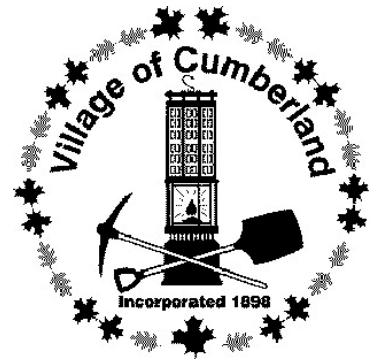


HERITAGE COMMITTEE AGENDA



**The Corporation of the Village of Cumberland
Heritage Committee Meeting
August 15, 2022 at 5:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue**

*We are honoured to gather on the unceded traditional territory
of the K'ómoks First Nation.*

- 1. Approval of the Agenda**
- 2. Minutes**
Adoption of Minutes of June 7, 2022
- 3. Unfinished Business**
None
- 4. New Business**
 - 4.1 Referral: Development Variance and Heritage Alteration Permit Amendment Applications, 2714 Dunsmuir Ave
 - 4.2 Commemoration Plan Update
 - 4.3 Heritage Webpages
- 5. Next Meeting**
The next meeting of the Heritage Committee will be held on Monday, September 12, 2022 at 5:00 p.m.
- 6. Adjournment**



Village of Cumberland

Heritage Committee

Minutes

Tuesday, June 7, 2022, 5:00 p.m.
Council Chamber, 2675 Dunsmuir Avenue

PRESENT: Meaghan Cursons Lois Harris
Hugh McLean Councillor Gwyn Sproule

REGRETS: Ocea Hill
Marianne Bell
Tanis Frame

GUESTS \ STAFF: Karin Albert, Senior Planner
Courtney Simpson, Manager of Development Services
Rosslyn Shipp, Director Cumberland Museum and Archives

Call to Order: 5:12 p.m.

1. APPROVAL OF AGENDA

Harris/McLean: "THAT the agenda of June 7, 2022 be approved".

CARRIED UNANIMOUSLY

2. APPROVAL OF MINUTES

McLean/Harris: "THAT the minutes of April 4, 2022 be approved"

CARRIED UNANIMOUSLY

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.1 Commemoration Plan - Cumberland Hotel

Rosslyn Shipp, Director of Cumberland Museum and Archives, presented a framework for a commemoration plan for the Cumberland Hotel for discussion (presentation attached).

- Framework based on the [Standards and Guidelines for the Conservation of Historic Places in Canada](#).

- One recommendation is to salvage materials for reuse, e.g. bricks from fireplace, hardwood floor, door handles.
- Key concepts and interpretive themes: social and economic development of Cumberland, historical uses including community gatherings, building of community and sense of place.
- Interpretive areas within new building: public, semi-public and private areas.
- Interpretive content in public area could take form of artwork and image-based contextual panel.
- Within semi-public areas, such as the lobby, could have a commemoration wall.
- Within private areas, use of historic photos, original design features.

DISCUSSION:

- Importance of 'sense of place' theme. Naming is an integral part of that.
- Add both naming and sense of place under recommendation for Public Area.
- Next step – developer would need to identify the spaces for commemoration
- Museum not preparing the actual commemoration plan – research to be done by others, Roam Media?
- Who develops the themes? Can the Museum identify the gaps?
- Rosslyn can provide an outline for a commemoration plan.

Cursons/Harris: "That the Heritage Committee recommend that commemoration through 'naming of the building' and the interpretive theme 'sense of place' within public areas of the new building on the former Cumberland Hotel site be included as part of the commemoration plan."

CARRIED UNANIMOUSLY

For OCP update:

- Add preparation of a commemoration plan as a requirement in the Heritage Alteration Permit process. Require as part of the application for redevelopment of sites.
- Karin keeps a record of desired updates of Village bylaws. Will add this item.

4.2 00 Coal Mines Survey Marker

Councillor Sproule shared background information.

- Significance of 00 survey monument – historic Cumberland maps use that survey monument as a reference point. Just a few mine shafts were already in place when survey system was started.
- Karin to provide borehole records to Operations Department.

McLean/Sproule: "That the 00 coal mines survey monument be added to the Heritage Committee work plan for preparation of a Statement of Significance and addition to the Heritage Register."

CARRIED UNANIMOUSLY

4.3 Committee Work Plan and 2023 Budget Request

- Committee to submit its budget request for 2023 by end of July.

BUDGET DISCUSSION

Work plan items:

2. Statements of Significance: complete SoS’s for Jailhouse/Draegerman’s Building, 00 Survey Marker and Wellington Colliery rail line, ‘Moons Record’ Building (2719 Dunsmuir Ave), and Cumberland Recreation Institute. *Budget request: \$7,000.*
For 2022, complete SoSs for Rec Centre and 00 survey marker if enough funding available.
3. Commemoration plan: in progress
4. Heritage Conservation toolkit: planning and research
5. Heritage Committee work online: in progress, undertaken by Village
6. Heritage plaque project – not necessarily bronze plaques as in past, could be an interpretive signage project. Funding may be obtained by applying for a grant.
7. Street naming policy – a planning process, no budget required.
8. Collation of Cumberland heritage inventories and data, itemize them in one place. *Budget request: \$3,000.*
9. Committee Terms of Reference – internal process.

McLean/Harris: “That the Heritage Committee request a budget of \$10,000 to develop four statements of significance and hire a professional to collate Cumberland heritage inventories.”

CARRIED UNANIMOUSLY

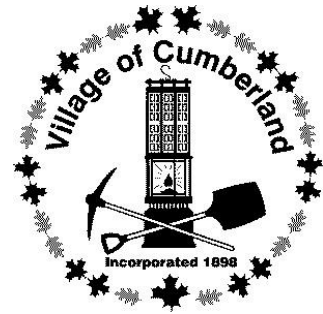
5. NEXT REGULAR MEETING: Tuesday, August 15, at 5:00 pm.

6. ADJOURNMENT: 7:30 p.m.

Certified Correct:	Confirmed:
<hr/>	<hr/>
Chair	Deputy Corporate Officer

MEMO

HERITAGE COMMITTEE



REPORT DATE: 8/10/2022
MEETING DATE: 8/15/2022

File No. 6800-30/2022-01-HAP

TO: Committee Members
FROM: Karin Albert, Senior Planner
SUBJECT: Request for Comment on Heritage Alteration Permit Amendment and Development Variance – 2714 Dunsmuir Avenue

Council has referred a report on an application to amend the 2021 Heritage Alteration Permit (2021-02-HAP) for 2714 Dunsmuir Avenue and vary the maximum front setback of the proposed new building from the permitted 1 m to 2.06 m.

The Heritage Committee is requested to provide recommendations to Council with respect to the requested HAP amendment and the development variance.

Following are possible resolutions for convenience:

- i. THAT the Heritage Committee recommend that Council request that the applicant of “Heritage Alteration Permit– 2714 Dunsmuir Ave Street (2022-01-HAP)” amend their application to comply with Heritage Conservation Permit guideline (s) _____ by _____ *(please identify requested changes to meet the guidelines)*.

The Heritage Conservation Area guidelines are available at <https://cumberland.ca/wp-content/uploads/2012/05/Part-D-Implementation.pdf> starting on page 157.

- ii. THAT the Heritage Committee recommend that Council grant the Heritage Alteration Permit Amendment (2022-01-HAP) and Development Variance Permit (2022-07-DV) substantially in compliance with the attached draft permits.

ATTACHMENTS

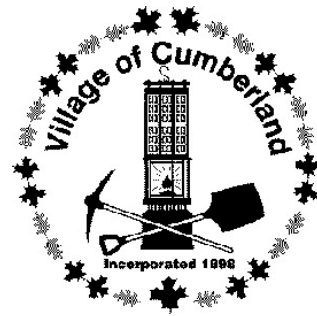
1. July 25, 2022 Council Report

Respectfully submitted,

Karin Albert

Karin Albert, Senior Planner

COUNCIL REPORT



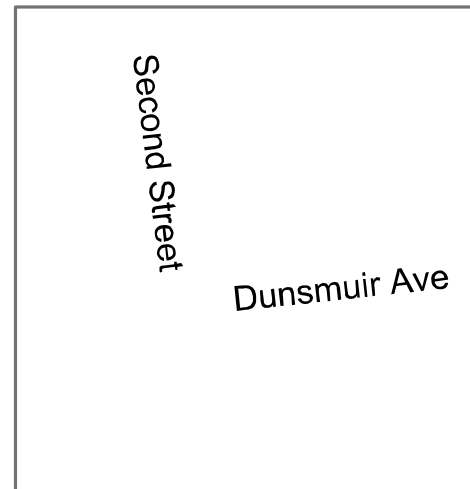
REPORT DATE: 7/25/2022
MEETING DATE: 8/8/2022

File No. 6800-30 – Dunsmuir Ave 2714

TO: Mayor and Councillors
FROM: Karin Albert, Senior Planner
SUBJECT: Development Variance and Heritage Alteration Permit Amendment Applications, 2714 Dunsmuir Ave, for Referral

RECOMMENDATION

- i. THAT Council receive the “Development Variance and Heritage Alteration Permit Amendment Applications, 2714 Dunsmuir Ave, for Referral” report.
- ii. THAT Council refer the “Development Variance and Heritage Alteration Permit Amendment Applications, 2714 Dunsmuir Ave, for Referral” report to the Heritage Committee for comment.



PURPOSE

The purpose of this report is to request a referral to the Heritage Committee of an application to amend the 2021 Heritage Alteration Permit (2021-02-HAP) for 2714 Dunsmuir Avenue and vary the maximum building setback from 1 m to 2.06 m.

PREVIOUS COUNCIL DECISIONS

Date	Resolution
December 13, 2021	<p>THAT Council approve the heritage alteration permit (2021-02-HAP) for 2714 Dunsmuir Avenue, properties legally described as Lot 1, Block 6, District Lot 21, Nelson District, Plan 522 and The West 1/2 of Lot 2, Block 6, District Lot 21, Nelson District, Plan 522;</p> <p>THAT Council approve development variance permit (2021-11-DV) to vary Zoning Bylaw No. 1027, 2014 to:</p> <ul style="list-style-type: none"> • waive the special parking stall designation requirements for recreational vehicle or tour bus and for pregnant women or persons with young children; and • waive the requirement for two commercial loading stalls.

	<ul style="list-style-type: none"> • increase the maximum building height from 15 metres to 17 metres for the sloped roof portion of the building. • increase the maximum lot coverage from 75% to 78%; and <p>THAT Council deny the request to vary Zoning Bylaw No. 1027, 2014 to:</p> <ul style="list-style-type: none"> • reduce the regular parking stall requirement by 8 stalls; and • waive the special parking stall designation requirements for electric vehicles and for persons with a disability.
November 8, 2021	THAT Council refer the Heritage Alteration Permit and Development Variance Permit applications for 2714 Dunsmuir Avenue to staff to bring back both the heritage alternation permit and development variance permit as well as options for height variance as to pitch and awnings.
August 9, 2021	THAT Council refer the “Heritage Alteration Permit and Development Variance applications for 2714 Dunsmuir Avenue to the Heritage Committee, Advisory Planning Commission and Accessibility and Inclusion Committee for comment.

BACKGROUND

Existing Heritage Alteration Permit

The existing heritage alteration permit (HAP), issued December 2022, is for a four-storey mixed-use development with three medium sized commercial units on the ground floor and 15 apartment units on floors two to four. The building design in the approved HAP includes entrances to the apartment and rear of the commercial units from Second Street; a basement with secure bicycle storage, bike repair stations, a bike wash station and a dog wash room; and a semi-automatic parking system that stacks 14 vehicles and is accessible from the lane. One of the commercial units fronting Dunsmuir has a recessed covered area that can be used for seating or to display merchandise.

Heritage Alteration Permit Amendment Application

The building has been redesigned with a greater setback of the southwest corner of the building from Dunsmuir Avenue to observe the BC Hydro requirement of a 3 m separation distance of the building to the overhead powerline. The greater setback necessitated a design change to the façade facing Dunsmuir Avenue. The applicant is also increasing the number of residential units from 15 to 21 and is proposing several design changes to the development, summarized below and illustrated in Attachment 1 – Heritage Alteration Permit Amendment: Comparison to Previous Design.

Design Changes

1. The corner massing has been recessed by 2.06 metres.
2. The density has been increased to the maximum 2.0 Floor Space Ratio (FSR) permitted under the Zoning Bylaw to make the project more viable. Two new units per floor were added, increasing the unit count from 15 to 21 residential units.
3. The 14-stall semi-automatic multi-parking system has been replaced with a 22-stall underground parkade. Four surface stalls have been added to the rear of the building, meeting the overall parking requirement of 26 stalls.

4. The residential entrance has been reduced in size. The two stairs have been changed to scissor stairs requiring less floor area.
5. Instead of a common bike room, the building now has a bike locker for each unit for two bikes, for a total of 42 secure stalls, and 11 bike stalls on the main floor for visitors and employees of the commercial units.
6. The rooftop mechanical space has been removed but the sloped roof section toward Second Street has been retained.
7. The cladding materials have been changed due to a code requirement to have non-combustible cladding on the interior lot line. The existing combustible charred-look wood vertically installed siding has been replaced by a non-combustible black corrugated metal panel, vertically installed. The laminated timber siding in the courtyard has been changed to a corten steel metal panel. The mixed materials of the corner residential wall have been changed to shingles only to simplify the façade.
8. The window material for the residential floors has been changed from aluminum to black vinyl.
9. The front patio of the commercial unit fronting Dunsmuir Avenue has been reduced in size to accommodate the height of the underground parkade. A bigger patio was created to the back of the unit.
10. Landscape features have been added on the main floor and reduced on the upper floors where access and therefore maintenance would be more difficult.

Development Variance Permit Application

In December 2022, Council granted the applicant a number of variances as per the resolutions above. All variances, except the variance to lot coverage, continue to be required. The Zoning Bylaw permits a maximum lot coverage of 75 percent; the current design has a lot coverage of 68 percent.

The current development variance permit application seeks to increase the 1.0 m maximum permitted front setback by 1.06 m for 47 percent of the building façade. This would permit a front setback of 2.06 m from the front property line. This variance is requested to be able to meet the BC Hydro requirement of a 3 m building setback from the overhead powerline on Dunsmuir Avenue.

ANALYSIS

Heritage Alteration Permit Amendment

The massing of the four storey building was a concern voiced during the review of the original heritage alteration permit. The greater setback of the southwest corner of the building at Dunsmuir Avenue and Second Street means that the building appears somewhat less dominant when walking up Dunsmuir Avenue (Attachment 1 – page 11, lower right image).

The overall mass of the building is also reduced by multiple breaks to the building's façade, such as the recessed entrance of commercial unit 2 (CRU-2) fronting Dunsmuir and the deep balconies and dark cladding material on the walls within the balcony recesses (Attachment 1 – pages 13 and 14).

The amended design also provides for more generous interior patio spaces and additional plantings surrounding those spaces (Attachment 1 – page 5).

The applicant is proposing to use black vinyl window frames on the residential floors instead of the aluminum window frames identified in the previous application and required by the heritage

conservation area guidelines. Staff support this change for the following reasons. The window frames will not be recognizable as vinyl from street level and have energy efficiency, durability, and maintenance benefits over aluminum window frames. The muntins (cross design on the glass pane) are more easily accommodated within vinyl framing.

The private bicycle locker for each unit, accommodating two bikes, are more likely to meet the needs of the new residents than the previous common bike storage area. The development also provides sheltered bicycle parking for visitors and employees of the commercial units on the main floor.

The previous design could not accommodate one of the residential parking spaces and none of the commercial parking spaces onsite, requiring the applicant to pay cash in lieu for six parking spaces and displacing the vehicles associated with those spaces onto the street. The revised design has six additional units but all units are served with a parking space on site. The previous 14-stall semi-automated multi-park system is replaced with a 22-stall underground parkade, providing one parking space for each unit. The drawings show a single EV-charging station, however each stall will be required to have the capability of charging an electric vehicle, as required in the Heritage Conservation Area guidelines and by the Zoning Bylaw (Attachment 1 – page 6). Four surface parking spaces are provided at the back of the building for the commercial units.

In summary, the revised design is more sensitive to the Dunsmuir Avenue streetscape and meets parking requirements on site.

Development Variance Permit

The requested variance is required to meet BC Hydro regulations for setbacks between buildings and overhead powerlines. The architects added design elements within the greater setback that enhance the corner of Dunsmuir Avenue and Second Street. The greater setback creates a more generous open space at that street corner and the planters planned along the building front contribute to a friendly street presence.

The variance is supported by the following Heritage Conservation Area guideline:

New buildings shall not be set back from the street or side property lines *unless* there are specific design reasons, such as the development of a garden for seating, built into the design.

The draft development variance permit will supersede the previous development variance registered on title, retaining most of the previous variances granted apart from lot coverage which is no longer required (Attachment 3 – Draft Amended Development Variance Permit and Schedule).

PUBLIC NOTIFICATION AND CONSULATION

Pursuant to the Village's Development Procedures and Fees Bylaw No. 1073, 2018, the applicant installed a public notice sign of the heritage alteration permit amendment and development variance permit applications at the property.

A public information meeting is not required for a heritage alteration permit amendment or development variance. The Village will mail a notification letter to residents living within a 75 m radius of the property prior to a subsequent meeting when Council will consider a decision to issue the permit.

ALTERNATIVES

1. THAT Council request that the applicant of “Heritage Alteration Permit– 2714 Dunsmuir Ave Street (2022-01-HAP)” amend their application to comply with permit guideline(s) _____ by _____ *(please identify requested changes to meet the guidelines)* with the information to be presented as part of the referral to the Heritage Committee.

Council may request further information or clarification, or request the applicant make changes to the plans. If changes are requested, specific direction about the type of alterations and which guidelines they relate to will assist the applicant.

2. THAT Council not refer the Heritage Alteration Permit(2022-01-HAP) and Variance Application (2022-07-DV) for 2714 Dunsmuir Avenue to the Heritage Committee for comment at this time but request more information prior to referral.
3. THAT Council grant the Heritage Alteration Permit Amendment (2022-01-HAP) and Development Variance Permit (2022-07-DV) substantially in compliance with the attached draft permits.

STRATEGIC OBJECTIVE

- Quality Infrastructure Planning and Development
- Comprehensive Community Planning
- Healthy Community
- Economic Development

FINANCIAL IMPLICATIONS

None.

OPERATIONAL IMPLICATIONS

Processing of heritage alteration and development variance permits are part of the regular services provided by the Development Services Department.

CLIMATE CHANGE IMPLICATIONS

The proposed new building meets the objective of the Village to encourage new development that incorporates energy and water conservation principles as well as designs that work towards reducing greenhouse gas emissions. A 240 volt electric vehicle plug-in, solar ready wiring, and secure bike storage will be provided.

The addition of six units on the site results in more compact growth within the downtown core. Many community amenities are within walking and bicycling distance from the new development, reducing trips by automobile.

