



Committee of Council Agenda

Tuesday, November 17, 2020

2:00 p.m.

Meeting will be conducted virtually

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1. Adoption of the Agenda

Recommendation:

That the Tuesday, November 17, 2020, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

None.

4. REPORTS

4.1. Rezoning Application - #6108 - 2850 Shaughnessy Street

1

Recommendation:

That Committee of Council recommend to Council that Comprehensive Development Zone 10 be amended to permit a large child care facility in unit #6108 - 2850 Shaughnessy Street.

4.2. Development Variance Permit Application - 3567 and 3569 Handley Crescent

5

Recommendation:

That the Committee of Council:

1. *Authorize staff to provide notice of an application to vary front yard set back requirements for a duplex at 3567 and 3569 Handley Crescent, and*
2. *Advise Council that it supports approval of Development Variance Permit DVP00074.*

4.3. Development Permit Application - 1982 Kingsway Avenue

14

Recommendation:

That Committee of Council approve Development Permit DP000440 to regulate a storage building at 1982 Kingsway Avenue.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. RESOLUTION TO CLOSE

8.1. Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, November 17, 2020, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

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

Item 5.2

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

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

9. ADJOURNMENT

9.1. Adjournment of the Meeting

Recommendation:

That the Tuesday, November 17, 2020, Committee of Council Meeting be adjourned.

10. MEETING NOTES

Rezoning Application - #6108 - 2850 Shaughnessy Street

RECOMMENDATION:

That Committee of Council recommend to Council that Comprehensive Development Zone 10 be amended to permit a large child care facility in unit #6108 - 2850 Shaughnessy Street

PREVIOUS COUNCIL/COMMITTEE ACTION

September 10, 2019 – Council adopted Zoning Amendment Bylaw, 2018, No. 4093 which allowed for a child care facility with a capacity of 136 children to be located at #3190-2850 Shaughnessy Street.

REPORT SUMMARY

This report describes an application to amend the Zoning Bylaw to allow for a large child care facility at Shaughnessy Station Mall to be located in a different building than previously approved. The proposed new location is at the north-west corner of the site and would accommodate up to 100 children with a large outdoor play space.

BACKGROUND

Proposal: Terracap has applied to amend Comprehensive Zone 10 to permit a child care facility with a capacity of 100 children near the front Shaughnessy Station Mall in unit 6108, The CD zone currently allows for a large child care facility (up to 136 children) to be located in unit 3190, which is at the rear of the site adjacent to the CP rail underpass and yards.



Location Map

Context: The proposed location is within a multi-unit commercial building with a restaurant on the ground floor and a law office, dental clinics and health and wellness centres on the second floor.

Rezoning Application for a Large Child Care Facility

#6108 - 2850 Shaughnessy Street (Shaughnessy Station Mall)

Policy and Regulations: Shaughnessy Station Mall is zoned Comprehensive Development Zone 10 (CD10) and is designated Downtown Commercial (D) in the Official Community Plan (OCP). The CD10 zone currently has site specific zoning which allows for a large child care facility to be located in unit 3190.

The OCP includes policies which encourages a sufficient number of child care facilities throughout the community. The City has recently completed a Childcare Needs Assessment which reinforced the need to support the creation of new child care facilities in appropriate locations throughout the City.

Project Description: The applicants have advised they have secured an alternative tenant for unit #3190 but would still like to accommodate a large child care within the mall complex. The proposed new location for the child care facility is in an existing two storey commercial building at the front northwest corner of the shopping mall (previously occupied by a financial institution). The proposed new location is adjacent to a large courtyard containing the Shaughnessy Station clock-tower and sign.

The applicant advises that minimal changes to the exterior of the building are required in order to accommodate the use. Interior building renovations to the 573 m² (6,165 ft²) ground floor unit will be in accordance with the BC Building Code to accommodate the child care use. The applicants advised that approximately 1/3 of the child care spaces will be for infant/toddler aged children and the remainder for preschool age programs. They are not intending to include before or after school care at this time. Based on Fraser Health space requirements, the maximum number of children that could be accommodated within the unit is approximately 100.

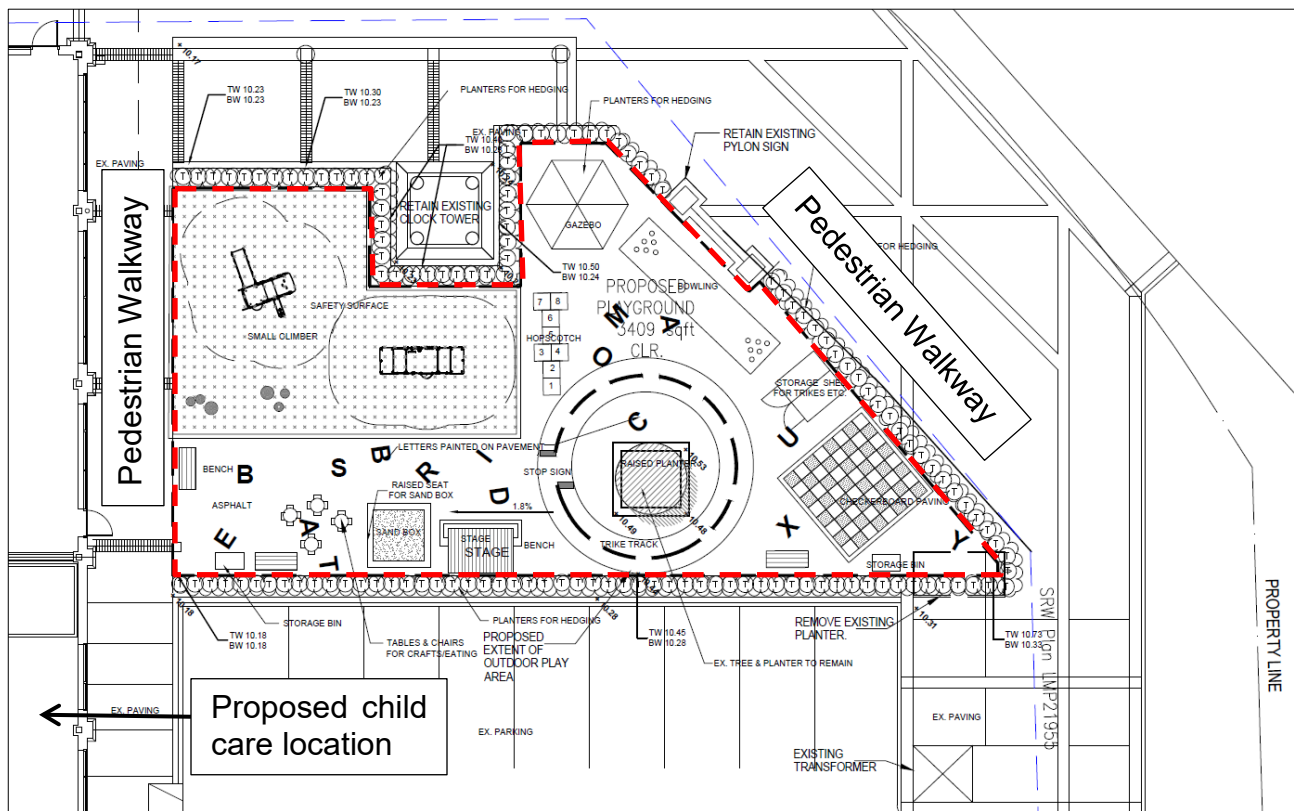
The applicants note that large clock-tower courtyard adjacent to the unit is not well utilized and proposed to develop a 317 m² (3409 ft²) portion of the space for a children's outdoor play area in accordance with Fraser Health's requirements. All existing trees will be retained, and planters with cedar hedges are proposed to surround the fenced children's play area as shown in the drawing below. Small alterations to the grade level of the sunken portion surrounding the clock-tower will be needed to create a level playing area. Pedestrian connections through the courtyard and into the mall will be maintained, but relocated away from the new play area.

