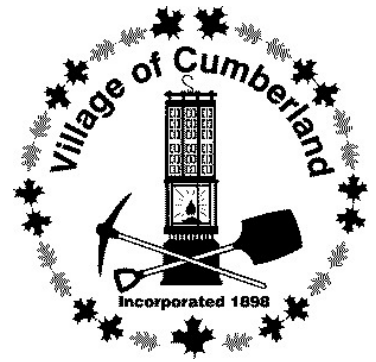


# HERITAGE COMMITTEE AGENDA



**The Corporation of the Village of Cumberland  
Heritage Committee Meeting  
October 19, 2023 at 4:00 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 September 21, 2023
- 3. Unfinished Business**  
None
- 4. New Business**
  - 4.1 **Council Referral:** HAP application, 2723 Dunsmuir Ave (King George Hotel)
  - 4.2 Statements of Significance – project start-up with heritage consultants
  - 4.3 Community Heritage Register project – process
- 5. Next Meeting**  
The next meeting of the Heritage Committee will be held on Thursday, November 16, 2023 at 4:00 p.m.
- 6. Adjournment**

**The Corporation of the Village of Cumberland  
Heritage Committee Minutes**



**September 21, 2023 at 4:00 p.m.  
Council Chamber, 2675 Dunsmuir Avenue**

**Members Present:**

Meaghan Cursons, Chair  
Neil Borecky, Councillor  
Tanis Frame  
Lois Harris

**Regrets:** Hugh McLean

**Staff Present:** Karin Albert, Senior Planner

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The meeting was called to order at 4:00 p.m.

**1. Agenda**

**Moved by:** Harris

**Seconded by:** Borecky

THAT agenda items 4.2 Statements of Significance and 4.3 Community Heritage Register Project be discussed before 4.1 OCP Review.

**Carried Unanimously**

**Moved by:** Borecky

**Seconded by:** Harris

That the Heritage Committee approve the agenda for September 21, 2023 as amended.

**Carried Unanimously**

**2. Minutes**

**Moved by:** Frame

**Seconded by:** Harris

THAT the Heritage Committee adopt the minutes of July 20, 2023.

**Carried Unanimously**

**3. Unfinished Business**

July 20, 2023 Committee resolution: Formation of a sub-committee to review criteria and make recommendations for additions to the Heritage Register.

- If all members of the Committee wish to participate in this work, establishment of a subcommittee is not required. Since the Committee selects its own chair, the current chair can hand over the chair to another Committee member for that work.

July 20, 2023 Committee resolution: Recommendation for Committee to be the link for art, culture and public space for the OCP Review, in addition to heritage.

- Council has not considered this request, did not meet in August. The recommendation will be presented to Council in October.

#### 4. New Business

##### 4.1 Statements of Significance

- The Village received funding from the BC Heritage Legacy Fund to complete five Statements of Significance (SoS's) for sites identified by the Heritage Committee: 2719 Dunsmuir Avenue (former Moons Records, Peacey's drugstore, etc), the Bevan Houses, the Collieries railway, Perseverance Creek wetlands, and the 00 survey marker.
- Village is hiring Elana Zysblat to research and write the SoS's.
- Elana will attend an upcoming Committee meeting.

##### 4.2 Community Heritage Register Project

- Request Hugh to develop and recommend a process to review the Heritage Inventory with the Heritage Committee to identify additional heritage resources to recommend to Council for addition to the Community Heritage Register.
- Work can be undertaken at a regular meeting or the Committee can schedule a separate meeting. The meeting has to be public.

##### 4.3 OCP Review – Public Engagement on Heritage

- The August 14 staff memo outlines existing heritage work completed by the Village, heritage protection tools available to municipalities, an extract of the Village's existing heritage policies from the OCP for reference, and a few possible policy updates for discussion.
- **Top obstacles or challenges to heritage conservation in the Village:**
  - There are no incentives for heritage conservation in the Village.
  - Heritage is more than built structures, it's also about a sense of place.
  - Lack of flexibility for heritage buildings within the VCMU-1 zone.
- **Suggestions for updates to heritage policies, the Heritage Conservation Area (HCA) guidelines, and zoning:**
  - There could be different zones within the downtown core, respecting different needs of new and old buildings. Alternatively, there could be more flexibility within the VCMU-1 zone to accommodate different setbacks, parking availability on lots with heritage buildings.

- HCA guidelines need to allow for eclectic buildings, as downtown buildings do not represent a single era.
  - Need to re-imagine what heritage is in the downtown, it's more than a date stamp or an era, there is a need to communicate what heritage is in a way that resonates with people – every building has a story, it's not just about the physical structure.
  - People want sun on the street, don't want a tunnel of high buildings, not a monolithic main street. Need more permissive setback and/or requirements for reduced massing on upper storeys.
  - As we talk about heritage, don't want a car centric community.
  - What compromise are we willing to make to preserve land?
  - Can't replicate what's here, important to incorporate the old and the new and promote diversity in building style and type.
  - With regards to climate change and building materials, e.g fire smart, include more language to that effect in the HCA guidelines. Move to best practices for climate change mitigation and adaptation.
  - Encourage variety in colours – not every building has to have the “Cumberland red”.
  - HCA guidelines to place emphasis on the importance of eclectic nature of downtown core.
  - Re-write introduction on Cumberland's history to acknowledge First Nation presence on the land before arrival of the settlers.
  - Consider completing SoS's for zones or neighbourhoods. People like being part of a neighbourhood. HCA's could support neighbourhood identities.
  - Heritage preservation as a tool to promote social inclusion.
  - Subdivision standards may move Village to a more suburban look. E.g. when older neighbourhoods are re-developed is it a requirement to update the lane to a new standard? Is the requirement within the Master Municipal Construction Document standards (MMCD's) or Village bylaws?
  - A key OCP policy is to review the zoning bylaw and subdivision servicing bylaws and their impact on preservation of heritage character of neighbourhoods and heritage buildings.
- Continue to encourage strong ties to the Cumberland museum, invite Rozz, the Executive Director from the museum, to Heritage Committee meetings.

## 5. Next Meeting

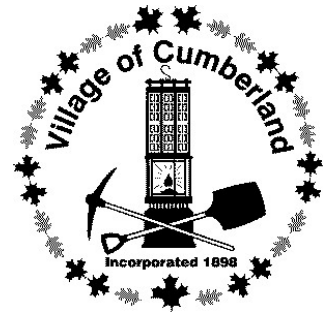
Next scheduled Heritage Committee meeting is Thursday, October 19, 2023.

## 6. Adjournment

The meeting was adjourned at 5:30 p.m.

# MEMO

## HERITAGE COMMITTEE



REPORT DATE: 9/27/2023  
MEETING DATE: 10/19/2023

File No. 2023-02-HAP

TO: Committee Members  
FROM: Brigid Reynolds, Contract Planner  
SUBJECT: Request for Comment on Heritage Alteration Permit – 2723 Dunsmuir Avenue

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Council has referred a report on an application to issue a Heritage Alteration Permit (2023-02-HAP) for 2714 Dunsmuir Avenue.

