

CITY OF PORT MOODY

TEMPORARY USE PERMIT NO. 3080-20-05

ISSUED BY: CITY OF PORT MOODY

A municipal corporation pursuant to the *Community Charter*, S.B.C.
2003, c26 with offices at 100 Newport Drive, Port Moody, B.C. V3H 5C3

(the "City")

TO: Marcon St. George (GP) Ltd.
5645 199th Street,
Langley, B.C. V3A 1H9

(the "Applicant")

WHEREAS:

- A. "City of Port Moody, Official Community Plan Bylaw 2014, No. 2955" includes a provision whereby Council may consider temporary commercial and industrial use permit applications.
- B. The Applicant has submitted an application for a temporary commercial use permit to allow for a temporary sales centre. This activity would occur at 3001 St. Johns Street on the property described as:

Lot A, District Lot 190, Group 1, New Westminster District Plan 86357
(the "Lands")

NOW THEREFORE, the Council for the City hereby issues a Temporary Use Permit in respect of the lands, as follows:

- 1. This Temporary Use Permit is issued subject to all requirements contained in the City's Bylaws, except where specifically supplemented by this Temporary Use Permit.
- 2. The Applicant shall comply with all Permits applicable to the lands, and with all applicable building regulations, and shall not commence work on the lands until a Demolition Permit has been issued for the removal of the existing structure and a Building Permit has been issued from the City for the proposed sales centre.
- 3. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate

as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.


4. The Applicant has agreed to comply with the following conditions of Temporary Use Permit 3080-20-05 (3001 St. Johns Street):
 - (a) The sales centre shall be constructed in accordance with the drawings package in Schedule A, attached to and forming part of this permit.
 - (b) The applicant will obtain a valid Demolition Permit for the removal of the existing structure and a valid Building Permit from the City prior to construction of the sales centre.
 - (c) New landscaping shall be installed in accordance with Schedule B, *Sales Centre Landscape Layout* and *Sales Centre Landscape Planting*, attached to and forming part of this permit.
 - (d) Existing landscaping comprising the two existing trees located at the western edge of the property and the cedar hedge existing along the south side of the property shall be retained and maintained in accordance with Schedule B.
 - (e) Tree protection fencing shall be installed in accordance with Schedule C, *Tree Report*, attached to and forming part of this permit.
 - (f) Erosion and sediment control during all phases of demolition and construction, including removal of the temporary structure once this permit expires, shall be in accordance with Schedule D, *Erosion and Sediment Control Site Plan* and *Erosion and Sediment Control Design Details and Notes*, attached to and forming part of this permit.
 - (g) Parking shall be sited in accordance with Schedule A and shall consist of twelve (12) spaces and one (1) wheelchair-accessible space.
 - (h) The building and property should be regularly maintained during the period of the permit.
 - (i) At the time of expiration of the Temporary Use Permit, the applicant undertakes to either apply for an extension to the permit, or complete the following to the satisfaction of staff:
 - (a) remove the temporary sales centre structure from the land or apply for the necessary permits in order to bring the property in conformance with the Zoning Bylaw; and
 - (b) ensure the property is free of debris and any invasive species by the 26th day of December, 2019.

- (j) A Letter of Credit in the amount of \$25,200.00 shall be submitted to the City as security for removal of the temporary sales centre following the temporary use.
- (k) A Letter of Credit in the amount of \$18,928.00 shall be submitted to the City as a security for the completion of landscaping to staff satisfaction as per Schedule B of this permit.

AUTHORIZED BY COUNCIL RESOLUTION passed on the 28th day of November, 2017.

CITY OF PORT MOODY, by its authorized signatories:



Mike Clay, Mayor
for _____
Dorothy Shermer, Corporate Officer

TRACEY TAKAHASHI, CMC
DEPUTY CORPORATE OFFICER

TRACEY TAKAHASHI, CMC
DEPUTY CORPORATE OFFICER

Schedule C



Froggers Creek Tree Consultants Ltd.

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 glenn_murray@shaw.ca

City of Port Moody
100 Newport Drive Box 36
Port Moody, BC
V3H 3E1

July 19, 2017

RE: 3001 St John's Street, Port Moody

Tree Report

The owners this property is proposing to build a temporary building with a parking area and the City of Port Moody has requested a Tree Preservation Report. I have been asked to assess 3 trees located along on the west side of the property.

OBSERVATIONS

I visited the site on June 29 to assess the trees. I have done a basic visual assessment of these 3 trees. All 3 trees are within the property lines. I have assessed the trees for trunk size (DBH), crown radius (CR), height (Ht), health and apparent structural condition. This information is recorded in the inventory table below: The 3 trees are not in great health. See attached pictures.

TREE INVENTORY

#	Type	DBH	MPZ	Ht	CR	Health	Notes
1	Honey Locust	21cm	1.3m	7m	4m	Fair	
2	Honey Locust	22cm	1.3m	7m	3.5m	Poor	
3	Honey Locust	24cm	1.4m	7m	3.5m	Poor	Shared with City

DBH- trunk diameter, MPZ- protection zone, Ht- height, CR-crown radius

DISCUSSION

To help determine the protection area required for the trees I have calculated out their minimum protection zones (MPZ)¹. A tree that requires any excavation inside of the Protection Zone is usually not considered a good candidate for retention. The Protection Zones are included in the inventory above and shown on the drawing as a dashed circle around the trees.

Tree Removals

Tree #1 is inside the proposed building and cannot be retained.

Retained Trees

Tree #2 and 3 will not be directly impacted by the construction, the owner would like them retained and they do not pose any risk. I am showing these trees retained. The proposed parking area is close to the trees. As long as all excavation is kept outside the minimum protection zone the trees should not be critically impacted. I recommend the Arborist be consulted before the parking area is constructed. These trees will need to be protected. See protection measures next page.

¹ MPZ- In an effort to retain trees most of the municipalities of the lower mainland have accepted 6 times the diameter of the trunk as the Minimum Protection Zone required during excavation and construction.



Froggers Creek Tree Consultants Ltd.

Drawings

A Tree Protection Drawing is attached as Appendix 2. The drawing plots all trees proposed for retention, removal, their canopies, Protection Zones and Protection Fencing in relation to the proposed layout.

TREE PROTECTION MEASURES

Tree Protection Fencing

I am recommending robust tree protection fencing around all retained trees prior to construction beginning and remaining throughout the duration of construction. The City of Port Moody requires the drip lines of the trees as the protection zones. The fencing needs to be installed outside the drip lines of the trees where possible. The fencing will need to be installed the following minimum distances from the retained trees where possible:

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
2	Honey Locust	22cm	3.5m	11.5ft
3	Honey Locust	24cm	3.5m	11.5ft

A Tree Protection Fencing detail is attached as Appendix—1.

Protection Measures

The following protection measures are recommended to minimize the impact to the trees:

- No access by vehicles or personnel is permitted within the fenced-off areas. Storage of materials is also not permitted inside this area.
- In the eventuality that the site supervisor requires access to the tree protection area, the Project Arborist should be consulted beforehand.
- Services (gas, sewer, septic, water, electrical) should be dug outside the protected areas of the retained trees.
- The Project Arborist should be consulted before any grade changes are performed within the protected areas. This includes landscape grade changes that take place after construction.
- The retained trees may need to be pruned for clearance. This work should be performed by a qualified Arborist under the direct supervision of the arborist with the permission of the owner of the tree.
- The arborist should be onsite during excavation within 3' of any protection zone.
- The Project Arborist should be responsible for inspecting and re-assessing the trees following completion of the project.

Landscape Protection Measures

Often trees are adequately protected during the construction phase only to be critically impacted during the landscape phase after the fencing has been removed. It is my experience that most landscape contractors are not aware of the needs and requirements of the protected trees. In order to insure that the trees are properly protected I am recommending the following protection measures during landscape phase:

- I recommend the landscape contractor meets with the Project Arborist and the Project Manager before the fencing is removed to discuss the protection requirements during landscaping.
- There should be minimal excavation within the protection zones.



Froggers Creek Tree Consultants Ltd.

- Underground irrigation lines must be kept outside the protection zones and be only dug into already disturbed areas. Any irrigation required inside of the protection zones must be installed along the existing grade with no excavation.
- No equipment is permitted inside the protection areas, this includes bobcats, mini excavators, trucks, etc. unless soil protection measures are put in place (see above). The arborist should be consulted beforehand.
- All plant material proposed within the protection areas should be 4" pots or smaller. And plants should be planted in added soil reducing the need to excavate for installation.
- The grade in the protection areas should be limited to the addition of a maximum of 4" of well drained sandy loam topsoil (no clay).
- Any proposed permanent fences within the protection areas will need to be carefully aligned as to minimize the impact to the trees. The holes for the posts will need to be hand dug.
- The hardscape areas within the protection areas; sidewalks, play areas, benches etc. should be installed without any excavation under the supervision of the arborist.
- Retaining walls cannot be built within the protection zones of the trees.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

Froggers Creek Tree Consultants Ltd.
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795
Certified Tree Risk Assessor #0049

July 19, 2017



Froggers Creek Tree Consultants Ltd.

