

Development Variance Permit and Development Permit for 1525 Kingsway Avenue

RECOMMENDATIONS:

That Council approve Development Variance Permit DVP00071 for 1525 Kingsway Avenue for issuance.

That Council approve Development Permit DP000416 for 1525 Kingsway Avenue for issuance.

REPORT SUMMARY

Upon conclusion of a public input opportunity scheduled for February 11, 2020, the Development Variance Permit for 1525 Kingsway Avenue will be available for Council to give approval for issuance. Once the Development Variance Permit is issued, the Development Permit may be approved as well.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	That Development Variance Permit DVP00071 and Development Permit DP000416 for 1525 Kingsway Avenue be approved for issuance.
	2	Request that additional information be received prior to the issuance of the Development Variance Permit and Development Permit.
	3	Deny the approval of the Development Variance Permit and/or the Development Permit.

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications

RECOMMENDATIONS:

That Committee of Council:

1. Approve in principle Development Permit DP000416, regulating an industrial development at 1525 Kingsway Avenue.
2. Pursuant to s. 498 of the Local Government Act, authorize staff to provide notice of an application to vary parking requirements, and
3. Forward Development Variance Permit DVP00071 to Council with support for consideration, subject to comments from neighbourhood input.

PREVIOUS COUNCIL/COMMITTEE ACTION

March 5, 2019 – Committee approved Watercourse Development Permit DP000332 to provide for watercourse protection and enhancement at 1579 and 1525 Kingsway Avenue.

REPORT SUMMARY

This report describes applications for a development permit to regulate a large format industrial development and a development variance permit to reduce required parking at 1525 Kingsway Avenue. The site is being developed by the Conwest Group of Companies to accommodate a head office, warehouse and distribution facility for a large auto parts distributor. The project is designed to comply with the site's heavy industrial zoning and development permit designations, but it does not comply with parking regulations. Information has been provided to show how the proposed parking would exceed the occupant needs. Staff recommends Committee provide approval in principle to the development permit, and advise Council that Committee supports consideration of the parking variance and authorize staff to provide public notification of the parking variance.

BACKGROUND

The site is located on the north side of Kingsway Avenue adjacent to the Canadian Pacific rail yard and the North Fraser Pretrial Centre.



Location map

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications

Surrounding land uses, other than the pretrial centre, are industrial. The site was recently consolidated from three into one parcel and the remaining structures on the property are scheduled for demolition early in 2020.

The land use designation in the Official Community Plan for the site is Heavy Industrial; policies of the Plan promote economic development and job creation within this designation. The property is zoned M2 – Heavy Industrial and the project is designed to comply with this zoning.

The objectives and guidelines of the site's industrial development permit area designation are intended to:

- guide the form and character of industrial developments,
- promote orderly development, and
- control the interface between industrial and other land uses.

The environmental conservation development permit area designation encourages:

- sustainable development and building design,
- efficient use of energy, water and other resources, and
- the reduction of waste and pollution.

Development Proposal

The Conwest Group proposes to construct a large tilt-up concrete industrial building with parking/loading bays and landscaping to accommodate a single occupant. The 35,032m² (377,000 ft²) building will include space for a head office, warehouse and distribution facility for a large auto parts distributor. The façades along Kingsway Avenue will have subtle elements of wall articulation, varying height, portions of glazing, reveal lines and recesses of varied width and a colour palette of white, blue, light and dark gray tones. The building design and color has been coordinated to create a uniform and clean look and focuses the accessory offices uses to the southeast corner of the site fronting Kingsway Avenue.



Building façade (southeast corner)

1525 Kingsway Avenue – Development Permit and Development Variance Permit DVP00071 Applications

Project Profile

	Bylaw Regulations ¹	Proposed ²	Variance Request
Site Area	3,000 m ² min'm	56,659 m ² (14 acre)	-
Total Building Area	n/a	35,032 m ² (377,081 ft ²)	n/a
Building Lot Coverage	60%	56 %	-
Setbacks:			
Front Setback (Kingsway)	6 m	42 m	-
Rear Setback (north)	3 m	15 m	-
Interior Side Setback (west)	3 m	7.5 m	-
Interior Side Setback (east)	3 m	35 m	-
Building Height	n/a	16.2 m	n/a
Parking (total)	369	300	69
Small car parking spaces	25% (75 spaces)	1% (1 spaces)	-
Loading bays	10 minimum	20	-
Bicycle Parking	Space for 6 bikes	Space for 9 bikes outdoors	-

The landscape plan calls for a mixture of trees, shrubs, groundcover plants and lawn. 70 new trees, including a mixture of conifer and deciduous species, will be planted on the southern portion of the site in landscape areas and strips within the parking areas. The previously approved watercourse development permit will also provide for 190 trees and 7,244 riparian plants along the north and east edges of the site. The watercourse protection area also provides substantial landscape screening between the site and the adjacent pretrial centre. A significant portion of the site area will be used for required parking, vehicle circulation, and transport vehicle loading areas which is typical of industrial development.

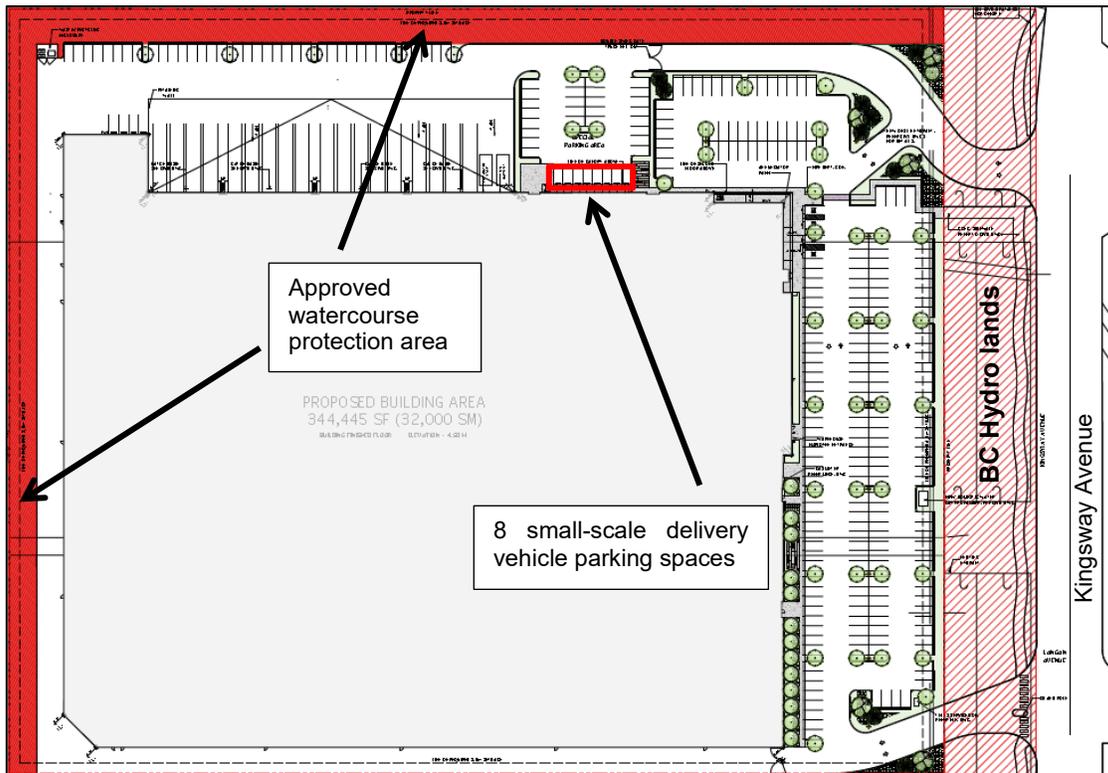
As shown in the drawing below, the building frontage and most of the parking is oriented to Kingsway Avenue and loading spaces are oriented to the east side yard. There will be two driveways which connect across BC Hydro's narrow utility lot to Kingsway Avenue. These driveways have been aligned with Langan Avenue and Coast Meridian Road intersections with Kingsway Avenue to facilitate safe turning movements.

The site circulation plan indicates industrial vehicles would enter the western driveway and exit the from the east driveway. Passenger vehicles will be able to use either driveway to enter and exit the staff parking areas. A transportation impact assessment prepared by Bunt and Associates Engineering Ltd has been reviewed by City Engineering staff and confirms the site is designed to meet access and circulation requirements for passenger and transport vehicles.

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 4078 for specific regulations.

² Information provided by applicant.