The Heritage Committee is requested to provide recommendations to Council with respect to the requested HAP amendment. As noted in the attached staff report, the sign posted on site and the newspaper notice indicated a variance to parking requirements was also proposed. The plans have since been revised and regulations reviewed such that no variance is needed.

Following are possible resolutions for convenience:

- i. THAT the Heritage Committee recommend that Council request that the applicant of “Heritage Alteration Permit– 2723 Dunsmuir Ave Street (2023-02-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 (2023-02-HAP) substantially in compliance with the attached draft permits.

### ATTACHMENTS

1. September 25, 2023 Council Report

Respectfully submitted,

***Brigid Reynolds***

\_\_\_\_\_  
Brigid Reynolds, Contract Planner



2.2m in width and 18.72m long for a total area of 41.2m<sup>2</sup>. The applicant intends to address the matter as outlined below.

### ***Official Community Plan***

The property is located within the Historic Village Commercial Core (Heritage Conservation Area) and is subject to HCA1 – Historic Village Commercial Core guidelines and thus requires a HAP. The purpose of the designation is to ensure that revitalization or new development in the downtown area is compatible with the scale and character of the existing downtown heritage character.

### ***Zoning Bylaw***

The property is located within the Village Core Commercial Mixed Use (VCMU-1) zone.

The proposed development meets Zoning Bylaw regulations including for height, lot coverage, density, setbacks to the front and side yards, vehicle, and bicycle parking.

## **ANALYSIS**

### ***Heritage Alteration Permit***

The proposal is consistent with the HCA Guidelines, some of which are highlighted below.

#### ***Form and Character***

The form and character of the existing building will be remodeled to align to that of the original building, retaining the existing siting, roofline design, and height. On the existing street facing façade the windows are currently filled in with various materials. The renovation will recreate a façade similar to the 1933 façade with inset storefront on each side of the hotel lobby.

The ground floor will have two individual CRUs that are 64m<sup>2</sup> and 138m<sup>2</sup> in size. The future use of these CRUs is not yet determined. The storefronts will be flanked by windows that are modelled from the original building including the triangular panes of the upper hopper style windows.

The material palette will be similar to the 1933 building complete with brick and stucco, however, the expanse of brick will increase across the entire lower façade and the sections of panel below the windows will be a painted panel complete with a gold washed technique. The windows and doors will be a dark grey with a gold wash. The upper floor will remain stucco and be painted in the same dark grey colour of the wood paneling. All upper windows will be replicated and replaced.

Internal access to the upper roof area will remain and the roof area will provide outdoor amenity space for hotel guests. A glass guard will be installed on the parapet for occupants' life safety.

#### ***Siting, Landscaping and Screening***

The location of the building on site does not allow for any landscaping of the street façade at zero lot line. The entry to the hotel will have planters to soften the entry and provide some greenery out front. The rear of the lot will be reconstructed to provide on grade parking, loading, refuse and bike areas. The parking stalls will be buffered by a greenspace planted with boxwoods. At the south of these green spaces, golden rain trees will be planted. One Cherry tree will be planted at the south east corner of the building.

The refuse service area and mechanical access will be located in the rear of the building.

HAP guideline 11.2.2 2)b. requires 1.5 m wide SRW dedication adjacent to the lane for the purposes of lane way maintenance and access. This is shown on the site plan prepared by Thuja Architectural Design, dated September 12, 2023, Schedule A of the attached draft HAP. The applicant's plans show this and this will be secured at the time of the building permit.

### *Lighting*

All lighting will be full cut off luminaries. The building will have soffit lighting at the recessed storefronts that operates on a solar activated lens, and provides a warm glow to the alcoves. Wall mounted lighting will be introduced to the north façade similar to the 1933 building and will be a gold finish to tie features of the building together. The parking area and pedestrian pathways will be lit with full cut off lights providing security and safety at night at the rear of the building.

### *Stormwater Management*

A stormwater management plan will be required with the building permit application. This will address any infrastructure upgrades required to existing stormwater management for the building, and management of stormwater from the parking area. Final determination of the appropriate surfacing of the parking area will be determined at the time of the building permit.

### *Parking*

Parking is located at the rear of the building and is on grade. Nine stalls have been provided including one accessible stall. One EV stall with charging station will also be provided.

Zoning Bylaw Table 6.4.2 – Primary Use Commercial - Cycling requires four class 1 and 2 class 2 bicycle parking stalls. The applicant proposes to provide three short term bicycle parking (class 2), bike racks located outside at the rear, and eight long-term bike storage lockers (class 1) located inside the rear of the hotel lobby of the building.

Section 6.13 of the Zoning Bylaw requires one temporary loading stall for commercial uses. Section 6.13.h) permits loading stalls in VCMU-1 and R-1A zones to be designated as time limited on-street stalls, where parking is not adversely affected and where there is no other practical solution to accommodating loading stalls on-site. Due to the narrowness of the site and locating a temporary loading stall in the parking lot would potentially create conflicts the applicant proposes to use Dunsmuir Avenue for temporary loading.

Please note that the sign posted on site and the newspaper notice indicated a variance to parking requirements was also proposed. The plans have since been revised and regulations reviewed such that no variance is needed.

As the future tenants of the CRUs are unknown, parking requirements were calculated based on an "artisan commercial" use which has a low parking requirement. If a use is established with a higher parking requirement, the parking will be calculated and will need to be provided at the time of the building permit for tenant improvements.

### *Encroachment*

As noted above, the east elevation of the ground floor of the building encroaches onto the adjacent building (2727 Dunsmuir Avenue) just over 2.0 m in width and runs almost the full length of the building. The applicant has approached the adjacent property owner to resolve this matter.

As of writing this report, the applicant proposes to build a fire wall to separate the hotel and the encroaching portion of the building so that the HAP and subsequent building permit only authorize work on the subject property and avoid the encroaching portion of the building. The electrical, plumbing and HVAC systems are all abandoned in the building and new systems will be installed.

Staff recommend that a condition of this permit is that the applicant provide professional assurance from a BC Building Code consultant confirming that the encroaching portion of the building can be completely walled off.

## **PUBLIC NOTIFICATION AND CONSULTATION**

Pursuant to the Village's Development Application Procedures Bylaw No. 1187, 2023 the following notifications were undertaken:

- On August 25, 2023, the applicant posted a notice of the applications on the subject property.
- On August 30, 2023, the applicant scheduled a public information meeting (PIM) on September 12 and notice was sent to residents of adjacent properties within 75.0m of the subject property, advertised in the Comox Record, and posted on the Village website.
- September 12, 2023, the PIM was held, 22 residents attended, and a summary of comments received at the meeting and also sent directly to the Village are in Attachment 1.

Staff recommend that the heritage alteration permit be referred to the Heritage Committee for its comments and recommendations.

## **ALTERNATIVES**

1. THAT Council refer the heritage alteration permit applications for the property described Lot 9 Block 7 District Lot 21 Nelson District Plan VIP522 (2723 Dunsmuir Avenue) to the Advisory Planning Commission for comment.
2. THAT Council request further information or clarification or request the applicant to make changes to the plans. If changes are requested, specific direction about the type of alterations should be presented including reference to the relevant heritage alteration permit area guideline or guidelines.

