

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000405

Issued to: HART FAMILY REALTY LTD
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 157 DOGWOOD DRIVE ANMORE BC V3H 5G1

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: 577 NICOLA AVENUE

Legal Description: LOT D, SECTION 9, BLOCK 6N, RANGE 1E, NEW
WESTMINSTER LAND DISTRICT, PLAN EPP38563

P.I.D.: 029-383-862

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 DP000405 (1) to DP000405 (8) 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 DP000405 (7) and DP000405 (8) 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 **\$117,632.00** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

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

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.

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

APPROVED BY THE COMMITTEE OF COUNCIL THE
[CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

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

Mayor

Corporate Officer

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

Applicant (or Authorized Agent or
Representative of Applicant)

PROPOSED BUILDING
ADDRESS: 577 NICOLA AVE, PORT COQUITLAM, B.C.

**LEGAL DESCRIPTION: LOT D, BLOCK 6N, PLAN EPP38563,
 SECTION 9, RANGE 1E, NEW WESTMINSTER LAND DISTRICT**



ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0
SITE PLAN	A-1
SITE DETAILS	A-1a
GROUND FLOOR PLAN	A-2
ROOF PLAN	A-3
ELEVATIONS	A-4

CHIP BARRETT ARCHITECT
 INC. 1998 BURNABY STREET, SUITE 100, BURNABY, B.C. V5C 4P6
 TEL: (604) 291-1111 FAX: (604) 291-1112
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 1000 ALLAN STREET, SUITE 100, PORT COQUITLAM, B.C. V3C 4K4
 TEL: (604) 507-8888 FAX: (604) 507-8889

We warrant that the information contained in this drawing was prepared by us or on our behalf by a person who is a member of the Association of Professional Engineers and Geoscientists of British Columbia (A.P.E.G.B.C.) or the Association of Professional Planners of British Columbia (A.P.P.B.C.) and is qualified to provide such services.

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martini
 martini construction ltd.
 10000 Ponderosa Way, Langley, B.C. V3A 4K4
 Phone: (604) 544-2222

PROJECT:
 PROPOSED:
MULTI-TENANT INDUSTRIAL BUILDING

ADDRESS: 577 NICOLA AVE, PORT COQUITLAM, B.C.

DRAWING

COVER SHEET

SCALE	JOB NO.	DATE	DESIGNED	CHECKED	PROJECT	DATE	REVISION

PROJECT / DRAWING NUMBER
A-0

REV.
3

DP000405 (1)

A-1a	3
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WALL SCHEDULE

- [illegible]

WALL NOTES

- RATHER THAN 3002 S.G.C. 0-CL & 0-CL, WHERE NOTED, ENSURE COMPLIANCE W/ ALL ASPECTS OF APPLICABLE SECTION. INCLUDES BUT NOT LIMITED TO FRAMING MEMBERS, APPLICATION, FASTENERS AND FINISHES.
- ALL ASPECTS OF S.G. DETAILS TO CONFORM TO CURRENT S.G. DETAILS, CONFORM AS REQUIRED.
- ALL STEEL STUDS TO BE MINIMUM 30 GAUGE AND COMPOSE SPACING WITH STRUCTURAL DRAWINGS, INCLUDING NON-LOADING AREAS