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications



Site plan showing landscape areas, parking and driveway access

Offsite Infrastructure and Services

The City is currently working on a corridor study to assess and improve transportation and vehicle turning movements along Kingsway Avenue. It is anticipated that the results of this study will be presented to Committee in February. Staff however anticipates road widening will be required along this segment of Kingsway Avenue and have conveyed this information to Conwest. The City also has plans to construct a multi-use pathway along the north side of Kingsway Avenue to improve pedestrian and cycling routes. Accordingly, offsite requirements will include road width widening (to align with corridor study), provision of a multi-use path within the Hydro corridor, construction of new curb and gutter, sidewalk, pavement rehabilitation of half road plus 1 metre, installation of street lights and services (water, sewer, sanitary) as necessary. Further assessment will be provided at building permit stage to determine if underground utility infrastructure upgrades are required.

Furthermore, Staff anticipate there may be potential for future installation of a traffic signal at the intersection of Kingsway Avenue and Coast Meridian Road. Conwest have agreed to install electrical ducting to support a future signal. The attached draft development variance permit, described below, requires submission of design, securities and fees for offsite works and services including electrical ducting for the signal and the pathway prior to issuance of a building permit in order to ensure this work is completed.

1525 Kingsway Avenue – Development Permit and Development Variance Permit DVP00071 Applications

Onsite Parking

The applicant has requested to vary the onsite parking requirement by 69 spaces from the required 369 spaces. The Parking and Development Management Bylaw requires one parking space per 95m² (1,022 ft²) of gross floor area for industrial or warehouse uses. That would require the provision of 369 parking spaces for the proposed development. The occupant anticipates opening the building with 150 staff with room for expansion up to 237 staff. The site would also need to accommodate 8 short-term parking spaces for small-scale delivery vehicles with direct access to the warehouse. The applicant has provided information from the occupant showing the proposed 300 parking spaces will exceed current need and future growth. The applicant has also indicated the development will include a secure room to accommodate 24 bicycles and end of trip facilities including lockers and showers to promote alternative transportation.

In support of the parking variance, Conwest has offered to provide for the installation of the 3m wide mixed-use pathway with pedestrian lighting to extend the pathway of Kingsway Avenue in front of its property. This is a significant portion, approximately 200 meters, of the pathway and will improve options for alternate transportation along Kingsway Avenue.

Environmental Conservation

Measures to comply with the environmental conservation objectives and guidelines include building practices and products to reduce energy and water consumption, promote stormwater management, and reduce greenhouse gas emissions. Proposed elements include high efficiency windows and selection of native and drought-resistant plant species, use of low volatile organic compound materials, LED lighting, high efficiency irrigation system, low flow plumbing fixtures, bicycle parking and end of trip facilities for staff. A complete list of conservation measures is included in Schedule A of the development permit.

DISCUSSION

The design of the proposed industrial building and landscaping meets the intent of both the industrial design guidelines and environmental conservation designation. The proposed parking variance is in keeping with OCP design policy which suggests development should provide sufficient on-site parking to meet the specific requirements of the development. The applicant has demonstrated the proposed parking supply will exceed the needs of the warehouse user. Experience with other large single occupant warehouse users such as the Brewers Distribution warehouse at 1731 Kingsway Avenue has shown that required parking can exceed need. The inset aerial photo which was taken during business hours on a weekday shows



Parking lot at 1731 Kingsway

1525 Kingsway Avenue – Development Permit and Development Variance Permit Applications

approximately half of the staff parking at the Brewers Distribution warehouse is empty.

Staff recommend Committee provide approval in principle of the development permit (consideration of approval would then be timed with the development variance permit at Council) and recommend approval of the development variance permit to Council.

PUBLIC CONSULTATION

A sign providing notification of the application is posted on site. To date, no comments have been received.

FINANCIAL IMPLICATIONS

The construction of the Kingsway multi use pathway and roadwork by the developer provides a financial benefit to the City.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000416 in principle and authorize notification of the Development Variance Permit DVP00071 application, and recommend Council consider approval of the development variance permit and development permit at a future Council Meeting.
	2	Request additional information or amendments if Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designation or variances to regulations.
	3	Refuse the applications if the Committee is of the opinion the application does not conform to the design guidelines or does not support the variances to regulations.

ATTACHMENTS

Attachment 1: Draft Development Permit DP000416

Attachment 2: Draft Development Variance Permit DVP00071

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM
"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000416

Issued to: LWEST HOLDINGS LP
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 205-1311 KOOTENAY STREET, VANCOUVER, BC, V5K 4Y3

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: 1525 KINGSWAY AVENUE

Legal Description: LOT 1 DISTRICT LOT 288 GROUP 1 AND SECTIONS 7 AND 18
BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER
DISTRICT PLAN EPP96965

P.I.D.: 030-942-683

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 DP000416 (1) to DP000416 (16) 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 DP000416 (10) and DP000416 (16) 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 **\$345,726.00** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

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

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE ___ DAY OF _____, 2019.

SIGNED THIS ____ DAY OF _____, 2019.

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)



KINGSWAY AVENUE PH-2

1525 KINGSWAY AVE,
PORT COQUITLAM, BC

CONWEST (1575 POCO) GP,
250 - 1311 KOOTENAY STREET
VANCOUVER, BC V6K 4Y3

ISSUED FOR CP RE-SUBMISSION
ISSUE DATE: DECEMBER 04, 2019

SHEET LIST

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	
2	FOUNDATION	
3	CONCRETE	
4	STEEL	
5	MECHANICAL	
6	ELECTRICAL	
7	INTERIOR DESIGN	
8	LANDSCAPE	
9	FIRE PROTECTION	
10	BUILDING CODE	
11	COVER	

KRAHN PROJECT No. 15-0090
PROJECT TEAM

ARCHITECT OF RECORD
CRAB METCALLE | ARCHITECTS INC.
225 HASTY STREET
VANCOUVER, BC V6L 3K2
PHONE: 773.721212
EMAIL: info@crabmetcalles.com
PRINCIPAL IN CHARGE: CRAIG MITCHELL

BUILDING DESIGN
RIVIER ENGINEERING LTD.
1000 WEST 10TH STREET
VANCOUVER, BC V6H 3G7
PHONE: 604.276.5511
EMAIL: info@riviereng.com
PROJECT MANAGER: SCOTT DELDATTY

STRUCTURAL
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ENGINEER IN CHARGE: ORRIN W.

MECHANICAL
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VANCOUVER, BC V6H 3G7
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EMAIL: info@bpcaneng.com
PRINCIPAL IN CHARGE: GUY VERBAAS

ELECTRICAL
EAC CONSULTANTS
1000 WEST 10TH STREET
VANCOUVER, BC V6H 3G7
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EMAIL: info@eacconsultants.com
ENGINEER IN CHARGE: NICK TROTT

INTERIOR DESIGN
OFFICE OF MICHAEL BROWN ARCHITECTS + DESIGNERS
1000 WEST 10TH STREET
VANCOUVER, BC V6H 3G7
PHONE: 604.276.5511
EMAIL: info@officeofmichaelbrown.com
PRINCIPAL IN CHARGE: MICHAEL BROWN

CIVIL
MCDERMOTT LTD.
1000 WEST 10TH STREET
VANCOUVER, BC V6H 3G7
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PRINCIPAL IN CHARGE: TYRONE WOODRUFF
TECHNICAL: JEFFREY CHAN

SURVEY
PACIFIC PROFESSIONAL LAND SURVEYING INC.
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VANCOUVER, BC V6H 3G7
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EMAIL: info@pacpro.com
PRINCIPAL IN CHARGE: BILL MARQUE

LANDSCAPE
SURVIVE DESIGN LANDSCAPE LTD.
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VANCOUVER, BC V6H 3G7
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EMAIL: info@survivedesign.com
PROJECT MANAGER: JONATHAN COLLETT

BUILDING CODE
CELESTY ENGINEERING
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VANCOUVER, BC V6H 3G7
PHONE: 604.276.5511
EMAIL: info@celestyeng.com
CONTACT PERSON: REBECCA LINDENBERG

FIRE PROTECTION
ROBERTSON ENGINEERING
1000 WEST 10TH STREET
VANCOUVER, BC V6H 3G7
PHONE: 604.276.5511
EMAIL: info@robertsoneng.com
PRINCIPAL IN CHARGE: LESTER JOHNSTON

CONWEST
Group of Companies

- 1. GENERAL NOTES
- 2. FOUNDATION
- 3. CONCRETE
- 4. STEEL
- 5. MECHANICAL
- 6. ELECTRICAL
- 7. INTERIOR DESIGN
- 8. LANDSCAPE
- 9. FIRE PROTECTION
- 10. BUILDING CODE
- 11. COVER