Tree #1



Tree #2 and #3





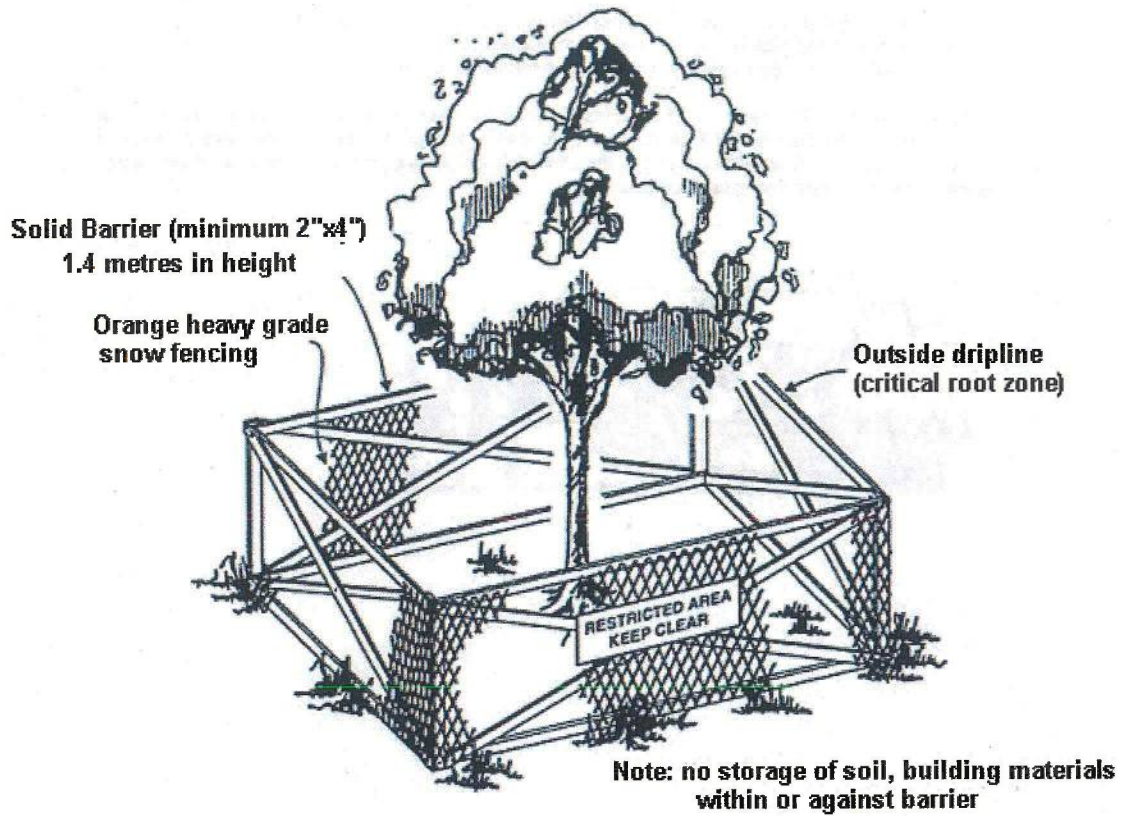
ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a level 2 basic visual assessment of all onsite protected trees and a limited (level 1) visual assessment of all others. A level 3 Advanced Assessment has not been completed. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.



Appendix 1

Tree Protection Fencing Detail



2.5 0 5 10

ALL DISTANCES ARE IN METRES



#	Type	Action	DBH	MPZ
1	Honey Locust	Remove	21cm	1.3m
2	Honey Locust	Retain	22cm	1.3m
3	Honey Locust	Retain	24cm	1.4m

DBH- trunk diameter, MPZ- protection zone

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
2	Honey Locust	22cm	3.5m	11.5ft
3	Honey Locust	24cm	3.5m	11.5ft

TREE PROPOSED FOR RETENTION **TREE PROPOSED FOR REMOVAL** **AREAS REQUIRING ARBORIST SUPERVISION**

The diagram illustrates tree protection zones and supervision areas. It includes three tree symbols:

- TREE PROPOSED FOR RETENTION:** A tree labeled '03' with a solid green circle around it. A dashed green circle is labeled '3.0', indicating the fencing dimensions in metres. A label 'PROTECTION FENCING CANOPY' points to the area between the solid and dashed circles. A label 'PROTECTION ZONE (MPZ)' points to the dashed green circle.
- TREE PROPOSED FOR REMOVAL:** A tree labeled '01' with a solid green circle around it.
- AREAS REQUIRING ARBORIST SUPERVISION:** A tree labeled '03' with a solid green circle around it. A pink shaded area, representing a supervision zone, overlaps the tree and its protection zone.

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-437-0970

3001 St John's Street Port Moody

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR
RETENTION, REMOVAL, THEIR CANOPIES,
PROTECTION ZONES AND PROTECTION FENCING IN
RELATION TO PROPOSED LAYOUT

July 17, 2017

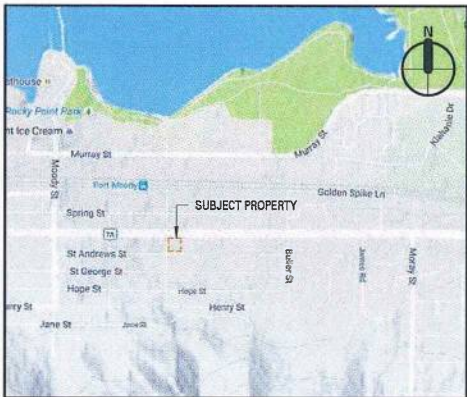
Schedule D

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No.	Date	Revision Notes
C	2017/08/11	REISSUED FOR TUP APPLICATION
B	2017/06/07	ISSUED FOR TUP APPLICATION
A	2017/05/16	ISSUED FOR REVIEW
No.	Date	Revision Notes



LOCATION PLAN



PROJECT STATISTICS

Zoning Calculations - Overall Project

Site Area				
Existing	12870.0	sq. ft.	or	1195.6
				sq. m.
FSR				
Allowable	N/A			
Proposed	0.28			3,591.7
				sq. ft.

Lot Coverage			
Allowable	N/A		
Proposed	27.9%		3591.7
			sq. ft.

Area Summary

	Commercial Area	Gross Area	FSR AREA
Level 1	3,591.7	3,591.7	3,591.7
Totals	3,591.7	3,591.7	3,591.7
			sq. ft.

Parking Summary

VEHICLES	Vehicle		Accessible		Small Car	
	Required	Provided	Required	Provided	Maximum	Provided
Commercial	5	13	1	1	2	
Total Parking	5	13	1	1	2	

PROJECT TEAM

OWNER/DEVELOPER
MARCON DEVELOPMENTS INC.
Suite 5645 - 199th Street, Langley, BC, V3A 1H9
(604) 630.5646

ARCHITECT
SHIFT ARCHITECTURE INC.
Suite 200 - 1000 W 3rd Street, North Vancouver BC V7P 3J6
(604) 988.7501

LANDSCAPE ARCHITECT
CONNECT LANDSCAPE ARCHITECTURE INC.
2305 Hemlock Street, Vancouver, BC, V6H 2V1
(604) 681.3303

ENVIRONMENTAL
KEYSTONE ENVIRONMENTAL LTD.
320 - 4400 Dominion Street, Burnaby, BC, V5G 4G3
(604) 430.0671

ARBORIST
FROGGERS CREEK TREE CONSULTANTS LTD.
7763 McGregor Avenue, Burnaby, BC, V5J 4H4
(604) 721.6002

DRAWING LIST

- A0.00 COVER SHEET
- A1.00 SITE PLAN
- A2.01 FLOOR PLAN
- A3.01 NORTH & SOUTH - ELEVATIONS
- A3.02 EAST & WEST - ELEVATIONS
- A4.01 BUILDING - SECTIONS
- A5.01 ENTRY - SECTIONS

PROPERTY INFORMATION

PHASE 1
Legal Description:
Lot A, DL 190 GROUP 1 NWD PLAN 88357

Civic Addresses:
3001 St George Street - (PID 016-331-664)

Project
**ST GEORGE STREET
SALES CENTRE**

3001 St. John Street
Port Moody, B.C. V3H 2C7

Client/Owner
MARCON DEVELOPMENTS LTD.

5645 199 Street
Langley BC V3A 1H9

Sheet
COVER SHEET

Drawn
Reviewed

Author
Approver

Project
1602

Plot
2017/08/11

Issue
2017/08/11

Scale
1" = 1'-0"

Issue/Revision
C

Sheet

A0.00

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

ST. JOHN'S STREET



SHIFT
SHIFT ARCHITECTURE INC
200-1000 West 3rd Street,
North Vancouver, B.C. V7P
3/6
Tel: 604.988.7501
Fax: 604.988.7510

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11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project Title
**ST GEORGE STREET
SALES CENTRE**
3001 St. John Street
Port Moody, B.C. V3H 2C7

Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1H9

Sheet Title
SITE PLAN

Drawn By
Reviewed by

Author
Approver

Project Number
1602

Plot Date
2017/08/11

Issue Date
2017/08/11

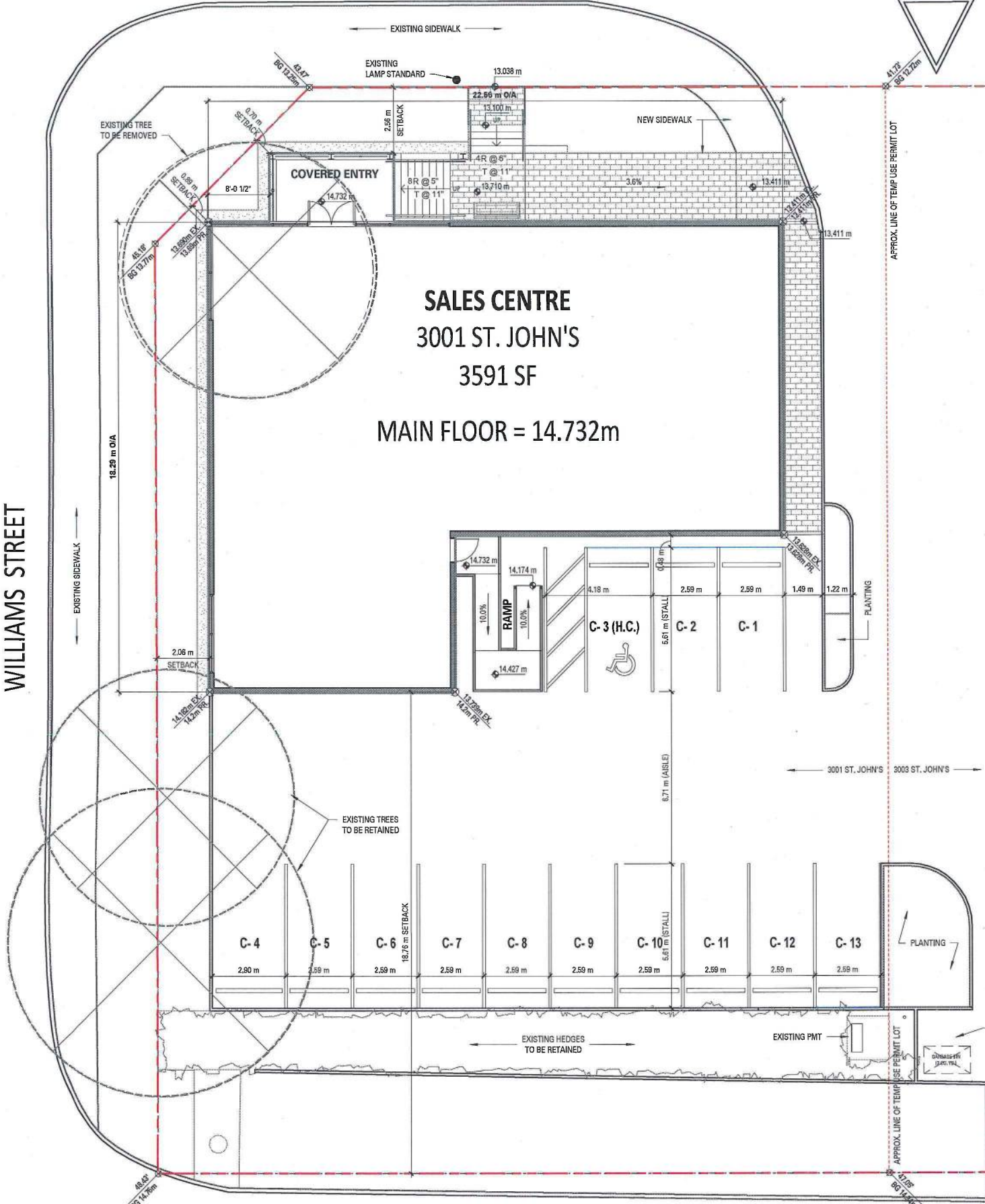
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Issue/Revision
C

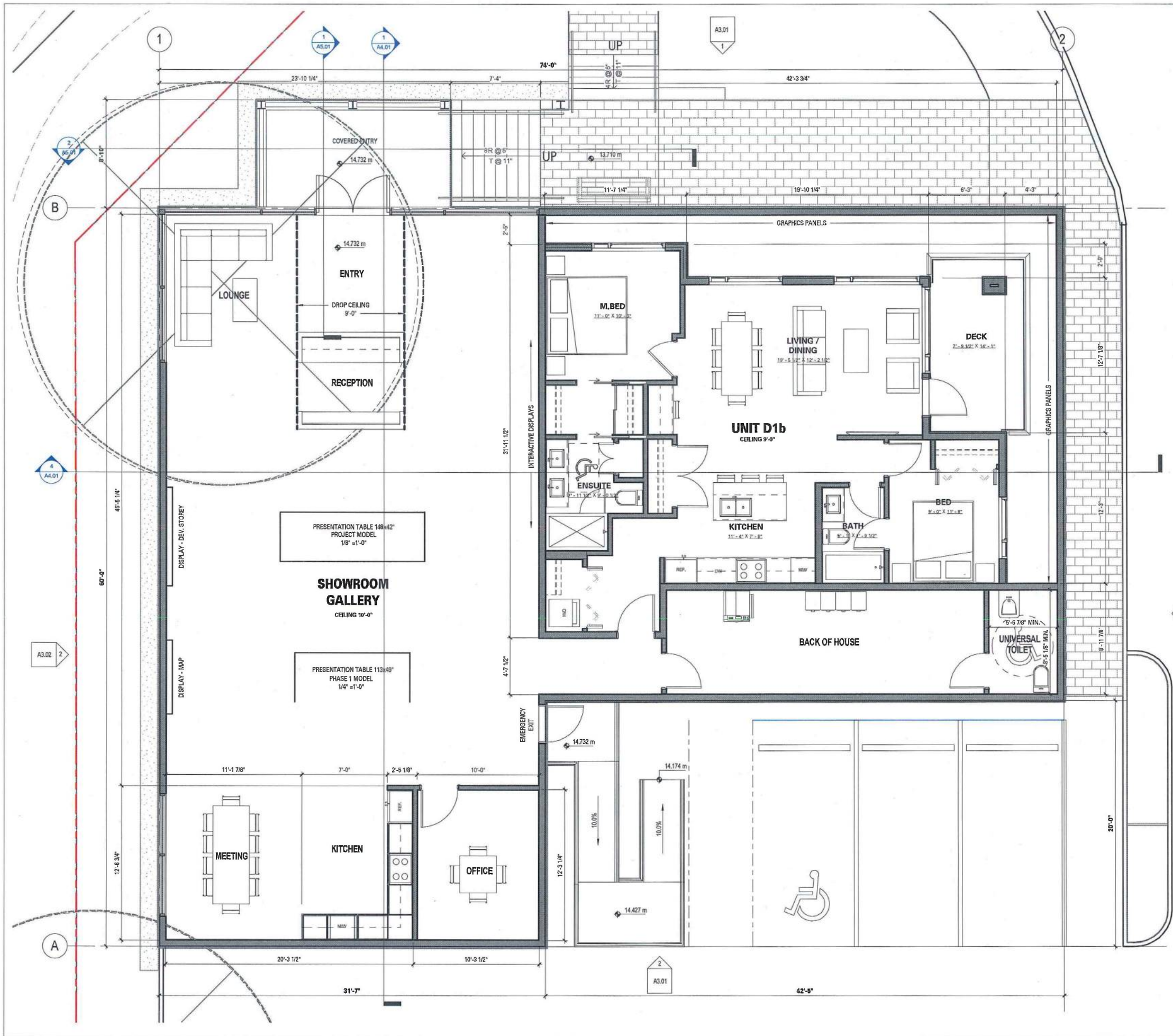
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A1.00

WILLIAMS STREET



ST. ANDREWS STREET



SHIFT
SHIFT ARCHITECTURE INC
200-1000 West 3rd Street,
North Vancouver, B.C. V7P
3J8
Tel: 604.988.7501
Fax: 604.988.7510

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11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project Title
**ST GEORGE STREET
SALES CENTRE**
3001 St. John Street
Port Moody, B.C. V3H 2C7

Client/Owner
MARCON DEVELOPMENTS LTD.
6646 199 Street
Langley BC V3A 1H9

Sheet Title
FLOOR PLAN

Drawn By
Reviewed by
EB / HK
CH

Project Number
1602

Plot Date
2017/08/11

Issue Date
2017/08/11

Scale
1/4" = 1'-0"

Issue/Revision
C

Sheet Number
A2.01

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Project
ST GEORGE STREET
SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

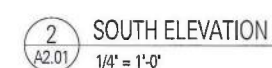
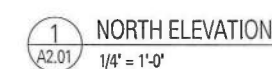
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NORTH & SOUTH - ELEVATIONS

Project
1602

Scale	Issue/Revision
1	1

Sheet

A3.01



BUILDING HEIGHT:	
NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	= 17'-4 3/8"

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A	2017/05/16	ISSUED FOR REVIEW

11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET
SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

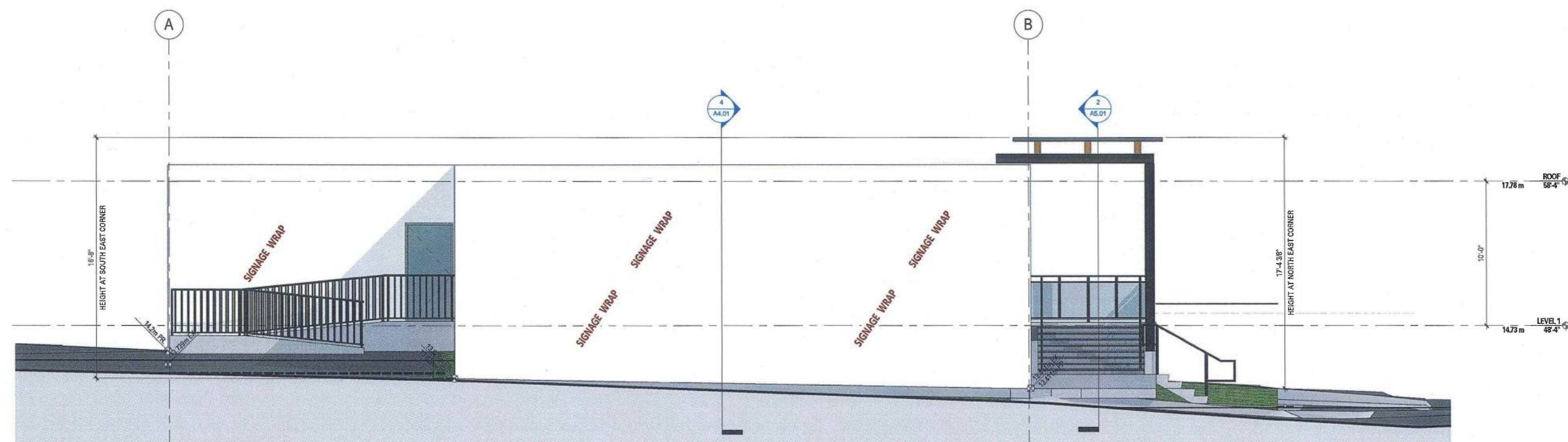
Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1H9