LEGEND

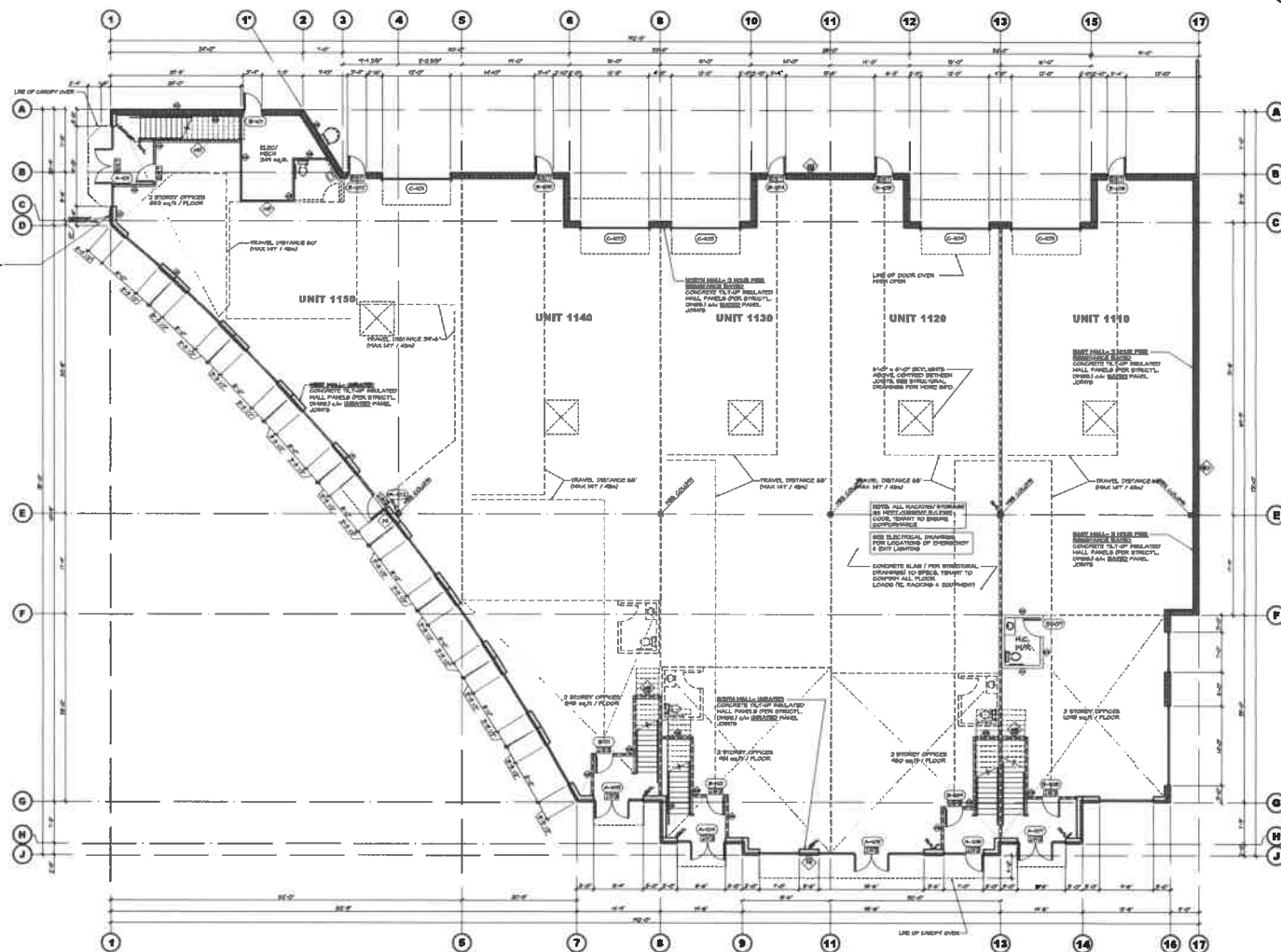
- DM = DYM-MASTER (RG)
 F = FRODO (RG)
 FD = FLOOR DYLAN
 GS = GEAR GAN
 HC = HANDICAP TOILET
 R = RAMP W/ HOOD
 TP = METAL TOILET PARTITION

GENERAL NOTES

- SEE MECHANICAL DRAWINGS FOR FLOOR DRAINS, WALL DRAINS & MORE SPOON
- APPROXIMATE WORK STATIONS, RECEPTION DESK ETC. NOT INCLUDED
- SEE STRUCTURAL DRAWINGS FOR FLOOR SLOPES WHERE APPLICABLE
- PAINTED, 8" STEEL ROLLERS FILLED w/ CONCRETE SHALL BE INSTALLED @ INTERNAL & EXTERNAL CORNERS SUCH AS SPRINKLER RISERS, ELECTRICAL PANELS, GAS METERS, ETC.

IMPORTANT NOTE:

- ALL CONSTRUCTION TO BE NON-COMBUSTIBLE & TO CONFORM TO B.C.B.C. 2012 SECTION 9.1.8.



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CHIP BARRETT ARCHITECT
140-15655 25 AVENUE, SUITE 100, VANUCCI
P.O. BOX 336-8772
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
80801 ALABAMA HIGHWAY, AUSTIN, TEXAS 78723
TEL: 512/454-8274 FAX: 512/454-8275

The drawing is an instrument of conveyance in fee simple of the property to the City of Portland, Oregon, and may be represented without further payment of taxes, duties and other payments which are the responsibility of the grantor, or the payment of which is the responsibility of the grantee, in the event of the grantor's death, or the payment of which is the responsibility of the grantee, in the event of the grantor's death.

