

Zoning Amendment Bylaw No. 4154 for 1752 and 1758 Salisbury Avenue - First Two Readings

RECOMMENDATION:


That Council give Zoning Amendment Bylaw No. 4154 for 1752 and 1758 Salisbury Avenue first two readings.

PREVIOUS COUNCIL / COMMITTEE ACTION

At the November 19, 2019, Committee of Council meeting, Committee recommended the following:

1. *That Committee of Council recommend to Council that:*
 - a. *The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);*
 - b. *That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - i. *Installation of protective fencing for trees to be retained on adjoining properties;*
 - ii. *Payment in the amount of \$5000 for offsite tree replanting;*
 - iii. *Demolition of the existing buildings and verification that the site is free of rodents prior to demolition permit issuance;*
 - iv. *Consolidation of the two lots;*
 - v. *Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east, upgrading the existing watermain on Salisbury Avenue between the west edge of the property and Wellington Street with a 200mm watermain; and*
 - vi. *Registration of a legal agreement to require the project to achieve a minimum energy efficiency of Step 3 of the BC Energy Step Code.*
2. *That Committee of Council direct staff to ensure a minimum period of 4 weeks is provided between the date the amending bylaw is given 1st and 2nd readings and the date of the public hearing.*

OPTIONS (✓ = Staff Recommendation)

#	Description
1 	Give first two readings to the bylaw.
2	Delay first two readings and request staff to provide additional information.
3	Deny first two readings of the bylaw.

1752 and 1758 Salisbury Avenue – Rezoning Application

RECOMMENDATION:

1. That Committee of Council recommend to Council that:
 - a. The zoning of 1752 and 1758 Salisbury Avenue be amended from RS1 (Residential Single Dwelling 1) to RTh3 (Residential Townhouse 3);
 - b. That prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - i. Installation of protective fencing for trees to be retained on adjoining properties;
 - ii. Payment in the amount of \$5000 for offsite tree replanting;
 - iii. Demolition of the existing buildings and verification that the site is free of rodents prior to demolition permit issuance;
 - iv. Consolidation of the two lots;
 - v. Completion of design and submission of securities and fees for off-site works and services, including reconstruction of the lane to connect with the improved portion to the east, upgrading the existing watermain on Salisbury Avenue between the west edge of the property and Wellington Street with a 200mm watermain; and
 - vi. Registration of a legal agreement to require the project to achieve a minimum energy efficiency of Step 3 of the BC Energy Step Code.
2. That Committee of Council direct staff to ensure a minimum period of 4 weeks is provided between the date the amending bylaw is given 1st and 2nd readings and the date of the public hearing.

PREVIOUS COUNCIL/COMMITTEE ACTION

May 8, 2018, Council held a public hearing in consideration of an application to rezone the site for a townhouse use and subsequently adopted a resolution to defeat the bylaw.

REPORT SUMMARY

This report provides for Committee consideration of a rezoning application that would allow for a proposed 9-unit townhouse development at 1752 and 1758 Salisbury Avenue. The application is similar to that considered by Council in 2018 but incorporates a number of amendments intended to address concerns heard at the public hearing, including a revised building massing, additional parking, and construction management requirements. The proposed development is designed in accordance with the policies and townhouse land use designation of the Official Community Plan (OCP), regulations of the proposed RTh3 Residential Townhouse zone, and development permit area objectives and guidelines. To implement recommended conditions to develop this site and address residents' concerns, the report recommends that the developer be required to protect trees on adjoining properties, provide for replacement of previously cut trees, implement rodent control measures prior to building demolition, achieve a high level of energy efficiency and upgrade infrastructure. To respond to the request from the residents, the report also recommends a period of four weeks be provided between the date Council first considers the amendment bylaw and the date of the public hearing.

1752 and 1758 Salisbury Avenue – Rezoning Application

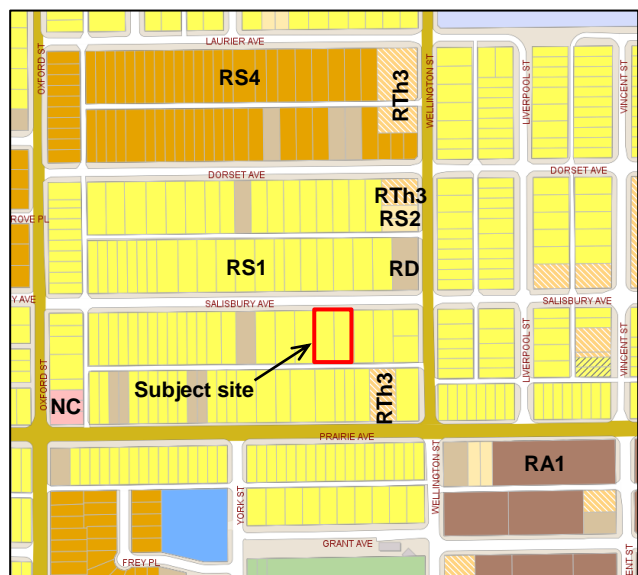
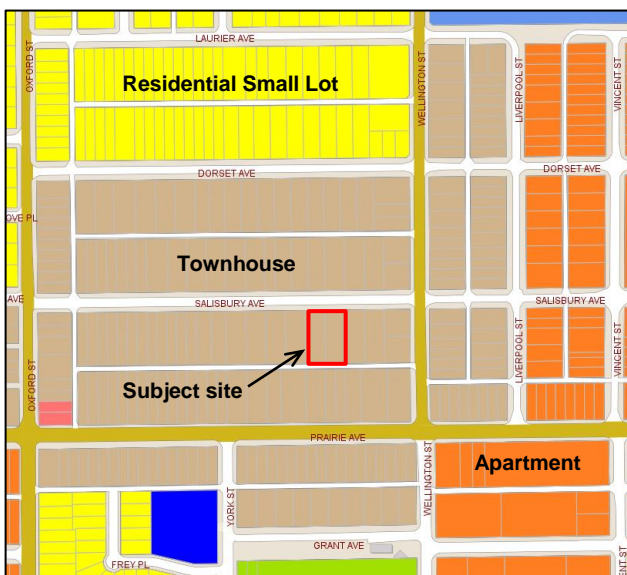
BACKGROUND

Jordan Kutev Architects Inc. proposes to develop a 9-unit townhouse complex fronting Salisbury Avenue. The 2,168m² site (about ½ an acre) is located in a mid-block location on the south side of Salisbury Avenue between Oxford and Wellington Streets. It includes two relatively flat lots, each of which is currently occupied by an older house and landscaping.



Location map

The townhouse land use designation and housing policies applicable to this site encourage a variety of housing types to accommodate the needs of Port Coquitlam's growing population and demand for ground-oriented housing. The current zoning is RS1 – Residential Single Dwelling 1; the proposed zoning is RTh3 – Residential Townhouse 3.



1752 and 1758 Salisbury Avenue – Rezoning Application

Current OCP Land Use Designation

Current Zoning

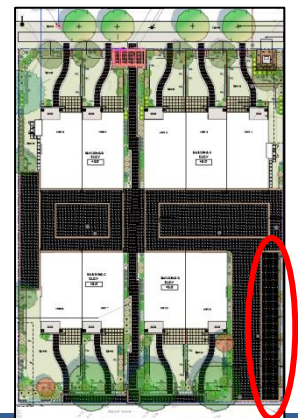
Although the area is designated for townhouse development, it remains primarily developed with detached homes and duplexes, including two relatively new houses to the west.

If rezoned, the site would be subject to the Intensive Residential and Environmental Conservation development permit area designations 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 objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources; and, reduction of waste and pollution.

Project Profile

	Bylaw Regulations	Proposed ¹
Minimum site area	1,000 m ²	2,168 m ²
Density (maximum units)	9 (1 unit per 220 m ²)	9
Building lot coverage	40%	29%
Setbacks:		
Front (Salisbury)	7.5m	9.5 m
Rear (Lane)	7.5 m	11 m
Interior Side (East)	1.8	1.8 to 8.6 m
Interior Side (West)	1.8	2.4 to 3.3 m
Building height:	10.5 m	10.41 m
Parking - Total	20	23
Resident	18	18
Visitor	2	2 + 3 flex spaces
Small car	25% (6 spaces)	0%
Tandem parking	40% max	0%
Usable open space	30 m ² per unit	58 to 97 m ² per unit
Impervious surface	n/a	35%

The proposed development consists of nine, 4-bedroom townhouse units approximately 158m² (1,708 ft²) in size distributed into four buildings. The units fronting Salisbury Avenue would have direct pedestrian access to the street, landscaped front yards and defined entries; those located at the back of the site have front entrances oriented to the lane with pedestrian access via a landscaped pathway linking these homes to Salisbury Avenue. Each dwelling would have two side-by-side parking spaces in a garage, two visitors' parking spaces are located along the west property line and three



Flex parking

¹ Information provided by applicant

1752 and 1758 Salisbury Avenue – Rezoning Application

additional 'flex' parking spaces along the driveway entrance. Garbage, organic waste and recycling storage would be accommodated within each unit's garage. Use of these parking spaces would be restricted during garbage and recycling pick-up to ensure adequate access is provided for service vehicles.