ATTACHMENTS

1. Heritage Alteration Permit Amendment: Comparison to Previous Design
2. Draft Heritage Alteration Permit and Schedules
3. Draft Amended Development Variance Permit and Schedule

CONCURRENCE

Courtney Simpson, Manager of Development Services **CS**

Respectfully submitted,

K. Albert

Karin Albert
Senior Planner

M. Mason

Michelle Mason
Interim Chief Administrative Officer

2714 DUNSMUIR, CUMBERLAND

HERITAGE ALTERATION PERMIT AMENDMENT COMPARISON TO PREVIOUS DESIGN

2022.07.26

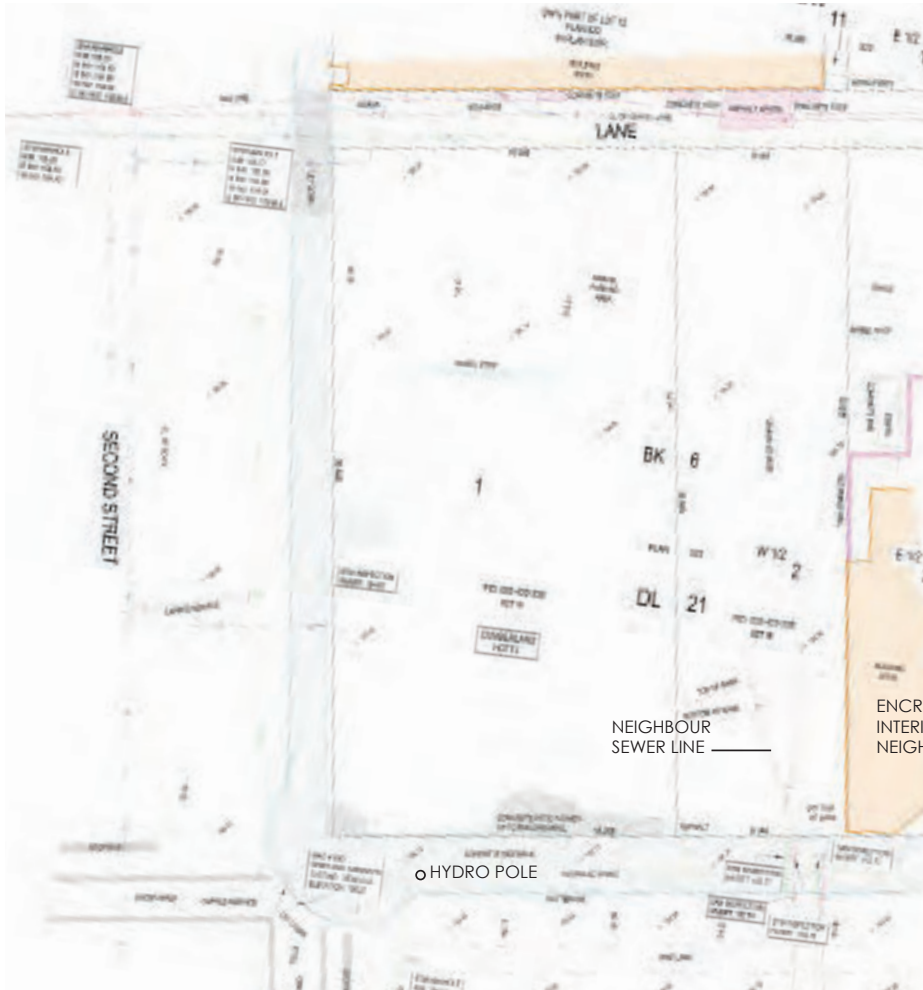
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Postmark Group

Address:
942 Sherwood Ave
Coquitlam BC, V3K 1A8



SITE SURVEY

SITE SURVEY

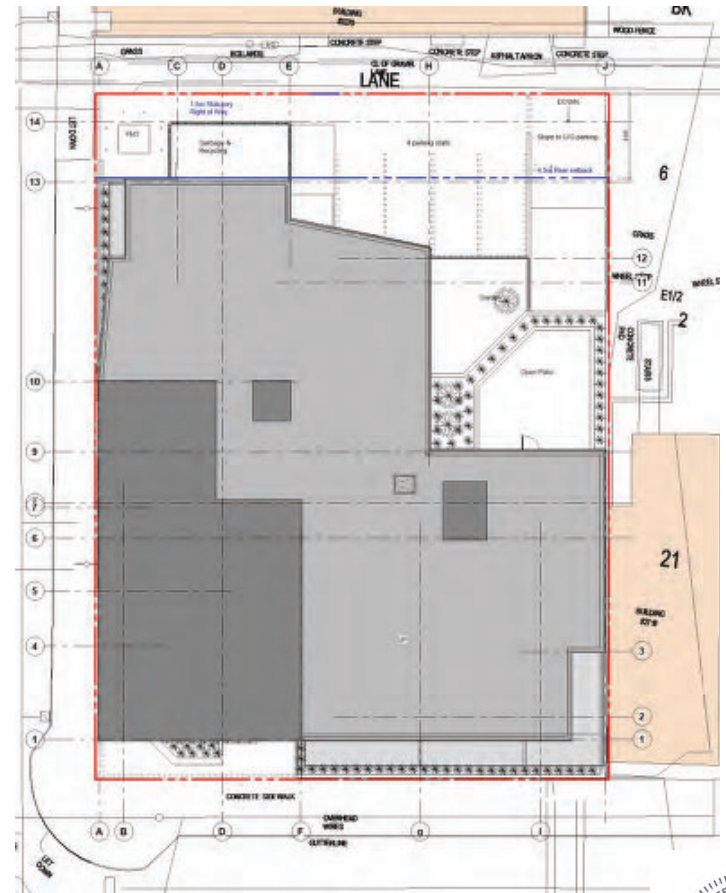


NEIGHBOUR
SEWER LINE

ENCROACHMENT OVER
INTERIOR LOT LINE OF
NEIGHBOURING BUILDING

o HYDRO POLE

OVERLAY OF NEW BUILDING



WHY HAP AMENDMENT?



SUMMARY OF CHANGES

- 1/ WITH RESPECT TO THE ORIGINAL DP DESIGN THE MASSING OF THE BUILDING HAS BEEN AMENDED DUE TO AN ELECTRICAL SETBACK (3M FROM POWER LINES)
- 2/ THE CORNER MASSING HAS BEEN RECESSED BY 2.06M
- 3/ THE LOT COVERAGE REMAIN IDENTICAL (68%) AND THE DENSITY HAS BEEN INCREASED TO FSR : 2.0
- 4/ THE RESIDENTIAL ENTRANCE HAS BEEN REDUCED IN SIZE AND CHANGED THE 2 STAIRS INTO A SCISSOR STAIR THAT REQUIRES LESS FLOOR AREA
- 5/ THE CLADDING MATERIALS HAVE BEEN CHANGED DUE TO A CODE REQUIREMENT TO HAVE A NON-COMBUSTIBLE CLADDING ON THE INTERIOR LOT LINE. THE EXISTING COMBUSTIBLE CHARRED-LOOK WOOD VERTICALLY INSTALLED SIDING HAS BEEN REPLACED BY A NON-COMBUSTIBLE BLACK CORRUGATED METAL PANEL, VERTICALLY INSTALLED.
- 6/ INCREASE THE UNIT COUNT TO MAKE THE PROJECT VIABLE
- 7/ CHANGE THE MULTI-PARKING SYSTEM INTO AN UNDERGROUND PARKADE.
- 8/ VARIANCE REQUESTED FOR THE FRONT SETBACK
- 9/ DEVELOPMENT VARIANCE REQUESTED TO PERMIT VINYL WINDOWS ON FLOOR 2-3-4



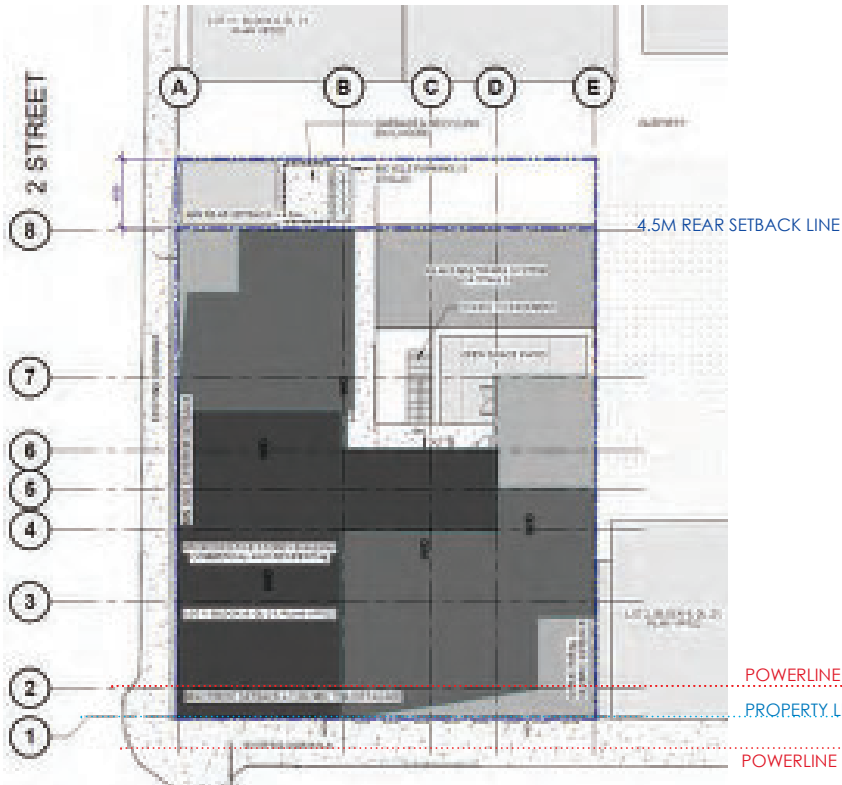
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2714 DUNSMUIR, CUMBERLAND

PROJECT SUMMARY

APPROVED HAP



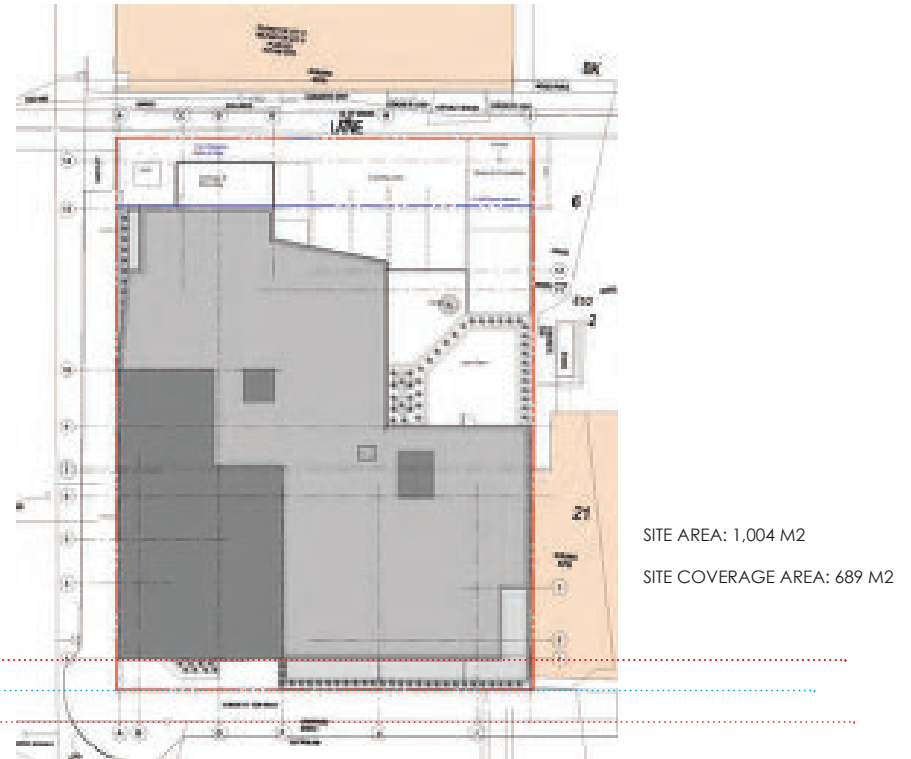
TOTAL GROSS FLOOR AREA:	1,818M2
RESIDENTIAL UNITS:	15
PROPOSED PARKING STALLS:	14 *
BICYCLE STALLS : SECURED	40 (MIN 23)
UNSECURED	8 (MIN 8)
F.A.R.	1.8 (MAX 2)
LOT COVERAGE:	68% (MAX 75%)
HEIGHT TO T.O. LEVEL 4 PARAPET:	15.0M
HEIGHT TO T.O. ELEVATOR SHAFT:	16.4M
FRONT SETBACK	0M (MAX 1M)

* VARIANCE REQUIRED / APPROVED



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HAP AMENDMENT



SITE AREA: 1,004 M2
SITE COVERAGE AREA: 689 M2

TOTAL GROSS FLOOR AREA:	2,250M2
RESIDENTIAL UNITS:	21
PROPOSED PARKING STALLS:	22 UNDERGROUND + 4 ABOVE GROUND
BICYCLE STALLS : SECURED	42 (MIN 32)
UNSECURED	11 (MIN 11)
F.A.R.	2 (MAX 2)
LOT COVERAGE:	68% (MAX 75%)
HEIGHT TO T.O. LEVEL 4 PARAPET:	15.0M
HEIGHT TO T.O. ELEVATOR SHAFT:	16.4M
FRONT SETBACK	0-2.06M **

** VARIANCE REQUESTED



2714 DUNSMUIR, CUMBERLAND

MAIN FLOOR PLAN

APPROVED HAP



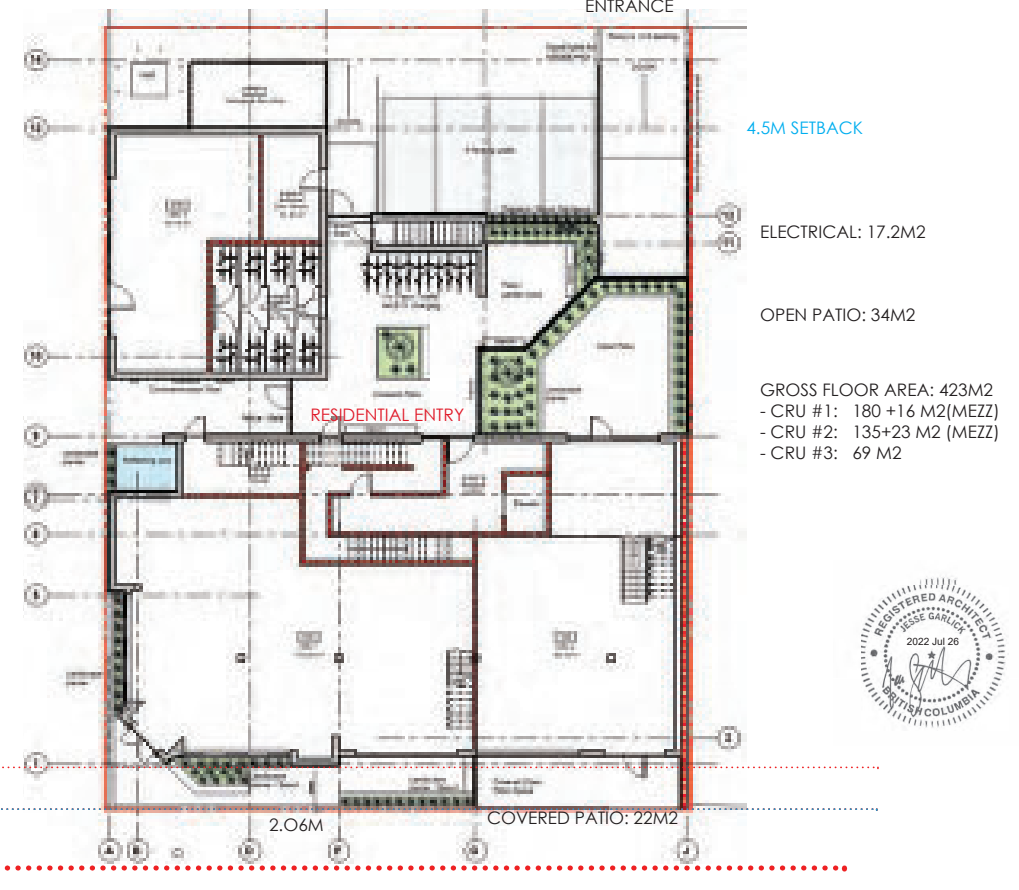
FRONT SETBACK:
 - REQUIRED: MIN. 0M
 MAX 1.0M FOR A MIN OF 75 % OF THE BUILDING FACADE
 - PROPOSED: 0M



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HAP AMENDMENT

NEW: PARKADE
ENTRANCE



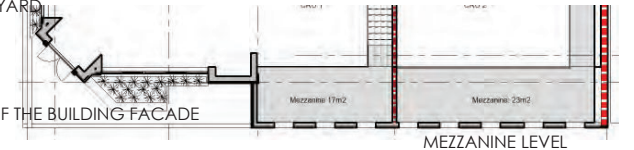
GROSS FLOOR AREA: 423M2
 - CRU #1: 180 +16 M2(MEZZ)
 - CRU #2: 135+23 M2 (MEZZ)
 - CRU #3: 69 M2



SETBACK DUE TO HYDRO LINE
 SINGLE RESIDENTIAL MAIN ENTRANCE IN COURTYARD

FRONT SETBACK:
 - REQUIRED: MIN. 0M
 MAX 1.0M FOR A MIN OF 75 % OF THE BUILDING FACADE
 - PROPOSED: 0-2.06M **

** VARIANCE REQUESTED



2714 DUNSMUIR, CUMBERLAND

2ND FLOOR PLAN

APPROVED HAP



POWERLINE SETBACK

PROPERTY LINE

HAP AMENDMENT



FOOTPRINT WAS BEEN INCREASED
2 EXTRA UNITS PER FLOOR



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2714 DUNSMUIR, CUMBERLAND

3TH-4TH FLOOR PLAN

APPROVED HAP



POWERLINE SETBACK

PROPERTY LINE

HAP AMENDMENT



FOOT PRINT WAS BEEN INCREASED
2 EXTRA UNITS PER FLOOR



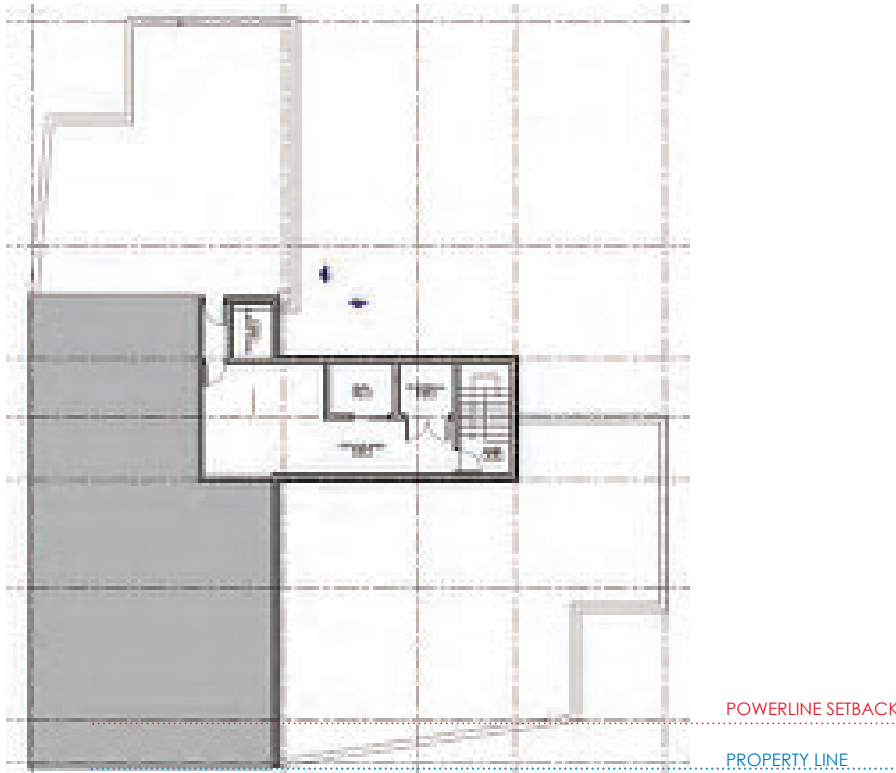
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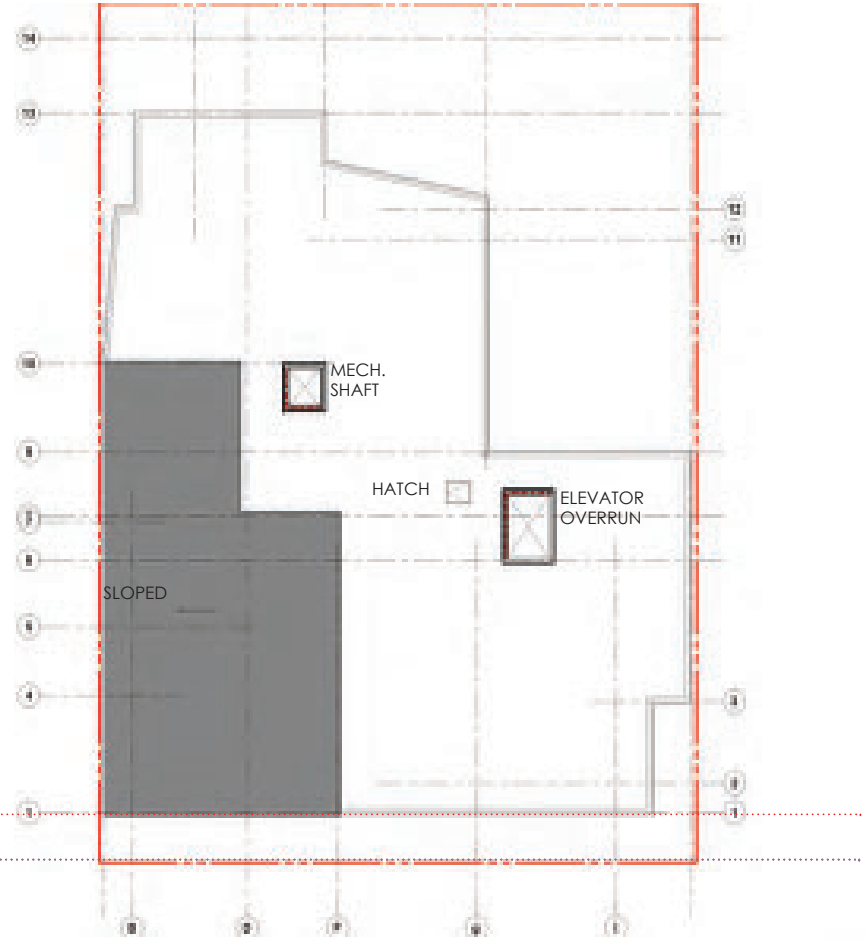
2714 DUNSMUIR, CUMBERLAND

