

Rezoning Application for 590 Dominion Avenue

RECOMMENDATIONS:

That Committee of Council:

1. *Direct staff to bring forward an amendment to the Zoning Bylaw to add a new M4 (Intensive Light Industrial) zone that permits indoor commercial storage and industrial offices above the second storey of a building in addition to uses currently permitted in the M3 Light Industrial zone;*
2. *Direct staff to bring forward amendments to the Official Community Plan to accommodate a new M4 Intensive Light Industrial zone.*
3. *Having given consideration to s.475 of the Local Government Act, confirm the following consultation for the proposed Official Community Plan amendment:*
 - a) *Posting information on the City website;*
 - b) *Consideration of a staff report in an open Committee of Council meeting.*
4. *Direct staff to bring forward an amendment to the Parking and Development Management Bylaw to add parking regulations for indoor commercial storage and industrial offices uses.*
5. *Direct staff to bring forward an amendment to the Zoning Bylaw to rezone 590 Dominion Avenue to M4 Intensive Light Industrial;*
6. *Recommend to Council that prior to adoption of the amending bylaw for 590 Dominion Avenue, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Completion of a subdivision plan to the satisfaction of the Approving Officer including subdivision of the site into two parcels, corner cut-offs and road dedication along Seaborne Avenue;*
 - b) *Submission of plans, fees, securities and agreements for off-site works and services;*
7. *Recommend to Council that Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4285 for 590 Dominion Avenue be repealed.*

PREVIOUS COUNCIL/COMMITTEE ACTION

December 6, 2022 – Council gave third reading to Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2022, No. 4285 to amend the zoning designation of 590 Dominion Avenue from A (Agricultural) to M3 (Light Industrial).

REPORT SUMMARY

This report provides for Committee consideration of a revised rezoning proposal at 590 Dominion Avenue. The applicant, Astria Properties, has requested consideration of an industrial zone that permits opportunities for intensification of use at the site through inclusion of complementary uses above the second storey. Staff are proposing the creation of a new M4 - Intensive Light Industrial zone that would be based upon the M3 Light Industrial zone but would also permit commercial indoor storage and industrial office uses above the second storey, and recommend that it be applied to 590 Dominion Avenue. Staff are further recommending parking regulations be amended to apply parking requirements for industrial office and indoor commercial storage uses and minor amendment to the Official Community Plan to incorporate the new zone. The new M4 zone would be in keeping with

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the City's land use policies to support a diversified local economy and promote high employment generation that is compatible with the surrounding area, but does not detract from existing commercial centers. Approval is recommended.

BACKGROUND

Proposal: The applicant, Astria Properties, has proposed to subdivide 590 Dominion Avenue to create two lots, each with a multi-storey light industrial building containing industrial bays on the lower floors and indoor commercial storage and industrial office uses on upper floors.

In keeping with regional direction to consider appropriate opportunities for industrial land intensification and in order to accommodate several current applications that include intensified light industrial development, staff have crafted a new M-4 Intensive Light Industrial Zone. Staff propose the Zoning Bylaw and Official Community Plan be amended to allow for consideration of this new zone in areas designated as Light Industrial in the OCP.

History: In December 2022, Council gave third reading to a zoning bylaw amendment to rezone the property from A (Agricultural) to M3 (Light Industrial) to permit development of two two-storey (warehouse with mezzanine) light industrial buildings. Subsequent to this resolution, the applicant requested consideration of a revised development concept to provide for intensification of the lands by allowing additional office and storage uses above the second storey of the proposed buildings.

Site Context: The 5-acre, rectangular shaped lot is located at the corner of Dominion Avenue and Fremont Street. The site has recently been cleared and filled in anticipation of development. The site is significantly encumbered by a 2.5-acre BC Hydro right-of-way (ROW) located on the west side of the property which restricts development of buildings or tall landscaping in this area. Surrounding land uses are comprised of light industrial to the east, west and south, townhouse residential to the northwest, and recreation commercial (Carnoustie Golf Course) to the north.



Location map

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Policy and Regulations:

OCP Land Use Designation and Policies: The land use designation in the Official Community Plan (OCP) for the site is Light Industrial. OCP policies encourage innovative approaches for lands within the Dominion Triangle Industrial Area to promote high employment generation that is compatible with adjacent commercial and residential areas, while discouraging Community Commercial uses, such as small retail, offices, and personal services from locating in Industrial areas.

Zoning: The property is currently zoned Agriculture, which reflects the historic zoning in the Dominion Triangle. The sites Light Industrial OCP land use designation supports consideration of the M3 Light Industrial zone, which permits uses such as warehousing, trade contractors, manufacturers and producers, and commercial indoor recreation operating fully within a building. Office uses are limited, such as offices accessory to the industrial business occupying the unit and building height is set to a maximum of 12m (39.4ft).

Indoor commercial storage is not permitted in the M3 zone (it is permitted in the M1 - General Industrial and M2- Heavy Industrial zones), however intensification of a light industrial building with upper level indoor storage uses was previously approved as a site-specific zoning amendment at 585 Seaborne Avenue.

A new M4 Intensive Light Industrial zone could provide a consistent standard for intensified industrial uses by reflecting the uses permitted in the M3 zone in a taller four-storey building format along with industrial office and indoor commercial storage uses above the typical ground oriented industrial bays. This proposed zone would include office uses that don't fit into commercial office areas and do not require a front facing retail component.

Development Permit: This site will be subject to form and character and environmental conservation development permit area objectives and design guidelines. Development permits would be considered after adoption of a Zoning Bylaw amendment.

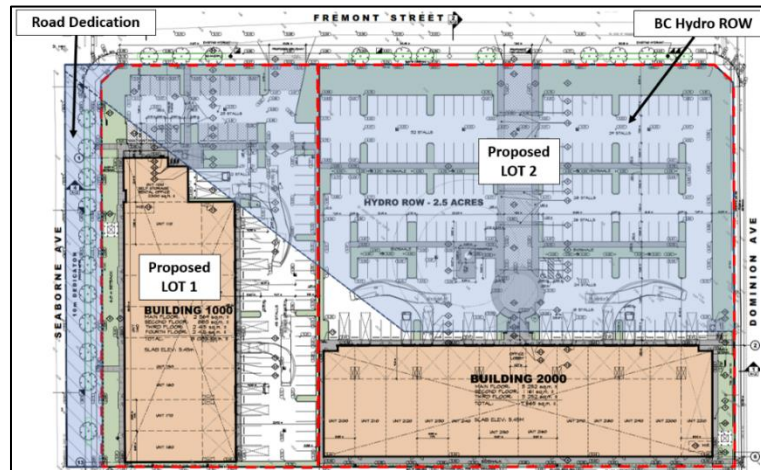
Ministry of Transportation and Infrastructure: The site is located within 800 meters of a Provincial controlled access highway (Mary Hill Bypass). Pursuant to s.52 of the *Transportation Act*, approval from the Ministry of Transportation and Infrastructure is required prior to adoption of a zoning amendment bylaw.

Metro Vancouver Policies: The Regional Growth Strategy, Metro 2050, identifies the critical need to retain the region's industrial land base for a wide range of industrial uses. The RGS encourages municipalities to consider opportunities for intensification of industrial activities, where contextually appropriate and where any additional non-industrial uses are limited, industrial serving and supportive of the primary industrial function of the site. The RGS also noted the importance of municipal urban commercial centers as the focal point for growth and services, and the primary hub for residential density and commercial/employment activities such as offices and services. The

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Regional Industrial Land Strategy encourages consideration of industrial intensification with compatible additional uses where the traditional industrial components are primary and secured as a condition of development.

Project Description: The applicant is proposing to rezone and subdivide the property to create a 1.35-acre lot (Lot 1) and a 3.3-acre lot (Lot 2), each to be developed with an industrial building, landscaping and extensive parking and loading typical of industrial development. As shown on the inset site plan, the BC Hydro ROW constrains where buildings can be placed on the site. Each of the proposed lots would have vehicle access from Fremont Street.