#6108 - 2850 Shaughnessy Street (Shaughnessy Station Mall)



Shaughnessy Station Clock-tower Courtyard

The applicants have confirmed there will be no impact to the number and locations of the existing parking spaces but will be constructing an enclosure to accommodate existing garbage and recycling bins located within the parking area. Off-site upgrades were identified and constructed as a requirement of the previous bylaw amendment.



Proposed Outdoor Play Area

Rezoning Application for a Large Child Care Facility

#6108 - 2850 Shaughnessy Street (Shaughnessy Station Mall)

DISCUSSION

Approval of a large child care facility at Shaughnessy Station Mall has already been considered and granted by Council; this amendment would only serve to relocate the location of the approved facility to a different building. Staff believe the new location is superior as it is further from potential rail noise and air pollution and closer to pedestrian and major bus routes such as the new Rapid Bus #3. Shaughnessy Station Mall has an abundance of parking and demand can be accommodated on site.

The outdoor play area will increase activity in the underutilized courtyard while maintaining pedestrian pathways and incorporating existing landmarks and trees into the design. The size of the play area will be large enough to accommodate scheduled rotating access for groups of children during the day. Impacts to existing adjacent businesses and pedestrian connections would be minimal.

Considering the continued demand for child care spaces and the superior location for the new facility within the mall complex, staff recommend approval.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

A sign has been posted on the site and, to date, no comments have been received.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that Comprehensive Development Zone 10 be amended to permit a large child care facility in unit #6108-2850 Shaughnessy Street.
	2	Request additional information prior to making a decision on the proposed Zoning Bylaw amendment.
	3	Recommend rejection of the proposed Zoning Bylaw amendment.

Lead author(s): Natalie Coburn

Development Variance Permit Application - 3567 & 3569 Handley Crescent

RECOMMENDATION:

That the Committee of Council:

- 1) Authorize staff to provide notice of an application to vary front yard setback requirements for a duplex at 3567 and 3569 Handley Crescent, and
- 2) Advise Council that it supports approval of Development Variance Permit DVP00074.

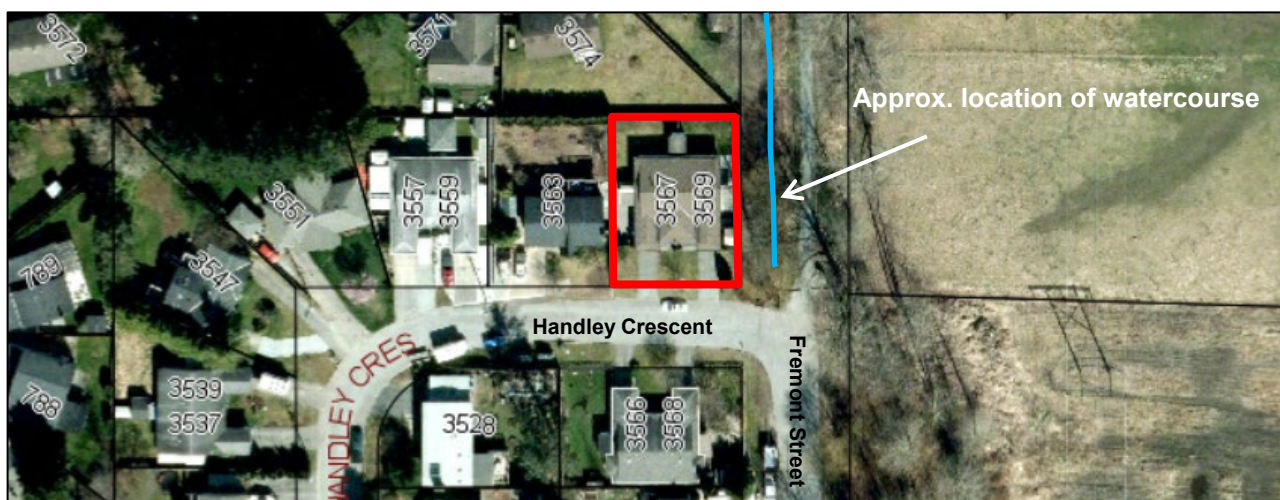
REPORT SUMMARY

This report provides for Committee's consideration of a request for a minor variance to the front yard setback to enable renovations to an existing duplex to improve accessibility for its owners. Staff recommend approval.

BACKGROUND

Proposal: The duplex co-owners are proposing to renovate both sides of the duplex. The intent of the renovations is to make the east side of the duplex wheelchair friendly and to improve the overall design character to both sides of the duplex. The applicants have requested a minor variance to the front yard setback regulations to enable the changes.

Context: 3567 and 3569 Handley Crescent is large 783m² (8,428ft²) duplex lot located at the north end of Handley Crescent developed with an older single storey, strata-titled duplex. Surrounding land uses include single residential and other duplexes housing and the Agricultural Land Reserve to the east of an unopened road right of way (extension of Fremont Street). The site is located in close proximity to a class A(O) watercourse located between the property and trail running from the end of Fremont Street northward.



Location map

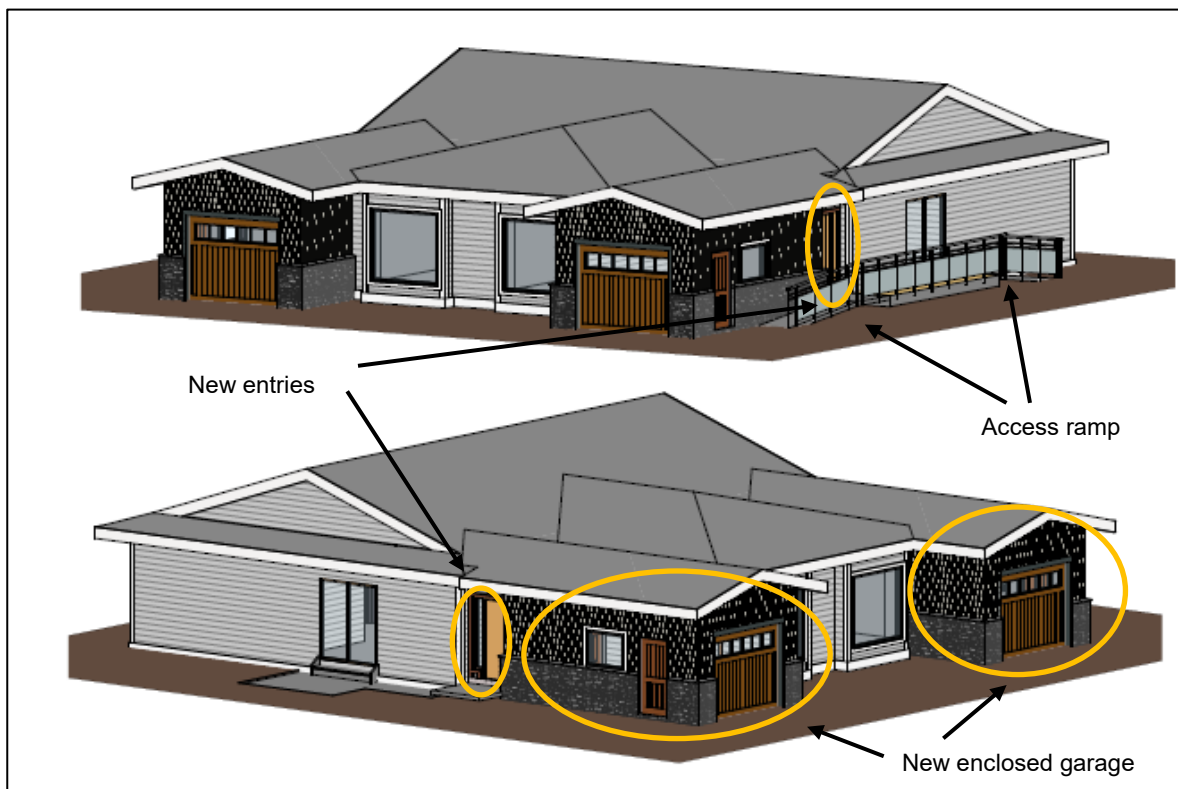
Development Variance Permit Application - 3567 & 3569 Handley Cres.

