

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000377

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 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 DP000377 (1) to DP000377 (4) 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 DP000377 (4) 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 **\$30,525.00** 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
[CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

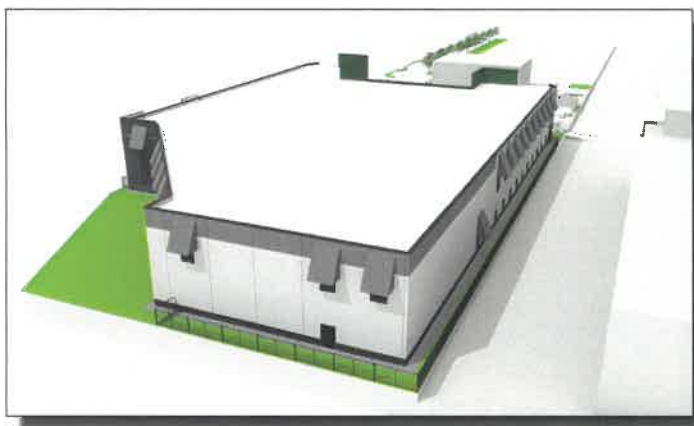
SIGNED THIS [CLICK [HERE](#) - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK [HERE](#) - ENTER THE MONTH, YEAR].

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)



NEW FACILITY FOR NUTRINATION

28000377 (1)

ARCHITECTURAL RENDERING
FOR INFORMATION ONLY
NOT TO BE USED FOR CONSTRUCTION
WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

WM WALES
McLELLAND
CONSTRUCTION

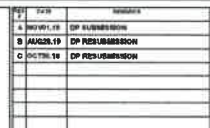
NUTRI-NATION
FUNCTIONAL FOODS

1528 BROADWAY STREET PORT COQUITLAM BC
DP RESUBMISSION OCT30, 2019

[illegible]

17000377 (2)



[illegible]

**PROPOSED NEW
DEVELOPMENT
FOR**

 **NUTRI-NATION**
CORPORAL SUPPLY

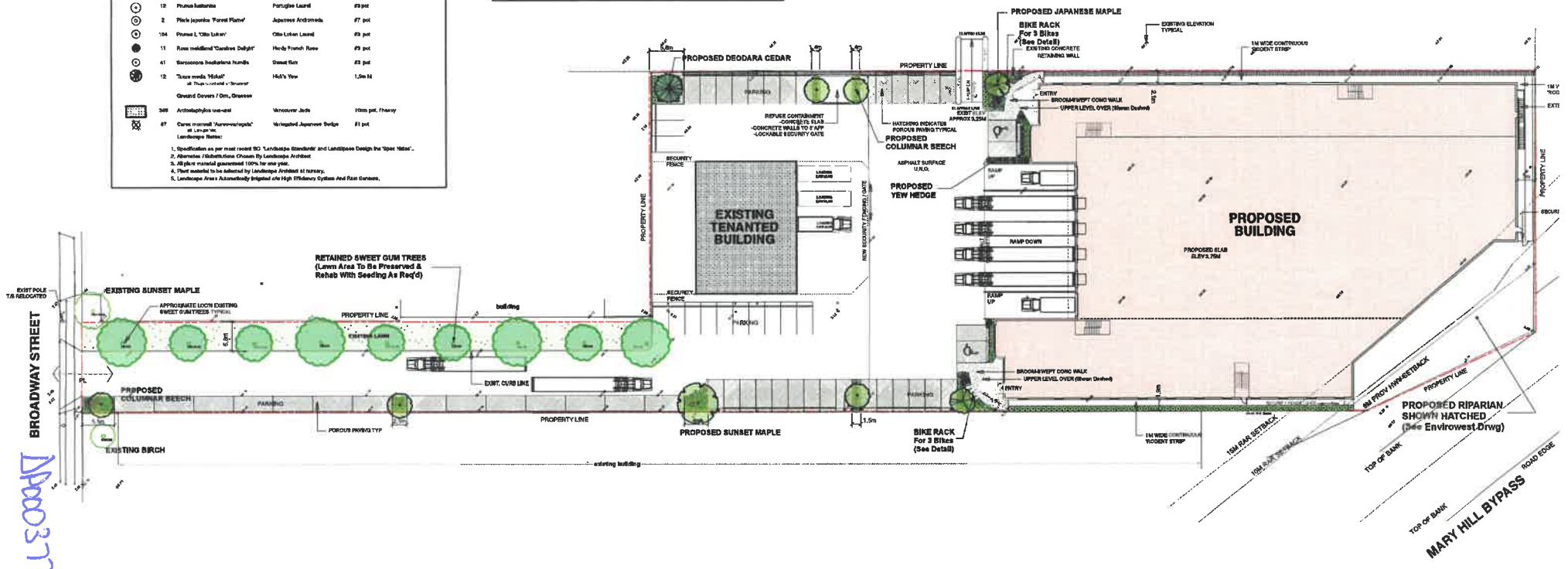
**1528 BROADWAY ST
POCO**

| | |
|---|---------------|
| ELEVATIONS EXTERIOR FINISHES | |
| DRAWN: JK | CHECKED: JK |
| SCALE: 1/2"=1'-0" | FILE: |
| DRAWING NUMBER: ———— A3 | VERSION: C |