## **STRATEGIC OBJECTIVE**

- Diverse and Healthy Community
- Sustainable Service Delivery and Asset Management
- Community Planning

## **FINANCIAL IMPLICATIONS**

The review of Heritage Alteration Permit and Development Variance Permit applications is part of the services provided by the Development Services Department.

## **OPERATIONAL IMPLICATIONS**

The review of Development Permit and Development Variance Permit applications is part of the services provided by the Development Services Department.

Dedication of a 1.5m wide statutory right of way in the rear lane will allow for improved access and maintenance in the rear lane.

### **CLIMATE CHANGE IMPLICATIONS**

Renovating an existing building can achieve as much as a 70 per cent reduction in energy use when compared with newly constructed 'green buildings'.

### **ATTACHMENTS**

1. Community Comments and PIM comments
2. 2023-02-HAP

### **CONCURRENCE**

None

Respectfully submitted,

***C. Simpson***

---

Courtney Simpson  
Manager of Development Services

***M. Mason***

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Michelle Mason  
Chief Administrative Officer

## Attachment 1 – Community Comments

[REDACTED]  
Sent: Tuesday, August 29, 2023 9:26 AM  
To: Planning <Planning@cumberland.ca>  
Subject: Development Variance Permit at 2723 Dunsmuir

Hello village planners,

I'm writing as a concerned homeowner and resident. Over the past year or two, we've seen many new buildings and businesses come to our downtown corridor (the apartments & retail businesses at the corner of 3rd St & Dunsmuir, the business in The Big Store building, etc.). While overall I'm glad to see the village prioritizing density and bringing valuable commercial properties to the town, I'm concerned about the growing need for parking.

We've seen all of the developers for these properties apply and receive development variance permits, allowing them to sidestep the need to build parking. Our downtown is already crowded with vehicles, and adding six hotel rooms and other attractive ground-floor businesses will bring in additional traffic.

It cannot be solely the village's responsibility (and, therefore, the taxpayers) to invest in proper parking infrastructure.

As such, I'm voicing a protest against this development variance application. Developers need to come up with their own creative solutions to our parking and traffic congestion.

[REDACTED]  
Comments from 9-12-2023 PIM

### **PUBLIC INFORMATION MEETING**

#### COMMENTS

1. Wondering what will happen with the work that needs to be done in the basement?
2. Looks great - love the concepts. We need to have more accommodations that aren't AIR B+B
- 3.

1. Do it! We need hotel rooms. And...  
please hold on to heritage attributes!

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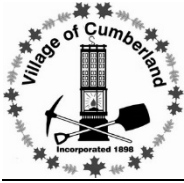
2. Love the way this has come together. Great out of  
the box thinking to facilitate. Best of luck. LH.  
So positive - local people - preserving  
local history ☺.

---

3. This is fantastic! Restoring our home  
to it's best potential is beneficial to  
our community and tourism.

---

4.



Corporation of the  
Village of Cumberland

**DRAFT HERITAGE  
ALTERATION PERMIT**

**TO:** Fletcher Holdings Ltd

**OF:** 1 - 699 BEACH ROAD, PO BOX 138 QUALICUM BEACH BC

**AGENT:** Tanis Frame, Thuja Architecture Studio Ltd

1. This Heritage Alteration Permit (2023-02-HAP) is issued subject to compliance with all of the bylaws of the Village of Cumberland applicable thereto, except as supplemented by this permit for the purposes of remodeling an existing heritage building to establish a seven-room hotel, two commercial retail units, related vehicular and bike parking, and landscaping.
2. This Heritage Alteration Permit applies to and only to a portion of those lands within the Village of Cumberland described below:

**Legal Description:** Lot 9 Block 7 District Lot 21 Nelson District Plan VIP522

**Folio:** 516 00086.000 **PID:** 008-974-942

**Civic Address:** 2723 Dunsmuir Avenue

3. The land described herein shall be developed substantially in compliance with the following terms and conditions and provisions of this permit:

**HCA1 – Historic Village Commercial Core (Heritage Conservation Area)**

a) **General**

- i No works shall take place on any portion of the building that is located on the adjacent property, legally described as LOT 8, BLOCK 7, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522 (2727 Dunsmuir Avenue).

b) **Building Form and Character**

- i The proposed building and site will be constructed substantially in compliance with the Architectural Plans prepared by Thuja Architecture Studio, dated September 12, 2023, that is attached as Schedule A.

c) **Landscaping**

- i Landscaping shall be installed substantially in compliance with the Landscape Plan prepared by Thuja Architecture Ltd, dated September 12, 2023 attached as Schedule A.
- ii Watering shall be via an on-site irrigation system with an automated 'smart' controller.

**4. Site Servicing**

- a) Prior to the issuance of the building permit, dedicate a 1.5m wide statutory right of way in the rear lane, as shown on Schedule A
- b) Prior to issuance of a building permit, a stormwater management plan will be required

**5. Landscape Security**

- a) A security in an amount equal to 125% of the cost estimate (\$9579.35) for the approved landscape plan shall be received before the Permit is granted.
- b) When the plan has been completely implemented the Owner shall request an inspection. If found to be compliant, a refund of 75% of the security received shall be made.
- c) The remaining 25% will be held back for one year at which time the Owner will request an inspection. If the landscaping is to the satisfaction of the Village, the holdback will be returned to the person who paid it. If any of the plants have not survived, they shall be replaced by the Owner as per the approved landscape plan, or failing this, the Village may use the holdback to replace the plants. Any amount of the security not used for the purpose it was intended will be returned to the person who paid it.

**6. Expiry**

Subject to the terms of the permit, if the Owner of this Development 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 permit lapses.

**7. Timing and Sequencing of Development**

None.

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

- 1. Schedule A - Site Plan, Architectural Drawings and Landscape Plan prepared by Thuja Architecture Studio Ltd., dated September 12, 2023.

2. Schedule B – Landscape Estimate prepared by Thuja Architecture Studio, dated August 14, 2023.

**9. Contaminated Sites Regulation**

A site disclosure statement was not submitted as this permit does not authorize any activity likely to disturb soil on the land.

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

**CERTIFIED** as the **HERITAGE ALTERATION PERMIT** granted by resolution of the Council of the Corporation of the Village of Cumberland on \_\_\_\_\_ 2023.

---

Corporate Officer

DRAFT

# KING GEORGE HOTEL

PREPARED BY  
THUJA ARCHITECTURE STUDIO LTD.