ROOF PLAN

APPROVED HAP



HAP AMENDMENT



FLOOR AREA AS BEEN REDUCED TO ONLY THE SLOPED ROOF, MECHANICAL SHAFT AND THE ELEVATOR OVERRUN. ROOF IS ACCESSIBLE BY LADDER WITH ROOF HATCH



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2714 DUNSMUIR, CUMBERLAND

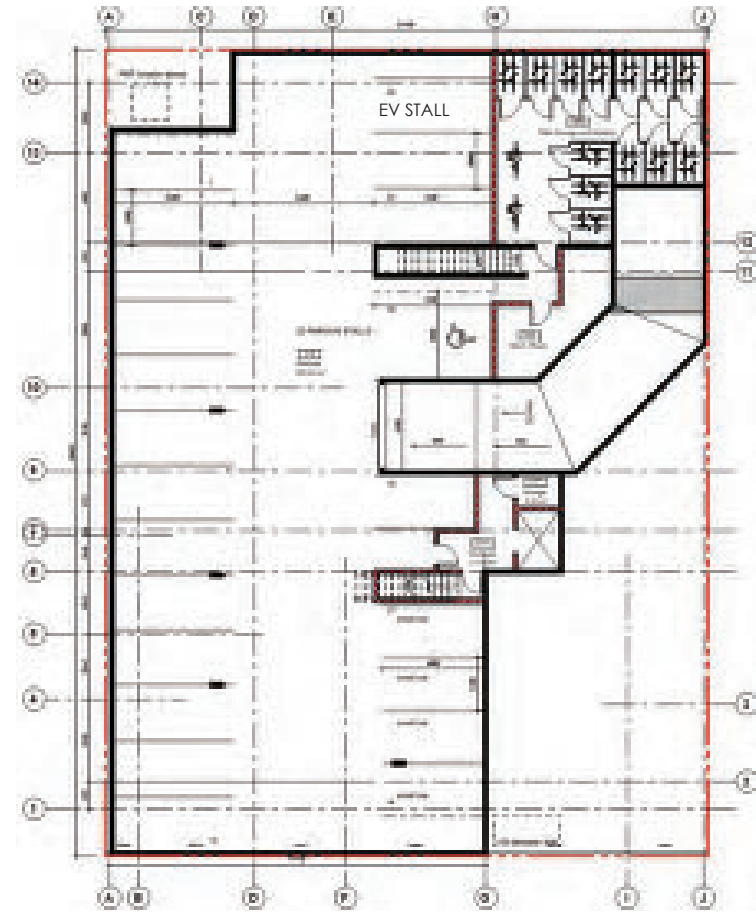
BASEMENT PLAN

APPROVED HAP



HAP AMENDMENT

PERSONAL BIKE STORAGE



FULLY UNDERGROUND PARKADE WITH 22 CAR STALLS / MECHANICAL ROOM / BIKE STORAGE & AMENITY

- 1 ACCESSIBLE STALL
- 1 EV STALL
- 4 SMALL CARS



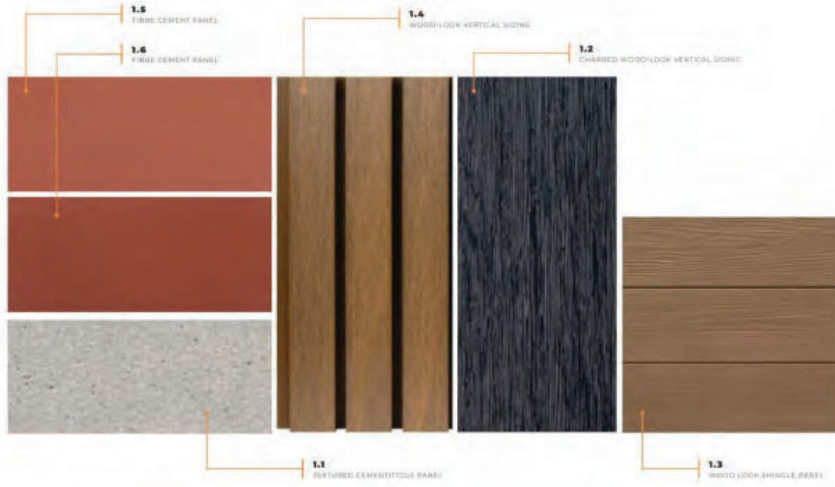
studio 531 architects inc



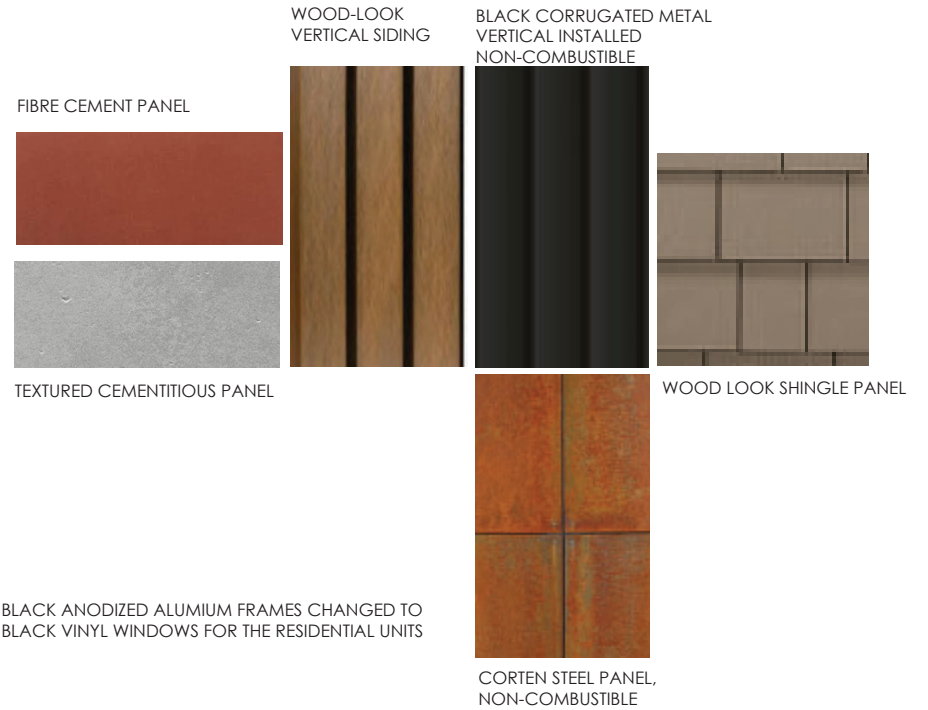
2714 DUNSMUIR, CUMBERLAND

ELEVATION CLADDING

APPROVED HAP



HAP AMENDMENT



BLACK ANODIZED ALUMINIUM FRAMES CHANGED TO BLACK VINYL WINDOWS FOR THE RESIDENTIAL UNITS



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2714 DUNSMUIR, CUMBERLAND

ELEVATIONS

APPROVED HAP



SOUTH ELEVATION



WEST ELEVATION



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HAP AMENDMENT



- CLADDING CHANGED TO SHINGLES INSTEAD OF VERTICAL SLATS
- CHARRED WOOD LOOK VERTICAL SIDING CHANGED TO BLACK CORRUGATED METAL, VERTICAL INSTALLED
- BLACK ANODIZED ALUMIUM FRAMES CHANGED TO BLACK VINYL WINDOWS FOR THE RESIDENTIAL UNITS

SOUTH ELEVATION



WEST ELEVATION



2714 DUNSMUIR, CUMBERLAND

ELEVATIONS



EAST ELEVATION



CROSSED LAMINATED TIMBER CHANGED TO CORTEN STEEL METAL.

CHARRED WOOD LOOK VERTICAL SIDING CHANGED TO BLACK CORRUGATED METAL, VERTICAL INSTALLED

BLACK ANODIZED ALUMIUM FRAMES CHANGED TO BLACK VINYL WINDOWS FOR THE RESIDENTIAL UNITS

EAST ELEVATION



NORTH ELEVATION



ADDITIONAL WINDOWS

NORTH ELEVATION



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2714 DUNSMUIR, CUMBERLAND

VISUALS

APPROVED HAP



HAP AMENDMENT



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2714 DUNSMUIR, CUMBERLAND

VISUALS

APPROVED HAP



HAP AMENDMENT



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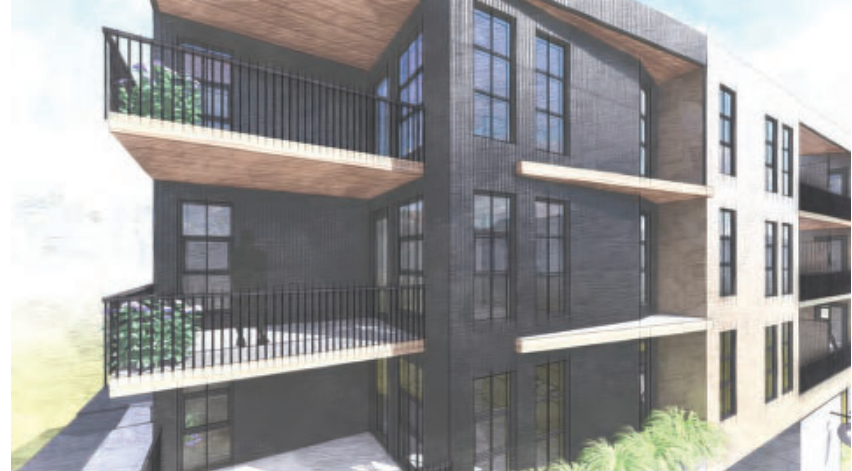


2714 DUNSMUIR, CUMBERLAND

VISUALS



VIEW FROM LANE



VIEW ON 2ND STREET BALCONY



VIEW TO COURTYARD



VIEW FROM LANE



studio 531 architects inc



2714 DUNSMUIR, CUMBERLAND

VISUALS



VIEW FROM CORNER DUNSMUIR AND 2ND STREET



VIEW OF RESIDENTIAL ENTRANCE AND COVERED PATIO



VIEW TO COMMEMORATION WALL



VIEW OF MAIN ENTRANCE OUTDOOR PATIO



studio 531 architects inc



2714 DUNSMUIR, CUMBERLAND

REQUESTED ALTERATIONS TO HERTIAGE ALTERATION PERMIT

1. MASSING OF THE BUILDING: THE CORNER MASSING HAS BEEN RECESSED DUE TO AN ELECTRICAL POWERLINE SETBACK ON DUNSMUIR. A 3M SETBACK IS REQUIRED FROM BC HYDRO.
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4. INCREASE FSR TO 2.0 (MAX 2.0 ALLOWED)
5. CREATE AN UNDERGROUND PARKADE FOR 22 STALLS INSTEAD OF A MULTI-PARKING FOR 14 STALLS
6. BIKE AMENITY: INSTEAD OF A COMMON BIKE ROOM, INDIVIDUAL BIKE STORAGE LOCKERS ARE PROPOSED TO BETTER ALIGN WITH THE LOCAL TREND FOR HIGH-VALUE BIKES, REQUIRING ADDITIONAL SECURITY. THE DESIGN STILL EXCEEDS THE MINIMUM BYLAW FOR THE REQUIRED STALLS.
 - A. CLASS I: 11 ON THE MAIN FLOOR (MIN 11 REQUIRED)
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7. THE ROOFTOP MECHANICAL SPACE ON LEVEL 5 HAS BEEN ELIMINATED, IN LIEU OF A ROOF ACCESS HATCH. NO IMPACT IN THE EXTERIOR BUILDING HEIGHT.
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 - A. VINYL CHARRED SIDING PANEL CHANGED TO A NON-COMBUSTIBLE BLACK CORRUGATED METAL CLADDING
 - B. LAMINATED TIMBER SIDING IN THE COURTYARD CHANGED TO CORTEN STEEL METAL PANEL
 - C. THE MATERIALS OF THE CORNER RESIDENTIAL VOLUME HAVE BEEN CHANGED TO SHINGLES. PREVIOUSLY APPROVED WITH A COMBINATION OF THE HORIZONTAL SIDING AND SHINGLES. WE FEEL LIKE HAVING 1 MATERIAL (SHINGLES) PROVIDES BETTER HARMONY AND SIMPLIFIES THE FAÇADE.
9. WINDOW MATERIAL CHANGE:
 - A. BLACK VINYL WINDOWS ARE PROPOSED FOR THE RESIDENTIAL FLOORS 2-4 IN LIEU OF ALUMINUM. WITH SIMILAR APPEARANCE TO THE APPROVED DP. HI QUALITY VINYL WINDOWS ARE STANDARD PRACTICE IN HIGH-PERFORMANCE BUILDINGS WERE ENERGY PERFORMANCE AND AIRTIGHTNESS ARE A PRIORITY.
 - B. ALUMINUM WINDOWS STILL TO BE USED IN LEVEL 1, COMMERCIAL SPACES, THAT INTERFACE WITH THE PUBLIC REALM.
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Corporation of the
Village of Cumberland

*DRAFT HERITAGE
ALTERATION PERMIT*

2022-01-HAP

TO: Postmark Group

OF: 8337 – 165 Street NW, Edmonton, Alberta, T5R 2R5

This Heritage Alteration Permit 2022-01-HAP is issued subject to compliance with all of the bylaws of the Village of Cumberland applicable thereto, except as supplemented by this Heritage Alteration Permit, for the purposes of constructing a four-storey mixed use building with commercial units on the ground floor and residential units above.

1. This Heritage Alteration Permit applies to and only to those lands within the Village of Cumberland described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 1, Block 6, District Lot 21, Nelson District, Plan 522

PID: 002-422-239

Civic Address: 2714 Dunsmuir Avenue, Cumberland, BC

and

Legal Description: The West ½ of Lot 2, Block 6, District Lot 21, Nelson District Plan 522

PID: 002-422-255

Civic Address: 2714 Dunsmuir Avenue, Cumberland, BC

2. The property be developed substantially in accordance with the following terms and conditions and provisions of this Permit:
 - a. The siting and design of the buildings will be as per the site plan and drawings attached to this Permit as Schedule A – Drawings – Heritage Alteration Permit Amendment.
 - b. The colours and materials of the buildings will be as per Schedule A – Heritage Alteration Permit Amendment.
 - c. Landscaping will be as per Schedule B – Landscape Plan.
 - d. Stormwater management on the site will be as per Schedule C – Stormwater Management Report.

Required before Building Permit is approved:

- e. Details on how the buildings will be made solar-ready.
- f. Lighting detail showing all lighting to be fully-shielded (full cut-off) and providing sufficient illumination for pedestrian and vehicle safety.
- g. Details of any commercial signage (if available at the time) including dimensions and any projection.

- h. Registration of a 1.5metre wide Statutory-Right-of-Way (SRW) along the rear lane for the purposes of enabling the Village, in the future, to construct and maintain a lane of sufficient width to provide improved rear access, travel, and snow removal.
- i. Payment of any cash-in-lieu of parking provisions as per the Zoning Bylaw requirements.
- j. Payment of applicable Development Cost Charges.

3. Security

None.

4. Expiry

Subject to the terms of the Permit, if the Applicant of this Heritage Alteration Permit does not substantially start any construction with respect to which the Permit was issued within 2 years after the date it is issued, the Heritage Alteration Permit lapses.

5. Timing and Sequencing of Development

None.

6. List of Reports or Plans attached as Schedules

- a) Schedule A – Drawings
- b) Schedule B – Landscape Plan
- c) Schedule C – Stormwater Management Report

7. Contaminated Sites Regulation (choose one of the following as applicable)

This Permit is issued pursuant to the requirements of the *Environmental Management Act*, whereby the Applicant has completed a “Site Declaration” for the subject property.

OR

This Permit is issued pursuant to the requirements of the *Environmental Management Act*, whereby the Regional Manager of the applicable Ministry has received a “Site Profile” for the subject property and has issued a clearance to proceed to the Village on (*insert date*).

8. This Permit is **not** a Building Permit.

CERTIFIED as the **HERITAGE ALTERATION PERMIT** approved for issuance by resolution of the Council of the Corporation of the Village of Cumberland on _____ 2022.