Proposed site plan

The project is expected to be similar in character to other industrial developments recently constructed within the Dominion Triangle, but will be in a three and four-storey format with traditional ground oriented industrial bay/warehouse space (with mezzanine) on the ground floor and additional uses above.

Building 1000 (Lot 1) fronts Seaborne Avenue and includes 3,250 m² of ground oriented industrial bays with two-levels (4,830 m²) indoor commercial storage use above. The indoor commercial storage use would be serviced by a dedicated industrial lift to the storage units and parking/loading in front for loading purposes.

Building 2000 (Lot 2) is sited along the east edge of the site and will include 4,410 m² of ground oriented industrial bays with one additional storey (3,252 m²) of industrial offices above. A large parking area is located to the front of the building under the Hydro ROW.



Proposed Building 2000 looking east along Dominion Ave



Proposed Building 1000 looking east along Fremont St

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The proposed buildings feature a high-quality architectural design and include extensive glazing and metal composite cladding. Significant landscaping has been proposed along the periphery of the site and throughout the parking and loading areas and includes pavers in select parking locations to increase the permeability of the site. A landscaped berm has also been proposed along the Fremont Street frontage of lot 2 to help screen the parking area and street facing loading bays.

The applicant has indicated they wish to include a public art component and is working with the Port Coquitlam Arts Council to achieved the desired outcome. The design of the buildings and landscaping would be confirmed in Committee's future consideration of development permits, if the rezoning is approved.

In keeping with similar industrial rezoning proposals on the southside of Dominion Avenue, a design covenant to ensure development of the site remains compatible with the residential uses to the northwest and golf course to the north was required to as a condition of the previous M3 rezoning application zoning. The restrictive covenant has already been registered on title and would help guide the design of the building through Development Permit consideration.

Project Profile

	Proposed M4 Bylaw Regulations ¹	Proposed ²	Requested Variances
Site Area (total)	n/a	19,103 m ² (205,630 ft ²)	
Lot 1 (Building 1000)			
Lot area	930 m ²	6,562 m ²	
Lot Coverage	n/a	36%	
Impervious surfaces	80%	78%	
Setbacks:			
Front (Seaborne Ave)	6 m.	6 m.	
Rear (north)	3 m.	22.88 m.	
Exterior side (Fremont St)	6 m.	23.63 m.	
Interior side (east)	0 m.	1.27 m.	
Building Height	20 m.	19.35 m.	
Parking (total)	46	65	
Accessible	2	2	
Small car	25% (11 stalls)	2	
Loading	4	10	
Bicycle parking	6	6	

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

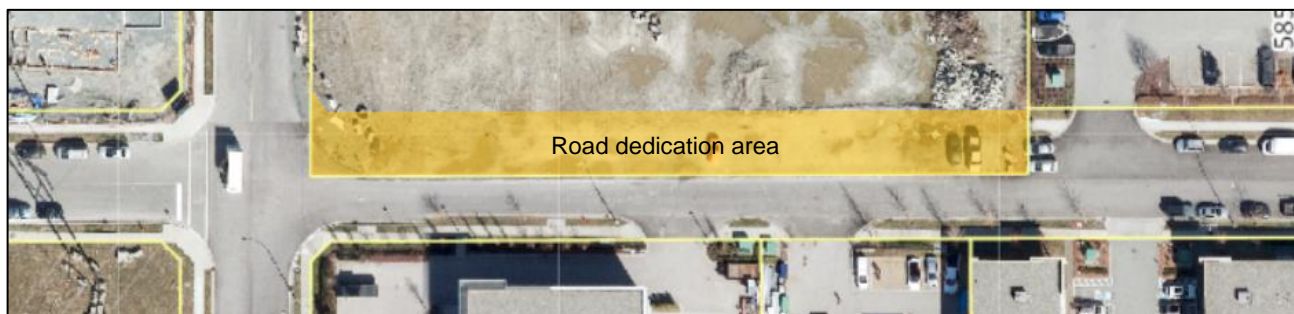
² Information provided by applicant

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	Proposed M4 Bylaw Regulations ¹	Proposed ²	Requested Variances
(short-term)			
Lot 2 (Building 2000)			
Lot area	930 m ²	12,541 m ²	
Lot Coverage	n/a	26%	
Impervious surfaces	80%	79%	
Setbacks:			
Front (Dominion Ave)	6 m.	6 m.	
Rear (south)	3 m.	1.22 m.	1.78 m.
Exterior side (Fremont St)	6 m.	77 m.	
Interior side (east)	0 m.	2.8 m.	
Building Height	20 m.	15.24 m.	
Parking (total)	119	149	
Accessible	2	2	
Small car	25% (40 stalls)	0	
Loading	4	12	
Bicycle parking (short-term)	6	6	

Off-site Improvements: This project requires off-site upgrades along Fremont Street and Seaborne Avenue including: roadworks, street lighting, street trees, and service upgrades as necessary. Corner cuts are also required along Fremont Street and Seaborne Avenue and Dominion Avenue and Fremont Street intersections. The site is to be serviced with underground Hydro and telecommunication connections. Development Cost Charges are applicable and will be collected at the time of subdivision or building permit.

In order to meet road width standards along the Seaborne Avenue frontage, an approximate 10-meter-wide road dedication is required to achieve the standard 20m wide road width.



Seaborne Avenue road dedication area

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Requested Variances: Due to the impacts of the BC Hydro ROW, the proposal requires consideration of a minor variance to allow overhead doors, off-street loading areas and loading docks to front a street. To help address potential impact of street front loading, the applicant has proposed a landscape berm around the edge of the site, intensive landscaping and high-quality metal and glass loading bay doors. The applicant has also requested a minor variance to the rear yard setback of Building 2000, which will be screened by Building 1000. These variance requests would be considered through issuance of the development permit.

Parking Regulations: The Parking and Development Management Bylaw does not include parking requirements for indoor commercial storage. 1 parking spaces for 385m² of storage area was provided for the upper level indoor commercial storage uses at 585 Seaborne Avenue based on a transportation assessment; this ratio appears to have met the needs of the use and is recommended for the indoor commercial storage use. Office parking would be provided in keeping with the existing general office requirement of 1 parking space per 45m².

DISCUSSION

Proposed M4 Intensive Light Industrial Zone: Intensification of industrial lands has been identified as a valuable mechanism to increase economic activity on limited land base and make more efficient use of lands; this includes larger buildings and more efficient use of parking, loading and outdoor storage area as well as multi-level buildings. It is recognized that light industrial lands are often best suited for multi-level intensification by adding additional stories onto the building, as the types of ground floor bay activities are generally compatible with additional uses (they are less likely to produce excessive noise, odour, vibrations or other disturbances) and may not require as much additional considerations in building construction as heavier industrial activities.

The types of complimentary uses that are appropriate to consider in multi-level light industrial building is widely contextual to the municipality; regional direction and best practices has been to ensure industrial uses are retained as the primary function of the site, to limit the amount of additional uses, and to ensure any additional uses are supportive of/in keeping with the industrial nature of the site. It is also critical to ensure any additional uses do not negatively impact other key objectives of a community; such as ensuring municipal urban commercial centers are retained as the focal point for growth, employment and services.

The introduction of a new Intensive Light Industrial Zone would provide a strategic opportunity to allow for larger buildings and better serve businesses who are looking for office space that typically do not fit into or support vibrancy in traditional commercial areas and may struggle to find locations that match their business needs. These uses generally attract limited visitors, do not need a store front and are in keeping with the industrial character of the site, including: courier and dispatch services, government/utility administration, architectural, engineering and planning services, data processing and related services, waste management and environmental services, film, digital media and broadcasting, event planning, staging and interior design, driving school, and fulfillment services.

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Commercial indoor storage could also be included as a permitted additional use; these businesses provide a valued and necessary community service but do not generate significant employment in the community. Use of upper stories of a light industrial building for this use helps redirect this use from occupying general and heavy industrial lands, which could be better used for higher employment industrial uses.

