

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

WATERCOURSE DEVELOPMENT PERMIT

NO. DP000387

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

Address: 1239 BURKE MOUNTAIN ST COQUITLAM BC V3B 3H6

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

Address: 1528 BROADWAY STREET

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

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

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

5. **Landscape Security**

- a. As a condition of the issuance of this Permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount of **\$41,096.00** for the purpose of landscaping the habitat enhancement area.
- b. Should any interest be earned upon the security, it shall accrue to the permittee and be paid to the permittee if the security is returned. A condition of the posting

of the security is that should the permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the permittee.

- c. The permittee shall complete the landscaping works required by this permit within six months of the final inspection of a building on the site. Within the six month period, the required landscaping must be installed by the permittee, and inspected and approved by the Municipality.

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

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

- 7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof.
- 8. This permit shall lapse if the permittee does not obtain all required development permits or a building permit within two years of the (issuance) date of this permit.
- 9. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this Permit.
- 10. This Permit is not a Building Permit.

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

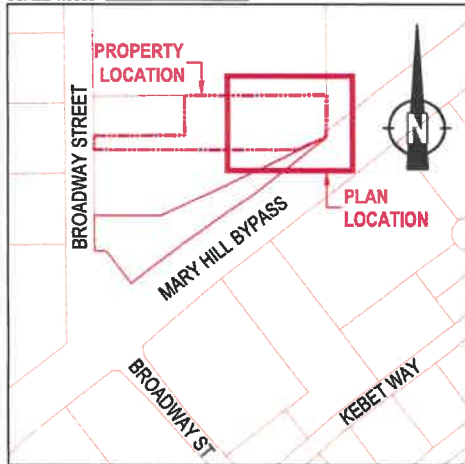
Mayor

Clerk

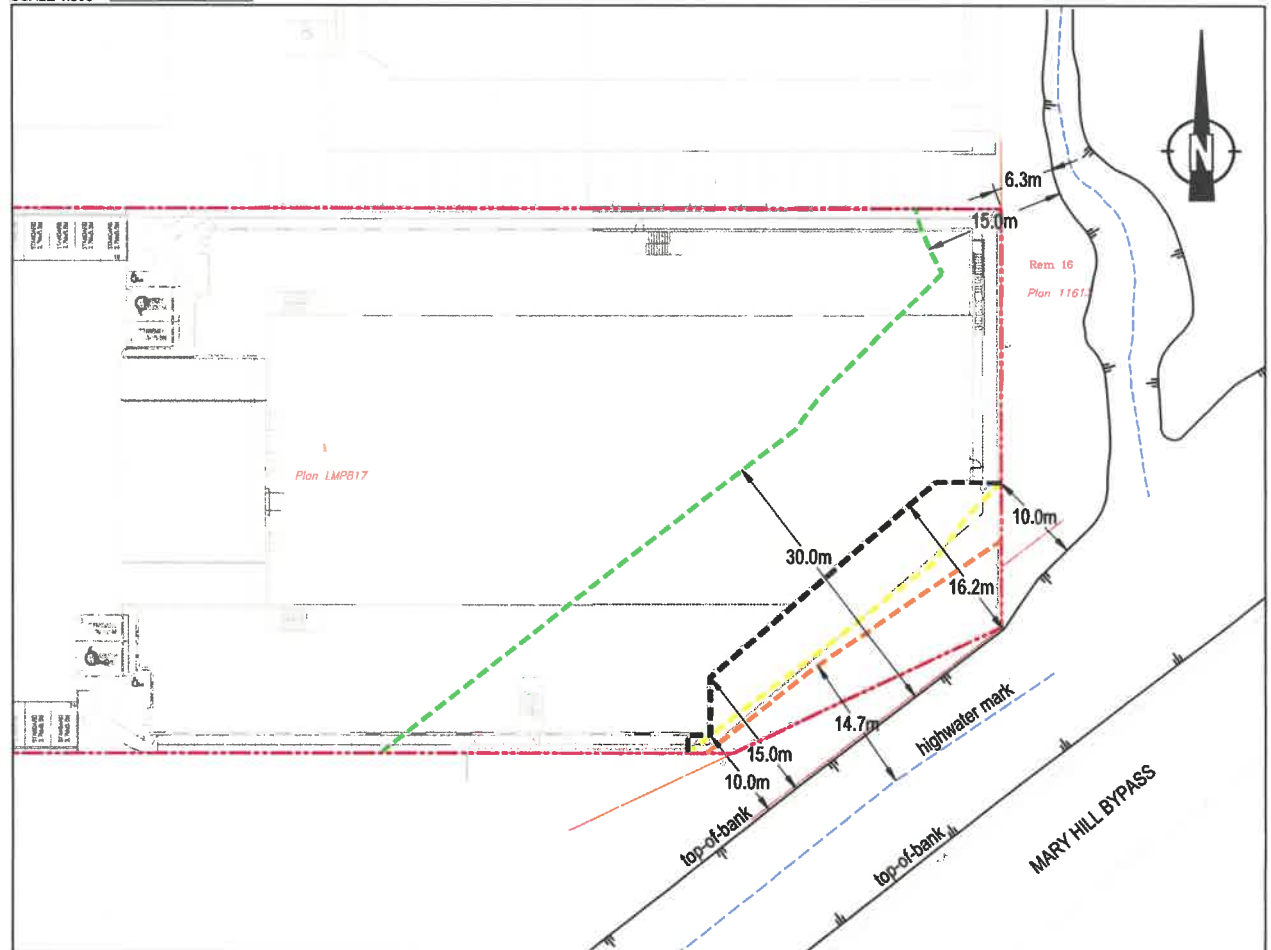
I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