DPO00377 (3)

| SYMBOL | QTY. | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------|------|--------------------------------|-----------------------|-------------------------|
| Trees | | | | |
| 1 | 1 | Acer rubrum 'Red Baron' | Red Barred Maple 'Nc. | 8cm cal, 4.1.2m' shrub. |
| 2 | 1 | Quercus alba | White Oak | 2m H. / 1.2m' shrub. |
| 3 | 1 | Acer palmatum var. 'Dissectum' | Japanese Maple 'Nc. | 2m H. / 1.2m' shrub. |
| 4 | 1 | Quercus falcata 'Pendula' | Downy Oak 'Nc. | 8cm cal, 1.2m' shrub. |
| Shrubs | | | | |
| 11 | 1 | Abies 'Conical Compact' | Pink Abies | 43 pot |
| 12 | 1 | Shadehouse 'Shade' | Shadehouse (yew) | 43 pot |
| 13 | 1 | Abies 'Pendula' | Abies | 43 pot |
| 14 | 1 | Phlox subulata | Phlox (Laur) | 43 pot |
| 15 | 1 | Phlox 'Japanese' | Japanese Andromeda | 43 pot |
| 16 | 1 | Phlox 'L. Lili Lili' | Old Lili Lili | 43 pot |
| 17 | 1 | Phlox 'Lili Lili' | Hardy French Rose | 43 pot |
| 18 | 1 | Phlox 'Lili Lili' | Sweet Box | 43 pot |
| 19 | 1 | Phlox 'Lili Lili' | Red's View | 1.5m H |
| 20 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 21 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 22 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 23 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 24 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 25 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 26 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 27 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 28 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 29 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 30 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 31 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 32 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 33 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 34 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 35 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 36 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 37 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 38 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 39 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 40 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 41 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 42 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 43 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 44 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 45 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 46 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 47 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 48 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 49 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 50 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 51 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 52 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 53 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 54 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 55 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 56 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 57 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 58 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 59 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 60 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 61 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 62 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 63 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 64 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 65 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 66 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 67 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 68 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 69 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 70 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 71 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 72 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 73 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 74 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 75 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 76 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 77 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 78 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 79 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 80 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 81 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 82 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 83 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 84 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 85 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 86 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 87 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 88 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 89 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 90 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 91 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 92 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 93 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 94 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 95 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 96 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 97 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 98 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 99 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |
| 100 | 1 | Phlox 'Lili Lili' | Phlox (Laur) | 43 pot |

2 ADVANTAGE BIKE RACKS - 6 BIKES TOTAL
'Ribbon Series' for 3 Bikes Ea.
 Stainless Steel Fin. / Bolt To Conc Surface



11/03/2017 (4)

| NO. | DATE | REVISION |
|-----|------------|-----------------|
| 1 | 11/03/2017 | ISSUE FOR CP |
| 2 | 11/03/2017 | REVISION FOR CP |
| 3 | 11/03/2017 | REVISION FOR CP |
| 4 | 11/03/2017 | REVISION FOR CP |
| 5 | 11/03/2017 | REVISION FOR CP |
| 6 | 11/03/2017 | REVISION FOR CP |
| 7 | 11/03/2017 | REVISION FOR CP |
| 8 | 11/03/2017 | REVISION FOR CP |
| 9 | 11/03/2017 | REVISION FOR CP |
| 10 | 11/03/2017 | REVISION FOR CP |

PROPOSED NEW DEVELOPMENT FOR NUTRI-NATION

1628 BROADWAY ST POCO

LANDSCAPE PLAN

DATE: 11/03/2017

DESIGN: 11/03/2017

PLANT LIST: 11/03/2017

SCALE: 1:250

PROJECT: L-1

NUTRI-NATION

WALS McLELLAN

Schedule A

Energy Conservation:

| Conservation Measure | Verification Method |
|---|--|
| Windows will be sized and located to increase opportunities to distribute natural daylight into interior spaces | DP and BP stage; staff review of building plans |
| Building will use: <ul style="list-style-type: none"> high-efficiency LED lighting for all interior and exterior applications Interior lighting will include photoelectric controls with manual and time clock overrides to minimize energy usage | BP stage; written confirmation by Architect along with staff review of BP submission |
| Windows are to be high performance with thermally broken frames | BP stage; written confirmation by Architect along with staff review of BP submission |

Water conservation:

| Conservation Measure | Verification Method |
|--|---|
| A selection of drought resistant planting will be used to reduce water consumption | DP and BP stage; staff review of landscape drawing, site inspection by City Arbourist |
| High-efficiency irrigation system with rain sensors will be installed | DP and BP stage; staff review of landscape drawing, site inspection by Landscape architect and City Arbourist |
| Toilets will be dual flush | BP stage; staff review of BP submission |
| Sink fixtures will be low-flow | BP stage; staff review of BP submission |
| Use of permeable paving for parking spaces to promote stormwater management | BP stage; written confirmation by Architect along with staff review of BP submission |

GHG Reduction:

| Conservation Measure | Verification Method |
|--|---|
| Products with low volatile organic compound off-gassing potential will be used where possible. | BP stage; written confirmation by Architect |
| A waste management plan will be followed during construction to divert materials for the landfill | BP stage; written confirmation by Architect |
| Adequate storage space for garbage, recycling and organic materials shall be provided in easily accessible, secure locations | DP and BP stage; staff review of building plans |

per OCP Sec. 9.11 Environmental Conservation DPA designation