
476: 476-01-2019
477: 477-01-2019
478: 478-01-2019
479: 479-01-2019
480: 480-01-2019
481: 481-01-2019
482: 482-01-2019
483: 483-01-2019
484: 484-01-2019
485: 485-01-2019
486: 486-01-2019
487: 487-01-2019
488: 488-01-2019
48

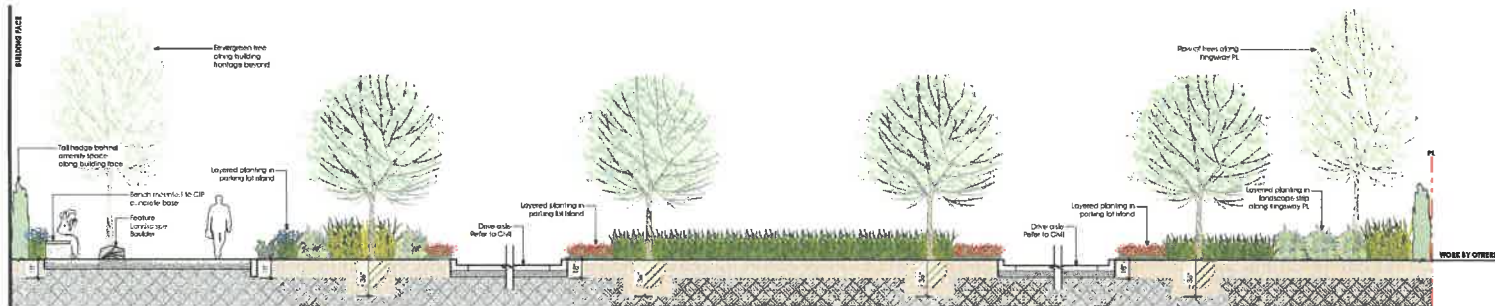
IG AREA
(100 SM)

ON = 4.50 M

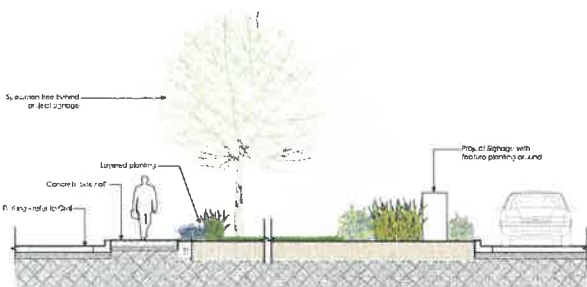
170000416 (14)