LOCATION
SCALE 1:5000



PLAN
SCALE 1:500



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

REFERENCE DRAWINGS

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

WALES McLELLAND CONSTRUCTION

1560 BROADWAY STREET
Port Coquitlam, BC



envirowest consultants inc.

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Canada V3C 6M2
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fax/mobile: 604-944-0507

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WATERCOURSE SETBACKS

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

Riparian Area Improvements

The Watercourse area will be enhanced by removing the compact parking and storage surface, removing any invasive vegetation encountered and by adding new soil and riparian vegetation in accordance with the attached landscape plan. The landscaping contractor will be retained to maintain the site for five years post-planting, including irrigation and replacement of any dead or dying plant material. A report would be provided by an environmental consultant to the City at the end of each growing season for five years post-planting to ensure that the performance objectives of the plantings has been achieved. A bond provided to the City with respect to landscape works will include all of the maintenance and reporting items described above.

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

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

CONSTRUCTION AND EROSION CONTROL

Impact Mitigation Guidelines

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

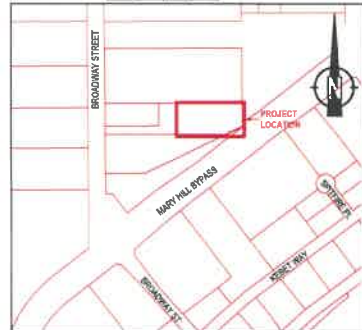
Monitoring and Compliance

Periodic site inspections would be undertaken by an environmental consultant during the construction period, with emphasis on monitoring at the project start-up and during wet weather. Site runoff will need to be monitored to ensure that turbidity is not elevated by runoff from fill material. If water appears visually turbid, water samples would be collected. The objective would be to ensure that suspended sediment in the discharge water does not exceed 25 mg/L during dry weather and 75 mg/L during wet weather. Regular reports of observations and recommendations, if required, would be made available to the City.

DA000387 (2)

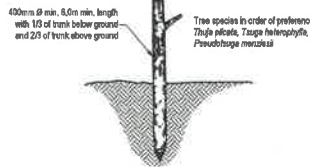
LOCATION

SCALE 1:4000



TYPICAL SNAG PLACEMENT DETAIL

N.T.S.



