



Committee of Council Agenda

Tuesday, September 20, 2022

3:30 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, September 20, 2022, Committee of Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

None.

4. REPORTS

4.1. Development Permit Application for 1431 Barberry Drive

4

Recommendation:

That Committee of Council approve Development Permit DP000397, which regulates a new duplex development at 1431 Barberry Drive.

4.2. Rezoning Application Extension for 1612 Pitt River Road

23

Recommendation:

That Committee of Council extend the date of expiry for adoption of Zoning Amendment Bylaw No. 4243 to September 28, 2023.

4.3. Heritage Alteration Permit for 2580 Shaughnessy Street

25

Recommendation:

That Committee of Council issue Heritage Alteration Permit HAP000002 to enable the replacement of the roof and skylights at City Hall.

4.4. Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

29

Recommendation:

That Committee of Council:

1. *Approve Watercourse Development Permit DP000444 to provide for watercourse protection and enhancement at 2455-2475 Gately Avenue, 2428-2492 Kingsway Avenue and 2420 and 2450 Ticehurst Lane; and*
2. *Approve Development Permit DP000432, which regulates an apartment and childcare facility development at 2455-2475 Gately Avenue, 2428-2492 Kingsway Avenue and 2420 and 2450 Ticehurst Lane.*

4.5. RCMP Second Quarter 2022 Report

92

Recommendation:

None.

5. COUNCILLORS' UPDATE

6. MAYOR'S UPDATE

7. CAO UPDATE

8. CLOSED ITEMS RELEASED TO PUBLIC

The following resolutions from the September 6, 2022, Closed Committee of Council Meeting have been authorized for release to the public:

1. Fire Hall 2 Replacement

That the Fire Hall 2 Scoping and Feasibility Study include an analysis of the following option:

- *Community Safety Building*
 - *Emergency Operations Centre (EOC)*
 - *Community Police Station*
 - *Bylaw Support Office*
 - *Computer Server Data Centre (disaster proofing)*

2. Outdoor Spaces Program

That the City allow the Cat and Fiddle Pub to participate in the Outdoor Spaces Program and to utilize the unopened laneway as parking.

9. RESOLUTION TO CLOSE

9.1. Resolution to Close

Recommendation:

That the Committee of Council Meeting of Tuesday, September 20, 2022, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:

Item 5.1

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

10. ADJOURNMENT

10.1. Adjournment of the Meeting

Recommendation:

That the Tuesday, September 20, 2022, Committee of Council Meeting be adjourned.

Development Permit for 1431 Barberry Drive

RECOMMENDATION:

That Committee of Council approve Development Permit DP000397, which regulates a new duplex development at 1431 Barberry Drive.

PREVIOUS COUNCIL/COMMITTEE ACTION

On June 14th, 2022 – Council adopted Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4208 which rezoned the site from RS1 (Residential Single Dwelling 1) to RD (Residential Duplex).

REPORT SUMMARY

This report describes a development permit application that would regulate the design and landscaping of a two-storey duplex on the corner of Barberry Dr and Rosewood Street. The proposal conforms to the City's design objectives and guidelines and complies with zoning regulations, and is recommended for approval.

BACKGROUND

Proposal: The applicant, Kevin Tam, has submitted a development permit application to enable the development of a duplex at 1431 Barberry Drive.

Site Context: The 698 m² (7,520 ft²) vacant site was previously developed with an older one storey single-residential home that has now been demolished. Surrounding land uses are comprised of single-residential homes with duplexes to the north and south along Barberry Drive. At the rear of the property, there is a 1.8 m statutory right-of-way for an existing BC Hydro and telecommunications pole. The property is flat and is not located within the floodplain.



Location Map

Development Permit for 1431 Barberry Drive

Policy and Regulations: The Official Community Plan (OCP) designates the site as Residential and the property is currently zoned RD (Residential Duplex) which allows for construction of two attached dwellings. The duplex development is regulated by the Intensive Residential and Environmental Conservation Development Permit area guidelines of the OCP.

The residential design guidelines promote coordination of siting and building design; use of high-quality cladding materials; consideration of the relationship between buildings and open areas; and the overall visual impact of buildings and landscaping.

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

Project Description: The proposed duplex would be two stories in height; each unit would have an area of approximately 182 m² (1960 ft²) with an attached garage and no basement. Each unit is comprised of four bedrooms located on the second storey, with living space located on the first floor. As the property is a corner lot, one unit would be oriented towards Barberry Drive and one unit would be oriented towards Rosewood Street, with prominent front entrances, including peaked roofs and decorative columns; individual driveway entrances have also been provided. The right-of-way to the east of the site will not be impacted by the proposed duplex and will be landscaped.

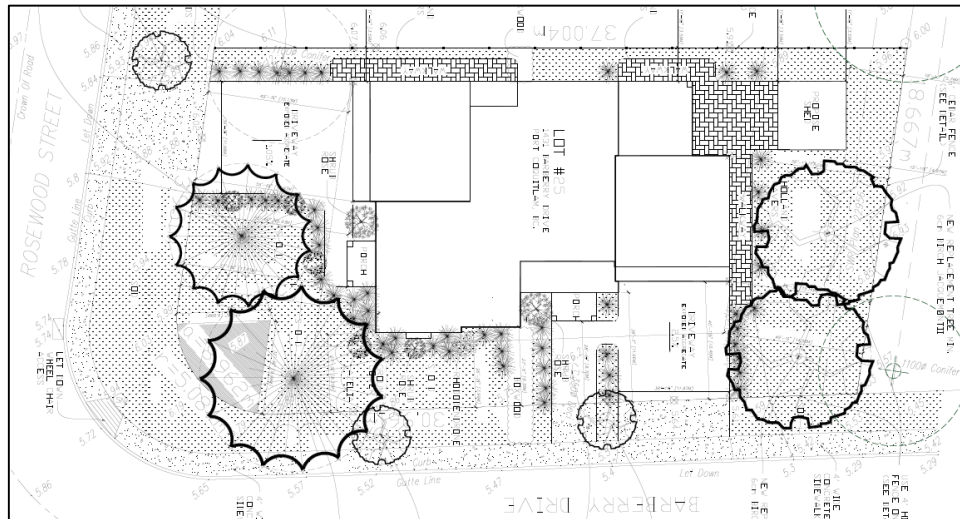
The building is designed to have a craftsman style design with quality exterior materials including horizontal Hardi planks, shake shingles, and grey cultured stone cladding and a neutral colour palette. The second storey is stepped in with variable roof lines incorporated into the design in order to break up the bulk and mass of the duplex to better fit within the existing neighbourhood context. Each unit provides for two side-by-side parking stalls within an attached garage and an additional two parking stalls are provided on the driveway apron.



Proposed rendering of the duplex at 1431 Barberry Drive

Development Permit for 1431 Barberry Drive

The proposed landscaping plan provides for a total of four new trees, two in the front and two at the rear of the property, which includes birch and cypress/cedar trees. A mixture of shrubs, perennials and groundcovers, in addition to sod and pervious pavers have been proposed to promote rainwater infiltration and onsite storm water management. A privacy fence is proposed on the north and east side to provide for additional screening.



Proposed Landscape Plan

The project is designed to comply with the environmental conservation area designation by including such measures as Energy Star rated appliances, high performance window glazing, shading devices and overhangs to shelter peak summer exposure, location of windows for increased natural light and ventilation, porous paving materials to reduce stormwater run-off and electric vehicle charging rough-in. Adequate storage of garbage and recycling materials is provided within the garage. A complete list of conservation measures is provided in Schedule A of the draft development permit.

Project Profile:

| | RD Bylaw Regulations¹ | Proposed² |
|-------------------------------|---|-----------------------------|
| Lot Area for duplex use (min) | 500m ² | 698 m ² |
| Floor Area Ratio | 0.55 | 0.52 |
| Lot Coverage | 40% | 36% |
| Impervious Surfaces | 65% | 55% |
| Setbacks | | |
| Front (Rosewood St) | 7.50m | 7.58m |
| Rear (east) | 7.5m | 7.59m |

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

² Information provided by applicant.

Development Permit for 1431 Barberry Drive

| | | |
|-----------------------------|------------|-------|
| Interior side (North) | 1.8m | 1.8m |
| Exterior side (Barberry Dr) | 3.5m | 4.0m |
| Building Height | 9m | 8.13m |
| Parking Spaces – total | 4 (2/unit) | 4 |

DISCUSSION

The design of the proposed building and landscaping meets the intent of both the intensive residential and environmental conservation objectives and guidelines of the Official Community Plan. The building's design is attractive and its massing and character would be in keeping with dwellings in the immediate vicinity. The proposal complies with applicable zoning and parking regulations.

Staff recommend approval.

FINANCIAL IMPLICATIONS

With the proposed new duplex, it is anticipated that there will be an increase in property tax revenue.

PUBLIC CONSULTATION


A sign notifying residents of the development permit application was posted on the site July 9, 2019 as part of the rezoning application. Planning staff have not received any comments in association with the development permit.



Staff conducted a site visit on September 8, 2022 to ensure that the sign is in good standing on the subject property.

Development Permit for 1431 Barberry Drive

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|---|---|---|
|  | 1 | Approve Development Permit DP000397 |
| | 2 | Request amendments to the application or additional information prior to making a decision. |
| | 3 | Recommend refusal of Development Permit DP000397, if the Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council. |

ATTACHMENTS

Attachment 1: Draft Development Permit

Lead author(s): Graeme Muir

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000397

Issued to: Kevin Kin Wah Tam
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1333 Larkspur Drive
Port Coquitlam, BC
V3B 1G6

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: 1431 Barberry Drive

Legal Description: LOT 25 SECTION 6 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 21039

P.I.D.: 002-239-370

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 DP000397 (1) to DP000397 (11) which are attached hereto and form part of this permit.
- b. The form and character of on-site landscaping shall be as shown on drawing numbered DP000397 (10) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.
- c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

5. Landscape Security

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in

Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount \$5,000 for the purpose of landscaping.

(b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.

(c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

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

(d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.

7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.

8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.

9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF ____ 2022.

SIGNED THIS ____ DAY OF ____ 2022.

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 |
|--|----|-----------|
|--|----|-----------|

Hand-drawn site plan for Lot #25, 1431 Barberry Drive, Port Coquitlam, BC. The plan shows a residential property with a main house, a garage, and a driveway. Key features include:

- Barberry Drive** (North boundary)
- Rosewood Street** (East boundary)
- Crown Of Road** (South boundary)
- Lot #25** (1431 Barberry Drive, Port Coquitlam, BC)
- Main Floor** (6.25' x 13.66')
- Top Floor** (13.66' x 13.66')
- Garage** (6.0' x 19.2')
- Driveway** (11.00' x 7.50')
- Proposed Shed** (12.0' x 12.0')
- Existing Trees** (6.0m Birch, 6.0m Cedar, 6.0m Magnolia)
- New Tree** (Proposed)
- Dimensions** (30.96m, 37.00m, 11.00m, 7.50m, etc.)
- Elevation Points** (5.71, 5.72, 5.73, 5.74, 5.75, 5.76, 5.77, 5.78, 5.79, 5.80, 5.81, 5.82, 5.83, 5.84, 5.85, 5.86, 5.87, 5.88, 5.89, 5.90, 5.91, 5.92, 5.93, 5.94, 5.95, 5.96, 5.97, 5.98, 5.99, 6.00, 6.01, 6.02, 6.03, 6.04)
- North Arrow** (Top right corner)

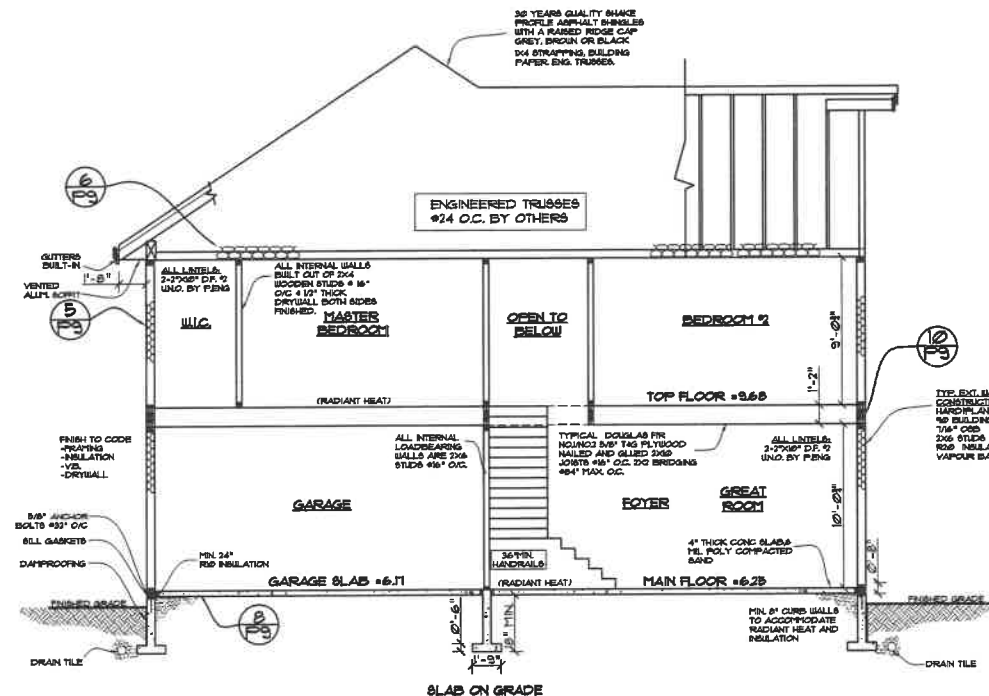
SITE PLAN
SCALE: 1/8" = 1'

| | |
|--|--|
| PROJECT NAME PROPOSED RESIDENCE FOR MR KEVIN TAM LOT 025 @ 1431 BARBERRY DRIVE PORT COQUITLAM B.C. | DESIGNER ADDRESS: GULL DRAFTING LTD. SURBERY DESIGN CENTRE UNIT #101 1871-76 AVE. RICHMOND, B.C. V6V 1S6 TEL: (604) 273-4400 FAX: (604) 273-4401 WEB SITE: WWW.GULLDRAFTING.COM |
|--|--|

Gill Drafting

| | | |
|-----------|----|-------------|
| REVISIONS | BY | DRAWING NO. |
| | | GD19-4029 |
| | | SHEET NO. |
| | | 1 OF 10 |

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SECTION A
SCALE: 1/4" = 1'

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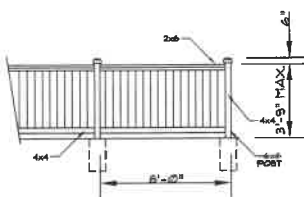
THE OWNER AGREES THAT ANY ATTEMPT BY THE OWNER TO USE THESE DRAWINGS FOR ANY PURPOSE CONSTITUTES ACCEPTANCE OF THE DRAWINGS BY THE OWNER. IT IS FURTHER AGREED THAT WITH ACCEPTANCE OF THESE DRAWINGS BY THE OWNER, THE OWNER AGREES THAT ANY CLAIM SHALL BE LIMITED TO THE AMOUNT OF THE FEE PAID TO THE DESIGNER BY THE OWNER. THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR FOR ANY REASON AFTER BUILDING PERMIT HAS BEEN OBTAINED.

RD ZONING FAR CALCULATIONS

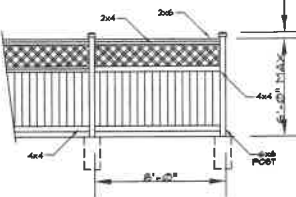
| | PERMITTED | PROPOSED |
|--|------------------------------|-------------|
| LOT AREA | 7520 SQ.FT. (698.6 SQ.M.) | |
| COVERED AREA (40%) | 3008 SQ.FT. | 2100 SQ.FT. |
| FLOOR AREA RATIO (55%) | 4136 SQ.FT. | |
| MAIN FLOOR AREA | N/A | 1343 SQ.FT. |
| UPPER FLOOR AREA | N/A | 2160 SQ.FT. |
| GARAGE AREA | 495 SQ.FT. | 940 SQ.FT. |
| TOTAL FLOOR AREA RATIO: 1343SF (MAIN FLOOR) + 2160 SF (TOP FLOOR) + 940SF (GARAGE) = 4443 SQ.FT. 4443 SQ.FT. - 495 SQ.FT. (GARAGE) = 3948 SQ.FT. (52.5%) | | |
| IMPERVIOUS SURFACES (65% MAX) | 4888 SQ.FT. | 4170 SQ.FT. |
| FRONT YARD SETBACK | 7.5m. MIN. | 7.58m. |
| RIGHT SIDE SETBACK | 3.5m. MIN. | 4.00m. |
| LEFT SIDE SETBACK | 1.8m. MIN. | 1.8m. |
| REAR YARD SETBACK | 7.5m. MIN. | 7.59m. |
| DECK AREA CALCULATION | | |
| FRONT COVERED VERANDA AREA | N/A | N/A |
| ALL OTHER COVERED DECKS | N/A | 205 SQ.FT. |
| TOTAL COVERED DECK AREA | N/A | 205 SQ.FT. |

NOTES:

- FENCES ARE NOT REQUIRED, BUT WHERE USED:
- THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
- FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 18 METRES (60 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
- THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



4' FENCE DETAIL
SCALE: N.T.S.



6' FENCE DETAIL
SCALE: N.T.S.

NOTES:

- CONTRACTOR OR BUILDER TO CHECK & VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY GILL DRAFTING LTD. IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE B.C. BUILDING CODE LATEST EDITION.
- CONTRACTOR OR BUILDER SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3483 LATEST EDITION.
- CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,500 PSI.
- ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR, 12 OR BETTER.
- ALL TRUSSES SHALL BE DESIGNED AND SEALED BY P.E.S. REGISTERED IN B.C.
- ALL BEAM SIZES AND SUPPORT SYSTEM SHOULD BE CHECKED AND VERIFIED BY P.E.S. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
- CONFORM ALL WINDOW SIZES AT SITE AFTER ROOF AND TRUSS INSTALLATION.
- ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 081 LATEST EDITION.
- OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
- ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE CURRENT EDITION AND ALL LOCAL MUNICIPAL BUILDING AND ZONING BY-LAWS.

THESE PLANS ARE IN COMPLIANCE
WITH THE 2018 B.C. BUILDING CODE.

| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |
|----------|----|-------------------|---|
| | | | PROPOSED RESIDENCE MR. KEVIN TAM LOT#25 @ 1431 BARBERRY DRIVE PORT COQUITLAM, BC |

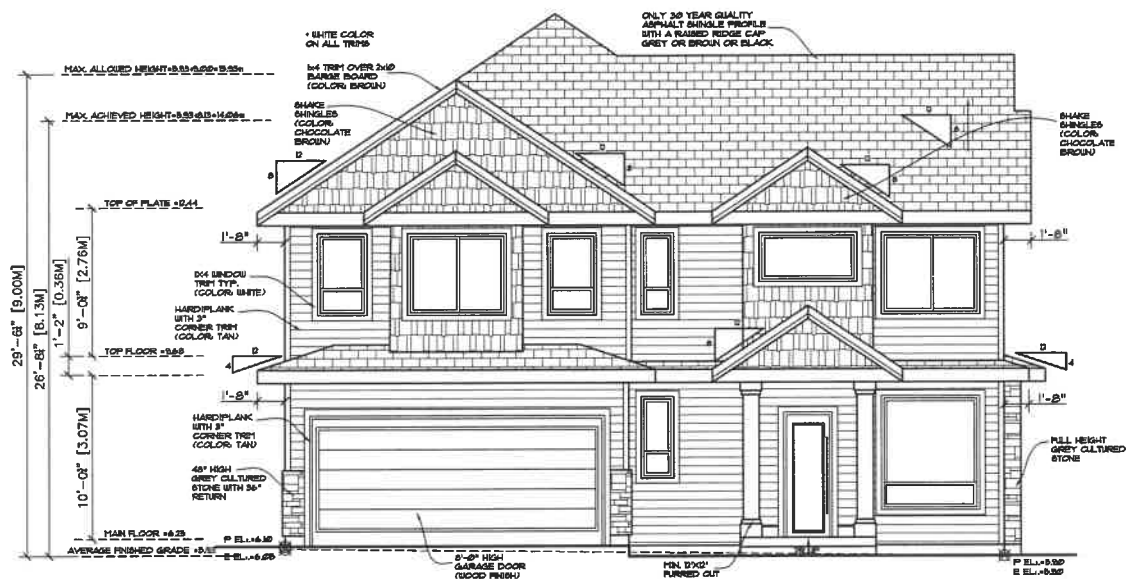


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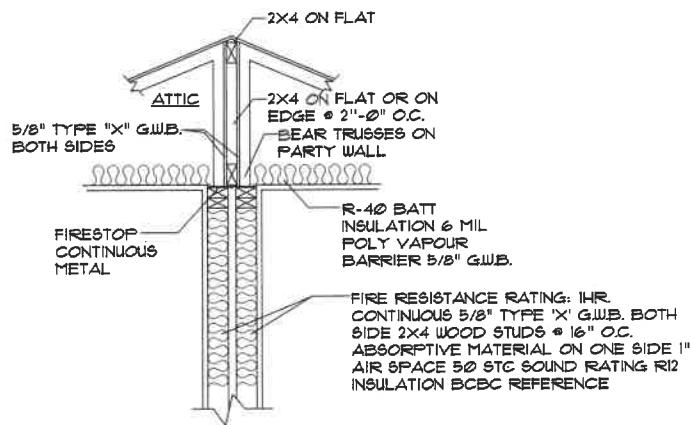
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|--------|--------------|-----------|-------------|--|
| OWN: | JUN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
| SCALE: | 1/4" = 1'-0" | | | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #1, 8811-76 AVE. SURREY, B.C. V4W 1E6 TEL: (604) 595-6886 FAX: (604) 595-6881 WEBSITE: WWW.GILLDRAFTING.COM |
| DATE: | MAR 28/2025 | 3 OF 10 | GD19-4029 | |
| CHRD: | JPB | | | |
| PHONE: | 604-831-378 | | | |

DP000397(2)

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FRONT ELEVATION (WEST)
(ROSEWOOD STREET)



PARTITION WALL DETAIL (TYP.)
WHERE APPLICABLE
(N.T.S.)



RIGHT ELEVATION (SOUTH)
(BARBERRY DRIVE)
(FLANKING SIDE)

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REPORTED TO GILL DRAFTING LTD. DO NOT SCALE THE
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ACCEPTANCE OF THE DRAWINGS BY THE OWNER. IT IS
FURTHER AGREED THAT WITH ACCEPTANCE OF THESE
DRAWINGS BY THE OWNER, THE OWNER AGREES THAT ANY
CLAIM SHALL BE LIMITED TO THE AMOUNT OF THE FEES PAID
TO THE DESIGNER BY THE OWNER. THE DESIGNER WILL NOT
BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR
CONTRACTOR FOR ANY REASON AFTER BUILDING PERMIT
HAS BEEN ISSUED.

THESE PLANS ARE IN COMPLIANCE
WITH THE 2018 B.C. BUILDING CODE.