The three-storey building design is proposed to utilize a craftsman architectural style and feature a variety of roof, window and entry elements. It is to feature high quality cladding materials including fibre-cement horizontal siding and panels with reveals in a cool colour palette. Details of the project's design and landscaping would be confirmed in Committee's future consideration of the development permit application after bylaw adoption.



Salisbury Avenue facade

To meet the sustainability objectives of the OCP and environmental conservation development permit area guidelines, the applicant has proposed that the building will be designed and constructed to meet Step 3 of the BC Energy Step Code. This would provide for greater energy efficiency for the new buildings and reduced energy costs for future residents. Registration of a legal agreement is recommended as a condition of rezoning to ensure this Step is met.

Following the defeat of the previous rezoning application, the applicant hosted an open house seeking input from neighbours as part of work to address concerns raised by neighbours and Council. In summary, the revised development proposal includes:

- replacing tandem parking in two units with all side-by-side spaces; adding 3 additional 'flex' visitor parking spaces
- providing information on how residents' concerns related to construction would be managed
- removing windows (other than bathroom windows) from upper floors facing side yards
- relocating a landscaped walkway from the side to the center of the site
- revising the landscape plan to include a six-foot high privacy fence and landscaping is along the side yard.

The subdivision servicing bylaw sets servicing standards (water, sewer and sanitary) for new development along with requirements for construction of offsite upgrades such as roads, curbs and gutters, sidewalks, street lighting, street trees and laneways adjacent to the development site. In

1752 and 1758 Salisbury Avenue – Rezoning Application

In addition to these standard requirements it is recommended that Council require the lane be constructed beyond the frontage to connect to existing lane improvements at 1731 Prairie Avenue and that the 100mm watermain along Salisbury Avenue be upgraded to 200mm from the west edge of the site to Wellington Avenue to provide adequate water service to the new townhouses as conditions of rezoning approval.



Location for proposed lane and watermain improvements

The arborist's report proposes measures be taken to protect four trees on adjacent properties, identifies the fourteen trees that were previously approved by the City for removal due to storm damage and poor condition and assesses the nine trees and hedge remaining on the site. These trees will also be cut due to their poor condition and/or location within the building area. Thirteen trees are proposed to be replanted on site including two armstrong maple, two saskatoon, five stellar pink dogwood, three katsura trees and one Douglas fir and four street trees pursuant to subdivision servicing requirements. The landscape plan also includes a mixture of 404 shrubs, 279 perennials and 420 groundcover plants, sod and extensive use of porous pavers for driveways and walkways to promote rainwater infiltration and onsite stormwater management.

As the removed trees were cut prior to the cash-in-lieu requirement being added to the current tree bylaw, it is recommended that Council require a cash-in-lieu contribution of \$5000 (\$500 per tree) for those trees which cannot be replanted on the site. This contribution would be in keeping with current regulations and allow Parks staff to plant additional trees in the community.

Neighbourhood concern about the size and scale of the development and its "fit" into the existing neighbourhood context was raised at both the public hearing



Previous rezoning



Current proposal

1752 and 1758 Salisbury Avenue – Rezoning Application

and open house. To address this concern, the applicant has revised the design from one building with five contiguous units fronting Salisbury Avenue and one with four contiguous units at the lane to a design that has two buildings (one 3-unit and one 2-unit) at the front and two buildings at the rear, each with two units. The intent of this change is to break down the width of the proposed townhouses and results in the buildings being similar in size to that of newer houses being constructed on Salisbury Avenue. The floor area of the proposed development was also reduced from 15,984 ft² to 15,371 ft². The image below illustrates the footprints of surrounding development, including the two newer large houses to the west at 1774 and 1766 Salisbury Avenue (constructed in 2011) and older houses at 1742 and 1736 Salisbury Avenue and 3291 and 3279 Wellington Street to the east. These homes were built prior to 1980s, before the City permitted secondary suites in dwelling units and are more modest in size.



The proposed development would have a floor area ratio of 0.66. This ratio compares with the floor area ratio of the 2½ storey house to the west of 0.73 (8,586ft² on an 11,670ft² lot).

Neighbours also expressed concern about the potential building height. The proposed townhouse zone permits a building height of 10.5m (34.4ft.) to accommodate 3-storey buildings and enable a compact building form with parking on the ground floor whereas the single-family zones permit a maximum building height of 9m (29.5ft.), which typically results in 2 or 2½ storey buildings (the “half storey” being the above grade portion of a basement). The image below shows how the architect has designed the project to respect the height and siting to adjacent houses. The buildings have been set back an additional 2m from the front property line and stepped in the street front corners to reduce the potential impact of the building height at the corners by sloping closet ceilings. The house directly east of the proposed development is more modest in scale with a 1½

1752 and 1758 Salisbury Avenue – Rezoning Application

storey height. This property benefits from a number of large fir trees in the rear yard and a large magnolia and lilac in the side yard which will help mitigate the visual impact of the taller townhouses and provide screening between the properties.



Relationship of building height between the proposed townhouses and existing house

DISCUSSION

Transitioning to townhouse uses, in accordance with the land use designation of the Official Community Plan, continues to be recommended for this site. Townhouses are an important form of housing for residents who do not want to live in an apartment and do not want, or cannot afford, to live in a single-family house. The site is located in an area that is relatively unique in Port Coquitlam because the lots have a 170-foot lot depth, a depth which creates sufficient space to accommodate internal driveways for an efficient layout of townhouse units. The applicant has modified the design of the proposal to better fit the neighbourhood context and it would be an attractive development.

FINANCIAL IMPLICATIONS

Financial benefits would include a \$5,000 cash payment for previously cut trees and upgraded off-site infrastructure which will be constructed by the developer.


PUBLIC CONSULTATION

Several residents at the developer's open house requested that they be given sufficient time to allow for review of the application and preparation of submissions after Council considers the amending bylaw and gives it 1st and 2nd readings. Normally, the public hearing is held two weeks after these readings and neighbours receive mailed notification 5-10 days prior to the hearing. While the neighbourhood has been informed of the application and a development notice sign is posted facing Salisbury Avenue provides information on the application, to respond to the

1752 and 1758 Salisbury Avenue – Rezoning Application

neighbours' request, as well as avoid the potential that the public hearing could otherwise be scheduled for mid-December (when the residents may also be concerned about timing conflicts), it is recommended to Committee that provide direction that a minimum of 4 weeks be given between the date of the Public Hearing and the date the amending bylaw is given 1st and 2nd reading.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 1752/1758 Salisbury Avenue be amended from RS1 to RTh3 and that the specified conditions be met prior to adoption of the rezoning and, to address residents' requests to be given sufficient time to review the amending bylaw, direct the Corporate Office to schedule the Public Hearing a minimum of 4 weeks after 1 st and 2 nd reading.
	2	Request additional information or amendments to the application to address specified issues prior to making a decision on the application.
	3	Refuse the rezoning application.

ATTACHMENTS

Attachment 1: Design concept drawings

Attachment 2: Arbourist report

Attachment 3: Construction management letter

Lead author(s): Bryan Sherrell

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2019

Bylaw No. 4154

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This Bylaw may be cited as "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2019, No. 4154".

2. ADMINISTRATION

2.1 The Zoning Map of the "Zoning Bylaw, 2008, No. 3630" be amended to reflect the following rezoning:

Civic: 1752 and 1758 Salisbury Avenue

Legal: Lot 6 & Lot 5, Block C, District Lot 479, New Westminster District, Plan NWP2006

From: RS1 (Residential Dwelling Zone 1)

To: RTh3 (Residential Townhouse 3)

as shown on Schedule 1 attached to and forming part of this Bylaw.

READ A FIRST TIME this _____ day of _____, 2019

READ A SECOND TIME this _____ day of _____, 2019

Mayor

Corporate Officer

SCHEDULE 1





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PRINCE GEORGE, B.C.

