



The *Natural* Place

ATTACHMENT **G**

## City of Pitt Meadows

February 5, 2020

Our File No.: 3060-20-2019-06/07

CHIP LYALL  
0968776 BC LTD  
200-1010 SEYMOUR ST  
VANCOUVER BC V6B 3M6 E-MAIL: clyall@onni.com

Dear Chip Lyall:

Re: Development Permit Application for Golden Ears Business Park Phases 3 and 4

The City has reviewed the Development Permit drawings you submitted for Phases 3 and 4 of the Golden Ears Business Park. The Phase 3 drawings reviewed include two buildings, while the Phase 4 drawings were reviewed only by looking at the perimeter of the site with the understanding that building layout revisions are underway and will be submitted to the City in the future. Based on the Development Permit Area #4 guidelines which apply to the property and were previously supplied to you, along with the associated Development Covenant, the City's Zoning and other applicable bylaws and policies, the following comments are provided:

### Plans

- Please show the building setback to Bldg 3200 from the west property line on the site plan.
- What is the setback from the property line to the parking along Harris Rd?
- The 3D view elevations appear to be labelled incorrectly on page 1-A900.
- On Pages 1-A001 and 2-A001, under the Bicycle Parking Requirements, 6 class 2 bicycle parking spaces are required for each building (for the office use).
- Please include an impervious surface calculation for each Phase.

### Building Design

- Please expand on and provide some more details about the sustainable and green features of the development as these will be important to highlight. The buildings should achieve a recognized industry standard such as LEED, Canada Green Building Council sustainable building standards, or energy efficiency performance 25% better than the National Energy Code for Buildings.

12007 Harris Road, Pitt Meadows, British Columbia, V3Y 2B5  
Phone: 604.465.5454 Fax: 604.465.2404

www.pittmeadows.bc.ca

- A sustainability checklist is also required (attached).
- The City is currently updating its Building Bylaw in relation to the BC Energy Step Code and it is anticipated that the first buildings will be required to be constructed in accordance with Step 1 and later buildings with a higher Step. This can be confirmed by the City's Building Department closer to building permit stage.
- Buildings to comply with ASHRAE standards.

#### Roads and Traffic

- Please ensure that the entrance off Harris Rd aligns with the entrance off Harris Rd into Phase 2.
- There should be pedestrian/bicycle entrances into each site so that pedestrians don't just have to walk up the driveways beside trucks and cars etc.
- There should only be one entrance to each site from Airport Way and these entrances should be right-in and right-out only.
- It is important to see the drawings soon showing the four-lane Airport Way expansion from Baynes Rd to Golden Ears Way, including the signalized mid-block pedestrian crossing, bike lanes and drainage considerations in order to fully review the project plans.
- Please review Schedule B (Traffic Improvements) of the Development Covenant to ensure that all of these items are being planned for.
- Consider turning movements for Harris Rd and how trucks entering and exiting the sites can avoid blocking through traffic on Harris Rd (center or turning lane).
- Temporary (or permanent) sidewalk on east side of Harris Rd to be completed prior to any building permit being issued for Phase 3.

#### Landscaping, berms and buffers

- Include screening around the proposed pump station along the Harris Rd side.
- Please show the heights of the berms on the cross-section drawings.
- There should be fencing around where the amenity lands meet the business park, on the business park land.
- Need more/feature landscaping at the driveway entry points and at the prominent corners of Harris Rd and Airport Way.
- Please see attached, detailed 3<sup>rd</sup> party landscape review.
- Ensure that mature landscaping is used for those portions of the berm adjacent to the Fieldstone Walk development and on the north side of Fraser Way.

#### Parking

- The van loading areas adjacent to Building 3100 (beside the part of the building labelled "office") should be screened from Harris Rd (similar to the screening provided beside, Building 3200).

- Follow CSA B651 Accessible Design for the Built Environment Standard regarding accessible parking spaces.

#### Pedestrian connections

- Need a path to link from Sutton Ave (probably north side of Sutton Ave) to the trail going north-south on east side of Phase 4.
- Need a path on the east side of Phase 3 (where the culvert is being installed) and connectivity into existing Parkside Trail, Arena parking lot and Pitt Meadows Athletic Park.
- Multi-use path to extend along south end of amenity lands and connect to path along east side.
- L10 and L12 show future sidewalk connections by others, but these should be included in scope.
- Review crossing at the southeast and southwest corners of Phase 4 across Fraser Way and connectivity to the existing trail network along the Fraser River (likely only need one crossing at each end).
- There is no path shown along the north side of Phase 4 (south side of Airport Way) – this was shown on the relocation of the Katzie Slough drawings related to the Sutton townhouse project – and is needed for connectivity.