SEPTEMBER 2023

ISSUED FOR HAP

**THUJA**  
architecture + design

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

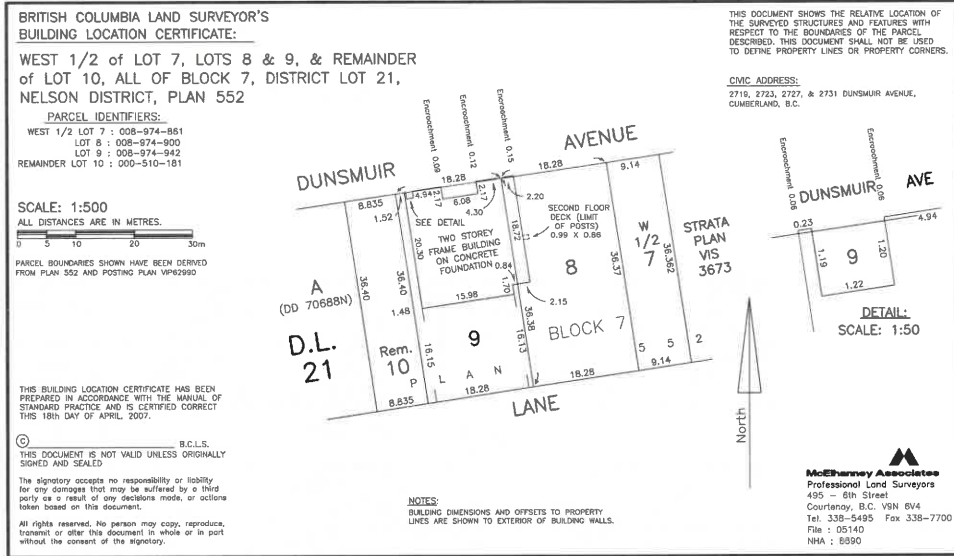
## GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER OTHER THAN THAT DEFINED ON THE DRAWINGS WITHOUT WRITTEN PERMISSION.

- THIS BUILDING HAS BEEN DESIGNED ACCORDING TO THE BRITISH COLUMBIA BUILDING CODE CURRENT EDITION
  - ALL WORKMANSHIP AND MATERIALS ARE TO MEET OR EXCEED THE REQUIREMENTS OF THE B.C. BUILDING CODE, CURRENT EDITION, THE B.C. PLUMBING CODE, THE ELECTRICAL CODE, THE CANADIAN GOVERNMENT SPECIFICATIONS BOARD, THE CANADIAN STANDARDS ASSOCIATION AND THE BYLAWS OF THE DISTRICT OF CUMBERLAND.
  - THE CONTRACTOR SHALL VISIT THE BUILDING SITE AND BECOME THOROUGHLY FAMILIAR WITH EXISTING CONDITIONS AFFECTING THE WORK.
  - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, LEVELS, LINES, GRADES, AND NOTES PRIOR TO CONSTRUCTION AND REPORT ANY ERROR OR OMISSION TO THE ARCHITECT BEFORE PROCEEDING WITH WORK. FAILING TO GIVE SUCH NOTICE THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULT OF ANY ERRORS AND/OR OMISSIONS AND THE COST OF RECTIFYING SAME.
  - THE GENERAL CONTRACTOR SHALL COORDINATE, CHECK AND VERIFY ALL CONSULTANT'S DRAWINGS, (STRUCTURAL, MECHANICAL, ELECTRICAL, SITE SERVICES ETC.) FOR ANY DISCREPANCIES AND REPORT SAME TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
  - THE CONTRACTOR SHALL MAKE ALL NECESSARY PERMIT APPLICATIONS AND ARRANGE FOR INSPECTIONS AND NECESSARY HOOK-UPS AS REQUIRED.
  - SAFETY CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH REGULATIONS REGARDING SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL MATERIALS PURCHASED FOR AND DELIVERED TO THE SITE SHALL REMAIN ON SITE.
  - THE CONTRACTOR SHALL CONSULT THE ARCHITECT IF AT ANY TIME A VARIATION IN THE CONSTRUCTION OR IN QUALITY OF MATERIALS AS SPECIFIED WOULD, IN HIS JUDGMENT, BE BENEFICIAL OR EXPEDITE THE EXECUTION OF HIS WORK OR THAT OF OTHER TRADES.
  - SUBSTITUTIONS IN MATERIALS OR METHODS OF CONSTRUCTION, WHEN NECESSARY BECAUSE OF MATERIAL SHORTAGES OR IN ORDER TO AVOID SERIOUS DELAYS, MAY BE MADE ONLY AFTER THE CONSULTATION WITH AND APPROVAL FROM THE ARCHITECT.
  - WORK SIGNED OFF UNDER REQUIRED B1 & B2 LETTERS OF ASSURANCE, TO BE COMPLETED TO THE SATISFACTION OF THE CONSULTANT
  - CONTRACTOR SHALL PROTECT WORK AND ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION
  - THE OWNER CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK OR FOUND EXISTING CONDITIONS NOT SHOWN ON THE DRAWINGS CONTRAVENE THE CODE.
  - MATERIALS AND FINISHES TO BE SELECTED AND CONFIRMED PRIOR TO CONSTRUCTION BY THE OWNER
  - ALL MATERIALS AND FINISHES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS AND AT THE APPROVAL OF THE OWNER
  - LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
  - CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS.
  - BUILDING AND PARKING IS TO BE PRECISELY LOCATED ON SITE BY B.C. LAND SURVEYORS.
  - SUBMIT 3 COPIES OF SHOP DRAWINGS TO THE ARCHITECT AND CONSULTANT FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE (BUT ARE NOT LIMITED TO):
    - STOREFRONTS AND WINDOWS
    - TRUSSES, BEAMS, COLUMNS & CONNECTIONS ETC.
    - DOORS AND HARDWARE
- THIS REVIEW PERTAINS TO GENERAL DESIGN ONLY AND DOES IN NO WAY ELIMINATE THE CONTRACTOR'S RESPONSIBILITY IN CHECKING THESE DRAWINGS AND ENSURING ALL CONSTRUCTION PROCEEDS ACCORDING TO THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE WORK OF HIS/HER SUBTRADES
  - ALL GUARDS, GUARDRAILS & HANDRAILS SHALL COMPLY WITH B.C. BUILDING CODE CURRENT EDITION, GUARDRAIL & HANDRAIL MANUFACTURER/SUPPLIER TO PROVIDE SIGNED & SEALED SHOP DRAWINGS FOR REVIEW TO PROJECT STRUCTURAL ENGINEER. SCHEDULES B1, B2, & C8 TO BE PROVIDED FOR THE DISTRICT OF SQUAMISH.
  - PROVIDE SOLID BACKING AS REQUIRED FOR ALL HANDRAIL AND GUARDRAIL CONNECTIONS.
  - ALL GLASS DOORS SHALL COMPLY WITH B.C. BUILDING CODE CURRENT EDITION.
  - FIRE-STOPPING AND SMOKE SEALS AS REQUIRED SHALL BE INSTALLED AROUND ALL MECHANICAL, PLUMBING & ELECTRICAL SERVICE & OTHER PENETRATIONS THROUGH FIRE RATED ASSEMBLIES (WALLS, FLOORS, CEILING ETC.). ALL FIRESTOPPING & SMOKE SEAL INSTALLATION TO BE DONE BY AN APPROVED SPECIALIST FIRM EMPLOYING SKILLED TRADES EXPERIENCED IN FIRE-STOPPING & SMOKE SEALS APPLICATION. ALL FIRESTOPPING SHALL COMPLY WITH CAN-S115-M STANDARDS. FIRESTOP DETAILS & DOCUMENTATION SHALL BE SUBMITTED TO THE ARCHITECT & DISTRICT OF SQUAMISH.
  - THE ARCHITECT AND HIS/HER APPOINTED REPRESENTATIVE SHALL HAVE ACCESS TO THE WORKSITE FOR FIELD REVIEW IN ACCORDANCE WITH 2.2.7. OF THE B.C. BUILDING CODE CURRENT EDITION. THE ARCHITECT RESERVES THE RIGHT TO MAKE FIELD REVIEWS AT HIS/HER DISCRETION.