CONSULTANT



18 JUL 2019

3	11/11/2011	ISSUED FOR REASONING/DP
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1 31NOV2016 ISSUED FOR REZONING

NO	DATE	REMARKS
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Townhouse Development

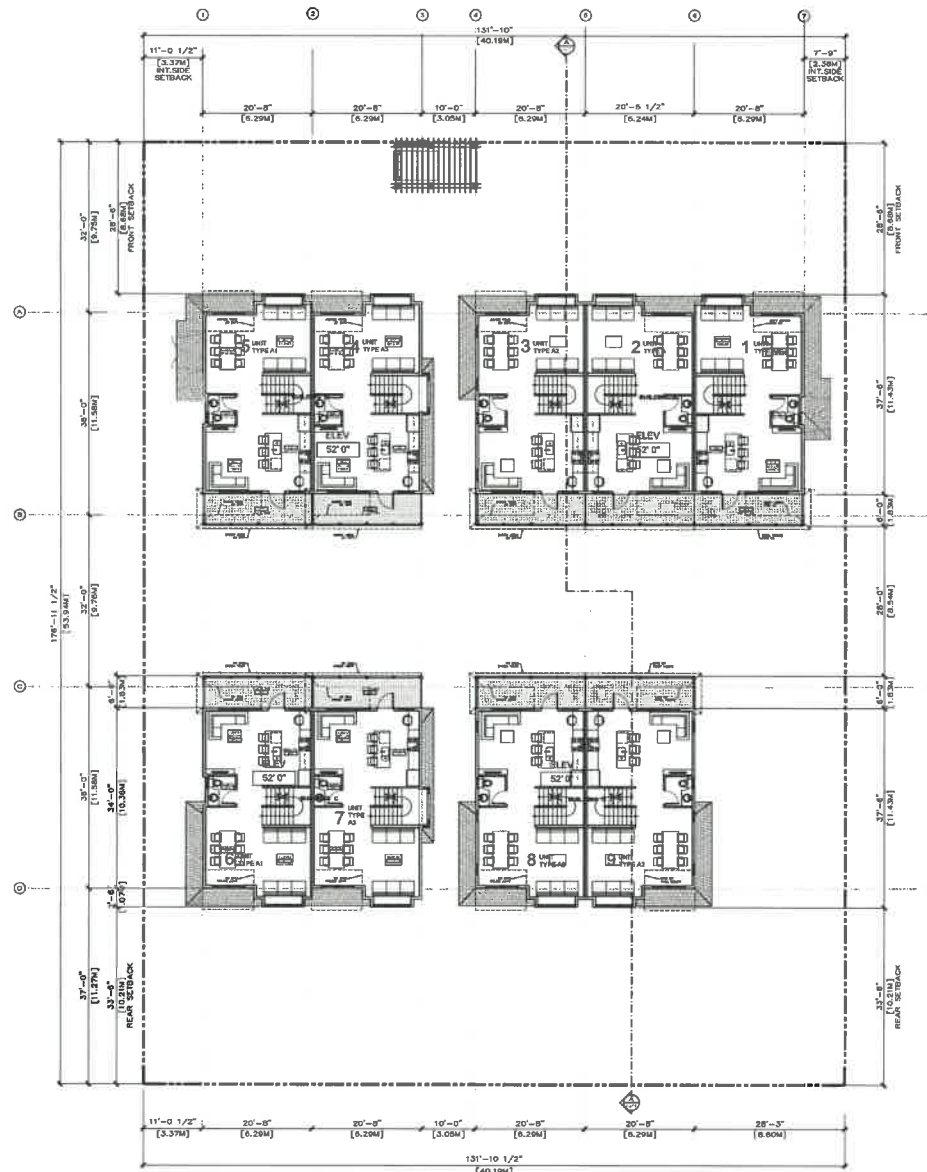
1752 & 1758 Salisbury Ave.
PoCo, British Columbia

GROUND FLOOR PLAN

REZONING/DP

A221

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jordan kutev
architect inc

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PRIME CONSULTANT

CERTIFICATE



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Townhouse
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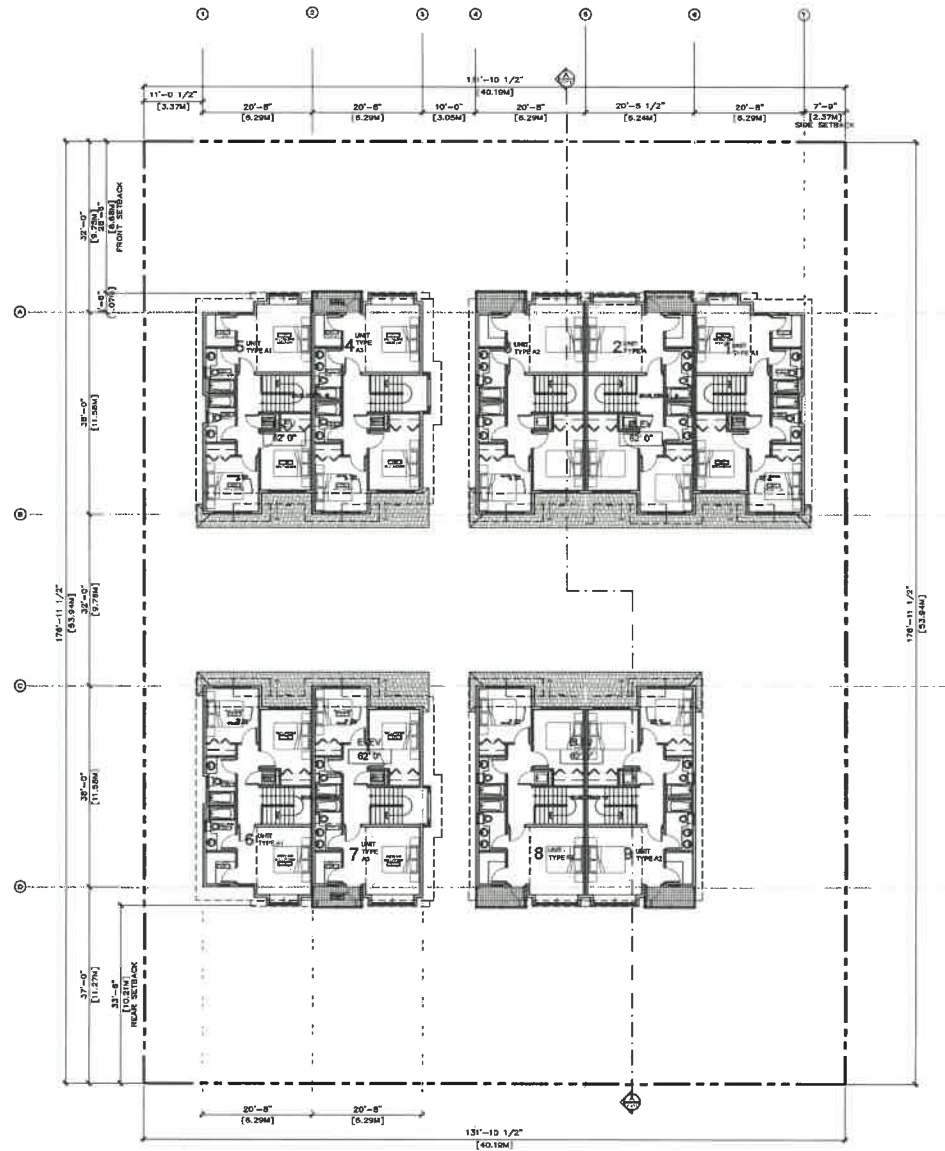
1752 & 1758 Salisbury Ave.
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MAIN FLOOR PLAN

REZONING/DP

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 jordan kutev
 architect inc

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NO.	DATE	REMARKS
3	10OCT2018	ISSUED FOR REZONING/DP
2	10AUG2018	ISSUED FOR REZONING/DP
1	10NOV2018	ISSUED FOR REZONING/DP



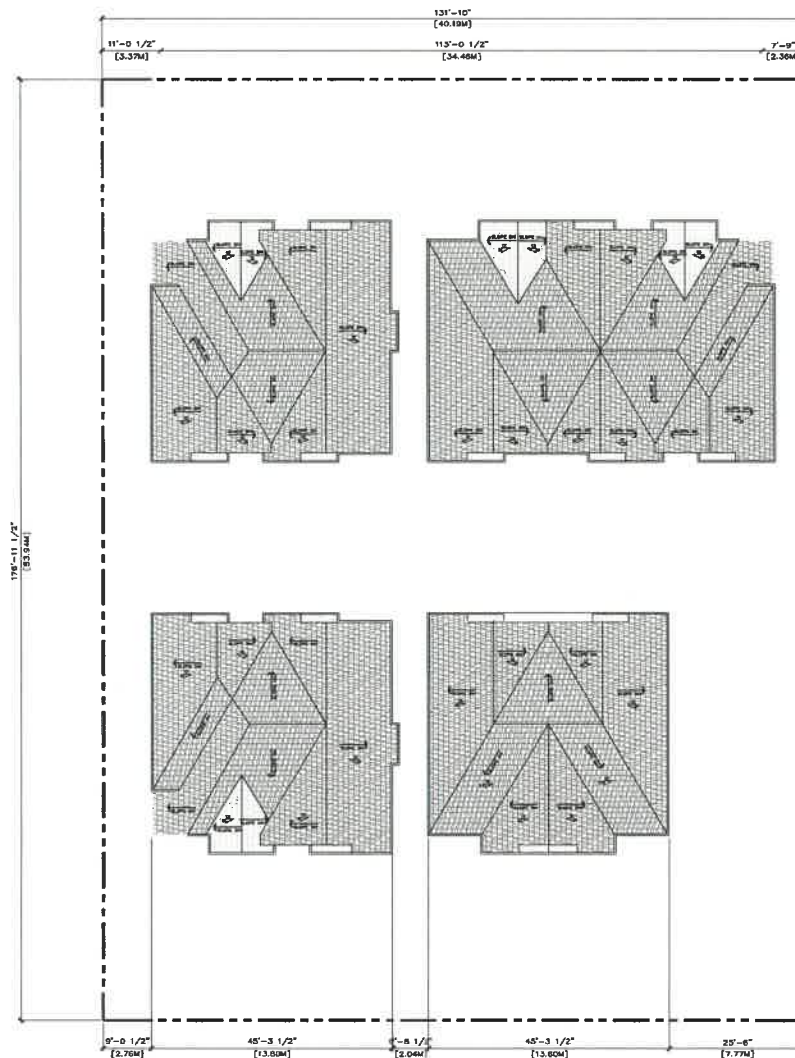
Townhouse
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 1752 & 1758 Salisbury Ave.
 PoCo, British Columbia