CMAA-D
Craig Mitchell Architecture Design Inc.
1000 WEST 10TH AVENUE, SUITE 1000
VANCOUVER, BC V6H 3G7
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EMAIL: info@cmad.ca

KINGSWAY AVENUE PH-2

**1525 KINGSWAY AVE,
PORT COQUITLAM, BC**

COVER

DATE: 12/04/19
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

DPOC 416 (1)

ZONING BY-LAW ANALYSIS
PROJECT DATA PHASE 2 (EAST)
LAND ADDRESS: 10000 HWY 10, PORT COQUITLAM, BC
LOCAL ADDRESS: L1, DISTRICT 10, 2ND QP 1, SECTION 5, BLOCK 11, 10000 HWY 10, PORT COQUITLAM, BC
TOTAL AREA: 10000 SQ FT (929.03 SQ M)
TOTAL COVERED AREA: 344,445 SQ FT (32,000 SQ M)

ZONING BY-LAW ANALYSIS (CITY OF PORT COQUITLAM)

1. ZONING:
L1-1P-COM
L1-1P-COM: 100% COFFERED CEILING, 100% GLASS CURTAIN WALL
L1-1P-COM: 100% COFFERED CEILING, 100% GLASS CURTAIN WALL
L1-1P-COM: 100% COFFERED CEILING, 100% GLASS CURTAIN WALL

TOTAL COVERED FLOOR AREA

FLOOR NAME	USE	AREA (SQ FT)	AREA (SQ M)
OFFICE	OFFICE	344,445	32,000
RECEPTION	RECEPTION	0	0
CONFERENCE	CONFERENCE	0	0
RESTROOM	RESTROOM	0	0
STORAGE	STORAGE	0	0
MECHANICAL	MECHANICAL	0	0
ROOF	ROOF	0	0
TOTAL COVERED FLOOR AREA		344,445	32,000

2. BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT: 15.24 M (50 FT)
MAXIMUM BUILDING HEIGHT: 15.24 M (50 FT)

3. BUILDING SETBACKS:

FRONT YARD SETBACK	REQUIRED	PROPOSED
FRONT YARD SETBACK	3.05 M (10 FT)	3.05 M (10 FT)
REAR YARD SETBACK	3.05 M (10 FT)	3.05 M (10 FT)
SIDE YARD SETBACK	3.05 M (10 FT)	3.05 M (10 FT)
REAR YARD SETBACK	3.05 M (10 FT)	3.05 M (10 FT)

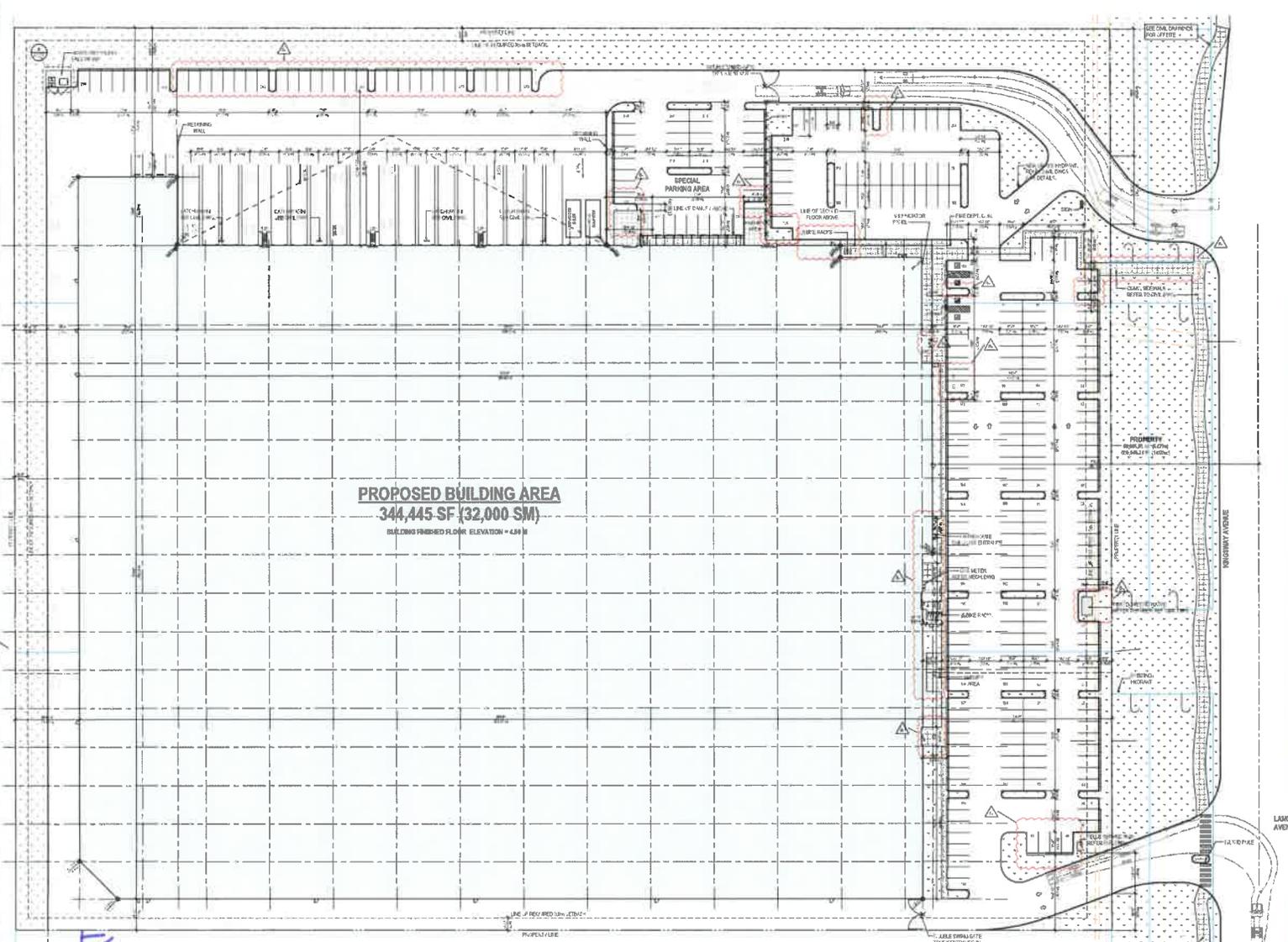
4. LANDSCAPING REQUIREMENTS:
LANDSCAPING REQUIREMENTS: 10% OF TOTAL COVERED FLOOR AREA
LANDSCAPING REQUIREMENTS: 10% OF TOTAL COVERED FLOOR AREA

5. PARKING AND LOADING:
PARKING REQUIREMENTS: 10% OF TOTAL COVERED FLOOR AREA
PARKING REQUIREMENTS: 10% OF TOTAL COVERED FLOOR AREA

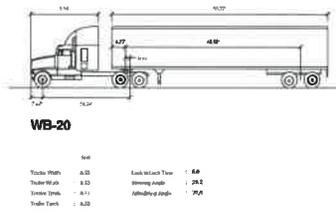
6. OFFICE HOUR HEIGHT:

OFFICE HOUR HEIGHT	REQUIRED	PROPOSED
OFFICE HOUR HEIGHT	3.05 M (10 FT)	3.05 M (10 FT)
OFFICE HOUR HEIGHT	3.05 M (10 FT)	3.05 M (10 FT)
OFFICE HOUR HEIGHT	3.05 M (10 FT)	3.05 M (10 FT)
OFFICE HOUR HEIGHT	3.05 M (10 FT)	3.05 M (10 FT)

7. SIGNAGE REQUIREMENTS:
SIGNAGE REQUIREMENTS: 10% OF TOTAL COVERED FLOOR AREA
SIGNAGE REQUIREMENTS: 10% OF TOTAL COVERED FLOOR AREA



DPOSSIBLE (2)