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martini

martini construction ltd.
sharke construction ltd.
3141 Frustration Way, Langley, BC V4L 1Y1

PHONE: (714) 534-8225

PROPERTY:

MULTI-TENANT
INDUSTRIAL

ADDRESS: 677 NICOLA AVE. PORT COCKLETON

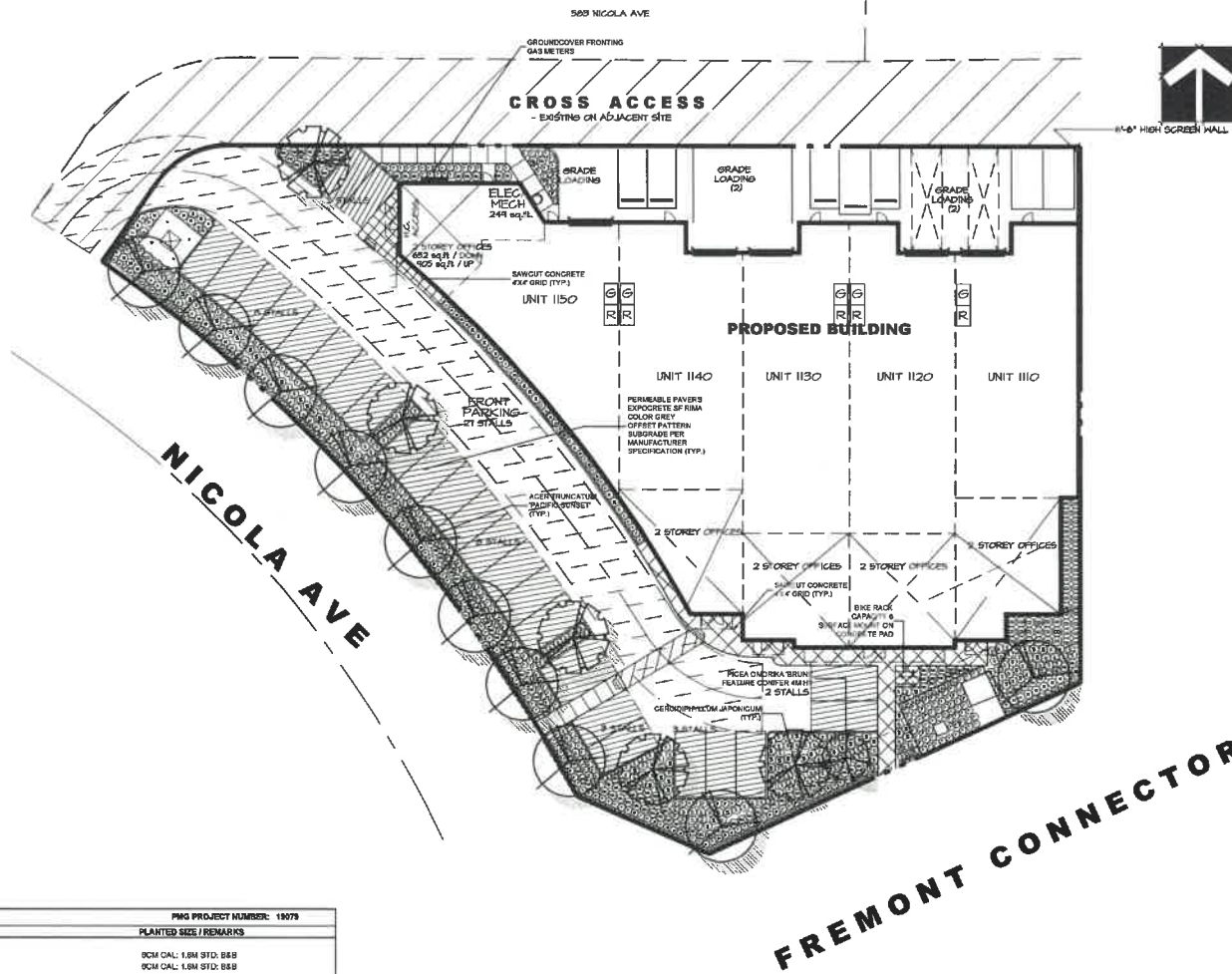
DRAWING

GROUND FLOOR PLAN		
SFAL	JOB NO.	CITY

19-018	
0-EX-018	

	CHECKED
	PLANT DATE FEB. 1

PROJECT NUMBER
A-2



170004105 (7)