UPPER FLOOR PLAN

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NORTH

jordan kulev
architect inc

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PRIME CONSULTANT

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NO. 11002819

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NO. DATE REMARKS



Townhouse Development

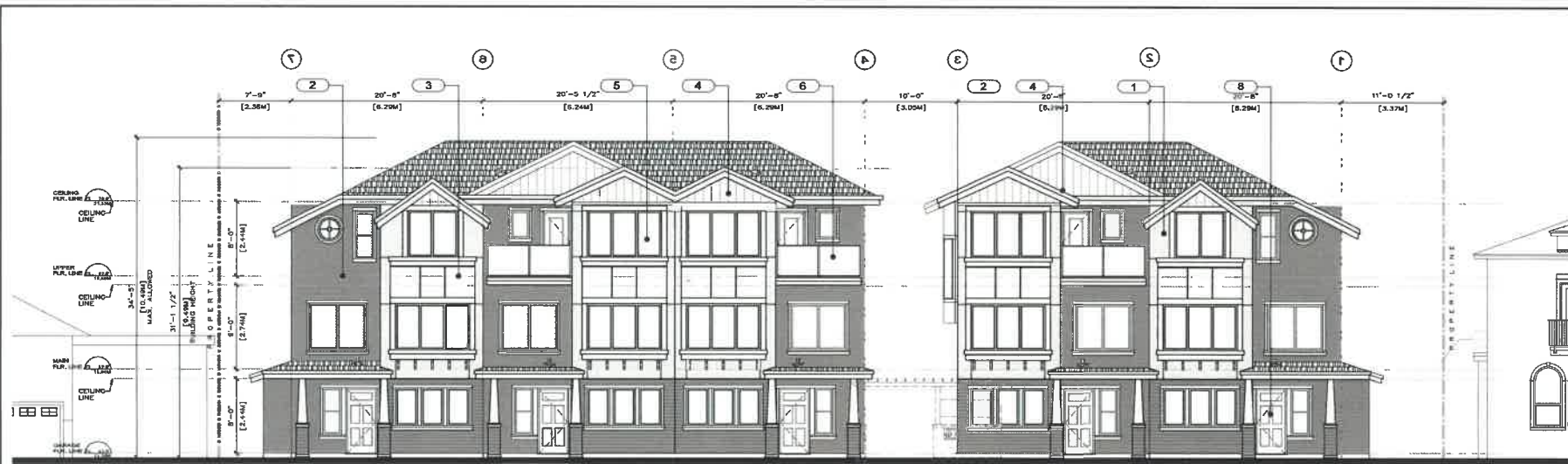
1752 & 1758 Salisbury Ave.
 PoCo, British Columbia

ROOF PLAN

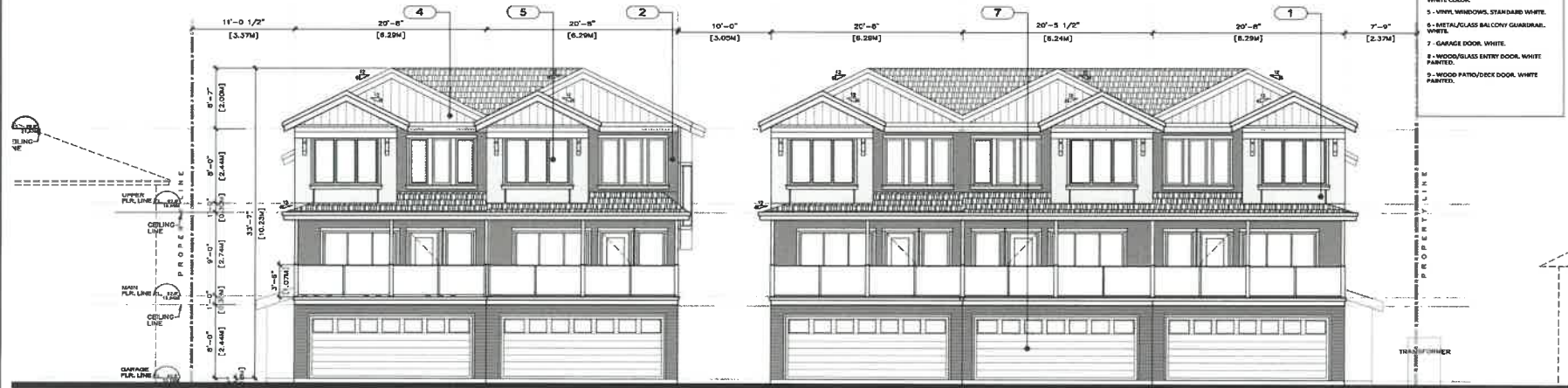
REZONING/DP

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 PROJECT NO: 1630
 DATE: NOV2016



1
BUILDING A & B
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2
BUILDING B + A
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

- MATERIAL FINISHES:**
1. HARD PANELED W/EAZY TRIM REVEALS, LIGHT MIST COLOR.
 2. HARD PANELED LAP SIDING, GRAY SLATE COLOR.
 3. HARD PANELED W/EAZY TRIM REVEALS, ARTIC WHITE COLOR.
 4. HARD PANELED VERTICAL SIDING, ARTIC WHITE COLOR.
 5. VINYL WINDOWS, STANDARD WHITE.
 6. METAL/GLASS BALCONY GUARDRAIL, WHITE.
 7. GARAGE DOOR, WHITE.
 8. WOOD/GLOSS ENTRY DOOR, WHITE PAINTED.
 9. WOOD PATIO/DECK DOOR, WHITE PAINTED.

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124 279 8526
18-12222 Lonsdale, north
Vancouver, BC V6N 1Y6
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PRIME CONSULTANT

CONSULTANT



SEAL 110072018

3 110072018 RE-ISSUED FOR REZONING/DP
2 110072018 RE-ISSUED FOR REZONING/DP
1 110072018 RE-ISSUED FOR REZONING/DP

NO DATE REMARKS



Townhouse
Development

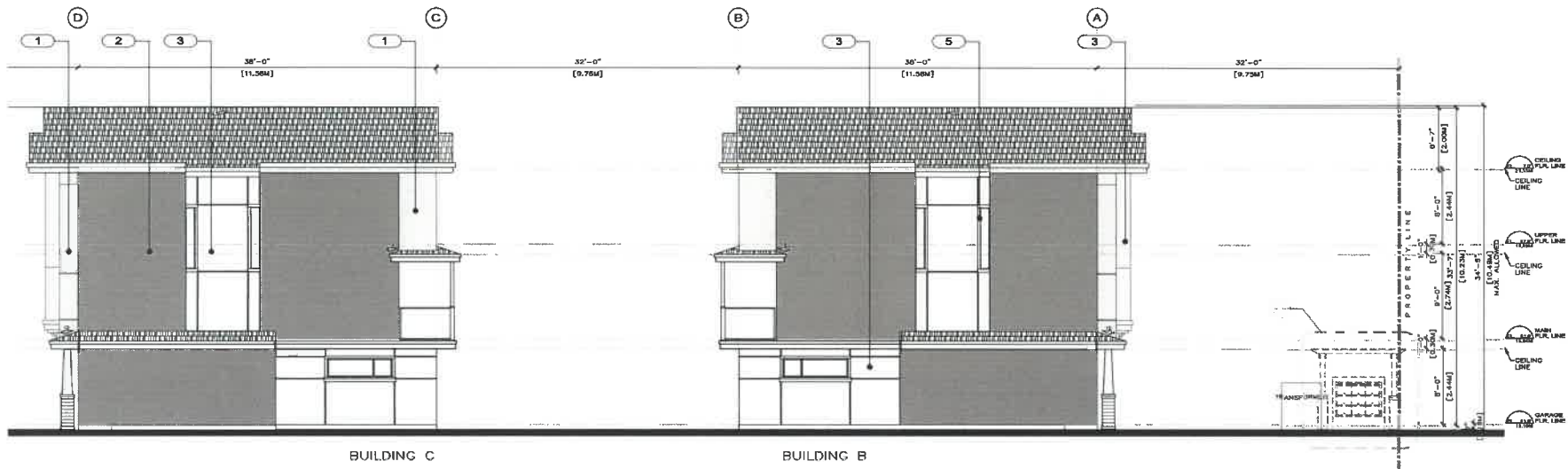
1752 & 1758 Salisbury Ave.
PoCo, British Columbia