Staff recommend the M4 zone be created to include all uses current permitted in the M3 – Light Industrial zone, plus commercial indoor storage and the defined list of industrial offices uses when located above a tradition ground oriented industrial bays. A new parking requirement - 1 parking spaces for 385 m² (4,144 ft²) of storage area - would be introduced for this upper level indoor commercial storage use and industrial office parking would be provided in keeping with the existing office requirements. The permitted building height is recommended at 20 meters (65 ft); this would provide buildings of up to 4 storeys.

Staff further recommend the Official Community Plan be amended to incorporate the new zone. This would include updating the Policies for Industrial Lands and Development to support inclusion of industrial offices, the Table of OCP Designations and Permitted Uses to permit the M4 zone in the Light Industrial OCP designation, and the Industrial DPA to reflect a taller building form. The intent would be for the M4 zone to be available for consideration for any lands designated for light industrial purposes in the OCP through Councils consideration of rezoning.

Proposed Development at 590 Dominion Avenue: In staff's opinion, this site is an ideal candidate for the new M4 zone; it is heavily constrained by the BC Hydro ROW which limits the siting and expansion of a building footprint and multi-level construction is the only feasible opportunity for intensification. The multistory buildings are well situated on the site to offset the higher massing, with ample parking to meet tenant and customer needs. The building and landscape has been designed with careful consideration of adjacent properties and to soften the appearance of the additional stories with building articulation, variation of building material and window placement.

The applicant has noted a desire for more permissive/general office use than those which have been identified by staff for the M4 zone, as well as health and personal services. The proposed list of permitted uses in the M4 zone has been carefully cultivated to respond to OCP policies and regional direction and to limit any impact on the City's community commercial areas, such as the Downtown and Northside. In staff's opinion, the provision of additional general office or health and personal services uses within light industrial areas would be detrimental to the community's vision of a compact, complete community with a vibrant and successful community centers and is not recommended.

Recommended Bylaw Amendments and Conditions: Staff recommend the Zoning Bylaw, Parking and Development Management Bylaw and Official Community Plan be amended to include

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a new M4 Intensive Light Industrial zone as an option for consideration on lands designated for Light Industrial in the OCP, with associated policies and design changes.

Staff further recommend that the zoning for 590 Dominion Avenue be amended to the M4 Zone. In accordance with OCP policies for growth management, infrastructure improvements are required to support transportation, site access and servicing needs of the development; staff recommend, as a condition of the zoning, the applicant be required to dedicate road along Seaborne Avenue to achieve the standard 20m wide road width and 3x3m corner cut-offs at the intersection of Dominion Avenue and Fremont Street and Seaborne Avenue and Fremont Street and undertake associated off-site works and services.

FINANCIAL IMPLICATIONS

There are no immediate financial implications for this report, however, the proposed development will result in an increase in property tax revenue.

PUBLIC CONSULTATION

A sign providing notification of the application is posted on-site and was updated on February 23rd with a revised description of the proposal.

To date, Planning staff have not received any comments in association with the rezoning application.



Sign photo

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Direct staff to bring forward zoning, OCP and parking bylaw amendments which include the recommended provisions for consideration by Council.
	2	Request additional information or changes to the proposed bylaw amendments or application to address specified issues prior to making a decision.
	3	Recommend to Council that the amendments be refused.

ATTACHMENTS

Attachment 1: Architectural Concept Drawings

Attachment 2: Amended Industrial Zone Regulations (in tracked changes)

Lead author(s): Graeme Muir, Bryan Sherrell and Jennifer Little

PROPOSED INDUSTRIAL BUILDINGS:



ADDRESS: 2360 & 2372 FREMONT ST, PORT COQUITLAM, BC



BUILDING 2000 - VIEW TO THE SOUTHEAST

ARCHITECTURAL DRAWING LIST	
COVER SHEET	A-0.0
CONCEPT PLAN	A-0.1
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
SITE SECTION	A-1.2
BUILDING 1000 MAIN + SECOND FLOOR PLAN	A-2.0
BUILDING 1000 THIRD + FOURTH FLOOR PLAN	A-2.1
BUILDING 1000 ROOF PLAN	A-2.2
BUILDING 1000 ELEVATIONS	A-2.3
BUILDING 1000 SECTION	A-2.4
BUILDING 2000 MAIN + SECOND FLOOR PLAN	A-3.0
BUILDING 2000 THIRD FLOOR PLAN	A-3.1
BUILDING 2000 ROOF PLAN	A-3.2
BUILDING 2000 ELEVATIONS	A-3.3
BUILDING 2000 SECTION	A-3.4

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1	JUN 04 23 REBUILT FOR CLIENT REVIEW
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ORION CONSTRUCTION	
ORION CONSTRUCTION UNIT 105 19602 BOW AVENUE LANGLEY, BC V2Y 0E2 PHONE: (604) 503-2294	
PROJECT: PROPOSED INDUSTRIAL BUILDINGS	
DOMINION DISTRICT	
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BUILDING 1000 - VIEW TO THE SOUTHEAST



BUILDING 1000 - VIEW TO THE NORTHEAST



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A-01 CONTEXT PLAN
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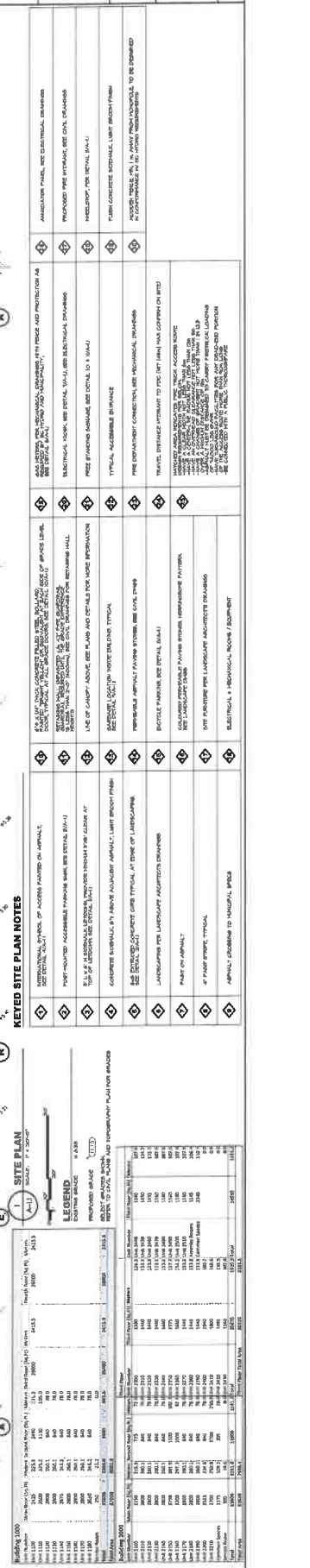
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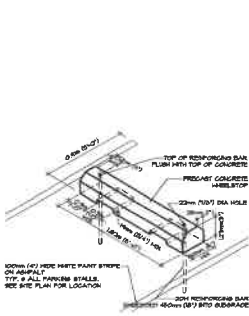
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ORION CONSTRUCTION
UNIT 160 1900 BIA AVE
LANGLEY, BC V2Y 6E2
PHONE: (604) 362-2994

DOMINION DISTRICT
ADDRESS: 240 & 272 FREMONT ST.
DRAFTING

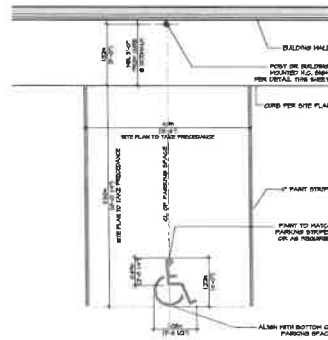
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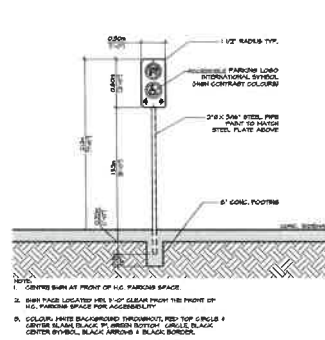