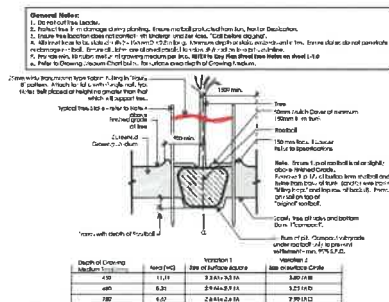
Rev. 8, 2019 DP Fabric Submission
 Oct 2, 2019 Layout for Submittal
 Aug 29, 2019 DP Submission
 Apr 24, 2019 DP Draft
 no. 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2835 2836 2837 2838 2839 2840 2841 2842 2843 2844 2845 2846 2847 2848 2849 2850 2851 2852 2853 2854 2855 2856 2857 2858 2859 2860 2861 2862 2863 2864 2865 2866 2867 2868 2869 2870 2871 2872 2873 2874 2875 2876 2877 2878 2879 2880 2881 2882 2883 2884 2885 2886 2887 2888 2889 2890 2891 2892 2893 2894 2895 2896 2897 2898 2899 2900 2901 2902 2903 2904 2905 2906 2907 2908 2909 2910 2911 2912 2913 2914 2915 2916 2917 2918 2919 2920 2921 2922 2923 2924 2925 2926 2927 2928 2929 2930 2931 2932 2933 2934 2935 2936 2937 2938 2939 2940 2941 2942 2943 2944 2945 2946 2947 2948 2949 2950 2951 2952 2953 2954 2955 2956 2957 2958 2959 2960 2961 2962 2963 2964 2965 2966 2967 2968 2969 2970 2971 2972 2973 2974 2975 2976 2977 2978 2979 2980 2981 2982 2983 2984 2985 2986 2987 2988 2989 2990 2991 2992 2993 2994 2995 2996 2997 2998 2999 3000 3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3011 3012 3013 3014 3015 3016 3017 3018 3019 3020 3021 3022 3023 3024 3025 3026 3027 3028 3029 3030 3031 3032 3033 3034 3035 3036 3037 3038 3039 3040 3041 3042 3043 3044 3045 3046 3047 3048 3049 3050 3051 3052 3053 3054 3055 3056 3057 3058 3059 3060 3061 3062 3063 3064 3065 3066 3067 3068 3069 3070 3071 3072 3073 3074 3075 3076 3077 3078 3079 3080 3081 3082 3083 3084 3085 3086 3087 3088 3089 3090 3091 3092 3093 3094 3095 3096 3097 3098 3099 3100 3101 3102 3103 3104 3105 3106 3107 3108 3109 3110 3111 3112 3113 3114 3115 3116 3117 3118 3119 3120 3121 3122 3123 3124 3125 3126 3127 3128 3129 3130 3131 3132 3133 3134 3135 3136 3137 3138 3139 3140 3141 3142 3143 3144 3145 3146 3147 3148 3149 3150 3151 3152 3153 3154 3155 3156 3157 3158 3159 3160 3161 3162 3163 3164 3165 3166 3167 3168 3169 3170 3171 3172 3173 3174 3175 3176 3177 3178 3179 3180 3181 3182 3183 3184 3185 3186 3187 3188 3189 3190 3191 3192 3193 3194 3195 3196 3197 3198 3199 3200 3201 3202 3203 3204 3205 3206 3207 3208 3209 3210 3211 3212 3213 3214 3215 3216 3217 3218 3219 3220 3221 3222 3223 3224 3225 3226 3227 3228 3229 3230 3231 3232 3233 3234 3235 3236 3237 3238 3239 3240 3241 3242 3243 3244 3245 3246 3247 3248 3249 3250 3251 3252 3253 3254 3255 3256 3257 3258 3259 3260 3261 3262 3263 3264 3265 3266 3267 3268 3269 3270 3271 3272 3273 3274 3275 3276 3277 3278 3279 3280 3281 3282 3283 3284 3285 3286 3287 3288 3289 3290 3291 3292 3293 3294 3295 3296 3297 3298 3299 3300 3301 3302 3303 3304 3305 3306 3307 3308 3309 3310 3311 3312 3313 3314 3315 3316 3317 3318 3319 3320 3321 3322 3323 3324 3325 3326 3327 3328 3329 3330 3331 3332 3333 3334 3335 3336 3337 3338 3339 3340 3341 3342 3343 3344 3345 3346 3347 3348 3349 3350 3351 3352 3353 3354 33



A Amenity and Front Lot Section
Scale: 1/4" = 1'-0"

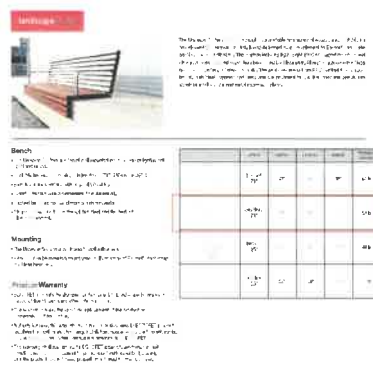


B Project Signage Section
Scale: 1/4" = 1'-0"



Tree Planting, Typ.
Scale: n/a

Litter/Recycling
Scale: n/a



Seating - Universe System
Scale: n/a



Bike Rack - Ride
Scale: n/a

Dec. 8, 2019 DP Permit Submission
Oct. 2, 2019 Buyer's Budget
Aug. 20, 2019 DP Submission
Jul. 24, 2019 DP Draft
Jul. 1, 2019 Item