BUILDING A & B
NORTH ELEVATION
SOUTH ELEVATION

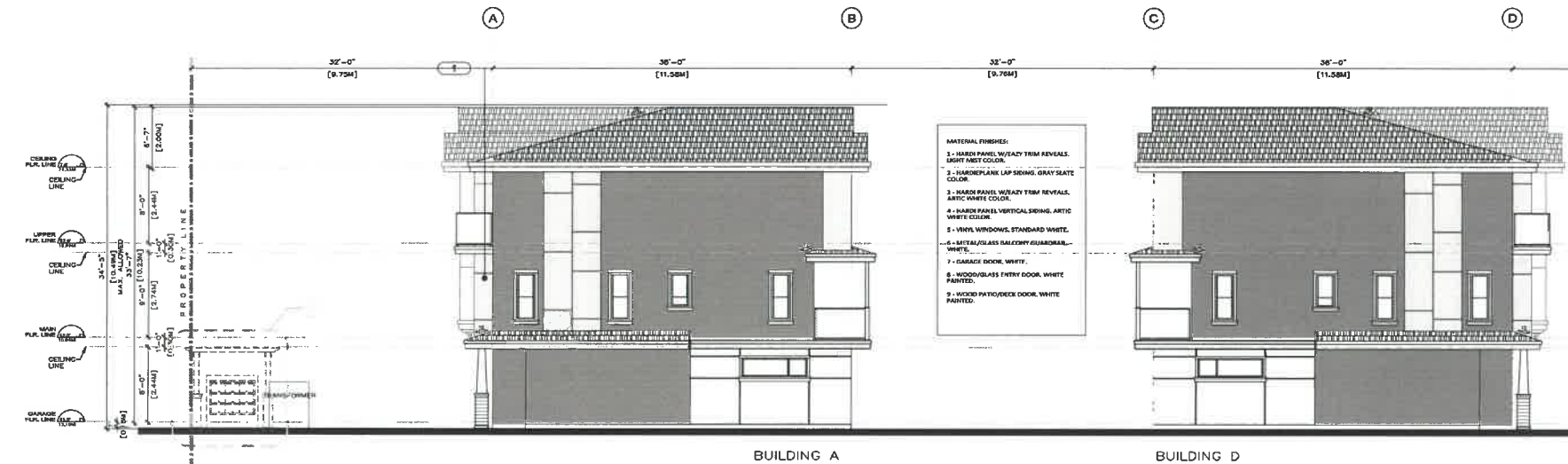
REZONING/DP

A401

SCALE: 1/8" = 1'-0" PROJECT NO: 1630
DRAWN BY: VE DATE:
CHECKED BY: JK NOV2018



**BUILDING C & B
EAST ELEVATION**
SCALE: 3/16" = 1' - 0"



**BUILDING A & D
WEST ELEVATION**
SCALE: 3/16" = 1' - 0"

- MATERIAL FINISHES:**
- 1 - HARDY PANEL W/ EASY TRIM REVEALS, LIGHT MIST COLOR.
 - 2 - FIBRECEMENT LAM. SIDING, GRAY SLATE COLOR.
 - 3 - HARDY PANEL W/ EASY TRIM REVEALS, ARTIC WHITE COLOR.
 - 4 - HARDY PANEL VERTICAL SIDING, ARTIC WHITE COLOR.
 - 5 - VINYL WINDOWS, STANDARD WHITE.
 - 6 - METAL/SLATE SATEEN GUARDRAIL, WHITE.
 - 7 - GARAGE DOOR, WHITE.
 - 8 - WOOD/GLOSS ENTRY DOOR, WHITE PAINTED.
 - 9 - WOOD PATIO/DECK DOOR, WHITE PAINTED.

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Jordan Kutev
architect inc

PRIME CONSULTANT

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REAL 110C12918

3	10/07/2016	REISSUED FOR REZONING/DP
2	10/07/2016	ISSUED FOR REZONING/DP
1	28/07/2016	ISSUED FOR REZONING/DP

DATE

REMARKS



Townhouse
Development

1752 & 1758 Salisbury Ave.
PoCo, British Columbia

BUILDING C & B
EAST ELEVATION
BUILDING A & D
WEST ELEVATION

REZONING/DP

A404

SCALE: 1/4" = 1' - 0"	PROJECT NO: 1630
DRAWN BY: VE	DATE: NOV2016
CHECKED BY: JK	



BUILDING B
ROOF PROJECTION
SCALE: N.T.S.

[illegible]

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PRIME CONSULTANT

CONSULTANT

SEAL 11 OCT 2018

3	10 OCT 2011	RE-ISSUED FOR REZONING/DP
2	18 JUL 2011	ISSUED FOR REZONING/DP
1	3 NOV 2010	ISSUED FOR REZONING

DATE	REMARKS
------	---------



Townhouse Development

1752 & 1758 Salisbury Ave.
PoCo, British Columbia

**BUILDING B
ROOF PROJECTION**

REZONING/DP

A405

SCALE: 1/4" = 1'-0"	PROJECT NO: 1630
DRAWN BY: VE	DATE: NOV2016
CHECKED BY: JK	



BUILDING A



BUILDING D

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jordan kutev
architect inc

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PRIME CONSULTANT

CONSULTANT



DEAL 110072019

3	110072019	RE-ISSUED FOR REZONING/DP
2	110072019	ISSUED FOR REZONING/DP
1	110072019	ISSUED FOR REZONING/DP

ID	DATE	REMARKS

ARC
Development Group

Townhouse
Development

1752 & 1758 Salisbury Ave.
PoCo, British Columbia

SCHEMATIC
RENDERINGS

REZONING/DP

A461

SCALE:	PROJECT NO:
NTS	1630
DRAWN BY:	DATE:
VE	NOV2016
CHECKED BY:	
JK	

PLANT LIST - 1751 + 1758 Salisbury Ave

October 15, 2019

SYMBOL	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
2	2	<i>Acacia nebaem</i> Armstrong	Armstrong Maple (columnar)	7cm Cal. WB	
2	2	<i>Amelanchier alnifolia</i>	Saskatoonberry	2.5m tall WB	6m x 6m
5	5	<i>Cornus x Rubra</i>	Stellar Pink Dogwood	4cm Cal. WB	
5	5	<i>Cardiophyllum japonicum</i>	Katsura Tree	7cm Cal. WB	
4	4	<i>Magdalis Odora</i>	Galaxy Magnolia	7cm Cal. WB	
1	1	<i>Pseudotsuga menziesii</i>	Douglas Fir	3.5m tall WB	
15	15	<i>Thuja occidentalis Emerald</i>	Emerald Green Cedar	2.5m tall	800 c.c.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
33	33	<i>Asplenium japonicum</i> Gump's Pink	Devil's Pink Asplenium	81 pot	750 c.c.
33	33	<i>Calluna vulgaris</i>	Pink Heather	81 pot	450 c.c.
24	24	<i>Elm canadensis</i> Springwood White	White Spring Heather	81 pot	450 c.c.
51	51	<i>Hesperis matronalis</i>	Star of David	81 pot	750 c.c.
20	20	<i>Pieris japonica</i> compacta	Devil's Pink	81 pot	450 c.c.
63	63	<i>Polydora nana</i>	Woolly Star	81 pot	450 c.c.
54	54	<i>Rhododendron 'Wanap'</i>	Devil's Pink	81 pot	750 c.c.
24	24	<i>Rhododendron 'Mikawa'</i>	Red Valerian Rhododendron	81 pot	450 c.c.
15	15	<i>Rosa 'Carolina' H. Hoville</i>	Hoville's Rose	81 pot	450 c.c.
23	23	<i>Silene a. macrophylla</i> M + P	Silene (male and female)	81 pot	450 c.c.
12	12	<i>Epilobium x f. macrophylla</i> M + P	Calliopsis (male and female)	81 pot	450 c.c.
10	10	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	81 pot	450 c.c.
6	6	<i>Wigandia bolanderi</i> MW	Madroño Vine Wiggles	81 pot	750 c.c.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
150	150	<i>Andropogon scoparius</i> V2	Vancouver Jade Grass	81 pot	500 c.c.
225	225	<i>Hesperis matronalis</i>	Star of David	10cm pot	300 c.c.
50	50	<i>Polydora nana</i>	Woolly Star	10cm pot	450 c.c.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
14	14	<i>Asplenium japonicum</i>	Devil's Pink Asplenium	81 pot	450 c.c.
127	127	<i>Hesperis matronalis</i> 'Happy Return'	Happy Return Daily	10cm pot	500 c.c.
84	84	<i>Hesperis matronalis</i> 'Elegant'	Elegant Hesperis	81 pot	300 c.c.
6	6	<i>Rubus idaeus</i> 'Goldflame'	Black-Ruby Rubus	81 pot	450 c.c.
28	28	<i>Pennisetum alopecuroides</i> 'Nanush'	Nanush Fountain Grass	81 pot	500 c.c.
30	30	<i>Stipa tenuifolia</i>	Moisture Loving Grass	81 pot	300 c.c.