## DRAWING INDEX

- A0.0 COVER SHEET
- A0.1 SITE SURVEY & PROJECT DATA
- A1.0 SITE PLAN
- A2.0 EXISTING FLOOR PLANS
- A2.1 DEMOLITION FLOOR PLANS
- A2.2 RENOVATION FLOOR PLANS
- A2.3 ROOF PLAN
- A3.0 EXISTING ELEVATIONS
- A3.1 RENOVATION ELEVATIONS
- A4.0 BUILDING SECTIONS
- A5.0 DETAILS
- A5.1 DETAILS
- A6.0 DOOR AND WINDOW SCHEDULE



## 1 SITE SURVEY Scale: 1:384

## PROJECT DATA

LEGAL ADDRESS:  
WEST 1/2 OF LOT 7, LOTS 8 & 9, & REMINDER OF LOT 10, ALL OF BLOCK 7, DISTRICT LOT 21, NELSON DISTRICT, PLAN 552, COMOX DISTRICT PLAN EPP95489

CIVIC ADDRESS:  
2723 DUNSMUIR AVENUE, CUMBERLAND, BC

ZONING:  
MIXED USE VCMU-1

LOT SIZE:  
1995 SQ. M.

BUILDING COVERAGE AREA:  
300.47 SQ. M.

LOT COVERAGE:  
34.7% (TO REMAIN)

DENSITY:  
7 HOTEL UNITS

BUILDING HEIGHT:  
PROPOSED - 8.82M TO MIDPOINT OF UPPER ROOF  
ALLOWABLE 15M

GROSS FLOOR AREA:  
BASEMENT CRAWLSPACE 2620 sq. ft. / 243m  
(CRAWL SPACE 1310 sq. ft. / 121m)  
MAIN FLOOR 3930 sq. ft. / 363m  
UPPER FLOOR 2241 sq. ft. / 208m

SETBACKS:

ALLOWABLE	PROPOSED (EXISTING)
FRONT 0.0M	0.0M
REAR 4.5M	18.2M
SIDE 0.0M	0.0M (EAST SIDE - ENCROACHMENT) 1.5M (WEST SIDE)

## REQUIRED PARKING:

HOTEL USE:  
0.5EMPLOYEE = 0.5\*2 = 1  
0.25GUEST ROOM = 0.75\*7 = 5.25  
TOTAL 6

RETAIL:  
0.50EMPLOYEE = 0.50\*2 = 1.0  
1/100 SQ.M. GFA = 1  
CRU 1: 84 SQ.M. = 1  
CRU 2: 138 SQ.M. = 1  
TOTAL 3 (9 TOTAL)

SMALL CAR ALLOWABLE 40% 4

## PROVIDED PARKING:

HOTEL USE 6

RETAIL 9

SMALL CAR PROVIDED 40% 4

## REQUIRED BICYCLE PARKING:

HOTEL USE:  
CLASS 1  
0.5EMPLOYEE = 0.5\*2 = 1

CLASS 2  
0.00GUEST ROOM = 0.05\*7 = 0.35  
TOTAL 2

RETAIL USE:  
CLASS 1  
0.15EMPLOYEE = 0.15\*2 = 0.30  
CLASS 2  
1/100 SQ.M. GFA = 202 SQ.M. = 2  
TOTAL 2.30

PROVIDED BICYCLE PARKING:  
CLASS 1 8  
CLASS 2 3  
TOTAL 11

LOADING STALLS  
REQUIRED 1  
PROVIDED 1

RV/BUS PARKING  
REQUIRED 1  
PROVIDED 0 (VARIANCE REQUIRED)

## CONSULTANT

TANIS FRAME ARCHITECT AIBC LEED AP  
THUJA ARCHITECTURE STUDIO  
250.850.7901  
info@thujarchitecture.ca

THUJA  
Architecture + design

Tanis Frame Architect AIBC LEED AP  
PO Box 1326 Cumberland BC V0R 1S0  
T: 250.850.7901 E: info@thujarchitecture.ca

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ISSUED FOR REVIEW. SEPT 12 2023

PROJECT  
KING GEORGE HOTEL

ISSUES  
SITE SURVEY AND PROJECT DATA

ISSUE AS NOTED PROJECT NO.  
DATE APRIL 14, 2023 DRAWN BY MM  
DATE

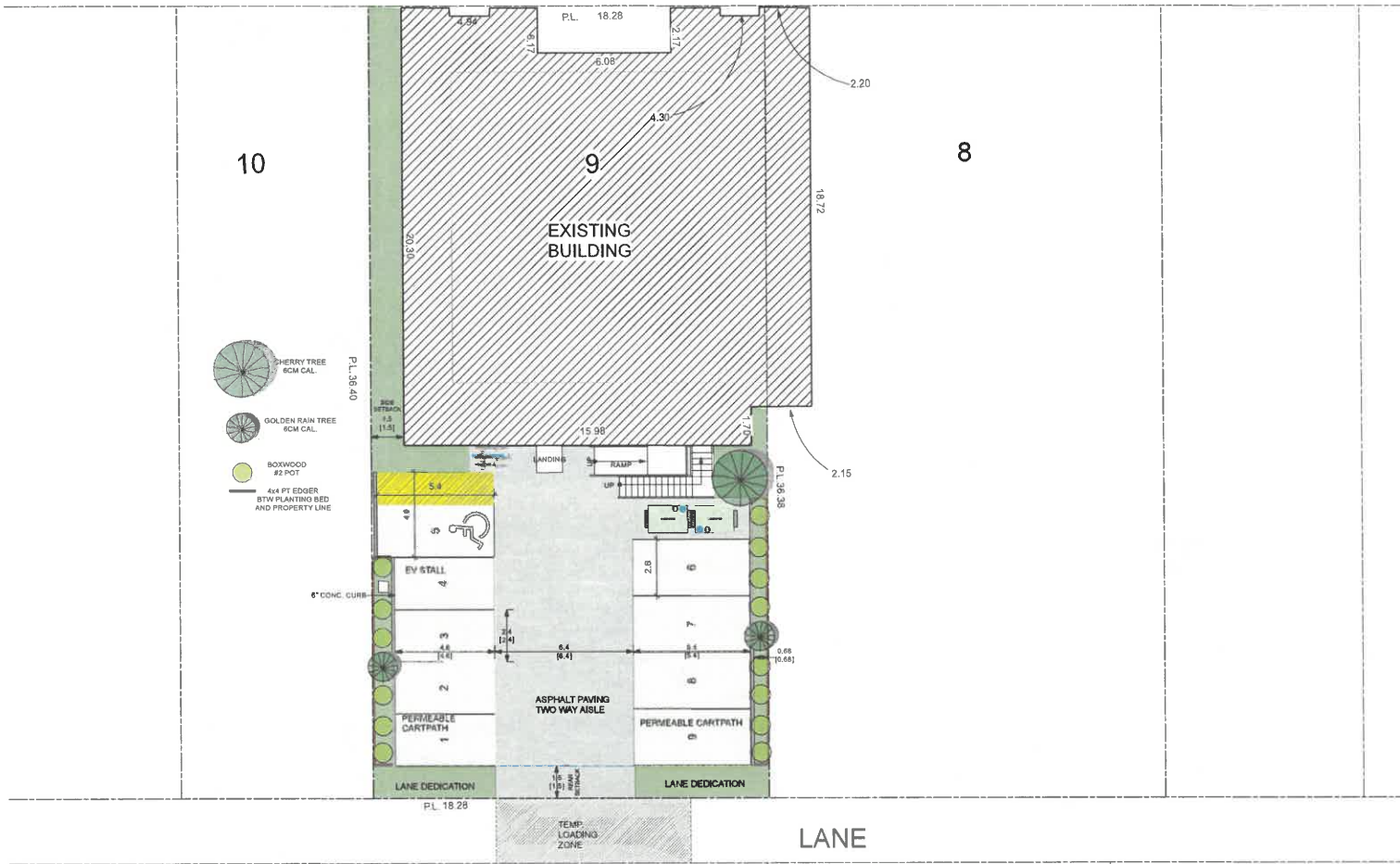
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# A1.0