Sheet
EAST & WEST - ELEVATIONS

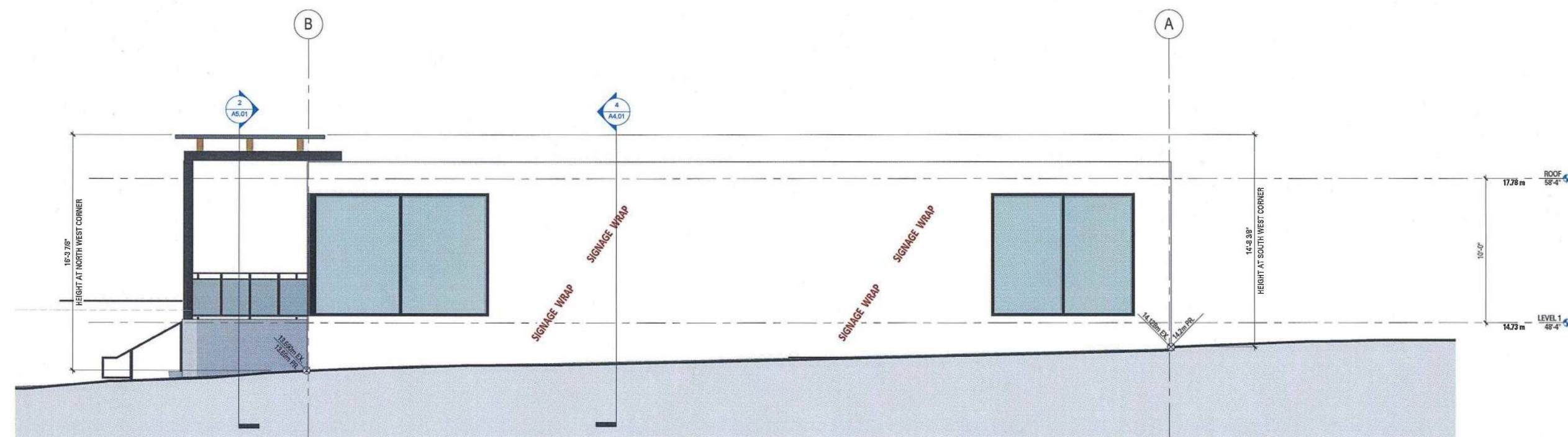
Drawn	Author
Reviewed	Approver

Project 1602	
Plot 2017/08/11	Issue 2017/08/11
Scale 1/4" = 1'-0"	Issue/Revision C
Sheet	

A3.02



1 EAST ELEVATION
A2.01 1/4" = 1'-0"



2 WEST ELEVATION
A2.01 $1/4" = 1'-0"$

BUILDING HEIGHT:

NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	= 17'-4 3/8"

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11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project

**ST GEORGE STREET
SALES CENTRE**

3001 St. John Street
Port Moody, B.C. V3H 2C7

Client/Owner

MARCON DEVELOPMENTS LTD.

5645 199 Street
Langley BC V3A 1H9

Sheet

BUILDING - SECTIONS

Drawn

Drawn	Author
Reviewed	Approver

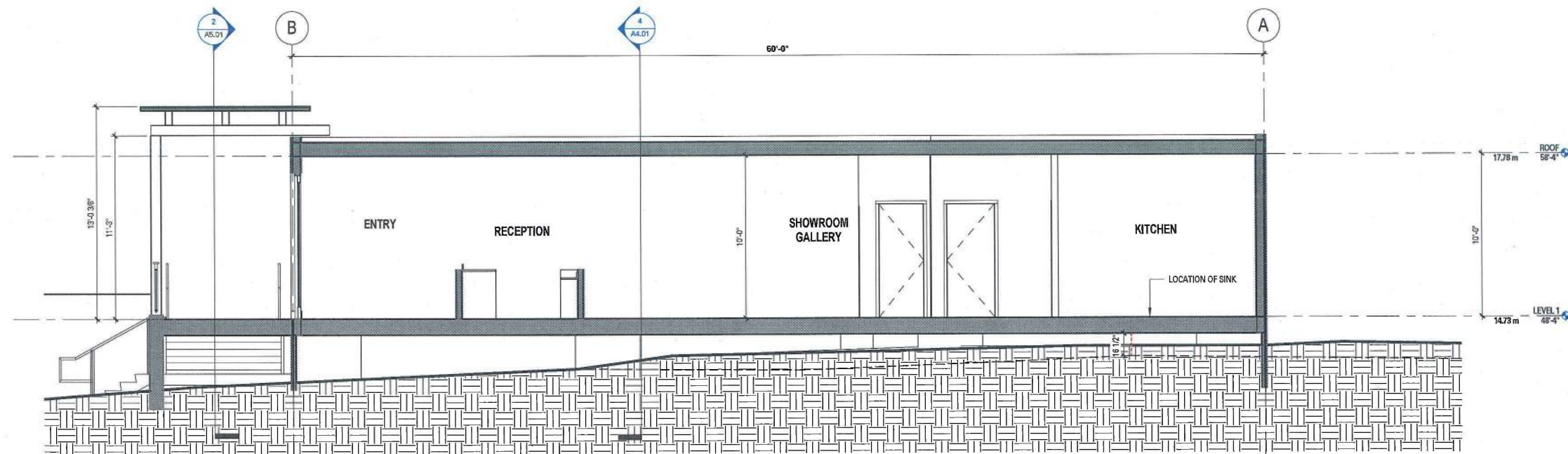
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1602

Plot	Issue
2017/08/11	2017/08/11

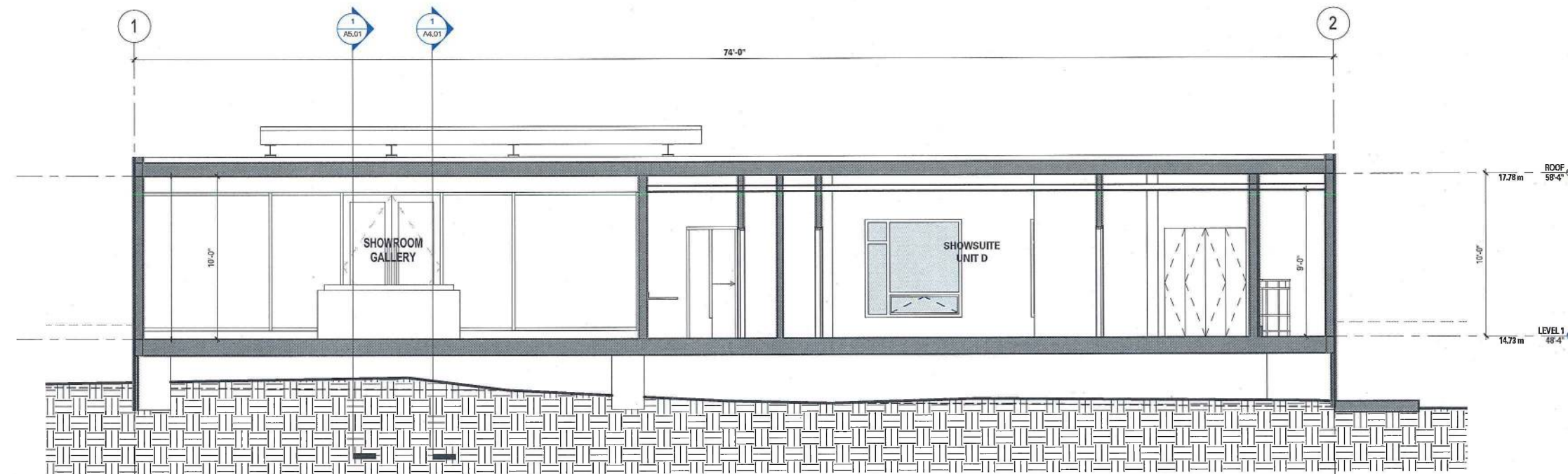
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Sheet

A4.01



1 BUILDING SECTION A-A
A2.01 1/4" = 1'-0"



4 BUILDING SECTION B-B
A2.01 1/4" = 1'-0"

BUILDING HEIGHT:

NORTH WEST CORNER	= 16'-3 7/8"
NORTH EAST CORNER	= 17'-4 3/8"
SOUTH EAST CORNER	= 16'-8"
SOUTH WEST CORNER	= 14'-8 3/8"
OVERALL HEIGHT	= 17'-4 3/8"

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11th AUGUST 2017 - REISSUED FOR TUP APPLICATION

Project
ST GEORGE STREET
SALES CENTRE
3001 St. John Street
Port Moody, B.C. V3H 2C7