NOTES:
1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
2) All planting shall be in accordance with NCS/ARCA/BC Landscape Standard, latest edition.
3) All planting beds, mulch with 75mm of decomposed granite bark.
4) All plantings to be done within 450mm depth of root zone medium (subsoil/landscaping)

GENERAL NOTES:
1. All work to satisfaction of the Owner.
2. All work in compliance with City of Port Coquitlam municipal standards.
3. Disposal of all excavated and surplus materials off site, recycle where possible.
4. Contractor to confirm location of any site services before proceeding.
5. Contractor to confirm actual site conditions and layout before proceeding.
6. All dimensions are to callouts, unless noted otherwise.
7. Contractor to coordinate landscape construction with work of other disciplines, including civil, electrical, and architectural as directed by the Owner.
8. Contractor to make good all damage to satisfaction of the Owner, at no additional cost.
9. Public to be protected from harm at all times. Do not leave work areas in an unsafe or hazardous condition, fence and/or make safe as required.
10. Site cleanup and removal to be kept clean at all times and cleared to the satisfaction of the City.
11. All work to be completed consistent with all drawings and specifications.
12. Ensure positive drainage for all landscape areas.

Refer to architectural and civil engineering drawings.
Tree locations to be adjusted in the field as determined by location of underground services. Confirm locations before digging.

Proposed trees - Critical Root Zone
Manually locate and protect roots
Refer to arborist report and recommendations

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Manually locate and protect roots
Refer to arborist report and recommendations



1 Landscape Plan

3/32" = 1' - 0"



All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

DATE	DESCRIPTION
10/15/19	DESIGN FOR PERMITTING
10/15/19	DESIGN FOR PERMITTING
10/15/19	DESIGN FOR PERMITTING
10/15/19	DESIGN FOR PERMITTING



Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 6T4
7 454 491 9120
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Paul Whithead RBCSLA
Registered Landscape Architect #248

CLIENT
ARC Development Group
Burnaby BC

PROJECT
Townhomes
1752 + 1758 Salisbury Ave
Port Coquitlam BC

DRAWING
Landscape Plan

DRAWING NUMBER
L-1

SCALE
AS NOTED
DRAWN
PACW

PROJECT NUMBER
1705



737 Burley Dr.

West Vancouver, BC V7T 1Z7

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office@burleyboys.com

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Arborist Report

Authored by: Sean Wightman

ISA Certification #: PN2013

File #:	17-050.2
Date:	03 April 2017
Revision Date:	8 July 2019
Client:	ARC Real Estate Development Group
Telephone:	604-762-8596
Email:	info@arcdevelopmentgroup.com
Site Address:	1758 & 1752 Salisbury Ave, Port Coquitlam

Purpose:

Burley Boys Tree Service Ltd. has been contracted to provide tree inventory and tree removal/tree retention outline for the property at 1752 & 1758 Salisbury Ave, Port Coquitlam, BC. Plans include the development of the properties, including the construction of a new 9 unit townhouse complex.

This report is intended to accompany a development permit for the property which includes the removal of 8 trees on private property, which are noted as being in fair-poor condition, or inside/too close to required excavations; not suitable for retention.

All recommended tree removal should be considered in conjunction with an appropriate replanting/landscape plan.

Method:

The site was visited with all trees being assessed from the ground only, using the Visual Tree Assessment (VTA) technique. No trees were climbed or cored during the site visit.

Observations:

The trees are not individually tagged, but they are referred to in the Appendix below. 28 trees within or near the property were assessed. The proposed development includes the construction of a new 9 unit townhouse with 5 visitor parking spaces and vehicle entrance accessed off the rear lane.

Tree #1 is a cypress located on the north side. This tree measures 70cms DBH and is in poor condition; it has been aggressively hydro pruned. This tree is considered unsuitable for retention and is recommended to be removed.

Tree #2 is a row of small emerald cedar hedges located at the north side. These trees are considered unsuitable for retention and are proposed to be removed.

Trees #3 & 4 consist of a magnolia & lilac, located on the neighbouring property to the east. They measure approximately 25cms DBH and are in fair condition. Both trees are to be retained; tree protection barriers are to be installed.

Tree #5 is an apple located near the east property line. It measures 20cms DBH and is in fair condition. This tree is inside/too close to the building envelope and is recommended to be removed. ***This tree was subsequently removed.***

Tree #6 is a large fir located on the east neighbour's property. It measures approximately 115cms

DBH and is in good condition. This tree is to be retained; tree protection barriers are to be installed. ***Arborist supervision is required for grading and installation of the driveway which is inside the CRZ of this tree.***

Tree #7 is a privet measuring 20cms DBH. This tree is inside the building envelope and is proposed for removal. ***This tree was subsequently removed.***

Tree #8 is a holly measuring 25cms DBH. This tree is in poor condition; considered an invasive species. It is inside the building envelope and is proposed for removal. ***This tree was subsequently removed.***

Trees #9-13 consist of a row of 5 cypresses. They measure 65, 40, 36, 45 & 58cms DBH, respectively. These trees are in poor condition; they have several broken/damaged stems. These trees are considered unsuitable for retention and are recommended to be removed.

Tree #14 is a double stem hemlock, located within the row of cypresses above. Its stems measure 28 & 23cms DBH, respectively. This tree is in poor condition, unsuitable for retention and is recommended to be removed.

Tree #15 is a hazelnut measuring 28cms DBH. It is located on the south side of the properties and is in poor condition. This tree is inside

Tree # 16 is a 20cms DBH maple located at the SW corner. It is in poor condition. It is inside excavations required for a new retaining wall and is proposed for removal.

The above row of trees at the rear (#9-16) failed during a windstorm and were subsequently removed.

Tree # 17 is an oak located near the SW property line; it is on/shared with the neighbouring property. It measures 76cms DBH and is in poor condition. This tree is to be retained; tree protection barriers are to be installed. It is inside excavations required for a new retaining wall; arborist supervision is required during excavations.

Tree # 18 is a 45cms DBH apple tree, which is in poor condition. It is inside the building envelope of Building C and is required to be removed. ***This tree was subsequently removed.***

Tree # 19 & 20 consist of a small hemlock and large walnut. These trees measure 18 & 101cms DBH. The hemlock is in fair condition, while the walnut is in poor health with visible decay. Both trees are inside excavations required for the new parking area and are required for removal. ***Tree #20 was subsequently removed.***

Tree # 21 is a multiple stem cypress located in the middle of the lot. It measures 42cms DBH and is in poor condition; there is included back at the unions and it is showing signs of decline . This tree

is inside excavations required for the new parking area and is to be removed. ***This tree was subsequently removed.***

Trees # 22-24 are firs of similar size; all are in fair condition. All 3 trees have been previously topped with included bark. Trees # 22 & 23 have several abnormally large limbs in their lower canopies; increased frequency of limb loss to be expected in these trees. Tree #24 has a single remaining leader which is off centered. These 3 trees are inside the building envelope and are required for removal.

Trees # 25 & 26 are portuguese laurels located just north of the trees above. They measure 45 & 45cms DBH and are in poor condition; growing subdominant. These trees are inside the building envelope and are recommended to be removed.

Tree # 27 is a 42cms DBH cypress. This tree is in poor condition;growing subdominant. It is inside the building envelope and is to be removed.

Tree # 28 is a fir. It measures 44cms DBH and is in fair condition, previously maintained as a hedge tree. This tree is located on the west neighbouring property and is to be retained; tree protection barriers are to be installed.

Tree Retention Outline:

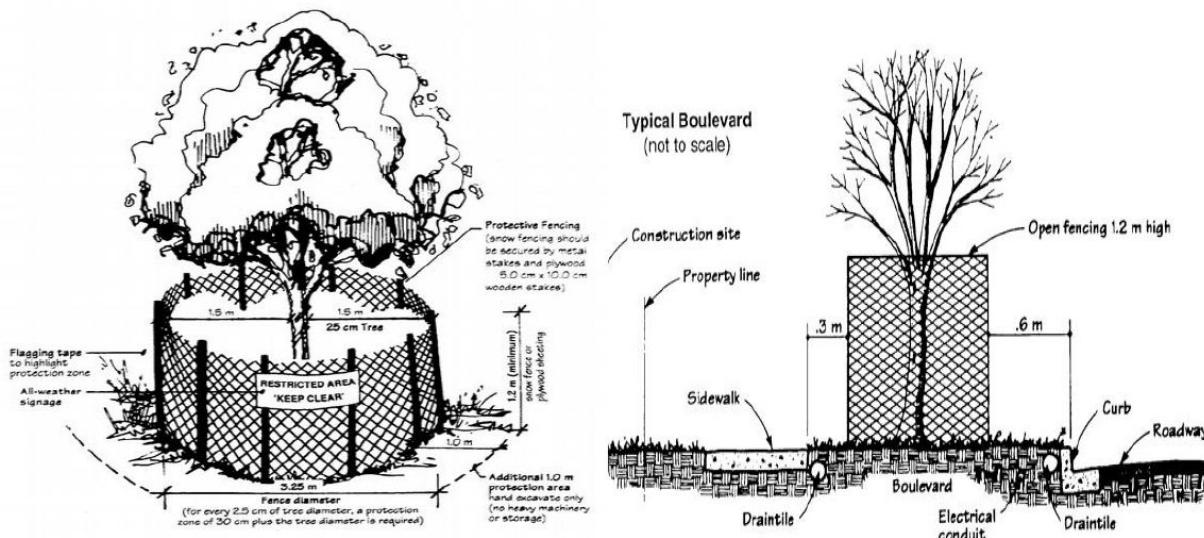
A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined CRZ for each individual tree. This will ensure that critical root zone for each tree is protected. Protecting the tree's critical root zones will help reduce the amount of soil compaction to the root areas, and will also aid in retaining the moisture in the soils during the construction period.