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DUNSMUIR AVENUE



- CHERRY TREE 60M CAL.
- GOLDEN RAIN TREE 60M CAL.
- BOXWOOD #2 POT
- 4x4 FT EDGER BTW PLANTING BED AND PROPERTY LINE



1 SITE PLAN  
Scale: 1:96

**THUJA**  
architecture + design

Tonia Frame Architect AIBC LEED AP  
PO Box 1336 Cumberland BC V0R 1S0  
T: 250.650.7901 E: info@thujarchitectura.co

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PROJECT  
KING GEORGE HOTEL

DRAWING  
SITE PLAN

SCALE	AS NOTED	PROJECT NO.
DATE	APRIL 14, 2023	DRAWN BY: MM
SHEET		

**A1.0**



DUNSMUIR - LOOKING WEST



DUNSMUIR - LOOKING EAST



REAR OF BUILDING



WEST SIDE OF BUILDING



FRONT ENTRY

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architecture + design

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PO Box 1324 Cumberland BC V0R 1S0  
T: 250.650.7901 E: info@thujarchitecture.ca

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PROJECT  
KING GEORGE HOTEL

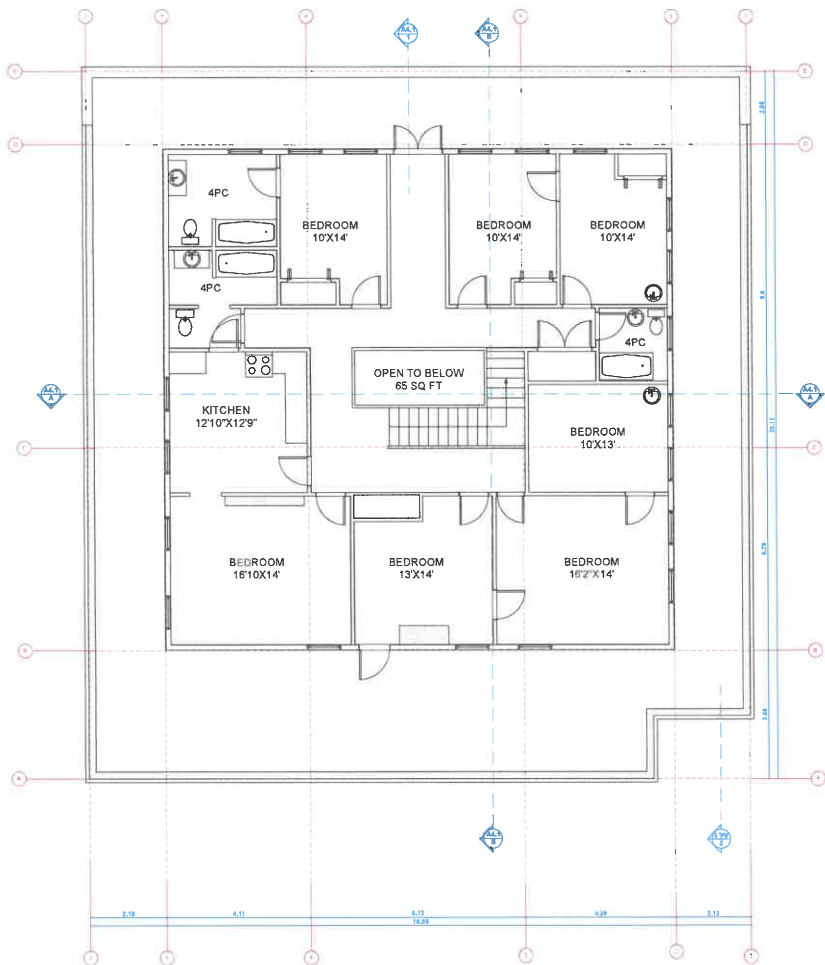
DRAWING  
EXISTING IMAGES

SCALE	AS NOTED	PROJECT NO.
DATE	APRIL 14, 2023	DRAWN BY: MM
SHEET		

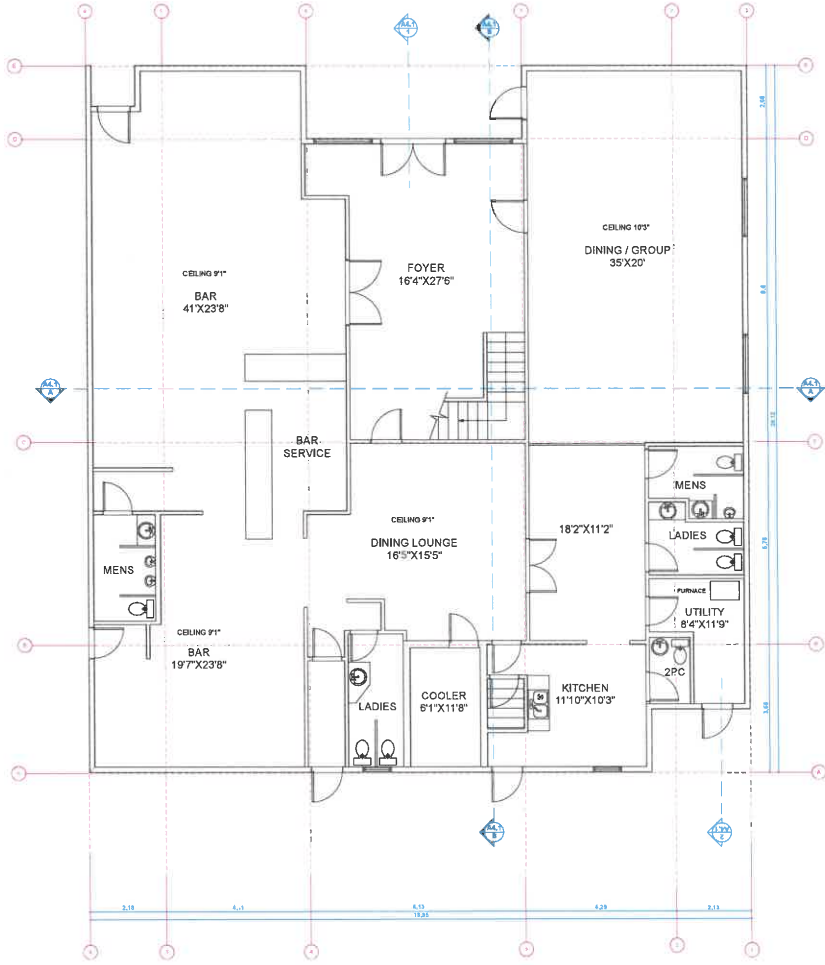
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**2** EXISTING UPPER FLOOR PLAN  
Scale: 1:64  
UPPER LEVEL 2241 SQ FT