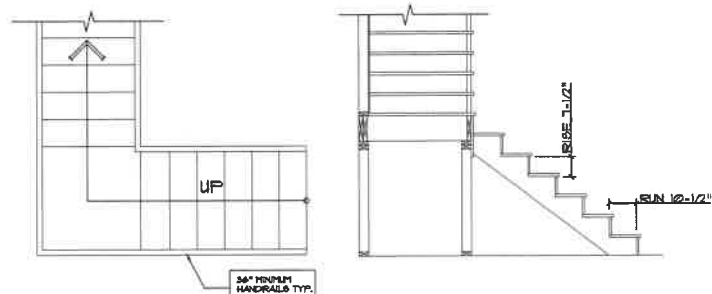
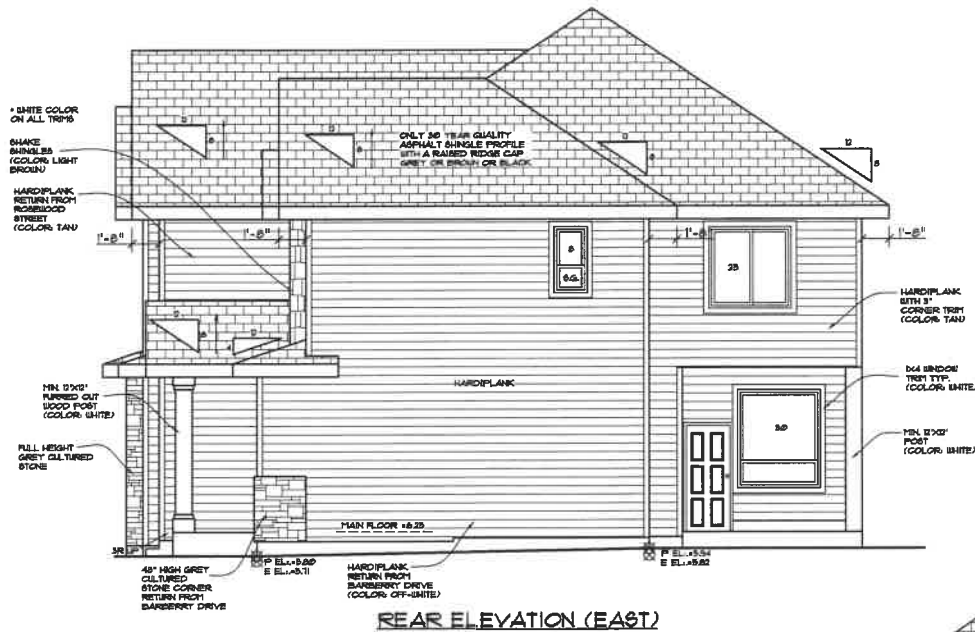
| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |
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| | | | PROPOSED RESIDENCE MR KEVIN TAM LOT#25 @ 1431 BARBERRY DRIVE SURREY, BC |



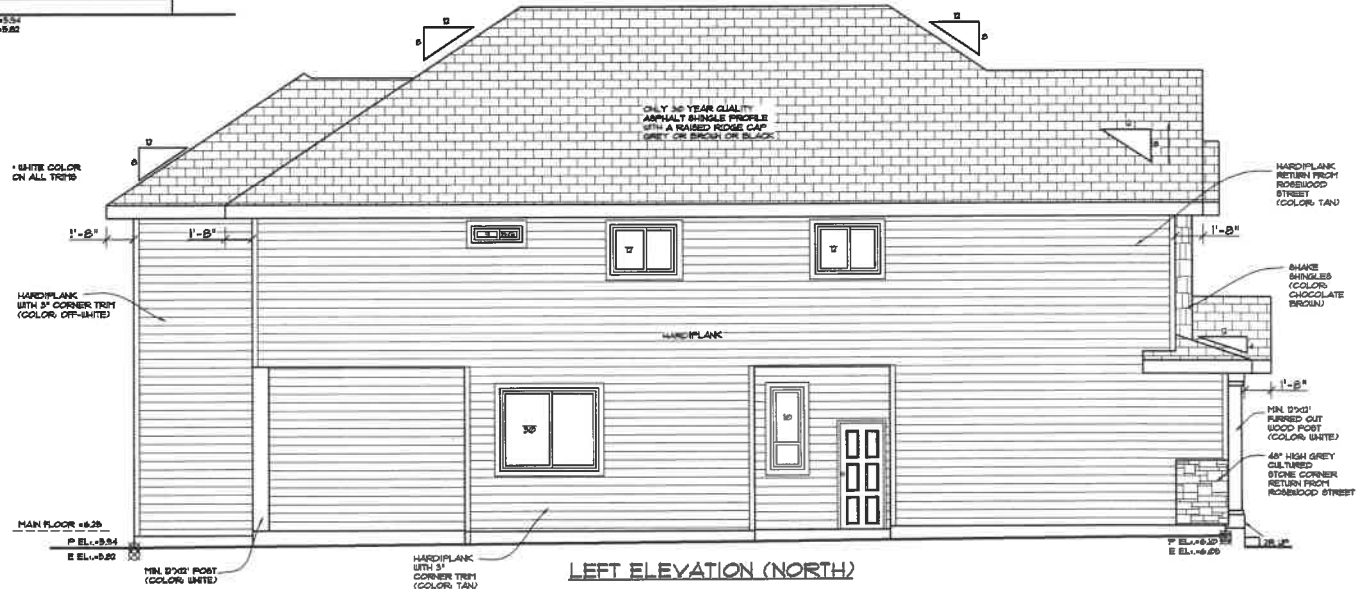
| DWR: | JUN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
|--------|--------------|-----------|-------------|--|
| SCALE: | 1/4"=1'-0" | 4 OF 10 | GD19-4029 | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #11, 12811-16 AVE. SURREY, B.C. V2W 1E6 TEL: (604) 595-6886 FAX: (604) 595-6881 WEBSITE: WWW.GILLDRAFTING.COM |
| DATE: | MAR 28/2023 | | | |
| CHKD: | JPS | | | |
| PHONE: | 604-831-3728 | | | |

DPO00397(3)

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STAIR DETAIL
SCALE: 1/2" = 1'



LEFT ELEVATION (NORTH)

WALL FACE AREA = 955 SQFT.
ALLOWABLE GLASS AREA @ 26% = 250 SQFT.
ACTUAL GLASS AREA = 6100 SQFT.

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THESE PLANS ARE IN COMPLIANCE WITH THE 2010 B.C. BUILDING CODE.

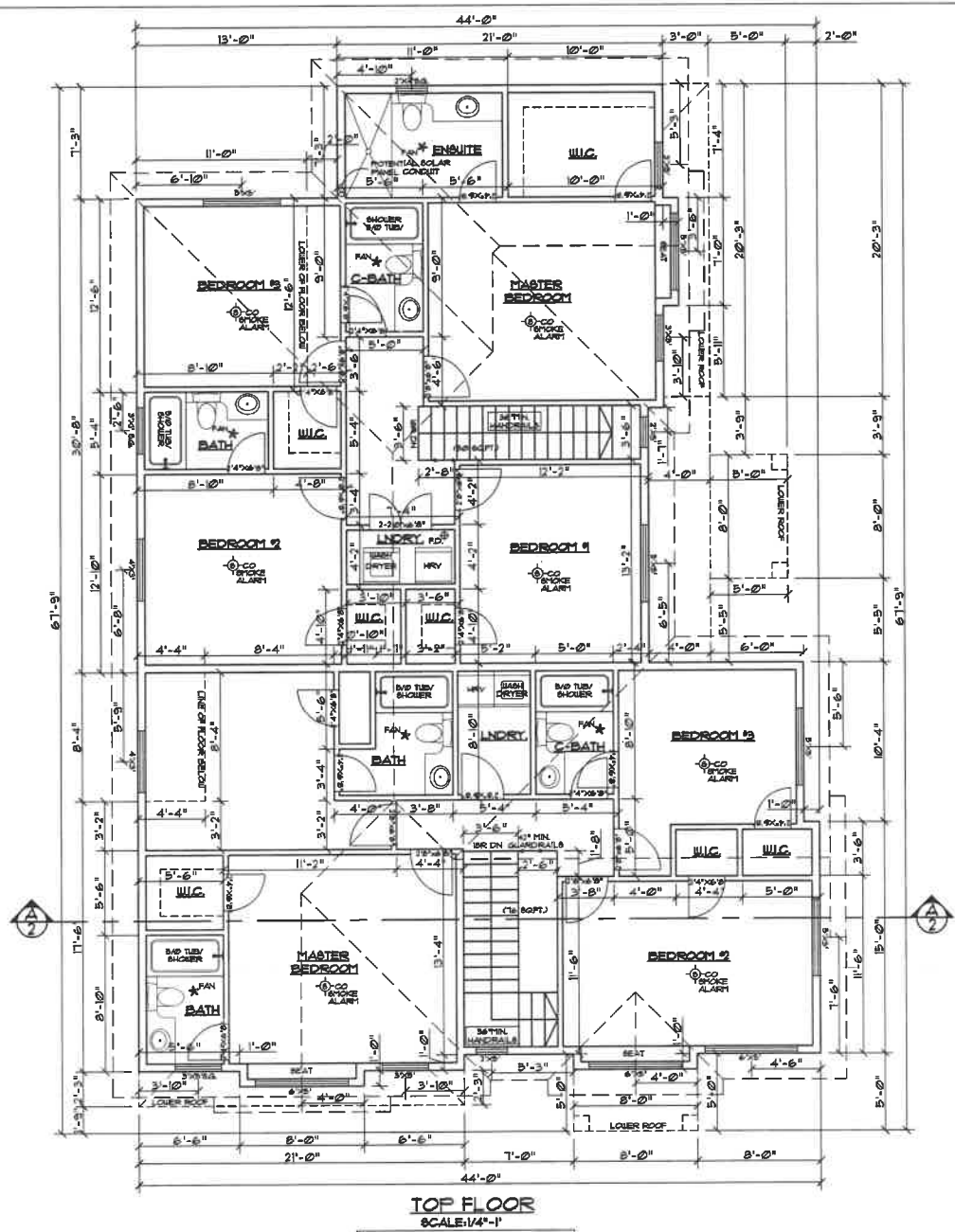
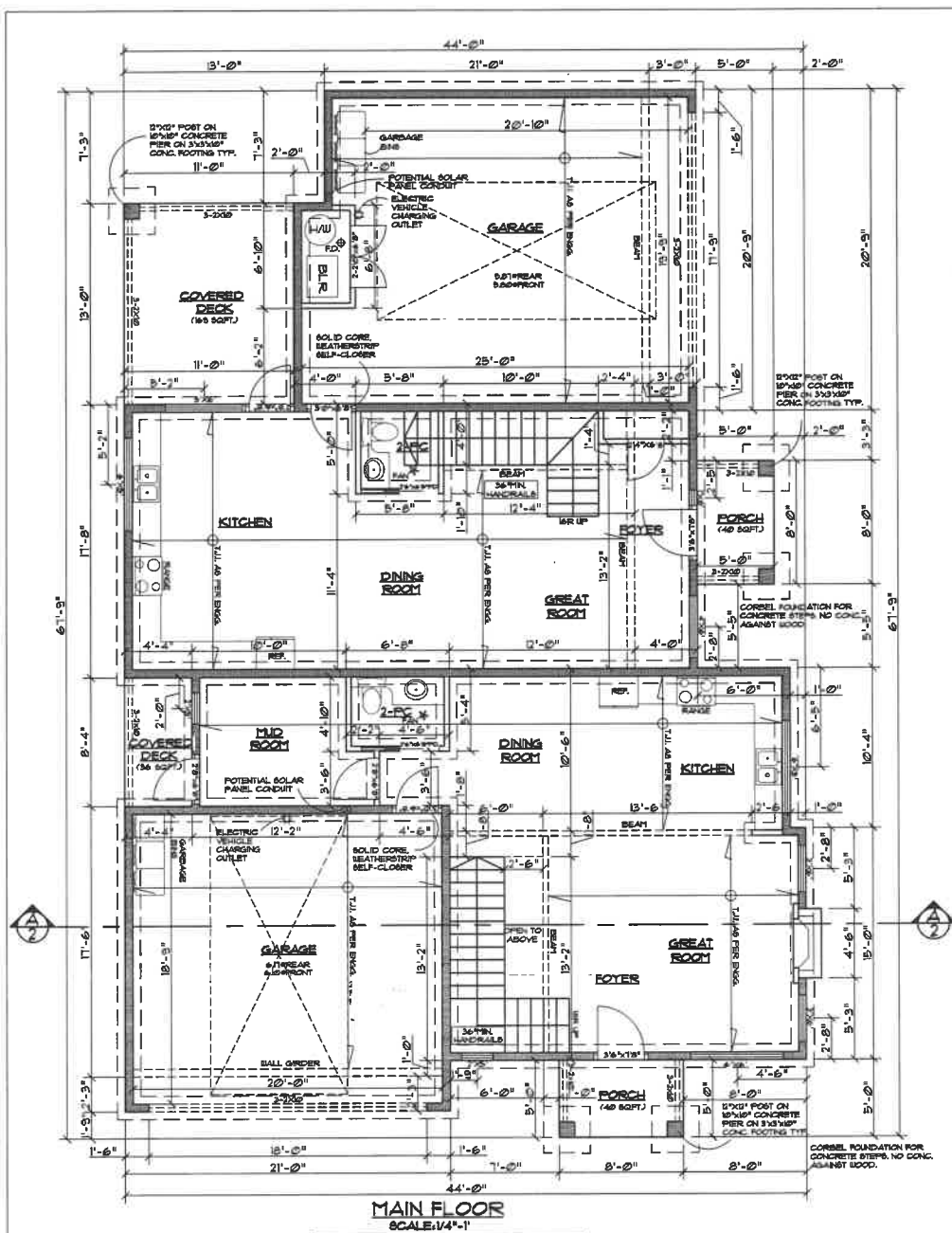
| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |
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| | | | PROPOSED RESIDENCE MR. KEVIN TAM LOT 25 @ 1431 BARBERRY DRIVE SURREY, BC |



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| DRAWN | JUN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
|--------|--------------|-----------|-------------|---|
| SCALE: | 1/4" = 1'-0" | 5 OF 10 | GD19-4029 | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #211, 12811-76 AVE. SURREY, B.C. V3W 1E6 TEL: (604) 595-6886 FAX: (604) 595-6851 WEBSITE: WWW.GILLDRAFTING.COM |
| DATE: | MAR 28/2019 | | | |
| CHKD: | JPS | | | |
| PHONE: | 604-831-2728 | | | |

18000397(4)



THESE PLANS ARE IN COMPLIANCE
WITH THE 2010 B.C. BUILDING CODE.

| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |
|----------|----|-------------------|---|
| | | | PROPOSED RESIDENCE MR. KEVIN TAM LOT#25 @ 1431 BARBERRY DRIVE SURREY, BC |

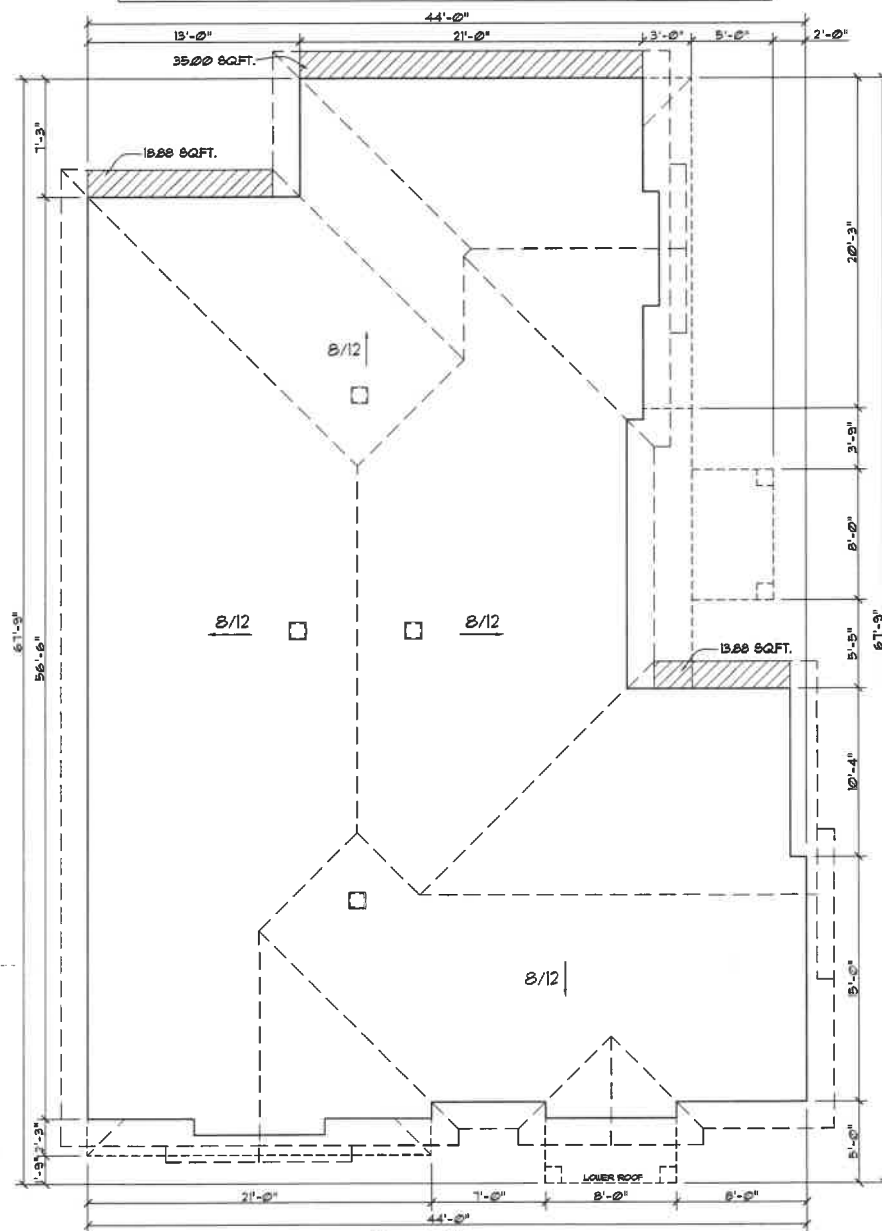


Gill Drafting Ltd.

| DRAWN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
|----------------------|-----------|-------------|---|
| DATE: JUN 1/4"=1'-0" | 6 OF 10 | GD19-4029 | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #21, 1011-16 AVE. SURREY, B.C. V0M 1E6 TEL: (604) 593-6886 FAX: (604) 593-6883 WEBSITE: WWW.GILLDRAFTING.COM |

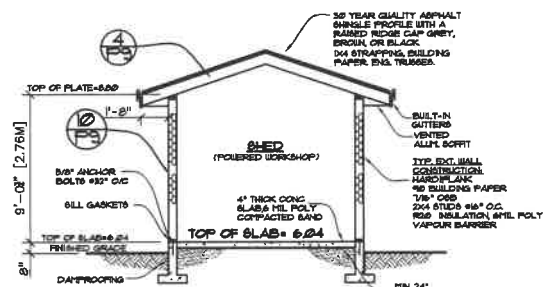
DR000397(5)

TOTAL VENTED SOFFIT AREA = 18.88 + 35.00 + 13.88 = 67.76 SQ.FT.

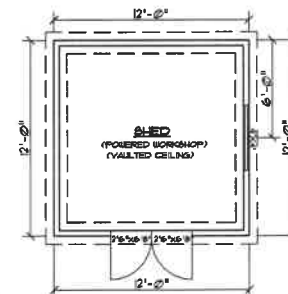


ROOF PLAN
SCALE: 1/4" = 1'-0"

CEILING AREA AT TOP FLOOR = 2294 SQ.FT.

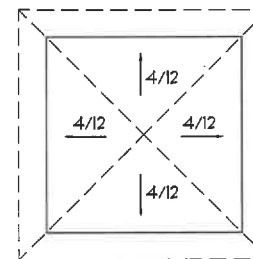


SHED SECTION
SCALE: 1/4" = 1'-0"



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

FLOOR AREA = 144 SQ.FT.



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

ROOF VENTILATION CALCULATIONS:

ATTIC AREA = 2294 SQ.FT. X 1/3 @ 0 = 164 SQ.FT.

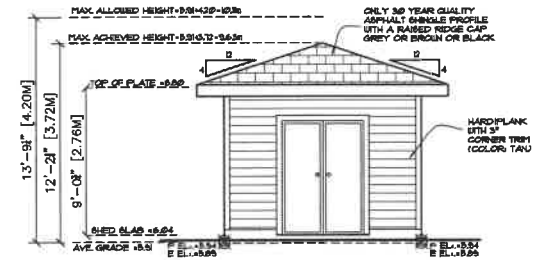
REQUIRED VENTILATION

50% SOFFIT AREA = 164 X 0.50 = 82 SQ.FT.

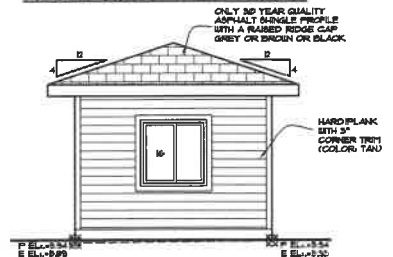
50% ROOF AREA = 164 X 0.50 = 82 SQ.FT.

AREA OF ONE VENT = 10 SQ.FT.

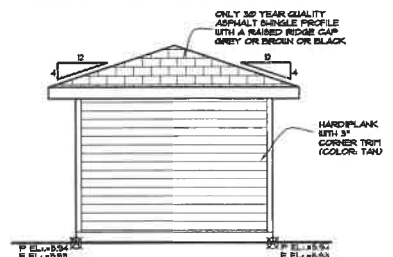
TOTAL NUMBER OF VENTS REQUIRED ON TOP = 8.2 / 10 = 4



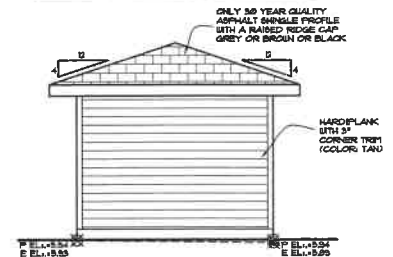
FRONT ELEVATION (WEST)



RIGHT ELEVATION (SOUTH)



REAR ELEVATION (EAST)



LEFT ELEVATION (NORTH)

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE.

| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |
|----------|----|-------------------|---|
| | | | PROPOSED RESIDENCE MR. KEVIN TAM LOT#25 @ 1431 BARBERRY DRIVE SURREY, BC |



Gill Drafting Ltd.

| OWNER | JUN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
|--------|--------------|-----------|-------------|---|
| SCALE: | 1/4" = 1'-0" | 7 OF 10 | GD19-4029 | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT #11, 2811-16 AVE. SURREY, B.C. V3W 1E6 TEL: (604) 595-6866 FAX: (604) 595-6831 WEBSITE: WWW.GILLDRAFTING.COM |
| DATE: | MAR 28/20 | | | |
| CHKD: | JPS | | | |
| PHONE: | 604-831-3778 | | | |

12000397(6)

CLIMATE ZONE 4 (HARDPLANK)

AS PER SECTION 9.36.2.10.
NOTES PERTAINING TO LEAKAGE PATHS
IN PROBLEMATIC AIR BARRIERS

-FOUNDATION TO SILL PLATE AND RHT JOISTS

ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

-INTERIOR WALL INTERFACE

INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILING WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.

-RHT JOIST

ALL JOINTS AT THE RHT JOIST ASSEMBLY MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

-CANTILEVERED FLOOR

CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

-WINDOW HEAD

THE INTERFACE BETWEEN WINDOW HEAD/WALL AND WALL ASSEMBLY MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW HEAD/WALL ASSEMBLY. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

-WINDOW SILL

THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW SILL ASSEMBLY. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

-TECHNICAL FLEES AND CHIMNEYS

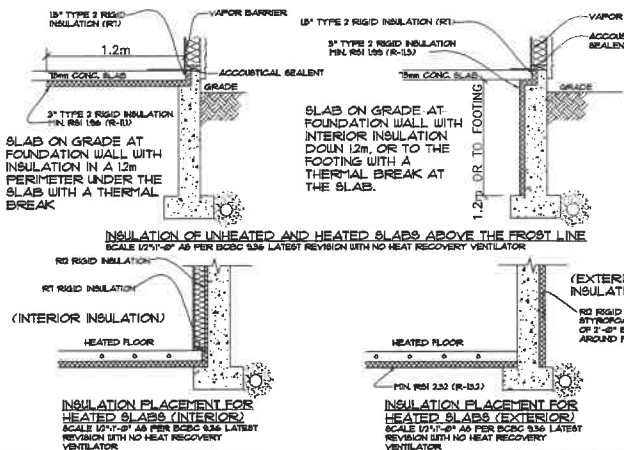
STERIL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIR-TIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR FLEES, CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.

SPECIFIC REQUIREMENTS

- EFFECTIVE INSULATION OF CEILING, WALLS AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR THE CORRECT CLIMATE ZONE.
- THE THERMAL CHARACTERISTICS OF WINDOWS, DOORS AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 9.36.2.1.A.B, AND C FOR THE CORRECT CLIMATE ZONE.
- EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 9.36.2.2.A OR B FOR THE CORRECT CLIMATE ZONE.
- DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
- DIFFUSERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED.
- PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED.
- HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE.
- TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT.
- INDOOR POOLS ARE COVERED OR HAVE AN HRV/EXHAUST FAN.
- HVAC AND RHT EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10, AND 9.36.4.3.
- SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS.
- SERVICE WATER HEATING CONTROLS AND LOCATIONS HAVE BEEN IDENTIFIED.
- THE AIR BARRIER DETAILS, AND LOCATIONS HAVE BEEN IDENTIFIED.