PLAN

SCALE 1:250

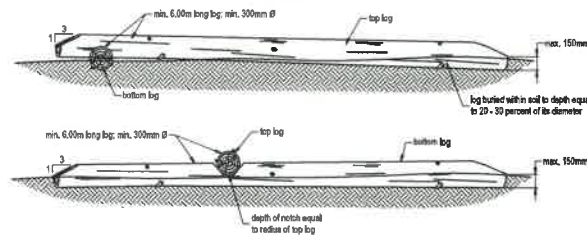


PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	broadleaf maple	<i>Acer macrophyllum</i>	1	2.0m container grown (min. no. 7 pot); densely branched; well established
	Sitka spruce	<i>Picea sitchensis</i>	2	2.0m container grown (min. no. 7 pot); densely branched; well established
	western redcedar	<i>Thuja plicata</i>	4	2.0m container grown (min. no. 7 pot); densely branched; well established
	red alder	<i>Alnus rubra</i>	16	no. 2 pot; densely branched; well established
	beaked hazelnut	<i>Corylus cornuta</i>	21	no. 2 pot; densely branched; well established
	Indian plum	<i>Osmorhiza cinnamomifolia</i>	30	no. 2 pot; densely branched; well established
	Huckleberry	<i>Rosa nutkana</i>	39	no. 2 pot; multi-stemmed; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	45	no. 2 pot; densely branched; well established
	red-osier dogwood	<i>Cornus alba</i>	53	no. 2 pot; densely branched; well established
	salal	<i>Gaultheria shallon</i>	25	no. 2 pot; multi-stemmed; well established
	salmonberry	<i>Rubus spectabilis</i>	56	no. 2 pot; multi-stemmed; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	32	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	48	no. 2 pot; multi-stemmed; densely branched; well established
	woody debris	Min. 15% composition of the following: <i>Taxus heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Populus trichocarpa</i> <i>Acer macrophyllum</i>	2 6	400mm Ø min., 6.0m min. in length; 1/3 below ground, 2/3 above ground 3.0m - 5.0m in length; 200mm Ø min.

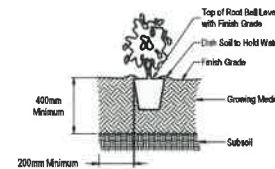
TYPICAL LOG ON LOG DETAIL

N.T.S.



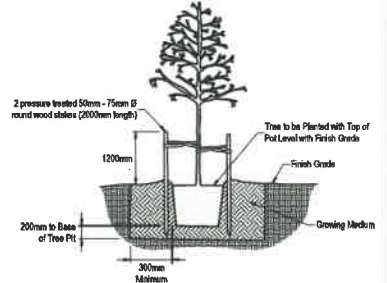
TYPICAL CONTAINER SHRUB AND No. 2 POT TREE PLANTING DETAIL

N.T.S.



TYPICAL CONTAINER (No. 7 POT) TREE PLANTING DETAIL

N.T.S.



GENERAL LANDSCAPE SPECIFICATIONS

- Plant materials and the planting of such materials are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
- All plant materials are to be inspected and approved by Environment prior to installation.
- Growing medium is to be free of any substrate, roots, rocks, grass, weeds, fungi, materials, dense over 30 mm diameter, foreign objects, and possesses an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Environment prior to placement.
- All blackberry (*Rubus discolor* and *R. hirtellus*) is to be cleared and grubbed from project site.
- All debris and excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with timothy (*Phleum pratense*) and galfurrow (*Stachys canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Environment.
- All plants must be of native stock; any outfalls are not to be planted.
- The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species establishment is to equal one hundred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfil this specification. Replacement stock is also subject to one hundred (100) percent survivorship three (3) years from planting.

REFERENCE DRAWINGS

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

WALES McLELLAND CONSTRUCTION

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LANDSCAPE PLAN
LANDSCAPE DETAILS AND SPECIFICATIONS

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