Corporate Officer

Schedule A: Drawings

2714 DUNSMUIR, CUMBERLAND

HERITAGE ALTERATION PERMIT AMENDMENT

2022.07.26

Client:
Postmark Group

Address:
942 Sherwood Ave
Coquitlam BC, V3K 1A8

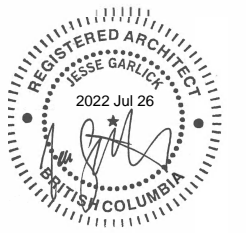
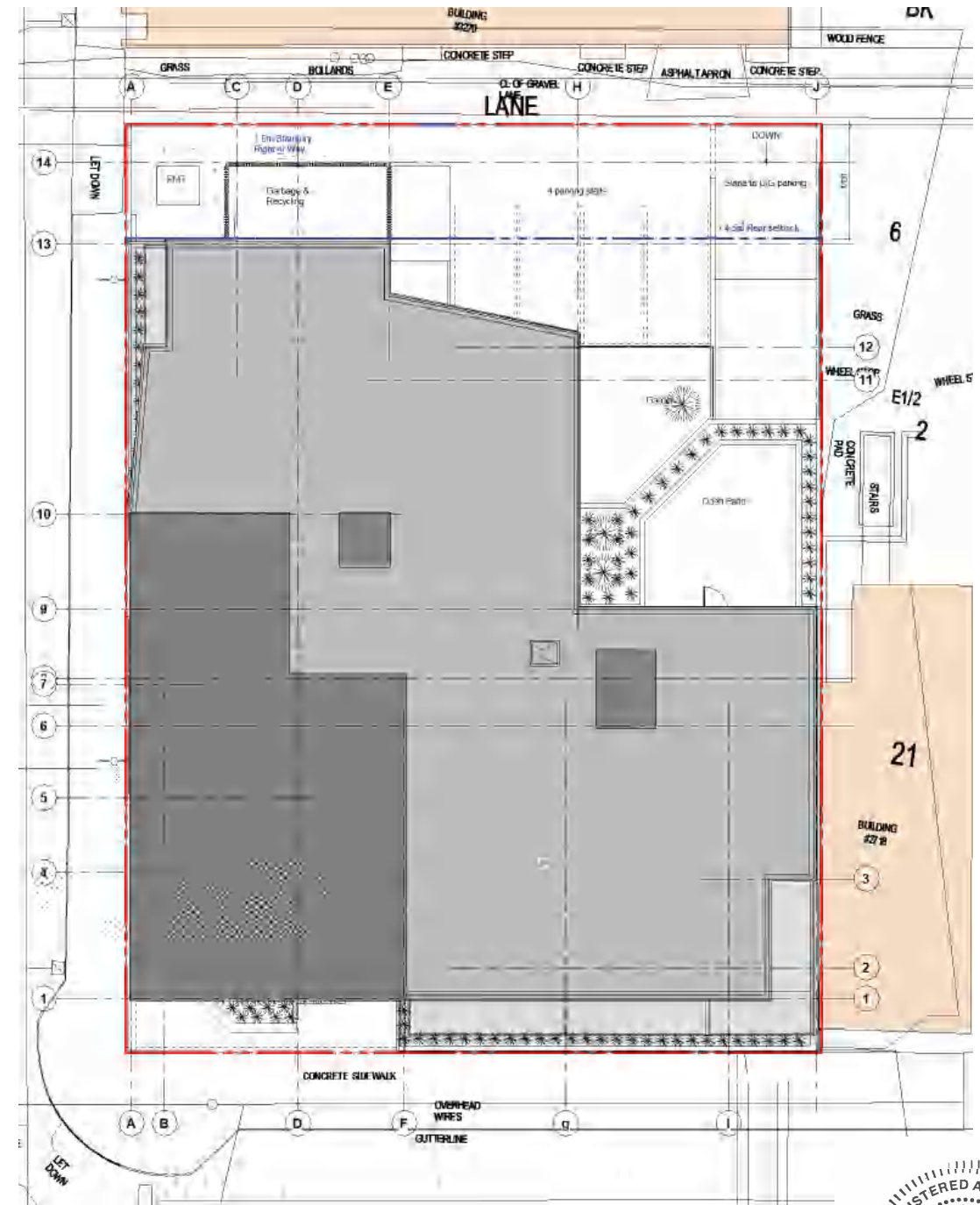


SITE SURVEY

SITE SURVEY



OVERLAY OF NEW BUILDING



WHY HAP AMENDMENT?



SUMMARY OF CHANGES

1/ WITH RESPECT TO THE ORIGINAL DP DESIGN THE MASSING OF THE BUILDING HAS BEEN AMENDED DUE TO AN ELECTRICAL SETBACK (3M FROM POWER LINES)

2/ THE CORNER MASSING HAS BEEN RECESSED BY 2.06M

3/ THE LOT COVERAGE REMAIN IDENTICAL (68%) AND THE DENSITY HAS BEEN INCREASED TO FSR : 2.0

4/ THE RESIDENTIAL ENTRANCE HAS BEEN REDUCED IN SIZE AND CHANGED THE 2 STAIRS INTO A SCISSOR STAIR THAT REQUIRES LESS FLOOR AREA

5/ THE CLADDING MATERIALS HAVE BEEN CHANGED DUE TO A CODE REQUIREMENT TO HAVE A NON-COMBUSTIBLE CLADDING ON THE INTERIOR LOT LINE. THE EXISTING COMBUSTIBLE CHARRED-LOOK WOOD VERTICALLY INSTALLED SIDING HAS BEEN REPLACED BY A NON-COMBUSTIBLE BLACK CORRUGATED METAL PANEL, VERTICALLY INSTALLED.

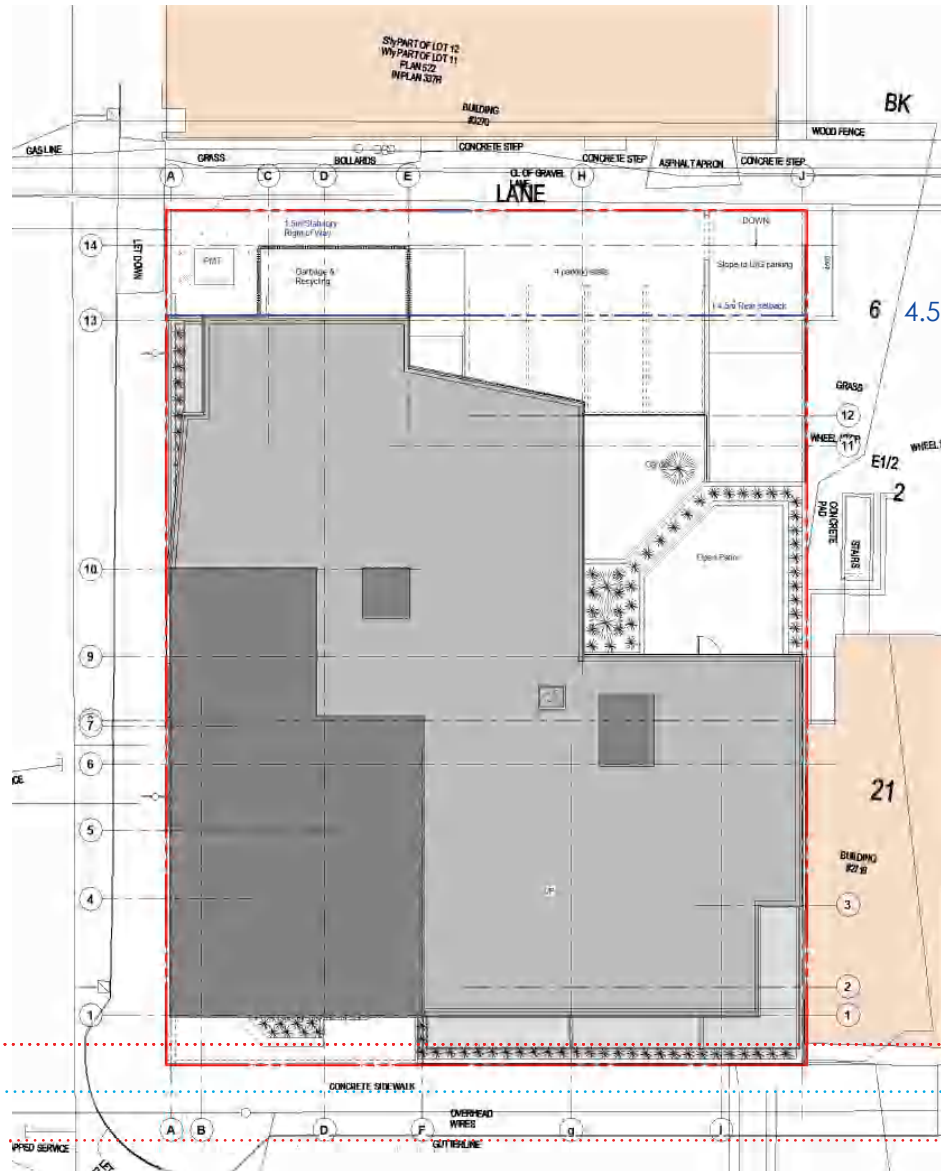
6/ INCREASE THE UNIT COUNT TO MAKE THE PROJECT VIABLE

7/ CHANGE THE MULTI-PARKING SYSTEM INTO AN UNDERGROUND PARKADE.

8/ VARIANCE REQUESTED FOR THE FRONT SETBACK

9/ DEVELOPMENT VARIANCE REQUESTED TO PERMIT VINYL WINDOWS ON FLOOR 2-3-4

PROJECT SUMMARY



4.5M REAR SETBACK LINE

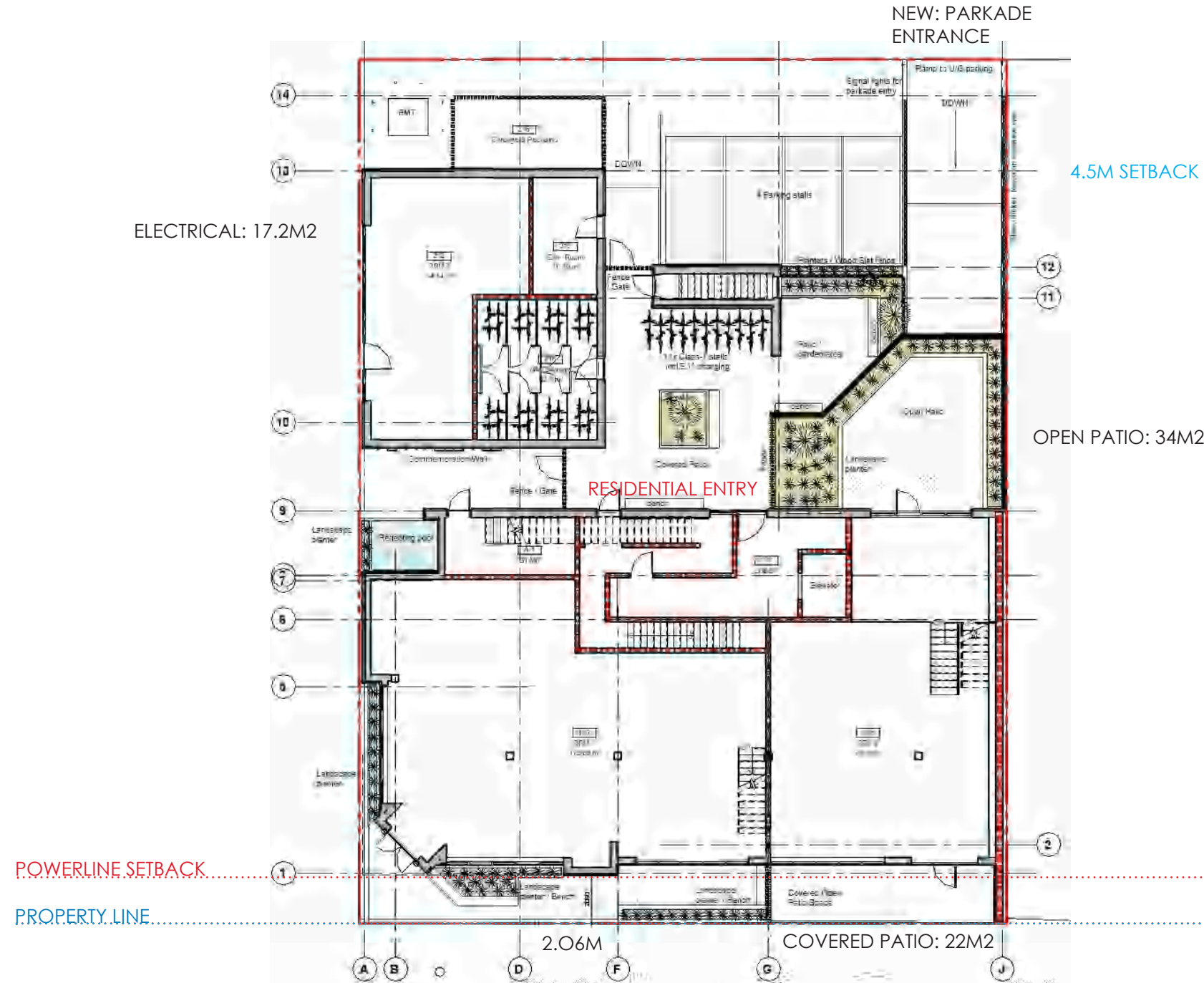
SITE AREA: 1,004 M2
 SITE COVERAGE AREA: 689 M2

POWERLINE SETBACK
 PROPERTY LINE
 POWERLINE

TOTAL GROSS FLOOR AREA:	2,250M2
RESIDENTIAL UNITS:	21
PROPOSED PARKING STALLS:	22 UNDERGROUND + 4 ABOVE GROUND
BICYCLE STALLS : SECURED	42 (MIN 32)
UNSECURED	11 (MIN 11)
F.A.R.	2 (MAX 2)
LOT COVERAGE:	68% (MAX 75%)
HEIGHT TO T.O. LEVEL 4 PARAPET:	15.0M
HEIGHT TO T.O. ELEVATOR SHAFT:	16.4M
FRONT SETBACK	0-2.06M **