Regulations: The site is zoned RD – Residential Duplex and designated by the Official Community Plan (OCP) for Residential uses.

The OCP designated all duplex development as a development permit area and regulates the form and character through issuance of a development permit. The OCP includes an exemption for existing buildings where the alterations or addition do not significantly alter the appearance of the building and do not exceed \$50,000. This project qualifies under this exemption.

The OCP also designated this property as a watercourse development permit area due to the proximity of the Class A(O) watercourse running within the adjacent unopened road right-of-way. The OCP provides that new construction is exempt from issuance of a watercourse development permit when it is entirely constructed within the footprint of an existing permitted structure. This project qualified under this exemption.

Project description: The proposed renovation includes relocating the front door access from in the carports to the side of both duplex units and adding an accessibility ramp on the eastern unit to access the new front door. The applicants have also proposed enclosing the carports into garages and updating the exterior with addition of ledgerstone along lower portions of the garage, wood shakes on the roof gables and new fascia boards.



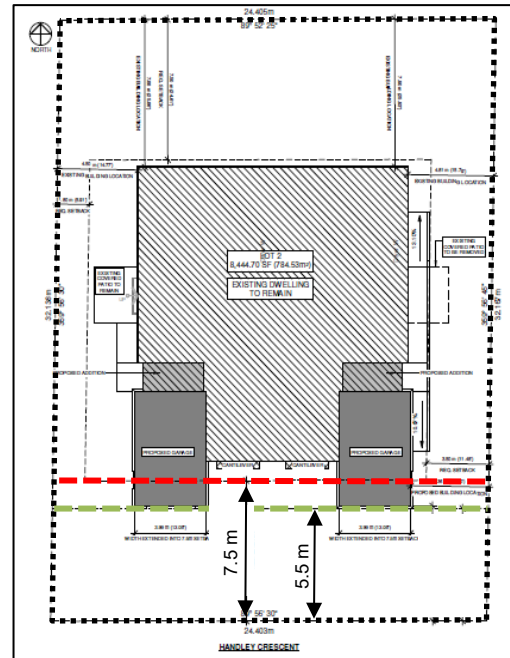
Proposed design

Development Variance Permit Application - 3567 & 3569 Handley Cres.

Requested Variance: The required front yard setback for a duplex is 7.5m (24.6ft) with the provision for a one-storey portion of the structure, up to 7m (23ft) wide, to have a minimum setback of 6m (19.7ft). The applicants are requesting a variance to allow a 5.5m (18ft) setback for a combined width of 7.7m (25.3ft).

The intent of the setback variance is to allow for the applicants to enclose their carports into a garage (with enough depth to accommodate a parking stall) as well as construct entry foyers adjacent to the rear of the garage for a new primary entrance. The requested additional width of the variance is reflective of the width of the existing carports.

The variance would provide that the duplex could continue to provide 2 parking spaces for each in accordance with the requirements of the Parking and Development Management Bylaw; one parking space in the garage and the second on the driveway apron.



Site plan

The accessibility ramp running along the eastern edge of the building is adjacent to the watercourse protection area but will be located within the existing approved building footprint and therefore issuance a watercourse development permit is not required. The ramp will be constructed of permeable materials including a small unit block retaining wall and unit pavers for the surface.

DISCUSSION


Design policies of the OCP support building design for people with accessibility needs and improvements to the design of existing buildings. The requested siting variance is minor, maintains the provision of required onsite parking and provides improvements to meet mobility needs as well as enhanced design and character of an existing building. There are no anticipated impacts to surrounding properties. Staff recommend approval of the setback variance.

FINANCIAL IMPLICATIONS

None.

Development Variance Permit Application - 3567 & 3569 Handley Cres.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of the application and advise Council that Committee supports the application.
	2	Request additional information or amendments to the application to address specified issues prior to making a determination; or
	3	Determine that it does not wish to authorize the notification. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Att#1: Draft Development Variance Permit

Att#2: Building design

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00074

Issued to: David and Deborah Francis
Jason and Amanda Koehn
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 3569 Handley Crescent, Port Coquitlam BC V3B 2Y4
3567 Handley Crescent, Port Coquitlam BC V3B 2Y4

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:

Address: 3569 and 3567 HANDLEY CRESCENT

Legal Description: STRATA LOT 1 AND 2, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER DISTRICT, STRATA PLAN LMS586

P.I.D.: 017-962-358 and 017-962-374

3. The Zoning Bylaw, 2008 No. 3630 is varied as follows:

- To vary the required front setback from 7.5m to 5.5m.

For clarity, the intent of the variance is to enable a single storey garage addition to be constructed for each duplex unit.

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

4. This permit shall lapse if the Permittee does not obtain a Building Permit within two years of the date of this permit.
5. This permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE ____ DAY OF ____, 2020.

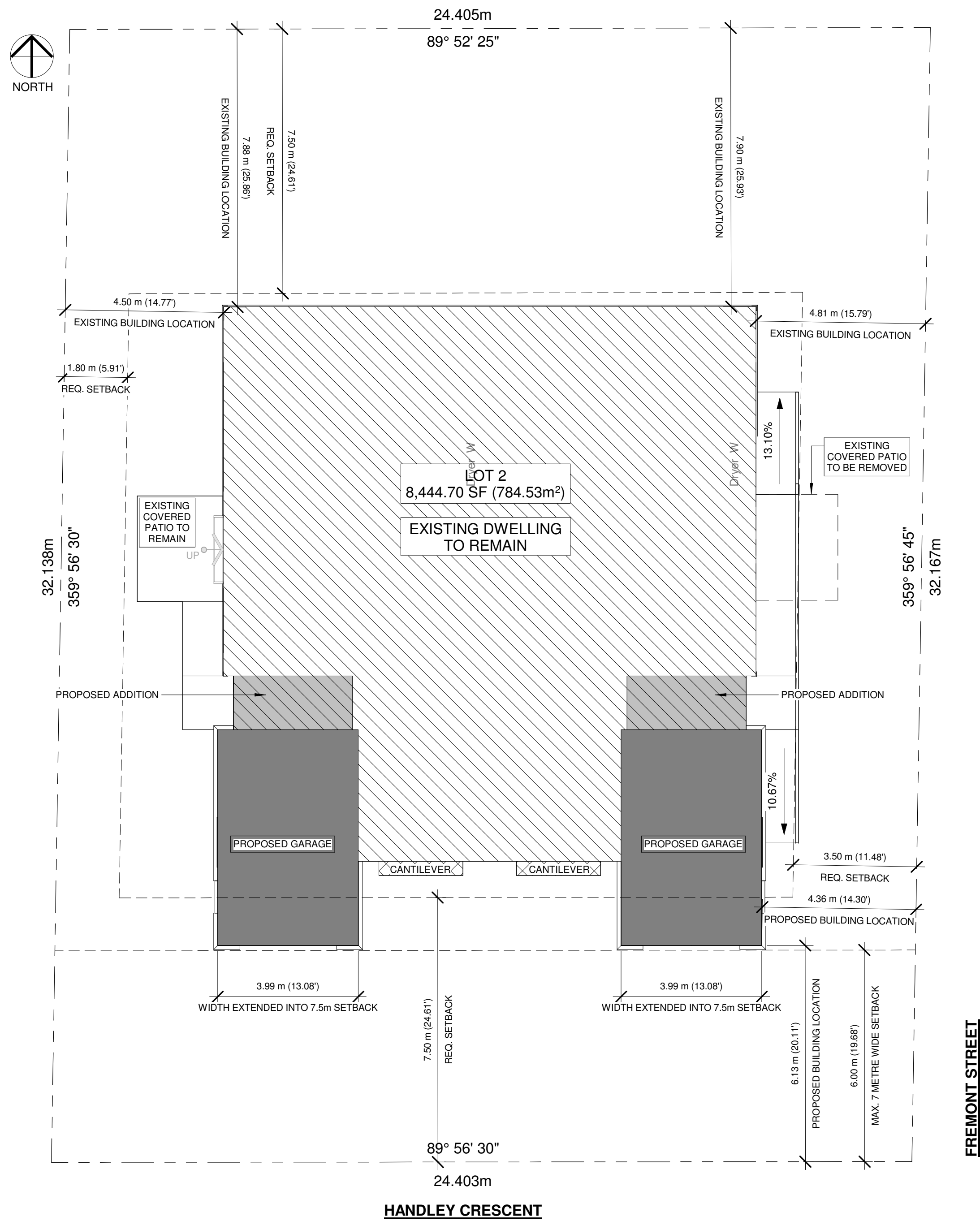
ISSUED THIS ____ DAY OF ____.