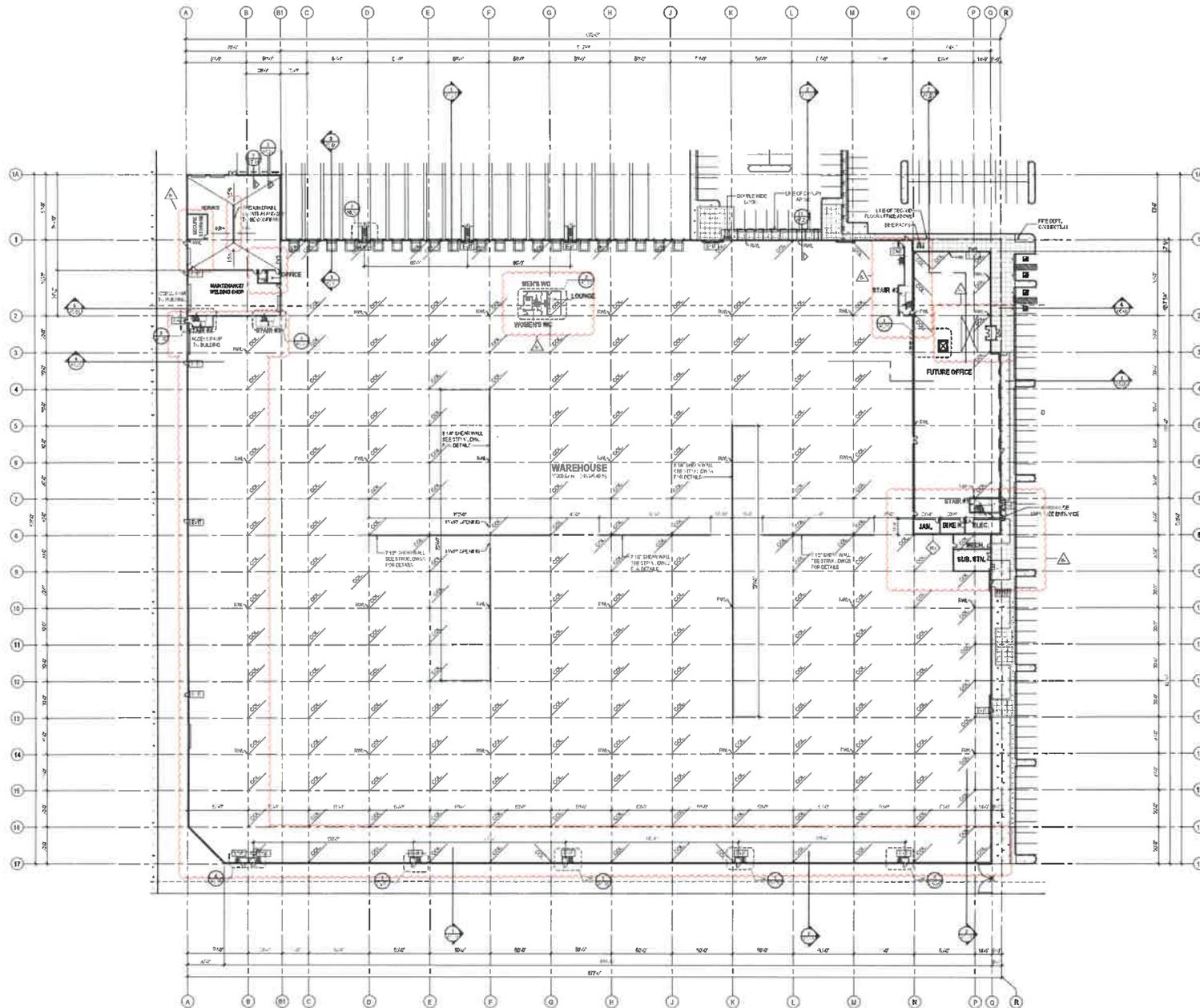
1 SITE PLAN
A4.10 SCALE 1:500



2 CONTEXT PLAN
SCALE 1:500

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Craig Mitchell Architecture Design Inc.
KINGSWAY AVENUE PH-2
1000 KINGSWAY AVE.
PORT COQUITLAM BC

ID Booths (4)



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING REGULATIONS AND ALL APPLICABLE CODES.
- 2. REFER TO ALL DRAWINGS FOR DIMENSIONS AND NOTES.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING REGULATIONS AND ALL APPLICABLE CODES.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING REGULATIONS AND ALL APPLICABLE CODES.
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- 16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING REGULATIONS AND ALL APPLICABLE CODES.
- 17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BC BUILDING REGULATIONS AND ALL APPLICABLE CODES.

CONWEST
Group of Companies

- 1. 1000 WEST 10TH AVENUE
- 2. 1000 WEST 10TH AVENUE
- 3. 1000 WEST 10TH AVENUE
- 4. 1000 WEST 10TH AVENUE
- 5. 1000 WEST 10TH AVENUE
- 6. 1000 WEST 10TH AVENUE
- 7. 1000 WEST 10TH AVENUE
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- 14. 1000 WEST 10TH AVENUE
- 15. 1000 WEST 10TH AVENUE
- 16. 1000 WEST 10TH AVENUE
- 17. 1000 WEST 10TH AVENUE

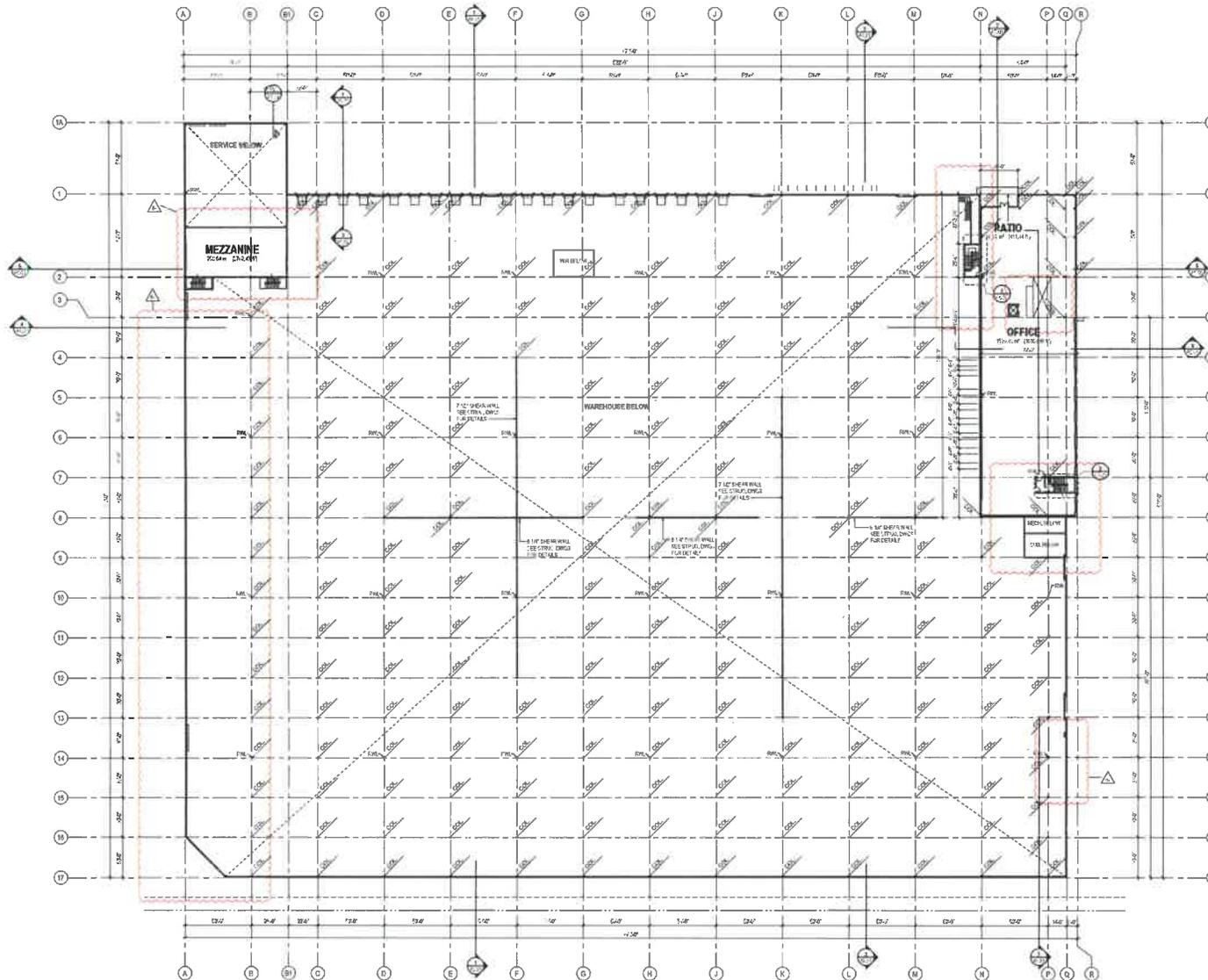
CMA+D
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TEL: 604.681.1111

KINGWAY AVENUE PH-2

152 KINGWAY AVE.
PORT COULUMBA BC

OVERALL MAIN FLOOR





JPa00416 (5)