#### Riparian Areas Protection Regulation

- You have advised that all watercourses (except Katzie Slough) will be culverted and appropriate compensation areas arranged, meaning that there will be no streamside protection and enhancement areas other than around the Katzie Slough. If this is the case, please confirm with appropriate approvals and show on the drawings when revisions are done.
- If the approvals to culvert the watercourses are not granted and SPEAs are maintained, then a section 219 covenant is required to ensure streamside protection enhancement areas and compliance with riparian areas protection regulations.

#### Fire Department

- Construction Fire Safety Plan required.
- FDC installed at west end of buildings.
- Lockbox installed at west end of buildings.
- Remote annunciator installed on west end of building in approved enclosure.
- Building directory plaque installed by remote annunciator.
- Site directory installed at all entrances.
- Before occupancy, addresses must be clearly displayed and unit numbers on front and rear of units.
- Private fire hydrant numbers and locations installed as per Building Code.
- See attached Fire Rescue Construction Guide.
- See attached Fire Rescue New Industrial Building Checklist.

Other

- A safety audit checklist is required (this can likely be incorporated in a CPTED report). We also need confirmation that CPTED principles were used for the design and applied to the buffers and berms.
- A comprehensive sign plan and lighting plan will be required.
- The City will be required to sign-off the design of the trail wayfinding signage, but this can be done closer to trail completion.
- Will need a statutory right of way agreement for the trails along both sides of Airport Way to ensure public access and on-going maintenance.
- Do you have written approval from Metro Vancouver regarding the construction (driveways, paths, landscaping etc.) over their force main right-of-way? If so, please provide a copy to the City.
- There are several DCC projects that you may want to consider with this project and details from the City's DCC program are attached for reference.
- Servicing agreement required to be finalized and signed prior to issuance of first building permit.

If revised plans for Phase 4 are received, they will also be reviewed and more comments may be provided. If you have any questions, please do not hesitate to contact Allison Dominelli at 604.465.2443.

Regards,



Allison Dominelli  
City of Pitt Meadows

Attachments:

- Sustainability Checklist
- DCC projects sheet
- 3<sup>rd</sup> party landscape review
- Fire Rescue Construction Guide
- Fire Rescue New Industrial Building Checklist

cc. Alex Wallace, Manager of Community Development  
Sam Maki, Director of Engineering  
Joe Almeida, Manager of Engineering and Facilities



March 3, 2020

Our File No.: 3060-20-2019-06/07

Chip Lyall  
0968776-BC LTD  
200-1010 Seymour Street  
Vancouver, BC V6B 3M6

Sent via email: clyall@onni.com

Dear Mr. Lyall:

Re: Development Permit Application for Golden Ears Business Park Phases 3 and 4

After receipt of revised drawings for Phase 4, the City provides the following additional comments for the above noted project:

#### Phase 3

- The screens for the loading areas are rather chunky and coarse – supporting shrubs/small trees would enhance the screening and soften this up;
- The building facades would benefit from warmer design elements (e.g. wooden soffits) and/or references to Pitt Meadows ecology or history (help establish visual identity);
- The landscape drawings note that there will be fencing along the property line along Harris Rd but say "refer to architectural drawings" but the architectural drawings do not appear to show anything regarding that fencing.

#### Building 3100

- Landscaping should be included along the western and eastern facades to help break up the massing and support the DPA guidelines requirements for visual identity;
- The property boundary along the amenity land should include landscaping and fencing (rather than having a long hard-scaped fenced area adjacent to the building);
- Greater façade variation for the south elevation (e.g. using colours, materials, roofline variation) would break up the repetitive design.

#### Building 3200

- Greater façade variation for the north elevation (e.g. using colours, materials, roofline variation) would break up the repetitive design facing homes to the north (the roof line, in particular, will be visible to homes north and east of the site).

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Phase 4

- The building façades would benefit from warmer design elements (e.g. wooden soffits) and/or references to Pitt Meadows ecology or history (help establish visual identity);
- Greater façade variation for the east elevation (e.g. using colours, materials, roofline variation) would break up the repetitive design (the roof line, in particular) visible to homes east of the site;
- Please confirm if the south elevation meets the 50% ground floor glazing guideline (the plans note that the north elevation has at least 50% ground floor glazing but do not say anything about the south elevation);
- There should be fencing alongside the SPEA around Katzie Slough;
- Please provide details about how/if the Katzie Slough will be enhanced.