** VARIANCE REQUESTED

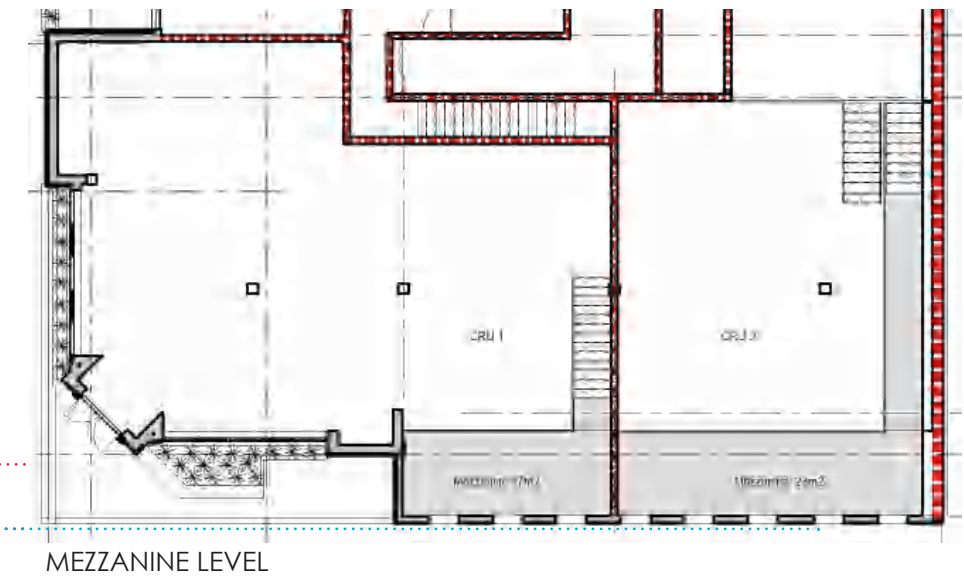
MAIN FLOOR PLAN - MEZZANINE



FRONT SETBACK:
 - REQUIRED: MIN. 0M
 MAX 1.0M FOR A MIN OF 75 % OF THE BUILDING FACADE
 - PROPOSED: 0-2.06M **

** VARIANCE REQUESTED

GROSS FLOOR AREA: 423M²
 - CRU #1: 180 +16 M²(MEZZ)
 - CRU #2: 135+23 M² (MEZZ)
 - CRU #3: 69 M²



SETBACK DUE TO HYDRO LINE
 SINGLE RESIDENTIAL MAIN ENTRANCE IN COURTYARD

2ND FLOOR PLAN



POWERLINE SETBACK

PROPERTY LINE

FOOTPRINT WAS BEEN INCREASED
2 EXTRA UNITS PER FLOOR

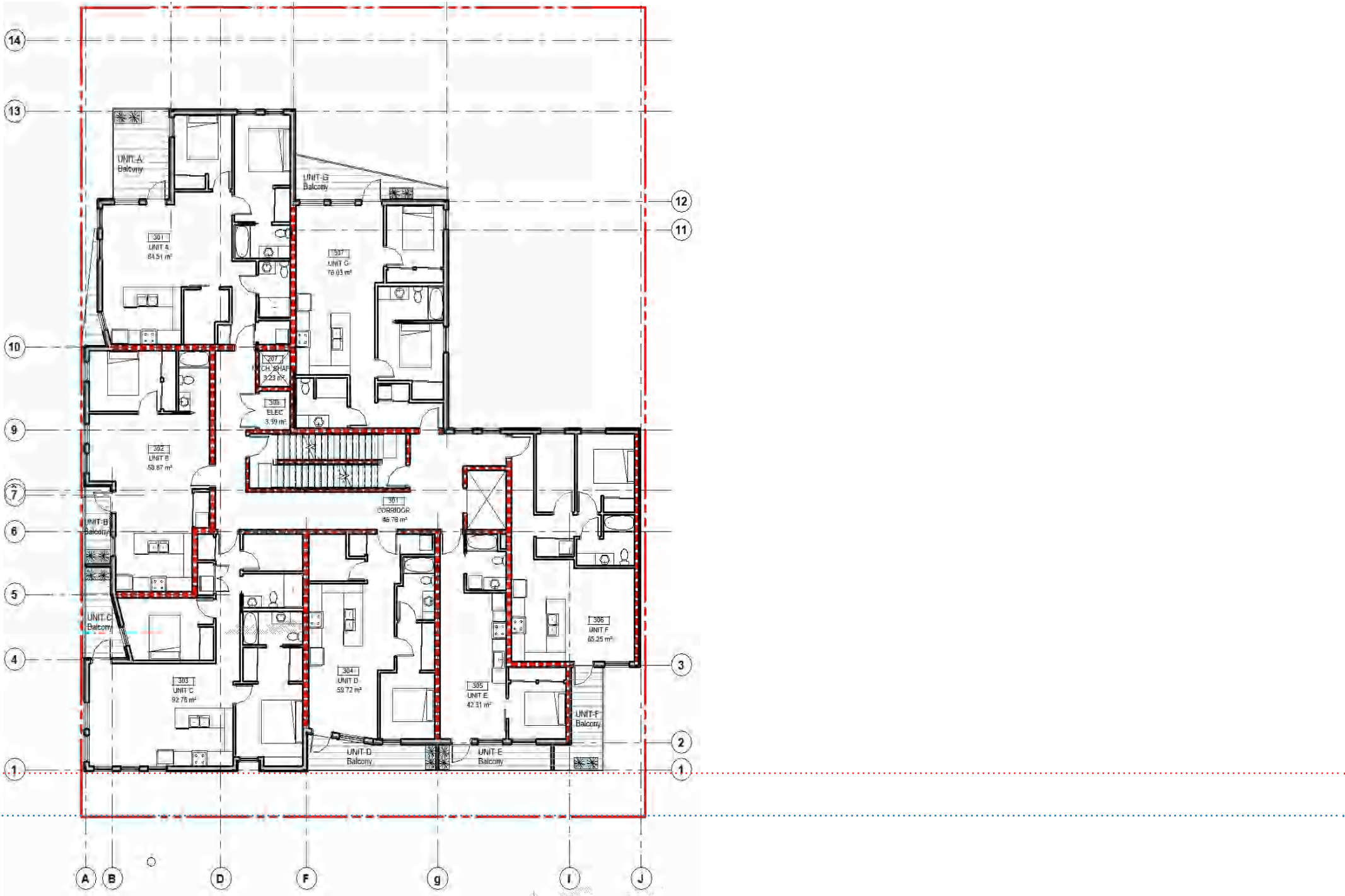


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2714 DUNSMUIR, CUMBERLAND

3TH-4TH FLOOR PLAN



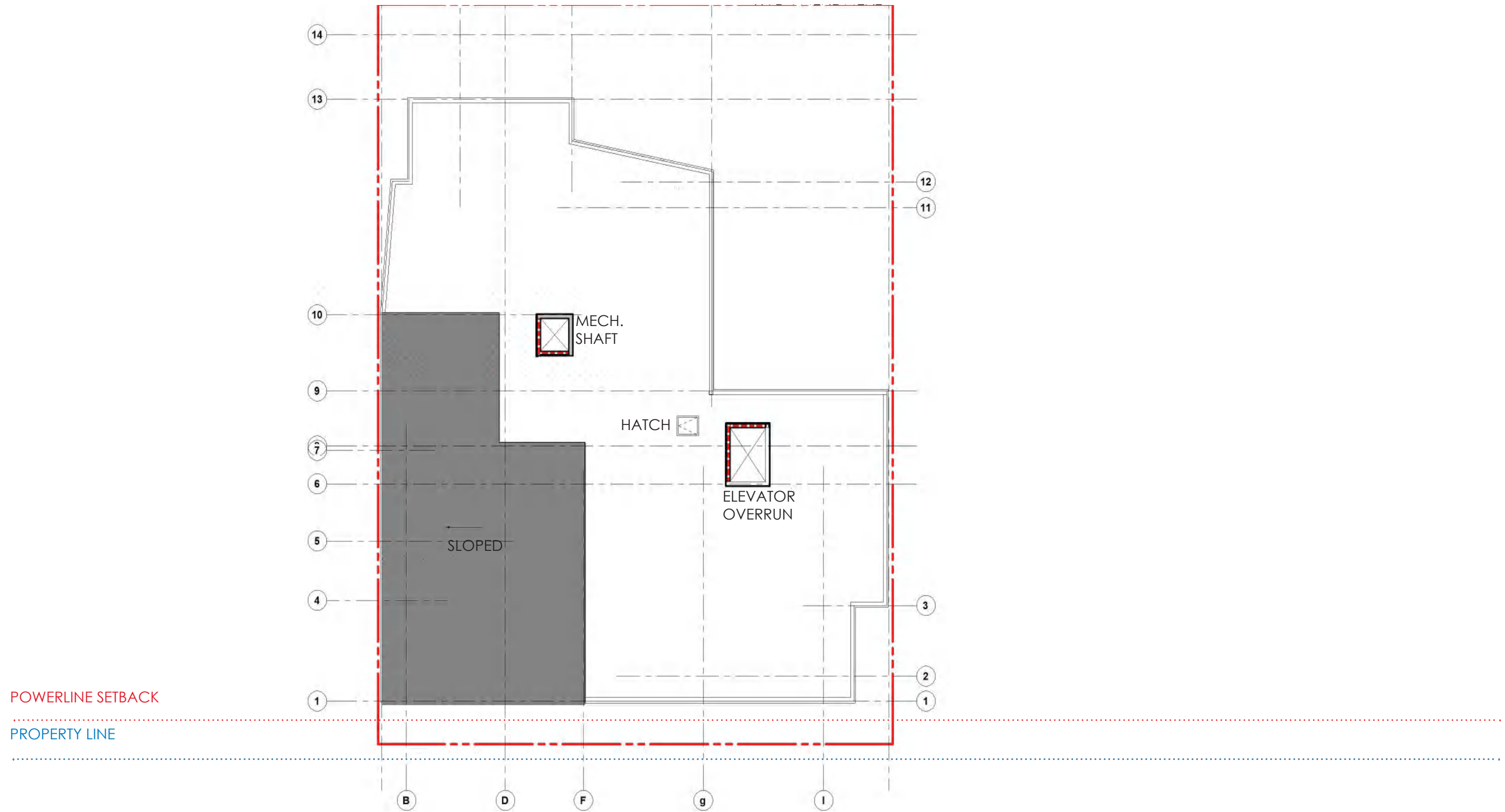
POWERLINE SETBACK

PROPERTY LINE

FOOT PRINT WAS BEEN INCREASED
2 EXTRA UNITS PER FLOOR



ROOF PLAN



FLOOR AREA AS BEEN REDUCED TO ONLY THE SLOPED ROOF, MECHANICAL SHAFT AND THE ELEVATOR OVERRUN. ROOF IS ACCESSIBLE BY LADDER WITH ROOF HATCH



BASEMENT PLAN



FULLY UNDERGROUND PARKADE WITH 22 CAR STALLS / MECHANICAL ROOM / BIKE STORAGE & AMENITY

- 1 ACCESSIBLE STALL
- 1 EV STALL
- 4 SMALL CARS



studio 531 architects inc

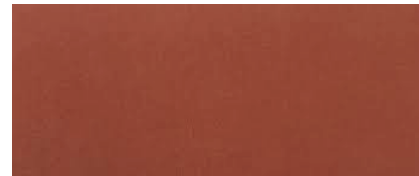


2714 DUNSMUIR, CUMBERLAND

ELEVATION CLADDING

HAP AMENDMENT

FIBRE CEMENT PANEL



TEXTURED CEMENTITIOUS PANEL

WOOD-LOOK
VERTICAL SIDING



BLACK CORRUGATED METAL
VERTICAL INSTALLED
NON-COMBUSTIBLE



WOOD LOOK SHINGLE PANEL

BLACK ANODIZED ALUMIUM FRAMES CHANGED TO
BLACK VINYL WINDOWS FOR THE RESIDENTIAL UNITS



CORTEN STEEL PANEL,
NON-COMBUSTIBLE

VISUALS



VISUALS



VIEW FROM LANE



VIEW ON 2ND STREET BALCONY



VIEW TO COURTYARD



VIEW FROM LANE



studio 531 architects inc



2714 DUNSMUIR, CUMBERLAND

VISUALS



VIEW FROM CORNER DUNSMUIR AND 2ND STREET



VIEW OF RESIDENTIAL ENTRANCE AND COVERED PATIO



VIEW TO COMMEMORATION WALL



VIEW OF MAIN ENTRANCE OUTDOOR PATIO

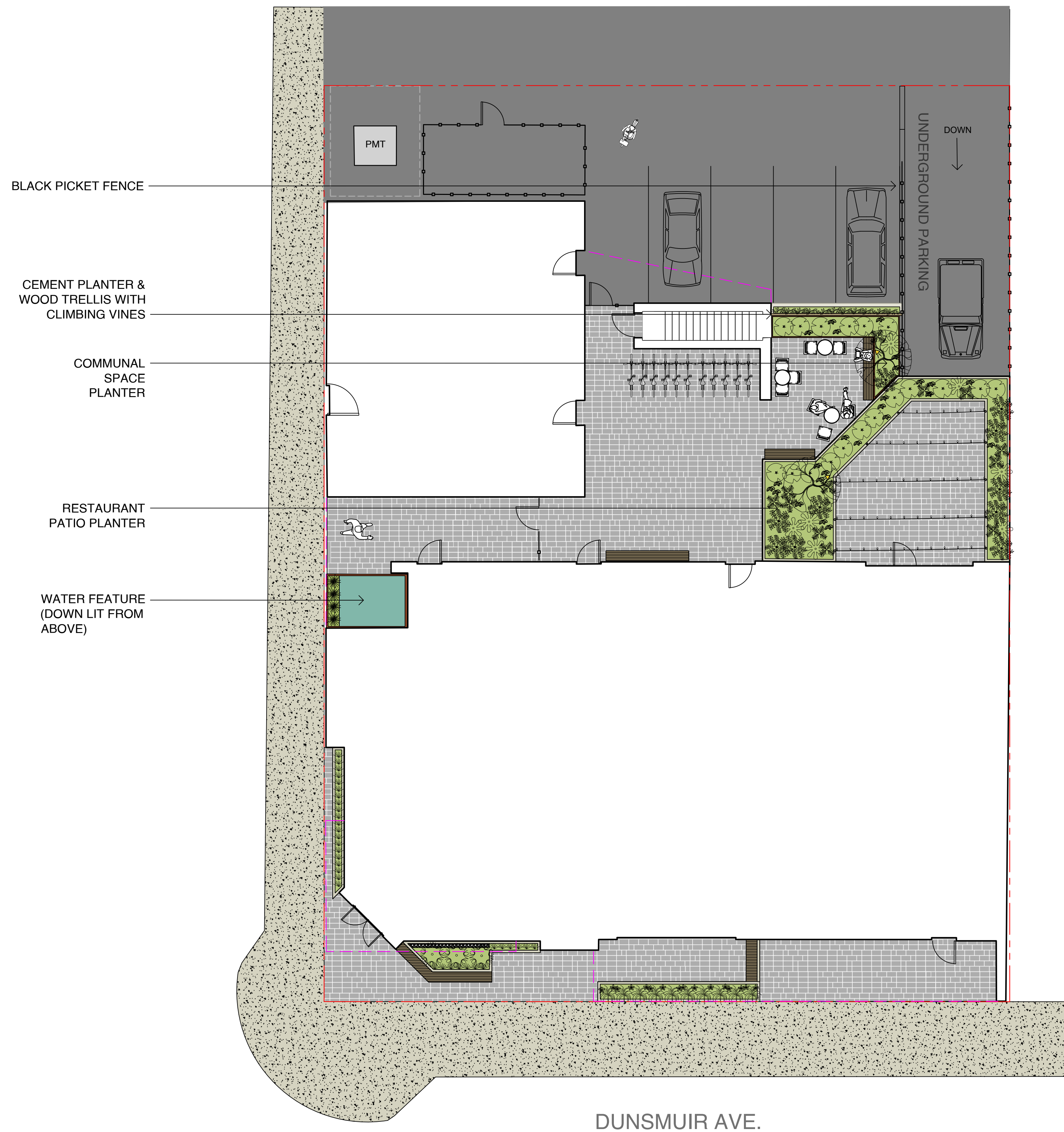


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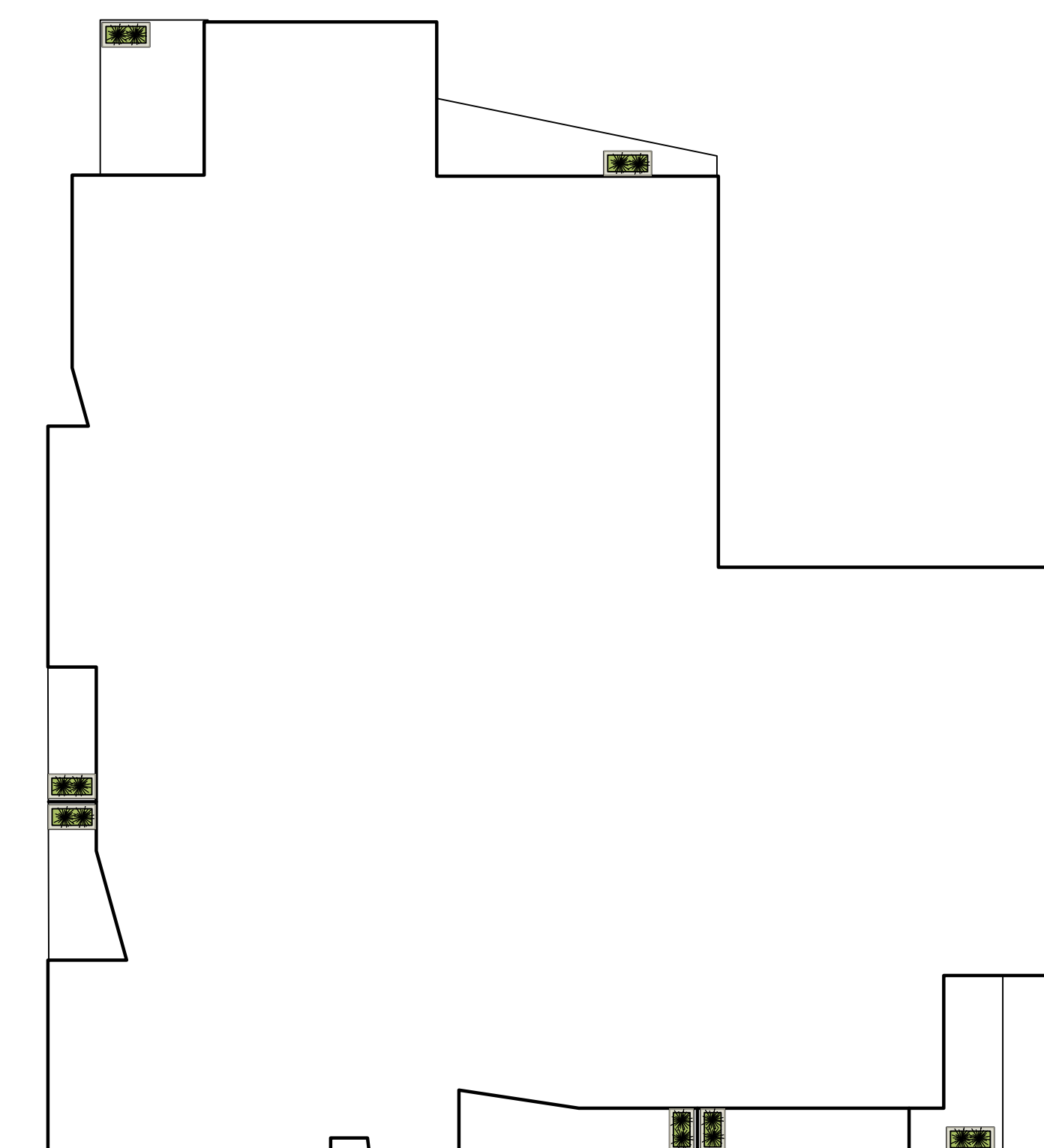
Schedule B: Landscape Plan



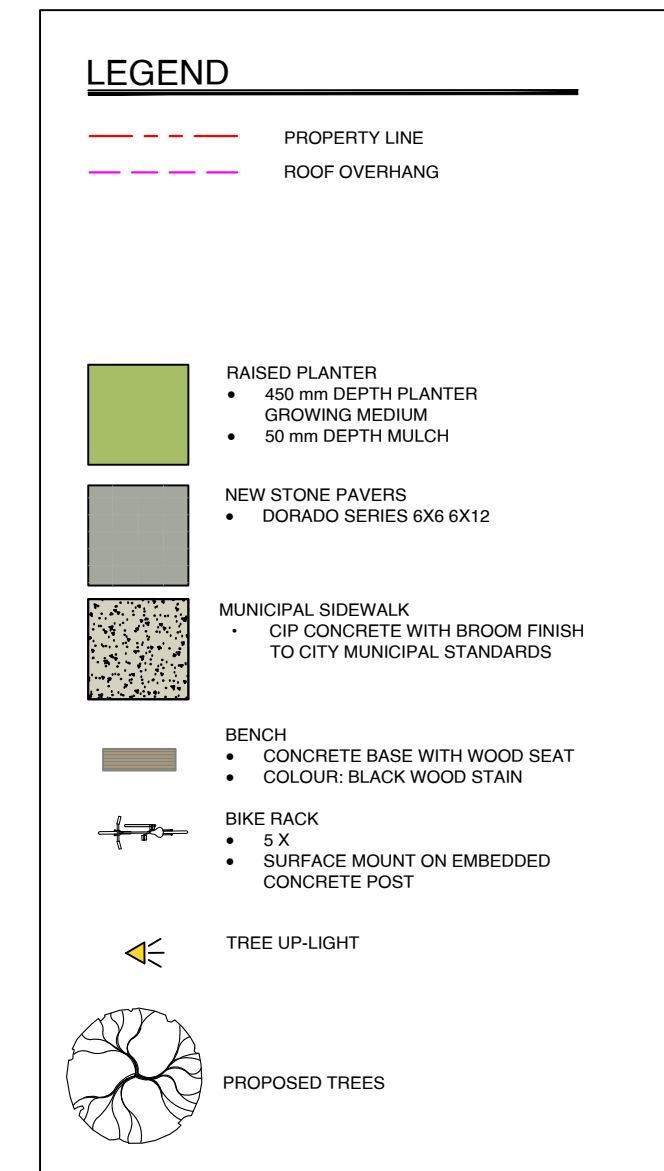
1ST FLOOR (1:100)



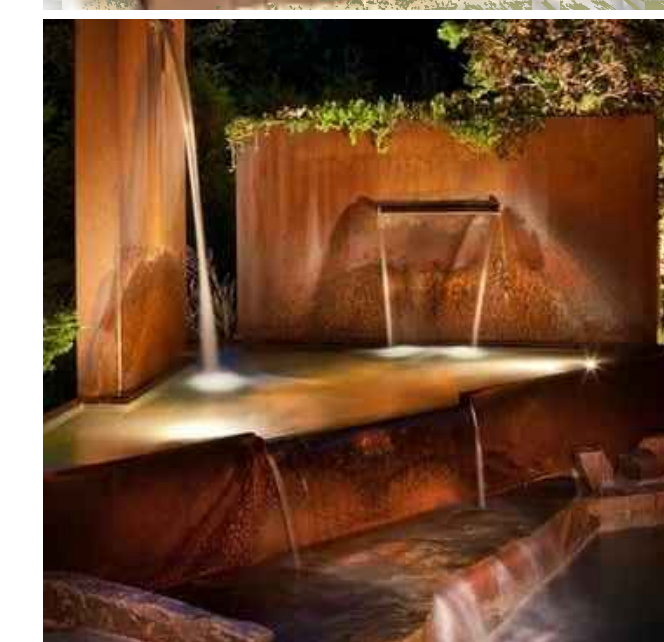
2ND FLOOR (1:150)



3RD & 4TH FLOORS (1:150)



NEW STONE PAVERS



WATER FEATURE

NO.	DESCRIPTION	DATE
1	ISSUED REVIEW	2022-06-22
#	ISSUE	YYMMDD

SEAL

NORTH ARROW

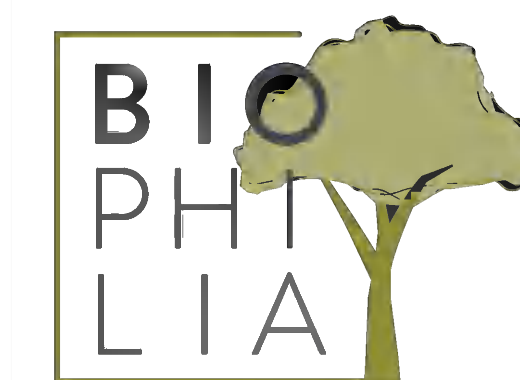


DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:

SCALE: 1:100

L1



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophiliacollective.ca 250 590 1156

OWNER/CLIENT:
POSTMARK GROUP

PROJECT NAME:
THE CUMBERLAND
 PROJECT ADDRESS:
**2714 DUNSMUIR
 CUMBERLAND, BC
 V0R 1S0**

DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **SS**



EPIMEDIUMS



DEER FERN



GOLDEN OATS



LIROPE



SEDGE



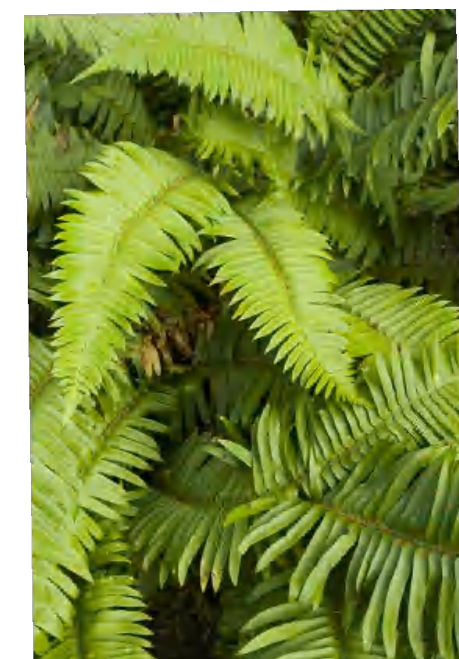
SEIRYU MAPLE



SHRUBBY
 VERONICA



SWEETBOX



SWORD FERN



WEeping
 ROSEMARY



WILD GINGER



WOOLY THYME

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
25		<i>Asarum canadense</i>	Wild ginger	#1	y	
16		<i>Thymus pseudolanuginosus</i>	Woolly thyme	flat		
3		<i>Hebe rakaiensis</i>	Shrubby veronica			
7		<i>Epimedium versicolor</i>	Epimediums	#1		y
25		<i>Liriope muscari</i> 'LIRF' Isabella	Isabella liriope	#1		
20		<i>Rosmarinus officinalis</i> 'Prostratus Group'	Weeping rosemary			y
18		<i>Sarcococca humilis</i>	Himalayan sweet box			y
12		<i>Blechnum spicant</i>	Deer fern	#1	y	
11		<i>Polystichum munitum</i>	Western sword fern	#1	y	
30		<i>Carex oshimensis</i> 'Evercolor Everillo'	Sedge 'Evercolor Everillo'			
10		<i>Stipa gigantea</i>	Golden oats			

NOTES:
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

Remarks	Height at Maturity (m)	Spread at Maturity (m)
Part to Full Shade	0.1-0.15	0.15-0.3
full sun/part shade	.3	.45
full sun/part shade	1.0	1.2
dappled shade/part shade/full shade	0.3	0.9
ALL deer/drought/rabbit tolerant	0.3-0.6	0.3-0.6
full sun	0.3-0.6	0.6-0.9
part/full shade	0.4-0.6m	0.7m
part/full shade	0.3-0.45	0.3-0.6
part sun/shade	0.6-1.2	0.6-1.2
part shade/full shade	.45	.45
full sun	1.52 - 2	.60 -.80

TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native
2		<i>Acer palmatum</i> var. <i>dissectum</i> 'Seiryu'	Seiryu maple	B&B			N

Remarks	Height at Maturity (m)	Spread at Maturity (m)
full sun/part shade	3-4.5	2.4-3.6

1	ISSUED REVIEW	2022-06-22
#	ISSUE	YYMMDD

SEAL

NORTH ARROW



DRAWING TITLE:
PLANTING PLAN

DWG NO:

SCALE: 1:100

L2

Schedule C: Stormwater Management Report



July 11, 2022

Our File: 2231-47902-01

STUDIO 531 Architects Inc.
546 Herald Street
Victoria, BC, V8W 1S6

Attention: Mr. Jesse Garlick, architect, AIBC, MRAIC

**RE: THE EDDIE, 2714 DUNSMUIR AVE, CUMBERLAND, BC
STORMWATER MANAGEMENT REPORT V2**

1. INTRODUCTION

McElhanney Ltd. (McE) was retained by the Postmark Group Inc., (Client) to prepare a stormwater management report for the proposed residential / commercial development located on Lot 1 and The West ½ of Lot 2, Block 6, District Lot 21, Nelson District, Plan 522, also know as 2714 Dunsmuir Avenue, Cumberland BC.