1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

CONWEST
Group of Companies

1	2024-11-15	2024-11-15	2024-11-15
2	2024-11-15	2024-11-15	2024-11-15
3	2024-11-15	2024-11-15	2024-11-15
4	2024-11-15	2024-11-15	2024-11-15
5	2024-11-15	2024-11-15	2024-11-15
6	2024-11-15	2024-11-15	2024-11-15
7	2024-11-15	2024-11-15	2024-11-15
8	2024-11-15	2024-11-15	2024-11-15
9	2024-11-15	2024-11-15	2024-11-15
10	2024-11-15	2024-11-15	2024-11-15
11	2024-11-15	2024-11-15	2024-11-15
12	2024-11-15	2024-11-15	2024-11-15
13	2024-11-15	2024-11-15	2024-11-15
14	2024-11-15	2024-11-15	2024-11-15
15	2024-11-15	2024-11-15	2024-11-15
16	2024-11-15	2024-11-15	2024-11-15
17	2024-11-15	2024-11-15	2024-11-15

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TEL: 604-273-1111
WWW.CMA-D.COM

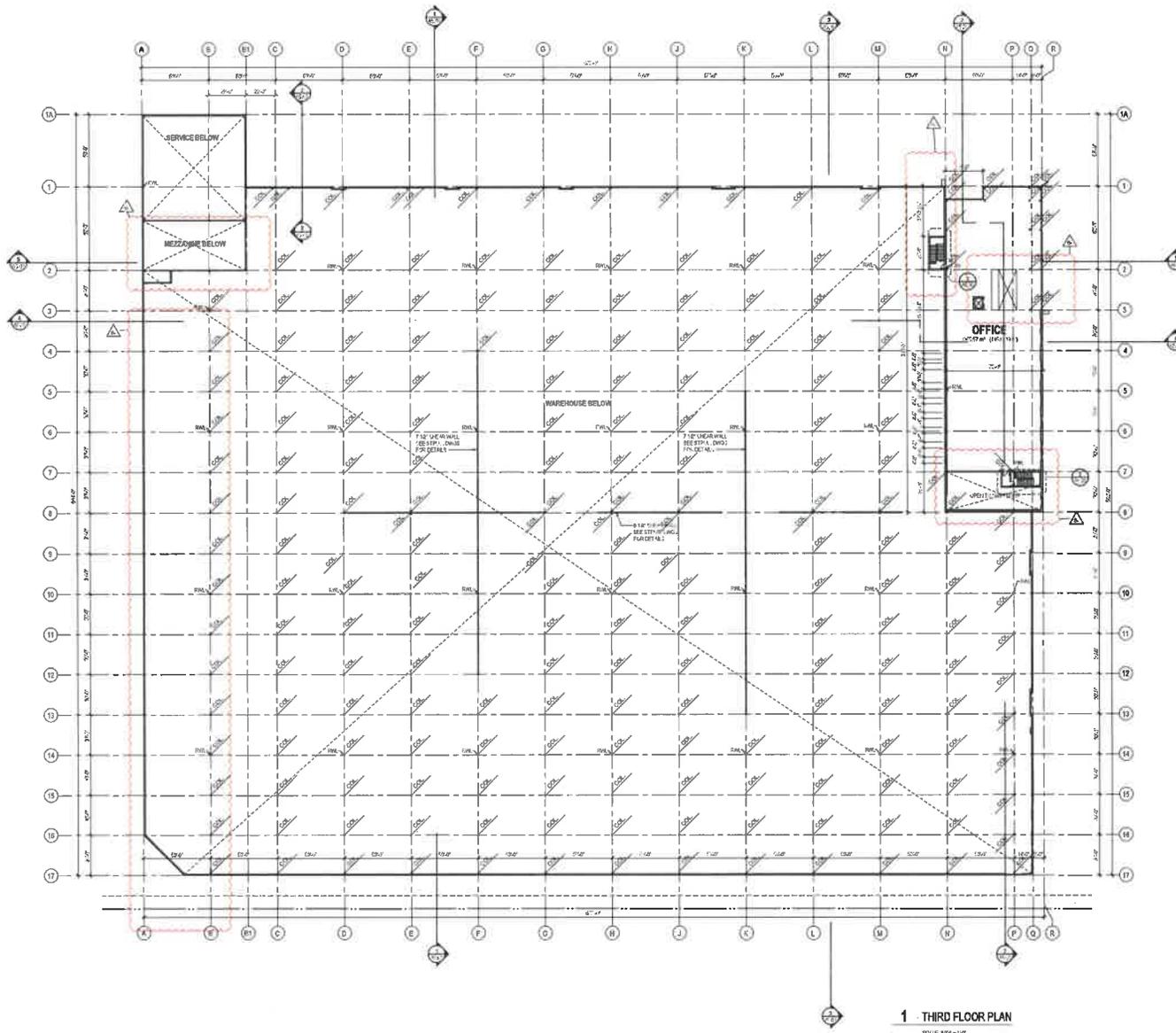
KINGSWAY AVENUE PH-2

**155 KINGSWAY AVE.
PORT COQUITLAM BC**

**CONWEST
SECOND FLOOR**



A2.02



DPOSS416 (6)

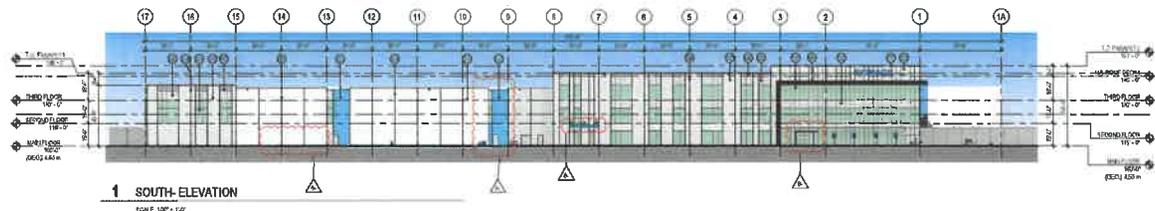
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- 1.05 - 1.08 ROBERTS, JAMES/ARCHIBOLD
- 1.09 - 1.12 ROBERTS, JAMES/ARCHIBOLD
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- 1.93 - 1.96 ROBERTS, JAMES/ARCHIBOLD
- 1.97 - 1.00 ROBERTS, JAMES/ARCHIBOLD

CMA-D
Civil/Mechanical Architecture Design Inc.
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 2G6
1970 - 1992
KINGSWAY AVENUE PH-2

THIS DRAWING:
1000 KINGSWAY AVE.
PORT COQUITLAM BC

PROJECT NUMBER:
THIRD FLOOR

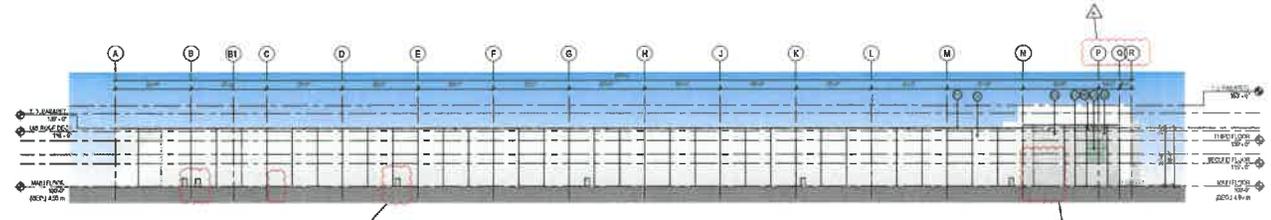
MATERIAL LEGEND	
SYMBOL	DESCRIPTION
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C2	CONCRETE TYPICAL PANEL - COLOR WHITE
C3	CONCRETE TYPICAL PANEL - COLOR GRAY
C4	CONCRETE TYPICAL PANEL - COLOR GRAY
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C100	CONCRETE TYPICAL PANEL - COLOR GRAY



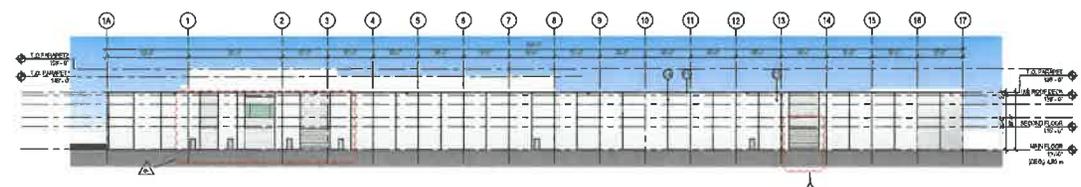
1 SOUTH-ELEVATION
SCALE 1/8" = 1'-0"



2 EAST-ELEVATION
SCALE 1/8" = 1'-0"



3 WEST ELEVATION
SCALE 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE 1/8" = 1'-0"

17/000416 (B)