Regards,



Allison Dominelli,  
Development Services Technician

AD:kw

<b>Design Review</b>		
Reviewing Firm: ISL	Reviewer: Jose Gonzalez, Landscape Architect, MBCSLA	Date: 2020-01-08
Project Name: Golden Ears Business Park (GEBP) Phase 3 & Phase 4, Pitt Meadows, BC		Stage: Issued for DP review
Review Discipline: Landscape Architecture		Revision: 0

Golden Ears Industrial Park – Phase 3 – Pitt Meadows, BC – Re-Issued for DP – Dec 19, 2019			
#	Reference Dwg/ Specification	Review Comment	Response
1	General Comment	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
2	General Comment	Parking spaces should be designed in a way that a portion of the vehicle hangs over into a landscaped strip where possible, as per OCP. We recommend a bio-swale/rain garden strip be added between single rows of parking (front-to-front) for stormwater runoff infiltration	
3	General Comment	Use Landscaping to identify entrances to the site and buildings, as per OCP	
4	General Comment	Site layout and parking design seems incomplete, as well as landscape lighting and signage.	
5	General Comment	Insufficient outdoor amenity space, refer to OCP - 7 Employee & Community Amenity	
6	General Comment	Landscape beds for the trees in the parking rows seem to be insufficient (5.00m x 1.00m approx.) to provide the minimum requirement of 10 cubic meter per tree (unless other methods are utilized such as soil cells or structural soil).	
7	L-0	MATERIAL LEGEND - Remove reference to asphalt path on the Catch basin description	
8	L-0	MATERIAL LEGEND - Ensure detail callouts refer to the correct detail	
9	L-0	PLANT LIST - Substitute Calluna vulgaris (hard to maintain) suggested alternate Spirea Douglasii	
10	L-0	GENERAL NOTES - Update B.C. Landscape Standards reference to Canadian Landscape Standards	
11	L-0	PLANTING NOTES - Note 7 - All offsite "and onsite" should have a minimum of 15 cubic meters of available imported growing medium. Trees in parking areas can have 10 cubic meters as per the OCP Amendments.	
12	L-0	SOIL PREPARATION NOTES - Note 2 - Submit soil fertility analysis, not sieve analysis.	
13	L-3	Provide landscaped islands with tree at the end of the isolated row of 6 parking spaces	
14	L-4	Improve visibility around the picnic area (CPTED). Substitute Spruce trees with high canopy tree species.	
15	L-5	Provide landscape screening around Pump Building, as required in the OCP	
16	L-5	Use Landscaping to identify entrances to the site and buildings.	
17	L-6	Provide Landscaped strip along the proposed amenity land dedication edge for car overhang and runoff infiltration	
18	L-7	Distance between landscaped islands to be 18m. max	
19	L-7	Provide landscaped islands with tree at the end of the isolated row of 6 parking spaces	
20	L-8	Distance between landscaped islands to be 18m. max	
21	L-9	Provide landscape strip for car overhang and infiltration	
22	L-9	Use landscaping to identify entrances to the site	
23	L-9	Provide landscaped islands with tree at the end of all parking rows	
24	L-10	use landscaping to identify entrances to the building	
25	L-10	Provide landscaped islands with tree at the end of all parking rows	
26	L-11	Use landscaping to identify entrances to the building	

Golden Ears Industrial Park – Phase 3 – Pitt Meadows, BC – Re-Issued for DP – Dec 19, 2019			
#	Reference Dwg/ Specification	Review Comment	Response
27	L-11	Ensure the single catch basin has sufficient capacity for the length and catchment of the bio-swale	
28	L-11	Adjust planting hatching along bio-swale, hard to read	
29	L-12	Use landscaping to identify entrances to the site and building	
30	Cross Sections	Growing medium depths seem to be insufficient in order to provide the minimum requirement of 15 cubic meters per tree as per the Design Guidelines. The 3' depth tree pit should extend to approximately the extent of the drip zone of the tree.	
31	Cross Sections	Avoid woody shrubs within the SRW	
32	Ld-1 / L-16	Typical tree planting notes - provide min. 15 cubic meters of imported growing medium per tree. Update chart accordingly.	
33	Ld-1 / L-16	increase Mulch over from 50mm to 75mm on trees and shrubs.	
34	Ld-1 / L-16	Remove reference to "Screened growing medium". Use Growing Medium specification as per Canadian Landscape Standards instead (e.g. Growing Medium Type 2P)	
35	Ld-4 / L-16	Hydroseed on 6" of growing medium, not 8"	
36	Ld-6 / L-16	Remove reference to "play area"	
37	Ld-7 / L-16	Increase asphalt depth to 3" if vehicular access is foreseen for maintenance.	
38	Ld-3 (Ld-9) / L-16	Provide specifically engineered biofiltration media along bio-swale (ECOMedia by Veratec or similar.)	
39	Ld-3 (Ld-9) / L-16	Ensure Bioswale detail is coordinated with Civil	