The design for this stormwater management report follows the Corporation of the Village of Cumberland Subdivision and Development Bylaw No. 948, 2012 and Municipal Stormwater System Regulation and Fees Bylaw No. 1024, 2015.

To address the design goals stated above, the management of stormwater will need site-specific Best Management Practices (BMPs) to limit the impact of the proposed development. To analyze the effects of the proposed works, detailed design calculations have been prepared in subsequent sections. These calculations cover scenarios for the existing and proposed catchments with respect to multiple design storm events. Included in this report is a summary of the stormwater analysis and stormwater recommendations.

1.1 Site Description

The proposed development is located at 2714 Dunsmuir Avenue on the northwest corner of the intersection of Second Street and Dunsmuir Avenue. The property was formally occupied by the Cumberland Hotel and Restaurant, which has recently been demolished.

The adjacent properties are fully developed with commercial businesses and the area is fully serviced with municipal services and overhead electrical. A site plan is shown in Figure 1 below.

In addition, in 2016 / 2017, the Village undertook significant upgrades on Dunsmuir Avenue, which included storm sewer, sanitary sewer, and water distribution infrastructure.



Figure 1: Site Location

1.2 Government Publications

The following government publications are relevant to the development for stormwater management:

- The Corporation of the Village of Cumberland Subdivision and Development Bylaw No. 948, 2012.
- The Corporation of the Village of Cumberland Municipal Stormwater System Regulation and Fees Bylaw No. 1024, 2015.
- The Corporation of the Village of Cumberland Official Community Plan Bylaw No. 990, 2014.
- Master Municipal Construction Document (MMCD) Design Guidelines Manual (2014).
- Stormwater Planning: A Guidebook for British Columbia, 2002.

1.3 Design Objectives

To meet the intent of requirements of the Village of Cumberland Bylaws, the design objectives of storm water management for this site can generally summarized as follows:

- Review on-site post-development peak flows and the corresponding pre-development levels for varies return periods.
- Rainfall events should be evaluated with the goal that post-development flows rates mimic pre-development rates.
- The Village encourages infiltration galleries where feasible, when upgrading existing development sites.
- Oil and grit interceptors are required from parking areas, driveways for all multi-family, commercial, institutional, and industrial properties.



2. STORMWATER ANALYSIS

Analysis was completed in conformance with the Master Municipal Design Guidelines, 2014 edition Section 4.7. The rainfall-runoff relationship for this site for both pre- and post-development conditions was assessed. This process involves:

- Defining the drainage areas;
- Selecting design storm;
- Determining impervious areas for existing and post development conditions; and
- Using the Rational Method to estimate peak flow rates and runoff volumes.

For the design storm, the calculations covered existing and proposed development scenarios for the catchment area with respect to the 2, 5, 10, 25, 50 and 100-year design storm events. The goal of this analysis is to determine the post development runoff from the site (both peak flow rate and total runoff volume) and to compare to the pre-development targets. The goal of the design was to limit the effects on the downstream infrastructure and water courses while working with the limited area and project constraints.

2.1 Site Features

The site-specific stormwater management parameters for the entire development are summarized in Table 1. Under the pre-development condition, the imperviousness area is 95%. Under the post-development condition, impervious area will increase to 100% due the building size.

Table 1: Site-specific Stormwater Catchment Parameters

Parameter	Pre-Development	Post-Development
Total Catchment Area (ha)	0.10	0.10
Percent Impervious	95%	100%
Area Land Cover	Commercial Building and Parking	Commercial Building and Parking
Run-off Coefficient (Commercial)	0.85	0.90
Run-off Coefficient Adjustment Factor	N/A	N/A
Time of Concentration	5 min	5 min

2.2 Rainfall Intensity-Duration-Frequency (IDF) Data

Rainfall data is supplied by Environment Canada as “Short Duration Rainfall Intensity-Duration-Frequency Data” (IDF Data) and the IDF data referenced for this project is from Courtenay, BC (Puntledge).

2.3 Comparison of Pre-Development and Post-Development Stormwater Runoff

Based on the input of site information and rainfall data, the pre and post-development peak flows and runoff volumes for the proposed lot were estimated for 2, 5, 10, 25, 50 and 100-year design storm rainfall events. The results are summarized in Table 2.



Table 2: Comparison of Peak Runoff Flow Rates – 10min Storm Duration

Design Storm	Intensity (mm/hr)	Pre-Dev. Runoff (L/s)	Post-Dev. Runoff (L/s)	Increased Runoff (L/s)
2-Yr	21.97	5.19	5.50	0.31
5-Yr	39.33	9.29	9.84	0.55
10-Yr	51.48	12.16	12.88	0.72
25-Yr	66.75	15.77	16.70	0.93
50-Yr	78.44	18.54	19.63	1.09
100-Yr	90.29	21.34	22.59	1.25

The results indicate, that the development will increase the peak runoff rates if stormwater management features are not included (generally increased by 6% post development).

3. STORMWATER MANAGEMENT DESIGN

Performance targets have been developed based on the documents outlined in Section 1.2 above. In general, all documents are consistent with an integrated strategy of Rainfall Capture, Run-off Control and Flood Mitigation.

Given the commercial nature of the area and the proposed development, there are limited opportunities to promote infiltration or practically retain stormwater on-site. As such, the following criteria is proposed for the project:

- For New Developments & Re-Developments peak flows up to the 10-year return shall be controlled to 10- year pre-development level.
- For New Developments & Re-Developments all peak flows up to the 10-year return will not exceed a discharge rate greater than the 2-year pre-development level.

3.1 Volume Control

To achieve the above performance targets, run-off will be collected and stored using a combination of roof drains, onsite storm pipes and area drains which will be directed to an underground storage tank. The existing municipal storm sewers are higher than the proposed inverts necessary for the perimeter drains and a storage tank. Given that, the proposed tank will need to be pumped to the existing on-site storm service.

Based on the 10-year storm analysis, the 15-minute storm duration will generate the greatest volume of run-off for the site. Refer to Table 3 for required storage volume:

Table 3: Required Storage Volume

Design Storm	Storm Duration	Post-Dev. Runoff (L/s)	Pre-Dev. 2 YR Release Rate (L/s)	Storage Volume Req'd (L)	Storage Volume Req'd (m3)
10-Yr	15 min.	10.61	5.19	4881.11	4.88



Based on the above, it is proposed to use Langley Concrete Ltd Type III Oil Interceptor Tank. The tank will have an effective storage area of 5.44 cubic meters. In addition, the tank will provide oil / water separation for the surface parking lots. For reference we have attached Langley Concrete's tank details.

A pump will be installed in the storage tank with the pumping rate set at 5.19 L/s. An overflow will be included on the tank that will connect to the existing storm service. Details to be provided during detail design phase of the project.

Refer to Figure 2 for proposed tank location.

Figure 2: Storage Tank Location



3.2 Existing Storm Sewer

We have reviewed the existing storm sewer installed on Dunsmuir Avenue (2017) and can confirm the system was designed to accommodate commercial development for storm events up to the 10yr storm duration. As such, the proposed development will not generate any negative downstream impacts to the existing storm system.

As the area is fully developed, the 100yr storm overland routing remains unchanged and will continue south down Dunsmuir Avenue.



4. EROSION AND SEDIMENT CONTROL MEASURES

Erosion and sediment control plans deal with site specific conditions to avoid erosion and associated impacts. This site, which is moderately sloped, has the potential to carry sediment laden water into nearby storm systems.

Mitigation measures associated with the property are to ensure that water quality in the site runoff and the receiving waters are not adversely impacted during the construction period. Proposed mitigation measures in relation to regrading work include:

1. Source Erosion Control:
 - Limiting excavation and filling operations to dry-weather periods.
 - Stabilize slopes as required.
 - Minimize the extent of disturbed areas, protect their surfaces and divert adjacent runoff away from them;
2. Runoff Control:
 - Create slope breaks, terraces or diversions swales that collect sheet runoff and direct into a drain system that connects to dispersion swales before discharging into watercourses.
 - Install rock check dams or grass cover in swale or drain system to reduce channel erosion and capture sediment.
 - Provide groundwater control by applying a drainage blanket of coarse material to stabilize slopes and excavations.
3. Sediment Control:
 - Silt control measures are to be installed around material stockpiles and within existing water bodies that are connected to the peripheral swales.
 - Control silt movement if any, using collection swales, check dams and natural ponds.
 - Install and regularly maintain all infiltration and silt control facilities required to meet the above objectives.
 - Soil stockpiles should be covered with poly sheeting or contained within silt fencing.

During construction, the Contractor will be responsible for all erosion and sediment management plans and protection. The District will retain its own Environmental Monitor who will review erosion and sediment management plans and protection.



5. CONCLUSION

The intent of this storm water report was to review the on-site post-development peak flows and the corresponding pre-development levels for project and review effects of the increased peak flows on the downstream infrastructure.

The stormwater management design for the proposed development includes volume control to maintain pre-development flows up to the 2-year return period and provide volume control for the 10-year return period.

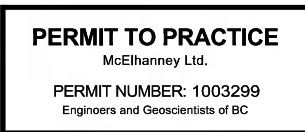
We trust the above information is sufficient for your present needs. Should you have any questions or require additional information, please do not hesitate to contact me.

Yours truly,

McElhanney Ltd.

Chris Pogson, P. Eng.

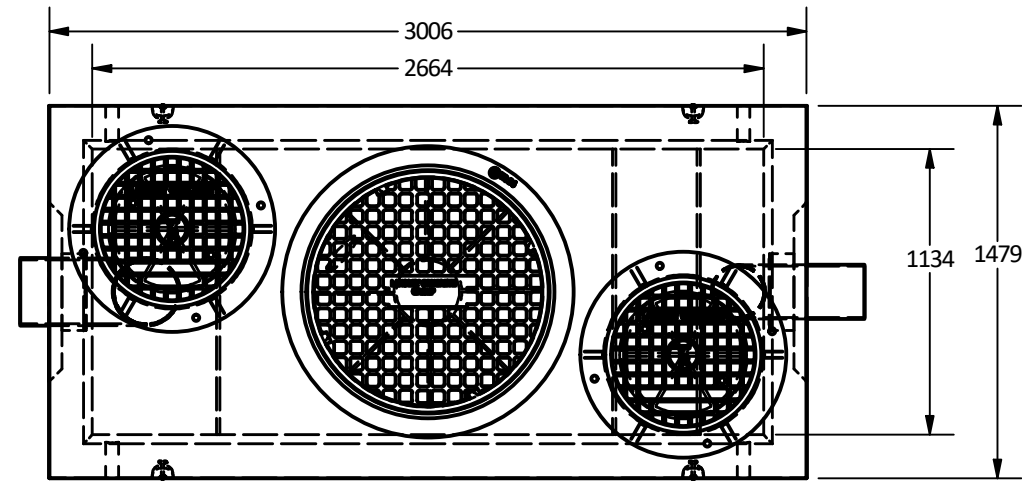
Project Manager



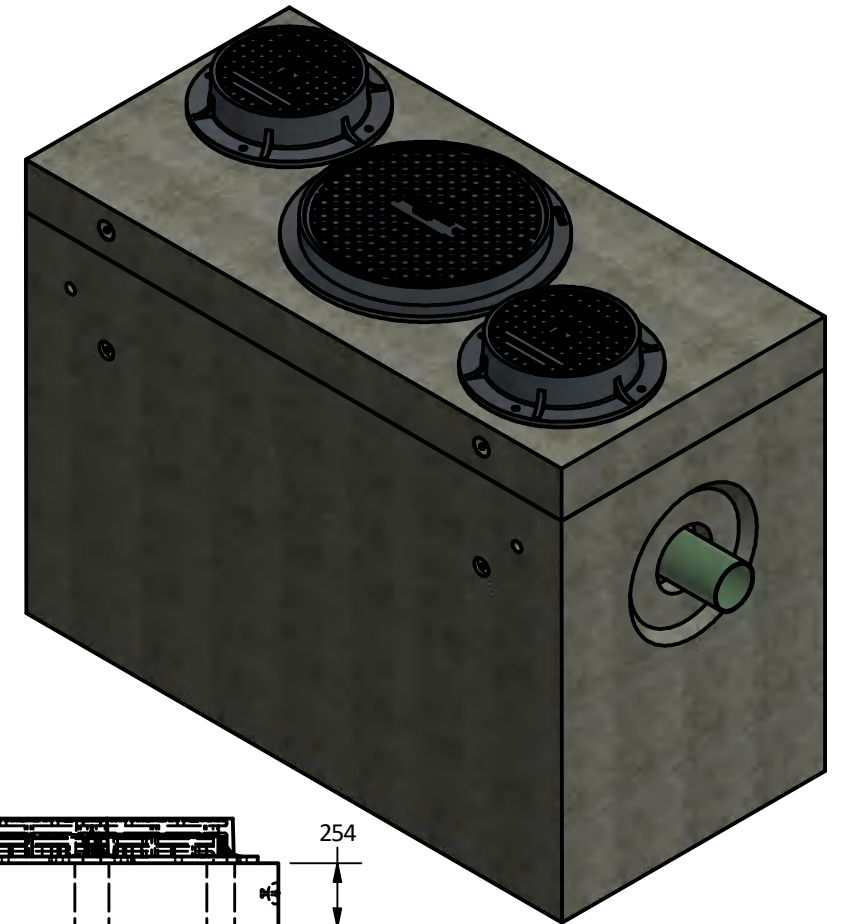
PART LIST			
ITEM	QTY	PART NUMBER	WEIGHT
1	1	Type III Vault	7,100 kg.
2	1	Type III Lid	2,730 kg.

Notes:

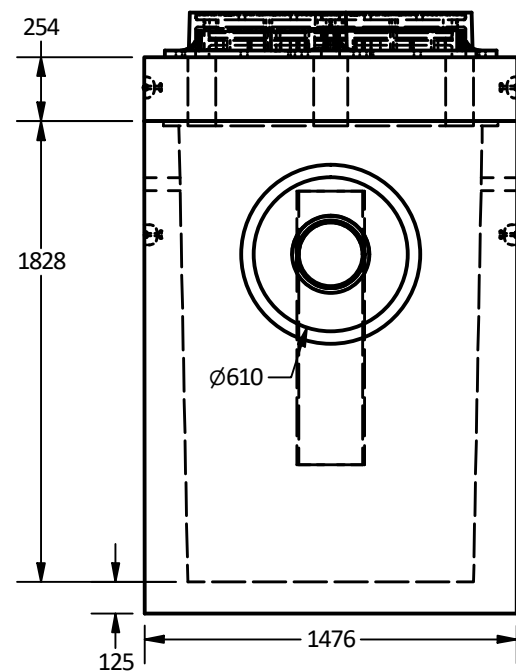
- Type III Oil interceptor manufactured to meet AASHTO HS20/BCL-625 live loading.
- Lid designed to withstand AASHTO HS20 / BCL-625 live loading.
- Concrete vault designed for the following earth covers:
 - Minimum: 0 m.
 - Maximum: 2.5 m.
- Unit supplied with $\varnothing 610$ mm knockout cores for inlet/outlet as shown.
- Unit supplied with lifting inserts as required.
- Unit risers available in heights: 305, 450 etc to 1800mm maximum.
- Design can be modified for specific sites, please contact LCG sales office.
- Unit to have 4- $\varnothing 51$ mm vent holes as shown.
- Unit supplied with galvanized baffles as shown.
- Unit has a maximum 3,000 liter [3.0 m³] capacity.
- Minimum rebar yield strength: 414 MPa.
- Minimum concrete strength: 35 MPa.
- PVC T required by design, supplied and installed by others in field.
- All dimensions are in millimeters.