TEMPERATURE CONTROLS AS PER SECTION 9.36.3.6

-TEMPERATURE CONTROLS ARE GENERALLY REQUIRED FOR HEATING AND COOLING EQUIPMENT, THE ACCURACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELSIUS.



| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |
|----------|----|--|--------------|
| | | PROPOSED RESIDENCE MR. KEVIN TAM LOT#5 @ 1431 BARBERRY DRIVE SURREY, BC | |

FLOORS OVER UNHEATED SPACES (CERAMIC TILE FLOORING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

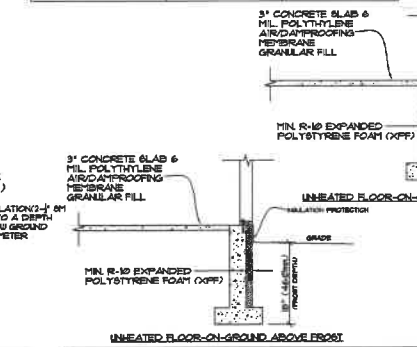
| DESCRIPTION | NORMAL | EFFECTIVE |
|--|-----------------|---------------------|
| R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" O.C. | RSI 4.33 (R-20) | RSI 4.26 (R-20.5) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. INTERIOR AIR FILM | 0.12 | |
| 2. FLOORING MATERIAL - CERAMIC TILE | 0.085 | |
| 3. 5/8\"/> | 0.04 | |
| 4. 5/8\"/> | 0.04 | |
| 5. 5/4\"/> | 0.03 | |
| 6. POLYETHYLENE | 0.05 | |
| 7. 5/8\"/> | 0.05 | |
| 8. EXTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE (16\"/> | | RSI 4.765 (R-21.65) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES | | RSI 4.61 (R-26.3) |

FLOORS OVER UNHEATED SPACES (CARPET FLOORING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NORMAL | EFFECTIVE |
|--|-----------------|-------------------|
| R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" O.C. | RSI 4.33 (R-20) | RSI 4.26 (R-20.5) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. INTERIOR AIR FILM | 0.12 | |
| 2. FLOORING MATERIAL - CARPET & RUBBER PAD | 0.12 | |
| 3. 5/8\"/> | 0.04 | |
| 4. 5/4\"/> | 0.03 | |
| 5. 5/8\"/> | 0.04 | |
| 6. POLYETHYLENE | 0.05 | |
| 7. EXTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE (16\"/> | | RSI 4.65 (R-21.6) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES | | RSI 4.61 (R-26.3) |

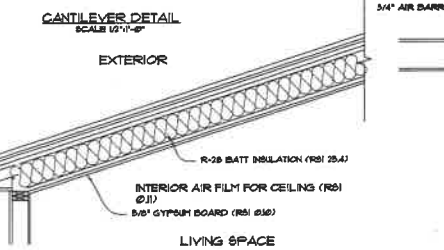
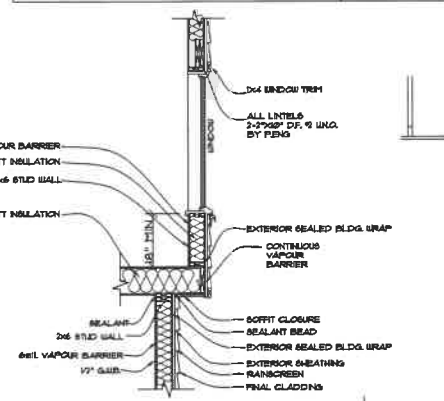
| GENERAL INFORMATION | |
|---|--|
| COMPLIANCE PATH | <input checked="" type="checkbox"/> PREScriptive <input type="checkbox"/> PERFORMANCE WITH TRADE-OFFS |
| VENTILATION DESIGN (ACTIVE OR PASSIVE, APPROX. HRV, COMBINATION VENTILATION SCHEME, ETC.) | |
| HEATING TYPE | <input type="checkbox"/> FORCED AIR <input checked="" type="checkbox"/> HYBRID <input type="checkbox"/> ELECTRIC |

| CONSTRUCTION AND EFFECTIVE RSI VALUE FOR ALL ENVELOPE ASSEMBLIES (BELOW-GRADE A HEAT-RECOVERY VENTILATOR (ZONE 4 2000)) | | |
|---|---|---------------------------------------|
| ABOVE-GRADE SPACE BUILDING ASSEMBLY | REQUIRED EFFECTIVE INSULATION RSI VALUE | ACTUAL EFFECTIVE INSULATION RSI VALUE |
| CEILING BELOW ATTIC | 0.3 (R3) | 0.3 (R3) |
| CATHEDRAL CEILING & FLAT ROOF | 4.41 (R26.3) | 4.41 (R26.3) |
| WALLS | 2.78 (R16) | 2.88 (R16) |
| FOUNDATION WALLS | 1.88 (R10) | 2.39 (R13) |
| FLOORS OVER UNHEATED SPACES | 4.41 (R26.3) | 4.41 (R26.3) |
| BELOW-GRADE OR BELOW-FROST LINE BUILDING ASSEMBLY | REQUIRED RSI VALUE | ACTUAL RSI VALUE |
| BELOW FROST LINE | UNINSULATED | |
| ABOVE FROST LINE | 0.3 (R3) | |
| HEATED FLOORS | 2.33 (R13) | |
| SLAB-ON-GRADE WITH OR WITHOUT ROOMS | 1.88 (R10) | |
| INSULATION AND DOORS | U-VALUE | U-VALUE |
| PENETRATION AND DOORS | 1.60 | 1.60 |
| SKYLIGHTS | 2.50 | |

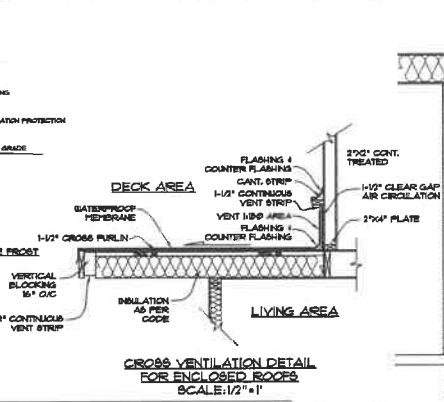


CEILING BELOW CATHEDRAL & FLAT ROOF AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NORMAL | EFFECTIVE |
|--|-----------------|--------------------|
| R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 24\"/> | RSI 4.33 (R-20) | RSI 4.21 (R-20.4) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. EXTERIOR AIR FILM | 0.12 | |
| 2. POLYETHYLENE | 0.05 | |
| 3. 5/8\"/> | 0.04 | |
| 4. INTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 4.71 (R-26.76) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILING BELOW CATHEDRAL & FLAT ROOF | | RSI 4.61 (R-26.3) |

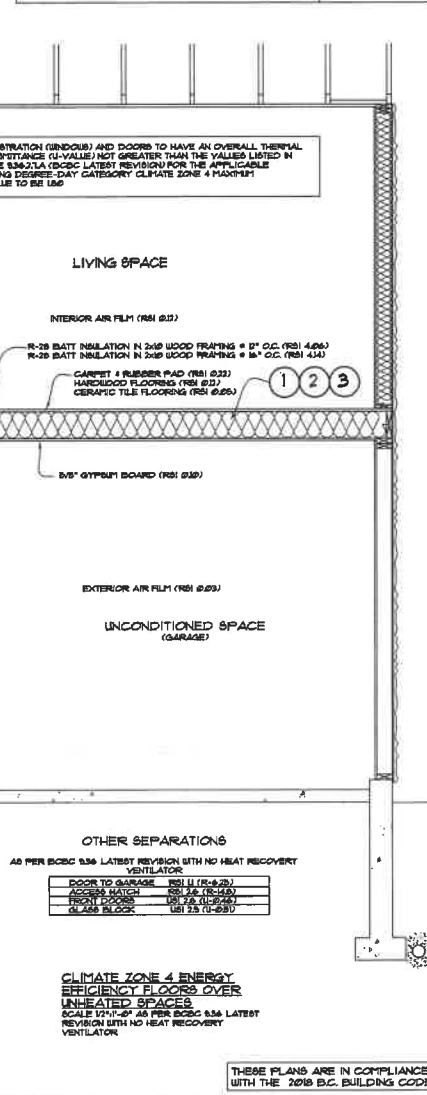


CLIMATE ZONE 4 ENERGY EFFICIENCY CEILING BELOW CATHEDRAL & FLAT ROOF DETAIL SCALE 1/2\"/>



FLOORS OVER UNHEATED SPACES (HARDWOOD FLOORING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NORMAL | EFFECTIVE |
|--|-----------------|-------------------|
| R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16\"/> | RSI 4.33 (R-20) | RSI 4.26 (R-20.5) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. INTERIOR AIR FILM | 0.12 | |
| 2. FLOORING MATERIAL - HARDWOOD | 0.12 | |
| 3. 5/8\"/> | 0.04 | |
| 4. 5/4\"/> | 0.03 | |
| 5. 5/8\"/> | 0.04 | |
| 6. POLYETHYLENE | 0.05 | |
| 7. EXTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE (16\"/> | | RSI 4.76 (R-21.6) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES | | RSI 4.61 (R-26.3) |



THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE.



Gill Drafting Ltd.

| OWNER | JUN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
|--------|--------------|-----------|-------------|---|
| SCALE: | AS NOTED | | | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT 511, 6811-16 AVE. SURREY, B.C. V3U 1E6 TEL: (604) 593-6866 FAX: (604) 593-6831 WEBSITE: WWW.GILLDRAFTING.COM |
| DATE: | MAR 28/20 | 8 OF 10 | GD19-4029 | |
| CHD: | JPS | | | |
| PHONE: | 604-831-3118 | | | |

D000397(7)

CLIMATE ZONE 4 (HARDIPLANK)

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5 ABOVE GRADE WALL ASSEMBLY
(6.35mm FIBRE-CEMENT BOARD SIDING)
AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NOMINAL | EFFECTIVE |
|--|-----------------|---------------------|
| R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" O.C. | RSI 3.34 (R-19) | RSI 2.36 (R-14.1) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. EXTERIOR AIR FILM | 0.03 | |
| 2. 6.35mm FIBRE-CEMENT BOARD SIDING | 0.023 | |
| 3. 1/2" AIR SPACE FOR RAIN SCREEN | 0.16 | |
| 4. SHEATHING MEMBRANE | - | |
| 5. 1/2" PLYWOOD SHEATHING | 0.08 | RSI 0.523 (R-2.81) |
| 6. POLYETHYLENE | - | |
| 7. 1/2" GYPSUM WALL BOARD | 0.08 | |
| 8. INTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 2.863 (R-16.31) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS | | RSI 2.19 (R-12.2) |

7 BELOW GRADE WALL ASSEMBLY
AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NOMINAL | EFFECTIVE |
|--|-----------------|--------------------|
| 8" POURED IN-PLACE CONCRETE WALL | RSI 2.46 (R-14) | RSI 1.59 (R-10.25) |
| R-24 BATT INSULATION IN 2x4 WOOD FRAMING @ 24" O.C. | | |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. EXTERIOR AIR FILM | 0.03 | |
| 2. 1" AIR SPACE | 0.16 | |
| 3. POLYETHYLENE | - | |
| 4. 1/2" GYPSUM WALL BOARD | 0.08 | RSI 0.51 (R-3.23) |
| 5. INTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 2.49 (R-14.09) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS | | RSI 1.59 (R-10.2) |

9 ABOVE GRADE WALL ASSEMBLY
(SKYLIGHT SHAFT WALLS)
AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NOMINAL | EFFECTIVE |
|---|-----------------|-------------------|
| R-22 BATT INSULATION IN 2x6 WOOD FRAMING @ 24" O.C. | RSI 3.51 (R-22) | RSI 2.61 (R-15.1) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. EXTERIOR AIR FILM | 0.03 | |
| 2. POLYETHYLENE | - | |
| 3. 1/2" GYPSUM WALL BOARD | 0.08 | RSI 0.25 (R-1.56) |
| 4. INTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 2.96 (R-16.4) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS (SKYLIGHT SHAFT) | | RSI 2.19 (R-12.2) |

10 RIM JOIST SPACE
(HOLLOW BACKED VINYL SIDING)
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.78 (R-15.4)
2x6 STUDS @ 12" O.C. W/ R-20 BATT INSULATION IN CAVITY

| CONTINUOUS ELEMENT | NOMINAL | EFFECTIVE |
|----------------------------------|---------|---------------------|
| 15" LUMBER RIM BOARD | 0.326 | |
| 1/2" PLYWOOD SHEATHING | 0.11 | |
| AIR BARRIER/SHEATHING MEMBRANE | - | |
| HOLLOW BACKED VINYL SIDING | 0.023 | |
| EXTERIOR AIR FILM | 0.03 | RSI 0.576 (R-3.26) |
| CAVITY RSI (PARALLEL) | | |
| 12" @ 12" @ 2.62 RSI | | RSI 2.62 (R-15.05) |
| 1/8" @ 3.52 | | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 3.395 (R-19.35) |

11 ACCESS HATCH

| | | |
|---|--|-------------------|
| MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.60 (R-14.8) | | |
| CONTINUOUS ELEMENTS | | |
| EXTERIOR AIR FILM | | 0.03(R-0.17) |
| RIGID EPS INSULATION (3" OF TYPE 2) | | 2.49(R-14.16) |
| POLYETHYLENE VAPOUR BARRIER | | 0.00(R-0.03) |
| GYPSUM WALL BOARD (1/2") | | |
| LATEX PRIMER & PAINT | | |
| INTERIOR AIR FILM | | 0.12(R-0.68) |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 2.60 (R-14.8) |

5 ABOVE GRADE WALL ASSEMBLY
(HOLLOW BACKED VINYL SIDING)
AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NOMINAL | EFFECTIVE |
|--|-----------------|--------------------|
| R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" O.C. | RSI 3.34 (R-19) | RSI 2.36 (R-14.1) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. EXTERIOR AIR FILM | 0.03 | |
| 2. VINYL CLADDING/HOLLOW BACKED | 0.01 | |
| 3. SHEATHING MEMBRANE | - | |
| 4. 1/2" PLYWOOD SHEATHING | 0.08 | RSI 0.45 (R-2.51) |
| 5. POLYETHYLENE | - | |
| 6. 1/2" GYPSUM WALL BOARD | 0.08 | |
| 7. INTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 2.81 (R-15.88) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS | | RSI 2.19 (R-12.2) |

6 CEILING BELOW ATTICS
AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

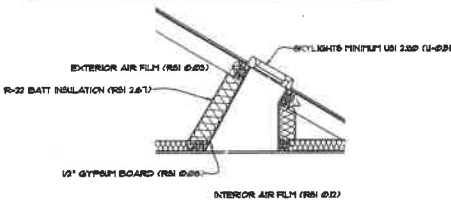
| DESCRIPTION | NOMINAL | EFFECTIVE |
|---|------------------|-------------------|
| 2x4x8 (1/4") GLASS FIBRE LOOSE FILL INSULATION FOR ATTICS 3/4 BOTTOM CHORD @ 24" O.C. | RSI 1.64 (R-9.2) | RSI 0.67 (R-3.75) |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. EXTERIOR AIR FILM | 0.03 | |
| 2. POLYETHYLENE | 0.16 | |
| 3. 5/8" GYPSUM CEILING BOARD | 0.08 | RSI 0.24 (R-1.36) |
| 4. INTERIOR AIR FILM | 0.12 | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 0.81 (R-4.62) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILING BELOW ATTICS | | RSI 0.51 (R-2.92) |

8 BELOW GRADE HEATED FLOOR
AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

| DESCRIPTION | NOMINAL | EFFECTIVE |
|--|-------------------|--------------------|
| 3.5" POURED IN-PLACE CONCRETE SLAB | RSI 2.36 (R-13.4) | RSI 2.42 (R-13.74) |
| 2.5" EXTRUDED POLYSTYRENE INSULATION | | |
| OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION: | | |
| 1. INTERIOR AIR FILM | 0.16 | |
| 2. 3/4" CONCRETE SLAB | 0.03 | RSI 0.16 (R-0.90) |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 2.58 (R-14.64) |
| MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE HEATED FLOORS | | RSI 2.32 (R-13.2) |

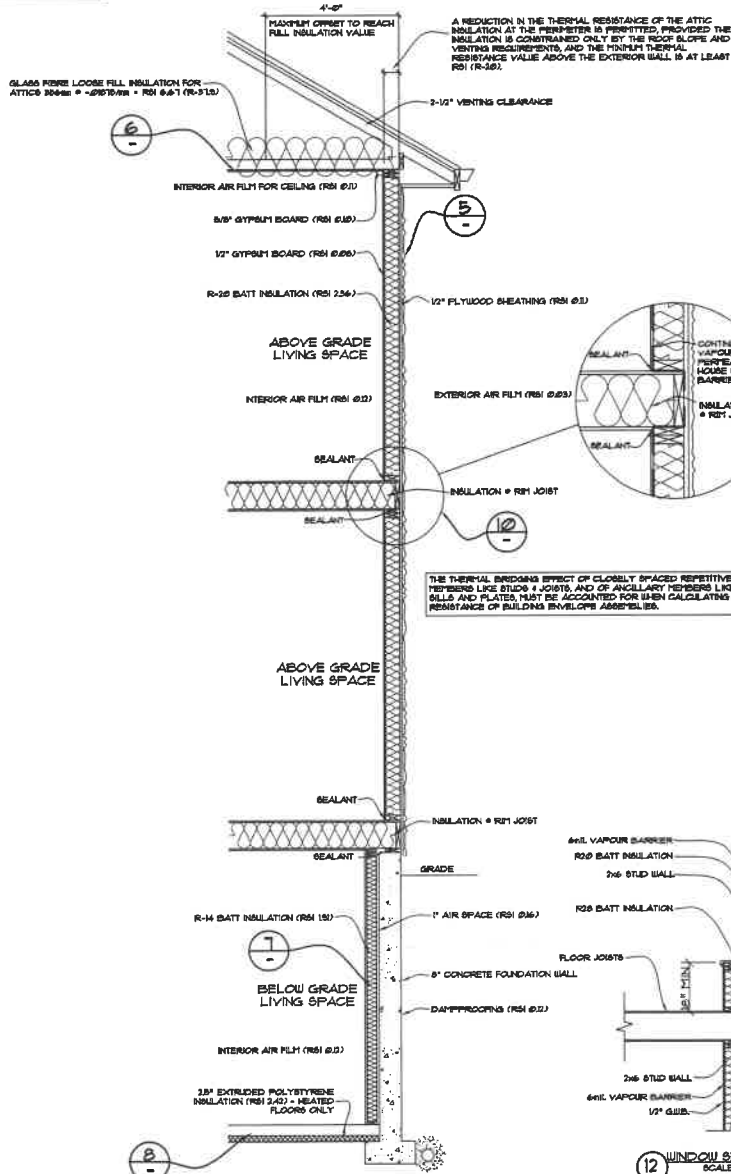
10 RIM JOIST SPACE
(6.35MM FIBRE-CEMENT BOARD SIDING)
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 2.19 (R-12.2)
2x6 STUDS @ 12" O.C. W/ R-20 BATT INSULATION IN CAVITY

| CONTINUOUS ELEMENT | NOMINAL | EFFECTIVE |
|-------------------------------------|---------|--------------------|
| 15" LUMBER RIM BOARD | 0.326 | |
| 1/2" PLYWOOD SHEATHING | 0.11 | |
| AIR BARRIER/SHEATHING MEMBRANE | - | |
| 3/4" CAPILLARY BREAK SPACE | 0.03 | |
| 6.35MM (1/4") FIBRE-CEMENT CLADDING | 0.023 | |
| EXTERIOR AIR FILM | 0.03 | RSI 0.536 (R-3.02) |
| CAVITY RSI (PARALLEL) | | |
| 12" @ 2.62 RSI | | RSI 2.62 (R-15.05) |
| 1/8" @ 3.52 | | |
| TOTAL EFFECTIVE INSULATION VALUE | | RSI 3.458 (R-19.6) |



9 CLIMATE ZONE 4 ENERGY EFFICIENCY
SKYLIGHT SHAFT WALL ASSEMBLY DETAIL
SCALE 1/2"=1'-0"

AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR



CLIMATE ZONE 4 ENERGY EFFICIENCY
OPAQUE WALL ASSEMBLY DETAIL
SCALE 1/2"=1'-0"

AS PER BCBC 5.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE.

| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |
|----------|----|-------------------|--|
| | | | PROPOSED RESIDENCE MR KEVIN TAM LOT 25 @ 1431 BARBERRY DRIVE SURREY, BC |



Gill Drafting Ltd.

| DRAWN | JUN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
|--------|--------------|-----------|-------------|---|
| SCALE: | AS NOTED | 9 OF 10 | GD19-4029 | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT 101, 8811-16 AVE. SURREY, B.C. V3W 1E6 TEL: (604) 593-6066 FAX: (604) 593-6031 WEBSITE: WWW.GILLDRAFTING.COM |
| DATE: | MAR 28/20 | | | |
| CHKD: | JPS | | | |
| PHONE: | 604-231-3128 | | | |

D000397 (8)



Gill Drafting Ltd.



| REVISION | BY | LEGAL DESCRIPTION | PROJECT NAME |  | DATE: | JUN | SHEET NO. | DRAWING NO. | DESIGNER ADDRESS: |
|----------|----|-------------------|---|--|--|-----|-----------|-------------|--|
| | | | PROPOSED RESIDENCE MR KEVIN TAM LOT#5 @ 1431 BARBERRY DRIVE SUDBURY BC | | SCALE: AS NOTED DATE: MAR 28/20 GRID: JPS PHONE: 604.831.3778 | 10 | OF 10 | GD19-4029 | GILL DRAFTING LTD. SURREY DESIGN CENTRE UNIT 211, 12811-16 AVE. SURREY, B.C. V3W 1E6 TEL: (604) 593-6800 FAX: (604) 593-6831 WEBSITE: WWW.GILLDRAFTING.COM |

Address: 4300 NORTH FRASER WAY, BURNABY,
BC V5J 5J8
Contact: 604.358-5562
Email: kirmafrancis@gmail.com



Schedule A

Energy Conservation:

| Conservation Measure | Verification Method |
|---|--|
| Location and size of windows will increase natural ventilation and daylight with high performance glazing | DP and BP stage; staff review of building plans |
| shading devices, overhangs, and landscaping to shelter peak summer exposure | DP and BP stage; staff review of building plans |
| EnergyStar® rated appliances to be used | BP stage; written confirmation by developer along with staff review of BP submission |

Water conservation:

| Conservation Measure | Verification Method |
|---|---|
| Permeable or porous paving materials around the duplex and in landscaped areas. | DP and BP stage; written confirmation by developer along with staff review of BP submission |
| sufficient depth of topsoil or composted materials for well-rooted plantings | BP stage; written confirmation by developer |
| drought-tolerant and indigenous tree, shrub, and plant species and other xeriscaping techniques | DP and BP stage; written confirmation by developer along with staff review of BP submission |

GHG Reduction:

| Conservation Measure | Verification Method |
|--|--|
| Installation of electric vehicle charging stations and pre-wired infrastructure | BP stage; written confirmation by consultant along with staff review of building plans |
| Adequate storage space for garbage, recycling and organic materials shall be provided in easily accessible, secure locations | DP stage; written confirmation by developer along with staff review of BP submission |

per OCP Sec. 9.11 Environmental Conservation DPA designation

DP000397(11)

Rezoning Application Extension for 1612 Pitt River Road

RECOMMENDATION:

That Committee of Council extend the date of expiry for adoption of Zoning Amendment Bylaw No. 4243 to September 28, 2023.

PREVIOUS COUNCIL/COMMITTEE ACTION

At the Council meeting on September 28, 2021, the following motion was passed:

1. *That Council give Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2021, No. 4243 third reading; and*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a. *Demolition of the existing buildings; and*
 - b. *Completion of design and submission of fees and securities for off-site works and services including a new fire hydrant and pedestrian access from Pitt River Road.*

REPORT SUMMARY

This report recommends extending the expiry date of an amending bylaw that would rezone the property at 1612 Pitt River Road from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4). As no circumstances related to the amending bylaw changed within this period and the property is in acceptable condition, approval of a one-year extension is recommended.

BACKGROUND

On September 28, 2021, Council gave third reading to rezone 1612 Pitt River Road to facilitate a two-lot subdivision. The Development Procedures Bylaw requires adoption of the amending bylaw within one year. Delegation of Authority Bylaw provides the Committee of Council with authority to issue time extensions for Council consideration of adoption of a Zoning Bylaw amendment for a period of up to one year from the initial one-year period. The applicant has advised he will be unable to fully complete the required conditions of bylaw adoption within that time frame and has requested a one-year extension.

DISCUSSION

The applicant advises that fulfilling the required conditions is taking significantly longer than he had anticipated due to lengthy timelines of retaining qualified professionals, but expects to complete within a year. The applicant is working towards completing the conditions having submitted revised civil drawings. The site is currently well kept and occupied with the tenants aware of the future


Rezoning Application Extension for 1612 Pitt River Road

demolition of building. No changes in municipal policies or regulations have occurred since third reading that would impact the application and staff recommend approval of the requested extension.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|---|---|--|
|  | 1 | Approve the requested time extension. |
| | 2 | Not approve the time extension. If this decision is made, the applicant may request that Council consider the requested extension. |

Lead author(s): Natalie Coburn

Heritage Alteration Permit for 2580 Shaughnessy Street

RECOMMENDATION:

That Committee of Council issue Heritage Alteration Permit HAP00002 to enable the replacement of the roof and skylights at City Hall.

PREVIOUS COUNCIL/COMMITTEE ACTION

October 26, 2015 – Smart Growth Committee issued Heritage Alteration Permit HAP00001 to enable installation of decorative LED lights.

REPORT SUMMARY

The roof of City Hall has reached the end of its useful life and needs to be replaced. As the City Hall is a designated heritage building, alteration of the structure needs to be approved through issuance of a Heritage Alteration Permit. The proposed roofing materials and design has been carefully chosen to reflect and enhance the heritage character of the building and approval is recommended.

BACKGROUND

Proposal: The City intends to replace the existing roof and skylight of City Hall as they have reached the end of their useful life. This project was approved as a capital project in 2021 and construction is anticipated for fall 2022.

For the roof replacement, the City's consultant has recommended using a dark toned heavyweight fibreglass shingle, cut in a scalloped style which will mimic natural slate. The proposed design choice is intended to be in keeping with previous roof design and the classic heritage character of the building. In addition, minor changes to the flat portion of the roof (around the third-floor skylight) will be made to enhance durability and provide better access for maintenance activities.

Context: The City Hall building was constructed in 1914 as a classic Edwardian three storey brick building. An addition was completed in 1988 which significantly increased the size of the building and re-oriented the front entrance to the civic plaza. The addition was designed to be sympathetic to the original character with similar materials, proportions and architectural style but included modern elements such as the front entry and glass atrium.

The original 1914 roof of the building was asphalt shingle in a diamond or scalloped pattern and the existing fibre cement composite roofing tile was installed when the addition was completed. The colour, scalloped design and installation pattern appears to have been intended to emulate slate roof tile, in keeping with the Edwardian architectural style.

Policy and Regulations: In 1985, the City adopted Bylaw No. 2144 which designated City Hall as a municipal heritage building under provision of the Heritage Conservation Act. In accordance with

Heritage Alteration Permit for 2580 Shaughnessy Street

Division 6 of the *Local Government Act*, local governments may issue heritage alteration permits (HAP) to permit alteration to heritage designated buildings. In consideration of a HAP, Council must ensure the alteration is consistent with the purpose of the heritage protection of the property.

The Delegation of Authority Bylaw provides Committee of Council the authority to issue Heritage Alteration Permits.

DISCUSSION

The City's consultants have examined the existing roof and historic documents to ensure the proposed materials reflect the original roof design and enhance the heritage character of the building while providing a durable and high-quality performance. The minor changes to the roof around the skylight will improve roof performance and allow access maintenance; these changes will not be noticeable and will not impact the aesthetic, cultural or heritage character of the building.