Should any excavations be required inside the determined critical root zone of any trees to be retained, a certified arborist must be on site to assess and document the roots being affected and mitigate appropriately. If any roots are expected to be uncovered, damaged or cut, it is recommended that a certified arborist be retained to supervise the excavations and mitigate any damaged roots accordingly.

Heavy machines should be kept out of the drip line of all trees on the property. Designated roadways for machines to move through the property may prove beneficial. Construction materials, particularly concrete should not be stored inside the root zones. Waste concrete should not, under any circumstances, be disposed of inside root zones. This includes hosing down of tools used to mix or spread concrete. Any large roots (over 15cm) exposed by excavation should have broken ends sawn off cleanly.

Standard and Boulevard Tree Protection Barrier (TPB) guide/outline (Fig 3)

TPB is to be erected in accordance with municipal bylaw. Traditionally it is composed of wooden 2x4 construction and orange snow fencing material. It is to be erected in a suitable geometrical form or shape to encompass the outlined areas in the above mentioned report, or as described by development services. It is to be a permanent structure that can be maintained for the entire development process. It is to be adhered to and the inside area is not to be used for storage of supplies or rubbish. Any reduction in TPB should be supervised and Arborist consultation is mandatory.



Conclusions:

All removal / retention recommendations are based on both the trees' current health, condition and long-term viability as a retained tree and their relative proximities to required excavations. The recommended removals should be considered in conjunction with a City approved re-planting / landscape plan.

Limitations:

Copyright 2017, 2019, Burley Boys Tree Service Ltd. This report is not to be copied, reprinted, published or otherwise distributed without prior approval by Burley Boys Tree Service Ltd. This report is to be used in its entirety, for its purpose only. Only the subject trees were inspected, and no others. This report does not imply or in any other way infer that other trees on neighboring sites are sound and healthy.

The inherent characteristics of trees or parts of trees to fall due to environment conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

It is the sole responsibility of the client or their representatives to follow through with all recommendations for future consultations or site inspections.

Appendix:

Below details the tree assessed. "DBH" is the main trunk diameter of the tree measured approximately 1.4m from grade. The determined condition of each tree is relative to its health, canopy structure, colour and vigor and any defects noted in the stem, canopy or root plate. "CRZ" is the determined Critical Root Zone of each tree. Preferred & Minimum CRZs are outlined below. The Preferred CRZ measurement is based on 12xDBH, as recommended by [PNW-ISA](#). It should be noted trees with excavations required inside the Preferred CRZ can often be retained. Tree protection barriers ("TPB") should be located no closer to the trunk than this distance.

Tree #	Species	DBH (cm)	Health & Condition	Retention Value High Moderate Low Unsuitable	CRZ min (m)	CRZ pref'd (m)	Comments & Recommendations
1	Cypress	70	Poor	Unsuitable	4.20	8.40	<ul style="list-style-type: none"> Previously hydro pruned Unsuitable for retention. Recommend: <ul style="list-style-type: none"> Remove
2	Emerald cedar hedge	15 (avg)	Poor	Unsuitable	0.90	1.80	<ul style="list-style-type: none"> Unsuitable for retention Recommend: <ul style="list-style-type: none"> Remove
3	Magnolia	25	Fair	Moderate	1.50	3.0	<ul style="list-style-type: none"> Neighbour's property. Recommend: <ul style="list-style-type: none"> Retain; install TPB
4	Lilac	25	Fair-Poor	Moderate	1.50	3.0	<ul style="list-style-type: none"> Neighbour's property Recommend: <ul style="list-style-type: none"> Retain; install TPB
5	Apple	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> Inside/too close to building envelope Previously removed Recommend: <ul style="list-style-type: none"> N/A
6	Fir	120 ~	Good	High	7.20	14.40	<ul style="list-style-type: none"> Neighbour's property. Recommend: <ul style="list-style-type: none"> Retain; install TPB Arborist supervision required for any clearing / gradeing inside CRZ.
7	Privet	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> Inside/too close to building envelope Previously removed Recommend: <ul style="list-style-type: none"> N/A

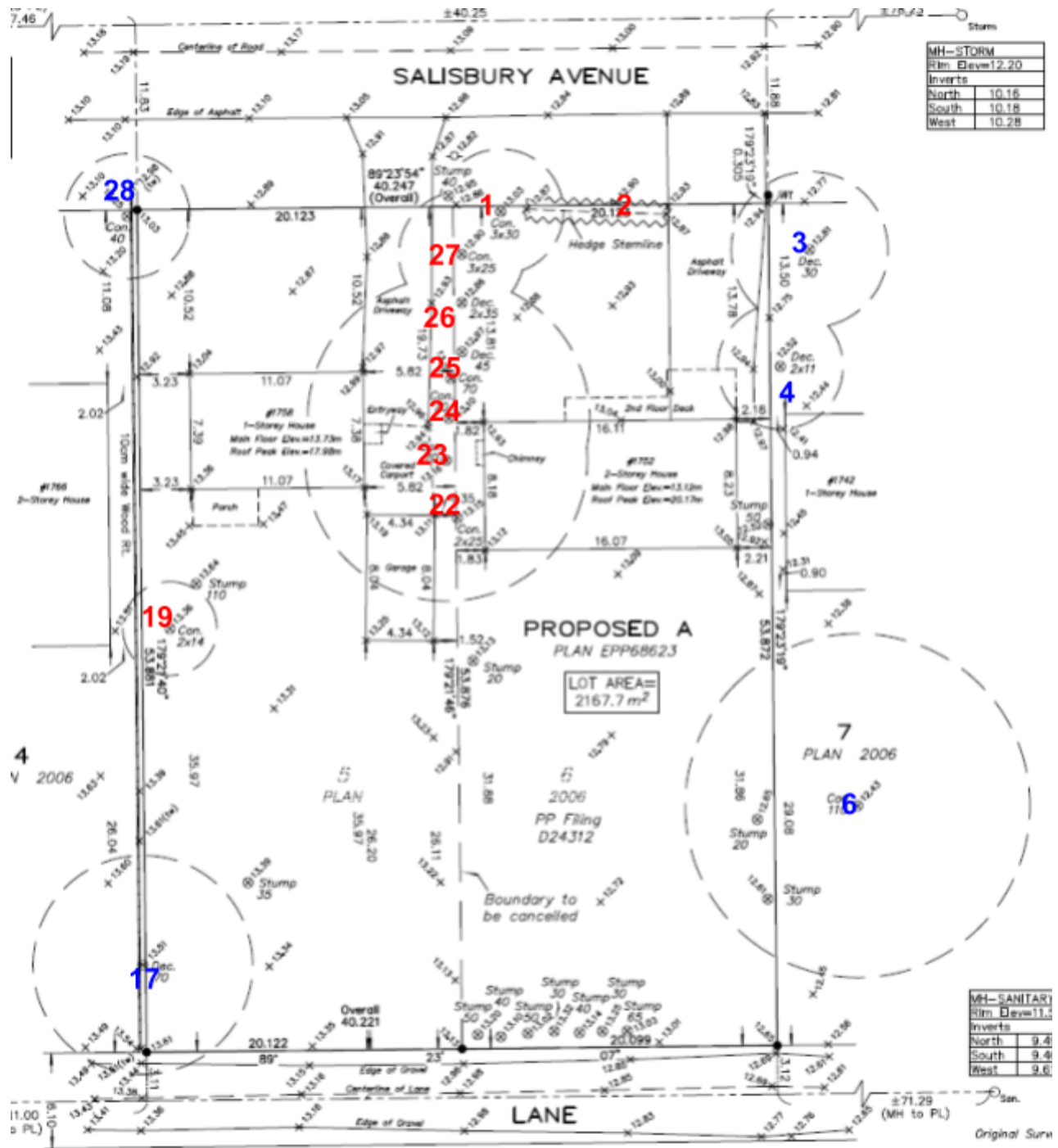
8	Holly	25	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Inside/too close to building envelope • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
9	Cypress	65	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
10	Cypress	40	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
11	Cypress	36	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Unsuitable for retention • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
12	Cypress	45	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Unsuitable for retention • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
13	Cypress	58	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Inside/too close to excavations for vehicle entrance • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
14	Hemlock	28/23	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Unsuitable for retention • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
15	Hazelnut	28	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Unsuitable for retention • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
16	Apple	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Inside/too close to excavations for retaining wall • Previously removed Recommend: <ul style="list-style-type: none"> • N/A
17	Oak	76	Poor	Low	4.56	9.12	<ul style="list-style-type: none"> • On/shared with neighbouring property • Inside/too close to excavations for retaining wall Recommend: <ul style="list-style-type: none"> • Retain; install TPB • Arborist supervision required.
18	Apple	45	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> • Inside/too close to building envelope • Previously removed Recommend: <ul style="list-style-type: none"> • N/A