**1** EXISTING MAIN FLOOR PLAN  
Scale: 1:64  
MAIN LEVEL 3830 SQ FT

**THUJA**  
architecture + design

Tania Frame Architect AIBC LEED AP  
PO Box 1326 Cumberland BC V0R 1S0  
T: 250.650.7901 E: info@thujaarchitecture.ca

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PROJECT  
**KING GEORGE HOTEL**

DRAWING  
**EXISTING MAIN AND UPPER FLOOR PLAN**

SCALE	AS NOTED	PROJECT NO.
DATE	APRIL 14, 2023	DRAWN BY: MAM
SHEET		

**A2.0**



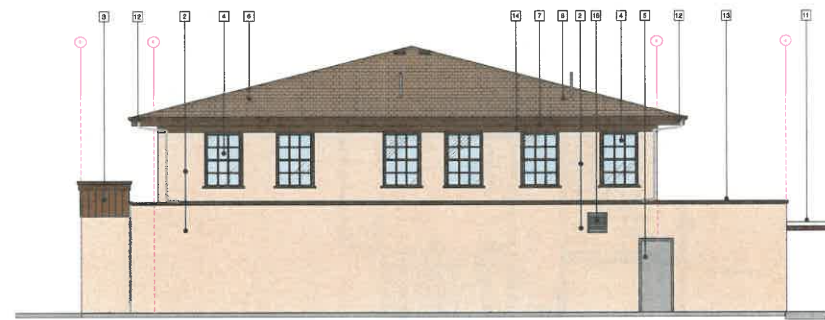


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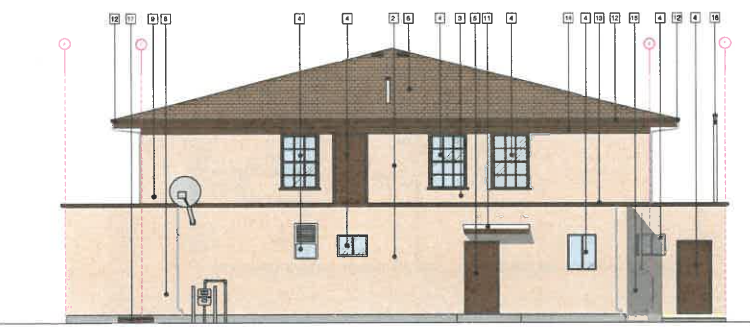


1 EXISTING NORTH ELEVATION (DEMOLITION)  
Scale: 1:84

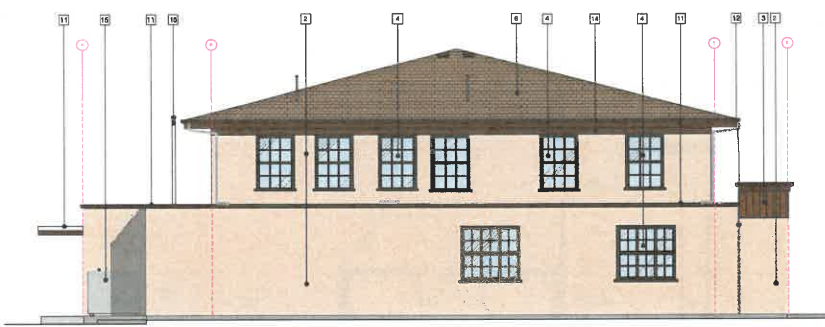


2 EXISTING EAST ELEVATION (DEMOLITION)  
Scale: 1:84

- MATERIAL LEGEND
- 1 BRICK
  - 2 WALL STUCCO
  - 3 WOOD AND BATTEN
  - 4 BOARDS AND WINDOWS
  - 5 ROOF
  - 6 ROOF BRIMBOLES
  - 7 GUTTER
  - 8 GAS METER
  - 9 SATELLITE DISH
  - 10 VENT DRILLS
  - 11 CANOPY ROOF
  - 12 DOWNPOUT AND GUTTER
  - 13 ROOF CAP FLASHING
  - 14 HORIZONTAL WOOD TRIM BOARD
  - 15 OIL TANK
  - 16 VENT PIPE
  - 17 BASEMENT ACCESS



3 EXISTING SOUTH ELEVATION (DEMOLITION)  
Scale: 1:84



4 EXISTING WEST ELEVATION (DEMOLITION)  
Scale: 1:84

**THUJA**  
architecture + design

Tanis Frame Architect AIBC LEED AP  
PO Box 1326 Cumberland BC V0R 1S0  
T: 250-600-7903 E: info@thujaarchitecture.co

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PROJECT  
KING GEORGE HOTEL

EXISTING ELEVATIONS  
(DEMOLITION)

SCALE	AS NOTED	PROJECT NO.
DATE	APRIL 14, 2023	DRAWN BY: MM
SHEET		

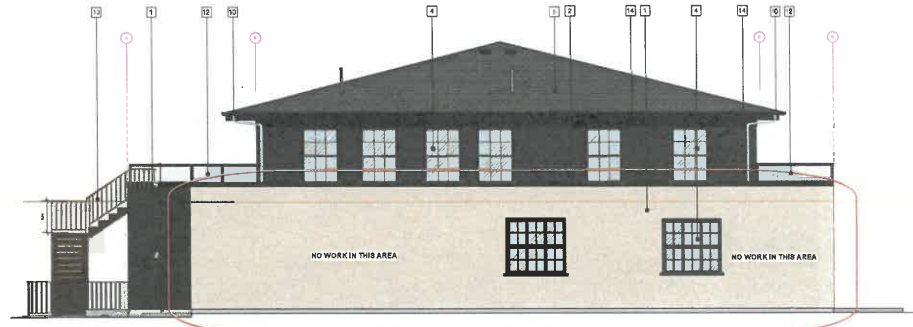
**A3.0**

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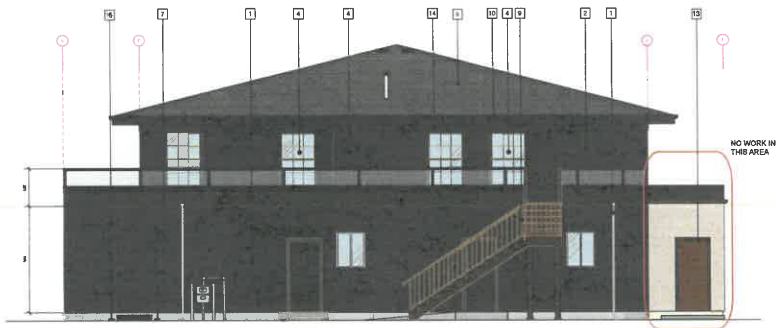
1 NORTH ELEVATION (RENOVATION)  
Scale: 1:84