Staff have discussed the project with representatives from the Port Coquitlam Heritage and Cultural Society who provided support to the proposal.

Staff recommend approval of the Permit so that the roof replacement can proceed on schedule this fall.

FINANCIAL IMPLICATIONS

The cost of the project, including design and construction, has been approved as a capital replacement project.

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|---|---|--|
|  | 1 | Approve Heritage Alteration Permit HAP00002 |
| | 2 | Request additional information or amendments to the application to address specified issues. |

ATTACHMENTS

Attachment 1: Roof Systems Replacement Proposal

Lead author(s): Jennifer Little



July 15, 2022
Our Ref: 22050

Port Coquitlam Recreation Department
Facility Services Division
2510 Wilson Avenue
Port Coquitlam, BC V3C 6J5
Att: Rana McLean, Manager of Facility Services

Re: *Roof Systems Replacement - Port Coquitlam City Hall*

CSA Building Sciences Western Ltd. Has conducted further review of the material options for the replacement of the mansard roofs at the Port Coquitlam City Hall original building and 1988 addition. The following is an excerpt from the Heritage Review Brief, prepared by CSA and dated July 8, 2022:

1. *Replacement of the sloped mansard roof tiles;*
The original sloped mansard roofing comprises a fibre cement composite tile presumably intended to replicate slate tile roofing. The original tile was black, as could be seen from the back side of the tile. The black colour has faded over time as the synthetic components have degraded leaving the fibre reinforcing/filler exposed. The tile has become brittle and there are various failures throughout the roof areas. Replacement of the existing fibre cement tile is imminent.

It is proposed that the replacement be done using an SBS modified bitumen roof shingle having a strong shadow line and the closest resemblance to stone or slate tile available in the market. We are proposing "Malarkey Legacy Series" as being the most robust of the Malarkey product line. The colour to be Midnight Black which has some shading to greys, but no additional colours. It is considered that the extra weight and thickness of the shingle will replicate slate well.

We have subsequently examined "Enviro slate" as an alternate product. Enviro slate is a composite roof tile that emulates the look of natural slate. The product has a 50 year warranty for commercial applications. The product has been in the market since 1998 and we have not been able to obtain any negative reviews other than that the cost is 35% to 40% higher than asphalt shingles.

On review of archival photos of the original City Hall it appeared that the original roofing was asphalt shingle in a diamond or scalloped pattern. The current scalloped fibre cement shingles were intended to emulate the original roofing. We have found that the Certainteed "Carriage House" shingle closely replicates this style and is our first choice for this project. Certainteed has an available 50 year warranty (Sure Start Plus). Attached is some product information.

Sincerely,

CSA BUILDING SCIENCES WESTERN LTD.
Consulting Engineers & Project Managers

Ralph Jeck
Manager Engineering Services

CARRIAGE HOUSE[®]

Luxury Roofing Shingles

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

RECOMMENDATIONS:

That Committee of Council:

- 1. Approve Watercourse Development Permit DP000444 to provide for watercourse protection and enhancement at 2455-2475 Gately Avenue, 2428-2492 Kingsway Avenue and 2420 and 2450 Ticehurst Lane; and*
- 2. Approve Development Permit DP000432, which regulates an apartment and childcare facility development at 2455-2475 Gately Avenue, 2428-2492 Kingsway Avenue and 2420 and 2450 Ticehurst Lane.*

PREVIOUS COUNCIL/COMMITTEE ACTION

November 10, 2020 – Council adopted Official Community Plan Amendment Bylaw No. 4195 which amended the site's land use designation to Comprehensive Residential and add location specific design guidelines.

April 13, 2021 – Council adopted Zoning Amendment Bylaw No. 4196 which rezoned the site to permit a 6 storey non-market rental apartment development with a childcare facility.

July 27, 2021 – Council adopted Housing Agreement Bylaw, 2021, No.4253 which will ensure the property is developed with non-market rental housing with defined affordability and tenant-eligibility requirements.

REPORT SUMMARY

This report describes applications for development permits to provide for watercourse protection and regulate an apartment development with a childcare facility at 2455-2475 Gately Avenue, 2428-2492 Kingsway Avenue and 2420 and 2450 Ticehurst Lane. The project is designed to enhance watercourse protection and generally complies with the objectives and design guidelines of the Intensive Residential and Environmental Conservation development permit area designations. The development largely adheres to the site's comprehensive development CD38 zoning; the developer has however requested a variance to the underground structure setback along a portion of Gately Avenue. The variance is minor and its impact well mitigated through quality cladding and landscaping. Approval of the development permits are recommended.

BACKGROUND

Proposal: Peak Towers Development Ltd. in partnership with the Affordable Housing Societies has submitted development permit applications to enable construction of a large non-market residential apartment complex with a childcare facility at 2455-2475 Gately Avenue, 2428-2492 Kingsway Avenue and 2420 and 2450 Ticehurst Lane.

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

Site Context: The site is comprised of eight parcels bound by Kingsway Avenue, Gately Avenue and the Coquitlam River which will be subdivided/consolidated into a single 2.4-acre parcel. Demolition was recently completed and the site is vacant and secured by a construction fence. Surrounding land uses include the Canadian Pacific Railway corridor and small-scale industrial uses north of Kingsway Avenue, a large multi-family residential complex and a small-scale light industrial building west of Gately Avenue. The Downtown and Lions Park are within walking distance, directly east of the Coquitlam River. The southeastern portion of the property is adjacent to the Coquitlam River, a class A watercourse and the Coquitlam River Trail. The site also benefits from close proximity to the McAllister Pedestrian Bridge which provides a connection to the Downtown. The site is also located on a portion of the City's original town site, known then as Westminster Junction.



Location map

Policy and Regulations: The Official Community Plan (OCP) land use designation for the site is Comprehensive Residential which allows for ground oriented residential and apartment dwelling units and may include complementary community commercial uses such as child care facilities and medical services. The property was recently rezoned to CD38 – Comprehensive Development Zone 38 which permits rental apartment, child care facilities, accessory uses and sets site specific development regulations.

The following OCP development permit areas guidelines apply to development of the site.

- a. Intensive Residential: The objectives and guidelines of the site's Intensive Residential development permit area designation are intended to guide the form and character of residential developments, promote orderly development, and control the interface between commercial and other land uses.

The following location specific guidelines also apply to the site:

- Buildings with a height of up to 6 storeys may be located on the site.

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

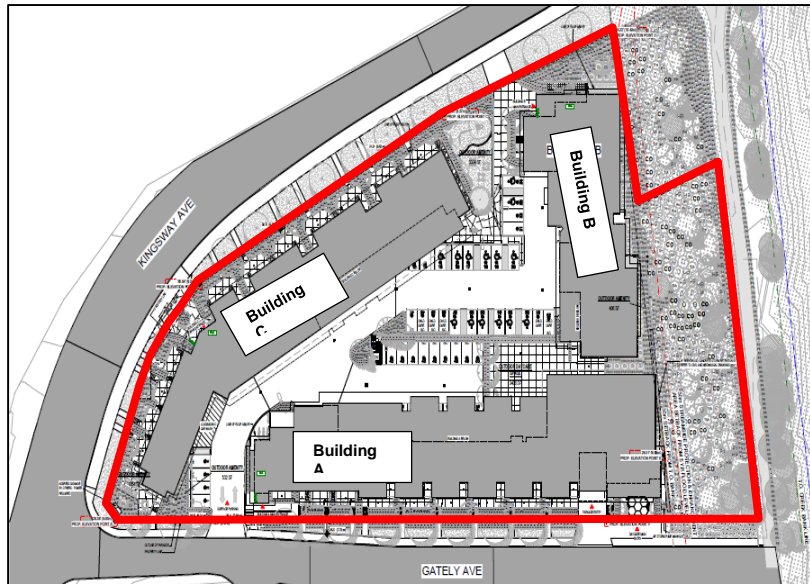
- All buildings shall have a high-quality architectural character but recessed upper floors are not required.
 - Vehicle access shall only be permitted from Gately Avenue and garbage and recycling storage must be located within in a building.
 - Where parking is provided at street level, it shall not be located within any yard facing a street.
 - Amenities including vehicle and bicycle washing facilities, children outdoor play areas, outdoor seating and garden plots are to be provided on the site.
 - The site shall be designed to provide a high level of pedestrian accessibility connecting the buildings and ground floor unit entries to the streets.
 - Where landscape retaining walls are proposed or underground structures protrude above grade, the use of brick or stone cladding is required.
 - All signs and signage should be architecturally coordinated with the overall design of buildings and landscaping.
- b. Environmental Conservation: The site's environmental conservation development permit area designation encourages sustainable development and building design, efficient use of energy, water and other resources, and the reduction of waste and pollution.
- c. Watercourse Protection: The site is designated as a watercourse protection development permit area for the purposes of protecting and enhancing the natural environment, ecosystems and the biological diversity of watercourses. The development permit area designation encourages considering watercourse areas in development design, encouraging development which supports the riparian function, and using innovative and flexible regulations to support compatible development.

The City's Processing of Development Applications Policy provides for the City to fast-track public interest applications through the various application review processes and process the applications at the City's cost.

Proposed Development: The proposed development provides 300 apartment dwellings and a 423m² (4,553ft²) childcare facility built over a common one-level parkade. The complex consists of three 6-storey buildings fronting the periphery of the site clustered around a grade level interior parking court.

Each building is designed with its own prominent main entry providing pedestrian access from the adjoining street. Apartments located at street level have individual front doors and landscaped walkways leading to the street to promote pedestrian access and eyes on the street. There are two vehicle access points to the site from Gately Avenue; one for access to the grade level parking court which will also serve as access to garbage and recycling rooms located to the interior of the site and a second for access to the underground parkade.

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

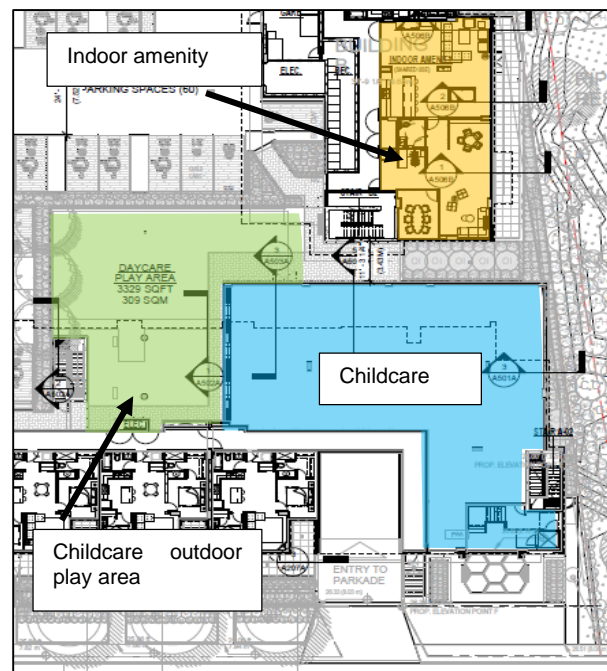


Proposed site plan

The residential portion of the development will consist of 129 one-bedroom, 123 two-bedroom, 5 two-bedroom plus den and 43 three-bedroom apartment homes ranging in size from 44m² (474 ft²) to 80m² (861 ft²). These will include 58 adaptable, 30 accessible and 2 universal dwellings to help meet the needs of residents with disabilities.

The proposal includes common amenity space for the residents consisting of three outdoor amenity areas which provide a children's play area, raised gardening beds with a garden shed and access to water, a barbeque area with seating and tables for outdoor gatherings and a patio adjacent to the indoor amenity space. The indoor amenity spaces located in building B are to include a lounge/party room and meeting/study rooms. All units have private outdoor space in the form of a balcony or patio.

The project has also been designed to provide a number of additional amenities for the residents including secure storage space for 300 bicycles along with a bike wash and repair station in the underground parkade. The loading bay located in the grade level parking court has been equipped



Indoor amenity and child care space

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

with drainage and a hose bib for use as a vehicle washing bay and a pet washing station has been provided in the underground.

The proposed child care facility is to be located near the southeast corner of the property and includes outdoor play space located to the interior of the site. The applicant has also indicated they may look to use a portion of the indoor amenity space for before and after school care for their residents.

Project Profile

| | Bylaw Regulations ¹ | Proposed ² | Proposed Variance |
|-------------------------------|---------------------------------|------------------------|------------------------|
| Site area minimum | 9,500 m ² | 9,557.3 m ² | |
| Floor area ratio | 2.0 | 1.98 | |
| Adaptable dwelling units | 30% | 30% (60 units) | |
| Building lot coverage | 50% | 48% | |
| Setbacks: | | | |
| Front (Gately Avenue) | 3.5 m | 3.5 m | |
| Interior side (East) | 0 m | 0 m | |
| Rear (Kingsway Avenue) | 4.5 m | 4.5 m | |
| Underground Structure Setback | 1.2 m ³ | 0 m | 1.2 m (Gately only) |
| Building height | 20 m | 20 m | |
| Outdoor amenity space | 479 m ² | 479 m ² | |
| Indoor amenity space | 160 m ² | 160 m ² | |
| Parking: Total | 293 | 295 | |
| Resident | 288 (0.96 per dwelling unit) | 290 | |
| Childcare | (1 per 10 children) | 5 | |
| Small car | 75 (25% max) | 75 | |
| Bicycle parking | | | |
| Long-term (bike room) | 300 (1 per dwelling unit) | 300 | |
| Short-term (bike rack) | 18 (6 per building) | 18 | |

Development Design Character: The developer proposes a contemporary architectural style that includes quality cladding materials in keeping with other recent development in Port Coquitlam and includes generous applications of brick, fibre-cement panel, corrugated metal, standing seam metal,

¹ Refer to the Zoning, Parking and Development Management and Building and Plumbing bylaws for specific regulations

² Information provided by applicant

³ Any portion of an underground structure that is above finished grade must be sited at least 1.2m from any lot line

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

aluminum balcony railing, and wood look metal soffits. Each building will utilize consistent materials but have its own unique colour palette to create a cohesive design while allowing each building to have its own personality. As shown on the images below, the building design provides strong horizontal and vertical elements, with a variation of materials and colour intended to help break up the building mass, create visual interest and a balanced architectural program.



Facade fronting Kingsway / Gately Intersection



Facade fronting Kingsway (looking eastward)

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane



Facade fronting Kingsway and the Coquitlam River (looking southwest)

The exterior façade of the childcare has been designed to distinguish its use from the residential portion of the development and include an element of whimsy in the design with multi-coloured glass for the street front accessibility ramp railings and the entry canopy located along Gately Avenue.



Childcare front facade

Landscaping (non-riparian): The non-riparian portion of the landscape plan calls for a mixture of 44 trees, 919 shrubs, 365 perennials, 292 grasses and 633 ground cover plants. These are to be located throughout the periphery of the site in integrated landscape planters and tiered retaining walls to soften the building edges and define and beautify the apartment patios for the ground floor apartment units and in the interior parking court to soften and shade the parking areas and add architectural interest. The landscape surface materials include concrete and high-quality unit pavers for patios and walkways, asphalt for the parking court driveways and unit pavers for the vehicle parking spaces.

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane



Landscape plan

Environmental Conservation Measures: The proposed development, in accordance with the building and plumbing bylaw, will be constructed to meet Step 3 of the BC Energy Step Code. Other conservation measures include shading devices and overhangs to help shelter peak summer exposure, high performance glazing, use of timer and sensor-controlled lighting, energy star rated appliances, watercourse protection and enhancement, high-efficiency irrigation system with rain sensors, drought tolerant and indigenous plantings, stormwater delay, low VOC products, adequate and accessible recycling storage and electric vehicle rough-in. A complete list of conservation measures is included in Schedule A of the development permit.

Noise Dampening Measures: As a condition of rezoning, a legal agreement was required to ensure the building was designed to mitigate potential noise impacts of the CP Rail corridor and Kingsway Avenue, which is an arterial route and truck corridor. The noise dampening measures include thickening exterior sheathing and interior drywall and the use of sound dampening windows and doors for suite walls fronting Kingsway Avenue.

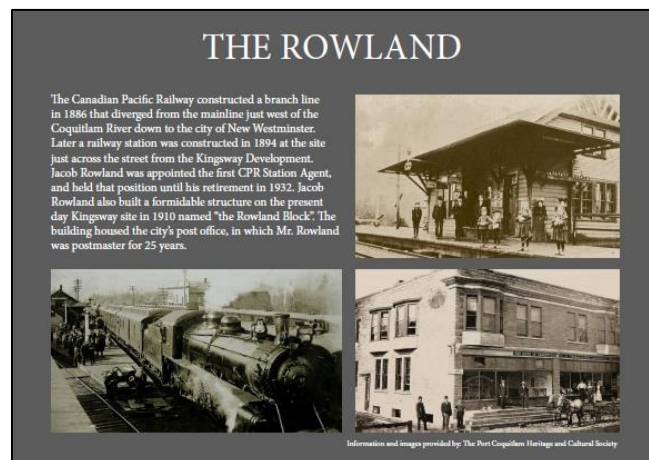
Proposed Variance: The applicant has proposed a variance to reduce the setback of the underground structure to enable maximization of onsite parking. The CD38 zone requires underground structures which protrude above grade to be setback a minimum of 1.2m from parcel lines to allow space for landscaping to soften the impact of parking structures along public facades. The applicant has proposed a zero setback for an above grade portion of the underground structure along Gately Avenue where the natural grade is lower than the surrounding area. To mitigate the

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

impact of the 3 to 6-foot-high wall, the concrete structure will be screened with valley stone landscape retaining wall blocks and integrated into the tiered landscaping at the building edge.

Off-site Infrastructure and utilities: This project requires significant infrastructure and service upgrades to meet standards of the subdivision servicing bylaw and adequately service the proposed development. These include reconstruction of Kingsway Avenue ½ road plus one meter complete with curb and gutter, sidewalk, road drainage, street trees and street lighting; reconstruction of Gately Avenue full width complete with curb and gutter, sidewalk, road drainage, street trees and street lighting on the eastern side fronting the site. To improve vehicular access to/from Gately Avenue a left-hand turn and receiving lane will be added to Kingsway Avenue and a multi-use pathway will be added along the adjacent Kingsway frontage and a section of the Coquitlam River Trail will be constructed adjacent to the site. This development also requires extensive utility service upgrades including replacement of both the watermain and sanitary services on Gately Avenue. The off-site infrastructure and utilities were determined at rezoning stage and secured through a legal agreement.

Site Heritage: The site was part of Port Coquitlam's historic townsite known as Westminster Junction. In recognition of the site's history and in consultation with the Port Coquitlam Heritage and Cultural Society, the applicants have proposed naming the housing complex Westminster Junction and each of the buildings are to be named in recognition of historic figures and buildings associated with the townsite. The proposed building names are; The Rowland, The Myrtle, and The Ticehurst and the applicants have worked with the Port Coquitlam Heritage and Cultural Society to prepared commemorative plaques for each of the buildings (attachment 1). These plaques will be located at the entrance of each building.



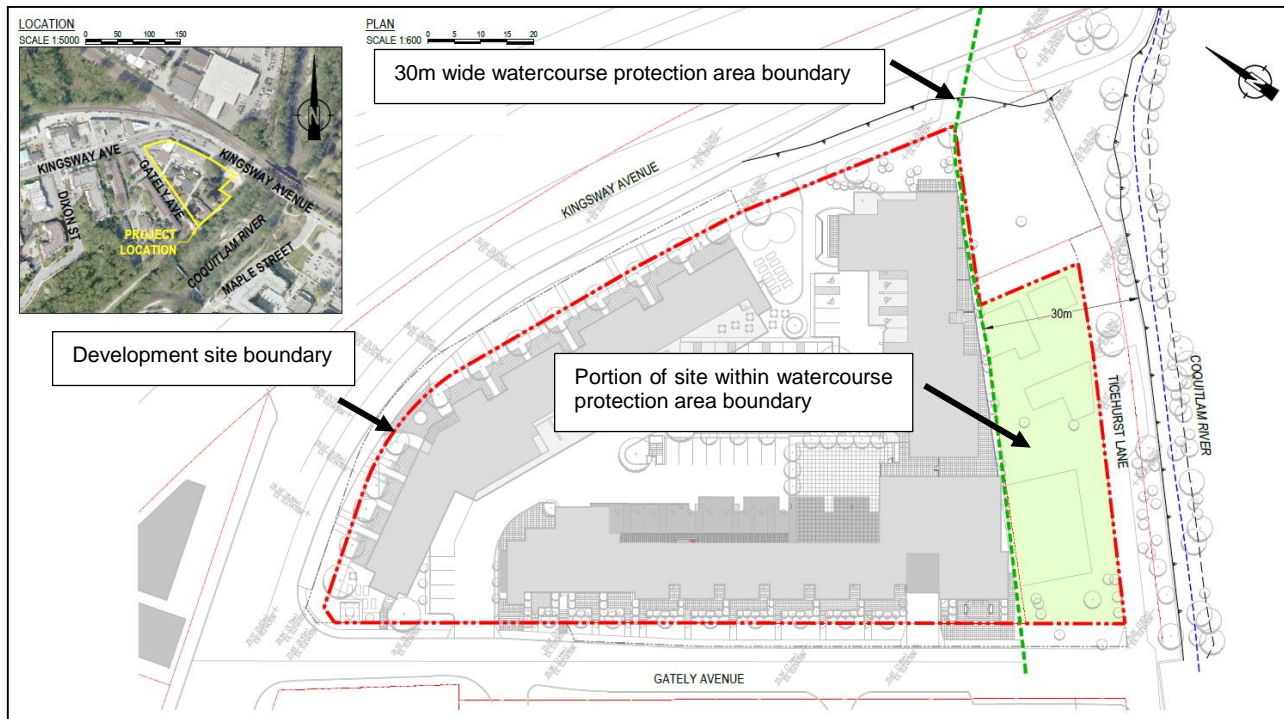
The Rowland - commemorative plaque

Watercourse Protection: The proposed development is adjacent to the Coquitlam River and subject to the objectives and guidelines of the Watercourse Protection Development Permit (DP) Area. These guidelines prescribe a 30m wide watercourse protection area measured from the wetted crest of the Coquitlam River dike. The development is also subject to the Provincial Riparian Area Protection Regulation (RAPR) which requires a 30m wide streamside protection area measured from the high-water mark.

As a condition of the rezoning the applicant is required to provide riparian enhancements and construction of the Coquitlam River Trail between Kingsway and Gately Avenues on the adjacent

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

public lands and register a legal agreement restricting the watercourse protection area portion of the development site (non-public lands) to riparian vegetation. The map below identifies the development site, 30m wide watercourse protection area and the portion of the site falling within the watercourse protection area.



Map showing the watercourse protection area

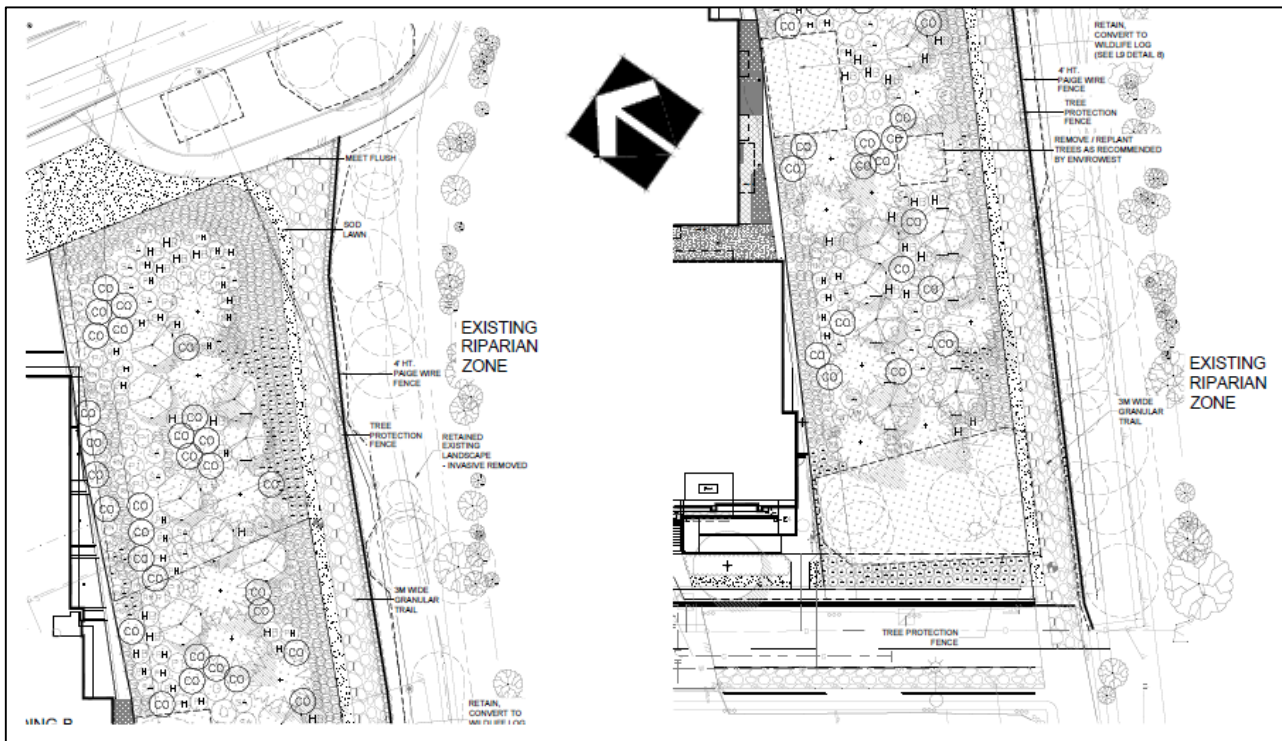
The Coquitlam River is a significant Class A watercourse supporting populations of coho salmon, chum salmon, chinook salmon, pink salmon, cutthroat trout, rainbow trout and steelhead as well as several non-salmonid species. The river and its adjacent riparian areas also provide significant habitat and a travel corridor for wildlife.