CONWEST
GROUP OF COMPANIES

1. DESIGN: PORT COLOUR ELEVATIONS
2. DATE: 10/10/2018
3. PROJECT: PORT COLOUR ELEVATIONS
4. DRAWING NO: PH-2
5. DRAWING TITLE: BUILDING COLOURED ELEVATIONS
6. DRAWING SCALE: 1/8" = 1'-0"
7. DRAWING DATE: 10/10/2018
8. DRAWING BY: [Name]
9. DRAWING CHECKED BY: [Name]

CMA-D
CMA Design Architecture Design Inc.
1500 KINGSWAY AVE.
PORT COQUITLAM BC

1500 KINGSWAY AVE.
PORT COQUITLAM BC

BUILDING COLOURED ELEVATIONS

DATE: 10/10/2018
SCALE: 1/8" = 1'-0"
DRAWING NO: PH-2

A4.11

General Notes

Planting Notes

- All plants / planting to be per BCNTA and BCSLA standards.
- Plant selection subject to availability at the time of planting.
- Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
- All trees to be staked in accordance with BCNTA Standards.
- All plants to be sourced from nurseries certified free of P. ramorum.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standards for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to have minimum 10 cubic metres of growing medium unless otherwise specified.
- Lay sod smooth and flush with adjoining grass areas and paving and top surface of curbs unless shown otherwise on drawings. Ensure there is a full roll width between the new sod and adjoining surfaces. Small cut pieces from a full roll will not be accepted.

Soil Preparation and Placement Notes

- All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre analyzed sample.
- Submittals shall be made at least seven (7) days prior placement.
- Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any weather which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

Irrigation Notes:

- The irrigation system is to be design build process. Provide shop drawings for review.
- All on-site landscape planting areas are to be irrigated with high efficiency spray heads (to BCNTA Standards). Refer to the Specifications.
- Smart controller and rain sensor(s) technology is required.

On-Site Plant List

Sym	Qty	Botanical Name	Common Name	Size /spacing / Comments
Trees				
	15	Magnolia grandiflora	Southern Magnolia	2.5m ht. / B+B, single stem, uniform
	9	Picea omorika	Serbian Spruce	2.5m ht. / B+B
	5	Quercus pallustris	Pin Oak	7cm cal. / B+B
	41	Quercus robur 'Crimson Spire'	Red oak	7cm cal. / B+B
Shrubs				
Bf	179	Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese barberry	#2 pot / 36" o.c.
Co	199	Cornus sericea 'Kelsey'	Dwarf Red-osier dogwood	#2 pot / 30" o.c.
Lp	542	Lonicera pileata	Box-leaved honeysuckle	#2 pot / 30" o.c.
Rn	451	Rosa nutkana	Nootka rose	#2 pot / 30" o.c.
T	104	Taxus x media 'Hicksii'	Hick's yew hedge (male only)	1.5m Ht WB/RB to RB
Perennials, Grasses, and Groundcovers				
Ca	284	Calamagrostis x acutiflora 'Karl Foerster'	Karl F. Feather Reed Grass	#2 pot / 24" o.c.
Cd	1610	Cotoneaster dammeri	Barberry	#1 pot / 24" o.c.
●	536	Lavandula angustifolia 'Elegance'	Elegance English lavender	#1 pot / 18" o.c.

Landscape Drawing List

- L-1.0 KEY PLAN
- L-2.0 OVERALL PLAN
- L-3.0 EAST - MATERIALS + PLANTING PLAN
- L-4.0 SOUTH - MATERIALS + PLANTING PLAN
- L-5.0 WEST - MATERIALS + PLANTING PLAN
- L-6.0 SECTIONS + DETAILS
- L-7.0 DETAILS

Irrigation Legend

- Irrigation Stub Out
50 PSI / 50 GPM

Lighting Legend

- Light Pole
Refer to Electrical for specifications.

Note: Lighting shown for reference only. Refer to Electrical drawings for final placement and lighting specifications.

Material Legend

Detail	Key	Material	Size	Colour/Finish
		Stonewalk - by others		Refer to Civil
		Stamped Concrete		Pattern TBD
		1" - 2" decorative granular CIP Concrete - Light sandblast CIP Concrete - Medium sandblast	2'-0" wide x lengths vary	As Shown
		Structural Soil Extent		Refer to notes for Office Structural/Root Barrier for Corporation of Delta
		Refer to Environment Drawings		
		Work by others		
		Sodded Lawn		

Furniture Legend

Detail	Key	Material	Manufactured by	Size	Colour/Finish
		Landscape boulders	Northwest Landscape Supply	20" - 24"	Basalt
		Seating: Universe System	Landscape Forms	71" backless	Mounted on CIP wall
		Litter/Recycling: Generation 50 Litter	Landscape Forms	TBD	Metals Powdercoated (Onyx) Mount: Surface mount
		Bike Rack: Ride	Landscape Forms	3.3' x 28" x 26"	Metals Powdercoated (Onyx) Mount: Surface mount

Rev: Dec. 8, 2019 DP Planets Submission
 01: Oct. 2, 2019 Issue 1 P1 - Budget
 02: Aug. 29, 2019 DP Submission
 03: Jul. 24, 2019 DP Draft
 04: N/A
 05: N/A

Revised:

Delta Park U.S.
 102-1027 West 50 Avenue
 Vancouver BC V6J 1N9
 T: 604-686-8011
 F: 604-686-8577
 www.deltapark.ca

Project:

KINGSWAY AVENUE PH-2

1525 KINGSWAY AVE,
 PORT COQUITLAM, BC

Client: J.C.

Client #1: PE

Date: Dec. 4, 2019

Scale: N/A

Drawing Title:

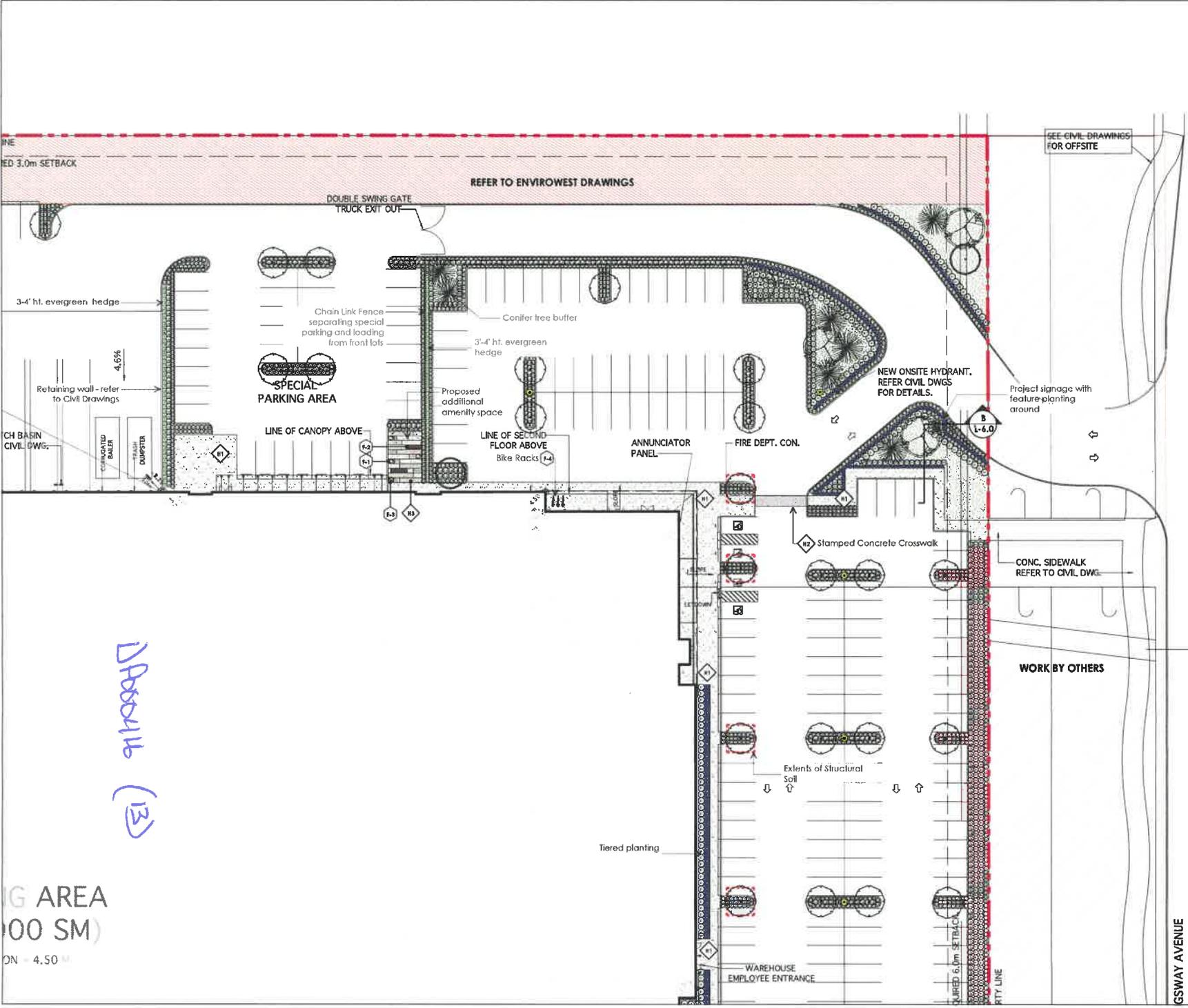
Key Plan

Project No.:
19046

Sheet No.:

L-1.0

DP005416 (10)



LINE
 ED 3.0m SETBACK

SEE CIVIL DRAWINGS
 FOR OFFSITE

REFER TO ENVIROWEST DRAWINGS

DOUBLE SWING GATE
 TRUCK EXIT OUT

3-4' ht. evergreen hedge

Chain Link Fence
 separating special
 parking and loading
 from front lots

Conifer tree buffer

3-4' ht. evergreen
 hedge

SPECIAL
 PARKING AREA

Retaining wall - refer
 to Civil Drawings

CH BASIN
 CIVIL DWG.

LINE OF CANOPY ABOVE

Proposed
 additional
 amenity space

LINE OF SECOND
 FLOOR ABOVE
 Bike Racks

ANNUNCIATOR
 PANEL

FIRE DEPT. CON.

NEW ONSITE HYDRANT.
 REFER CIVIL DWGS
 FOR DETAILS.

Project signage with
 feature planting
 around

B
 L-6.0

Stamped Concrete Crosswalk

CONC. SIDEWALK
 REFER TO CIVIL DWG.

WORK BY OTHERS

Extents of Structural
 Soil

Tiered planting

WAREHOUSE
 EMPLOYEE ENTRANCE

GSWAY AVENUE



04 Dec. 8, 2019 DP Permit Submission
 03 Oct. 2, 2019 Letter to Council
 02 Aug. 29, 2018 DP Submission
 01 Jul. 14, 2019 DP Draft
 rev. 0304 J/lerc



Project
KINGSWAY AVENUE PH-2
 1525 KINGSWAY AVE.
 PORT COQUITLAM, BC

Drawn by: JC
 Checked by: FE
 Date: Dec. 8, 2019
 Scale: 1/8" = 1'-0"
 Drawing Title:

**South - materials +
 Planting Plan**

Project No.
 19046
 Sheet No.:

L-4.0

DP050416 (13)

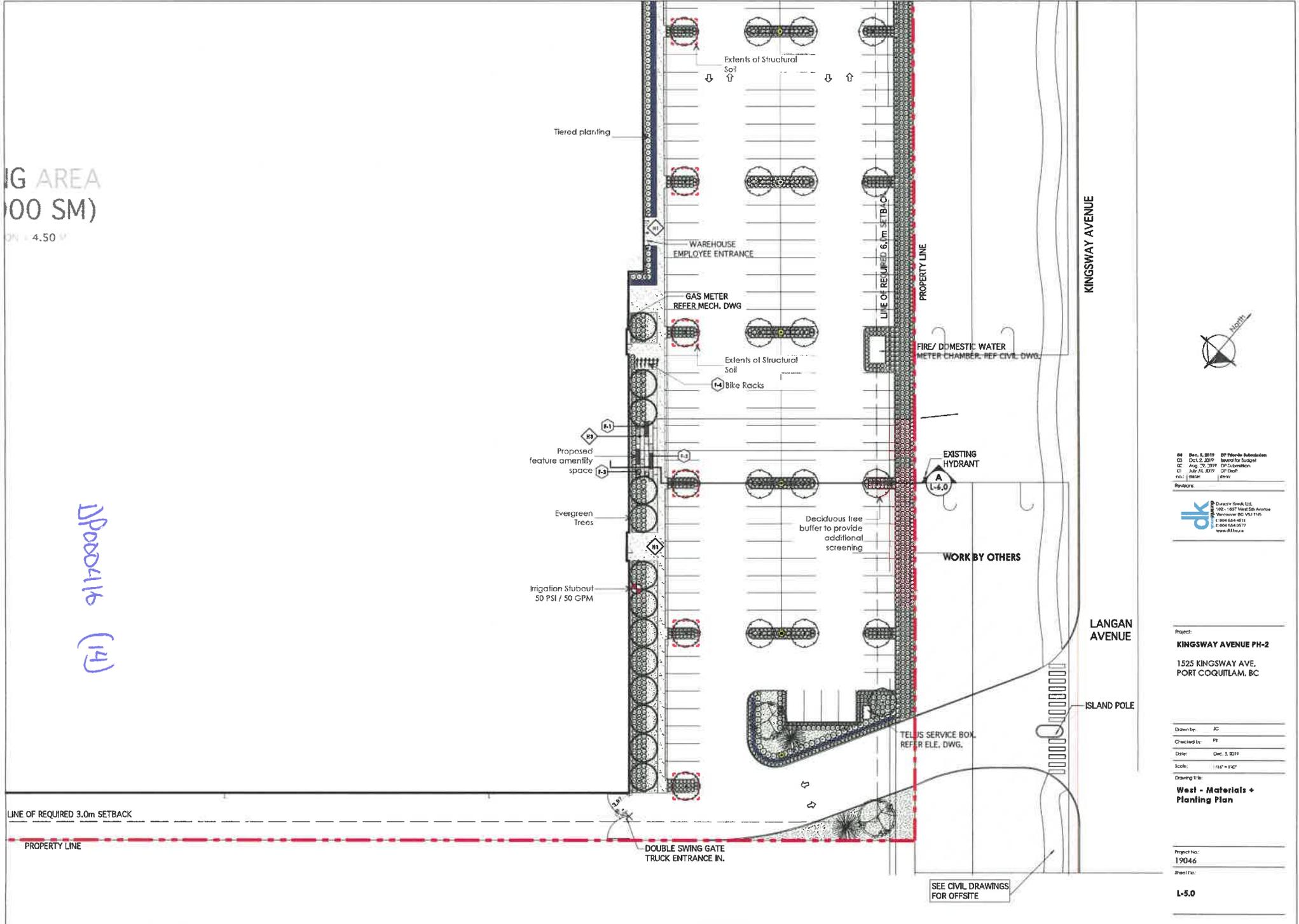
IG AREA
 00 SM)

DN = 4.50

IG AREA
(00 SM)

DN = 4.50 M

DPO004116
(14)



08 Dec. 8, 2019 DP File/No. Submission
03 Oct. 2, 2019 Revised for Submittal
02 Aug. 20, 2019 DP Submission
01 Apr. 24, 2019 DP Draft
no.: 1846 Rev: 1



Project:
KINGSWAY AVENUE PH-2
1525 KINGSWAY AVE.
PORT COQUITLAM, BC

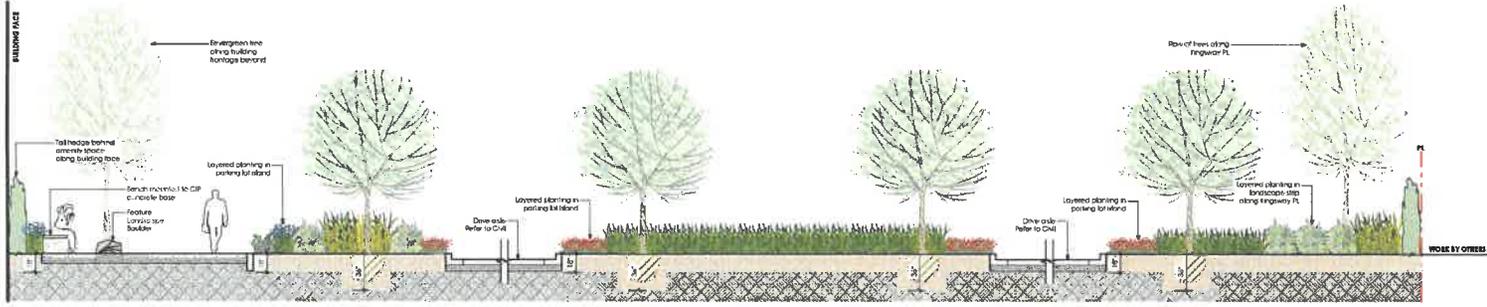
Drawn by: JC
Checked by: PR
Date: Dec. 3, 2019
Scale: 1/16" = 1'-0"