Client/Owner
MARCON DEVELOPMENTS LTD.
5645 199 Street
Langley BC V3A 1H9

Sheet

ENTRY - SECTIONS

Drawn	Author
Reviewed	Approver

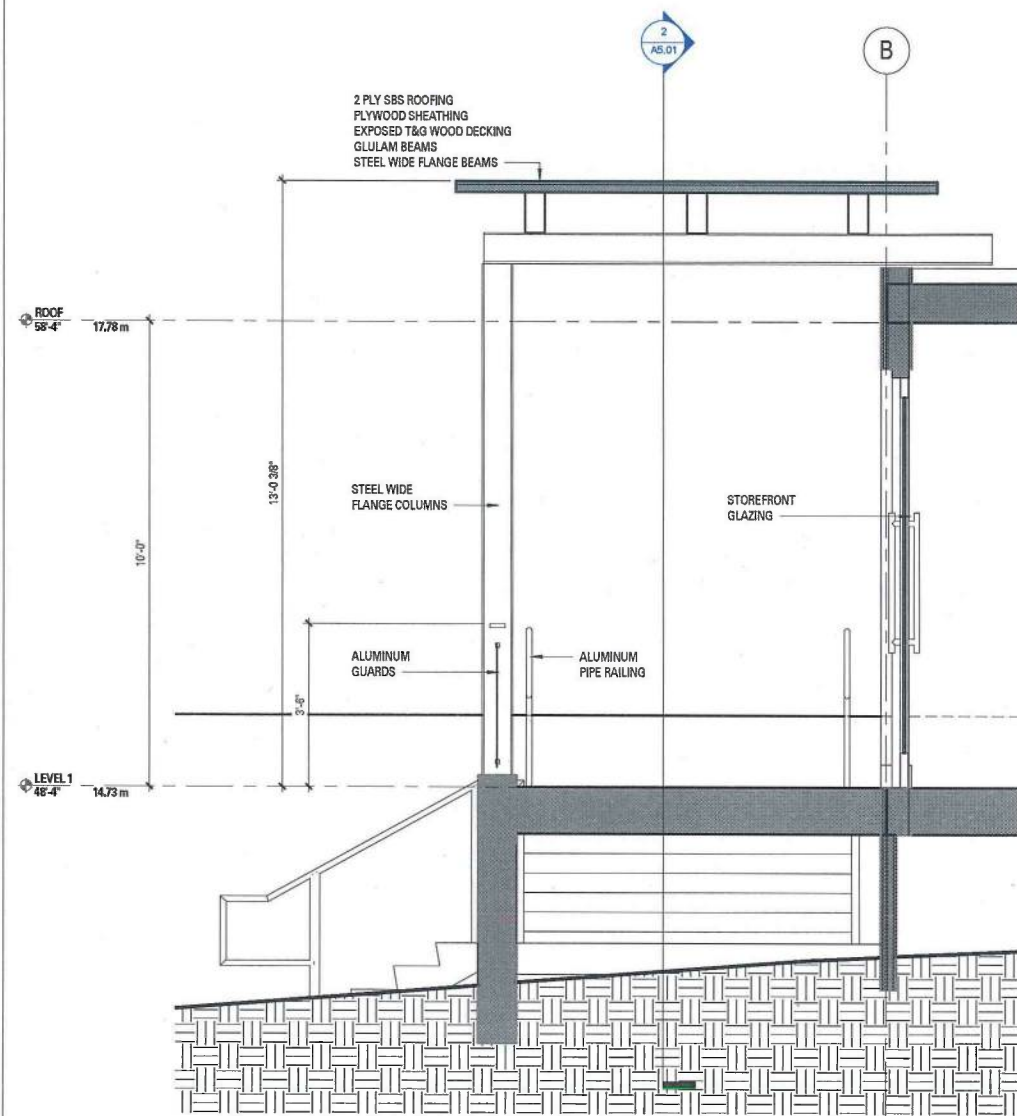
Project
1602

<i>Plot</i>	<i>Issue</i>
2017/08/11	2017/06/07

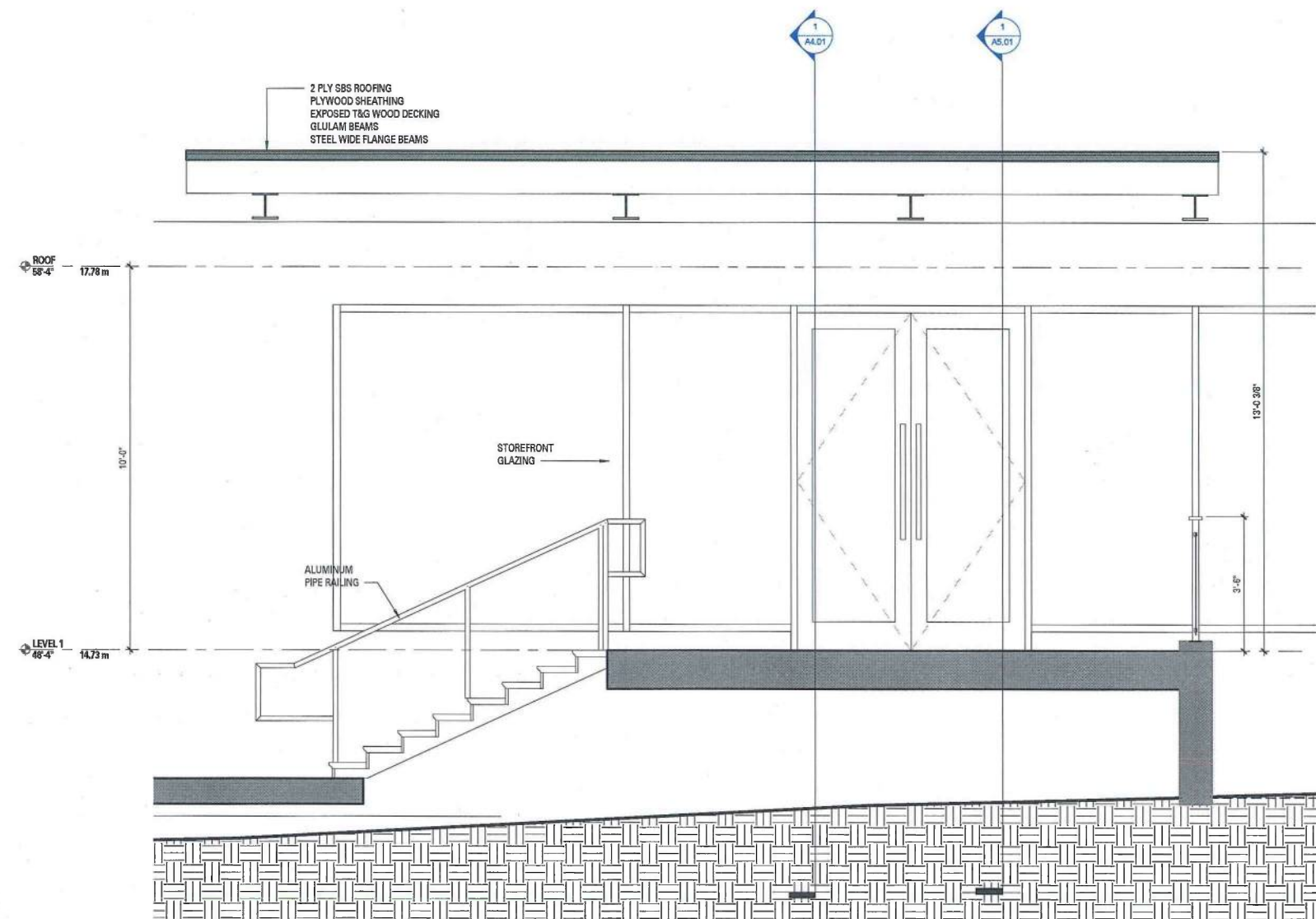
Scale $1/2" = 1'-0"$ Issue/Revisio **B**

Shoot

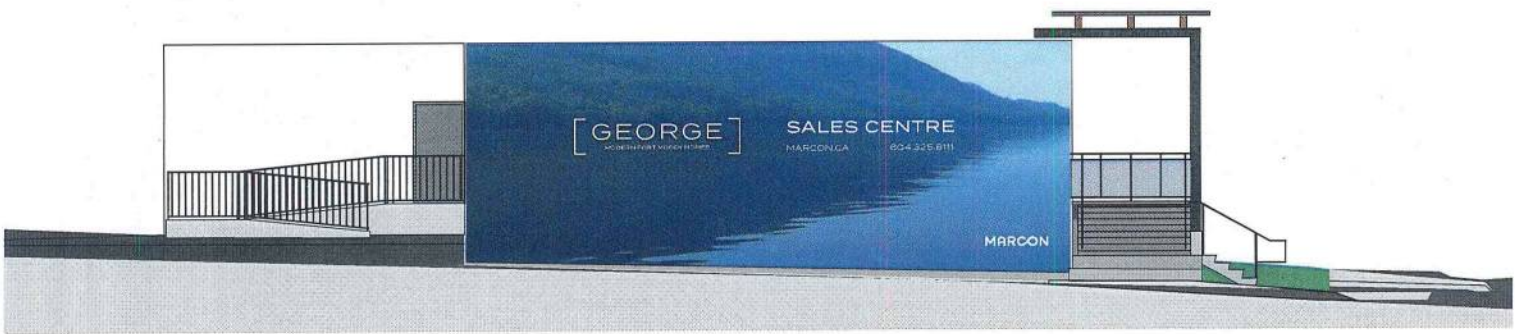
A5.01



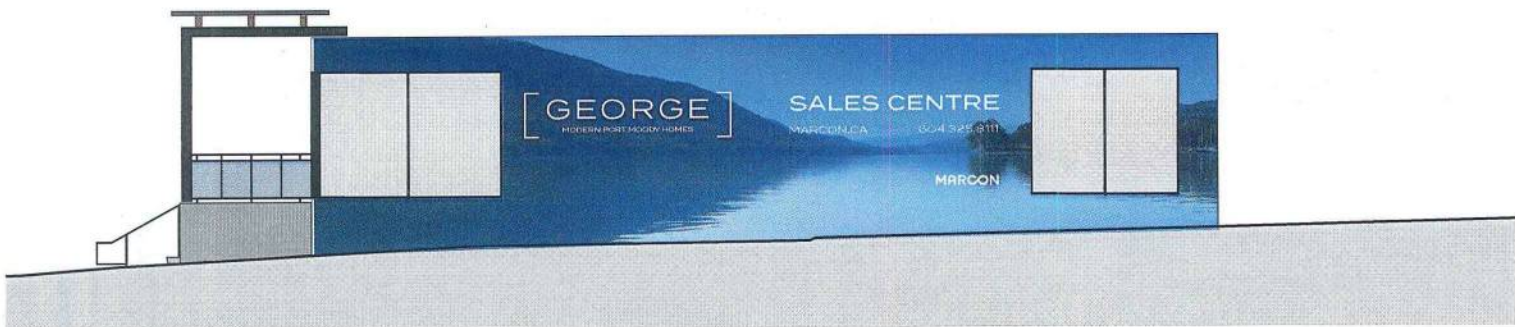
1 ENTRY - CROSS SECTION
A2.01 1/2" = 1'-0"