Mayor

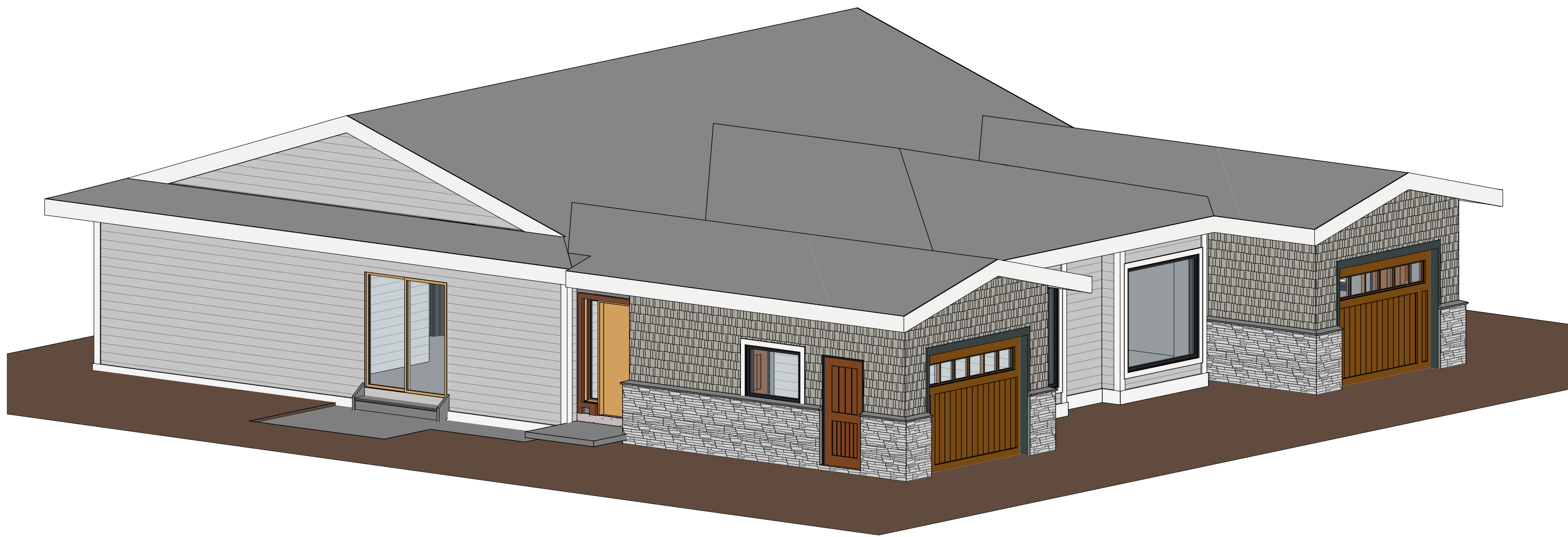
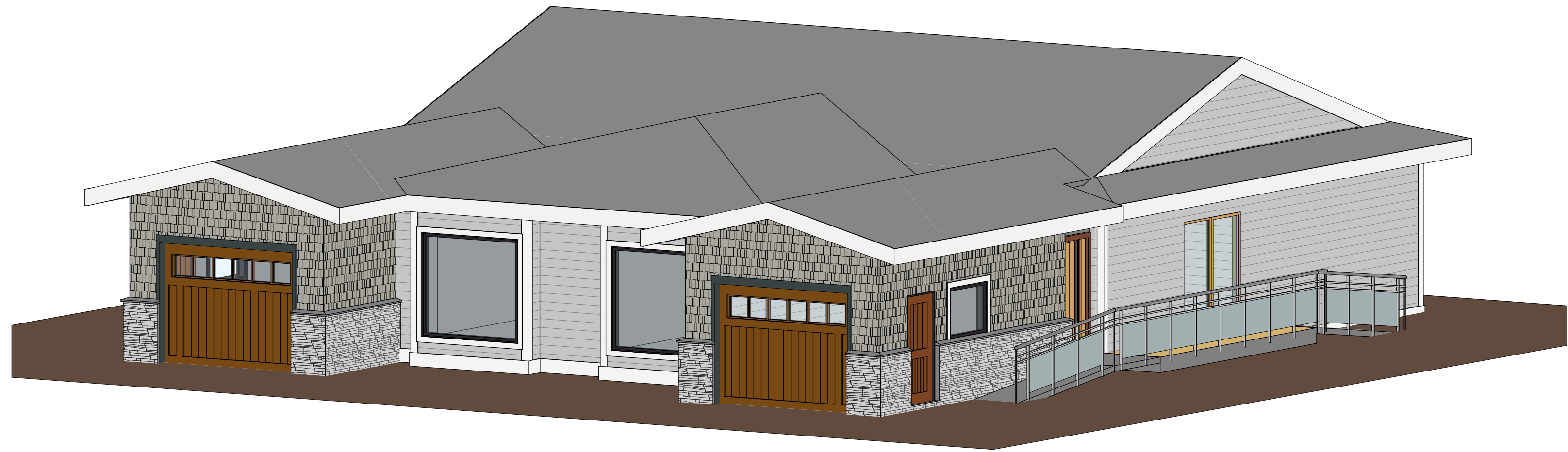
Corporate Officer

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

Applicant (or Authorized Agent or Representative of Applicant)



① SITE - PROPOSED
1/8" = 1'-0"



FRANCIS/KOEHN RESIDENCE

3569 HANDLEY CRES. PORT COQUITLAM, B.C.

title
SITE PLAN

scale 1/8" = 1'-0"

date 2020-01-23

drawn AG checkedZE

job no. 20-07

sheet no. A101

consultant

Drawings are to be read in conjunction with each other. any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED

2020-02-25

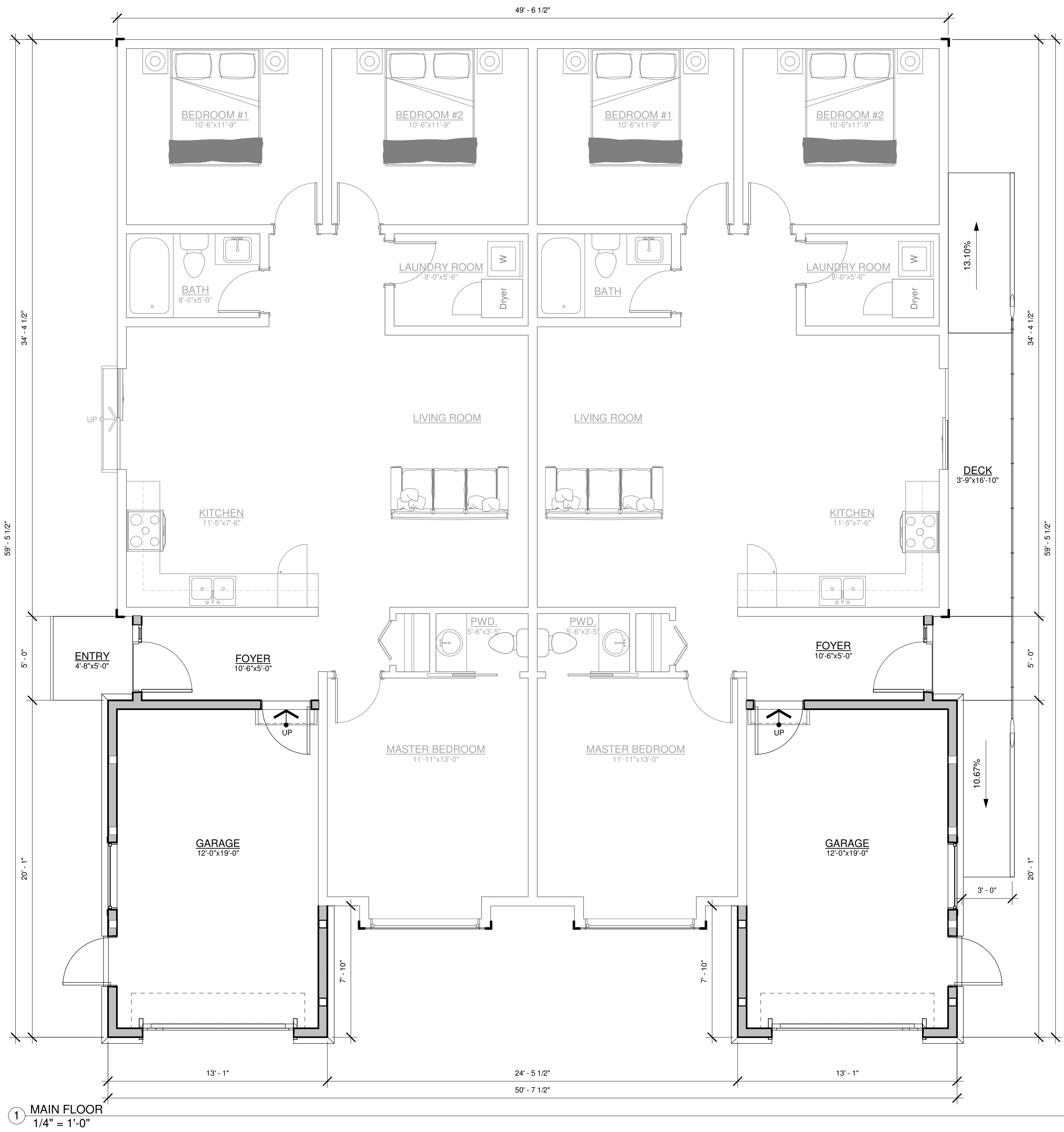
8:05:26 AM

ZED STUDIO

phone 778 242 1160

address #301 - 3007 GLEN DRIVE
COQUITLAM, BC
V3B 0L8

email zane@zedstudio.com
web www.zedstudio.com



REVISIONS	
NO.	DATE

title

MAIN FLOOR

scale1/4" = 1'-0"

date2020-01-23

drawnAGcheckedZE

job no.20-07

sheet no.A102

consultant

3569 HANDLEY CRES. PORT COQUITLAM, B.C.

title

MAIN FLOOR

scale1/4" = 1'-0"

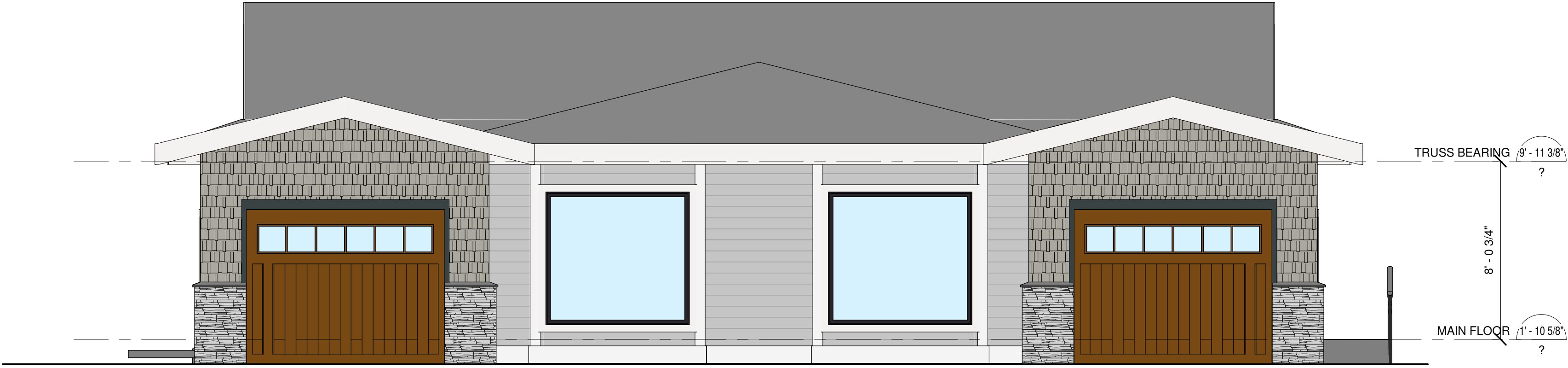
date2020-01-23

drawnAGcheckedZE

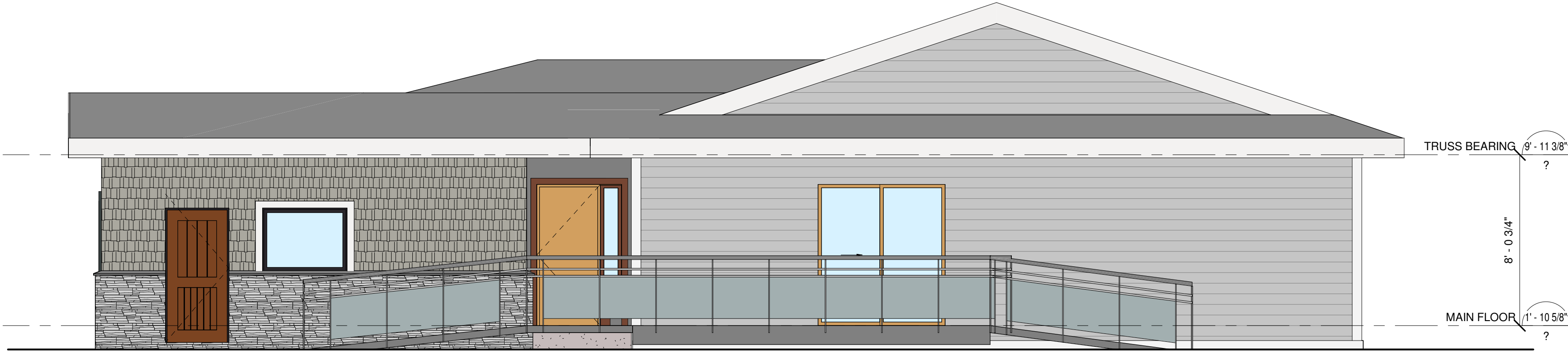
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sheet no.A102