Drawing Title:
**West - Materials +
Planting Plan**

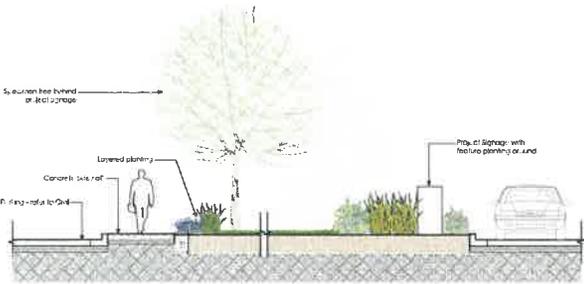
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19046
Sheet No.:

L-5.0

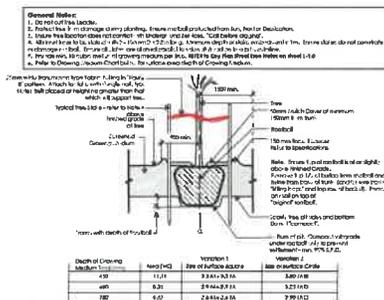
SEE CIVIL DRAWINGS
FOR OFFSITE



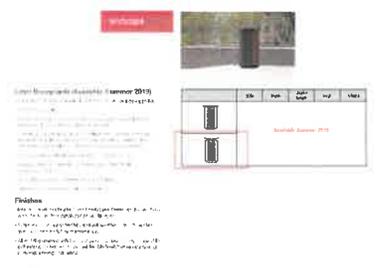
A Aerial and front Lot Section
Scale: 1/4" = 1'-0"



B Project Signage Section
Scale: 1/4" = 1'-0"



Tree Planting, Typ.
Scale: n/s



Litter/Recycling
Scale: n/s



Seating - Universe System
Scale: n/s



Bike Rack - Ride
Scale: n/s

D:\Proc\416 (15)

04 Dec. 8, 2019 DP Permit Submission
03 Oct. 2, 2019 Super Plan Budget
02 July 20, 2019 DP Submission
01 July 24, 2019 DP Draft
01 July 1, 2019 Item

Rev: 04/19

01 Durand Road Ltd.
110 - 1523 West 56th Avenue
Vancouver BC V6L 1K5
Tel: 604-684-8811
1-800-684-8977
www.dpc.ca

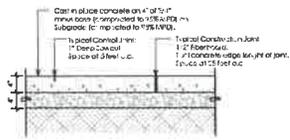
Project:
KINGSWAY AVENUE PH-2
1525 KINGSWAY AVE.
PORT COQUILLAM, BC

Drawn by: JZ
Checked by: PK
Date: Dec. 1, 2019
Scale: AS SHOWN

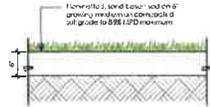
Sections + Details

Project No.:
19046
Drawing No.:

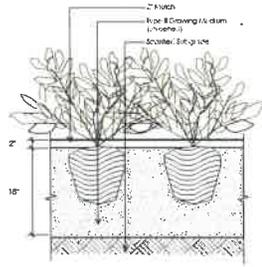
L-6.0



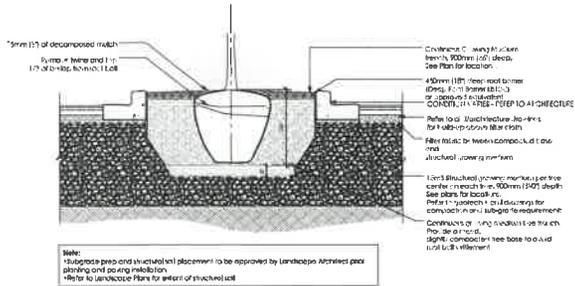
14-01 CIP Concrete Pedestrian Paving - on Grade, hyp.
Scale: 1" = 1'-0"



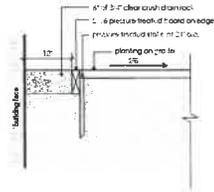
14-02 Sodded Lawn on Grade, hyp.
Scale: 1" = 1'-0"



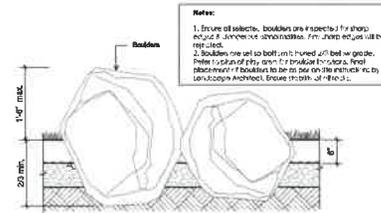
14-03 Typical Shrub Planting on Grade
Scale: 1" = 1'-0"



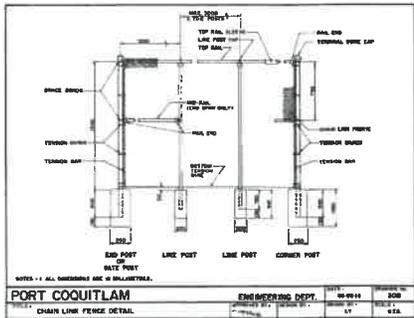
14-04 Parking Island: Tree w/ Structural Soil
Scale: 1/2" = 1'-0"



14-05 Gravel Drip Strip @ Building Face on Grade
Scale: 1" = 1'-0"



14-06 Landscape Boulders
Scale: 1" = 1'-0"



14-07 Chain Link Fence
Scale: NTS

19005416 (16)

06 Dec. 8, 2019 DP Permit Submission
 07 Oct. 2, 2019 Revise 1's Budget
 08 Aug. 29, 2019 DP Submission
 09 Jul. 24, 2019 DP Start
 10 June 18th
 Rev:ARC
 Daniels Krack Ltd.
 100 - 1637 West 5th Avenue
 Vancouver BC V6J 1K5
 T: 604 684 4811
 F: 604 684 0377
 www.dkl.ca

PROJECT:
KINGSWAY AVENUE PH-2
 1525 KINGSWAY AVE,
 PORT COQUITLAM, BC

Drawn by: JC
 Checked by: PK
 Date: Dec. 8, 2019
 Scale: AS SHOWN
 Detail:

Project No:
19046
L-7.0

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
All roofs are to be light in colour with high solar reflectance to minimize solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Landscaping adjacent to passenger vehicle parking areas includes shade trees to provide shading of parking space pavement	DP stage; staff review of landscape plan
Window placement to provide opportunities for natural light in office areas	DP and BP stage; staff review of building plans
Windows are to be high efficiency to reduce solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Use of Energy Star Rated Appliances in kitchen areas	BP stage; written confirmation by developer

Water conservation:

Conservation Measure	Verification Method
An integrated stormwater management plan has been developed for the site that captures and treats surface runoff	BP stage; written confirmation by developer
Drought tolerant plant selections are to be used for the majority of the project, so that minimal irrigation will be required after the maintenance period	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
High efficiency automated landscape irrigation system is to be installed.	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Stormceptors and oil interceptors will be installed to improve stormwater quality	BP stage; staff review of building plans and inspections

GHG Reduction:

Conservation Measure	Verification Method
Building will utilize paints and adhesives with low volatile organic compound (VOC) off-gassing potential	BP stage; written confirmation by Architect along with staff review of BP submission
Accessible storage space for garbage, recycling and organic waste will be provided.	DP and BP stage; staff review of building plans
End of trip facilities and bicycle parking will be provided to promote alternative transportation	DP and BP stage; staff review of building plans
Two electric vehicle charging stations will be provided	BP stage; written confirmation by developer

per OCP Sec. 9.11 Environmental Conservation DPA designation

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00071

Issued to: LWEST HOLDINGS LP
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 205-1311 KOOTENAY STREET, VANCOUVER, BC, V5K 4Y3

1. This Development Variance 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 Variance Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structure and other development thereon:

Address: 1525 KINGSWAY AVENUE

Legal Description: LOT 1 DISTRICT LOT 288 GROUP 1 AND SECTIONS 7
AND 18 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN EPP96965

P.I.D.: 030-942-683

3. The Parking and Development Management Bylaw, 2018, No.4078 Sec. 8 is varied to reduce required off-street parking spaces from 369 to 300 spaces.

For clarity, this variance applies to and only to off-street parking space requirements for the industrial development regulated by Development Permit DP000416.

4. Prior to issuance of a building permit, the following condition must be met:
 - Submission of design, securities and fees for offsite works and services, including electrical ducting to support installation of a future traffic signal at the intersection of Kingsway Avenue and Coast Meridian Road, and a mixed-use pathway with a minimum width of 3 metres, landscaping and pedestrian scale lighting located on the BC Hydro lands fronting 1525 Kingsway Avenue.
5. This permit is not a building permit.

APPROVED BY COUNCIL THE _____ DAY OF _____, 2020.

SIGNED THIS _____ DAY OF _____, 2020.

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)