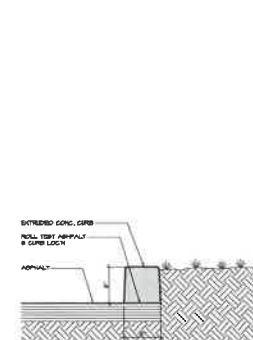
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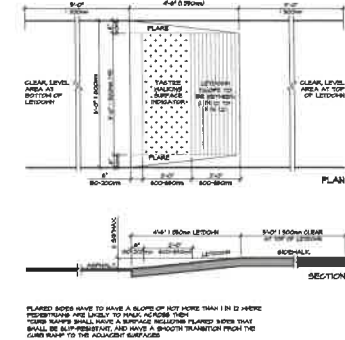
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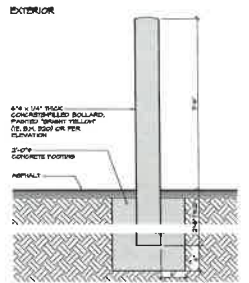
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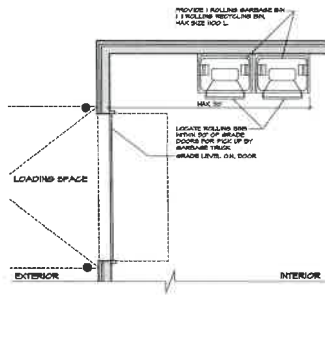
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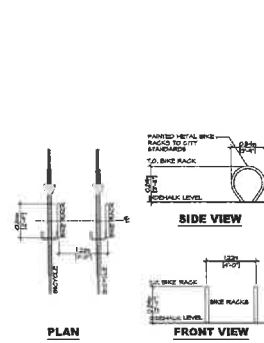
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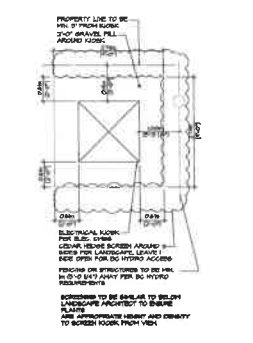
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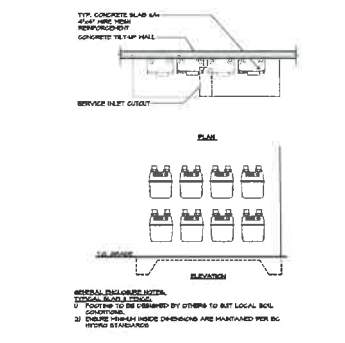
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10 BIKE RACK DETAIL
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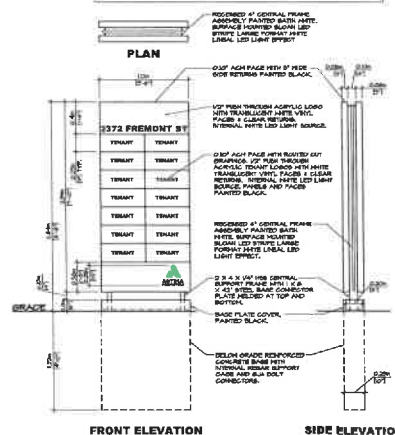


11 ELECTRICAL KIOSK DETAIL
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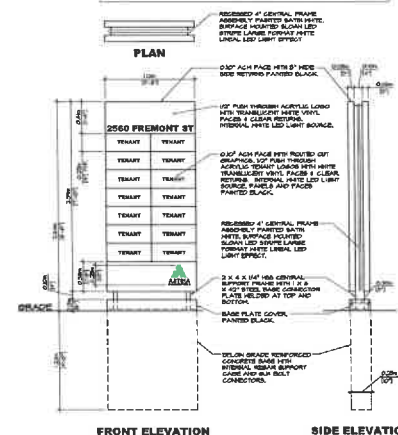
12 GAS METER DETAIL
SCALE: 1/4" = 1'-0"

SIGN SUPPLIER TO PROVIDE SEALED ENGINEERED SHOP DRAWINGS FOR ALL ASPECTS OF SIGNAGE INCLUDING FOOTINGS



13 BUILDING 2000 FREE-STANDING SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"

SIGN SUPPLIER TO PROVIDE SEALED ENGINEERED SHOP DRAWINGS FOR ALL ASPECTS OF SIGNAGE INCLUDING FOOTINGS



14 BUILDING 1000 FREE-STANDING SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"



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1. SEP. 03 21. REVISED FOR CP

NOT: DATE DESCRIPTION
PROJECT: DOMINION DISTRICT
PROPOSED INDUSTRIAL BUILDING

ORION CONSTRUCTION
UNIT 100 1500 30A AVE
LAKELAND, BC V7Y 0E2
PHONE: (604) 552-2594

DOMINION DISTRICT
ADDRESS: 2000 & 15TH FREMONT ST.
15TH AVE. S.W.

SITE DETAILS

SAL: ASH NO. 21-001 DRAWN: VCF
CHECKED: H.O.
PLT DATE: NOV. 03 21

PROJECT: DOMINION DISTRICT
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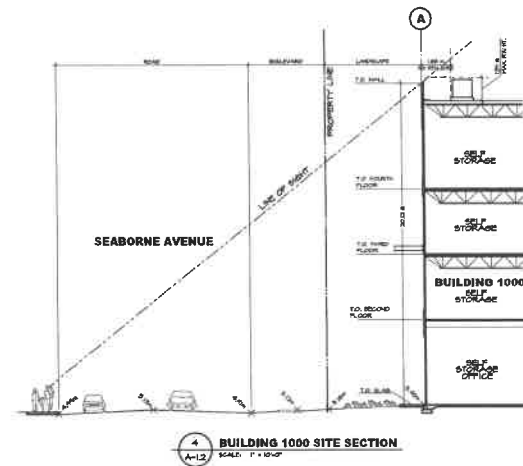
PROJECT: DOMINION DISTRICT
PROPOSED INDUSTRIAL BUILDING

ORION CONSTRUCTION
UNIT 100 1500 30A AVE
LAKELAND, BC V7Y 0E2
PHONE: (604) 552-2594



BUILDING 2000 SITE SECTION
SCALE: 1" = 10'-0"

Architectural site section drawing of Building 1000. The drawing shows a cross-section of the building and the adjacent Fremont Street. A dashed line labeled "LINE OF SIGHT" originates from a point on Fremont Street and extends diagonally upwards to a point labeled "A" on the roof of Building 1000. The building is shown with multiple floors, including a "SELF STORAGE" area and a "BUILDING 1000 SELF STORAGE" area. The street level is marked with "FREMONT STREET" and "LINE OF SIGHT". The drawing includes various dimensions and labels for structural elements.