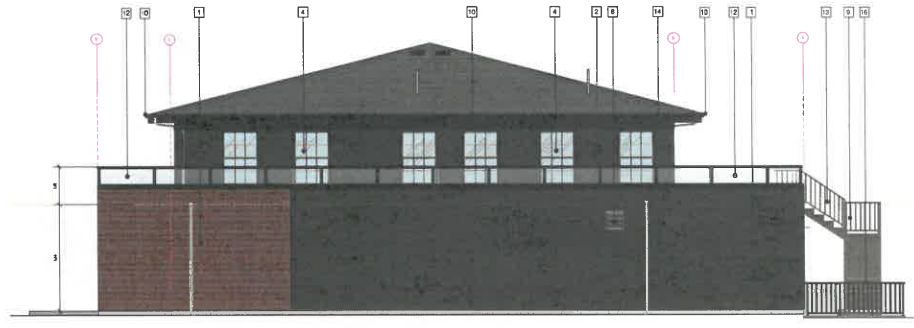
2 EAST ELEVATION (RENOVATION)  
Scale: 1:84

MATERIAL LEGEND

1	BRICK
2	WALL STUCCO
3	WOOD PANEL
4	VINYL DOORS AND WINDOWS
5	ROOF SHINGLES
6	VINYL PERFORATED SOFFIT
7	GAS METER
8	VINYL GRILLS
9	CANOPY ROOF
10	DOWNPOUT AND GUTTER
11	ROOF CAP FLASHING
12	GUARDRAIL
13	WOOD STAIRS W/ WOOD POST
14	1" WOOD BOARD
15	HOTEL SIGN NAME
16	METAL GUARDRAIL



3 SOUTH ELEVATION (RENOVATION)  
Scale: 1:84



4 WEST ELEVATION (RENOVATION)  
Scale: 1:84

**THUJA**  
architecture + design

Tania Frame Architect ABC LEED AP  
PO Box 1326 Cumberland BC V0K 1S0  
T: 250.650.7901 E: info@thujaarchitecture.ca

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PROJECT  
KING GEORGE HOTEL

DRAWING  
ELEVATIONS (RENOVATION)

SCALE	AS NOTED	PROJECT NO.
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SHEET

**A3.1**



**RENDERINGS**  
STREETSCAPE

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architecture + design

Tonia Frame Architect AIBC LEED AP  
PO Box 1326 Climbieford BC V0T 1S0  
T: 250.650.7901 E: info@thujaarchitecture.co

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PROJECT  
**KING GEORGE HOTEL**

DRAWING  
**RENDERINGS**

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SHEET  
**A7.0**



FRONT FACADE  
FULL FACE BRICK  
TEXTURED - "MAROON"



SIGNAGE  
"GOLD" STANDOFF LETTERING  
FONT: AMERICAN TYPEWRITER



FACADE  
STUCCO - SHERWIN  
WILLIAMS "IRON ORE"



EXTERIOR DOWNLIGHTS  
TRADITIONAL CAGE IN "GOLD"



FRONT FACADE  
FULL FACE BRICK  
TEXTURED - "MAROON"



FRONT FACADE  
WOOD PANELLING & TRIM -  
SHERWIN WILLIAMS "IRON ORE"



DOORS/WINDOWS - SHERWIN  
WILLIAMS "IRON ORE  
WITH GOLDWASHING"



EXTERIOR HARDWARE - "GOLD"

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architecture + design

Tonia Frame Architect AIBC LEED AP  
PO Box 1326 Camberland BC V0R 1S0  
T: 250.650.7901 E: info@thujaarchitecture.co

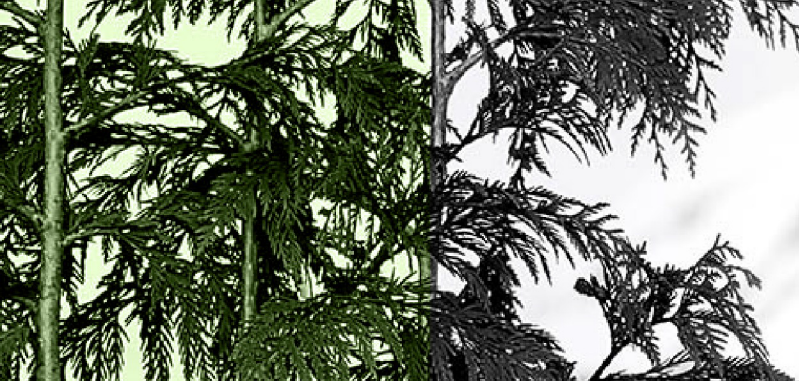
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PROJECT  
KING GEORGE HOTEL

BRAND  
MATERIALS

SCALE	AS NOTED	PROJECT NO.
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**A8.0**



August 14 2023

**Landscape Construction Cost Estimate – King George Renovation  
2723 Dunsmuir Avenue Cumberland BC**

The estimated construction cost for a landscape contractor to complete all on site ‘soft’ landscaping, as illustrated on the architectural site plan dated August 14 2023 is as follows; (includes labour, materials, equipment, PST, contractor’s overhead and profit, and mobilization/demobilization)

1. Subgrade Preparation & Rough Grading		
2. Supply and installation of growing medium		
Soil depths:150mm lawn/450mm shrubs/750mm trees		
- 56 yd3 for lawn/hydroseed areas @ \$55/yd3		\$3,080.00
- 18 yd3 for planting beds & tree pits @ \$65/yd3		\$1,170.00
3. Lawn Sod Area		
- Final grading, fertilizing & sodding lawn 56 yd.2 @ \$7.50 /yd.2		\$420.00
4. Plant Material (Supply & Install)		
- 3 trees @ \$300 ea.		\$900.00
- 14 shrubs (2 gal. pot) @ \$32 ea.		\$448.00
- 8yd3 bark mulch ground cover (6” depth) @ \$150/yd.2		\$1,200.00
5. PT Wood Edging (planter sod separation)		
- 83 l.ft. @ \$3.50/ft.		\$290.50
6. Site Furniture (Supply & Install)		
- Three (3) Hoop Style Bicycle Racks @ \$400 each		<u>\$1,200.00</u>
		Subtotal \$8,708.50

10% Contingency on Subtotal Estimate

\$870.85  
**TOTAL \$9,579.35**

Prepared by  
Thuja Architecture & Developments Ltd



Tanis Frame, Architect AIBC, AAA, MAA