19	Hemlock	18	Fair	Moderate-Low	1.08	2.16	<ul style="list-style-type: none"> Inside/too close to building envelope Recommend: <ul style="list-style-type: none"> Remove
20	Walnut	101	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> Inside/too close to building envelope Previously removed Recommend: <ul style="list-style-type: none"> N/A
21	Cypress	42	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> Multi-stemmed In decline Included bark at unions Inside/too close to building envelope Previously removed Recommend: <ul style="list-style-type: none"> N/A
22	Fir	68	Fair	Low	4.08	8.16	<ul style="list-style-type: none"> Previously topped, included bark Abnormally large limbs in lower canopy Off-centre stems Increased frequency of limb loss expected. Inside/too close to building envelope Recommend: <ul style="list-style-type: none"> Remove
23	Fir	66	Fair	Low	3.96	7.92	<ul style="list-style-type: none"> Previously topped, included bark Abnormally large limbs in lower canopy Off-centre stems Increased frequency of limb loss expected. Inside/too close to building envelope Recommend: <ul style="list-style-type: none"> Remove
24	Fir	66	Fair	Low	3.96	7.92	<ul style="list-style-type: none"> Previously topped Single remaining leader is off centered Abnormally large limbs in lower canopy Inside/too close to building envelope Recommend: <ul style="list-style-type: none"> Remove
25	Portuguese laurel	45	Poor	Unsuitable	2.70	5.40	<ul style="list-style-type: none"> Subdominant/understory tree Inside/too close to building envelope Recommend: <ul style="list-style-type: none"> Remove

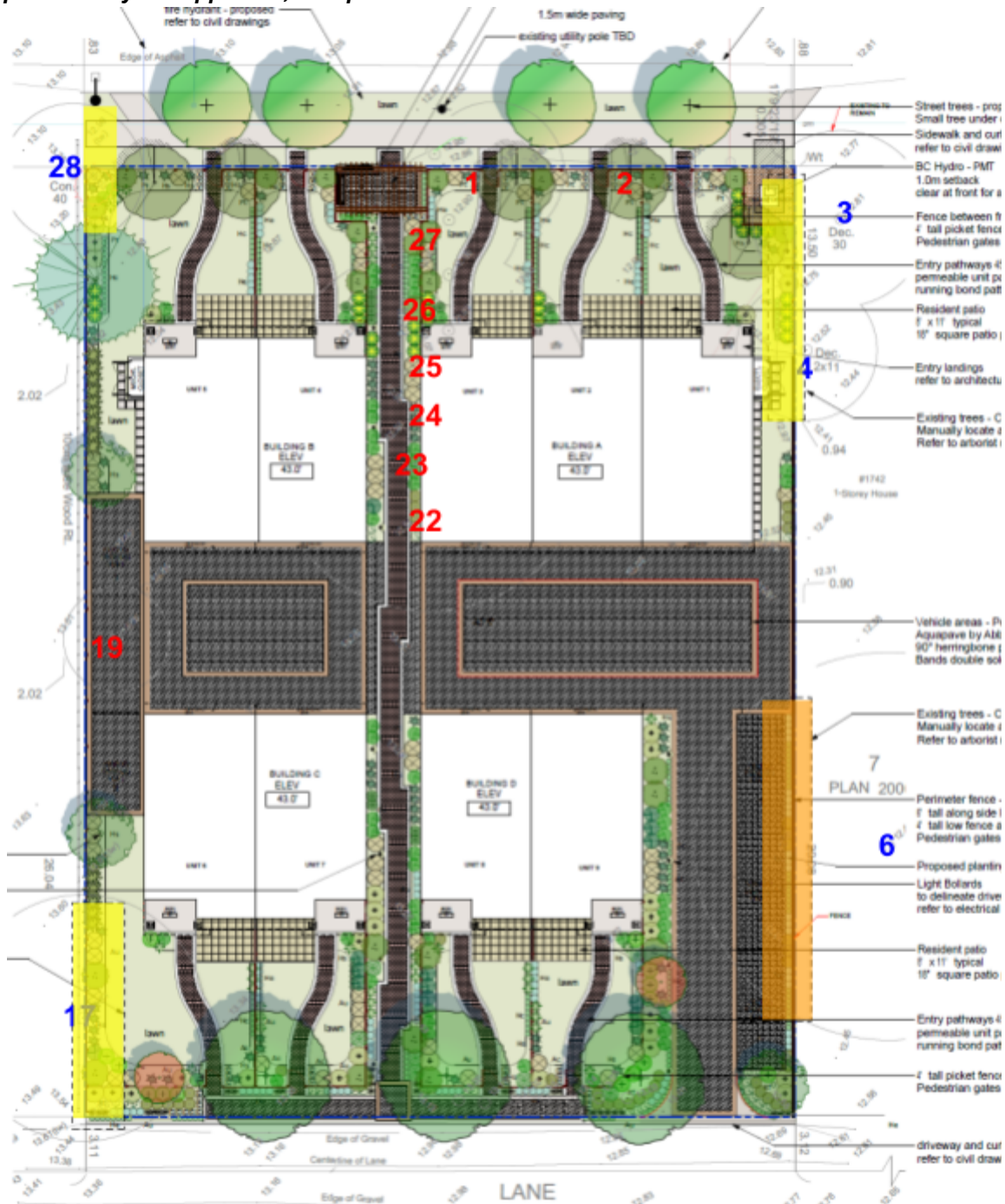
26	Portuguese laurel	49	Poor	Unsuitable	2.94	5.88	<ul style="list-style-type: none"> • Subdominant/understory tree • Inside/too close to building envelope Recommend: <ul style="list-style-type: none"> • Remove
27	Cypress	42	Poor	Unsuitable	2.52	5.04	<ul style="list-style-type: none"> • Subdominant/understory tree • Inside/too close to building envelope Recommend: <ul style="list-style-type: none"> • Remove
28	Fir	44	Fair	Moderate	2.64	5.28	<ul style="list-style-type: none"> • Neighbour's property. • Maintained as hedge tree Recommend: <ul style="list-style-type: none"> • Retain; install TPB • Arborist supervision required grading for parking stalls and driveway installation

Updated Site Survey:

Updated site survey showing all previously existing trees and outlines removal / retention recommendations (*Retain*, *Remove*, *Developer's Discretion*).



Site Plans: The below site plan plots tree locations and outlines removal / retention recommendations (*Retain*, *Remove*, *Developer's Discretion*). Location of tree protection barriers are shown in **Yellow**. Retained Trees requiring Arborist Supervision are outlined in **Orange**. **An original large, scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing & Areas requiring Arborist Supervision has not been included with this report; this is to be provided by the applicant, if required.**



Images:

















Oct. 15, 2019

Supplementary Information – Re: Construction

To

Bryan Sherrell,
Planner
City of Port Coquitlam
Planning Division,
2580 Shaughnessy St
Port Coquitlam, BC
V3C 2A8

Dear Bryan,

Thank you for providing your review comments of rezoning application RZ000175 and Development Permit application DP000309. We appreciate your thorough feedback and have begun incorporating your comments into a revised application which we are resubmitting in short order.

Referenced Property

1752 & 1758 Salisbury
Avenue, Port
Coquitlam, BC

RE:

Rezoning RZ000175 &
Development Permit
DP000309

The purpose of this letter is to confirm how we plan to manage the site during the construction period by employing a variety of construction best practices including:

- Ensuring open communication with the neighboring residents
- Engaging a rodent exterminator to confirm there are no rodents in the properties prior to demolition
- Strictly following all applicable city bylaws including: noise, electrical, plumbing, fire, sprinkler etc.
- Employing best practices with respect to Erosion and Sediment control in order to control on site erosion and prevent the release of sediments
- Controlling access to the site and preventing traffic from tracking mud offsite by installing a site access pad (crushed gravel on the driveway)
- Restricting traffic to this area where practical.
- Keeping the site fully fenced and secured at all time
- Covering temporary soil stockpiles with plastic and/or tarps
- Storing excavated soils away from storm drains / paved surfaces so that runoff will be filtered by existing vegetation or collected in the perimeter ditches.
- Installing inlet protection (i.e., sediment sacks) to protect storm sewers, within 30m downgradient of the site

ARC Real Estate Development Group Ltd.

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Oct. 15, 2019

Pg.02

We look forward to hearing back from you and are happy to discuss further at your convenience. If there are any additional measures you would like to see employed please do let us know.

If you have any questions or require any clarification, please feel free to reach out at 604-762-8596 or at kristalina@arcdevelopmentgroup.com

Sincerely,

Kristalina Dinovsky - Kutev



Vice President, Design and Development

ARC Real Estate Development Group Ltd