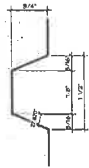


MATERIAL LEGEND

- CONCRETE TILT-UP PANEL TYP. - PAINTED
- REVEAL & CONCRETE - PAINTED
- PANEL JOINT
- PREFINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS w/ VINYL PANELS - PAINTED
- STEEL HANDDOORS - PAINTED
- CONCRETE RETAINING WALLS - PAINTED, TYP.
- LIGHT FIXTURES - REE ELECTRICAL SPS 8
- METAL SIGN MOUNTING CANOPY
- SPANNING SLABING (SUBJECT TO MATCH VISION GLASS)
- SLUPTYPE
- INSULATED METAL PANEL
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- 1" CORNER
- GLASS ALUMINUM
- C-CORNER STEEL FRAMED CANOPY - PAINTED

PROJECT COLOURS

- ALL PAINT COLOURS TO BE MATCHED FIELDING 1:10
- HIGH REFLECTIVE WHITE (BY TYP)
 - WORKING FOG (BY 4099)
 - REDUCED 18M 1834
 - IRON ORE 10M 10M
 - KANSAS REDWOOD
 - KANSAS DOVE GREY
 - HIGH REFLECTIVE WHITE (BY TYP)
 - BLACK
 - BLACK ANODIZED
 - CLEAR (FLY 8 AND 100 ALUMINUM)
 - 2018 COYOTE/PLANT
 - 2018 LIGHT WHITE
 - STOCK METAL BLACK
- STEEL HANDDOOR COLOUR
EXTERIOR BOLLARDS
ALUMINUM STOREFRONT FRAMES
TYPICAL FLASHING
SPANNING SLABING COLOUR
TYPICAL METAL CAP FLASHING



3 TYP. REVEAL DETAIL
SCALE: 1" = 1'-0"



1 SOUTH ELEVATION (FACING SEABORNE AVE.)
SCALE: 5/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 5/32" = 1'-0"



3 EAST ELEVATION
SCALE: 5/32" = 1'-0"



4 WEST ELEVATION (FACING FREMONT ST.)
SCALE: 5/32" = 1'-0"



ARCHITECTURE PANEL INC.
1000 10TH AVE. S.W. SUITE 100
SEASIDE, BC V8N 2X2
TEL: (250) 363-1111 FAX: (250) 363-1112
WWW.ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH
D.J. FORCE DESIGN INC.
1111 10TH AVE. S.W. SUITE 100
SEASIDE, BC V8N 2X2
TEL: (250) 363-1111 FAX: (250) 363-1112
WWW.DJFORCEDESIGN.COM

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PROPOSED AND IN-PROCESS BUILDING FOR
DOMINION DISTRICT BUILDING 1000

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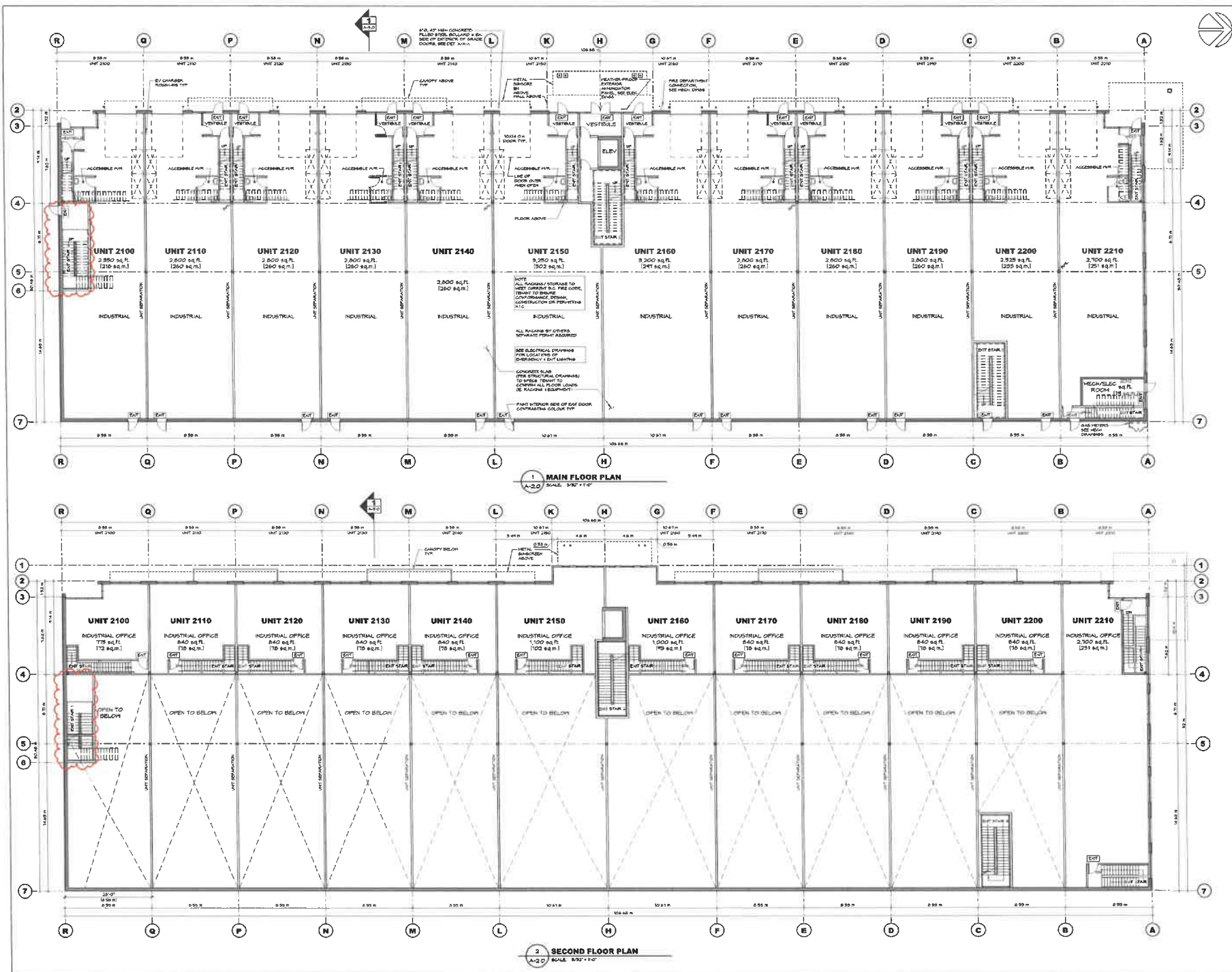
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DOMINION DISTRICT BUILDING 1000



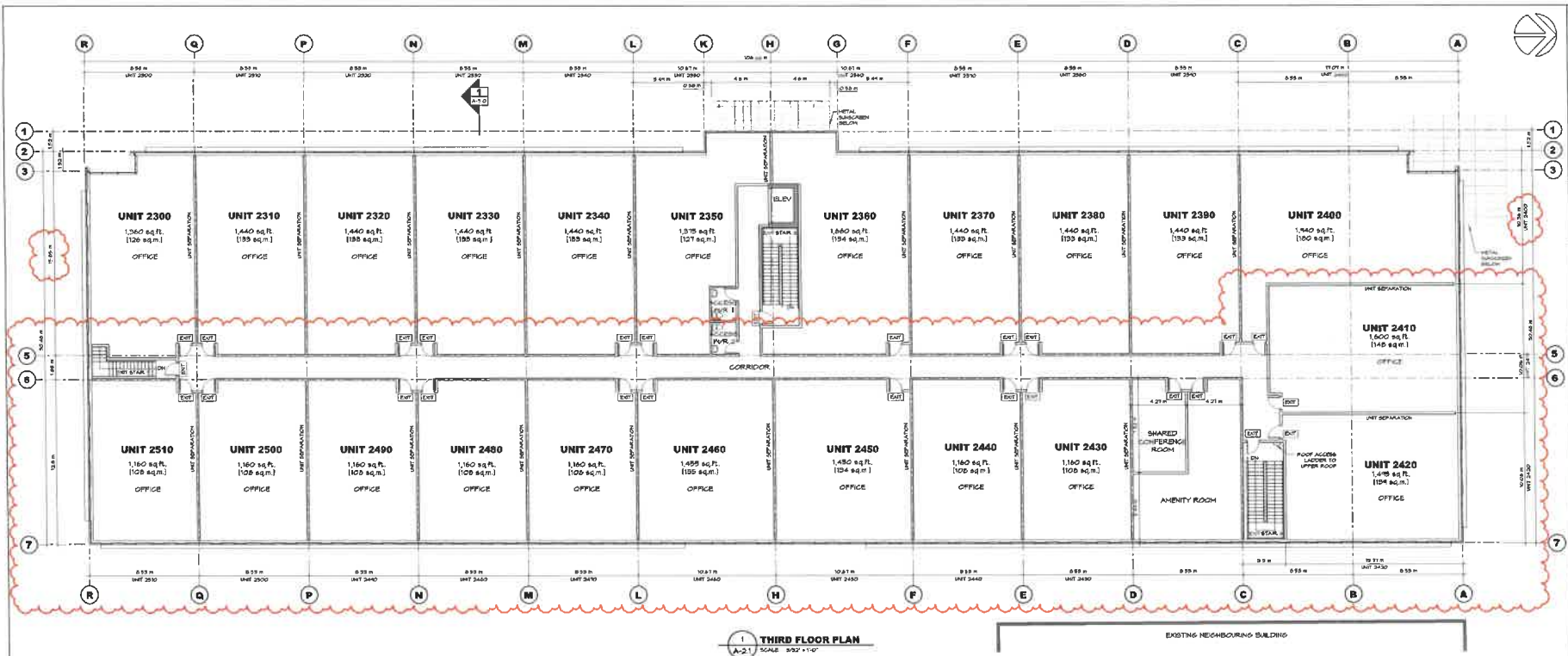
ARCHITECTURE PANEL INC.
IN ASSOCIATION WITH
D. FORGE DESIGN INC.