PLANT SCHEDULE				PMG PROJECT NUMBER: 13079	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	10	ACER TRUNCATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	#CM CAL; 1.8M STD; B&B	
SHRUB	5	CERODOPHYLLUM JAPONICUM	KATSURA TREE	#CM CAL; 1.8M STD; B&B	
	1	PICEA CHOROKA 'BRUNG'	BRUNG GERBIAN SPRUCE	4M HT; B&B	
SHRUB	58	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT; 80CM	
NA	147	NANDINA DOMESTICA 'HARBOR DWARF' (1)	DWARF HEAVENLY BAMBOO	#3 POT; 50CM	
S	250	SPRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM	
GRASS	12	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	#2 POT	
H	90	HELIOTROPICUM SEMPERVIRENS (1)	BLUE CAT GRASS	#1 POT	
P	100	PENNISETUM ALOPECUROIDES 'HAMELIN' (1)	DWARF FOUNTAIN GRASS	#1 POT	
PERENNIAL	109	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD' (1)	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT	
LA	95	RUDEBECKIA FUL. VAR SULLIVANTII 'GOLDSTURM' (1)	RUDEBECKIA; YELLOW AND ORANGE VARS	15CM POT	
GO	252	FRAGARIA CHILDESSIS (*) (1)	BEACH STRAWBERRY	#1 POT; 35CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-GOLDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NATIVE PLANTS SPECIFIED (CORNUS, NANDINA, SPIRAEA, FRAGARIA): 65% (703 OF 1082 SHRUBS)
DROUGHT TOLERANT SHRUBS SPECIFIED: 100%

WISHBONE 'LOOP'
BIKE RACK



EXPOCRETE RIMA
PERMEABLE PAVERS

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Burr Drive
Burnaby, British Columbia, V5G 3G9
P: 604 294-0011 F: 604 294-0022

SEAL:

1	18 MAY 16	REV. REVISION/CHANGES	SA
1	18 MAY 16	REV. CITY COMMENTS NEW SET PLAN	SA
1	18 MAY 16	REV. REVISED	SA
1	18 MAY 16	REV. REVISED	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
**MULTI-TENANT
INDUSTRIAL BUILDING**

577 NICOLA AVE
PORT COQUITLAM, BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 18 MAY 16 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: SA
DESIGN: SA
CHECK: SA