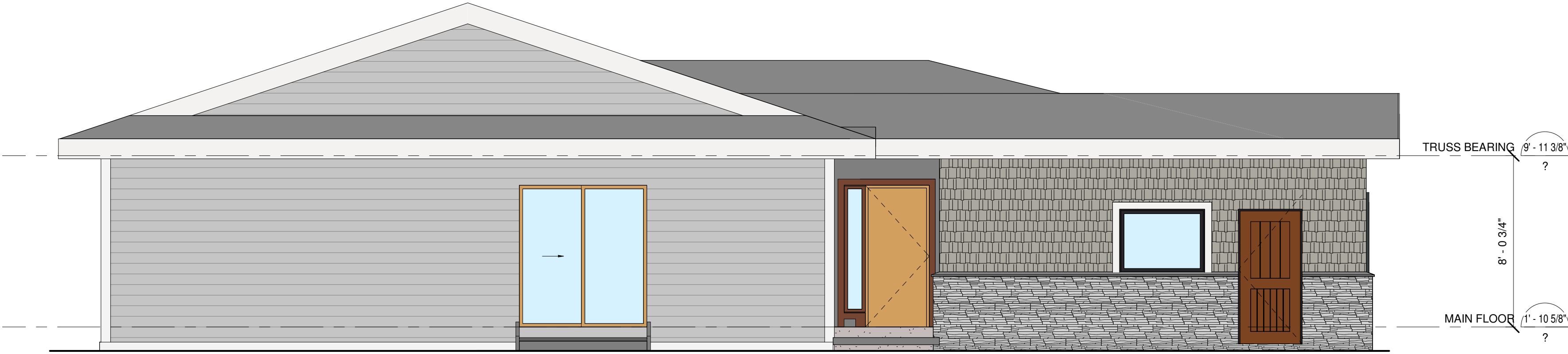
consultant



③ SOUTH
1/4" = 1'-0"



① EAST
1/4" = 1'-0"



② WEST
1/4" = 1'-0"

REVISIONS	
NO.	DATE

**FRANCIS/KOEHN
RESIDENCE**

3569 HANDLEY CRES. PORT COQUITLAM, B.C.

title
ELEVATIONS

scale 1/4" = 1'-0"

date 2020-01-23

drawn AG checkedZE

job no. 20-07

sheet no. A103

consultant

Development Permit Application - 1982 Kingsway Avenue

RECOMMENDATION:

That Committee of Council approve Development Permit DP000440 to regulate a storage building at 1982 Kingsway Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report describes an application for a development permit to regulate the form and character of a storage shed at the School District 43 works yard along Kingsway Avenue. The small, one-storey building is to replace a previous structure that burnt down in early 2018. The new building complies with the site's M1 General Industrial zoning and development permit designation. The development permit is recommended for approval.

BACKGROUND

Proposal: School District 43 has proposed to construct a small one-storey shed for storage of maintenance equipment at 1982 Kingsway Avenue. The new building will be sited on the same footprint as a previous building destroyed by fire in 2018.

Context: The site is located on the south side of Kingsway Avenue. The large 17,401 m² (187,308 ft²) site is the School District's works yard and is comprised of several older existing industrial buildings with outdoor storage around the edges of the site. Surrounding land uses along Kingsway Avenue are industrial, while uses along Tyner Street are residential. Pitt River Middle School is abutting the subject property to the south. Access to the site is off of Kingsway Avenue.



Location map

1982 Kingsway Avenue - Development Permit Application

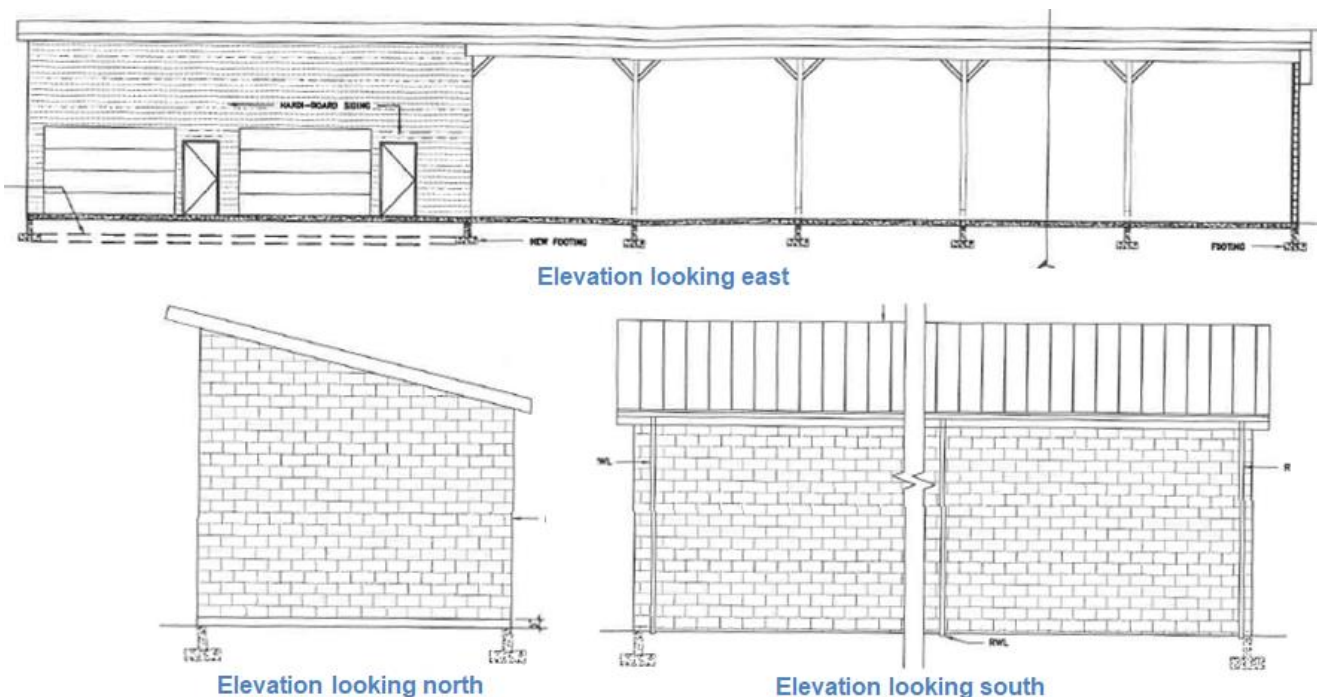
Policy and Regulations: The land use designation in the Official Community Plan for the site is General Industrial; policies of the Plan facilitate the orderly development of the area and encourage coordination of new industrial buildings. The property is zoned M1 – General Industrial.

The objectives and guidelines of the site's industrial development permit area designation are intended to guide the form and character of industrial developments and control the interface between industrial and other land uses.

Project Description: The shed's interior footprint is 65.2 m² (702 ft²) and includes two rolling overhead doors. The building includes a 127.2 m² (1,370 ft²). supported roof extension that will be used for additional protection of maintenance equipment during the wet seasons.

The simple design utilizes natural concrete block, slate stone hardi-board siding, and a galvanized metal roof. The building will be co-ordinated with the existing buildings onsite through colours and materials to create a uniform and quality of character.

The shed will be completely screened from the street along Kingsway Avenue by an existing building. There is currently an existing landscape strip along the frontage of the property. There are no trees proposed to be removed from the site.



1982 Kingsway Avenue - Development Permit Application

Offsite Infrastructure and Services

Offsite requirements will be confirmed at the time of building permit application and in accordance with the Subdivision Servicing Bylaw and applicable City bylaws. The scope of works is expected to include road and service connection upgrades as required to meet City standards.