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 100, 1000 BAYVIEW AVE.
LANGLEY, BC V3V 0E1
PHONE: (604) 580-0964

DOMINION DISTRICT BUILDING 2000
DRAWING: MAIN & SECOND FLOOR PLANS

MAIN & SECOND FLOOR PLANS

A-2.0



ARCHITECTURE PANEL INC.
ARCHITECTS - INTERIORS - EXTERIORS - LANDSCAPE ARCHITECTS
UNIT 100, 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: (303) 733-1000 FAX: (303) 733-1001

IN ASSOCIATION WITH
D. FORCE ENGINEERING INC.
REGISTERED PROFESSIONAL ENGINEERS - CIVIL, MECHANICAL, ELECTRICAL
1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: (303) 733-1000 FAX: (303) 733-1001

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REV 03 2011
REV 04 2011
REV 05 2011
REV 06 2011
REV 07 2011
REV 08 2011
REV 09 2011
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REV 98 2011
REV 99 2011
REV 100 2011

PROJECT MANAGERS / CONTRACTORS
ORION
ORION CONSTRUCTION
UNIT 100, 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
PHONE: (303) 733-1000

PROPOSED INDUSTRIAL BUILDING 2000
DOMINION DISTRICT BUILDING 2000
ADDRESS: 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
OWNER: 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202

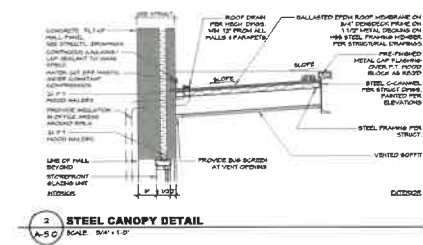
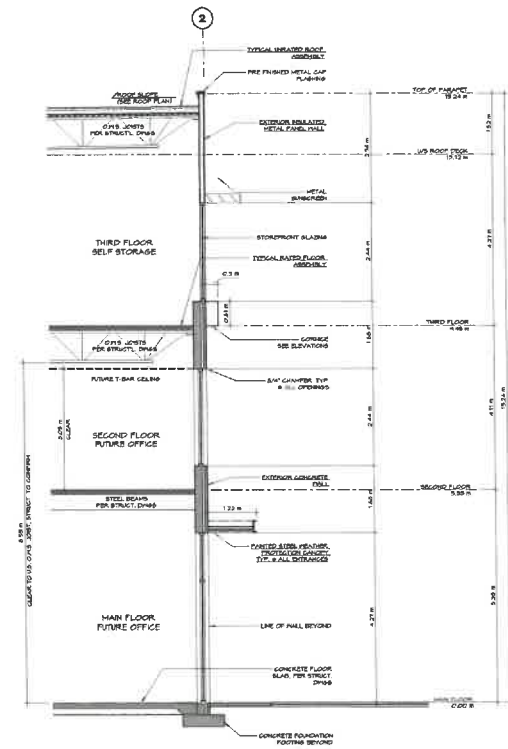
THIRD FLOOR PLAN

DATE: 11/01/11
DESIGNED: J. D. JONES
CHECKED: J. D. JONES
PLANT DATE: 11/01/11
REV: 1

PROJECT: DRAWING: 11/01/11
A-2.1




ELEVATIONS		
SEAL	JOB NO.	DRAWN
	21-001	JB/VCF
	DESIGNED	
	CHECKED BY	
		BY
	PLOT DATE	
	NOV 10 1988	






ARCHITECTURE PANEL, INC.
ARCHITECTURE, INTERIOR DESIGN, INTERIORS, EXTERIORS
300 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202
303.733.1111



D. FORCE
CONSTRUCTION
1111 ALABAMA STREET, SUITE 100, DENVER, CO 80202
303.733.1111

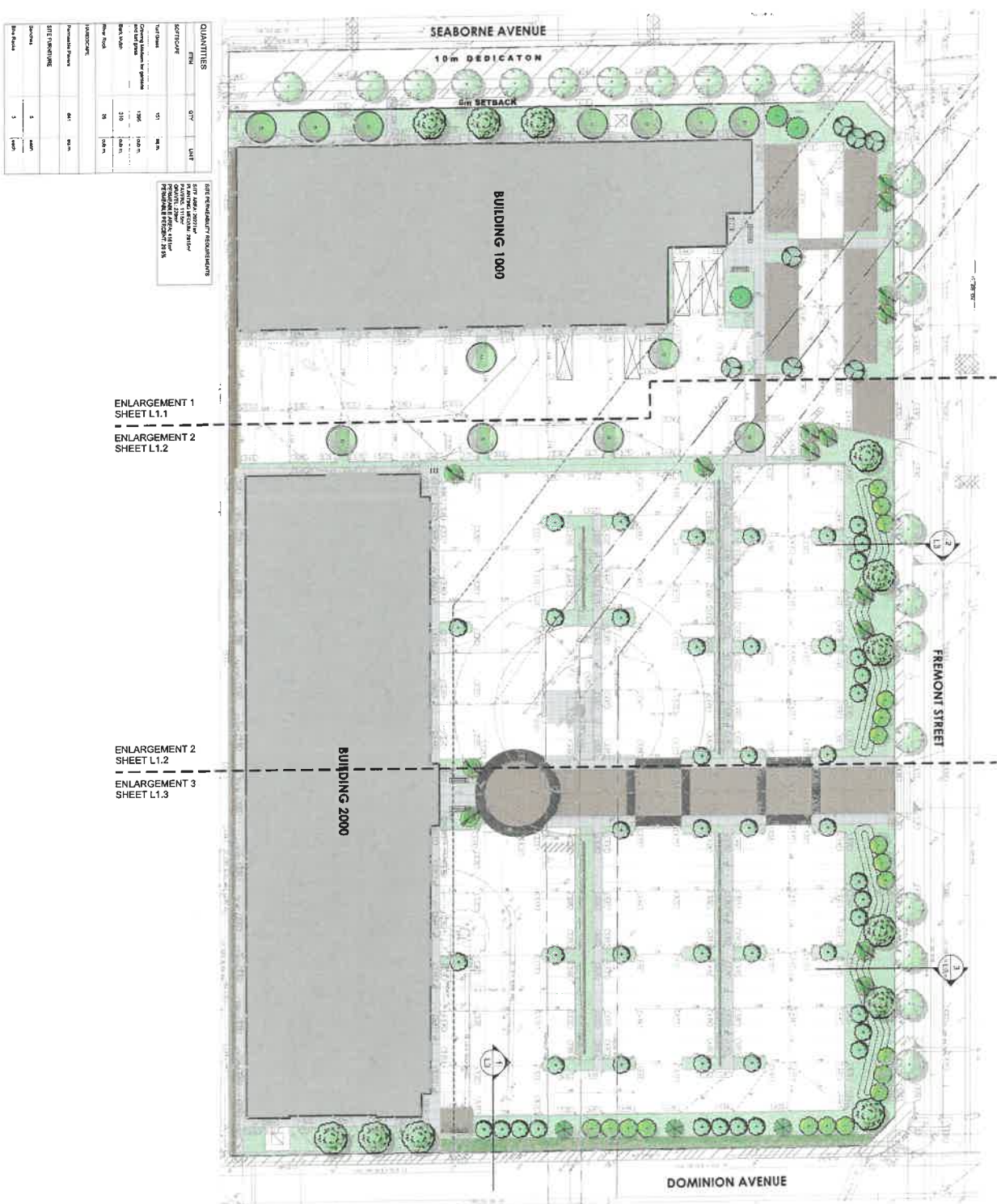


ORION
CONSTRUCTION
ORION CONSTRUCTION
UNIT 100, 1000 MARINE
LANDING, SUITE 100, DENVER, CO 80202
303.733.1111



DOMINION DISTRICT BUILDING 2000
DOMINION DISTRICT BUILDING 2000
1000 ALABAMA STREET, SUITE 100, DENVER, CO 80202
303.733.1111