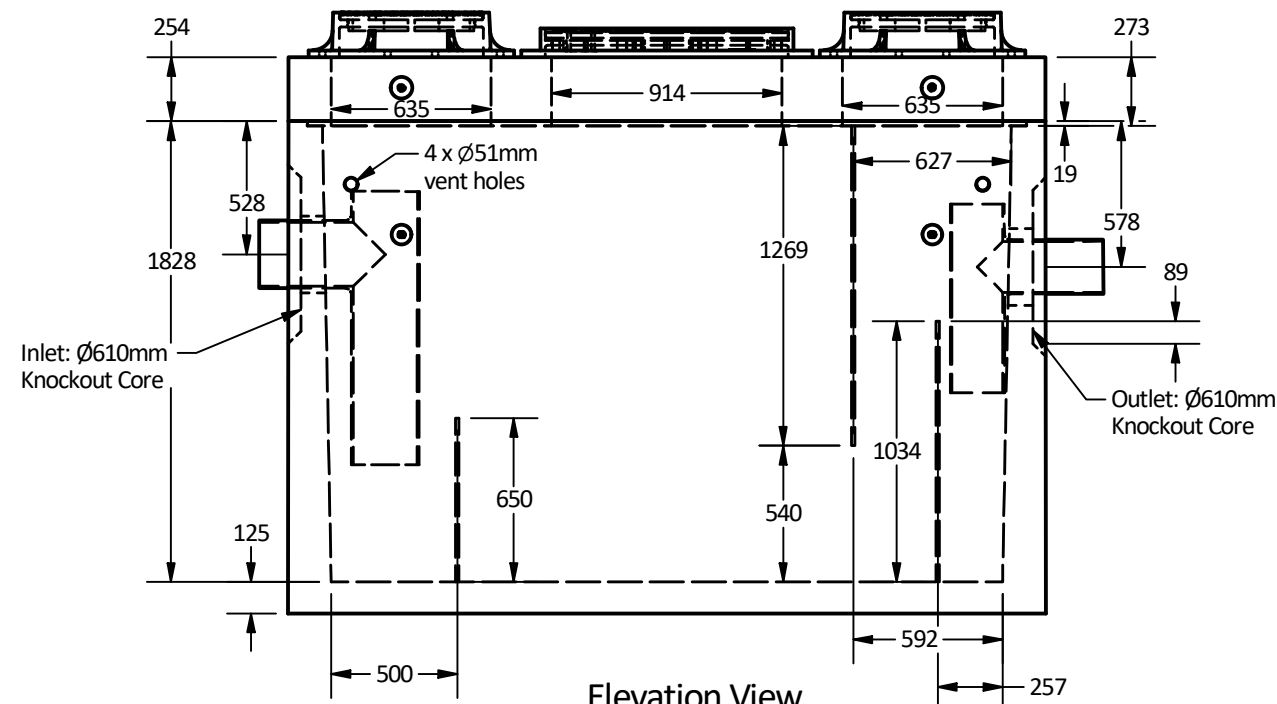
Plan View



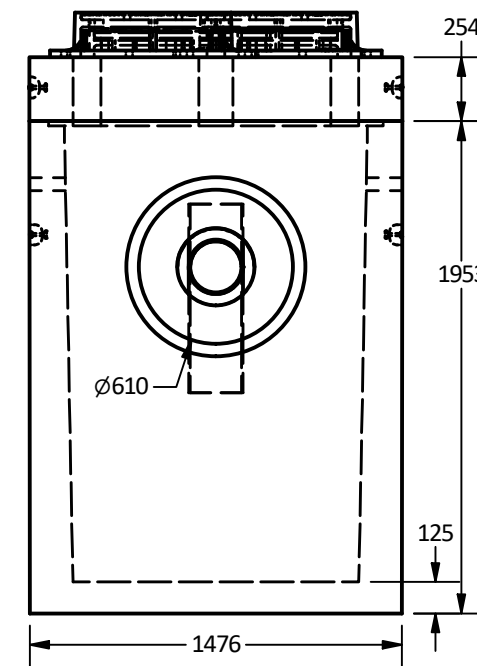
Isometric View



East View



Elevation View



West View

Langley Concrete Group is a certified Q-Cast Plant, an American Concrete Pipe Association Third Party Certification for the manufacture of Pipe, Manhole, Box Culvert & Precast Items.



Quality Assurance of products manufactured by The Langley Concrete Group has been verified by the following third party certification programs



All Dimensions are in Millimeters. Unless otherwise Stated

Projection Method: THIRD ANGLE



LANGLEY (604) 533-1656
VICTORIA (250) 478-9581
CHILLIWACK 1-800 667-9600

This drawing is the property of the Langley Concrete Group of Companies. All information contained herein is confidential and may not be used in whole or in part without written permission from the owner

DESCRIPTION:

Type III Oil Interceptor
[API Style]

DRAWN BY: SR	JOB NO.
CHK BY: KS	DWG NO: TYPE III-API
DATE: Sep.26, 2018	
SCALE: 1:30	
SIZE 11 x 17	REV.
	SHEET 1 OF 1



2022-07 DV

TO: Postmark Group

OF: 8337 – 165 Street NW, Edmonton, Alberta, T5R 2R5

This Development Variance Permit (2021-11-DV) is issued subject to compliance with all of the bylaws of the Village of Cumberland applicable thereto, except as specifically varied or supplemented by this Permit.

1. This Development Variance Permit applies to and only to those lands within the Village of Cumberland described below, and the proposed four storey building thereon:

Legal Description: Lot 1, Block 6, District Lot 21, Nelson District, Plan 522

PID: 002-422-239

Civic Address: 2714 Dunsmuir Avenue, Cumberland, BC

and

Legal Description: The West ½ of Lot 2, Block 6, District Lot 21, Nelson District Plan 522

PID: 002-422-255

Civic Address: 2714 Dunsmuir Avenue, Cumberland, BC

2. The land described herein shall be developed substantially in accordance with the following terms and conditions and provisions of this Permit. Zoning Bylaw No. 1027, 2016 is varied as follows:

Section 6.6 RV/Bus parking is not required.

Section 6.9 Courtesy parking for pregnant women and persons with young children is not required.

Section 6.13 The off-street loading stalls are not required.

Section 9.4 The maximum front setback is 2.10 m for 47 percent of the building façade as shown on Schedule A.

Section 9.4 The sloped roof portion of the buildings may have a maximum height of 17.0 metres as shown on Schedule A.

3. **Security**

None.

5. **Timing and Sequencing of Development**

None.

6. **List of Reports or Plans attached as Schedules**

Schedule A: Drawings Issued for Development Variance Permit

7. **Contaminated Sites Regulation** (*choose one of the following as applicable*)

This Permit is issued pursuant to the requirements of the *Environmental Management Act*, whereby the Applicant has completed a "Site Disclosure Statement" for the subject property.

OR

This Permit is issued pursuant to the requirements of the *Environmental Management Act*, whereby the Regional Manager of the applicable Ministry has received a "Site Profile" for the subject property and has issued a clearance to proceed to the Village on (*insert date*).

8. This Permit is **not** a Building Permit.

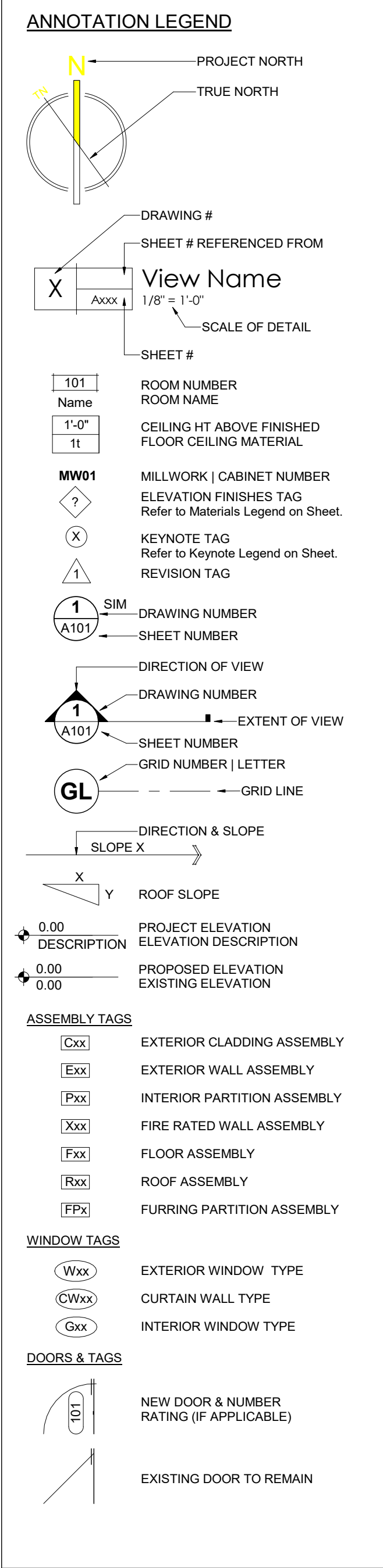
CERTIFIED as the DEVELOPMENT VARIANCE PERMIT approved and issued by resolution of the Council of the Corporation of the Village of Cumberland on _____, 2022.

Corporate Officer

Schedule A: Drawings

LIST OF ABBREVIATIONS

APC	ACOUSTIC PANEL CEILING	m	METRE(S)
ACT	ACOUSTIC TILE	m2	METRES SQUARED
A/C	AIR CONDITIONING	MAX	MAXIMUM
ADD	ADDENDUM	MDF	MEDIUM DENSITY FIBREBOARD
ADJ	ADJACENT	MECH	MECHANICAL
AFF	ABOVE FINISHED FLOOR	MEMB	MEMBRANE
AGG	AGGREGATE	MFR	MANUFACTURER
AHU	AIR HANDLING UNIT	MIR	MIRROR(ED)
ALUM / AL	ALUMINUM	MIN	MINIMUM
APPROX	APPROXIMATE / APPROXIMATELY	MISC	MISCELLANEOUS
AP	ACCESS PANEL	mm	MILLIMETRES
APV	ASPHALT PAVING	MTL	METAL
ARCH	ARCHITECTURAL	MW	MICROWAVE OVEN
ASSY	ASSEMBLY	MWK	MILLWORK
AVG	AVERAGE	N/A	NOT APPLICABLE
BBH	BASEBOARD HEATER	ND	SANITARY NAPKIN DISPOSAL
BIM	BUILDING INFORMATION MODEL	NIC	NOT IN CONTRACT
BCBC	BRITISH COLUMBIA BUILDING CODE	No. or #	NUMBER
BD	BOARD	NOM	NOMINAL
BF	BARRIER FREE	NTS	NOT TO SCALE
BLVD	BOULEVARD	O.C. or O/C	ON CENTRE
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BP	BUILDING PERMIT	OFF	OFFICE
BPV	BRICK PAVING	OPP	OPPOSITE
BSMT	BASEMENT	OSB	ORIENTED STRAND BOARD
BULKHD	BULKHEAD	OWSJ	OPEN WEB STEEL JOIST
C/C	CENTER TO CENTER	PC	PRECAST CONCRETE
CW	COMPLETE WITH	PCD	PEDESTRIAN
CAB.	CABINET(S)	PL	PLASTER
CB	CATCH BASIN	PLAM	PLASTIC LAMINATE
CBG	CEMENT BOARD	PLY	PLYWOOD
CEM	CEMENT / CEMENTITIOUS	PM	PERFORATED METAL
CS	CUBIC FEET	POLY	POLYETHYLENE SHEET
CG	CORNER GUARD	PMR	REFINISHED METAL ROOFING
CHBD	CHALK BOARD	PMC	PREFINISHED METAL CLADDING
CH	COAT HOOK	PREFAB	PREFABRICATED
CIP	CAST IN PLACE	PREFIN	PREFINISHED
CJ	CONTROL JOINT	PREV	PREVIOUS
C.J.	CONSTRUCTION JOINT	PT	PRESSURE TREATED
CO	CLEAN OUT	PSF	PRESSED STEEL FRAME
COL	COLUMN	PTD	PAINT(ED)
CONC	CONCRETE	PTN	PARTITION
CONT	CONTINUOUS	PVC	POLY VINYL CHLORIDE
CL	CENTRE LINE	QT	QUARRY TILE
CL	CLEAR FINISH	R	RADIUS
CLG	CEILING	R#	RESISTANCE VALUE IMP f12-F-hr/Btu
cm	CENTIMETRE(S)	R&S	ROD & SHELF, IN CLOSETS
CMU	CONCRETE MASONRY UNIT	RA	RETURN AIR (GRILLE)
CORR	CORRIDOR	RB	RESILIENT BASE
CPT	CARPET	RD	ROOF DRAIN
CPV	CONCRETE PAVER	Rd	ROAD
CT	CERAMIC TILE	REQ	REQUIRED
Cu	COPPER	RF	RESILIENT FLOORING
CW	COLD WATER	RCP	REFLECTED CEILING PLAN
CWALL	CURTAIN WALL	REF	REFERENCE
D	DEPTH	REIF.	REINFORCE(D)MENT
DBL	DOUBLE	RES	RESIDENTIAL
DBGL	DOUBLE GLAZED(ING)	RM	ROOM
DEG or °	DEGREES	R.O.	ROUGH OPENING
°	DEGREES, MINUTES, SECONDS	RW	RIGHT OF WAY
°	DEGREES FAHRENHEIT	RWL	RAINWATER LEADER
°	DEGREES CELSIUS	RWP	RAINWATER PIPE
DEMO	DEMOLITION	RSI	RESISTANCE VALUE SI, m2-Kelvins/W
DET	DETAIL(S)	SA	SUPPLY AIR (GRILLE)
DF	DRINKING FOUNTAIN	SAN	SANITARY
DG	DOOR GRILLE	SAM	SELF-ADHERING MEMBRANE
DIA or Ø	DIAMETER	SC	SOLID CORE
DIFF	DIFFUSER	SCHED	SCHEDULE
DM	DIMENSION	SD	SOAP DISPENSER
Dk	DARK re: COLOUR SHADING	SECT	SECTION
DN	DOWN	SF	SQUARE FOOT
DW	DISHWASHER	SGL	SEALED GLAZING UNIT
DWG	DRAWING	SH	SHELF
EA	EACH	SI	INTERNATIONAL SYSTEM OF UNITS - METRIC
ETC	ETCETERA	SIM	SIMILAR
EIPS	EXTERIOR INSULATION FINISH SYSTEM	SND	SANITARY NAPKIN DISPENSER
ELEC	ELECTRICAL	SLAB ON GRADE	SLAB ON GRADE
ELEV	ELEVATION	SPEC	SPECIFICATION(S)
EP	ELECTRICAL PANEL	SS	STAINLESS STEEL
EP JT	EXPANSION JOINT	SSM	SOLID SURFACE MATERIAL
EQ	EQUAL	ST	STREET
EQMT	EQUIPMENT	STC	SOUND TRANSMISSION CLASS (RATING)
E.S.	EACH SIDE	STD	STANDARD
EXIST/EX	EXISTING	STL	STEEL
EXT	EXTERIOR	STN	STAIN
EXP	EXPOSED / EXPOSED STRUCTURE	STRUCT	STRUCTURAL
FAA	FIRE ALARM / ANNUNCIATOR PANEL	T&B	TOP AND BOTTOM
FF	FINISHED FLOOR	T&G	TONGUE AND GROOVE
FFL	FINISHED FLOOR LEVEL	TB	TOWEL BAR
FG	FINISHED GRADE	TBD	TACKBOARD
FD	FLOOR DRAIN	TD	TRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION	TEMP	TEMPORARY
FDN	FOUNDATION	TGL	TEMPERED GLASS
FHC	FIRE HOSE CABINET	THK	THICK
FL	FINISHED/FINISH FLOOR / FLOOR LEVEL	THRU	THROUGH
FP	FIREPROOFING	TOC	TOP OF CONCRETE
FR	FIREPLACE	TOF	TOP OF FOOTING
FRP	REFRIGERATOR	TOP	TOP OF PARAPET
FRR	FIBREGLASS REINFORCED PANEL	TOPO	TOPOGRAPHICAL
FS	FIRE RESISTANCE RATING	TOS	TOP OF STEEL
FS	FIRESTOPPING	TOW	TOP OF WALL
I2	SQUARE FOOT / FEET	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	TRZ	TERRAZZO
FURN	FURNITURE / FURNISHED	TYP	TYPICAL
FUR	FURRING		
FXC	FIRE EXTINGUISHER CABINET		
GALV	GALVANIZED	UG	UNDERGROUND
GALV	GAUGE	UNO	UNLESS NOTED OTHERWISE
GB	GRAB BAR	U/S	UNDERSIDE
GF/GFI	GROUND FAULT		
GL	GLASS / GLAZING	VB	VAPOUR BARRIER
GRID / GL	GRIDLINE	VCT	VINYL COMPOSITE TILE
GWB	GYPSON WALLBOARD	VERT	VERTICAL
GWG	GEORGIAN WIRED GLASS	VVC	VINYL WALL COVERING
ha	HECTARES	W	WIDTH
HB	HOSE BIBB	W/	WITH
HD	HAND DRYER	W/O	WITHOUT
H/C	HANDICAPPED ACCESSIBLE	WB	WHITEBOARD
HC	HOLLOW CORE	WC	WATER CLOSET
HM	HOLLOW METAL	WD	WOOD
HORZ	HORIZONTAL	WDB	WOOD BASE
HR	HOUR	WP	WATER PROOF(ING)
HSS	HOLLOW STRUCTURAL SECTION	WPC	WALL PAPER COVERING
HT / H	HEIGHT	WS	WOOD SIDING
HVAC	HEATING VENTILATION AIR CONDITIONING	WVN	WOOD VENEER
HW	HOT WATER	WWM	WELDED WIRE MESH
HWT	HOT WATER TANK	YD	YARD(S)
HWD	HARDWOOD		
ICF	INSULATED CONCRETE FORMS(S)		
ID	INSIDE DIAMETER		
IHM	INSULATED HOLLOW METAL		
IMP	IMPERIAL		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
IMP.	INVERT		
KD	KILD DRIED		
L	LENGTH		
LAM	LAMINATE		
LAV	LAVATORY		
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN		
LT	LIGHT re: COLOUR SHADING		
LTG	LIGHTING		



A VARIANCE IS REQUESTED FOR THE FRONT LINE SETBACK DUE TO THE LOCATION OF A ELECTRICAL POLE ON THE CORNER OF DUNSMUIR AND 2ND STREET. BY CODE, THE BUILDING NEEDS TO HAVE A 3M SETBACK FROM THE NEAREST POWERLINE. A FRONT SETBACK OF 2.06M IS REQUIRED TO BE CODE COMPLIANT

PROJECT INFORMATION	PROJECT DESCRIPTION	Permitted 75% Proposed 68.7% (calcs) 690/1004= 0.687				
	- NEW 4 STOREY MIXED USE BUILDING - 3 COMMERCIAL SPACES ON THE MAIN FLOOR - 3 FLOORS OF RESIDENTIAL SPACES WITH EACH 7 UNITS. - FULL UNDERGROUND PARKADE WITH A SINGLE 4M WIDE RAMP FOR 22 STALLS - 4 ABOVE GROUND STALLS - BIKE STORAGE AND AMENITY ON THE MAIN FLOOR AND BASEMENT	Required	min0-max1m (for min 75% of facade)	min 0m	min 4.5m	min0-max1m (for min 75% of facade)
PROJECT INFORMATION CONTINUED	Average Grade/Grade Bylaw Section:	Proposed	154.7 (155.5+153.8)/2= 154.7			
	Building Height Bylaw Section:	Permitted	15m	Proposed	15m to parapet	16.94 m top of sloped roof
PROJECT INFORMATION CONTINUED	Gross Floor Area Bylaw Section:	1994.47m ²				
	Main Floor & Mezzanine : 404.3 3rd Floor: 516.77 2nd Floor: 516.77 4th Floor: 516.77	Permitted	2	Proposed	2	
PROJECT INFORMATION CONTINUED	Vehicle Parking Bylaw Section:	Type	Required/Permitted	Proposed		
	Total Spaces: 21 Min. vehicular 0.9/dwelling Min. visitor 0.1/dwelling		19 2	22 Underground 4 Above Ground		
PROJECT INFORMATION CONTINUED	Charging Stations Required: Y/N					
	Loading Parking Required 0 Provided 0	Type	Required	Proposed		
PROJECT INFORMATION CONTINUED	Bicycle Parking Bylaw Section:	Total Spaces	43	52		
	Secured/Controlled Unsecured / Uncontrolled		1.5/DU= 31.5 0.5/DU= 10.5	42 11		
BUILDING CODE 2018 EDITION OF THE BCBC INCLUDING ALL ADDENDA						
Owner	Postmark Group Inc, 942 Sherwood Ave - Coquitlam, BC					
Municipal Address	- 2714 Dunsmuir Ave, Cumberland BC					
Legal Description	Lot 1, Block 6, DL21, PLAN VIP522					
Zoning	Current VCMU-1 Village Commercial Mixed Use	Proposed	UNCHANGED			
Lot Area	Current 1004m ²	Proposed	UNCHANGED			