The applicant submitted an environmental report assessing the development proposal and its conformance with the City's Watercourse Protection DP guidelines. This report confirmed the project meets the prescribed 30m watercourse protection area and Provincial RAPR setback, and proposes the following enhancements to the riparian area:

- removal of several existing structures (two houses, two accessory buildings, pavement and landscape planters) from the setback area;
- construction of a segment of the Coquitlam River Trail to City standards using permeable materials;
- installation of a barrier fence between the development and the riparian area to protect the riparian planting;

Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

- installation of a 4ft high fence to Department of Fisheries and Oceans standard to protect the riparian area along the river side of this new portion of the Coquitlam River Trail;
- riparian planting consisting of 30 new trees (bitter cherry, red alder and douglas fir), 327 shrubs, 104 perennials and 560 ground cover plants; and
- repurposed cut trees from the development site for ground level habitat.



Riparian planting plan

Public Consultation: Development signs have been posted to face both Kingsway and Gately Avenues and provide notification of the OCP amendment, rezoning and development permit applications. The applicant provided an opportunity for community input between August 20, 2020 and September 13, 2020 and a public hearing for the OCP and zoning amendments was held November 12, 2020.

DISCUSSION

The proposal meets the intent of the City's Watercourse Protection Development Permit Guidelines by maintaining the required setback to the Coquitlam River and provides for significant enhancements to the riparian landscape through removal of structures, pavement and the addition of riparian planting.

The proposed variance to the underground structure setbacks along Gately Avenue has been well mitigated by high-quality cladding and benefits from a wider boulevard along this portion of Gately


Development Permit Applications for 2455 to 2475 Gately Ave, 2428 to 2492 Kingsway Ave and 2420 and 2450 Ticehurst Lane

Avenue. The overall design of the proposed apartment buildings and landscaping meet the intent of watercourse, intensive residential and environmental conservation development permit area objectives and guidelines including the site-specific guidelines determined through the OCP amendment process. The development would be attractive and consistent with the expected high quality of character of the city's residential areas. Approval of the setback variance and both development permits are recommended.

FINANCIAL IMPLICATIONS

In accordance with the Processing of Development Applications Policy, the City did not require Rezoning and Development Permit application fees, an approximate value of \$57,000. The Affordable Housing Society has also submitted a request for a grant from the Special Needs Housing Reserve. Previous grants for similar non-market housing have been provided at \$1,000 per dwelling unit. This request will be brought forward to Committee once the development permit has received approval.

OPTIONS (✓ = Staff Recommendation)

| | # | Description |
|--|---|---|
|  | 1 | Approve Watercourse Development Permit DP000444 and Development Permit DP000432. |
| | 2 | Request additional information, amendments to the application, changes to recommended conditions of prior to forwarding the application to Council. |
| | 3 | Recommend to Council that the application be refused. |

ATTACHMENTS

Attachment 1 - Commemorative plaques
Attachment 2 - Draft watercourse development permit
Attachment 3 - Draft development permit

Lead author(s): Bryan Sherrell

THE MYRTLE

The Myrtle Hotel was built in the early 20th century (circa 1910) and was situated by the west bank of the Coquitlam River. Rooms were offered by the day or week at the 3 story hotel to travellers arriving from the CPR passenger trains at the nearby station. The proprietors of the Myrtle were the Pappadakis family, whose written recollections of early life in Port Coquitlam is documented in the Port Coquitlam Archives. The Myrtle Hotel, along with Sinclair's Jewellers and Baumgartner's Barber Shop were swept down the Coquitlam River in October 1921 due to flooding in the area. Residents of the hotel were awakened to fish swimming under their beds, as the entire building sailed down the river like an ark! Luckily, no lives were lost in the disaster.



Information and images provided by: The Port Coquitlam Heritage and Cultural Society

THE ROWLAND

The Canadian Pacific Railway constructed a branch line in 1886 that diverged from the mainline just west of the Coquitlam River down to the city of New Westminster. Later a railway station was constructed in 1894 at the site just across the street from the Kingsway Development. Jacob Rowland was appointed the first CPR Station Agent, and held that position until his retirement in 1932. Jacob Rowland also built a formidable structure on the present day Kingsway site in 1910 named “the Rowland Block”. The building housed the city’s post office, in which Mr. Rowland was postmaster for 25 years.



Information and images provided by: The Port Coquitlam Heritage and Cultural Society

THE TICEHURST

Oral (Pop) Ticehurst purchased the original Good Eats Cafe, located on the south side of Dewdney Trunk Road from Charles Orford in 1941, and soon after World War 2 constructed a new cafe across the street next to the CPR station in 1947, naming it “Pop’s Cafe”. When Oral passed away in 1952, his wife Myra and family ran the cafe until 1967. Many old time residents fondly recall when Pop’s Cafe was a favourite destination for both young and old, when Port Coquitlam was still a small town.



Information and images provided by: The Port Coquitlam Heritage and Cultural Society

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

WATERCOURSE DEVELOPMENT PERMIT

NO. DP000444

Issued to: DOGWOOD HOLDINGS (KINGSWAY) SOCIETY
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1510 – 999 WEST HASTINGS STREET VANCOUVER BC V6C 2W2

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: Pending - 2471 GATELY AVENUE

Legal Description: To be added upon consolidation

P.I.D.: To be added upon consolidation

3. The above property has been designated as Development Permit Area under Section 9.8 – Watercourse Protection in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. Riparian preservation zones, construction environmental management plan and habitat enhancement works are to conform to the plans numbered DP000444 (1) to DP000444 (15) which are attached hereto and form part of this Permit.
5. The conditions of this Permit are:
 - (a) There shall be no disturbance, alteration or destruction of the riparian preservation zone within the setback of 30 metres of the top of the bank of Coquitlam River a Class (A) watercourse as shown on the plan numbered DP000444 (1);
 - (b) The subsequent building envelope established by this DP means that any future building, foundation or non-permeable surface associated with construction or habitation cannot be placed within 30 metres of the top of the bank of the watercourse;

- (c) Tree protection fencing shall be installed and maintained in accordance with accompanying plan numbered DP000444 (2) and the Construction Environmental Management Plan numbered DP000444 (5) to (15);
- (d) Upon construction of a building on the site, or sooner, the owner will proceed to enhance the riparian preservation zone as detailed in the accompanying habitat enhancement plans as shown on the plans numbered DP000444 (3) to (4);
- (e) All landscaping works and planting materials shall be provided in accordance with the accompanying habitat enhancement plans and specifications thereon, shown on DP000444 (3) to (4);
- (f) All planting materials provided shall be able to survive for a period of five (5) year from the date of the site is enhanced;
- (g) During construction, riparian areas must be protected as specified by the Construction Environmental Management Plan as detailed in the accompanying plan numbered DP000444 (5) to (15);
- (h) A soil removal and deposition permit will be required to fill any area of the site deemed necessary for construction;

6. Security

- (a) As a condition of the issuance of this Permit, the security set out below will be help 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 5 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount:
 - i. \$113,943.00 for the purpose of landscaping (enhancing) the riparian preservation area.
 - ii. \$12,500.00 for the purpose of inspection and maintenance of the habitat enhancement area for a 5 year period
- (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 (enhancing) works required by this Permit as a condition of receiving an occupancy permit for a building on the site.

Prior to receiving an occupancy permit, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within a three month period following a request for an occupancy permit, 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. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this Permit within the time set out above, the security shall be returned to the Permittee, provided that a sum of ten percent 10% of the original landscaping security stated in Clause 6(a) above may be withheld by the Municipality for an additional year. At year-end, or upon re-inspection at the request of the Permittee, if the Municipality deems the landscaping to be completed, the 10% hold back will be released. Should the Permittee fail to remedy any aspect of the landscaping not in accordance with the approved plan, the Municipality may deduct the cost of remedying the defect from the said deposit and recoup additional costs from the Permittee if necessary.
 - (e) The Permittee shall carry out the inspection, reporting and maintenance prescribed in the accompanying habitat enhancement plan. The landscape inspection and maintenance security will be reduced by \$2,500.00 annually upon submission of a report from a qualified environmental consultant confirming the performance objectives of the watercourse protection area management plan have been achieved.
- 7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof.
 - 8. This Permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this Permit.
 - 9. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this Permit.
 - 10. This Permit is not a Building Permit.

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

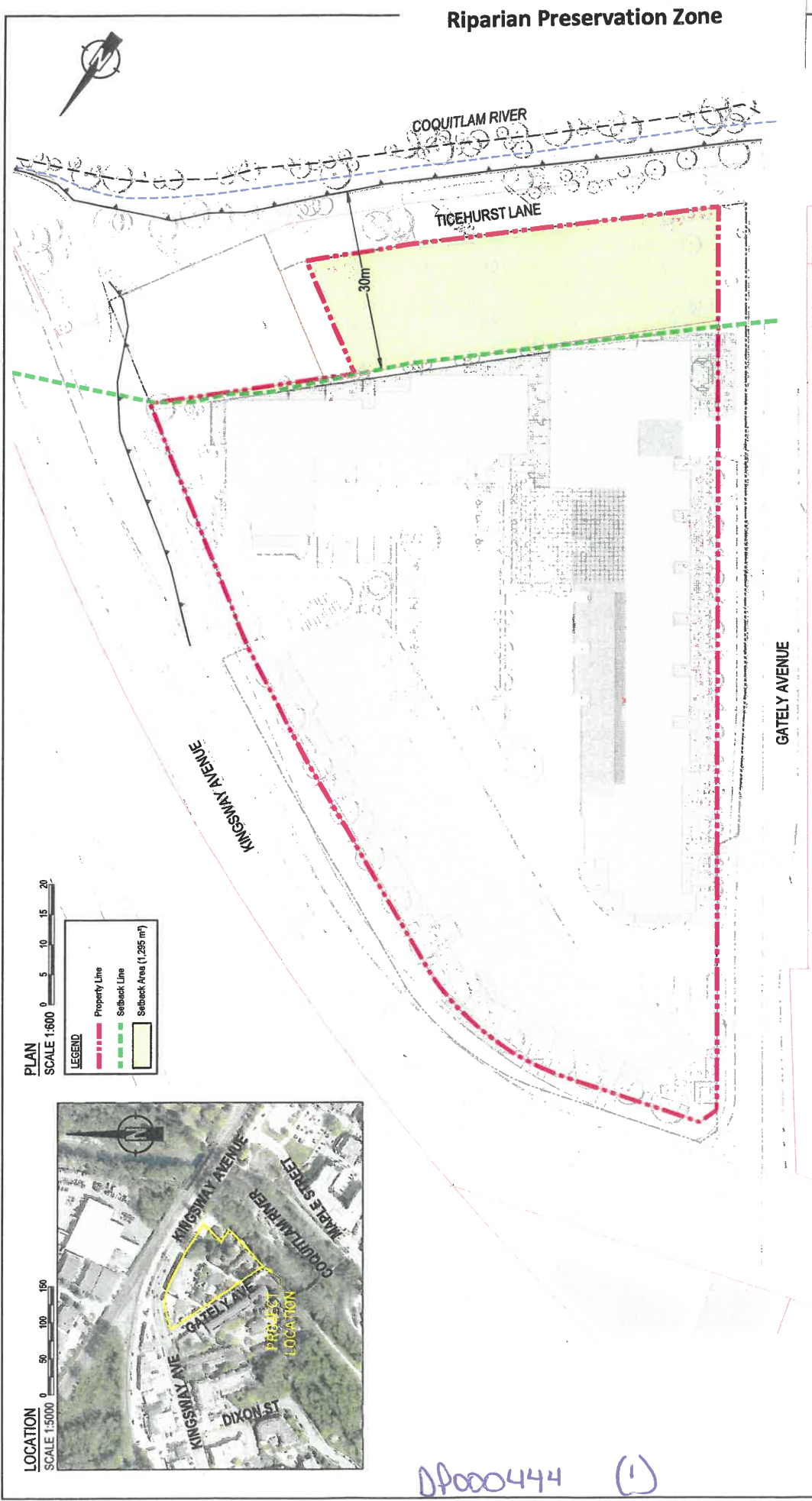
SIGNED THIS ____ DAY OF _____, YEAR

Mayor

Clerk

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

Applicant (or Authorized Agent or
Representative of Applicant)



Riparian Preservation Zone

COQUITLAM RIVER

TICEHURST LANE

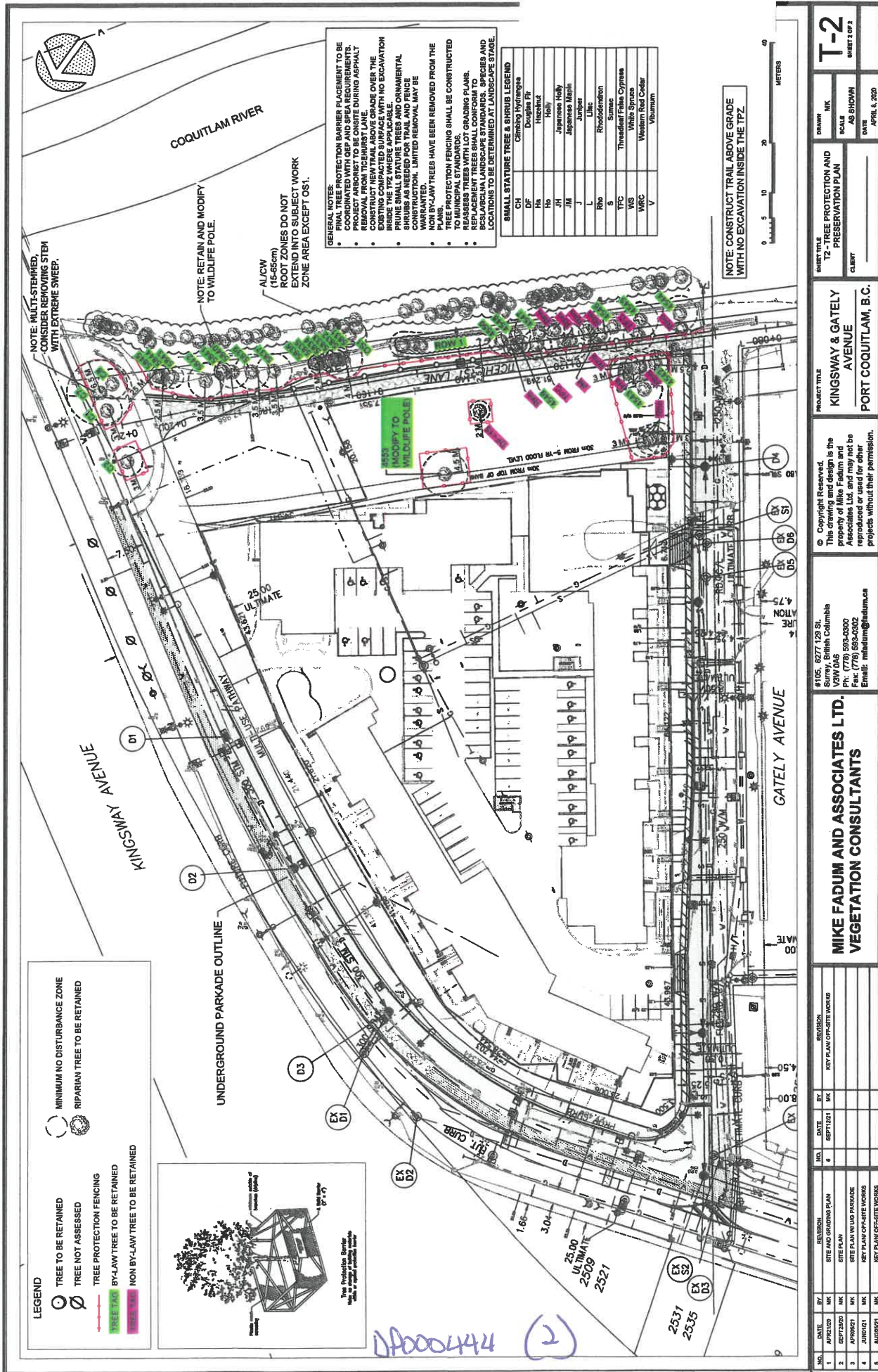
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KINGSWAY AVENUE

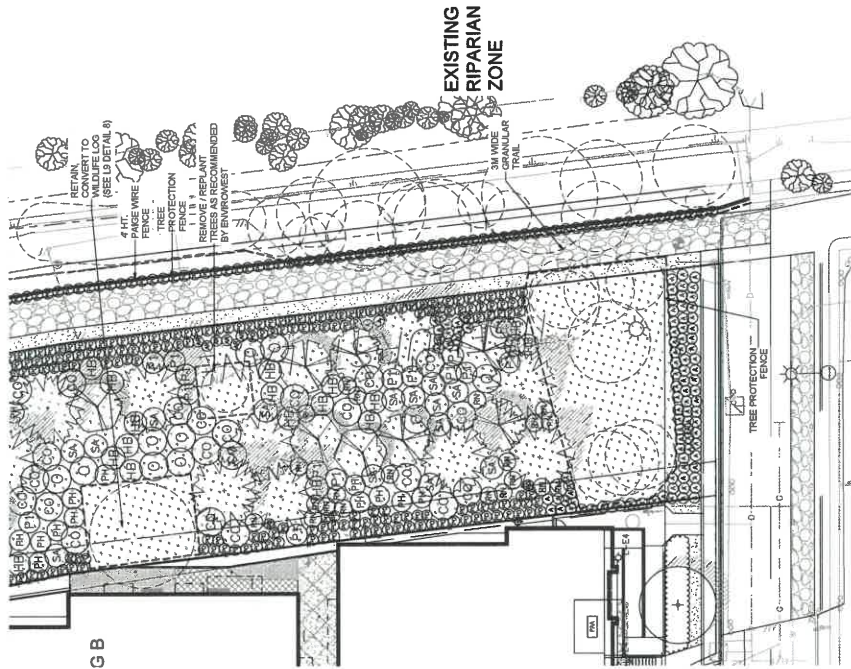
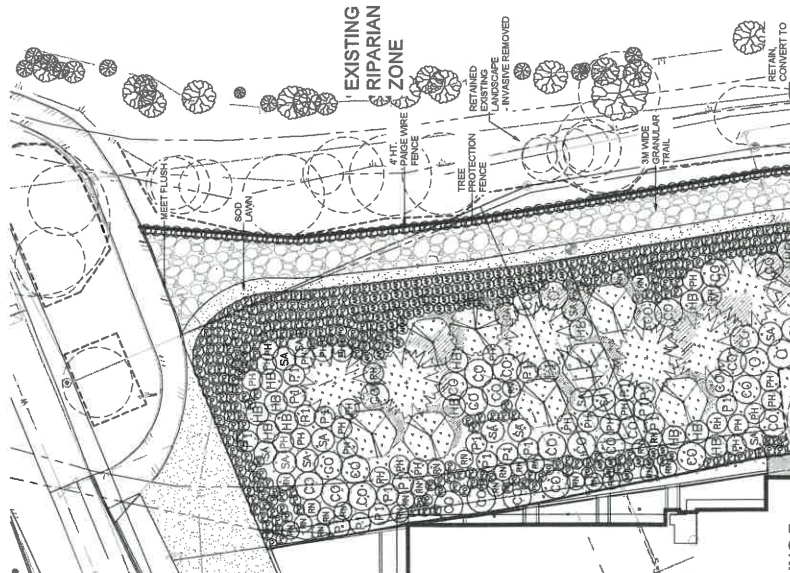
GATELY AVENUE

DP000444 (1)

Tree Protection



| RIPARIAN PLANT SCHEDULE | | | DATE: 20 APR 03 | PROJECT NUMBER: 20-003 |
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| NO. | COMMON NAME | REMARKS | DATE: 20 APR 03 | PROJECT NUMBER: 20-003 |
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PROJECT: WESTMINSTER JUNCTION
2471 GATEWAY AVENUE
PORT COQUITLAM, B.C.

DATE: 20 APR 03
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DESIGN: [blank]
CHECK: [blank]
PROJECT NUMBER: 20-003

DATE: 20 APR 03
SCALE: 1/4" = 1'-0"
DRAWN: [blank]
DESIGN: [blank]
CHECK: [blank]
PROJECT NUMBER: 20-003

pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Silt Creek Drive
Vancouver, BC V6M 2G2
P: 604-264-0011 F: 604-264-0022

DP000444 (3)



pmg
**LANDSCAPE
ARCHITECTS**
Suite C100 • 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 • f: 604 294-0022

AFFORDABLE HOUSING PROJECT
KINGSWAY & GATELY AVENUE
PORT COQUITLAM, BC

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| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|------------------------------------|-----|
| 1 | 28-SEP-25 | NEW LET PLAN | DR |
| 2 | 28-SEP-25 | THE IMPACT COORDINATION | DR |
| 3 | 28-SEP-25 | NEW LET PLAN | DR |
| 4 | 21-APR-25 | NEW LET PLAN | DR |
| 5 | 21-APR-25 | REVISED PER ABAQ CHANGES | DR |
| 6 | 21-APR-25 | REVISED PER ABAQ CHANGES | DR |
| 7 | 21-APR-25 | REVISED PER ABAQ / CITY COMPLIANCE | DR |
| 8 | 21-APR-25 | NEW LET PLAN | DR |
| 9 | 21-APR-25 | ASPECTS OF COORDINATE | DR |

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

**GATELY AVENUE AT KINGSWAY AVENUE,
PORT COQUITLAM**

WA ARCHITECTS
301 - 1444 Alberni Street
Vancouver, BC V6G 2Z4

September 25, 2020.

ENVIROWEST CONSULTANTS INC.
Suite 101, 1515 Broadway Street
Port Coquitlam, BC V3C 6M2
Tel.: 604-944-0502
www.envirowest.ca



DP000444 (5)

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DP000444 (6)

1.0 OVERVIEW

WA Architects (the Applicant) is proposing to construct a new multifamily residential development located at civic address 2428, 2456, 2458, 2460, 2466, 2470, and 2492 Kingsway Avenue, 2420 and 2450 Ticehurst Lane, and 2455, 2473 and 2475 Gately Avenue, Port Coquitlam, BC (the Property). The Property fronts Kingsway Avenue to the north and northeast and Gately Avenue to the south and southwest and the Ticehurst Lane right-of-way to the southeast. It is completely surrounded by existing roads or road allowances. The Coquitlam River is located to the southeast, across the Ticehurst Lane right-of-way..

Envirowest Consultants Inc. provides an initial Construction Environmental Management Plan (CEMP) for the project. The CEMP is provided to ensure that prospectively adverse effects to the environment, in particular to the adjacent drainage ditch and riparian buffer, are not realized during construction.

2.0 ROLES AND RESPONSIBILITIES

Roles and responsibilities of the Project participants are as follows:

| | |
|---|---|
| Project Owner/Developer | Mr. Barry Weih WA Architects |
| Project Manager | Mr. Barry Weih WA Architects |
| Environmental Manager | Envirowest Consultants Inc. Tracy Anderson, R.P.Bio. 604-908-0407 |
| Erosion and Sediment Control (ESC) Supervisor | To be determined |
| General Contractor | To be determined |

The Project Manager, General Contractor and the Environmental Manager will undertake a joint review of the Construction Environmental Management Plan (CEMP) document prepared for this Project, and will hold a pre-construction meeting to review environmental concerns and project staging and timing.

The Environmental Manager will ensure that appropriate environmental permits from municipal, provincial and federal regulatory authorities (if required) have been obtained, and will oversee the Environmental Monitor (EM).

DP000444 (7)

The Project Owner/Developer will be required to retain an Erosion and Sediment Control (ESC) Supervisor to inspect construction activities.

The ESC Supervisor will be responsible for the following:

- Review the CEMP, contract documents, permits, and agency guidelines and documents;
- Attend the pre-construction meeting and conduct an environmental orientation to ensure the General Contractor and all others at the meeting have a thorough understanding of the contents and application of the CEMP;
- Ensure that effective construction impact mitigation measures are implemented by the Contractor;
- Review Contractor work plans to confirm that conditions of the CEMP will be achieved;
- Inspect construction activities and provide direction for impact mitigation as required;
- Maintain detailed project records including permits, environmental concern/incident reports, monitoring logs, and site photographs;
- Consult with the Contractor when a work stoppage is necessary in the event that environmental protection is compromised;
- Review and monitor implementation of the CEMP;
- Review, inventory and/or monitor emergency response supplies and equipment at the site;
- Observe, document and report spill event cleanup;
- Contact provincial/federal agencies and the City of Port Coquitlam in the event that a spill event occurs;
- Review and monitor site clean-up and restoration activities;
- Undertake de-briefing meetings with the Contractor at the end of each inspection/inspection day to review effectiveness of observed mitigation measures and to review immediate future work activities and associated mitigation measures;
- Document any and all adverse effects to aquatic and/or terrestrial habitat not included in federal and/or provincial approvals for the Project (if required), and development of habitat restoration prescriptions to fully mitigate such impacts;
- Conduct preconstruction wildlife mitigation such as active bird nest monitoring, prior to commencement of vegetation clearing (between March 1 – August 31), and submit necessary reports to appropriate agencies; and
- Prepare a Post-Construction Monitoring Report upon completion of the works describing all aspects and events of the project within 60 days of completion of the Project (if required).