SECTIONS			
REF.	REV.	DATE	BY
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	2	10/1/20	ADP
	3	10/1/20	ADP
	4	10/1/20	ADP
	5	10/1/20	ADP
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	100	10/1/20	ADP



QUANTITIES		UNIT	
FIN	QTY		
ACETONE			
1st Grade	50	gal	
Orange-Medium for sprayer	1950	gal	
and 1st grade			
2nd Grade	310	gal	
1st Grade	50	gal	
ACETONE			
Formaldehyde Preservative	641	gal	
2nd Grade			
3rd Grade	5	gal	
4th Grade	5	gal	

STATE RESPONSIBILITY REQUIREMENTS
 STATE ADEQ: 20071m
 PLANTING MFCOM: 7815m
 PLANTING: 1115m
 OAKLEY: 22m
 PERMANENT ADEQ: 0181m
 PERMANENT PERCENT: 20.5%

ENLARGEMENT 1
SHEET L1.1

ENLARGEMENT 2
SHEET L1.2

ENLARGEMENT 2
SHEET L1.2

ENLARGEMENT 3
SHEET L1.3

590 DOMINION
DEVELOPMENTS

2360 & 2372 FREMONT STREET
PORT COQUITLAM, BC

OVERALL LANDSCAPE
PLAN

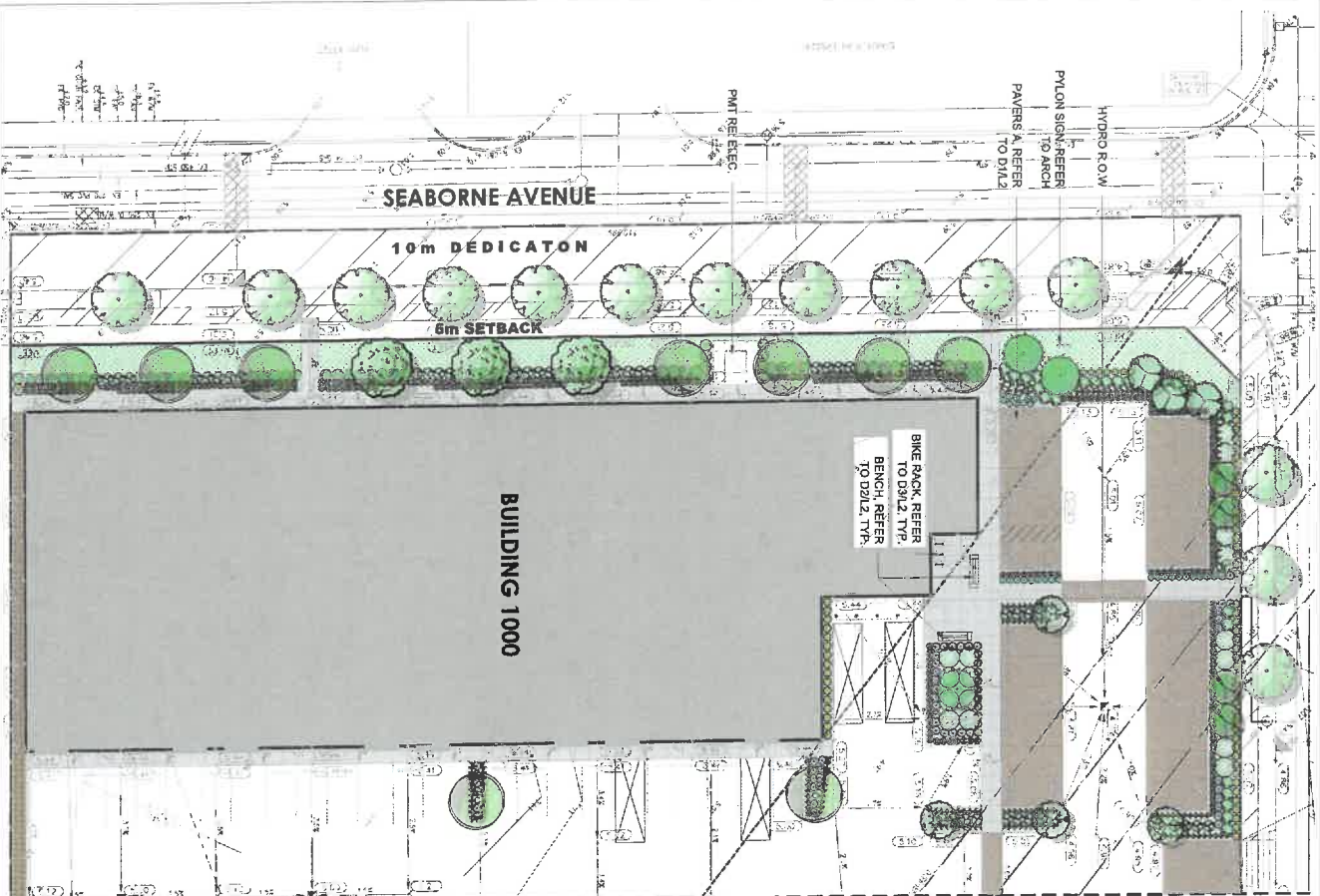
41



KD Planning
& Design, Inc.

the authors' knowledge, this is the first study to examine the effect of the type of information source on the perceived credibility of the information source.

[illegible]



ENLARGEMENT 2
SHEET L1.2

PLANT LIST - SINGLE SITE

NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	CONDITION
1		Redwood	<i>Sequoia sempervirens</i>	10m	10m	W 8
2		Western Red Cedar	<i>Thuja plicata</i>	10m	10m	W 8
3		Western White Pine	<i>Pinus monticola</i>	10m	10m	W 8
4		Western Yellow Pine	<i>Pinus ponderosa</i>	10m	10m	W 8
5		Western Douglas Fir	<i>Pseudotsuga mucronata</i>	10m	10m	W 8
6		Western Larch	<i>Larix laricina</i>	10m	10m	W 8
7		Western Spruce	<i>Picea canadensis</i>	10m	10m	W 8
8		Western Fir	<i>Abies balsamea</i>	10m	10m	W 8
9		Western Hemlock	<i>Tsuga heterophylla</i>	10m	10m	W 8
10		Western Juniper	<i>Juniperus horizontalis</i>	10m	10m	W 8
11		Western Yew	<i>Taxus canadensis</i>	10m	10m	W 8
12		Western Red Pine	<i>Pinus resinosa</i>	10m	10m	W 8
13		Western White Pine	<i>Pinus strobus</i>	10m	10m	W 8
14		Western Yellow Pine	<i>Pinus ponderosa</i>	10m	10m	W 8
15		Western Douglas Fir	<i>Pseudotsuga mucronata</i>	10m	10m	W 8
16		Western Larch	<i>Larix laricina</i>	10m	10m	W 8
17		Western Spruce	<i>Picea canadensis</i>	10m	10m	W 8
18		Western Fir	<i>Abies balsamea</i>	10m	10m	W 8
19		Western Hemlock	<i>Tsuga heterophylla</i>	10m	10m	W 8
20		Western Juniper	<i>Juniperus horizontalis</i>	10m	10m	W 8
21		Western Yew	<i>Taxus canadensis</i>	10m	10m	W 8
22		Western Red Pine	<i>Pinus resinosa</i>	10m	10m	W 8
23		Western White Pine	<i>Pinus strobus</i>	10m	10m	W 8
24		Western Yellow Pine	<i>Pinus ponderosa</i>	10m	10m	W 8
25		Western Douglas Fir	<i>Pseudotsuga mucronata</i>	10m	10m	W 8
26		Western Larch	<i>Larix laricina</i>	10m	10m	W 8
27		Western Spruce	<i>Picea canadensis</i>	10m	10m	W 8
28		Western Fir	<i>Abies balsamea</i>	10m	10m	W 8
29		Western Hemlock	<i>Tsuga heterophylla</i>	10m	10m	W 8
30		Western Juniper	<i>Juniperus horizontalis</i>	10m	10m	W 8
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32		Western Red Pine	<i>Pinus resinosa</i>	10m	10m	W 8
33		Western White Pine	<i>Pinus strobus</i>	10m	10m	W 8
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35		Western Douglas Fir	<i>Pseudotsuga mucronata</i>	10m	10m	W 8
36		Western Larch	<i>Larix laricina</i>	10m	10m	W 8
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100		Western Juniper	<i>Juniperus horizontalis</i>	10m	10m	W 8