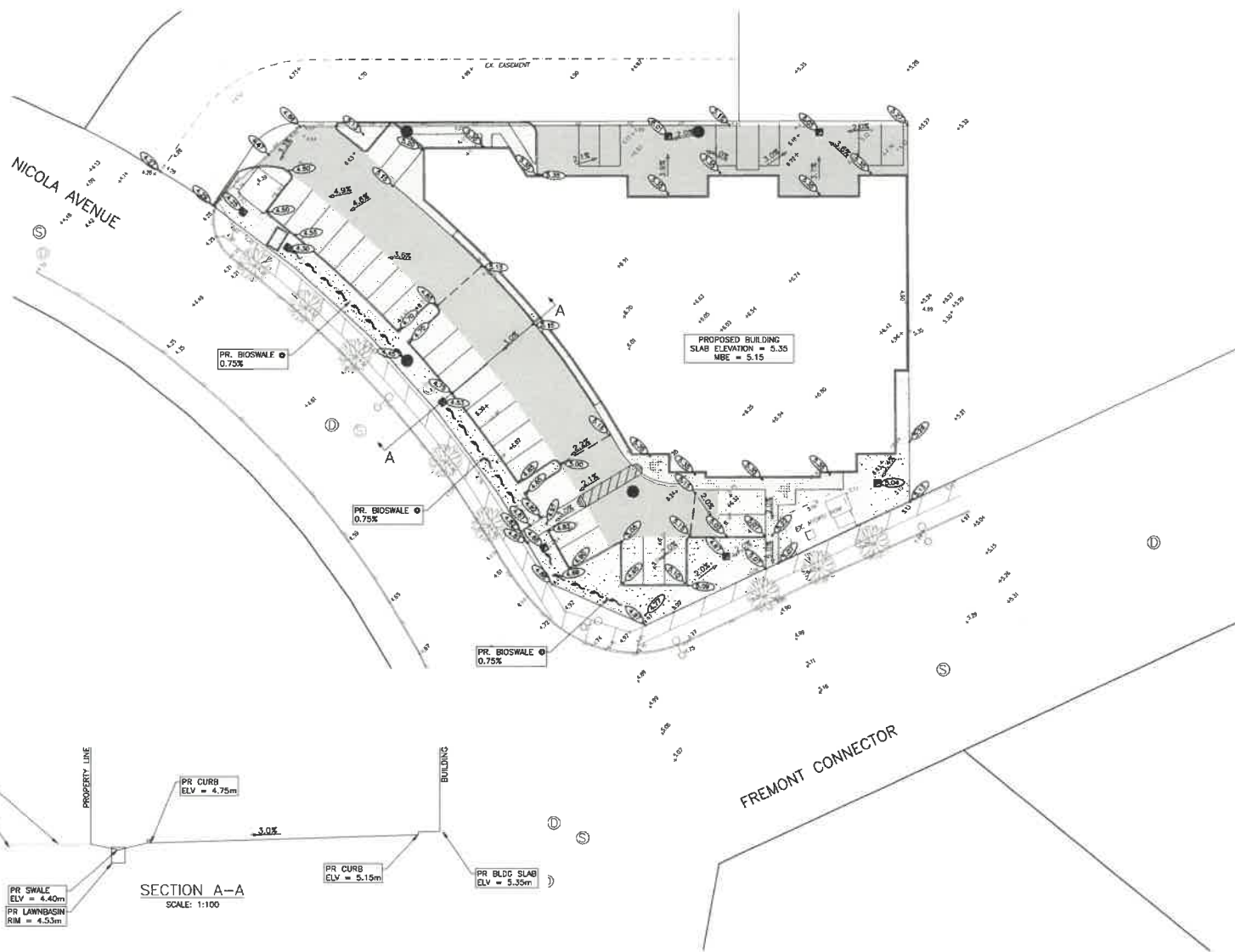
L1

OF 2













13079-4-23P

PMG PROJECT NUMBER:

13079



LEGEND

GRADE	
EX. ELEVATION	
NEW ELEVATION	
CURB	
RIDGE LINE	
SWALE	
CATCHBASIN	
LAWNBASIN	
MANHOLE LID	
ASPHALT PAVEMENT	
LANDSCAPING	
PERMEABLE PAVERS	

SECTION A-A
SCALE: 1:100

Scale 1:250



MARTINI CONSTRUCTION
577 NICOLA AVENUE
PORT COQUITLAM, BC

Drawn: BTN	Design Checked: S/N	Date: NOV 2019
Designed: BTN	Discipline Review: S/N	Date: NOV 2019

GRADING PLAN

Drawing No.
32523
C-03
Free Top
03

NOTE: THIS DRAWING IS
HALF SCALE WHEN PRINTED
TO 11" x 17" FORMAT

No.	DESCRIPTION	BY	DATE
3	ADDED SECTION A-A	KFT	03/11/00
2	REISSUED FOR DEVELOPMENT PERMIT	KFT	02/13/00
1	ISSUED FOR DEVELOPMENT PERMIT	BTN	12/03/99

REVISIONS

7900405 (8)

Kelle Terry / Mar. 11 96 / H Versantel 124.89 Time 88.6 New Brunswick, Canada 1914.13.12 Creation

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
All roofs are to meet or exceed 'Cool Roofs' as described in ASHRAE 90.1—2007 'Section 5.5.3.1.1—Roof Solar Reflectance and Thermal Emittance'; to minimize solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Provide planting/screening to help mitigate heat gain	DP stage; staff review of landscape plan
Window placement and use of skylights to provide opportunities for natural light	DP and BP stage; staff review of building plans
Windows and skylights are to be high efficiency with low-E coatings	BP stage; written confirmation by Architect along with staff review of BP submission
T5 lights will be used to reduce energy consumption	BP stage; written confirmation by Architect

Water conservation:

Conservation Measure	Verification Method
A bioswale will be constructed along the Nicola Avenue property boundary to treat the adjacent parking area	BP stage ; written confirmation provided by Civil Engineer
Native and drought resistant planting will be used to reduce water consumption	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
High-efficiency irrigation system with rain sensors will be installed	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Minimum depth of soil for planting areas will be 30cm	DP and BP stage; staff review of landscape drawing, site inspection by Landscape Architect and City Arbourist
Soil/grit and oil interceptors will be installed	BP stage; staff review of building plans and inspections
Impervious landscape/permeable paver area exceed the minimum requirements of the zoning bylaw increasing infiltration and reduce stormwater flows	DP stage; staff review of landscape plan

GHG Reduction:

Conservation Measure	Verification Method
Building will be constructed of insulated tilt-up concrete panels with a cool roof which reduce energy consumption for heating and cooling purposes	BP stage; written confirmation by Architect along with staff review of BP submission
Building will utilize materials with low volatile organic compound off-gassing potential	BP stage; written confirmation by Architect along with staff review of BP submission
Installation of bike racks to promote alternative transportation	DP and BP stage; staff review of landscape drawing

per OCP Sec. 9.11 Environmental Conservation DPA designation