2 ENTRY - LONG SECTION
A2.01 1/2" = 1'-0"



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

1 ISSUED FOR TUP 17-06-29
REVISIONS

MARCON

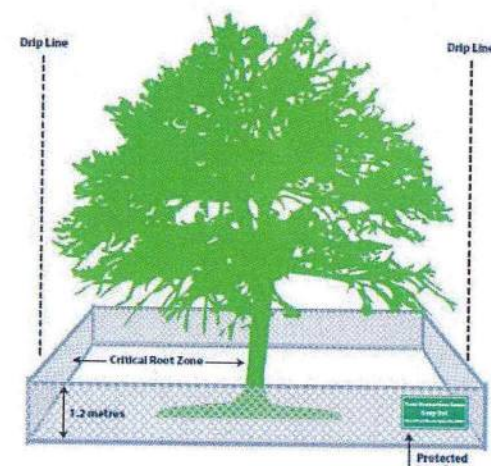
ST GEORGE SALES CENTRE

3001 St John's Street
Port Moody, British Columbia
Scale: 1:100
Drawn: KD
Reviewed: DS
Project No. 06-496

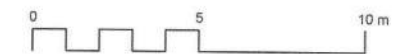
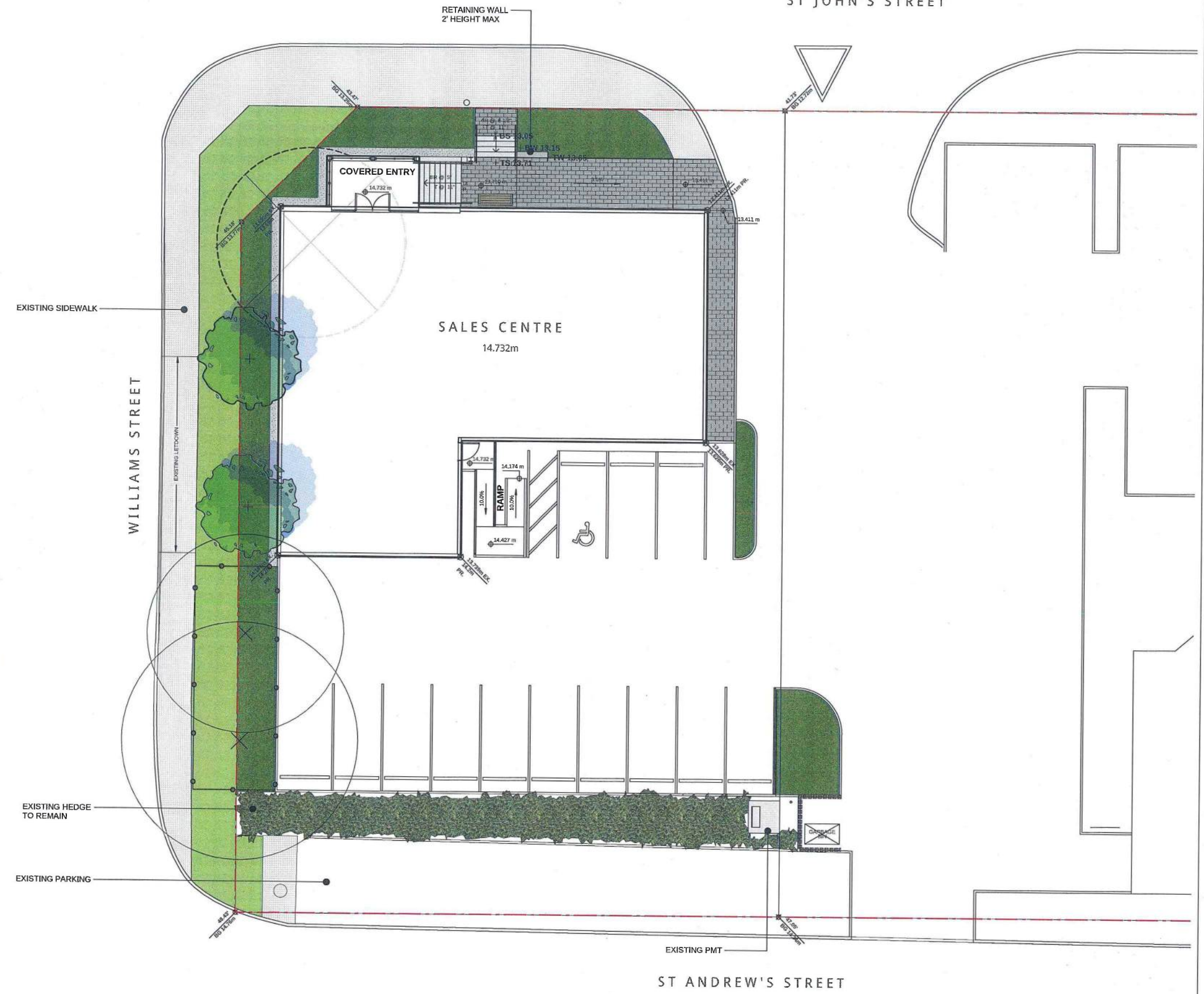
SALES CENTRE
LANDSCAPE LAYOUT

L1.0

- LAYOUT AND MATERIALS LEGEND**
- | DESCRIPTION | SYMBOL |
|---|--------|
| PEDESTRIAN UNIT PAVERS
BY: BARKMAN CONCRETE | |
| GRAVEL EDGE
450MM TYPICAL | |
| EXISTING CONCRETE SIDEWALK
PER PLANS | |
| PROPOSED PLANTING
PER PLANS | |
| SOD LAWN
PER PLANS | |
| BENCH
BY LANDSCAPE FORMS | |
| EXISTING TREE TO BE REMOVED
PER ARBORIST | |
| TREE PROTECTION FENCING
PER CITY OF PORT MOODY | |
| EXISTING PLANTING TO REMAIN | |
| 6' FENCE SCREEN
PER PLANS | |



1 PORT MOODY TREE PROTECTION DETAIL



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ST GEORGE SALES CENTRE

3001 St John's Street
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SALES CENTRE
LANDSCAPE PLANTING

L2.0

ST JOHN'S STREET

WILLIAMS STREET

ST ANDREW'S STREET

PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

TREES
2 Existing Tree to Remain as shown

2 Styrax japonicus Japanese Snowbell 7cm cal. as shown

SHRUBS

28 Lavandula angustifolia 'Hidcote' English Lavender #2 pot 18" o.c.
89 Ilex crenata Japanese Holly #2 pot 24" o.c.
21 Rhododendron 'Hotei' Yellow Rhododendron #5 pot 36" o.c.
37 Spiraea bumulda 'Goldflame' Goldflame Spiraea #2 pot 24" o.c.
66 Sarcococca hookerana humilis Himalayan Sweet Box #2 pot 24" o.c.
113 Stipa tenuissima Mexican Feather Grass #2 pot 24" o.c.
17 Thuja occidentalis 'Smaragd' Emerald Cedar #5 pot 24" o.c.