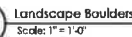
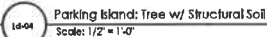
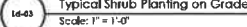
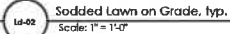
For: **City of Vancouver**
112-1537 Street, Suite 100
Vancouver, BC V6L 1A5
Tel: 604-681-1111
www.vancouver.ca

Project:
KINGSWAY AVENUE PH-2
1525 KINGSWAY AVE.
PORT COQUITLAM, BC

Drawn by: **JZ**
Checked by: **PK**
Date: **Dec. 1, 2019**
Scale: **AS SHOWN**

Sections + Details

Project No.: **19046**
Drawing No.: **L-6.0**



dk Durante Kreuk Ltd.
102 - 1537 West 5th Avenue
Vancouver BC V6J 1K5
t: 604 684 4811
f: 604 684 0577
www.dk.ca

L-7.0

Schedule A

Energy Conservation:

| Conservation Measure | Verification Method |
|---|--|
| All roofs are to be light in colour with high solar reflectance to minimize solar heat gain | BP stage; written confirmation by Architect along with staff review of BP submission |
| Landscaping adjacent to passenger vehicle parking areas includes shade trees to provide shading of parking space pavement | DP stage; staff review of landscape plan |
| Window placement to provide opportunities for natural light in office areas | DP and BP stage; staff review of building plans |
| Windows are to be high efficiency to reduce solar heat gain | BP stage; written confirmation by Architect along with staff review of BP submission |
| Use of Energy Star Rated Appliances in kitchen areas | BP stage; written confirmation by developer |

Water conservation:

| Conservation Measure | Verification Method |
|--|--|
| An integrated stormwater management plan has been developed for the site that captures and treats surface runoff | BP stage; written confirmation by developer |
| Drought tolerant plant selections are to be used for the majority of the project, so that minimal irrigation will be required after the maintenance period | DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist |
| High efficiency automated landscape irrigation system is to be installed. | DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist |
| Stormceptors and oil interceptors will be installed to improve stormwater quality | BP stage; staff review of building plans and inspections |

GHG Reduction:

| Conservation Measure | Verification Method |
|---|--|
| Building will utilize paints and adhesives with low volatile organic compound (VOC) off-gassing potential | BP stage; written confirmation by Architect along with staff review of BP submission |
| Accessible storage space for garbage, recycling and organic waste will be provided. | DP and BP stage; staff review of building plans |
| End of trip facilities and bicycle parking will be provided to promote alternative transportation | DP and BP stage; staff review of building plans |
| Two electric vehicle charging stations will be provided | BP stage; written confirmation by developer |

per OCP Sec. 9.11 Environmental Conservation DPA designation

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00071

Issued to: LWEST HOLDINGS LP
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 205-1311 KOOTENAY STREET, VANCOUVER, BC, V5K 4Y3

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structure and other development thereon:

Address: 1525 KINGSWAY AVENUE

Legal Description: LOT 1 DISTRICT LOT 288 GROUP 1 AND SECTIONS 7
AND 18 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN EPP96965

P.I.D.: 030-942-683

3. The Parking and Development Management Bylaw, 2018, No.4078 Sec. 8 is varied to reduce required off-street parking spaces from 369 to 300 spaces.

For clarity, this variance applies to and only to off-street parking space requirements for the industrial development regulated by Development Permit DP000416.

4. Prior to issuance of a building permit, the following condition must be met:
 - Submission of design, securities and fees for offsite works and services, including electrical ducting to support installation of a future traffic signal at the intersection of Kingsway Avenue and Coast Meridian Road, and a mixed-use pathway with a minimum width of 3 metres, landscaping and pedestrian scale lighting located on the BC Hydro lands fronting 1525 Kingsway Avenue.
5. This permit is not a building permit.

APPROVED BY COUNCIL THE _____ DAY OF _____, 2020.

SIGNED THIS _____ DAY OF _____, 2020.

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)