<b>Design Review</b>		
Reviewing Firm: ISL	Reviewer: Andrew Robertson, Landscape Architect, MBCSLA	Date: 2020-01-08
Project Name: Golden Ears Business Park (GEBP) Phase 3 & Phase 4, Pitt Meadows, BC		Stage: Issued for DP review
Review Discipline: Landscape Architecture		Revision: 0

Golden Ears Industrial Park – Phase 4 – Pitt Meadows, BC – Re-Issued for DP – Nov 29, 2019			
#	Reference Dwg/ Specification	Review Comment	Response
1	General Comment	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
2	General Comment	Use Landscaping to identify entrances to the site and buildings, as per OCP	
3	General Comment	Landscape beds for the trees in the parking rows seem to be insufficient (5.00m x 1.00m approx.) to provide the minimum requirement of 10 cubic meter per tree (unless other methods are utilized such as soil cells or structural soil).	
4	General Comment	Minimize length of crosswalks to improve walkability.	
5	General Comment	Use Landscaping to identify entrances to the site and buildings, as per OCP	
6	L-0	GENERAL NOTES - Update B.C. Landscape Standards reference to Canadian Landscape Standards	
7	L-0	PLANTING NOTES - Note 7 - All offsite "and onsite" should have a minimum of 15 cubic meters of available imported growing medium. Trees in parking areas can have 10 cubic meters as per the OCP Amendments.	
8	L-0	SOIL PREPARATION NOTES - Note 2 - Submit soil fertility analysis, not sieve analysis.	
9	L-0	add north arrow	
10	L-1	add north arrow	
11	L-1	introduce trees and landscaped areas along main N-S road.	
12	L-2	provide breaks in planting for access path to the foot path (desire lines)	
13	L-2	relocate picnic area to location with better visibility (CPTED)	
14	L-3	Use Landscaping to identify entrance to the site, as per OCP	
15	L-4	Use Landscaping to identify entrance to the site, as per OCP	
16	L-4	Use Landscaping to identify entrance to the building, as per OCP	
17	L-5	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
18	L-6	provide breaks in planting for access path to the foot path (desire lines)	
19	L-6	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
20	L-6	introduce trees and landscaped areas along main N-S road.	
21	L-7	introduce trees and landscaped areas along main N-S road.	
22	L-8	Use Landscaping to identify entrance to the building, as per OCP	
23	L-8	introduce trees and landscaped areas along main N-S road.	
24	L-9	Ensure the end of each single row of parking stalls has a tree and a landscaped island between the end of the parking stall and the adjacent drive aisle, as per OCP.	
25	L-9	Use Landscaping to identify entrance to the site, as per OCP	
26	L-9	Use Landscaping to identify entrance to the building, as per OCP	
27	L-10	provide breaks in planting for access path to the foot path (desire lines)	
28	L-10	Use Landscaping to identify entrance to the building, as per OCP	

Golden Ears Industrial Park – Phase 4 – Pitt Meadows, BC – Re-Issued for DP – Nov 29, 2019			
#	Reference Dwg/ Specification	Review Comment	Response
29	L-12	Use Landscaping to identify entrance to the building, as per OCP	
30	L-12	Provide a landscaped island with a tree every 6 parking spaced as per OCP	
31	L-13	Provide a landscaped island with a tree every 6 parking spaced as per OCP	
32	L-13	Use Landscaping to identify entrance to the building, as per OCP	
33	L-14	Provide formal access from the parking to the picnic areas	
34	L-15	Provide a landscaped island with a tree every 6 parking spaced as per OCP	
35	Cross Sections	Growing medium depths seem to be insufficient in order to provide the minimum requirement of 15 cubic meters per tree as per the Design Guidelines. The 3' depth tree pit should extend to approximately the extent of the drip zone of the tree.	
36	Ld-1 / L-16	typical tree planting notes - provide min. 15 cubic meters of imported growing medium per tree. Update chart accordingly.	
37	Ld-1 / L-16	increase Mulch over from 50mm to 75mm on trees and shrubs.	
38	Ld-1 / L-16	Remove reference to "Screened growing medium". Use Growing Medium specification as per Canadian Landscape Standards instead (e.g. Growing Medium Type 2P)	
39	Ld-4 / L-16	Hydroseed on 6" of growing medium, not 8"	
40	Ld-6 / L-16	Remove reference to "play area"	
41	Ld-7 / L-16	Increase asphalt depth to 3" if vehicular access is foreseen for maintenance.	