GRASSES, PERENNIALS, BULBS, AND ANNUALS

87 Achillea millefolium Yarrow #1 pot 18" o.c.
20 Dicentra formosa Bleeding Heart #1 pot 18" o.c.

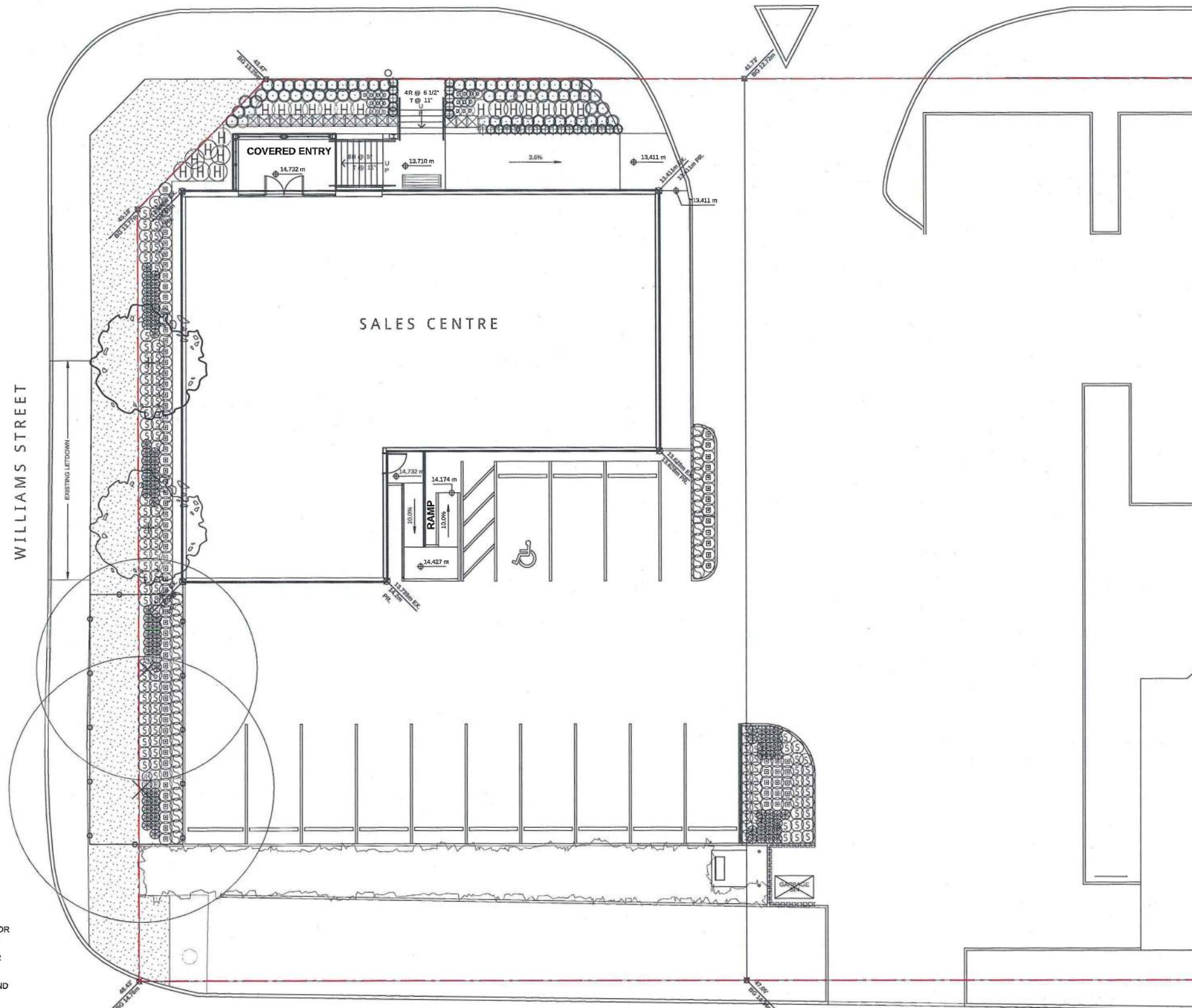
Sod Lawn

NOTES:

- 1) All planting shall be in accordance with BC Landscape Standard, latest edition.
- 2) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.
- 3) The species and spacing street trees will be confirmed by the City Parks and Recreation Department as a condition of Servicing Agreement at the time of issuance the first building permit.

PLANTING NOTES

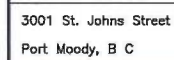
1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
3. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF COQUITLAM PRIOR TO COMMENCEMENT OF WORK.
4. ALL PLANTING BEDS TO BE MULCHED, SMOOTHED, AND RAKED IN ACCORDANCE WITH SPECIFICATIONS.
5. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
6. ALL EXISTING TREES TO BE PROTECTED PER DRAWINGS AND CITY OF COQUITLAM REQUIREMENTS.
7. DAMAGE TO EXISTING VEGETATION TO BE REPLACED AND REPAIRED.
8. ALL PLANTING IS TO BE COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, OR SEDIMENT LADEN WATER, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY STREET OR STORM SEWER.
9. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
10. ALL AREAS NOT INDICATED AS PLANTED OR HARDSCAPE (INCLUDING UNIT PAVING, GRAVEL, CONCRETE, AND ASPHALT) TO BE INSTALLED WITH SOD.





No.	DATE	DESCRIPTION	BY	APPROVED
REVISIONS				

NOTES:
1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY.
LOT BOUNDARIES AND FEATURES ARE APPROXIMATE.
2. BASE PLAN PROVIDED BY SHFT ARCHITECTURE INC.









Keystone Environmental Ltd.
Ste. 320 4400 Dominion Street
Burnaby, British Columbia

DESIGN T.W.	APPROVED T.W.
DRAWN T.L.	CHECKED
SCALE	

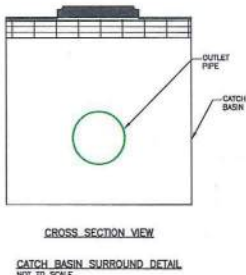
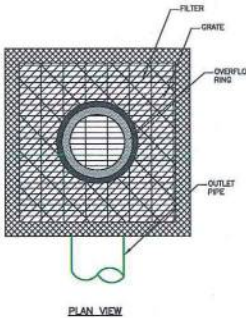
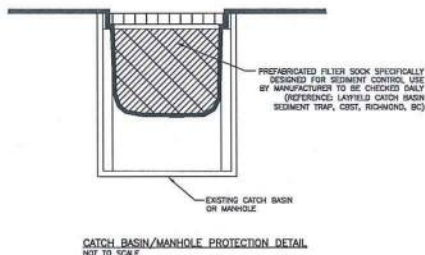
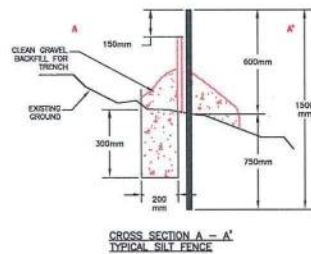
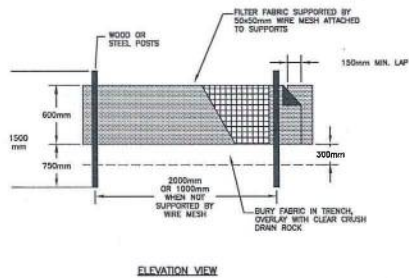
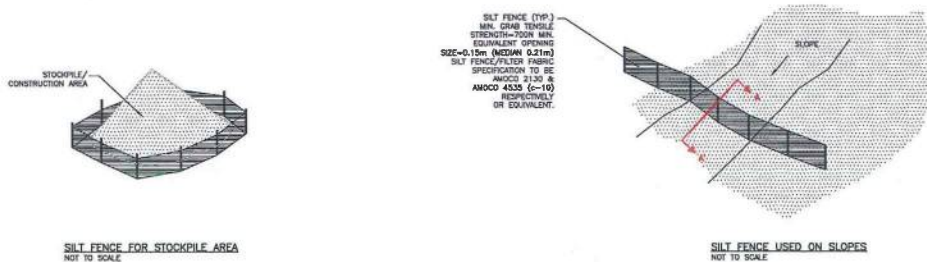
CLIENT	Marcon St. George (GP) Ltd.
	Erosion & Sediment Control Site Plan

LEGEND

- SITE
-  BUILDING OUTLINE
-  FORMER BUILDING/STRUCTURES
-  PROPOSED BUILDING/STRUCTURES
- PROPOSED FENCE LINE
-  MANHOLE
-  PROTECTED CATCH BASIN
-  PAVEMENT

DATE 9/08/17
SHEET No. 1 of 2
PROJECT No. 13699-61
REVISION No. A
DRAWING No. 17-13699-03

DRAFT



SILT FENCE DETAILS - DURING CONSTRUCTION PHASE NOT TO SCALE

SEDIMENT CONTROL

- 1.1 THE SITE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE EROSION AND SEDIMENT CONTROL (ESC) WORKS DURING CONSTRUCTION IN ACCORDANCE WITH "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT" ISSUED BY THE HABITAT MANAGEMENT DIVISION OF THE DEPARTMENT OF FISHERIES AND OCEAN CANADA (DFO), THE BC MINISTRY OF ENVIRONMENT (MOE), CITY OF PORT MOODY'S VANCOUVER STREAM & PROTECTION BYLAW NO. 2470 & GUIDELINES FOR SINGLE LOT DEVELOPMENT EROSION & SEDIMENT CONTROL FEATURES.
- 1.2 PRIOR TO COMMENCING INTRUSIVE WORK ON SITE, THE CONTRACTOR SHALL CONSTRUCT THE COMPLETE ESC WORKS AS SHOWN ON THESE DRAWINGS.
- 1.3 IT IS THE DEVELOPER AND SITE CONTRACTOR'S RESPONSIBILITY TO ENSURE EFFECTIVE AND EFFICIENT MAINTENANCE AND OPERATION OF THE ESC STRUCTURES AND TO ENSURE THAT THE WATER BEING DISCHARGED FROM THE SITE MEETS THE DFO WATER QUALITY GUIDELINES OF TSS LESS THAN OR EQUAL TO 25mg/L (IN DRY WEATHER) AND/OR 75mg/L (DURING RAINFALL EVENT) AND pH BETWEEN 6-9. ADDITIONAL WORKS SHALL BE INSTALLED AS NECESSARY TO MEET THESE REQUIREMENTS. DISCHARGE OF PETROLEUM HYDROCARBONS, SOLVENTS, HEAVY METAL PARTICULATES, CONCRETE, ETC. OR ANY MATERIAL THAT COULD BE DEEMED TO BE "DELETERIOUS" UNDER THE FISHERIES ACT IS NOT PERMITTED.
- 1.4 ALL ONSITE WORKS SHALL BE IN ACCORDANCE WITH THE CURRENT BC BUILDING CODE AND BC PLUMBING CODE.
- 1.5 THE COMPLETE SEDIMENT CONTROL WORKS SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED BY THE ENGINEER.
- 1.6 NO SEDIMENT LADEN WATER FROM THE SITE SHALL BE PUMPED OUT OR OTHERWISE DISCHARGED DIRECTLY TO A STORM SEWER SYSTEM, WATERCOURSE, OR OTHER DRAINAGE SYSTEM IN SUCH A MANNER AS TO BYPASS THE ESC SYSTEM. ALL SITE DISCHARGE MUST BE DIRECTED TO THE STORM SEWER IN ACCORDANCE WITH THE DFO WATER QUALITY GUIDELINE.
- 1.7 EXISTING GROUND COVER SHALL BE LEFT IN PLACE FOR AS LONG AS POSSIBLE AND SHALL ONLY BE REMOVED AS REQUIRED TO ALLOW WORK IN THAT PARTICULAR AREA. SUBGRADE SHALL BE EXPOSED FOR AS SHORT A TIME AS POSSIBLE AND OVER AS SMALL AN AREA AS POSSIBLE AT ANY ONE TIME.
- 1.8 ACCESS ROAD MUST BE LIMITED TO VEHICLE/EQUIPMENT ENTERING THE WORK AREA. ALL TRUCKS MUST EXIT SITE THROUGH DESIGNATED TRUCK ENTRANCE/EXIT.