DISCUSSION

The proposal is a small accessory shed building that will not be seen from the street and is anticipated to have no impact on surrounding properties. The building provides a quality of character consistent with the other buildings on-site and is in keeping with the intent of the Industrial Development Permit guidelines.

Staff recommend approval.


PUBLIC CONSULTATION

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

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000440.
	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 regulations.
	3	Refuse the application if the Committee is of the opinion the application does not conform to the design guidelines or regulations.

ATTACHMENT

Attachment 1: Draft Development Permit DP000440

Lead author(s): Graeme Muir

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000440

Issued to: The Board of School Trustees, School District No. 43 (Coquitlam)

Address: 550 Poirier Street
Coquitlam, B.C.
V3J 6A7

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

Address: 1982 Kingsway Avenue

Legal Description: LOT B EXCEPT: PART SUBDIVIDED BY PLAN 28752 DISTRICT
LOT 463 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
12888

P.I.D.: 009-748-440

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2005, No. 3525” are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000440 (1) to DP000440 (2) which are attached hereto and form part of this permit.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE _____ DAY OF _____.

SIGNED THIS _____ DAY OF _____.

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or
Representative of Applicant)

SCHOOL DISTRICT 43
1982 KINGSWAY AVE
PORT COQUITLAM
FIRE DAMAGE REPAIR &
NEW OUTDOOR STORAGE BUILDING

SCOPE OF WORK:

THE WORK BEING APPLIED UNDER THIS BUILDING PERMIT APPLICATION IS FOR THE FOLLOWING:

- 1] REMOVAL OF EXISTING SINGLE STOREY WOOD FRAME FRAMING AND CONCRETE FOUNDATIONS SHED.
- 2] CONSTRUCTION OF A NEW SINGLE STOREY [COMBUSTIBLE+NON-COMBUSTIBLE] STORAGE SHED FOR THE STORING OF HAND TOOLS AND GAS FIRED LAWN EQUIPMENT [F2 3.2.2.78 OCCUPANCY] AND COVERED STORAGE FOR UP TO 5 VEHICLES, [F3 3.2.2.85 OCCUPANCY]

GROUP F DIV 2 3.2.2.78
LOAD BEARING WALLS 45 MINUTE RATING
MAXIMUM BUILDING AREA -1 STOREY FACING, 1 STREET 1000 M2 PROPOSED 24 M2.
THE BUILDING IS UNCONDITIONED SPACE.

GROUP F3 3.2.2.85
LOAD BEARING WALLS 45 MINUTE RATING
MAXIMUM BUILDING AREA -1 STOREY FACING, 1 STREET 1600 M2 PROPOSED 124 M2.
THE BUILDING IS UNCONDITIONED SPACE.

EXPOSURE PROTECTION - EXTERIOR WALLS FACING REAR AND SIDES ARE CONCRETE BLOCK WITH NO OPENINGS.
SPATIAL SEPARATION - NO OPENINGS TO ADJACENT BUILDINGS.
BUILDING IS EXEMPT FROM PORT COQUITLAM BUILDING BYLAW SPRINKLER REQUIREMENT SECTION 22 UNDER CLAUSES 22.4.5 AND 22.4.6.



CONSULTANT LIST

COST CONSULTANT:

ARCHITECT: SCOTT GORDON ARCHITECT
90 LIONS BAY AVE.
LIONS BAY, B.C.
C. 604.220.8272
E.SGAARCHITECT@GMAIL.COM

STRUCTURAL: SIEFKEN ENGINEERING LTD.
203-668 CARNARVAN STREET
NEW WESTMINSTER, B.C.
CONTACT: GUIDO SUDIRO
T. 604.525.4122
C. 604.603.5346
E. SIEFKEN@TELUS.NET

NOTES

REVISIONS
DATE
MAY 01, 2019
APRIL 25, 2019

SCOTT
GORDON
ARCHITECT

AIBC AAA

90 LIONS BAY AVENUE
LIONS BAY, B.C.
VON 2E0

CELL. (604) 220-8272



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ISSUE. THIS PLAN AND DESIGN IS, AND
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CONSENT.

PROJECT
SCHOOL DISTRICT 43
1982 KINGSWAY AVE
PORT COQUITLAM, B.C.

FIRE DAMAGE AND NEW OUTDOOR
STORAGE BUILDING

TITLE
CONTEXT PLAN

SCALE
1/4" = 1'-0"

DRAWING NUMBER
A1

PROJECT NUMBER

ISSUE DATE
FEBRUARY 05, 2019

ARCHITECTURAL DRAWINGS

A1 CONTEXT PLAN
A2 PLANS, SECTION, ELEVATIONS, CONSTRUCTION ASSEMBLIES
A3 DETAILS

STRUCTURAL DRAWINGS

S1 GENERAL NOTES / PLANS / SECTIONS
S2 FRAMING PLANS

CONSTRUCTION ASSEMBLIES

W1 EXTERIOR CONCRETE BLOCK - REINFORCED

8" CONCRETE BLOCK WALL -SEE STRUCTURAL DRAWINGS

W2 EXTERIOR FRAME WALL

METAL CLADDING
1/2" TREATED PLY STRAPPING
2 LAYERS 30 MINUTE BUILDING PAPER
1/2" PLYWOOD SHEATHING
2X6 WOOD STUDS @ 16" O.C.
(TREATED SILL PLATE AND FOAM GASKET)

ROOF 45 MINUTE RATING

STANDING SEAM METAL ROOFING
ICE GUARD BUILDING MEMBRANE
PLYWOOD SHEATHING -SEE STRUCTURAL DRAWINGS FOR
THICKNESS/NAILING PATTERN
ROOF STRUCTURE -SEE STRUCTURAL DRAWINGS FOR
SIZE/SPACING
5/8" TYPE X GYPSUM BOARD

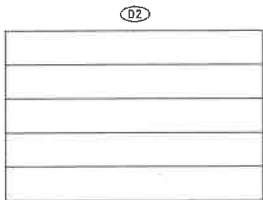
EXTERIOR COLORS

1. NATURAL CONCRETE BLOCK
2. GALVANIZED STANDING SEAM METAL ROOFING
3. FASCIA AND TRIM- CLOVERDALE #0689 ATMOSPHERE DELTAS
4. HARDI BOARD SIDING - CLOVERDALE # 0441 SLATE STONE