DRAWING LIST

- DD 0.0 TITLE SHEET
DD 1.0 SITE PLAN
DD 3.0 ELEVATIONS
DD 3.1 ELEVATIONS

ARCHITECTURAL

OWNER:
Postmark Group Inc.
942 Sherwood Ave,
Coquitlam BC, V3K 1A8
t. 604 | 209.9053
contact: becki Allen
e: becki@coastwest.co

ELECTRICAL ENGINEER:
e2
549 Herald St.
Victoria, BC V8T 1S5
t. 778 | 433 9391
contact: Patrick Lourdu
e: Patrick.Lourdu@e2eng.ca

ARCHITECT:

STUDIO 531 ARCHITECTS INC.
546 Herald St.,
Victoria, BC V8W 1S6
t. 250 | 384.2131
contact: Jesse Garlick, Architect AIBC
e: jgarlick@studio531.ca

ENERGY CONSULTANT:
RDH
740 Hillside Ave #602,
Victoria, BC V8T 1Z4
t. 250 | 703.4753
contact: Robin Breuer
e: rbreuer@rdh.ca

STRUCTURAL ENGINEER:

RJC ENGINEERING
645 Yee Rd #220
Victoria, BC V9A 6X5
t. 250 | 386.7794
contact: Leon Plett
e: lplett@rjc.ca

BUILDING ENVELOPE CONSULTANT:
RDH
740 Hillside Ave #602,
Victoria, BC V8T 1Z4
t. 250 | 703.4753
contact: Robin Breuer
e: rbreuer@rdh.ca

MECHANICAL ENGINEER:

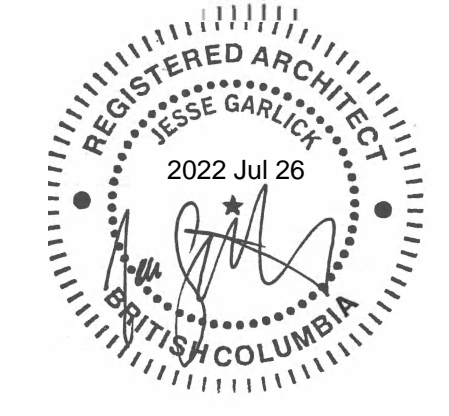
AME CONSULTING GROUP LTD
721 Johnson St,
Victoria, BC V8W 1M8
t. 250 | 382.5999
contact: Greg Tarnopolsky
e: gregtarnopolsky@amegroup.ca

LANDSCAPE ARCHITECT:
BIOPHILIA COLLECTIVE
1608 Camosun St,
Victoria, BC V8T 3E6
t. 250 | 590.1156
contact: Bianca Bodley
e: bianca@biophiliacollective.ca

CIVIL ENGINEER:

MCELHANNEY ENGINEERING
1351 estevan Rd #1,
Nanaimo, BC V9S 3Y3
t. 250 | 590.1200
contact: Chris Pogson
e: cpogson@mcelhanney.com

INTERIOR ARCHITECT:
JAMIE BANFIELD
2739 Murray St,
Port Moody, BC V3H 1X1
t. 604 | 385.1646
contact: Jamie Banfield
e: jamie@jamiebanfield.ca



51/2 PART OF LOT 12
 W/1/2 PART OF LOT 11
 PLAN 522
 IN PLAN 337R

SITE PLAN LEGEND

- Soft Landscape Surface
Refer also to Landscape Documents
- Permeable Hard Surface
Refer also to Landscape Documents
- Non-Permeable Hard Surface
Refer also to Landscape Documents
- Balcony
- Flat Roof
- Sloped Roof
- Neighbour buildings



Studio 531 architects inc.
 546 Herald Street, Victoria BC V8W 1S6
 (250) 384 2131 info@studio531.ca

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NOTES
 NOT FOR CONSTRUCTION

ISSUE
 01 ISSUED FOR DEVELOPMENT VARIANCE PERMIT

CLIENT
 Postmark Group Inc.
 942 Sherwood Ave, Coquitlam BC, V3K 1A8

CONSULTANTS

rjc
 RJC Engineering
 645 Tye Rd #220, Victoria, BC V9A 6X5
 T: 250.386.7794
 E: rplet@rjc.ca

AME
 AME Engineering
 721 Johnson St, Victoria, BC V8W 1M8
 T: 250.382.5999
 E: gregtamopolosky@amegroup.ca

e2
 e2 Engineering
 549 Herald St, Victoria, BC V8W 1S5
 T: 778.433.9391
 E: Patrick.Loudu@e2eng.ca

McElhanney
 McElhanney Engineering
 1351 Estevan Rd #1, Nanaimo, BC V9S 3Y3
 T: 250.716.3336
 E: cpogson@mcelhanney.com

RDH
 RDH Engineering
 740 Hillside Ave #602, Victoria, BC V8T 1Z4
 T: 250.703.4753
 E: rbreuer@rdh.ca

BIOPHILIA
 Biophilia collective
 740 Hillside Ave #602, Victoria, BC V8T 1Z4
 T: 250.589.8244
 E: bianca@biophilialcollective.ca

STAKEHOLDERS

PROFESSIONAL SEAL



PROJECT
 The Eddie
 2714 Dunsmuir Ave, Cumberland, BC.
 V8R 1S0

DRAWING TITLE

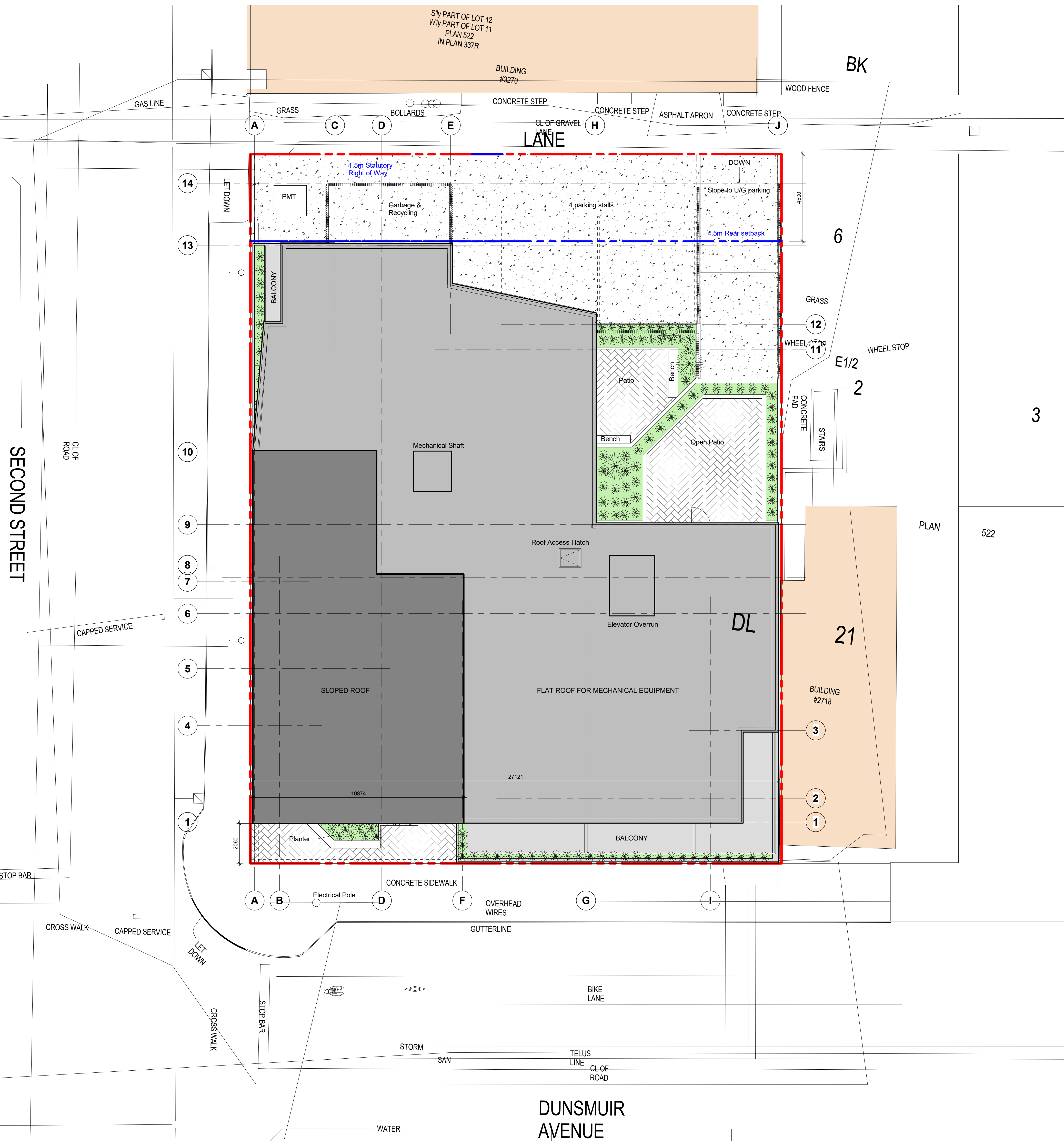
SITE PLAN

DRAWN BY 5531 **CHECKED BY** XX

SCALE 1:100 **DATE** **Issue Date**

PROJECT NO. **SHEET NO.**

22-294 DD 1.0



2 DD Site Plan - roof tops
 DD 1.0 1:100

DUNSMUIR AVENUE

Studio 531 architects inc.
546 Herald Street, Victoria BC V8W 1S6
(250) 384 2131 info@studio531.ca

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NOTES
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ISSUE
01 ISSUED FOR DEVELOPMENT VARIANCE PERMIT

CLIENT
Postmark Group Inc.
942 Sherwood Ave, Coquitlam BC, V3K 1A8

CONSULTANTS
rjc
RJC Engineering
645 Tye Rd #220, Victoria, BC V9A 6X5
T: 250.386.7794
E: jplet@rjc.ca

AME
AME Engineering
721 Johnson St, Victoria, BC V8W 1M8
T: 250.382.5999
E: gregtamopolsky@amegroup.ca

e2
e2 Engineering
549 Herald St, Victoria, BC V8W 1S5
T: 778.433.9391
E: Patrick.Loudu@e2eng.ca

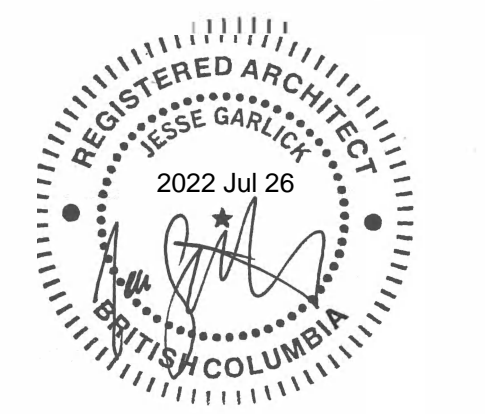
McElhanney
McElhanney Engineering
1351 Estevan Rd #1, Nanaimo, BC V9S 3Y3
T: 250.716.3336
E: cpgoson@mcElhanney.com

RDH
RDH Engineering
740 Hillside Ave #602, Victoria, BC V8T 1Z4
T: 250.703.4753
E: rbreuer@rdh.ca

BIOPHILIA
Biophilia collective
740 Hillside Ave #602, Victoria, BC V8T 1Z4
T: 250.589.8244
E: bianca@biophilialcollective.ca

STAKEHOLDERS

PROFESSIONAL SEAL



PROJECT
The Eddie
2714 Dunsmuir Ave, Cumberland, BC.
V8R 1S0

DRAWING TITLE

ELEVATIONS

DRAWN BY	SS31	CHECKED BY	XX
SCALE	As indicated	DATE	Issue Date

PROJECT NO.	SHEET NO.
22-294	DD 3.0

- ELEVATION LEGEND**
- 1 CEMENTITIOUS SHINGLE PANELS - KHAKI BROWN
 - 2 TEXTURED CEMENTITIOUS PANEL - CONCRETE
 - 3 METAL CLADDING PANEL - WEATHERED STEEL
 - 4 CORRUGATED METAL CLADDING (VERT) - BLACK
 - 5 SIMULATED WOOD SLAT CLADDING - LIGHT BROWN
 - 6 FIBRE CEMENT PANEL - CORAL RED
 - 7 CONCRETE MASONRY BLOCK, SMOOTH FINISH
 - 8 WOOD SLAT SCREEN, STAINED DARK BROWN
 - 9 LOW-E GLAZING IN ALUMINUM FRAMES - BLACK ANODIZED
 - 10 LOW-E GLAZING IN VINYL FRAMES - BLACK
 - 11 TIMBER STRUCTURE - NATURAL STAIN FINISH
 - 12 TRANSLUCENT PANELS - KALWALL
 - 13 SBS ROOF MEMBRANE - LIGHT GREY
 - 14 ALUMINUM GUARDRAIL - BLACK
 - 15 CONCRETE FACED INSULATION PANELS
 - 16 EXPOSED CONCRETE - SMOOTH
 - 17 EXPOSED CONCRETE PLANTER



2 DD WEST ELEVATION
DD 3.0 1:100

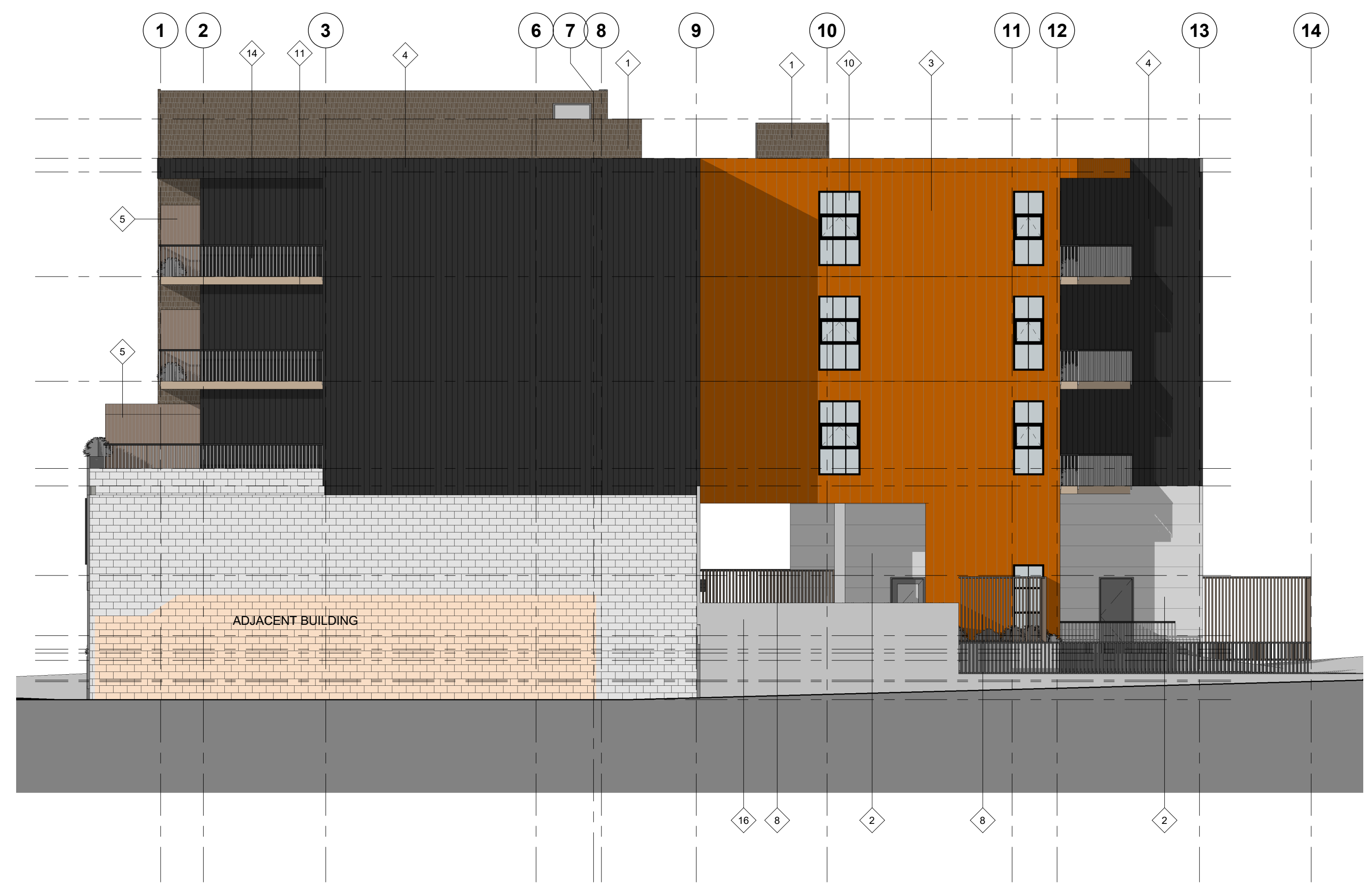
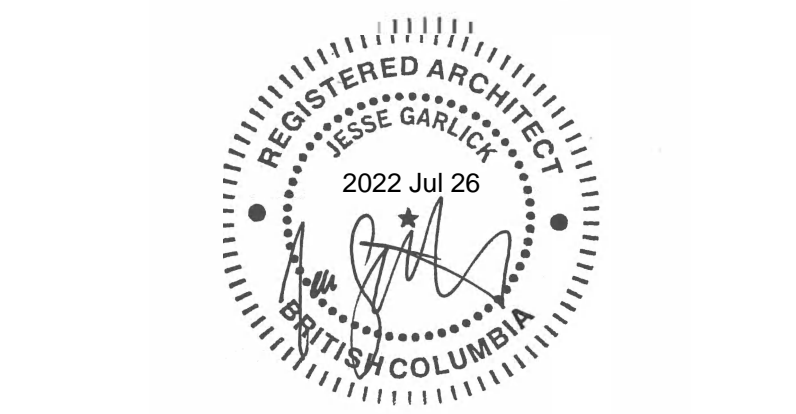


3 South-West view
DD 3.0



1 DD SOUTH ELEVATION
DD 3.0 1:100





1 DD EAST ELEVATION
DD 3.1 1:100



2 DD NORTH ELEVATION
DD 3.1 1:100

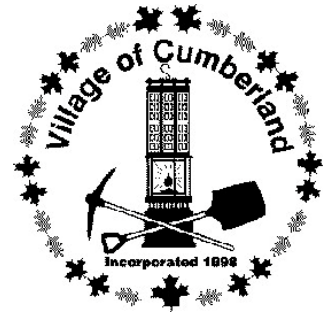


3 North East view
DD 3.1

- ELEVATION LEGEND
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 - 17 EXPOSED CONCRETE PLANTER

MEMO

HERITAGE COMMITTEE



REPORT DATE: 8/10/2022
MEETING DATE: 8/15/2022

File No. 6800-30

TO: Committee Members
FROM: Courtney Simpson, Manager of Development Services
SUBJECT: Heritage Webpage Update

The [Heritage](#) webpages on the Village website are now updated to include the Community Heritage Register and to provide clear information for current and prospective property owners, and residents generally. The overall aim of this project is to raise awareness about heritage in Cumberland and encourage heritage protection.

The Heritage Committee is requested to review the new webpage content and provide comment. Changes can be made within the limits of our website design and platform.

A staff report on Heritage Protection Tools for Local Governments presented at the June 14, 2021 Council meeting described ongoing, medium-term and long-term projects to enhance heritage protection. This website update is identified as a short-term project. Highlights include:

- a *Quick Link* to the *Heritage* landing page from the [main Village page](#)
- a more logical *Heritage* landing page with table of contents
- addition of the Community Heritage Register including Statements of Significance
- refresh of all text as necessary
- new description and context for Heritage Management Plan

The website will be updated on an ongoing basis to keep information current and to adapt to changing needs. Information on heritage revitalization agreements is planned to be added in the short term.

Respectfully submitted,

Courtney Simpson

Courtney Simpson
Manager of Development Services