The General Contractor is responsible for the following:

- Ensures construction is undertaken in an environmentally responsible manner;
- Obtains and stores requisite environmental protection equipment and materials on site for immediate deployment as and when required;
- Implements and maintains environmental protection measures;

DP000444 (8)

- Ensures the functionality of environmental protection measures on a daily basis;
- Liaises and coordinates with the Environmental Monitor and ESC Monitor on environmental issues;
- Notifies the Environmental Monitor immediately in the event of an environmental incident;
- Notifies the Environmental Monitor at least 48 hours in advance of commencement of environmentally sensitive activities;
- Notifies the Environmental Monitor of urgent or other environmental issues that require environmental input and resolution;
- Provides complete site restoration and clean up upon completion of construction activities in accordance with the CEMP;
- Undertake all habitat restoration prescriptions developed by the Environmental Monitor in the event that the Project (or components thereof) results in adverse effects to aquatic and or terrestrial impacts not previously approved by the City, provincial or federal permitting agencies; and
- Shall comply with any request by the EM, ESC Monitor, or City's inspector to 'stop work' in the event that the work has the potential to result in adverse effect(s) to the environment and is not being completed in accordance with the EMP and relevant environmental permits.

3.0 SURFACE WATER QUALITY, SEDIMENT AND EROSION CONTROL PLAN

Potential impacts to aquatic habitats may be realized directly by introduction of deleterious substances to the watercourses and drainage system or indirectly, by altering surface hydrology and creating localized erosion and/or scour.

3.1 WATER QUALITY CRITERIA

In the absence of a specific City of Port Coquitlam bylaw for erosion and sediment control, any run-off from the project site will be subject to discharge criteria specified by the BC Water Quality Guidelines for the Protection of Aquatic Life.

Deleterious substances (e.g. sediments and/or concrete) are not to be conveyed to watercourses on or adjacent to the property. The following water quality criteria must be met.

DP000444 (5)

| Table 1. Water Quality Requirements | |
|-------------------------------------|--|
| Parameter | Water Quality Guidelines |
| Nephelometric Turbidity Units (NTU) | Discharge levels may not exceed 8 NTU during normal dry conditions and 25 NTU during wet weather conditions above background levels of the receiving water at any one time for 24 hours. Wet weather conditions will be defined as 25 mm of rain within the previous 24 hours. |
| Total Suspended Solids (TSS) (mg/L) | Discharge and runoff water from the site into any watercourse(s) may not exceed 25 mg/L of TSS during normal dry weather conditions and 75 mg/L of TSS during wet weather conditions above the background levels of the receiving waters, at any one time for 24 hours. |

3.2 WATER QUALITY SAMPLING

Water quality sampling shall be undertaken to ensure compliance with federal, provincial, regional and local government regulations and standards. Samples are to be collected from the point of discharge from the site to City services, City land, or an adjacent stream. The frequency of sampling shall follow the schedule as provided by the City of Port Coquitlam erosion and sediment control permit. Reporting of the sample results (and of the site inspections) shall be submitted to the City of Port Coquitlam no later than 24 hours after of the scheduled sample date.

3.3 ENVIRONMENTAL MONITORING AND REPORTING

Subject to a successful application proceeding thru City Council, as part of the civil design work, a complete ESC design will be submitted for the development as accepted by the City of Port Coquitlam. Monitoring and reporting shall be undertaken to ensure compliance with federal, provincial, regional and local government regulations and standards. Erosion and Sediment Control monitoring and reporting requirements for active sites is at least once every 7 days and within 24hrs following significant rainfall events (SRE's). An SRE is categorized as 25 mm of rainfall within a 24 hour period. Divergence from this frequency is allowed in agreement with the City of Port Coquitlam. Site monitoring should incorporate daily visual checks by the Site Supervisor or Engineer of Record. Site inspections should target critical areas on and off the site and should include:

- All disturbed areas
- Soil stockpiles
- Vehicle entry/exit points
- All erosion and sediment control facilities
- Storm water conveyance measures
- Points of storm water discharge from the site (overland and piped flows), and
- Receiving waters within 50m of the site.

JP000444 (10)

Between the specified monitoring periods, it is the responsibility of contractors on site to avoid interfering with ESC devices and facilities, repairing them as required. The Site Supervisor/Engineer of Record should conduct routine visual checks to ensure that the specified facilities outlined in the ESC plan are installed as specified and functioning accordingly. BMP's must be in good working condition until the up-stream area they manage is sufficiently stabilized so that the control measures are no longer required to protect the downstream drainage system.

3.4 CONTROL OF SEDIMENT AND SEDIMENT-LADEN WATERS

Sediments and/or sediment-laden waters (including concrete) are not to be discharged to any watercourse. Works are to be carried out in accordance with the ESC plan that will be prepared by the project's civil engineer. General guidelines include, but are not limited to:

- Installation of silt fences along one metre landward of approved setbacks and or property lines and landward of any tree barriers to be completed and inspected prior to commencement of construction;
- Catch basin protection is to be installed at the site frontage to be completed and inspected prior to commencement of construction;
- A rock access pad is to be installed at the site entrance to be completed and inspected prior to commencement of construction;
- Disturbed surfaces are to be immediately protected by straw or mulch;
- All ESC features are to be inspected prior to commencement of construction and maintained regularly;
- ESC features are not to be installed within the setback area and inside tree protection zones (TPZ);
- Stockpiled materials are to be kept outside of buffers and off of paved surfaces or hauled offsite to an approved disposal facility;
- Stockpiled materials are to be covered with polyethylene sheeting and weighed down with sandbags or old tires. Stockpiles that are expected to remain for more than 1 month are to be covered with polyethylene sheeting (or alternative materials approved by the ESC Monitor or EM) and surrounded by silt-fencing along the base; and
- Exclusion fencing is to be installed before work commences.

4.0 EQUIPMENT OPERATION, FUELING, AND MAINTENANCE PLAN

- All equipment is to be in optimal working condition and free of leaks;
- All equipment is to be regularly maintained;
- All equipment is to be inspected for signs of leaks etc. at the commencement of each working day;
- Refuse generated during the servicing of equipment will be collected and disposed only at a predetermined disposal location for off-site removal;
- Refueling of equipment is only to be undertaken by personnel trained for this work; and

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- All refueling of all equipment is to be undertaken only with immediate access to a spill response kit.

5.0 SPILL RESPONSE PLAN

Accidental spills of deleterious materials resulting in impacts to the environment may occur during the Project, despite all reasonable efforts to prevent such an event. The following measures are to be implemented by the contractor to reduce the risk of and/or control an accidental discharge.

- Complete a daily visual inspection of all prospective sources of hazardous materials for signs of leakage and/or other conditions that may contribute to a spill; daily visual inspections will ensure that all personal protective equipment and other emergency response equipment is in place and readily accessible; and
- Post a list of key emergency contacts at conspicuous locations within the Property and/or construction site office.

5.1 FUEL RESPONSE KIT

The contractor will maintain a Fuel Emergency Response Kit at the project site trailer, containing the following items:

- Minimum 25 propylene 'white' oil lubricant absorbent pads;
- Minimum 10 cellulose 'general purpose' glycol absorbent pads;
- Minimum 3 propylene containment booms;
- Minimum 2 black contractors garbage bags (6 mil);
- Personnel protective equipment (6 nitrile gloves (both hands), 1 splash goggle); and
- Key emergency contacts with phone numbers.

5.2 CONCRETE SPILL EMERGENCY RESPONSE KIT

The contractor will maintain a Concrete Spill Kit immediately adjacent to the work area, during works involving fresh or curing concrete. The kit will contain the following items:

- 1 pressurized tank of carbon dioxide complete with a regulator;
- 2 weighted perforated garden hoses; and
- A pH meter or litmus paper.

5.3 SPILL EVENT REPORTING

- any spill of 100 litres or greater of toxic or hazardous material on to land must be reported immediately to the Project Owner and Emergency Management BC (EMBC) at 1-800-663-3456. Written notification, specifically an Environmental Incident Report (EIR), is to be submitted to the Project Owner and EMBC within 24 hours of the verbal report;

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- All spills into water (of any volume) will be immediately reported to the Project Owner and Emergency EMBC. An EIR is to be submitted to the Project Owner and EMBC within 24 hours of the verbal report;
- any spill of less than 100 litres of toxic or hazardous material to land will be reported to the Project Owner immediately; written documentation will follow within 24 hours of the verbal report;
- The general contractor will immediately take the necessary steps to abate any and all discharges and provide necessary labour, equipment, material and absorbents to contain and remove the spill, clean up the affected area, dispose of waste materials at an approved disposal site and restore the area;
- In the event that a spill occurs, the following procedures are to be implemented:
 - identify the source of the spill and cease operations contributing to the spill;
 - contact the Project Owner to advise of the spill;
 - identify and clearly mark the area immediately affected by the spill;
 - mobilize spill containment resources to reduce the impact area of the spill;
 - remove all materials contaminated by the spill without compromising worker safety;
- Site remediation is to be conducted upon successful containment of the spill incident and as directed by the Project Owner and / or responding government agency (e.g.: EMBC, the City of Port Coquitlam). Remedial works may include, but are not limited to, the removal of all contaminated materials (i.e., constituents of concern in soil and/or groundwater) to levels approved by regulatory authorities; and
- The general contractor will conduct a Spill Event Debriefing with persons involved in the event following clean-up of a spill event. The debriefing will review the spill event timeline and actions leading up to, during and after the event, the response and its effectiveness, adverse environmental effects, further remedial action requirements, and lessons learned.

6.0 VEGETATION AND WILDLIFE HABITAT PROTECTION PLAN

6.1 GENERAL

General wildlife mitigation strategies:

- Construction personnel are to keep the site litter free;
- Construction personnel are not to dispose of food waste (i.e. apple cores, banana peels, sandwiches etc.) anywhere else than in designated containers; and
- All designated food waste containers are to be emptied daily.

6.2 BIRDS

Removal of vegetation will be required to facilitate site development. The bird nesting window extends from approximately March 1 to August 31. Removal of vegetation during this timeline may affect active bird nests in contravention of the *Migratory Birds Convention Act*, 1994

DP000444 (13)

(Canada) and the *Wildlife Act* (British Columbia). The Property Owner / Developer will implement the following measures to mitigate adverse impacts to active bird nests:

- Engage a qualified environmental professional prior to commencement of construction to undertake an assessment of the property and neighbouring lands within 300 metres of the property to determine if the nest of bald eagle and or great blue heron is present;
- In the event that the nest of a bald eagle or great blue heron is present within or in proximity to the property, the Owner / Developer shall engage a qualified environmental professional to develop a Nest Impact Mitigation Plan;
- An active bird nest survey is to be completed by the Environmental Monitor prior to commencement of clearing activities;
- The active bird nest survey will consist of:
 - one survey completed less than one week prior to commencement of vegetation removal/clearing,
 - any active nest locations to be marked with flagging tape and any construction activity within 30 metres of the nest is to be precluded until the nest is no longer active as determined by follow-up inspection by the Environmental Monitor,
 - additional surveys to be completed once per week following initial survey should vegetation removal/clearing activities continue for more than one week after the initial survey; and
 - clearing may commence only upon written direction of the Environmental Monitor in the event that active bird nests are absent from the site.

6.3 VEGETATION

Tree protection fencing is to be installed in accordance with Tree Bylaw, 2019 No. 4108, when the drip line of a protected tree is within four (4) meters of any excavation, demolition, construction, fill or engineering works, or as otherwise required by the City of Port Coquitlam. High visible tree protection zone (TPZ) fencing is to be installed outside the drip line (the extent of the trees branches) of the protected tree.

No demolition permit, building permit or tree cutting permit shall be issued before the tree protection barrier has been installed and approved by the City of Port Coquitlam. Tree protection barriers must remain in place until the removal of the tree protection barrier is approved by the City.

Where a protected tree has been cut or damaged on a lot in violation of the Tree Bylaw, 2019 No. 4108, without a tree cutting permit, or in excess of any permission or in violation of any terms and conditions of a tree cutting permit, the trunks, limbs, roots, and remains of the cut or damaged tree shall not be removed from the lot until an investigation and assessment by the City of Port Coquitlam Parks Section Manager is completed and the removal is expressly authorized by the City.

7.0 SUMMARY

DP000444 (14)

Implementation of the above best management practices at the project site will minimize the risk of adverse effects to watercourses and or wildlife within and in proximity to the Project area. It will, however, be the responsibility of the general contractor to ensure that the best management measures are implemented correctly and maintained in good working order.

The Construction Environmental Management Plan is to be considered a 'living' document. Updates and or revisions to the document may be warranted in the event that the scope of works are modified.

DP000444 (15)

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000432

Issued to: DOGWOOD HOLDINGS (KINGSWAY) SOCIETY
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 1510 – 999 WEST HASTINGS STREET VANCOUVER BC V6C 2W2

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: Pending – 2471 Gately Avenue

Legal Description: To be added upon consolidation

P.I.D.: To be added upon consolidation

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 DP000432 (1) to DP000432 (25) 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 DP000432 (19) and DP000432 (25) 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 \$322,741.00 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 _____ 2021.

SIGNED THIS _____ DAY OF _____ 2021.

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)

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OWNER/CLIENT:
PEAK REAL ESTATE GROUP
4069 WEST 39th AVENUE
VANCOUVER, BC, V6N 3B1
TEL.: 604-377-1332
CONT: MANUEL DaSILVA
JORDAN ENG

[illegible]

CONSULTANT:

WA
ARCHITECTS

V63 939 • 1535 W. Georgia Street Vancouver, V6D 2Z1
V12 104 • 3212 Jacinta Road Victoria, V8B 6J1
604.685.3620 ; office@va-ar.ch.ca ; va-ar@ol.ca

PROJECT NAME:

WESTMINSTER JUNCTION

PROJECT ADDRESS:
2471 GATELY AVENUE,
PORT COQUITLAM, BC

DRAWING TITLE:

STATISTICS

PROJECT NO: 14029
DRAWN BY: AUSTIN
SCALE:
REVIEW BY: CHADEN
DWG NO: DP-A001

[illegible]

DP000432 (1)

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NORTH ARROW:

OWNER/CLIENT:
PEAK REAL ESTATE GROUP
4069 WEST 39th AVENUE
VANCOUVER, BC, V6N 3B1
TEL: 604-377-1332
CONTACT: MANUEL DESILVA
JORDAN ENG

GENERAL NOTES:

[illegible]

CONSULTANT:

MA ARCHITECTS

VAN 910 - 1503 W, George Street Vancouver, V6G 2Z0
V6 104 - 5212 Yacklin Road Victoria, V8B 0J1
404.883.5529 / office@wa-ar2k.ca / WA-ar2k.ca

PROJECT NAME:
**WESTMINSTER
JUNCTION**

PROJECT ADDRESS:

**2471 GATELY AVENUE,
PORT COQUITLAM, BC**

DRAWING TITLE:

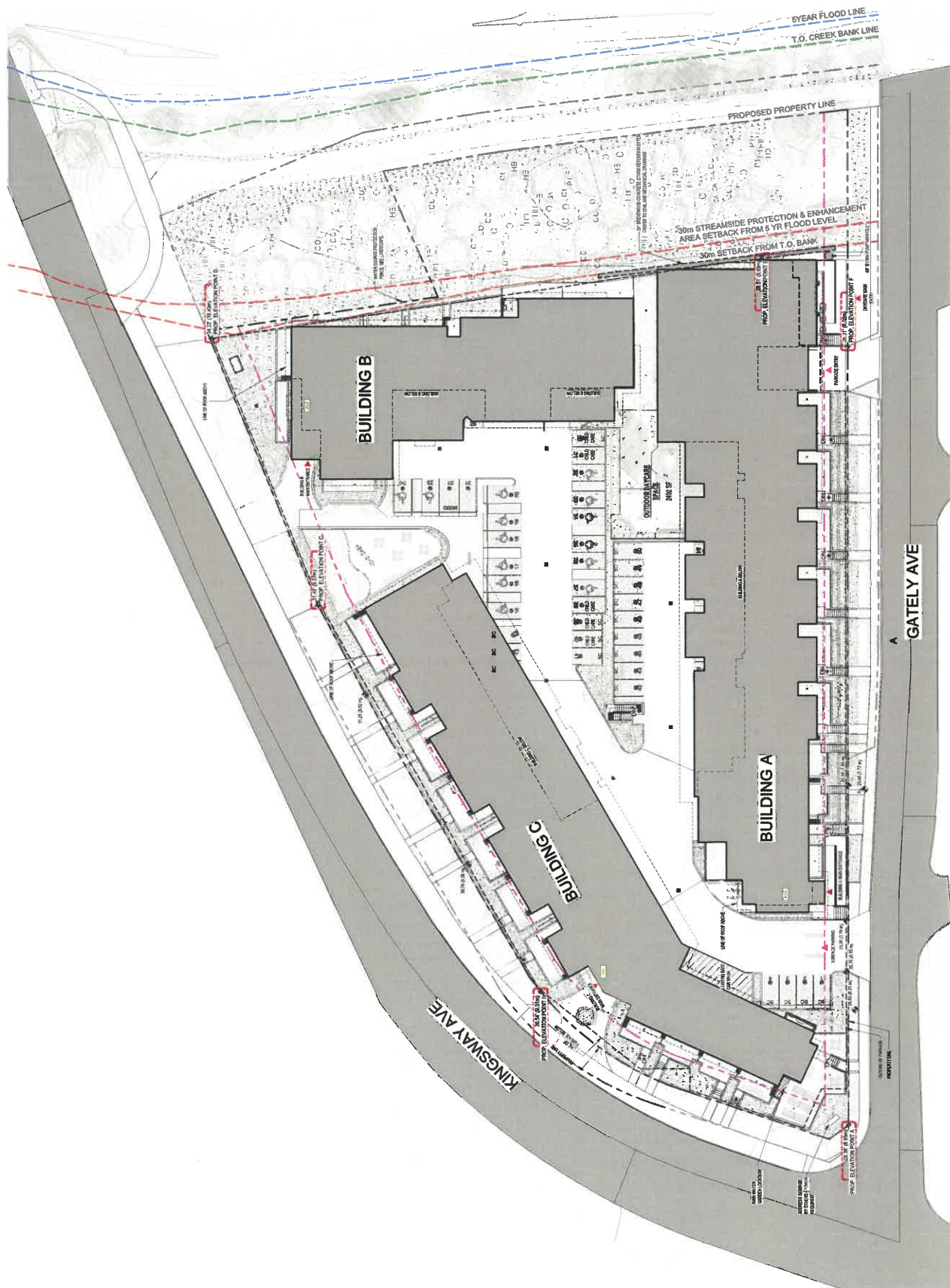
SITE PLAN

PROJECT NO: 19029 DRAWN BY: Author

PROJECT NO: 10029
DRAWN BY:
AUTHOR:

SCALE: 3/64" = 1'-0" REVIEW BY: Chaudhri

DP-A0102



NOTE: FLOODPLAIN ELEVATION = 30.84' (9.40m).

DP000432 (2)

OWNER/CLIENT:
PEAK REAL ESTATE GROUP
4069 WEST 30th AVENUE
VANCOUVER, BC, V6N 3B1
TEL: 604-377-1332
CONT: MANUEL DaSILVA
JORDAN ENG

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ARCHITECTS

★ **AK 950** - 1500 W. Georgia Street Vancouver, V6G 3Z0
N.A. 104 - 3212 Jackie Road Victoria, V8B 0J1
404.885.3629 ; office@wa-stet.ca | wa-stet.ca

**WESTMINSTER
JUNCTION**

PROJECT ADDRESS:
2471 GATELY AVENUE
PORT COQUITLAM, BC

DRAWING TITLE:

PARKADE FLOOR PLAN

PROJECT NO: 19029 DRAWN BY: Author:

SCALE: As Indicated REVIEW BY: Chetana

DP-A0200



DP000432 (4)

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OWNER/CLIENT:
PEAK REAL ESTATE GROUP
4059 WEST 39TH AVENUE
VANCOUVER, BC, V6N 3B1
TEL.: 604-277-1332
CONT: MANUEL DaSILVA
JORDAN ENG

GENERAL NOTES:

KEY PLAN:

[illegible]

CONSULTANT:

MA ARCHITECTS

VAN 930 • 1600 W. Georgia Street Vancouver, V6G 2Z6
 M: 104 • 3212 Jaxton Road Victoria, V8N 6J1
 604.495.1670 • office@va-arab.ca • va-arab.ca

PROJECT NAME:

**WESTMINSTER
JUNCTION**

PROJECT ADDRESS:

2471 GATELY AVENUE,
PORT COQUITLAM, BC

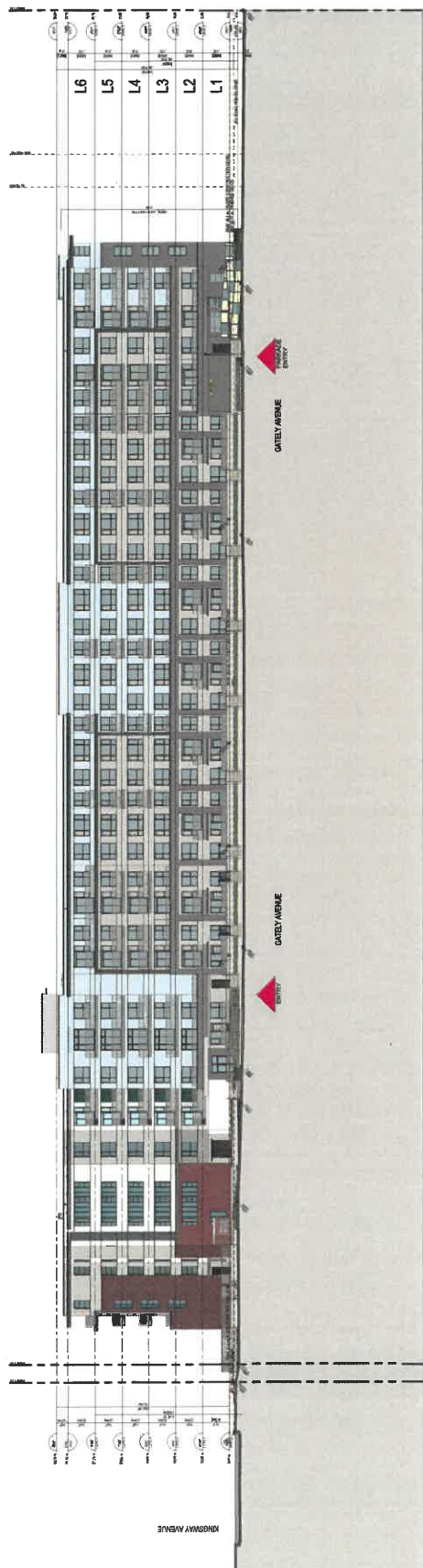
DRAWING TITLE:

STREETSCAPE

| PROJECT NO. | DRAWING | DATE | AUTHOR |
|-------------|---------|------|--------|
| | | | |

| Country | Year | Population (millions) | Urban population (millions) | Urban population (%) |
|---------|------|-----------------------|-----------------------------|----------------------|
| Algeria | 1990 | 10.0 | 4.5 | 45.0 |
| Algeria | 2000 | 11.0 | 5.5 | 50.0 |
| Algeria | 2010 | 12.0 | 6.5 | 54.2 |
| Algeria | 2020 | 13.0 | 7.5 | 57.7 |
| Algeria | 2030 | 14.0 | 8.5 | 60.7 |
| Algeria | 2040 | 15.0 | 9.5 | 63.3 |
| Algeria | 2050 | 16.0 | 10.5 | 65.6 |
| Algeria | 2060 | 17.0 | 11.5 | 67.6 |
| Algeria | 2070 | 18.0 | 12.5 | 69.4 |
| Algeria | 2080 | 19.0 | 13.5 | 71.1 |
| Algeria | 2090 | 20.0 | 14.5 | 72.5 |
| Algeria | 2100 | 21.0 | 15.5 | 73.8 |
| Algeria | 2110 | 22.0 | 16.5 | 75.0 |
| Algeria | 2120 | 23.0 | 17.5 | 76.1 |
| Algeria | 2130 | 24.0 | 18.5 | 77.1 |
| Algeria | 2140 | 25.0 | 19.5 | 78.0 |
| Algeria | 2150 | 26.0 | 20.5 | 78.8 |
| Algeria | 2160 | 27.0 | 21.5 | 79.6 |
| Algeria | 2170 | 28.0 | 22.5 | 80.4 |
| Algeria | 2180 | 29.0 | 23.5 | 81.0 |
| Algeria | 2190 | 30.0 | 24.5 | 81.7 |
| Algeria | 2200 | 31.0 | 25.5 | 82.3 |
| Algeria | 2210 | 32.0 | 26.5 | 82.8 |
| Algeria | 2220 | 33.0 | 27.5 | 83.3 |
| Algeria | 2230 | 34.0 | 28.5 | 83.8 |
| Algeria | 2240 | 35.0 | 29.5 | 84.3 |
| Algeria | 2250 | 36.0 | 30.5 | 84.7 |
| Algeria | 2260 | 37.0 | 31.5 | 85.1 |
| Algeria | 2270 | 38.0 | 32.5 | 85.5 |
| Algeria | 2280 | 39.0 | 33.5 | 86.0 |
| Algeria | 2290 | 40.0 | 34.5 | 86.3 |
| Algeria | 2300 | 41.0 | 35.5 | 86.6 |
| Algeria | 2310 | 42.0 | 36.5 | 86.9 |
| Algeria | 2320 | 43.0 | 37.5 | 87.2 |
| Algeria | 2330 | 44.0 | 38.5 | 87.5 |
| Algeria | 2340 | 45.0 | 39.5 | 87.8 |
| Algeria | 2350 | 46.0 | 40.5 | 88.0 |
| Algeria | 2360 | 47.0 | 41.5 | 88.3 |
| Algeria | 2370 | 48.0 | 42.5 | 88.5 |
| Algeria | 2380 | 49.0 | 43.5 | 88.8 |
| Algeria | 2390 | 50.0 | 44.5 | 89.0 |
| Algeria | 2400 | 51.0 | 45.5 | 89.2 |
| Algeria | 2410 | 52.0 | 46.5 | 89.4 |
| Algeria | 2420 | 53.0 | 47.5 | 89.6 |
| Algeria | 2430 | 54.0 | 48.5 | 89.8 |
| Algeria | 2440 | 55.0 | 49.5 | 90.0 |
| Algeria | 2450 | 56.0 | 50.5 | 90.2 |
| Algeria | 2460 | 57.0 | 51.5 | 90.4 |
| Algeria | 2470 | 58.0 | 52.5 | 90.6 |
| Algeria | 2480 | 59.0 | 53.5 | 90.8 |
| Algeria | 2490 | 60.0 | 54.5 | 90.9 |
| Algeria | 2500 | 61.0 | 55.5 | 91.1 |
| Algeria | 2510 | 62.0 | 56.5 | 91.3 |
| Algeria | 2520 | 63.0 | 57.5 | 91.4 |
| Algeria | 2530 | 64.0 | 58.5 | 91.6 |
| Algeria | 2540 | 65.0 | 59.5 | 91.7 |
| Algeria | 2550 | 66.0 | 60.5 | 91.8 |
| Algeria | 2560 | 67.0 | 61.5 | 91.9 |
| Algeria | 2570 | 68.0 | 62.5 | 92.1 |
| Algeria | 2580 | 69.0 | 63.5 | 92.2 |
| Algeria | 2590 | 70.0 | 64.5 | 92.3 |
| Algeria | 2600 | 71.0 | 65.5 | 92.4 |
| Algeria | 2610 | 72.0 | 66.5 | 92.5 |
| Algeria | 2620 | 73.0 | 67.5 | 92.6 |
| Algeria | 2630 | 74.0 | 68.5 | 92.7 |
| Algeria | 2640 | 75.0 | 69.5 | 92.8 |
| Algeria | 2650 | 76.0 | 70.5 | 92.9 |
| Algeria | 2660 | 77.0 | 71.5 | 93.0 |
| Algeria | 2670 | 78.0 | 72.5 | 93.1 |
| Algeria | 2680 | 79.0 | 73.5 | 93.2 |
| Algeria | 2690 | 80.0 | 74.5 | 93.3 |
| Algeria | 2700 | 81.0 | 75.5 | 93.4 |
| | | | | |