OFFSITE TREES SPECIES TO BE CHOSEN BY THE CITY

KD Planning

Architectural & Planning
1000 West 10th Street, Suite 100
Vancouver, BC V6H 2G6
Tel: 604-681-1111
Fax: 604-681-1112
www.kdplanning.com

LEGEND

- TREE
- PLANTING METHOD
- OVERLAP
- CONCRETE SIDEWALK
- PAVING A
- PAVING B
- PAVING C
- PAVING D
- PAVING E
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2. PLANTS SHALL BE INITIALLY AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
3. PLANT MATERIAL SUBSTITUTION WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
4. ALL PLANT MATERIAL SHALL BE THOROUGHLY WASHED AND SOAKED AT THE TIME OF PLANTING.
5. **THIS PROTECTION** PERTAIN TO UNPAID LATE FEES IF REQUIRED.
6. ALL LANDSCAPE MATERIAL IS TO CONFORM WITH THE CANADIAN LANDSCAPE STANDARD.
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUM IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ALL PLANTING NEED TO BE FINISHED WITHIN FOUR (4) HOURS AFTER PLANTING DETAILS FOR INSTALLATION AND/OR PLANT MATERIAL.
9. PLANT MATERIAL SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MEET THE CANADIAN LANDSCAPE STANDARD FOR DISEASE, VARIETY AND OTHER INFORMATION ON THE PLANT LIST SHOWING THE DRAINAGE, ANY PLANT OXYGENATOR FOR DROUGHT, HAIL, AND/OR DISEASE WILL BE SELECTED ANY PLANT THAT IS NOT SPECIFIED IN THE CANADIAN LANDSCAPE STANDARD SHALL BE ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
10. REMEDIATION OR DAMAGED AREAS SHALL BE REFINISHED AND REFINISHED ACCORDANCE WITH REPAIRS TO THE CANADIAN LANDSCAPE STANDARD AND THE CANADIAN LANDSCAPE STANDARD (S) SPECIFICATION OF THE APPROPRIATE PLANT FOR EACH SPECIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION THROUGH THE WARRANTY PERIOD UNLESS CAUSED BY WEATHER OR OTHER FORCE MAJEURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANT MATERIAL DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN DISCRETION. MAINTENANCE SHALL BE LIMITED TO:
 - 1) Regular scheduled watering of the plants as required water as directed by the Project Manager during precipitation and the weather conditions and other factors.
 - 2) Regular scheduled fertilization of the plants as required by the Project Manager during the warranty period.
 - 3) After the warranty period shall result in the replacement of the plants. The cost of the plant shall be deducted from the total Contract value of the project.
12. Maintenance and replacement of the plants:
 - 1) The Contractor

1. IRRIGATION TO BE PROVIDED FOR ALL "SOFT LANDSCAPE AREAS" SHOWN ON THE DRAWINGS USING A HIGH EFFICIENCY IRRIGATION SYSTEM
2. INDICATED AREAS TO BE DESIGNED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUDY OTS PROVIDED PROVIDE SUBMITTALS OF SCHEDULE TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF RE STANDARDS AND GUIDELINES
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

EXHAUST BITE AND CORN EXHAUST BITE CONDITIONS BEFORE RECORDS

CONFIRM ALL MEASUREMENTS OF BITE NOT SCALE DRAGGERS

CONFIRM EXHAUST AND REQUIRED GRADES PRIOR TO EXHAUSTING CONSTRUCTION WORKS

CONFIRM MATERIALS, REQUIREMENTS FOR BUILDING PERMITS, BETA BACK, BALDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OTHER REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS

OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS

PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACE, BITE FUNDINGS, UNDERGROUND SERVICES AND UTILITIES, AND THE EXISTING SURFACE OF THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BITE PROTECTION AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR WORKS.

UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE YEAR. CONTRACTOR SHALL REPAIR THE LANDSCAPE ON A REGULAR BASIS AND REPAIR WORK MATERIALS THAT ARE FOR LOSS OR DAMAGE TO THE LANDSCAPE.

THE CONTRACTOR SHALL MAINTAIN THE SITE OF GOOD WORKING ORDER WITH A CLEAN AND ORDERLY APPEARANCE DURING THE PERIOD OF WORK. PESTICIDES, PUNGENT AND NOISE WORKING ARE TO BE DONE AT THE END OF EACH DAY. MATERIALS THAT ARE FOR LOSS OR DAMAGE TO THE LANDSCAPE SHALL BE REPAIRED.

[illegible]

1. AREAS DESIGNATED FOR SETBACK WILL FOLLOW THE FOLLOWING:

2. REMOVAL AND/OR REPAIRS WILL BE LIMITED TO: CONCRETE, WOOD AND METAL. SOILS WILL BE EXCAVATED AND FILLING TO BE LIMITED TO: GRAVEL.

3. PROPOSED AREAS FOR SETBACKS: SPILLWAY, LOOSEN AND THE GRADE. TOPSOIL, GRAVEL FOR PORTATIVE DRAINAGE, DEPTH OF TOPSOIL TO BE 18 INCHES.

4. SETBACK ACCEPTANCE OF THE COMPLETED WORK. THE CONTRACTOR SHALL NOT COME BACK SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED THE WORK.

5. SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING TOWN AND JUNE 15TH FOR SPRING WORK, OR WHEN SUGGESTED BY THE SOILS AND CROPS DIVISION.

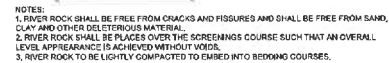
6. SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.

7. CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDING AREAS WILL BE ACCEPTED PROVIDED THAT A 10% MINIMUM AMOUNT OF THE SEED HAS BEEN OBTAINED AND BECOME ESTABLISHED IN THE COURSE OF THE PROJECT MANAGER.

8. MAINTENANCE FOR SEEDS ARE SEEDS SHALL BE MAINTAINED AFTER INSTALLATION AND SHALL CONTINUE UNTIL THE PROJECT MANAGER HAS APPROVED THE WORK.

SEED MIX TO BE AS FOLLOWS

ACCEPTED BY THE PROJECT MANAGER. FERTILIZATION TO BE APPLIED AT A SEEDING RATE OF 10-15 LB PER ACRE. APPROVED GRADE.



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2970923	ISSUED FOR DP
1 1508923	ISSUED FOR DP
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590 DOMINION DEVELOPMENTS
2360 & 2372 FREMONT STREET
PORT COCAIN, BC

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Fig. 2. 6. 8

2360 & 2372 FREMONT STREET
PORT COQUITLAM, BC

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