- 1.9 ALL CONCRETE SUPPLY TRUCKS SHALL BE EQUIPPED WITH WASH BUCKET SYSTEM FOR FLUSHING OF FLUME. UNDER NO CIRCUMSTANCES SHALL EXCESSIVE CONCRETE FROM FLUME AND/OR TRUCK BE FLUSHED ONTO ROADS OR INTO SEWER SYSTEMS.
- 1.10 IF ANY SOIL IS TRACKED ON TO ANY PAVED SURFACE, IT SHALL BE REMOVED IMMEDIATELY WITH SHOVELS, SWEEPING AND/OR OTHER APPROVED MEANS IN SUCH A WAY AS TO LEAVE THE PAVED SURFACE FREE OF SEDIMENT; UNDER NO CIRCUMSTANCES SHALL SEDIMENT BE REMOVED FROM PAVED SURFACE BY FLUSHING.
- 1.11 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL CRITICAL ELEVATIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF ANY DISCREPANCY.
- 1.12 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS, SIZES AND ELEVATIONS SHOWN ARE IN METRIC.
- 1.13 ALL EXISTING MUNICIPAL UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION. APPROPRIATE UTILITY PERSONNEL SHALL BE CONTACTED IMMEDIATELY WHERE AND WHEN UNFORESEEN CONFLICTS OCCUR. ADJUSTMENT OR REPAIR OF UTILITIES SHALL BE APPROVED BY THE AUTHORITY OF JURISDICTION.
- 1.14 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN VEHICLE AND PEDESTRIAN TRAFFIC ON ALL MUNICIPAL RIGHTS OF WAY BY THE USE OF SIGNS, BARRICADES, FLAG PERSONS, ETC., ACCEPTABLE TO THE CITY OF PORT MOODY.
- 1.15 CONTRACTOR TO CONFIRM ELEVATION AND LOCATION OF ALL EXISTING SERVICES. REPORT ALL DISCREPANCIES IN EXISTING CONNECTIONS TO THE DEVELOPER PRIOR TO CONSTRUCTION.
- 1.16 NEARBY EXISTING CATCH BASINS SHOWN ON DRAWING 17-13699-01 ARE TO BE COVERED WITH FILTER SOCKS OR APPROVED EQUAL MEASURE DURING CONSTRUCTION.
- 1.17 AN ADEQUATE SUPPLY OF COMPOSITE FILTER SOCKS ON SITE IS REQUIRED TO ENABLE A SUITABLE EMERGENCY RESPONSE AND DEAL WITH CONTAINING DOWNSTREAM WATERCOURSE CONTAMINATION.
- 1.18 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE EFFECTIVE AND EFFICIENT MAINTENANCE AND OPERATION OF THE SILTATION CONTROL STRUCTURES AND TO ENSURE THAT THE WATER BEING DISCHARGED FROM THE SITE MEETS THE DFO WATER QUALITY GUIDELINES.
- 1.19 SEDIMENT IS TO BE REMOVED FROM THE SEDIMENT CONTROL SYSTEM AS REQUIRED BY THE MANUFACTURER SPECIFICATIONS.
- 1.20 THERE IS NO PLANNED EXCAVATION AT THIS SITE, THEREFORE NO DEWATERING SUMPS/PUMPING SYSTEM IS REQUIRED.
- 1.21 THE CONTRACTOR IS PLANNING ON DEMOLISHING THE EXISTING BUILDING AND WILL PAVE THE ENTIRE SITE AS SHOWN ON DRAWING 17-13699-01 "INTERIM PLAN"
- 1.22 THE PROPOSED DEVELOPMENT IS A TEMPORARY SALES OFFICE WHICH WILL BE CONSTRUCTED ON GRADE OVER THE PAVEMENT. SEE DRAWING 17-13699-01 "PROPOSED PLAN".

INSPECTION AND MONITORING

- 2.1 ONCE THE SEDIMENT CONTROL WORKS HAVE BEEN INSTALLED AND BEFORE THE START OF ANY OTHER ON-SITE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE ENGINEER SHALL INSPECT THE SEDIMENT CONTROL WORKS TO ENSURE COMPLIANCE WITH THE APPROVED DRAWINGS. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF ANY DEFICIENCIES IN THE SEDIMENT CONTROL WORKS AND THE CONTRACTOR SHALL, BEFORE PROCEEDING WITH ANY OTHER ON-SITE WORK, FIRST RECTIFY SUCH DEFICIENCIES, AS IDENTIFIED BY THE ENGINEER. THROUGHOUT THE DURATION OF THIS PROJECT THE ENGINEER, SHALL CHECK ALL COMPONENTS OF THE ESC WORKS AT LEAST ONCE EVERY 2 WEEKS (EXCEPT THE CATCH BASINS/MANHOLES SHALL BE INSPECTED DAILY BY THE CONTRACTOR) AND DURING PERIODS OF SIGNIFICANT RAINFALL (25mm OR MORE IN 24 HOURS).

SAMPLING

- 3.1 THE ENGINEER WILL CONDUCT BI-WEEKLY (EVERY 2 WEEKS) INSPECTION AND SAMPLING OF THE SYSTEM, AND IN ADDITION, DURING OR IMMEDIATELY AFTER EACH AND EVERY SIGNIFICANT RAINFALL EVENT OF 25mm OR GREATER IN A 24 HOUR PERIOD.
- 3.2 NOTWITHSTANDING THE WEATHER CONDITIONS AND SAMPLING FREQUENCIES NOTED ABOVE, THE SAMPLING FREQUENCY AND ANALYSIS SHALL BE AT THE DISCRETION OF, AND TO THE SATISFACTION OF THE CITY OF PORT MOODY.
- 3.3 IF THE MEASURED PH/TURBIDITY AND CONCENTRATIONS OF OTHER SPECIFIED CONSTITUENTS IN THE DISCHARGE LEVELS EXCEED THE LIMITS SET FORTH IN THE CITY OF PORT MOODY BULLETIN AND/OR THE DFO WATER QUALITY GUIDELINES THE CONTRACTOR SHALL COMPLETELY DISCONTINUE DISCHARGING AND PUMP THE EXCESSIVE WATER TO AN ON-SITE STORAGE TANK. THE CONTRACTOR SHALL NOT RESUME WATER DISCHARGES UNTIL APPROPRIATE REMEDIAL MEASURES HAVE BEEN UNDERTAKEN AND THE PH/TURBIDITY LEVELS ARE WITHIN THE SPECIFIED LIMITS. THE ENGINEER MAY FORMULATE APPROPRIATE CORRECTIVE MEASURES WHICH SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.

MAINTENANCE

- 4.1 SHOULD ANY PART OF THE ESC WORKS BECOME DAMAGED OR BLOCKED, OR IN ANY OTHER WAY NOT FUNCTION PROPERLY, THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO REPAIR AND/OR REMOVE SUCH DAMAGE, OR BLOCKAGE, OR OTHER CAUSES OF MALFUNCTION, AND SHALL PERFORM ANY OTHER NECESSARY REMEDIAL RESOURCES.

- 4.2 WHERE THE ENGINEER DIRECTS THAT REMEDIAL MEASURES BE UNDERTAKEN FURTHER TO TO THE ABOVE CLAUSE, OR AS A RESULT OF ANY DEFICIENCY IN ANY PART OF THE SEDIMENT CONTROL WORKS IDENTIFIED OR NOTED DURING INSPECTIONS, OR OTHERWISE BROUGHT TO HIS/HER ATTENTION, THE CONTRACTOR SHALL UNDERTAKE SUCH REMEDIAL MEASURES.
- 4.3 ACCUMULATED SEDIMENT REMOVED FROM ANY ESC WORKS SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT ITS ENTRY INTO THE CITY OF PORT MOODY SANITARY OR STORM SEWER SYSTEM.
- 4.4 THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENTS FROM ESC STRUCTURES AFTER EACH STORM EVENT OR WHENEVER THE VOLUME OF ACCUMULATED SEDIMENTS IS IN EXCESS OF 0.2m DEEP IN ANY ESC WORKS OR WHEN SILT FENCING HAVE BECOME BLOCKED.

DECOMMISSIONING

- 5.1 ONCE APPROVAL IS GRANTED TO DECOMMISSION THE SEDIMENT CONTROL WORKS, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL WORKS INCLUDING, REMOVING AND DISPOSING THE FILTER CLOTH AND SILT FENCES, UNLESS OTHERWISE DIRECTED. THE CONTRACTOR SHALL DISPOSE OF EXCESSIVE MATERIALS OFF-SITE IN AN APPROVED MANNER, AND SHALL REINSTATE OR COMPLETE THE CONSTRUCTION OF ANY WORKS NECESSARY TO COMPLETE THE PROJECT TO THE SATISFACTION OF ANY AUTHORITY WHICH HAS JURISDICTION.
- 5.2 FOLLOWING DECOMMISSIONING OF THE SEDIMENT CONTROL WORKS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR AN INSPECTION TO VERIFY THERE ARE NO UNACCEPTABLE RESIDUAL SEDIMENT LEVELS IN THE STORM SEWER. THE CONTRACTOR SHALL TAKE ANY AND ALL STEPS NECESSARY TO REMOVE ANY SUCH RESIDUAL SEDIMENT LEVELS IN THE STORM SEWER.

LEGEND



Keystone Environmental Ltd.
Ste. 320 4400 Dominion Street
Burnaby, British Columbia

3001 St. Johns Street
Port Moody, B C

DESIGN T.W.	APPROVED T.W.	CLIENT Marcon St. George (GP) Ltd.	DATE 9/05/17
DRAWN T.L.	CHECKED		SHEET No.2 of 2
SCALE NOT TO SCALE		Erosion & Sediment Control Design Details & Notes	PROJECT No. 13699-61
			REVISION No. A
			DRAWING No. 17-13699-02

CADD FILE NO. 17-13699-02-RA.dwg

PLOT SCALE: 1:1