SCALE: 1" = 20'-0" REVIEW BY: CHECKED: DP-A0305



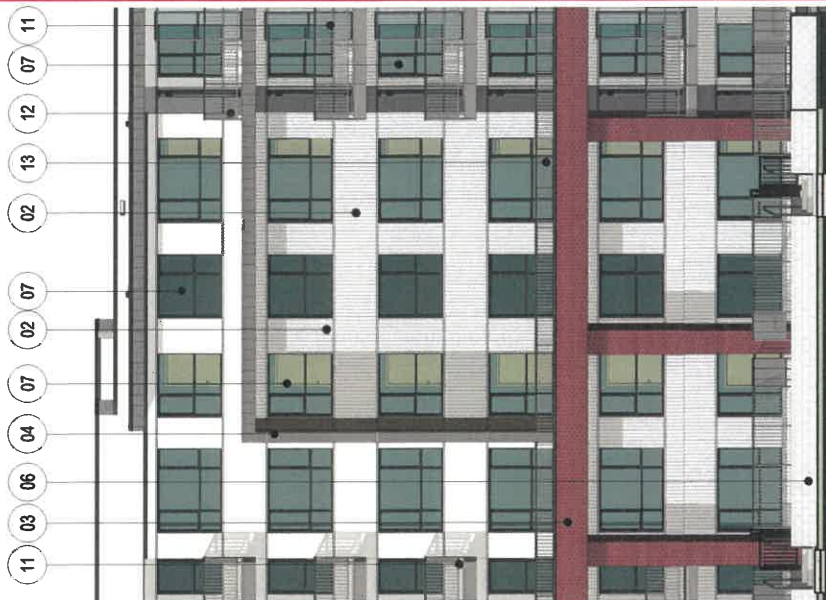
1 DP-A0305 South Streetscape



DP-A0305 East Streetscape

15P000432 (13)

BUILDING C



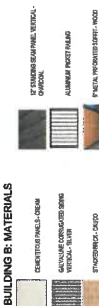
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BUILDING B



2.0 - MATERIALS: BUILDING "B"



BUILDING A



1.0 - MATERIALS: BUILDING "A"

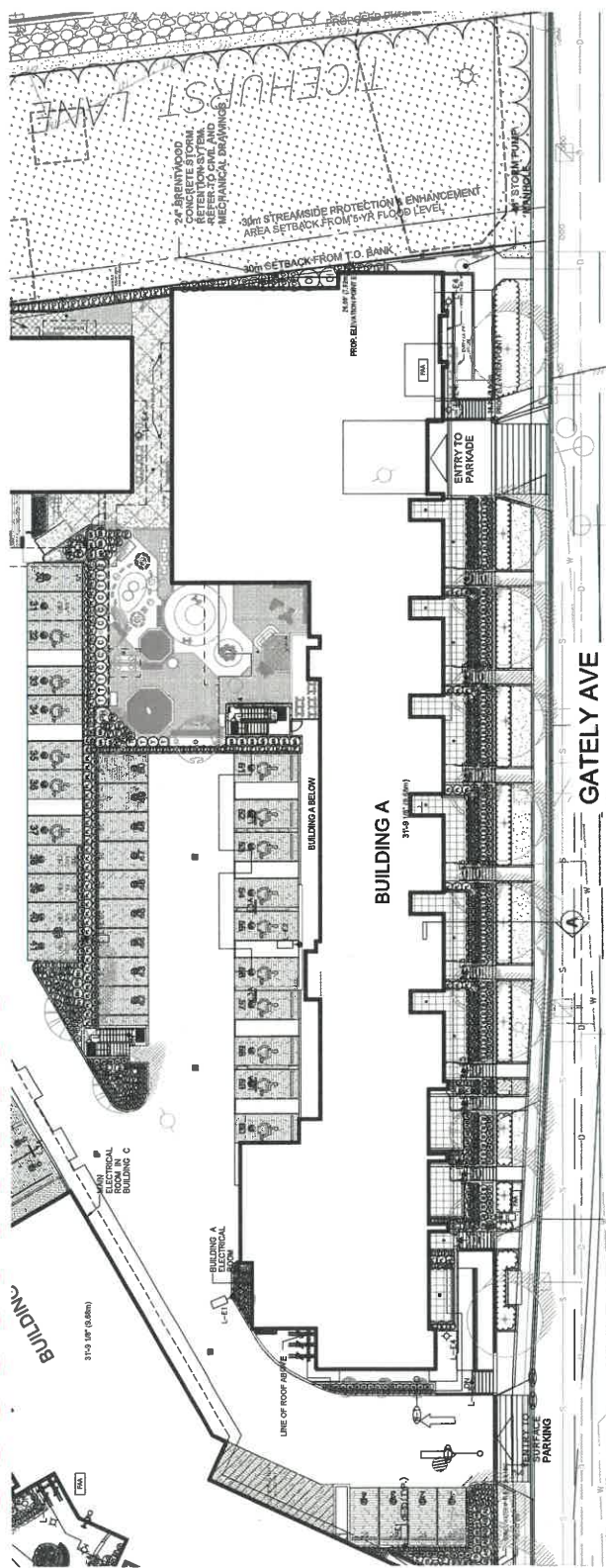
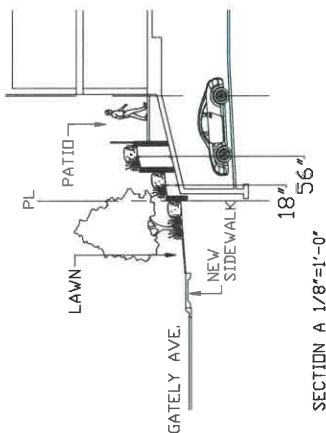


| MATERIAL LEGEND | | | | | | | | | |
|-----------------------------|---|---------------------------|------------------------------------|---------------------------|-------------------------------------|---------------------------|--|---------------------------|-------------------------------|
| MATERIALS | | FINISH | COLORS | MATERIALS | | FINISH | COLORS | MATERIALS | |
| WALLS AND EXPOSED STRUCTURE | | DOORS, WINDOWS + RAILINGS | | DOORS, WINDOWS + RAILINGS | | DOORS, WINDOWS + RAILINGS | | DOORS, WINDOWS + RAILINGS | |
| 1 | CHARITOUS FIRE PANELS | PREFINISHED | BLUE CREME BEIGE | 7 | VINYL WINDOW WITH CASEMENT OPERATOR | PREFINISHED | BLACK | 11 | ALUMINUM RAILING - FACE MOUNT |
| | | PREFINISHED | SILVER CHARCOAL | | | PREFINISHED | BLACK | | |
| 1 | CORRUGATED SIDING | PREFINISHED | CHARCOAL CREME, RED | 8 | ALUMINUM STOREFRONT WINDOW | PREFINISHED | BLACK | 12 | ALUMINUM RAILING - TOP MOUNT |
| 2 | BRICK | PREFINISHED | CHARCOAL CREME, RED | 9 | VINYL RESIDENTIAL DOCK SUPERGLAZED | PREFINISHED | BLACK | 13 | ALUMINUM RAILING - SIDE MOUNT |
| 4 | STANDING SEAM | PREFINISHED | CHARCOAL | 10 | VINYL HEXAGON FIXED WINDOW | PREFINISHED | BLACK W/ CLEAR, BLUE, ORANGE, YELLOW GLAZING | | |
| 5 | EXPOSED ARCHITECTURAL CONCRETE - SICKED | CLEAR SEALER | SINGLE COAT: FARMHOM FARNISHED 70P | | | | | | |
| 6 | VALLEY STONE CONCRETE BLOCKS | CLEAR SEALER | SINGLE COAT: FARMHOM FARNISHED 70P | | | | | | |

4.0 - MATERIALS LEGEND

SCALE: 3/16" = 1'-0" REVIEW BY: Checker
DWG NO: DP-A0402

| PLANT SCHEDULE | PLANT NAME | PLANT SIZE | PLANT CODE |
|----------------|---------------|------------|---------------|
| 1 | ARIZONA YUCCA | 10' x 10' | ARIZONA YUCCA |
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DATE: 20.04.2020
 SCALE: 1"=10'-0"
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 CHECK: 1"=10'-0"
 DRAWING NUMBER: 1"=10'-0"
 PROJECT NUMBER: 1"=10'-0"

DRAWING TITLE

BUILDING A PLANTING PLAN

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PROJECT:

WESTMINSTER JUNCTION
 2471 GATELY AVENUE
 PORT COQUITLAM, B.C.

pmg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 SSM Creek Drive
 Port Coquitlam, BC V3C 2S8
 P: 604.294.0011 F: 604.294.0022

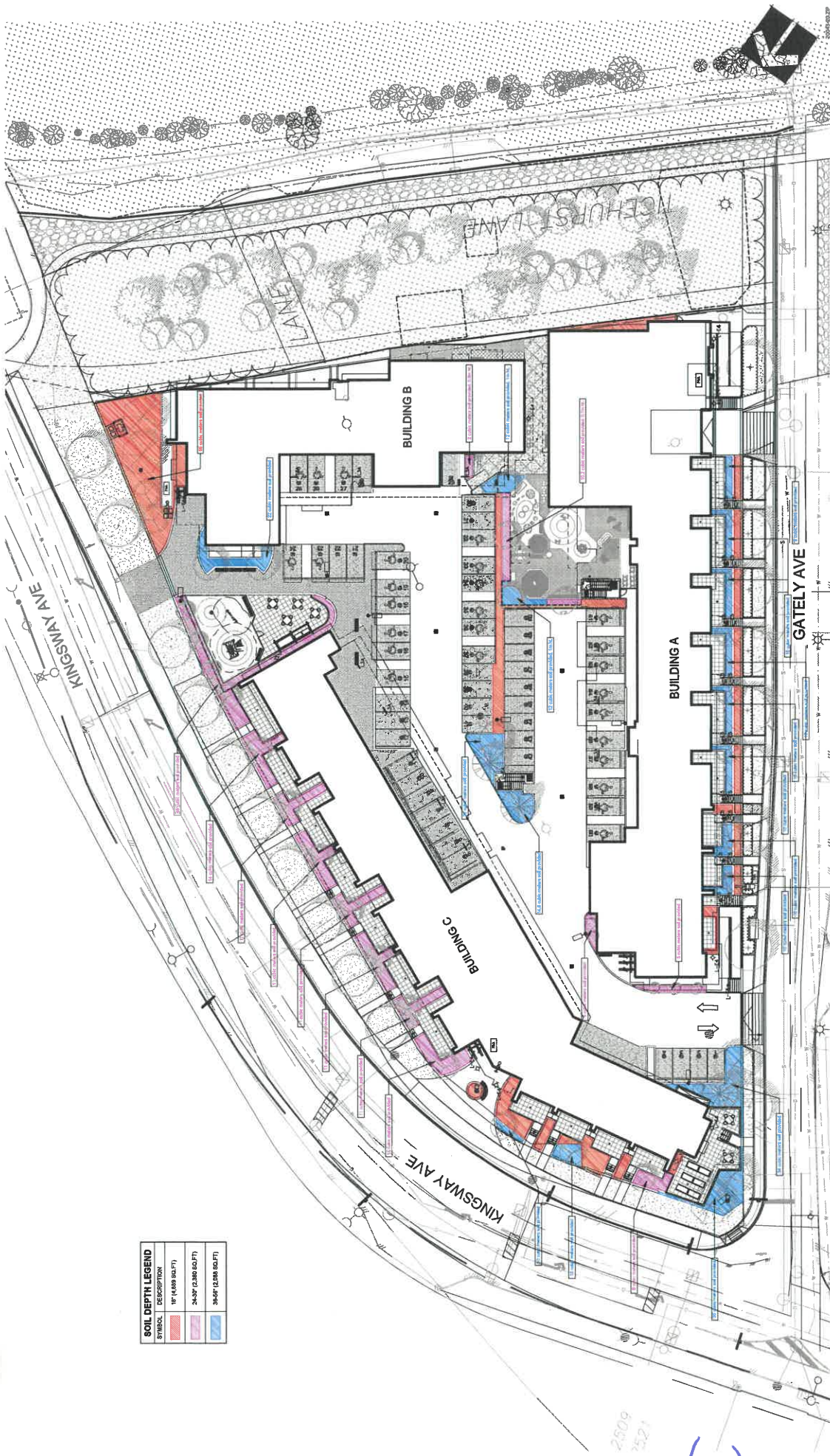
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Long
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
Tel: 604.294-0011 • Fax: 604.294-0022



| SOIL DEPTH LEGEND | |
|-------------------|-----------------------|
| SYMBOL | DESCRIPTION |
| [Red Box] | 10" (4.083 SO. FT) |
| [Pink Box] | 24-30" (2.380 SO. FT) |
| [Blue Box] | 36-60" (2.588 SO. FT) |

Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 8C9
 P: 604-294-4011 F: 604-294-0622

PROJECT:

WESTMINSTER JUNCTION

2471 GATELY AVENUE
PORT COQUITLAM, B.C.

DRAWING TITLE:

SOIL DEPTH

DATE: 20 APR 2011

SCALE: 1"=20'-0"

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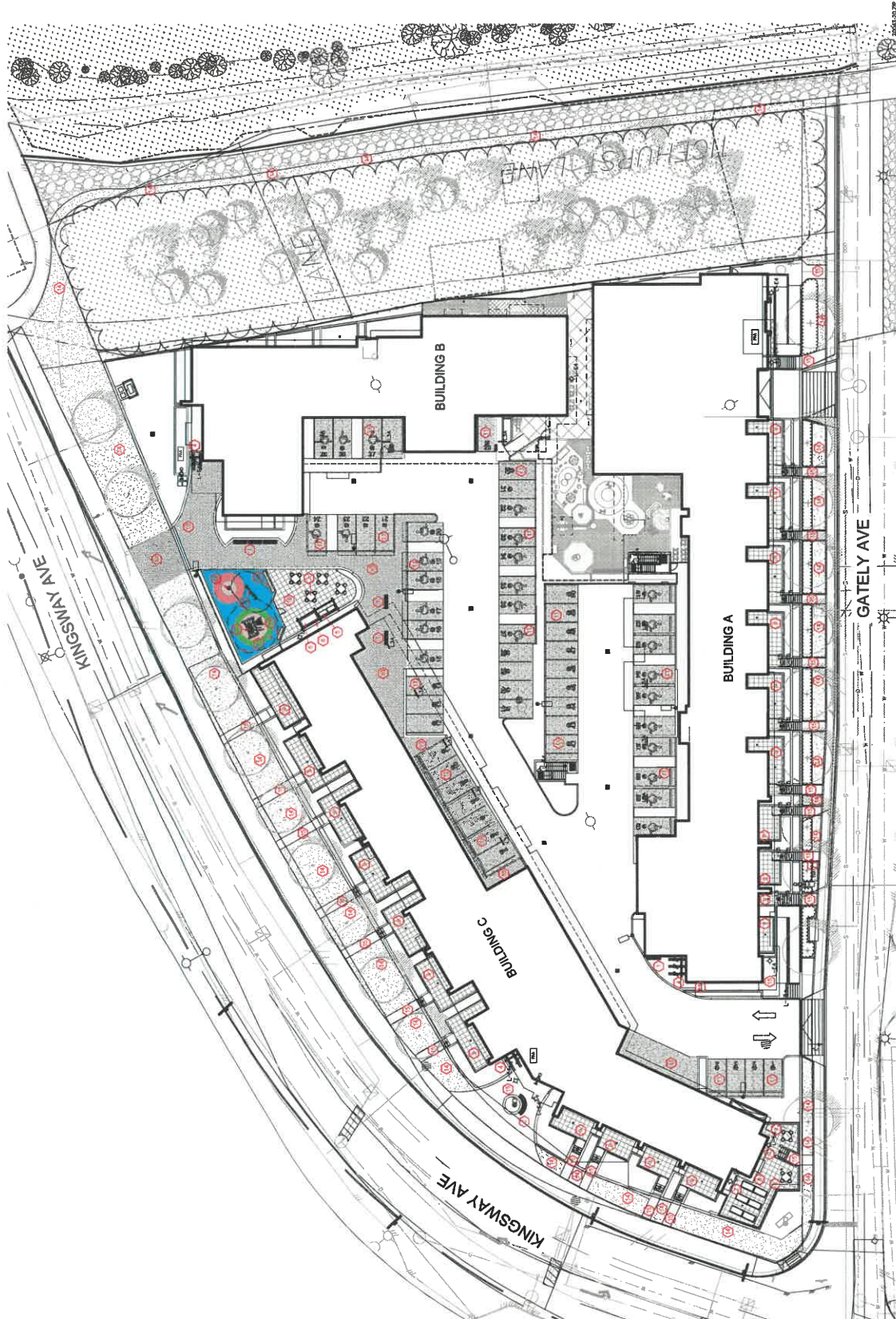
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DP000432 (22)

| KEY | SYMBOL | DESCRIPTION |
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| 1 | — | WALKWAY SKYLINE |
| 2 | — | BACKLESS BENCH |
| 3 | — | VARIABLE SKYLINE |
| 4 | — | SKYLINE WITH FROST FINISH |
| 5 | — | SKYLINE WITH FROST FINISH AND |
| 6 | — | TEXTURED SKYLINE |
| 7 | — | SKYLINE WITH SKYLINE |
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NOTE: SEE EACH AND EVERY PAGE TO BE SURE AND NOTED ON CONCRETE
PAGE AS PER MANUFACTURER'S SPECIFICATIONS WITH FURNISH RESISTANT
FINISHES.



pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604-294-0811 F: 604-294-0822

PROJECT:
WESTMINSTER JUNCTION
2471 GATELY AVENUE
PORT COQUITLAM, B.C.

DRAWING TITLE:
MATERIAL PLAN

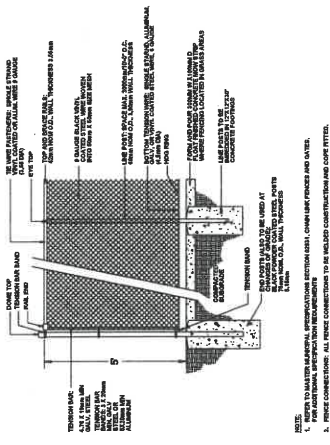
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SCALE: 1"=20'-0"
DESIGNER: PCW
CHECK: PCW
DRAWING NUMBER: L6
PROJ. PROJECT NUMBER: 20-043

NO. **DATE** **REVISION DESCRIPTION** **DR.**

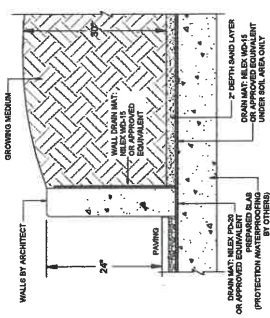
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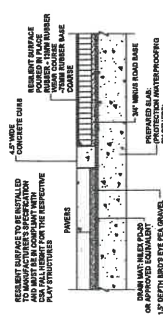
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5' HT. CHAIN LINK FENCE
1/2"x1/4"



PLANTER WALL ON SLAB
1/4"x1/4"



PAVERS / RESILIENT SURFACE ON SLAB
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LANDSCAPE DETAILS

PROJECT:
WESTMINSTER JUNCTION
2471 GATELY AVENUE
PORT COQUITLAM, B.C.

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Silt Creek Drive
Port Coquitlam, BC V3C 5K2
P: 604 294-0011 | F: 604 294-0022

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Schedule A

Energy Conservation:

| Conservation Measure | Verification Method |
|---|--|
| Building design to meet BC Energy Step Code step as required by the Building and Plumbing Bylaw | BP stage; staff review of building plans |
| Window placement to provide opportunities for natural light and ventilation | DP and BP stage; staff review of building plans |
| Use of shading devices, overhangs and landscaping to shelter peak summer exposure | DP and BP stage; staff review of building plans |
| Windows are to be high performance, thermally broken to help reduce solar heat gain | BP stage; written confirmation by Architect along with staff review of BP submission |
| Use of Energy Star rated appliances and energy efficient lighting for residential uses | BP stage; written confirmation by developer |
| Use of timer and sensor controls for lighting | BP stage; written confirmation by developer |

Water conservation:

| Conservation Measure | Verification Method |
|--|--|
| Removal of structures and restoration of watercourse protection area | Watercourse DP; inspection by City staff |
| Sufficient depth of topsoil or composted materials for well rooted planting. | DP stage; staff review of drawings, site inspection by Landscape Architect and City Arborist |
| Use of drought tolerant and indigenous planting | DP stage; staff review of drawings, site inspection by Landscape Architect and City Arborist |
| High efficiency landscape irrigation system with rain sensors is to be installed | DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist |
| Use of efficient/low-flow plumbing fixtures for residential uses | DP and BP stage; written confirmation by Architect along with staff review of BP submission |

GHG Reduction:

| Conservation Measure | Verification Method |
|--|--|
| Provision of bicycle racks to promote alternative transportation | DP and BP stage; staff review of building plans |
| Use of low volatile organic compounds (VOC) products | BP stage; written confirmation by developer |
| All parking spaces are to have access to roughed-in for EV charging | DP and BP stage; written confirmation by developer |
| Provision of space for recycling facilities to promote waste diversion | DP and BP stage; staff review of building plans |
| Garden beds provided to promote urban agriculture | DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arborist |

per OCP Sec. 9.11 Environmental Conservation DPA designation

RECOMMENDATION:

None.

REPORT SUMMARY

The purpose of this report is to provide an update on the RCMP Detachment's 2022 second quarter crime statistics and analysis.

BACKGROUND

The objective of the 2022 Second Quarter Report is to provide Council with information on the progress made by RCMP members, civilian employees and volunteers in support of the priorities, goals, and objectives laid out in the Coquitlam RCMP 2016-2020 Strategic Plan.

DISCUSSION

2022 Second Quarter Report

Attachment #2 provides crime statistics for the 2022-Q2 time period. The following observations were made for the City of Port Coquitlam:

- **Persons Crimes** - Persons crimes increased by 23% in 2022-Q2 (192) compared to the three-year average (156). Assaults were up 37% and robberies were up 50% (i.e., +2) while sex offences decreased by 16%.
- **Property Crimes** - Property crimes decreased by 18% in 2022-Q2 (430) in comparison to the three-year average (526). Decreases were observed in Break and Enter (B&E) Residence (-60%), B&E Business (-38%), Shoplifting (-37%), Theft from Vehicle (-21%), and Fraud (-7%), while Theft of Vehicle increased by +22%.
- **Mental Health-Related Police Files** - There was a 14% increase in mental health-related calls in 2022-Q2 (174) compared to the three-year average (153). This aligns with the trend that we have been seeing over the last year relating to the pandemic impacts and declines in mental health within the community, in particular around Downtown Port Coquitlam. There was a slight increase in average hospital wait time (+4%) and an increase in files with wait times greater than 2 hours (+31%).
- **Traffic Violation Tickets** - In the second quarter there was a significant decrease in intersection infractions (-79%), speed related infractions (-70%), impaired drug/alcohol infractions (-66%), and seatbelt infractions (-18%). There was also an increase in distracted driving tickets issued (+22%). While the decrease in ticket volume is primarily due to resourcing challenges in the Traffic Unit, General Duty vehicles are being outfitted with electronic ticketing equipment to make the ticketing process more efficient.