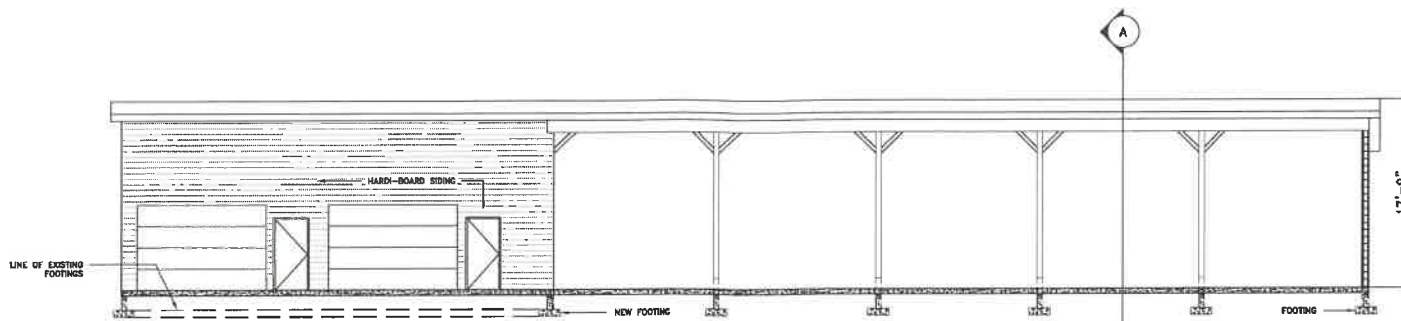
DOOR SCHEDULE



3'-0" X 6'-8"
METAL CLAD
PRESS STEEL FRAME
PAINT
PASSAGE SET
DEAD BOLT
THRESHOLD



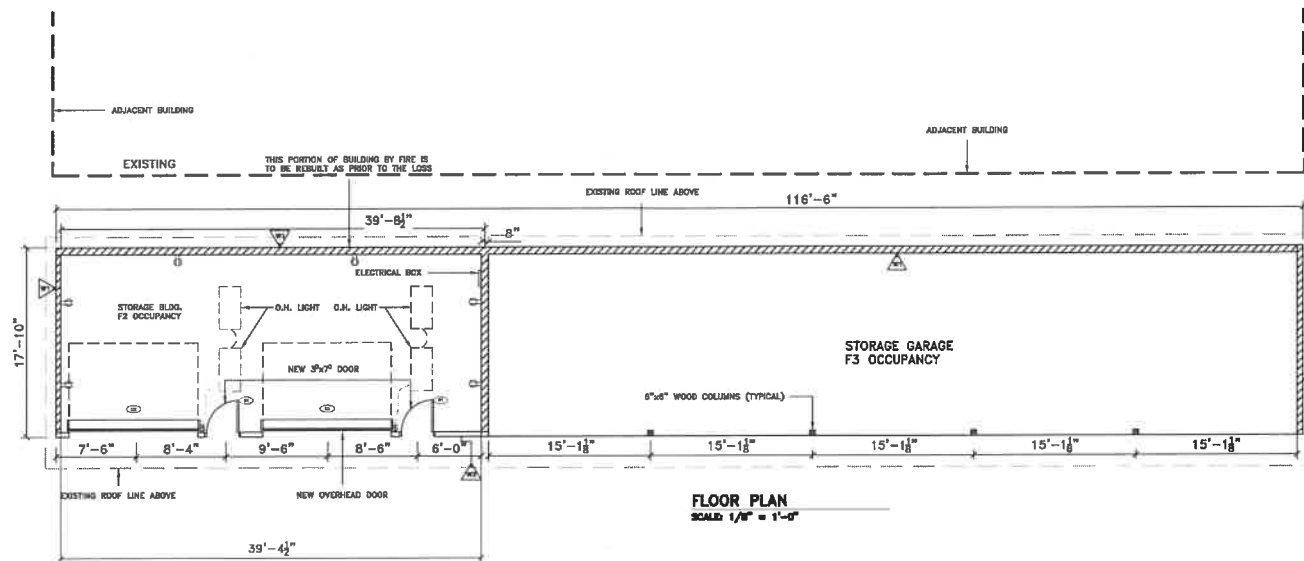
12'-0" X 8'-0"
SECTIONAL OVERHEAD DOOR
METAL CLAD
PRE-FINISHED
MANUAL OPERATION



FRONT ELEVATION (WEST)

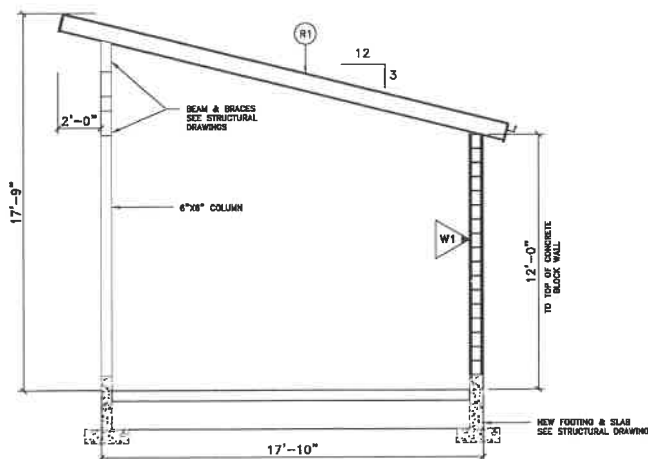
SCALE: 1/8" = 1'-0"

EBF - 130 M²
UPO - 108 M²
DISTANCE TO PROPERTY LINE 24M
TABLE - 3.2.3.1.B PAGE 3-71
ALLOWABLE 100% PROPOSED 83X



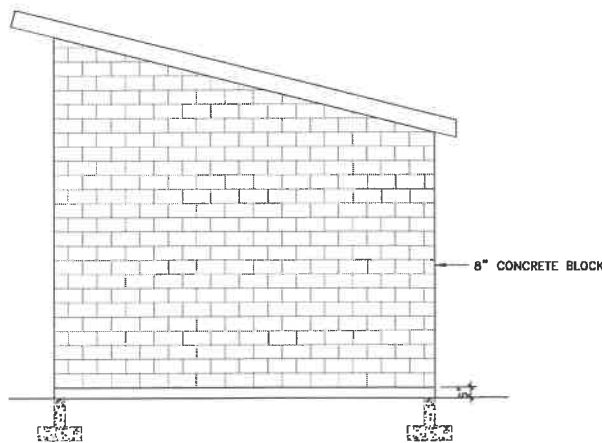
FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECTION AA

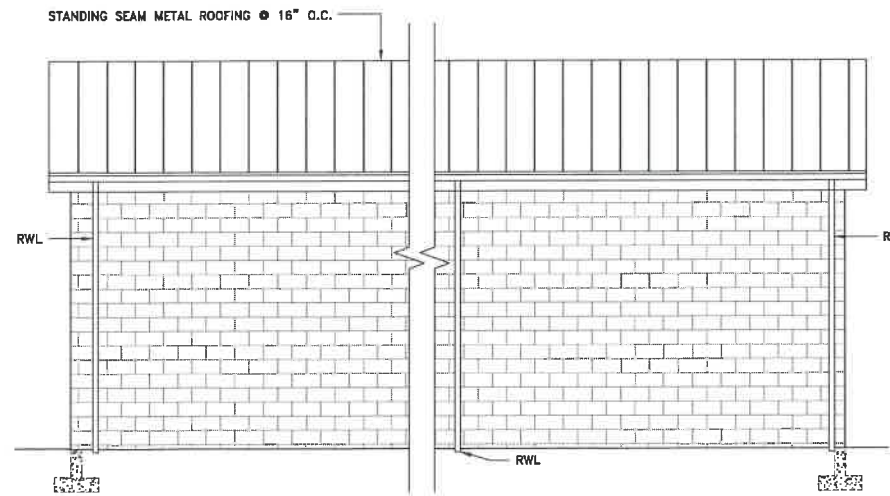
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION / NORTH (REVERSED)

SCALE: 1/4" = 1'-0"

EBF - 24 M²
UPO - 0
DISTANCE TO PROPERTY LINE
TABLE - 3.2.3.1.B PAGE 3-71
ALLOWABLE 100% PROPOSED 0



EAST ELEVATION

SCALE: 1/4" = 1'-0"

EBF - 130 M²
UPO - 0
DISTANCE FROM PROPERTY LINE 1M
TABLE - 3.2.3.1.B PAGE 3-71
ALLOWABLE 0 PROPOSED 0

NOTES
ISSUED FOR BUILDING PERMIT

REVISIONS
DATE
NOVEMBER 06, 2019
MAY 24, 2019
APRIL 25, 2019

SCOTT
GORDON
ARCHITECT

AIBC AAA

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CONSENT.

PROJECT
SCHOOL DISTRICT 43
1982 KINGSWAY AVE
PORT COQUITLAM, B.C.

NEW OUTDOOR
STORAGE BUILDING

TITLE
PLANS/ELEVATIONS/SECTION
CONSTRUCTION ASSEMBLIES

SCALE DRAWING NUMBER

AS NOTED

PROJECT NUMBER

ISSUE DATE
NOVEMBER 12, 2019

A2