- **Mental Health and Homelessness** - The Detachment continues to respond to a growing number of calls for service regarding mental health, particularly from the Red Fish Healing Centre and the Forensic Psychiatric Hospital. In an effort to more effectively respond to missing persons files from these facilities, staff adopted a new missing person form in collaboration with Provincial Health Services Agency and Red Fish Healing Centre which provides the requisite information for members to more readily identify the missing person and conduct a risk assessment.
- **Road Safety** - Port Coquitlam staff and volunteers continue to work diligently to improve road safety in the community. In Q2 they conducted 25 cell phone, speed, and stop sign watch shifts over 77 hours, counting more than 10k vehicles and issuing 137 warning letters to drivers. Port Coquitlam staff and volunteers have also been involved in the Motorcycle Challenge, carrying out a survey regarding Senior Mobility Education, and piloting a “Slow Down Sign Campaign” in collaboration with the RCMP and ICBC to reduce speeding on Port Coquitlam roadways.
- **Strategic Planning** - The second quarter included the last of the Detachment’s strategic planning process. Port Coquitlam staff, municipal employees and regular members met on June 7th to participate in an all-day strategic planning workshop with the purpose of creating the plan’s framework. The OIC Planning Group then met on June 23, 2022 to provide input on the drafted goals, metrics, and activities of the 2023-2026 Strategic Plan. Quarter 3 will see the finalized product presented to the Joint Policing Committee on September 29 and a future City Council meeting for approval.
- **Staffing Update** - In Q2, the Detachment welcomed Sgt. Antonio Guerrero into the role of Sergeant of Client Services (previously held by Sgt. Ted Lewko) and Tyler Cook into the role of Police Operations Manager. Sgt. Guerrero has an extensive background in Community Policing, Drug Enforcement, Missing Persons, Investigative Services and high-risk offenders while Tyler Cook brings with her over 21 years of experience within RCMP Detachments, focusing on operational units like the Operational Communication Centre.

FINANCIAL IMPLICATIONS

There are no financial implications for this report.

ATTACHMENTS

Att#1: Presentation Slides: RCMP 2022 Second Quarter Report for the City of Port Coquitlam

Att#2: RCMP 2022 Second Quarter Report: City of Port Coquitlam

Lead author(s): Ian Waters, Strategic Analyst

Reviewed by: John Hill, Police Communications Manager; Kim Singh, Manager Police Services

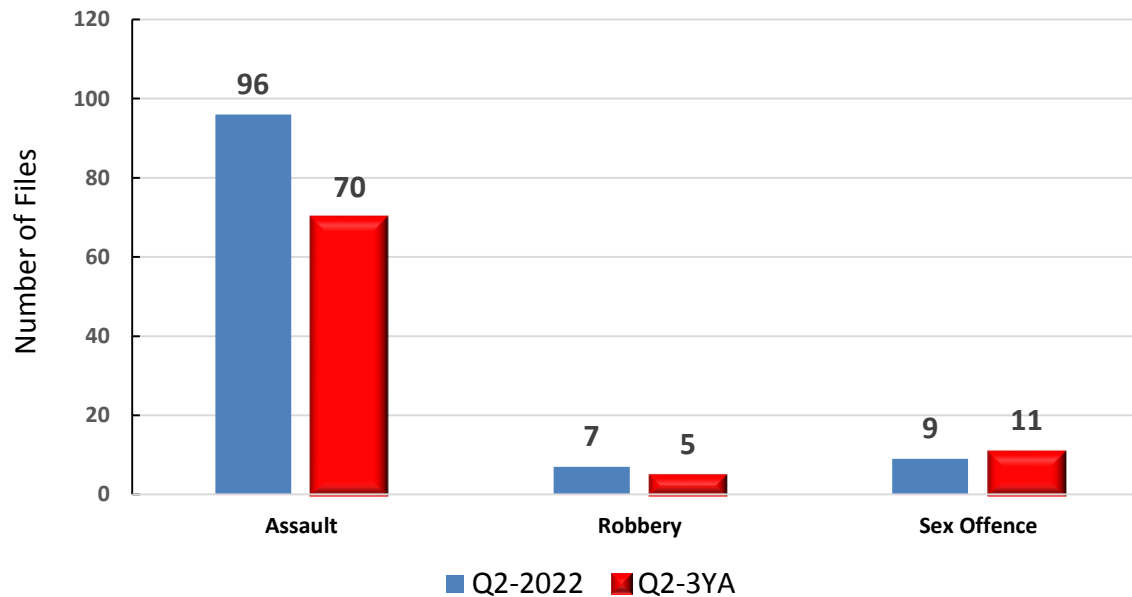


RCMP 2022 Q2: City of Port Coquitlam

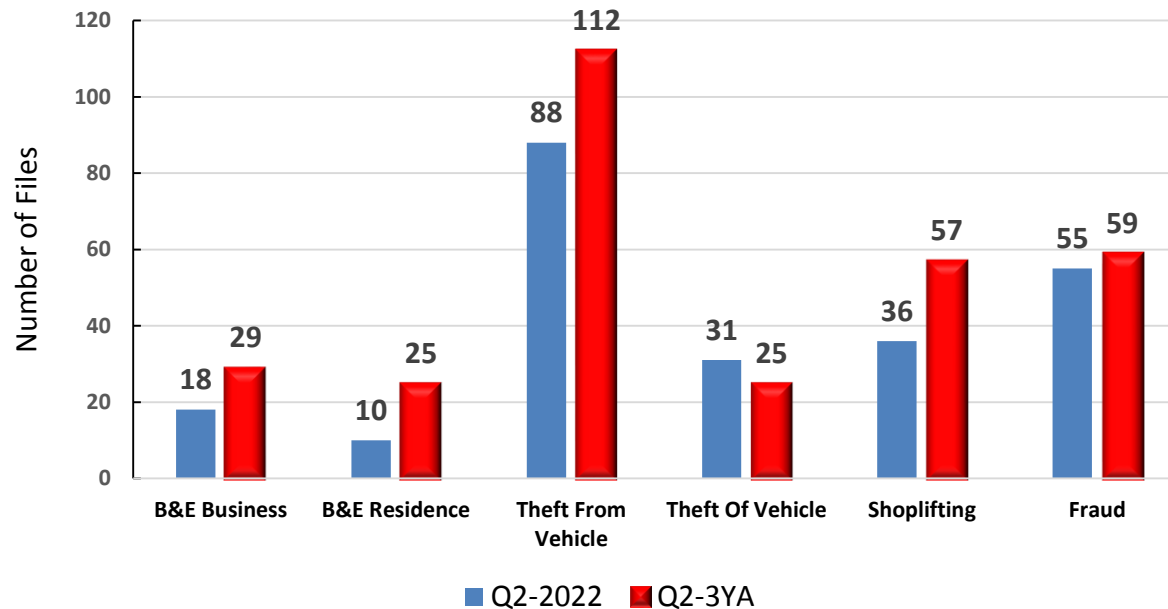
Presented by: Acting OIC Supt. Darren Carr
Presentation Date: Sep 20, 2022



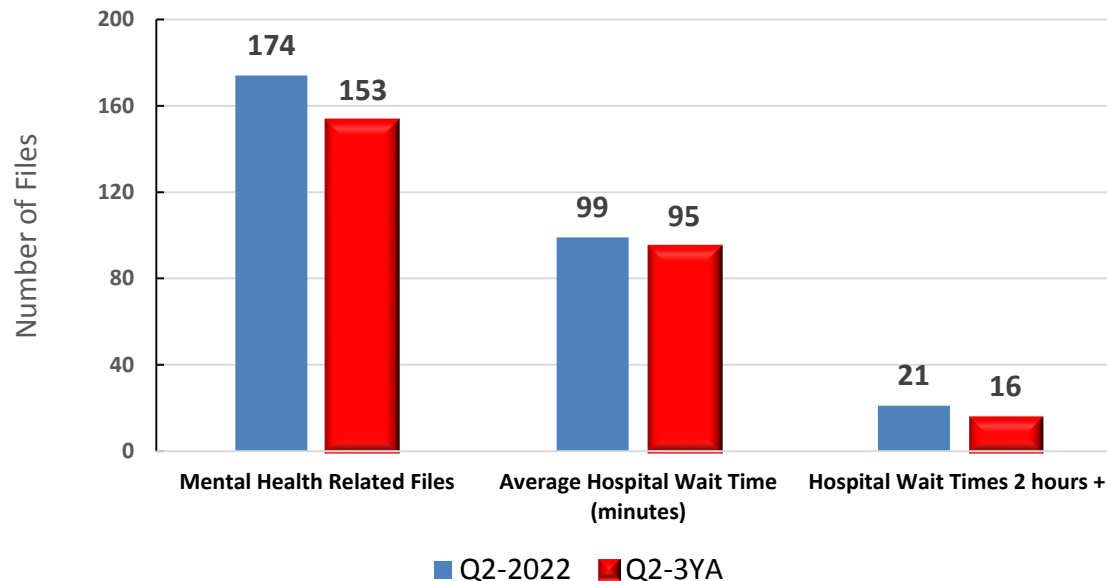
**City of Port Coquitlam:
Person Crimes for Q2-2022**



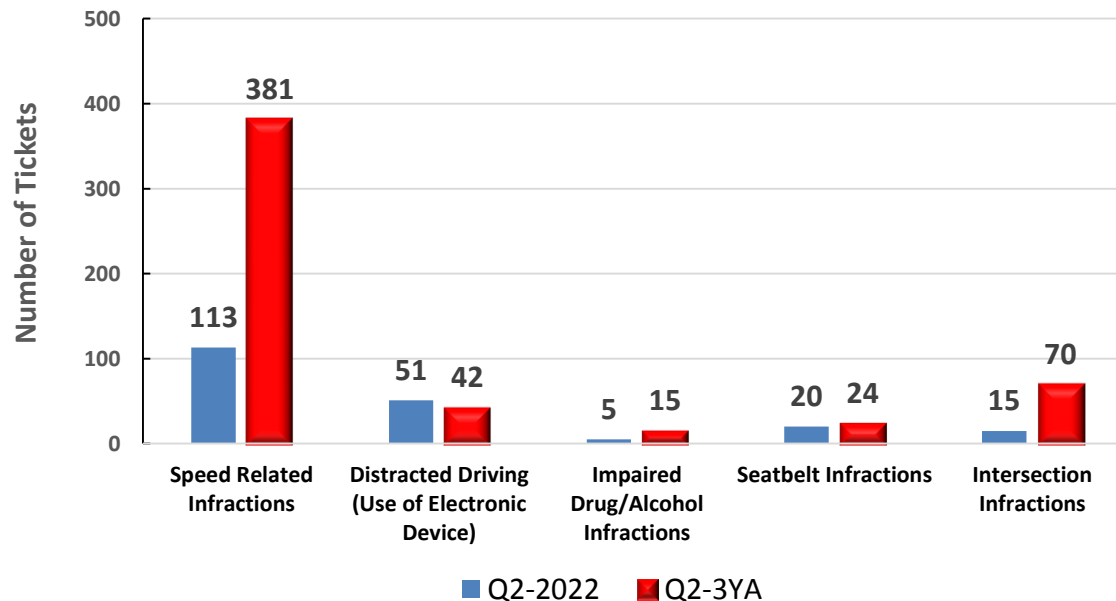
**City of Port Coquitlam:
Property Crimes for Q2-2022**



**City of Port Coquitlam:
Mental Health Calls for Service for Q2-2022**



City of Port Coquitlam: Violation Tickets for Q2-2022



Questions?





RCMP 2022 Second Quarter Report City of Port Coquitlam





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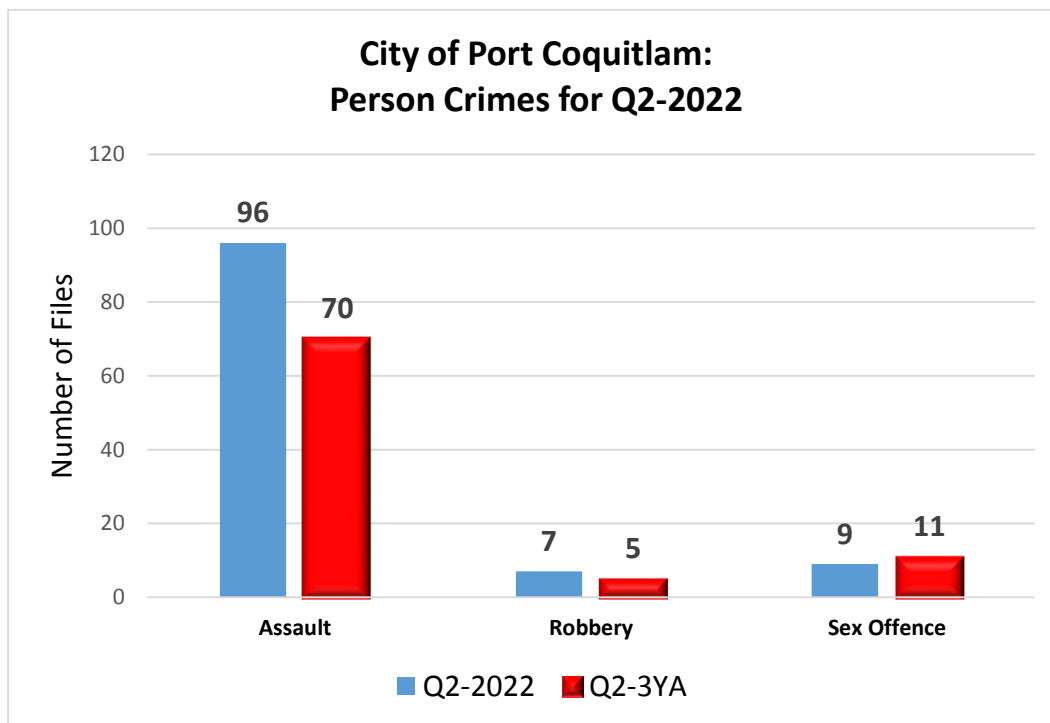


SUMMARY

The Crime Statistics Report for Quarter 2 2022 shows that while persons crimes increased in comparison to the three-year average, property crime decreased. There was an increase in mental health related files in 2022-Q2, while all almost every traffic violation category observed a decrease in 2022-Q2 compared to the three-year average—the exception being distracted driving violation tickets.

2022-Q2: PERSONS CRIMES – PORT COQUITLAM

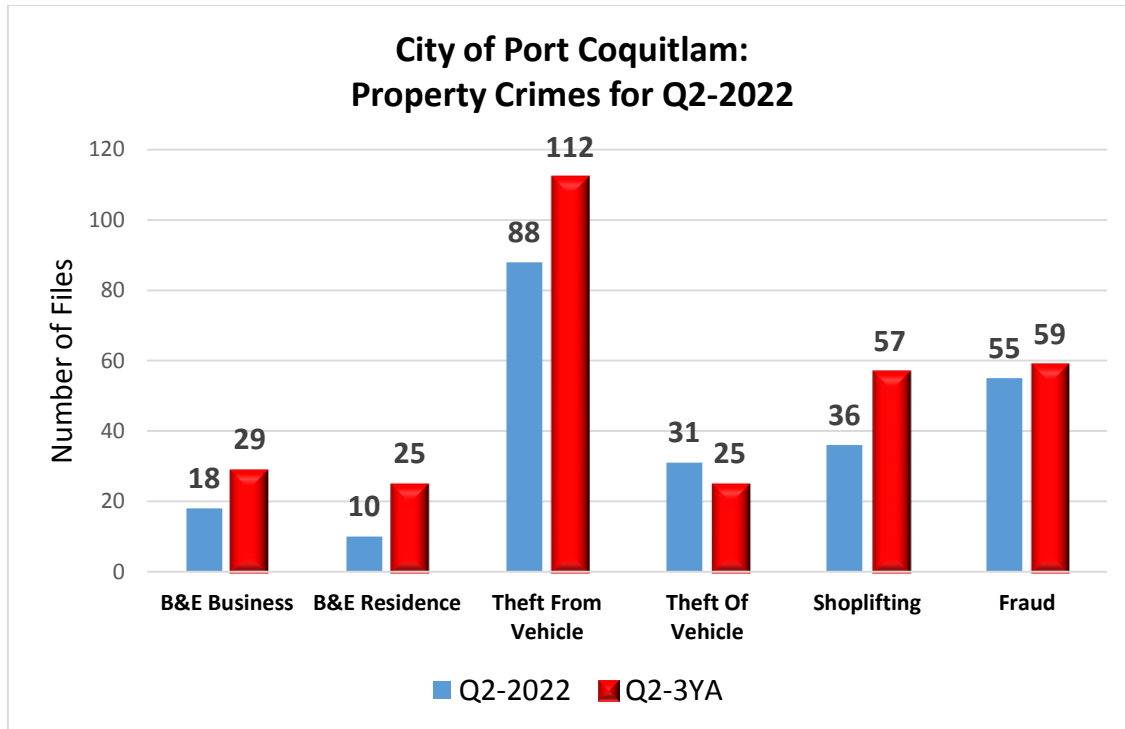
Chart 1: Person crimes increased by 23% in 2022-Q2 compared to the three-year average. While assaults continue to represent the largest proportion of total person crime files, Port Coquitlam experienced an increase in robberies (i.e., +2) and a decrease in sex offences (i.e., -2) when compared to their 3-year averages.





2022-Q2: PROPERTY CRIMES – PORT COQUITLAM

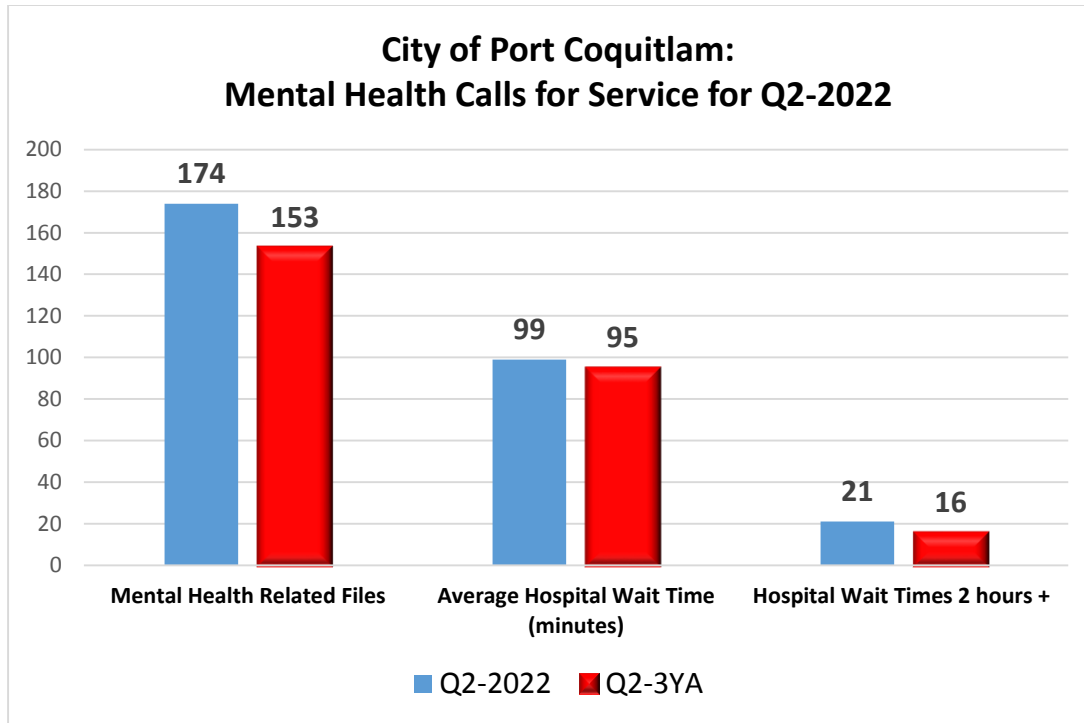
Chart 2: Property crimes decreased by 18% in 2022-Q2 in comparison to the three-year average. Decreases were observed in Break and Enter (B&E) Residence (-60%), B&E Business (-38%), Shoplifting (-37%), Theft from Vehicle (-21%), and Fraud (-7%), while Theft of Vehicle increased by +22%.





2022-Q2: MENTAL HEALTH-RELATED POLICE FILES – PORT COQUITLAM

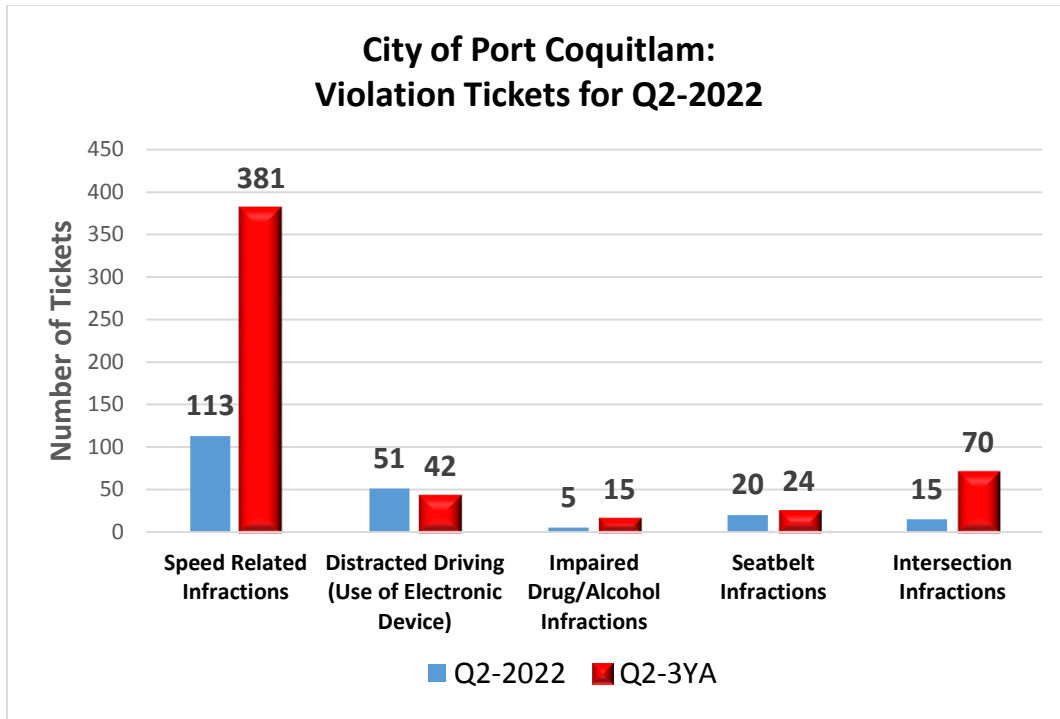
Chart 3: There was a 14% increase in mental health related files in 2022-Q2 compared to the three-year average. The average hospital waiting time (+4%), and hospital wait times greater than 2 hours (+31%) increased compared to the Q2 three-year average.





2022-Q2: VIOLATION TICKETS – PORT COQUITLAM

Chart 4: There were significant decreases in intersection infractions (-79%), speed related infractions (-70%), impaired drug/alcohol infractions (-66%), and seatbelt infractions (-18%). That said, there was an increase in distracted driving tickets issued in Quarter 2 (+22%).



**Table 1: Crime Statistics – Port Coquitlam**

| | | Q1 | Q2 | 3-year Q2 Average | % change |
|-----------------|----------------------------|------------|------------|-------------------|-------------|
| PERSONS | Assault | 62 | 96 | 70 | 37% |
| | Robbery | 3 | 7 | 5 | 50% |
| | Sex Offence | 11 | 9 | 11 | -16% |
| | All Persons Crimes | 145 | 192 | 156 | 23% |
| | | | | | |
| PROPERTY | B&E Business | 31 | 18 | 29 | -38% |
| | B&E Residence | 10 | 10 | 25 | -60% |
| | Theft From Vehicle | 91 | 88 | 112 | -21% |
| | Theft Of Vehicle | 27 | 31 | 25 | 22% |
| | Shoplifting | 54 | 36 | 57 | -37% |
| | Fraud | 58 | 55 | 59 | -7% |
| | All Property Crimes | 423 | 430 | 526 | -18% |

**Table 2: Mental Health Calls for Service – Port Coquitlam**

| CRIME STATISTICS REPORT - PORT COQUITLAM - 2022 - Q2 Report | | | | |
|---|-----|-----|----------------------|----------|
| | Q1 | Q2 | 3-year Q2 Average | % change |
| Mental Health Related Files | 206 | 174 | 153 | 14% |
| Average Hospital Wait Time (minutes) | 79 | 99 | 95 | 4% |
| Hospital Wait Times 2 hours + | 12 | 21 | 16 | 31% |

Table 3: Traffic Statistics – Port Coquitlam

| CRIME STATISTICS REPORT - PORT COQUITLAM - 2022 - Q2 Report | | | | |
|---|-----|-----|----------------------|----------|
| | Q1 | Q2 | 3-year Q2 Average | % change |
| Speed Related Infractions | 101 | 113 | 381 | -70% |
| Distracted Driving (Use of Electronic Device) | 55 | 51 | 42 | 22% |
| Impaired Drug/Alcohol Infractions | 1 | 5 | 15 | -66% |
| Seatbelt Infractions | 4 | 20 | 24 | -18% |
| Intersection Infractions | 22 | 15 | 70 | -79% |

**Table 4: Police Activities – Port Coquitlam and Coquitlam**

| Police Activities | Q1 | Q2 | % total in Q2 |
|-------------------|------|------|---------------|
| Port Coquitlam | 3310 | 3670 | 33% |
| Coquitlam | 6980 | 7329 | 67% |